



Town of McCordsville PIF Study 2023-2032



In-Progress Report

10-Mar-23



RIF Advisory Committee

*Before the adoption of an impact fee ordinance under Section 1311 of this chapter, a unit shall establish an **impact fee advisory committee**. The advisory committee shall:*

- (1) be appointed by the executive of the unit;*
- (2) be composed of not less than five (5) and not more than ten (10) members with at least forty percent (40%) of the membership representing the development, building, or real estate industries; and*
- (3) serve in an advisory capacity to assist and advise the unit with regard to the adoption of an impact fee ordinance under Section 1311 of this chapter.*

Park Impact Fee Advisory Committee:

- **Patrick Bragg** (Real Estate Realtor)
- **Richard Henderson** (Developer)
- **Kim Pearson** (McCordsville Park Board)
- **Rex Ramage** (Builder)
- **Briane Shneckenberger** (Developer)
- **Scott Shipley** (McCordsville Plan Commission)
- **Branden Williams** (McCordsville Town Council / Park Board)

Thank You!

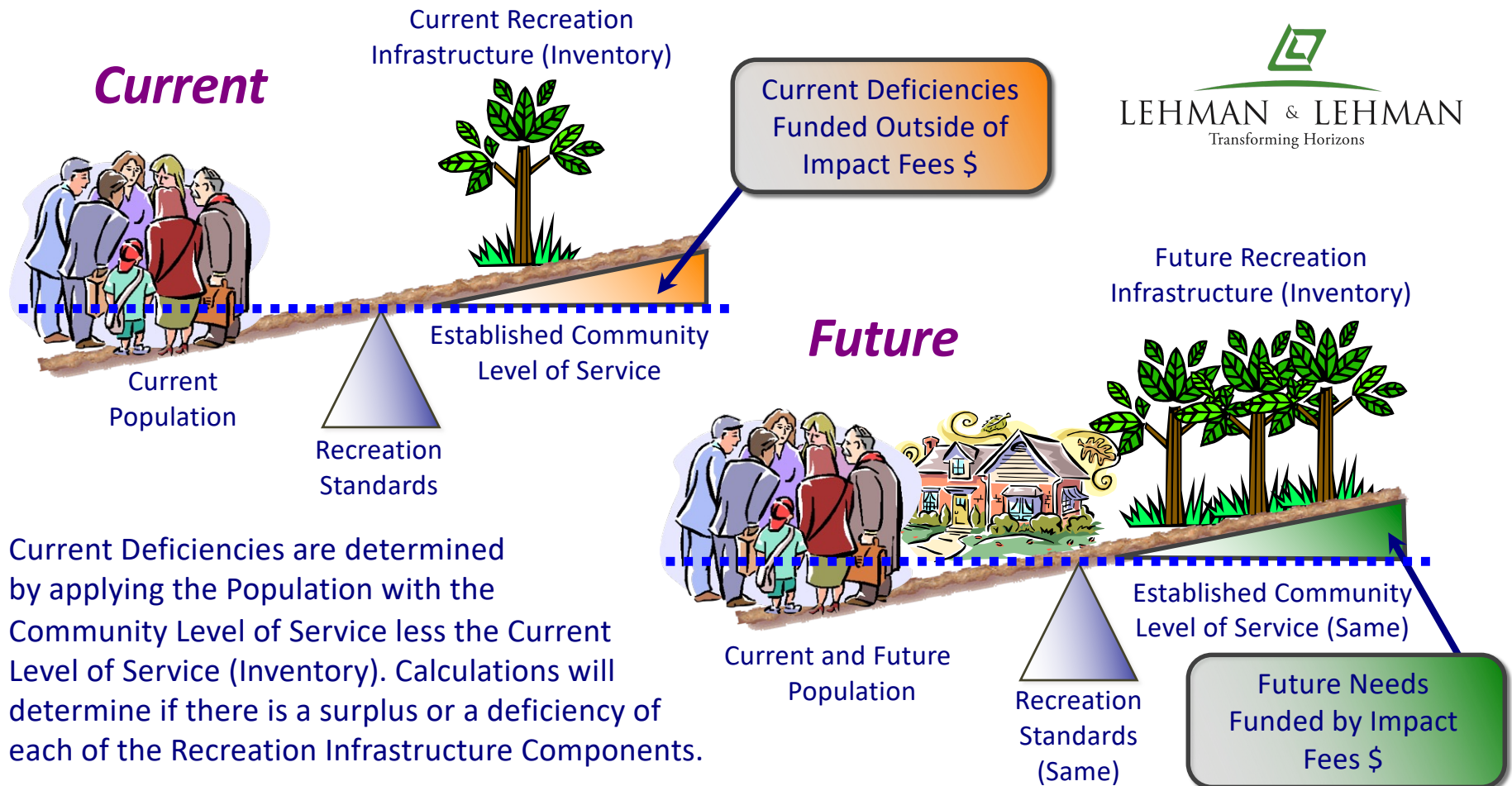
Staff and Consultant:

- **Tim Gropp** (Town Manager, Town of McCordsville)
- **Mark Witsman, PE** (Reviewing Professional Engineer)
- **Ryan Crum** (Assistant Town Manager/Planning & Development Director, Town of McCordsville)
- **Chuck Lehman** (Lehman & Lehman, Inc. – Consultant)

Formula for determining Recreation Impact Fees

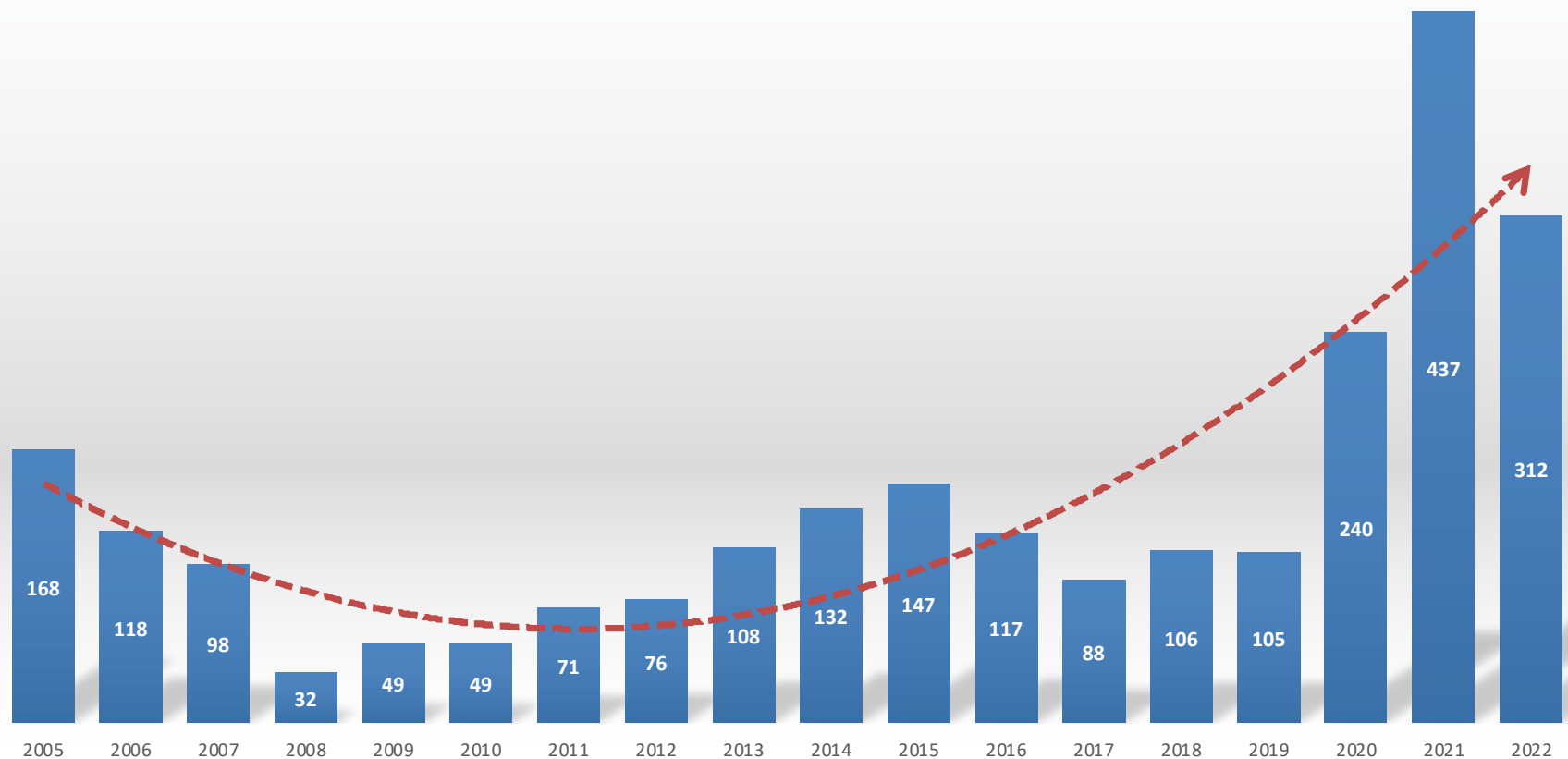
- ***Park Impact Fee =***
Impact Costs – Non-Local Revenues –
Impact Deductions / 10-Year Residential
Building Permits
- **Impact Costs** – Current cost estimate needed to fund projected future infrastructure needs of the next 10-year period
- **Non-Local Revenue** – Reasonable and current estimate of revenues that will be received from any source other than a governmental source that will be used in the impact zone
- **Impact Deductions** – Reasonable, and current, estimate of revenues from taxes levied and charges and fees that will be paid during the 10-year period after assessment of the impact fee to defray the capital costs of providing infrastructure in the impact zone
- **10-Year Building Permits** – Forecast of residential building permits projected in the next 10-year period

Community Level of Service



Residential Building Permit History

Annual Residential Building Permits



PIF Collection History

Town of McCordsville – Parks Department

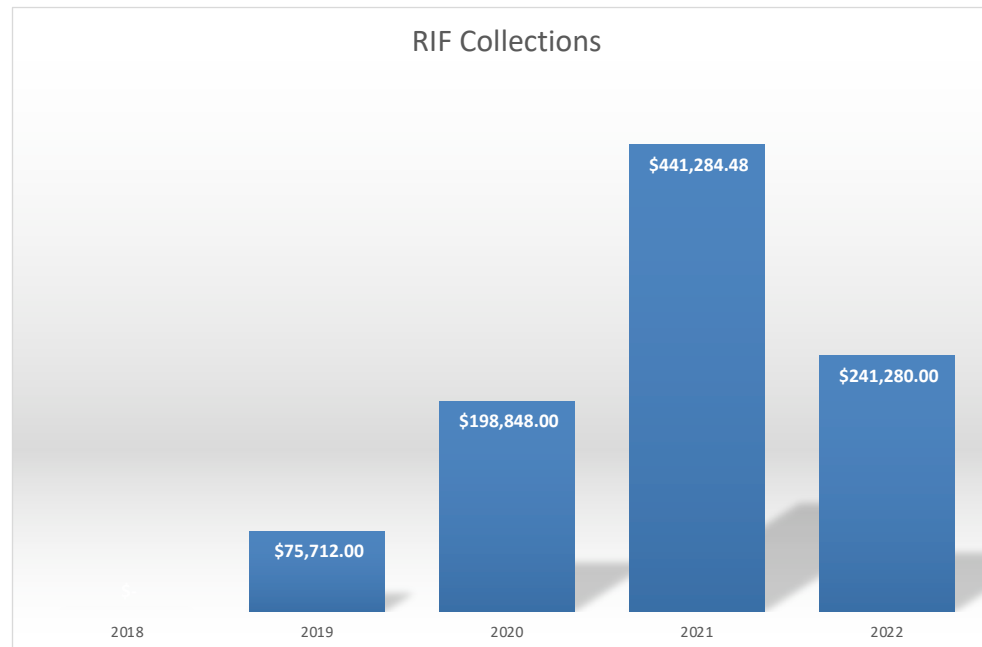
27-Jan-22

Past Five (5) Year RIF Collections (Revenue) and Expenditures (Disbursements)

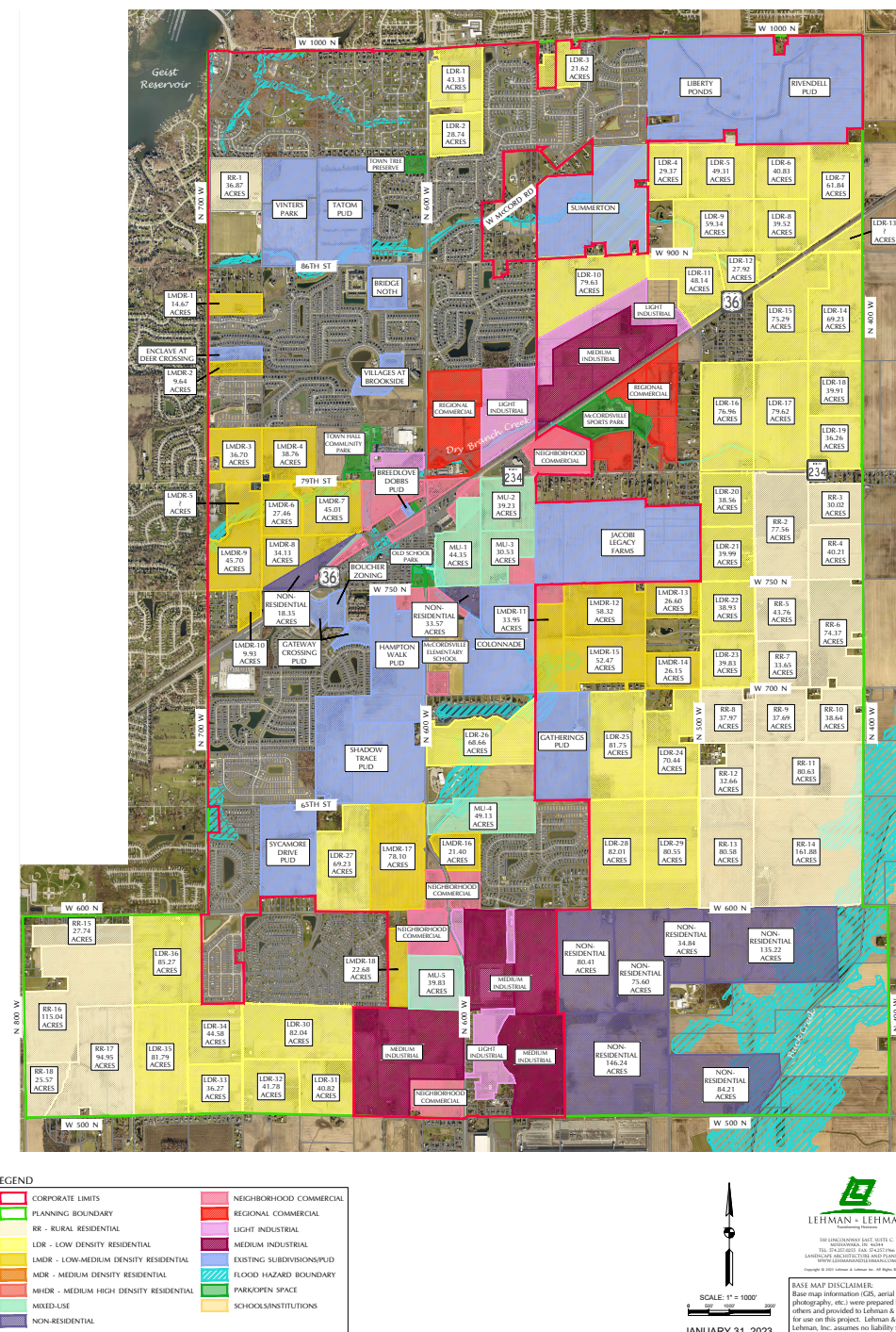
Time Period (2018 to through 2022)

Prepared by: Town of McCordsville and Lehman & Lehman, Inc.

Year	RIF Collections	RIF Disbursements	Fund Net
2018	established 2018	\$ -	
2019	\$ 75,712.00	\$ -	\$ 75,712.00
2020	\$ 198,848.00	\$ -	\$ 274,560.00
2021	\$ 441,284.48	\$ -	\$ 715,844.48
2022	\$ 241,280.00	\$ -	\$ 957,124.48
2018-2022 Tally	\$ 957,124.48	\$ -	\$ 957,124.48



Residential Growth Projections Map



Parcel Development Forecasts *(parcel sheet shown)*

Town of McCordsville – Potential Residential Growth Work Sheet

Planning Area Zones:

	Rural Residential	Low Density Residential	Low-Medium Density Residential	Medium Density Residential	Medium-High Density Residential	Mixed-Use	PUD
Average Lot Size	87,120 SF	48,400	21,890 SF	17,495 sf	14,570 sf	12,445 sf	Density will vary based on PUD
Units / Acre	0.50	0.90	1.99	2.49	2.99	3.50	N/A

Compiled by: Lehman & Lehman, Inc. including information provided by the Town of McCordsville

Note that Adjustments were made by the Town on the various densities of each of the Parcels

****Note: Net Developable Area is based on 20% of land being used for infrastructure**

2017-2021 Census Pop. / Household = **2.61**

31-Jan-23

Map Parcel ID	Acres (Approx.)	Water Quality Buffer or Easement	Net Developable Acres **	Residential Zone	Units per Acre	Potential or Planned Residential Units	Potential Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population	Development Location	NOTES
---------------	-----------------	----------------------------------	--------------------------	------------------	----------------	--	----------------------------------	---	--	---	----------------------	-------

RR - RURAL RESIDENTIAL												
RR-1	36.87	0.00	29.50	RR	0.50	15	38	0%	0	0	Inside Corp. Limits	
RR-2	77.56	0.00	62.04	RR	1.50	93	243	0%	0	0	Outside Corp. Limits	
RR-3	30.02	0.00	24.02	RR	1.50	36	94	0%	0	0	Outside Corp. Limits	
RR-4	40.21	0.00	32.17	RR	1.50	48	126	0%	0	0	Outside Corp. Limits	
RR-5	43.76	0.00	35.00	RR	1.80	63	164	0%	0	0	Outside Corp. Limits	
RR-6	74.37	0.00	59.49	RR	1.80	107	279	0%	0	0	Outside Corp. Limits	
RR-7	33.65	0.00	26.92	RR	1.80	48	126	0%	0	0	Outside Corp. Limits	
RR-8	37.97	0.00	30.38	RR	1.50	46	119	0%	0	0	Outside Corp. Limits	
RR-9	37.69	0.00	30.15	RR	1.50	45	118	0%	0	0	Outside Corp. Limits	
RR-10	38.64	0.00	30.91	RR	1.50	46	121	0%	0	0	Outside Corp. Limits	
RR-11	80.63	4.77	60.69	RR	1.50	91	238	0%	0	0	Outside Corp. Limits	
RR-12	32.66	0.00	26.13	RR	1.50	39	102	0%	0	0	Outside Corp. Limits	
RR-13	80.58	0.00	64.46	RR	2.50	161	421	0%	0	0	Outside Corp. Limits	
RR-14	161.88	31.17	104.57	RR	2.50	261	682	0%	0	0	Outside Corp. Limits	
RR-15	27.74	0.00	22.20	RR	2.00	44	116	50%	22	58	Outside Corp. Limits	
RR-16	115.04	0.00	92.03	RR	2.00	184	480	50%	92	240	Outside Corp. Limits	
RR-17	94.95	0.00	75.96	RR	2.00	152	397	0%	0	0	Outside Corp. Limits	
RR-18	25.57	0.00	20.45	RR	2.00	41	107	0%	0	0	Outside Corp. Limits	

Existing Developments Forecasts and 10-Year Forecasts

Existing Residential Developments Inventory

31-Jan-23

Compiled by: Lehman & Lehman, Inc. including information provided by the Town of McCordsville

Existing Residential Developments (PUDs)	Total Lots or Units (if known)	Unbuilt Lots or Units	Potential Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population
<i>Austin Trace</i>	315	<i>Built Out</i>	0	0%		
<i>Bay Creek East</i>	214	<i>Built Out</i>	0	0%		
<i>Bay Creek</i>	308	<i>Built Out</i>	0	0%		
Boucher Zoning	90	90	235	0%	0	0
<i>Champion Lake</i>	17	<i>Built Out</i>	0	0%		
Colonnade	276	276	720	75%	207	540
<i>Deer Crossing</i>	270	<i>Built Out</i>	0	0%		
<i>Emerald Springs</i>	322	<i>Built Out</i>	0	0%		
Enclave at Deer Crossing	22	22	57	100%	22	57
<i>Gardens on Gateway Senior Apts</i>	119	<i>Built Out</i>	0	0%		
<i>Gateway Crossing</i>	158	<i>Built Out</i>	0	0%		
Gateway Crossing Apartments	160	128	334	100%	128	334
Gatherings (Age-restricted)	170	170	444	100%	170	444
<i>Geist Woods Estates</i>	82	<i>Built Out</i>	0	0%		
Hampton Walk	345	345	900	75%	259	675
Haven Ponds	249	249	650	75%	187	487
Jacobi Farms	540	540	1,409	25%	135	352
McCorde Pointe	312	21	55	100%	21	55
Meadows at Sagebrook	138	1	3	100%	1	3
<i>Oakcrest</i>	55	<i>Built Out</i>	0	0%		
Pine Vail Estates	78	4	10	100%	4	10
Preserve at Brookside	98	98	256	100%	98	256
<i>Sagebrook</i>	169	<i>Built Out</i>	0	0%		
Shadow Trace	237	237	619	50%	119	309
<i>Stone Grove</i>	34	<i>Built Out</i>	0	0%		
Sycamore Drive	152	152	397	100%	152	397
Summerton	287	287	749	100%	287	749
Rivendell	272	272	710	25%	68	177
Tatom PUD	129	129	337	75%	97	253
<i>Traditions at Brookside Asst. Living</i>	115	<i>Built Out</i>	0	0%		
<i>Traditions at Brookside Senior Apts</i>	42	<i>Built Out</i>	0	0%		
Villages at Brookside Single-family	356	20	52	100%	20	52
Villages at Brookside Duplexes	62	62	162	0%	0	0
Villages at Brookside Townhomes	159	159	415	25%	40	104
Vintner's Park	127	127	331	75%	95	249
Weavers Landing	202	5	13	100%	5	13
<i>WoodHaven</i>	358	<i>Built Out</i>	0	0%		
TOTALS:	7,039	3,394	8,858	62.28%	2,114	5,517

10-Year Residential Growth Forecasts

Town of McCordsville – Potential Residential Growth

28-Feb-23

Compiled by: Lehman & Lehman, Inc. including information provided by the Town of McCordsville

Potential Residential Growth Summary	Potential Residential Units	Potential Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population
Potential Residential Build Out (Parcels)	7,105	18,545	30.93%	2,198	5,737
Existing Residential Developments	3,394	8,858	62.28%	2,114	5,517
Total Estimated Residential Growth:	10,499	27,403	41.07%	4,312	11,254
Estimated 2022 Population of McCordsville:		10,955			10,955
Current Population + Buildout TOTALS:		38,358		Projected 2032 TOTALS:	22,209

It is projected over the next 10-year period there will be 4,312 new residential building permits applied through the Town.

This growth will result in additional population of 11,254 persons projecting a 2032 population for the Town of 22,209 persons.

Current and Projected – All Development Potential (within the Town Limits)

2017-2021 Census of Persons per Household = **2.61**

	2000	2010	2020	2022	2023	2024	2025
Total Town of McCordsville	1,134	4,797	8,503	10,955	11,475	12,078	12,772
Annual Growth Rate (Est.)					4.75%	5.25%	5.75%
Households (at 2.61 / house)	434	1,838	3,258	4,197	4,397	4,628	4,894
Total New Households					199	231	266
Growth / Year (Persons)					520	602	694

10,955	2026	2027	2028	2029	2030	2031	2032
Total Town of McCordsville	13,571	14,487	15,551	16,811	18,299	20,074	22,209
Annual Growth Rate (Est.)	6.25%	6.75%	7.35%	8.10%	8.85%	9.70%	10.64%
Households (at 2.61 / house)	5,199	5,550	5,958	6,441	7,011	7,691	8,509
Total New Households	306	351	408	483	570	680	818
Growth Per Year (Persons)	798	916	1,065	1,260	1,488	1,775	2,135

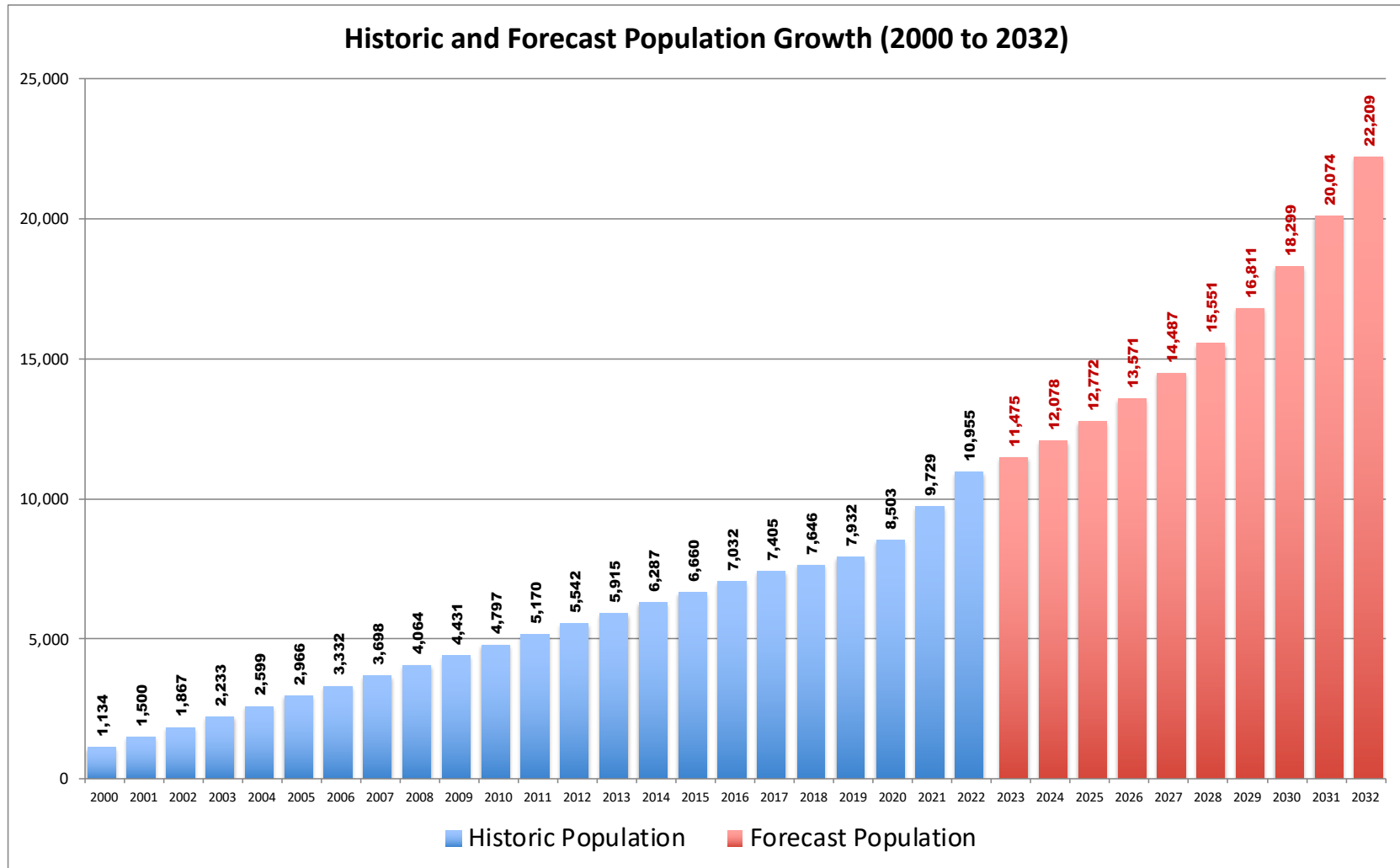
Population Scenario

Year	New Building Permits	New Pop.
2023	199	520
2024	231	602
2025	266	694
2026	306	798
2027	351	916
2028	408	1,065
2029	483	1,260
2030	570	1,488
2031	680	1,775
2032	818	2,135
Total:	4,312	11,254
Average:	431	1,125

7.34% = assumed average annual growth rate

The above table represents the annual projected growth with a 10-year average of 7.34% growth per year.

Residential Building Permits Projections



Residential Building Permits Projections

Park Inventory

McCordsville Parks – FACILITY INFRASTRUCTURE INVENTORY

3/1/23

Facility	Current Facilities in the Park Dept.*	Current Facilities within the Comm.**	Total Inventory of Facilities	Town Hall Community Park	Town Nature Preserve	Old School Park	McCord Pointe Park	Trails and Greenways	McCordsville Elementary	Geist Montessori Academy		HOA Amenity Center	Trails and Greenways
Baseball Diamonds	1	1	2			1			1				
Softball Diamonds	0	0	0										
Multi Purpose Fields	1	1	2	1					1				
Soccer Fields	0	0	0										
Tennis Courts / Pickleball Courts	1	0	1			1							
Running / Walking Track (Comm)	0	1	1						1				
Basketball Goals (outdoors)	2	10	12			2			3			7	
Volleyball Courts (outdoors)	0	0	0										
Skate/Bike Park (Neighborhood)	0	0	0										
Climbing / Challenge Elements	0	0	0										
Park Shelters	2	0	2	1		1							
Park Restrooms	0	0	0										
Interpretive Center	0	0	0										
Environmental Center	0	0	0										
Outdoor Entertainment Venue	0	0	0										
Recreation Centers (Neighborhood)	0	0	0										
Playgrounds (Comm./Destination)	1	0	1			1							
Playgrounds (Neighborhood)	0	12	12						1			11	
Skating Rinks (hockey)	0	0	0										
Skating Area (non-hockey)	0	0	0										
Swim. Pool / Aquatics Facilities	0	8	8									8	
Sprayground / SplashPad	0	0	0										
Golf Course 18-hole	0	0	0										
Driving Range	0	0	0										
Disc Golf (18-holes)	0	0	0										
Dog Park Area	0	0	0										
Maintenance Facilities (Hub)	0	0	0										
Maintenance Facilities (Satellite)	0	0	0										
Multi-Use / Nature Pathways (miles)	8.22	3.30	11.52					8.22					3.30
Park / Open Space Acres	14.00	0.00	14.00	5.00	4.00	3.00	2.00						

McCordsville – Park Inventory

Park Department Facilities	Acres	Park Type
Town Hall Community Park	5.00	Community
Town Nature Preserve	4.00	Special
Old School Park	3.00	Community
McCord Pointe Park	2.00	Community

SUBTOTAL 14.00

Park Type	Acres	Percentage
Community Park Acres	10.00	71.43%
Neighborhood Park Acres	0.00	0.00%
Block Park Acres	0.00	0.00%
Special / Linear Park Acres	4.00	28.57%
TOTALS	14.00	100.00%

Developed Parks	Acres	Percentage
Developed Park Acres	12.00	85.71%
Undeveloped Park Acres	2.00	14.29%
TOTALS	14.00	100.00%

Totals Do **Not** Include "Other" / "School" Facilities Acres

* Current Facilities Data. Only Inventory Used to factor current level of service.

** Current Facilities Inventory found within the community provided by schools.

*** Current Facilities Inventory provided by Others.

(YMCA, & other playgrounds in, or adjacent to, the zone, etc.)

Community Level of Service Comparisons

Table represents a comparisons of Community Level of Services used by other Communities.

Community Level of Service Standards – Agency Comparison

15-Dec-22

Facility	Avon Parks (2022)	Bargersville Parks (2021)	Brownsburg Parks (2022)	Cicero Parks (2022)	Chesterton Parks (2019)	Crown Point Parks (2022)	Danville Parks (2021)	Greenfield Parks (2018)	Greenwood Parks (2020)	Ingalls Parks (2022)	McCordsville Parks (2018)	Noblesville Parks (2019)	Plainfield Parks	Portage Parks (2018)	Shelbyville Parks (2022)	Valparaiso Parks (2020)
Baseball Diamonds	1/8,000	1/10,000	1/7,752	1/10,000	1/3,000	1/6,000	1/10,000	1/5,000	1/8,000	1/10,000	1/10,000			1/3,000	1/10,000	1/6,000
Baseball Diamonds (13yrs ↑)												1/10,000	1/6,000			
Baseball Diamonds (13yrs ↓)												1/5,000	1/7,500			
Softball Diamonds	1/8,000	1/10,000	1/5,000	1/10,000	1/3,000	1/6,000	1/10,000	1/7,000	1/5,000	1/10,000	1/10,000	1/10,000	1/8,000	1/3,000	1/2,000	1/6,000
Multi Purpose Fields	1/8,000	1/8,000	1/7,752	1/8,000	1/3,000	1/3,500	1/8,000	1/7,000	1/8,000	1/5,000	1/8,000	1/5,000	1/5,000	1/10,000	1/8,000	1/8,000
Soccer Fields	1/8,000	1/4,000	1/5,000	1/4,000	1/3,000	1/2,000	1/4,000	1/4,000	1/4,000	1/4,000	1/4,000	1/4,000	1/4,000	1/5,000	1/3,000	1/4,000
Football Fields	1/8,000		1/10,000					1/7,000					1/10,000	1/10,000		
Tennis Courts	1/10,000	1/10,000	1/3,876	1/10,000	1/3,000	1/2,000	1/10,000	1/5,000	1/5,000	1/10,000	1/10,000	1/10,000	1/4,000	1/4,000	1/10,000	1/5,000
Pickleball Courts (outdoors)	1/8,000					1/2,000			1/7,000	1/5,000		1/8,000				
Running/Walking Track (Comm.)	1/30,000	1/80,000	1/30,000	1/80,000	1/30,000	1/20,000	1/80,000	1/20,000	1/50,000	1/80,000	1/80,000	1/80,000		1/20,000	1/80,000	1/20,000
Basketball Goals (outdoors)	1/5,000	1/5,000	1/7,752	1/5,000	1/1,500	1/1,500	1/5,000	1/2,000	1/3,000	1/2,000	1/5,000	1/5,000	1/2,000	1/2,000	1/5,000	1/1,500
Basketball Courts (indoors)															1/5,000	
Volleyball Courts (outdoors)	1/8,000	1/15,000	1/13,101	1/15,000	1/8,000	1/15,000	1/15,000	1/7,000	1/5,000	1/15,000	1/15,000	1/15,000	1/10,000	1/10,000	1/15,000	1/3,000
Skate/Bike Park (Neighborhood)	1/25,000	1/40,000	1/30,000	1/40,000	1/18,000	1/15,000	1/40,000	1/15,000	1/20,000	1/40,000	1/40,000	1/40,000	1/35,000	1/30,000	1/40,000	1/40,000
BMX Course (outdoors)														1/40,000		
BMX Course (indoors)														1/100,000		
Climbing/Challenge Elements	1/25,000	1/20,000	1/30,000	1/20,000	1/18,000	1/20,000	1/20,000	1/18,000	1/20,000	1/20,000	1/20,000	1/20,000		1/50,000	1/20,000	1/20,000
Adventure Course																1/20,000
Gazebos													1/9,210			
Park Shelters	1/4,000	1/5,000	1/1,938	1/2,000	1/2,000	1/5,000	1/5,000	1/3,000	1/2,250	1/2,000	1/5,000	1/5,000	1/10,000	1/1,800	1/2,500	1/1,500
Park Restrooms	1/4,000	1/4,000	1/6,201	1/4,000	1/5,000	1/4,000	1/4,000	1/5,000	1/4,000	1/3,000	1/4,000	1/3,500		1/3,000	1/875	1/2,000
Rental Facility								1/8,000								
Interpretive Center	1/30,000	1/30,000	1/50,000	1/30,000	1/50,000	1/50,000	1/30,000	1/50,000	1/50,000	1/30,000	1/30,000	1/30,000		1/50,000	1/30,000	1/50,000
Environmental Center	1/25,000	1/50,000	1/50,000	1/50,000	1/50,000	1/50,000	1/50,000	1/50,000	1/50,000	1/50,000	1/50,000	1/50,000		1/50,000	1/50,000	1/50,000
Outdoor Entertainment Venue	1/40,000	1/60,000	1/50,000	1/60,000	1/50,000	1/40,000	1/60,000	1/50,000	1/30,000	1/60,000	1/60,000	1/60,000		1/50,000	1/60,000	1/50,000
Events Lawn												1/15,000				1/30,000
Recreation Centers (Neighborhood)	1/50,000	1/80,000	1/50,000	1/80,000	1/15,000	1/40,000	1/80,000	1/15,000	1/35,000	1/80,000	1/80,000	1/80,000	1.50 sf / 1 person	1/15,000	1/80,000	1/20,000
Playgrounds (Comm./Destination)	1/18,000	1/15,000	1/7,752	1/15,000	1/5,000	1/10,000	1/15,000	1/3,500	1/8,000	1/15,000	1/15,000	1/10,000	1/2,500	1/30,000	1/11,000	
Playgrounds (Neighborhood)	1/4,000	1/30,000	1/31,007	1/6,000	1/4,000	1/3,000	1/30,000		1/4,000	1/30,000	1/30,000	1/30,000		1/4,000	1/4,000	1/3,000
Skating Rinks (hockey)	1/80,000	1/100,000	1/100,000	1/100,000	1/100,000	1/40,000	1/100,000	1/50,000	1/100,000	1/100,000	1/100,000	1/100,000		1/100,000	1/100,000	1/100,000
Skating Rinks (non-hockey)	1/25,000	1/80,000	1/50,000	1/80,000	1/50,000	1/80,000	1/80,000	1/50,000	1/80,000	1/80,000	1/80,000	1/80,000		1/30,000	1/80,000	1/80,000
Swim. Pool/Aquatic Facilities	1/20,000	1/30,000	1/30,000	1/30,000	1/35,000	1/30,000	1/30,000	1/10,000	1/35,000	1/30,000	1/30,000	1/30,000	1/40,000	1/35,000	1/30,000	1/25,000
Aquatic Facilities (indoors)													0.5 sf / 1 person			1/30,000
Sprayground/Splashpad	1/10,000	1/25,000	1/31,007	1/15,000	1/15,000	1/40,000	1/25,000	1/10,000	1/12,000	1/15,000	1/25,000	1/20,000		1/30,000	1/25,000	1/50,000
Cross-Country Skiing									1/20,000							
Golf Course 18-hole	1/50,000	1/50,000	1/60,000	1/50,000	1/60,000	1/80,000	1/50,000	1/50,000	1/50,000	1/50,000	1/50,000	1/50,000		1/50,000	1/50,000	1/25,000
Driving Range	1/50,000	1/70,000	1/60,000	1/70,000	1/60,000	1/80,000	1/70,000	1/50,000	1/50,000	1/70,000	1/70,000	1/70,000		1/50,000	1/70,000	1/50,000
Disc Golf (18 holes)	1/8,000	1/30,000		1/30,000		1/30,000	1/30,000		1/30,000	1/20,000	1/30,000	1/30,000			1/30,000	1/30,000
Foot Golf Course (18 holes)												1/25,000				1/25,000
Dog Park Area	1/10,000	1/50,000	1/31,007	1/50,000	1/40,000	1/50,000	1/50,000	1/30,000	1/15,000	1/25,000	1/50,000	1/50,000	1/30,000	1/30,000	1/50,000	1/50,000
Maintenance Facilities (Hub)	1/50,000	1/30,000	1/26,200	1/30,000	1/50,000	1/75,000	1/30,000	1/25,000	1/50,000	1/30,000	1/30,000	1/30,000		1/40,000	1/30,000	1/75,000
Maintenance Facilities (Satellite)	1/15,000	1/30,000	1/40,000	1/30,000	1/60,000	1/25,000	1/30,000	1/15,000	1/25,000	1/30,000	1/30,000	1/25,000		1/18,000	1/30,000	1/25,000
Marina / Docks / Service				1/30,000												
Multi-use/Nature Pathways (miles)	1 mile / 1,100	1 mile / 1,750	1 mile / 2,153	1 mile / 1,500	1 mile / 2,750	1 mile / 4,000	1 mile / 1,000	1 mile / 2,500	1 mile / 1,750	1 mile / 1,750	1 mile / 1,000	1 mile / 700	1 mile / 2,000	1 mile / 1,500	1 mile / 1,750	1 mile / 1,525
Park/Open Space Acres per 1,000	10.00 acres	8.00 acres	9.83 acres	9.00 acres	10.00 acres	7.00 acres	13.50 acres	15.00 acres	9.00 acres	8.00 acres	3.00 acres	13.60 acres	11.00 acres	15.00 acres	13.85 acres	20.50 acres

Current Level of Service for Park Acres is 1.22 acres per 1,000 persons. An average standard for a Community Level of Service would be 8.0 acres / 1,000 persons for park acres.

Land Needs Scenario Options of acres / 1,000 persons

McCordsville – Recreation Impact Fee – Park System Analysis LAND INVENTORY – CURRENT LEVEL OF SERVICE

28-Feb-23

Town Wide Analysis				Estimated 2023 and Projected Populations =		11,475	22,209
A	B	C	D	E	F	G	H
Park Type	Typical Park Size (Acres)	Total Existing Acreage	Acres Standards / 1,000	Current Acreage Stds./1,000	Current Acreage Needs	2023 Surplus or Deficiency	2032 Needed if current deficiency IS met
Block Park	1 to 5	0.00	0.50	0.00	5.74	(5.74)	(5.37)
Neighborhood Park	4 to 15	0.00	1.50	0.00	17.21	(17.21)	(16.10)
Community Park	10 to 70	10.00	5.00	0.87	57.38	(47.38)	(53.67)
Special / Linear Parks	2.00	4.00	1.00	0.35	11.48	(7.48)	(10.73)
Total Surplus or Deficiency	14.00		8.00	1.22	91.80	(77.80)	(85.87)

Data updated from the Park and Recreation Master Plan.

Using the Current Land Inventory as the Standard for Park Land and Open Space
the Acres Standard per 1,000 persons would be (includes current population) =

1.22

LAND INVENTORY – COMMUNITY LEVEL OF SERVICE

						2032 Pop.	
McCordsville Acres Standard			Populations =			11,475	22,209
I	J	K	L	M	N	O	
Park Type	Total Existing Acreage	Community Level of Service - Acres Standards / 1,000	2023 Acreage Needs	2023 Surplus or Deficiency	2032 Acreage Needs	2032 Needed if current deficiency IS met	
Total Surplus or Deficiency	14.00	3.00	34.43	(20.43)	66.63	(32.20)	

Suggestion standard acres / 1,000 persons -----^

3.0 acres / 1000
was standard used in the
last RIF Study.

20.43 acres deficient
32.20 acres future need

LAND INVENTORY – COMMUNITY LEVEL OF SERVICE

						2032 Pop.
McCordsville Acres Standard			Populations =		11,475	22,209
I	J	K	L	M	N	O
Park Type	Total Existing Acreage	Community Level of Service - Acres Standards / 1,000	2023 Acreage Needs	2023 Surplus or Deficiency	2032 Acreage Needs	2032 Needed if current deficiency IS met
Total Surplus or Deficiency	14.00	5.00	57.38	(43.38)	111.04	(53.67)

Suggestion standard acres / 1,000 persons -----^

5.0 acres / 1000

43.28 acres deficient
53.67 acres future need

LAND INVENTORY – COMMUNITY LEVEL OF SERVICE

						2032 Pop.	
McCordsville Acres Standard						Populations = 11,475	22,209
I	J	K	L	M	N	O	
Park Type	Total Existing Acreage	Community Level of Service - Acres Standards / 1,000	2023 Acreage Needs	2023 Surplus or Deficiency	2032 Acreage Needs	2032 Needed if current deficiency IS met	
Total Surplus or Deficiency	14.00	8.00	91.80	(77.80)	177.67	(85.87)	

Suggestion standard acres / 1,000 persons -----^

8.0 acres / 1000

77.80 acres deficient
85.87 acres future need

FACILITY INVENTORY AND NEEDS – One Impact Zone Area

3/1/23

One Impact Zone Area							11,475 = Estimated 2023 Pop.				22,209 = Projected 2032 Pop.				
A	B	C	D	E	F	G	H	I	J	K	L	M	N	Priority (Per Park Dept.) 2018	
Facility	McCordsville Community Level of Service	Community Level of Service / 1,000 Pop.	Current Level of Service / 1,000 Pop.	Current Facilities in the Park Dept.*	Current Facilities within the Comm.	Total Inventory of Facilities	Community Level of Service (2023 pop.)	2023 Surplus or Deficiency	Current Deficiencies (Community Level of Service)	2023 Surplus or Deficiency (CLS) Factor All Facilities	Community Level of Service 2032 Needs	2032 Needed if current deficiency IS met	2032 Needs (Community Level of Service)		
Baseball Diamonds	1/10,000	0.10	0.09	1.00	2.00	3.00	1.15	(0.15)	0.15	1.85	2.22	(1.07)	1.07		
Softball Diamonds	1/10,000	0.10	0.00	0.00	0.00	0.00	1.15	(1.15)	1.15	(1.15)	2.22	(1.07)	1.07		
Multi Purpose Fields	1/8,000	0.13	0.09	1.00	1.00	2.00	1.43	(0.43)	0.43	0.57	2.78	(1.34)	1.34	A	
Soccer Fields	1/4,000	0.25	0.00	0.00	0.00	0.00	2.87	(2.87)	2.87	(2.87)	5.55	(2.68)	2.68		
Tennis Courts / Pickleball Courts	1/10,000	0.10	0.09	1.00	1.00	2.00	1.15	(0.15)	0.15	0.85	2.22	(1.07)	1.07	A	
Running / Walking Track (Comm)	1/80,000	0.01	0.00	0.00	1.00	1.00	0.14	(0.14)	0.14	0.86	0.28	(0.13)	0.13		
Basketball Goals (outdoors)	1/5,000	0.20	0.17	2.00	10.00	12.00	2.30	(0.30)	0.30	9.70	4.44	(2.15)	2.15	A	
Volleyball Courts (outdoors)	1/15,000	0.07	0.00	0.00	0.00	0.00	0.77	(0.77)	0.77	(0.77)	1.48	(0.72)	0.72		
Skate/Bike Park (Neighborhood)	1/40,000	0.03	0.00	0.00	0.00	0.00	0.29	(0.29)	0.29	(0.29)	0.56	(0.27)	0.27		
Climbing / Challenge Elements	1/20,000	0.05	0.00	0.00	0.00	0.00	0.57	(0.57)	0.57	(0.57)	1.11	(0.54)	0.54		
Park Shelters	1/3,000	0.33	0.17	2.00	1.00	3.00	3.83	(1.83)	1.83	(0.83)	7.40	(3.58)	3.58	A	
Park Restrooms	1/4,000	0.25	0.00	0.00	0.00	0.00	2.87	(2.87)	2.87	(2.87)	5.55	(2.68)	2.68		
Interpretive Center	1/30,000	0.03	0.00	0.00	0.00	0.00	0.38	(0.38)	0.38	(0.38)	0.74	(0.36)	0.36		
Environmental Center	1/50,000	0.02	0.00	0.00	0.00	0.00	0.23	(0.23)	0.23	(0.23)	0.44	(0.21)	0.21		
Outdoor Entertainment Venue	1/60,000	0.02	0.00	0.00	0.00	0.00	0.19	(0.19)	0.19	(0.19)	0.37	(0.18)	0.18		
Recreation Centers (Neighborhood)	1/80,000	0.01	0.00	0.00	1.00	1.00	0.14	(0.14)	0.14	0.86	0.28	(0.13)	0.13		
Playgrounds (Comm./Destination)	1/12,000	0.08	0.09	1.00	0.00	1.00	0.96	0.04	0.00	0.04	1.85	(0.85)	0.85	A	
Playgrounds (Neighborhood)	1/7,500	0.13	0.00	0.00	9.00	9.00	1.53	(1.53)	1.53	7.47	2.96	(1.43)	1.43		
Skating Rinks (hockey)	1/100,000	0.01	0.00	0.00	0.00	0.00	0.11	(0.11)	0.11	(0.11)	0.22	(0.11)	0.11		
Skating Area (non-hockey)	1/80,000	0.01	0.00	0.00	0.00	0.00	0.14	(0.14)	0.14	(0.14)	0.28	(0.13)	0.13		
Swim. Pool / Aquatics Facilities	1/30,000	0.03	0.00	0.00	6.00	6.00	0.38	(0.38)	0.38	5.62	0.74	(0.36)	0.36		
Sprayground / SplashPad	1/25,000	0.04	0.00	0.00	0.00	0.00	0.46	(0.46)	0.46	(0.46)	0.89	(0.43)	0.43		
Golf Course 18-hole	1/50,000	0.02	0.00	0.00	0.00	0.00	0.23	(0.23)	0.23	(0.23)	0.44	(0.21)	0.21		
Driving Range	1/70,000	0.01	0.00	0.00	0.00	0.00	0.16	(0.16)	0.16	(0.16)	0.32	(0.15)	0.15		
Disc Golf (18-holes)	1/30,000	0.03	0.00	0.00	0.00	0.00	0.38	(0.38)	0.38	(0.38)	0.74	(0.36)	0.36		
Dog Park Area	1/50,000	0.02	0.00	0.00	0.00	0.00	0.23	(0.23)	0.23	(0.23)	0.44	(0.21)	0.21		
Maintenance Facilities (Hub)	1/30,000	0.03	0.00	0.00	0.00	0.00	0.38	(0.38)	0.38	(0.38)	0.74	(0.36)	0.36		
Maintenance Facilities (Satellite)	1/30,000	0.03	0.00	0.00	0.00	0.00	0.38	(0.38)	0.38	(0.38)	0.74	(0.36)	0.36		
Multi-Use / Nature Pathways (miles)	1.5 mile / 1,000	1.50	0.72	8.22	3.30	11.52	17.21	(8.99)	8.99	(5.69)	33.31	(16.10)	16.10	A	
Park / Open Space Acres	5.00 ac./ 1,000	5.00	1.22	14.00	3.00	17.00	57.38	(43.38)	43.38	(40.38)	111.04	(53.67)	53.67	A	
* Current Facilities Data updated from information provided by the Park Department.											DEVELOPMENT PRIORITY:		Top Priority		A
													High Priority		B

Facility Needs

Not Final
Review OnlyAbove table has highlighted
the 2023 "A" priorities.Exception of Changing Park Acres
Standards to 5.0 and 1.5 miles of
trails / 1000 16

2023 Development Understandings and Assumptions

Land Inventory and Development: **10.5 Acres** – Plans are to acquire 10.5 acres at the Town Center that is currently will be exchanged from the Developer.
17.0 to 26.0 Acres – The Haven Ponds could become park land. Funding Source has not been determined. Assume the Average = **21.5 acres**.
TOTAL POTENTIAL NEW LAND = **27.5 to 36.5 acres** (or average of say **32.0 acres**)
At 5.0 acres / 1000 there is a current need for 57.38 ac. (or 43.38 ac. deficiency). The 36.5 ac. of land of Town Center & Haven Ponds could contribute to this deficiency.
Therefore with using the 5.0 acres / 1000 standard there will be a future need for an additional 53.67 acres that could be funding via RIF.

Trails Inventory and Development: There is current miles of trail inventory of 0.40 miles in Town Hall Park and 8.22 miles in current Right of Ways. This gives a **current number as 8.62 miles**.
9.19 miles of additional trails will be developed (by development ordinance) over the next 10 years
17.81 miles – total trail length with current inventory and that of projected 10-year development growth serving 22,209 population. (CLS = 1.246 miles / 1000)
If we apply a standard of 1.5 miles of trails / 1000 this would mean a future need of **33.31 miles** of trail. Meaning 16.10 miles would be funded by Impact Fee Dollars.

Scenario #1 – Trails at 1.50 mile / 1000 and Acres at 5.00 acres / 1000								11,475 = Estimated 2023 Pop.		22,209 = Projected 2032 Pop.				
A	B	C	D	E	F	G	H	I	J	K	L	M	N	
Facility	McCordsville Community Level of Service	Community Level of Service / 1,000 Pop.	Current Level of Service / 1,000 Pop.	Current Facilities in the Park Dept.*	Current Facilities within the Comm.	Total Inventory of Facilities	Community Level of Service (2023 pop.)	2023 Surplus or Deficiency	Current Deficiencies (Community Level of Service)	2023 Surplus or Deficiency (CLS) Factor All Facilities	Community Level of Service 2032 Needs	2032 Needed if current deficiency IS met	2032 Needs (Community Level of Service)	
Multi-Use / Nature Pathways (miles)	1.5 mile /1,000	1.50	0.72	8.22	3.30	11.52	17.21	(8.99)	8.99	(5.69)	33.31	(16.10)	16.10	
Park / Open Space Acres	5.00 ac./ 1,000	5.00	1.22	14.00	3.00	17.00	57.38	(43.38)	43.38	(40.38)	111.04	(53.67)	53.67	
Potential RIF														
10-Yr Building Permits:								4,312	Trail Costs at \$225,000 / mile = \$		3,622,466	\$	840	
									Land Costs at \$32,000 / acre = \$		1,717,317	\$	398	
										PRELIMINARY RIF = \$				1,238

Facility Needs

Not Final
Review Only

Exception of Changing Park Acres
Standards to 5.0 and Trails to 1.5
miles /1000

Facility Needs – Costs

Not Final
Review Only

McCordsville – Recreation Impact Fee – Park System Analysis

FACILITY NEEDS – COSTS

Mar-23

One Zone – Town Wide Analysis (All Facilities)							11,475	= Estimated 2023 Pop.	22,209	= Projected 2032 Pop.	
Facility	Facilities Current	Facility Costs (assuming no land costs)	Needed Components to Remove Current Deficiency	Costs Needed to Remove Current Deficiency	Needed Components to Remove 2032 Deficiency	Costs Needed to Remove 2032 Deficiency					Priorities (Per Dept.)
Baseball Diamonds	1.00	\$ 95,000	0.15	\$ 14,016	1.07	\$ 101,966					
Softball Diamonds	0.00	\$ 75,000	1.15	\$ 86,065	1.07	\$ 80,499					
Multi Purpose Fields	1.00	\$ 175,000	0.43	\$ 76,024	1.34	\$ 234,789					A
Soccer Fields	0.00	\$ 90,000	2.87	\$ 258,196	2.68	\$ 241,498					
Tennis Courts / Pickleball Courts	1.00	\$ 48,000	0.15	\$ 7,082	1.07	\$ 51,520					A
Running / Walking Track (Comm)	0.00	\$ 300,000	0.14	\$ 43,033	0.13	\$ 40,250					
Basketball Goals (outdoors)	2.00	\$ 25,000	0.30	\$ 7,377	2.15	\$ 53,666					A
Volleyball Courts (outdoors)	0.00	\$ 7,500	0.77	\$ 5,738	0.72	\$ 5,367					
Skate/Bike Park (Neighborhood)	0.00	\$ 150,000	0.29	\$ 43,033	0.27	\$ 40,250					
Climbing / Challenge Elements	0.00	\$ 65,000	0.57	\$ 37,295	0.54	\$ 34,883					
Park Shelters	2.00	\$ 125,000	1.83	\$ 228,140	3.58	\$ 447,218					A
Park Restrooms	0.00	\$ 275,000	2.87	\$ 788,931	2.68	\$ 737,910					
Interpretive Center	0.00	\$ 500,000	0.38	\$ 191,256	0.36	\$ 178,887					
Environmental Center	0.00	\$ 840,000	0.23	\$ 192,786	0.21	\$ 180,318					
Outdoor Entertainment Venue	0.00	\$ 950,000	0.19	\$ 181,693	0.18	\$ 169,943					
Recreation Centers (Neighborhood)	0.00	\$ 3,000,000	0.14	\$ 430,326	0.13	\$ 402,496					
Playgrounds (Comm./Destination)	1.00	\$ 600,000	0.00	\$ -	0.85	\$ 510,430					A
Playgrounds (Neighborhood)	0.00	\$ 175,000	1.53	\$ 267,758	1.43	\$ 250,442					
Skating Rinks (hockey)	0.00	\$ 2,800,000	0.11	\$ 321,310	0.11	\$ 300,530					
Skating Area (non-hockey)	0.00	\$ 335,000	0.14	\$ 48,053	0.13	\$ 44,945					
Swim. Pool / Aquatics Facilities	0.00	\$ 5,000,000	0.38	\$ 1,912,560	0.36	\$ 1,788,872					
Sprayground / SplashPad	0.00	\$ 475,000	0.46	\$ 218,032	0.43	\$ 203,931					
Golf Course 18-hole	0.00	\$ 6,000,000	0.23	\$ 1,377,044	0.21	\$ 1,287,988					
Driving Range	0.00	\$ 840,000	0.16	\$ 137,704	0.15	\$ 128,799					
Disc Golf (18-holes)	0.00	\$ 15,000	0.38	\$ 5,738	0.36	\$ 5,367					
Dog Park Area	0.00	\$ 400,000	0.23	\$ 91,803	0.21	\$ 85,866					
Maintenance Facilities (Hub)	0.00	\$ 850,000	0.38	\$ 325,135	0.36	\$ 304,108					
Maintenance Facilities (Satellite)	0.00	\$ 500,000	0.38	\$ 191,256	0.36	\$ 178,887					
Multi-Use / Nature Pathways (miles)	8.22	\$ 225,000	8.99	\$ 2,023,435	16.10	\$ 3,622,466					A
Park / Open Space Acres	14.00	\$ 32,000	43.38	\$ 1,388,058	53.67	\$ 1,717,317					A
TOTALS				\$ 10,898,876		\$ 13,431,407					
Cost of Facilities Needed to Remove Current Deficiency (2023):						\$ 10,898,876					
Cost of Facilities Needed to Accommodate Future Development (2032):						\$ 13,431,407					
Total Facility Costs:						\$ 24,330,283					

Applied Summary:	Current	2032 Pop.
	Costs Needed to Remove Current Deficiency	Costs Needed for the 2032 Future Needs
"A" Priorities Components	\$ 3,730,115	\$ 6,637,405
Remaining Priorities Components	\$ 7,168,761	\$ 6,794,001
TOTALS:	\$ 10,898,876	\$ 13,431,407

This analysis using the 2023 "A" Priority results:

- \$3,730,115 current deficiencies
- \$6,637,405 future needs

This analysis shows the RIF amount for each of the component line items. The preliminary RIF amount of the 2023 "A" Priorities = \$1,539.

Park Impact Fee Scenario Analysis

Not Final
Review Only

Recreation Impact Fee Scenario Analysis

Note: RIF Amounts do not reflect any Adjustments and are Gross Dollar Amounts (prior to any applied deductions)

Forecast 10-Year Residential Building Permits Total: **4,312**

Feb-23

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount	Ratio (Town Share)	Ratio (RIF Share)
Priority "A" Components Only	A	\$ 3,730,115	\$ 6,637,405	\$ 1,539	36.0%	64.0%
Remaining Priorities Components	B	\$ 7,168,761	\$ 6,794,001	\$ 1,576	51.3%	48.7%
		\$ 10,898,876	\$ 13,431,407			
Baseball Diamonds		\$ 14,016	\$ 101,966	\$ 24	12.1%	87.9%
Softball Diamonds		\$ 86,065	\$ 80,499	\$ 19	51.7%	48.3%
Multi Purpose Fields	A	\$ 76,024	\$ 234,789	\$ 54	24.5%	75.5%
Soccer Fields		\$ 258,196	\$ 241,498	\$ 56	51.7%	48.3%
Tennis Courts / Pickleball Courts	A	\$ 7,082	\$ 51,520	\$ 12	12.1%	87.9%
Running / Walking Track (Comm)		\$ 43,033	\$ 40,250	\$ 9	51.7%	48.3%
Basketball Goals (outdoors)	A	\$ 7,377	\$ 53,666	\$ 12	12.1%	87.9%
Volleyball Courts (outdoors)		\$ 5,738	\$ 5,367	\$ 1	51.7%	48.3%
Skate/Bike Park (Neighborhood)		\$ 43,033	\$ 40,250	\$ 9	51.7%	48.3%
Climbing / Challenge Elements		\$ 37,295	\$ 34,883	\$ 8	51.7%	48.3%
Park Shelters	A	\$ 228,140	\$ 447,218	\$ 104	33.8%	66.2%
Park Restrooms		\$ 788,931	\$ 737,910	\$ 171	51.7%	48.3%
Interpretive Center		\$ 191,256	\$ 178,887	\$ 41	51.7%	48.3%
Environmental Center		\$ 192,786	\$ 180,318	\$ 42	51.7%	48.3%
Outdoor Entertainment Venue		\$ 181,693	\$ 169,943	\$ 39	51.7%	48.3%
Recreation Centers (Neighborhood)		\$ 430,326	\$ 402,496	\$ 93	51.7%	48.3%
Playgrounds (Comm./Destination)	A	\$ -	\$ 510,430	\$ 118	0.0%	100.0%
Playgrounds (Neighborhood)		\$ 267,758	\$ 250,442	\$ 58	51.7%	48.3%
Skating Rinks (hockey)		\$ 321,310	\$ 300,530	\$ 70	51.7%	48.3%
Skating Area (non-hockey)		\$ 48,053	\$ 44,945	\$ 10	51.7%	48.3%
Swim. Pool / Aquatics Facilities		\$ 1,912,560	\$ 1,788,872	\$ 415	51.7%	48.3%
Sprayground / SplashPad		\$ 218,032	\$ 203,931	\$ 47	51.7%	48.3%
Golf Course 18-hole		\$ 1,377,044	\$ 1,287,988	\$ 299	51.7%	48.3%
Driving Range		\$ 137,704	\$ 128,799	\$ 30	51.7%	48.3%
Disc Golf (18-holes)		\$ 5,738	\$ 5,367	\$ 1	51.7%	48.3%
Dog Park Area		\$ 91,803	\$ 85,866	\$ 20	51.7%	48.3%
Maintenance Facilities (Hub)		\$ 325,135	\$ 304,108	\$ 71	51.7%	48.3%
Maintenance Facilities (Satellite)		\$ 191,256	\$ 178,887	\$ 41	51.7%	48.3%
Multi-Use / Nature Pathways (miles)	A	\$ 2,023,435	\$ 3,622,466	\$ 840	35.8%	64.2%
Park / Open Space Acres	A	\$ 1,388,058	\$ 1,717,317	\$ 398	44.7%	55.3%
All Components		\$ 10,898,876	\$ 13,431,407	\$ 3,115	44.8%	55.2%
"A" Priority Items:		\$ 3,730,115	\$ 6,637,405	\$ 1,539	36.0%	64.0%
				\$ 1,385	@ 90%	

Recreation Impact Fee Scenario Summary of "A" Priorities Only

Note: RIF Amounts do not reflect any Adjustments and are Gross Dollar Amounts (prior to any applied deductions)

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount (Gross)	Ratio (City Share)	Ratio (RIF Share)
Multi Purpose Fields	A	\$ 76,024	\$ 234,789	\$ 54	24.5%	75.5%
Tennis Courts / Pickleball Courts	A	\$ 7,082	\$ 51,520	\$ 12	12.1%	87.9%
Basketball Goals (outdoors)	A	\$ 7,377	\$ 53,666	\$ 12	12.1%	87.9%
Park Shelters	A	\$ 228,140	\$ 447,218	\$ 104	33.8%	66.2%
Playgrounds (Comm./Destination)	A	\$ -	\$ 510,430	\$ 118	0.0%	100.0%
Multi-Use / Nature Pathways (miles)	A	\$ 2,023,435	\$ 3,622,466	\$ 840	35.8%	64.2%
Park / Open Space Acres	A	\$ 1,388,058	\$ 1,717,317	\$ 398	44.7%	55.3%
Priority "A" Components		\$ 3,730,115	\$ 6,637,405	\$ 1,539	36.0%	64.0%

Strategy for Funding Current Deficiencies –

- We see several funding sources that could be applied for current deficiencies:
- We have also projected the anticipated year of each of the line item's Implementation.
- It is a recommendation that as many of the current deficiencies be fulfilled within the next 4–5-year period.

Town of McCordsville – Park and Recreation Department Forecast Funding for Current Recreation Component Deficiencies

2-Mar-23

Prepared by: Town of McCordsville and Lehman & Lehman, Inc.

Project Description	Quantities	Project Amount	Funding Source(s)								
Current Deficiency Needs	Current (2023) Needs	Costs	Grants	Park Capital Improvement Budget	Town Econ. Development Fund (TIF)	Town Trail Funding (Development Code)	Town Center Land Acreage (10.5 acres) (Non-Property Tax)	Haven Ponds Land Acreage (±26.0 acres) (Non-Property Tax)	Bonds	Other	Anticipated Year(s) of Implement.
Multi Purpose Fields	0.43	\$ 76,024		\$ 76,024							2024
Tennis Courts / Pickleball Courts	0.15	\$ 7,082		\$ 7,082							2024
Basketball Goals (outdoors)	0.30	\$ 7,377		\$ 7,377							2024
Park Shelters	1.83	\$ 228,140	\$ 57,035	\$ 171,105							2024
Playgrounds (Comm./Destination)	0.00	\$ -									-
Multi-Use / Nature Pathways (miles)	8.99	\$ 2,023,435				\$ 2,023,435	\$ -	\$ -			2023-2032
Park / Open Space Acres	43.38	\$ 1,388,058		\$ 320,000	\$ 220,058		\$ 336,000	\$ 512,000			2023-2024
				10 ac. of Haven Ponds				16 ac. of Haven Ponds			
		\$ 3,730,115	\$ 57,035	\$ 581,587	\$ 220,058	\$ 2,023,435	\$ 336,000	\$ 512,000	\$ -	\$ -	
10 Year Total =		\$ 57,035	\$ 57,035	\$ 581,587	\$ 220,058	\$ 2,023,435	\$ 336,000	\$ 512,000	\$ -	\$ -	\$ 3,730,115
10 Year Annual Average =		\$ 5,704	\$ 5,704	\$ 58,159	\$ 22,006	\$ 202,343	\$ 33,600	\$ 51,200	\$ -	\$ -	\$ 373,012
Funding Sources Percentages =			1.53%	15.59%	5.90%	54.25%	9.01%	13.73%	0.00%	0.00%	100.00%

- Multi Purpose Fields, Tennis/Pickleball, Basketball would be funded from Capital Improvement Budgets
- Park Shelter deficiency funded 25% from Grants and 75% from Capital Improvement Budgets
- 10 acres of Haven Ponds Land would be funded from Capital Improvement Budgets
- 6.88 acres of Park Land purchased using TIF funding
- All the Trail Deficiency would be funding through the Town's Trail Development Code

- Acquisition of the Town Center (10.5 ac.) and the Haven Ponds (±26.0 ac.) will be acquired through various sources

Deficiency Funding

Not Final
Review Only

The Funding Sources that the Town will consider for offsetting the current deficiencies.

Calculations and Analysis of Impact Deductions

Not Final
Review Only

Analysis Summary and Scenarios:

– With the exception of the Trail Development, all the current Deficiencies will be completed between the years 2023 and 2024

Town of McCordsville – Park and Recreation Department Forecast Funding for Current Recreation Component Deficiencies

2-Mar-23
Prepared by: Town of McCordsville and Lehman & Lehman, Inc.

Project Description		Quantities	Project Amount	Funding Source(s)								
Current Deficiency Needs	Current (2023) Needs	Costs	Grants	Park Capital Improvement Budget	Town Econ. Development Fund (TIF)	Town Trail Funding (Development Code)	Town Center Land Acreage (10.5 acres) (Non-Property Tax)	Haven Ponds Land Acreage (±26.0 acres) (Non-Property Tax)	Bonds	Other	TOTALS	Anticipated Year(s) of Implement.
	Multi Purpose Fields	0.43	\$ 76,024		\$ 76,024						\$ 76,024	2024
	Tennis Courts / Pickleball Courts	0.15	\$ 7,082		\$ 7,082						\$ 7,082	2024
	Basketball Goals (outdoors)	0.30	\$ 7,377		\$ 7,377						\$ 7,377	2024
	Park Shelters	1.83	\$ 228,140	\$ 57,035	\$ 171,105						\$ 228,140	2024
	Playgrounds (Comm./Destination)	0.00	\$ -							\$ -	-	
	Multi-Use / Nature Pathways (miles)	8.99	\$ 2,023,435			\$ 2,023,435	\$ -	\$ -		\$ 2,023,435	2023-2032	
	Park / Open Space Acres	43.38	\$ 1,388,058		\$ 320,000	\$ 220,058		\$ 336,000	\$ 512,000	\$ 1,388,058	2023-2024	
				10 ac. of Haven Ponds			16 ac. of Haven Ponds					
			\$ 3,730,115	\$ 57,035	\$ 581,587	\$ 220,058	\$ 2,023,435	\$ 336,000	\$ 512,000	\$ -	\$ -	\$ 3,730,115
	10 Year Total =	\$ 57,035	\$ 581,587	\$ 220,058	\$ 2,023,435	\$ 336,000	\$ 512,000	\$ -	\$ -	\$ 3,730,115		
	10 Year Annual Average =	\$ 5,704	\$ 58,159	\$ 22,006	\$ 202,343	\$ 33,600	\$ 51,200	\$ -	\$ -	\$ 373,012		
	Funding Sources Percentages =	1.53%	15.59%	5.90%	54.25%	9.01%	13.73%	0.00%	0.00%	100.00%		

Town of McCordsville – Park and Recreation Department Forecast Annual Funding for Current Recreation Component Deficiencies

1-Mar-23
Prepared by: Town of McCordsville and Lehman & Lehman, Inc.

RIF YEARS	Grants	Park Capital Improvement Budget	Town Econ. Development Fund (TIF)	Town Trail Funding (Development Code)	Land Costs from Town Center and Haven Ponds	Bonds	Other	TOTALS	FUND TOTALS (B)
2023		\$ 160,000	\$ 110,029	\$ 202,343	\$ 424,000			\$ 896,372	\$ 160,000
2024	\$ 57,035	\$ 421,587	\$ 110,029	\$ 202,343	\$ 424,000			\$ 1,214,995	\$ 421,587
2025				\$ 202,343				\$ 202,343	\$ -
2026				\$ 202,343				\$ 202,343	\$ -
2027				\$ 202,343				\$ 202,343	\$ -
2028				\$ 202,343				\$ 202,343	\$ -
2029				\$ 202,343				\$ 202,343	\$ -
2030				\$ 202,343				\$ 202,343	\$ -
2031				\$ 202,343				\$ 202,343	\$ -
2032				\$ 202,343				\$ 202,343	\$ -
2023-2032 TOTALS	\$ 57,035	\$ 581,587	\$ 220,058	\$ 2,023,435	\$ 848,000	\$ -	\$ -	\$ 3,730,115	\$ 581,587

Town of McCordsville – Park and Recreation Department Impact Deduction Calculations

Prepared by: Town of McCordsville and Lehman & Lehman, Inc.

RIF Years	Cumulative Households	New Households (Annual)	New Households (Cumulative)	Costs to Remove Current Deficiency	Cost / Household for Park Cap. Imp. Budget	Cost / Household for Town TIF	Cost / Household Town Cumulative Capital Funds	Impact Deductions (Cum. From Bond Issue New Households)	Totals of Impact Deductions for the New Households
2022	4,197								
2023	4,397	199	199	\$ 160,000	\$ 36.39	\$ -	\$ -	\$ -	\$ 7,255
2024	4,628	231	430	\$ 421,587	\$ 91.10	\$ -	\$ -	\$ -	\$ 39,193
2025	4,894	266	696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	5,199	306	1,002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	5,550	351	1,353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2028	5,958	408	1,761	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2029	6,441	483	2,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2030	7,011	570	2,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2031	7,691	680	3,494	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2032	8,509	818	4,312	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	4,312			\$ 581,587					\$ 46,448

NOTES:	Cumulative households over 10 year period	Projected new households over 10 year period	Cumulative Totals of New Household Growth over 10-Yr. Period	Budgeted portion from the implementation schedule	Cost Per household to remove existing def. Using Park Cap. Imp. Budget	There is not Residential impact in the generation of Town TIF	Cost Per household to remove existing def. Using Town Cum. Capital Funds	Cost Per household to remove existing def. Bond Issue Funding	Costs applied to new households for current deficiencies [E + G + H times C]
--------	---	--	--	---	--	---	--	---	--

Total Impact Deduction for Columns E, G, H times cumulative number of New Households: \$ 46,448

2023 Park Impact Fee

Optional Housing Equivalent

Not Final
Review Only

McCordsville – Recreation Impact Fee – Park System Analysis

IMPACT FEE CALCULATIONS

02-Mar-23

Recommended Recreation Impact Fee – Town of McCordsville

Selected A Priorities: Multipurpose Fields, Tennis/Pickleball, Basketball, Shelters, Trails, and Park

Acres

Costs Needed to Remove Current Deficiency = \$	3,730,115
Projected Costs / Year (2023 to 2032) = \$	373,012

As per IC 36-7-4-1321: The Impact Fee Formula is as follows:

Impact Costs – Non-Local Revenues – Impact Deductions / 10-Yr Building Permits = Impact Fee

	2032 Population
Projected 2032 Populations =	22,209
Number of Expected Residential Building Permits in the next 10 years =	4,312
Impact Costs Needed to Meet Future (2032) Needs =	\$ 6,637,405
Less Anticipated Non-Local Revenues Available towards Future (2032) Needs =	\$ -
Less Anticipated Impact Deductions against Future (2032) Needs =	\$ (46,448)
Adjusted Future Needs Costs =	\$ 6,590,957
Projected Recreation Impact Fee = \$ 1,529	

Housing Equivalents (Option)

Type of Unit	Full Equivalent	Fee
Single - Family Dwelling Unit	100%	\$ 1,529
Two - Family Dwelling Unit (per dwelling unit)	85%	\$ 1,299
Multi - Family Dwelling Unit (per dwelling unit)		
One Bedroom	65%	\$ 994
Two Bedrooms	85%	\$ 1,299
Three Bedrooms or Larger	100%	\$ 1,529
Mobile Home	85%	\$ 1,299

Optional Housing

Equivalents:

– Some communities apply a “Housing Equivalent” as part of their ordinance. It is part of this Recommendation.

Recreation Impact Fees from other Communities

Municipality	Year	Recreation Impact Fee
Avon	2022	\$1,227
Bargersville	2021	\$1,580
Brownsburg	2023	\$1,770
Carmel	2022	\$4,882
Cicero	2022	\$1,205
Chesterton	2019	\$994
Crown Point	2022	\$1,171
Danville	2021	\$1,117
Fishers	2020	\$1,667
Franklin	2020	\$1,142
Greenfield	2019	\$1,313
Greenwood	2020	\$1,590
Ingalls	2022	\$1,436
McCordsville	2023	\$1,529
Noblesville	2019	\$2,118
Plainfield	2022	\$2,533
Shelbyville	2022	\$1,346
Schererville	2018	\$2,172
St. John	2018	\$1,886
Valparaiso	2020	\$1,448
Westfield	2018	\$1,440
Whitestown	2019	\$1,511
Winfield	2021	\$947
Zionsville	2021	\$2,045

Average of the Recreation Impact Fees Above = \$1,670

Town of McCordsville Recommended 2023 RIF = \$1,529

**The following are the recommendations of the
RIF Advisory Committee to the Plan Commission and the Town Council:**

- One Impact Zone be established
- Of the recreational components studied it is recommended that the Applied “A” Priority Components be included in the Park Impact Fee
- Current Deficiencies to be fulfilled in next 10 years = **\$ 3,730,115**
- Future Needs over the next 10 years = **\$ 6,590,957** (*with Impact Deductions applied*)
- Recommended Park Impact Fee with applied Non-Local Revenue and Impact Deductions = **\$ 1,529.**
- The recommendation to consider applying an **Annual Inflation rate of 5.0%** adjusting the park impact fee based on construction & material increases
- And the recommendation to again **NOT** consider the **Housing Equivalent Option**
- Reporting of revenue and expenditures should be done as part of the Town’s Park and Recreation Annual Report

Recommendation Summary

**Not Final
Review Only**

BAGI's CHECKLIST...

- 1) Advisory Committee must be established with 5-10 members with 40% representing real estate industry.
- 2) Impact zone must be defined.
- 3) Fees must be based on infrastructure needed to serve new development, not to remedy existing deficiencies.
- 4) Newly constructed businesses will not be assessed as they do not impact the parks.
- 5) A zone improvement plan must be created and must contain:
 - Description of existing infrastructure.
 - Current level of service.
 - Desired community level of service.
 - Estimate of cost to meet desired level of service, as well as timing and sequencing of infrastructure installation.
 - A general description of the sources and amounts of money used to pay for infrastructure over the previous 5 years.
- 6) If the plan raises the current level of service to a desired level of service, the plan must contain:
 - A plan for completion of infrastructure necessary to raise the current level of service to the community level of service within 10 years for existing properties using non-impact fee revenues.
 - An indication of the nature, location, and cost of infrastructure necessary to raise existing properties to the community level of service.
 - Identification of revenue sources and amounts of each revenue source that the unit intends to use to raise the current level of service to the community level of service for existing properties.
- 7) Impact fees may not exceed impact costs minus the sum of non-local revenues and impact deductions.
- 8) A reduction in the amount of an impact fee may be provided for sale or rental housing that is affordable.
- 9) An impact fee ordinance shall establish a method for credits where fee payers and non-fee payers provide infrastructure. (e.g., donation of land to a municipality) An impact fee review Board must be established (3 members) one real estate broker, one engineer, one CPA.
- 10) The impact fee may not take effect until 6 months after the date of the ordinance is adopted.

Builders Association of Greater Indianapolis (BAGI) Checklist

BAGI has a checklist of recreation impact fee studies. This page contains that checklist.



*McCordsville Park Impact Fee...
Keeping pace with our
Community's Growth*

