

ORDINANCE NO. 27, 2015

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF
VALPARAISO, INDIANA, TO ESTABLISH A NEW EQUITABLE
IMPACT FEE FOR THE PURPOSE OF PLANNING AND FINANCING
PARK AND RECREATIONAL INFRASTRUCTURE
TO SERVE NEW DEVELOPMENTS IN THE
CITY OF VALPARAISO, INDIANA
PURSUANT TO INDIANA CODE CHAPTER 36-7-4-1300 ET. AL.**

WHEREAS, the Common Council of the City of Valparaiso, Indiana ("City Council") determined that it is reasonable and necessary to promote and accommodate orderly growth and development and to promote the general public health, safety and general welfare of the citizens of the City of Valparaiso, Indiana ("City") by providing for an equitable program to fund the capital costs of new park and recreational infrastructure necessary to serve newly developing areas of the City; and

WHEREAS, the City Council has further determined that it is reasonable and necessary to promote the orderly development of the City by establishing standards by which the City may require new developments to pay an impact fee representing the development's proportionate share of the capital costs of new park and recreational infrastructure necessary to serve the new development; and

WHEREAS, the City Council has further determined that new development should not be required to pay a fee for the capital costs of such new park and recreational infrastructure greater than the development's proportionate share of the capital costs of such infrastructure which is needed to serve such development; and

WHEREAS, the City of Valparaiso has engaged Lehman & Lehman, Inc., to prepare a Zone Improvement Plan for Parks & Recreation Facilities (the "Plan"), which Plan is attached hereto, incorporated herein and marked as ***Exhibit "A"*** to this Ordinance; and

WHEREAS, the cost of implementing the park and recreational recommendations of the Plan in their entirety exceeds:

1. the income capacity of the City through its ad valorem property tax receipts of other tax distributions allocated to park and recreational improvements relative to the chronological needs of the City for said improvements; and
2. the general obligation bond capacity of the City based upon net assessed valuation; and

3. the revenue bond potential of the City based upon any existing means of acquiring revenue related to such improvements; and

WHEREAS, because of the size of the City, considering both its population and geographic area, as well as the distribution of public and private institutions, services and other facilities throughout the City, any park and recreational improvement benefits all citizens of the City equally; and

WHEREAS, it is the City's objective for the Plan to result in the determination of an impact fee which meets the rational nexus test as that test is understood by current applicable statutory law and case law; and

WHEREAS, the City of Valparaiso Advisory Plan Commission, having conducted a public hearing upon, and given due deliberation to, the Zone Improvement Plan encompassed by the Plan has forwarded a favorable recommendation of the Plan's adoption to the City Council by a vote of 7 in favor and 0 opposed; and

WHEREAS, the City Council previously has appointed the City of Valparaiso Impact Fee Advisory Committee to advise the City Council pursuant to Indiana Code 36-7-4-1312; and

WHEREAS, the purpose of this Ordinance is not to deter growth, remedy existing infrastructure deficiencies or pay for maintenance or other non-capital costs.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Common Council of the City of Valparaiso, Indiana; that:

1. Limitation on Imposition of Impact Fee. This Ordinance shall expire and become void five (5) years after its effective date as required by Indiana Code 36-7-4-1340, unless action is undertaken to extend this Ordinance consistent with Indiana law.
2. Establishment of Impact Zone. There is hereby established one Infrastructure Impact Zone, the boundaries of which are co-terminus with the existing corporate boundaries of the City, as such boundaries may be extended from time to time through annexation, and over which boundaries the City exercises planning and zoning jurisdiction. In this regard, the City Council specifically finds that there is a functional relationship between the components of the Plan and that the Park and Recreational Plan provides a reasonable uniform benefit to all citizens throughout the Impact Zone as of the adoption of this Ordinance. The City Council further finds that all areas within the Impact Zone are contiguous as required by Indiana Code 36-7-4-1316. Except as provided herein, this Ordinance shall apply uniformly to all residential developments within the Building Permit and which creates a need for new and additional park and recreational infrastructure. This Ordinance shall not apply to:
 - a. development meeting the requirements set forth in Indiana Code 36-7-4-1322(g);

- b. improvements which do not require a Building Permit;
 - c. improvements which do not create a need for new and additional infrastructure, including the erection of a sign, construction of accessory buildings, structures or fences or the alteration, renovation or expansion of an improvement where the use, or intensity thereof, has not changed;
 - d. the replacement of a destroyed or partially destroyed improvement provided that the replacement improvement does not create a need for new and additional infrastructure over and above the infrastructure needed by the original improvement prior to the destruction or partial destruction thereof; and
 - e. non-residential development.
3. Zone Improvement Plan. As a precondition of the adoption of this Ordinance, the City Council engaged Lehman & Lehman, Inc., to prepare a comprehensive and detailed park and recreational impact analysis. The City Council now finds that the resulting study is sufficient and constitutes a Zone Improvement Plan as contemplated by Indiana Code 36-7-4-1318. The City Council does hereby adopt the Plan prepared by Lehman & Lehman, Inc., dated October 2015, as its Zone Improvement Plan and specifically finds that said Zone Improvement Plan contains the following elements:
- a. reasonable estimates relating to the nature and location of development that is expected within the Impact Zone a period of ten (10) years from the Effective Date of this Ordinance;
 - b. a reasonable determination of the community level of service for the Impact Zone;
 - c. a reasonable determination of the current level of service provided within the Impact Zone;
 - d. a reasonable estimate of the nature, location, sequencing, and timing of the park and recreational requirements and costs necessary to provide the community level of service for the developments contemplated in sub-paragraph (a) hereof;
 - e. a reasonable estimate of the share of the park and recreational costs identified in sub-paragraph (d) hereof that will be used to:
 - (1) raise the current level of service for existing development or provide service to existing development; or
 - (2) provide service to new development.

- f. a reasonable estimate of revenues that:
 - (1) are from sources other than impact fees; and
 - (2) will be used to finance the cost identified in sub-paragraph (e)(1) above;
- g. a description of the nature and location of existing infrastructure in the Impact Zone.
- h. a general description of the sources and amounts of money used to pay for infrastructure during the previous five (5) years.

Additionally, the City Council hereby adopts specifically the Zone Improvement Plan as part of the Comprehensive Plan for the City of Valparaiso, Indiana, pursuant to Indiana Code 36-7-4-500 et seq.

4. Establishment of Park and Recreation Impact Fee. Based on the Plan, the City Council determines that the cost per equivalent single-family dwelling unit is One Thousand Two Hundred and Eighty-Eight Dollars (\$1,288.00). Based on the equivalent dwelling unit calculations used by the City, the City Council hereby establishes the Park and Recreation Impact Fee in the following amounts for single-family units, duplexes, condominiums, townhomes, apartments and assisted living facilities:

Type of Unit Fee Per Dwelling Unit and Housing Equivalent		
Unit Type	Fee Amount (Per Unit)	Equivalent %
Single-Family	\$1,288.00	100%
Duplex/Condominium/Townhome	\$1,094.00	85%
Apartment	\$811.00	63%
Assisted living	\$644.00	50%

The City Council hereby makes as part of the record of these proceedings, all of the data collected, the calculations made, and the conclusions reached by Lehman & Lehman, Inc., in the process of developing and drafting the Zone Improvement Plan, and specifically instructs the employees of the City to make such data and other information available to the public for review during regular business hours.

In the event that any parcel of real estate subject to the Zone Improvement Plan undergoes a change in use, redevelopment, or a modification, which change requires a Building Permit, and creates a need for new infrastructure, an impact fee will only be assessed for the increase in the burden on infrastructure.

5. Credit in Lieu of Payment: Exemptions. Any person obligated to pay a fee pursuant to the terms of this Ordinance may have the option of financing, constructing, and dedicating park and recreational infrastructure owned and operated by a neighborhood association for the public benefit, all as described and defined in the Plan, instead of making all or part of any impact fee payment to the City, and in

accordance with the park and recreational specifications for such park and recreational infrastructure to be improved in force within the City's jurisdiction at the time. The fee payer, or other person or entity providing the infrastructure or improvement, shall be given credit for the actual costs of planning, financing, and constructing such park and recreational infrastructure for the City. A request for credit shall be present prior to the issuance of the Building Permit. In the event the actual cost of such planning, financing, and construction do not equal the amount of the impact fee pursuant to the calculation provided for in the schedule set forth in Section 4 hereof, the remaining balance shall be due in accordance with the provisions stated hereafter.

Credits against impact fees otherwise due shall be allowed pursuant to this Section for all infrastructure improvements constructed or furnished in accordance with Indiana Code 36-7-4-1313 and Indiana Code 36-7-4-1335. In addition, a fee payer or other person or entity responsible for installing infrastructure or improvements may designate in writing a method of allocating its credits to future fee payers who may be successors in interest to the credits earned by the fee payer or others, as part of the certification provided for above.

Any person or entity otherwise obligated to pay the fee established by this Ordinance whose property was totally or partially destroyed by fire, storm or other casualty beyond his/her/its control, shall be exempt from said fee if he/she/it repairs or replaces the destroyed structure without creating a burden on infrastructure greater than the burden imposed by the destroyed infrastructure. In the event of such additional burden, the fee shall be calculated based only on the increased burden created by the structure.

6. Impact Fee Due Upon Issuance of a Building Permit. The impact fee imposed pursuant to the terms of this Ordinance shall be due and payable upon the issuance of a Building Permit by the City. It is understood that the building permit is synonymous with the term structural building permit: as that term is used in Indiana Code 36-7-4-1323, in that the issuance of a Building Permit authorizes the applicant to commence construction activities, structural or otherwise. The entire fee which is calculated pursuant to the terms of this Ordinance shall be due at said time unless the amount of the fee upon calculation is greater than Five Thousand Dollars (\$5,000.00), in which case an installment plan may be requested by the applicant in accordance with the terms set forth in Indiana Code 36-7-4-1324(a) through (d). The Valparaiso Impact Fee Review Board shall establish specific rules consistent with said code provisions for installment payments. The interest rate on any installment plan or deferred payment shall be established by Indiana Code, as from time to time amended.

If a fee payer requests, the amount of the impact fee shall be assessed upon the voluntary submission of a development plan or upon the issuance of the Building Permit, whichever is earlier. For purposes of this section, assessment means the act of calculating the amount of the impact fee which shall be due. The City shall make

such assessment within thirty (30) days of the date of such voluntary request or at the issuance of the Building Permit with or without the request.

7. Lien Rights Established. Pursuant to Indiana Code 36-7-4-1325, the City acquires a lien against the real estate which is the subject of the impact fee. Upon adoption, this Ordinance shall be recorded, and thereafter, it shall continue constructive notice of the lien rights of the City with respect to a parcel of real estate which is the subject of an installment payment of an impact fee. The City may, in its discretion, file a specific instrument setting forth its lien rights with respect to a parcel of real estate which is the subject of an installment payment of an impact fee, and such instrument shall constitute actual notice in addition to the constructive notice provided for by the recording of this Ordinance.
8. Form of Receipt. The Valparaiso Clerk/Treasurer shall issue a receipt for any and all impact fees collected and the form of such receipt shall be as follows:

Received of _____ fee payer, this _____ day of _____, the sum of \$_____ in (full) (partial) satisfaction of Park and Recreation Impact Fees due pursuant to Valparaiso City Council Ordinance No. _____ relating to improvements to be constructed on the real estate described on Exhibit A, attached hereto, made part hereof, and subject to lien rights in favor of the City of Valparaiso in the event of partial payment with payments remaining due. The remaining balance due (if any) is in the following amount: \$_____. This impact fee is dedicated to the creation of the following infrastructure element in accordance with the Zone Improvement Plan: _____.

_____, Clerk-Treasurer
City of Valparaiso, Indiana

9. Appeals. Any fee payer who believes itself to be aggrieved by the calculation of the impact fee may appeal from such calculation to the Valparaiso Impact Fee Review Board and the Valparaiso Impact Fee Review Board shall conduct a hearing with regard thereto. At such hearing, the fee payer shall bear the burden of going forward with the evidence and shall present evidence addressing either of the following propositions:
- A fact assumption used in determining the amount of the impact fee is incorrect; or
 - The amount of the impact fee is greater than the amount allowed under Indiana Code 36-7-4-1320 and 1322.

Upon conclusion of the hearing at which the matter is first presented, or at the conclusion of the hearing if the matter is continued, the Valparaiso Impact Fee

Review Board shall make a determination based upon the facts presented and may reverse, affirm, modify, or make such adjustments in the impact fee, as it believes are appropriate under the circumstances, if any, including establishing the amount of an impact fee, a credit, a refund, or any combination of fees, credits, or refunds.

The Valparaiso Impact Fee Review Board shall provide a copy of its decision to the City and the fee payer involved in the appeal within five (5) days after making its decision, and shall make written findings of fact to support its decision.

An appeal under this Section must be filed not later than thirty (30) days after the issuance of the Building Permit. The appeal shall be initiated with the filing of a Petition for Review with the Valparaiso Clerk-Treasurer's Office together with a filing fee in the amount of One Hundred Dollars (\$100.00). The filing fee shall be refunded in full if (1) the Petition for Review is granted and the impact fee is eliminated, reduced or adjusted by the Valparaiso Impact Fee Review Board, by independent action of the City, or by a court having jurisdiction; and (2) the reviewing body determines that the amount of the fees, reductions, or credits were arbitrary or capricious.

The Petition for Review shall be in a form calculated to inform the Valparaiso Impact Fee Review Board of the nature of complaint, the parties to the action, and relief requested. In addition, the petition shall describe the new development on which the impact fee has been assessed, all facts related to the assessment of the impact fee, and the reasons the petitioner believes that the amount of the impact fee assessed is erroneous or is greater than the amount allowed by the fee limitation set forth in the enabling statute.

The City shall not deny the issuance of a Building Permit on the basis that the impact fee has not been paid, or condition issuance of the permit on the payment of the impact fee. If the impact fee totals One Thousand Dollars (\$1,000.00) or less, the City may require the fee payer to pay the impact fee or initiate an appeal under this section before the Building Permit is issued.

10. Establishment of Valparaiso Impact Fee Review Board. The City Council hereby establishes an Impact Fee Review Board (Board), which shall consist of three (3) citizen members appointed by the Mayor and who shall qualify as follows:

One (1) member shall be a real estate broker licensed in Indiana;
One (1) member shall be an engineer licensed in Indiana;
One (1) member shall be a certified public accountant.

A Board member shall not be a member of the Valparaiso Advisory Plan Commission.

- a. The term of office of the members of the Board shall commence from the date of their appointment and expire five (5) years from the date of appointment.
 - b. At the expiration of the respective terms of each of the Board members originally appointed, their respective successors shall be appointed in the same manner as the original appointee, and each such succeeding member shall serve for a term of five (5) years. Each member shall continue to serve until his/her successor is appointed and qualified.
 - c. In the event any person appointed as a Board member shall fail to qualify as provided within ten (10) days after the mailing to him/her of notice of his/her appointment, or if any member after qualifying shall die, resign, vacate office, or in the event a member is unable to hear a petition due to a conflict of interest, the City Council President shall fill such vacancy with a new or temporary (in the event of a conflict of interest) member meeting the qualifications of the member being replaced. A new member shall serve for the period necessary to dispose of the petition giving rise to the conflict.
 - d. The Board shall be governed by Indiana Code 36-7-4-1338(c) and all other applicable provisions of the Impact Fee Statute.
11. Establishment of Park and Recreation Impact Fee Fund. There is hereby established the Park and Recreation Impact Fee Fund (Fund) of the City. This Fund shall be a non-reverting fund and shall receive any and all sums collected pursuant to this Ordinance to be utilized in connection with the purposes set forth herein. Said Fund shall consist initially of one account based upon the current existence of one Impact Zone. In the event, and only in the event, that an additional Impact Zone is created hereafter, a separate account shall be maintained for each separate Impact Zone established within the City. Interest earned on the Fund or on any account with the Fund, shall be deposited and maintained within the Fund or the separate account. The Valparaiso Clerk-Treasurer shall maintain records of the status of the Fund or any account which may be established therein, and shall make an annual report of said Fund and accounts which shall be available to the public in general and fee payers, upon request, in particular.
- Pursuant to Indiana Code 36-7-4-1332(e), the Clerk-Treasurer is designated as the City official responsible for acting on refund requests. In order to facilitate refunds when they may be due, the Clerk-Treasurer is directed to identify the purpose of any impact fee paid in order that a refund, if any, may be paid from the Fund or the account into which the fee was originally deposited.
12. Use of Impact Fees Collected Pursuant to this Ordinance. Any and all fees collected pursuant to the provisions of this Ordinance may be utilized for the following purposes only by the City, acting by and through its Board of Parks and Recreation,

which for the purposes of this Ordinance is identified as the infrastructure agency contemplated by Indiana Code 36-7-4-1317:

- a. Providing funds to be utilized by the City for the purpose of paying the capital costs of new park and recreational infrastructure that is needed to serve the new development within the corporate limits of the City as well as the expanded area of authority granted pursuant to Indiana Code 36-10-4-10 and that is identified in the Plan;
 - b. An amount not to exceed Five Percent (5%) of the annual collections of the fee to be utilized for expenses incurred by the City for the consulting services used to establish this Ordinance;
 - c. To pay an refund due pursuant to the terms of this Ordinance;
 - d. To pay the debt service cost of an obligation issued to provide new park and recreational infrastructure described in sub-paragraph (a) above.
13. House Enrolled Act 1467. The Valparaiso City Council specifically acknowledges the existence of a law adopted by the General Assembly of the State of Indiana which regulated the imposition of impact fee ordinances by municipal corporations within the State of Indiana. It is the intent of the City to comply with such legislation, and this Ordinance shall be construed in all respects to be consistent with the Act. The substantive and procedural requirements of Indiana Code 36-7-4-1300 et. seq. shall control in the event of conflicts, which are unintended by the City Council.
14. Amendment and Review. The impact fee provided for herein is based upon data which, in large part, is subject to inflation and other economic and market forces over which the City has no control. The City Council, may not less than once each year, cause a review to be made by City staff or consultants as may be required, to determine the continuing validity of the impact fee, the Impact Fee Zone, and the Zone Improvement Plan. The City Council shall consider and adopt such amendments as are necessary to cause a substantive compliance with all constitutional and statutory requirements. To the extent required by the facts and circumstances, this process shall include the steps necessary to update the Zone Improvement Plan and the Comprehensive Plan.
15. Effective Date. This Ordinance shall be in full force and effect six (6) months after its adoption by the City Council in accordance with Indiana Code 36-7-4-1340.
16. Construction of Clause Headings. The clause headings appearing herein have been provided for convenience and reference and do not purport and shall not be deemed to define, limit or extend the scope or intent of the clause to which they appertain.

17. Repeal of Conflicting Ordinances. The provisions of all other City ordinances in conflict with the provisions hereof, if any, are of no further force or effect and are hereby repealed.
18. Severability. If any part of this Ordinance shall be held as invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remainder of this Ordinance.

Introduced and filed on the ___ day of _____, 2015. A motion to consider on First Reading was sustained by a vote of ___ in favor and ___ opposed, pursuant to Indiana Code 36-5-2-9.8.

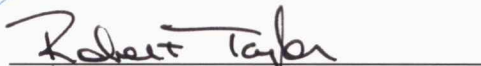
DULY PASSED AND ADOPTED this 14th day of December, 2015, by the Common Council of the City of Valparaiso, Porter County, Indiana, having been passed by a vote of ___ in favor and ___ opposed.

COMMON COUNCIL OF THE
CITY OF VALPARAISO, INDIANA


Joey Larr


John Bowker


Michael Baird


Robert Taylor


Trista Hudson

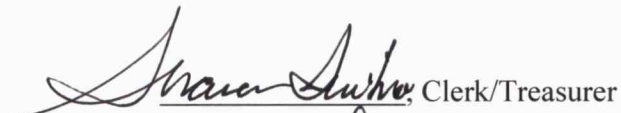

Tim Daly


Jan M. Dick

ATTEST:


Valparaiso Clerk/Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana on this 14th day of Dec., 20__
at 8:10 o'clock p.m.


Clerk/Treasurer

This Ordinance approved and signed by me this 14th day of Dec., 2015, at 8:10 clock p.m.

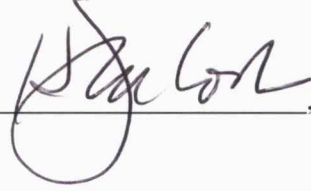

_____, Mayor

EXHIBIT A

A ZONE IMPROVEMENT PLAN FOR PARKS AND RECREATION FACILITIES

By: Lehman & Lehman, Inc.

A Zone Improvement Plan for Parks & Recreation Facilities
City of Valparaiso Parks & Recreation Department

The proposed:

City of Valparaiso Recreation Zone Improvement Plan 2015-2024

For:

City Parks & Recreation Facilities

Prepared for:

City of Valparaiso Park Board
City of Valparaiso Plan Commission
City of Valparaiso City Council

Valparaiso, Indiana



Prepared by:

Lehman & Lehman, Inc.

Landscape Architects | Planners | Placemakers
Mishawaka, Indiana

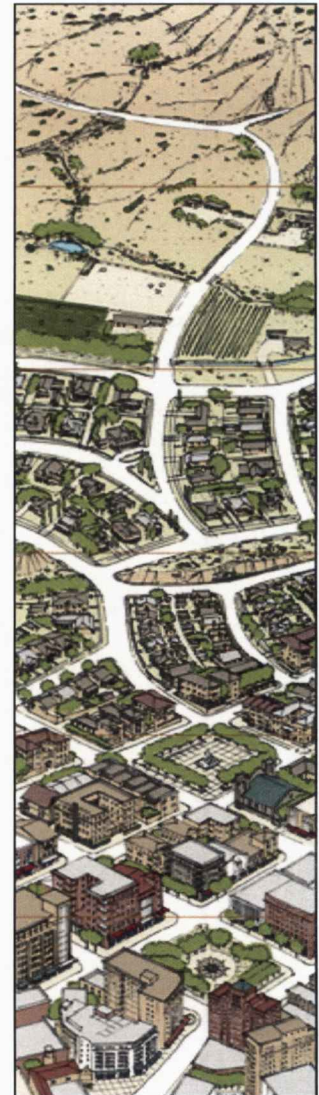
With Review by:

Tim Burkman, P.E.

City Engineer
City of Valparaiso



October 2015



The proposed:

City of Valparaiso Recreation Zone Improvement Plan 2015-2024

This report was prepared under contract for the
Department of Parks and Recreation, City of Valparaiso by:

Charles F. Lehman, ASLA, FRSA
President, Lehman & Lehman, Inc.
Landscape Architects | Planners | Placemakers
510 Lincolnway East, Suite C
Mishawaka, Indiana 46544



With Review by:
Tim Burkman, P.E., Reviewing Professional Engineer, City of Valparaiso

Completed October 2015

The information, analysis, ideas, designs and concepts contained herein are the exclusive intellectual property of Lehman & Lehman, Inc. Except as it is used by the Valparaiso Parks and Recreation Department / Board in direct relation to the study's implementation, no part of this publication may be reproduced or used in any way without expressed written permission by Lehman & Lehman, Inc. All rights reserved.

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Valparaiso Recreation Zone Improvement Plan Study

October 2015

In 1991, the Indiana General Assembly passed an impact fee bill that created an alternative funding mechanism for infrastructure improvements in fast growing areas. The essence of the legislation was to allow local governments the option of passing onto new residents the cost of building the new infrastructure demanded by those same new residents.



This Infrastructure Improvement Plan for Parks and Recreation Facilities (Recreation Impact Fee Study) for the City of Valparaiso is our third update of this impact fee. Our last study was completed in 2010. This update started several months ago, following the process as outlined by the 1991 Indiana Code. A Recreation Impact Fee Advisory Committee was established and worked with the Consultant in updating the current recreation component inventory along with the related standards. This update evaluated the recreation impact zone established in the last update. Population projections were arrived at by analyzing existing developments with capacity as well as new development parcels of the planning area, related residential building permits were forecasted, both current and future recreation component deficiencies were calculated, and costs for these infrastructure deficiency improvements were established for both current (2015) and future (2024) needs. The impact fee for the impact fee zones were determined by dividing the estimated costs of the 10-year deficiencies by the number of projected residential building permits of each impact zone during that same period.

You will recall that Recreation Impact Fees are collected prior to the issuance of each residential building permit, and the first collection will occur six (6) months after the final approval by the City Council of the Impact Fee ordinance. The fees are then placed in an interest bearing account, and related expenses for improvements are then paid from that account. Since impact fees cannot be used to fund current deficiencies, those improvements will need to come from other resources of the City. Recreation Impact Fees can only be used for the costs of the projected 10-year deficiencies determined by future populations.

An impact fee may not be collected for more than five years without a review and update of the Infrastructure Plan and adoption of the fee by City Council. Attached is a new Infrastructure Improvement Plan. The Parks and Recreation Staff prepared the plan with assistance from *Lehman & Lehman, Inc.* After preparation, the plan was submitted to *Tim Burkman, P.E.* (City Engineer, Valparaiso, Indiana), for final review and approval. The plan establishes new park and recreation standards for Valparaiso and recommends a one-zone structure and Recreation Impact Fees that will be necessary in order to achieve the City of Valparaiso's Park and Recreation standards.

After careful analysis, the Valparaiso Park Infrastructure Advisory Committee and the Park Administrative Staff feels that the recommended Recreation Impact Fee of **\$1,288** is a responsible fee for the recommended standards. The Valparaiso Park Infrastructure Advisory Committee recommends acceptance of the fee by the Valparaiso Parks and Recreation Board before being placed before the Valparaiso Planning Commission and City Council for final adoption.

Adoption of these parks and recreation standards will ensure the continued delivery of quality parks and Recreation services for all of the Citizens of Valparaiso.

Sincerely,

John Seibert, Director
Valparaiso Parks and Recreation

Acknowledgements

City of Valparaiso Park Infrastructure Advisory Committee

Committee Members:

- Jeff Lewis, *Architect, Parks Foundation President*
- Christa Emerson, *Park Board, Vice President*
- Matt Evans, *Realtor and Broker*
- Trista Hudson, *City Council Liaison to Park Board*
- Dan Steiner, *Builder, President, Porter County Home Builders Association*

Staff and Consultant Members

- John Seibert, *Park Director*
- Barbie Johnson, *Assistant to the Park Director*
- Steve Antonetti, *Director of Business Operations (Valpo Parks)*
- Tyler Kent, *City Planner*
- Tim Burkman, *City Engineer*
- Chuck Lehman, *Lehman & Lehman, Inc. (Consultant)*

Mayor

- Jon Costas

Clerk Treasurer

- Sharon Swihart

Common Council

- Bob Taylor, *District 1*
- Tim Daly, *District 2*
- Joey Larr, *District 3*
- Michael Baird, *District 4*
- John Bowker, *District 5*
- Jan Dick, *At Large*
- Trista Hudson, *At Large*
- Jon Costas, *Mayor*

Park Board

- Tim Warner, *President*
- Ric Frataccia, *Vice President*
- John Seibert, *Secretary*
- T.J. Edwards
- Christa Emerson Borlick

Plan Commission

- Bruce Berner, *President*
- Tim Burkman, *City Engineer*
- Deb Butterfield, *City Council Appointment*
- Helene Pierce, *Secretary*
- Matt Evans
- Ethan Lowe, *Attorney*

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Valparaiso Recreation Zone Improvement Plan Study

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Executive Summary

Background

The residential growth of the City of Valparaiso and its surrounding area has, over the past decades, experienced significant growth in residential development. As a result, the public infrastructure systems (roads, drainage, water/sanitary utilities and parks) are, or will become, strained to keep pace with the demands placed on them.

In anticipation of these demands, the City of Valparaiso is in the process of implementing and updating one of these public infrastructure systems by way of a Recreation Impact Fee Ordinance. Both the City's *Envision 2030 Comprehensive Plan 2013* and the *Parks and Recreation Master Plan Update 2010* have clearly indicated that the demand for recreational facilities will intensify because of the demographics of the growing population base. It is also recognized that a quality system of parks, green spaces and pathways/trails adds to the economic value and quality of life of the entire community.

The demands placed on the Park System by rapid growth have, and will, outpace the City's financial ability to provide the new and expanded facilities identified in the Parks and Recreation Master Plan. The current revenues are devoted almost entirely to maintaining and operating existing park facilities and programs. New sources of capital improvement revenue are needed. The Recreation Impact Fee Ordinance will continue to benefit the City and community in the future by keeping pace with the population growth while maintaining the level of adopted recreation standards.

The Plan does acknowledge that the 2010 Census data will provide the basis for the data on population and demographics for the City. The City has provided the Consultant with updated population estimates that were used as part of this study analysis.

History of Recreation Impact Fees

In 1991, the Indiana General Assembly passed an impact fee bill that created an alternative funding mechanism for infrastructure improvements in fast growing areas.

The essence of the legislation was to allow local governments the option of passing onto new residents the costs of building the new infrastructure expected by those same residents.

Impact Fees Facts

Need for and Application of Impact Fees

- Best applied to Fast Growing Communities (or projected)
- Considered as an "Entrance Fee" for residents to build and live in the Community
- Funds are applied directly to the infrastructure needs caused by the growth

Different Types of Impact Fees

- Recreation, Roads, Water/Sanitary Utilities, and Drainage

Impact Fee Studies

- Cover 10-year projection period
- Must be updated, at a minimum, every five years
- Also used to define development standards

Valparaiso Recreation Zone Improvement Plan Study

Benefits of Recreation Impact Fees

- Future residents pay for the increased demand on infrastructure services (defined as Community Level of Service)
- Current residents do not bear the burden of infrastructure expansion due to population growth
- Maintains quality of life as community grows

Development Impact Fees

Development Impact Fees, as described by this Zone Improvement Plan (herein Plan), will shift part of the cost of new and expanded park facilities from the community at large to the new developments that are generating the need for those new and expanded facilities. **Impact fees, however, cannot be used to finance the current needs of improvements required to raise the Current Level of Service to the Community Level of Service, hereafter referred to as "deficiencies."**



Impact fee logic has long been debated, discussed and endorsed by those who are involved in public finance. In 1991, the Indiana General Assembly enacted legislation [Indiana Code (IC) 36-7-4-1300] (see **Appendix A**) that enables localities to impose Development Impact Fees for certain types of infrastructure improvements, including park and recreational facilities. Among other things required of the locality, the legislation stipulates that:

- An Impact Fee Advisory Committee be appointed
- An Impact Fee Zone be established
- A Zone Improvement Plan be prepared
- An Impact Fee be determined and
- An Impact Fee Review Board be appointed

Park Infrastructure (Impact Fee) Advisory Committee

The Mayor of Valparaiso appointed a Recreation Impact Fee Advisory Committee in early 2015. The Committee consisted of members of the Park Board and Developers. City staff members of the Planning and Engineering Departments were included in addition to others appointed to fulfill statutory requirements. The Committee, listed on the acknowledgment page, met on several occasions to research and review data, to establish standards for park facilities, and to formulate the plan and strategies as described herein.

Although the City Council has jurisdiction only within the Valparaiso City limits, the Committee concluded early in its deliberations that the Study Area of this Plan should include all of the Valparaiso Planning Area Boundary (the same area as encompassed with its Comprehensive Plan) for the following reasons:

- It is reasonable to expect that some properties adjacent to the current corporate boundaries will become part of the City of Valparaiso in the time frame of this study
- The City is continuing to grow into the planning area through voluntary annexation, and
- The City's entire land use planning area is within the future service area of the City

Valparaiso Recreation Zone Improvement Plan Study

Impact Zone

In the update study of 2010 a one impact zone was part of the study and ordinance. Through the course of this study (2015) it was determined by the Advisory Committee that a single (one) Impact Zone should continue in best serving the City, residents and the development community.

Within the Study Area, the Advisory Committee recommended the establishment of a single (one) Impact Zone to coincide with the corporate and Comprehensive Planning boundary of the City as it continues to expand in the future through annexations. Thus, the Impact Zone is expected to expand through annexation until it encompasses the entire Planning Jurisdiction and future areas of annexation in the Township(s) within the County. More particular, the Impact Zone boundaries for the City of Valparaiso are co-terminus with the existing corporate boundaries of the City, as such boundaries may be extended from time to time through annexation, and over which boundaries the City exercises planning and zoning jurisdiction.

Figure 1 is a map that shows the Study Area, which consists of Valparaiso Planning Jurisdiction area and areas that may be annexed in the next five years which constitute the boundary of the Impact Fee Zone. Also shown are the current corporate limits.

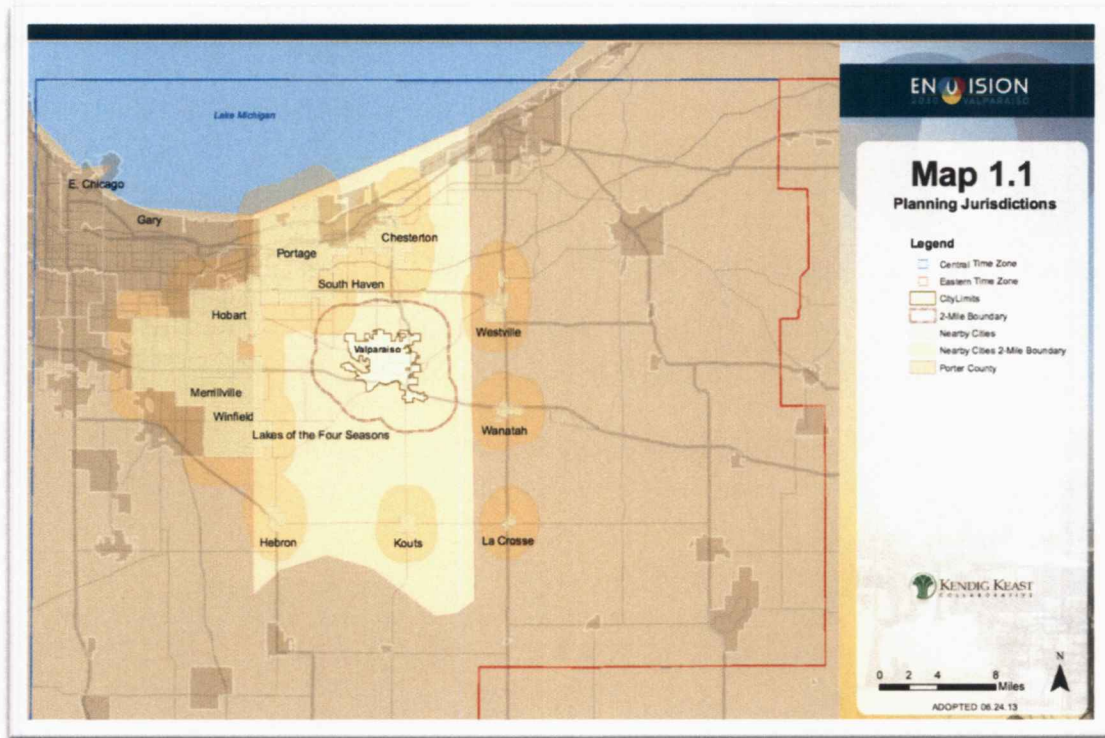


Figure 1 – Illustration of Planning Jurisdictions (source: City of Valparaiso – Envision 2030)

Zone Improvement Plan

The Zone Improvement Plan is described by this document and examines the existing park facilities, and determines the costs to (A) overcome existing deficiencies and (B) to meet future needs according to Community Level of Service standards.

Valparaiso Recreation Zone Improvement Plan Study

Impact Fee Review Board

As required by Indiana Code 36-7-4-1338, and before the Impact Fee is implemented, the City will establish an Impact Fee Review Board, consisting of Valparaiso citizens. The law requires that the Impact Fee Review Board include one real estate broker and one engineer, both licensed in Indiana, and one certified public accountant.

Other Planning Efforts Acknowledged in this Plan

As stated above, the City has previously adopted and updated its Comprehensive Plan and Parks and Recreation Master Plan. The City of Valparaiso has adopted the "Valparaiso Pathways and Greenways Master Plan". This plan references the existing and proposed trails throughout the study area.

This Recreational Impact Fee study acknowledges the City's Comprehensive Plan, Parks and Recreation Master Plan, and the Pathways and Greenways Master Plan as constituting the vision for the City and its park system. The Impact Fee recommended in this Plan is a financial strategy that will help achieve that vision.

Conclusions

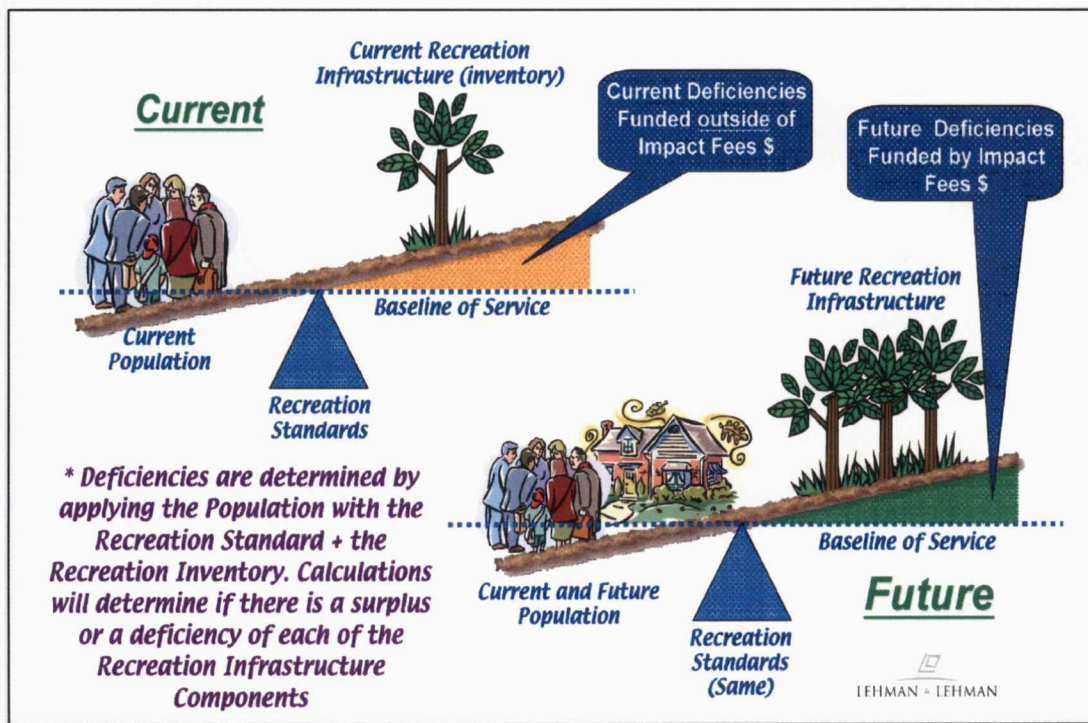
1. The Recreation Impact Fee Advisory Committee recommends to the City of Valparaiso that a new Recreation Impact Fee (RIF) Ordinance be adopted instituting a new Recreation Impact Fee of **\$1,288**. It is also recommended that an annual inflation rate (i.e. Gross Domestic Product annual figure) be factored into the impact fee amount.
2. Following the State Code [IC 36-7-4-1340(a)], RIF collection will start six months after approval of the ordinance. The funds collected will be kept in a "Recreation Impact Fee" line item of the City's Budget.
3. The City of Valparaiso should establish criteria, as policy, for the acceptance of land donations for park use and/or open space. Also, the City of Valparaiso, through its Parks Department, will address, annually, the distribution priorities of the RIF revenues.
4. The City's Park and Recreation Master Plan Update, as well as the Valparaiso Pathways and Greenways Master Plan, should reflect the standards and goals established as part of this study.
5. Collection of the RIF will occur when residential building permits are pulled. As an option, payments can be established using an installment plan as per IC 36-7-4-1324.
6. Reporting of RIF's transactions will be done annually noting recreation impact fees collected and the disbursements for recreation infrastructure components used as part of the impact fee calculations used during the RIF ordinance period.
7. Annual adjustments to the RIF can be considered with annual inflationary factors. A new RIF update study will be considered annually but must be done no later than five years from the date of this study.

Recreation Impact Fee Study Process

The process of defining a Recreation Impact Fee for a community involves a series of steps. Those steps include the following:

1. Establish the Park Impact Fee Advisory Committee
2. Define the Impact Zone
3. Collect current census populations and trends
4. Inventory the current recreation infrastructure for land and facilities (Current Level of Service)
5. Establish Community Level of Service for recreation land and facilities
6. Analyze housing building permits and trends (both inside City limits and within the planning area)
7. Analyze current deficiencies and 10-year infrastructure needs based on Community Level of Service and projected population forecasts
8. Determine costs for meeting current deficiencies and future needs based on Community Level of Service
9. **Recreation Impact Fees (RIF) = Future Recreation Infrastructure Need Costs / Projected 10-year Residential Building Permits**
(As per IC 36-7-4-1321 which states that the Impact Fee = Impact Costs – Non-Local Revenues – Impact Deductions / 10-Year Forecast Building Permits)
10. Prepare a Zone Improvement Plan
11. Recommendations to the Park Board and the Plan Commission
12. Ordinance for City Council's Review and Adoption

Figure 2 – Community Level of Service Illustration



Population and Residential Development Trends

The City of Valparaiso and the surrounding planning jurisdiction area have experienced the significant population growth in recent years since the housing down turn in the last decade. The current growth rate of residential development within the City of Valparaiso (as well as most of Indiana) has been slowly and steadily coming back and is having positive impact by the current economic conditions. It is still anticipated that residential development will continue to pick up again in the next ten years. How much of an increase will continue to be monitored. This study will look at various sources to determine the new residential growth rate over the next ten years. Keep in mind that these projections will be reviewed and updated when this Zone Improvement Plan is updated in the next five years per IC 36-7-4-1340(b).

During the course of this study the Consultant worked closely with the City Planning Department to review upcoming residential developments in both Valparaiso Planning Jurisdiction as well as existing developments where growth remains.

Trends in Residential Building Permits History

Various population projection resources were reviewed including that of the Building Department and U.S. Census, past twenty-year trends in new residential building permits, as well as another population growth model discussed below. **Figure 3** (below) illustrates Valparaiso's Growth History in residential building permits per year between the years 1999 to 2014. The last sixteen-year average was 150 residential building permits per year. Applying the 2.35 persons per household (2010 Census), this annual average of 150 residential building permits would equal an average of 352.5 persons per year.

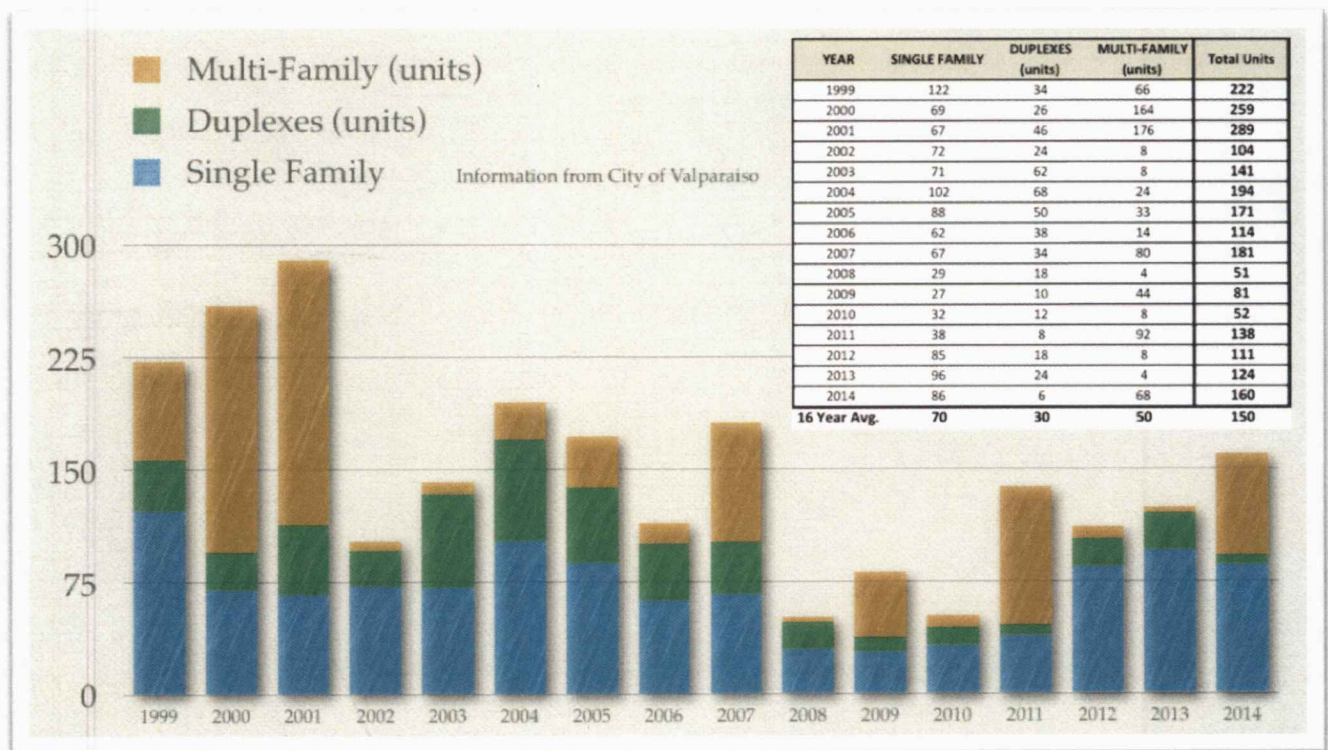


Figure 3 – Valparaiso Residential Growth History

Valparaiso Recreation Zone Improvement Plan Study

Residential Growth Strategies

Future Growth of the City will follow the land use patterns and zoning densities as per the City's Comprehensive Plan. The following figures illustrate the proposed Development Attractors and Impediments. Below is **Figure 4** 2013 Future City Growth Plan for Valparaiso.

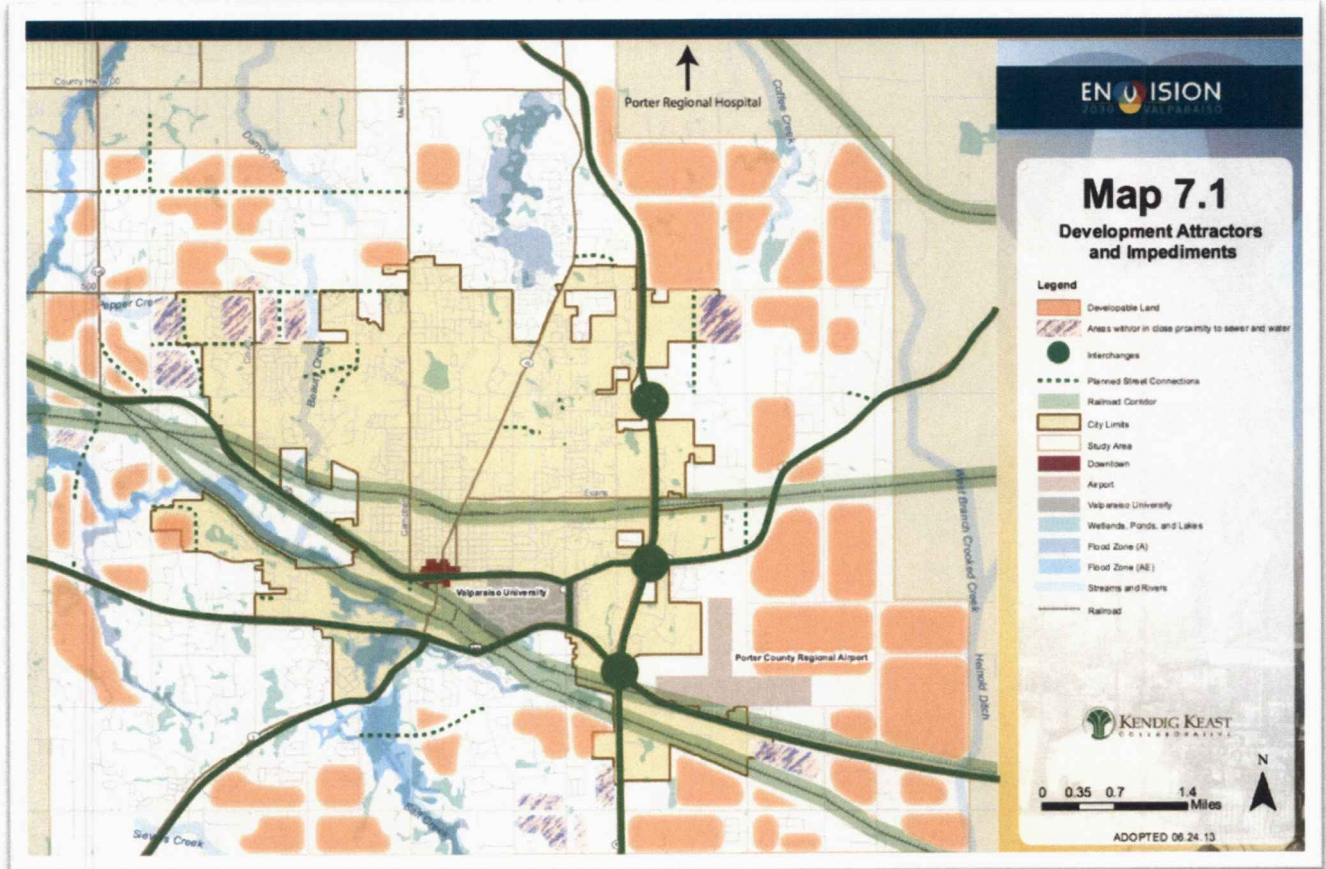


Figure 4 – City of Valparaiso 2013 Future City Growth Plan (source: City of Valparaiso)



Valparaiso Recreation Zone Improvement Plan Study

The City of Valparaiso's Zoning Plan was used as a resource to evaluate growth in, and adjacent to, the city limits. The map shown in **Figure 5** (below) defines the planning area and the potential annexation areas adjacent to the City that form the basis for the Impact Zone related to this study.

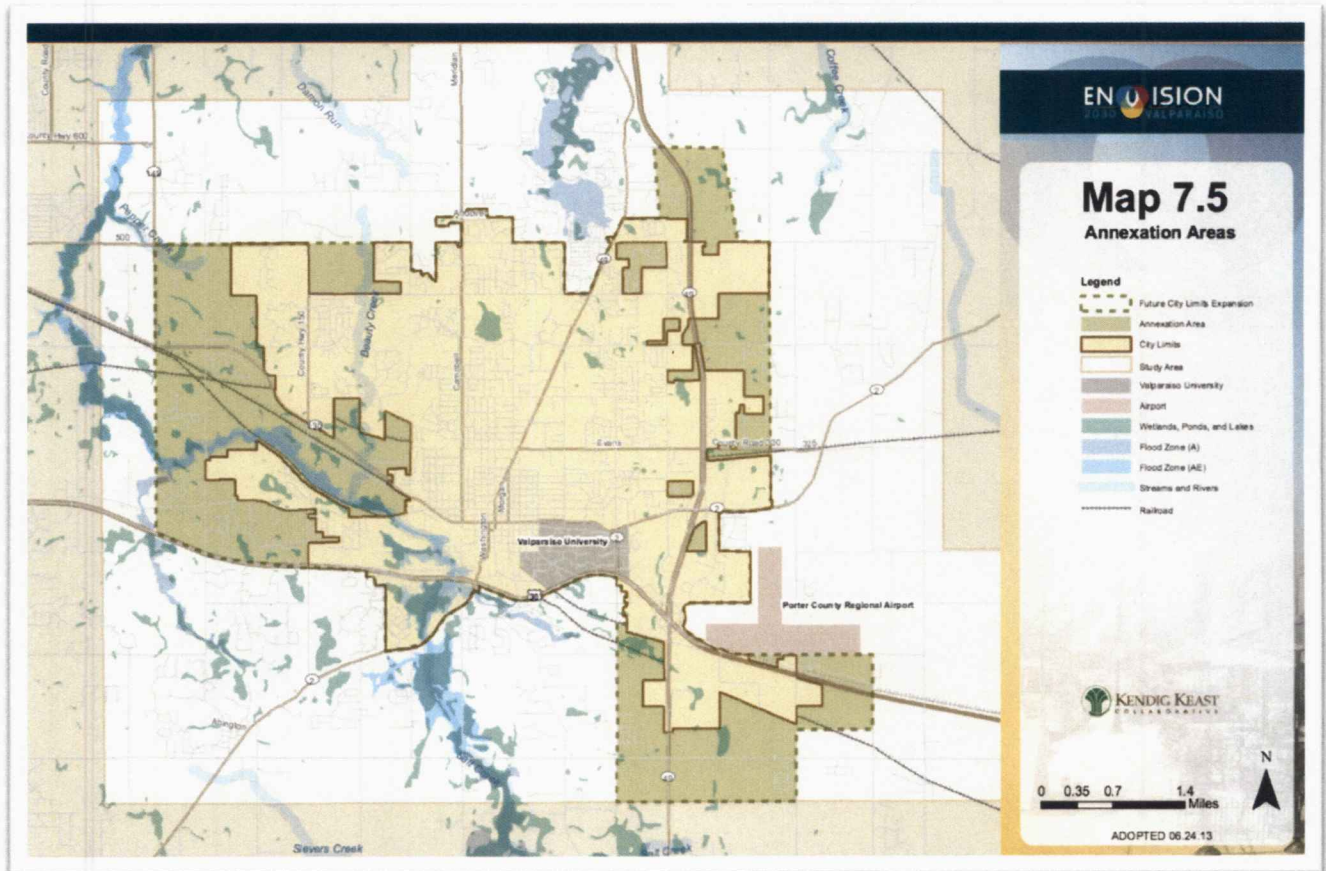


Figure 5 – City of Valparaiso Annexation Areas Plan (source: City of Valparaiso)

Parcel Growth by Development Population Projections

The Growth Model adopted by the Advisory Committee was termed Parcel Growth by Development Model. This model is based on the following:

- Acknowledgment of existing developments and growth projections within the current corporate limits
- Identification of land parcels within the current corporate limits of the City whose projected land use is residential development
- The City's own growth strategies are factored into the growth model
- Growth will occur with stimulation of other developments and infrastructure

The analysis examined residential development capacities based on the actual densities of the planned development or the densities permitted in the City's Zoning Ordinance. It is noted that the growth analysis scenarios used do not reflect the intentions of the existing landowners or the intention of the City regarding annexation.

The Consultant worked with the City and created an inventory of development parcels within the Comprehensive Plan's Planning Boundaries; more particularly within the current Corporate Limits. Following the

Valparaiso Recreation Zone Improvement Plan Study

defined Future Land Use Plan, of the Comprehensive Plan, each residential development parcel had a development density (housing units per acre) applied to the parcel to determine what "build out" potential each parcel could carry. Besides the un-development parcels, existing developments that have not been completely built out were also inventoried for this growth analysis.

The Analysis process of this growth model involved the Consultant and City's planning staff going through each of the un-developed parcels plus the existing developments and subdivisions to determine how much could be built out (by percentage) over the next ten years. By applying a different percentage to each parcel different scenarios of growth were generated.

For planning purposes the Consultant, Planning Staff and Advisory Committee analyzed the potential future populations of the City based on the Future Land Use Map and the known housing developments in and around the City. Land tract parcels were drawn on an aerial map (**Figure 6**) of the City and study area.

Figure 6 (below) illustrates the planning area and the residential growth potential for the City. This area covers the Impact Fee Zone of only the Planning Jurisdictional Limits of the City.

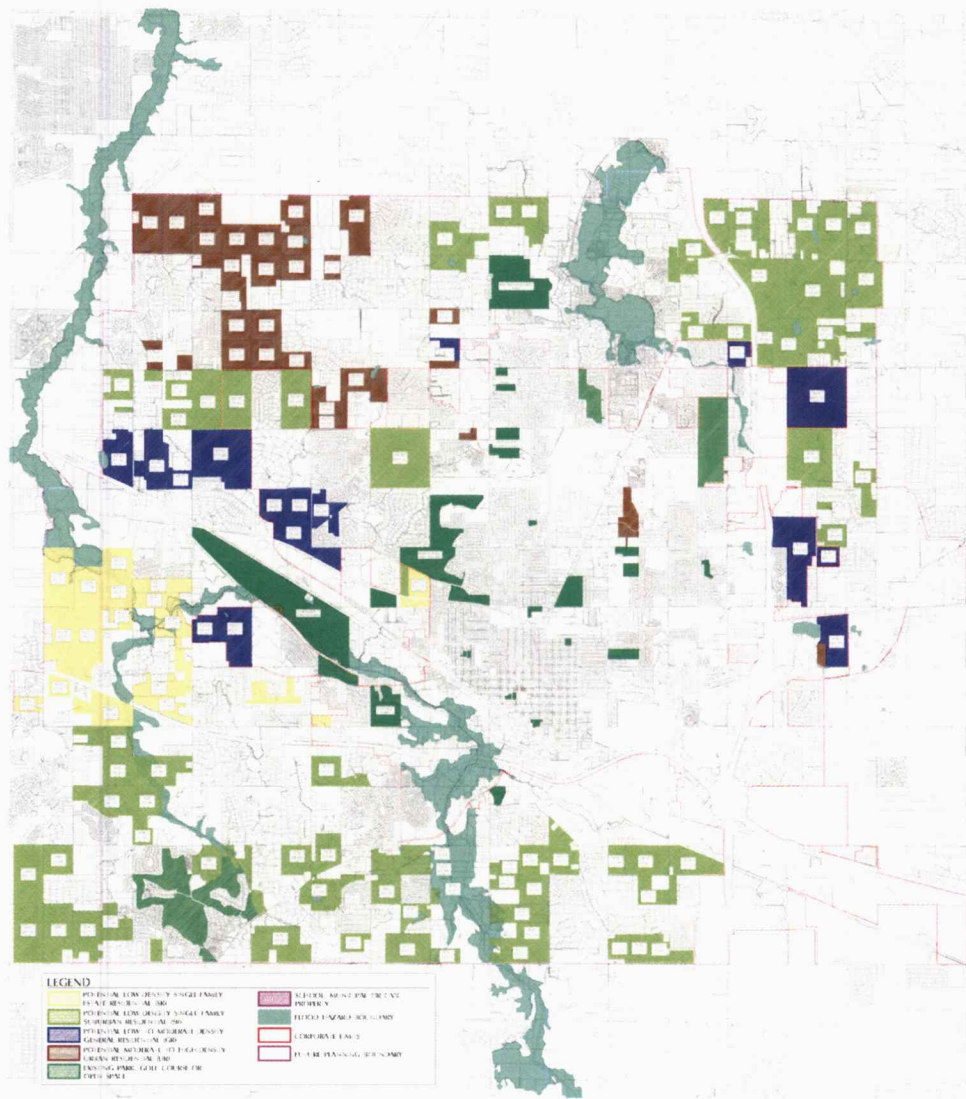


Figure 6 – Valparaiso Residential Growth Potential (Only within the Planning Jurisdictional Limits)
Source: City of Valparaiso development resources and interactions with City Staff and Consultant (Larger version of the above map available at the City's Planning Department.)

Valparaiso Recreation Zone Improvement Plan Study

Population Growth Potential of Planning Area

The following work sheets illustrate the residential growth potential. **Table 1** identifies undeveloped land parcels, its acreage, land use zone, the parcels' potential for residential units, and related populations. The City Planning Department provided a residential density base on the GIS information of existing residential developments in Valparaiso. Developable areas of each parcel were calculated with regard to flood plain and typical site infrastructure areas (i.e., retention areas, street right of ways, etc.). The remaining columns identify the 10-year growth potential (as a percentage) and the relative number of residential units and populations.

City of Valparaiso – Potential Residential Growth Work Sheet

Updated: 21-Jul-15

Compiled by: Lehman & Lehman, Inc. including information provided by the City of Valparaiso

Zoning District	ER	SR	GR	UR	NC-60	NC-70	NC-80	NC-90	RU	CP	RT
Lot Size	43,560	12,000	6,000	5,000	7,000	8,700	10,000	16,000	871,200	4,000	5,000
Units / Acre	1.00	3.63	7.26	8.71	6.22	5.01	4.36	2.72	0.05	10.89	8.71

2010 Census Pop. / Household = 2.35

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

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
A1	23.35	2.26	16.87	SR	3.63	61	144	0%	0	0	Outside City	
A2	45.85	0.00	36.68	SR	3.63	133	313	0%	0	0	Outside City	
A3	21.98	0.00	17.59	SR	3.63	64	150	0%	0	0	Outside City	Low-Density Residential
A4	40.12	0.00	32.10	SR	3.63	117	274	0%	0	0	Outside City	Low-Density Residential
A5	27.30	0.00	21.84	SR	3.63	79	186	0%	0	0	Outside City	Low-Density Residential
A6	28.47	0.00	22.77	SR	3.63	83	194	0%	0	0	Outside City	Low-Density Residential
A7	3.67	0.00	2.93	SR	3.63	11	25	0%	0	0	Outside City	Low-Density Residential
A8	12.20	0.00	9.76	SR	3.63	35	83	0%	0	0	Outside City	Low-Density Residential
A9	13.45	0.00	10.76	SR	3.63	39	92	0%	0	0	Outside City	Low-Density Residential
A10	26.67	0.39	21.03	SR	3.63	76	179	0%	0	0	Outside City	Low-Density Residential
A11	51.45	0.00	41.16	SR	3.63	149	351	0%	0	0	Outside City	Low-Density Residential
A12	7.72	0.00	6.18	SR	3.63	22	53	0%	0	0	Outside City	Low-Density Residential
A13	18.87	0.27	14.88	SR	3.63	54	127	0%	0	0	Outside City	Low-Density Residential
A14	26.42	0.00	21.14	SR	3.63	77	180	0%	0	0	Outside City	Low-Density Residential
A15	26.28	0.00	21.02	SR	3.63	76	179	0%	0	0	Outside City	Low-Density Residential
A16	57.67	3.18	43.59	SR	3.63	158	372	0%	0	0	Outside City	Low-Density Residential
A17	79.33	0.21	63.30	SR	3.63	230	540	0%	0	0	Outside City	Low-Density Residential
A18	70.95	0.00	56.76	SR	3.63	206	484	0%	0	0	Outside City	Low-Density Residential
A19	79.32	1.92	61.92	SR	3.63	225	528	0%	0	0	Outside City	Low-Density Residential
A20	151.20	1.91	119.43	SR	3.63	434	1,019	0%	0	0	Outside City	Low-Density Residential
A21	104.08	1.94	81.72	SR	3.63	297	697	0%	0	0	Outside City	Low-Density Residential
A22	14.27	0.30	11.17	SR	3.63	41	95	0%	0	0	Outside City	Low-Density Residential
A23	47.29	0.91	37.11	SR	3.63	135	317	0%	0	0	Outside City	Low-Density Residential
A24	79.17	4.25	59.94	SR	3.63	218	511	0%	0	0	Outside City	Low-Density Residential
A25	32.60	1.16	25.15	SR	3.63	91	215	0%	0	0	Outside City	Low-Density Residential
A26	28.99	0.00	23.19	SR	3.63	84	198	38%	32	74	Outside City	Low-Density Residential
A27	30.51	0.00	24.41	SR	3.63	89	208	50%	44	104	Outside City	Low-Density Residential
A28	23.78	0.11	18.94	GR	7.26	137	323	0%	0	0	Inside City	Low to Moderate-Density Residential
A29	161.78	0.00	129.43	GR	7.26	940	2,208	25%	235	552	Inside City	Low to Moderate-Density Residential
A30	117.52	0.00	94.02	SR	3.63	341	802	0%	0	0	Outside City	Low-Density Residential
A31	19.98	0.00	15.99	SR	3.63	58	136	0%	0	0	Outside City	Low-Density Residential
A32	5.03	0.06	3.97	SR	3.63	14	34	0%	0	0	Outside City	Low-Density Residential
A33	28.09	0.00	22.47	SR	3.63	82	192	0%	0	0	Outside City	Low-Density Residential
A34	19.75	0.00	15.80	GR	7.26	115	270	0%	0	0	Inside City	Low to Moderate-Density Residential
A35	114.61	0.91	90.95	GR	7.26	660	1,552	50%	330	776	Inside City	Low to Moderate-Density Residential
A36	60.39	10.30	40.07	GR	7.26	291	684	0%	0	0	Inside City	Low to Moderate-Density Residential
A37	7.90	0.45	5.96	UR	8.71	52	122	0%	0	0	Inside City	Low-Density Residential
A38	54.56	0.00	43.65	SR	3.63	158	372	0%	0	0	Outside City	Low-Density Residential
A39	10.10	0.00	8.08	SR	3.63	29	69	0%	0	0	Outside City	Low-Density Residential
A40	30.39	0.00	24.31	SR	3.63	88	207	0%	0	0	Outside City	Low-Density Residential
A41	60.65	0.18	48.38	SR	3.63	176	413	0%	0	0	Outside City	Low-Density Residential
A42	21.99	0.00	17.59	SR	3.63	64	150	0%	0	0	Outside City	Low-Density Residential
A43	16.43	0.00	13.15	SR	3.63	48	112	0%	0	0	Outside City	Low-Density Residential
A44	36.12	0.00	28.90	SR	3.63	105	247	0%	0	0	Outside City	Low-Density Residential
A45	34.98	0.00	27.98	SR	3.63	102	239	0%	0	0	Outside City	Low-Density Residential
A46	18.40	0.00	14.72	SR	3.63	53	126	0%	0	0	Outside City	Low-Density Residential
A47	18.73	0.08	14.92	SR	3.63	54	127	0%	0	0	Outside City	Low-Density Residential
A48	40.40	0.00	32.32	SR	3.63	117	276	0%	0	0	Outside City	Low-Density Residential
A49	14.36	0.00	11.48	SR	3.63	42	98	0%	0	0	Outside City	Low-Density Residential
A50	23.82	0.00	19.05	SR	3.63	69	163	0%	0	0	Outside City	Low-Density Residential
A51	24.10	0.00	19.28	SR	3.63	70	164	0%	0	0	Outside City	Low-Density Residential
A52	24.12	0.00	19.30	SR	3.63	70	165	0%	0	0	Outside City	Low-Density Residential
A53	50.53	9.56	32.78	SR	3.63	119	280	0%	0	0	Outside City	Low-Density Residential
A54	36.33	1.68	27.72	SR	3.63	101	236	0%	0	0	Outside City	Low-Density Residential
A55	51.27	4.54	37.38	SR	3.63	136	319	0%	0	0	Outside City	Low-Density Residential

Valparaiso Recreation Zone Improvement Plan Study

City of Valparaiso – Potential Residential Growth Work Sheet

Updated: 21-Jul-15

Compiled by: Lehman & Lehman, Inc. including information provided by the City of Valparaiso

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Lot Size	43,560	12,000	6,000	5,000	7,000	8,700	10,000	16,000	871,200	4,000	5,000
Units / Acre	1.00	3.63	7.26	8.71	6.22	5.01	4.36	2.72	0.05	10.89	8.71

2010 Census Pop. / Household = 2.35

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

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
A56	20.11	0.51	15.68	SR	3.63	57	134	0%	0	0	Outside City	Low-Density Residential
A57	60.75	0.00	48.60	SR	3.63	176	415	0%	0	0	Outside City	Low-Density Residential
A58	25.17	2.42	18.20	SR	3.63	66	155	0%	0	0	Outside City	Low-Density Residential
A59	6.20	1.28	3.93	SR	3.63	14	34	0%	0	0	Outside City	Low-Density Residential
A60	38.21	0.00	30.57	SR	3.63	111	261	0%	0	0	Outside City	Low-Density Residential
A61	14.98	0.04	11.95	SR	3.63	43	102	0%	0	0	Outside City	Low-Density Residential
A62	23.68	1.17	18.02	SR	3.63	65	154	0%	0	0	Outside City	Low-Density Residential
A63	13.36	1.08	9.83	SR	3.63	36	84	0%	0	0	Outside City	Low-Density Residential
A64	15.98	0.18	12.64	SR	3.63	46	108	0%	0	0	Outside City	Low-Density Residential
A65	8.24	0.00	6.59	SR	3.63	24	56	0%	0	0	Outside City	Low-Density Residential
A66	21.23	0.00	16.98	SR	3.63	62	145	0%	0	0	Outside City	Low-Density Residential
A67	7.97	0.00	6.37	SR	3.63	23	54	0%	0	0	Outside City	Low-Density Residential
A68	17.45	1.42	12.82	SR	3.63	47	109	0%	0	0	Outside City	Low-Density Residential
A69	17.01	2.58	11.55	SR	3.63	42	99	0%	0	0	Outside City	Low-Density Residential
A70	10.44	0.00	8.35	SR	3.63	30	71	0%	0	0	Outside City	Low-Density Residential
A71	30.68	0.11	24.46	SR	3.63	89	209	0%	0	0	Outside City	Low-Density Residential
A72	13.71	0.00	10.96	SR	3.63	40	94	0%	0	0	Outside City	Low-Density Residential
A73	12.71	0.00	10.17	SR	3.63	37	87	0%	0	0	Outside City	Low-Density Residential
A74	40.05	2.29	30.21	SR	3.63	110	258	0%	0	0	Outside City	Low-Density Residential
A75	3.97	0.00	3.18	SR	3.63	12	27	0%	0	0	Outside City	Low-Density Residential
A76	39.08	1.32	30.21	SR	3.63	110	258	0%	0	0	Outside City	Low-Density Residential
A77	10.65	0.43	8.17	SR	3.63	30	70	0%	0	0	Outside City	Low-Density Residential
A78	10.96	0.00	8.77	SR	3.63	32	75	0%	0	0	Outside City	Low-Density Residential
A79	84.89	0.38	67.61	SR	3.63	245	577	0%	0	0	Outside City	Low-Density Residential
A80	9.61	3.20	5.13	SR	3.63	19	44	0%	0	0	Outside City	Low-Density Residential
A81	40.70	0.00	32.56	SR	3.63	118	278	0%	0	0	Outside City	Low-Density Residential
A82	11.82	0.00	9.46	SR	3.63	34	81	0%	0	0	Outside City	Low-Density Residential
A83	14.90	0.00	11.92	SR	3.63	43	102	0%	0	0	Outside City	Low-Density Residential
A84	25.16	0.00	20.13	SR	3.63	73	172	0%	0	0	Outside City	Low-Density Residential
A85	61.50	0.00	49.20	SR	3.63	179	420	0%	0	0	Outside City	Low-Density Residential
A86	73.57	0.00	58.85	SR	3.63	214	502	0%	0	0	Outside City	Low-Density Residential
A87	80.36	0.00	64.29	SR	3.63	233	548	0%	0	0	Outside City	Low-Density Residential
A88	80.53	0.00	64.42	SR	3.63	234	550	0%	0	0	Outside City	Low-Density Residential
A89	40.15	0.00	32.12	SR	3.63	117	274	0%	0	0	Outside City	Low-Density Residential
A90	24.05	0.00	19.24	SR	3.63	70	164	0%	0	0	Outside City	Low-Density Residential
A91	40.06	5.87	27.35	SR	3.63	99	233	0%	0	0	Outside City	Low-Density Residential
A92	66.32	0.00	53.05	SR	3.63	193	453	0%	0	0	Outside City	Low-Density Residential
A93	40.13	0.00	32.11	SR	3.63	117	274	0%	0	0	Outside City	Low-Density Residential
A94	67.99	19.40	38.87	SR	3.63	141	332	0%	0	0	Outside City	Low-Density Residential
A95	40.25	4.14	28.89	SR	3.63	105	246	0%	0	0	Outside City	Low-Density Residential
A96	19.89	0.00	15.91	SR	3.63	58	136	0%	0	0	Outside City	Low-Density Residential
A97	54.56	7.86	37.36	ER	1.00	37	88	0%	0	0	Outside City	Low-Density Residential
A98	10.47	0.00	8.37	ER	1.00	8	20	0%	0	0	Outside City	Low-Density Residential
A99	19.28	0.00	15.42	ER	1.00	15	36	0%	0	0	Outside City	Low-Density Residential
A100	18.85	0.00	15.08	ER	1.00	15	35	0%	0	0	Outside City	Low-Density Residential
A101	9.48	0.00	7.59	ER	1.00	8	18	50%	4	9	Inside City	Low-Density Residential
A102	34.34	0.00	27.47	ER	1.00	27	65	0%	0	0	Outside City	Low-Density Residential
A103	34.84	0.00	27.87	ER	1.00	28	65	0%	0	0	Outside City	Low-Density Residential
A104	10.97	0.00	8.77	ER	1.00	9	21	0%	0	0	Outside City	Low-Density Residential
A105	33.48	0.00	26.79	ER	1.00	27	63	0%	0	0	Outside City	Low-Density Residential
A106	16.75	0.00	13.40	ER	1.00	13	31	0%	0	0	Outside City	Low-Density Residential
A107	78.43	0.00	62.74	ER	1.00	63	147	0%	0	0	Outside City	Low-Density Residential
A108	68.39	0.00	54.71	ER	1.00	55	129	0%	0	0	Outside City	Low-Density Residential
A109	82.58	16.50	52.87	ER	1.00	53	124	0%	0	0	Outside City	Low-Density Residential
A110	52.78	6.24	37.23	ER	1.00	37	87	0%	0	0	Outside City	Low-Density Residential
A111	40.48	23.95	13.22	ER	1.00	13	31	0%	0	0	Outside City	Low-Density Residential
A112	39.79	16.73	18.44	ER	1.00	18	43	0%	0	0	Outside City	Low-Density Residential
A113	21.93	1.90	16.02	ER	1.00	16	38	0%	0	0	Outside City	Low-Density Residential
A114	39.43	0.68	31.00	ER	1.00	31	73	0%	0	0	Outside City	Low-Density Residential
A115	31.58	7.46	19.30	ER	1.00	19	45	0%	0	0	Outside City	Low-Density Residential
A116	43.41	16.05	21.88	ER	1.00	22	51	0%	0	0	Outside City	Low-Density Residential
A117	4.48	0.00	3.59	ER	1.00	4	8	0%	0	0	Outside City	Low-Density Residential
A118	13.14	0.00	10.51	ER	1.00	11	25	0%	0	0	Outside City	Low-Density Residential
A119	30.01	0.00	24.01	GR	7.26	174	410	25%	44	102	Inside City	Low to Moderate-Density Residential
A120	81.67	0.57	64.88	GR	7.26	471	1,107	25%	118	277	Inside City	Low to Moderate-Density Residential
A121	21.01	0.95	16.05	GR	7.26	117	274	33%	38	89	Inside City	Low to Moderate-Density Residential
A122	40.70	0.00	32.56	GR	7.26	236	555	33%	77	181	Inside City	Low to Moderate-Density Residential
A123	38.09	0.00	30.47	GR	7.26	221	520	50%	111	260	Inside City	Low to Moderate-Density Residential
A124	36.02	0.00	28.82	GR	7.26	209	492	43%	89	209	Inside City	Low to Moderate-Density Residential
A125	39.82	0.16	31.73	GR	7.26	230	541	50%	115	271	Inside City	Low to Moderate-Density Residential
A126	142.88	1.07	113.45	GR	7.26	824	1,936	25%	206	484	Outside City	Low to Moderate-Density Residential
A127	20.03	0.00	16.02	GR	7.26	116	273	0%	0	0	Outside City	Low to Moderate-Density Residential

Valparaiso Recreation Zone Improvement Plan Study

City of Valparaiso – Potential Residential Growth Work Sheet

Updated: 21-Jul-15

Compiled by: Lehman & Lehman, Inc. including information provided by the City of Valparaiso

Zoning District	ER	SR	GR	UR	NC-60	NC-70	NC-80	NC-90	RU	CP	RT
Lot Size	43,560	12,000	6,000	5,000	7,000	8,700	10,000	16,000	871,200	4,000	5,000
Units / Acre	1.00	3.63	7.26	8.71	6.22	5.01	4.36	2.72	0.05	10.89	8.71

2010 Census Pop. / Household = 2.35

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

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
A128	60.20	0.00	48.16	GR	7.26	350	822	0%	0	0	Outside City	Low to Moderate-Density Residential
A129	6.94	0.18	5.40	GR	7.26	39	92	0%	0	0	Outside City	Low to Moderate-Density Residential
A130	55.56	3.39	41.73	GR	7.26	303	712	0%	0	0	Outside City	Low to Moderate-Density Residential
A131	7.81	0.00	6.24	GR	7.26	45	107	0%	0	0	Outside City	Low to Moderate-Density Residential
A132	4.09	0.00	3.27	SR	3.63	12	28	0%	0	0	Outside City	Low-Density Residential
A133	34.64	0.00	27.71	SR	3.63	101	236	0%	0	0	Outside City	Low-Density Residential
A134	9.09	0.00	7.27	SR	3.63	26	62	0%	0	0	Outside City	Low-Density Residential
A135	22.97	0.00	18.37	SR	3.63	67	157	38%	25	59	Outside City	Low-Density Residential
A136	28.03	1.44	21.27	SR	3.63	77	181	0%	0	0	Outside City	Low-Density Residential
A137	80.54	0.46	64.06	SR	3.63	233	547	38%	87	205	Outside City	Low-Density Residential
A138	79.95	0.00	63.96	SR	3.63	232	546	50%	116	273	Inside City	Low-Density Residential
A139	80.69	0.00	64.55	SR	3.63	234	551	25%	59	138	Inside City	Low-Density Residential
A140	10.02	0.41	7.69	UR	8.71	67	157	0%	0	0	Outside City	Moderate to High-Density Residential
A141	18.60	0.00	14.88	UR	8.71	130	305	0%	0	0	Outside City	Moderate to High-Density Residential
A142	18.16	0.40	14.21	UR	8.71	124	291	0%	0	0	Outside City	Moderate to High-Density Residential
A143	11.05	0.00	8.84	UR	8.71	77	181	0%	0	0	Outside City	Moderate to High-Density Residential
A144	30.30	0.25	24.04	UR	8.71	209	492	0%	0	0	Outside City	Moderate to High-Density Residential
A145	25.32	2.22	18.48	UR	8.71	161	378	0%	0	0	Outside City	Moderate to High-Density Residential
A146	160.52	0.52	127.99	SR	3.63	465	1,092	25%	116	273	Inside City	Low-Density Residential
A147	6.31	0.00	5.05	UR	8.71	44	103	0%	0	0	Inside City	Moderate to High-Density Residential
A148	13.15	0.33	10.26	UR	8.71	89	210	0%	0	0	Inside City	Moderate to High-Density Residential
A149	7.97	0.00	6.38	UR	8.71	56	131	50%	28	65	Inside City	Moderate to High-Density Residential
A150	9.13	0.00	7.31	UR	8.71	64	150	50%	32	75	Inside City	Moderate to High-Density Residential
A151	10.08	0.00	8.07	UR	8.71	70	165	0%	0	0	Outside City	Moderate to High-Density Residential
A152	12.27	0.00	9.81	GR	7.26	71	167	0%	0	0	Outside City	Low to Moderate-Density Residential
A153	20.13	0.00	16.11	UR	8.71	140	330	0%	0	0	Outside City	Moderate to High-Density Residential
A154	23.29	0.00	18.63	UR	8.71	162	381	0%	0	0	Outside City	Moderate to High-Density Residential
A155	40.58	0.00	32.46	UR	8.71	283	665	0%	0	0	Outside City	Moderate to High-Density Residential
A156	40.39	0.00	32.31	UR	8.71	281	661	0%	0	0	Outside City	Moderate to High-Density Residential
A157	40.13	0.00	32.11	UR	8.71	280	657	0%	0	0	Outside City	Moderate to High-Density Residential
A158	40.18	0.00	32.15	UR	8.71	280	658	0%	0	0	Outside City	Moderate to High-Density Residential
A159	9.95	0.00	7.96	UR	8.71	69	163	0%	0	0	Outside City	Moderate to High-Density Residential
A160	21.58	0.00	17.27	UR	8.71	150	354	0%	0	0	Outside City	Moderate to High-Density Residential
A161	19.96	0.00	15.97	UR	8.71	139	327	0%	0	0	Outside City	Moderate to High-Density Residential
A162	20.80	0.00	16.64	UR	8.71	145	341	0%	0	0	Outside City	Moderate to High-Density Residential
A163	13.54	0.00	10.83	UR	8.71	94	222	0%	0	0	Outside City	Moderate to High-Density Residential
A164	76.08	0.00	60.86	UR	8.71	530	1,246	0%	0	0	Outside City	Moderate to High-Density Residential
A165	80.30	0.00	64.24	UR	8.71	560	1,315	0%	0	0	Outside City	Moderate to High-Density Residential
A166	40.08	0.00	32.06	UR	8.71	279	656	0%	0	0	Outside City	Moderate to High-Density Residential
A167	39.96	0.00	31.97	UR	8.71	279	655	0%	0	0	Outside City	Moderate to High-Density Residential
A168	39.88	0.00	31.91	UR	8.71	278	653	0%	0	0	Outside City	Moderate to High-Density Residential
A169	40.33	0.00	32.26	UR	8.71	281	661	0%	0	0	Outside City	Moderate to High-Density Residential
A170	41.64	0.00	33.31	UR	8.71	290	682	0%	0	0	Outside City	Moderate to High-Density Residential
A171	33.85	0.00	27.08	UR	8.71	236	554	0%	0	0	Outside City	Moderate to High-Density Residential
A172	37.35	2.01	28.27	UR	8.71	246	579	0%	0	0	Outside City	Moderate to High-Density Residential
A173	37.61	0.00	30.09	UR	8.71	262	616	0%	0	0	Outside City	Moderate to High-Density Residential
A174	68.60	0.00	54.88	UR	8.71	478	1,124	0%	0	0	Outside City	Moderate to High-Density Residential
A175	17.79	0.00	14.23	UR	8.71	124	291	0%	0	0	Outside City	Moderate to High-Density Residential
A176	10.54	0.00	8.43	ER	1.00	8	20	0%	0	0	Outside City	Low-Density Residential
A177	25.29	0.00	20.23	ER	1.00	20	48	10%	2	5	Outside City	Low-Density Residential
A178	11.21	0.00	8.97	SR	3.63	33	77	0%	0	0	Outside City	Low-Density Residential
A179	15.19	0.00	12.15	PUD	NA	135	317	50%	68	159	Inside City	Low-Density Residential
A180	5.45	0.00	4.36	UR	8.71	38	89	38%	14	33	Inside City	Moderate to High-Density Residential
A181	3.84	0.00	3.07	UR	8.71	27	63	25%	7	16	Inside City	Moderate to High-Density Residential
A182	76.74	22.68	43.25	Campus	NA	100	235	13%	13	29	Inside City	Low-Density Residential
ES112	0.00	0.00	0.00	-	0.00	0	0	0%	0	0	Inside City	Undeveloped Subdivision
Enter Established Subdivisions				Vacant Lots				0	0	0		
Totals	6,565	229	2,960		847	23,869	56,092	8.41%	2,007	4,716		

Table 1 – Valparaiso Potential Residential Growth Work Sheet of Undeveloped Land Parcels

Valparaiso Recreation Zone Improvement Plan Study

Similarly **Table 2** identifies the existing, or planned residential developments within the City. These existing subdivisions currently contain vacant lots for development. The City provided this inventory information to the Consultant for inclusion with this analysis. In the same fashion as the analysis in **Table 1** assumptions were made on these developments' 10-year build out.

Potential Residential Growth Work Sheet – Existing Developments and Subdivisions

Compiled by: Information provided by the City of Valparaiso

Subdivision/Development	Available Undeveloped Lots or Units	Potential Forecast of Population	Percentage of Development over next 10 Yrs.	Potential Forecast of Residential Units	Potential Forecast of Population	Type
Hatch Lake PUD	128	301	100%	128	301	Single Family
Mistwood Sub	73	172	100%	73	172	Single Family
Lakes of Valparaiso PUD	408	959	100%	408	959	Multi Family
Flat Rock	30	71	100%	30	71	Single Family
Iron Gate	137	322	100%	137	322	Single Family
Beauty Creek	10	24	100%	10	24	Single Family
Beauty Creek Villa	20	47	100%	20	47	Single Family Attached
Preserve at Grande Oaks	48	113	100%	48	113	Multi Family
Glen Dale Empty Lot	32	75	100%	32	75	Multi Family
Vale Park Road 5 Acres	40	94	100%	40	94	Multi Family
Coolman West	30	71	100%	30	71	Single Family
Transit Oriented Development	100	235	100%	100	235	Single/Condo/Multi
TOTALS	1,056	2,482	100.00%	1,056	2,482	

Table 2 – Valparaiso Potential Residential Growth Work Sheet of Existing Developments



Valparaiso Recreation Zone Improvement Plan Study

Potential Residential Growth Summary Forecast

From the analysis and work sessions with the Planning Staff of the City the following is the projection of residential growth over the next 10 years. Also, it should be noted that the assumed population at the end of 2014 (32,986 persons) was factored by the Planning Staff and provided to the Consultant. The findings indicate that the City will grow by 7,198 by the year 2024 for a total population of 40,184. **Table 3** below highlights this summary information.

City of Valparaiso – Residential Growth Forecasts

Revised: 11-Sep-15

Compiled by: Lehman & Lehman, Inc. including information provided by the City of Valparaiso

Residential Growth Area	Potential or Planned Residential Units	Potential Residential Population	Percentage of Development Units Forecast over next 10 Years	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of New Population
Growth Potential with Residential Parcels	23,869	56,092	8.41%	2,007	4,716
Growth Potential within Existing Developments	1,056	2,482	100.00%	1,056	2,482
Estimated Residential Growth	24,925	58,573	12.29%	3,063	7,198
Estimated 2014 Population			Estimated 2014 Population		
		32,986			32,986
Estimated Residential Growth from New Development		58,573	Est. 10-Year Residential Growth		7,198
Current Estimated Buildout Population		91,559	Estimated 2024 Population		40,184

Table 3 – Potential Residential Growth Summary



Expectations of Population Growth / Residential Building Permit Projections

From the previous analysis the population growth forecast over the next 10 years is tabulated in the following tables and includes projected new residential building permits applying the 2.35 persons per household established in 2010 Census. The following **Table 4** illustrates the historical population growth over the previous decades and forecasts of population growth over the next 10-year period.

Valparaiso Current and Projected Population

2010 Census of Persons per Household = **2.35**

	1990	2000	2010	2014	2015	2016	2017
Total City of Valparaiso	24,414	27,428	31,733	32,986	33,315	33,715	34,187
Annual Growth Rate (Est.)					1.00%	1.20%	1.40%
Households (at 2.35 / house)			13,503	14,036	14,177	14,347	14,548
Total New Households				107	140	170	201
Growth Per Year (Persons)					330	400	472

	2018	2019	2020	2021	2022	2023	2024
Total City of Valparaiso	34,734	35,359	36,084	36,914	37,856	38,953	40,184
Annual Growth Rate (Est.)	1.60%	1.80%	2.05%	2.30%	2.55%	2.90%	3.16%
Households (at 2.35 / house)	14,781	15,047	15,355	15,708	16,109	16,576	17,100
Total New Households	233	266	308	353	401	467	524
Growth Per Year (Persons)	547	625	725	830	941	1,098	1,231

Year	New Building Permits	New Pop.
2015	140	330
2016	170	400
2017	201	472
2018	233	547
2019	266	625
2020	308	725
2021	353	830
2022	401	941
2023	467	1,098
2024	524	1,231
Total:	3,063	7,199
Average:	306	720

* 2013 Population is estimated by US Census (Quickfacts.census.gov) was 32,261

10 Year Average Growth Forecast: **2.00%**

Table 4 – Current and Projected Population and Building Permit Growth

Included in the above table is a projected annual growth rate for the Impact Zone. This growth rate percentage factors in the relative flat growth the state, and country, is experiencing in the housing market. It does project an annual growth rate that best matches the growth strategies in the previous section of this study. The overall growth projection is 3,063 residential units (7,199 persons) with a ten-year growth rate of 2.00%. This growth assumes that other development infrastructure components (public utilities, roads, drainage, etc.) will be implemented in advance, or in conjunction with, the residential developments.

Note that since Recreation Impact Fees cannot be collected until six months after the ordinance is approved the revenue calculations for building permits will not include those projected in the six months after the ordinance approval.



Valparaiso Recreation Zone Improvement Plan Study

Following is **Figure 7** that illustrates the historical growth of the City and the projected growth over the coming ten years.

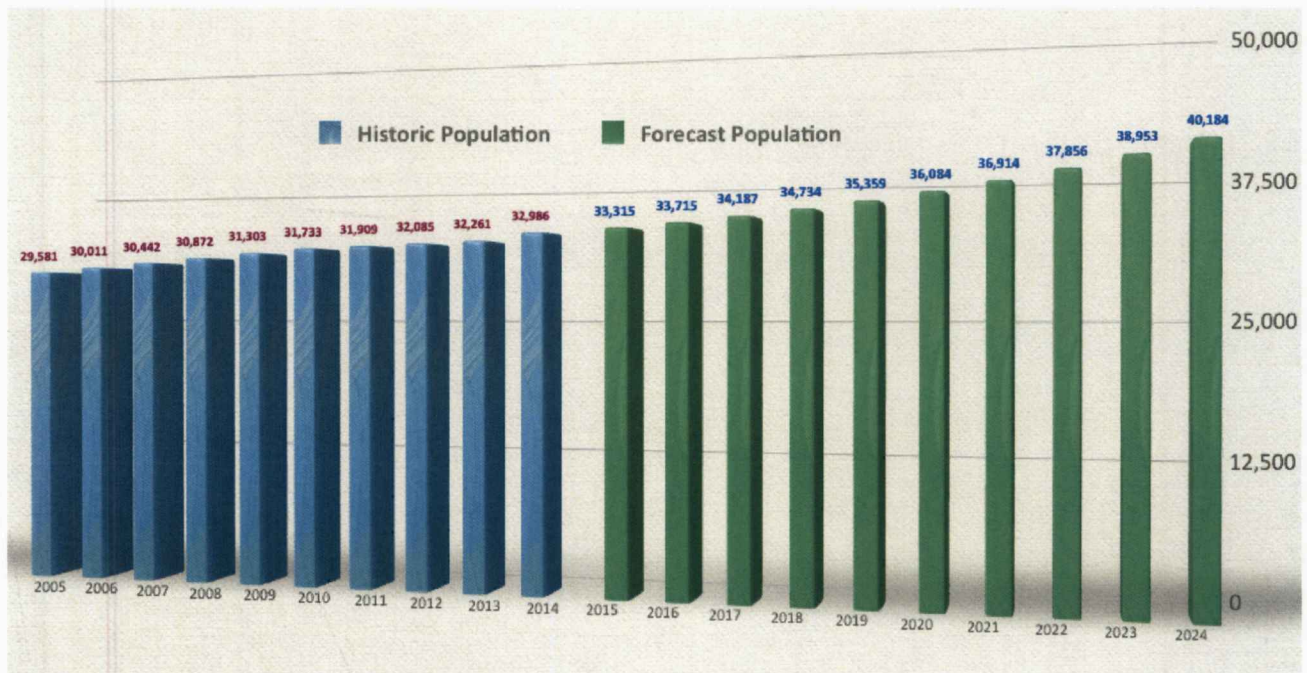


Figure 7 – Historic and Projected Population of the City of Valparaiso

Existing Park Land Facilities

Park Sites and Acreage Needed

Valparaiso's Five Year Park Master Plan Update categorized parks as block, neighborhood, community or special parks, depending on the size of the park and the population that the park is intended to serve. The following definitions are consistent with those found in the current Park and Recreation Master Plan Update.

Definitions:

- **Block Park** – A small park located within residential areas that serves concentrated or limited population. Typical size is less than 5 acres of land.
- **Neighborhood Park** – An area that provides recreation opportunities within walking distance of residents. Typical size is between 5 and 50 acres of land.
- **Community Park** – An area that provides recreation opportunities for two or more neighborhoods. Typical size is between 51 and 400 acres of land.
- **Special Park** – An area that provides recreation resources and opportunities to all local communities as well as those within the local region. This park type could be a preservation area as well as linear trail and greenway system. Typical size is 100+ acres of land.

Valparaiso Recreation Zone Improvement Plan Study

Table 5, Park Site Inventory, provides an inventory of the parks, their acres, type and location within the existing impact zone.

Valparaiso – Park Inventory – 2015		
Park	Acres	Park Type
200 East	3.50	Block
Banta Park	2.00	Special
Berkley Park	1.70	Block
Bicentennial Park	15.90	Neighborhood
Central Park Plaza	2.00	Special
Creeside Golf Course	120.00	Special
Creeside Prop. Undeveloped	144.00	Community
Forest Park Golf Course	132.50	Special
Foundations Meadows	32.50	Community
Glenrose Park	20.00	Neighborhood
Jessee-Pifer Park	2.30	Block
Kirchhoff Park	11.60	Neighborhood
Ogden Gardens	10.00	Community
Old Fairgrounds Park	27.00	Community
Rogers-Lakewood Park	122.50	Community
Steven Prop. Undeveloped	9.00	Special
Tower Park	5.00	Neighborhood
Valplayso	2.50	Special
Westside Park	15.00	Neighborhood
Will Park	8.00	Neighborhood
Trails Acres non in Parks	4.00	Special
TOTALS	691.00	

Park Type	Acres	Percentage
Block Park Acres	7.50	1.09%
Neighborhood Park Acres	75.50	10.93%
Community Park Acres	336.00	48.63%
Special Park Acres	272.00	39.36%
TOTALS	691.00	100.00%

Developed/Undeveloped	Acres	Percentage
Developed Acres	538.00	77.86%
UnDeveloped Acres	153.00	22.14%
TOTALS	691.00	100.00%

Table 5 – Park Site Inventory

There are standards that exist for the amount of acres of various park/open space lands for each of the above park types. A planning standard that was used in previous Master Plans was an acreage standard of 20.0 acres per 1,000 persons.

The total existing City park acreage (*not including parks in existing subdivisions, open space on school properties*) equals 691.00 acres. When applying the current population against the acreage inventory it calculates out to a current level of service of 20.74 acres per 1,000 persons.

The Advisory Committee recommended, for the purpose of this study, that the Valparaiso Community Level of Service for Park and Open Space land is established at 20.00 acres per 1,000 persons. The following **Table 6** illustrates the surpluses and deficiencies of land for park and open space purposes for one Impact Zone. The bottom portion of the table indicates the Valparaiso Community Level of Service of 20.00 acres / 1,000. Based

Valparaiso Recreation Zone Improvement Plan Study

on the current 2015 inventory and applying the 20.00 acres / 1,000 persons (the current 2015 population) there will be a surplus of 24.69 acres in 2015. Yet, in order to meet the standard for the projected population there will be a need for an additional 112.69 acres of park and open space in 2024.

Valparaiso – Recreation Impact Fee – Park System Analysis

LAND INVENTORY AND NEEDS

City Wide Analysis		Estimated 2015 and Projected Populations =					
		33,315		40,184			
Park Type	Typical Park Size (Acres)	Total Existing Acreage	Acres Standards / 1,000	Current Acreage Stds./1,000	Current Acreage Needs	2015 Surplus or Deficiency	2024 Needed if current deficiency IS met
Block Park	1 to 5	7.50	0.50	0.23	16.66	(9.16)	(12.59)
Neighborhood Park	4 to 15	75.50	3.00	2.27	99.95	(24.45)	(45.05)
Community Park	10 to 70	336.00	7.00	10.09	233.21	102.79	54.71
Special Park	0.5+	272.00	0.50	8.16	16.66	255.34	251.91
Total Surplus or Deficiency		691.00	11.00	20.74	366.47	324.53	248.97

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) = **20.74**

Valpo. Acres Standard					2024 Pop.
Estimated 2015 Population =					40,184
Park Type	Total Existing Acreage	Community Level of Service - Acres Standards / 1,000	2015 Acreage Needs	2015 Surplus or Deficiency	2024 Needed if current deficiency IS met
Total Surplus or Deficiency	691.00	20.00	666.31	24.69	(112.69)

^-- Suggestion to use a standard of 20 acres / 1,000 persons

Table 6 – Land Inventory – Current Level of Service and Community Level of Service

Using the school sites to help meet future park needs will help to reduce both the total cost of the park system and the amount of the impact fee needed to help pay for the system. This strategy is also consistent with the fact that the City and the School District have worked cooperatively with each other, developing land jointly and sharing facilities whenever possible for the mutual benefit of the City and the School District. Such intergovernmental cooperation has led to the development of schools and parks adjacent to one another. In this way, for example, the same ball field might be used during school hours for physical education classes and during non-school hours for city-sponsored league play.

The City and the School Board should give consideration in the establishment of formal Memoranda of Understanding for shared uses of sites and facilities for each entity's programming and public use. This will have a significant impact on the community levels of service for the Valparaiso's community.

It is also important to note that in order to satisfy requirements in the State impact fee legislation, the City would not be able to use money collected from the proposed impact fee to help pay for acreage needed to overcome a current deficiency. With respect to land acquisition, money generated by the impact fee can be used only toward acquiring the various acreage needed to meet the deficiencies resulting from projected population growth.

Existing Infrastructure of Recreation Facilities

Park Facilities and Current Level of Service

In order to know whether existing park and recreation facilities are adequate to meet the needs of the current population, the City established standards for the amount of various types of facilities needed to serve a given amount of population. The desirable local standards for the various types of facilities are stated in the column titled "Valparaiso Community Level of Service" in the following tables.

For example, the City has established a standard for multi purpose fields that calls for one (1) multi purpose fields for every 8,000 persons. Refinements were given on the standards for each recreation facility component from that of the previous Master Plan Update and Recreation Impact Fee studies. The inventory of recreation components found within the Park System and those found in the community as a whole can be found in

Appendix E: Park and Recreation Infrastructure Inventory.

In tallying the recreation facilities the Advisory Committee included both the facilities of the Valparaiso Parks and Recreation as well as those other recreation facilities serving the public found within the community. These two inventories are tallied and included in **Table 7** [IC 36-7-4-1318 (b)(2)]. The recreation facility standards were updated from the previous five-year master plan. New standards were established for the additional recreation facilities added to this list. State and/or National standards were used as a reference but much analysis was done as to the current inventory and the community needs for each of the facilities.

The application of the local standard to the current population enables the current need to be established and surpluses or deficiencies calculated. The various columns in the top of **Table 7** show:

1. *The recreation facility component being considered (Column A)*
2. *The standard for the number of persons that each facility should serve (Column B)*
3. *Total existing number of each type of recreational facility (baseball fields, softball fields, basketball courts, tennis courts, etc.) in both the Park System as well as in the community (Columns E and F)*
4. *The needed number of each facility type based on application of the standard to the present population (Column H)*
5. *The surplus or deficiency of each facility relative to current population, based on the applicable standard (Column J)*

For example, referring to soccer fields in **Table 7**, there are nine (9) soccer fields as part of the Park System (Column E) and an additional two (2) soccer fields in the community (Column F). In meeting the current Community Level of Service the City should have 16.66 soccer fields (Column H). If you applied only the park system's inventory there would be a deficiency of 7.66 soccer fields. Yet there is a total of 11 soccer fields that exist in the community (adding together the park system and the community inventories – Column G). This analysis will be important in applying priorities to each of the recreation components.

The Consultant worked with the Park Staff in establishing priorities of recreation components. These priorities were established based on the Park Department's perception, user feedback from master planning process, community surveys, etc. along with which components might best benefit in the inclusion of the Recreation Impact Fees. The priority ranking was "A"-Top Priority, "B"-High Priority, and "C"-Low Priority. The Advisory Committee and Park Department selected six (6) infrastructure components as the "A" priorities. Those priorities are illustrated in the tan lines in the following table.

Valparaiso Recreation Zone Improvement Plan Study

The following **Table 7** represents the Facility Inventory and Needs projections for the current and future populations. This table is the inventory and needs for the Impact Zone and it indicates the Valparaiso Recreation Standards, the current number of facility components, the needed component number based on both current and future populations and the surplus or deficiency of the recreation component. This table also includes the park land (acres) component.

FACILITY INVENTORY AND NEEDS

City Wide – One Impact Zone Area														33,315 = Estimated 2015 Pop.		40,184 = Projected 2024 Pop.	
A	B	C	D	E	F	G	H	I	J	K	L	M	N				
Facility	Valparaiso 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 (2015 pop.)	2015 Surplus or Deficiency	Current Deficiencies (Community Level of Service)	2015 Surplus or Deficiency (CLS) Factor All Facilities	Community Level of Service 2024 Population	2024 Needed if current deficiency is met	2024 Needs (Community Level of Service)				
Baseball Diamonds (13yrs ↑)	1/6,000	0.17	0.18	6.00	4.00	10.00	5.55	0.45	0.00	4.45	6.70	(0.70)	0.70				
Baseball Diamonds (12yrs ↓)	1/6,000	0.17	0.06	2.00	0.00	2.00	5.55	(3.55)	3.55	(3.55)	6.70	(1.14)	1.14				
Softball Diamonds	1/3,000	0.33	0.18	6.00	0.00	6.00	11.11	(5.11)	5.11	(5.11)	13.39	(2.29)	2.29				
Multi Purpose Fields (Field Turf)	1/8,000	0.13	0.00	0.00	2.00	2.00	4.16	(4.16)	4.16	(2.16)	5.02	(0.86)	0.86				
Soccer Fields	1/2,000	0.50	0.27	9.00	2.00	11.00	16.66	(7.66)	7.66	(5.66)	20.09	(3.43)	3.43				
Tennis Courts	1/2,000	0.50	0.12	4.00	22.00	26.00	16.66	(12.66)	12.66	9.34	20.09	(3.43)	3.43				
Running / Walking Track (Comm)	1/20,000	0.05	0.03	1.00	5.00	6.00	1.67	(0.67)	0.67	4.33	2.01	(0.34)	0.34				
Basketball Courts (outdoors)	1/1,500	0.67	0.08	2.50	0.00	2.50	22.21	(19.71)	19.71	(19.71)	26.79	(4.58)	4.58				
Volleyball Courts (outdoors)	1/3,000	0.33	0.00	0.00	0.00	0.00	11.11	(11.11)	11.11	(11.11)	13.39	(2.29)	2.29				
Skate/Bike Park (Neighborhood)	1/20,000	0.05	0.03	1.00	0.00	1.00	1.67	(0.67)	0.67	(0.67)	2.01	(0.34)	0.34			A	
Climbing / Challenge Elements	1/20,000	0.05	0.00	0.00	0.00	0.00	1.67	(1.67)	1.67	(1.67)	2.01	(0.34)	0.34			A	
Adventure Course	1/20,001	0.05	0.00	0.00	0.00	0.00	1.67	(1.67)	1.67	(1.67)	2.01	(0.34)	0.34				
Park Shelters	1/1,500	0.67	0.63	21.00	1.00	22.00	22.21	(1.21)	1.21	(0.21)	26.79	(4.58)	4.58				
Park Restrooms	1/2,000	0.50	0.54	18.00	0.00	18.00	16.66	1.34	0.00	1.34	20.09	(2.09)	2.09				
Nature Center Components	1/50,000	0.02	0.09	3.00	1.00	4.00	0.67	2.33	0.00	3.33	0.80	2.20	0.00				
Nature Center	1/50,000	0.02	0.00	0.00	0.00	0.00	0.67	(0.67)	0.67	(0.67)	0.80	(0.14)	0.14				
Outdoor Entertain.Venue (amphitheatre)	1/50,000	0.02	0.06	2.00	0.00	2.00	0.67	1.33	0.00	1.33	0.80	1.20	0.00				
Events Lawn	1/30,000	0.03	0.03	1.00	0.00	1.00	1.11	(0.11)	0.11	(0.11)	1.34	(0.23)	0.23				
Community Centers (Community)	1/20,000	0.05	0.03	1.00	1.00	2.00	1.67	(0.67)	0.67	0.33	2.01	(0.34)	0.34				
Playgrounds	1/3,000	0.33	0.36	12.00	1.00	13.00	11.11	0.89	0.00	1.89	13.39	(1.39)	1.39				
Skating Rinks (hockey) Regional	1/100,000	0.01	0.00	0.00	0.00	0.00	0.33	(0.33)	0.33	(0.33)	0.40	(0.07)	0.07				
Skating Area (non-hockey)	1/80,000	0.01	0.03	1.00	0.00	1.00	0.42	0.58	0.00	0.58	0.50	0.50	0.00				
Aquatic Facilities (Outdoors)	1/25,000	0.04	0.00	0.00	1.00	1.00	1.33	(1.33)	1.33	(0.33)	1.61	(0.27)	0.27				
Aquatic Facilities (Indoors)	1/30,000	0.03	0.00	0.00	3.00	3.00	1.11	(1.11)	1.11	1.89	1.34	(0.23)	0.23				
Sprayground / SplashPad	1/20,000	0.05	0.03	1.00	0.00	1.00	1.67	(0.67)	0.67	(0.67)	2.01	(0.34)	0.34			A	
Golf Course 18-hole	1/25,000	0.04	0.05	1.75	2.00	3.75	1.33	0.42	0.00	2.42	1.61	0.14	0.00				
Disc Golf Course - 18 hole	1/30,000	0.03	0.04	1.33	0.00	1.33	1.11	0.22	0.00	0.22	1.34	(0.01)	0.01				
Foot Golf Course - 18 hole	1/25,000	0.04	0.00	0.00	0.00	0.00	1.33	(1.33)	1.33	(1.33)	1.61	(0.27)	0.27				
Driving Range	1/50,000	0.02	0.03	1.00	0.00	1.00	0.67	0.33	0.00	0.33	0.80	0.20	0.00				
Dog Park Area	1/50,000	0.02	0.00	0.00	1.00	1.00	0.67	(0.67)	0.67	0.33	0.80	(0.14)	0.14			A	
Maintenance Facilities (Hub)	1/75,000	0.02	0.03	1.00	0.00	1.00	0.44	0.56	0.00	0.56	0.54	0.46	0.00				
Maintenance Facilities (Satellite)	1/25,000	0.01	0.15	5.00	0.00	5.00	1.33	3.67	0.00	3.67	1.61	3.39	0.00				
Multi-use / Nature Pathways (miles)	1 mile / 2,000	0.50	0.48	16.05	0.00	16.05	16.66	(0.61)	0.61	(0.61)	20.09	(3.43)	3.43			A	
Park / Open Space Acres	20.00 ac. / 1,000	20.00	20.74	691.00	0.00	691.00	666.31	24.69	0.00	24.69	803.69	(112.69)	112.69			A	

* Current Facilities Data updated from the Park and Recreation Master Plan and Field Inventory.

DEVELOPMENT PRIORITY:

Top Priority	A
High Priority	B
Low Priority	C

Table 7 – Facilities Inventory and Needs

The Advisory Committee reviewed and established new standards, or Community Level of Service, to reflect the desired needs of the various recreational infrastructure components. These standards are based on current assumptions of the needs of the community so they need to be reviewed annually by the Park Board. Current facilities not part of the Park System but found within the zone were also noted. Many of these non-park system components serve a need in the level of service. Therefore, the standards used reflect the impact of all recreation infrastructure components to the level of service found within the community. Again, only the inventory of the Park System was used in determining the current deficiencies and future needs reflected in the Recreation Impact Fee analysis.

As was suggested with the park land inventory, it is again recommended that the City, the School Board and other recreation providers give consideration in the establishment of formal Memoranda of Understanding for shared uses of sites and facilities for each entity's programming and public use. This will have a significant impact on the community levels of service for the Valparaiso's community.

For the purposes of this study analysis the current and future needs and their related costs were leveraged using the prioritized recreation components.

Valparaiso Recreation Zone Improvement Plan Study

Park Facilities – Community Level of Service [37-7-4-1318 (b)(3)]

Summary of Park Facilities Analysis

The number and types of recreational facilities needed currently and in the future were determined using the standards established earlier in the plan and applied to only those components found within the Park System. To overcome current deficiencies the City needs to add the recreation components listed under current deficiencies over the next ten-year period through funding outside of Recreation Impact Fees. (Note the recreation components have been arranged by priority.)

To meet the 2024 projected growth and factoring in that the current deficiencies will be met, the City will need to add to its Park System the recreation components listed under future needs over the next ten-year period, using RIF proceeds. (Note the components have been listed in priority groupings in **Table 8**.)

Current Deficiencies and Future Needs

Table 8 – Current Deficiencies and Future Needs

Current Deficiencies and Future Needs			
Current Deficiencies (2015)		Future Needs (2024)	
"A" Priorities	Number	"A" Priorities	Number
Skate/Bike Park (Neighborhood)	0.67	Skate/Bike Park (Neighborhood)	0.34
Climbing / Challenge Elements	1.67	Climbing / Challenge Elements	0.34
Sprayground / SplashPad	0.67	Sprayground / SplashPad	0.34
Dog Park Area	0.67	Dog Park Area	0.14
Multi-use / Nature Pathways (miles)	0.61	Multi-use / Nature Pathways (miles)	3.43
Park / Open Space Acres	0.00	Park / Open Space Acres	112.69
Remaining Priorities	Number	Remaining Priorities	Number
Baseball Diamonds (13yrs ↑)	0.00	Baseball Diamonds (13yrs ↑)	0.70
Baseball Diamonds (12yrs ↓)	3.55	Baseball Diamonds (12yrs ↓)	1.14
Softball Diamonds	5.11	Softball Diamonds	2.29
Multi Purpose Fields (Field Turf)	4.16	Multi Purpose Fields (Field Turf)	0.86
Soccer Fields	7.66	Soccer Fields	3.43
Tennis Courts	12.66	Tennis Courts	3.43
Running / Walking Track (Comm)	0.67	Running / Walking Track (Comm)	0.34
Basketball Courts (outdoors)	19.71	Basketball Courts (outdoors)	4.58
Volleyball Courts (outdoors)	11.11	Volleyball Courts (outdoors)	2.29
Adventure Course	1.67	Adventure Course	0.34
Park Shelters	1.21	Park Shelters	4.58
Park Restrooms	0.00	Park Restrooms	2.09
Nature Center Components	0.00	Nature Center Components	0.00
Nature Center	0.67	Nature Center	0.14
Outdoor Entertain.Venue (amphitheatre)	0.00	Outdoor Entertain.Venue (amphitheatre)	0.00
Events Lawn	0.11	Events Lawn	0.23
Community Centers (Community)	0.67	Community Centers (Community)	0.34
Playgrounds	0.00	Playgrounds	1.39
Skating Rinks (hockey) Regional	0.33	Skating Rinks (hockey) Regional	0.07
Skating Area (non-hockey)	0.00	Skating Area (non-hockey)	0.00
Aquatic Facilities (Outdoors)	1.33	Aquatic Facilities (Outdoors)	0.27
Golf Course 18-hole	0.00	Golf Course 18-hole	0.00
Disc Golf Course - 18 hole	0.00	Disc Golf Course - 18 hole	0.01
Foot Golf Course - 18 hole	1.33	Foot Golf Course - 18 hole	0.27
Driving Range	0.00	Driving Range	0.00
Maintenance Facilities (Hub)	0.00	Maintenance Facilities (Hub)	0.00
Maintenance Facilities (Satellite)	0.00	Maintenance Facilities (Satellite)	0.00

Valparaiso Recreation Zone Improvement Plan Study

Acreage Needed for New Facilities – Community Level of Service

The new recreation components that will fill both the current deficiencies and future needs will require land area for their development. Keep in mind that the new components can be sited within existing park land as well as in new park land. The following table (**Table 9**) indicates the approximate acreage required for each of the deficient recreation components in one Impact Zone. In addition, the prioritized groupings of the recreation components have been summarized at the bottom of the table.

When applying the size needs for all of the recreation components the current deficiencies will require approximately 121.73 acres (5.46 acres of "A" Priorities not including the land component). The future needs for all of the recreation components will require approximately 57.22 acres (not including the future need of 112.69 acres) with 16.55 acres of "A" Priorities. (Note: the purpose of this table is to illustrate the amount of land space required to accommodate the recreation facility. Thus the reason for not including the land component in the totals).

Acreage Needs for Recreation Components – One Impact Zone Area

Recreation Components	Approximate Acres Required for Facility	Acres with a 15% Contingency Added	2015 Facility Needs	2015 Acres Needed	2024 Facility Needs	2024 Acres Needs of Future Populations	Priorities (Per Dept.)
A	B	C	D	E	F	G	H
Baseball Diamonds (13yrs ↑)	3.75	4.31	0.00	0.00	0.70	3.01	
Baseball Diamonds (12yrs ↓)	3.23	3.71	3.55	13.20	1.14	4.25	
Softball Diamonds	2.25	2.59	5.11	13.21	2.29	5.92	
Multi Purpose Fields (Field Turf)	2.07	2.38	4.16	9.91	0.86	2.04	
Soccer Fields	2.07	2.38	7.66	18.23	3.43	8.18	
Tennis Courts	0.70	0.81	12.66	10.19	3.43	2.76	
Running / Walking Track (Comm)	2.07	2.38	0.67	1.58	0.34	0.82	
Basketball Courts (outdoors)	0.10	0.12	19.71	2.27	4.58	0.53	
Volleyball Courts (outdoors)	0.10	0.12	11.11	1.28	2.29	0.26	
Skate/Bike Park (Neighborhood)	0.35	0.40	0.67	0.27	0.34	0.14	A
Climbing / Challenge Elements	0.25	0.29	1.67	0.48	0.34	0.10	A
Adventure Course	0.75	0.86	1.67	1.44	0.34	0.30	
Park Shelters	0.15	0.17	1.21	0.21	4.58	0.79	
Park Restrooms	0.15	0.17	0.00	0.00	2.09	0.36	
Nature Center Components	1.00	1.15	0.00	0.00	0.00	0.00	
Nature Center	2.00	2.30	0.67	1.53	0.14	0.32	
Outdoor Entertain.Venue (amphitheatre)	3.00	3.45	0.00	0.00	0.00	0.00	
Events Lawn	4.00	4.60	0.11	0.51	0.23	1.05	
Community Centers (Community)	1.50	1.73	0.67	1.15	0.34	0.59	
Playgrounds	0.50	0.58	0.00	0.00	1.39	0.80	
Skating Rinks (hockey) Regional	2.00	2.30	0.33	0.77	0.07	0.16	
Skating Area (non-hockey)	0.26	0.30	0.00	0.00	0.00	0.00	
Aquatic Facilities (Outdoors)	15.00	17.25	1.33	22.99	0.27	4.74	
Aquatic Facilities (Indoors)	0.75	0.86	1.11	0.96	0.23	0.20	
Sprayground / SplashPad	0.50	0.58	0.67	0.38	0.34	0.20	A
Golf Course 18-hole	135.00	155.25	0.00	0.00	0.00	0.00	
Disc Golf Course - 18 hole	10.00	11.50	0.00	0.00	0.01	0.11	
Foot Golf Course - 18 hole	11.00	12.65	1.33	16.86	0.27	3.48	
Driving Range	3.00	3.45	0.00	0.00	0.00	0.00	
Dog Park Area	2.00	2.30	0.67	1.53	0.14	0.32	A
Maintenance Facilities (Hub)	2.00	2.30	0.00	0.00	0.00	0.00	
Maintenance Facilities (Satellite)	1.00	1.15	0.00	0.00	0.00	0.00	
Multi-use / Nature Pathways (miles)	4.00	4.60	0.61	2.80	3.43	15.80	A
Park / Open Space Acres	0.00	0.00	0.00	0.00	112.69	0.00	A
Total Park Acres Needed to Accommodate ALL of the Recreation Components				121.73		57.22	178.94
Total Acres Needed to Accommodate "A" Priority Components (not including new park acres)				5.46		16.55	22.01
Total Acres Needed to Accommodate "B" Priority Components (not including new park acres)				116.27		40.67	156.94

Table 9 – Acreage Needs for Recreation Components

Community Level of Service Needs and Cost Estimates

The cost estimates of the recreational amenities required to overcome both the current deficiencies and future needs were estimated by establishing facility costs for each of the recreation components. The information in **Table 10** illustrates the estimated costs required for both the current deficiencies and future needs. Note, the tan shaded lines are the recommended "A" priorities to be applied to the recreation impact fee calculations. Again, remember that current deficiencies cannot use Recreation Impact Fee resources, whereas *future needs* can use Impact Fees resources.

Facility Needs – Costs for One Impact Zone

FACILITY NEEDS – COSTS

Sep-15

One Zone – City Wide Analysis (All Facilities)				33,315	= Estimated 2015 Pop.	40,184	= Projected 2024 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 2024 Deficiency	Costs Needed to Remove 2024 Deficiency		Priorities (Per Dept.)
Baseball Diamonds (13yrs ↑)	6.00	\$ 90,000	0.00	\$ -	0.70	\$ 62,764		
Baseball Diamonds (12yrs ↓)	2.00	\$ 80,000	3.55	\$ 284,205	1.14	\$ 91,585		
Softball Diamonds	6.00	\$ 60,000	5.11	\$ 306,308	2.29	\$ 137,377		
Multi Purpose Fields (Field Turf)	0.00	\$ 150,000	4.16	\$ 624,664	0.86	\$ 128,791		
Soccer Fields	9.00	\$ 90,000	7.66	\$ 689,193	3.43	\$ 309,099		
Tennis Courts	4.00	\$ 45,000	12.66	\$ 569,597	3.43	\$ 154,549		
Running / Walking Track (Comm)	1.00	\$ 500,000	0.67	\$ 332,885	0.34	\$ 171,722		
Basketball Courts (outdoors)	2.50	\$ 25,000	19.71	\$ 492,757	4.58	\$ 114,481		
Volleyball Courts (outdoors)	0.00	\$ 7,500	11.11	\$ 83,289	2.29	\$ 17,172		
Skate/Bike Park (Neighborhood)	1.00	\$ 150,000	0.67	\$ 99,866	0.34	\$ 51,516		A
Climbing / Challenge Elements	0.00	\$ 40,000	1.67	\$ 66,631	0.34	\$ 13,738		A
Adventure Course	0.00	\$ 150,000	1.67	\$ 249,853	0.34	\$ 51,514		
Park Shelters	21.00	\$ 75,000	1.21	\$ 90,770	4.58	\$ 343,443		
Park Restrooms	18.00	\$ 100,000	0.00	\$ -	2.09	\$ 209,213		
Nature Center Components	3.00	\$ 150,000	0.00	\$ -	0.00	\$ -		
Nature Center	0.00	\$ 750,000	0.67	\$ 499,731	0.14	\$ 103,033		
Outdoor Entertain.Venue (amphitheatre)	2.00	\$ 750,000	0.00	\$ -	0.00	\$ -		
Events Lawn	1.00	\$ 150,000	0.11	\$ 16,577	0.23	\$ 34,344		
Community Centers (Community)	1.00	\$ 3,000,000	0.67	\$ 1,997,311	0.34	\$ 1,030,330		
Playgrounds	12.00	\$ 100,000	0.00	\$ -	1.39	\$ 139,476		
Skating Rinks (hockey) Regional	0.00	\$ 2,500,000	0.33	\$ 832,885	0.07	\$ 171,722		
Skating Area (non-hockey)	1.00	\$ 300,000	0.00	\$ -	0.00	\$ -		
Aquatic Facilities (Outdoors)	0.00	\$ 5,000,000	1.33	\$ 6,663,081	0.27	\$ 1,373,773		
Aquatic Facilities (Indoors)	0.00	\$ 7,500,000	1.11	\$ 8,328,851	0.23	\$ 1,717,216		
Sprayground / SplashPad	1.00	\$ 150,000	0.67	\$ 99,866	0.34	\$ 51,516		A
Golf Course 18-hole	1.75	\$ 5,000,000	0.00	\$ -	0.00	\$ -		
Disc Golf Course - 18 hole	1.33	\$ 25,000	0.00	\$ -	0.01	\$ 237		
Foot Golf Course - 18 hole	0.00	\$ 10,000	1.33	\$ 13,326	0.27	\$ 2,748		
Driving Range	1.00	\$ 750,000	0.00	\$ -	0.00	\$ -		
Dog Park Area	0.00	\$ 500,000	0.67	\$ 333,154	0.14	\$ 68,689		A
Maintenance Facilities (Hub)	1.00	\$ 750,000	0.00	\$ -	0.00	\$ -		
Maintenance Facilities (Satellite)	5.00	\$ 450,000	0.00	\$ -	0.00	\$ -		
Multi-use / Nature Pathways (miles)	16.05	\$ 318,300	0.61	\$ 193,432	3.43	\$ 1,093,180		A
Park / Open Space Acres	691.00	\$ 25,000	0.00	\$ -	112.69	\$ 2,817,135		A
TOTALS				\$ 22,868,231		\$ 10,460,361		
	Cost of Facilities Needed to Remove ALL Current Deficiency (2015):						\$ 22,868,231	
	Cost of Facilities Needed to Accommodate ALL Future Development (2024):						\$ 10,460,361	
	Total Facility Costs:						\$ 33,328,593	

Applied Summary:		Current	2024 Pop.
		Costs Needed to Remove Current Deficiency	Costs Needed to Remove 2024 Deficiency
"A" Priorities Components		\$ 792,948	\$ 4,095,773
Remaining Components		\$ 22,075,284	\$ 6,364,588
TOTALS:		\$ 22,868,231	\$ 10,460,361

Table 10 – Cost of Recreation Components to Overcome Current Deficiencies and Future Needs

Valparaiso Recreation Zone Improvement Plan Study

The component cost estimates were based on current construction estimates and those of actual projects. They are broad estimates at this point in time since there are many variables to consider. The current (2015) deficiencies (raising Current Level of Service to Community Level Service) for ALL recreation facilities total \$22,868,231 and if included in the RIF calculations would need to be completed within the next ten years (2024).

The component cost estimates for future (2024) needs, including ALL of the recreation components, total \$10,460,361. Costs for ALL current deficiencies AND future recreation facility needs total \$33,328,593. In the same manner the Prioritized Groupings were summarized at the bottom of the previous table. The current deficiencies (2015) for the "A" Priorities would be \$792,948. The "A" Priority components cost estimates for the future (2024) needs would be \$4,095,773.

Recreation Impact Fee Scenario

The Advisory Committee and the Consultant looked at various scenarios created by selection and combinations of components. **Table 11** lists each scenario and its current deficiency dollar amount and its future need dollar amount. The table then lists what the impact fee amount would be for each identified scenario. This calculation applies the total 10-year projected residential building permits (3,063 residential building permits) into the costs of the recreation components to determine a "gross" Recreation Impact Fee amount (without any applied deductions). The last two columns of **Table 11** show the ratio of the current deficiencies (what the City will be responsible for outside of RIF dollars) and the future needs (or available RIF dollars).

Recreation Impact Fee Scenario Analysis

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

Sep-15

Forecast 10-Year Residential Building Permits Total: 3,063

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount	Ratio (City Share)	Ratio (RIF Share)
Priority "A" Components Only	A	\$ 792,948	\$ 4,095,773	\$ 1,337	16.2%	83.8%
Remaining Components Only	B	\$ 22,075,284	\$ 6,364,588	\$ 2,078	77.6%	22.4%
		\$ 22,868,231	\$ 10,460,361			
Baseball Diamonds (13yrs ↑)	0	\$ -	\$ 62,764	\$ 20	0.0%	100.0%
Baseball Diamonds (12yrs ↓)	0	\$ 284,205	\$ 91,585	\$ 30	75.6%	24.4%
Softball Diamonds	0	\$ 306,308	\$ 137,377	\$ 45	69.0%	31.0%
Multi Purpose Fields (Field Turf)	0	\$ 624,664	\$ 128,791	\$ 42	82.9%	17.1%
Soccer Fields	0	\$ 689,193	\$ 309,099	\$ 101	69.0%	31.0%
Tennis Courts	0	\$ 569,597	\$ 154,549	\$ 50	78.7%	21.3%
Running / Walking Track (Comm)	0	\$ 332,885	\$ 171,722	\$ 56	66.0%	34.0%
Basketball Courts (outdoors)	0	\$ 492,757	\$ 114,481	\$ 37	81.1%	18.9%
Volleyball Courts (outdoors)	0	\$ 83,289	\$ 17,172	\$ 6	82.9%	17.1%
Skate/Bike Park (Neighborhood)	A	\$ 99,866	\$ 51,516	\$ 17	66.0%	34.0%
Climbing / Challenge Elements	A	\$ 66,631	\$ 13,738	\$ 4	82.9%	17.1%
Adventure Course	0	\$ 249,853	\$ 51,514	\$ 17	82.9%	17.1%
Park Shelters	0	\$ 90,770	\$ 343,443	\$ 112	20.9%	79.1%
Park Restrooms	0	\$ -	\$ 209,213	\$ 68	0.0%	100.0%
Nature Center Components	0	\$ -	\$ -	\$ -	#DIV/0!	#DIV/0!
Nature Center	0	\$ 499,731	\$ 103,033	\$ 34	82.9%	17.1%
Outdoor Entertain.Venue (amphitheatre)	0	\$ -	\$ -	\$ -	#DIV/0!	#DIV/0!
Events Lawn	0	\$ 16,577	\$ 34,344	\$ 11	32.6%	67.4%
Community Centers (Community)	0	\$ 1,997,311	\$ 1,030,330	\$ 336	66.0%	34.0%
Playgrounds	0	\$ -	\$ 139,476	\$ 46	0.0%	100.0%
Skating Rinks (hockey) Regional	0	\$ 832,885	\$ 171,722	\$ 56	82.9%	17.1%
Skating Area (non-hockey)	0	\$ -	\$ -	\$ -	#DIV/0!	#DIV/0!
Aquatic Facilities (Outdoors)	0	\$ 6,663,081	\$ 1,373,773	\$ 448	82.9%	17.1%
Aquatic Facilities (Indoors)	0	\$ 8,328,851	\$ 1,717,216	\$ 561	82.9%	17.1%
Sprayground / SplashPad	A	\$ 99,866	\$ 51,516	\$ 17	66.0%	34.0%
Golf Course 18-hole	0	\$ -	\$ -	\$ -	#DIV/0!	#DIV/0!
Disc Golf Course - 18 hole	0	\$ -	\$ 237	\$ 0	0.0%	100.0%
Foot Golf Course - 18 hole	0	\$ 13,326	\$ 2,748	\$ 1	82.9%	17.1%
Driving Range	0	\$ -	\$ -	\$ -	#DIV/0!	#DIV/0!
Dog Park Area	A	\$ 333,154	\$ 68,689	\$ 22	82.9%	17.1%
Maintenance Facilities (Hub)	0	\$ -	\$ -	\$ -	#DIV/0!	#DIV/0!
Maintenance Facilities (Satellite)	0	\$ -	\$ -	\$ -	#DIV/0!	#DIV/0!
Multi-use / Nature Pathways (miles)	A	\$ 193,432	\$ 1,093,180	\$ 357	15.0%	85.0%
Park / Open Space Acres	A	\$ -	\$ 2,817,135	\$ 920	0.0%	100.0%
All Components		\$ 22,868,231	\$ 10,460,361	\$ 3,415	68.6%	31.4%
"A" Priority Items:		\$ 792,948	\$ 4,095,773	\$ 1,337	16.2%	83.8%

Table 11 –
Recreation
Impact Fee
Scenarios

Valparaiso Recreation Zone Improvement Plan Study

Table 12 provides a summary of the Applied Recreation Components ("A" Priorities) that will be applied in the Recreation Impact Fee calculations.

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)
Skate/Bike Park (Neighborhood)	A	\$ 99,866	\$ 51,516	\$ 17	66.0%	34.0%
Climbing / Challenge Elements	A	\$ 66,631	\$ 13,738	\$ 4	82.9%	17.1%
Sprayground / SplashPad	A	\$ 99,866	\$ 51,516	\$ 17	66.0%	34.0%
Dog Park Area	A	\$ 333,154	\$ 68,689	\$ 22	82.9%	17.1%
Multi-use / Nature Pathways (miles)	A	\$ 193,432	\$ 1,093,180	\$ 357	15.0%	85.0%
Park / Open Space Acres	A	\$ -	\$ 2,817,135	\$ 920	0.0%	100.0%
Priority "A" Components		\$ 792,948	\$ 4,095,773	\$ 1,337	16.2%	83.8%

Table 12 – Recreation Impact Fee Scenario Summary of "A" Priorities

Recommended Recreation Impact Fee

Funding for Current Deficiencies Based on Community Level of Service

[IC 36-7-4-1318(c)(3)]

Again, Recreation Impact Fees cannot be used to cover the costs of identified current deficiencies. The noted current deficient recreation components have been listed in **Table 13** along with each project's funding sources and projected cost budget.

The current deficiencies of the selected "A" Priority components total \$792,948. The Consultant worked with the Park Administrative Staff and Advisory Committee regarding the various funding sources that could be used to fund the current deficiencies. It was determined that the City acknowledges current deficiencies and their related costs and strategically focus on the funding of the deficiencies over the next 10 years. **Table 13** outlines the funding sources and their applied distribution. The funding sources and their related percentage of distribution include: Grants and Other (2.52%), Park Capital Improvement Budget (20.14%), City Tax Increment Fund (TIF) (24.39%), City Cumulative Capital Funds (25.22%), Donations (16.39%) and Other (11.32%). Additional funding sources are not anticipated at this time.

City of Valparaiso – Park and Recreation Department

20-Oct-15

Forecast Funding for Current Recreation Component Deficiencies

Prepared by: Valparaiso Parks and Recreation and Lehman & Lehman, Inc.

Project Description	Quantities	Project Amount	Funding Source(s)							TOTALS	Years of Implementation
	Needs	Costs	Grants	Park Capital Improvement Budget	City Tax Increment Fund (TIF)	City Cumulative Capital Funds	Bonds	Donations	Other		
Skate/Bike Park (Neighborhood)	0.67	\$ 99,866		\$ 29,866				\$ 20,000	\$ 50,000	\$ 99,866	2017
Climbing / Challenge Elements	1.67	\$ 66,631	\$ 20,000	\$ 25,000				\$ 15,000	\$ 6,631	\$ 66,631	2017
Sprayground / SplashPad	0.67	\$ 99,866		\$ 54,866				\$ 45,000		\$ 99,866	2018
Dog Park Area	0.67	\$ 333,154		\$ 50,000		\$ 200,000		\$ 50,000	\$ 33,154	\$ 333,154	2019
Multi-use / Nature Pathways (miles)	0.61	\$ 193,432			\$ 193,432					\$ 193,432	2018
Park / Open Space Acres	0.00	\$ -								\$ -	
		\$ 792,948	\$ 20,000	\$ 159,732	\$ 193,432	\$ 200,000	\$ -	\$ 130,000	\$ 89,785	\$ 792,949	
10 Year Total =		\$ 20,000	\$ 159,732	\$ 193,432	\$ 200,000	\$ -	\$ 130,000	\$ 89,785	\$ 792,949		
10 Year Annual Average =		\$ 2,000	\$ 15,973	\$ 19,343	\$ 20,000	\$ -	\$ 13,000	\$ 8,979	\$ 79,295		
Funding Sources Percentages =		2.52%	20.14%	24.39%	25.22%	0.00%	16.39%	11.32%	100.00%		

Table 13 – Funding Sources for Current Deficiencies

Valparaiso Recreation Zone Improvement Plan Study

Analysis of Non-Local Revenue and Impact Deductions

Following IC 36-7-4-1321 the Recreation Impact Fee Formula is as follows:

Recreation Impact Fee =

Impact Costs – Non-Local Revenues – Impact Deductions / 10-Yr. Residential Building Permits

- **Impact Costs** = Cost estimate [made at time of study] needed to fund projected future infrastructure needs of the next 10-year period
- **Non-Local Revenue** = Reasonable estimate [made at time of study] of revenues that will be received from any source other than a governmental source that will be used in the Impact Zone
- **Impact Deduction** = Reasonable estimate [made at time of study] of revenues from taxes levied and charges & 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 ten year period

Non-Local Revenue Deductions

It was determined in the analysis and work with the City there would be "Non-Local Revenues" anticipated to be used to cover the current deficiencies. As noted in **Table 13** it is anticipated that there would be approximately \$130,000 in donations towards current deficiencies.

Impact Deductions

Recreation Impact Fees cannot be used to fund current deficiencies. From **Table 13**, six funding sources are noted for the current deficiencies. Those funding sources include Grants, TIF, Donations and Other. These funding sources have limited roots to property taxes and other residential sources. However the remaining funding sources (Park Capital Improvement Budget and City Cumulative Capital Funds) are funding sources that come from property taxes and other residential sources. **Table 13** outlines the disbursements of the funds on an annual basis as defined by the implementation year noted in **Table 14**.

City of Valparaiso – Park and Recreation Department

20-Oct-15

Forecast Annual Funding for Current Recreation Component Deficiencies

Prepared by: Valparaiso Parks and Recreation and Lehman & Lehman, Inc.

RIF YEARS	A Grants	B Park Capital Improvement Budget	C City Tax Increment Fund (TIF)	D City Cumulative Capital Funds	E Bonds	F Donations	G Other	H TOTALS	FUND TOTALS (B, D, E)
2015								\$ -	
2016								\$ -	\$ -
2017	\$ 20,000	\$ 54,866				\$ 35,000	\$ 56,631	\$ 166,497	\$ 54,866
2018		\$ 54,866	\$ 193,432			\$ 45,000		\$ 293,298	\$ 54,866
2019		\$ 50,000		\$ 200,000		\$ 50,000	\$ 33,154	\$ 333,154	\$ 250,000
2020								\$ -	\$ -
2021								\$ -	\$ -
2022								\$ -	\$ -
2023								\$ -	\$ -
2024								\$ -	\$ -
2015-2024 TOTALS	\$ 20,000	\$ 159,732	\$ 193,432	\$ 200,000	\$ -	\$ 130,000	\$ 89,785	\$ 792,949	\$ 359,732

Table 14 – Forecast Annual Funding for Current Deficiencies

Valparaiso Recreation Zone Improvement Plan Study

The impact of these funding sources will be based on the number of households within the City. The following **Table 15** establishes the cumulative households (column A) of the city over the next 10 years with the projected growth of households each year as noted in column B. The cumulative of the new household growth is noted in column C. The costs that affect residential property tax of the current deficiency for the next 10 years is noted in column D. The table indicates the calculated amounts of the funding of current deficiency per household (columns E, G, and H). The totals of those three columns are multiplied by the cumulative New Households (col. D) to determine the impact deductions for each year of the 10-year RIF period as noted in column I. The total Impact Deduction amount is determined to be \$21,474.

City of Valparaiso – Park and Recreation Department

20-Oct-15

Impact Deduction Calculations

Prepared by: Valparaiso Parks and Recreation and Lehman & Lehman, Inc.

RIF Years	A Cumulative Households	B New Households (Annual)	C New Households (Cumulative)	D Costs to Remove Current Deficiency	E Cost / Household for Park Cap. Imp. Budget	F Cost / Household for City TIF	G Cost / Household City Cumulative Capital Funds	H Impact Deductions (Cum. From Bond Issue New Households)	I Totals of Impact Deductions for the New Households
2014	14,036								
2015	14,177	140	140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2016	14,347	170	310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2017	14,548	201	511	\$ 54,866	\$ 3.77	\$ -	\$ -	\$ -	\$ 1,928
2018	14,781	233	744	\$ 54,866	\$ 3.71	\$ -	\$ -	\$ -	\$ 2,762
2019	15,047	266	1,010	\$ 250,000	\$ 3.32	\$ -	\$ 13.29	\$ -	\$ 16,784
2020	15,355	308	1,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2021	15,708	353	1,672	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2022	16,109	401	2,072	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	16,576	467	2,539	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2024	17,100	524	3,063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS		3,063		\$ 359,732					\$ 21,474
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 City TIF	Cost Per household to remove existing defic. Using City Cum. Capital 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:									\$ 21,474

Table 15 – Impact Deduction Calculations

Following IC 36-7-4-1321 the Recreation Impact Fee Formula is as follows:

Recreation Impact Fee =

(Impact Costs) – (Non-Local Revenues) – (Impact Deductions) / (10-Yr. Bldg. Permits)

Table 16 shows the pre-adjustment quantities and their costs of the Future Needs components and the post-adjusted of the same after applying the non-local revenues and impact deductions. The total deficiency costs used in the RIF calculations was adjusted to be \$3,944,299.

City of Valparaiso – Park and Recreation Department Impact Fee Funding for 2024 Recreation Component Needs		
Project Description	Quantities	Project Amount
Skate/Bike Park (Neighborhood)	0.34	\$ 51,516
Climbing / Challenge Elements	0.34	\$ 13,738
Sprayground / SplashPad	0.34	\$ 51,516
Dog Park Area	0.14	\$ 68,689
Multi-use / Nature Pathways (miles)	3.43	\$ 1,093,180
Park / Open Space Acres	112.69	\$ 2,817,135
Totals WITHOUT deductions applied:		\$ 4,095,773

City of Valparaiso – Park and Recreation Department Impact Fee Funding for 2024 Recreation Component Needs		
Project Description	Quantities	Project Amount
Skate/Bike Park (Neighborhood)	0.33	\$ 49,611
Climbing / Challenge Elements	0.33	\$ 13,230
Sprayground / SplashPad	0.33	\$ 49,611
Dog Park Area	0.13	\$ 66,148
Multi-use / Nature Pathways (miles)	3.31	\$ 1,052,750
Park / Open Space Acres	108.52	\$ 2,712,948
Totals WITH deductions applied:		\$ 3,944,299

Table 16 – Future Need Recreation Components and their Costs

Valparaiso Recreation Zone Improvement Plan Study

As shown in **Table 16** the total estimated cost of improvements ("A" Priorities) needed to accommodate projected future growth is \$3,944,299 (adjusted Impact Costs which include the Impact Deductions of \$21,474 and Non-Local Revenues of \$130,000). Therefore, the Recreation Impact Fee is calculated as indicated in **Table 17**. Using this formula the result is a recommended Impact Fee of **\$1,288**.

This recommended Recreation Impact Fee assumes that there will be a growth in housing permits at an average of 306 units per year over the next ten years (2015-2024). Future recreation facility needs will be funded using the suggested Recreation Impact Fee of \$1,288. There will be the need to perform an update to this recreation impact fee study by or before 2018.

As previous RIF Ordinances have been defined there are Housing Equivalent adjustments that have been used (as illustrated at the bottom of **Table 17**. It was felt by the Advisory Committee that these equivalent percentages be handled on a case by case basis.

IMPACT FEE CALCULATIONS

Recommended Recreation Impact Fee – City of Valparaiso

"A" Priorities Recreation Infrastructure Components

Costs Needed to Remove Current Deficiency =	\$	792,948
Average Projected Costs / Year (2015 to 2024) =	\$	79,295

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

	2024 Population
Projected 2024 Populations =	40,184
Number of Expected New Residential Building Permits in the next 10 years =	3,063
<i>Impact Costs</i> Needed to Meet Future (2024) Needs =	\$ 4,095,773
Less Anticipated <i>Non-Local Revenues</i> Available towards Future (2024) Needs =	\$ (130,000)
Less Anticipated <i>Impact Deductions</i> against Future (2024) Needs =	\$ (21,474)
Adjusted Future Needs Costs =	\$ 3,944,299
Projected Recreation Impact Fee =	\$ 1,288

Non-Local Revenue and Impact Deductions % of Adjusted Impact Costs = 3.70%

Housing Equivalents (to be handled on a case by case basis)

Type of Unit	Equivalent %	Fee / Unit
Single – Family Dwelling Unit	100%	\$ 1,288
Duplex / Condominium / Townhome	85%	\$ 1,094
Apartment	63%	\$ 811
Assisted Living	50%	\$ 644

Table 17 – Recommended Recreation Impact Fee Calculations

Valparaiso Recreation Zone Improvement Plan Study

Annual Inflationary Adjustments

In order to keep pace with the increase of construction costs several other communities have adopted their Recreation Impact Fee Ordinance with a stepped increase over the ten-year period. Other communities have adopted an annual inflationary adjustment. This will need to be determined if the City of Valparaiso desires to include annual adjustments to their new ordinance. The Advisory Committee did not have a recommendation on this matter. **Table 18** and **Figure 8** illustrate the projected revenue for Recreation Impact Fees with and without the inflation factor applied. A flat inflationary percentage could be used for this adjustment or annual adjustments could be made using a *Gross Domestic Product* (GDP) factor.

Annual Revenue Forecasts

The collection of Recreation Impact Fee revenues cannot begin until six (6) months after the approval of the ordinance by the City. Assuming that the City Council will approval the RIF ordinance in December 2015 the six-month period will end in June 2016. Based on this there will not be any RIF collection during the remainder of 2015 and the first six months of 2016. The current RIF ordinance will be expiring up to the time this new ordinance becomes activated. **Table 18** and **Figure 8** reflect this analysis.

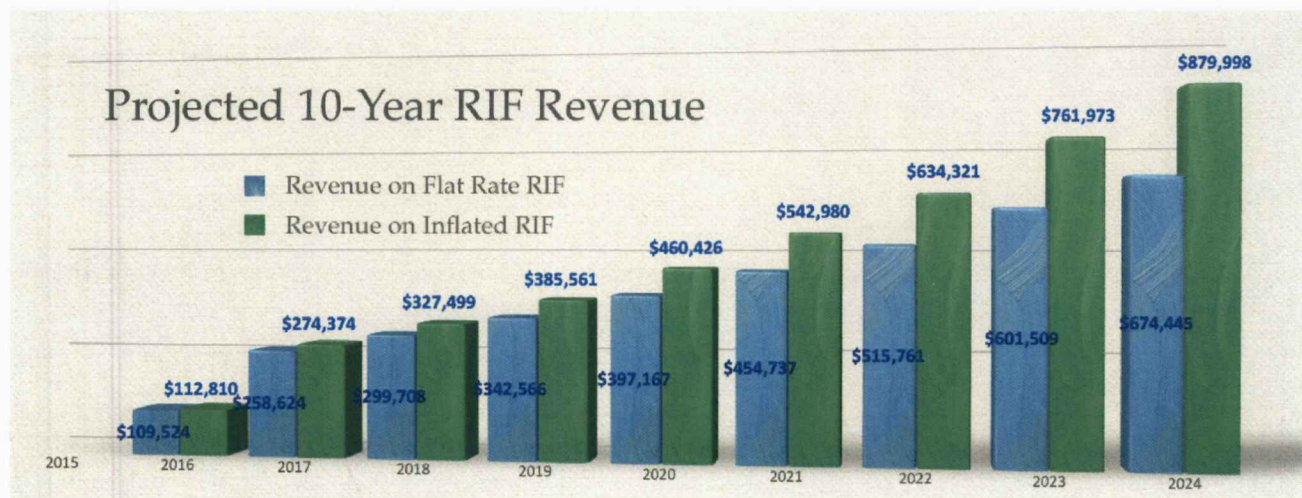


Figure 8 – Recreation Impact Fee Revenues Graph

Projected Future Annual Collections of Recreation Impact Fees

	2015 **	2016	2017	2018	2019	2020	2021	2022	2023	2024
*Projected New Residential Building Permits:	140	170	201	233	266	308	353	401	467	524
Applied RIF: \$	1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288
Projected Recreation Impact Fee Collections:	\$ -	\$ 109,524	\$ 258,624	\$ 299,708	\$ 342,566	\$ 397,167	\$ 454,737	\$ 515,761	\$ 601,509	\$ 674,445
Cumulative RIF Gained:	\$ -	\$ 109,524	\$ 368,148	\$ 667,856	\$ 1,010,422	\$ 1,407,589	\$ 1,862,327	\$ 2,378,088	\$ 2,979,596	\$ 3,654,041
Applied RIF: \$	1,288	\$ 1,288	\$ 1,326	\$ 1,366	\$ 1,407	\$ 1,449	\$ 1,493	\$ 1,537	\$ 1,584	\$ 1,631
Projected RIF with 3.0% Inflation Factor:	\$ -	\$ 112,810	\$ 274,374	\$ 327,499	\$ 385,561	\$ 460,426	\$ 542,980	\$ 634,321	\$ 761,973	\$ 879,998
Cumulative RIF Gained with Inflation:	\$ -	\$ 112,810	\$ 387,184	\$ 714,683	\$ 1,100,244	\$ 1,560,670	\$ 2,103,650	\$ 2,737,971	\$ 3,499,944	\$ 4,379,942

** NOTE: The six month waiting period from ordinance approval before collecting RIF has been reflected in the above table. It is assumed that no recreation impact fees will be collected in 2015 and first six months of 2016. (assuming Ordinance approval in December 2015)

Table 18 – Recreation Impact Fee Revenue Calculations

Valparaiso Recreation Zone Improvement Plan Study

Donations or In Lieu Of Impact Fee Components

As is being experienced in other communities that have Recreation Impact Fee ordinances, residential developers sometimes prefer to have the option to develop noted recreation components themselves and receive credit against impact fee charges. It was felt that both the multi-use trails and the land/open space are components where credit against Recreation Impact Fees could be considered. The City will need to develop the policy for such credit considerations.

National Averages of Recreation Impact Fees

The firm of *Clancy Mullen, Duncan Associates* annually tracks Impact Fees throughout the country. Their 2012 *National Impact Fee Survey* results serve only as a reference to this study. The averages of the 2012 survey found the following:

- Average Recreation Impact Fees of 271 municipalities -----\$2,774

Recreation Impact Fee Statistics – State of Indiana

Current Recreation Impact Fees of the noted municipalities (with ordinance dates noted).

- City of Greenfield (ordinance updated in 2014) -----\$1,153
- City of Valparaiso (ordinance updated in 2010) ----- \$974
- City of Carmel (current ordinance, 2013)-----\$1,526
- City of Fishers (ordinance, 2006) -----\$1,070
- City of Franklin (ordinance, 2005) ----- \$870
- City of Westfield (updated ordinance, 2013)-----\$1,309
- Town of Plainfield (updated ordinance, 2012) ----- \$730
- Town of Cicero (updated ordinance, 2012)-----\$843
- Town of St. John (ordinance, 2013)-----\$1,736
- Town of Chesterton (ordinance, 2014) ----- \$889
- Town of Brownsburg (updated ordinance, 2013) ----- \$998
- City of Noblesville (ordinance, 2014) -----\$1,718
- City of Greenwood (ordinance 2015)-----\$1,206
- Town of Avon (ordinance established in 2012) ----- \$987
- **Average Recreation Impact Fees of the above noted communities -----\$1,143**
- **Proposed Recreation Impact Fee for City of Valparaiso (2015) ----- \$1,288**



Valparaiso Recreation Zone Improvement Plan Study

Implementation Schedule – For Raising Current Deficiencies to Community Level of Service [IC 36-7-4-1318(c)(1)(2)]

The following Table (**Table 19**) represents a tentative implementation schedule to meet the baseline of service for the identified current deficiencies. At the bottom of this table is a summary of all recreation components. Only the recreation components related and factored into the Recreation Impact Fee are summarized on an annual basis.

Current Deficiencies Implementation – Non-Recreation Impact Fees													
Note: The various components not a part of the Impact Fee Calculations have not been included in the list below.													
Recreation Component	Component Unit Cost	Current Deficiency	Component Costs	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
A	B	C	D	E	F	G	H	I	J	K	L	M	N
Skate/Bike Park (Neighborhood)	\$ 150,000	0.67	\$ 99,866			\$ 99,866							
Climbing / Challenge Elements	\$ 40,000	1.67	\$ 66,631			\$ 66,631							
Sprayground / SplashPad	\$ 150,000	0.67	\$ 99,866				\$ 99,866						
Dog Park Area	\$ 500,000	0.67	\$ 333,154					\$ 333,154					
Multi-use / Nature Pathways (miles)	\$ 318,300	0.61	\$ 193,432				\$ 193,432						
Park / Open Space Acres	\$ 25,000	0.00	\$ -										
Current Deficiency Total: \$ 792,948				\$ -	\$ -	\$ 166,496	\$ 293,297	\$ 333,154	\$ -	\$ -	\$ -	\$ -	\$ -
IMPLEMENTATION PER YEAR:													
Skate/Bike Park (Neighborhood)						0.67							
Climbing / Challenge Elements						1.67							
Sprayground / SplashPad							0.67						
Dog Park Area								0.67					
Multi-use / Nature Pathways (miles)							0.61						
Park / Open Space Acres													

The following park sites / facilities are suggested to facilitate the deficient recreational components:

LOCATIONS OF COMPONENTS:	Skate/Bike Park (Neighborhood)	Various Park(s)											
	Climbing / Challenge Elements	Various Park(s)											
	Sprayground / SplashPad		Various Park(s)										
	Dog Park Area			Various Park(s)									
	Multi-use / Nature Pathways (miles)				Various Park(s)								
	Park / Open Space Acres												

Table 19 – Implementation Schedule for Current Deficiencies

The Advisory Committee recommends that the 10-year implementation schedule begin in 2016. The implementation of the various recreation components will be throughout the 10-year period. The implementation of the various components will be throughout the 10-year period. The location of the components will be determined by the Park Department based on need.

Implementation Schedule – Future Anticipated Needs Based on Community Level of Service [IC 36-7-4-1318(b)(4)(5)]

The following Table (**Table 20**) represents a tentative implementation schedule to meet the baseline of service for the identified future needs. These needs are fundable via Recreation Impact Fees.

Future Needs Implementation – Recreation Impact Fees													
Note: The various components not a part of the Impact Fee Calculations have not been included in the list below.													
Recreation Component	Component Unit Cost	Future Need	Component Costs	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
A	B	C	D	E	F	G	H	I	J	K	L	M	N
Skate/Bike Park (Neighborhood)	\$ 150,000	0.33	\$ 49,611			\$ 49,611							
Climbing / Challenge Elements	\$ 40,000	0.33	\$ 13,230			\$ 13,230							
Sprayground / SplashPad	\$ 150,000	0.33	\$ 49,611				\$ 49,611						
Dog Park Area	\$ 500,000	0.13	\$ 66,148					\$ 66,148					
Multi-use / Nature Pathways (miles)	\$ 318,300	3.31	\$ 1,052,750				\$ 400,000	\$ 400,000	\$ 252,750				
Park / Open Space Acres	\$ 25,000	108.52	\$ 2,712,948							\$ 500,000	\$ 500,000	\$ 500,000	\$ 922,691
Future Needs Total: \$ 3,944,299				\$ -	\$ -	\$ 62,841	\$ 449,611	\$ 466,148	\$ 252,750	\$ 500,000	\$ 500,000	\$ 500,000	\$ 922,691
IMPLEMENTATION PER YEAR:													
Skate/Bike Park (Neighborhood)						0.33							
Climbing / Challenge Elements						0.33							
Sprayground / SplashPad							0.33						
Dog Park Area								0.13					
Multi-use / Nature Pathways (miles)							1.26	1.26	0.79				
Park / Open Space Acres										22.40	22.40	22.40	41.33

The following park sites / facilities are suggested to facilitate the future needed recreational components:

LOCATIONS OF COMPONENTS:	Skate/Bike Park (Neighborhood)	Various Park(s)											
	Climbing / Challenge Elements	Various Park(s)											
	Sprayground / SplashPad		Various Park(s)										
	Dog Park Area			Various Park(s)									
	Multi-use / Nature Pathways (miles)				Various Park(s)								
	Park / Open Space Acres									TBD	TBD	TBD	TBD

Table 20 – Implementation Schedule for Future Needs

Valparaiso Recreation Zone Improvement Plan Study

The Advisory Committee recommends that the implementation for future needs be done starting in 2016 and continuing through 2024. The implementation of the various recreation components is suggested over the 10-year period. The funding resource for these future need items will come from the collected Recreation Impact Fees. The implementation of the various infrastructure components will be based on the available funds from the collected recreation impact fees. The location of the various components will be determined by the Park Department based on need.



Valparaiso Recreation Zone Improvement Plan Study

Summary of Impact Fee Study

The following previously illustrated tables summarize the inventory, need analysis, and cost projections for this study.

Valparaiso Current and Projected Population

2010 Census of Persons per Household = **2.35**

	1990	2000	2010	2014	2015	2016	2017
Total City of Valparaiso	24,414	27,428	31,733	32,986	33,315	33,715	34,187
Annual Growth Rate (Est.)					1.00%	1.20%	1.40%
Households (at 2.35 / house)			13,503	14,036	14,177	14,347	14,548
Total New Households				107	140	170	201
Growth Per Year (Persons)					330	400	472

	2018	2019	2020	2021	2022	2023	2024
Total City of Valparaiso	34,734	35,359	36,084	36,914	37,856	38,953	40,184
Annual Growth Rate (Est.)	1.60%	1.80%	2.05%	2.30%	2.55%	2.90%	3.16%
Households (at 2.35 / house)	14,781	15,047	15,355	15,708	16,109	16,576	17,100
Total New Households	233	266	308	353	401	467	524
Growth Per Year (Persons)	547	625	725	830	941	1,098	1,231

* 2013 Population is estimated by US Census (Quickfacts.census.gov) was 32,261

10 Year Average Growth Forecast: **2.00%**

Year	New Building Permits	New Pop.
2015	140	330
2016	170	400
2017	201	472
2018	233	547
2019	266	625
2020	308	725
2021	353	830
2022	401	941
2023	467	1,098
2024	524	1,231
Total:	3,063	7,199
Average:	306	720

Valparaiso – Recreation Impact Fee – Park System Analysis

LAND INVENTORY AND NEEDS

City Wide Analysis		Estimated 2015 and Projected Populations =					
		33,315					
		40,184					
Park Type	Typical Park Size (Acres)	Total Existing Acreage	Acres Standards / 1,000	Current Acreage Stds./1,000	Current Acreage Needs	2015 Surplus or Deficiency	2024 Needed if current deficiency IS met
Block Park	1 to 5	7.50	0.50	0.23	16.66	(9.16)	(12.59)
Neighborhood Park	4 to 15	75.50	3.00	2.27	99.95	(24.45)	(45.05)
Community Park	10 to 70	336.00	7.00	10.09	233.21	102.79	54.71
Special Park	0.5+	272.00	0.50	8.16	16.66	255.34	251.91
Total Surplus or Deficiency		691.00	11.00	20.74	366.47	324.53	248.97

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) =

20.74

Valpo. Acres Standard		Estimated 2015 Population =			2024 Pop.
		33,315			40,184
Park Type	Total Existing Acreage	Community Level of Service - Acres Standards / 1,000	2015 Acreage Needs	2015 Surplus or Deficiency	2024 Needed if current deficiency IS met
Total Surplus or Deficiency	691.00	20.00	666.31	24.69	(112.69)

^-- Suggestion to use a standard of 20 acres / 1,000 persons

Valparaiso Recreation Zone Improvement Plan Study

FACILITY INVENTORY AND NEEDS

City Wide – One Impact Zone Area													33,315 = Estimated 2015 Pop.	40,184 = Projected 2024 Pop.
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Facility	Valparaiso 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 (2015 pop.)	2015 Surplus or Deficiency	Current Deficiencies (Community Level of Service)	2015 Surplus or Deficiency (CLIS) Factor All Facilities	Community Level of Service 2024 Population	2024 Needed if current deficiency is met	2024 Needs (Community Level of Service)	Priority (Per Park Dept.)
Baseball Diamonds (13yrs ↑)	1/6,000	0.17	0.18	6.00	4.00	10.00	5.55	0.45	0.00	4.45	6.70	(0.70)	0.70	
Baseball Diamonds (12yrs ↓)	1/6,000	0.17	0.06	2.00	0.00	2.00	5.55	(3.55)	3.55	(3.55)	6.70	(1.14)	1.14	
Softball Diamonds	1/3,000	0.33	0.18	6.00	0.00	6.00	11.11	(5.11)	5.11	(5.11)	13.39	(2.29)	2.29	
Multi Purpose Fields (Field Turf)	1/8,000	0.13	0.00	0.00	2.00	2.00	4.16	(4.16)	4.16	(4.16)	5.02	(0.86)	0.86	
Soccer Fields	1/2,000	0.50	0.27	9.00	2.00	11.00	16.66	(7.66)	7.66	(7.66)	20.09	(3.43)	3.43	
Tennis Courts	1/2,000	0.50	0.12	4.00	22.00	26.00	16.66	(12.66)	12.66	(12.66)	9.34	(20.09)	3.43	
Running / Walking Track (Comm)	1/20,000	0.05	0.03	1.00	5.00	6.00	1.67	(0.67)	0.67	(0.67)	2.01	(0.34)	0.34	
Basketball Courts (outdoors)	1/1,500	0.67	0.08	2.50	0.00	2.50	22.21	(19.71)	19.71	(19.71)	26.79	(4.58)	4.58	
Volleyball Courts (outdoors)	1/3,000	0.33	0.00	0.00	0.00	0.00	11.11	(11.11)	11.11	(11.11)	13.39	(2.29)	2.29	
Skate/Bike Park (Neighborhood)	1/20,000	0.05	0.03	1.00	0.00	1.00	1.67	(0.67)	0.67	(0.67)	2.01	(0.34)	0.34	A
Climbing / Challenge Elements	1/20,000	0.05	0.00	0.00	0.00	0.00	1.67	(1.67)	1.67	(1.67)	2.01	(0.34)	0.34	A
Adventure Course	1/20,001	0.05	0.00	0.00	0.00	0.00	1.67	(1.67)	1.67	(1.67)	2.01	(0.34)	0.34	
Park Shelters	1/1,500	0.67	0.63	21.00	1.00	22.00	22.21	(1.21)	1.21	(0.21)	26.79	(4.58)	4.58	
Park Restrooms	1/2,000	0.50	0.54	18.00	0.00	18.00	16.66	1.34	0.00	1.34	20.09	(2.09)	2.09	
Nature Center Components	1/50,000	0.02	0.09	3.00	1.00	4.00	0.67	2.33	0.00	3.33	0.80	2.20	0.00	
Nature Center	1/50,000	0.02	0.00	0.00	0.00	0.00	0.67	(0.67)	0.67	(0.67)	0.80	(0.14)	0.14	
Outdoor Entertain.Venue (amphitheatre)	1/50,000	0.02	0.06	2.00	0.00	2.00	0.67	1.33	0.00	1.33	0.80	1.20	0.00	
Events Lawn	1/30,000	0.03	0.03	1.00	0.00	1.00	1.11	(0.11)	0.11	(0.11)	1.34	(0.23)	0.23	
Community Centers (Community)	1/20,000	0.05	0.03	1.00	1.00	2.00	1.67	(0.67)	0.67	(0.67)	2.01	(0.34)	0.34	
Playgrounds	1/3,000	0.33	0.36	12.00	1.00	13.00	11.11	0.89	0.00	1.89	13.39	(1.39)	1.39	
Skating Rinks (hockey) Regional	1/100,000	0.01	0.00	0.00	0.00	0.00	0.33	(0.33)	0.33	(0.33)	0.40	(0.07)	0.07	
Skating Area (non-hockey)	1/80,000	0.01	0.03	1.00	0.00	1.00	0.42	0.58	0.00	0.58	0.50	0.50	0.00	
Aquatic Facilities (Outdoors)	1/25,000	0.04	0.00	0.00	1.00	1.00	1.33	(1.33)	1.33	(0.33)	1.61	(0.27)	0.27	
Aquatic Facilities (Indoors)	1/30,000	0.03	0.00	0.00	3.00	3.00	1.11	(1.11)	1.11	(0.11)	1.89	(0.23)	0.23	
Sprayground / SplashPad	1/20,000	0.05	0.03	1.00	0.00	1.00	1.67	(0.67)	0.67	(0.67)	2.01	(0.34)	0.34	A
Golf Course 18-hole	1/25,000	0.04	0.05	1.75	2.00	3.75	1.33	0.42	0.00	2.42	1.61	0.14	0.00	
Disc Golf Course - 18 hole	1/30,000	0.03	0.04	1.33	0.00	1.33	1.11	0.22	0.00	0.22	1.34	(0.01)	0.01	
Foot Golf Course - 18 hole	1/25,000	0.04	0.00	0.00	0.00	0.00	1.33	(1.33)	1.33	(1.33)	1.61	(0.27)	0.27	
Driving Range	1/50,000	0.02	0.03	1.00	0.00	1.00	0.67	0.33	0.00	0.33	0.80	0.20	0.00	
Dog Park Area	1/50,000	0.02	0.00	0.00	1.00	1.00	0.67	(0.67)	0.67	(0.67)	0.80	(0.14)	0.14	A
Maintenance Facilities (Hub)	1/75,000	0.02	0.03	1.00	0.00	1.00	0.44	0.56	0.00	0.56	0.54	0.46	0.00	
Maintenance Facilities (Satellite)	1/25,000	0.01	0.15	5.00	0.00	5.00	1.33	3.67	0.00	3.67	1.61	3.39	0.00	
Multi-use / Nature Pathways (miles)	1 mile / 2,000	0.50	0.48	16.05	0.00	16.05	16.66	(0.61)	0.61	(0.61)	20.09	(3.43)	3.43	A
Park / Open Space Acres	20.00 ac. / 1,000	20.00	20.74	691.00	0.00	691.00	666.31	24.69	0.00	24.69	803.69	(112.69)	112.69	A
* Current Facilities Data updated from the Park and Recreation Master Plan and Field Inventory.														
DEVELOPMENT PRIORITY:														
Top Priority A														
High Priority B														
Low Priority C														

FACILITY NEEDS – COSTS

Sep-15

One Zone – City Wide Analysis (All Facilities)							33,315 = Estimated 2015 Pop.	40,184 = Projected 2024 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 2024 Deficiency	Costs Needed to Remove 2024 Deficiency	Priorities (Per Dept.)	
Baseball Diamonds (13yrs ↑)	6.00	\$ 90,000	0.00	\$ -	0.70	\$ 62,764		
Baseball Diamonds (12yrs ↓)	2.00	\$ 80,000	3.55	\$ 284,205	1.14	\$ 91,585		
Softball Diamonds	6.00	\$ 60,000	5.11	\$ 306,308	2.29	\$ 137,377		
Multi Purpose Fields (Field Turf)	0.00	\$ 150,000	4.16	\$ 624,664	0.86	\$ 128,791		
Soccer Fields	9.00	\$ 90,000	7.66	\$ 689,193	3.43	\$ 309,099		
Tennis Courts	4.00	\$ 45,000	12.66	\$ 569,597	3.43	\$ 154,549		
Running / Walking Track (Comm)	1.00	\$ 500,000	0.67	\$ 332,885	0.34	\$ 171,722		
Basketball Courts (outdoors)	2.50	\$ 25,000	19.71	\$ 492,757	4.58	\$ 114,481		
Volleyball Courts (outdoors)	0.00	\$ 7,500	11.11	\$ 83,289	2.29	\$ 17,172		
Skate/Bike Park (Neighborhood)	1.00	\$ 150,000	0.67	\$ 99,866	0.34	\$ 51,516	A	
Climbing / Challenge Elements	0.00	\$ 40,000	1.67	\$ 66,631	0.34	\$ 13,738	A	
Adventure Course	0.00	\$ 150,000	1.67	\$ 249,853	0.34	\$ 51,514		
Park Shelters	21.00	\$ 75,000	1.21	\$ 90,770	4.58	\$ 343,443		
Park Restrooms	18.00	\$ 100,000	0.00	\$ -	2.09	\$ 209,213		
Nature Center Components	3.00	\$ 150,000	0.00	\$ -	0.00	\$ -		
Nature Center	0.00	\$ 750,000	0.67	\$ 499,731	0.14	\$ 103,033		
Outdoor Entertain.Venue (amphitheatre)	2.00	\$ 750,000	0.00	\$ -	0.00	\$ -		
Events Lawn	1.00	\$ 150,000	0.11	\$ 16,577	0.23	\$ 34,344		
Community Centers (Community)	1.00	\$ 3,000,000	0.67	\$ 1,997,311	0.34	\$ 1,030,330		
Playgrounds	12.00	\$ 100,000	0.00	\$ -	1.39	\$ 139,476		
Skating Rinks (hockey) Regional	0.00	\$ 2,500,000	0.33	\$ 832,885	0.07	\$ 171,722		
Skating Area (non-hockey)	1.00	\$ 300,000	0.00	\$ -	0.00	\$ -		
Aquatic Facilities (Outdoors)	0.00	\$ 5,000,000	1.33	\$ 6,663,081	0.27	\$ 1,373,773		
Aquatic Facilities (Indoors)	0.00	\$ 7,500,000	1.11	\$ 8,328,851	0.23	\$ 1,717,216		
Sprayground / SplashPad	1.00	\$ 150,000	0.67	\$ 99,866	0.34	\$ 51,516	A	
Golf Course 18-hole	1.75	\$ 5,000,000	0.00	\$ -	0.00	\$ -		
Disc Golf Course - 18 hole	1.33	\$ 25,000	0.00	\$ -	0.01	\$ 237		
Foot Golf Course - 18 hole	0.00	\$ 10,000	1.33	\$ 13,326	0.27	\$ 2,748		
Driving Range	1.00	\$ 750,000	0.00	\$ -	0.00	\$ -		
Dog Park Area	0.00	\$ 500,000	0.67	\$ 333,154	0.14	\$ 68,689	A	
Maintenance Facilities (Hub)	1.00	\$ 750,000	0.00	\$ -	0.00	\$ -		
Maintenance Facilities (Satellite)	5.00	\$ 450,000	0.00	\$ -	0.00	\$ -		
Multi-use / Nature Pathways (miles)	16.05	\$ 318,300	0.61	\$ 193,432	3.43	\$ 1,093,180	A	
Park / Open Space Acres	691.00	\$ 25,000	0.00	\$ -	112.69	\$ 2,817,135	A	
TOTALS							\$ 22,868,231	\$ 10,460,361
Cost of Facilities Needed to Remove ALL Current Deficiency (2015):							\$ 22,868,231	
Cost of Facilities Needed to Accommodate ALL Future Development (2024):							\$ 10,460,361	
Total Facility Costs:							\$ 33,328,593	

Valparaiso Recreation Zone Improvement Plan Study

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)
Skate/Bike Park (Neighborhood)	A	\$ 99,866	\$ 51,516	\$ 17	66.0%	34.0%
Climbing / Challenge Elements	A	\$ 66,631	\$ 13,738	\$ 4	82.9%	17.1%
Sprayground / SplashPad	A	\$ 99,866	\$ 51,516	\$ 17	66.0%	34.0%
Dog Park Area	A	\$ 333,154	\$ 68,689	\$ 22	82.9%	17.1%
Multi-use / Nature Pathways (miles)	A	\$ 193,432	\$ 1,093,180	\$ 357	15.0%	85.0%
Park / Open Space Acres	A	\$ -	\$ 2,817,135	\$ 920	0.0%	100.0%
Priority "A" Components		\$ 792,948	\$ 4,095,773	\$ 1,337	16.2%	83.8%

IMPACT FEE CALCULATIONS

Recommended Recreation Impact Fee – City of Valparaiso

"A" Priorities Recreation Infrastructure Components

Costs Needed to Remove Current Deficiency =	\$ 792,948
Average Projected Costs / Year (2015 to 2024) =	\$ 79,295

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

	2024 Population
Projected 2024 Populations =	40,184
Number of Expected New Residential Building Permits in the next 10 years =	3,063
Impact Costs Needed to Meet Future (2024) Needs =	\$ 4,095,773
Less Anticipated Non-Local Revenues Available towards Future (2024) Needs =	\$ (130,000)
Less Anticipated Impact Deductions against Future (2024) Needs =	\$ (21,474)
Adjusted Future Needs Costs =	\$ 3,944,299
Projected Recreation Impact Fee =	\$ 1,288

Non-Local Revenue and Impact Deductions % of Adjusted Impact Costs = 3.70%

Housing Equivalents (to be handled on a case by case basis)

Type of Unit	Equivalent %	Fee / Unit
Single – Family Dwelling Unit	100%	\$ 1,288
Duplex / Condominium / Townhome	85%	\$ 1,094
Apartment	63%	\$ 811
Assisted Living	50%	\$ 644

Valparaiso Recreation Zone Improvement Plan Study

Current Deficiencies Implementation – Non-Recreation Impact Fees

Note: The various components not a part of the Impact Fee Calculations have not been included in the list below.

Recreation Component	Component Unit Cost	Current Deficiency	Component Costs	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
A	B	C	D	E	F	G	H	I	J	K	L	M	N
Skate/Bike Park (Neighborhood)	\$ 150,000	0.67	\$ 99,866			\$ 99,866							
Climbing / Challenge Elements	\$ 40,000	1.67	\$ 66,631			\$ 66,631							
Sprayground / SplashPad	\$ 150,000	0.67	\$ 99,866				\$ 99,866						
Dog Park Area	\$ 500,000	0.67	\$ 333,154					\$ 333,154					
Multi-use / Nature Pathways (miles)	\$ 318,300	0.61	\$ 193,432				\$ 193,432						
Park / Open Space Acres	\$ 25,000	0.00	\$ -										
Current Deficiency Total: \$ 792,948				\$ -	\$ -	\$ 166,496	\$ 293,297	\$ 333,154	\$ -	\$ -	\$ -	\$ -	\$ -
IMPLEMENTATION PER YEAR:													
Skate/Bike Park (Neighborhood)						0.67							
Climbing / Challenge Elements						1.67							
Sprayground / SplashPad							0.67						
Dog Park Area								0.67					
Multi-use / Nature Pathways (miles)									0.61				
Park / Open Space Acres													

The following park sites / facilities are suggested to facilitate the deficient recreational components:

LOCATIONS OF COMPONENTS:	Skate/Bike Park (Neighborhood)	Various Park(s)											
	Climbing / Challenge Elements	Various Park(s)											
	Sprayground / SplashPad	Various Park(s)											
	Dog Park Area	Various Park(s)											
	Multi-use / Nature Pathways (miles)	Various Park(s)											
	Park / Open Space Acres												

Future Needs Implementation – Recreation Impact Fees

Note: The various components not a part of the Impact Fee Calculations have not been included in the list below.

Recreation Component	Component Unit Cost	Future Need	Component Costs	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
A	B	C	D	E	F	G	H	I	J	K	L	M	N
Skate/Bike Park (Neighborhood)	\$ 150,000	0.33	\$ 49,611			\$ 49,611							
Climbing / Challenge Elements	\$ 40,000	0.33	\$ 13,230			\$ 13,230							
Sprayground / SplashPad	\$ 150,000	0.33	\$ 49,611				\$ 49,611						
Dog Park Area	\$ 500,000	0.13	\$ 66,148					\$ 66,148					
Multi-use / Nature Pathways (miles)	\$ 318,300	3.31	\$ 1,052,750				\$ 400,000	\$ 400,000	\$ 252,750				
Park / Open Space Acres	\$ 25,000	108.52	\$ 2,712,948							\$ 500,000	\$ 500,000	\$ 500,000	\$ 922,691
Future Needs Total: \$ 3,944,299				\$ -	\$ -	\$ 62,841	\$ 449,611	\$ 466,148	\$ 252,750	\$ 500,000	\$ 500,000	\$ 500,000	\$ 922,691
IMPLEMENTATION PER YEAR:													
Skate/Bike Park (Neighborhood)						0.33							
Climbing / Challenge Elements						0.33							
Sprayground / SplashPad							0.33						
Dog Park Area								0.13					
Multi-use / Nature Pathways (miles)							1.26	1.26	0.79				
Park / Open Space Acres										22.40	22.40	22.40	41.83

The following park sites / facilities are suggested to facilitate the future needed recreational components:

LOCATIONS OF COMPONENTS:	Skate/Bike Park (Neighborhood)	Various Park(s)											
	Climbing / Challenge Elements	Various Park(s)											
	Sprayground / SplashPad	Various Park(s)											
	Dog Park Area	Various Park(s)											
	Multi-use / Nature Pathways (miles)	Various Park(s)											
	Park / Open Space Acres									TBD	TBD	TBD	TBD

Projected Future Annual Collections of Recreation Impact Fees

	2014 **	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
*Projected New Residential Building Permits:	316	374	435	499	567	662	801	951	1,186	1,471	
Applied RIF: \$	1,718	1,718	1,718	1,718	1,718	1,718	1,718	1,718	1,718	1,718	1,718
Projected Recreation Impact Fee Collections: \$	-	374,635	746,823	856,980	973,624	1,137,680	1,375,385	1,633,619	2,037,578	2,526,436	
Cumulative RIF Gained: \$	-	374,635	1,121,458	1,978,438	2,952,062	4,089,742	5,465,127	7,098,746	9,136,324	11,662,760	
Applied RIF: \$	1,718	1,718	1,769	1,822	1,877	1,933	1,991	2,051	2,112	2,176	2,241
Projected RIF with 3.0% Inflation Factor: \$	-	385,874	792,305	936,445	1,095,823	1,318,883	1,642,282	2,009,145	2,581,143	3,296,426	
Cumulative RIF Gained with Inflation: \$	-	385,874	1,178,179	2,114,624	3,210,446	4,529,329	6,171,610	8,180,755	10,761,899	14,058,325	

** NOTE: The six month waiting period from ordinance approval before collecting RIF has been reflected in the above table.

It is assumed that no recreation impact fees will be collected in 2014 and first six months of 2015. (assuming Ordinance approval in December 2014)

Projected Future Annual Collections of Recreation Impact Fees

	2015 **	2016	2017	2018	2019	2020	2021	2022	2023	2024
*Projected New Residential Building Permits:	140	170	201	233	266	308	353	401	467	524
Applied RIF: \$	1,288	1,288	1,288	1,288	1,288	1,288	1,288	1,288	1,288	1,288
Projected Recreation Impact Fee Collections: \$	-	109,524	258,624	299,708	342,566	397,167	454,737	515,761	601,509	674,445
Cumulative RIF Gained: \$	-	109,524	368,148	667,856	1,010,422	1,407,589	1,862,327	2,378,088	2,979,596	3,654,041
Applied RIF: \$	1,288	1,326	1,366	1,407	1,449	1,493	1,537	1,584	1,631	1,680
Projected RIF with 3.0% Inflation Factor: \$	-	112,810	274,374	327,499	385,561	460,426	542,980	634,321	761,973	879,998
Cumulative RIF Gained with Inflation: \$	-	112,810	387,184	714,683	1,100,244	1,560,670	2,103,650	2,737,971	3,499,944	4,379,942

** NOTE: The six month waiting period from ordinance approval before collecting RIF has been reflected in the above table.

It is assumed that no recreation impact fees will be collected in 2015 and first six months of 2016. (assuming Ordinance approval in December 2015)

Appendix

- *Appendix A: Indiana Code (IC) 36-7-4-1300*
- *Appendix B: Fixed Assets / Capital Improvements over the years 2010-2014*
- *Appendix C: Summary of Valparaiso Park Department Revenues 2009-2014*
- *Appendix D: Impact Fee One Zone Recommendation Logic*
- *Appendix E: Park and Recreation Infrastructure Inventory*
- *Appendix F: RIF Collections and Disbursements 2005 to 2014*
- *Appendix G: Letter of Study Review from Reviewing Professional Engineer*



Appendix A: INDIANA CODE (IC) 36-7-4-1300

INDIANA SERIES IMPACT FEES
INDIANA CODE (IC) 36-7-4-1300

Assembled by:



LEHMAN & LEHMAN

Transforming Horizons
Landscape Architects and Planners
Mishawaka, Indiana 46544

INDIANA SERIES IMPACT FEES

INDIANA CODE (IC) 36-7-4-1300

IC 36-7-4-1300

Sec. 1300.

This series (sections 1300 through 1399 of this chapter) may be cited as follows: 1300 SERIES IMPACT FEES. *As added by P.L.221-1991, Sec.1.*

IC 36-7-4-1301

Sec. 1301.

As used in this series, "community level of service" means a quantitative measure of the service provided by the infrastructure that is determined by a unit to be appropriate.

As added by P.L.221-1991, Sec.2.

IC 36-7-4-1302

Sec. 1302.

As used in this series, "current level of service" means a quantitative measure of service provided by existing infrastructure to support existing development.

As added by P.L.221-1991, Sec.3.

IC 36-7-4-1303

Sec. 1303.

As used in this series, "development" means an improvement of any kind on land.

As added by P.L.221-1991, Sec.4.

IC 36-7-4-1304

Sec. 1304.

(a) As used in this series, "fee payer" means the following:

- (1) A person who has paid an impact fee.
- (2) A person to whom a person who paid an impact fee has made a written assignment of rights concerning the impact fee.
- (3) A person who has assumed by operation of law the rights concerning an impact fee.

(b) As used in this series, "person" means an individual, a sole proprietorship, a partnership, an association, a corporation, a fiduciary, or any other entity. *As added by P.L.221-1991, Sec.5.*

IC 36-7-4-1305

Sec. 1305.

(a) As used in this series, "impact fee" means a monetary charge imposed on new development by a unit to defray or mitigate the capital costs of infrastructure that is required by, necessitated by, or needed to serve the new development.

(b) As used in this Section, "capital costs" means the costs incurred to provide additional infrastructure to serve new development, including the following:

- (1) Directly related costs of construction or expansion of infrastructure that is necessary to serve the new development, including reasonable design, survey, engineering, environmental, and other professional fees that are directly related to the construction or expansion.
- (2) Directly related land acquisition costs, including costs incurred for the following:
 - (A) Purchases of interests in land.
 - (B) Court awards or settlements.
 - (C) Reasonable appraisal, relocation service, negotiation service, title insurance, expert witness, attorney, and other professional fees that are directly related to the land acquisition.
- (3) Directly related debt service, subject to Section 1330 of this chapter.
- (4) Directly related expenses incurred in preparing or updating the comprehensive plan or zone improvement plan, including all administrative, consulting attorney, and other professional fees, as limited by Section 1330 of this chapter. *As added by P.L.221-1991, Sec.6.*

IC 36-7-4-1306

Sec. 1306.

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As used in this series, "impact fee ordinance" means an ordinance adopted under Section 1311 of this chapter. *As added by P.L.221-1991, Sec.7.*

IC 36-7-4-1307

Sec. 1307.

As used in this series, "impact zone" means a geographic area designated under Section 1315 of this chapter. *As added by P.L.221-1991, Sec.8.*

IC 36-7-4-1308

Sec. 1308.

As used in this series, "infrastructure" means the capital improvements that:

- (1) comprise:
 - (A) a sanitary sewer system or wastewater treatment facility;
 - (B) a park or recreational facility;
 - (C) a road or bridge;
 - (D) a drainage or flood control facility; or
 - (E) a water treatment, water storage, or water distribution facility;
- (2) are:
 - (A) owned solely for a public purpose by:
 - (i) a unit; or
 - (ii) a corporation created by a unit; or
 - (B) leased by a unit solely for a public purpose; and
- (3) are included in the zone improvement plan of the impact zone in which the capital improvements are located. The term includes site improvements or interests in real property needed for a facility listed in subdivision (1). *As added by P.L.221-1991, Sec.9.*

IC 36-7-4-1309

Sec. 1309.

As used in this series, "infrastructure type" means any of the following types of infrastructure covered by an impact fee

ordinance:

- (1) Sewer, which includes sanitary sewerage and wastewater treatment facilities.
- (2) Recreation, which includes parks and other recreational facilities.
- (3) Road, which includes public ways and bridges.
- (4) Drainage, which includes drains and flood control facilities.
- (5) Water, which includes water treatment, water storage, and water distribution facilities.

As added by P.L.221-1991, Sec.10.

IC 36-7-4-1310

Sec. 1310.

As used in this series, "infrastructure agency" means a political subdivision or an agency of a political subdivision responsible for acquiring, constructing, or providing a particular infrastructure type. *As added by P.L.221-1991, Sec.11.*

IC 36-7-4-1311

Sec. 1311.

- (a) The legislative body of a unit may adopt an ordinance imposing an impact fee on new development in the geographic area over which the unit exercises planning and zoning jurisdiction. The ordinance must aggregate the portions of the impact fee attributable to the infrastructure types covered by the ordinance so that a single and unified impact fee is imposed on each new development.
- (b) If the legislative body of a unit has planning and zoning jurisdiction over the entire geographic area covered by the impact fee ordinance, an ordinance adopted under this Section shall be adopted in the same manner that zoning ordinances are adopted under the 600 SERIES of this chapter.
- (c) If the legislative body of a unit does not have planning and zoning jurisdiction over the entire geographic area covered by the impact fee

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ordinance but does have jurisdiction over one (1) or more infrastructure types in the area, the legislative body shall establish the portion of the impact fee schedule or formula for the infrastructure types over which the legislative body has jurisdiction. The legislative body of the unit having planning and zoning jurisdiction shall adopt an impact fee ordinance containing that portion of the impact fee schedule or formula if:

- (1) a public hearing has been held before the legislative body having planning and zoning jurisdiction; and
 - (2) each plan commission that has planning jurisdiction over any part of the geographic area in which the impact fee is to be imposed has approved the proposed impact fee ordinance by resolution.
- (d) An ordinance adopted under this Section is the exclusive means for a unit to impose an impact fee. An impact fee imposed on new development to pay for infrastructure may not be collected after January 1, 1992, unless the impact fee is imposed under an impact fee ordinance adopted under this chapter.
- (e) Notwithstanding any other provision of this chapter, the following charges are not impact fees and may continue to be imposed by units:
- (1) Fees, charges, or assessments imposed for infrastructure services under statutes in existence on January 1, 1991, if:
 - (A) the fee, charge, or assessment is imposed upon all users whether they are new users or users requiring additional capacity or services;
 - (B) the fee, charge, or assessment is not used to fund construction of new infrastructure unless the new infrastructure is of the same type for which the fee, charge, or assessment is imposed and will serve the payer; and
 - (C) the fee, charge, or assessment constitutes a reasonable charge for the services provided in accordance with IC 36-1-3-8(6) or other governing statutes

requiring that any fees, charges, or assessments bear a reasonable relationship to the infrastructure provided.

- (2) Fees, charges, and assessments agreed upon under a contractual agreement entered into before April 1, 1991, or fees, charges, and assessments agreed upon under a contractual agreement, if the fees, charges, and assessments are treated as impact deductions under Section 1321(d) of this chapter if an impact fee ordinance is in effect. *As added by P.L.221-1991, Sec.12.*

IC 36-7-4-1312

Sec. 1312.

- (a) A unit may not adopt an impact fee ordinance under Section 1311 of this series unless the unit has adopted a comprehensive plan under the 500 SERIES of this chapter for the geographic area over which the unit exercises planning and zoning jurisdiction.
- (b) 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.
- (c) A planning commission or other committee in existence before the adoption of an impact fee ordinance that meets the membership requirements of subsection (b) may serve as the advisory committee that subsection (b) requires.
- (d) Action of an advisory committee established under subsection (b) is not required as a prerequisite for the unit in adopting an impact

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fee ordinance under Section 1311 of this chapter.

As added by P.L.221-1991, Sec.13.

IC 36-7-4-1313

Sec. 1313.

This series does not prohibit a unit from doing any of the following:

- (1) Imposing a charge to pay the administrative, plan review, or inspection costs associated with a permit for development.
- (2) Imposing, pursuant to a written commitment or agreement and as a condition or requirement attached to a development approval or authorization (including permitting or zoning decisions), an obligation to dedicate, construct, or contribute goods, services, land or interests in land, or infrastructure to a unit or to an infrastructure agency. However, if the unit adopts or has already adopted an impact fee ordinance under Section 1311 of this chapter the following apply:
 - (A) The person dedicating, contributing, or providing an improvement under this subsection is entitled to a credit for the improvement under Section 1335 of this chapter.
 - (B) The cost of complying with the condition or requirement imposed by the unit under this subdivision may not exceed the impact fee that could have been imposed by the unit under Section 1321 of this chapter for the same infrastructure.
- (3) Imposing new permit fees, charges, or assessments or amending existing permit fees, charges, or assessments. However, the permit fees, charges, or assessments must meet the requirements of Section 1311 (e) (1) (A), 1311 (e) (1) (B), and 1311 (e) (1) (C) of this chapter. *As added by P.L.221-1991, Sec. 14.*

IC 36-7-4-1314

Sec. 1314.

- (a) Except as provided in subsection (b), an impact fee ordinance must apply to any development:
 - (1) that is in an impact zone; and
 - (2) for which a unit may require a structural building permit.
- (b) An impact fee ordinance may not apply to an improvement that does not create a need for additional infrastructure, including the erection of a sign, the construction of a fence, or the interior renovation of a building not resulting in a change in use. *As added by P.L.221-1991, Sec.15.*

IC 36-7-4-1315

Sec. 1315.

- (a) An impact fee ordinance must establish an impact zone, or a set of impact zones, for each infrastructure type covered by the ordinance. An impact zone established for a particular infrastructure type is not required to be congruent with an impact zone established for a different infrastructure type.
- (b) An impact zone may not extend beyond the jurisdictional boundary of an infrastructure agency responsible for the infrastructure type for which the impact zone was established, unless an agreement under IC 36-1-7 is entered into by the infrastructure agencies.
- (c) If an impact zone, or a set of impact zones, includes a geographic area containing territory from more than one (1) planning and zoning jurisdiction, the applicable legislative bodies and infrastructure agencies shall enter into an agreement under IC 36-1-7 concerning the collection, division, and distribution of the fees collected under the impact fee ordinance. *As added by P.L.221-1991, Sec.16.*

IC 36-7-4-1316

Sec. 1316.

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A unit must include in an impact zone designated under Section 1315 of this chapter the geographical area necessary to ensure that:

- (1) there is a functional relationship between the components of the infrastructure type in the impact zone;
- (2) the infrastructure type provides a reasonably uniform benefit throughout the impact zone; and
- (3) all areas included in the impact zone are contiguous. *As added by P.L.221-1991, Sec.17.*

IC 36-7-4-1317

Sec. 1317.

A unit must identify in the unit's impact fee ordinance the infrastructure agency that is responsible for acquiring, constructing, or providing each infrastructure type included in the impact fee ordinance. *As added by P.L.221-1991, Sec.18.*

IC 36-7-4-1318

Sec. 1318.

- (a) A unit may not adopt an impact fee ordinance under Section 1311 of this chapter unless the unit has prepared or substantially updated a zone improvement plan for each impact zone during the immediately preceding one (1) year period. A single zone improvement plan may be used for two (2) or more infrastructure types if the impact zones for the infrastructure types are congruent.
- (b) Each zone improvement plan must contain the following information:
 - (1) A description of the nature and location of existing infrastructure in the impact zone.
 - (2) A determination of the current level of service.
 - (3) Establishment of a community level of service. A unit may provide that the unit's current level of service is the unit's community level of service in the zone improvement plan.

- (4) An estimate of the nature and location of development that is expected to occur in the impact zone during the following ten (10) year period.
 - (5) An estimate of the nature, location, and cost of infrastructure that is necessary to provide the community level of service for the development described in subdivision. The plan must indicate the proposed timing and sequencing of infrastructure installation.
 - (6) A general description of the sources and amounts of money used to pay for infrastructure during the previous five (5) years.
- (c) If a zone improvement plan provides for raising the current level of service to a higher community level of service, the plan must:
 - (1) provide for completion of the infrastructure that is necessary to raise the current level of service to the community level of service within the following ten (10) year period;
 - (2) indicate the nature, location, and cost of infrastructure that is necessary to raise the current level of service to the community level of service; and
 - (3) identify the revenue sources and estimate the amount of the revenue sources that the unit intends to use to raise the current level of service to the community level of service for existing development. Revenue sources include, without limitation, any increase in revenues available from one (1) or more of the following:
 - (A) Adopting or increasing the following:
 - (i) The county adjusted gross income tax.
 - (ii) The county option income tax.
 - (iii) The county economic development income tax.
 - (iv) The annual license excise surtax.
 - (v) The wheel tax.
 - (B) Imposing the property tax rate per one hundred dollars (\$100) of assessed

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valuation that the unit may impose to create a cumulative capital improvement fund under IC 36-9-14.5 or IC 36-9-15.5.

- (C) Transferring and reserving for infrastructure purposes other general revenues that are currently not being used to pay for capital costs of infrastructure.
 - (D) Dedicating and reserving for infrastructure purposes any newly available revenues, whether from federal or state revenue sharing programs or from the adoption of newly authorized taxes.
- (d) A unit must consult with a qualified engineer licensed to perform engineering services in Indiana when the unit is preparing the portions of the zone improvement plan described in subsections (b) (1),(b) (2),(b) (5), and (c) (2).
 - (e) A zone improvement plan and amendments and modifications to the zone improvement plan become effective after adoption as part of the comprehensive plan under the 500 SERIES of this chapter or adoption as part of the capital improvements program under Section 503(5) of this chapter. If the unit establishing the impact fee schedule or formula and establishing the zone improvement plan is different from the unit having planning and zoning jurisdiction, the unit having planning and zoning jurisdiction shall incorporate the zone improvement plan as part of the unit's comprehensive plan and capital improvement plan.
 - (f) If a unit's zone improvement plan identifies revenue sources for raising the current level of service to the community level of service, impact fees may not be assessed or collected by the unit unless:
 - (1) before the effective date of the impact fee ordinance the unit has available or has adopted the revenue sources that the zone improvement plan specifies will be in effect before the impact fee ordinance becomes effective; and

- (2) after the effective date of the impact fee ordinance the unit continues to provide adequate funds to defray the cost of raising the current level of service to the community level of service, using revenue sources specified in the zone improvement plan or revenue sources other than impact fees. *As added by P.L.221-1991, Sec.19.*

IC 36-7-4-1319

Sec. 1319.

- (a) A unit shall amend a zone improvement plan to make adjustments in the nature, location, and cost of infrastructure and the timing or sequencing of infrastructure installations to respond to the nature and location of development occurring in the impact zone. Appropriate planning and analysis shall be carried out before an amendment is made to a zone improvement plan.
- (b) A unit may not amend an impact fee ordinance if the amendment makes a significant change in an impact fee schedule or formula or if the amendment designates an impact zone or alters the boundary of a zone, unless a new or substantially updated zone improvement plan has been approved within the immediately preceding one (1) year period. *As added by P.L.221-1991, Sec.20.*

IC 36-7-4-1320

Sec. 1320.

- (a) An impact fee ordinance must include:
 - (1) a schedule prescribing for each impact zone the amount of the impact fee that is to be imposed for each infrastructure type covered by the ordinance; or
 - (2) a formula for each impact zone by which the amount of the impact fee that is to be imposed for each infrastructure type covered by the ordinance may be derived.
- (b) A schedule or formula included in an impact fee ordinance must provide an objective and uniform standard for calculating impact fees

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that allows fee payers to accurately predict the impact fees that will be imposed on new development. *As added by P.L.221-1991, Sec.21.*

IC 36-7-4-1321

Sec. 1321.

- (a) An impact fee schedule or formula described in Section 1320 of this chapter shall be prepared so that the impact fee resulting from the application of the schedule or formula to a development meets the requirements of this Section. However, this section does not require that a particular methodology be used in preparing the schedule or formula.
- (b) As used in this Section, "impact costs" means a reasonable estimate, made at the time the impact fee is assessed, of the proportionate share of the costs incurred or to be incurred by the unit in providing infrastructure of the applicable type in the impact zone that are necessary to provide the community level of service for the development. The amount of impact costs may not include the costs of infrastructure of the applicable type needed to raise the current level of service in the impact zone to the community level of service in the impact zone for development that is existing at the time the impact fee is assessed.
- (c) As used in this Section, "non-local revenue" means a reasonable estimate, made at the time the impact fee is assessed, of revenue that:
 - (1) will be received from any source (including but not limited to state or federal grants) other than a local government source; and
 - (2) is to be used within the impact zone to defray the capital costs of providing infrastructure of the applicable type.
- (d) As used in this Section, "impact deductions" means a reasonable estimate, made at the time the impact fee is assessed, of the amounts from the following sources that will be paid during the ten (10) year period after assessment of the impact fee to defray the capital costs of providing infrastructure of the applicable types

to serve a development:

- (1) Taxes levied by the unit or on behalf of the unit by an applicable infrastructure agency that the fee payer and future owners of the development will pay for use within the geographic area of the unit.
- (2) Charges and fees, other than fees paid by the fee payer under this chapter, that are imposed by any of the following for use within the geographic area of the unit:
 - (A) An applicable infrastructure agency.
 - (B) A governmental entity.
 - (C) A not-for-profit corporation created for governmental purposes. Charges and fees covered by this subdivision include tap and availability charges paid for extension of services or the provision of infrastructure to the development.
- (e) An impact fee on a development may not exceed:
 - (1) impact costs; minus
 - (2) the sum of non-local revenues and impact deductions. *As added by P.L.221-1991, Sec.22.*

IC 36-7-4-1322

Sec. 1322.

- (a) Except as provided in subsection (b), an impact fee ordinance must require that, if the fee payer requests, an impact fee on a development must be assessed not later than thirty (30) days after the earlier of:
 - (1) the date the fee payer obtains an improvement location permit for the development; or
 - (2) the date that the fee payer voluntarily submits to the unit a development plan for the development and evidence that the property is properly zoned for the proposed development. The plan shall be in the form prescribed by the unit's zoning ordinance and shall contain reasonably sufficient detail for the unit to calculate the impact fee.

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- (b) An impact fee ordinance may provide that if a proposed development is of a magnitude that will require revision of the zone improvement plan in order to appropriately serve the new development, the unit shall revise the unit's zone improvement plan and shall assess an impact fee on a development not later than one hundred eighty (180) days after the earlier of the following:
- (1) The date on which the fee payer obtains an improvement location permit for the development.
 - (2) The date on which the fee payer submits to the unit a development plan for a development and evidence that the property is properly zoned for the proposed development. The development plan must be in the form prescribed by the unit's zoning ordinance and must contain reasonably sufficient detail for the unit to calculate the impact fee.
- (c) An impact fee assessed under subsections (a) or (b) may be increased only if the structural building permit has not been issued for the development and the requirements of subsection (d) are satisfied. In the case of a phased development, only a portion of an impact fee assessed under subsection (a) or (b) that is attributable to the portion of the development for which a permit has not been issued may be increased if the requirements of subsection (d) are satisfied.
- (d) Unless the improvement location permit or development plan originally submitted for the development is changed so that the amount of impact on infrastructure the development creates in the impact zone is significantly increased, an impact fee assessed under: (1) subsection (a) (1) or (b) (1) may not be increased for the period of the improvement location permit's validity; and
- (e) An impact fee assessed under subsection (a) or (b) shall be decreased if the improvement location permit or development plan originally submitted for the development is changed so that the amount of impact on infrastructure that the development creates in the impact zone is significantly decreased. If a change occurs in the permit or plan that results in a decrease in the amount of the impact fee after the fee has been paid, the unit that collected the fee shall immediately refund the amount of the overpayment to the fee payer.
- (f) If the unit fails to assess an impact fee within the period required by subsection (a) or (b), the unit may not assess an impact fee on the development unless the development plan originally submitted for the development is materially and substantially changed.
- (g) Notwithstanding other provisions in this chapter, a unit may not assess an impact fee against a development if:
- (1) an improvement location permit has been issued for all or a part of a development before adoption of an impact fee ordinance that is in compliance with this chapter; and
 - (2) the development satisfies all of the following criteria:
 - (A) The development is zoned for commercial or industrial use before January 1, 1991.
 - (B) The development will consist primarily of new buildings or structures. As used in this clause, the term "new buildings or structures" does not include additions or expansions of existing buildings or structures.
 - (C) The parts of the development for which a structural building permit has not been issued are owned or controlled by the person that owned or controlled the development on January 1, 1991.
 - (D) A structural building permit is issued for the development not more than four (4) years after the effective date of the impact fee ordinance.
 - (E) The development is part of a common scheme of development that:
 - (i) involves land that is contiguous;

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- (ii) involves a plan for development that includes a survey of the land, engineering drawings, and a site plan showing the anticipated size, location, and use of buildings and the anticipated location of streets, sewers, and drainage;
 - (iii) if plan approval is required, resulted in an application being filed with an appropriate office, commission, or official of the unit before January 1, 1991, that resulted or may result in approval of any phase of the development plan referred to in item (ii);
 - (iv) has been diligently pursued since January 1, 1991;
 - (v) resulted before January 1, 1991, in a substantial investment in creating, publicizing, or implementing the common scheme of development; and
 - (vi) involved the expenditure of significant funds before January 1, 1991, for the provision of improvements, such as roads, sewers, water treatment facilities, water storage facilities, water distribution facilities, drainage systems, or parks, that are on public lands or are available for other development in the area.
- (h) Notwithstanding any other provision of this chapter, this chapter does not impair the validity of any contract between a unit and a fee payer that was:
- (1) entered into before January 1, 1991; and
 - (2) executed in consideration of zoning amendments or annexations requested by the fee payer.

As added by P.L.221-1991, Sec.23.

IC 36-7-4-1323

Sec. 1323.

- (a) Except as provided in Section 1324 of this chapter, an impact fee assessed in compliance with Section 1322 of this chapter is due and payable on the date of issuance of the structural building permit for the new development on which the impact fee is imposed.
- (b) For a phased development, an impact fee shall be prorated for purposes of payment according to the impact of the parcel for which a structural building permit is issued in relation to the total impact of the development. In accordance with Section 1324 of this chapter, only the prorated portion of the assessed impact fee is due and payable on the issuance of the permit.
- (c) If an impact fee ordinance is repealed, lapses, or becomes ineffective after the assessment of an impact fee on a development but before the issuance of the structural building permit for part or all of the development:
 - (1) any part of the impact fee attributable to the part of the development for which a structural building permit has not been issued is void and is not due and payable, in the case of a phased development; and
 - (2) the entire impact fee is void and is not due and payable, in the case of a development other than a phased development. *As added by P.L.221-1991, Sec. 24.*

IC 36-7-4-1324

Sec. 1324.

- (a) An impact fee ordinance must include an installment payment plan. The installment payment plan must at least offer a fee payer the option of paying part of an impact fee in equal installment payments if the impact fee is greater than five thousand dollars (\$5,000). In an installment plan under this Section:
 - (1) a maximum of five thousand dollars (\$5,000) or five percent (5%) of the impact fee, whichever is greater, may become payable on the date the structural building permit is issued for the development on which the fee is imposed;
 - (2) the first installment may not become due

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- and payable less than one (1) year after the date the structural building permit is issued for the development on which the fee is imposed; and
- (3) the last installment may not be due and payable less than two (2) years after the date the structural building permit is issued for the development on which the fee is imposed.
- (b) An impact fee ordinance may require an impact fee of five thousand dollars (\$5,000) or less to be paid in full on the date the structural building permit is issued for the development on which the impact fee is imposed.
- (c) An impact fee ordinance may provide that a reasonable rate of interest, not to exceed the prejudgment rate of interest in effect at the time the interest accrues, may be charged if the fee payer elects to pay in installments. If interest is charged, the ordinance must provide that interest accrues only on the portion of the impact fee that is outstanding and does not begin to accrue until the date the structural building permit is issued for the development or the part of the development on which the impact fee is imposed.
- (d) An impact fee ordinance may provide that if all or part of an installment is not paid when due and payable, the amount of the installment shall be increased on the first day after the installment is due and payable by a penalty amount equal to ten percent (10%) of the installment amount that is overdue. If interest is charged under subsection (c), the interest shall be charged on the penalty amount. *As added by P.L.221-1991, Sec. 25.*
- impact fee first becomes due and payable.
- (b) On the date a structural building permit is issued for the development of property on which the impact fee is assessed, the unit acquires a lien on the real property for which the permit is issued. For a phased development, the amount of the lien may not exceed the prorated portion of the impact fee due and payable in one (1) or more installments at the time the structural building permit is issued.
- (c) A lien acquired by a unit under this Section is not affected by a sale or transfer of the real property subject to the lien, including the sale, exchange, or lease of the real property under IC 36-1-11.
- (d) A lien acquired by a unit under this Section continues for ten (10) years after the impact fee or the prorated portion of the impact fee becomes due and payable. However, if an action to enforce the lien is filed within the ten (10) year period, the lien continues until the termination of the proceeding.
- (e) A holder of a lien of record on any real property on which an impact fee is delinquent may pay the delinquent impact fee and any penalties and costs. The amount paid by the lien holder is an additional lien on the real property in favor of the lien holder and is collectible in the same manner as the original lien.
- (f) If a person pays an impact fee assessed against any real property, the person is entitled to a receipt for the payment that is:
- (1) on a form prescribed by the impact fee ordinance; and
 - (2) issued by a person designated in the impact fee ordinance. *As added by P.L.221-1991, Sec.26.*

IC 36-7-4-1325

Sec. 1325.

- (a) A unit may use any legal remedy to collect an impact fee imposed by the unit. A unit must bring an action to collect an impact fee and all penalties, costs, and collection expenses associated with a fee not later than ten (10) years after the fee or the prorated portion of the

IC 36-7-4-1326

Sec. 1326.

- (a) An impact fee ordinance may provide for a reduction in an impact fee for housing development that provides sale or rental housing, or both, at a price that is affordable to

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an individual or a family earning less than eighty percent (80%) of the median income for the county in which the housing development is located. If the housing development comprises more than one (1) residential unit, the impact fee reduction shall apply only to the residential units that are affordable to an individual or a family earning less than eighty percent (80%) of the median income of the county.

- (b) If the impact fee ordinance provides for a reduction in an impact fee under subsection (a), the ordinance must:
- (1) contain a schedule or formula that sets forth the amount of the fee reduction for various types of housing development specified in subsection (a);
 - (2) require that, as a condition of receiving the fee reduction, the owner execute an agreement that:
 - (A) is binding for a period of at least five (5) years on the owner and subsequent owners; and
 - (B) limits the tenancy of residential units receiving the fee reduction to individuals or families who at the time the tenancy is initiated are earning less than eighty percent (80%) of the median income of the county;
 - (3) contain standards to be used in determining if a particular housing development specified in subsection (a) will receive a fee reduction; and
 - (4) designate a board or an official of the unit to conduct the hearing required by subsection (c).
- (c) A fee reduction authorized by this Section must be approved by a board or official of the unit at a public hearing. *As added by P.L.221-1991, Sec.27.*

IC 36-7-4-1327

Sec. 1327. An impact fee ordinance must provide a procedure through which the fee reduction decision

made under Section 1326 of this chapter may be appealed by the following persons:

- (1) The person requesting the fee reduction.
- (2) An infrastructure agency responsible for infrastructure of the applicable type for the impact zone in which the impact fee reduction is granted. *As added by P.L.221-1991, Sec.28.*

IC 36-7-4-1328

Sec. 1328.

A unit that provides a fee reduction under Section 1326 of this chapter shall pay into the account or accounts established for the impact zone in which the fee was reduced an amount equal to the amount of the fee reduction. *As added by P.L.221-1991, Sec.29.*

IC 36-7-4-1329

Sec. 1329.

- (a) A unit imposing an impact fee shall establish a fund to receive amounts collected under this series.
- (b) Money in a fund established under subsection (a) at the end of the unit's fiscal year remains in the fund. Interest earned by the fund shall be deposited in the fund.
- (c) The fiscal officer of the unit shall manage the fund according to the provisions of this series. The fiscal officer shall annually report to the unit's plan commission and to each infrastructure agency responsible for infrastructure in an impact zone. The report must include the following:
 - (1) The amount of money in accounts established for the impact zone.
 - (2) The total receipts and disbursements of the accounts established for the impact zone.
- (d) A separate account shall be established in the fund for each impact zone established by the unit and for each infrastructure type within each zone. Interest earned by an account shall be deposited in that account. *As added by P.L.221-1991, Sec.30.*

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IC 36-7-4-1330

Sec. 1330.

An impact fee collected under this series shall be used for the following purposes:

- (1) Providing funds to an infrastructure agency for the provision of new infrastructure that:
 - (A) is necessary to serve the new development in the impact zone from which the fee was collected; and
 - (B) is identified in the zone improvement plan.
- (2) In an amount not to exceed five percent (5%) of the annual collections of an impact fee, for expenses incurred by the unit that paid for the consulting services that were used to establish the impact fee ordinance.
- (3) Payment of a refund under Section 1332 of this chapter.
- (4) Payment of debt service on an obligation issued to provide infrastructure described in subdivision (1). *As added by P.L.221-1991, Sec.31.*

IC 36-7-4-1331

Sec. 1331.

- (a) An infrastructure agency shall, within the time described in the zone improvement plan, construct infrastructure for which:
 - (1) a zone improvement plan has been adopted;
 - (2) an impact zone has been established; and
 - (3) an impact fee has been collected.
- (b) A unit may amend the unit's zone improvement plan, including the time provided in the plan for construction of infrastructure, only if the amount of expenditures provided for the construction of infrastructure in the original plan does not decrease in any year and the benefit to the overall impact zone does not decrease because of the amendment. *As added by P.L.221-1991, Sec.32.*

IC 36-7-4-1332

Sec. 1332.

- (a) A fee payer is entitled to a refund of an impact fee if an infrastructure agency:
 - (1) has failed to complete a part of the infrastructure for which the impact fee was imposed not later than:
 - (A) twenty-four (24) months after the time described in Section 1331 of this chapter; or
 - (B) a longer time as is reasonably necessary to complete the infrastructure if unforeseeable and extraordinary circumstances that are not in whole or in part caused by the unit have delayed the construction;
 - (2) has unreasonably denied the fee payer the use and benefit of the infrastructure during the useful life of the infrastructure; or
 - (3) has failed within the earlier of:
 - (A) six (6) years after issuance of the structural building permit; or
 - (B) the anticipated infrastructure completion date as specified in the zone improvement plan existing on the date the impact fee was collected; to make reasonable progress toward completion of the specific infrastructure for which the impact fee was imposed or thereafter fails to make reasonable progress toward completion.
- (b) An application for a refund under subsection (a) must be filed with the unit that imposed the impact fee not later than two (2) years after the right to a refund accrues. A unit shall issue a refund in part or in full or shall reject the application for refund not later than thirty (30) days after receiving an application for a refund.
- (c) If a unit approves a refund in whole or in part, the unit shall pay the amount approved, plus interest from the date on which the impact fee was paid to the date the refund is issued. The interest rate shall be the same rate as the rate that the unit's impact fee ordinance provides for

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impact fee payments paid in installments.

- (d) If a unit rejects an application for refund or approves only a partial refund, the fee payer may appeal not later than sixty (60) days after the rejection or partial approval to the unit's impact fee review board established under Section 1338 of this chapter by filing with the board an appeal on a form prescribed by the board. The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person.
- (e) An impact fee ordinance shall designate the employee or official of the unit who is responsible for accepting, rejecting, and paying a refund and interest.
- (f) A unit's impact fee review board shall hold a hearing on all appeals for a refund under this Section. The hearing shall be held not later than forty-five (45) days after the application for appeal is filed with the board. A unit's impact fee review board shall provide notice of the application for refund to the infrastructure agency responsible for the infrastructure for which the impact fee was imposed.
- (g) An impact fee review board holding a hearing under subsection (f) shall determine the amount of a refund that shall be made to the fee payer from the account established for the infrastructure for which the fee was imposed. A refund ordered by the board must include interest from the date the impact fee was paid to the date the refund is issued at the same rate the ordinance provides for impact fee payments paid in installments.
- (h) A party aggrieved by a final decision of an impact fee review board in a hearing under subsection (f) may appeal to the circuit or superior court of the county in which the unit is located and is entitled to a trial de novo. As added by P.L.221-1991, Sec.33.

IC 36-7-4-1333

Sec. 1333.

- (a) A person against whom an impact fee has been

assessed may appeal the amount of the impact fee. A unit may not deny issuance of a structural building permit on the basis that an impact fee has not been paid or condition issuance of the permit on the payment of an impact fee.

However, in the case of an impact fee of one thousand dollars (\$1,000) or less a unit may require a fee payer to:

- (1) pay the impact fee; or
 - (2) bring an appeal under this Section; before the unit issues a structural building permit for the development for which the impact fee was assessed.
- (b) A person must file a petition for a review of the amount of an impact fee with the unit's impact fee review board not later than thirty (30) days after issuance of the structural building permit for the development for which the impact fee was assessed. An impact fee ordinance may require a petition to be accompanied by payment of a reasonable fee not to exceed one hundred dollars (\$100). A fee payer shall receive a full refund of the filing fee if:
 - (1) the fee payer prevails;
 - (2) the amount of the impact fee or the reductions or credits against the fee is adjusted by the unit, the board, or a court; and
 - (3) the body ordering the adjustment finds that the amount of the fee, reductions, or credits were arbitrary or capricious.
 - (c) A unit's impact fee review board shall prescribe the form of the petition for review of an impact fee under subsection (b). The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person. The form must require the petitioner to specify:
 - (1) a description of the new development on which the impact fee has been assessed;
 - (2) all facts related to the assessment of the impact fee; and
 - (3) the reasons the petitioner believes that the amount of the impact fee assessed is

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erroneous or is greater than the amount allowed by the fee limitations set forth in this series.

- (d) A unit's impact fee review board shall prescribe a form for a response by a unit to a petition for review under this Section. The board shall issue instructions for completion of the form. The form must require the unit to indicate:
 - (1) agreement or disagreement with each item indicated on the petition for review under subsection (c); and
 - (2) the reasons the unit believes that the amount of the fee assessed is correct.
- (e) Immediately upon the receipt of a timely filed petition on the form prescribed under subsection (c), a unit's impact fee review board shall provide a copy of the petition to the unit assessing the impact fee. The unit shall not later than thirty (30) days after the receipt of the petition provide to the board a completed response to the petition on the form prescribed under subsection (d) . The board shall immediately forward a copy of the response form to the petitioner.
- (f) An impact fee review board shall:
 - (1) review the petition and the response submitted under this Section; and
 - (2) determine the appropriate amount of the impact fee not later than thirty (30) days after submission of both petitions.
- (g) A fee payer aggrieved by a final determination of an impact fee review board may appeal to the circuit or superior court of the county in which the unit is located and is entitled to a trial de novo. If the assessment of a fee is vacated by judgment of the court, the assessment of the impact fee shall be remanded to the board for correction of the impact fee assessment and further proceedings in accordance with law.
- (h) If a petition for a review or an appeal of an impact fee assessment is pending, the impact fee is not due and payable until after the petition or appeal is finally adjudicated and the amount of the fee is determined. *As added by*

P.L.221-1991, Sec.34.

IC 36-7-4-1334

Sec. 1334.

An impact fee ordinance must set forth the reasons for which an appeal of the amount of an impact fee may be made. The impact fee ordinance must provide that an appeal of the amount of an impact fee may be made for the following reasons:

- (1) A fact assumption used in determining the amount of an impact fee is incorrect.
- (2) The amount of the impact fee is greater than the amount allowed under Sections 1320, 1321, and 1322 of this chapter. *As added by P.L.221-1991, Sec.35.*

IC 36-7-4-1335

Sec. 1335.

- (a) As used in this Section, "improvement" means an improvement under Section 1313(2) of this chapter or a site improvement, land, or real property interest as follows:
 - (1) That is to be used for at least one (1) of the infrastructure purposes specified in Section 1309 of this chapter.
 - (2) That is included in or intended to be used relative to an infrastructure type for which the unit has imposed an impact fee in the impact zone.
 - (3) That is not a type of improvement that is uniformly required by law or rule for the type of development on which the impact fee has been imposed.
 - (4) That is or will be:
 - (A) public property; or
 - (B) furnished or constructed under requirements of the unit and is or will be available for use by other development in the area.
 - (5) That is beneficial to existing development and future development in the impact zone and is not beneficial to only one (1) development.

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- (6) That either:
 - (A) allows the removal of a component of infrastructure planned for the impact zone;
 - (B) is a useful addition to the zone improvement plan; or
 - (C) is reasonably likely to be included in a future zone improvement plan for the impact zone.
- (7) That is:
 - (A) constructed, furnished, or guaranteed by a bond or letter of credit under a request by an authorized official of the:
 - (i) applicable infrastructure agency; or
 - (ii) unit that imposed the impact fee; or
 - (B) required to be constructed or furnished under a written commitment that:
 - (i) is requested by an authorized official of the applicable infrastructure agency or the unit that imposed the impact fee;
 - (ii) concerns the use or developing of the development against which the impact fee is imposed; and
 - (iii) is made under Section 613, 614, or 921 of this chapter.
- (b) A fee payer is entitled to a credit against an impact fee if the owner or developer of the development constructs or provides:
 - (1) infrastructure that is an infrastructure type for which the unit imposed an impact fee in the impact zone; or
 - (2) an improvement.
- (c) A fee payer is entitled to a credit under this Section for infrastructure or an improvement that:
 - (1) is constructed or furnished relative to a development after January 1, 1989; and
 - (2) meets the requirements of this Section.
- (d) The amount of a credit allowed under this Section shall be determined at the date the impact fee is assessed. However, if an

assessment is not requested, the amount of the credit shall be determined at the time the structural building permit is issued. The amount of the credit shall be:

- (1) determined by the:
 - (A) person constructing or providing the infrastructure or improvement; and
 - (B) applicable infrastructure agency; and
- (2) equal to the sum of the following:
 - (A) The cost of constructing or providing the infrastructure or improvement.
 - (B) The fair market value of land, real property interests, and site improvements provided.
- (e) The amount of a credit may be increased or decreased after the date the impact fee is assessed if, between the date the impact fee is assessed and the date the structural building permit is issued, there is a substantial and material change in the cost or value of the infrastructure or improvement that is constructed or furnished from the cost or value determined under subsection (d) . However, at the time the amount of a credit is determined under subsection (d), the person providing the infrastructure or improvement and the applicable infrastructure agency may agree that the amount of the credit may not be changed. The person providing the infrastructure or improvement may waive the person's right to a credit under this Section. *As added by P.L.221-1991, Sec.36.*

IC 36-7-4-1336

Sec. 1336.

- (a) If the parties cannot agree on the cost or fair market value under Section 1335(d) of this chapter, the fee payer or the person constructing or providing the infrastructure or improvement may file a petition for determination of the amount of the credit with the unit's impact fee review board not later than thirty (30) days after the structural building permit is issued for the development on which

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the impact fee is imposed. A petition under this subsection may be made as part of an appeal proceeding under Section 1334 of this chapter or may be made under this Section.

- (b) An impact fee review board shall prescribe the form of the petition for determination of the amount of a credit under this Section. The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person.
- (c) An impact fee review board shall prescribe a form for a response by the applicable infrastructure agency to a petition under this Section for determination of a credit amount. The board shall issue instructions for completion of the form.
- (d) Immediately after receiving a timely filed petition under this Section for determination of a credit amount, an impact fee review board shall provide a copy of the petition to the applicable infrastructure agency. Not later than thirty (30) days after receiving a copy of the petition, the infrastructure agency shall provide to the board a response on the form prescribed under subsection (c). The board shall immediately provide the petitioner with a copy of the infrastructure agency's response.
- (e) The impact fee review board shall:
 - (1) review a petition and response filed under this Section; and
 - (2) determine the amount of the credit not later than thirty (30) days after the response is filed.
- (f) A fee payer aggrieved by a final determination of an impact fee review board under this Section:
 - (1) may appeal to the circuit or superior court of the county in which the unit is located; and
 - (2) is entitled to a trial de novo. *As added by P.L.221-1991, Sec.37.*

IC 36-7-4-1337

Sec. 1337.

An impact fee ordinance shall do the following:

- (1) Establish a method for reasonably allocating credits to fee payers in situations in which the person providing infrastructure or an improvement is not the fee payer.
- (2) Allow the person providing infrastructure or an improvement to designate in writing a reasonable and administratively feasible method of allocating credits to future fee payers. *As added by P.L.221-1991, Sec.38.*

IC 36-7-4-1338

Sec. 1338.

- (a) Each unit that adopts an impact fee ordinance shall establish an impact fee review board consisting of three (3) citizen members appointed by the executive of the unit. A member of the board may not be a member of the plan commission. An impact fee ordinance must do the following:
 - (1) Set the terms the members shall serve on the board.
 - (2) Establish a procedure through which the unit's executive shall appoint a temporary replacement member meeting the qualifications of the member being replaced in the case of conflict of interest.
- (b) An impact fee review board must consist of the following members:
 - (1) One (1) member who is a real estate broker licensed in Indiana.
 - (2) One (1) member who is an engineer licensed in Indiana.
 - (3) One (1) member who is a certified public accountant.
- (c) An impact fee review board shall review the amount of an impact fee assessed, the amount of a refund, and the amount of a credit using the following procedures:
 - (1) The board shall fix a reasonable time for the hearing of appeals.

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- (2) At a hearing, each party may appear and present evidence in person, by agent, or by attorney.
- (3) A person may not communicate with a member of the board before the hearing with intent to influence the member's action on a matter pending before the board.
- (4) The board may reverse, affirm, modify, or otherwise establish the amount of an impact fee, a credit, a refund, or any combination of fees, credits, or refunds. For purposes of this subdivision, the board has all the powers of the official of the unit from which the appeal is taken.
- (5) The board shall decide a matter that the board is required to hear:
 - (A) at the hearing at which the matter is first presented; or
 - (B) at the conclusion of the hearing on the matter, if the matter is continued.
- (6) Within five (5) days after making a decision, the board shall provide a copy of the decision to the unit and the fee payer involved in the appeal.
- (7) The board shall make written findings of fact to support the board's decision. *As added by P.L.221-1991, Sec.39.*

IC 36-7-4-1339

Sec. 1339.

- (a) This Section applies to a person having an interest in real property that may be subject to an impact fee ordinance if the development occurs on the property.
- (b) A person may seek to:
 - (1) have a court determine under IC 34-26-1 any question of construction or validity arising under the impact fee ordinance; and
 - (2) obtain a declaration of rights, status, or other legal relations under the ordinance.
- (c) The validity of an impact fee ordinance adopted by a unit or the validity of the application of the ordinance in a specific impact zone may be

challenged under this Section on any of the following grounds:

- (1) The unit has not provided for a zone improvement plan in the unit's comprehensive plan.
- (2) The unit did not prepare or substantially update the unit's zone improvement plan in the year preceding the adoption of the impact fee ordinance.
- (3) The unit has not identified the revenue sources the unit intends to use to implement the zone improvement plan, if identification of the revenue sources is required under Section 1318 (c) of this chapter.
- (4) The unit has not complied with the requirements of Section 1318(f) of this chapter.
- (5) The unit has not made adequate revenue available to complete infrastructure improvements identified in the unit's zone improvement plan.
- (6) The impact fee ordinance imposes fees on new development that will not create a need for additional infrastructure.
- (7) The impact fee ordinance imposes on new development fees that are excessive in relation to the infrastructure needs created by the new development.
- (8) The impact fee ordinance does not allow for reasonable credits to fee payers.
- (9) The unit imposed a prohibition or delay on new development to enable the unit to complete the adoption of an impact fee ordinance.
- (10) The unit otherwise fails to comply with this series in the adoption of an impact fee ordinance. *As added by P.L.221-1991, Sec.40. Amended by P.L.1-1998, Sec.206.*

IC 36-7-4-1340

Sec. 1340.

- (a) An impact fee ordinance may take effect not

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earlier than six (6) months after the date on which the impact fee ordinance is adopted by a legislative body.

- (b) An impact fee may not be collected under an impact fee ordinance more than five (5) years after the effective date of the ordinance. However, a unit may adopt a replacement impact fee ordinance if the replacement impact fee ordinance complies with the provisions of this series. *As added by P.L.221-1991, Sec.41.*

IC 36-7-4-1341

Sec. 1341.

A unit may not prohibit or delay new development to wait for the completion of all or a part of the process necessary for the development, adoption, or updating of an impact fee. *As added by P.L.221-1991, Sec.42.*

IC 36-7-4-1342

Sec. 1342.

The general assembly finds that the powers of a local governmental unit to permit and provide for infrastructure are not limited by the provisions of this chapter except as expressly provided in this chapter. *As added by P.L.221-1991, Sec.43.*

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Appendix B:

Fixed Assets / Capital Improvements over the years 2010-2014

The following table illustrates the Fixed Assets / Capital Improvements implemented by the Valparaiso Park Department from 2010 to 2014. This information was provided by the City of Valparaiso.

Valparaiso Parks – Fixed Assets 2010 to 2014

Provided by: City of Valparaiso

Asset Component		Location	Costs
Land			
2010	.287 mi. PW on Lincolnway	Morgan to Garfield	\$ 77,490
2010	.357 mi. PW on Ransom Rd	Campbell to Meadow	\$ 96,390
Improvements			
2010	672 sq. ft. shelter	Jesse-Pifer Park	\$ 10,882
2011	GameTime Playground Structure	Fairgrounds Park	\$ 32,000
2011	PS Plus Double Cosmix Playground	Westside Park	\$ 43,000
2012	Westside Park asphalt parking lot	Westside Park	\$ 97,800
2012	Playground structure for 200 East Park	200 East Park	\$ 50,000
2012	Playground structure Fairgrounds Park	FG Park	\$ 45,000
2012	Above-ground fuel tank, elec., concrete	FP Shop	\$ 24,300
2012	Bicentennial Park sewer extension	Bi Park	\$ 42,000
2013	Playground structure	200 East Park	\$ 40,000
2013	Cart room/patio repair	Creekside clubhouse	\$ 60,000
2013	Bicentennial Park fencing	Bi Park	\$ 26,000
2013	Bicentennial Park playground	Bi Park	\$ 50,000
2013	Bicentennial Park drainage improvements	Bi Park	\$ 100,000
2013	Butterfield Pavilion flooring replaced	Fairgrounds Park	\$ 8,300
2013	LifeTrails Advanced Wellness System	Fairgrounds Park	\$ 62,000
2013	Walking track replacement	Fairgrounds Park	\$ 100,000
2013	Additional lighting at FG for LifeTrails, track	Fairgrounds Park	\$ 9,500
2014	Community Built Playground - ValPLAYso	ValPLAYso	\$ 450,000
2014	Roof on Maintenance Building	Fairgrounds Park	\$ 5,290
2014	12212 sq. ft. asphalt lot - repaved	Discovery Cottage	\$ 19,700
Buildings			
2011	Central Park Plaza Amphitheater	Central Park Plaza	
2013	Monarch shelter	Foundation Meadows	\$ 15,000
2013	Caterpillar shelter	Foundation Meadows	\$ 15,000
Equipment			
2010	Smithco Typhoon Pump J104-501	CSGC	\$ 1,848
2010	Smithco Typhoon Pump J105-501	FPGC	\$ 1,848
2010	Jacobsen Gplex III Tee mower & reels FH001145	FPGC	\$ 26,169
2010	Jacobsen Gplex III Tee mower & reels FH001169	FPGC	\$ 26,169
2010	Jacobsen Gplex III Greens mower reels rollers FH001143	CSGC	\$ 30,383
2010	Salsco S00374 power roller-trailer 091207000090652869	CSGC	\$ 6,136
2010	Salsco S00374 power roller-trailer 091207000090652870	FPGC	\$ 6,136
2010	Planetair PR0449 Aerator 5031990	FPGC	\$ 23,124
2010	Turfco T00166 Top Dresser M00379	FPGC	\$ 14,461
2010	John Deere Fairway Mower 7500 TC7500X030018	FPGC	\$ 40,000
2010	Smithco 42-001D Sandrake 13327	CSGC	\$ 6,190
2010	Smithco 42-001D Sandrake 13389	FPGC	\$ 6,190
2012	Electronic Marquee	CPP	\$ 35,000
2012	GMC 2500 Sierra 1GTO1ZCG2DF145926	#55 FM shop	\$ 20,900
2012	Kubota F3080 Tractor and mower deck #11311 n& #11560	#44 FM shop	\$ 17,700
2012	Jacobsen AR-522 mower	FPGC	\$ 46,000
2014	Club Car golf cart fleet-45 carts total	FPGC	\$ 138,725
2014	Aerovator - Burris Equipment	FM Shop	\$ 10,800
2014	Lift gate for Maintenance Pickup Truck	FM Shop	\$ 5,200
2014	UV Filtration System	CPP splash pad	\$ 26,000
Vehicles			
2010	Chevy White truck (Arnell)	FM Shop	\$ 24,212
2011	2012 GMC C3500HD	19 FM shop	\$ 29,574
2012	GMC 2500 Sierra 1GTO1ZCG2DF145926	#55 FM shop	\$ 20,900
2013	GMC Pickup (Paul Sur)	FM Shop	\$ 20,861

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Appendix C:

Summary of Valparaiso Park Department Revenues 2009-2014

City of Valparaiso - Park Department							Provided by: City of Valparaiso
Park Department Revenues – 2009-2014							
Year	Real Property Tax/Excise Tax Income	CVET / FIT (Financial) Tax	General Park Receipts (Non-Tax Revenue)	Park Receipts (Special Non-Revert Cap. Account)	Park NRO – Regular	TOTALS	
2009	\$ 2,645,692	\$ 14,793	\$ 70,525	\$ 13,767	\$ 1,714,575	\$ 4,459,352	
2010	\$ 2,688,665	\$ 21,564	\$ 71,610	\$ 12,163	\$ 1,063,655	\$ 3,857,657	
2011	\$ 1,792,744	\$ 29,323	\$ 69,605	\$ 14,001	\$ 1,134,117	\$ 3,039,789	
2012	\$ 1,713,420	\$ 9,714	\$ 105,425	\$ 14,745	\$ 1,271,071	\$ 3,114,374	
2013	\$ 2,082,452	\$ 21,411	\$ 122,179	\$ 14,746	\$ 1,348,186	\$ 3,588,974	
2014	\$ 1,563,626	\$ 27,377	\$ 107,621	\$ 12,723	\$ 1,577,251	\$ 3,288,597	
Totals	\$ 12,486,599	\$ 124,182	\$ 546,964	\$ 82,144	\$ 8,108,854	\$ 21,348,743	
6 Yr. Average	\$ 2,081,100	\$ 20,697	\$ 91,161	\$ 13,691	\$ 1,351,476	\$ 3,558,124	

Appendix D:

Impact Fee One Zone Recommendation Logic

An Impact Zone needs to be established for each recreation infrastructure type covered by the ordinance. In studying multi-zone options it usually proves best **to establish a one Impact Fee Zone**. Refer to the below example of a one-zone vs. multi-zone option:

EXAMPLE

- Say one zone has 10 softball fields existing within it. The recreation standards when applied to the future population of that zone only requires 5 fields.
- Say in the next zone (which has no existing softball fields) when applying the recreation standards to its future population it calculates the need for 3 new fields.

Multiple Zones Sample	Zone A	Zone B
Existing Softball Inventory	10	0
Applied Softball Standard	5	3
Variance of Softball	5	(3)
	Surplus	Deficiency

- If you would have multiple zones (using the above example) you would need to develop an additional 3 softball fields providing a total inventory of 13 (existing plus new) or a total surplus of 5.
- Yet if these two zones would be part of the same the existing inventory of 10 fields would be more than enough with future needs of only 8 fields (5 existing plus 3 new).

One Zone Sample	One Zone
Existing Softball Inventory	10
Applied Softball Standard	8
Variance of Softball	2
	Surplus

Appendix E: Park and Recreation Infrastructure Inventory

Volparaiso Parks – FACILITY INFRASTRUCTURE INVENTORY – 2015																							
City Wide Analysis (All Facilities)																							
Facility	Current Facilities Inventory by the City Dept.*	Current Facilities Inventory within the Comm.**	PARKS*										SCHOOLS**										OTHER
			200 East	Bentley Park	BiCentennial Park	Central Park Plaza	Creekside Golf Course	Forest Park Golf Course	Foundations Meadows	Glenrose Park	Jessie-Pier Park	Kerchoff Park	Ogden Gardens	Old Fairgrounds Park	Rogers-Lakewood Park	Tower Park	Valleyso	Westside Park	Willi Park	Trail/Pathways not within a Park Facility	Undeveloped - Creekside Park Prop.	Undeveloped - Steven Prop.	
	6.00	4.00	10.00							2.00	2.00							2.00					
Baseball Diamonds (13yrs T)	2.00	0.00	2.00															1.00	1.00				
Baseball Diamonds (12yrs L)	6.00	0.00	6.00			2.00															2.0	2.0	
Softball Diamonds	0.00	2.00	2.00																				
Multi Purpose Fields (Field Turf)	9.00	2.00	11.00																		1.0	1.0	
Soccer Fields	4.00	22.00	26.00																		10.0	12.0	
Tennis Courts	1.00	5.00	6.00																		1.0	1.0	
Running / Walking Track (Comm)	2.50	0.00	2.50			0.50																	
Basketball Courts (indoors)	0.00	0.00	0.00																				
Volleyball Courts (outdoors)	1.00	0.00	1.00																				
Skate/Bike Park (Neighborhood)	0.00	0.00	0.00																				
Climbing / Challenge Elements	0.00	0.00	0.00																				
Adventure Course	21.00	1.00	22.00			1.00	1.00																
Park Shelters	15.00	0.00	15.00			1.00	2.00																
Park Restrooms	3.00	1.00	4.00			1.00	2.00																
Nature Center Components	0.00	0.00	0.00																				
Nature Center	2.00	0.00	2.00																				
Outdoor Entertain.Venue (amphitheatre)	1.00	0.00	1.00																				
Events Lawn	1.00	0.00	1.00																				
Community Centers (Community)	12.00	1.00	13.00			1.00	1.00																
Playgrounds	0.00	0.00	0.00																				
Skating Rinks (hockey) Regional	1.00	0.00	1.00																				
Skating Area (non-hockey)	0.00	1.00	1.00																				
Aquatic Facilities (Outdoors)	0.00	1.00	1.00																				
Aquatic Facilities (Indoors)	0.00	3.00	3.00																				
Spragground / SplashPad	1.00	0.00	1.00																				
Golf Course 18-hole	1.75	2.00	3.75																				
Disc Golf Course - 18 hole	1.33	0.00	1.33																				
Foot Golf Course - 18 hole	0.00	0.00	0.00																				
Driving Range	1.00	0.00	1.00																				
Dog Park Area	0.00	1.00	1.00																				
Maintenance Facilities (Hub)	1.00	0.00	1.00																				
Maintenance Facilities (Satellite)	5.00	0.00	5.00			1.00	1.00																
Multi-use / Nature Pathways (miles)	15.05	0.00	15.05																				
Park / Open Space Acres	691.00	0.00	691.00	3.50	2.00	1.70	15.90	2.00	120.00	132.50	32.50	20.00	2.30	11.60	10.00	27.00	122.50	5.00	2.50	15.00	8.00	4.00	
	</																						

Valparaiso Recreation Zone Improvement Plan Study

Appendix F:

RIF Collections and Disbursements 2005 to 2014

Valparaiso – Parks Department

Past nine (9) Year Infrastructure Improvements of Revenue and Expenditures of Collected Impact Fees (2006 to 2014)

Prepared by: Valparaiso Parks and Recreation and Lehman & Lehman, Inc.

Year	RIF Collections		RIF Disbursements		Fund Net	Cumulative Balance
2005	Started in June 2006					
2006	\$	69,825	\$	-	\$ 69,825	\$ 69,825
2007	\$	228,511	\$	196,737	\$ 31,774	\$ 101,599
2008	\$	235,212	\$	59,869	\$ 175,343	\$ 276,942
2009	\$	133,562	\$	131,921	\$ 1,641	\$ 278,583
2010	\$	63,180	\$	85,510	\$ (22,330)	\$ 256,253
2011	\$	215,730	\$	139,927	\$ 75,803	\$ 332,056
2012	\$	1,990	\$	232,671	\$ (230,681)	\$ 101,375
2013	\$	117,557	\$	110,546	\$ 7,011	\$ 108,386
2014	\$	137,622	\$	-	\$ 137,622	\$ 246,008
2006-2014 Tally	\$	1,203,189	\$	957,181	\$ 246,008	



Valparaiso Recreation Zone Improvement Plan Study

Appendix G:

Letter of Study Review from Reviewing Professional Engineer

The following is the Letter of Study Review done by the Reviewing Professional Engineer, Tim Burkman, P.E., City Engineer of the City of Valparaiso as per IC 36-7-4-1318(d).



OFFICE OF CITY ENGINEER
166 Lincolnway
Valparaiso, IN 46383
Phone: 219-462-1161
Fax: 219-464-4273
www.valpo.us

November 3, 2015

Valparaiso Common Council
166 Lincolnway
Valparaiso, IN 46383

Re: City of Valparaiso Recreation Zone Improvement Plan 2015-2024

Council Members:

Please be advised that, as a qualified, registered engineer, licensed to practice engineering in the State of Indiana (PE10708559), I have reviewed the City of Valparaiso Recreation Zone Improvement Plan Study prepared by Lehman & Lehman, Inc. The study appears to be in accordance with requirements as set forth in sections (b)(1), (b)(2), (b)(5), and (c)(2) as required by Indiana Code (IC) 36-7-4-1318(d).

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Tim Burkman'.

Tim Burkman, P.E.
Engineering Director

Our City...Our Values

Honestly Accountable Surprisingly Responsive Boldly Proactive Creatively Frugal Respectfully Compassionate

Valparaiso Recreation Zone Improvement Plan Study

