Town of McCordsville PIF Study 2023-2032

McCordsville INDIANA

Final Presentations

- _____ – *Park Board*
- _____ – *Plan Commission*
- _____ – *Town Council – 1st Reading*
- _____ – *Town Council – 2nd Reading / Approval*

LEHMAN & LEHMAN
Transforming Horizons
LANDSCAPE ARCHITECTURE & PLANNING
510 LINCOLNWAY EAST, SUITE C
MISHAWAKA, IN 46544
TEL 574.257.0255 FAX 574.257.1966
WWW.LEHMANANDLEHMAN.COM

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

Current Deficiencies are determined by applying the Population with the Community Level of Service less the Current Level of Service (Inventory). Calculations will determine if there is a surplus or a deficiency of each of the Recreation Infrastructure Components.

Residential Building Permit History

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

LEGEND

- CORPORATE LIMITS
- PLANNING BOUNDARY
- RR - RURAL RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL
- LMDR - LOW-MEDIUM DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
- MIXED-USE
- NON-RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- REGIONAL COMMERCIAL
- LIGHT INDUSTRIAL
- MEDIUM INDUSTRIAL
- EXISTING SUBDIVISIONS/PUD
- FLOOD HAZARD BOUNDARY
- PARK/OPEN SPACE
- SCHOOLS/INSTITUTIONS

SCALE: 1" = 1000'
0 500' 1000' 2000'

JANUARY 31, 2023

LEHMAN + LEHMAN
Transforming Horizons

510 LINCOLNWAY EAST, SUITE C
MISHAWAKA, IN 46544
TEL: 574.254.0100 FAX: 574.254.0766
LANDSCAPE ARCHITECTURE AND PLANNING
WWW.LEHMANANDLEHMAN.COM

Copyright © 2023 Lehman & Lehman Inc. All Rights Reserved.

BASE MAP DISCLAIMER:
Base map information (GIS, aerial photography, etc.) were prepared by others and provided to Lehman & Lehman for use on this project. Lehman & Lehman, Inc. assumes no liability for the accuracy of this information.

Parcel Development Forecasts *(parcel sheet shown)*

Town of McCordsville – Potential Residential Growth Work Sheet

Planning Area Zones:

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

		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**

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
Austin Trace	*315*	*Built Out*	*0*	*0%*		
Bay Creek East	*214*	*Built Out*	*0*	*0%*		
Bay Creek	*308*	*Built Out*	*0*	*0%*		
Boucher Zoning	90	90	235	0%	0	0
Champion Lake	*17*	*Built Out*	*0*	*0%*		
Colonnade	276	276	720	75%	207	540
Deer Crossing	*270*	*Built Out*	*0*	*0%*		
Emerald Springs	*322*	*Built Out*	*0*	*0%*		
Enclave at Deer Crossing	22	22	57	100%	22	57
Gardens on Gateway Senior Apts	*119*	*Built Out*	*0*	*0%*		
Gateway Crossing	*158*	*Built Out*	*0*	*0%*		
Gateway Crossing Apartments	160	128	334	100%	128	334
Gatherings (Age-restricted)	170	170	444	100%	170	444
Geist Woods Estates	*82*	*Built Out*	*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
Oakcrest	*55*	*Built Out*	*0*	*0%*		
Pine Vail Estates	78	4	10	100%	4	10
Preserve at Brookside	98	98	256	100%	98	256
Sagebrook	*169*	*Built Out*	*0*	*0%*		
Shadow Trace	237	237	619	50%	119	309
Stone Grove	*34*	*Built Out*	*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
Traditions at Brookside Asst. Living	*115*	*Built Out*	*0*	*0%*		
Traditions at Brookside Senior Apts	*42*	*Built Out*	*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
WoodHaven	*358*	*Built Out*	*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.

Town of McCordsville Population

28-Feb-23

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						

** 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.)

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

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

23-Mar-23

Facility	Avon Parks (2022)	Bargersville Parks (2021)	Brownsburg Parks (2023)	Cicero Parks (2022)	Chesterton Parks (2019)	Crown Point Parks (2022)	Danville Parks (2021)	Greenfield Parks (2018)	Greenwood Parks (2020)	Ingalls Parks (2022)	McCordsville Parks (2023)	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		1/4,000	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	1/8,000	1/4,000	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	1/5,000	1/3,000	1/4,000	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	1/10,000	1/8,000	1/7,000			
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)													1/3,500		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	1/20,000	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	1/40,000	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	1/3,000	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	1/12,000	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	1/7,500	1/30,000	1/3,000	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	1/35,000	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	1.5 mile /1,000	1 mile / 700	1 mile /1,000	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	5.00 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 – Park 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*

McCordsville Acres Standard			Populations =	11,475		2032 Pop. 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*

McCordsville Acres Standard			Populations =	11,475		2032 Pop. 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*

McCordsville Acres Standard			Populations =	11,475		2032 Pop. 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

McCordsville – Park Impact Fee – Park System Analysis

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	
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 Deficency (CLS) Factor All Facilities	Community Level of Service 2032 Needs	2032 Needed if current deficiency IS met	2032 Needs (Community Level of Service)	Priority (Per Park Dept.) 2018
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

Above table has highlighted the 2023 "A" priorities.

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

Facility Needs – Costs

McCordsville – Park 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" Prioirities Components	**$ 3,730,115**		**$ 6,637,405**
Remaining Prioirities 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

Park Impact Fee Scenario Analysis

Feb-23

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

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	PIF 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 Prioirities 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%**

Park 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 –

- *Several funding sources were considered for the funding of the 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 **28-Mar-23**

Forecast Funding for Current Recreation Component Deficiencies

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 (includes Haven Ponds Land)**	**Town Econ. Development Fund Town Center Land (TIF)**	**Town Trail Funding (Development Code)**	**Town Center Land Acreage (10.5 acres) (TIF)**	**Haven Ponds Land Acreage (±26.0 acres) (CEDIT)**	**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			$ 556,058			$ 832,000			$ 1,388,058	2023-2024
					10.5 acres of Town Center + additional 6.8 acres of land deficiency (total 17.38 acres)		Noted under Town Economic Development Fund - TIF Funding	26.0 acres of Haven Ponds funded through CEDIT			Total Land Acres would equal the noted deficiency of 43.88 acres.	
		$ 3,730,115	$ 57,035	$ 261,587	$ 556,058	$ 2,023,435	$ -	$ 832,000	$ -	$ -	$ 3,730,115	
		10 Year Total =	$ 57,035	$ 261,587	$ 556,058	$ 2,023,435	$ -	$ 832,000	$ -	$ -	$ 3,730,115	
		10 Year Annual Average =	$ 5,704	$ 26,159	$ 55,606	$ 202,343	$ -	$ 83,200	$ -	$ -	$ 373,012	
		Funding Sources Percentages =	1.53%	7.01%	14.91%	54.25%	0.00%	22.30%	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*
- *10.5 acres of Town Center Land would be funded from TIF Funding and 26.0 acres of land of Haven Ponds would come from CEDIT*
- *The remaining 6.88 acres of Park Land deficiency would use TIF funding (This will make up the total 43.38 acres of current deficiency of land)*
- *All the Trail Deficiency would be funding through the Town's Trail Development Code*

Deficiency Funding

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

Calculations and Analysis of Impact Deductions

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 — 28-Mar-23

Forecast Funding for Current Recreation Component Deficiencies

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 (includes Haven Ponds Land)**	**Town Econ. Development Fund Town Center Land (TIF)**	**Town Trail Funding (Development Code)**	**Town Center Land Acreage (10.5 acres) (TIF)**	**Haven Ponds Land Acreage (±26.0 acres) (CEDIT)**	**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			$ 556,058			$ 832,000			$ 1,388,058	2023-2024
					10.5 acres of Town Center + additional 6.8 acres of land deficiency (total 17.38 acres)		Noted under Town Economic Development Fund - TIF Funding	26.0 acres of Haven Ponds funded through CEDIT			Total Land Acres would equal the noted deficiency of 43.88 acres.	
		$ 3,730,115	$ 57,035	$ 261,587	$ 556,058	$ 2,023,435	$ -	$ 832,000	$ -	$ -	$ 3,730,115	
		10 Year Total =	$ 57,035	$ 261,587	$ 556,058	$ 2,023,435	$ -	$ 832,000	$ -	$ -	$ 3,730,115	
		10 Year Annual Average =	$ 5,704	$ 26,159	$ 55,606	$ 202,343	$ -	$ 83,200	$ -	$ -	$ 373,012	
		Funding Sources Percentages =	1.53%	7.01%	14.91%	54.25%	0.00%	22.30%	0.00%	0.00%	100.00%	

Impact Deductions Assumptions:

– The Park Capital Improvement Budget is funded through Property Taxes. This is a funding resources for current deficiencies that are exempted from the new residential developments … therefore considered in the Impact Deduction calculations

– Impact Deductions calculates out at a total of $24,319..

Town of McCordsville – Park and Recreation Department — 28-Mar-23

Forecast Annual Funding for Current Recreation Component Deficiencies

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

		A	B	C	D	E	F	G	H	
	RIF YEARS	**Grants**	**Park Capital Improvement Budget**	**Town Econ. Development Fund for Park Land (TIF)**	**Town Trail Funding (Development Code)**	**Land Costs for Haven Ponds Land (CEDIT)**	**Bonds**	**Other**	**TOTALS**	**FUND TOTALS (B)**
RIF Years	2023		$ -	$ 278,029	$ 202,343	$ 416,000			$ 896,372	$ -
	2024	$ 57,035	$ 261,587	$ 278,029	$ 202,343	$ 416,000			$ 1,214,995	$ 261,587
	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	$ 261,587	$ 556,058	$ 2,023,435	$ 832,000	$ -	$ -	$ 3,730,115	$ 261,587

Town of McCordsville – Park and Recreation Department

Impact Deduction Calculations

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

		A	B	C	D	E	F	G	H	I
	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								
RIF Years	2023	4,397	199	199	$ -	$ -	$ -	$ -	$ -	$ -
	2024	4,628	231	430	$ 261,587	$ 56.53	$ -	$ -	$ -	$ 24,319
	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**		**$ 261,587**					**$ 24,319**
	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 defic. Using Park Cap. Imp. Budget	There is not Residential Impact in the generation of Town TIF	Cost Per household to remove existing defic. Using Town Cum. Captial Funds	Cost Per household to remove existing defic. 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: $ 24,319

2023 Park Impact Fee

Optional Housing Equivalent

McCordsville – Park Impact Fee – Park System Analysis
IMPACT FEE CALCULATIONS *28-Mar-23*

Recommended Park Impact Fee – Town of McCordsville

Selected "A" Priorities: MultiPurpose Fields, Tennis/Pickleball, Basketball, Shelters, Playground, 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 =	**$**	**(24,319)**
Adjusted Future Needs Costs =	**$**	**6,613,087**
Projected Park Impact Fee =	**$**	**1,534**

Housing Equivalents (Option)

Type of Unit	Full Equivalent	Fee
Single - Family Dwelling Unit	100%	$ 1,534
Two - Family Dwelling Unit (per dwelling unit)	85%	$ 1,304
Multi - Family Dwelling Unit (per dwelling unit)		
One Bedroom	65%	$ 997
Two Bedrooms	85%	$ 1,304
Three Bedrooms or Larger	100%	$ 1,534
Mobile Home	85%	$ 1,304

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	**$1,534**
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 = $1,534

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 = ***$ 6,613,087*** *(with Impact Deductions applied)*
- Recommended Park Impact Fee with applied Non-Local Revenue and Impact Deductions = ***$ 1,534.***
- 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

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.

Town of McCordsville PIF Update Study 2023-2032

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

LEHMAN & LEHMAN
Transforming Horizons

LANDSCAPE ARCHITECTURE & PLANNING
510 LINCOLNWAY EAST, SUITE C
MISHAWAKA, IN 46544

TEL 574.257.0255 FAX 574.257.1966
WWW.LEHMANANDLEHMAN.COM