

PROJECT NARRATIVE

PARCEL D

INTRODUCTION AND HISTORY

The site consists of portions of the Wigwam Blue Golf Course reclaimed through a redesign of the course. The property is a 21.5-acre site located north and west of the northwest corner of Dysart Road and Litchfield Road. There have long been 36 holes of golf here, the challenging Gold Course and less demanding Blue Course. While the Gold Course will remain as is, times require a change to the Blue Course. Today's golfer has different needs and expectations, and the Wigwam is no longer positioned to satisfy those needs and expectations. The hectic pace of life today has significantly affected the golf industry and golf course owners must respond to be successful. Fewer people have the time to play a regulation 18-hole course and are seeking an alternative they can fit into their busy life. Still others find a regulation course too physically demanding, and some are sensitive to the cost. All this has led to an increased need for par 3 courses. Since the Wigwam also has the Red Course west of Litchfield Road conversion of the Blue Course to a par 3 will result in a full complement of the various types of golf that are desired by today's golfer. It also results in unused land that is no longer needed for golf but can be made productive.

2. If map amendment indicate the Existing and proposed Land Use designation(s).

The entire site is designated as Golf Course by the Land Use Element of the Litchfield Park General Plan. The proposal here is to designate approximately 21.5 acres medium density residential. This category of land use could support zoning that would allow approximately 8 dwelling units per acre, while the applicant intends to limit density to 125 units, approximately 5.6 units per acre, through a companion zoning case.

3. In what way does the existing plan inadequately provide suitable alternatives?

The existing land use designation of Golf Course appears to be very limiting. Although not defined, by its ordinary meaning the term Golf Course suggests no other use will be consistent with the land use plan. As noted above, there is excess land devoted to golf, demand for a smaller golf course, and a need for the Wigwam to offer the range of golf experiences that satisfy the needs of golfers. Further, the cost of maintaining excess turf is prohibitive today, and conservation is an important consideration. The General Plan as constituted does not provide for any alternative use.

4. How will this amendment affect property values and neighborhood stability? Provide supporting data and case studies.

The three of the proposed Wigwam Projects will involve high density residential development comprised of rental apartments and condominiums. A portion of Parcel B will be retained for retail development. Parcel D proposes single family development on the Wigwam Golf Course, a use which is similar to surrounding residential development.

The component of the Wigwam Projects that likely evokes the most concern of nearby residents is the impact of high density development. While often considered by the general public to promote instability in neighborhoods and declining property values, a variety of academic and professional association research indicates the opposite. Following are summaries of three research reports, two of which evaluated the impact of mixed-income rental housing. This type of housing is quite different from the high-rent apartment complexes and condo developments proposed for the Wigwam Projects.

Effects of Mixed-Income Multi-Family Rental Housing Developments on Single-Family Housing Values, prepared by the Housing Affordability Initiative at the MIT Center for Real Estate, 2005.

MIT implemented a rigorous research methodology to examine the impact over time of introducing a large-scale, mixed-income, multi-family rental development into a neighborhood of single-family houses in Massachusetts. Using hedonic modeling to create comparative house price indexes for each impact area and an appropriate control area (the remainder of the host community) determined how home values changed over a twenty-year period (1983-2003) within the impact and control areas. The results in all seven case study towns concluded that the introduction of large-scale, high-density mixed-income rental developments in single-family neighborhoods *did not* affect the value of surrounding homes. MIT concluded that the fear of potential asset-value loss among suburban homeowners was misplaced.

MIT studied the relationship over time, within seven separate communities, between single-family house prices directly impacted by such developments and those that were not. The empirical analysis for each of the seven cases indicated that the sales price indexes for the impact areas moved essentially identically with the price indexes of the control areas before, during, and after the introduction of the mixed-income, multi-family rental development. MIT found that large, dense, multi-family rental developments did not negatively impact the sales price of nearby single-family homes. They believe the findings of the study are transferable to similar developments in towns such as the ones studied.

MIT also concluded that Massachusetts-style mixed-income, multi-family developments need not be feared in terms of property value losses. The developments considered in this study were high quality housing and, when built, represented the top of the local market. Nearly three-quarters of the housing units in the case studies were market rate. These projects were not just affordable housing developments; they were market-rate multi-family rental communities incorporating an affordable component.

Examining the Impact of Mixed Use/Mixed Income Housing Developments in the Richmond Region, prepared for the Partnership for Housing Affordability by the George Mason University Center for Regional Analysis, 2010.

The Partnership for Housing Affordability contracted with the George Mason University Center for Regional Analysis (CRA) to analyze the impacts of 11 mixed-income/mixed-use housing developments in the Richmond, Virginia area. The term mixed-income/mixed-use housing refers to housing developments that are more densely developed and contain smaller, lower-priced units than the surrounding neighborhoods. Because these complexes sometimes represent a change in the development patterns in established single-family neighborhoods, the study was focused on understanding their impacts on nearby neighborhoods.

For this report, CRA analyzed the impacts on home prices, property assessments, and crime levels around 11 mixed income/mixed use sites in four Richmond area jurisdictions. The key findings of the analysis were:

- **Overall, the analysis of mixed-income/mixed-use housing shows that the developments had positive impacts on the surrounding neighborhoods, with relatively strong home price appreciation and lower crime levels.** For more than half of the impact areas, home prices increased more in the areas near the study sites than they did in other parts of the county/city, indicating a positive benefit associated with the mixed-income/mixed-use development. While property assessment increases were sometimes lower, those trends are at least partially due to the mix of housing in the impact areas. Crime levels were generally lower in the neighborhoods near the mixed income/mixed use housing developments compared to the rest of the county/city.
- **The home prices and assessments of nearby single-family homes were not adversely impacted by the presence of mixed income/mixed use developments.** In fact, in many cases, the developments had a positive impact on those single-family neighborhoods. The impacts varied across the jurisdictions included in the study:
- **Crime levels in neighborhoods near mixed-income/mixed-use housing developments tended to be lower compared to the rest of the county/city.** In Chesterfield County, where average annual crime levels increased modestly between 2002 and 2009, crime levels generally decreased in the larger impact areas around the study sites. In Henrico County, crime levels dropped across the county but the declines were even more pronounced in the areas around the mixed-income/mixed-use developments. In the City of Richmond, where crime levels also fell, the drops were more substantial in neighborhoods around the study sites.

High Density Development Myth and Fact, prepared the Urban Land Institute in cooperation with the National Multi Housing Council, the Sierra Club, and the American Institute of Architects, 2005.

ULI examined several myths regarding multi-family housing developments. The findings of the study are outlined below.

MYTH: Higher-density development overburdens public schools and other public services and requires more infrastructure support systems.

FACT: The nature of who lives in higher-density housing - fewer families with children - puts less demand on schools and other public services than low-density housing. Moreover, the compact nature of higher-density development requires less extensive infrastructure to support it.

MYTH: Higher-density developments lower property values in surrounding areas.

FACT: No discernible difference exists in the appreciation rate of properties located near higher-density development and those that are not. Some research even shows that higher-density development can increase property values.

MYTH: Higher-density development creates more regional traffic congestion and parking problems than low-density development.

FACT: Higher-density development generates less traffic than low-density development per unit; it makes walking and public transit more feasible and creates opportunities for shared parking.

MYTH: Higher-density development leads to higher crime rates.

FACT: The crime rates at higher-density developments are not significantly different from those at lower-density developments.

The above references are only three of a number of studies that have evaluated the impact of high density development on property values, crime and congestion. Based on the results of the studies, the high quality apartment and condominium developments outlined in the Wigwam Projects General Plan Amendments should not have a material impact on nearby residential areas.

As an additional note, some of Greater Phoenix's cities have above average levels of high density development, with no material impact noted on their property values or reputations as desirable places to reside. For instance, according to U.S. Census data, Maricopa County's housing stock was composed of 32.2% townhome and apartment housing in 2010. By comparison, Scottsdale's percentage of high-density housing was 42.9% in 2010, one-third higher than the County average. Tempe has an even higher level of high-density housing, accounting for 52.2% of all housing in the City. Both communities are considered desirable cities in which to reside and are in the process of developing high-density, mixed-use urban centers as they reach build-out of their available land areas.

With Litchfield Park approaching build-out of its available land, additional higher density development may be appropriate in order to support retailers in the community and to stimulate new retail development and retail sales tax receipts for the City. In summary, the introduction of additional high-density development, particularly high-valued multi-family complexes as proposed in the Wigwam Projects amendment request, will not affect property values or neighborhood stability.

Copies of the studies cited in this question are available upon request.

Neighborhood stability will not be affected by the proposed amendment. Golf course will surround the proposed residential area, and everyone with a view of course today will retain a golf course view. The amendment will also allow for much-needed alteration to the Blue course, ensuring its long term viability and enhancing the Wigwam's ability to attract guests it cannot attract today.

5. How will this amendment contribute to compatible neighborhood development patterns? Discuss in detail adjacent land uses, existing residential densities (if abutting existing/proposed residential development), and how the proposal will be compatible. Provide supporting data.

Parcel D is situated to minimize impact on existing residential development and the bulk of the parcel extends into the golf course. Road, Parcel D is surrounded by golf course with a minimum distance of 105 feet between Parcel D's boundary and existing homes. In fact, the configuration replicates the pattern already established, as the existing developments are either along Dysart Road or extending into and surrounded by golf course. In addition, development standards will limit buildings in height to protect views and privacy of existing neighbors.

6. Part 1: How will the amendment contribute to an increased tax base, economic development, and employment? Provide supporting data.

This amendment will contribute to the City's tax base, promote economic development and promote employment opportunities. However, because of the nature of the current underlying land uses and the proposed land uses, the amendment will not contribute to the community's economic development objectives in the conventional sense. Rather, the jobs being created are moderate wage jobs that will benefit the local economy in construction, retail and real estate management.

Table 6-1 outlines the expected job creation from construction and operations of the various projects. Based on the assumptions outlined for the four projects, total construction employment is expected to reach nearly 1,400 man-years, including direct, indirect and induced employment.

Direct employment consists of permanent jobs held by the project employees. Indirect employment is those jobs created by businesses that provide goods and services essential to the operation or construction of the project. These businesses range from manufacturers (who make goods) to wholesalers (who deliver goods) to janitorial firms (who clean the buildings). Finally, the spending of the wages and salaries of the direct and indirect employees on items such as food, housing, transportation and medical services creates induced employment in all sectors of the economy, throughout the county. These secondary effects are captured in the following table.

Likewise, the operations of the various projects once completed also create direct, indirect and induced employment. For residential projects, rental agents, management staff, landscaping staff and others will be needed to manage the complexes. The commercial parcel will create 70 local direct jobs with additional indirect and induced jobs. The Parcel C condo complex of 350 units will also be used by the

Wigwam Resort for additional guest rooms. The Resort estimates the use of 100 rooms which will require the hiring of an additional 30 employees. Overall, a total of 124 direct jobs will be created each year once the projects are completed. Another 32 indirect and induced jobs will also be created for a total of 157 jobs (due to rounding, totals do not add).

Table 6-1

Employment Impact Wigwam Projects							
Assumptions	Parcel A	Parcel B	Parcel B	Parcel C	Parcel D	Golf Course	
Use	Apartment/Condo	Apartment	Commercial	Condo	Single Family		
Average SF/Unit	1,129	1,075		1,200	2,500		
Units or SF	350	150	50,000	350	125		
Cost/Unit	\$140,214	\$119,300	\$97	\$147,100	\$216,300		
Total Cost	\$49,075,000	\$17,895,000	\$4,850,000	\$51,485,000	\$27,037,500	\$6,500,000	
Impact of Construction							
Jobs	Parcel A	Parcel B	Parcel B	Parcel C	Parcel D	Golf Course	Total
Use	Apartment/Condo	Apartment	Commercial	Condo	Single Family		
Direct	183	67	25	192	101	34	602
Indirect	125	45	9	131	69	12	391
Induced	124	45	15	130	68	20	402
Total	431	157	49	453	238	66	1,395
Impact of Operations							
Jobs	Parcel A	Parcel B	Parcel B	Parcel C	Parcel D	Golf Course	Total
Use	Apartment/Condo	Apartment	Commercial	Condo	Single Family		
Direct	11	6	70	37	-	-	124
Indirect	1	1	9	1	-	-	11
Induced	2	1	17	1	-	-	21
Total	14	8	96	39	-	-	157
Note: Totals may not add due to rounding.							
Sources: IMPLAN, Elliott D. Pollack & Co.							

The projects will also benefit the City’s tax base in a number of ways. The impact of the projects will be outlined in detail under Question 10, however, below is a summary of the tax base benefits to Litchfield Park of the proposed projects.

- New residential development will contribute to the City’s revenue base in the following manner:
 - New residents bring their disposable dollars to the City, supporting the community’s retail establishments and creating retail sales tax revenue.
 - The City levies a 4.8% sales tax on the value of new construction occurring in the community.
 - The City levies a 2.8% sales tax on rents paid by tenants of apartment complexes and office and retail buildings.
 - The increase in the population of the City resulting from residential projects increases the City’s share of state shared revenues that come from the State sales tax, income tax, motor vehicle licenses and highway user funds.

- New retail development produces sales taxes from the sale of goods and services by tenants.
- The condo complex proposed on Parcel C will be partially used by the Wigwam Resort to accommodate larger meetings and conventions. The Resort anticipates using 100 units for this purpose, generating an estimated \$5.8 million in additional room revenues.

Overall, the Wigwam Projects will bring significant benefits to Litchfield Park and promote additional retail development in the community as the new residents spend their disposable dollars in local restaurants and retail establishments.

6. Part 2: If the request seeks to change the land use from a commercial a to non-commercial land use designation, provide the estimated decrease in future annual sales tax revenue to the City of Litchfield Park. Provide supporting data.

The proposed General Plan amendments result in the reduction of approximately 13 acres of land designated for commercial uses on the City's 2011 Land Use and Development Map. This total acreage is comprised of 3.9 acres in Parcel and 9.1 acres in Parcel B. An additional 6.0 acres in Parcel B will be retained for the development of 50,000 square feet of retail space.

The change in land use on 13 acres from commercial to residential for Parcels A and B will not result in a decrease in future sales tax revenues. This conclusion is reached based on analysis that demonstrates that the retail trade area surrounding Litchfield Park is very mature and likely over-built. Therefore, the likelihood of these parcels developing as a major retail center is very low.

The Maricopa County retail market has about 147.7 million square feet of retail space or about 37.4 square feet for each person – a very simple rule of thumb when evaluating retail demand. The two-mile radius around the intersection of Old Litchfield Road and Indian School Road has a population of approximately 36,014 persons. Within that two-mile radius there are 2.4 million square feet of retail space or approximately 66 square feet for every person living in the area. Hence, the two-mile trade area has 77% more retail space than the average per capita square footage for the County. Every major grocery retailer (Safeway, Fry's, Albertson's, Bashas' and Wal-Mart Neighborhood Grocery) is represented in the area including a Sunflower Market. Clearly the trade area is very mature with a variety of restaurants and big box retailers including Target, Wal-Mart, Lowe's and Best Buy.

As a result, there is little demand for additional retail in the area unless there is a significant influx of new residents. The proposed Wigwam Projects will bring nearly 2,000 new residents to the area who will spend their disposable incomes in local establishments. In fact, the new residents who will reside in the Wigwam Projects will generate significant sales tax revenues for the City as well as promote the development of the Downtown core area.

The following aerial photo illustrates the two-mile radius trade area. Table 6-2 provides a summary of retail market activity in Maricopa County and West Phoenix. Table 6-3 provides a summary of major shopping centers in the trade area. Generally, neighborhood and strip (unanchored) shopping centers

across the Valley have the highest vacancy rates as most retailers have migrated to larger centers anchored by big box retailers.

Two-Mile Radius Trade Area

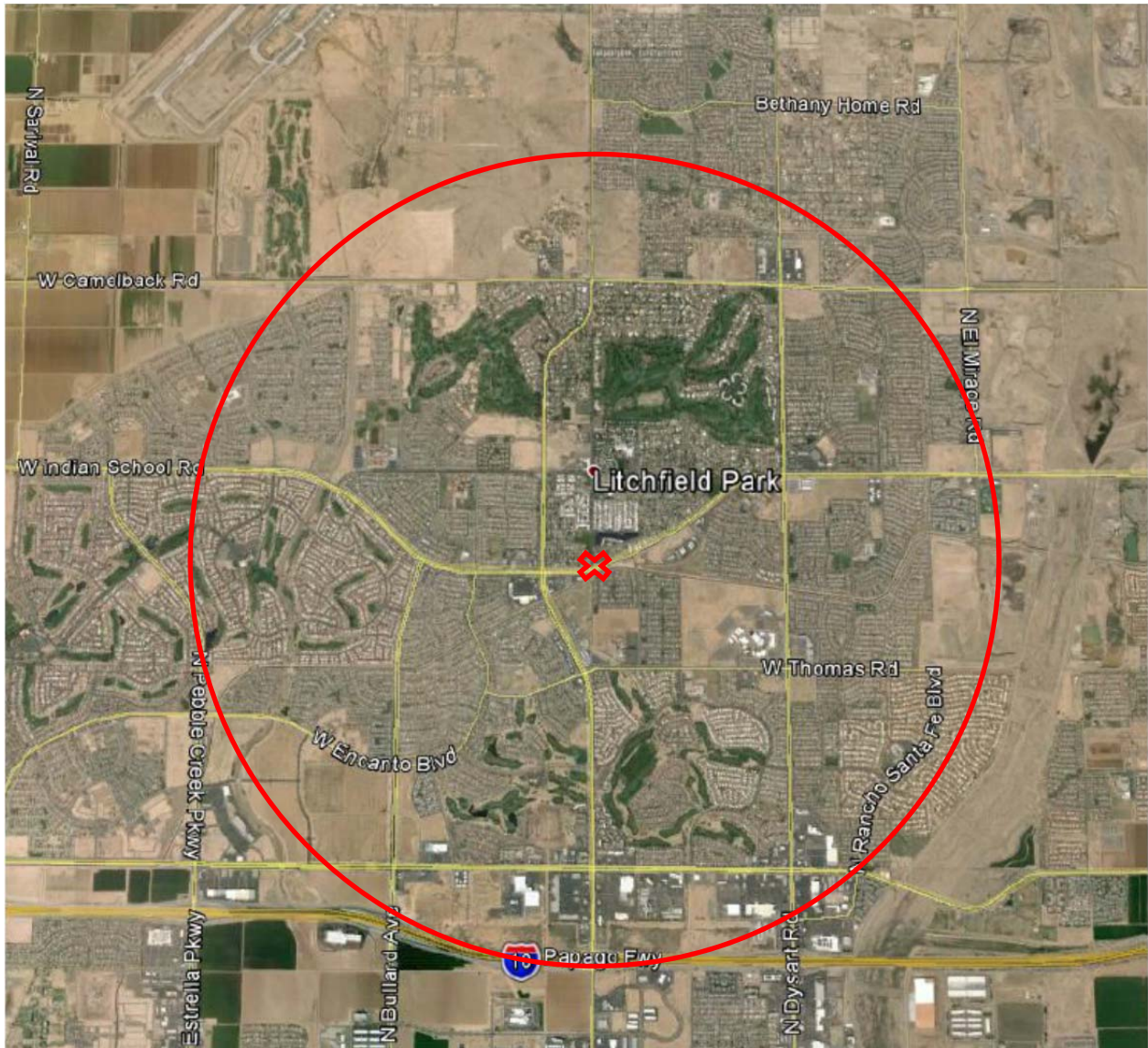


Table 6-2

Retail Market Activity West Phoenix Area and Maricopa County 4th Quarter 2013					
West Phoenix	Inventory	Total Vacant	% Vacant	YTD Net Absorption	Average Asking Rate
Regional	2,002,826	125,138	6.2%	28,121	\$24.00
Power	2,548,536	114,684	4.5%	48,440	\$19.14
Neighborhood	10,500,084	1,150,254	11.0%	166,030	\$13.26
Strip	1,284,770	203,735	15.9%	(22,195)	\$13.18
TOTAL	16,336,216	1,593,811	9.8%	220,396	\$13.23
Maricopa County					
Regional	23,456,946	1,665,358	7.1%	262,246	\$19.88
Power	19,957,369	1,129,032	5.7%	212,250	\$21.11
Neighborhood	88,971,505	12,639,546	14.2%	1,419,701	\$13.36
Strip	15,343,941	2,482,534	16.2%	177,573	\$15.42
TOTAL	147,729,761	17,916,470	12.1%	2,071,770	\$14.10

Source: Cassidy Turley

Table 6-3

Shopping Centers - Litchfield Park Area					
Within Two Miles of Intersection of Indian School Road/Old Litchfield Road					
Name	Corner	N-S Street	E-W Street	Building Square Feet	Anchor
Wigwam Creek	NEC	Dysart Rd.	Indian School Rd.	106,313	Albertson's
Camelback Crossing	NEC	Dysart Rd.	Camelback Rd.	95,090	Bashas, Walgreens
Camelback Place	NWC	Dysart Rd.	Camelback Rd.	129,464	Goodwill, Ace Hdwre
Plaza in the Park	SWC	Litchfield Rd.	Camelback Rd.	26,469	CVS
Palm Valley Pavilions West	SWC	Litchfield Rd.	McDowell Rd.	270,445	Best Buy
Palm Valley Pavilions	SEC	Litchfield Rd.	McDowell Rd.	241,522	Target
Palm Valley Pavilions North	NEC	Litchfield Rd.	McDowell Rd.	29,700	41,667
Lifetime Fitness	NWC	145rd Ave.	McDowell Rd.	112,789	Lifetime Fitness
Palm Valley Cornerstone	SWC	Dysart Rd.	McDowell Rd.	400,750	Lowe's, JC Penney
Palmilla	SEC	Dysart Rd.	McDowell Rd.	214,069	Fry's
Wal-Mart	SEC	Dysart Rd.	McDowell Rd.	191,487	Wal-Mart
Shops at Alameda Crossing	NEC	Dysart Rd.	McDowell Rd.	263,684	Kohl's, Sprouts
Dysart Commons	NEC	Dysart Rd.	Thomas Rd.	85,453	Gold's Gym
Palm Valley Marketplace	SWC	Litchfield Rd.	Indian School Rd.	107,633	Safeway
Palm Valley Village	NWC	Litchfield Rd.	Indian School Rd.	84,921	Wal-Mart Nbhd Mkt
Desert Springs Plaza	SEC	Litchfield Rd.	Indian School Rd.	29,476	Walgreens
Total Square Footage				2,389,265	
Population				36,014	
Square Feet Per Person				66.3	

Sources: Elliott D. Pollack & Co., Maricopa County Assessor

7. How will this amendment contribute to maintaining the City's Community Character as described in the General Plan?

The residential recreation character of the city is maintained by the proposed amendment. As previously stated, the cost of maintaining excess turf and the need for more Resort rooms create an impetus for change. This change, within the interior of the golf course, maintains golf course views from surrounding homes and public streets.

8. How will this amendment fulfill the intent of the Discussion section "Specific attention should be given to preserving property values, creating revenue sources, and adding higher paying jobs to support the City's fiscal well-being?"

As noted in the answer to Question 6, new residential development will contribute to the City's revenue sources in the following manner:

- New residents bring their disposable dollars to the City, supporting the community's retail establishments and creating retail sales tax revenue.
- The City levies a 4.8% sales tax on the value of new construction occurring in the community.
- The City levies a 2.8% sales tax on rents paid by tenants of apartment complexes and office and retail buildings.

- The increase in the population of the City resulting from residential projects increases the City's share of State shared revenues that come from the State sales tax, income tax, motor vehicle licenses and highway user funds.

The retail sales tax and State shared revenues represent the largest sources of revenue to the City of Litchfield Park. The proposed residential developments will expand these revenue sources for the community.

The Wigwam Project will create a total of 1,552 jobs of which 1,395 jobs will be short-term construction jobs. Direct permanent jobs related to the projects total 124 with another 32 indirect and induced jobs.

Table 8-1

Employment Impact Wigwam Projects							
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Note: Numbers may not add due to rounding.							
Sources: IMPLAN, Elliott D. Pollack & Co.							

Construction jobs are typically considered moderate to high paying jobs. However, they only occur during the construction period. The longer term permanent jobs are those created during the operations of the project. Of the 157 permanent jobs, 124 will be located within the City. The 32 indirect and induced operations jobs may not be located in the City, but would be spread throughout the Greater Phoenix area, providing supplies and services to the apartment, condo and retail development within the Wigwam Projects.

This General Plan Amendment proposed for the Wigwam Projects affects residential and commercial land uses. It is not directed at creating high paying jobs that are typically located within business or industrial parks.

9. How will this amendment affect existing infrastructure of the area, specifically street systems/traffic, water, drainage, flood control and wastewater?

Street System/Traffic

A traffic impact statement was prepared by Kimley-Horn and Associates in February 2014. The street system that will serve the development is primarily directed to Villa Nueva Drive on the west side of Dysart Road. Accordingly, the direct impact of the traffic generated by the

additional residential units will be limited to the segment of Villa Nueva Drive adjacent to the parcel.

With the anticipated reduction in volumes associated with all the potential land use plan changes in the vicinity and the distribution of reduced volumes to multiple roadways, the GPA for Parcel D should result in minimal overall impacts from what would have been expected under the previous plans for the area. In addition, the seasonal nature of the residential components of the proposed development means that while the trip generation calculations included in the analysis assumed full occupancy of all the residential uses, there will be a significant portion of the year when many of the units are unoccupied resulting in even lower trip generation. The associated statement is located in the Appendix.

There will be no impact on the cost of street maintenance as traffic impacts are too small to quantify a maintenance increase or decrease.

Drainage/Flood Control

The proposed projects will provide 100 year- 6 hour retention onsite or in facilities located in the adjacent golf course and will not impact adjacent properties. The associated report is located in the Appendix.

Water/Wastewater

Existing water and wastewater infrastructure maintained by Liberty Utility is located in the streets surrounding the parcel. The parcel is located within a portion of the existing golf course that is surrounded by a looped domestic water network which allows for multiple options to serve the site. AN existing 12" sewer line currently crosses the golf course immediately east of the site and ties into the existing 12" main in Florence Avenue. In addition, an existing 8" line that bisects the site will be incorporated into the site design or rerouted accordingly to continue to serve the adjacent developments. The associated report is located in the appendix.

10. How will this amendment affect City provided and contracted services, including police, fire, and emergency services protection? Provide supporting data and estimated increases/decreases in the annual cost of these services by service type, to the City of Litchfield Park.

The City's FY 2014 Budget is shown on Table 10-1. The largest revenue sources are the sales, use and bed tax and intergovernmental revenues that include State shared sales tax, urban revenue sharing, and the motor vehicle tax. Another revenue sharing fund is the Highway User Fund which is restricted for use to transportation improvements. Recreation services also generate substantial revenues for the City. However, the cost of recreation services to the City greatly exceeds the revenue generated from recreation programs (a situation typical for virtually every city).

The major expense categories include public safety, public works and recreation services. In FY 2014, an additional expense category is the Capital Projects Fund at \$1.77 million. Capital projects appear to be funded intermittently over the years with a large expense planned for FY 2014. These projects are usually funded by General Fund dollars and HURF revenues.

Expenditures planned for FY 2014 exceed City revenues by approximately \$2.1 million. The City is carrying over approximately \$2.7 million in funds from FY 2013, with plans to expend the majority of those funds on capital improvement projects.

Table 10-1

City of Litchfield FY 2014 Budget			
REVENUES		EXPENSES	
GENERAL FUND		GENERAL FUND	
Local taxes		MAYOR & COUNCIL	12,000
CITY SALES USE & BED TAX	3,725,000	CITY MANAGER'S OFFICE	358,742
Licenses and permits		CITY CLERK'S OFFICE	407,205
BUILDING PERMITS & PLAN REVIEWS	130,000	CITY ATTORNEY	255,000
BUSINESS LICENSES	27,000	FINANCE & HUMAN RESOURCES	315,379
Intergovernmental		HUMAN RESOURCES	152,922
STATE SALES TAX	473,168	PLANNING SERVICES	185,497
URBAN REVENUE SHARING	610,930	ENGINEERING SERVICES	125,000
MOTOR VEHICLE TAX	182,532	BUILDING SAFETY & CODE ENFCMNT	163,962
Fines and forfeits		CODE ENFORCEMENT	56,578
MAGISTRATE COURT FINES & FORFEITS	85,000	MAGISTRATE COURT	174,365
Interest on investments		PUBLIC SAFETY	1,134,177
INTEREST ON SAVINGS	5,900	PUBLIC WORKS - MAINTENANCE	2,427,187
In-lieu property taxes		TOTAL GENERAL FUND	5,768,013
UTILITY FRANCHISE FEES	211,000		
DEVELOPMENT REVENUE	-	SPECIAL REVENUE FUNDS	
Miscellaneous		Public Works - ROW	103,500
MISCELLANEOUS	68,300		
GRANTS	16,000	CAPITAL PROJECTS FUNDS	
Total General Fund	5,534,830	CIP/Special Projects	1,770,000
SPECIAL REVENUE FUNDS		ENTERPRISE FUNDS	
Highway User Revenue Fund	309,118	Recreation Services	695,655
		Community Services	79,813
ENTERPRISE FUNDS		Special Event Services	153,804
Recreation Services	458,180	Total Enterprise Funds	929,272
Community Services	7,500		
Special Event Services	161,600	TOTAL ALL FUNDS	8,570,785
Total Enterprise Funds	627,280		
TOTAL ALL FUNDS	6,471,228		

Source: City of Litchfield Park

In order to estimate the impact of the Wigwam Projects on City services and the Budget, a fiscal impact model was developed. The model estimates the direct revenue that would be generated to the City from the Projects. Two types of economic activity are considered in the model:

- The impact of construction of the Projects on City revenues (construction sales tax). This revenue source is a one-time event that occurs at the time of construction.
- The impact of on-going operations of the Projects after they have been completed. Revenue categories evaluated in the model include sales taxes on utilities, the spending of residents in

the community (payment of sales taxes), the lease tax on rents and shared revenues that come to the City from the State based primarily on population. State shared revenues do not impact the City until the next Census population estimates are released, probably in 2021 or 2022.

For the proposed commercial parcel, the model estimates the sales tax on retail sales in the complex, utility sales tax and the tax on rents. In addition, 100 of the condo units in Parcel C will be used by the Wigwam Resort as additional resort rooms, generating bed tax revenues for the City. Litchfield Park will receive these revenues each and every year after completion of the projects.

In the development of the fiscal impact model, one of the variables is an estimate of the percentage of retail spending by residents within the community (in order to calculate sales taxes collected by a city). Typically people shop near where they live, however, there is always going to be leakage of spending outside a community since all cities do not have a full complement of retail establishments. In the case of Litchfield Park, retail sales leakage is expected to be high because of the number and variety of retail shopping centers outside the City and the limited number of centers within City boundaries. For this analysis, it is assumed that 75% of retail sales made by City residents would occur outside the City.

The following tables summarize the output of the fiscal impact model. Table 10-2 illustrates the expected construction sales tax that will be collected by the City from the Wigwam Projects. Table 10-3 shows the fiscal impact model output for the operations of the Projects at build-out after completion of all construction and occupancy of the buildings.

Table 10-2

Fiscal Impact Summary of Construction Construction Sales Tax Proposed Wigwam Projects		
RESIDENTIAL USES		
Parcel A	350 Condo/Apartment Units	\$2,144,700
Parcel B	150 Apartment Units	\$558,300
Parcel C	350 Condo Units	\$3,267,300
Parcel D	125 Single Family Units	\$1,371,200
COMMERCIAL USES		
Parcel B	50,000 SF Retail	\$151,300
Golf Course		\$202,800
TOTAL RESIDENTIAL & COMMERCIAL		
All Parcels		\$7,695,600
Sources: JDM, Elliott D. Pollack & Co.		

Table 10-3

Fiscal Impact Summary of Operations Proposed Wigwam Development

RESIDENTIAL USES

Parcel A

Total apartment units	200
Occupied apartment units	184
Total condo units	150
Occupied condo units	150

Primary Revenues

Utility sales tax	\$15,900
Resident spending sales tax	\$59,300
Lease tax	\$66,500
State shared revenues from population growth	\$212,400

Parcel A Total Annual Revenues at Build-Out \$354,100

Parcel B

Total apartment units	150
Occupied apartment units	138

Primary Revenues

Utility sales tax	\$6,200
Resident spending sales tax	\$19,100
Lease tax	\$49,800
State shared revenues from population growth	\$87,800

Parcel B Total Annual Revenues at Build-Out \$162,900

Parcel C

Total condo units	350
Occupied condo units	350

Primary Revenues

Utility sales tax	\$17,600
Resident spending sales tax	\$79,000
Bed tax - Wigwam Resort use of 100 rooms	\$222,186
State shared revenues from population growth	\$222,600

Parcel C Total Annual Revenues at Build-Out \$541,386

Parcel D

Single family units	125
Occupied single family homes	125

Primary Revenues

Utility sales tax	\$13,100
Resident spending sales tax	\$32,000
State shared revenues from population growth	\$95,400

Parcel D Total Annual Revenues at Build-Out \$140,500

COMMERCIAL USES

Parcel B

Total retail space	50,000
Occupied retail space	45,000

Primary Revenues

Utility sales tax	\$3,000
Sales tax on retail sales	\$378,000
Lease tax	\$25,200

Total Revenues \$406,200

Sources: JDM, Elliott D. Pollack & Co.

The next step in the analysis is to analyze the City Budget and determine how other revenues and expenses might be affected by the influx of persons residing and working in the Wigwam Projects. All figures and estimates cited in this section are based on 2014 dollars. An inflation factor has not been added to the analysis for comparative purposes. This does not mean that actual city expenses will not rise with inflation or other factors. Rather the impact of inflation is held static for the analysis.

City Revenue Analysis

Table 10-4 shows the FY 2013 actual revenue of the City and the FY 2014 Budget plus estimates of the revenue per capita generated by City residents and employees. Cells noted with the term “calculated” refer to the revenue estimates generated in the Tables 10-2 and 10-3 above. The other sources of revenue are based on a per capita calculation using, in most cases, the sum of:

- The current population of the City (5,400 persons),
- The current number of employees working in the City according to MAG (2,042), and
- The number of Wigwam Resort guests that may be staying at the resort on average (based on 331 rooms, 1.5 persons per room and 70% occupancy).

The above three components of revenue are used because they all in some way contribute to City revenue as well as the cost of services provided by the City. For instance, employees working in the City may receive traffic tickets or spend money in the City on food or other services. The only revenue categories that are not driven by all three components above are recreation and community services. The assumption is that revenues and expenses for these categories are derived from the residents of the community.

Table 10-4 outlines the factors that will be used to estimate the impact of the Wigwam Projects on the City. One further “calculated” revenue estimate was developed for this table – building permits and plan reviews. These fees are estimated at \$1.99 million for all the Wigwam Projects, most of which would be collected in the early years of the project. The calculation of building permits fees is provided in a table in the Appendix of this Question 10.

Table 10-4

Litchfield Park Revenue Analysis Wigwam Projects			
Existing Population	5,400		
Existing Employment	2,042		
Existing Wigwam Resort Guests	348		
Total Existing Population & Employees	7,790		
FUND	Actual 2013 Revenue	Budget 2014	Revenue Per Pers/Emp
GENERAL FUND			
Local taxes			
CITY SALES USE & BED TAX	\$3,710,000	\$3,725,000	Calculated
CONSTRUCTION SALES TAX			Calculated
Licenses and permits			
BUILDING PERMITS & PLAN REVIEWS	\$402,000	\$130,000	Calculated
BUSINESS LICENSES	\$27,000	\$27,000	\$3.47
Intergovernmental			
STATE SALES TAX	\$458,000	\$473,168	Calculated
URBAN REVENUE SHARING	\$559,000	\$610,930	Calculated
MOTOR VEHICLE TAX	\$175,000	\$182,532	Calculated
MARICOPA COUNTY PROJ IGA	\$0	\$0	
Fines and forfeits			
MAGISTRATE COURT FINES & FORFEITS	\$85,000	\$85,000	\$10.91
Interest on investments			
INTEREST ON SAVINGS	\$5,320	\$5,900	\$0.76
In-lieu property taxes			
UTILITY FRANCHISE FEES	\$211,000	\$211,000	\$27.09
DEVELOPMENT REVENUE	\$0	\$0	
Miscellaneous			
MISCELLANEOUS	\$67,439	\$68,300	\$8.77
GRANTS	\$51,100	\$16,000	N/A
Total General Fund	\$5,750,859	\$5,534,830	
SPECIAL REVENUE FUNDS			
Highway User Revenue Fund	\$276,220	\$309,118	Calculated
Court Enhancement Revenue	\$16,936	\$16,720	\$2.15
ENTERPRISE FUNDS			
Recreation Services	\$428,418	\$458,180	\$84.85
Community Services	\$6,000	\$7,500	\$1.39
Special Event Services	\$164,342	\$161,600	\$20.75
Total Enterprise Funds	\$598,760	\$627,280	
TOTAL ALL FUNDS	\$6,625,839	\$6,471,228	
Sources: City of Litchfield Park, Elliott D. Pollack & Co.			

City Expenditure Analysis

The expenditure analysis is focused on determining the expenses that might be incurred by the City as a result of the development of the Wigwam Projects. The key to this analysis is to determine if each expense category of the City is variable or fixed. For instance, will the City Clerk's office need to have a larger budget and more personnel as a result of the Wigwam Projects? The conclusion of this study is likely not. This analysis assumes that most of the City administrative functions would not materially change as a result of the development of the Wigwam Projects because the City is landlocked with little additional vacant land available for development and growth of the population. City administration can likely continue to operate in its current manner. The budget categories that are deemed variable include the City Attorney, code enforcement, magistrate court, public safety, public works, and the enterprise funds consisting of recreation, community and special event services.

Table 10-5 outlines the expense categories that are assumed to be fixed and those that are variable. Variable expenses are divided by the total population and employment base of the community which totals 7,790 residents, employees and Wigwam Resort guests. For the General Fund, the variable cost is estimated at \$519 per resident and employee.

The Public Safety category has been highlighted to indicate that this factor will be adjusted in later tables to take into account the higher demand for police and fire services due to the Wigwam Projects.

For police services provided by the Maricopa County Sheriff, the analysis assumes that the contract will be increased to provide for the equivalent of 1.5 full-time deputies from the current 1.0 deputy. This would increase the Sheriff's contract to \$866,200 from \$539,711 including a 7% contingency to account for 911 calls and other extra services.

For fire services, the City of Goodyear charges Litchfield Park 30% of the operating cost of the nearby fire station on Litchfield Road. With the increase in population of the City due to the Wigwam Projects, Litchfield Park would likely see the cost to the City rise to 37% of the operating cost of the fire station. This would increase the Goodyear contract from \$515,916 for FY2014 to \$636,300. With a 7% contingency factor, the total contract cost would be \$680,800.

The total public safety budget that will be used in this analysis is estimated at \$1,547,000, an increase of 36% from the current \$1,134,177 FY 2014 budget. On a per capita basis (population and employment), the Public Safety expense factor would increase from the current \$145.60 to \$198.60.

A cost for the Capital Projects Fund has not been calculated. This fund appears to be a carry-over of funds from prior years which is why the expenditures under the FY 2014 budget exceed anticipated revenue by more than \$2 million. We will further discuss with City staff how to handle this expense.

Table 10-5

Litchfield Park Expenditure Analysis Wigwam Projects				
Existing Population	5,400			
Existing Employment	2,042			
Existing Wigwam Resort Guests	348			
Total Existing Population & Employees	7,790			
FUND	Actual 2013 Expenses	Budget 2014	Type of Expense	Expense Per Pers/Emp
GENERAL FUND				
MAYOR & COUNCIL	12,000	12,000	Fixed	\$0.00
CITY MANAGER'S OFFICE	251,409	358,742	Fixed	\$0.00
CITY CLERK'S OFFICE	375,668	407,205	Fixed	\$0.00
CITY ATTORNEY	120,000	255,000	Variable	\$32.74
FINANCE & HUMAN RESOURCES	285,332	315,379	Fixed	\$0.00
HUMAN RESOURCES	127,978	152,922	Fixed	\$0.00
PLANNING SERVICES	122,024	185,497	Fixed	\$0.00
ENGINEERING SERVICES	110,000	125,000	Fixed	\$0.00
BUILDING SAFETY & CODE ENFCMNT	177,775	163,962	Fixed	\$0.00
CODE ENFORCEMENT	48,178	56,578	Variable	\$7.26
MAGISTRATE COURT	159,890	174,365	Variable	\$22.38
PUBLIC SAFETY	1,072,055	1,134,177	Variable	\$145.60
PUBLIC WORKS - MAINTENANCE	2,308,241	2,427,187	Variable	\$311.60
TOTAL GENERAL FUND	5,170,549	5,768,013		\$519.58
SPECIAL REVENUE FUNDS				
Public Works - ROW	98,550	103,500	Variable	\$13.29
Court Enhancement Fund	218,916	218,916	Fixed	\$0.00
CAPITAL PROJECTS FUNDS				
CIP/Special Projects	500,000	1,770,000		
ENTERPRISE FUNDS				
Recreation Services	673,137	695,655	Variable	\$128.83
Community Services	77,959	79,813	Variable	\$14.78
Special Event Services	158,037	153,804	Variable	\$19.74
Total Enterprise Funds	909,133	929,272		\$163.35
TOTAL ALL FUNDS	6,678,232	8,570,785		
Sources: City of Litchfield Park, Elliott D. Pollack & Co.				

Comparison of Revenues and Expenditures

Table 10-6 outlines the primary assumptions of the analysis including number of units, construction cost, sales price of units and population residing in the Projects.

Table 10-6

Assumptions Proposed Wigwam Projects					
RESIDENTIAL USES					
	Parcel A1	Parcel A2	Parcel B	Parcel C	Parcel D
Units	200	150	150	350	125
Unit Type	Apartment	Condo	Apartment	Condo	Single Family
Rent/Unit	\$1,075		\$1,075		
Construction Cost/Unit	\$119,300	\$147,100	\$119,300	\$147,100	\$189,300
Sale Price/Unit		\$299,200		\$299,200	\$351,600
Persons/Household	2.0	2.0	2.0	2.0	2.4
COMMERCIAL USES					
	Parcel B	Golf Course			
Square Feet	50,000				
Rent/SF/Year	\$20.00				
Construction Cost	\$4,850,000	\$6,500,000			
Sources: JDM, Elliott D. Pollack & Co.					

Table 10-7 outlines the results of the fiscal impact model and the analysis of the City’s FY 2014 Budget. Both revenues and expenditures are calculated based on the new population and employment generated from the Wigwam Projects consisting of 1,944 new residents, 124 new employees and 67 additional Wigwam Resort guests.

Over ten years, the Wigwam Projects should produce approximately \$23.8 million in revenue to the City. In contrast, the forecasted expenditures related to the Wigwam Projects are \$12.4 million, providing a net benefit to Litchfield Park of \$11.4 million over ten years.

The revenue to the City is front-loaded due to the receipt of construction sales taxes as the various residential projects are built and sold. Building permit revenue is also collected in the first year of the project timeline. In total, two-thirds of City revenue is derived from retail and construction sales taxes. The influx of funds from these major tax categories could provide significant resources for capital improvement projects in the City.

In summary, the Wigwam Projects are forecasted to provide significant **net positive** revenue to the City, particularly in the early years of the project development. Given the forecasted net revenue generated to the City, additional public safety resources will be able to be deployed as the population of the community increases due to the Wigwam Projects. Revenue from the Wigwam Projects is expected to more than offset any additional costs incurred by the City.

Table 10-7

WIGWAM PROJECT ESTIMATED 10-YEAR CITY REVENUE AND EXPENDITURES													
CITY OF LITCHFIELD PARK													
(in 2014 Dollars)													
Assumptions													
New Wigwam Project Population	1,944												
New Wigwam Project Employees	124												
New Wigwam Resort Guests	67												
Total New Population & Employees	2,135												
Apartment/Condo Units Occupied	-	398	528	658	788	822	822	822	822	822	822	822	
Single Family Units Occupied	-	19	52	85	118	125	125	125	125	125	125	125	
New Project Residents	-	842	1,181	1,520	1,859	1,944	1,944	1,944	1,944	1,944	1,944	1,944	
New Project Employees/Resort Guests	-	191	191	191	191	191	191	191	191	191	191	191	
Total New Population & Employees	-	1,033	1,372	1,711	2,050	2,135	2,135	2,135	2,135	2,135	2,135	2,135	
CITY REVENUES	Revenue Per Person/Emp	Factor	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Totals
GENERAL FUND													
Local taxes													
CITY SALES USE & BED TAX	Calculated		-	720,860	879,660	927,360	975,260	987,060	987,060	987,060	987,060	987,060	8,438,440
CONSTRUCTION SALES TAX	Calculated		1,656,800	917,900	1,575,600	1,575,600	1,575,600	394,200	-	-	-	-	7,695,700
Licenses and permits													
BUILDING PERMITS & PLAN REVIEWS	Calculated		1,994,100	-	-	-	-	-	-	-	-	-	1,994,100
BUSINESS LICENSES	\$3.47	Persons + Emp	-	3,585	4,761	5,937	7,114	7,408	7,408	7,408	7,408	7,408	58,438
Intergovernmental													
STATE SALES TAX	Calculated		-	-	-	-	-	185,634	185,634	185,634	185,634	185,634	928,170
URBAN REVENUE SHARING	Calculated		-	-	-	-	-	239,681	239,681	239,681	239,681	239,681	1,198,405
MOTOR VEHICLE TAX	Calculated		-	-	-	-	-	71,611	71,611	71,611	71,611	71,611	358,056
MARICOPA COUNTY PROJ IGA													
Fines and forfeits													
MAGISTRATE COURT FINES & FORFEITS	\$10.91	Persons + Emp	-	11,270	14,969	18,667	22,366	23,293	23,293	23,293	23,293	23,293	183,735
Interest on investments													
INTEREST ON SAVINGS	\$0.76	Persons + Emp	-	785	1,043	1,300	1,558	1,623	1,623	1,623	1,623	1,623	12,799
In-lieu property taxes													
UTILITY FRANCHISE FEES	\$27.09	Persons + Emp	-	27,984	37,167	46,351	55,535	57,837	57,837	57,837	57,837	57,837	456,223
DEVELOPMENT REVENUE													
Miscellaneous													
MISCELLANEOUS	\$8.77	Persons + Emp	-	9,059	12,032	15,005	17,979	18,724	18,724	18,724	18,724	18,724	147,696
GRANTS													
Total General Fund			3,650,900	1,691,443	2,525,232	2,590,221	2,655,410	1,987,071	1,592,871	1,592,871	1,592,871	1,592,871	21,471,763
SPECIAL REVENUE FUNDS													
Highway User Revenue Fund	Calculated		-	-	-	-	-	121,274	121,274	121,274	121,274	121,274	606,368
Court Enhancement Revenue	\$2.15	Persons + Emp	-	2,221	2,950	3,679	4,408	4,590	4,590	4,590	4,590	4,590	36,208
ENTERPRISE FUNDS													
Recreation Services	\$84.85	Persons	-	71,444	100,208	128,972	157,736	164,948	164,948	164,948	164,948	164,948	1,283,102
Community Services	\$1.39	Persons	-	1,170	1,642	2,113	2,584	2,702	2,702	2,702	2,702	2,702	21,020
Special Event Services	\$20.75	Persons + Emp	-	21,435	28,469	35,503	42,538	44,301	44,301	44,301	44,301	44,301	349,451
Total Enterprise Funds			-	94,049	130,318	166,588	202,858	211,952	211,952	211,952	211,952	211,952	1,653,572
TOTAL ALL REVENUE FUNDS			3,650,900	1,787,713	2,658,500	2,760,488	2,862,675	2,324,887	1,930,687	1,930,687	1,930,687	1,930,687	23,767,911
CITY EXPENDITURES	Type of Expense	Expense Per Person/Emp	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Totals
GENERAL FUND													
MAYOR & COUNCIL	Fixed	\$0.00	-	-	-	-	-	-	-	-	-	-	-
CITY MANAGER'S OFFICE	Fixed	\$0.00	-	-	-	-	-	-	-	-	-	-	-
CITY CLERK'S OFFICE	Fixed	\$0.00	-	-	-	-	-	-	-	-	-	-	-
CITY ATTORNEY	Variable	\$32.74	-	33,816	44,914	56,012	67,109	69,892	69,892	69,892	69,892	69,892	551,310
FINANCE & HUMAN RESOURCES	Fixed	\$0.00	-	-	-	-	-	-	-	-	-	-	-
HUMAN RESOURCES	Fixed	\$0.00	-	-	-	-	-	-	-	-	-	-	-
PLANNING SERVICES	Fixed	\$0.00	-	-	-	-	-	-	-	-	-	-	-
ENGINEERING SERVICES	Fixed	\$0.00	-	-	-	-	-	-	-	-	-	-	-
BUILDING SAFETY & CODE ENFCMNT	Fixed	\$0.00	-	-	-	-	-	-	-	-	-	-	-
CODE ENFORCEMENT	Variable	\$7.26	-	7,503	9,965	12,428	14,890	15,507	15,507	15,507	15,507	15,507	122,322
MAGISTRATE COURT	Variable	\$22.38	-	23,123	30,712	38,300	45,888	47,791	47,791	47,791	47,791	47,791	376,977
PUBLIC SAFETY	Variable	\$198.60	-	205,154	272,479	339,805	407,130	424,011	424,011	424,011	424,011	424,011	3,344,623
PUBLIC WORKS - MAINTENANCE	Variable	\$311.60	-	321,878	427,509	533,140	638,770	665,256	665,256	665,256	665,256	665,256	5,247,576
TOTAL GENERAL FUND			-	591,474	785,579	979,683	1,173,787	1,222,457	1,222,457	1,222,457	1,222,457	1,222,457	9,642,807
SPECIAL REVENUE FUNDS													
Public Works - ROW	Variable	\$13.29	-	13,726	18,230	22,734	27,238	28,368	28,368	28,368	28,368	28,368	223,767
Court Enhancement Fund	Fixed	\$0.00	-	-	-	-	-	-	-	-	-	-	-
CAPITAL PROJECTS FUNDS													
CIP/Special Projects	N/A	N/A	-	-	-	-	-	-	-	-	-	-	-
ENTERPRISE FUNDS													
Recreation Services	Variable	\$128.83	-	108,471	152,142	195,814	239,486	250,436	250,436	250,436	250,436	250,436	1,948,092
Community Services	Variable	\$14.78	-	12,445	17,455	22,466	27,476	28,733	28,733	28,733	28,733	28,733	223,506
Special Event Services	Variable	\$19.74	-	20,391	27,083	33,775	40,467	42,145	42,145	42,145	42,145	42,145	332,441
Total Enterprise Funds			-	141,307	196,681	252,055	307,429	321,313	321,313	321,313	321,313	321,313	2,504,039
TOTAL ALL EXPENDITURE FUNDS			-	746,507	1,000,490	1,254,472	1,508,455	1,572,138	1,572,138	1,572,138	1,572,138	1,572,138	12,370,613
NET REVENUE/(DEFICIT)			3,650,900	1,041,206	1,658,011	1,506,015	1,354,220	752,749	358,549	358,549	358,549	358,549	11,397,298

Sources: IMPLAN, City of Litchfield Park Budget, Elliott D. Pollack & Co.

Appendix

Estimate of Building Permit and Plan Check Fees							
Wigwam Projects							
City of Litchfield Park							
Value of Unit							
Apartment							\$115.00 per sf
Condo							\$125.00 per sf
Single Family							\$120.00 per sf
Retail							\$135.00 per sf
Assumptions							
Parcel	Units	Use	Avg Size	Units/Bldg	Buildings	SF/Bldg	Value/Bldg
Parcel A1	200	Apartment	1,075	8	25	8,600	\$989,000
Parcel A2	150	Condo	1,200	8	19	9,600	\$1,200,000
Parcel B	150	Apartment	1,075	8	19	8,600	\$989,000
Parcel C	350	Condo	1,200	8	44	9,600	\$1,200,000
Parcel D	140	Single Family	2,500	1	125	2,500	\$300,000
Parcel B		Retail	50,000	1	1	50,000	\$6,750,000
Permit Fees	Parcel A1	Parcel A2	Parcel B	Parcel C	Parcel D	Retail	Total
Permit	\$8,002	\$8,042	\$8,002	\$8,042	\$3,008	\$35,792	
Electrical	\$1,560	\$1,560	\$1,560	\$1,560	\$245	\$1,500	
Mechanical	\$1,480	\$1,480	\$1,480	\$1,480	\$145	\$1,500	
Plumbing	\$1,500	\$1,500	\$1,500	\$1,500	\$340	\$1,500	
Total/building	\$12,542	\$12,582	\$12,542	\$12,582	\$3,738	\$40,292	
No. of Buildings	25	19	19	44	125	1	
Total	\$313,550	\$239,058	\$238,298	\$553,608	\$467,250	\$40,292	\$1,852,056
Plan Check Fee	Parcel A1	Parcel A2	Parcel B	Parcel C	Parcel D	Retail	Total
No of building types	3	4	3	3	4	1	
Plan Check Fee	\$8,152	\$8,178	\$8,152	\$8,178	\$2,430	\$26,190	
Total Plan Check Fee	\$24,457	\$32,713	\$24,457	\$24,535	\$9,719	\$26,190	\$142,071
Total All Fees	\$338,007	\$271,771	\$262,755	\$578,143	\$476,969	\$66,482	\$1,994,100
Sources: City of Litchfield Park Fee Schedule, Elliott D. Pollack & Co.							

11. If this amendment is a request is to increase the acreage of residentially designated land or overall residential density, how will the impact on the spaciousness of the community be mitigated and how will the impact on outdoor venues or recreation facilities be addressed with the population increase.

Parcel D is comprised entirely of property whose current use is golf course. The Wigwam golf courses were designed at a time when conservation was not a primary consideration, water restrictions did not limit the amount of turf that could be planted, and land was plentiful and inexpensive. As a result, golf courses were often larger than needed for a proper course layout, and the Wigwam courses fit this

pattern. Further, as noted above, time and cost have had a significant effect on golfers, necessitating a downsizing of at least some courses.

Reducing the size of the course without detracting from community spaciousness is accomplished by judiciously selecting the size, shape, and location of the parcel to develop, and by introducing development standards to minimize the visual impact of the change. In the case of Parcel D it has a large setback from adjacent residential uses and streets. Development standards will limit the height of homes. Golf course views will be maintained.

It is clear the golf courses can handle considerably more play than currently receiving, and as noted above, this proposed change is in part to create the full range of golf experiences desired today. This change we see as a significant improvement resulting from a more efficient use of golf course land and we certainly hope more golfers come to play. The area of golf course will decrease but the quality of the experience will increase, and we believe the number of golfers will also increase. The two golf courses surrounding Parcel D currently contain an area of approximately 253.9 acres; after subtracting the area of Parcels C and D there will still be approximately 207.7 acres of golf course.

12. Specifically, what Elements, Goals, Objectives, and Policies of the General Plan will be impacted, both positively and negatively?

The land use element will change a parcel of land approximately 21.5 acres in size will change from Golf Course to Medium Density Residential. Positive impacts will be to fiscal goals and objectives; as noted, the amendments taken together will produce revenues far in excess of costs. Open space is more fiscally sustainable and more environmentally sound, and community character is maintained by locating the new resort area within the interior of the golf course so no one loses a view. Density is increased and there will be a demand for more services. However, the fiscal benefits are substantial. Open space is reduced in size, but for the purpose of making it more useable and ensuring it will remain in the long term.

13. How will this amendment support the overall intent of the general plan and/or constitute an overall improvement?

The fiscal benefits to the City, especially considering all four of the proposed amendments, are substantial and will provide increased revenue from various sources. This amendment not only benefits the Wigwam by making it a sustainable venture over time but also will benefit other businesses in the community. This amendment also makes the golf courses more sustainable, and these are the largest single open space in the City. There will be more residents and visitors that will add demand for services from Liberty Water and the City. However, the added residents provide more revenue than costs and enhance the sustainability of the City.