



# Addendum

Re	Addendum to the Economic Impacts Report		
Project	Environmental Impact Statement: South Mountain Transportation Corridor in Maricopa County, Arizona		
Project numbers	Federal-aid Project Number: NH-202-D(ADY) ADOT Project Number: 202L MA 054 H5764 01L	Date	June 2014

Since publication of the Draft Environmental Impact Statement (DEIS), all technical reports supporting the DEIS have been updated to reflect current conditions. Changes to the Economic Impacts Report are underlined and presented below.

Between 2009 and 2013, average agricultural, vacant, and residential property valuation decreased by approximately 80 to 90 percent. Commercial property tax valuation increased slightly (approximately 5 to 10 percent), while industrial property values fell by approximately half. Property tax rates (combined primary and secondary) for the municipalities have increased by more than 75 percent in the same period. A likely cause for the tax revenue changes is explained by increasing demand for fiscal resources, higher budgetary requirements, and decreases in property valuations.

The land use updates and updates to property tax information resulted in a decrease (more than half) in property tax impacts on the Cities of Phoenix and Avondale. Property tax impacts on the City of Tolleson are similar to those previously reported in 2009.

Sales tax revenues remained unchanged because sales tax rates have remained unchanged between the same period (2009 to 2013).

The value of time measure (meaning the cost to the traveling public for time spent in congestion) has increased by 4 percent between 2009 and 2013. This had an equal impact on all alternatives.

Updates to the Economic Impacts Report do not change the conclusions of the document or the mitigation measures.

## 1. Project Description and Purpose and Need

Page 1-3, paragraph 1:

- From 1980 to 2010, the Maricopa County population more than doubled, from 1.5 million to 3.8 million.
- Phoenix is now the sixth-largest city in the country, and the region ranks as the 13th-largest metropolitan area in the country.

Page 1-3, paragraph 2:

- MAG projections (conducted in collaboration with the Arizona Department of Economic Security) indicate Maricopa County's population will increase from 3.8 million in 2010 to

5.8 million in 2035 (MAG 2013a). It is projected that in the next 25 years, daily vehicle miles traveled will increase from 91 million to 149 million.

Page 1-4, paragraph 1:

- Even with anticipated improvements in light rail service, bus service, trip reduction programs, and existing roads and freeways, vehicle traffic volumes are expected to exceed the capacity of Phoenix metropolitan area streets and highways by as much as 18 percent in 2035.
- A freeway within the SMTC would accommodate approximately 11 percentage points of the 18 percent of the unmet travel demand and would be part of an overall traffic solution.

## 2. Current Economic Conditions

Page 2-1, paragraph 1:

- Only slow economic growth has occurred into 2013 in the United States.
- While opinions and predictions vary, strong economic recovery—while slowly beginning—might not be well underway until 2014 or later.

## 3. Displacement Impacts and Relocations

### *Displacements and Relocations*

Impacts

#### Western Section

Page 3-3, Table 2:

**Table 2. Potential Displacements, by Action Alternative**

Action Alternative/ Option <sup>a</sup>	Businesses <sup>b</sup>	Residential					Community Facilities <sup>c</sup>	Utilities <sup>d</sup>
		Single-Family	Lots <sup>e</sup>	MH <sup>f</sup>	MF <sup>g</sup>	Total		
Western Section								
W59	<u>42</u>	<u>46</u>	— <sup>h</sup>	<u>1</u>	680	<u>727</u>	—	<u>0</u>
W71	<u>26</u>	705	<u>134</u>	—	—	<u>839</u>	—	—
W101EFR	28	<u>890</u>	<u>423</u>	—	—	<u>1,313</u>	3	<u>—</u>
W101EPR	14	<u>890</u>	<u>428</u>	—	—	<u>1,318</u>	3	2
W101CFR	29	<u>802</u>	<u>331</u>	—	—	<u>1,133</u>	3	<u>—</u>
W101CPR	14	<u>802</u>	<u>331</u>	—	—	<u>1,133</u>	3	2
W101WFR	30	<u>631</u>	<u>307</u>	2	—	<u>940</u>	3	<u>—</u>
W101WPR	14	<u>632</u>	<u>308</u>	2	—	<u>942</u>	3	2
Eastern Section								
E1	—	112	—	9	—	121	1	2

Source: aerial photography flown in 2012

**Eastern Section**

Page 3-3, paragraph 1:

- Currently, no lots platted for new, single-family home construction would be affected.

Residential Relocation Potential

Page 3-4, paragraph 1:

- According to the 2010 Census, the vacancy rate in the Study Area was 11.7 percent for all housing units (e.g., homes, apartments, mobile homes); however, the area continues to experience a modest rate of residential growth.
- Homeowner vacancy rates for the third quarter of 2013 for the Phoenix-Mesa-Scottsdale metropolitan statistical areas are at 5 percent, with rental vacancy rates at 8.6 percent (U.S. Census Bureau 2013).

Page 3-4, paragraph 3:

- To summarize, the entire Study Area's population will grow by a projected 56 percent between 2010 and 2035, and the number of dwelling units in the Study Area is projected to grow by 46 percent during the same period.
- The population growth rate in the Eastern Section would be expected to be slower (the area is nearly built-out) and is projected to increase by only 21 percent, while the number of dwelling units is anticipated to increase by 13 percent between 2010 and 2035.

Page 3-4, paragraph 5:

- A survey of real estate sales listings in November 2013 was conducted to determine the availability and prices of existing homes similar to those that would be displaced.
- Approximately 500 single-family homes were listed for these areas, at an average price of \$150,000.
- Real estate availability in the Eastern Section of the Study Area was not as prevalent, although the existing listings showed approximately 200 comparable homes for sale at an average price of \$321,000.

Page 3-6:

- Figure 4, Potential Business Displacements (see page 32 of this addendum)

Page 3-7, Table 3:

**Table 3. Summary of Business Displacements by Type of Business, by Action Alternative**

Action Alternative/ Option	Accommodation and Food Services	Administrative and Support and Waste Management and Remediation Services	Agriculture, Forestry, Fishing, and Hunting	Construction	Manufacturing	Other Services (except Public Administration)	Professional, Scientific, and Technical Services	Public Administration	Retail Trade	Transportation and Warehousing	Wholesale Trade	Total
W59	<u>2</u>	<u>—</u> <sup>a</sup>	<u>—</u>	<u>1</u>	<u>4</u>	<u>2</u>	<u>4</u>	<u>—</u>	<u>5</u>	<u>4</u>	<u>2</u>	<u>24</u>
W71	<u>—</u>	<u>—</u>	<u>—</u>	<u>2</u>	<u>2</u>	<u>—</u>	<u>1</u>	<u>—</u>	<u>2</u>	<u>3</u>	<u>3</u>	<u>13</u>
W101EFR	<u>1</u>	<u>1</u>	<u>—</u>	<u>1</u>	<u>1</u>	<u>4</u>	<u>1</u>	<u>1</u>	<u>3</u>	<u>1</u>	<u>1</u>	<u>15</u>
W101EPR	<u>—</u>	<u>—</u>	<u>—</u>	<u>1</u>	<u>2</u>	<u>1</u>	<u>2</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>2</u>	<u>11</u>
W101CFR	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>4</u>	<u>1</u>	<u>1</u>	<u>3</u>	<u>1</u>	<u>1</u>	<u>16</u>
W101CPR	<u>—</u>	<u>—</u>	<u>1</u>	<u>1</u>	<u>2</u>	<u>1</u>	<u>2</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>2</u>	<u>12</u>
W101WFR	<u>3</u>	<u>1</u>	<u>1</u>	<u>2</u>	<u>2</u>	<u>3</u>	<u>—</u>	<u>1</u>	<u>6</u>	<u>1</u>	<u>2</u>	<u>22</u>
W101WPR	<u>2</u>	<u>—</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>—</u>	<u>1</u>	<u>1</u>	<u>4</u>	<u>1</u>	<u>3</u>	<u>18</u>
E1	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>2</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>2</u>

Source: MAG 2012 Business Database

Notes: The Maricopa Association of Governments 2012 Business Database may indicate numerous businesses within one location (address). The “other services” category includes health care and social assistance. “Professional, scientific, and technical services” include educational services, finance and insurance, real estate, and rental and leasing.

<sup>a</sup> not applicable

Western Section

**W59 Alternative**

Page 3-7, paragraph 1:

- Manufacturing, retail trade, and transportation and warehousing account for more than half the number of displaced businesses.

**W71 Alternative**

Page 3-8, paragraph 2:

- Of the displaced businesses, there would be three each in the transportation and warehousing and wholesale trade industries; two each in the construction, manufacturing, and retail trade industries; and one in professional services.

**W101 Alternative and Options**

Page 3-8, paragraph 4:

- The options of the W101 Alternative would displace businesses, primarily in the city of Tolleson.
- In contrast to the W59 and W71 Alternatives, few transportation and warehousing businesses would be in the proposed R/W.

Eastern Section

Page 3-9, paragraph 3:

- The E1 Alternative would displace two businesses in the “other services” category.

Proximity Impacts on Businesses

Page 3-10, Table 4:

**Table 4. Summary of Businesses within 300 feet of Action Alternatives**

Action Alternative/ Option	Accommodation and Food Services	Administrative and Support and Waste Management and Remediation Services	Agriculture, Forestry, Fishing, and Hunting	Arts, Entertainment, and Recreation	Construction	Information	Manufacturing	Other Services (except Public Administration)	Professional, Scientific, and Technical Services	Public Administration	Retail Trade	Transportation and Warehousing	Wholesale Trade	Total
<b>Western Section</b>														
W59	<u>7</u>	<u>1</u>	<u>—</u> <sup>a</sup>	<u>—</u>	<u>4</u>	<u>—</u>	<u>12</u>	<u>6</u>	<u>9</u>	<u>—</u>	<u>7</u>	<u>9</u>	<u>7</u>	<u>62</u>
W71	<u>1</u>	<u>1</u>	<u>—</u>	<u>—</u>	<u>4</u>	<u>—</u>	<u>3</u>	<u>1</u>	<u>1</u>	<u>—</u>	<u>6</u>	<u>4</u>	<u>5</u>	<u>26</u>
W101EFR	<u>4</u>	<u>3</u>	<u>1</u>	<u>—</u>	<u>1</u>	<u>—</u>	<u>3</u>	<u>5</u>	<u>2</u>	<u>2</u>	<u>9</u>	<u>1</u>	<u>1</u>	<u>32</u>
W101EPR	<u>2</u>	<u>2</u>	<u>1</u>	<u>—</u>	<u>1</u>	<u>—</u>	<u>4</u>	<u>3</u>	<u>3</u>	<u>2</u>	<u>7</u>	<u>1</u>	<u>2</u>	<u>28</u>
W101CFR	<u>4</u>	<u>3</u>	<u>3</u>	<u>—</u>	<u>1</u>	<u>—</u>	<u>3</u>	<u>5</u>	<u>2</u>	<u>2</u>	<u>9</u>	<u>1</u>	<u>1</u>	<u>34</u>
W101CPR	<u>2</u>	<u>2</u>	<u>3</u>	<u>—</u>	<u>1</u>	<u>—</u>	<u>4</u>	<u>3</u>	<u>3</u>	<u>2</u>	<u>7</u>	<u>1</u>	<u>2</u>	<u>30</u>
W101WFR	<u>6</u>	<u>3</u>	<u>4</u>	<u>—</u>	<u>2</u>	<u>—</u>	<u>2</u>	<u>5</u>	<u>2</u>	<u>2</u>	<u>13</u>	<u>2</u>	<u>2</u>	<u>43</u>
W101WPR	<u>4</u>	<u>2</u>	<u>4</u>	<u>—</u>	<u>2</u>	<u>—</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>2</u>	<u>11</u>	<u>2</u>	<u>3</u>	<u>39</u>
<b>Eastern Section</b>														
E1	<u>—</u>	<u>2</u>	<u>—</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>8</u>	<u>4</u>	<u>—</u>	<u>—</u>	<u>1</u>	<u>—</u>	<u>19</u>

Source: MAG 2012 Business Database

Note: This table includes businesses within 300 feet of the action alternatives but outside of each respective action alternative's right-of-way.

<sup>a</sup> not applicable

#### Western Section

##### W59 Alternative

Page 3-10, paragraph 1:

- Sixty-two businesses would be within 300 feet of the proposed W59 Alternative.

##### W71 Alternative

Page 3-11, paragraph 1:

- Twenty-six businesses would be within 300 feet of the proposed W71 Alternative.

### **W101 Alternative and Options**

Page 3-11, paragraph 2:

- Between 28 and 43 businesses would be within 300 feet of the proposed W101 Alternative and Options.

Eastern Section

Page 3-11, paragraph 3:

- Nineteen businesses would be within 300 feet of the E1 Alternative.

### ***Mitigation***

Page 3-11, paragraph 5:

- The following describes potential mitigation measures for ADOT to consider as future commitments to be implemented as part of the project to avoid, reduce, or otherwise mitigate environmental impacts associated with the project. The discussion of these measures in this report does not obligate ADOT to these specific measures. ADOT, along with FHWA, may choose to modify, delete, or add measures to mitigate impacts. Final obligation of mitigation measures would be made in the record of decision.

Page 3-11, paragraph 6:

- Relocation resources would be available to all residential and business relocatees, without discrimination. All replacement housing would be decent, safe, and sanitary. Replacement housing is available in the general area; however, “last resort housing” would be provided if it were found that sufficient, comparable housing were not available within regulatory thresholds of the monetary limits of owners and tenants.

Page 3-12, paragraph 2:

- All acquisitions and relocations resulting from the proposed freeway would comply with Title VI of the Civil Rights Act of 1964 and with 49 C.F.R. § 24.
- The Rental Supplement is based on a calculation between the current rental plus utilities and the determined available comparable rental unit plus utilities times 42 months. This payment would be made available to assist with the difference in rent if the cost of replacement housing were to exceed the rental cost at that time.
- In the final determination of potential relocation impacts during the acquisition process, ADOT would provide, where possible, alternative access to properties that would lose access to the local road network. In the event that alternative access could not be provided, ADOT would compensate affected property owners in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (49 C.F.R. § 24).
- Prior to the ROD, ADOT would consider protective and hardship acquisition on a case-by-case basis in accordance with criteria outlined in the ADOT *Right-of-Way Procedures Manual* (20011).
- ADOT would coordinate with the local jurisdictions, MAG, and Valley Metro to identify opportunities to use excess R/W, whenever possible, for future park-and-ride lots and related

public facilities. Costs associated with building these facilities would be the responsibility of the City of Phoenix, MAG, and/or Valley Metro.

#### 4. Local Concerns Regarding Economic Impacts

No changes.

#### 5. Fiscal Impacts on Local Governments

##### ***Tax Revenue Impacts on the Cities of Phoenix, Tolleson, and Avondale: Current Land Use***

Page 5-1, Table 5:

**Table 5. Current Land Uses within the Proposed Action Alternatives (acres)**

Action Alternative/ Option	Agricultural	Commercial	Industrial	Public/Quasi-public	Residential Single-family	Residential Multifamily	Open Space	Transportation	Undeveloped	Total
<b>Phoenix</b>										
<b><i>Western Section</i></b>										
W59	<u>546</u>	8	<u>158</u>	1	<u>44</u>	20	40	1	118	<u>936</u>
W71	<u>488</u>	0	<u>209</u>	<u>5</u>	<u>295</u>	<u>0</u>	<u>22</u>	1	<u>41</u>	<u>1,061</u>
W101EFR	<u>617</u>	<u>4</u>	<u>43</u>	<u>3</u>	<u>247</u>	— <sup>a</sup>	<u>22</u>	<u>1</u>	<u>101</u>	<u>1,038</u>
W101EPR	<u>619</u>	<u>1</u>	<u>43</u>	<u>3</u>	<u>247</u>	—	<u>22</u>	<u>7</u>	<u>101</u>	<u>1,043</u>
W101CFR	<u>667</u>	<u>4</u>	<u>43</u>	<u>3</u>	<u>228</u>	—	<u>22</u>	<u>1</u>	<u>55</u>	<u>1,023</u>
W101CPR	<u>669</u>	<u>1</u>	<u>43</u>	<u>3</u>	<u>228</u>	—	<u>22</u>	<u>7</u>	<u>55</u>	<u>1,028</u>
W101WFR	<u>753</u>	<u>26</u>	<u>43</u>	<u>3</u>	<u>182</u>	—	22	<u>1</u>	<u>54</u>	<u>1,084</u>
W101WPR	<u>755</u>	<u>23</u>	<u>43</u>	<u>3</u>	<u>182</u>	—	<u>22</u>	<u>7</u>	<u>54</u>	<u>1,089</u>
<b><i>Eastern Section</i></b>										
E1	<u>162</u>	1	10	<u>112</u>	<u>12</u>	—	<u>100</u>	<u>38</u>	<u>442</u>	<u>877</u>
<b>Tolleson</b>										
<b><i>Western Section</i></b>										
W59	—	—	—	—	—	—	—	—	—	—
W71	—	—	—	—	—	—	—	—	—	—
W101EFR	<u>57</u>	<u>16</u>	<u>111</u>	<u>5</u>	—	—	—	<u>26</u>	<u>32</u>	<u>247</u>
W101EPR	<u>65</u>	<u>8</u>	<u>123</u>	<u>5</u>	—	<u>1</u>	—	<u>28</u>	<u>34</u>	<u>264</u>
W101CFR	<u>57</u>	<u>16</u>	<u>111</u>	<u>5</u>	—	—	—	<u>26</u>	<u>32</u>	<u>247</u>
W101CPR	<u>65</u>	<u>8</u>	<u>123</u>	<u>5</u>	—	<u>1</u>	—	<u>28</u>	<u>34</u>	<u>264</u>
W101WFR	<u>44</u>	<u>16</u>	<u>117</u>	<u>5</u>	—	—	—	<u>26</u>	—	<u>208</u>
W101WPR	<u>52</u>	<u>8</u>	<u>129</u>	<u>5</u>	—	<u>1</u>	—	<u>28</u>	<u>2</u>	<u>225</u>
(continued next page)										



**Table 5. Current Land Uses within the Proposed Action Alternatives (acres)**

Action Alternative/Option	Agricultural	Commercial	Industrial	Public/Quasi-public	Residential Single-family	Residential Multifamily	Open Space	Transportation	Undeveloped	Total
<b>Avondale</b>										
<i>Western Section</i>										
W59	—	—	—	—	—	—	—	—	—	—
W71	—	—	—	—	—	—	—	—	—	—
W101EFR	—	<u>5</u>	—	—	—	—	—	<u>9</u>	—	<u>14</u>
W101EPR	—	—	—	—	—	—	—	—	—	—
W101CFR	—	<u>5</u>	—	—	—	—	—	<u>9</u>	—	<u>14</u>
W101CPR	—	—	—	—	—	—	—	—	—	—
W101WFR	—	<u>5</u>	—	—	—	—	—	<u>19</u>	—	<u>24</u>
W101WPR	—	—	—	—	—	—	—	—	—	—

Sources: HDR Engineering, Inc., analysis; aerial photography (2009, 2012)

<sup>a</sup> not applicable

Page 5-3, Table 6:

**Table 6. Current Taxable Land Uses within the Proposed Action Alternatives (acres)**

Action Alternative/Option	Agricultural	Commercial	Industrial	Residential Single-family	Residential Multifamily	Vacant	Total
<b>Phoenix</b>							
<i>Western Section</i>							
W59	<u>546</u>	8	<u>158</u>	<u>44</u>	20	118	<u>894</u>
W71	<u>488</u>	— <sup>a</sup>	<u>209</u>	<u>295</u>	—	<u>41</u>	<u>1,033</u>
W101EFR	<u>617</u>	4	<u>43</u>	<u>247</u>	—	<u>101</u>	<u>1,012</u>
W101EPR	<u>619</u>	<u>1</u>	<u>43</u>	<u>247</u>	—	<u>101</u>	<u>1,011</u>
W101CFR	<u>667</u>	4	<u>43</u>	<u>228</u>	—	<u>55</u>	<u>997</u>
W101CPR	<u>669</u>	<u>1</u>	<u>43</u>	<u>228</u>	—	<u>55</u>	<u>996</u>
W101WFR	<u>753</u>	<u>26</u>	<u>43</u>	<u>182</u>	—	<u>54</u>	<u>1,058</u>
W101WPR	<u>755</u>	<u>23</u>	<u>43</u>	<u>182</u>	—	<u>54</u>	<u>1,057</u>
<i>Eastern Section</i>							
E1	<u>162</u>	1	10	<u>100</u>	—	<u>442</u>	<u>715</u>

**Table 6. Current Taxable Land Uses within the Proposed Action Alternatives (acres)**

Action Alternative/Option	Agricultural	Commercial	Industrial	Residential Single-family	Residential Multifamily	Vacant	Total
<b>Tolleson</b>							
<i>Western Section</i>							
W59	—	—	—	—	—	—	—
W71	—	—	—	—	—	—	—
W101EFR	<u>57</u>	<u>16</u>	<u>111</u>	—	—	<u>32</u>	<u>216</u>
W101EPR	<u>65</u>	<u>8</u>	<u>123</u>	—	<u>1</u>	<u>34</u>	<u>231</u>
W101CFR	<u>57</u>	<u>16</u>	<u>111</u>	—	—	<u>32</u>	<u>216</u>
W101CPR	<u>65</u>	<u>8</u>	<u>123</u>	—	<u>1</u>	<u>34</u>	<u>231</u>
W101WFR	<u>44</u>	<u>16</u>	<u>117</u>	—	—	—	<u>177</u>
W101WPR	<u>52</u>	<u>8</u>	<u>129</u>	—	<u>1</u>	<u>2</u>	<u>192</u>
<b>Avondale</b>							
<i>Western Section</i>							
W59	—	—	—	—	—	—	—
W71	—	—	—	—	—	—	—
W101EFR	—	<u>5</u>	—	—	—	—	<u>5</u>
W101EPR	—	—	—	—	—	—	—
W101CFR	—	<u>5</u>	—	—	—	—	<u>5</u>
W101CPR	—	—	—	—	—	—	—
W101WFR	—	<u>5</u>	—	—	—	—	<u>5</u>
W101WPR	—	—	—	—	—	—	—

<sup>a</sup> not applicable

## Fiscal Impact Economic Assumptions

## Page 5-4, paragraph 6:

- The assessment ratio for each property type was updated with 2013 ratios, as shown in Table 7.

## Page 5-4, paragraph 7:

- The tax levy applied to calculate property tax impacts was updated with the 2013 levy and broken into the primary and secondary levies.

Page 5-5, Table 7:

**Table 7. Land Valuation Assumptions Used for Estimating Property Tax Impacts**

Assumptions	Land Use					
	Agricultural	Commercial	Industrial	Residential Single-family	Residential Multifamily	Vacant
<b>Market value</b>						
Full cash value for tax purposes (\$/acre)	<u>\$703</u>	<u>\$392,901</u>	<u>\$366,400</u>	<u>\$118,100</u>	<u>\$71,700</u>	<u>\$15,770</u>
Limited cash value (\$/acre)	<u>\$606</u>	<u>\$324,138</u>	<u>\$274,039</u>	<u>\$107,051</u>	<u>\$64,992</u>	<u>\$13,065</u>
Assessment ratio	0.16	0.20	0.20	0.10	0.10	0.16
Limited cash assessment for primary tax levies	<u>\$96.94</u>	<u>\$64,828</u>	<u>\$54,808</u>	<u>\$10,705</u>	<u>\$6,499</u>	<u>\$2,090</u>
Full cash assessment for secondary tax levies	<u>\$112.48</u>	<u>\$78,580</u>	<u>\$73,280</u>	<u>\$11,810</u>	<u>\$7,170</u>	<u>\$2,523</u>
<b>Primary tax levy</b>						
Phoenix	<u>11.15</u>	<u>11.15</u>	<u>11.15</u>	<u>11.15</u>	<u>11.15</u>	<u>11.15</u>
Avondale	<u>10.47</u>	<u>10.47</u>	<u>10.47</u>	<u>10.47</u>	<u>10.47</u>	<u>10.47</u>
Tolleson	<u>11.47</u>	<u>11.47</u>	<u>11.47</u>	<u>11.47</u>	<u>11.47</u>	<u>11.47</u>
<b>Secondary tax levy</b>						
Phoenix	<u>6.98</u>	<u>6.98</u>	<u>6.98</u>	<u>6.98</u>	<u>6.98</u>	<u>6.98</u>
Avondale	<u>7.65</u>	<u>7.65</u>	<u>7.65</u>	<u>7.65</u>	<u>7.65</u>	<u>7.65</u>
Tolleson	<u>8.61</u>	<u>8.61</u>	<u>8.61</u>	<u>8.61</u>	<u>8.61</u>	<u>8.61</u>
<b>Primary taxes (\$/acre)</b>						
Phoenix	<u>11</u>	<u>7,230</u>	<u>6,113</u>	<u>1,194</u>	<u>725</u>	<u>233</u>
Avondale	<u>10</u>	<u>6,791</u>	<u>5,741</u>	<u>1,121</u>	<u>681</u>	<u>219</u>
Tolleson	<u>11</u>	<u>7,434</u>	<u>6,285</u>	<u>1,228</u>	<u>745</u>	<u>240</u>
(continued on next page)						

**Table 7. Land Valuation Assumptions Used for Estimating Property Tax Impacts (continued)**

Assumptions	Land Use					
	Agricultural	Commercial	Industrial	Residential Single-family	Residential Multifamily	Vacant
<b>Secondary taxes (\$/acre)</b>						
Phoenix	<u>8</u>	<u>5,487</u>	<u>5,117</u>	<u>825</u>	<u>501</u>	<u>176</u>
Avondale	<u>9</u>	<u>6,009</u>	<u>5,604</u>	<u>903</u>	<u>548</u>	<u>193</u>
Tolleson	<u>10</u>	<u>6,765</u>	<u>6,309</u>	<u>1,017</u>	<u>617</u>	<u>217</u>
<b>Total real and personal property taxes (\$/acre)</b>						
Phoenix	<u>19</u>	<u>12,717</u>	<u>11,230</u>	<u>2,019</u>	<u>1,225</u>	<u>409</u>
Avondale	<u>19</u>	<u>12,799</u>	<u>11,345</u>	<u>2,024</u>	<u>1,229</u>	<u>412</u>
Tolleson	<u>21</u>	<u>14,199</u>	<u>12,594</u>	<u>2,244</u>	<u>1,363</u>	<u>457</u>
<b>Phoenix</b>						
% of tax revenues from primary taxes	<u>58</u>	<u>57</u>	<u>54</u>	<u>59</u>	<u>59</u>	<u>57</u>
% of tax revenues from secondary taxes	<u>42</u>	<u>43</u>	<u>46</u>	<u>41</u>	<u>41</u>	<u>43</u>
<b>Avondale</b>						
% of tax revenues from primary taxes	<u>54</u>	<u>53</u>	<u>51</u>	<u>55</u>	<u>55</u>	<u>53</u>
% of tax revenues from secondary taxes	<u>46</u>	<u>47</u>	<u>49</u>	<u>45</u>	<u>45</u>	<u>47</u>
<b>Tolleson</b>						
% of tax revenues from primary taxes	<u>53</u>	<u>52</u>	<u>50</u>	<u>55</u>	<u>55</u>	<u>52</u>
% of tax revenues from secondary taxes	<u>47</u>	<u>48</u>	<u>50</u>	<u>45</u>	<u>45</u>	<u>48</u>

Page 5-7, Table 8:

**Table 8. Tax Rates and Levies**

<b>Tax Rate and Levy</b>	<b>Phoenix Primary</b>	<b>% of Total</b>	<b>Phoenix Secondary</b>	<b>Avondale Primary</b>	<b>% of Total</b>	<b>Avondale Secondary</b>	<b>Tolleson Primary</b>	<b>% of Total</b>	<b>Tolleson Secondary</b>	<b>% of Total</b>
Maricopa County	<u>1.2807</u>	11	0.0000	<u>0</u>	<u>1.2807</u>	<u>12</u>	<u>0.0000</u>	0	<u>1.2807</u>	11
Community colleges	<u>1.2896</u>	12	<u>0.2444</u>	<u>3</u>	<u>1.2896</u>	<u>12</u>	<u>0.2444</u>	3	<u>1.2896</u>	11
Other: flood control, water conservation, fire districts, library	<u>0.5123</u>	5	<u>0.529</u>	<u>8</u>	<u>0.5123</u>	<u>5</u>	<u>0.5290</u>	7	<u>0.5123</u>	4
City	<u>1.4664</u>	13	<u>0.3536</u>	<u>5</u>	<u>0.7884</u>	<u>8</u>	<u>1.0176</u>	13	<u>1.7811</u>	16
School District (W59 – Phoenix; W71 – Tolleson; W101 – Tolleson)	<u>3.6615</u>	33	<u>1.1547</u>	<u>17</u>	<u>3.6615</u>	<u>35</u>	<u>1.1547</u>	15	<u>3.6615</u>	32
Elementary School District (W59 – Laveen #59; W71 – Fowler #45; W101 – Union #62)	<u>2.9423</u>	26	<u>4.701</u>	<u>67</u>	<u>2.9423</u>	<u>28</u>	<u>4.7010</u>	62	<u>2.9423</u>	26
<b>Total tax levies</b>	<u>11.1528</u>	—	<u>6.9827</u>	—	<u>10.4748</u>	—	<u>7.6467</u>	—	<u>11.4675</u>	—

Property Taxes, Current Land Uses

Page 5-8, Table 9:

**Table 9. Reductions in Local Annual Property Tax Revenues Resulting from Right-of-way Acquisition, Current Land Uses (in \$), by Action Alternative**

Action Alternative/ Option	Land Use						Total
	Agricultural	Commercial	Industrial	Residential Single-family	Residential Multifamily	Vacant	
Phoenix							
Western Section							
W59	<u>\$10,200</u>	<u>\$100,900</u>	<u>\$1768700</u>	<u>\$89,000</u>	<u>\$24,800</u>	<u>\$48,100</u>	<u>\$2,041,700</u>
W71	<u>9,000</u>	<u>—<sup>a</sup></u>	<u>2,348,500</u>	<u>594,700</u>	<u>—</u>	<u>16,700</u>	<u>2,968,900</u>
W101EFR	<u>11,500</u>	<u>51,200</u>	<u>479,300</u>	<u>497,900</u>	<u>—</u>	<u>41,300</u>	<u>1,081,200</u>
W101EPR	<u>11,600</u>	<u>8,700</u>	<u>479,300</u>	<u>497,900</u>	<u>—</u>	<u>41,300</u>	<u>1,038,800</u>
W101CFR	<u>12,400</u>	<u>51,200</u>	<u>483,200</u>	<u>460,300</u>	<u>—</u>	<u>22,400</u>	<u>1,029,500</u>
W101CPR	<u>12,500</u>	<u>8,700</u>	<u>483,200</u>	<u>460,300</u>	<u>—</u>	<u>22,400</u>	<u>987,100</u>
W101WFR	<u>14,100</u>	<u>328,800</u>	<u>483,600</u>	<u>367,000</u>	<u>—</u>	<u>22,300</u>	<u>1,215,800</u>
W101WPR	<u>14,100</u>	<u>286,300</u>	<u>483,600</u>	<u>367,000</u>	<u>—</u>	<u>22,300</u>	<u>1,173,300</u>
Eastern Section							
E1	<u>3,000</u>	<u>10,600</u>	<u>114,100</u>	<u>202,600</u>	<u>—</u>	<u>180,900</u>	<u>511,200</u>
Tolleson							
Western Section							
W59	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
W71	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
W101EFR	<u>1,000</u>	<u>205,700</u>	<u>1,245,800</u>	<u>400</u>	<u>—</u>	<u>13,000</u>	<u>1,465,900</u>
W101EPR	<u>1,200</u>	<u>99,000</u>	<u>1,376,200</u>	<u>400</u>	<u>700</u>	<u>13,800</u>	<u>1,491,300</u>
W101CFR	<u>1,000</u>	<u>205,700</u>	<u>1,245,800</u>	<u>400</u>	<u>—</u>	<u>13,000</u>	<u>1,465,900</u>
W101CPR	<u>1,200</u>	<u>99,000</u>	<u>1,376,200</u>	<u>400</u>	<u>700</u>	<u>13,800</u>	<u>1,491,300</u>
W101WFR	<u>800</u>	<u>205,700</u>	<u>1,318,100</u>	<u>400</u>	<u>—</u>	<u>—</u>	<u>1,525,000</u>
W101WPR	<u>1,000</u>	<u>99,000</u>	<u>1,448,500</u>	<u>400</u>	<u>700</u>	<u>700</u>	<u>1,550,300</u>
(continued on next page)							

**Table 9. Reductions in Local Annual Property Tax Revenues Resulting from Right-of-way Acquisition, Current Land Uses (in \$), by Action Alternative (continued)**

Action Alternative/ Option	Land Use						Total
	Agricultural	Commercial	Industrial	Residential Single-family	Residential Multifamily	Vacant	
Avondale							
Western Section							
W59	—	—	—	—	—	—	—
W71	—	—	—	—	—	—	—
W101EFR	—	65,400	—	—	—	—	65,400
W101EPR	—	—	—	—	—	—	—
W101CFR	—	65,400	—	—	—	—	65,400
W101CPR	—	—	—	—	—	—	—
W101WFR	—	65,400	—	—	—	—	65,400
W101WPR	—	—	—	—	—	—	—

<sup>a</sup> not applicable

Page 5-9, Table 10:

**Table 10. Reductions in Primary and Secondary Tax Revenues for Phoenix Resulting from Right-of-way Acquisition, Current Land Uses (in \$), by Action Alternative**

Action Alternative/ Option	Maricopa County	Community Colleges	Other	City	School District	Elementary School	Local Annual Property Tax Revenues
<b>Primary Property Tax Revenue Reductions</b>							
<i>Western Section</i>							
W59	<u>\$135,800</u>	<u>\$136,700</u>	<u>\$54,300</u>	<u>\$155,500</u>	<u>\$388,200</u>	<u>\$312,000</u>	<u>\$1,182,500</u>
W71	<u>197,500</u>	<u>198,900</u>	<u>79,000</u>	<u>226,100</u>	<u>564,600</u>	<u>453,700</u>	<u>1,719,800</u>
W101EFR	<u>71,900</u>	<u>72,400</u>	<u>28,800</u>	<u>82,300</u>	<u>205,600</u>	<u>165,200</u>	<u>626,200</u>
W101EPR	<u>69,100</u>	<u>69,600</u>	<u>27,600</u>	<u>79,100</u>	<u>197,500</u>	<u>158,700</u>	<u>601,600</u>
W101CFR	<u>68,500</u>	<u>69,000</u>	<u>27,400</u>	<u>78,400</u>	<u>195,800</u>	<u>157,300</u>	<u>596,400</u>
W101CPR	<u>65,700</u>	<u>66,100</u>	<u>26,300</u>	<u>75,200</u>	<u>187,700</u>	<u>150,800</u>	<u>571,800</u>
W101WFR	<u>80,900</u>	<u>81,400</u>	<u>32,300</u>	<u>92,600</u>	<u>231,200</u>	<u>185,800</u>	<u>704,200</u>
W101WPR	<u>78,000</u>	<u>78,600</u>	<u>31,200</u>	<u>89,400</u>	<u>223,100</u>	<u>179,300</u>	<u>679,600</u>
<i>Eastern Section</i>							
E1	<u>34,000</u>	<u>34,200</u>	<u>13,600</u>	<u>38,900</u>	<u>97,200</u>	<u>78,100</u>	<u>296,000</u>

(continued on next page)

**Table 10. Reductions in Primary and Secondary Tax Revenues for Phoenix Resulting from Right-of-way Acquisition, Current Land Uses (in \$), by Action Alternative (continued)**

Action Alternative/ Option	Maricopa County	Community Colleges	Other	City	School District	Elementary School	Local Annual Property Tax Revenues
<b>Secondary Property Tax Revenue Reductions</b>							
<i>Western Section</i>							
W59	— <sup>a</sup>	<u>30,100</u>	<u>65,100</u>	<u>43,500</u>	<u>142,100</u>	<u>578,400</u>	<u>859,200</u>
W71	—	<u>43,700</u>	<u>94,600</u>	<u>63,300</u>	<u>206,600</u>	<u>841,100</u>	<u>1,249,300</u>
W101EFR	—	<u>15,900</u>	<u>34,500</u>	<u>23,000</u>	<u>75,200</u>	<u>306,300</u>	<u>454,900</u>
W101EPR	—	<u>15,300</u>	<u>33,100</u>	<u>22,100</u>	<u>72,300</u>	<u>294,300</u>	<u>437,100</u>
W101CFR	—	<u>15,200</u>	<u>32,800</u>	<u>21,900</u>	<u>71,600</u>	<u>291,600</u>	<u>433,100</u>
W101CPR	—	<u>14,500</u>	<u>31,500</u>	<u>21,000</u>	<u>68,700</u>	<u>279,600</u>	<u>415,300</u>
W101WFR	—	<u>17,900</u>	<u>38,800</u>	<u>25,900</u>	<u>84,600</u>	<u>344,400</u>	<u>511,600</u>
W101WPR	—	<u>17,300</u>	<u>37,400</u>	<u>25,000</u>	<u>81,600</u>	<u>332,400</u>	<u>493,700</u>
<i>Eastern Section</i>							
E1	—	<u>7,500</u>	<u>16,300</u>	<u>10,900</u>	<u>35,600</u>	<u>144,900</u>	<u>215,200</u>

<sup>a</sup> not applicable

Page 5-10, Table 11:

**Table 11. Reductions in Primary and Secondary Tax Revenues for Avondale Resulting from Right-of-way Acquisition, Current Land Uses (in \$), by Action Alternative**

Action Alternative/ Option	Maricopa County	Community Colleges	Other	City	School District	Elementary School	Local Annual Property Tax Revenues
<b>Primary Property Tax Revenue Reductions</b>							
W101EFR	<u>\$4,300</u>	<u>\$4,400</u>	<u>\$1,700</u>	<u>\$2,700</u>	<u>\$12,400</u>	<u>\$9,900</u>	<u>\$35,400</u>
W101EPR	— <sup>a</sup>	—	—	—	—	—	—
W101CFR	<u>4,300</u>	<u>4,400</u>	<u>1,700</u>	<u>2,700</u>	<u>12,400</u>	<u>9,900</u>	<u>35,400</u>
W101CPR	—	—	—	—	—	—	—
W101WFR	<u>4,300</u>	<u>4,400</u>	<u>1,700</u>	<u>2,700</u>	<u>12,400</u>	<u>9,900</u>	<u>35,400</u>
W101WPR	—	—	—	—	—	—	—

(continued on next page)



**Table 11. Reductions in Primary and Secondary Tax Revenues for Avondale Resulting from Right-of-Way Acquisition, Current Land Uses (in \$), by Action Alternative (continued)**

Action Alternative/ Option	Maricopa County	Community Colleges	Other	City	School District	Elementary School	Local Annual Property Tax Revenues
<b>Secondary Property Tax Revenue Reductions</b>							
W101EFR	—	<u>1,000</u>	<u>2,100</u>	<u>4,000</u>	<u>4,500</u>	<u>18,400</u>	<u>30,000</u>
W101EPR	—	—	—	—	—	—	—
W101CFR	—	<u>1,000</u>	<u>2,100</u>	<u>4,000</u>	<u>4,500</u>	<u>18,400</u>	<u>30,000</u>
W101CPR	—	—	—	—	—	—	—
W101WFR	—	<u>1,000</u>	<u>2,100</u>	<u>4,000</u>	<u>4,500</u>	<u>18,400</u>	<u>30,000</u>
W101WPR	—	—	—	—	—	—	—

*Note:* Avondale has no land that would be acquired under the W59, W71, or E1 Alternatives. Therefore, no right-of-way acquisition within this community would be involved in implementing any of these action alternatives.

<sup>a</sup> not applicable

Page 5-11, Table 12:

**Table 12. Reductions in Primary and Secondary Tax Revenues for Tolleson Resulting from Right-of-way Acquisition, Current Land Uses (in \$), by Action Alternative**

Action Alternative/ Option	Maricopa County	Community Colleges	Other	City	School District	Elementary School	Local Annual Property Tax Revenues
<b>Primary Property Tax Revenue Reductions</b>							
W101EFR	<u>\$87,500</u>	<u>88,100</u>	<u>\$35,000</u>	<u>\$121,700</u>	<u>\$250,200</u>	<u>\$201,000</u>	<u>\$783,500</u>
W101EPR	<u>89,000</u>	<u>89,600</u>	<u>35,600</u>	<u>123,800</u>	<u>254,500</u>	<u>204,500</u>	<u>797,000</u>
W101CFR	<u>87,500</u>	<u>88,100</u>	<u>35,000</u>	<u>121,700</u>	<u>250,200</u>	<u>201,000</u>	<u>783,500</u>
W101CPR	<u>89,000</u>	<u>89,600</u>	<u>35,600</u>	<u>123,800</u>	<u>254,500</u>	<u>204,500</u>	<u>797,000</u>
W101WFR	<u>91,000</u>	<u>91,700</u>	<u>36,400</u>	<u>126,600</u>	<u>260,200</u>	<u>209,100</u>	<u>815,000</u>
W101WPR	<u>92,500</u>	<u>93,200</u>	<u>37,000</u>	<u>128,700</u>	<u>264,600</u>	<u>212,600</u>	<u>828,600</u>
<b>Secondary Property Tax Revenue Reductions</b>							
W101EFR	— <sup>a</sup>	<u>19,400</u>	<u>41,900</u>	<u>157,000</u>	<u>91,500</u>	<u>372,700</u>	<u>682,500</u>
W101EPR	—	<u>19,700</u>	<u>42,700</u>	<u>159,700</u>	<u>93,100</u>	<u>379,100</u>	<u>694,300</u>
W101CFR	—	<u>19,400</u>	<u>41,900</u>	<u>157,000</u>	<u>91,500</u>	<u>372,700</u>	<u>682,500</u>
W101CPR	—	<u>19,700</u>	<u>42,700</u>	<u>159,700</u>	<u>93,100</u>	<u>379,100</u>	<u>694,300</u>
W101WFR	—	<u>20,200</u>	<u>43,600</u>	<u>163,300</u>	<u>95,200</u>	<u>387,700</u>	<u>710,000</u>
W101WPR	—	<u>20,500</u>	<u>44,400</u>	<u>166,000</u>	<u>96,800</u>	<u>394,100</u>	<u>721,800</u>

*Note:* Tolleson has no land that would be acquired under the W59, W71, or E1 Alternatives. Therefore, no right-of-way acquisition within this community would be involved in implementing any of these action alternatives.

<sup>a</sup> not applicable

Page 5-11, paragraph 1:

- It should be noted, however, that any impacts on property tax revenues from any of the action alternatives would account for approximately 1 percent of the overall primary and secondary property tax revenues accruing to the City of Phoenix (City of Phoenix 2013).

Page 5-12, paragraph 2:

- The City of Phoenix's reductions in annual property tax revenues, based on current land uses, are estimated to be \$511,200 for the E1 Alternative.

Page 5-12, paragraph 3:

- These impacts would range from about \$1.5 million to about \$1.6 million per year, depending on the option of the W101 Alternative considered.
- The impacts would account for approximately 25 percent of Tolleson's existing annual primary property tax revenues (City of Tolleson 2012), a substantial loss for this small community.

Page 5-12, paragraph 4:

- With full reconstruction, the property tax revenue impacts would account for less than 1 percent of Avondale's existing annual property tax revenues (City of Avondale 2013).

Sales Tax on Retail Sales, Current Land Uses

Page 5-13, paragraph 2:

- For Tolleson, the W101 Alternative and Options would result in substantial adverse annual impacts on retail sales tax revenues, ranging from about \$1.9 million to about \$2.4 million per year, depending on the option considered.
- That level of impact would account for about 17 to 21 percent of the City's existing total annual revenues from retail sales taxes, depending on the action alternative considered (City of Tolleson 2012).
- Adverse annual impacts on Avondale associated with the W101 Alternative and Options would be approximately \$322,000 per year.
- That level of impact would be less than 1 percent of the City's existing total annual revenue from retail sales taxes (City of Avondale 2013).

Page 5-14, Table 14:

**Table 14. Reductions in Annual Retail Sales Tax Revenues Resulting from Right-of-way Acquisition, Current Conditions (in \$), by Action Alternative**

Action Alternative/ Option	Land Use						Total
	Agricultural	Commercial	Industrial	Residential Single-family	Residential Multifamily	Vacant	
Phoenix							
Western Section							
W59	— <sup>a</sup>	\$397,400	\$1,488,800	—	—	—	\$1,886,200
W71	—	—	1,976,900	—	—	—	1,976,900
W101EFR	—	201,600	403,500	—	—	—	605,100
W101EPR	—	34,300	403,500	—	—	—	437,800
W101CFR	—	201,600	406,700	—	—	—	608,300
W101CPR	—	34,300	406,700	—	—	—	441,000
W101WFR	—	1,295,200	407,100	—	—	—	1,702,300
W101WPR	—	1,127,900	407,100	—	—	—	1,535,000
Eastern Section							
E1	—	41,600	96,100	—	—	—	137,700
Tolleson							
Western Section							
W59	—	—	—	—	—	—	—
W71	—	—	—	—	—	—	—
W101EFR	—	1,013,000	1,310,800	—	—	—	2,323,800
W101EPR	—	487,600	1,448,100	—	—	—	1,935,700
W101CFR	—	1,013,000	1,310,800	—	—	—	2,323,800
W101CPR	—	487,600	1,448,100	—	—	—	1,935,700
W101WFR	—	1,013,000	1,386,900	—	—	—	2,399,900
W101WPR	—	487,600	1,524,100	—	—	—	2,011,700
Avondale							
Western Section							
W59	—	—	—	—	—	—	—
W71	—	—	—	—	—	—	—
W101EFR	—	322,100	—	—	—	—	322,100
W101EPR	—	—	—	—	—	—	—
W101CFR	—	322,100	—	—	—	—	322,100
W101CPR	—	—	—	—	—	—	—
W101WFR	—	322,100	—	—	—	—	322,100
W101WPR	—	—	—	—	—	—	—

<sup>a</sup> not applicable

***Tax Revenue Impacts on the Cities of Phoenix, Tolleson, and Avondale: Future Land Uses***

Page 5-15, paragraph 1:

- Although the recent economic downturn has created a no- or slow-growth regional environment, historic and projected long-term growth rates invite the question of how tax revenue impacts might change under future land use conditions.

Property Tax Revenues, Future Land Uses

Page 5-18, Table 17:

**Table 17. Reductions in Local Annual Property Tax Revenues Resulting from Right-of-Way Acquisition, Future Land Use (in \$), by Action Alternative**

Action Alternative/ Option	Land Use								Total
	Agricultural	Commercial	Industrial	Mining	Residential Single-family	Residential Multifamily	Vacant	Desert	
Phoenix									
Western Section									
W59	— <sup>a</sup>	<u>\$1,254,600</u>	<u>\$3,227,700</u>	—	<u>\$1,262,200</u>	<u>\$19,000</u>	—	—	<u>\$5,763,500</u>
W71	—	<u>4,081,600</u>	<u>2,834,300</u>	—	<u>245,400</u>	<u>162,400</u>	—	—	<u>7,323,700</u>
W101EFR	—	<u>1,452,600</u>	<u>1,500,200</u>	—	<u>1,634,200</u>	<u>18,800</u>	—	—	<u>4,605,800</u>
W101EPR	—	<u>1,615,900</u>	<u>1,499,900</u>	—	<u>1,634,200</u>	<u>18,800</u>	—	—	<u>4,768,800</u>
W101CFR	—	<u>1,763,300</u>	<u>1,199,200</u>	—	<u>1,603,800</u>	<u>26,800</u>	—	—	<u>4,593,100</u>
W101CPR	—	<u>1,928,100</u>	<u>1,198,800</u>	—	<u>1,603,800</u>	<u>26,800</u>	—	—	<u>4,757,500</u>
W101WFR	—	<u>2,806,200</u>	<u>986,500</u>	—	<u>1,527,300</u>	<u>48,100</u>	—	—	<u>5,368,100</u>
W101WPR	—	<u>2,806,100</u>	<u>986,200</u>	—	<u>1,527,300</u>	<u>48,100</u>	—	—	<u>5,367,700</u>
Eastern Section									
E1	—	<u>823,800</u>	<u>121,500</u>	—	<u>719,700</u>	<u>23,500</u>	—	—	<u>1,688,500</u>
Tolleson									
Western Section									
W59	—	—	—	—	—	—	—	—	—
W71	—	—	—	—	—	—	—	—	—
W101EFR	—	<u>784,800</u>	<u>1,538,300</u>	—	<u>100,500</u>	—	—	—	<u>2,423,600</u>
W101EPR	—	<u>883,400</u>	<u>1,639,500</u>	—	<u>100,500</u>	—	—	—	<u>2,623,400</u>
W101CFR	—	<u>784,800</u>	<u>1,538,300</u>	—	<u>100,500</u>	—	—	—	<u>2,423,600</u>
W101CPR	—	<u>883,400</u>	<u>1,639,500</u>	—	<u>100,500</u>	—	—	—	<u>2,623,400</u>
W101WFR	—	<u>784,800</u>	<u>996,600</u>	—	<u>100,800</u>	—	—	—	<u>1,882,200</u>
W101WPR	—	<u>883,400</u>	<u>1,097,900</u>	—	<u>100,800</u>	—	—	—	<u>2,082,100</u>
(continued on next page)									

(continued on next page)

**Table 17. Reductions in Local Annual Property Tax Revenues Resulting from Right-of-way Acquisition, Future Land Use (in \$), by Action Alternative (continued)**

Action Alternative/ Option	Land Use								Total
	Agricultural	Commercial	Industrial	Mining	Residential Single-family	Residential Multifamily	Vacant	Desert	
Avondale									
Western Section									
W59	—	—	—	—	—	—	—	—	—
W71	—	—	—	—	—	—	—	—	—
W101EFR	—	<u>163,800</u>	—	—	—	—	—	—	<u>163,800</u>
W101EPR	—	—	—	—	—	—	—	—	—
W101CFR	—	<u>163,800</u>	—	—	—	—	—	—	<u>163,800</u>
W101CPR	—	—	—	—	—	—	—	—	—
W101WFR	—	<u>163,800</u>	—	—	—	—	—	—	<u>163,800</u>
W101WPR	—	—	—	—	—	—	—	—	—

<sup>a</sup> not applicable

Page 5-19, Table 18:

**Table 18. Reductions in Primary and Secondary Tax Revenues for Phoenix Resulting from Right-of-way Acquisition, Future Land Uses (in \$), by Action Alternative**

Action Alternative/ Option	Maricopa County	Community Colleges	Other	City	School District	Elementary School	Local Annual Property Tax Revenues
<b>Primary Property Tax Revenue Reductions</b>							
<i>Western Section</i>							
W59	<u>\$383,300</u>	<u>\$386,000</u>	<u>\$153,300</u>	<u>\$438,900</u>	<u>\$1,096,000</u>	<u>\$880,700</u>	<u>\$3,338,200</u>
W71	<u>487,100</u>	<u>490,500</u>	<u>194,900</u>	<u>557,800</u>	<u>1,392,700</u>	<u>1,119,100</u>	<u>4,242,100</u>
W101EFR	<u>306,400</u>	<u>308,500</u>	<u>122,500</u>	<u>350,800</u>	<u>875,800</u>	<u>703,800</u>	<u>2,667,800</u>
W101EPR	<u>317,200</u>	<u>319,400</u>	<u>126,900</u>	<u>363,200</u>	<u>906,800</u>	<u>728,700</u>	<u>2,762,200</u>
W101CFR	<u>305,500</u>	<u>307,600</u>	<u>122,200</u>	<u>349,800</u>	<u>873,400</u>	<u>701,900</u>	<u>2,660,400</u>
W101CPR	<u>316,400</u>	<u>318,600</u>	<u>126,600</u>	<u>362,300</u>	<u>904,700</u>	<u>727,000</u>	<u>2,755,600</u>
W101WFR	<u>357,100</u>	<u>359,500</u>	<u>142,800</u>	<u>408,800</u>	<u>1,020,800</u>	<u>820,300</u>	<u>3,109,300</u>
W101WPR	<u>363,000</u>	<u>365,500</u>	<u>145,200</u>	<u>415,600</u>	<u>1,037,800</u>	<u>834,000</u>	<u>3,161,100</u>
<i>Eastern Section</i>							
E1	<u>112,300</u>	<u>113,100</u>	<u>44,900</u>	<u>128,600</u>	<u>321,100</u>	<u>258,000</u>	<u>978,000</u>

(continued on next page)

**Table 18. Reductions in Primary and Secondary Tax Revenues for Phoenix Resulting from Right-of-way Acquisition, Future Land Uses (in \$), by Action Alternative (continued)**

Action Alternative/ Option	Maricopa County	Community Colleges	Other	City	School District	Elementary School	Local Annual Property Tax Revenues
<b>Secondary Property Tax Revenue Reductions</b>							
<i>Western Section</i>							
W59	— <sup>a</sup>	<u>\$84,900</u>	<u>\$183,700</u>	<u>\$122,800</u>	<u>\$401,000</u>	<u>\$1,632,700</u>	<u>\$2,425,100</u>
W71	—	<u>107,900</u>	<u>233,500</u>	<u>156,100</u>	<u>509,600</u>	<u>2,074,700</u>	<u>3,081,800</u>
W101EFR	—	<u>67,800</u>	<u>146,800</u>	<u>98,100</u>	<u>320,500</u>	<u>1,304,800</u>	<u>1,938,000</u>
W101EPR	—	<u>70,200</u>	<u>152,000</u>	<u>101,600</u>	<u>331,800</u>	<u>1,350,900</u>	<u>2,006,500</u>
W101CFR	—	<u>67,600</u>	<u>146,400</u>	<u>97,900</u>	<u>319,600</u>	<u>1,301,200</u>	<u>1,932,700</u>
W101CPR	—	<u>70,100</u>	<u>151,700</u>	<u>101,400</u>	<u>331,000</u>	<u>1,347,700</u>	<u>2,001,900</u>
W101WFR	—	<u>79,100</u>	<u>171,100</u>	<u>114,400</u>	<u>373,500</u>	<u>1,520,700</u>	<u>2,258,800</u>
W101WPR	—	<u>80,400</u>	<u>174,000</u>	<u>116,300</u>	<u>379,800</u>	<u>1,546,100</u>	<u>2,296,600</u>
<i>Eastern Section</i>							
E1	—	<u>24,900</u>	<u>53,800</u>	<u>36,000</u>	<u>117,500</u>	<u>478,300</u>	<u>710,500</u>
<sup>a</sup> not applicable							

Page 5-20, Table 19:

**Table 19. Reductions in Primary and Secondary Tax Revenues for Avondale Resulting from Right-of-way Acquisition, Future Land Uses (in \$), by Action Alternative**

Action Alternative/ Option	Maricopa County	Community Colleges	Other	City	School District	Elementary School	Local Annual Property Tax Revenues
<b>Primary Property Tax Revenue Reductions</b>							
W101EFR	<u>\$10,800</u>	<u>\$10,900</u>	<u>\$4,300</u>	<u>\$6,700</u>	<u>\$31,000</u>	<u>\$24,900</u>	<u>\$88,600</u>
W101EPR	— <sup>a</sup>	—	—	—	—	—	—
W101CFR	<u>10,800</u>	<u>10,900</u>	<u>4,300</u>	<u>6,700</u>	<u>31,000</u>	<u>24,900</u>	<u>88,600</u>
W101CPR	—	—	—	—	—	—	—
W101WFR	<u>10,800</u>	<u>10,900</u>	<u>4,300</u>	<u>6,700</u>	<u>31,000</u>	<u>24,900</u>	<u>88,600</u>
W101WPR	—	—	—	—	—	—	—
<b>Secondary Property Tax Revenue Reductions</b>							
W101EFR	—	<u>2,400</u>	<u>5,200</u>	<u>10,000</u>	<u>11,300</u>	<u>46,200</u>	<u>75,100</u>
W101EPR	—	—	—	—	—	—	—
W101CFR	—	<u>2,400</u>	<u>5,200</u>	<u>10,000</u>	<u>11,300</u>	<u>46,200</u>	<u>75,100</u>
W101CPR	—	—	—	—	—	—	—
W101WFR	—	<u>2,400</u>	<u>5,200</u>	<u>10,000</u>	<u>11,300</u>	<u>46,200</u>	<u>75,100</u>
W101WPR	—	—	—	—	—	—	—

*Note:* Avondale has no land uses that would be taxable and would be acquired under the W59, W71, or E1 Alternatives. Therefore, implementing any of these action alternatives would cause no loss of revenues within these communities.

<sup>a</sup> not applicable

Page 5-21, Table 20:

**Table 20. Reductions in Primary and Secondary Tax Revenues for Tolleson Resulting from Right-of-way Acquisition, Future Land Uses (in \$), by Action Alternative**

Action Alternative/Option	Maricopa County	Community Colleges	Other	City	School District	Elementary School	Local Annual Property Tax Revenues
<b>Primary Property Tax Revenue Reductions</b>							
W101EFR	<u>\$144,600</u>	<u>\$145,600</u>	<u>\$57,800</u>	<u>\$201,100</u>	<u>\$413,400</u>	<u>\$332,200</u>	<u>\$1,294,700</u>
W101EPR	<u>156,600</u>	<u>157,700</u>	<u>62,600</u>	<u>217,800</u>	<u>447,700</u>	<u>359,700</u>	<u>1,402,100</u>
W101CFR	<u>144,600</u>	<u>145,600</u>	<u>57,800</u>	<u>201,100</u>	<u>413,400</u>	<u>332,200</u>	<u>1,294,700</u>
W101CPR	<u>156,600</u>	<u>157,700</u>	<u>62,600</u>	<u>217,800</u>	<u>447,700</u>	<u>359,700</u>	<u>1,402,100</u>
W101WFR	<u>112,300</u>	<u>113,100</u>	<u>44,900</u>	<u>156,200</u>	<u>321,200</u>	<u>258,100</u>	<u>1,005,800</u>
W101WPR	<u>124,300</u>	<u>125,100</u>	<u>49,700</u>	<u>172,800</u>	<u>355,300</u>	<u>285,500</u>	<u>1,112,700</u>
<b>Secondary Property Tax Revenue Reductions</b>							
W101EFR	— <sup>a</sup>	<u>32,000</u>	<u>69,300</u>	<u>259,400</u>	<u>151,300</u>	<u>615,900</u>	<u>1,127,900</u>
W101EPR	—	<u>34,700</u>	<u>75,000</u>	<u>280,900</u>	<u>163,800</u>	<u>666,900</u>	<u>1,221,300</u>
W101CFR	—	<u>32,000</u>	<u>69,300</u>	<u>259,400</u>	<u>151,300</u>	<u>615,900</u>	<u>1,127,900</u>
W101CPR	—	<u>34,700</u>	<u>75,000</u>	<u>280,900</u>	<u>163,800</u>	<u>666,900</u>	<u>1,221,300</u>
W101WFR	—	<u>24,900</u>	<u>53,800</u>	<u>201,500</u>	<u>117,500</u>	<u>478,500</u>	<u>876,200</u>
W101WPR	—	<u>27,500</u>	<u>59,600</u>	<u>222,900</u>	<u>130,000</u>	<u>529,300</u>	<u>969,300</u>

*Note:* Tolleson has no land uses that would be taxable and would be acquired under the W59, W71, or E1 Alternatives. Therefore, implementing any of these action alternatives would cause no loss of revenues within this community.

<sup>a</sup> not applicable

Sales Tax on Retail Sales, Future Land Uses

Page 5-21, paragraph 2:

- For Tolleson, the increase in retail sales tax impact is striking for the W101 Alternative and Options. Impacts would change from approximately \$2 million per year to a range of approximately \$5 million to \$5.9 million.
- Similarly, for Avondale, estimated annual sales tax impacts would jump from the approximately \$322,000 under existing land uses to approximately \$376,000 under future conditions.



Page 5-22, Table 21:

**Table 21. Reductions in Annual Retail Sales Tax Revenues Resulting from Right-of-Way Acquisition, Future Land Use (in \$), by Action Alternative**

Action Alternative/ Option	Land Use								Total
	Agricultural	Commercial	Industrial	Mining	Residential Single-family	Residential Multifamily	Vacant	Desert	
Phoenix									
Western Section									
W59	— <sup>a</sup>	\$4,941,900	\$2,717,000	—	—	—	—	—	\$7,658,900
W71	—	16,077,800	2,385,800	—	—	—	—	—	18,463,600
W101EFR	—	5,722,100	1,262,800	—	—	—	—	—	6,984,900
W101EPR	—	6,365,100	1,262,500	—	—	—	—	—	7,627,600
W101CFR	—	6,946,000	1,009,400	—	—	—	—	—	7,955,400
W101CPR	—	7,595,000	1,009,100	—	—	—	—	—	8,604,100
W101WFR	—	11,053,900	830,400	—	—	—	—	—	11,884,300
W101WPR	—	11,407,900	830,100	—	—	—	—	—	12,238,000
Eastern Section									
E1	—	3,244,900	102,300	—	—	—	—	—	3,347,200
Tolleson									
Western Section									
W59	—	—	—	—	—	—	—	—	—
W71	—	—	—	—	—	—	—	—	—
W101EFR	—	3,860,500	1,618,600	—	—	—	—	—	5,479,100
W101EPR	—	4,349,500	1,725,100	—	—	—	—	—	6,074,600
W101CFR	—	3,860,500	1,618,600	—	—	—	—	—	5,479,100
W101CPR	—	4,349,500	1,725,100	—	—	—	—	—	6,074,600
W101WFR	—	3,864,200	1,048,600	—	—	—	—	—	4,912,800
W101WPR	—	4,349,500	1,155,200	—	—	—	—	—	5,504,700
Avondale									
Western Section									
W59	—	—	—	—	—	—	—	—	—
W71	—	—	—	—	—	—	—	—	—
W101EFR	—	806,500	—	—	—	—	—	—	806,500
W101EPR	—	—	—	—	—	—	—	—	—
W101CFR	—	806,500	—	—	—	—	—	—	806,500
W101CPR	—	—	—	—	—	—	—	—	—
W101WFR	—	806,500	—	—	—	—	—	—	806,500
W101WPR	—	—	—	—	—	—	—	—	—

<sup>a</sup> not applicable

**Combined Property and Sales Tax Impacts on Phoenix, Avondale, and Tolleson, Current and Future Conditions**

Page 5-24, Table 22:

**Table 22. Estimates of Phoenix's Total Tax Revenue Impacts**

Action Alternative/ Option	Current Land Use Conditions	Future Land Use Conditions
<b>Property and Sales Tax Revenue Reductions Combined, \$/year</b>		
<i>Western Section</i>		
W59	<u>\$3,927,900</u>	<u>\$13,422,300</u>
W71	<u>4,945,900</u>	<u>25,787,200</u>
W101EFR	<u>1,686,400</u>	<u>12,396,400</u>
W101EPR	<u>1,476,700</u>	<u>11,590,800</u>
W101CFR	<u>1,637,900</u>	<u>12,548,500</u>
W101CPR	<u>1,428,100</u>	<u>13,361,700</u>
W101WFR	<u>2,918,100</u>	<u>17,252,400</u>
W101WPR	<u>2,708,400</u>	<u>17,695,700</u>
<i>Eastern Section</i>		
E1	<u>649,000</u>	<u>5,035,600</u>

Page 5-24, Table 23:

**Table 23. Estimates of Tolleson and Avondale's Total Tax Revenue Impacts**

Action Alternative/ Option	City of Tolleson		City of Avondale	
	Current Land Use Conditions	Future Land Use Conditions	Current Land Use Conditions	Future Land Use Conditions
<b>Property and Sales Tax Revenue Reductions Combined, \$/year</b>				
<i>Western Section</i>				
W59	— <sup>a</sup>	—	—	—
W71	—	—	—	—
W101EFR	<u>\$3,888,900</u>	<u>\$7,901,900</u>	<u>\$387,600</u>	<u>\$970,300</u>
W101EPR	<u>4,114,800</u>	<u>8,698,100</u>	—	—
W101CFR	<u>3,888,900</u>	<u>7,901,900</u>	<u>387,600</u>	<u>970,300</u>
W101CPR	<u>4,114,800</u>	<u>8,698,100</u>	—	—
W101WFR	<u>3,407,300</u>	<u>6,975,100</u>	<u>387,600</u>	<u>970,300</u>
W101WPR	<u>3,632,500</u>	<u>7,586,800</u>	—	—

<sup>a</sup> not applicable

## 6. Impacts on the Traveling Public

Page 6-1, paragraph 1:

- The projected time savings, valuable to the traveling public, are estimated to be approximately \$18.78 per hour.

Page 6-1, paragraph 2:

- In 2035, travel time savings for the action alternatives would be approximately 13 million hours annually.

Value of Personal Travel

Page 6-1, paragraph 7:

- Based on the U.S. Census American Community Survey (U.S. Census Bureau 2012), the median household income of Maricopa County, Arizona, in 2012 was \$54,385.
- Personal earnings per hour are assumed to be the same for both local and intercity travel and are estimated to be \$27.57 per person-hour.

Page 6-2, paragraph 1:

- Multiplying \$27.57 by 0.50 yields about \$13.79 per person-hour.
- In Maricopa County, the value of personal intercity travel is \$19.30 per person-hour.

Value of Business Travel

Page 6-2, paragraph 3:

- The most recent per hour data were collected from the second quarter 2013.
- The value obtained for this study, \$27.78 per person-hour, was used for both local and intercity travel.

Page 6-2, paragraph 4:

- For this study the value of \$27.78 per person-hour is used for the business value of travel time for both local and intercity travel.

Value of Truck Travel

Page 6-2, paragraph 5:

- The most recent total employer cost per hour value was published for second quarter 2013.
- This value, \$24.59 per person-hour, is assumed to be equal to earnings per hour of truck drivers.

Page 6-3, Table 24:

**Table 24. Estimate of the Value of Motorists' Time in Dollars Per Hour**

Share of Person-hours in Traffic <sup>a</sup> (percentage)		Travel Distribution (percentage <sup>b</sup> )		Total Hours		Valuation of Travel Time (percentage)		Local Earnings (\$/hour)		Value of Travel Time		Weighted Average Value of Travel Time, by Type
		Personal	Business	Personal <sup>c</sup>	Business <sup>d</sup>	Personal <sup>e</sup>	Business	Personal <sup>f</sup>	Business <sup>g</sup>	Personal	Business	
Local travel	35	94.4	5.6	0.33	0.02	50	100	<u>\$27.57</u>	<u>\$27.78</u>	<u>\$13.79</u>	<u>\$27.78</u>	<u>\$14.57<sup>h</sup></u>
Intercity travel	55	86.9	13.1	0.48	0.07	70	100	<u>Hour rate</u>	<u>\$27.78</u>	<u>\$19.30</u>	<u>\$27.78</u>	<u>\$20.41</u>
Truck travel <sup>i</sup>	10		100		0.10		100	—	<u>\$24.59<sup>j</sup></u>	—	<u>\$24.59</u>	<u>\$24.59</u>
Total weighted average time value (\$ per person-hour) <sup>k</sup>												<u>\$18.78</u>

<sup>a</sup> The percentage of person-hours in congested traffic for travel on the SMTC is assumed to be 35% for local travel, 55% for intercity travel, and 10% for trucks.

<sup>b</sup> The travel distribution shares are from the U.S. Department of Transportation and derive from online analysis of person miles of travel data from the 1995 Nationwide Personal Transportation Survey.

<sup>c</sup> Derived from 94.4% of the time in local traffic being devoted to personal travel: thus, 33% of the total travel hours are devoted to personal local travel ( $94.4\% \times 35\%$ ).

<sup>d</sup> Derived from 5.6% of the time in local traffic being devoted to business travel: thus, 2% of the total travel hours are devoted to business local travel ( $5.6\% \times 35\%$ ).

<sup>e</sup> The value of local personal travel is considered to be 50% of that of business travel; for intercity travel, the value is considered to be 70% of that of business travel.

<sup>f</sup> Personal local and intercity earnings/hour rates: The 2012 median household income for Maricopa County (\$54,385) was obtained from the U.S. Census Bureau American Community Survey.

<sup>g</sup> The business local and intercity earnings/hour rates were retrieved from the U.S. Bureau of Labor Statistics Employer Cost for Employee Compensation for U.S. Mountain Region workers in private industry. The most recent per hour data were used (second quarter 2013).

<sup>h</sup> If one assumes a nominal 1,000 hours, 330 hours would be devoted to local personal travel at a valuation of \$13.79 and 20 hours would be devoted to local business travel at a valuation of \$27.78. Adding these together yields a weighted average of \$14.57 ( $\$4,549.05$  and  $\$555.60 \div 350$  hours [i.e., 35% of the nominal 1,000 hours] = \$14.57).

<sup>i</sup> The percentage of person-hours in traffic for trucks on the roadway is from MAG 2007 traffic counts on freeways in the Study Area.

<sup>j</sup> Earnings per hour rates for truck drivers were retrieved from the U.S. Bureau of Labor Statistics Employer Cost for Employee Compensation for the U.S. Transportation and Material Moving sector. The most recent per hour data were used (second quarter 2013).

<sup>k</sup> Using a nominal 1,000 hours: 350 hours @ \$14.57 plus 550 hours @ \$20.41 plus 100 hours @ \$24.59 = \$18,784. Dividing this by 1,000 hours gives a weighted average of \$18.78.

Overall Value of Motorists' Time Weighted by Type of Travel

Page 6-4, paragraph 1:

- The weighted average local travel time value is \$14.57 per person-hour. The weighted average intercity travel time value is \$20.61 per person-hour.
- The value of time for trucks spent in congestion is \$24.59 per person-hour.
- For Maricopa County, Arizona, the total weighted average time value of congestion is \$18.78 per person-hour.

Net Travel Delay Reductions Attributable to the South Mountain Transportation Corridor Project

Page 6-4, paragraph 2:

- In 2035, travel time savings for the action alternatives are expected to be approximately 13 million hours annually.

***Impact on Traveling Public***

Page 6-4, paragraph 3:

- Using the weighted average travel time value of congestion (\$18.78/person-hour), the total value of travel time savings was calculated for each action alternative, as shown in Table 26.
- These benefits compare favorably with the estimated total project cost of \$2 billion. (All valuations in this paragraph are in 2013 dollars.)

Page 6-5, Table 25:

**Table 25. Reductions in Delay Compared with No-Action Alternative**

Year	Reductions in Delay (hours per year)		
	W59/E1	W71/E1	W101/E1
2020	<u>9,215,505</u>	<u>7,992,675</u>	<u>8,632,575</u>
2021	<u>9,480,996</u>	<u>8,258,166</u>	<u>8,898,066</u>
2022	<u>9,746,487</u>	<u>8,523,657</u>	<u>9,163,557</u>
2023	<u>10,011,978</u>	<u>8,789,148</u>	<u>9,429,048</u>
2024	<u>10,277,469</u>	<u>9,054,639</u>	<u>9,694,539</u>
2025	<u>10,542,960</u>	<u>9,320,130</u>	<u>9,960,030</u>
2026	<u>10,808,451</u>	<u>9,585,621</u>	<u>10,225,521</u>
2027	<u>11,073,942</u>	<u>9,829,701</u>	<u>10,480,023</u>
2028	<u>11,339,433</u>	<u>10,073,781</u>	<u>10,734,525</u>
2029	<u>11,604,924</u>	<u>10,317,861</u>	<u>10,989,027</u>
2030	<u>11,870,415</u>	<u>10,561,941</u>	<u>11,243,529</u>
2031	<u>12,135,906</u>	<u>10,806,021</u>	<u>11,498,031</u>
2032	<u>12,401,397</u>	<u>11,050,101</u>	<u>11,752,533</u>
2033	<u>12,666,888</u>	<u>11,294,181</u>	<u>12,007,035</u>
2034	<u>12,932,379</u>	<u>11,538,261</u>	<u>12,261,537</u>
2035	<u>13,197,870</u>	<u>11,760,930</u>	<u>12,505,050</u>

Source: Maricopa Association of Governments, 2013c; extrapolated analysis; Note: Number of days per year with congestion was assumed to equal 270.

Page 6-6, Table 26:

**Table 26. Economic Benefit Associated with Reduction in Traffic Congestion**

Year	Economic Benefit (millions of dollars per year, 2010)		
	W59/E1	W71/E1	W101/E1
2020	<u>\$173</u>	<u>\$150</u>	<u>\$162</u>
2021	<u>178</u>	<u>155</u>	<u>167</u>
2022	<u>183</u>	<u>160</u>	<u>172</u>
2023	<u>188</u>	<u>165</u>	<u>177</u>
2024	<u>193</u>	<u>170</u>	<u>182</u>
2025	<u>198</u>	<u>175</u>	<u>187</u>
2026	<u>203</u>	<u>180</u>	<u>192</u>
2027	<u>208</u>	<u>185</u>	<u>197</u>
2028	<u>213</u>	<u>189</u>	<u>202</u>
2029	<u>218</u>	<u>194</u>	<u>206</u>
2030	<u>223</u>	<u>198</u>	<u>211</u>
2031	<u>228</u>	<u>203</u>	<u>216</u>
2032	<u>233</u>	<u>208</u>	<u>221</u>
2033	<u>238</u>	<u>212</u>	<u>225</u>
2034	<u>243</u>	<u>217</u>	<u>230</u>
2035	<u>248</u>	<u>221</u>	<u>235</u>
<b>Total</b>	<b><u>\$3,368</u></b>	<b><u>\$2,982</u></b>	<b><u>\$3,182</u></b>

Note: Value of motorists' time caught in congestion was assumed to equal \$18.78

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Figure 4. Potential Business Displacements

