

Planning Department

166 Lincolnway Valparaiso, IN 46383 Phone: (219) 462-1161 Fax: (219) 464-4273

www.valpo.us

MEETING AGENDA

Valparaiso Plan Commission Tuesday, July 14th, 2020, 5:30 PM Valparaiso City Hall, 166 Lincolnway

** NOTICE: The Valparaiso Plan Commission will meet for its regularly scheduled meeting on Tuesday, July 14th, 2020 at 5:30 PM (Local Time). The public is invited to attend in person or via remote access. Please use the following Dial-In Number 1-717-275-8940 and Access Code 3179197. If you have any comments or questions as to any items on the Agenda, you are encouraged to send an email prior to the meeting to bshrader@valpo.us**

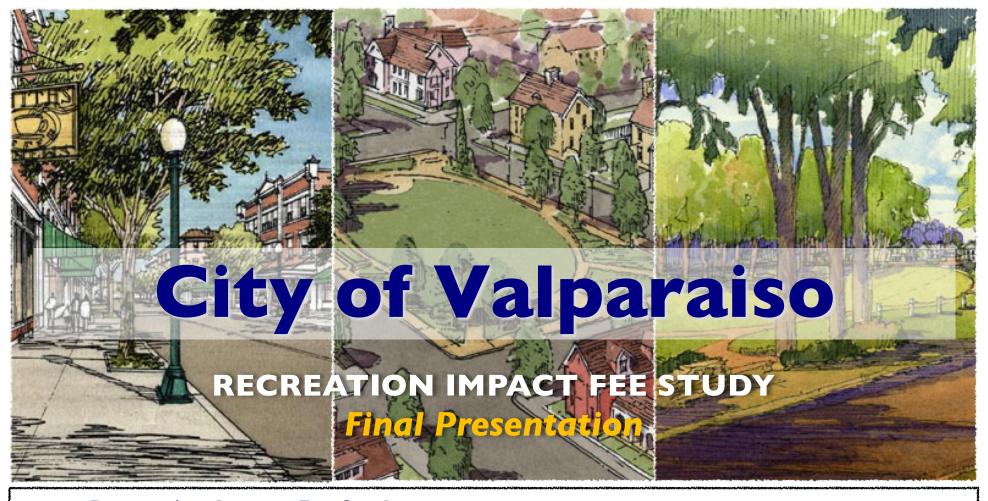
- 1. Pledge of Allegiance
- 2. Roll Call
- 3. Adoption of the May 12th, 2020 Meeting Minutes
- 4. Old Business
- 5. New Business

RES20-001 – A petition filed by the City of Valparaiso, 166 Lincolnway, Valparaiso, IN 46383. The petitioner requests approval of a resolution adopting a new recreation impact fee and ordinance as a replacement for the existing fee and ordinance. The proposed Recreation Impact Fee would apply to all new development within the Valparaiso municipal boundary.

- 6. Staff Items
- 7. Adjournment

Matt Evans, President – Valparaiso Plan Commission Beth Shrader, Planning Director **Next Meeting:** August 11th, 2020

**Requests for alternate formats please contact
Beth Shrader at bshrader@valpo.us or (219) 462-1161. **



Recreation Impact Fee Study Final Presentations...

June 23, 2020 – Park Board

July 14, 2020 – Plan Commission

July 27, 2020 – City Council – First

August 10, 2020 – City Council – Final





Chuck Lehman, ASLA, PLA, FRSA President and CEO

Recreation Impact Fee Advisory Committee

- Heather Hitz (Real Estate)
- Nick Larson (Builder / Developer)
- Casey Schmidt (Member City Council)
- Jamie Sulcer (Member Park Foundation / Porter Co. Builders Association)
- Tim Warner (Member of Park Board and Plan Commission)

Staff and Consultant:

Jank

John Seibert (Park Director)

Helene Pierce (Assistant to the Park Director)

Kevin Nuppnau (Director of Business Operations – Valpo Parks)

Beth Shrader (Director of Planning)

Michael Jabo (Director of Engineering)

Anthony J. Kenning, PE (Reviewing Professional Engineer)

Chuck Lehman (Lehman & Lehman, Inc. – Consultant)

Formula for Impact Fees

Recreation Impact Fee =

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

- Impact Costs Current cost estimate needed to fund projected future infrastructure needs of the next 10-year period
- Non-Local Revenue Reasonable and current estimate of revenues that will be received from any source other than a governmental source that will be used in the impact zone
- Impact Deductions Reasonable, and current, estimate of revenues from taxes levied and charges and fees that will be paid during the 10-year period after assessment of the impact fee to defray the capital costs of providing infrastructure in the impact zone
- I0-Year Building Permits Forecast of residential building permits projected in the next 10-year period

RIF History and Updates

Valparaiso's RIF Ordinance History...

- 2005 Initial RIF Ordinance = \$931
- 2010 RIF Ordinance = \$974 with adjustments based on housing type
- 2015 RIF Ordinance = \$1,288 with adjustments based on housing type
 - \$ 1,288 for Single Family (100%)
 - \$ 1,094 for Duplex, Condos, Townhome (85%)
 - \$ 811 for Apartment (63%)
 - \$ 644 for Assisted Living (50%)

RIF Update Recommendations and Approvals

Advisory Committee > Park Board > Plan Commission > City Council

Three components that forms the basis for the Recreation Impact Fee:

- 1. Determining the Current and 10-Year Population Projections
- 2. Current Recreation Infrastructure (Park and Recreation Inventory)
- 3. Community Level of Service (Standards)

Indiana Impact Fees Facts

Indiana Recreation Impact Fees Status

Recreation Impact Fee Statistics – State of Indiana

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

MUNICIPALITY	RECREATION IMPACT FEES
City of Carmel (ordinance 2019)	\$2,981
City of Crown Point (ordinance 2017)	\$1,159
City of Fishers (ordinance 2016)	\$1,667
City of Greenfield (ordinance 2019)	\$1,313
City of Greenwood (ordinance 2020)	\$1,590
City of Noblesville (ordinance 2019)	\$2,118
City of Portage (ordinance 2017)	\$1,159
City of Shelbyville (ordinance 2019)	\$1,005
City of Valparaiso (ordinance 2015)	\$1,288
City of Westfield (ordinance 2018)	\$1,440
Town of Avon (ordinance 2017)	\$1,095
Town of Bargersville (ordinance 2017)	\$748
Town of Brownsburg (ordinance 2018)	\$1,191
Town of Chesterton (ordiancne 2019)	\$994
Town of Cicero (ordinance 2017)	\$604
Town of Danville (ordinance 2016)	\$789
Town of Franklin (ordinance 2016)	\$367
Town of McCordsville (ordinance 2018)	\$832
Town of Plainfield (ordinance 2017)	\$1,289
Town of Schererville (ordinance 2018)	\$2,172
Town of St. Johns (ordinance 2018)	\$1,886
Town of Whitestown (ordinance 2016)	\$953
Town of Zionsville (ordinance 2011)	\$1,221
Average Recreation Impact Fees of the above noted communities =	\$1,298

RIF History Collections and Disbursements (2006-2019)

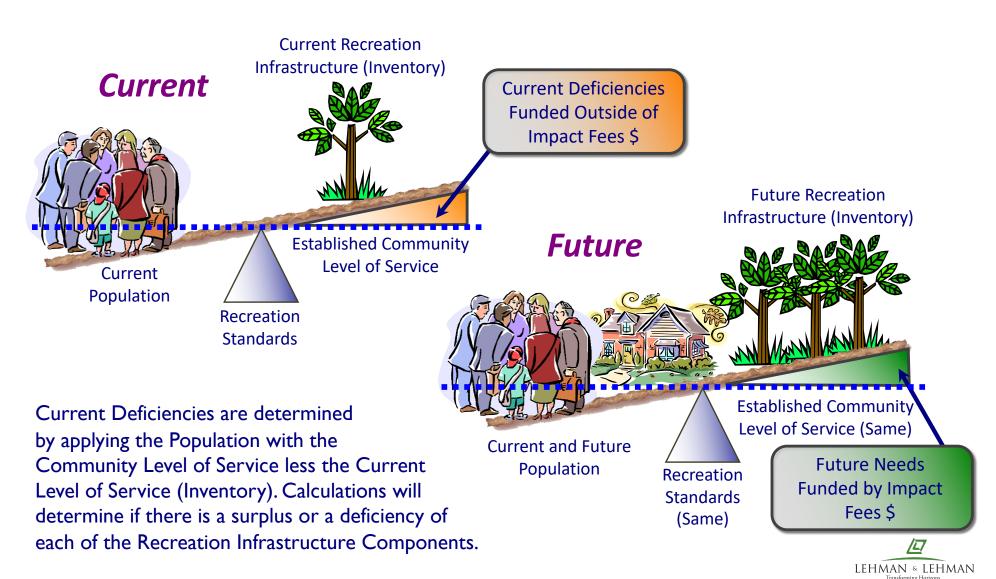
City of Valparaiso – History of RIF Collections and Disbursements

Past fourteen (14) 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
2015	\$ 327,548	\$	264,584	\$ 62,964	\$ 308,972
2016	\$ 226,286	\$	19,602	\$ 206,684	\$ 515,656
2017	\$ 210,368	\$	172,280	\$ 38,088	\$ 553,744
2018	\$ 211,229	\$	629,950	\$ (418,721)	\$ 135,023
2019	\$ 114,935	\$	91,666	\$ 23,269	\$ 158,292
2020 (4 mos.)	\$ 71,724	\$	23,585	\$ 48,139	\$ 206,431
2006-2020 Tally	\$ 2,365,279	\$	2,158,848	\$ 206,431	

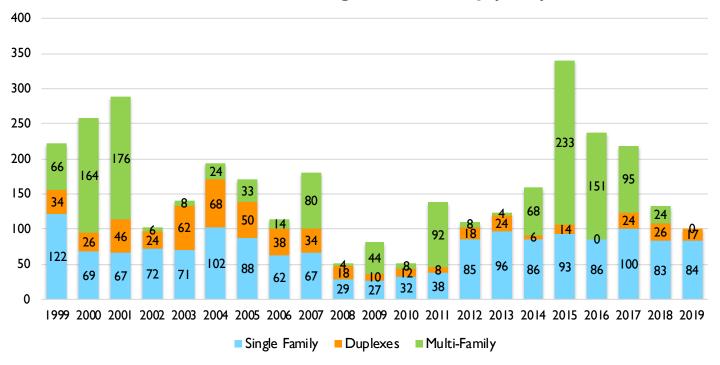
Community Level of Service



Residential Building Permit History

Residential Building Permit History (units)

(1999-2019)



Trend Line in Annual Residential Building Permits



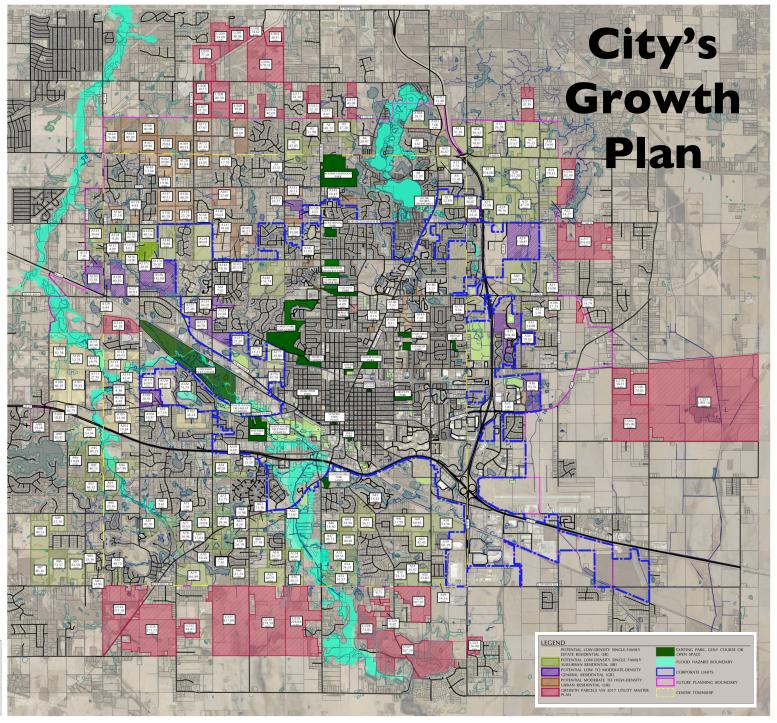
The Consultant has had several work sessions with the Planning Department to forecast residential growth projections and parcels in the City Limits as well as the planning boundary.

This mapping of development parcels will be used to determine densities per zone of the Current Zoning Ordinance.

Residential build out analysis was done for each land parcel to determine growth expectations for the next 10 years.



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



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

Zoning District	EK	SR	GR	UR	NC-60	NC-70	NC-80	NC-90	RU	СР	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

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

2010 Census Pop. / Household (with 2014-2018 update) = 2.26

Acres Acres Acres Acres Acres Acres Acres Residential Population Wints Wints Units U			2010 Censu	s Pop. / Hou:	sehold (with	2014-2018	update) =	2.26				Updated:	5-Jun-20
A2		3	Quality Buffer	Developable	1 1		Planned Residential	Residental	Development over next 10	Yr. Forecast of Residential	Yr. Forecast of		2020 COMMENTARY
A3	A1	23.35	1.41	17.55	SR	3.63	64	144	0%	0	0	Outside City	
A4 40.12 0.00 23.10 SR 3.63 117 263 0% 0 0 0 Ustade City A5 27.30 0.00 21.84 SR 3.63 79 10% 0 0 0 Ustade City A7 3.67 0.00 2.277 SR 3.63 83 187 0% 0 0 0 Ustade City A7 3.67 0.00 2.93 SR 3.63 11 24 0% 0 0 0 Ustade City A8 12.20 0.16 9.63 SR 3.63 SR 3.63 11 24 0% 0 0 0 Ustade City A9 13.45 0.00 10.76 SR 3.63 39 88 0% 0 0 0 Ustade City A10 2.667 1.06 20.49 SR 3.63 39 88 0% 0 0 0 Ustade City A11 51.45 0.28 40.93 Non-Resid. 0.00 0 0 0 0 0 0 0 Ustade City A12 7.72 1.39 5.07 Non-Resid. 0.00 0 0 0 0 0 0 0 Ustade City A13 18.87 0.43 14.75 Non-Resid. 0.00 0 0 0 0 0 0 0 Ustade City Area potentially Commer A14 26.42 0.10 21.06 Non-Resid. 0.00 0 0 0 0 0 0 0 0 0 Ustade City Area potentially Commer A15 26.28 0.46 20.65 SR 3.63 154 348 0 0 0 0 0 Ustade City Area potentially Commer A15 26.28 0.46 20.65 SR 3.63 154 348 0 0 0 0 0 Ustade City Area potentially Commer A17 27.79 33 0.39 63.15 SR 3.63 154 348 0 0 0 0 0 Ustade City Area potentially Commer A18 79.33 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	A2	45.85	6.02	31.87	SR	3.63	116	261	0%	0	0	Outside City	
A5	A3	21.98	0.00	17.59	SR	3.63	64	144	0%	0	0	Outside City	
A6	A4	40.12	0.00	32.10	SR	3.63	117	263	0%	0	0	Outside City	
A7	A5	27.30	0.00	21.84	SR	3.63	79	179	0%	0	0	Outside City	
A8	A6	28.47	0.00	22.77	SR	3.63	83	187	0%	0	0	Outside City	
A9	A7	3.67	0.00	2.93	SR	3.63	11	24	0%	0	0	Outside City	
A10	A8	12.20	0.16	9.63	SR	3.63	35	79	0%	0	0	Outside City	
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A12	A10	26.67	1.06	20.49	SR	3.63	74	168	0%	0	0	Outside City	
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A31 19.98 0.00 15.99 SR 3.63 58 131 0% 0 0 Outside City A32 5.02 0.00 4.02 Developed 0.00 0 0 0 0 Outside City Appears as an Estate Hor A33 28.08 0.74 21.87 SR 3.63 79 179 0% 0 0 Outside City A34 19.92 0.27 15.72 GR 7.26 114 258 25% 29 64 Inside City A35 5.00 0.00 4.00 SR 3.63 15 33 50% 7 16 Inside City A36 70.76 6.00 51.81 GR 7.26 376 850 50% 188 425 Inside City A37 7.83 0.00 6.26 GR 7.26 45 103 50% 23 51 Inside City A38 54.56	A29	138.87	0.00	111.10	GR	7.26	807	1,823	50%	403	911	Inside City	
A32 5.02 0.00 4.02 Developed 0.00 0 0 0 0 Outside City Appears as an Estate Hore A33 28.08 0.74 21.87 SR 3.63 79 179 0% 0 0 Outside City A34 19.92 0.27 15.72 GR 7.26 114 258 25% 29 64 Inside City A35 5.00 0.00 4.00 SR 3.63 15 33 50% 7 16 Inside City A36 70.76 6.00 51.81 GR 7.26 376 850 50% 188 425 Inside City A37 7.83 0.00 6.26 GR 7.26 45 103 50% 23 51 Inside City A38 54.56 0.66 43.12 SR 3.63 157 354 0% 0 0 Outside City A39 10.10	A30	109.76	2.38	85.90	GR	7.26	624	1,409	20%	125	282	Outside City	
A33 28.08 0.74 21.87 SR 3.63 79 179 0% 0 0 Outside City A34 19.92 0.27 15.72 GR 7.26 114 258 25% 29 64 Inside City A35 5.00 0.00 4.00 SR 3.63 15 33 50% 7 16 Inside City A36 70.76 6.00 51.81 GR 7.26 376 850 50% 188 425 Inside City A37 7.83 0.00 6.26 GR 7.26 45 103 50% 23 51 Inside City A38 54.56 0.66 43.12 SR 3.63 157 354 0% 0 0 Outside City A39 10.10 0.00 8.08 SR 3.63 29 66 0% 0 0 Outside City	A31	19.98	0.00	15.99	SR	3.63	58	131	0%	0	0	Outside City	
A34 19.92 0.27 15.72 GR 7.26 114 258 25% 29 64 Inside City A35 5.00 0.00 4.00 SR 3.63 15 33 50% 7 16 Inside City A36 70.76 6.00 51.81 GR 7.26 376 850 50% 188 425 Inside City A37 7.83 0.00 6.26 GR 7.26 45 103 50% 23 51 Inside City A38 54.56 0.66 43.12 SR 3.63 157 354 0% 0 0 Outside City A39 10.10 0.00 8.08 SR 3.63 29 66 0% 0 0 Outside City	A32	5.02	0.00	4.02	Developed	0.00	0	0	0%	0	0	Outside City	Appears as an Estate Homestead
A34 19.92 0.27 15.72 GR 7.26 114 258 25% 29 64 Inside City A35 5.00 0.00 4.00 SR 3.63 15 33 50% 7 16 Inside City A36 70.76 6.00 51.81 GR 7.26 376 850 50% 188 425 Inside City A37 7.83 0.00 6.26 GR 7.26 45 103 50% 23 51 Inside City A38 54.56 0.66 43.12 SR 3.63 157 354 0% 0 0 Outside City A39 10.10 0.00 8.08 SR 3.63 29 66 0% 0 0 Outside City	A33	28.08	0.74	21.87	SR	3.63	79	179	0%	0	0	Outside City	
A36 70.76 6.00 51.81 GR 7.26 376 850 50% 188 425 Inside City A37 7.83 0.00 6.26 GR 7.26 45 103 50% 23 51 Inside City A38 54.56 0.66 43.12 SR 3.63 157 354 0% 0 0 Outside City A39 10.10 0.00 8.08 SR 3.63 29 66 0% 0 0 Outside City	A34	19.92	0.27	15.72	GR	7.26	114	258	25%	<u> </u>	64	Inside City	
A36 70.76 6.00 51.81 GR 7.26 376 850 50% 188 425 Inside City A37 7.83 0.00 6.26 GR 7.26 45 103 50% 23 51 Inside City A38 54.56 0.66 43.12 SR 3.63 157 354 0% 0 0 Outside City A39 10.10 0.00 8.08 SR 3.63 29 66 0% 0 0 Outside City	A35	5.00	0.00	4.00	SR	3.63	15	33	50%	7	16	Inside City	
A38 54.56 0.66 43.12 SR 3.63 157 354 0% 0 0 Outside City A39 10.10 0.00 8.08 SR 3.63 29 66 0% 0 0 Outside City		70.76	6.00	51.81	GR	7.26	376	850	50%	188	425	Inside City	
A39 10.10 0.00 8.08 SR 3.63 29 66 0% 0 0 Outside City	A37	7.83	0.00	6.26	GR	7.26	45	103	50%	23	51	Inside City	
	A38	54.56	0.66	43.12	SR	3.63	157	354	0%	0	0	Outside City	
A40 42.45 0.00 33.96 SR 3.63 123 279 0% 0 0 Outside City	A39	10.10	0.00	8.08	SR	3.63	29	66	0%	0	0	Outside City	
	A40	42.45	0.00	33.96	SR	3.63	123	279	0%	0	0	Outside City	
A41 60.65 0.29 48.29 SR 3.63 175 396 0% 0 0 Outside City	A41	60.65	0.29	48.29	SR	3.63	175	396	0%	0	0	Outside City	

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

	ning trict	ER	SR	GR	UR	NC-60	NC-70	NC-80	NC-90	RU	СР	RT
Lot	Size 43	3,560	12,000	6,000	5,000	7,000	8,700	10,000	16,000	871,200	4,000	5,000
Units /	Acre 1	1.00	3.63	7.26	8.71	6.22	5.01	4.36	2.72	0.05	10.89	8.71

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

2010 Census Pop. / Household (with 2014-2018 update) = **2.26**

		2010 Censu	s Pop. / Hous	sehold (with	2014-2018	update) =	2.26				Updated:	5-Jun-20
Map Parcel ID	Acres (Approx.)	2020 Water Quality Buffer or Easement	Net Developable Acres **	Residential Zone	Units per Acre	Potential or Planned Residential Units	Potential Residental Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population	Development Location	2020 COMMENTARY
A42	21.99	0.00	17.59	SR	3.63	64	144	0%	0	0	Outside City	
A43	16.43	0.00	13.15	SR	3.63	48	108	0%	0	0	Outside City	
A44	36.12	0.00	28.90	SR	3.63	105	237	0%	0	0	Outside City	
A45	34.98	0.00	27.98	SR	3.63	102	230	0%	0	0	Outside City	
A46	18.40	1.69	13.37	SR	3.63	49	110	0%	0	0	Outside City	
A47	18.73	0.70	14.43	SR	3.63	52	118	0%	0	0	Outside City	
A48	40.40	0.00	32.32	SR	3.63	117	265	0%	0	0	Outside City	
A49	14.36	1.07	10.63	Non-Resid.	0.00	0	0	0%	0	0	Outside City	Industrial Parcel Development
A50	23.82	1.11	18.16	GR	7.26	132	298	40%	53	119	Outside City	
A51	24.10	0.14	19.17	GR	7.26	139	315	25%	35	79	Outside City	
A52	24.12	0.10	19.22	GR	7.26	140	315	0%	0	0	Outside City	
A53	50.53	10.68	31.88	SR	3.63	116	262	0%	0	0	Outside City	
A54	36.33	20.38	12.76	SR	3.63	46	105	0%	0	0	Outside City	
A55	51.27	24.33	21.55	SR	3.63	78	177	0%	0	0	Outside City	
A56	20.11	6.06	11.24	SR	3.63	41	92	0%	0	0	Outside City	
A57	60.75	0.00	48.60	SR	3.63	176	399	0%	0	0	Outside City	
A58	25.17	2.29	18.31	SR	3.63	66	150	0%	0	0	Outside City	
A59	17.19	0.00	13.75	Developed	0.00	0	0	0%	0	0	Outside City	Single Family Home Development
A60	37.45	0.00	29.96	SR	3.63	109	246	0%	0	0	Outside City	
A61	7.41	0.04	5.90	GR	7.26	43	97	80%	34	77	Outside City	
A62	13.61	2.67	8.75	SR	3.63	32	72	0%	0	0	Outside City	
A63	17.85	0.84	13.61	SR	3.63	49	112	0%	0	0	Outside City	
A64	15.98	0.00	12.78	SR	3.63	46	105	0%	0	0	Outside City	
A65	8.24	4.80	2.75	Developed	0.00	0	0	0%	0	0	Outside City	Part of Emerald Ridge Subdivision
A66	21.23	0.37	16.69	SR	3.63	61	137	0%	0	0	Outside City	
A67	7.97	0.00	6.37	SR	3.63	23	52	0%	0	0	Outside City	
A68	26.19	7.48	14.97	SR	3.63	54	123	0%	0	0	Outside City	
A69	17.01	1.96	12.05	SR	3.63	44	99	0%	0	0	Outside City	
A70	10.44	2.04	6.72	SR	3.63	24	55	0%	0	0	Outside City	
A71	29.36	13.91	12.36	SR	3.63	45	101	0%	0	0	Outside City	
A72	13.71	8.81	3.92	SR	3.63	14	32	0%	0	0	Outside City	
A73	13.59	0.00	10.87	SR SR	3.63 3.63	39 111	89	0% 0%	0	0	Outside City	
A74	40.05 3.97	1.80 1.18	30.59 2.23	3	0.00	0	251 0	0%	0	0	Outside City	Single Family Home Develor
A75 A76	3.97	6.41	2.23	Developed Developed	0.00	0	0	0%	0	0	Outside City	Single Family Home Development Single Family Home Development
A76 A77	10.65	2.27	6.70	SR	3.63	24	55	0%	0	0	Outside City Outside City	Single rainily notifie Development
*************	10.65	0.64	8.25	SR SR	3.63	30	55 68	0%	0	0	Outside City Outside City	
A78 A79	84.89	2.30	8.25 66.07	SR SR	3.63	240	542	0%	0	0	Outside City Outside City	
K/3		2.30	00.07	JΝ	3.03	İ	J4Z	U/0			Outside City	floodplain throughout parcel, does
A80	9.61	6.56	2.44	SR	3.63	9	20	0%	0	0	Outside City	not appear suitable for development
A81	40.70	19.29	17.13	SR	3.63	62	141	0%	0	0	Outside City	<u> </u>

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

	oning District	I EK	SR	GR	UR	NC-60	NC-70	NC-80	NC-90	RU	СР	RT	
Lo	ot Size	43,560	12,000	6,000	5,000	7,000	8,700	10,000	16,000	871,200	4,000	5,000	** <u>Note:</u> Net Developable Area is based on 20% of land being used for infrastructure
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 (with 2014-2018 update) = **2.26**

		2010 Censu	s Pop. / Hous	sehold (with	2014-2018	update) =	2.26				Updated:	5-Jun-20
Map Parcel ID	Acres (Approx.)	2020 Water Quality Buffer or Easement	Net Developable Acres **	Residential Zone	Units per Acre	Potential or Planned Residential Units	Potential Residental Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population	Development Location	2020 COMMENTARY
A82	11.82	0.00	9.46	SR	3.63	34	78	0%	0	0	Outside City	
A83	14.90	0.00	11.92	SR	3.63	43	98	0%	0	0	Outside City	
A84	25.16	0.00	20.13	SR	3.63	73	165	0%	0	0	Outside City	
A85	61.50	0.40	48.88	SR	3.63	177	401	0%	0	0	Outside City	
A86	73.57	0.58	58.39	SR	3.63	212	479	0%	0	0	Outside City	
A87	80.36	0.68	63.75	SR	3.63	231	523	0%	0	0	Outside City	
A88	80.53	1.35	63.34	SR	3.63	230	520	0%	0	0	Outside City	
A89	40.15	0.00	32.12	SR	3.63	117	263	0%	0	0	Outside City	
A90	24.05	5.08	15.17	SR	3.63	55	124	0%	0	0	Outside City	
A91	40.06	5.97	27.27	SR	3.63	99	224	0%	0	0	Outside City	
A92	66.32	10.52	44.64	SR	3.63	162	366	0%	0	0	Outside City	Land subdivided for development - located outside of City
A93	40.13	0.00	32.11	SR	3.63	117	263	0%	0	0	Outside City	Land subdivided for development - located outside of City
A94	67.99	19.40	38.87	SR	3.63	141	319	0%	0	0	Outside City	
A95	40.25	1.12	31.31	SR	3.63	114	257	0%	0	0	Outside City	
A96	19.89	5.52	11.50	SR	3.63	42	94	0%	0	0	Outside City	
A97	54.56	25.96	22.88	Non-Resid.	0.00	0	0	0%	0	0	Outside City	Parcel carries potential Commercial
A98	10.47	7.16	2.64	ER	1.00	3	6	0%	0	0	Outside City	Floodplain throughout parcel, does not appear suitable for development
A99	19.28	1.83	13.96	ER	1.00	14	32	0%	0	0	Outside City	
A100	18.85	0.00	15.08	ER	1.00	15	34	0%	0	0	Outside City	
A101	9.48	0.00	7.59	Developed	0.00	0	0	0%	0	0	Inside City	Flat Rock See other Table
A102	38.34	0.00	30.67	SR	3.63	111	252	0%	0	0	Outside City	
A103	34.84	0.00	27.87	Non-Resid.	0.00	0	0	0%	0	0	Outside City	Parcel carries potential Commercial
A104	10.97	0.64	8.26	ER	1.00	8	19	0%	0	0	Outside City	
A105	33.48	0.00	26.79	ER	1.00	27	61	0%	0	0	Outside City	Portion of parcel designated for commercial
A106	16.75	0.00	13.40	ER	1.00	13	30	0%	0	0	Outside City	
A107	78.43	3.61	59.86	ER	1.00	60	135	0%	0	0	Outside City	
A108	68.39	3.11	52.22	ER	1.00	52	118	0%	0	0	Outside City	
A109	82.58	31.43	40.92	ER	1.00	41	92	0%	0	0	Outside City	
A110	52.78	8.96	35.06	ER	1.00	35	79	0%	0	0	Outside City	
A111	40.48	23.95	13.22	ER	1.00	13	30	0%	0	0	Outside City	Land subdivided with large portion is in flood-zone
A112	39.79	16.73	18.44	ER	1.00	18	42	0%	0	0	Outside City	
A113	21.93	1.90	16.02	ER	1.00	16	36	0%	0	0	Outside City	
A114	39.43	3.80	28.51	ER	1.00	29	64	0%	0	0	Outside City	
A115	31.58	7.46	19.30	ER	1.00	19	44	0%	0	0	Outside City	
A116	43.41	5.94	29.97	ER	1.00	30	68	0%	0	0	Outside City	
A117	4.48	0.96	2.82	ER	1.00	3	6	0%	0	0	Outside City	
A118	13.14	0.00	10.51	ER	1.00	11	24	0%	0	0	Outside City	
A119	30.01	0.00	24.01	Developed	0.00	0	0	0%	0	0	Inside City	Brigadoom See other Table
A120	81.67	0.22	65.16	Developed	0.00	0	0	0%	0	0	Inside City	Brigadoom See other Table

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

Zoning Distric	EK	SR	GR	UR	NC-60	NC-70	NC-80	NC-90	RU	СР	RT	
Lot Siz	e 43,560	12,000	6,000	5,000	7,000	8,700	10,000	16,000	871,200	4,000	5,000	** <u>Note:</u> Net Developable Area is based on 20% of land being used for infrastructure
Units / Acre	1.00	3.63	7.26	8.71	6.22	5.01	4.36	2.72	0.05	10.89	8.71	

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 Censu	s Pop. / Hous	sehold (with	2014-2018	update) =	2.26				Updated:	5-Jun-20
Map Parcel ID	Acres (Approx.)	2020 Water Quality Buffer or Easement	Net Developable Acres **	Residential Zone	Units per Acre	Potential or Planned Residential Units	Potential Residental Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population	Development Location	2020 COMMENTARY
A121	21.01	0.00	16.81	GR	7.26	122	276	25%	31	69	Inside City	
A122	40.78	0.00	32.62	GR	7.26	237	535	25%	59	134	Inside City	
A123	38.09	0.00	30.47	Developed	0.00	0	0	0%	0	0	Inside City	Mistwood See other Table
A124	36.02	0.00	28.82	Developed	0.00	0	0	0%	0	0	Inside City	Pepper Cove See other Table
A125	27.40	2.99	19.53	Developed	0.00	0	0	0%	0	0	Inside City	Pepper Ridge See other Table
A126	142.88	8.40	107.59	GR	7.26	781	1,765	25%	195	441	Outside City	
A127	20.03	0.00	16.02	GR	7.26	116	263	0%	0	0	Outside City	
A128	60.20	7.18	42.41	GR	7.26	308	696	0%	0	0	Outside City	
A129	6.94	1.76	4.14	GR	7.26	30	68	0%	0	0	Outside City	
A130	55.56	4.01	41.24	GR	7.26	299	677	0%	0	0	Outside City	
A131	7.81	0.00	6.24	GR	7.26	45	102	0%	0	0	Outside City	
A132	4.09	0.00	3.27	SR	3.63	12	27	0%	0	0	Outside City	
A133	34.64	1.04	26.88	SR	3.63	98	221	0%	0	0	Outside City	
A134	9.09	1.11	6.38	SR	3.63	23	52	0%	0	0	Outside City	
A135	22.97	0.00	18.37	SR	3.63	67	151	0%	0	0	Outside City	
A136	14.00	2.99	8.80	SR	3.63	32	72	0%	0	0	Outside City	
A137-A	40.16	2.09	30.46	SR	3.63	111	250	10%	11	25	Outside City	
A137-B	8.02	0.00	6.42	SR	3.63	23	53	10%	2	5	Outside City	
A137-C	20.01	0.00	16.01	SR	3.63	58	131	10%	6	13	Outside City	
A137-D	20.07	0.00	16.06	SR	3.63	58	132	10%	6	13	Outside City	
A138	78.94	0.00	63.15	Developed	0.00	0	0	0%	0	0	Inside City	Iron Gate See other Table
A139	80.69	0.00	64.55	SR	3.63	234	530	60%	141	318	Inside City	
A140	10.02	0.00	8.02	Developed	0.00	0	0	0%	0	0	Outside City	Urschel - Developed
A141	18.60	0.00	14.88	Developed	0.00	0	0	0%	0	0	Outside City	Urschel - Developed
A142	18.16	0.00	14.53	Developed	0.00	0	0	0%	0	0	Outside City	Urschel - Developed
A143	20.13	0.00	16.10	UR	8.71	140	317	0%	0	0	Outside City	
A144	66.23	0.00	52.98	UR	8.71	462	1,043	0%	0	0	Outside City	
A145	16.49	1.27	12.18	UR	8.71	106	240	0%	0	0	Outside City	
A146	153.74	4.44	119.44	Developed	0.00	0	0	0%	0	0	Inside City	The Brooks See other Table
A147	6.31	0.74	4.45	UR	8.71	39	88	0%	0	0	Inside City	
A148	7.51	0.00	6.01	UR	8.71	52	118	10%	5	12	Inside City	
A149	7.97	0.00	6.38	Developed	0.00	0	0	0%	0	0	Inside City	Preserve at Grande Oaks (Built out)
A150	9.13	0.47	6.93	Developed	0.00	0	0	0%	0	0	Inside City	Preserve at Grande Oaks (Built out)
A151	10.08	0.00	8.07	SR	3.63	29	66	0%	0	0	Outside City	
A152-A	19.17	0.00	15.34	SR	3.63	56	126	10%	6	13	Outside City	
A152-B	3.01	0.00	2.41	SR	3.63	9	20	0%	0	0	Outside City	
A153	20.13	0.00	16.11	SR	3.63	58	132	0%	0	0	Outside City	
A154	20.07	8.30	9.42	SR	3.63	34	77	50%	17	39	Outside City	
A155	40.58	0.00	32.46	SR	3.63	118	266	60%	71	160	Outside City	
A156	40.39	0.00	32.31	SR	3.63	117	265	40%	47	106	Outside City	
A157	40.13	0.00	32.11	SR	3.63	117	263	40%	47	105	Outside City	
A158	40.18	0.00	32.15	SR	3.63	117	264	60%	70	158	Outside City	

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Zoning District	I EK	SR	GR	UR	NC-60	NC-70	NC-80	NC-90	RU	СР	RT	
Lot Size	43,560	12,000	6,000	5,000	7,000	8,700	10,000	16,000	871,200	4,000		** <u>Note:</u> Net Developable Area is based on 20% of land being used for infrastructure
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 (with 2014-2018 update) = **2.26**

		ZUIU CEIISU	s Pop. / Hous	seriola (with	2014-2018	upuate) =	2.20				Updated:	J-Juli-20
Map Parcel ID	Acres (Approx.)	2020 Water Quality Buffer or Easement	Net Developable Acres **	Residential Zone	Units per Acre	Potential or Planned Residential Units	Potential Residental Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population	Development Location	2020 COMMENTARY
A159	9.95	0.00	7.96	UR	8.71	69	157	0%	0	0	Outside City	
A160	21.58	0.00	17.27	UR	8.71	150	340	0%	0	0	Outside City	
A161	19.96	0.00	15.97	UR	8.71	139	314	0%	0	0	Outside City	
A162	20.80	0.00	16.64	UR	8.71	145	328	0%	0	0	Outside City	
A163	13.54	0.00	10.83	UR	8.71	94	213	0%	0	0	Outside City	
A164	76.08	6.45	55.70	UR	8.71	485	1,097	0%	0	0	Outside City	
A165	80.30	13.20	53.68	UR	8.71	468	1,057	0%	0	0	Outside City	
A166	40.08	0.51	31.66	UR	8.71	276	623	0%	0	0	Outside City	
A167	39.96	0.00	31.97	UR	8.71	279	629	0%	0	0	Outside City	
A168	39.88	5.37	27.61	UR	8.71	241	544	0%	0	0	Outside City	
A169	40.33	13.06	21.81	UR	8.71	190	429	0%	0	0	Outside City	
A170	41.64	6.72	27.94	UR	8.71	243	550	0%	0	0	Outside City	
A171	33.85	0.00	27.08	UR	8.71	236	533	0%	0	0	Outside City	
A172	37.35	0.00	29.88	UR	8.71	260	588	0%	0	0	Outside City	
A173	37.61	0.00	30.09	UR	8.71	262	592	0%	0	0	Outside City	
A174	68.60	1.12	53.99	UR	8.71	470	1,063	0%	0	0	Outside City	
A175	17.79	0.00	14.23	UR	8.71	124	280	0%	0	0	Outside City	
A176	10.54	0.00	8.43	ER	1.00	8	19	0%	0	0	Outside City	
A177	26.84	0.00	21.47	GR	7.26	156	352	50%	78	176	Outside City	
A178	11.21	0.00	8.97	Non-Resid.	0.00	0	0	0%	0	0	Outside City	City Detention Basin
A179	9.38	0.00	7.50	UR	8.71	65	148	50%	33	74	Inside City	
A180	5.45	0.00	4.36	UR	8.71	38	86	40%	15	34	Inside City	
A181	3.84	0.00	3.07	UR	8.71	27	60	25%	7	15	Inside City	
A182	76.74	0.00	61.39	Developed	0.00	0	0	0%	0	0	Inside City	Hatch Lake See other Table
A183	33.40	5.62	22.23	SR	3.63	81	182	0%	0	0	Outside City	
A184	28.11	4.78	18.66	SR	3.63	68	153	0%	0	0	Outside City	
A185	7.06	0.00	5.65	SR	3.63	21	46	0%	0	0	Outside City	
A186	7.06	0.00	5.65	SR	3.63	21	46	0%	0	0	Outside City	
A187	52.69	0.00	42.15	UR	8.71	367	830	0%	0	0	Outside City	
A188	4.09	0.00	3.27	UR	8.71	29	64	0%	0	0	Inside City	
A189	20.93	0.00	16.74	GR	7.26	122	275	0%	0	0	Outside City	
U200	59.09	7.22	41.50	UR	8.71	362	817	0%	0	0	Outside City	
U201	40.96	0.00	32.77	UR	8.71	285	645	0%	0	0	Outside City	
U202	14.62	0.00	11.70	UR	8.71	102	230	0%	0	0	Outside City	
U203	38.41	0.00	30.73	UR	8.71	268	605	0%	0	0	Outside City	
U204	178.35	3.17	140.14	UR	8.71	1,221	2,759	0%	0	0	Outside City	
U205	77.41	0.73	61.34	UR	8.71	534	1,208	0%	0	0	Outside City	
U206	30.73	1.75	23.18	UR	8.71	202	456	0%	0	0	Outside City	
U207	31.70	0.00	25.36	UR	8.71	221	499	0%	0	0	Outside City	
U208	80.30	2.83	61.98	UR	8.71	540	1,220	0%	0	0	Outside City	
U209	39.81	0.00	31.85	UR	8.71	277	627	0%	0	0	Outside City	

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	СР	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	** <u>Note:</u> Net Developable Area is based on 20% of land being used for infrastructure
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 (with 2014-2018 update) = **2.26** Updated: 5-Jun-20

		2010 Cerisu	s Pop. / Hous	seriola (with	2014-2016	upuate) –	2.26				Updated:	3-Juli-20
Map Parcel ID	Acres (Approx.)	2020 Water Quality Buffer or Easement	Net Developable Acres **	Residential Zone	Units per Acre	Potential or Planned Residential Units	Potential Residental Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population	Development Location	2020 COMMENTARY
U210	40.69	3.20	29.99	UR	8.71	261	591	0%	0	0	Outside City	
U211	23.30	0.84	17.96	SR	3.63	65	147	0%	0	0	Outside City	***************************************
U212	52.32	0.79	41.22	SR	3.63	150	338	0%	0	0	Outside City	
U213	4.61	0.00	3.69	SR	3.63	13	30	0%	0	0	Outside City	
U214	40.09	0.00	32.07	SR	3.63	116	263	0%	0	0	Outside City	
U215	51.39	0.43	40.77	SR	3.63	148	334	0%	0	0	Outside City	
U216	82.69	9.35	58.67	SR	3.63	213	481	0%	0	0	Outside City	
U217	205.03	0.00	164.02	GR	7.26	1,191	2,691	0%	0	0	Outside City	
U218	14.79	0.00	11.83	SR	3.63	43	97	0%	0	0	Outside City	
U219	58.21	0.00	46.57	SR	3.63	169	382	0%	0	0	Outside City	
U220	70.03	0.00	56.02	SR	3.63	203	460	0%	0	0	Outside City	
U221	1,092.16	0.00	873.73	SR	3.63	3,172	7,168	0%	0	0	Outside City	
U222	185.00	0.00	148.00	SR	3.63	537	1,214	0%	0	0	Outside City	
U223	26.08	10.72	12.29	SR	3.63	45	101	0%	0	0	Outside City	
U224	107.07	2.28	83.83	SR	3.63	304	688	0%	0	0	Outside City	
U225	9.71	0.00	7.77	SR	3.63	28	64	0%	0	0	Outside City	
U226	9.02	0.00	7.22	SR	3.63	26	59	0%	0	0	Outside City	
U227	307.29	164.73	114.04	SR	3.63	414	936	0%	0	0	Outside City	
U228	74.83	31.88	34.36	SR	3.63	125	282	0%	0	0	Outside City	
U229	226.84	8.37	174.77	SR	3.63	634	1,434	0%	0	0	Outside City	
U230	279.59	4.01	220.47	SR	3.63	800	1,809	0%	0	0	Outside City	
U231	317.89	0.00	254.31	SR	3.63	923	2,086	0%	0	0	Outside City	
U232	44.47	0.00	35.58	SR	3.63	129	292	0%	0	0	Outside City	
U233	271.73	5.59	212.91	SR	3.63	773	1,747	0%	0	0	Outside City	
U234	211.62	14.34	157.82	SR	3.63	573	1,295	0%	0	0	Outside City	
U235	64.28	5.03	47.40	ER	1.00	47	107	0%	0	0	Outside City	
Totals	11,080	783	8,237		4.18	34,448	77,852	4.06%	1,798	4,064		

This analysis forecasts there will be 1,798 dwelling units (4,064 persons) added in the next 10-year period via new parcel developments.

Population Growth – Forecasts

Of the existing developments it is anticipated that there will be **840** dwelling units (**1,897** persons) added in the next 10-year period.

Combining the existing development growth with the undeveloped parcel growth it can be forecast that the residential growth for the next 10-years to be 2,638 residential building permits with 5,962 in new population.

Potential Residential Growth Work Sheet - Existing Developments and Subdivisions

Pop. / Household	(2014-10 data).	2.26				Compiled and Information Provided by: City of Valparaiso
Subdivision / Development	Available Undeveloped Lots or Units	Potential Forecast of Population	Percentage of Development over the next	Potential Forecast of Residential	Potential Forecast of 10- Year	Comments
Daniel Carali Villa	1.0	26	10-Years	Units	Population	AVA IIDaanta Caastill an area and Daanta Caasti Satata and Missiana Dade
Beauty Creek Villas	16	36	100%	16	36	AKA "Beauty Creek" or properly Beauty Creek Estates and Windsor Park
Brigadoon	270	610	25%	68	153	Parcels #A-119 & A-120
Calkin's Hill	16	36	100%	16	36	
Flat Rock	24	54	100%	24	54	
Hatch Lake Phases 1&2 PUD	39	88	100%	39	88	Parcel #A-182
Hawthorn East	78	176	100%	78	176	Parcel #A-26
Hawthorn North	52	118	100%	52	118	Parcel #A-27
Iron Gate	137	310	100%	137	310	Parcel #A-138
Mistwood - Phase 2	13	29	100%	13	29	Parcel #A-123
Pepper Cove	44	99	100%	44	99	Parcel #A-124
Pepper Creek	16	36	100%	16	36	
Pepper Ridge	32	72	100%	32	72	Parcel #A-125
Preserve at Grande Oaks	0	0	0%	0	0	Parcel #A-150 - fully built out
St. Paul Square	12	27	100%	12	27	
The Brooks	286	646	85%	243	549	Parcel #A-146
Transit Oriented Develop.	100	226	50%	50	113	Area southwest of the downtown
TOTALS	1,135	2,565	73.97%	840	1,897	

City of Valparaiso – Residential Growth Forecasts

5-Jun-20

Residential Growth Area	Potential or Planned Residential Units	Potential Forecast of Population	Percentage of Development over the next 10- Years	Potential 10-Year Forecast of Residential Units	Potential 10-Year Forecast of New Population
Growth Potential with Undeveloped Residential Parcels	34,448	77,852	5.22%	1,798	4,064
Growth Potential within Existing Developments	1,135	2,565	73.97%	840	1,897
Estimated Residential Growth	35,583	80,417	7.41%	2,638	5,962
Estimated 2	34,619	Estimated :	34,619		
Estimated Residential Growth from New Develop	80,417	Est. 10-Year Re	5,962		
Current Estimated Buildo	115,036	Estimated 20	40,581		

Compiled by Lehman & Lehman, Inc. including Information Provided by City of Valparaiso

10-Year Population Forecast

Valparaiso Current and Projected Population

Persons per Household (est. 2014-18)=2.26

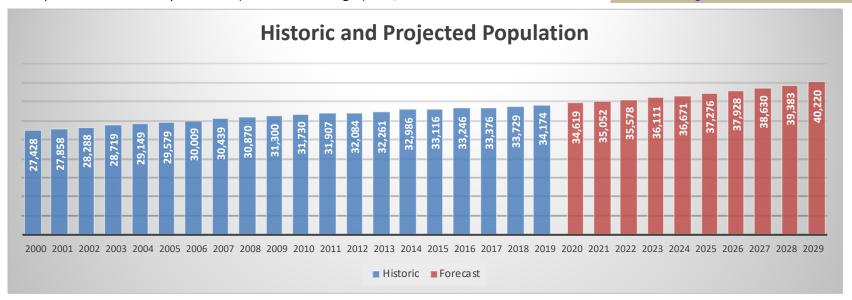
	1990	2000	2010	2019	2020	2021	2022
Total City of Valparaiso	24,414	27,428	31,733	33,897	34,619	35,052	35,578
Annual Growth Rate (Est.)					1.20%	1.25%	1.50%
Households (at 2.26 / house)			14,041	14,999	15,318	15,510	15,742
Total New Households					160	191	233
Growth Per Year (Persons)	<u> </u>		<u> </u>		361	433	526

	2023	2024	2025	2026	2027	2028	2029
Total City of Valparaiso	36,111	36,671	37,276	37,928	38,630	39,383	40,220
Annual Growth Rate (Est.)	1.50%	1.55%	1.65%	1.75%	1.85%	1.95%	2.13%
Households (at 2.26 / house)	15,978	16,226	16,494	16,782	17,093	17,426	17,797
Total New Households	236	248	268	289	310	333	370
Growth Per Year (Persons)	534	560	605	652	702	753	837

	New	
Year	Building	New Pop.
	Permits	
2020	160	361
2021	191	433
2022	233	526
2023	236	534
2024	248	560
2025	268	605
2026	289	652
2027	310	702
2028	333	753
2029	370	837
Total:	2,638	5,962
Average:	264	596

10 Year Average Growth Forecast: 1.

1.63%



^{* 2020} Population is estimated by US Census (Quickfacts.census.gov) is 34,619

Valparaiso – Park Inventory – 2020	Provided by: City of Valparaiso
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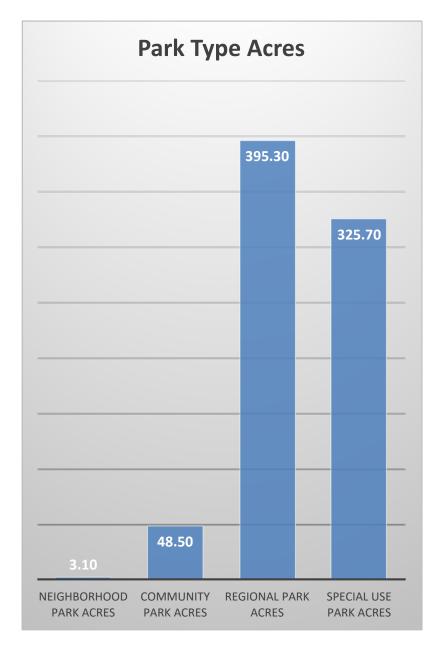
valparaiso – Park Inventory – 2020	FIOVILLE	by. City of varparaiso
Park	Acres	Park Type
200 East	4.60	Community
Banta Park	1.60	Special Use
Berkley Park	1.40	Neighborhood
Bicentennial Park	15.90	Community
Central Park Plaza	2.00	Special Use
Clifford Property (Hort. Center/Dog Park)	14.00	Special Use
Creekside Golf Course	120.00	Special Use
Creekside Property (Partially Developed)	144.00	Regional
Discovery Cottage	1.00	Special Use
Forest Park	13.80	Regional
Forest Park Golf Course	121.40	Special Use
Foundation Meadows	34.00	Regional
Glenrose Park	8.60	Community
Jessee-Pifer Park	1.70	Neighborhood
Kirchhoff Park	13.30	Community
Ogden Gardens	4.70	Regional
Old Fairgrounds Park	29.50	Regional
Rogers-Lakewood Park	122.10	Regional
Steven Property (Undeveloped)	9.00	Special Use
Tower Park	3.60	Community
Vale Park Way	19.30	Special Use
Valplayso	8.30	Special Use
Westside Park	47.20	Regional
Will Park	2.50	Community
Trails Acres (not in Parks)	29.10	Special Use
TOTALC	772.60	

TOTALS 772.60

Park Type	Acres	Percentage
Neighborhood Park Acres	3.10	0.40%
Community Park Acres	48.50	6.28%
Regional Park Acres	395.30	51.16%
Special Use Park Acres	325.70	42.16%
TOTALS	772.60	100.00%

Developed/Undeveloped	Acres	Percentage
Developed Acres	647.90	83.86%
UnDeveloped Acres	124.70	16.14%
TOTALS	772.60	100.00%

Park Infrastructure



Park Infrastructure

	INFRASTRUCTURE INVENTORY - 2020																																										
City Wide Analysis (All Facilities)				PARK	(S *													\$CHOOLS**																O	THER								
Facility (Park Infrastructure)	Current Facilities in the Park Dept.*	Current Facilities within the Comm.**	Total Inventory of Facilities	200 East	Banta Park	Berkley Park	Bicentennial Park	Central Park Plaza	(Hort.Ctr./Dog Park)	Greekside Property	Discovery Cottage	Forest Park	Forest Park Golf Course	Foundations Meadows - Butterfly Park	Glenr os e Park	Jessee-Pifer Park	KrchhoffPark	Ogden Gardens	Old Fairgrounds Park Rogers-Lakewood Park	Steven Property	Tower Park	Vale Parkway	Valplayso	Westside Park	WillPark	Trails/Pathways not within a Park Facility	Administrative Building	Central Elementary Cooks Corners Elementary	Flint Lake Elementar y	Hayes Leonard Elementary	Heavilin Elementary	Memorial Elementary	Northview Elementary	Thomas Jefferson	Elementary & Middle Benjamin Franklin Middle	Thomas Jefferson Middle	Valparaiso High School	S.E.L.F	Porter County Career Center	ValparaisoUniversity	Value Country Cub	Aberdeen Golf Course	Canine Country Club
Baseball Diamonds (Grass Turf)	5.00	4.00	9.00												2.00		1.00							2.00													2.0			2.0			
Baseball Diamonds (Field Turf)	1.00	0.00	1.00							******									******		1.00)									****						***						
Softball Diamonds	11.00	2.00	13.00				3.00			*******		1.00						6.	00		****				1.00				1.0	1.0							***						
Multi Purpose Fields (Grass Turf)	18.00	19.00	37.00	1.00	1.00	1.00	1.00	1.00		*******		1.00		2.00	1.00	1.00	1.00	2.	00 1.00		1.00)	1.00	1.00	1.00		1.0	1.0 1.0	1.0	2.0	2.0	1.0 1	1.0 1	.0 1.	0 2.0)	4.0	1.0		1.0			
Multi Purpose Fields (Field Turf)	0.00	0.00	0.00							******									******				-																				
Soccer Fields	8.00	2.00	10.00											*************										8.00						***********						1.0	1.0						
Tennis Courts	4.00	22.00	26.00				*************							***********			2.00				2.00)								**********							10.0		1	2.0			
Running / Walking Track (Comm)	0.00	6.00	6.00										***************************************	********														******		*********				1.0	0 1.0	1.0	1.0			1.0 1	.0		
Basketball Courts (outdoors)	4.50	8.00	12.50				0.50							*********			0.50		1.00		2.00)			0.50			3.0	1.0	3.0		1.0											-
Volleyball Courts (outdoors)	1.00	0.00	1.00	************						*******						***********			1.00	***********	****										****												
Skate/Bike Park	0.00	0.00	0.00	************						*******						***********				***********	****										****												
Climbing / Challenge Elements	0.00	0.00	0.00							*******											****																***						
Adventure Course	0.00	0.00	0.00							*******											****																***						
Game Court	0.00	4.00	4.00							*******											****							1.0	1.0			1.0	1	.0			***						
Fitness Courts	1.00	0.00	1.00							*******								1.	00											***************************************		****			****						*****		
Concessions	2.00	0.00	2.00											************				1.	00 1.00					•						***********													
Park Shelters	20.00	1.00	21.00				1.00	1.00				1.00		3.00		1.00	3.00 1	.00 1.	00 5.00		1.00)	1.00		1.00															1	.0		-
Park Restrooms	17.00	0.00	17.00				1.00	2.00	1.	00			1.00	1.00			2.00 1	.00	4.00		1.00)	1.00	1.00	1.00																		-
Education Experience	1.00	0.00	1.00											1.00																													
Community Garden	1.00	0.00	1.00							******				1.00							****																***						
Garden Display	1.00	0.00	1.00							******							1	.00			****																***						
Nature Center Components	0.00	1.00	1.00							*******																				***************************************		****		1.0	0						*****		
Nature Area	8.00	0.00	8.00			1.00				******		1.00		1.00			1	.00	1.00	1.00		1.00	-	1.00			1.0																
Outdoor Entertain. Venue (amphitheatre)	2.00	0.00	2.00					2.00		******											****																***						
Events Lawn	1.00	0.00	1.00					1.00																						**********													
Community Centers (Community)	1.00	1.00	2.00		1.00																																			1	.0		
Playgrounds	13.00	8.00	21.00	1.00	1.00		1.00							1.00	1.00	1.00	1.00	1.	00 1.00		1.00)	1.00	1.00	1.00				1.0	1.0		1.0 1	1.0 1	.0 1.	0			1.0		1	.0		
Skating Rinks (hockey) Regional	0.00	0.00	0.00				~~~~						~~~~~~	•									~																				
Skating Area (non-hockey)	1.00	0.00	1.00					1.00		*******									******																								
Aquatic Facilities (Outdoors)	0.00	1.00	1.00							*******									******																						1.	.0	
Aquatic Facilities (Indoors)	0.00	3.00	3.00																																		1.0			1.0 1	.0		
Sprayground / SplashPad	1.00	0.00	1.00					1.00																																			
Water Access, Developed	6.00	0.00	6.00																6.00																								
Winter Sports	1.00	0.00	1.00																1.00																								
Golf Course 18-hole	2.00	2.00	4.00						1.	00			1.00																												1.	.0 1.0	
Disc Golf Course - 18 hole	1.00	0.00	1.00																1.00																								
Driving Range	1.00	0.00	1.00						1.	00																																	
Dog Park Area	1.00	1.00	2.00					1.	00																																		1.0
Maintenance Facilities (Hub)	1.00	0.00	1.00											1.00																													
Maintenance Facilities (Satellite)	5.00	0.00	5.00					1.00 1.	00 1.	00			1.00						1.00																								
Multi-use / Loop Pathways (miles)	23.80	0.00	23.80							5.50				0.75				2.	00 1.00							14.55																	
Park / Open Space Acres	772.60	193.00	965.60	4.60	1.60	1.40	15.90	2.00 14	.00 120	.00 144.0	0 1.00	13.80	121.40	34.00	8.60	1.70 1	3.30 4	.70 29	.50 122.1	9.00	3.60	19.30	8.30	47.20	2.50	29.10	20.00	2.0 6.0	18.0	10.0	25.0	6.0	5.0 4	.0 36.	0 12.0	0	58.0	10.0					

^{*} Current Facilities Data. Only Inventory used to factor current level of service.

^{**} Current Facilities Inventory found within the community provided by Schools.

Park Land Level of Service

LAND INVENTORY AND NEEDS

6-Jun-20

City Wide Analysis		E	stimated 2020	34,619	40,220		
Α	В	С	D	G	Н		
Park Type (per 2017 MPU)	Typical Park Size (Acres)	Total Existing Acreage	Acres Standards / 1,000 (per 2017- MPU)	Current Acreage Stds./1,000	Current Acreage Needs	2020 Surplus or Deficiency	2029 Needed if current deficiency IS met
Neighborhood Park	1 to 5	3.10	2.00	0.09	69.24	(66.14)	(77.34)
Community Park	4 to 15	48.50	5.00	1.40	173.10	(124.60)	(152.60)
Regional Park	10 to 70	395.30	5.50	11.42	190.40	204.90	174.09
Special Park	0.5+	325.70	8.00	9.41	276.95	48.75	3.94
Total Surplus or Deficience	Cy	772.60	20.50	22.32	709.69	62.91	(51.91)

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) = 22.32

					2029 Pop.						
Valpo. Acres Standard	d Estimated 2020 Population = 34,619										
I	J	K	L	M	N						
Park Type	Total Existing Acreage	Community Level of Service - Acres Standards / 1,000	2020 Acreage Needs	2020 Surplus or Deficiency	2029 Needed if current deficiency IS met						
Total Surplus or Deficiency	772.60	20.50	709.69	62.91	(51.91)						

^-- In 2015 used a standard of 20 acres / 1,000 persons

 Using the 20.5 acres / 1000 CLS standard, there would be a current surplus of 62.91 acres and a future need in 2029 of (51.91) acres.

Community Level of Services – Comparisons

Community Level of Service Standards - Agency Comparison

2-May-19

Baseball Diamonds Baseball Diamonds (13yrs ↑) Baseball Diamonds (12yrs ↓) Softball Diamonds Multi Purpose Fields Soccer Fields Football Fields Tennis Courts Pickleball Courts (outdoors) Running / Walking Track (Comm) Basketball Goals (outdoors) Volleyball Courts (outdoors) Skate/Bike Park (Neighborhood) BMX Course (indoors) BMX Course (indoors) Climbing / Challenge Elements Adventure Course Gazebos Park Shelters Park Restrooms Rental Facility Interpretive Center Environmental Center Outdoor Entertainment Venue Events Lawn Recreation Centers (Neighborhood) Playgrounds (Comm./Destination) Playgrounds (Neighborhood) Skating Rinks (hockey) Skating Area (non-hockey) Swim. Pool / Aquatics Facilities Aquatic Facilities (Indoors) Sprayground / SplashPad Cross-Country Sking Golf Course 18-hole*** Driving Range*** Disc Golf (18-holes)	Facility
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Sprayground / SplashPad Cross-Country Skiing Golf Course 18-hole*** Driving Range***	
Cross-Country Skiing Golf Course 18-hole*** Driving Range***	
Golf Course 18-hole*** Driving Range***	
Driving Range***	
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Disc don (10 noics)	
Foot Golf Course - 18 hole	
Dog Park Area	
Maintenance Facilities (Hub)	
Maintenance Facilities (Satellite)	
Multi-use / Nature Pathways (miles)	
Park / Open Space Acres per 1,000	

Avon Parks	Bargersville Parks	Danville Parks	Brownsburg Parks	Plainfield Parks	Greenwood Parks	Greenfield Parks	Portage Parks	Noblesville Parks	Valparaiso Parks
1/8,000	1/10,000	1/10,000	1/4,600		1/8,000	1/5,000	1/3,000		1/6,000
				1/6,000				1/10,000	
				1/7,500				1/5,000	
1/8,000	1/10,000	1/10,000	1/3,000	1/8,000	1/5,000	1/7,000	1/3,000	1/10,000	1/3,000
1/8,000	1/8,000	1/8,000	1/7,700	1/5,000	1/8,000	1/7,000	1/10,000	1/5,000	1/8,000
1/8,000	1/4,000	1/4,000	1/5,000	1/5,000	1/4,000	1/4,000	1/3,000	1/4,000	1/2,000
1/8,000			1/10,000	1/10,000		1/7,000	1/10,000		
1/10,000	1/10,000	1/10,000	1/12,000	1/4,000	1/5,000	1/5,000	1/4,000	1/10,000	1/2,000
								1/8,000	
1/30,000	1/80,000	1/80,000	1/30,000		1/50,000	1/20,000	1/20,000	1/80,000	1/20,000
1/5,000	1/5,000	1/5,000	1/5,750	1/2,000	1/5,000	1/2,000	1/2,000	1/5,000	1/1,500
1/8,000	1/15,000	1/15,000	1/11,500	1/10,000	1/5,000	1/7,000	1/10,000	1/15,000	1/3,000
1/25,000	1/40,000	1/40,000	1/30,000	1/35,000	1/20,000	1/15,000	1/30,000	1/40,000	1/20,000
							1/40,000		
							1/100,000		
1/25,000	1/20,000	1/20,000	1/30,000		1/20,000	1/18,000	1/50,000	1/20,000	1/20,000
									1/20,000
				1/9,210					
1/4,000	1/5,000	1/5,000	1/1,525	1/10,000	1/2,500	1/3,000	1/1,800	1/5,000	1/1,500
1/5,000	1/4,000	1/4,000	1/7,650		1/4,000	1/5,000	1/3,000	1/4,000	1/2,000
						1/8,000			
1/30,000	1/30,000	1/30,000	1/50,000		1/50,000	1/50,000	1/50,000	1/30,000	1/50,000
1/25,000	1/50,000	1/50,000	1/50,000		1/50,000	1/50,000	1/50,000	1/50,000	1/50,000
1/40,000	1/60,000	1/60,000	1/50,000		1/30,000	1/50,000	1/50,000	1/60,000	1/50,000
								1/30,000	1/30,000
1/50,000	1/80,000	1/80,000	1/50,000	1.50 sf / 1 person	1/35,000	1/15,000	1/15,000	1/80,000	1/20,000
1/20,000	1/15,000	1/15,000	1/5,750	1/2,500	1/8,000	1/3,500	1/30,000	1/15,000	
1/4,000	1/30,000	1/30,000	1/23,000		1/4,000		1/4,000	1/30,000	1/3,000
1/80,000	1/100,000	1/100,000	1/100,000		1/100,000	1/50,000	1/100,000	1/100,000	1/100,000
1/25,000	1/80,000	1/80,000	1/50,000		1/80,000	1/50,000	1/30,000	1/80,000	1/80,000
1/20,000	1/30,000	1/30,000	1/50,000	1/40,000	1/35,000	1/10,000	1/35,000	1/30,000	1/25,000
•				0.5 sf / 1 person			***************************************		1/30,000
1/10,000	1/25,000	1/25,000	1/20,000		1/12,000	1/10,000	1/30,000	1/25,000	1/20,000
					1/20,000				
1/50,000	1/50,000	1/50,000	1/30,000		1/50,000	1/50,000	1/50,000	1/50,000	1/25,000
1/50,000	1/70,000	1/70,000	1/25,000		1/50,000	1/50,000	1/50,000	1/70,000	1/50,000
1/8,000	1/30,000	1/30,000	1/60,000		1/30,000			1/30,000	1/30,000
								1/25,000	1/25,000
1/10,000	1/50,000	1/50,000	1/40,000	1/30,000	1/15,000	1/30,000	1/30,000	1/50,000	1/50,000
1/50,000	1/30,000	1/30,000	1/25,000	•	1/40,000	1/25,000	1/40,000	1/30,000	1/75,000
1/15,000	1/30,000	1/30,000	1/40,000		1/20,000	1/15,000	1/18,000	1/30,000	1/25,000
1 mile /1,500	1 mile /2,000	1 mile /1,300	1 mile/3,750	1 mile / 2,000	1 mile / 1,500	1 mile / 2,500	1 mile / 1,500	1 mile /700	1 mile /2,000
8.00 acres	5.00 acres	16.00 acres	8.73 acres	11.00 acres	9.50 acres	15.00 acres	14.90 acres	13.60 acres	20.00 acres

## RIF Priority of Components

The recreation components to be considered as "A" Priorities as part of the 2020 RIF include:

- Multipurpose Fields (Field Turf)
- Skate / Bike Park
- Park Shelters
- Park Restrooms
- Playgrounds
- Multi-Use Trails
- Park / Open Space Acres

## Infrastructure Level of Service

#### **FACILITY INVENTORY AND NEEDS**

08-Jun-20

City Wide – One Impact Zone Are	а						34,619	= Estimated	1 2020 Pop.		40,220	= Projected	2029 Pop.		
A	В	С	D	E	F	G	Н	I	J	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 (2020 pop.)	2020 Surplus or Deficiency	Current Deficiencies (Community Level of Service)	2020 Surplus or Deficency (CLS) Factor All Facilities	Community Level of Service 2029 Population	2029 Needed if current deficiency IS met	2029 Needs (Community Level of Service)	Priority (Per Park Dept.)	
Baseball Diamonds (Grass Turf)	1/5,000	0.20	0.14	5.00	4.00	9.00	6.92	(1.92)	1.92	2.08	8.04	(1.12)	1.12		
Baseball Diamonds (Field Turf)	1/6,000	0.17	0.03	1.00	0.00	1.00	5.77	(4.77)	4.77	(4.77)	6.70	(0.93)	0.93		
Softball Diamonds	1/6,000	0.17	0.32	11.00	2.00	13.00	5.77	5.23	0.00	7.23	6.70	4.30	0.00		
Multi Purpose Fields (Grass Turf)	1/8,000	0.13	0.52	18.00	19.00	37.00	4.33	13.67	0.00	32.67	5.03	12.97	0.00		
Multi Purpose Fields (Field Turf)	1/8,000	0.13	0.00	0.00	0.00	0.00	4.33	(4.33)	4.33	(4.33)	5.03	(0.70)	0.70	Α	
Soccer Fields	1/4,000	0.25	0.23	8.00	2.00	10.00	8.65	(0.65)	0.65	1.35	10.06	(1.40)	1.40		
Tennis Courts	1/5,000	0.20	0.12	4.00	22.00	26.00	6.92	(2.92)	2.92	19.08	8.04	(1.12)	1.12		
Running / Walking Track (Comm)	1/20,000	0.05	0.00	0.00	6.00	6.00	1.73	(1.73)	1.73	4.27	2.01	(0.28)	0.28		
Basketball Courts (outdoors)	1/4,000	0.25	0.13	4.50	8.00	12.50	8.65	(4.15)	4.15	3.85	10.06	(1.40)	1.40		
Volleyball Courts (outdoors)	1/3,000	0.33	0.03	1.00	0.00	1.00	11.54	(10.54)	10.54	(10.54)	13.41	(1.87)	1.87		
Skate/Bike Park	1/40,000	0.03	0.00	0.00	0.00	0.00	0.87	(0.87)	0.87	(0.87)	1.01	(0.14)	0.14	Α	
Climbing / Challenge Elements	1/20,000	0.05	0.00	0.00	0.00	0.00	1.73	(1.73)	1.73	(1.73)	2.01	(0.28)	0.28		
Adventure Course	1/20,000	0.05	0.00	0.00	0.00	0.00	1.73	(1.73)	1.73	(1.73)	2.01	(0.28)	0.28		
Game Court	NOT DEFINED	0.33	0.00	0.00	4.00	4.00				4.00					
Fitness Courts	NOT DEFINED	0.05	0.03	1.00	0.00	1.00				1.00					
Concessions	NOT DEFINED	0.07	0.06	2.00	0.00	2.00				2.00					
Park Shelters	1/1,500	0.67	0.58	20.00	1.00	21.00	23.08	(3.08)	3.08	(2.08)	26.81	(3.73)	3.73	Α	
Park Restrooms	1/2,000	0.50	0.49	17.00	0.00	17.00	17.31	(0.31)	0.31	(0.31)	20.11	(2.80)	2.80	Α	
Education Experience	NOT DEFINED	0.03	0.03	1.00	0.00	1.00				1.00					
Community Garden	NOT DEFINED	0.03	0.03	1.00	0.00	1.00				1.00					
Garden Display	NOT DEFINED	0.03	0.03	1.00	0.00	1.00				1.00					
Nature Center Components	1/50,000	0.02	0.00	0.00	1.00	1.00	0.69	(0.69)	0.69	0.31	0.80	(0.11)	0.11		
Nature Area	1/50,000	0.02	0.23	8.00	0.00	8.00	0.69	7.31	0.00	7.31	0.80	7.20	0.00		
Outdoor Entertain.Venue (amphitheatre)	1/50,000	0.02	0.06	2.00	0.00	2.00	0.69	1.31	0.00	1.31	0.80	1.20	0.00		
Events Lawn	1/30,000	0.03	0.03	1.00	0.00	1.00	1.15	(0.15)	0.15	(0.15)	1.34	(0.19)	0.19		
Community Centers (Community)	1/20,000	0.05	0.03	1.00	1.00	2.00	1.73	(0.73)	0.73	0.27	2.01	(0.28)	0.28		
Playgrounds	1/2,500	0.40	0.38	13.00	8.00	21.00	13.85	(0.85)	0.85	7.15	16.09	(2.24)	2.24	Α	
Skating Rinks (hockey) Regional	1/100,000	0.01	0.00	0.00 1.00	0.00	0.00	0.35 0.69	(0.35) 0.31	0.35	(0.35) 0.31	0.40	(0.06)	0.06		
Skating Area (non-hockey)	1/50,000	0.02	0.03	0.00	0.00 1.00	1.00 1.00	1.38	(1.38)	1.38	(0.38)	0.80 1.61	0.20 (0.22)	0.00		
Aquatic Facilities (Outdoors)	1/25,000	0.04	0.00	0.00				_ `							
Aquatic Facilities (Indoors)	1/30,000 1/50,000	0.04	0.00	1.00	3.00 0.00	3.00 1.00	1.15 0.69	(1.15) 0.31	1.15 0.00	1.85 0.31	1.34 0.80	(0.19) 0.20	0.19		
Sprayground / SplashPad  Water Access, Developed	NOT DEFINED	0.03	0.03	6.00	0.00	6.00	0.69	0.31	0.00	6.00	0.80	0.20	0.00		
	NOT DEFINED	0.02	0.17	1.00	0.00	1.00				1.00					
Winter Sports Golf Course 18-hole	1/25,000	0.03	0.03	2.00	2.00	4.00	1.38	0.62	0.00	2.62	1.61	0.39	0.00		
Disc Golf Course - 18 hole	1/25,000	0.04	0.06	1.00	0.00	1.00	1.38	(0.38)	0.38	(0.38)	1.61	(0.22)	0.00		
	1/50,000	0.04	0.03	1.00	0.00	1.00	0.69	0.31	0.38	0.31	0.80	0.20	0.00		
Driving Range Dog Park Area	1/50,000	0.02	0.03	1.00	1.00	2.00	0.69	0.31	0.00	1.31	0.80	0.20	0.00		
Maintenance Facilities (Hub)	1/75,000	0.02	0.03	1.00	0.00	1.00	0.69	0.54	0.00	0.54	0.80	0.20	0.00		
Maintenance Facilities (Facellite)	1/25,000	0.01	0.03	5.00	0.00	5.00	1.38	3.62	0.00	3.62	1.61	3.39	0.00		
Multi-use / Loop Pathways (miles)	1/25,000 1 mile /1,525	0.04	0.14	23.80	0.00	23.80	22.70	1.10	0.00	1.10	26.37	(2.57)	2.57	Α	
Park / Open Space Acres	20.50 ac./ 1,000	20.50	22.32	772.60	193.00	965.60	709.69	62.91	0.00	255.91	824.51	(51.91)	51.91	A	
raik / Open Space Acres	20.30 dt./ 1,000	20.30	22.32	772.00	133.00	303.00	703.03	02.31	0.00	233.31	024.31	(21.21)	31.31	А	

^{*} Current Facilities Data. Only Inventory used to factor current level of service.

DEVELOPMENT PRIORITY:

Top RIF Priority A
High RIF Priority B
Low RIF Priority C

 $^{{\}it **} \ {\it Current Facilities Inventory found within the community provided by Schools}.$ 

FACILITY NEEDS - COSTS 8-Jun-20

# Facility Needs and Costs

One Zone - City Wide Analysis (A	All Facilities		34,619	= Est	imated 2020 Pop.	40,220	= Pro	ojected 2029 Pop.	1			
Facility	Facilities Current	Facility Costs (assuming no land costs)	Needed Components to Remove Current Deficiency	Re	sts Needed to move Current Deficiency	Needed Components to Remove 2029 Deficiency		sts Needed to emove 2029 Deficiency	Priorities (Per Dept.)			
Baseball Diamonds (Grass Turf)	5.00	\$ 110,000	1.92	\$	211,618	1.12	\$	123,225				
Baseball Diamonds (Field Turf)	1.00	\$ 350,000	4.77	\$	1,669,442	0.93	\$	326,734				
Softball Diamonds	11.00	\$ 75,000	0.00	\$	-	0.00	\$	_				
Multi Purpose Fields (Grass Turf)	18.00	\$ 100,000	0.00	\$	-	0.00	\$	-				
Multi Purpose Fields (Field Turf)	0.00	\$ 500,000	4.33	\$	2,163,688	0.70	\$	350,072	Α			
Soccer Fields	8.00	\$ 100,000	0.65	\$	65,475	1.40	\$	140,029				
Tennis Courts	4.00	\$ 45,000	2.92	\$	131,571	1.12	\$	50,410				
Running / Walking Track (Comm)	0.00	\$ 650,000	1.73	\$	1,125,118	0.28	\$	182,037				
Basketball Courts (outdoors)	4.50	\$ 45,000	4.15	\$	186,964	1.40	\$	63,013				
Volleyball Courts (outdoors)	1.00	\$ 8,000	10.54	\$	84,317	1.87	\$	14,936				
Skate/Bike Park	0.00	\$ 500,000	0.87	\$	432,738	0.14	\$	70,014	Α			
Climbing / Challenge Elements	0.00	\$ 40,000	1.73	\$	69,238	0.28	\$	11,202				
Adventure Course	0.00	\$ 200,000	1.73	\$	346,190	0.28	\$	56,012				
Game Court	0.00	Not Defined	0.00		<u> </u>	0.00		*				
Fitness Courts	1.00	Not Defined	0.00			0.00						
Concessions	2.00	Not Defined	0.00			0.00						
Park Shelters	20.00	\$ 100,000	3.08	\$	307,933	3.73	\$	373,410	Α			
Park Restrooms	17.00	\$ 250,000	0.31	\$	77,375	2.80	Ś	700,144	A			
Education Experience	1.00	Not Defined	0.00	7	,	0.00	_	,				
Community Garden	1.00	Not Defined	0.00			0.00						
Garden Display	1.00	Not Defined	0.00			0.00						
Nature Center Components	0.00	\$ 150,000	0.69	\$	103,857	0.11	\$	16,803				
Nature Area	8.00	\$ 100,000	0.00	\$	-	0.00	\$	-				
Outdoor Entertain.Venue (amphitheatre)	2.00	\$ 750,000	0.00	\$	_	0.00	\$	_				
Events Lawn	1.00	\$ 175,000	0.15	\$	26,944	0.19	\$	32,673				
Community Centers (Community)	1.00	\$ 3,000,000	0.73	\$	2,192,850	0.28	\$	840,173				
Playgrounds	13.00	\$ 150,000	0.85	\$	127,140	2.24	\$	336,069	Α			
Skating Rinks (hockey) Regional	0.00	\$ 2,500,000	0.35	\$	865,475	0.06	\$	140,029				
Skating Area (non-hockey)	1.00	\$ 500,000	0.00	\$	-	0.00	\$					
Aquatic Facilities (Outdoors)	0.00	\$ 5,000,000	1.38	\$	6,923,800	0.22	\$	1,120,230				
Aquatic Facilities (Indoors)	0.00	\$ 7,500,000	1.15	\$	8,654,750	0.19	Ś	1.400.288				
Sprayground / SplashPad	1.00	\$ 250,000	0.00	\$	-,-5.,.50	0.00	\$	_, .00,200				
Water Access, Developed	6.00	Not Defined	0.00	1		0.00	Ť					
Winter Sports	1.00	Not Defined	0.00	<b>†</b>		0.00	<b>†</b>					
Golf Course 18-hole	2.00	\$ 5,000,000	0.00	\$	_	0.00	\$	_				
Disc Golf Course - 18 hole	1.00	\$ 35,000	0.38	\$	13,467	0.22	\$	7,842				
Driving Range	1.00	\$ 850,000	0.00	\$		0.00	\$	- ,542				
Dog Park Area	1.00	\$ 500,000	0.00	\$	_	0.00	\$	_				
Maintenance Facilities (Hub)	1.00	\$ 750,000	0.00	\$	_	0.00	\$	_				
Maintenance Facilities (Satellite)	5.00	\$ 450,000	0.00	\$	_	0.00	\$	_				
Multi-use / Loop Pathways (miles)	23.80	\$ 325,000	0.00	\$		2.57	\$	836,508	Α			
Park / Open Space Acres	772.60	\$ 35,000	0.00	\$		51.91	\$	1,816,958	A			
	772.00	9 33,000	TOTALS	\$	25,779,948	31.31	\$	9,008,812				
Cost of Facilities Needed to Remove ALL Current Deficiency (2020): \$ 25,779,948												
		Cost of Facilit	ies Needed to Accom	nmoda	ate ALL Future [			9,008,812				
						<b>Total Facility Costs:</b>	Ş	34,788,760				

Applied Summary:	Current	2029 Рор.
	Costs Needed to	Costs Needed to
	Remove Current	Remove 2029
	Deficiency	Deficiency
"A" Prioirities Compon	ents \$ 3,108,873	\$ 4,483,175

#### **Recreation Impact Fee Scenario Analysis**

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

Forecast 10-Year Residential Building Permits Total: 2,638

## RIF Scenario Analysis

Pagraption Components Included in Scanario	Driority Pank		Current		Future Needs	DIE	Amount	Ratio (City Share)	Ratio (RIF Share)
Recreation Components Included in Scenario	Priority Rank	_	Deficiencies					` '	<u> </u>
Priority "A" Components Only	A	\$	3,108,873	\$	4,483,175	\$	1,699	40.9%	59.1%
Remaining Components Only	В	\$	22,671,075	\$	4,525,637	\$	1,715	83.4%	16.6%
2 1 112: 1 (2 7 7		\$	25,779,948	\$	9,008,812	ć	47	60.00/	25.00/
Baseball Diamonds (Grass Turf)		\$	211,618	\$	123,225	\$	47	63.2%	36.8%
Baseball Diamonds (Field Turf)		\$	1,669,442	\$	326,734	\$	124	83.6%	16.4%
Softball Diamonds		\$	-	\$	-	\$			
Multi Purpose Fields (Grass Turf)		\$	2 462 600	\$	-	\$ <b>\$</b>	122	00.40/	42.00/
Multi Purpose Fields (Field Turf)	А	_	2,163,688	\$	350,072	\$	133 53	86.1%	13.9%
Soccer Fields		\$	65,475	\$	140,029		19	31.9%	68.1%
Tennis Courts		\$	131,571	\$	50,410	\$	69	72.3%	27.7%
Running / Walking Track (Comm)		\$	1,125,118	\$	182,037	\$	24	86.1%	13.9%
Basketball Courts (outdoors)		\$	186,964	\$	63,013	\$	6	74.8%	25.2%
Volleyball Courts (outdoors)		\$	84,317	\$	14,936	\$	27	85.0%	15.0%
Skate/Bike Park	Α	\$	432,738	\$	70,014	\$	4	86.1%	13.9%
Climbing / Challenge Elements		\$	69,238	\$ \$	11,202	\$	21	86.1%	13.9%
Adventure Course		\$	346,190	\$	56,012	\$	21	86.1%	13.9%
Game Court			-		-	\$			
Fitness Courts		\$	-	\$	-	\$			
Concessions		\$	- 207.022	\$		\$		45.20/	F4 00/
Park Shelters	Α	\$	307,933	\$	373,410	\$	142	45.2%	54.8%
Park Restrooms	Α		77,375	\$	700,144		265	10.0%	90.0%
Education Experience		\$	<u>.</u>	\$ \$	-	\$			
Community Garden		\$	<u> </u>	\$	-	\$			
Garden Display					46.000	\$	6	00.40/	42.00/
Nature Center Components		\$	103,857	\$	16,803		0	86.1%	13.9%
Nature Area		\$	-	\$	-	\$			
Outdoor Entertain.Venue (amphitheatre		\$		\$			12	45.20/	F4.00/
Events Lawn		\$	26,944	\$	32,673	\$		45.2%	54.8%
Community Centers (Community)		\$	2,192,850	\$	840,173	\$	318 127	72.3%	27.7%
Playgrounds	А	_	127,140	\$	336,069		53	27.4%	72.6%
Skating Rinks (hockey) Regional		\$	865,475	\$	140,029	\$	55	86.1%	13.9%
Skating Area (non-hockey)		\$		\$	- 4 420 220		425	00.40/	42.00/
Aquatic Facilities (Outdoors)		\$	6,923,800	\$	1,120,230	\$	531	86.1%	13.9%
Aquatic Facilities (Indoors)		\$	8,654,750	\$	1,400,288	\$	221	86.1%	13.9%
Sprayground / SplashPad		\$	-	\$	-	\$			
Water Access, Developed		\$			-	\$			
Winter Sports		\$	-	\$	-	\$			
Golf Course 18-hole			12.467		7.043	\$	3	C2 20/	36.00/
Disc Golf Course - 18 hole		\$	13,467	\$	7,842	\$	3	63.2%	36.8%
Driving Range		\$	-	\$	-	\$			
Dog Park Area			-	\$	-	•			
Maintenance Facilities (Hub)		\$	-	\$	-	\$			
Maintenance Facilities (Satellite)	^	\$	-	\$	936 500	\$	217	0.00/	100.00/
Multi-use / Loop Pathways (miles)	A		•	\$	836,508	\$	317	0.0%	100.0%
Park / Open Space Acres	Α	\$	-	\$	1,816,958	\$	689	0.0%	100.0%

## Summary of the Scenario Analysis

#### 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)

8-Jun-20

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Fu	ture Needs	RIF Amount (Gross) *	Ratio (City Share)	Ratio (RIF Share)
Multi Purpose Fields (Field Turf)	Α	\$ 2,163,688	\$	350,072	\$ 133	86.1%	13.9%
Skate/Bike Park	Α	\$ 432,738	\$	70,014	\$ 27	86.1%	13.9%
Park Shelters	Α	\$ 307,933	\$	373,410	\$ 142	45.2%	54.8%
Park Restrooms	Α	\$ 77,375	\$	700,144	\$ 265	10.0%	90.0%
Playgrounds	Α	\$ 127,140	\$	336,069	\$ 127	27.4%	72.6%
Multi-use / Loop Pathways (miles)	Α	\$ -	\$	836,508	\$ 317	0.0%	100.0%
Park / Open Space Acres	Α	\$ -	\$	1,816,958	\$ 689	0.0%	100.0%
Priority "A" Components		\$ 3,108,873	\$	4,483,175	\$ 1,699	40.9%	59.1%

Current Ordinance RIF: \$

1,288

Funded over 10-Years without the use of RIF Dollars

RIF Amount

(without any deductions applied)

Funding Resources over 10-Years from RIFs

^{*} The above Gross RIF is before discounting of deficiency calculations

## Funding of Current Deficiencies

Summary of the Deficiency Funding and anticipated years they will be implemented as reviewed by the City.

City of Valparaiso – Park and	City of Valparaiso – Park and Recreation Department																			
<b>Forecast Funding for Current</b>	Recreation C	om	ponent De	ficie	encies										Pre	epared	d by: Valparaiso Pa	rks a	nd Recreation and L	ehman & Lehman, Inc.
Project Description	Quantities	Pro	oject Amount	Func	ding Source(s)															
	Needs		Costs		Grants		Park Capital provement Budget	Inc	City Tax rement Fund (TIF)		y Cumulative apital Funds		Bonds		Donations		Other		TOTALS	Years of Implementation
Multi Purpose Fields (Field Turf)	4.33	\$	2,163,688	\$	-	\$	100,000	\$	500,000	\$	500,000	\$	500,000	\$	250,000	\$	313,688	\$	2,163,688	2021, 2022
Skate/Bike Park	0.87	\$	432,738	\$	-	\$	-	\$	-	\$	-	\$	-	\$	350,000	\$	82,738	\$	432,738	2022
Park Shelters	3.08	\$	307,933	\$	-	\$	150,000	\$	-	\$	-	\$	-	\$	-	\$	157,933	\$	307,933	2022
Park Restrooms	0.31	\$	77,375	\$	-	\$	50,000	\$	-	\$	-	\$	-	\$	-	\$	27,375	\$	77,375	2022
Playgrounds	0.85	\$	127,140	\$	-	\$	100,000	\$	-	\$	-	\$	-	\$	-	\$	27,140	\$	127,140	2021
Multi-use / Loop Pathways (miles)	0.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
Park / Open Space Acres	0.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
		\$	3,108,873	\$	-	\$	400,000	\$	500,000	\$	500,000	\$	500,000	\$	600,000	\$	608,873	\$	3,108,873	
		_	10 Year Total =	+ -	-	\$	400,000	\$	500,000	\$	500,000	·	500,000	_	600,000	-	608,873	\$	3,108,873	
			nual Average = Percentages =		0.00%	\$	40,000 12.87%	\$	50,000 16.08%	\$	50,000 16.08%	\$	50,000 16.08%	\$	60,000 19.30%	\$	60,887 19.59%	\$	310,887 100.00%	

These seven recreation components are a part of the RIF calculations with some having current deficiencies. These components' costs will need to be funded outside of impact fees.

This analysis will be used to determine any applied Impact Deductions or Non-Local Revenue figures that will need to be discounted from the determined Impact Costs.

#### City of Valaparaiso - Park and Recreation Department

11-Jun-20

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

		Α	В	С		D	Е		F	G	Н		
	RIF YEARS	Grants	ark Capital provement Budget	City Tax Increment Fund (TIF)	City Cumulative Capital Funds		Bonds	(N	onations Ion-Local evenues)	Other	TOTALS	_	ND TOTALS (B, D, E)
	2020										\$		
	2021		\$ 150,000	\$ 250,000	\$	250,000	\$ 55,556	\$	125,000	\$ 183,984	\$ 1,014,539	\$	455,556
	2022		\$ 250,000	\$ 250,000	\$	250,000	\$ 55,556	\$	475,000	\$ 424,890	\$ 1,705,445	\$	555,556
	2023						\$ 55,556				\$ 55,556	\$	55,556
RIF Years	2024						\$ 55,556				\$ 55,556	\$	55,556
NIF Teats	2025						\$ 55,556				\$ 55,556	\$	55,556
	2026						\$ 55,556				\$ 55,556	\$	55,556
	2027						\$ 55,556				\$ 55,556	\$	55,556
	2028						\$ 55,556				\$ 55,556	\$	55,556
	2029				,		\$ 55,556				\$ 55,556	\$	55,556
	2020-2029 TOTALS	\$ -	\$ 400,000	\$ 500,000	\$	500,000	\$ 500,000	\$	600,000	\$ 608,873	\$ 3,108,873	\$	1,400,000

# Analysis of Impact Deductions

#### City of Valparaiso - Park and Recreation Department

11-Jun-20

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

ct		Α	В	С	D	E	F	G	Н	I
tions	RIF Years	Cumulative Households	New Households (Annual)	New Households (Cumulative)	Costs to Remove Current Deficiency	Cost / busehold for ark Cap. Imp. Budget	Cost / Household for City TIF	Cost / Household City Cumulative Capital Funds	Impact Deductions (Cum. From Bond Issue New Households)	Totals of Impact Deductions for the New Households
	2019	14,999								
	2020	15,318	160	160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2021	15,510	191	351	\$ 455,556	\$ 9.67	\$ -	\$ -	\$ 3.58	\$ 4,655
	2022	15,742	233	584	\$ 555,556	\$ 15.88	\$ -	\$ 15.88	\$ 3.53	\$ 20,605
	2023	15,978	236	820	\$ 55,556	\$ -	\$ -	\$ -	\$ 3.48	\$ 2,851
RIF Years	2024	16,226	248	1,068	\$ 55,556	\$ -	\$ -	\$ -	\$ 3.42	\$ 3,655
KIF TEATS	2025	16,494	268	1,335	\$ 55,556	\$ -	\$ -	\$ -	\$ 3.37	\$ 4,498
	2026	16,782	289	1,624	\$ 55,556	\$ -	\$ -	\$ -	\$ 3.31	\$ 5,376
	2027	17,093	310	1,935	\$ 55,556	\$ -	\$ -	\$ -	\$ 3.25	\$ 6,288
	2028	17,426	333	2,268	\$ 55,556	\$ -	\$ -	\$ -	\$ 3.19	\$ 7,230
	2029	17,797	370	2,638	\$ 55,556	\$ -	\$ -	\$ -	\$ 3.12	\$ 8,235
		TOTALS	2,638		\$ 1,400,000					\$ 63,393
•	•	•	•	Committee Tabala	D. dostada a satisa	. 6		6 . 6 . 1 . 1 . 1	C+ D b b -	Costs applied to

Cumulative NOTES: households over 10 households over 10 year period year period

Projected new

Cumulative Totals of New Household Growth over 10-Yr. Period

Budgeted portion | Cost Per household from the to remove existing implementation defic. Using Park schedule Cap. Imp. Budget

There is not in the generation of City TIF

Cost Per household Cost Per household Residential Impact to remove existing defic. Using City Cum. Captial Funds

to remove existing defic. Bond Issue Funding

new households for current deficiencies [E+G+

H times C]

Total Impact Deduction for Columns E, G, H times cumulative number of New Households: \$ 63,393

## Recreation Impact Fee Summary

#### **IMPACT FEE CALCULATIONS**

Recommended Recreation Impact Fee – City of Valparaiso

"A" Priorities Recreation Infrastructure Components

Costs Needed to Remove Current Deficiency = \$	3,108,873
Average Projected Costs / Year (2020 to 2029) = \$	310,887

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

	2029 Population
Projected 2029 Populations =	40,220
Number of Projected New Residential Building Permits in the next 10 years =	2,638
	_
Impact Costs Needed to Meet Future (2029) Needs =	\$ 4,483,175
Less Anticipated Non-Local Revenues Available towards Future (2029) Needs =	\$ (600,000)
Less Anticipated Impact Deductions against Future (2029) Needs =	\$ (63,393)
Adjusted Future Needs Costs =	\$ 3,819,782

Projected Recreation Impact Fee = \$ 1,448

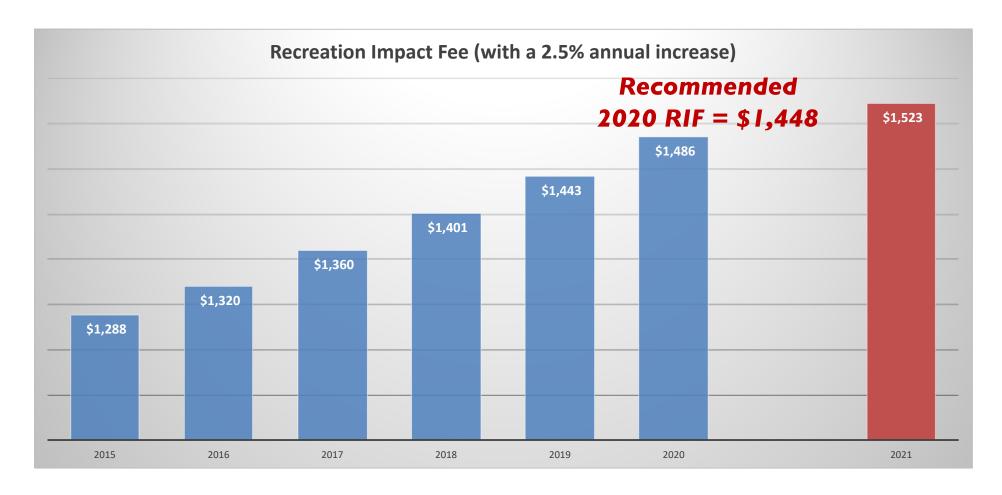
Non-Local Revenue and Impact Deductions % of Adjusted Impact Costs =

14.80%

Valparaiso	Housing	Equivalents
	Type of	Unit

Type of Unit	Equivalent %	Fee / Unit
Single – Family Dwelling Unit	100%	\$ 1,448
Duplex / Condominium / Townhome	85%	\$ 1,231
Apartment Unit	63%	\$ 912
Assisted Living Unit	50%	\$ 724

#### What if there was an Annual Increase to RIF



- This graphic represents the annual increase in the RIF IF a 2.5% inflation factor was added per year starting with the 2015 recreation impact fee ordinance
- The Proposed RIF of 2020 is \$1,448 (12.4% increase over current RIF)

## Projected 10-Year RIF Revenue

#### **Projected Future Annual Collections of Recreation Impact Fees**

	2020 **	:	2021		2022	2023	2024	2025	2026	2027	2028	2029
Projected New Residential Building Permits:	160		191		233	236	248	268	289	310	333	370
Applied RIF: \$ 1,448	\$ 1,	448	\$ 1,44	8 \$	1,448	\$ 1,448	\$ 1,448	\$ 1,448	\$ 1,448	\$ 1,448	\$ 1,448	\$ 1,448
Projected Recreation Impact Fee Collections:	\$	-	\$ 254,13	9 \$	336,850	\$ 341,903	\$ 358,599	\$ 387,651	\$ 417,929	\$ 449,542	\$ 482,608	\$ 536,175
Cumulative RIF Gained:	\$	-	\$ 254,13	9 \$	590,989	\$ 932,892	\$ 1,291,491	\$ 1,679,142	\$ 2,097,071	\$ 2,546,614	\$ 3,029,222	\$ 3,565,396
Applied RIF: \$ 1,448	\$ 1,	448	\$ 1,48	4 \$	1,521	\$ 1,559	\$ 1,598	\$ 1,638	\$ 1,679	\$ 1,721	\$ 1,764	\$ 1,808
Projected RIF with 2.5% Inflation Factor:			\$ 260,49	3 \$	353,903	\$ 368,192	\$ 395,826	\$ 438,592	\$ 484,670	\$ 534,365	\$ 588,011	\$ 669,609
Cumulative RIF Gained with Inflation:	\$	-	\$ 260,49	3 \$	614,396	\$ 982,587	\$ 1,378,414	\$ 1,817,005	\$ 2,301,675	\$ 2,836,040	\$ 3,424,051	\$ 4,093,660

^{**} 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 under the new ordinance in 2020 and first month of 2021. (assuming Ordinance approval in August 2020)



## Current Deficiencies Implementation Schedule

Samanant Sumant Samanant															
Recreation Component		mponent Init Cost	Current Deficiency	Compone Costs	202	)	2021	2022	2023	2024	2025	2026	2027	2028	2029
A		В	С	D	E		F	G	Н	I	J	K	L	М	N
Multi Purpose Fields (Field Turf)	\$	500,000	4.33	\$ 2,163,	688		\$ 1,081,844	\$ 1,081,844							
Skate/Bike Park	\$	500,000	0.87	\$ 432,	738			\$ 432,738							
Park Shelters	\$	100,000	3.08	\$ 307,	933			\$ 307,933							
Park Restrooms	\$	250,000	0.31	\$ 77,	375			\$ 77,375							
Playgrounds	\$	150,000	0.85	\$ 127,	140		\$ 127,140								
Multi-use / Loop Pathways (miles)	\$	325,000	0.00	\$	-										
Park / Open Space Acres	\$	35,000	0.00	\$	-										
		Common t	D-6-1 T-4-1	. 6 2.400	272 6		\$ 1.208.984	ć 1 000 000	<u> </u>	\$ -	\$ -	\$ -	<u> </u>	\$ -	<u> </u>
IMPLEMENTATION PER YEAR		Current	Deficiency Total	se Fields (Field	873 \$	-	7 -,,	<u> </u>	<b>,</b> -	\$ -	3 -	, -	\$ -	, -	\$
INPLEMENTATION PER YEAR			iviuiti Purpo	Skate/Bike P			2.16	2.16 0.87							
				Park She				3.08							+
				Park Restro				0.31							
				Playgro	ınds		0.85								
				op Pathways (m											
			Park	/ Open Space A	cres										<u> </u>
The following park sites / facilities are sug	aceted t	a facilitata tha	deficient reconsti												
LOCATIONS OF COMPONENTS		to facilitate the		ose Fields (Field			Various Park(s)	Various Park(s)			I	I	1	1	Т
EGGATIONS OF COMM CIVELATS			· · · · · · · · · · · · · · · · · · ·	Skate/Bike			Turious Turin(s)	Various Park(s)							
				Park Sho	lters			Various Park(s)							
				Park Restr	oms			Various Park(s)							
				Playgro			Various Park(s)								
Multi-use / Loop Pathways (miles)															
			Par	k / Open Space .	Acresi			I		I	1	1	1	1	1

## Future Needs Implementation Schedule

Recreation Component	Component Unit Cost	Future Need (Adjusted)	Component Costs	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Α	В	С	D	E	F	G	Н	I	J	К	L	M	N
Multi Purpose Fields (Field Turf)	\$ 500,000	0.60	\$ 298,270		\$ 149,13	\$ 149,13	5						
Skate/Bike Park	\$ 500,000	0.12	\$ 59,654			\$ 59,65	4						
Park Shelters	\$ 100,000	3.18	\$ 318,155			\$ 159,07	8 \$ 159,078	В					
Park Restrooms	\$ 250,000	2.39	\$ 596,541				\$ 198,847	\$ 198,847	\$ 198,847				
Playgrounds	\$ 150,000	1.91	\$ 286,340					\$ 143,170	\$ 143,170				
Multi-use / Loop Pathways (miles)	\$ 325,000	2.19	\$ 712,726							\$ 178,182	\$ 178,182	\$ 178,182	\$ 178,182
Park / Open Space Acres	\$ 35,000	44.23	\$ 1,548,096							\$ 387,024	\$ 387,024	\$ 387,024	\$ 387,024
		(Adjusted for Non-Local Rev. & Impact Deductions)	(Adjusted for Non-Local Rev. & Impact Deductions)										
	Fut	ture Needs Total:	\$ 3,819,782	\$ -	\$ 149,13	\$ 367,86	7 \$ 357,925	\$ 342,017	\$ 342,017	\$ 565,206	\$ 565,206	\$ 565,206	\$ 565,206
IMPLEMENTATION PER YEAR	<b>l:</b>	Multi Purpos	se Fields (Field Turf)		0.30	0.30				1		$\overline{}$	
			Skate/Bike Park			0.12							
			Park Shelters			1.59	1.59						
			Park Restrooms Playgrounds			-	0.80	0.80	0.80				
		Multi-use / Loc	op Pathways (miles)					0.55	0.55	0.55	0.55	0.55	0.55
			/ Open Space Acres							11.06	11.06	11.06	11.06
The following park sites / facilities are sug	gested to facilitate th	e future needed recr	reational component	s:									
LOCATIONS OF COMPONENTS	i:	Multi Purpo	se Fields (Field Turf)		Various Park(s	Various Park(s	)						
			Skate/Bike Park			Various Park(s							
			Park Shelters			Various Park(s)			14 1 0 111				
			Park Restrooms Playgrounds				Various Park(s)	Various Park(s)  Various Park(s)	Various Park(s)  Various Park(s)				
		Multi-use / Lo	op Pathways (miles)					vuiious Purk(s)	various Park(s)	TBD	TBD	TBD	TBD
			/ Open Space Acres				+	1	1	TBD	TBD	TBD	TBD

## Recommendation Summary

#### The following are the recommendations of the Advisory Committee:

- One Impact Zone be established
- Of the recreational components studied it is recommended that the "A" Priority
   Components be included in the Recreation Impact Fee
- Current Deficiencies to be fulfilled in next 10 years = \$3,108,873
- Future Needs (including deductions) over the next 10 years = \$3,819,782
- Recommended Recreation Impact Fee with applied
   Non-Local Revenue and Impact Deductions = \$1,448.
- The recommendation is to continuing the Valpo Housing Equivalents to the recreation impact fee for the potential and new trends in housing
- The recommendation is to consider an Annual Inflation factor of 2.50% adjusting annually the recreation impact fee based on construction increases
- Annual reviews and tracking of growth and infrastructure forecasts of improvements expenditures is recommended to be done by the City
- Reporting of revenue and expenditures should be done as part of the City's Park and Recreation Annual Report



#### **RESOLUTION NO. 2020-001**

## A RESOLUTION OF THE VALPARAISO ADVISORY PLAN COMMISSION RECOMMENDING ADOPTION OF NEW RECREATION IMPACT FEES AND ORDINANCE AS A REPLACEMENT FOR THE EXISTING FEES AND ORDINANCE

**WHEREAS,** the Valparaiso Advisory Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the City of Valparaiso, Indiana (the "City"); and

WHEREAS, this general plan of development is formalized in the Comprehensive Plan, adopted June 24, 2013 by the Common Council of the City of Valparaiso (the "City Council") in accordance with IC 36-7-4-500; and

WHEREAS, the City Council adopted the Unified Development Ordinance (the "UDO") on March 9, 2009 in accordance with IC 36-7-4-600; and

**WHEREAS,** with the adoption of the Recreation Impact Fee Ordinance No. 27-2015 ("2015 Fee Ordinance"), on December 14, 2015, the City Council established development impact fees in accordance with IC 36-7-4-1300, and authorized the imposition of development impact fees in amounts to be set by the subsequent City Council Ordinances; and

**WHEREAS**, on June 23rd, 2020 the Park Board recommended approval of the proposed new recreation impact fee ordinance as a replacement for the 2015 Fee Ordinance; and

**WHEREAS,** on July 14th, 2020 the Plan Commission held a public hearing to consider the adoption of a new recreation impact fee ordinance as a replacement for the 2015 Fee Ordinance; and

WHEREAS, a report entitled "Valparaiso Recreation Zone Improvement Plan Study 2020" (the "Zone Improvement Plan" or "Plan") has been prepared by Lehman & Lehman, Inc. that establishes the updated development impact fee program ("Development Impact Fees," or "Fees") and the estimated reasonable cost of providing the services and constructing public facilities for which the Fees are being charged; and

**WHEREAS,** the Impact Fee Advisory Committee as established under IC 36-7-4-1312 has reviewed the Plan and has favorably recommended its approval; and

**WHEREAS,** the Zone Improvement Plan identifies the purpose of the Development Impact Fees and the use to which the Fees will be put, and a copy of the Plan is attached as Attachment "A" to this resolution, and incorporated herein by this reference; and

**WHEREAS,** the Plan has been made available for public review and a copy is on file in the Planning Department office; and

WHEREAS, The Plan Commission has considered the Zone Improvement Plan and finds it to:

- 1. Be consistent with the City's Comprehensive Plan;
- 2. Reflect current conditions and the character of current structures and uses in each district;
- 3. Provide for the most desirable use for which the land in each district is adapted;
- 4. Promote the conservation of property values throughout the jurisdiction; and

5. Plan for responsible development and growth.

#### **NOW, THEREFORE, BE IT RESOLVED,** by the City of Valparaiso Plan Commission, as follows:

The City of Valparaiso Plan Commission hereby adopts as an amendment of the text of the Unified Development Ordinance the new Recreation Impact Fee Ordinance as detailed in the Valparaiso Recreation Zone Improvement Plan Study 2020 to replace Ordinance No. 27-2015 and certifies with a favorable recommendation to the Common Council of the City of Valparaiso such adoption in conformance with the requirements of IC 36-7-4-1311.

by a vote of all members of	ent and voting this day of	202
vote of an members pr	au, or	
Matt Evans, President	Tim Warner, Vice President	
Michael Jabo, City Engineer	Peter Anderson, Member	_
Al Shields, Member	Vic Ritter, Member	_
Diane Worstell, Member	Jim Mooney, Member	_
Attest:		
Helene Pierce Secretary		