

Noblesville Recreation Zone Improvement Plan Study



The City of Noblesville's Zoning Plan was used as a resource to evaluate growth in and adjacent to the city limits. The map shown in **Figure 6** (below) defines the planning area formed and the basis for the Impact Zone related to this study.

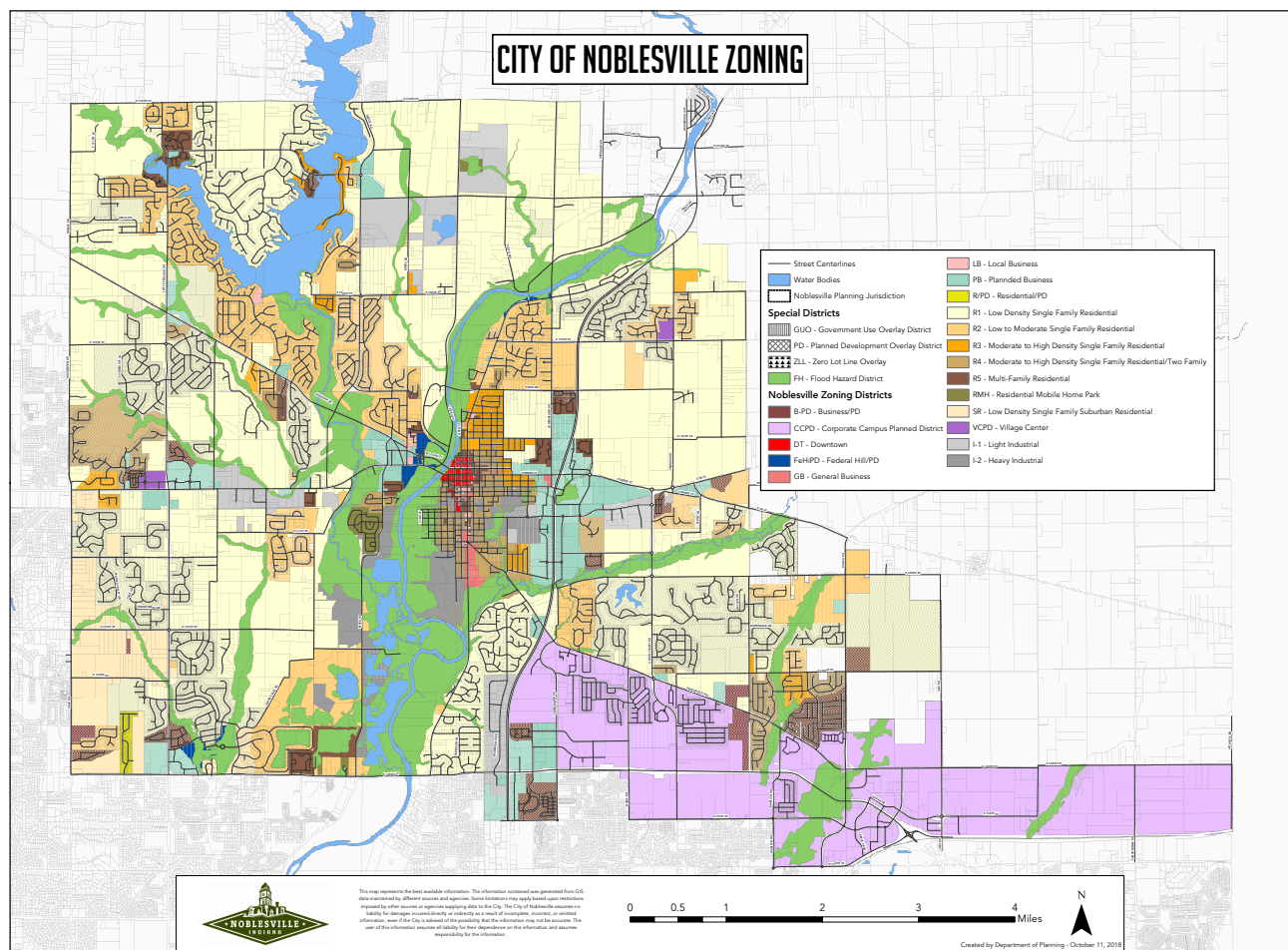


Figure 6 – City of Noblesville Zoning Map (source: City of Noblesville)

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Growth by Residential Development Population Projections

The City of Noblesville commissioned *HWC Engineering* in early 2023 to develop a Future Growth and Wastewater Capacity Analysis. This study's purpose was stated...

"Using the future land use map established in the 2019 Comprehensive Plan, and with consideration of historic growth data and local and regional trends data, an analysis was completed to project the growth potential of Noblesville and Wayne Townships over four-time horizons: 0-10 years, 10-25 years, 25-50 years and 50+ years. The growth potential was then used to project the marginal and cumulative wastewater flows necessary to service this new future development. Given the time frame of these projections, there are variables that cannot be accounted for which may affect the estimated projections in this study over time. This study should be reviewed and updated periodically to ensure it reflects the best available information."

The analysis process model was also identified using the following graphic:

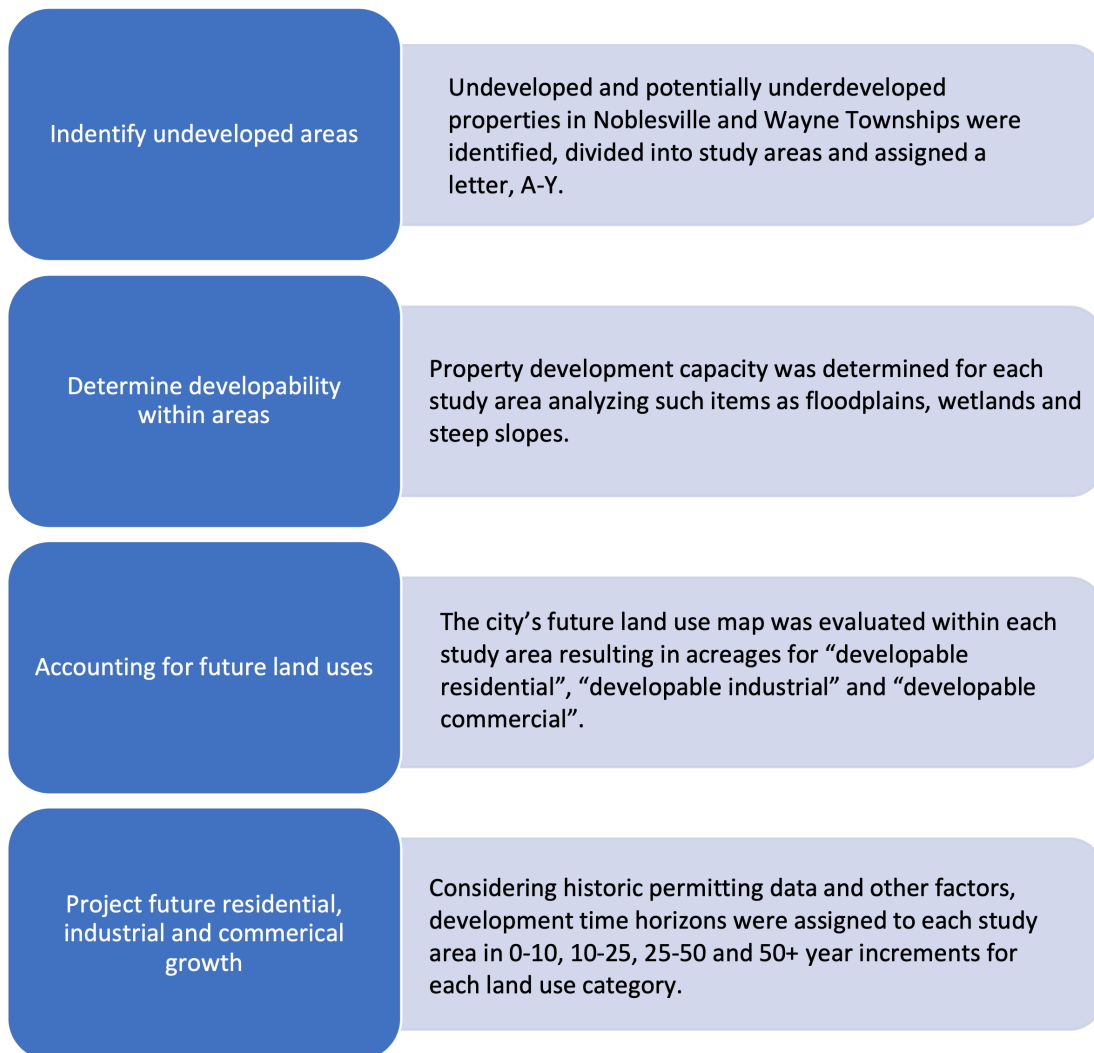


Figure 7 – Growth Analysis Process Overview – Source: *HWC Engineering Future Growth Analysis Study*, Page 4.

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The HWC Engineering Future Growth Study examined the future potential residential growth over a four-term time period of 1-10 years, 10-25 years, 25-50 years and 50+ years. For the purposes of this Park Impact Fee Study update this Consultant used the information for the 1–10-year projection.

The HWC Engineering Future Growth Study identified future developable land classified as "residential" included land planned to be used for Infill Residential, Mixed Residential, Residential and Rural Estate Residential, as labeled by the future land use map in the City's 2020 Comp Plan. It is understood that each of these land use designations may include varied and mixed densities of units per acre within them. The growth analysis established a base density of three (3) units per acre that was used within the Future Growth study areas. A model was developed to accompany this report which allows for adjustment of the base density value for future scenario and sensitivity analyses. These projections considered current residential developments that still carry build out capacities.

The Future Growth Analysis Study Land tract parcels were drawn on an aerial map (**Figure 8**) of the City and study area.

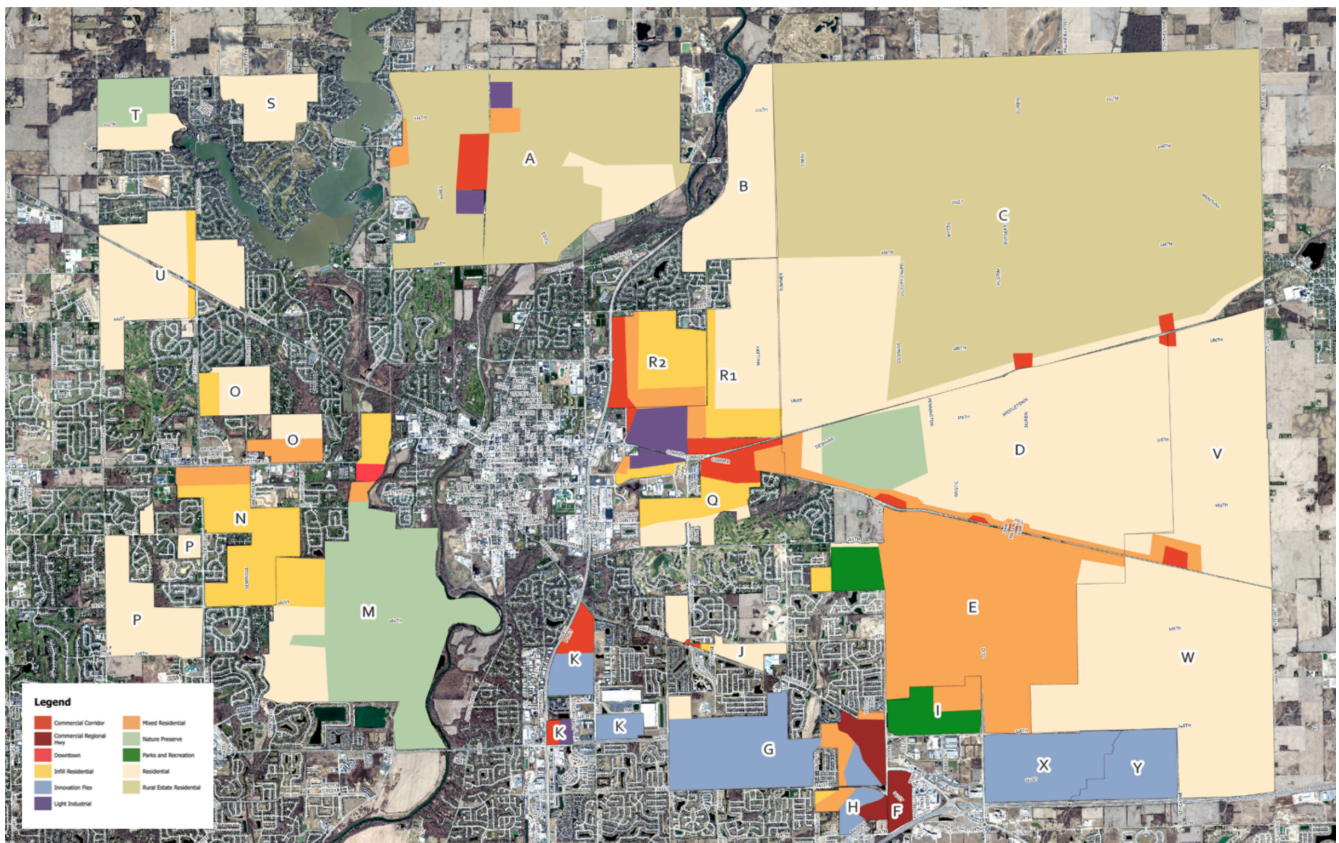


Figure 8 – Noblesville Residential Growth Potential Map

Source: City of Noblesville development resources and interactions with City Staff
Projected Future Growth Study prepared by HWC Engineering (2023).

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Population Growth Potential of Planning Area

The following work sheet / table (**Table 1**) identified the study areas of the Future Growth Analysis Study, their acres and projected dwelling units over the next 10-year period. were used in the Future Growth Analysis Study illustrate the residential growth potential for the next 10 years.

The summary indicates there to be 8,073 residential units during that period. Using the Census information of the City having 2.64 persons per household this would calculation 10-year growth to be a total of 21,313 new persons.

Table 1 also indicates the population growth during those 10 years of the Park Impact Fee time period. Over this 10-year period there would be an average annual growth of 807 residential units or a population of 2,131 persons.

Study Area	Acres	Dwelling Units (0-10 Yrs)	Units / Acre		Populations	Annual Growth	Historic Res. Permits	Forecast Res. Permits	Forecast Pop. @ 2.64 pph
A	144.95	435	3.00		2010	51,969	344		
B	72.50	218	3.01		2011		417		
C	0.00	0			2012		407		
D	0.00	0			2013		482		
E	1,099.00	3,297	3.00		2014		465		
F	0.00	0			2015		622		
G	112.00	336	3.00		2016		570		
H	30.00	90	3.00		2017		493		
I	8.70	26	2.99		2018		592		
J	99.00	297	3.00		2019		882		
K	0.00	0			2020	69,604	609		
L	0.00	0			2021	71,176	1,091		2,880
M	10.00	30	3.00	RIF YEARS	2022	72,748			
N	189.30	568	3.00	1	2023	74,421	1,673	634	
O	37.40	112	2.99	2	2024	76,170	1,749	663	
P	175.40	529	3.02	3	2025	77,998	1,828	692	
Q	140.80	422	3.00	4	2026	79,909	1,911	724	
R1	88.70	266	3.00	5	2027	81,907	1,998	757	
R2	48.80	146	2.99	6	2028	84,036	2,129	806	
S	101.10	303	3.00	7	2029	86,305	2,269	859	
T	0.00	0		8	2030	88,722	2,417	916	
U	332.80	998	3.00	9	2031	91,295	2,573	975	
V	0.00	0		10	2032	94,061	2,766	1,048	
W	0.00	0			TOTAL	21,313	TOTAL	8,073	
X	0.00	0							
Y	0.00	0							
TOTALS	2,690.45	8,073	3.00	Average Annual Growth = 807.3 Units per year					
* Does not include completion of existing developments				Population @ 2.64 pph = 21,313 or annual = 2,131					

Table 1 – Noblesville Potential Residential Growth Projections

(Information taken from Projected Future Growth Study prepared by HWC Engineering – 2023).

As was stated above, these residential growth projections include the existing developments that current still have built out capacities within them.



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Potential Residential Growth Summary Forecast

From the analysis from the Projected Future Growth Study the following is the projection of residential growth over the next 10 years (2023-2032). Also, it should be noted that the assumed population at the end of 2022 (72,748 persons) was factored by the Planning Staff and provided to the Consultant. The findings indicate that the City will grow by 21,313 (via 8,073 residential building permits) by the year 2032 for a total population of 94,061. **Table 2** below highlights this summary information.

Summary of Growth for the City	
Total Growth forecast for the next 10-Year Period	21,313
Estimated 2022 Population	72,748
Potential Future Population	94,061

Table 2 – 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 2.64 persons per household established in 2020 Census. The following **Table 3** illustrates the historical population growth over the previous decades and forecasts of population growth over the next 10-year period.

City of Noblesville Population

2020 Census of Persons per Household = 2.64

One Impact Zone Summary

Noblesville Current and Projected – One Impact Zone Area

	2010	2020	2021	2022	2023	2024	2025
Total City of Noblesville	51,969	69,609	71,176	72,748	74,421	76,170	77,998
Annual Growth Rate (Est.)					2.30%	2.35%	2.40%
Households (at 2.64 / house)			26,961	27,556	28,190	28,852	29,545
Total New Households				595	634	662	692
Growth Per Year (Persons)					1,673	1,749	1,828

	2026	2027	2028	2029	2030	2031	2032
Total City of Noblesville	79,909	81,907	84,036	86,305	88,722	91,295	94,061
Annual Growth Rate (Est.)	2.45%	2.50%	2.60%	2.70%	2.80%	2.90%	3.03%
Households (at 2.64 / house)	30,269	31,025	31,832	32,691	33,607	34,581	35,629
Total New Households	724	757	807	859	915	975	1,048
Growth Per Year (Persons)	1,911	1,998	2,130	2,269	2,417	2,573	2,767

Year	New Building Permits	New Pop.
2023	634	1,673
2024	662	1,749
2025	692	1,828
2026	724	1,911
2027	757	1,998
2028	807	2,130
2029	859	2,269
2030	915	2,417
2031	975	2,573
2032	1,048	2,767
Total:	8,073	21,313
Average:	807	2,131

2.60% = assumed average annual growth rate

Table 3 – Current and Projected Population and Building Permit Growth

The average annual growth rate percentage projected over the next 10-years represents 2.60%. This annual growth rate closely matches the growth strategies in the previous section of this study. The overall growth projection is 8,073 residential units (21,313 persons). 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.

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Note that since Park 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.

Following is **Figure 9** that illustrates the historical growth of the City and the projected growth over the coming ten years.

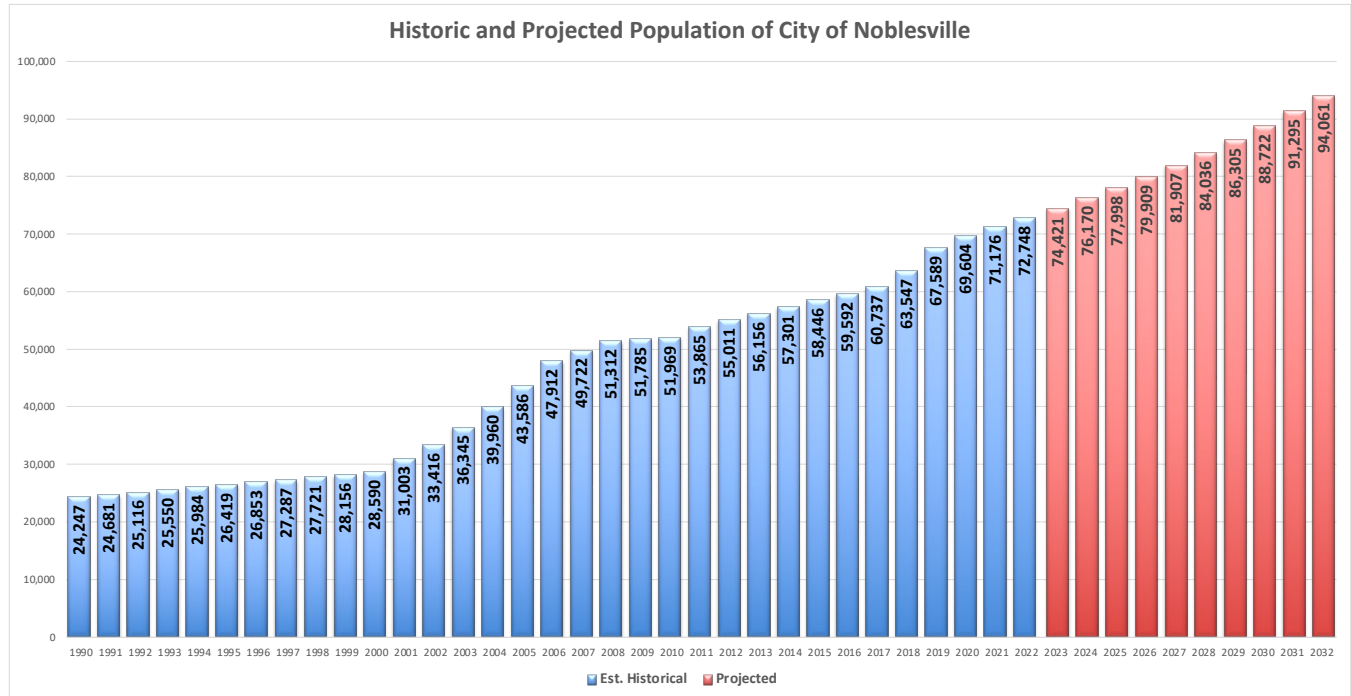


Figure 9 – Historic and Projected Population of the City of Noblesville

Existing Park Land Facilities

Park Sites and Acreage Needed

Noblesville'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.

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Table 4 is a table of the Park Site and Acres Inventory and provides an inventory of the parks, their acres, type and location within the existing impact zone. Note that Hyde Park property of ±160 acres has been determined to be a future park property but as of the date of this study such transfer, or designation, has not taken place.

Noblesville – Park Inventory 2023 – w/o Hyde Park Acres

Park Department Sites	Acres	Park Type
Fox Prairie Golf Course	221.79	Community
Forest Park Golf Course	49.10	Community
Forest Park Complex	101.67	Community
South Side Park	5.90	Neighborhood
Seminary Park	1.52	Neighborhood
Soccer Fields	28.95	Community
The Wetlands Areas	9.20	Special
Hague Road Nature Haven	43.85	Community
Hague Road Preserve	61.80	Special
Hyde Park (Future)	0.00	Community
Dillion Park	76.31	Community
Forest Hill Nature Preserve	4.82	Community
Riverwalk Depot Park	0.34	Special
Finch Creek Park	187.07	Community
Federal Hill Commons	5.77	Community
Midland Trace Trail (tally below)	0.00	Special
Levee Trail (tally below)	0.00	Special
Stony Creek Trail (tally below)	0.00	Special
Noblesville Alt. Transport. NAT	23.39	Special
SUBTOTAL	821.48	

Park Type Breakdown	Total Acres	Percentage
Community Park Acres	719.33	87.57%
Neighborhood Park Acres	7.42	0.90%
Block Park Acres	0.00	0.00%
Special Park Acres	94.73	11.53%
TOTALS	821.48	100.00%

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

Park Development Status	Total Acres	Percentage
Developed Parks	678.08	82.54%
Special Park Acres	94.73	11.53%
Undeveloped Parks	48.67	5.92%
TOTALS	821.48	100.00%

Table 4 – Park Site Inventory

In the 2019 PIF Study the Park Land Inventory was identified at 876.73 acres. Through updating the City's GIS database adjustments were made to some of the park parcels. With those adjustments it was determined that the current park acres inventory is 821.48.

There are standards that exist for the number 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 range between 10.00 and 12.25 acres per 1,000 persons.

The total existing City park acreage (not including county parks within the city, parks in existing subdivisions, open space on school properties) equals 821.48 acres. When applying the current population against the acreage inventory it calculates out to a current level of service of 11.04 acres per 1,000 persons.

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The Advisory Committee recommended, for the purpose of this study, that the Noblesville Community Level of Service for Park and Open Space land is established to be 11.00 acres per 1,000 persons. The following **Table 5** 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 Noblesville Community Level of Service of 11.00 acres / 1,000. Based on the current 2023 inventory and applying the 11.00 acres / 1,000 persons (the current 2023 population) there will be a surplus of 2.85 acres in 2023. Yet, in order to meet the standard for the projected population there will be a need for an additional 216.04 acres of park and open space in 2032.

LAND INVENTORY – CURRENT LEVEL OF SERVICE

12-Feb-24

One Impact Zone Analysis		Estimated 2023 and Projected Populations =					
		74,421					
		94,061					
A	B	C	D	E	F	G	H
Park Type	Typical Park Size (Acres)	Total Existing Acreage	Acres Standards / 1,000	Current Acreage Stds./1,000	Current Acreage Needs	2023 Surplus or Deficiency	2032 Needed if current deficiency IS met
Block Park	1 to 5	0.00	0.25	0.00	18.61	(18.61)	(23.52)
Neighborhood Park	4 to 15	7.42	2.00	0.10	148.84	(141.42)	(180.70)
Community Park	10 to 70	719.33	8.00	9.67	595.37	123.96	(33.16)
Special Park	0.5+	94.73	2.00	1.27	148.84	(54.11)	(93.39)
Total Surplus or Deficiency		821.48	12.25	11.04	911.66	(90.18)	(330.77)

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) =	11.04
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LAND INVENTORY – COMMUNITY LEVEL OF SERVICE

Noblesville Acres Standard						2032 Pop.
						94,061
2023 Population = 74,421						
I	J	K	L	M	N	O
Park Type	Total Existing Acreage	Community Level of Service - Acres Standards / 1,000	2023 Acreage Needs	2023 Surplus or Deficiency	2032 Acreage Needs	2032 Needed if current deficiency IS met
Total Surplus or Deficiency	821.48	11.00	818.63	2.85	1,034.68	(216.04)

Table 5 – 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 Memos 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 Noblesville'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 [IC 36-7-4-1318 (b)(2)]

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 “Noblesville 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 12,000 persons. Refinements were given on the standards for each recreation facility component from that of the previous Master Plan Update and Park 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**. [IC 36-7-4-1318 (b)(1)]

In tallying the recreation facility inventory the Advisory Committee included both the facilities of the Noblesville 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 6** [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 6** 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 multi purpose fields in **Table 6**, there are three (3) multi purpose fields as part of the Park System (Column E) and an additional seventeen (17) multi-purpose fields in the community (Column F). In meeting the current Community Level of Service, the City should have 6.20 multi-purpose fields (Column H). If you applied only the park system’s inventory there would be a deficiency of 3.20 multi-purpose fields. Yet there is a total of 20 multi-purpose 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 Park Impact Fees. The priority ranking was “A”-Top Priority, “B”-High Priority, “C”-Needed Priority and “D”-Low Priority.

The following **Table 6** 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 Noblesville 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.

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FACILITY INVENTORY AND NEEDS – One Impact Zone Area

12-Feb-24

One Impact Zone Area														74,421 = Estimated 2023 Pop.		94,061 = Projected 2032 Pop.	
A	B	C	D	E	F	G	H	I	J	K	L	M	N				
Facility	Noblesville Community Level of Service	Community Level of Service / 1,000 Pop.	Current Level of Service / 1,000 Pop.	Current Facilities in the Park Dept.*	Current Facilities within the Comm.**	Total Inventory of Facilities	Community Level of Service (2023 pop.)	2023 Surplus or Deficiency	Current Deficiencies (Community Level of Service)	2023 Surplus or Deficiency (CLS) Factor All Facilities	Community Level of Service 2032 Population	2032 Needed if current deficiency is met	2032 Needs (Community Level of Service)				
Baseball Diamonds (13yrs ↑)	1/10,000	0.10	0.03	2.00	5.00	7.00	7.44	(5.44)	5.44	(0.44)	9.41	(1.96)	1.96				
Baseball Diamonds (12yrs ↓)	1/7,500	0.13	0.00	0.00	10.50	10.50	9.92	(9.92)	9.92	0.58	12.54	(2.62)	2.62				
Softball Diamonds	1/10,000	0.10	0.01	1.00	11.00	12.00	7.44	(6.44)	6.44	4.56	9.41	(1.96)	1.96				
Multi Purpose Fields (includes football)	1/12,000	0.08	0.04	3.00	17.00	20.00	6.20	(3.20)	3.20	13.80	7.84	(1.64)	1.64				
Soccer Fields	1/4,000	0.25	0.27	20.00	22.00	42.00	18.61	1.39	0.00	23.39	23.52	(3.52)	3.52				
Rugby Fields	1/8,000	0.13	0.00	0.00	1.00	1.00	9.30	(9.30)	9.30	(8.30)	11.76	(2.46)	2.46				
Tennis Courts	1/10,000	0.10	0.00	0.00	34.00	34.00	7.44	(7.44)	7.44	26.56	9.41	(1.96)	1.96				
Pickleball Courts (outdoors)	1/8,000	0.13	0.11	8.00	0.00	8.00	9.30	(1.30)	1.30	(1.30)	11.76	(2.46)	2.46				
Multi Purpose Indoor Sport Courts	1/15,000	0.07	0.00	0.00	10.00	10.00	4.96	(4.96)	4.96	5.04	6.27	(1.31)	1.31				
Running / Walking Track (Comm)	1/80,000	0.01	0.00	0.00	3.00	3.00	0.93	(0.93)	0.93	2.07	1.18	(0.25)	0.25				
Basketball Goals (outdoors)	1/5,000	0.20	0.08	6.00	39.00	45.00	14.88	(8.88)	8.88	30.12	18.81	(3.93)	3.93				
Volleyball Courts (outdoors)	1/15,000	0.07	0.05	4.00	1.00	5.00	4.96	(0.96)	0.96	0.04	6.27	(1.31)	1.31				
Skate/Bike Park (Neighborhood)	1/40,000	0.03	0.03	2.00	0.00	2.00	1.86	0.14	0.00	0.14	2.35	(0.35)	0.35				
Climbing / Challenge Elements	1/15,000	0.07	0.07	5.00	0.00	5.00	4.96	0.04	0.00	0.04	6.27	(1.27)	1.27				
Concessions	1/13,000	0.08	0.08	6.00	0.00	6.00	5.72	0.28	0.00	0.28	7.24	(1.24)	1.24				
Indoor Activity Spaces	1/15,000	0.07	0.07	5.00	0.00	5.00	4.96	0.04	0.00	0.04	6.27	(1.27)	1.27				
Park Shelters	1/3,500	0.29	0.30	22.00	9.00	31.00	21.26	0.74	0.00	9.74	26.87	(4.87)	4.87				
Park Restrooms	1/3,750	0.27	0.28	21.00	15.00	36.00	19.85	1.15	0.00	16.15	25.08	(4.08)	4.08				
Nature Havens Components	1/30,000	0.03	0.03	2.00	1.00	3.00	2.48	(0.48)	0.48	0.52	3.14	(0.65)	0.65				
Nature Center	1/80,000	0.01	0.00	0.00	1.00	1.00	0.93	(0.93)	0.93	0.07	1.18	(0.25)	0.25				
Outdoor Entertain.Venue (amphitheatre)	1/75,000	0.01	0.01	1.00	0.00	1.00	0.99	0.01	0.00	0.01	1.25	(0.25)	0.25				
Events Lawn (Acres)	1/20,000	0.05	0.05	4.00	0.00	4.00	3.72	0.28	0.00	0.28	4.70	(0.70)	0.70				
Community Centers (Community)	1/80,000	0.01	0.00	0.00	0.00	0.00	0.93	(0.93)	0.93	(0.93)	1.18	(0.25)	0.25				
Playgrounds (Comm./Destination)	1/11,000	0.09	0.09	7.00	2.00	9.00	6.77	0.23	0.00	2.23	8.55	(1.55)	1.55				
Playgrounds (Neighborhood)	1/30,000	0.03	0.04	3.00	14.00	17.00	2.48	0.52	0.00	14.52	3.14	(0.14)	0.14				
Skating Rinks (hockey) Regional	1/100,000	0.01	0.00	0.00	0.00	0.00	0.74	(0.74)	0.74	(0.74)	0.94	(0.20)	0.20				
Skating Area (non-hockey)	1/80,000	0.01	0.01	1.00	0.00	1.00	0.93	0.07	0.00	0.07	1.18	(0.18)	0.18				
Swimming Pool / Aquatics Facilities	1/30,000	0.03	0.01	1.00	2.00	3.00	2.48	(1.48)	1.48	0.52	3.14	(0.65)	0.65				
Sprayground / SplashPad	1/25,000	0.04	0.04	3.00	0.00	3.00	2.98	0.02	0.00	0.02	3.76	(0.76)	0.76				
Golf Course 18-hole	1/50,000	0.02	0.03	2.00	4.00	6.00	1.49	0.51	0.00	4.51	1.88	0.12	0.00				
Disc Golf Course - 18 hole	1/30,000	0.03	0.01	1.00	1.00	2.00	2.48	(1.48)	1.48	(0.48)	3.14	(0.65)	0.65				
Foot Golf Course - 18 hole	1/25,000	0.04	0.00	0.00	0.00	0.00	2.98	(2.98)	2.98	(2.98)	3.76	(0.79)	0.79				
Driving Range	1/70,000	0.01	0.01	1.00	0.00	1.00	1.06	(0.06)	0.06	(0.06)	1.34	(0.28)	0.28				
Dog Park Area	1/75,000	0.01	0.00	0.00	0.00	0.00	0.99	(0.99)	0.99	(0.99)	1.25	(0.26)	0.26				
Maintenance Facilities (Hub)	1/30,000	0.01	0.05	4.00	0.00	4.00	2.48	1.52	0.00	1.52	3.14	0.86	0.00				
Maintenance Facilities (Satellite)	1/25,000	0.03	0.04	3.00	0.00	3.00	2.98	0.02	0.00	0.02	3.76	(0.76)	0.76				
Maintenance Recreation Storage	1/7,000	0.04	0.15	11.00	0.00	11.00	10.63	0.37	0.00	0.37	13.44	(2.44)	2.44				
Multi-use / Nature Pathways (miles)	1 mile /650	1.54	1.75	130.26	0.00	130.26	114.49	15.77	0.00	15.77	144.71	(14.45)	14.45				
Park / Open Space Acres	110 ac./ 1,000	11.00	11.04	821.48	198.50	1019.98	818.63	2.85	0.00	201.35	1034.68	(213.20)	213.20				
														DEVELOPMENT PRIORITY:		Top Priority	
																High Priority	
																Needed Priority	
																Low Priority	

Table 6 – 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 community 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 Park 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 Memos 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 Noblesville'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.

Noblesville 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 following recreation components over the next ten-year period through funding outside of Park Impact Fees. (Note the recreation components have been arranged by priority.)

To meet the 2032 projected growth and factoring in that the current deficiencies will be met, the City will need to add to its Park System the following recreation components over the next ten-year period, using Park Impact Fee proceeds. (Note the components have been listed in priority groupings in *Table 7*.)

Current Deficiencies and Future Needs

Current Deficiencies and Future Needs			
Current Deficiencies (2023)		Future Needs (2032)	
"A" Priorities	Number	"A" Priorities	Number
Multi Purpose Fields (includes football)	3.20	Multi Purpose Fields (includes football)	1.64
Pickleball Courts (outdoors)	1.30	Pickleball Courts (outdoors)	2.46
Climbing / Challenge Elements	0.00	Climbing / Challenge Elements	1.27
Concessions	0.00	Concessions	1.24
Indoor Activity Spaces	0.00	Indoor Activity Spaces	1.27
Park Shelters	0.00	Park Shelters	4.87
Park Restrooms	0.00	Park Restrooms	4.08
Outdoor Entertain. Venue (amphitheatre)	0.00	Outdoor Entertain. Venue (amphitheatre)	0.25
Events Lawn (Acres)	0.00	Events Lawn (Acres)	0.70
Playgrounds (Comm./Destination)	0.00	Playgrounds (Comm./Destination)	1.55
Sprayground / SplashPad	0.00	Sprayground / SplashPad	0.76
Dog Park Area	0.99	Dog Park Area	0.26
Maintenance Facilities (Satellite)	0.00	Maintenance Facilities (Satellite)	0.76
Maintenance Recreation Storage	0.00	Maintenance Recreation Storage	2.44
Multi-use / Nature Pathways (miles)	0.00	Multi-use / Nature Pathways (miles)	14.45
Park / Open Space Acres	0.00	Park / Open Space Acres	213.20
Remaining Priorities	Number	Remaining Priorities	Number
Baseball Diamonds (13yrs ↑)	5.44	Baseball Diamonds (13yrs ↑)	1.96
Baseball Diamonds (12yrs ↓)	9.92	Baseball Diamonds (12yrs ↓)	2.62
Softball Diamonds	6.44	Softball Diamonds	1.96
Soccer Fields	0.00	Soccer Fields	3.52
Rugby Fields	9.30	Rugby Fields	2.46
Tennis Courts	7.44	Tennis Courts	1.96
Multi Purpose Indoor Sport Courts	4.96	Multi Purpose Indoor Sport Courts	1.31
Running / Walking Track (Comm)	0.93	Running / Walking Track (Comm)	0.25
Basketball Goals (outdoors)	8.88	Basketball Goals (outdoors)	3.93
Volleyball Courts (outdoors)	0.96	Volleyball Courts (outdoors)	1.31
Skate/Bike Park (Neighborhood)	0.00	Skate/Bike Park (Neighborhood)	0.35
Nature Havens Components	0.48	Nature Havens Components	0.65
Nature Center	0.93	Nature Center	0.25
Community Centers (Community)	0.93	Community Centers (Community)	0.25
Playgrounds (Neighborhood)	0.00	Playgrounds (Neighborhood)	0.14
Skating Rinks (hockey) Regional	0.74	Skating Rinks (hockey) Regional	0.20
Skating Area (non-hockey)	0.00	Skating Area (non-hockey)	0.18
Swimming Pool / Aquatics Facilities	1.48	Swimming Pool / Aquatics Facilities	0.65
Golf Course 18-hole	0.00	Golf Course 18-hole	0.00
Disc Golf Course - 18 hole	1.48	Disc Golf Course - 18 hole	0.65
Foot Golf Course - 18 hole	2.98	Foot Golf Course - 18 hole	0.79
Driving Range	0.06	Driving Range	0.28
Maintenance Facilities (Hub)	0.00	Maintenance Facilities (Hub)	0.00

Table 7 – Current Deficiencies and Future Needs

Noblesville 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 8**) 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 225.95 acres (17.35 acres of “A” Priorities not including the land component). The future needs for all of the recreation components will require approximately 166.94 acres (not including the future need of park acres) with 82.72 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

Recreation Components	Approximate Acres Required for Facility	Acres with a 15% Contingency Added	2023 Facility Needs	2023 Acres Needed	2032 Facility Needs	2032 Acres Needs of Future Populations	Priorities (Per Dept.)
A	B	C	D	E	F	G	H
Baseball Diamonds (13yrs ↑)	3.75	4.31	5.44	23.47	1.96	8.47	B
Baseball Diamonds (12yrs ↓)	3.23	3.71	9.92	36.86	2.62	9.73	B
Softball Diamonds	2.25	2.59	6.44	16.67	1.96	5.08	B
Multi Purpose Fields (includes football)	2.07	2.38	3.20	7.62	1.64	3.90	A
Soccer Fields	2.07	2.38	0.00	0.00	3.52	8.37	B
Rugby Fields	2.07	2.38	9.30	22.14	2.46	5.84	B
Tennis Courts	0.70	0.81	7.44	5.99	1.96	1.58	B
Pickleball Courts (outdoors)	0.40	0.46	1.30	0.60	2.46	1.13	A
Multi Purpose Indoor Sport Courts	2.07	2.38	4.96	11.81	1.31	3.12	C
Running / Walking Track (Comm)	2.07	2.38	0.93	2.21	0.25	0.58	D
Basketball Goals (outdoors)	0.15	0.17	8.88	1.53	3.93	0.68	B
Volleyball Courts (outdoors)	0.15	0.17	0.96	0.17	1.31	0.23	B
Skate/Bike Park (Neighborhood)	0.35	0.40	0.00	0.00	0.35	0.14	B
Climbing / Challenge Elements	0.10	0.12	0.00	0.00	1.27	0.15	A
Concessions	0.15	0.17	0.00	0.00	1.24	0.21	A
Indoor Activity Spaces	0.10	0.12	0.00	0.00	1.27	0.15	A
Park Shelters	0.15	0.17	0.00	0.00	4.87	0.84	A
Park Restrooms	0.15	0.17	0.00	0.00	4.08	0.70	A
Nature Havens Components	0.75	0.86	0.48	0.41	0.65	0.56	B
Nature Center	1.50	1.73	0.93	1.60	0.25	0.42	B
Outdoor Entertain. Venue (amphitheatre)	3.00	3.45	0.00	0.00	0.25	0.88	A
Events Lawn (Acres)	4.00	4.60	0.00	0.00	0.70	3.23	A
Community Centers (Community)	1.50	1.73	0.93	1.60	0.25	0.42	B
Playgrounds (Comm./Destination)	0.50	0.58	0.00	0.00	1.55	0.89	A
Playgrounds (Neighborhood)	0.30	0.35	0.00	0.00	0.14	0.05	B
Skating Rinks (hockey) Regional	2.00	2.30	0.74	1.71	0.20	0.45	D
Skating Area (non-hockey)	0.26	0.30	0.00	0.00	0.18	0.05	B
Swimming Pool / Aquatics Facilities	15.00	17.25	1.48	25.54	0.65	11.29	B
Sprayground / SplashPad	0.50	0.58	0.00	0.00	0.76	0.44	A
Golf Course 18-hole	135.00	155.25	0.00	0.00	0.00	0.00	D
Disc Golf Course - 18 hole	10.00	11.50	1.48	17.03	0.65	7.53	B
Foot Golf Course - 18 hole	11.00	12.65	2.98	37.66	0.79	9.94	B
Driving Range	30.00	34.50	0.06	2.18	0.28	9.68	D
Dog Park Area	8.00	9.20	0.99	9.13	0.26	2.41	A
Maintenance Facilities (Hub)	2.00	2.30	0.00	0.00	0.00	0.00	B
Maintenance Facilities (Satellite)	1.00	1.15	0.00	0.00	0.76	0.88	A
Maintenance Recreation Storage	0.10	0.12	0.00	0.00	2.44	0.28	A
Multi-use / Nature Pathways (miles)	4.01	4.61	0.00	0.00	14.45	66.64	A
Park / Open Space Acres	0.00	0.00	0.00	0.00	213.20	0.00	A
Total Park Acres Needed to Accommodate ALL of the Recreation Components				225.95		166.94	
Total Acres Needed to Accommodate "A" Priority Components (not including new park acres)				17.35		82.72	
Total Acres Needed to Accommodate Remaining Priority Components (not including new park acres)				208.60		84.22	

Table 8 – 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 9** illustrates the estimated costs required for both the current deficiencies and future needs. Note, the yellow shaded lines are the recommended "A" priorities to be applied to the Park Impact Fee calculations. Again, remember that current deficiencies cannot use Park Impact Fee resources, whereas *future needs* can use Impact Fees resources. Adjustments were made in the facility costs with this study update. Particularly in the costs for trails and park acres. These adjustments better matched the current land value and construction pricing of recent transactions and bidding.

Facility Needs – Costs for One Impact Zone

FACILITY NEEDS – COSTS

12-Feb-24

One Zone – City Wide Analysis (All Facilities)							
		74,421	= Estimated 2023 Pop.		94,061	= Projected 2032 Pop.	
Facility	Facilities Current	Facility Costs (assuming no land costs)	Needed Components to Remove Current Deficiency	Costs Needed to Remove Current Deficiency	Needed Components to Remove 2032 Deficiency	Costs Needed to Remove 2032 Deficiency	Priorities (Per Dept.)
Baseball Diamonds (13yrs ↑)	2.00	\$ 90,000	5.44	\$ 489,791	1.96	\$ 176,762	B
Baseball Diamonds (12yrs ↓)	0.00	\$ 80,000	9.92	\$ 793,826	2.62	\$ 209,496	B
Softball Diamonds	1.00	\$ 60,000	6.44	\$ 386,527	1.96	\$ 117,841	B
Multi Purpose Fields (includes football)	3.00	\$ 110,000	3.20	\$ 352,194	1.64	\$ 180,035	A
Soccer Fields	20.00	\$ 90,000	0.00	\$ -	3.52	\$ 316,382	B
Rugby Fields	0.00	\$ 90,000	9.30	\$ 837,239	2.46	\$ 220,953	B
Tennis Courts	0.00	\$ 45,000	7.44	\$ 334,895	1.96	\$ 88,381	B
Pickleball Courts (outdoors)	8.00	\$ 75,000	1.30	\$ 97,699	2.46	\$ 184,127	A
Multi Purpose Indoor Sport Courts	0.00	\$ 3,150,000	4.96	\$ 15,628,453	1.31	\$ 4,124,448	C
Running / Walking Track (Comm)	0.00	\$ 500,000	0.93	\$ 465,133	0.25	\$ 122,751	D
Basketball Goals (outdoors)	6.00	\$ 20,000	8.88	\$ 177,685	3.93	\$ 78,561	B
Volleyball Courts (outdoors)	4.00	\$ 7,500	0.96	\$ 7,211	1.31	\$ 9,820	B
Skate/Bike Park (Neighborhood)	2.00	\$ 150,000	0.00	\$ -	0.35	\$ 52,730	B
Climbing / Challenge Elements	5.00	\$ 40,000	0.00	\$ -	1.27	\$ 50,830	A
Concessions	6.00	\$ 250,000	0.00	\$ -	1.24	\$ 308,874	A
Indoor Activity Spaces	5.00	\$ 450,000	0.00	\$ -	1.27	\$ 571,843	A
Park Shelters	22.00	\$ 125,000	0.00	\$ -	4.87	\$ 609,337	A
Park Restrooms	21.00	\$ 250,000	0.00	\$ -	4.08	\$ 1,020,762	A
Nature Havens Components	2.00	\$ 500,000	0.48	\$ 240,353	0.65	\$ 327,337	B
Nature Center	0.00	\$ 1,000,000	0.93	\$ 930,265	0.25	\$ 245,503	B
Outdoor Entertain.Venue (amphitheatre)	1.00	\$ 750,000	0.00	\$ -	0.25	\$ 190,614	A
Events Lawn (Acres)	4.00	\$ 100,000	0.00	\$ -	0.70	\$ 70,307	A
Community Centers (Community)	0.00	\$ 3,000,000	0.93	\$ 2,790,795	0.25	\$ 736,509	B
Playgrounds (Comm./Destination)	7.00	\$ 650,000	0.00	\$ -	1.55	\$ 1,008,175	A
Playgrounds (Neighborhood)	3.00	\$ 45,000	0.00	\$ -	0.14	\$ 6,092	B
Skating Rinks (hockey) Regional	0.00	\$ 2,500,000	0.74	\$ 1,860,530	0.20	\$ 491,006	D
Skating Area (non-hockey)	1.00	\$ 300,000	0.00	\$ -	0.18	\$ 52,730	B
Swimming Pool / Aquatics Facilities	1.00	\$ 6,500,000	1.48	\$ 9,624,594	0.65	\$ 4,255,383	B
Sprayground / SplashPad	3.00	\$ 600,000	0.00	\$ -	0.76	\$ 457,474	A
Golf Course 18-hole	2.00	\$ 5,000,000	0.00	\$ -	0.00	\$ -	D
Disc Golf Course - 18 hole	1.00	\$ 15,000	1.48	\$ 22,211	0.65	\$ 9,820	B
Foot Golf Course - 18 hole	0.00	\$ 10,000	2.98	\$ 29,768	0.79	\$ 7,856	B
Driving Range	1.00	\$ 750,000	0.06	\$ 47,370	0.28	\$ 210,431	D
Dog Park Area	0.00	\$ 700,000	0.99	\$ 694,598	0.26	\$ 183,309	A
Maintenance Facilities (Hub)	4.00	\$ 800,000	0.00	\$ -	0.00	\$ -	B
Maintenance Facilities (Satellite)	3.00	\$ 650,000	0.00	\$ -	0.76	\$ 495,597	A
Maintenance Recreation Storage	11.00	\$ 300,000	0.00	\$ -	2.44	\$ 731,204	A
Multi-use / Nature Pathways (miles)	130.26	\$ 1,000,000	0.00	\$ -	14.45	\$ 14,449,894	A
Park / Open Space Acres	821.48	\$ 60,000	0.00	\$ -	213.20	\$ 12,791,744	A
		TOTALS		\$ 35,811,137		\$ 45,164,920	
		Cost of Facilities Needed to Remove Current Deficiency (2023):					\$ 35,811,137
		Cost of Facilities Needed to Accommodate Future Development (2032):					\$ 45,164,920
		Total Facility Costs:					\$ 80,976,057

Applied Summary:		Current	2032 Pop.
		Costs Needed to Remove Current Deficiency	Costs Needed to Remove 2032 Deficiency
"A" Priorities Components		\$ 1,144,491	\$ 33,304,128

Table 9 – Cost of Recreation Components to Overcome Current Deficiencies and Future Needs

Noblesville 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 (2023) deficiencies (raising Current Level of Service to Community Level Service) for ALL recreation facilities total \$35,811,137 and would need to be completed within the next ten years (2032).

The component cost estimates for future (2032) needs, including ALL of the recreation components, total \$45,164,920. Costs for ALL current deficiencies AND future recreation facility needs total \$80,976,057. In the same manner the Prioritized Groupings were summarized at the bottom of the previous table. The current deficiencies (2023) for the "A" Priorities would be \$1,144,491. The "A" Priority components cost estimates for the future (2032) needs would be \$33,304,128.

Park Impact Fee Scenario

The Advisory Committee and the Consultant looked at various scenarios created by selection and combinations of components. **Table 10** 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 (8,073 residential building permits) into the costs of the recreation components to determine a "gross" Park Impact Fee amount (without any applied deductions). The last two columns of **Table 10** show the ratio of the current deficiencies (what the City will be responsible for outside of Park Impact Fee dollars) and the future needs (or available Park Impact Fee dollars).

Recreation Impact Fee Scenario Analysis

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

23-Jan-24

Forecast 10-Year Residential Building Permits Total: 8,073

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount	Ratio (City Share)	Ratio (RIF Share)
Priority "A" Components Only	A	\$ 1,144,491	\$ 33,304,128	\$ 4,125	3.3%	96.7%
Priority "B" Components Only	B	\$ 16,665,161	\$ 6,912,156	\$ 856	70.7%	29.3%
Priority "C" Components Only	C	\$ 15,628,453	\$ 4,124,448	\$ 511	79.1%	20.9%
Priority "D" Components Only	D	\$ 2,373,033	\$ 824,188	\$ 102	74.2%	25.8%
		\$ 35,811,137	\$ 45,164,920		44.2%	55.8%
Baseball Diamonds (13yrs ↑)	B	\$ 489,791	\$ 176,762	\$ 22	73.5%	26.5%
Baseball Diamonds (12yrs ↓)	B	\$ 793,826	\$ 209,496	\$ 26	79.1%	20.9%
Softball Diamonds	B	\$ 386,527	\$ 117,841	\$ 15	76.6%	23.4%
Multi Purpose Fields (includes football)	A	\$ 352,194	\$ 180,035	\$ 22	66.2%	33.8%
Soccer Fields	B	\$ -	\$ 316,382	\$ 39	0.0%	100.0%
Rugby Fields	B	\$ 837,239	\$ 220,953	\$ 27	79.1%	20.9%
Tennis Courts	B	\$ 334,895	\$ 88,381	\$ 11	79.1%	20.9%
Pickleball Courts (outdoors)	A	\$ 97,699	\$ 184,127	\$ 23	34.7%	65.3%
Multi Purpose Indoor Sport Courts	C	\$ 15,628,453	\$ 4,124,448	\$ 511	79.1%	20.9%
Running / Walking Track (Comm)	D	\$ 465,133	\$ 122,751	\$ 15	79.1%	20.9%
Basketball Goals (outdoors)	B	\$ 177,685	\$ 78,561	\$ 10	69.3%	30.7%
Volleyball Courts (outdoors)	B	\$ 7,211	\$ 9,820	\$ 1	42.3%	57.7%
Skate/Bike Park (Neighborhood)	B	\$ -	\$ 52,730	\$ 7	0.0%	100.0%
Climbing / Challenge Elements	A	\$ -	\$ 50,830	\$ 6	0.0%	100.0%
Concessions	A	\$ -	\$ 308,874	\$ 38	0.0%	100.0%
Indoor Activity Spaces	A	\$ -	\$ 571,843	\$ 71	0.0%	100.0%
Park Shelters	A	\$ -	\$ 609,337	\$ 75	0.0%	100.0%
Park Restrooms	A	\$ -	\$ 1,020,762	\$ 126	0.0%	100.0%
Nature Havens Components	B	\$ 240,353	\$ 327,337	\$ 41	42.3%	57.7%
Nature Center	B	\$ 930,265	\$ 245,503	\$ 30	79.1%	20.9%
Outdoor Entertain.Venue (amphitheatre)	A	\$ -	\$ 190,614	\$ 24	0.0%	100.0%
Events Lawn (Acres)	A	\$ -	\$ 70,307	\$ 9	0.0%	100.0%
Community Centers (Community)	B	\$ 2,790,795	\$ 736,509	\$ 91	79.1%	20.9%
Playgrounds (Comm./Destination)	A	\$ -	\$ 1,008,175	\$ 125	0.0%	100.0%
Playgrounds (Neighborhood)	B	\$ -	\$ 6,092	\$ 1	0.0%	100.0%
Skating Rinks (hockey) Regional	D	\$ 1,860,530	\$ 491,006	\$ 61	79.1%	20.9%
Skating Area (non-hockey)	B	\$ -	\$ 52,730	\$ 7	0.0%	100.0%
Swimming Pool / Aquatics Facilities	B	\$ 9,624,594	\$ 4,255,383	\$ 527	69.3%	30.7%
Sprayground / SplashPad	A	\$ -	\$ 457,474	\$ 57	0.0%	100.0%
Golf Course 18-hole	D	\$ -	\$ -	\$ -	0.0%	0.0%
Disc Golf Course - 18 hole	B	\$ 22,211	\$ 9,820	\$ 1	0.0%	0.0%
Foot Golf Course - 18 hole	B	\$ 29,768	\$ 7,856	\$ 1	0.0%	0.0%
Driving Range	D	\$ 47,370	\$ 210,431	\$ 26	18.4%	81.6%
Dog Park Area	A	\$ 694,598	\$ 183,309	\$ 23	79.1%	20.9%
Maintenance Facilities (Hub)	B	\$ -	\$ -	\$ -	#DIV/0!	#DIV/0!
Maintenance Facilities (Satellite)	A	\$ -	\$ 495,597	\$ 61	0.0%	100.0%
Maintenance Recreation Storage	A	\$ -	\$ 731,204	\$ 91	0.0%	100.0%
Multi-use / Nature Pathways (miles)	A	\$ -	\$ 14,449,894	\$ 1,790	0.0%	100.0%
Park / Open Space Acres	A	\$ -	\$ 12,791,744	\$ 1,584	0.0%	100.0%
All Components		\$ 35,811,137	\$ 45,164,920	\$ 5,594	44.2%	55.8%

Table 10 –
Park Impact
Fee Scenarios

Noblesville Recreation Zone Improvement Plan Study

Table 11 provides a summary of the Applied Recreation Components ("A" Priorities) that will be applied in the Park 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)
Multi Purpose Fields (includes football)	A	\$ 352,194	\$ 180,035	\$ 22	66.2%	33.8%
Pickleball Courts (outdoors)	A	\$ 97,699	\$ 184,127	\$ 23	34.7%	65.3%
Climbing / Challenge Elements	A	\$ -	\$ 50,830	\$ 6	0.0%	100.0%
Concessions	A	\$ -	\$ 308,874	\$ 38	0.0%	100.0%
Indoor Activity Spaces	A	\$ -	\$ 571,843	\$ 71	0.0%	100.0%
Park Shelters	A	\$ -	\$ 609,337	\$ 75	0.0%	100.0%
Park Restrooms	A	\$ -	\$ 1,020,762	\$ 126	0.0%	100.0%
Outdoor Entertain.Venue (amphitheatre)	A	\$ -	\$ 190,614	\$ 24	0.0%	100.0%
Events Lawn (Acres)	A	\$ -	\$ 70,307	\$ 9	0.0%	100.0%
Playgrounds (Comm./Destination)	A	\$ -	\$ 1,008,175	\$ 125	0.0%	100.0%
Sprayground / SplashPad	A	\$ -	\$ 457,474	\$ 57	0.0%	100.0%
Dog Park Area	A	\$ 694,598	\$ 183,309	\$ 23	79.1%	20.9%
Maintenance Facilities (Satellite)	A	\$ -	\$ 495,597	\$ 61	0.0%	100.0%
Maintenance Recreation Storage	A	\$ -	\$ 731,204	\$ 91	0.0%	100.0%
Multi-use / Nature Pathways (miles)	A	\$ -	\$ 14,449,894	\$ 1,790	0.0%	100.0%
Park / Open Space Acres	A	\$ -	\$ 12,791,744	\$ 1,584	0.0%	100.0%
Priority "A" Components		\$ 1,144,491	\$ 33,304,128	\$ 4,125	3.3%	96.7%

Table 11 – Park Impact Fee Scenario Summary of “A” Priorities



Recommended Park Impact Fee

Funding for Current Deficiencies Based on Community Level of Service

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

Again, Park Impact Fees cannot be used to cover the costs of identified current deficiencies. The noted current deficient recreation components have been listed in **Table 12** along with each project's funding sources and projected cost budget.

The City of Noblesville has had an active Park Impact Fee Ordinance in place since 2001 with related ordinances being updated every three to five years. Each Park Impact Fee study and ordinance carries similar, but not always the same, list of recreation infrastructure components used in Park Impact Fee calculations. **Appendix F** documents the annual amount of Park Impact Fee collections and disbursements since 2001. Currently there is a Park Impact Fee balance of just under \$1 million dollars (*Refer to Appendix F*). Each Park Impact Fee update study projects current deficiencies and future needs based on a ten-year schedule, but the Park Impact Fee update always occurs during the fourth and fifth year of the ten-year plan. Due to the variety of park development schedules the implementation of the fees collected were not always applied within the ordinance time period. This, over the years, has resulted in the current balance of funds in the Park Impact Fee account. The Consultant reviewed the Park Impact Fee fund reserve with the City's Legal Department to determine how best to use this balance towards the recreation infrastructure needs. It was felt that since the fund was collected on the various common recreation infrastructure components that were consistent in each Park Impact Fee update that portions of the funds could be used as a funding resource for 2023 current deficiencies. This is similar in how the City's Road Impact Fees are modeled.

The current deficiencies of the selected "A" Priority components total \$1,144,491. The Consultant worked with the City Administrative Staff and Advisory Committee regarding the various funding sources that could be used to fund the current deficiencies. **Table 12** outlines the funding sources and their applied distribution. The funding sources and their related percentage of distribution include Park Capital Improvement Budget (52.43%), and Cash (47.57%). Other funding sources are not anticipated at this time.

City of Noblesville – Park Department			12-Feb-24							
Forecast Funding for Current Recreation Component Deficiencies			Prepared by: Noblesville Parks and Recreation and Lehman & Lehman, Inc.							
Project Description	Quantities	Project Amount	Funding Source(s)							
"A" Priority Components	Current Needs	Costs	Grants	Park Capital Improvement Budget	Financial (FIT)	TIF	Bonds	Donations	Cash	TOTALS
Multi Purpose Fields (includes football)	3.20	\$ 352,194							\$ 352,194	\$ 352,194
Pickleball Courts (outdoors)	1.30	\$ 97,699							\$ 97,699	\$ 97,699
Climbing / Challenge Elements	0.00	\$ -							\$ -	\$ -
Concessions	0.00	\$ -							\$ -	\$ -
Indoor Activity Spaces	0.00	\$ -							\$ -	\$ -
Park Shelters	0.00	\$ -							\$ -	\$ -
Park Restrooms	0.00	\$ -							\$ -	\$ -
Outdoor Entertain.Venue (amphitheatre)	0.00	\$ -							\$ -	\$ -
Events Lawn (Acres)	0.00	\$ -							\$ -	\$ -
Playgrounds (Comm./Destination)	0.00	\$ -							\$ -	\$ -
Sprayground / SplashPad	0.00	\$ -							\$ -	\$ -
Dog Park Area	0.99	\$ 694,598		\$ 600,000					\$ 94,598	\$ 694,598
Maintenance Facilities (Satellite)	0.00	\$ -							\$ -	\$ -
Maintenance Recreation Storage	0.00	\$ -							\$ -	\$ -
Multi-use / Nature Pathways (miles)	0.00	\$ -							\$ -	\$ -
Park / Open Space Acres	0.00	\$ -							\$ -	\$ -
		\$ 1,144,491	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 544,491	\$ 1,144,491
10 Year Total =		\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 544,491	
10 Year Annual Average =		\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ 54,449	
Funding Sources Percentages =			0.00%	52.43%	0.00%	0.00%	0.00%	0.00%	47.57%	100.00%

Table 12 – Funding Sources for Current Deficiencies

Noblesville Recreation Zone Improvement Plan Study

Analysis of Non-Local Revenue and Impact Deductions

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

Park 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 that there were no Non-Local Revenue Deductions that apply to these recreation infrastructure components.

Impact Deductions

Park Impact Fees cannot be used to fund current deficiencies. From **Table 12**, two (2) funding sources are noted for the current deficiencies. Those funding sources include Park Capital Improvement Budget and Cash (utilizing the current Park Impact Fee Fund). Cash, as a funding source, have limited roots to property taxes and other residential sources. However, the Park Capital Improvement Budget Fund is a funding source that comes from property taxes and other residential sources. **Table 12** outlines the disbursements of the funds on an annual basis (years 2023 to 2032) as defined by the implementation year noted in **Table 13**.

City of Noblesville – Park and Recreation Department								12-Feb-24	
Forecast Annual Funding for Current Recreation Component Deficiencies								Prepared by: City of Noblesville and Lehman & Lehman, Inc.	
RIF YEARS	A	B	C	D	E	F	G	H	
	Grants	Park Capital Improvement Budget	Financial (FIT)	TIF	Bonds	Donations	Cash	TOTALS	FUND TOTALS (B)
2023									
2024	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000
2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352,194	\$ 352,194	\$ -
2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,699	\$ 97,699	\$ -
2027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2028	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2024-2033 TOTALS	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 449,893	\$ 1,049,893	\$ 600,000

Table 13 – Forecast Annual Funding for Current Deficiencies

Noblesville 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 14** 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 are 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 (column C) to determine the impact deductions for each year of the 10-year Park Impact Fee period as noted in column I. The total Impact Deduction amount is determined to be \$26,956. The Impact Deduction is subtracted from the original Impact Costs in determining the Park Impact Fee.

City of Noblesville – Park and Recreation Department									
Impact Deduction Calculations									
12-Feb-24 Prepared by: Noblesville Parks and Recreation and Lehman & Lehman, Inc.									
Year	A Cumulative Households	B New Households (Annual)	C New Households (Cumulative)	D Costs to Remove Current Deficiency	E Cost / Household for Park Capital Improvement Budget	F Costs / 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
2022	27,556			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	28,190	634	634	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2024	28,852	662	1,296	\$ 600,000	\$ 20.80	\$ -	\$ -	\$ -	\$ 26,956
2025	29,545	692	1,989	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	30,269	724	2,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	31,025	757	3,469	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2028	31,832	807	4,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2029	32,691	859	5,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2030	33,607	915	6,051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2031	34,581	975	7,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2032	35,629	1,048	8,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	8,073			\$ 600,000	\$ 20.80	\$ -	\$ -	\$ -	\$ 26,956
NOTES: Cumulative households over 10 year period Projected new households over 10 year period Cumulative Totals of Household Growth over 10-Yr. Period Budgeted portion from the implementation schedule Cost per household to remove existing deficiencies [A divided by D] 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 Park Capital Improvement Budget (Total Column I):									\$ 26,956

Table 14 – Impact Deduction Calculations

As per the above calculations the summary of the Future Needs of the “A” Priorities is indicated in **Table 15** below.

Recreation Impact Fee Components 2023		
"A" Priority Components	Future Needs	Costs
Multi Purpose Fields (includes football)	1.64	\$ 180,035
Pickleball Courts (outdoors)	2.46	\$ 184,127
Climbing / Challenge Elements	1.27	\$ 50,830
Concessions	1.24	\$ 308,874
Indoor Activity Spaces	1.27	\$ 571,843
Park Shelters	4.87	\$ 609,337
Park Restrooms	4.08	\$ 1,020,762
Outdoor Entertain.Venue (amphitheatre)	0.25	\$ 190,614
Events Lawn (Acres)	0.70	\$ 70,307
Playgrounds (Comm./Destination)	1.55	\$ 1,008,175
Sprayground / SplashPad	0.76	\$ 457,474
Dog Park Area	0.26	\$ 183,309
Maintenance Facilities (Satellite)	0.76	\$ 495,597
Maintenance Recreation Storage	2.44	\$ 731,204
Multi-use / Nature Pathways (miles)	14.45	\$ 14,449,894
Park / Open Space Acres	213.20	\$ 12,791,744
		\$ 33,304,128

Table 15 – Future Needs of “A” Components and their Costs