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

The proposed:

City of Greenfield Recreation Zone Improvement Plan 2014-2023

For:

City Parks & Recreation Facilities

Prepared for:

**City of Greenfield Parks and Recreation
City of Greenfield Plan Commission
City of Greenfield City Council**
Greenfield, Indiana

Prepared by:

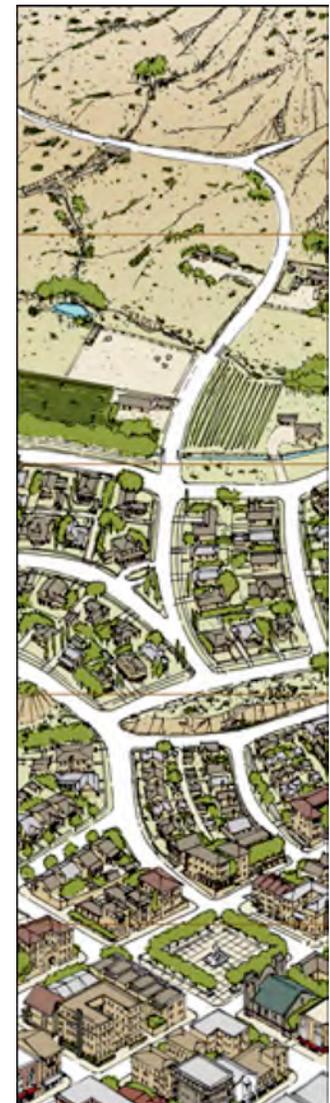
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Landscape Architects | Urban Planners | PlaceMakers
Mishawaka, Indiana

With Review by:

Karla Vincent, P.E.

Professional Engineer
City of Greenfield



June 2014

The proposed:

City of Greenfield Recreation Zone Improvement Plan 2014-2023

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Completed June 2014

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Greenfield Recreation Zone Improvement Plan Study Update

June 2014



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

This Zone Improvement Plan for Parks and Recreation Facilities (Recreation Impact Fee Study) for the City of Greenfield began several months ago, following the process as outlined by the 1991 Indiana Code (IC) 36-7-4-1300. An Impact Fee Advisory Committee was established and worked with the Consultant to update the current recreation component inventory along with the related standards. Population projections were determined, related residential building permits forecast, both current deficiencies and future recreation component needs calculated, and costs for these infrastructure improvements established for both current (2014) deficiencies and future (2023) needs. The impact fee was then determined by dividing the estimated costs of the 10-year needs by the number of projected new residential building permits during that same period.

The Recreation Impact Fee will be collected prior to the issuance of each residential building permit, with the first fee to occur six (6) months after the final approval by the City Council of the Impact Fee ordinance. The fees will then be placed in an interest bearing account and related improvement expenses will then be paid from that account. Since impact fees cannot be used to fund current deficiencies, those improvements will come from other City resources. It is clearly defined that Recreation Impact Fees can only be used for the costs of the projected 10-year needs determined by future populations. An impact fee may not be collected for more than five years without a review and update of the Infrastructure Plan and new adoption of the fee by City Council.

This document was prepared by the Parks and Recreation Staff with assistance from *Lehman & Lehman, Inc.* After preparation, the plan was submitted to *Karla Vincent, P.E.*, Reviewing Professional Engineer for the City of Greenfield, Indiana, for final review and comment. The plan establishes new park and recreation standards for Greenfield and recommends the Recreation Impact Fee necessary to achieve the City of Greenfield's Park and Recreation standards with the forecast growth.

After careful analysis, the Greenfield Park Impact Fee Advisory Committee and the Park Administrative Staff feels that the recommended Recreation Impact Fee of **\$1,153.00** is a reasonable fee for the recommended standards. The Greenfield Park Impact Fee Advisory Committee recommends acceptance of the fee by the Greenfield Parks and Recreation Board and Plan Commission before being placed before the Greenfield City Council for final adoption.

Adoption of these parks and recreation standards will ensure the continued delivery of quality Parks and Recreation services for all of the citizens of Greenfield.

Sincerely,

Ellen Kuker, Superintendent
Greenfield Parks and Recreation

Acknowledgments

Impact Fee Advisory Committee

Committee Members:

- Dave Sego, *Builder*
- Paul Claire, *Builder*
- Harold Gibson, *Developer*
- Rita Fish, *Realtor*
- Mike Terry, *Landscape Architect*
- Mitch Pendlum, *City Council*
- Steve Cooper, *Land Surveyor*
- Jill Carr, *Park Board*

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- Joanie Fitzwater, *Zoning Administrator*
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- Tom Billings, *Attorney, City of Greenfield*
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Mayor

- Chuck Fewell

Clerk/Treasurer

- Larry Breese

Park Board

- Rick Roberts, *President*
- Jill Carr, *Vice President*
- Ron Prizke, *Secretary*
- Kathy Dowling, *Member*
- Andrea Mallory, *Member*

City Council

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- Greg Carwein
- Mitch Pendlum
- Judy Swift
- Jason Horning
- John Patton
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Advisory Plan Commission

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- Dave Spencer, *Vice President*
- Paulette Richardson
- Becky Riley
- Gary McDaniel
- Digby Terry
- Jill Carr
- Carl Graham
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Executive Summary

Background

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

In anticipation of these demands, the City of Greenfield is in the process of implementing and updating one of these public infrastructure systems by way of a Recreation Impact Fee Ordinance. Both the City's previous *Comprehensive Plan 2006* and the *Parks and Recreation Master Plan Update 2014* have clearly indicated that the demand for recreational facilities will intensify because of the demographics of the growing population base. It is also recognized that a quality system of parks, green spaces and pathways/trails adds to the economic value and quality of life of the entire community.

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

History of Recreation Impact Fees

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

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

Impact Fees Facts

Need for and Application of Impact Fees

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

Different Types of Impact Fees

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

Impact Fee Studies

- Cover 10-year projection period (Ordinances carry a 5-year maximum period)
- Study and Ordinance must be updated, at a minimum, every five years
- Also used to define development standards

Greenfield Recreation Zone Improvement Plan Study Update

Benefits of Recreation Impact Fees

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

Development Impact Fees

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

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

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

Park Infrastructure (Impact Fee) Advisory Committee

The Mayor of Greenfield appointed a Recreation Impact Fee Advisory Committee in early 2014. The Committee consisted of members of various City Agencies and Boards in addition to others appointed to fulfill statutory requirements. The Committee, listed on the acknowledgment page, met on several occasions to research and review data, to establish standards for park facilities, and to formulate the plan and strategies as described herein.

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

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

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Impact Zone

Within the Study Area, the Committee established a single (one) Impact Zone to coincide with the corporate and Comprehensive Planning boundary of the City as it continues to expand in the future through annexations. Thus, the Impact Zone is expected to expand through annexation until it encompasses the entire Study Area (Greenfield Future Land Use Planning Area) in Hancock County.

A map in *Figure 1* below shows the Study Area, which consists of the future Greenfield Comprehensive Planning Area. The Impact Zone is designated by the yellow lines that are also the City's Comprehensive Plan boundaries. Also shown (from the comprehensive plan) are the anticipated 10 to 15 year growth limits (purple lines). For purposes of this study the 10 to 15 year growth limits were determined by the Advisory Committee to be anticipated growth boundaries for this Infrastructure Improvement Plan Study.

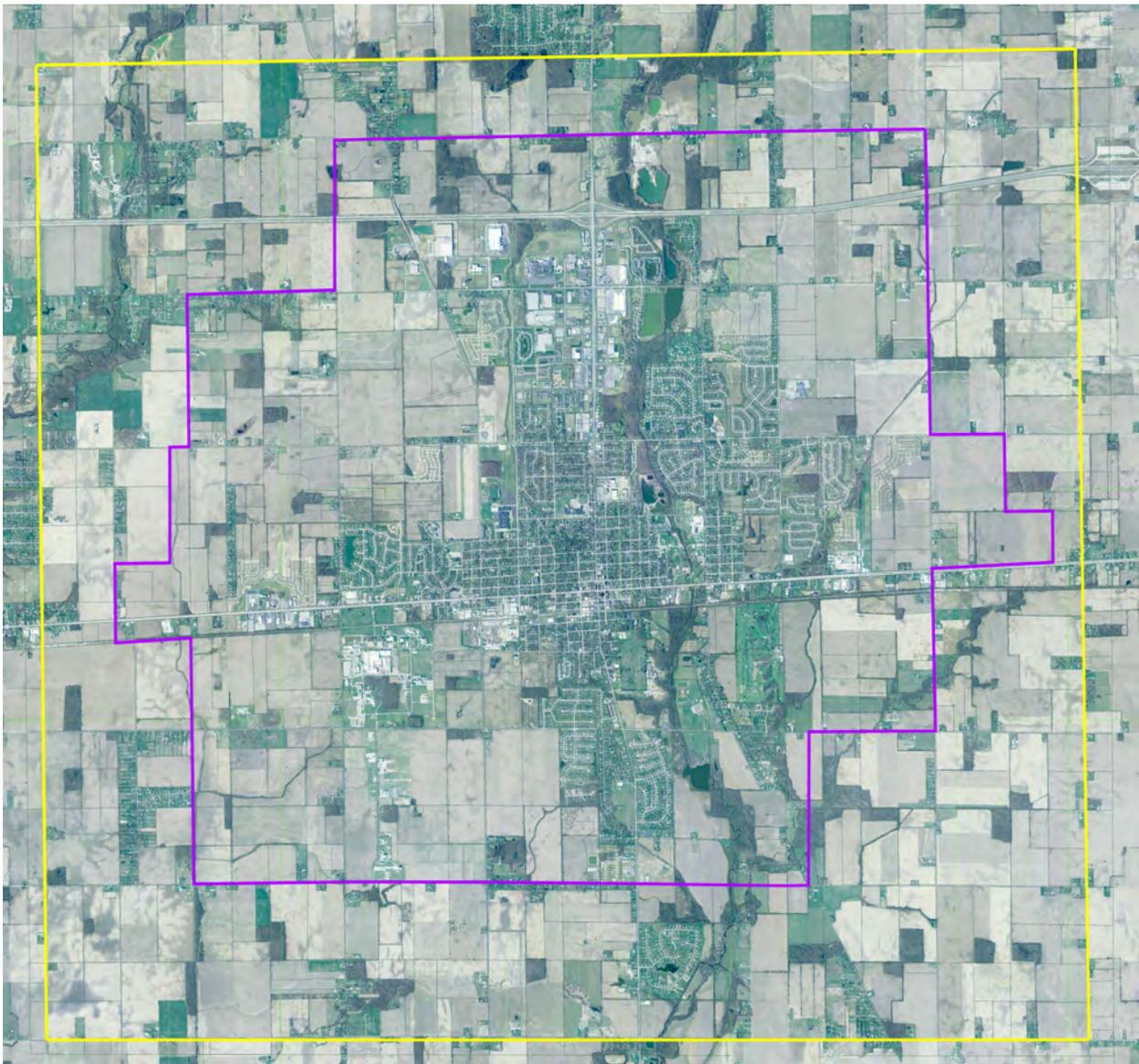


Figure 1 – Greenfield Impact Zone Map
Source: City of Greenfield various resource

Greenfield Recreation Zone Improvement Plan Study Update

Zone Improvement Plan

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

Impact Fee Review Board

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

Recreation Impact Fee Recommendation

The recommended Recreation Impact Fee of **\$1,153.00** per new dwelling unit is based on the cost to provide new and expanded park facilities required by new development according to the established community standards. The Impact Fee will be collected at the time that the building permit is issued for the individual dwelling unit. Again, impact fees cannot be used to finance improvements needed to overcome existing deficiencies in the park facilities.

Other Planning Efforts Acknowledged in this Plan

This Recreational Impact Fee study acknowledges the City's *Comprehensive Plan* (prepared by HNTB dated 2006), the *Parks and Recreation Master Plan Update 2014* (prepared by Clark L. Ketchum, MA-Parks and Recreation, CPRP) as constituting the vision for the City and its Park System. The Impact Fee recommended in this Plan is a financial strategy that will help achieve that vision.

Conclusions

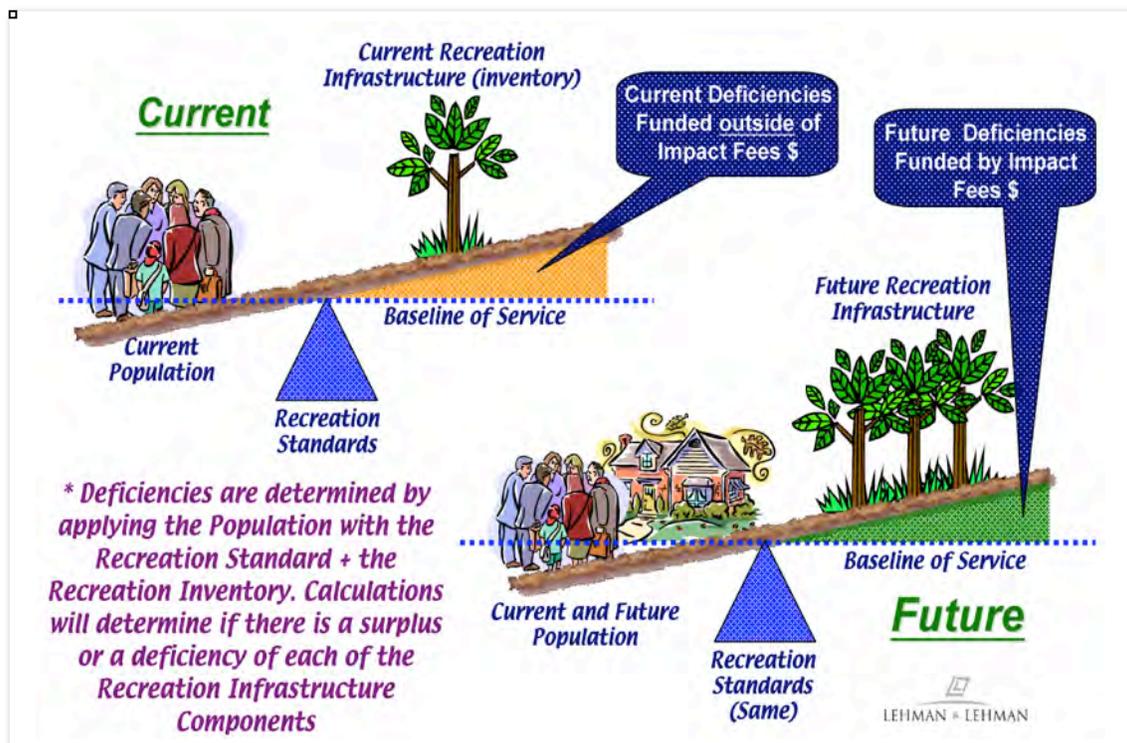
1. The Recreation Impact Fee Advisory Committee recommends to the City of Greenfield that a Recreation Impact Fee (RIF) Ordinance be adopted instituting a new Recreation Impact Fee of **\$1,153.00**. It is also recommended that an annual inflation rate be factored into the impact fee amount.
2. Following the State Code [IC 36-7-4-1340(a)], the RIF collection will start six months after approval of the new ordinance. The funds collected will be kept in a "Recreation Impact Fee" line item of the City's Budget.
3. The City of Greenfield should establish criteria, as policy, for the acceptance of land donations for park use and/or open space. Also, the City of Greenfield, through its Parks Department, will address, annually, the distribution priorities of the RIF revenues.
4. The City's Park and Recreation Master Plan 2014 may need to be amended to reflect the standards and goals established as part of this RIF study.
5. Collection of the RIF will occur when residential building permits are pulled. As an option, payments can be established using an installment plan as per IC 36-7-4-1324.
6. Reporting of RIF transactions (revenue and expenses) will be done annually. Annual adjustments to the RIF can be considered with annual inflationary factors. A new RIF update study will be considered annually but will be done no later than five years from the date of this study.

Recreation Impact Fee Study Process

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

1. Establish the Park Impact Fee Advisory Committee
2. Define the Impact Zone and Study Area
3. Collect current Census Populations and Trends
4. Inventory the Current Recreation Infrastructure for Land and Facilities (Current Level of Service)
5. Establish Community Level of Service for Recreation Land and Facilities
6. Analyze housing building permits and trends (both inside City limits and within the planning area)
7. Analyze Current Deficiencies and 10-year Infrastructure Needs based on Community Level of Service and projected Population Forecasts
8. Determine costs for meeting Current Level of Service along with the Future needs based on Community Level of Service
9. $RIF = \text{Future Recreation Infrastructure Need Costs} / \text{Projected 10-year Residential Building Permits}$ (As per IC 36-7-4-1321 which states that the Impact Fee = Impact Costs – Non-Local Revenues – Impact Deductions / 10-Year Forecast Building Permits)
10. Prepare a Zone Improvement Plan (implementation plan and schedule)
11. Recommendations to the Park Board and the Plan Commission
12. Ordinance for City Council's Review and Adoption

Figure 2 – Community Level of Service Illustration



Population and Residential Development Trends

The City of Greenfield completed its recent comprehensive plan in 2006. This plan provides a framework for the City as it grows into the future. The City's *Comprehensive Plan* illustrates projected land uses, including residential, and related densities. **Figure 3** illustrates the Community Development Plan from the Comprehensive Plan prepared by HNTB.

The City's *Comprehensive Plan* forecasts the surrounding future land use planning area to have development and population growth in the coming decades. In 2010 the Census had the City's population at 20,602. It is estimated by the City Planning Department that the population at the end of 2013 was at 21,360.

The current growth rate of residential development within the City of Greenfield (as well as most of Indiana) has been greatly slowed and impacted by the current economic conditions. It is still anticipated that residential development will pick up again in the next ten years. How much of an increase will continue to be monitored. This study will look at various sources to determine the new residential growth rate over the next ten years. Keep in mind that these projections will be reviewed and updated with the 2020 Census information as well as when this Zone Improvement Plan is updated in five years per IC 36-7-4-1340(b).

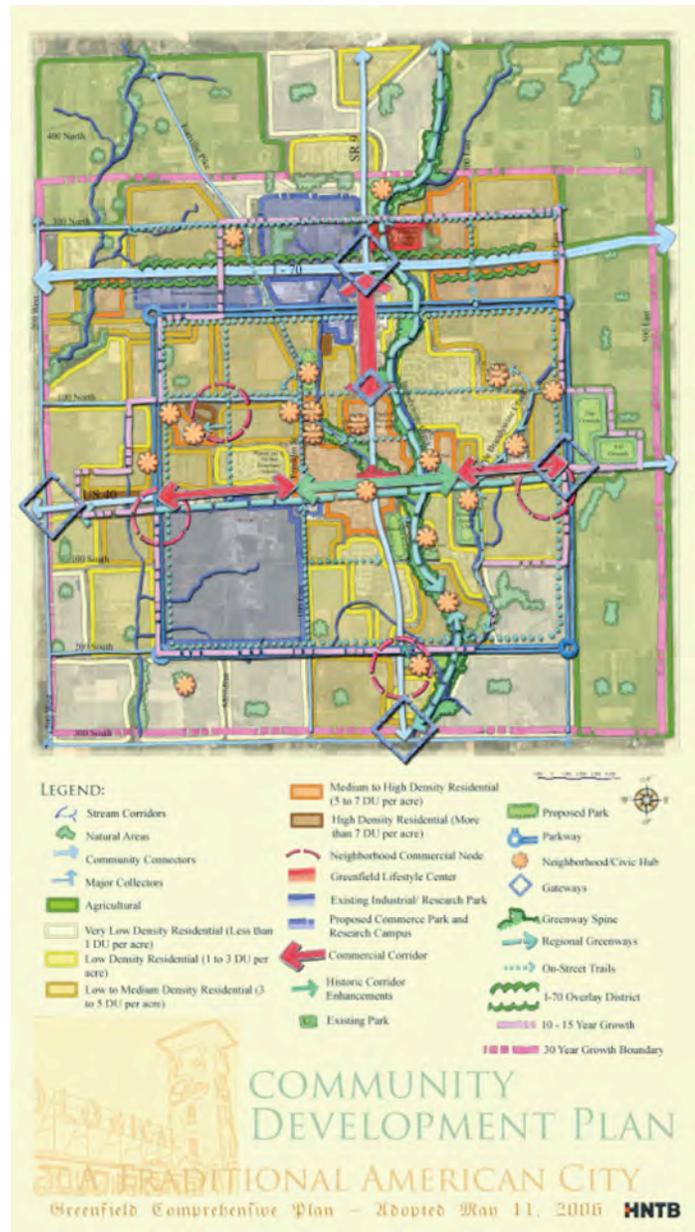


Figure 3 – Greenfield Community Development Plan
Source: City of Greenfield 2006 Comprehensive Plan (HNTB)

Greenfield Recreation Zone Improvement Plan Study Update

Trends in Residential Building Permits for the Last Five Years

Various population projection resources were reviewed including that of the 2006 Comprehensive Plan, past twenty-year trends in new residential building permits as well as another population growth model discussed below. **Figure 4** below illustrates Greenfield’s Residential Growth History in residential building permits per year between the years 1990 to 2014. This table and graphic illustrates the residential downturn around the 2009 time period. The last ten-year average (2004 to 2013) was 164 residential building permits per year. Applying the 2.51 persons per household (2010 Census) this 164 residential building permits would equal around 412 persons per year. The information below also illustrates the impact of the various multi-family developments over the years (ie. 1996 and 2008).

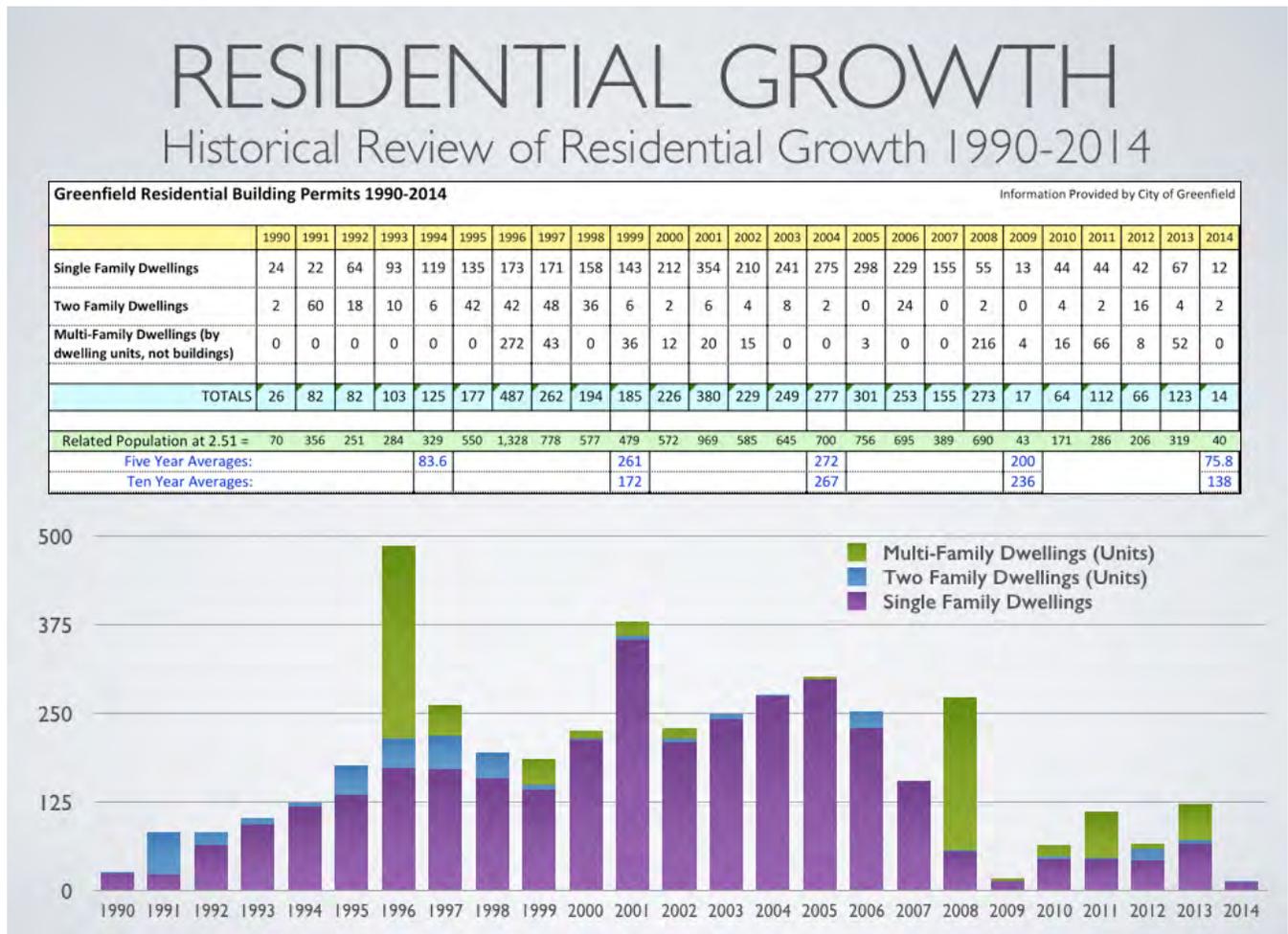


Figure 4 – Greenfield Residential Building Permit History
 Source: City of Greenfield

Greenfield Recreation Zone Improvement Plan Study Update

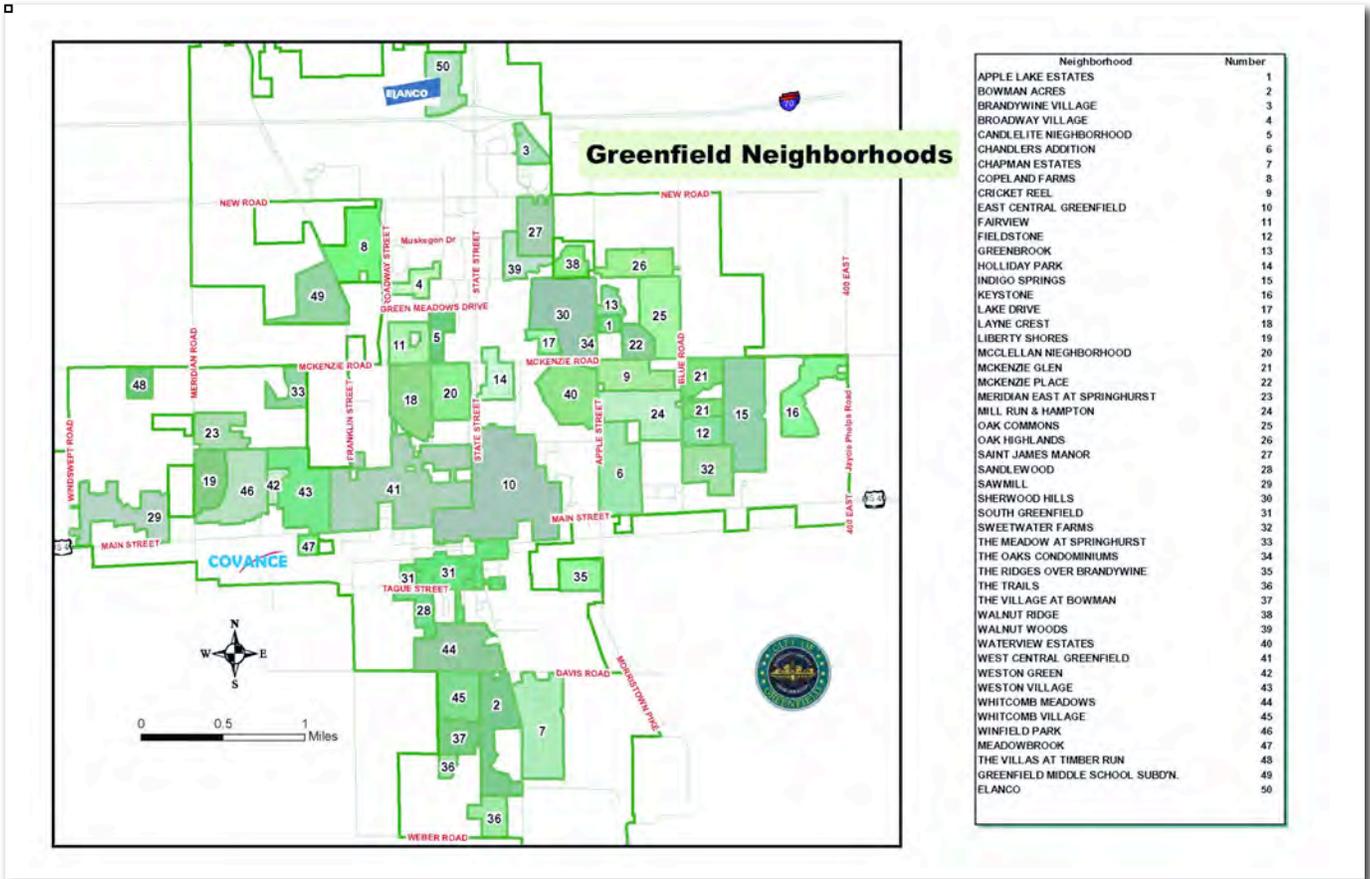


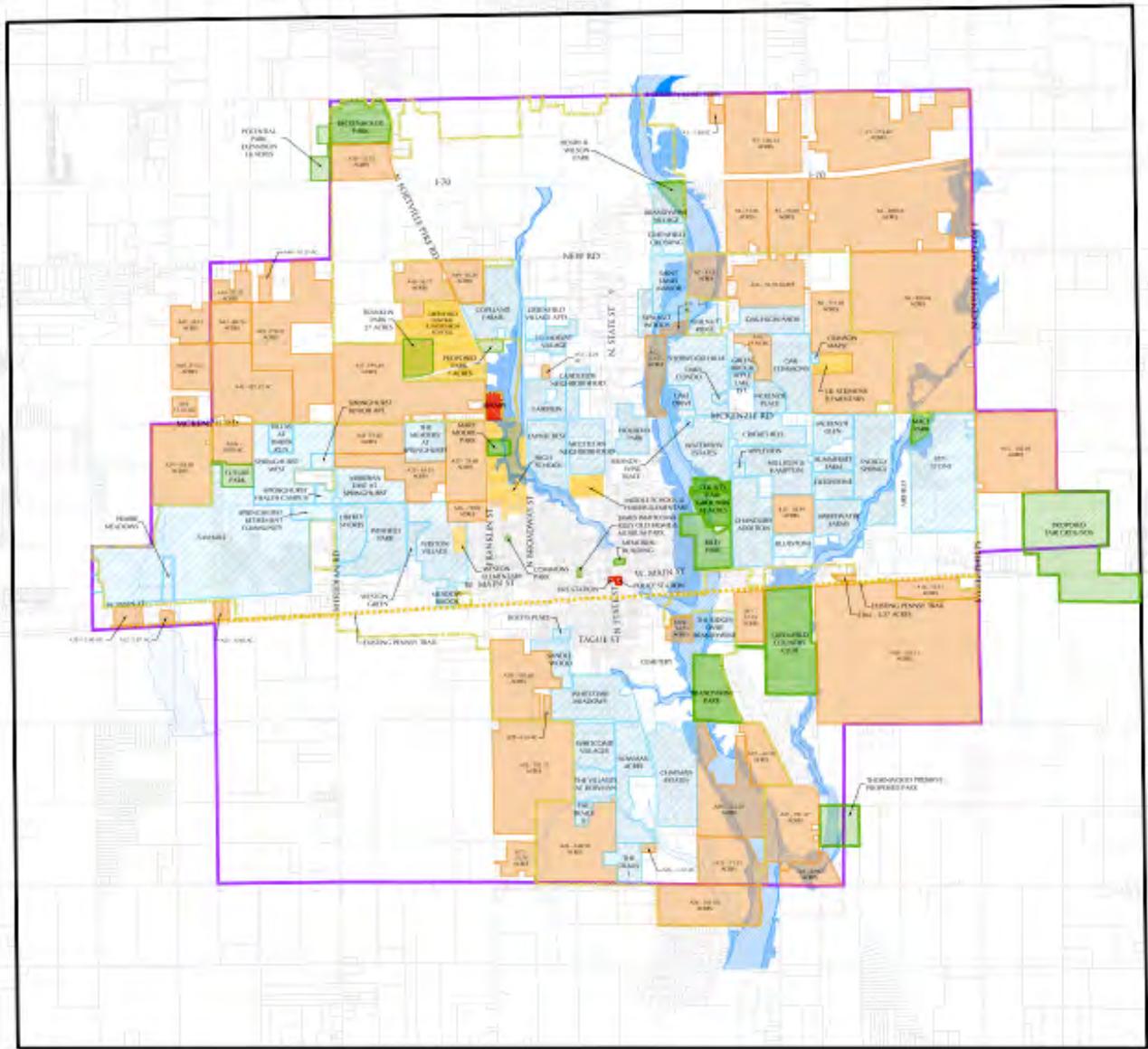
Figure 6 – City of Greenfield Neighborhoods
Source: City of Greenfield (2009)

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

For planning purposes the Consultant, Planning Staff and Advisory Committee analyzed the potential future populations of the City, based on the Future Use Map and the known housing developments in and around the City. Land tract parcels were drawn on an aerial map (Figure 7) of the City and study area.

Figure 7 below illustrates the planning area and the residential growth potential for the City. This area covers the Impact Fee Zone.

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LEGEND	
CIVIL / TOWN PROPERTIES	EXISTING & PLANNED SUBDIVISIONS
CITY PARK PROPERTIES	CITY LIMITS
PROPOSED PARK PROPERTIES	MULTI-USE TRAIL
SCHOOL PROPERTY	10-15 YEAR GROWTH
POTENTIAL RESIDENTIAL	30 YEAR GROWTH
FLOODWAY	
FLOOD ZONE	

Figure 7 – Greenfield Residential Growth Potential
 Source: City of Greenfield development resources and interactions with City Planning Staff and Consultant
 (Larger version of the above map available at the City Planning Department.)

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Population Growth Potential of Planning Area

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

City of Greenfield – Potential Residential Growth Work Sheet

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

City Zoning

Zone	AA	A	B	C	PUD
Average Lot Size	0.449 ac.	0.297 ac.	0.230 ac.	0.218 ac.	Varies
Units / Ac.	2.23	3.37	4.35	4.59	5.00

Comprehensive Plan Zoning

Zone	Very Low	Low	Low/Med	Med	High
Units / Ac.	1.00	3.00	5.00	7.00	9.00

2010 Census Pop. / Household = 2.51

Updated: 23-Apr-18

4/19/14

Note on Zoning Densities:

The information noted in the table to the left represents the calculations by the City in determining the average lot sizes and densities based on GIS Selection Statistics.

For purposes of calculations of the parcels outside the city but noted as part of the City's Comp Plan it will be assumed that City Zone will apply to the Comp Plan Zoning.

It should be noted also that the Units Per Acre numbers reflect the allowance of the infrastructure acreage.

Map Parcel ID	Acres (Approx.)	Flood Area	Net Area	Residential Zone	Units per Acre	Potential or Planned Residential Units	Potential Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population	Development Location	NOTES
A1	7.84	0.00	7.84	High	9.00	71	177	0.00%	0	0	Out of City	
A2	136.14	0.00	136.14	Med	7.00	953	2,392	0.00%	0	0	Out of City	
A3	214.68	0.00	214.68	Low/Med	5.00	1,073	2,694	0.00%	0	0	Out of City	
A4	73.06	0.00	73.06	Med	7.00	511	1,284	10.00%	51	128	Out of City	
A5	72.80	0.00	72.80	Med	7.00	510	1,279	10.00%	51	128	Out of City	
A6	300.68	30.91	269.77	Med	7.00	1,888	4,740	5.00%	94	237	Out of City	3.20 ac. in Floodway & 27.71 ac. in Flood Zone AE
A7	41.52	35.16	6.36	A	3.37	21	54	0.00%	0	0	In City	26.79 ac. in Floodway & 8.37 ac. in Flood Zone AE
A8	177.69	0.00	177.69	AA	2.23	396	993	40.00%	158	397	In City	
A9	400.84	27.78	373.06	Low/Med	5.00	1,865	4,682	10.00%	187	468	Out of City	4.13 ac. in Floodway & 23.65 ac. in Flood Zone AE
A10	24.48	0.00	24.48	A	3.37	82	207	30.00%	25	62	In City	
A11	3.14	3.14	0.00	A	3.37	0	0	0.00%	0	0	In City	Parcel not developable
A12	33.55	30.94	2.61	B	4.35	0	0	0.00%	0	0	In City	Parcel not developable
A13	38.91	0.00	38.91	C	4.59	178	448	100.00%	178	448	In City	
A14	78.78	0.00	78.78	A	3.37	265	666	100.00%	265	666	In City	
A15	158.69	0.00	158.69	B	4.35	690	1,733	0.00%	0	0	Out of City	Assuming an "A" zoning
A16	35.12	0.00	35.12	AA	2.23	78	196	0.00%	0	0	In City	
A16a	3.27	0.00	3.27	AA	2.23	7	18	0.00%	0	0	In City	
A17	37.29	0.00	37.29	Low	3.00	112	281	0.00%	0	0	Out of City	
A17a	14.79	12.01	2.78	A	3.37	0	0	0.00%	0	0	In City	Parcel not developable
A18	565.55	0.00	565.55	Low	3.00	1,697	4,259	0.00%	0	0	Out of City	
A19	44.20	15.09	29.11	A	3.37	98	246	25.00%	25	62	In City	15.09 ac. in Flood Zone AE
A20	122.20	77.70	44.50	AA	2.23	99	249	20.00%	20	50	In City	57.9 ac. in Floodway & 19.8 ac. in Flood Zone AE
A21	101.37	31.23	70.14	Low/Med	5.00	351	880	0.00%	0	0	Out of City	22.07 ac. in Floodway & 9.16 ac. in Flood Zone AE
A22	32.02	14.39	17.63	Low/Med	5.00	88	221	0.00%	0	0	Out of City	8.14 ac. in Floodway & 6.25 ac. in Flood Zone AE
A23	71.37	27.48	43.89	PUD	5.00	219	551	20.00%	44	110	In City	8.41 ac. in Floodway, 6.72 ac. in Flood Zone AE & 12.35 ac. in Flood Zone A
A24	101.80	14.39	87.41	Low/Med	5.00	437	1,097	0.00%	0	0	In City	
A25	3.32	0.00	3.32	AA	2.23	7	19	50.00%	4	9	In City	
A26	148.59	9.77	138.82	AA	2.23	309	776	30.00%	93	233	In City	9.77 ac. in Flood Zone A
A27	25.70	0.00	25.70	Low	3.00	77	194	0.00%	0	0	Out of City	
A28	192.35	0.00	192.35	Low	3.00	577	1,448	50.00%	289	724	Out of City	
A29	4.39	0.00	4.39	AA	2.23	10	25	0.00%	0	0	In City	Platted as one lot at this time
A30	103.60	0.00	103.60	B	4.35	450	1,131	25.00%	158	396	In City	
A31	6.90	0.00	6.90	Commercial	0.00	0	0	0.00%	0	0	Out of City	Probable Commercial Uses
A32	3.87	3.87	0.00	Low-Med	5.00	0	0	0.00%	0	0	Out of City	Parcel not developable
A33	12.90	2.68	10.22	Commercial	0.00	0	0	0.00%	0	0	Out of City	Probable Commercial Uses
A34	118.68	5.53	113.15	Low	3.00	339	852	20.00%	68	170	Out of City	5.53 ac. in Flood Zone A
A34a	38.80	0.00	38.80	PUD	9.00	349	876	25.00%	87	219	In City	
A35	64.53	0.00	64.53	Low-Med	5.00	323	810	50.00%	161	405	In City	
A36	119.53	0.00	119.53	AA	2.23	266	668	0.00%	0	0	In City	Probably no development in next 10 years
A37	79.69	0.00	79.69	B	4.35	346	870	0.00%	0	0	In City	Probably no development in next 10 years
A38	51.40	0.00	51.40	B	4.35	223	561	70.00%	156	393	In City	
A39	12.35	0.00	12.35	Low-Med	5.00	62	155	0.00%	0	0	Out of City	
A40	45.63	0.00	45.63	Low-Med	5.00	228	573	0.00%	0	0	Out of City	
A41	127.12	0.00	127.12	Low-Med	5.00	636	1,595	25.00%	159	399	Out of City	
A42	75.90	0.00	75.90	Low-Med	5.00	380	953	0.00%	0	0	Out of City	
A43	40.76	0.00	40.76	Low-Med	5.00	204	512	0.00%	0	0	Out of City	
A44	25.20	0.00	25.20	Low-Med	5.00	126	316	0.00%	0	0	Out of City	
A45	178.47	0.00	178.47	Low-Med	5.00	892	2,240	25.00%	223	560	Out of City	
A46	10.17	0.00	10.17	Low-Med	5.00	51	128	0.00%	0	0	Out of City	
A47	199.49	0.00	199.49	Low-Med	5.00	997	2,504	16.00%	160	401	Out of City	
A48	57.00	0.00	57.00	Low-Med	5.00	285	715	60.00%	171	429	Out of City	
A49	36.36	0.00	36.36	Low-Med	5.00	182	456	0.00%	0	0	Out of City	
A50	53.75	0.00	53.75	B	4.35	234	587	75.00%	175	440	In City	
A51	2.25	0.00	2.25	Office Uses	0.00	0	0	0.00%	0	0	In City	Probable Office Uses
4,730.48	342.07	4,388.41	---	---	---	19,246	48,308	15.60%	3,001	7,534		

Table 1 – City of Greenfield, Potential Residential Growth Work Sheet of Undeveloped Land Parcels

Greenfield Recreation Zone Improvement Plan Study Update

Similarly **Table 2** identifies the existing or planned residential developments within the City. These existing subdivisions currently contain vacant lots for development. The City provided this inventory information to the Consultant for inclusion with this analysis. In the same fashion as the analysis in **Table 1** assumptions were made on these developments' 10-year build out. The remaining columns identify the 10-year growth potential (as a percentage) and the relative number of residential units and populations.

4/19/14
Updated with Information Provided by City in March 2014

2010 Census Pop. / Household = **2.51** Compiled by: Lehman & Lehman, Inc. from information provided by City of Greenfield

Map Parcel ID	Development's Name	Total Planned Residential Units	Existing Residential Units	Assumed Residential Population	Remaining Residential Units	Potential Population Growth	Assumed 10 Yr. Buildout	Applied 10 Yr. Units Growth	Applied 10 Yr. Population Growth	NOTES
A.E	Apple Lake Estates	42	42	105	0	0		0	0	
A.V	Applevue	21	20	50	1	3	100.00%	1	3	as of March 2014
B.P	Boots Place	23	12	30	11	28	50.00%	6	14	as of March 2014
B.A	Bowman Acres	130	130	326	0	0		0	0	
B.As	Boyd Acres	33	33	83	0	0		0	0	
B.F	Brandywine Farms (now "A14")	0	0	0	0	0	0.00%	0	0	Removed-Now "A14"
B.S	Bluestone (MF)	208	208	522	0	0		0	0	
B.T	Brandywine Trace	3	1	3	2	5	0.00%	0	0	as of March 2014
B.V	Brandywine Village	127	127	319	0	0		0	0	
B.V	Broadway Village MultiFamily	160	160	402	0	0		0	0	
C.N	Candlelite Neighborhood	166	166	417	0	0		0	0	
C.A	Chandlers Addition	145	145	364	0	0		0	0	
C.E	Chapman Estates	178	175	439	3	8	100.00%	3	8	as of March 2014
C.F	Copeland Farms	257	256	643	1	3	50.00%	1	1	as of March 2014
C.R	Cricket Reel	81	65	163	16	40	100.00%	16	40	as of March 2014
C.M	Crimson Maple	2	1	3	1	3	100.00%	1	3	as of March 2014
F.V	Fairview	122	122	306	0	0		0	0	
F.S	Fieldstone	102	102	256	0	0		0	0	
F.G	Forest Glen	12	12	30	0	0		0	0	
F.P	Franklin Place	31	31	78	0	0		0	0	
G.B	Greenbrook	43	43	108	0	0		0	0	
H.P	Holliday Park	109	109	274	0	0		0	0	
I.S	Indigo Springs	303	303	761	0	0		0	0	
K.S	Keystone	519	131	329	388	974	80.00%	310	779	as of March 2014
LD	Lake Drive	23	23	58	0	0		0	0	
LC	Layne Crest	205	205	515	0	0		0	0	
LR	Lexington Run	13	13	33	0	0		0	0	
LS	Liberty Shores	74	74	186	0	0		0	0	
M.N	McClellan / Maplelawn	104	104	261	0	0		0	0	
M.G	McKenzie Glen	130	36	90	94	236	50.00%	47	118	as of March 2014
M.P	McKenzie Place	140	110	276	30	75	50.00%	15	38	as of March 2014
M.B	Meadowbrook	24	24	60	0	0		0	0	
M.E	Meridian East at Springhurst	71	66	166	5	13	100.00%	5	13	as of March 2014
M.S.	Meadows at Springhurst	101	8	20	93	233	75.00%	70	175	as of March 2014
M.H	Mill Run & Hampton	253	253	635	0	0		0	0	
O.C	Oak Commons	217	217	545	0	0		0	0	
O.H	Oak Highlands	141	141	354	0	0		0	0	as of March 2014
O.O	Oak Hollow	34	34	85	0	0		0	0	completed
R@B	Reflections at Bluestone	106	106	266	0	0		0	0	as of March 2014
S.J	Saint James Manor	36	25	63	11	28	25.00%	3	7	as of March 2014
S.W	Sandlewood	255	81	203	174	437	75.00%	131	328	as of March 2014
S.M	Sawmill	1345	193	484	1,152	2,892	20.00%	230	578	as of March 2014
S.H	Sherwood Hills	183	183	459	0	0		0	0	
S.P	Springhurst West	630	0	0	630	1,581	20.00%	126	316	as of March 2014
S.F	Summerset Farms	73	14	35	59	148	40.00%	24	59	as of March 2014
S.F	Sweetwater Farms	151	151	379	0	0		0	0	
S.P	Stonehurst Pointe	45	45	113	0	0		0	0	as of March 2014
S.R.C	Springhurst Retirement Comm.	28	0	0	28	70	100.00%	28	70	as of March 2014
O.C	The Oaks Condominium	22	22	55	0	0		0	0	
R.B	The Ridges Over Brandywine	29	4	10	25	63	25.00%	6	16	as of March 2014
T.T	The Trails	57	34	85	23	58	75.00%	17	43	as of March 2014
V.B	The Village at Bowman	50	40	100	10	25	50.00%	5	13	as of March 2014
V.T.R	Villas at Timber Run	72	40	100	32	80	100.00%	32	80	as of March 2014
W.R	Walnut Ridge	14	14	35	0	0		0	0	
W.W	Walnut Woods	24	11	28	13	33	10.00%	1	3	as of March 2014
W.E	Waterview Estates	162	162	407	0	0		0	0	
W.H	Wellington Heights	10	10	25	0	0		0	0	
W.G	Weston Green	54	54	136	0	0		0	0	
W.V	Weston Village	142	142	356	0	0		0	0	
W.M	Whitcomb Meadows	203	203	510	0	0		0	0	
W.V	Whitcomb Village	112	112	281	0	0		0	0	
W.T	Windmill Trails (now "A50")	0	0	0	0	0	0.00%	0	0	plat expired - Parcel #A-50
W.P	Winfield Park	222	222	557	0	0		0	0	
TOTALS		8,372	5,570	13,981	2,802	7,033	38.44%	1,077	2,704	

Table 2 – City of Greenfield, Potential Residential Growth Work Sheet of Existing Developments

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Summary of the Development Potential

When combining the information from the previous two tables the summary provides a forecast of both a 10-year population growth and build-out population projection within the 10-15 year growth boundary. The summary of the City's Residential growth potential is illustrated in **Table 3** below. This summary projects a 10-year population growth of an additional 10,237 persons. Using the analysis above the potential future build out population for the City would be 76,700.

Summary of Growth within Existing Developments:	Remaining Residential Units	Potential Population Growth	Applied 10 Yr. Units Growth	Applied 10 Yr. Population Growth	10 Yr. Buildout Percentage
Summary of Totals (existing developments):	2,802	7,033	1,077	2,704	38.44%
Totals of Growth from New Development Parcels:	19,246	48,308	3,001	7,534	15.60%
TOTALS:	22,048	55,341	4,079	10,237	18.50%
Existing Population (2013):		21,360		21,360	
Potential Future Population:		76,700		31,597	

Table 3 – City of Greenfield, Potential Residential Growth Build Out

Population Growth Potential Summary

The 2010 Census stated the average number of persons per household in Greenfield to be 2.51 persons. In 2010 the population of Greenfield was noted as 20,602 persons. The City estimates the 2013 population was 21,360 persons. The Advisory Committee and the City project the 2014 population will be 21,573 persons.

When applying the agreed upon population model to the 2013 estimated population, the 10-year (2023) population is projected to be 31,587 persons. It needs to be pointed out that a 2020 census will provide more accurate population figures from which an update study may be suggested.



Expectations of Population Growth / Residential Building Permit Projections

The population growth forecast over the next 10 years is tabulated in the following table (*Table 4*) and includes projected new residential building permits applying 2.51 persons per household.

City of Greenfield Population Current and Projected – All Development Potential (within the City Limits)								Population Scenario			
2010 Census of Persons per Household = 2.51								Year	New Building Permits	New Pop.	
	2000	2010	2012	2013	2014	2015	2016	2014	85	214	
Total City of Greenfield	14,600	20,602	21,056	21,360	21,573	21,897	22,335	2015	129	324	
Annual Growth Rate (Est.)					1.00%	1.50%	2.00%	2016	174	438	
Households (at 2.51 / house)	6,058	8,208	8,389	8,510	8,595	8,724	8,898	2017	245	614	
Total New Households				121	85	129	174	2018	320	803	
Growth / Year (Persons)				304	214	324	438	2019	402	1,009	
Growth / Year Annexation					0	0	0	2020	493	1,238	
	2017	2018	2019	2020	2021	2022	2023	2021	596	1,495	
Total City of Greenfield	22,949	23,752	24,762	26,000	27,495	29,323	31,597	2022	728	1,828	
Annual Growth Rate (Est.)	2.75%	3.50%	4.25%	5.00%	5.75%	6.65%	7.75%	2023	906	2,274	
Households (at 2.51 / house)	9,143	9,463	9,865	10,358	10,954	11,683	12,588	Total:	4,079	10,237	
Total New Households	245	320	402	493	596	728	906	Average:	408	1,024	
Growth Per Year (Persons)	614	803	1,009	1,238	1,495	1,828	2,274				
Growth / Year Annexation	0	0	0	0	0	0	0				
4.02% = assumed average annual growth rate											
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	10-Yr Avg
Projected Annual Growth %:	1.00%	1.50%	2.00%	2.75%	3.50%	4.25%	5.00%	5.75%	6.65%	7.75%	4.02%

Table 4 – Current and Projected Population and Building Permit Growth

The growth rate for Hancock County over the period of 2000 to 2010 was 26.38% (with Greenfield having a 37.83% growth rate). (*The growth rate of the State of Indiana over that same time period was 6.63% – Source: US Census*). Applying the agreed upon growth model the preceding table indicates that Greenfield’s growth potential for the next ten years will average 4.02% per year.

The growth model assumption starts out slower at the beginning of the ten-year (2014-2023) period (1.00% in 2014) and grows at a faster rate at the end of the 10-year period (7.75% in 2023). This assumes that other development infrastructure components (public utilities, roads, drainage, etc.) will need to be implemented in advance of the residential developments.

Also noted in *Table 4* are the projected new building permits. The new residential building permits are calculated using the new population figures and dividing by the 2.51 person per household. Over the ten-year period (2014-2023) approximately 10,237 new persons are projected. This new population figure is divided by the average number of persons per household (2.51) to arrive at a total of 4,079 new residential building permits over that same ten-year period. This is an average of 408 new residential building permits per year over the ten years. Note that in years 2017 or 2018 there will be a new Impact Fee study prepared along with a new ordinance. Population forecasts and adjustments, if needed, can be made at that time or before.

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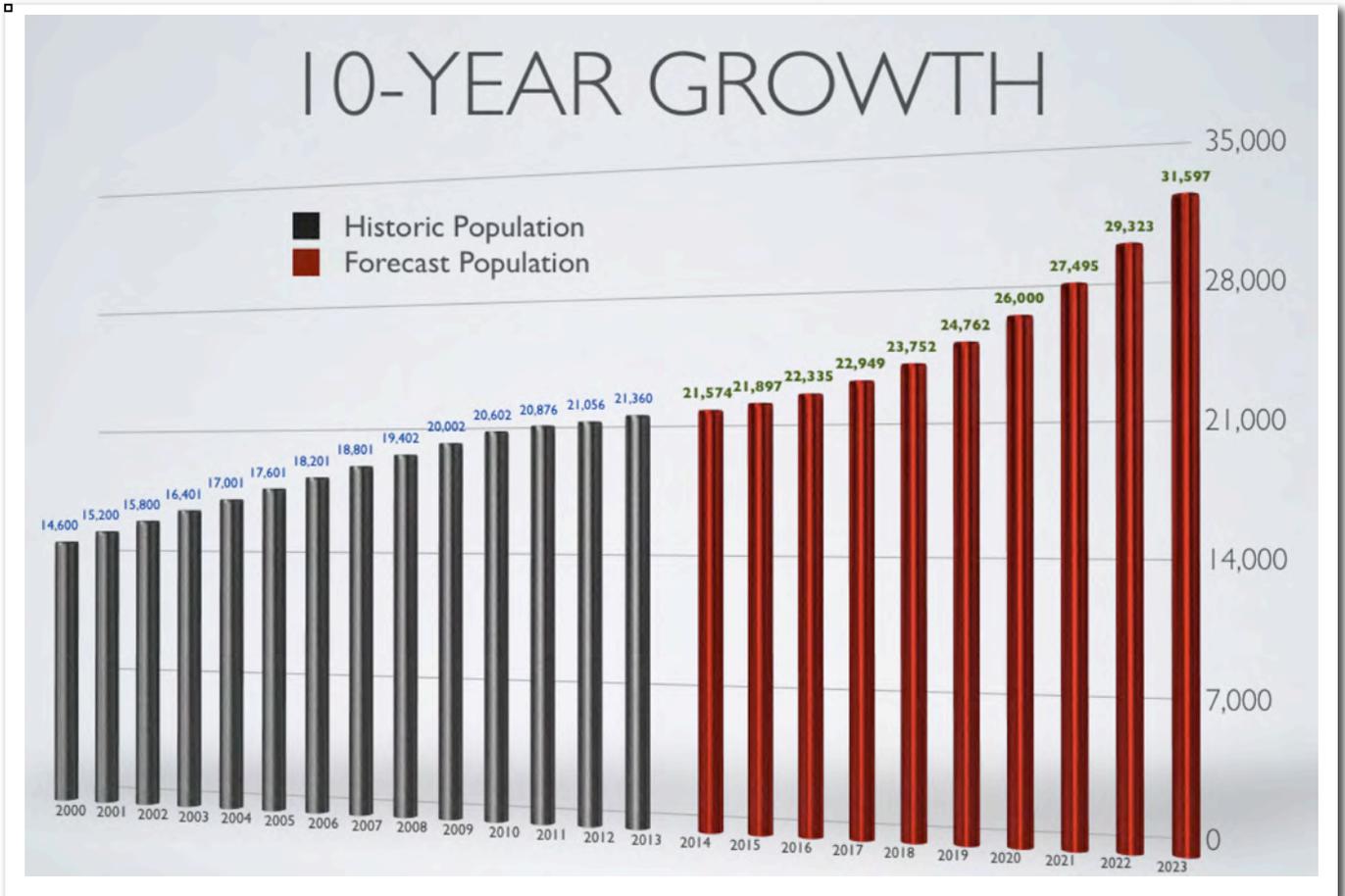


Figure 8 – Historic and Projected Population of the City of Greenfield

Existing Infrastructure of Park Land

Park Land – Current Level of Service [IC 36-7-4-1318 (b)(2)]

Greenfield's Five Year Park Master Plan Update (2014) categorized parks as block, neighborhood, community or special parks, depending on the size of the park and the population the park is intended to serve. The following definitions are consistent with those found in the Department's Park and Recreation Master Plan.

Definitions:

- **Block Park** – A small park located within residential areas that serves concentrated or limited population.
- **Neighborhood Park** – An area that provides recreation opportunities within walking distance of residents.
- **Community Park** – An area that provides recreation opportunities for two or more neighborhoods.
- **Special / Linear Park** – An area that provides recreation resources and opportunities to all local communities as well as those within the local region. These sites also carry unique uses including trails, greenways and natural open space properties.

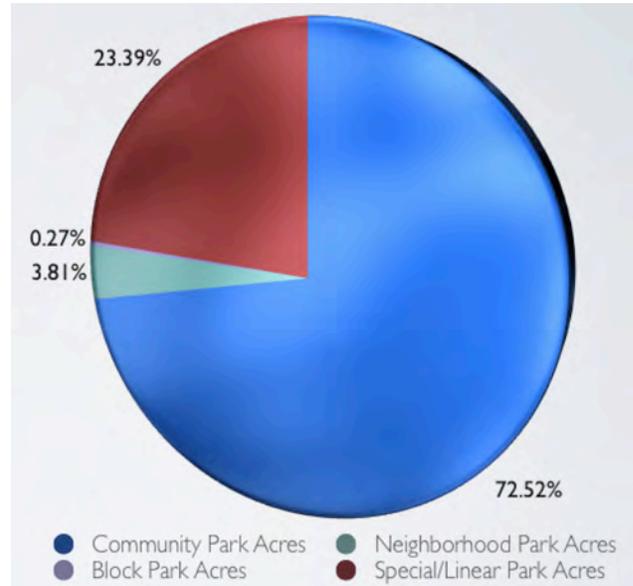
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Table 5 inventories the existing park properties of the Park Department. There are 367.60 acres of land that make up the Greenfield Park System. There are other park/open space areas that are acknowledged as having “open space” but were not factored into the park/open space standards for the City since they are not part of the Park System. These include the various churches and other service organizations. In the same way the

existing school properties were acknowledged as having some open space but were also not factored into the analysis.

Greenfield – Park Inventory		
Park Department Facilities	Acres	Park Type
Commons Park	1.00	Block
Pennsy Trail Phase One	54.00	Linear
Pennsy Trail Phase Two	31.00	Linear
Mary Moore Park	8.00	Community
James Whitcomb Riley Park	40.00	Community
J. W.Riley Home/Gardens	1.00	Special
Brandywine Park	60.00	Community
Henry B. Wilson Park	13.50	Community
Thornwood Preserve	40.00	Community
Beckenholdt Park	60.00	Community
Macy Park	14.00	Neighborhood
Franklin Park	27.00	Community
Future Park (near Sawmill)	18.10	Community
SUBTOTAL	367.60	
Park Type	Acres	Percentage
Community Park Acres	266.60	72.52%
Neighborhood Park Acres	14.00	3.81%
Block Park Acres	1.00	0.27%
Special / Linear Park Acres	86.00	23.39%
TOTALS	367.60	100.00%
Totals Do Not Include “Other”/“School” Facilities Acres		

Table 5 – Park Acres Inventory and Graphic



There are standards that exist for the amount of acres of various park/open space land for each of the above park types. In Greenfield the total existing park acreage equals 367.60 acres (**Table 5**). When applying the current population (2014) against the acreage inventory the Current Level of Service standard is calculated to be 17.04 acres per 1,000 persons [IC 36-7-4-1318 (b)(2)]. (Refer to *Appendix D: Park and Recreation Infrastructure Inventory*.)

The previous recreation impact fee study (2009) had established a community level of service standard of 16.0 acres per 1,000 persons. The Impact Advisory Committee recommended that the 16.0 acres per 1,000 person be retained as the community level of service. The following **Table 6** illustrates the surpluses and deficiencies of land for park and open space purposes. The bottom portion of the table indicates the Greenfield Land Standards of 16.0 acres /1000. Based on the current 2014 inventory and the land standard (16.0 acres/1000) there will be a surplus of 22.43 acres of park / open space land in 2014. Yet, in order to meet the standard for the projected population there will be the need for an additional 137.95 acres of park and open space in 2023.

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Greenfield – Recreation Impact Fee – Park System Analysis

LAND INVENTORY – CURRENT LEVEL OF SERVICE

City Wide Analysis		Estimated 2014 and Projected Populations (including Annex. Pop.) =				21,573	31,597
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	2014 Surplus or Deficiency	2023 Needed if current deficiency IS met
Block Park	1 to 5	1.00	0.50	0.05	10.79	(9.79)	(14.80)
Neighborhood Park	4 to 15	14.00	3.00	0.65	64.72	(50.72)	(80.79)
Community Park	10 to 70	266.60	8.00	12.36	172.59	94.01	13.82
Linear Parks	2.00	86.00	4.50	3.99	97.08	(11.08)	(56.19)
Total Surplus or Deficiency		367.60	16.00	17.04	345.17	22.43	(137.95)

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) =	17.04
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LAND INVENTORY – COMMUNITY LEVEL OF SERVICE

Greenfield Acres Standard					2023 Pop.	
Populations =					21,573	
					31,597	
I	J	K	L	M	N	
Park Type	Total Existing Acreage	Community Level of Service - Acres Standards / 1,000	2014 Acreage Needs	2014 Surplus or Deficiency	2023 Needed if current deficiency IS met	
Total Surplus or Deficiency		367.60	16.00	345.17	22.43	(137.95)

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

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

Using the school sites to help meet future park needs will help to reduce both the total cost for the Park System and the amount of the impact fee needed to help pay for the system. This strategy has been successful where the City and school districts work cooperatively with each other, developing land jointly and sharing facilities whenever possible for the mutual benefit of the City and the School District. Such inter-governmental cooperation leads to the development of schools and parks adjacent to one another. 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.

It is also important to note that in order to satisfy requirements of 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 needs resulting from projected population growth.

Existing Infrastructure of Recreation Facilities

Park Facilities and Current Level of Service

In order to know whether existing park and recreation facilities are adequate to meet the needs of the current population, the City established standards for the amount of various types of facilities needed to adequately serve a given population. The desirable local standards for the various types of facilities are stated in the column titled "Greenfield Community Level of Service" in *Table 7*.

For example, the City has established a standard for multi purpose field that calls for one (1) multi purpose field for every 7,000 persons. Potential refinements to the park master plan on the standards were evaluated for each recreation facility component. Recreation components were added to this listing that were not part of the previous Five Year Master Plan and included: *skate/bike parks, climbing/challenge elements, park shelters/gazebos, park restrooms, rental facilities, environmental center, interpretive center, playgrounds (community & neighborhood), spraygrounds/splashpads, dog park area, and maintenance facilities*. The inventory of recreation components found within the Park System and those found in the community as a whole can be found in *Appendix D: Park and Recreation Infrastructure Inventory*. The Park Department and the Impact Advisory Committee determined that the infrastructure items of community playgrounds and neighborhood playgrounds be combined as one infrastructure line item. This is a change from the previous recreation impact fee study.

In tallying the recreation facilities the Advisory Committee included both the facilities of the Greenfield Parks and Recreation as well as those other facilities serving the public in their usage. These two inventories are tallied and included in *Table 7* [IC 36-7-4-1318 (b)(2)].

The recreation facility standards were updated from the previous five-year master plan. New standards were established for the additional recreation facilities added to this list. State and/or National standards were used as a reference but much analysis was done as to the current inventory and the community needs for each of the facilities.

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

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

For example, referring to multi purpose field in *Table 7*, there is one (1) multi purpose field as part of the Park System and an additional five (5) fields in the public. In meeting the Community Level of Service the City should have 3.08 multi purpose fields. Considering the current Park System inventory there is a current deficit of 2.08 multi purpose fields needed to meet current population. In applying the same standard to the projected 2023

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population, it is anticipated that 4.51 multi purpose fields will be needed to serve that projected population. If the current needs for this component are met, there will be a need for only 1.43 additional multi purpose fields for the 2023 future population. However, in Column K of **Table 7** if factoring in both the inventory of the Park System and those found in the community there would be a current surplus of 2.92 multi purpose fields. For purposes of calculating the Recreation Impact Fee only those facilities within the City's Park System (or other similar city properties) can be factored into the formula.

The Consultant worked with the Park Staff and Impact Advisory Committee in establishing priorities of recreation components. These priorities were established based on the Park Department's perception, user feedback from master plan planning, etc. along with which components might best benefit in the inclusion of the Recreation Impact Fees. The priority ranking was "A"-Top Priority, "B"-Need Priority, "C"-Marginal Needed Priority, and "D"-Not High Priority.

The following **Table 7** represents the Facility Inventory and Needs projections for the current and future populations. This table indicates the Greenfield 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.

Greenfield Park System Analysis
FACILITY INVENTORY • LEVEL OF SERVICE • NEEDS

City Wide Analysis (All Facilities)							21,573		31,597 - Projected 2023 Pop.					2014 Priorities
A	B	C	D	E	F	G	H	I	J	K	L	M	N	
Facility	Greenfield 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 2014 Population	2014 Surplus or Deficiency	Current Deficiencies (Community Level of Service)	2014 Surplus or Deficiency (CL) Factor All Facilities	Community Level of Service 2023 Population	2023 Needs if current deficiency is met	2023 Needs (Community Level of Service)	
Baseball Diamonds	1/5,000	0.20	0.23	5.00	7.00	12.00	4.31	0.69	0.00	7.69	6.32	(1.32)	1.32	B
Softball Diamonds	1/7,000	0.14	0.14	3.00	1.00	4.00	3.08	(0.08)	0.08	0.92	4.51	(1.43)	1.43	C
Multi Purpose Fields	1/7,000	0.14	0.05	1.00	5.00	6.00	3.08	(2.08)	2.08	2.92	4.51	(1.43)	1.43	C
Soccer Fields	1/4,000	0.25	1.07	23.00	2.00	25.00	5.39	17.61	0.00	19.61	7.90	15.10	0.00	D
Football Fields	1/7,000	0.14	0.00	0.00	3.00	3.00	3.08	(3.08)	3.08	(0.08)	4.51	(1.43)	1.43	D
Tennis Courts	1/5,000	0.20	0.28	6.00	10.00	16.00	4.31	1.69	0.00	11.69	6.32	(0.32)	0.32	B
Running / Walking Track (Comm)	1/20,000	0.05	0.00	0.00	5.00	5.00	1.08	(1.08)	1.08	3.92	1.58	(0.50)	0.50	C
Basketball Courts (outdoors)	1/2,500	0.40	0.09	2.00	0.00	2.00	8.63	(6.63)	6.63	(6.63)	12.64	(4.01)	4.01	C
Volleyball Courts	1/5,000	0.20	0.00	0.00	1.00	1.00	4.31	(4.31)	4.31	(3.31)	6.32	(2.00)	2.00	D
Skate/Bike Park (Neighborhood)	1/20,000	0.05	0.05	1.00	0.00	1.00	1.08	(0.08)	0.08	(0.08)	1.58	(0.50)	0.50	D
Climbing / Challenge Elements	1/18,000	0.06	0.00	0.00	0.00	0.00	1.20	(1.20)	1.20	(1.20)	1.76	(0.56)	0.56	D
Park Shelters / Gazebos	1/2,500	0.40	0.19	4.00	0.00	4.00	8.63	(4.63)	4.63	(4.63)	12.64	(4.01)	4.01	A
Park Restrooms	1/5,000	0.20	0.23	5.00	0.00	5.00	4.31	0.69	0.00	0.69	6.32	(1.32)	1.32	C
Rental Facility	1/8,000	0.13	0.19	4.00	1.00	5.00	2.70	1.30	0.00	2.30	3.95	0.05	0.00	C
Interpretive Center	1/50,000	0.02	0.00	0.00	0.00	0.00	0.43	(0.43)	0.43	(0.43)	0.63	(0.20)	0.20	D
Environmental Center	1/50,000	0.02	0.00	0.00	0.00	0.00	0.43	(0.43)	0.43	(0.43)	0.63	(0.20)	0.20	D
Outdoor Entertainment Venue	1/50,000	0.02	0.00	0.00	0.00	0.00	0.43	(0.43)	0.43	(0.43)	0.63	(0.20)	0.20	D
Recreation / Community Center	1/15,000	0.07	0.05	1.00	0.00	1.00	1.44	(0.44)	0.44	(0.44)	2.11	(0.67)	0.67	B
Playgrounds (Neighborhood/Comm.)	1/4,000	0.25	0.32	7.00	3.00	10.00	5.39	1.61	0.00	4.61	7.90	(0.90)	0.90	C
Skating Rinks (hockey)	1/50,000	0.02	0.00	0.00	0.00	0.00	0.43	(0.43)	0.43	(0.43)	0.63	(0.20)	0.20	D
Skating Area (non-hockey)	1/50,000	0.02	0.00	0.00	0.00	0.00	0.43	(0.43)	0.43	(0.43)	0.63	(0.20)	0.20	D
Swim. Pool / Water Park	1/10,000	0.10	0.05	1.00	1.00	2.00	2.16	(1.16)	1.16	(0.16)	3.16	(1.00)	1.00	B
Sprayground / SplashPad	1/10,000	0.10	0.00	0.00	0.00	0.00	2.16	(2.16)	2.16	(2.16)	3.16	(1.00)	1.00	B
Golf Course 18-hole	1/50,000	0.02	0.00	0.00	2.00	2.00	0.43	(0.43)	0.43	1.57	0.63	(0.20)	0.20	D
Driving Range	1/50,000	0.02	0.00	0.00	2.00	2.00	0.43	(0.43)	0.43	1.57	0.63	(0.20)	0.20	D
Dog Park Area	1/30,000	0.03	0.05	1.00	0.00	1.00	0.72	0.28	0.00	0.28	1.05	(0.05)	0.05	D
Maintenance Facilities (Hub)	1/25,000	0.04	0.05	1.00	0.00	1.00	0.86	0.14	0.00	0.14	1.26	(0.26)	0.26	B
Maintenance Facilities (Satellite)	1/15,000	0.07	0.05	1.00	0.00	1.00	1.44	(0.44)	0.44	(0.44)	2.11	(0.67)	0.67	C
Multi-use / Nature Pathways (miles)	0.4 mile / 1,000	0.40	0.41	8.74	0.00	8.74	8.63	0.12	0.00	0.12	12.64	(3.89)	3.89	A
Park / Open Space Acres	16 / 1,000	17.00	17.04	367.60	0.00	367.60	345.17	22.43	0.00	22.43	505.55	(137.95)	137.95	A

Current Facilities Data taken from the 2014 Park and Recreation Master Plan.

DEVELOPMENT PRIORITY:

- Top Need A
- Need B
- Marginal Need C
- Not Priority D

Table 7 – Facilities – Current Level of Service and Community Level of Service

Table 7 contains current level of recreation service offered by Greenfield. The Advisory Committee and the Park Board reviewed and established new standards, or Community Level of Service, to reflect the desired needs of the various recreational infrastructure components. These standards are based on current assumptions of the needs of the community so they need to be reviewed annually by the Park Board. Current facilities not part of the Park System but found within the zone were also noted. Many of these non-park system components serve a need in the level of service. Therefore, the standards used reflect the impact of all recreation infrastructure

Greenfield Recreation Zone Improvement Plan Study Update

components to the level of service found within the community. Again, only the inventory of the Park System was used in determining the current deficiencies and future needs reflected in the Recreation Impact Fee analysis.

For the purposes of this study analysis the current and future needs and their related costs were leveraged using the prioritized recreation components. With this analysis the Impact Advisory Committee with the Park staff identified three (3) recreation components that carried an "A" priority. They included Park Shelters / Gazebos, Multi-use / Nature Pathways Trails and Park / Open Space Acres.

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 (2014) "A" Priorities deficiencies the City needs to add the following recreation components

over the next ten-year period through funding outside of Recreation Impact Fees. As well, to meet the 2023 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 RIF proceeds as applied at the "A" Prioritized items. Note the components have been listed in priority groupings as determined by the Park Staff and Impact Advisory Committee as indicated in *Table 8*.

Current Deficiencies and Future Needs			
<i>Current Deficiencies (2014)</i>		<i>Future Needs (2023)</i>	
"A" Priorities	Number	"A" Priorities	Number
Park Shelters / Gazebos	4.63	Park Shelters / Gazebos	4.01
Multi-use / Nature Pathways (miles)	0.00	Multi-use / Nature Pathways (miles)	3.89
Park / Open Space Acres	0.00	Park / Open Space Acres	137.95
"B" Priorities	Number	"B" Priorities	Number
Baseball Diamonds	0.00	Baseball Diamonds	1.32
Tennis Courts	0.00	Tennis Courts	0.32
Recreation / Community Center	0.44	Recreation / Community Center	0.67
Swim. Pool / Water Park	1.16	Swim. Pool / Water Park	1.00
Sprayground / SplashPad	2.16	Sprayground / SplashPad	1.00
Maintenance Facilities (Hub)	0.00	Maintenance Facilities (Hub)	0.26
"C" Priorities	Number	"C" Priorities	Number
Softball Diamonds	0.08	Softball Diamonds	1.43
Multi Purpose Fields	2.08	Multi Purpose Fields	1.43
Running / Walking Track (Comm)	1.08	Running / Walking Track (Comm)	0.50
Basketball Courts (outdoors)	6.63	Basketball Courts (outdoors)	4.01
Park Restrooms	0.00	Park Restrooms	1.32
Rental Facility	0.00	Rental Facility	0.00
Playgrounds (Neighborhood/Comm.)	0.00	Playgrounds (Neighborhood/Comm.)	0.90
Maintenance Facilities (Satellite)	0.44	Maintenance Facilities (Satellite)	0.67
"D" Priorities	Number	"D" Priorities	Number
Soccer Fields	0.00	Soccer Fields	0.00
Football Fields	3.08	Football Fields	1.43
Volleyball Courts	4.31	Volleyball Courts	2.00
Skate/Bike Park (Neighborhood)	0.08	Skate/Bike Park (Neighborhood)	0.50
Climbing / Challenge Elements	1.20	Climbing / Challenge Elements	0.56
Interpretive Center	0.43	Interpretive Center	0.20
Environmental Center	0.43	Environmental Center	0.20
Outdoor Entertainment Venue	0.43	Outdoor Entertainment Venue	0.20
Skating Rinks (hockey)	0.43	Skating Rinks (hockey)	0.20
Skating Area (non-hockey)	0.43	Skating Area (non-hockey)	0.20
Golf Course 18-hole	0.43	Golf Course 18-hole	0.20
Driving Range***	0.43	Driving Range***	0.20
Dog Park Area	0.00	Dog Park Area	0.05

Table 8 – Current Deficiencies and Future Needs

Greenfield Recreation Zone Improvement Plan Study Update

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 9* indicates the approximate acreage required for each of the deficient recreation components. 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 110.75 acres. The future needs for all of the recreation components will require approximately 221.80 acres which includes the 137.95 acres of future needs of park / opens space acres.

ACREAGE NEEDS FOR RECREATION COMPONENTS

Recreation Components	Approximate Acres Required for Facility	Acres with a 15% Contingency Added	2014 Facility Needs	2014 Acres Needed	2023 Facility Needs	2023 Acres Needs of Future Populations	Priority
A	B	C	D	E	F	G	H
Baseball Diamonds	3.23	3.71	0.00	0.00	1.32	4.90	B
Softball Diamonds	2.25	2.59	0.08	0.21	1.43	3.71	C
Multi Purpose Fields	2.07	2.38	2.08	4.96	1.43	3.41	C
Soccer Fields	2.07	2.38	0.00	0.00	0.00	0.00	D
Football Fields	2.07	2.38	3.08	7.34	1.43	3.41	D
Tennis Courts	0.17	0.20	0.00	0.00	0.32	0.06	B
Running / Walking Track	2.07	2.38	1.08	2.57	0.50	1.19	C
Basketball Goals (outdoors)	0.20	0.23	6.63	1.52	4.01	0.92	C
Volleyball Courts (outdoors)	0.10	0.12	4.31	0.50	2.00	0.23	D
Skate/Bike Park (Neighborhood)	0.35	0.40	0.08	0.03	0.50	0.20	D
Climbing / Challenge Elements	0.10	0.12	1.20	0.14	0.56	0.06	D
Park Shelters/Gazebos	0.10	0.12	4.63	0.53	4.01	0.46	A
Park Restrooms	0.10	0.12	0.00	0.00	1.32	0.15	C
Rental Facility	0.75	0.86	0.00	0.00	0.00	0.00	C
Interpretive Center	1.50	1.73	0.43	0.74	0.20	0.35	D
Environmental Center	3.00	3.45	0.43	1.49	0.20	0.69	D
Outdoor Entertainment Venue	1.50	1.73	0.43	0.74	0.20	0.35	D
Recreation / Community Center	2.00	2.30	0.44	1.01	0.67	1.54	B
Playgrounds (Neighborhood/Comm.)	0.50	0.58	0.43	0.25	0.20	0.12	C
Skating Area (hockey)	2.00	2.30	0.43	0.99	0.20	0.46	D
Skating Area (non-hockey)	0.25	0.29	0.43	0.12	0.20	0.06	D
Swim. Pool / Water Park	3.00	3.45	1.16	3.99	1.00	3.46	B
Spraygrounds / SplashPads	0.50	0.58	2.16	1.24	1.00	0.58	B
Golf Course 18-hole	135.00	155.25	0.43	66.99	0.20	31.12	D
Driving Range	30.00	34.50	0.43	14.89	0.20	6.92	D
Dog Park Area	3.00	3.45	0.00	0.00	0.05	0.18	D
Maintenance Facilities (Hub)	2.00	2.30	0.00	0.00	0.26	0.61	B
Maintenance Facilities (Satellite)	1.00	1.15	0.44	0.50	0.67	0.77	C
Multi-use Trails (assume 30' wide easement)	4.01	4.61	0.00	0.00	3.89	17.95	A
Park / Open Space Acres	NA	NA	0.00	0.00	137.95	137.95	A
Total Acres Needed to Accommodate ALL of the Recreation Components				110.75		221.80	
Total Acres Needed to Accommodate "A" Priority Components				0.53		156.36	
Total Acres Needed to Accommodate "B" Priority Components				6.24		11.14	
Total Acres Needed to Accommodate "C" Priority Components				10.01		10.26	
Total Acres Needed to Accommodate "D" Priority Components				93.97		44.03	

Table 9 – Acreage Needs for Recreation Components

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Community Level of Service Needs and Cost Estimates

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

FACILITY NEEDS – COSTS

City Wide Analysis		2014 Pop. =	21,573	2023 Pop. =	31,597		
Recreation Components	Current Park Facilities	Facility Costs (assuming on existing land)	Components to Remove Current Deficiency	Costs to Remove Current Deficiency	Components for 2023 Needs	Costs for 2023 Needs	Priority per Park Dept.
Baseball Diamonds	5	\$ 80,000	0.00	\$ -	1.32	\$ 105,551	B
Softball Diamonds	3	\$ 60,000	0.08	\$ 4,914	1.43	\$ 85,917	C
Multi Purpose Fields	1	\$ 45,000	2.08	\$ 93,686	1.43	\$ 64,438	C
Soccer Fields	23	\$ 45,000	0.00	\$ -	0.00	\$ -	D
Football Fields	0	\$ 75,000	3.08	\$ 231,143	1.43	\$ 107,396	D
Tennis Courts	6	\$ 45,000	0.00	\$ -	0.32	\$ 14,373	B
Running / Walking Track (Comm)	0	\$ 100,000	1.08	\$ 107,867	0.50	\$ 50,118	C
Basketball Courts (outdoors)	2	\$ 7,500	6.63	\$ 49,720	4.01	\$ 30,071	C
Volleyball Courts	0	\$ 7,500	4.31	\$ 32,360	2.00	\$ 15,035	D
Skate/Bike Park (Neighborhood)	1	\$ 100,000	0.08	\$ 7,867	0.50	\$ 50,118	D
Climbing / Challenge Elements	0	\$ 40,000	1.20	\$ 47,941	0.56	\$ 22,275	D
Park Shelters / Gazebos	4	\$ 50,000	4.63	\$ 231,466	4.01	\$ 200,473	A
Park Restrooms	5	\$ 90,000	0.00	\$ -	1.32	\$ 118,745	C
Rental Facility	4	\$ 400,000	0.00	\$ -	0.00	\$ -	C
Interpretive Center	0	\$ 750,000	0.43	\$ 323,600	0.20	\$ 150,355	D
Environmental Center	0	\$ 750,000	0.43	\$ 323,600	0.20	\$ 150,355	D
Outdoor Entertainment Venue	0	\$ 750,000	0.43	\$ 323,600	0.20	\$ 150,355	D
Recreation / Community Center	1	\$ 4,000,000	0.44	\$ 1,752,882	0.67	\$ 2,672,971	B
Playgrounds (Neighborhood/Comm.)	7	\$ 90,000	0.00	\$ -	0.90	\$ 80,931	C
Skating Rinks (hockey)	0	\$ 2,500,000	0.43	\$ 1,078,665	0.20	\$ 501,182	D
Skating Area (non-hockey)	0	\$ 300,000	0.43	\$ 129,440	0.20	\$ 60,142	D
Swim. Pool / Water Park	1	\$ 6,500,000	1.16	\$ 7,522,650	1.00	\$ 6,515,366	B
Sprayground / SplashPad	0	\$ 125,000	2.16	\$ 269,666	1.00	\$ 125,295	B
Golf Course 18-hole	0	\$ 5,000,000	0.43	\$ 2,157,331	0.20	\$ 1,002,364	D
Driving Range	0	\$ 750,000	0.43	\$ 323,600	0.20	\$ 150,355	D
Dog Park Area	1	\$ 20,000	0.00	\$ -	0.05	\$ 1,065	D
Maintenance Facilities (Hub)	1	\$ 750,000	0.00	\$ -	0.26	\$ 197,908	B
Maintenance Facilities (Satellite)	1	\$ 350,000	0.44	\$ 153,377	0.67	\$ 233,885	C
Multi-use / Nature Pathways (miles)	8.74	\$ 275,000	0.00	\$ -	3.89	\$ 1,070,803	A
Park / Open Space Acres	367.60	\$ 25,000	0.00	\$ -	137.95	\$ 3,448,779	A
TOTALS				\$ 15,165,371		\$ 17,376,619	
Tally Summary:	Cost of Facilities Needed to Remove Current Deficiency (2014):		\$ 15,165,371				
	Cost of Facilities Needed to Accommodate Future Development (2023):		\$ 17,376,619				
	Total Facility Costs: \$ 32,541,990						

Applied Summary:	Current	2023 Pop.
<i>Breakdown Applying the Recreation Components under each Priority</i>	Costs Needed to Remove Current Deficiencies	Costs Needed to Cover Future Needs
"A" Priority Components:	\$ 231,466	\$ 4,720,055
"B" Priority Components:	\$ 9,545,198	\$ 9,631,464
"C" Priority Components:	\$ 409,563	\$ 664,105
"D" Priority Components:	\$ 4,979,144	\$ 2,360,995
TOTALS:	\$ 15,165,371	\$ 17,376,619

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

Greenfield Recreation Zone Improvement Plan Study Update

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 (2014) deficiencies (raising Current Level of Service to Community Level Service) for ALL recreation facilities total \$15,165,371.

The component cost estimates for future (2023) needs, including ALL of the recreation components, total \$17,376,619. The funding for these costs would come from Recreation Impact Fees. Costs for ALL current deficiencies AND future recreation facility needs total \$32,541,990.

In the same manner the Prioritized Groupings were summarized at the bottom of the above table. The current deficiencies (2014) for the "A" Priorities would be \$231,446. The "A" Priority components cost estimates for the future (2023) needs would be \$4,720,055.

Recreation Impact Fee Scenarios

The Impact Advisory Committee, Park Staff, and the Consultant looked at various scenarios created by selection and combinations of components. **Table 11** lists each scenario and its current deficiency dollar amount and its future need dollar amount. The table then lists what the impact fee amount would be for each identified scenario. This calculation applies the total 10-year projected residential building permits (4,079 residential

building permits) into the costs of the recreation components to determine a "gross" Recreation Impact Fee amount (without any applied deductions). The last two columns of **Table 11** show the ratio of the current deficiencies (what the City will be responsible for outside of RIF dollars) and the future needs (or available RIF dollars).

Recreation Impact Fee Scenario Analysis						
<small>Note: RIF Amounts do not reflect any Adjustments and are Gross Dollar Amounts (prior to any applied deductions)</small>						
Forecast 10-Year Residential Building Permits Total:						4,079
Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount	Ratio (City Share)	Ratio (RIF Share)
Priority "A" Components Only	A	\$ 231,466	\$ 4,720,055	\$ 1,157.28	4.7%	95.3%
Priority "B" Components Only	B	\$ 9,545,198	\$ 9,631,464	\$ 2,361.47	49.8%	50.2%
Priority "C" Components Only	C	\$ 409,563	\$ 664,105	\$ 162.83	38.1%	61.9%
Priority "D" Components Only	D	\$ 4,979,144	\$ 2,360,995	\$ 578.88	67.8%	32.2%
Baseball Diamonds		\$ -	\$ 105,551	\$ 25.88		
Softball Diamonds		\$ 4,914	\$ 85,917	\$ 21.07	5.4%	94.6%
Multi Purpose Fields		\$ 93,686	\$ 64,438	\$ 15.80	59.2%	40.8%
Soccer Fields		\$ -	\$ -	\$ -		
Football Fields		\$ 231,143	\$ 107,396	\$ 26.33	68.3%	31.7%
Tennis Courts		\$ -	\$ 14,373	\$ 3.52	0.0%	100.0%
Running / Walking Track (Comm)		\$ 107,867	\$ 50,118	\$ 12.29	68.3%	31.7%
Basketball Courts (outdoors)		\$ 49,720	\$ 30,071	\$ 7.37	62.3%	37.7%
Volleyball Courts		\$ 32,360	\$ 15,035	\$ 3.69	68.3%	31.7%
Skate/Bike Park (Neighborhood)		\$ 7,867	\$ 50,118	\$ 12.29	13.6%	86.4%
Climbing / Challenge Elements		\$ 47,941	\$ 22,275	\$ 5.46	68.3%	31.7%
Park Shelters / Gazebos	A	\$ 231,466	\$ 200,473	\$ 49.15	53.6%	46.4%
Park Restrooms		\$ -	\$ 118,745	\$ 29.11	0.0%	100.0%
Rental Facility		\$ -	\$ -	\$ -		
Interpretive Center		\$ 323,600	\$ 150,355	\$ 36.86	68.3%	31.7%
Environmental Center		\$ 323,600	\$ 150,355	\$ 36.86	68.3%	31.7%
Outdoor Entertainment Venue		\$ 323,600	\$ 150,355	\$ 36.86	68.3%	31.7%
Recreation / Community Center		\$ 1,752,882	\$ 2,672,971	\$ 655.37	39.6%	60.4%
Playgrounds (Neighborhood/Comm.)		\$ -	\$ 80,931	\$ 19.84		
Skating Rinks (hockey)		\$ 1,078,665	\$ 501,182	\$ 122.88	68.3%	31.7%
Skating Area (non-hockey)		\$ 129,440	\$ 60,142	\$ 14.75	68.3%	31.7%
Swim. Pool / Water Park		\$ 7,522,650	\$ 6,515,366	\$ 1,597.46	53.6%	46.4%
Sprayground / SplashPad		\$ 269,666	\$ 125,295	\$ 30.72	68.3%	31.7%
Golf Course 18-hole		\$ 2,157,331	\$ 1,002,364	\$ 245.76	68.3%	31.7%
Driving Range		\$ 323,600	\$ 150,355	\$ 36.86	68.3%	31.7%
Dog Park Area		\$ -	\$ 1,065	\$ 0.26	0.0%	100.0%
Maintenance Facilities (Hub)		\$ -	\$ 197,908	\$ 48.52	0.0%	100.0%
Maintenance Facilities (Satellite)		\$ 153,377	\$ 233,885	\$ 57.34	39.6%	60.4%
Multi-use / Nature Pathways (miles)	A	\$ -	\$ 1,070,803	\$ 262.54	0.0%	100.0%
Park / Open Space Acres	A	\$ -	\$ 3,448,779	\$ 845.58	0.0%	100.0%
All Components		\$ 15,165,371	\$ 17,376,619	\$ 4,260.46	46.6%	53.4%
				Recreation Impact Fees for Park Shelters, Trails and Park/Open Space Acres (green line items) = \$ 1,157.28		

Table 11 – Recreation Impact Fee Scenarios

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Recommended Recreation Impact Fee Scenario

After review of the various RIF scenarios it was the recommendation of the Advisory Committee to consider only three (3) of the "A" Priority recreational infrastructure components as part of the Recreation Impact Fee calculations. All of these components rated in the top five requested recreation amenities from the public during the most recent master plan update. Those components include park shelters/gazebos, multi-use trails, and park / open space land. The costs for the current deficiencies of these components totals \$231,466. The costs for the Future Needs of the same components totals \$4,720,055. The gross amount of the RIF for these three components would be \$1,157.28 before any adjustments due to impact deductions or non-local revenues would be applied.

It was felt that the other remaining priorities, while high priorities would be best funded with a possible general obligation bond or other funding sources that could be implemented in a short amount of time and the components' implementation could be done soon after. To apply RIF to these remaining priorities would require the waiting of close to 10 years before funding would be accumulated for their application.

It is felt that it is critical to establish these components now since it is forecast that the availability of one of the components, land for park / open space uses, will be limited in the future. Connections between the parks, schools, and destination points and neighborhoods continue to be a priority. There is the need for larger tracts of park and open space land where recreational components could be developed.

Recommended Recreation Impact Fee

Funding for Current Deficiencies Based on Community Level of Service [IC 36-7-4-1318(c)(3)]

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

The current deficiencies of the selected "A" Priority components total \$231,466. The Consultant worked with the Park Superintendent and Impact 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 (100.0%). Of the funding sources proposed the Park Capital Improvement Budget fund would be the only funding source that would come from the City's Park Budget. Other funding sources are not anticipated at this time.

City of Greenfield – Park and Recreation Department										
Forecast Funding for Current Recreation Component Deficiencies			Prepared by: Greenfield Parks and Recreation and Lehman & Lehman, Inc.							
Project Description	Quantities	Project Amount	Funding Source(s)							
			Grants	Park Capital Improvement Budget	City Economic Development Fund	Food / Beverage Tax	Bonds	Donations	Other	Totals
Park Shelters / Gazebos	4.63	\$ 231,466	\$ -	\$ 231,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 231,466
Multi-use / Nature Pathways (miles)	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Park / Open Space Acres	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ 231,466	\$ -	\$ 231,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 231,466
		10 Year Total =	\$ -	\$ 231,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		10 Year Annual Average =	\$ -	\$ 23,147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,147
		Funding Sources Percentages =	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%

Table 12 – Funding Sources for Current Deficiencies

Greenfield Recreation Zone Improvement Plan Study Update

Table 12 indicates there is adequate funding anticipated over the next ten years to cover deficiencies (through the available grants, capital improvement budget, bonds and donations). Table 13 shows the Park Receipts from the various revenue sources over the last five years (2009 to 2013).

City of Greenfield – Park and Recreation Department							
Park Department Revenues 2008-2013 (Actual)				Compiled by: Lehman & Lehman, Inc. from information provided by City of Greenfield			
Revenue Breakdown	2009	2010	2011	2012	2013	Totals	5-Yr. Avg.
Property Taxes	\$ 525,335	\$ 481,945	\$ 554,891	\$ 500,152	\$ 837,495	\$ 5,437,804	\$ 604,200
Auto & Aircraft Excise	\$ 40,501	\$ 35,650	\$ 37,259	\$ 43,115	\$ 72,808	\$ 394,219	\$ 43,802
F.I.T. Tax	\$ 1,329	\$ 1,040	\$ 2,511	\$ 1,550	\$ 2,549	\$ 16,114	\$ 1,790
Com Veh Excise CVET	\$ 5,307	\$ 4,918	\$ 5,558	\$ -	\$ -	\$ 27,312	\$ 3,035
Pool Misc.	\$ 2,403	\$ 101	\$ 1,057	\$ 1,721	\$ 56	\$ 12,337	\$ 1,371
Pool Admission Sales	\$ 41,381	\$ 52,495	\$ 54,492	\$ 45,528	\$ 35,456	\$ 415,348	\$ 46,150
Pool Concessions	\$ 16,630	\$ 18,622	\$ 19,169	\$ 15,914	\$ 15,744	\$ 171,079	\$ 19,009
Pavillion Rental	\$ 1,560	\$ 2,965	\$ 2,510	\$ 3,675	\$ 4,677	\$ 25,387	\$ 2,821
Shelter House Rental	\$ 14,315	\$ 12,160	\$ 13,590	\$ 11,593	\$ 13,166	\$ 124,824	\$ 13,869
Dog Park Fees	\$ 5,270	\$ 3,139	\$ 3,645	\$ 3,740	\$ 6,095	\$ 33,515	\$ 3,724
Senior Citizen Donation	\$ 7,183	\$ 2,382	\$ 2,639	\$ 3,016	\$ -	\$ 27,720	\$ 3,080
Surplus Sale	\$ -	\$ 1,355	\$ -	\$ 2,085	\$ -	\$ 5,440	\$ 604
Insurance Reimb	\$ -	\$ -	\$ 1,646	\$ -	\$ -	\$ 1,646	\$ 183
Refunds & Reimb	\$ 4	\$ 318	\$ 116	\$ 902	\$ 408	\$ 2,748	\$ 305
Miscellaneous	\$ 126	\$ 70	\$ -	\$ -	\$ 31	\$ 4,228	\$ 470
Totals	\$ 661,344	\$ 617,160	\$ 699,081	\$ 632,991	\$ 988,486	\$ 6,699,722	\$ 744,414

Table 13 – Park Department Revenues 2009-2013

Analysis of Non-Local Revenue and Impact Deductions

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

Recreation Impact Fee =

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

- **Impact Costs** = Cost estimate [made at time of study] needed to fund projected future infrastructure needs of the next 10-year period
- **Non-Local Revenue** = Reasonable estimate [made at time of study] of revenues that will be received from any source other than a governmental source that will be used in the Impact Zone
- **Impact Deduction** = Reasonable estimate [made at time of study] of revenues from taxes levied and charges & fees that will be paid during the 10-year period after assessment of the impact fee to defray the capital costs of providing infrastructure in the Impact Zone
- **10-Year Building Permits** = Forecast of residential building permits projected in the next ten year period

Recreation Impact Fees cannot be used to fund current deficiencies. From Table 12 it is noted that some of the projected funding for park shelters/gazebos will come from the Park Capital Improvement Budget. This funding source can be considered as "Impact Deductions."

Greenfield Recreation Zone Improvement Plan Study Update

Since the Indiana Code states that current deficiencies can not be funded or paid for by the new households and so as not to have a different means of deduction for those new households, calculations need to be factored in as deductions to the Recreation Impact Fee upfront.

From the analysis and work with the City there were no Non-Local Revenues anticipated to be used to cover the current deficiencies of the RIF calculations.

To determine the Impact Deductions, and applying the scenario of funding coming from Park Capital Improvement Budget, analysis will need to be applied to the new households projected to be developed in the next 10 years.

Several assumptions will need to be established. The first assumption is when will the current deficiencies be implemented. For the park shelters / gazebos the assumed implementation would occur in years 2016, 2017 and 2018. Note that there are no current deficiencies for Multi-Use Trails or park / open space acres.

The number of new residential households is forecast for each year of the given 10-year period. *Table 14* forecasts the approximate number of new residential units for each given year along with the cumulative total of units of new residential development. For the park shelters / gazebos a three-year implementation is forecast to be \$50,000 for years 2016 and \$90,733 for years 2017 and 2018. The impact of each household in the years 2016, 2017 and 2018 is \$5.62, \$9.92 and \$9.59 per household respectively. As applied to the new households (new residential units) in the same three years would generate an Impact Deduction of \$17,606.

From the above analysis the total Impact Deductions for Park Capital Improvement Budgets is \$17,606.

Table 14 illustrates the calculation of this Impact Deduction. It shows the growth of the new households (column B), funding amount of current deficiencies (column D) and the cost per household in funding (column E). The total Impact Deductions applied against the determined impact costs is found in column F.

City of Greenfield – Park and Recreation Department						
Impact Deduction Calculations						
	A	B	C	D	E	F
Year	Cumulative Households	New Households (Annual)	New Households (Cumulative)	Costs to Remove Current Deficiency	Cost / Household for Park Cap. Imp. Budget	Impact Deductions (Cum. from Park Capital Improvement Budget - New Households)
2013	8,510					
2014	8,595	85	85	\$ -	\$ -	\$ -
2015	8,724	129	214	\$ -	\$ -	\$ -
2016	8,898	174	388	\$ 50,000	\$ 5.62	\$ 2,183
2017	9,143	245	633	\$ 90,733	\$ 9.92	\$ 6,284
2018	9,463	320	953	\$ 90,733	\$ 9.59	\$ 9,140
2019	9,865	402	1,355	\$ -	\$ -	\$ -
2020	10,358	493	1,849	\$ -	\$ -	\$ -
2021	10,954	596	2,444	\$ -	\$ -	\$ -
2022	11,683	728	3,173	\$ -	\$ -	\$ -
2023	12,588	906	4,079	\$ -	\$ -	\$ -
TOTALS		4,079		\$ 231,466	\$ 25.13	\$ 17,606

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

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]	Costs applied to new households for current deficiencies [C times E]
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Total "Impact Deduction" for Park Capital Improvement Budget (Total Column F): \$ 17,606

Table 14 – Impact Deduction Calculations

Greenfield Recreation Zone Improvement Plan Study Update

As shown in **Table 15**, the total estimated cost of improvements ("A" Priorities) needed to accommodate projected future growth is \$4,702,448 (Adjusted Impact Costs which include the Impact Deductions of \$17,606 and Non-Local Revenues of \$0.00). Therefore, the Recreation Impact Fee is calculated as indicated in **Table 15**. Using this formula the result is a recommended Impact Fee of **\$1,153**.

This recommended Recreation Impact Fee assumes that there will be a growth in housing permits at an average of 408 units per year over the next ten years (2014-2023). Future recreation facility needs will be funded using the suggested Recreation Impact Fee of **\$1,153**. There will be the need to perform an update to this recreation impact fee study by or before 2017.

Please note that to remove the current (2014) deficiency of \$231,466, costs will need to be budgeted and funded **without** using Recreation Impact Fee dollars. Over the next 10 years, this is an average of \$23,147 per year. (Refer to **Table 14**.)

Recommended Recreation Impact Fee – City of Greenfield

Selected "A" Priorities:

Shelters/Gazebos, Trails and Park / Open Space Acres

Costs Needed to Remove Current Deficiency =	\$	231,466
Projected Costs / Year (2014 to 2023) =	\$	23,147

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

	2023 Population
Projected 2023 Populations =	31,597
Number of Expected Residential Building Permits in the next 10 years =	4,079
<i>Impact Costs</i> Needed to Meet Future (2023) Needs =	\$ 4,720,055
Less Anticipated <i>Non-Local Revenues</i> Available towards Future (2023) Needs =	\$ -
Less Anticipated <i>Impact Deductions</i> against Future (2023) Needs =	\$ (17,606)
Adjusted Future Needs Costs =	\$ 4,702,448
Projected Recreation Impact Fee =	\$ 1,153

Table 15 – Recommended Recreation Impact Fee

Annual Inflationary Adjustments

In order to keep pace with the increase of construction costs some communities have adopted their Recreation Impact Fee Ordinance with a stepped increase over the ten-year period. Other communities have adopted an annual inflationary adjustment. This will need to be determined by the City of Greenfield. The Advisory Committee recommends that the City of Greenfield consider an annual 3.0% inflation factor be applied to the Recreation Impact Fee. **Table 16** and **Figure 9** illustrate the projected revenue for Recreation Impact Fees with and without the inflation factor applied. A flat inflationary percentage could be used for this adjustment or annual adjustments could be made using a Gross Domestic Product (GDP) factor.

Greenfield Recreation Zone Improvement Plan Study Update

Donations or In Lieu Of Impact Fee Components

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

Annual Revenue Forecasts

The collection of Recreation Impact Fee revenues cannot begin until six (6) months after the approval of the ordinance by the City. Assuming that the City Council will approval the RIF ordinance in July or August, 2014 the six-month period will end in December 2014. Based on this there will not be any RIF collection during the remaining 2014. During that time period Impact Fee Collections can continue using the previous recreation impact fee ordinance. *Table 16* and *Figure 9* reflect this analysis.

Projected Future Annual Collections of Recreation Impact Fees

	2014 **	2015	2016	2017	2018	2019	2020	2021	2022	2023
*Projected New Residential Building Permits:	85	129	174	245	320	402	493	596	728	906
Applied RIF: \$ 1,153	\$ 1,153	\$ 1,153	\$ 1,153	\$ 1,153	\$ 1,153	\$ 1,153	\$ 1,153	\$ 1,153	\$ 1,153	\$ 1,153
Projected Recreation Impact Fee Collections:	\$ -	\$ 148,645	\$ 201,166	\$ 282,135	\$ 368,956	\$ 463,698	\$ 568,712	\$ 686,720	\$ 839,873	\$ 1,044,429
Cumulative RIF Gained:	\$ -	\$ 148,645	\$ 349,810	\$ 631,945	\$ 1,000,901	\$ 1,464,599	\$ 2,033,311	\$ 2,720,031	\$ 3,559,904	\$ 4,604,333
Applied RIF: \$ 1,153	\$ 1,153	\$ 1,188	\$ 1,223	\$ 1,260	\$ 1,298	\$ 1,337	\$ 1,377	\$ 1,418	\$ 1,461	\$ 1,504
Projected RIF with 3.0% Inflation Factor:		\$ 153,104	\$ 213,417	\$ 308,297	\$ 415,263	\$ 537,553	\$ 679,072	\$ 844,579	\$ 1,063,926	\$ 1,362,743
Cumulative RIF Gained with Inflation:	\$ -	\$ 153,104	\$ 366,521	\$ 674,817	\$ 1,090,080	\$ 1,627,633	\$ 2,306,705	\$ 3,151,284	\$ 4,215,211	\$ 5,577,953

**** NOTE:** The six month waiting period from ordinance approval before collecting RIF have been reflected in the above table. It is assumed that no recreation impact fees will be collected in 2014 from the new Ordinance. (assuming Ordinance approval in July 2014).

Table 15 – Recreation Impact Fee Revenue Calculations

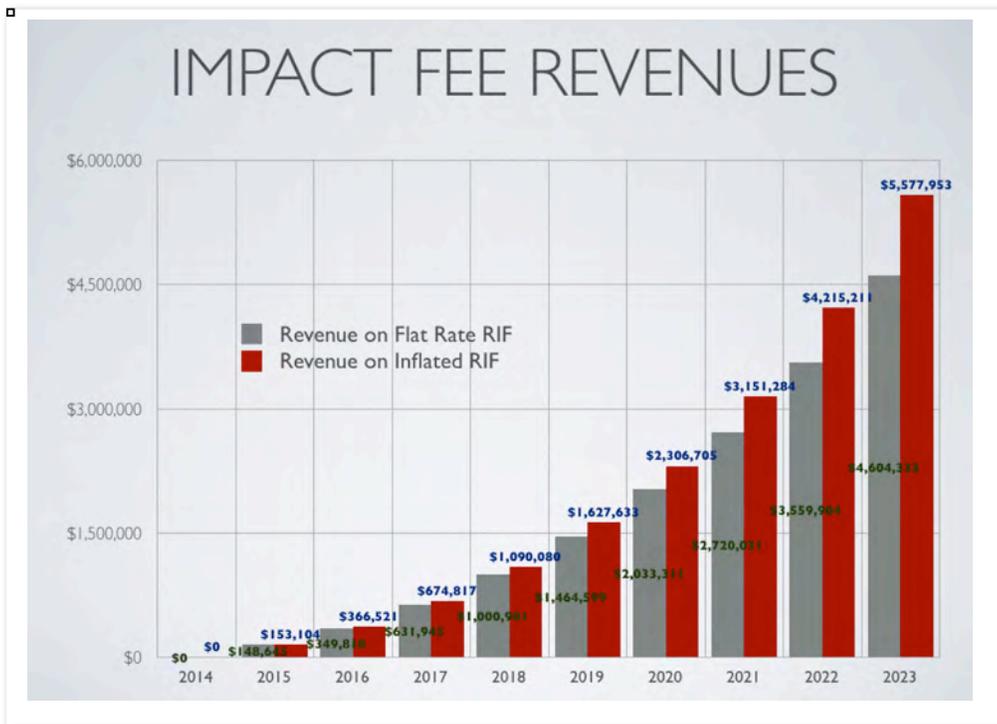


Figure 9 – Recreation Impact Fee Revenues Graph

The source for the information in *Figure 9* is tabulated in *Table 16* above. This table illustrates the 3.0% inflation factor. Note that in both the Figure and the Table \$0.00 of revenue is factored for the remainder of 2014 due to the six month delay requirement in RIF collections. During this time period recreation impact fees can be collected using the former recreation impact fee ordinance.

Greenfield Recreation Zone Improvement Plan Study Update

National Averages of Recreation Impact Fees

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

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

Recreation Impact Fee Statistics – State of Indiana

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

- City of Noblesville (ordinance updated in 2011 – currently being updated)-----\$1,300
- City of Valparaiso (ordinance updated in 2010) ----- \$974
- City of Carmel (current ordinance, 2013)-----\$1,526
- City of Fishers (ordinance, 2006) ----- \$1,070
- City of Franklin (ordinance, 2005) ----- \$870
- City of Westfield (updated ordinance, 2013)-----\$1,309
- Town of Plainfield (updated ordinance, 2012) ----- \$730
- Town of Cicero (updated ordinance, 2012)----- \$843
- Town of Chesterton (current ordinance, 2007 – currently being updated) ----- \$1,171
- Town of Brownsburg (updated ordinance, 2013) ----- \$998
- City of Greenwood (ordinance updated in 2009 – currently being updated)-----\$1,175
- Town of Avon (ordinance established in 2012) ----- \$987
- **Average Recreation Impact Fees of the above noted communities-----\$1,074**
- **Proposed Recreation Impact Fee for City of Greenfield -----\$1,153**

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

The following Table (*Table 17*) represents a tentative implementation schedule to meet the baseline of service for the identified current deficiencies. At the bottom of this table is a summary of all recreation components. Only the recreation components related and factored into the Recreation Impact Fee are summarized on an annual basis. *For the recommended option under consideration, an annual 3.0% inflation factor has NOT been figured into the annual tallies in the table.*

Current Deficiencies Implementation – Non-Recreation Impact Fees				Note: The various components not a part of the Impact Fee Calculations have not been included in the list below.									
Recreation Component	Component Unit Cost	Current Deficiency	Component Costs	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
A	B	C	D	E	F	G	H	I	J	K	L	M	N
Park Shelters / Gazebos	\$ 50,000	4.63	\$ 231,466			\$ 50,000	\$ 90,733	\$ 90,733					
Multi-use / Nature Pathways (miles)	\$ 275,000	0.00	\$ -			\$ -	\$ -						
Park / Open Space Acres	\$ 25,000	0.00	\$ -										
Current Deficiency Total: \$ 231,466				\$ -	\$ -	\$ 50,000	\$ 90,733	\$ 90,733	\$ -	\$ -	\$ -	\$ -	\$ -
IMPLEMENTATION PER YEAR:						1.00	1.81	1.81					
			Park Shelters / Gazebos										
			Multi-use / Nature Pathways (miles)										
			Park / Open Space Acres										
The following park sites / facilities are suggested to facilitate the deficient recreational components:													
LOCATIONS OF COMPONENTS:				Park Shelters / Gazebos		Various Parks	Various Parks	Various Parks					
			Multi-use / Nature Pathways (miles)										
			Park / Open Space Acres										

Table 17 – Implementation Schedule for Current Deficiencies

Greenfield Recreation Zone Improvement Plan Study Update

The Advisory Committee recommends that the 10-year implementation schedule begin in 2016. The implementation of the park shelters / gazebos is suggested to take place over the years 2016, 2017 and 2018 and to be funded using Park Capital Improvement Budget. The location of these components will be determined by the Park Department based on need.

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

The following Table (Table 18) represents a tentative implementation schedule to meet the baseline of service for the identified future needs. These needs are fundable via Recreation Impact Fees. The Component Costs column (column D) is adjusted to reflect the “impact deductions” and the not collected (due to the 6 month wait) recreation impact fees during the six-month period after the ordinance approval. The recommended option for consideration, an annual 3.0% inflation factor, has NOT been figured into the annual tallies in the table.

Future Needs Implementation – Recreation Impact Fees				Note: The various components not a part of the Impact Fee Calculations have not been included in the list below.									
Recreation Component	Component Unit Cost	Future Need	Component Costs (Adjusted for Non-Local Rev., Impact Deductions and 6 Mos. Delay)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
A	B	C	D	E	F	G	H	I	J	K	L	M	N
Park Shelters / Gazebos	\$ 50,000	4.01	\$ 195,558			\$97,779	\$97,779						
Multi-use / Nature Pathways (miles)	\$ 275,000	3.89	\$ 1,044,550				\$348,183	\$348,183	\$348,183				
Park / Open Space Acres	\$ 25,000	137.95	\$ 3,364,225							\$841,056	\$841,056	\$841,056	\$841,056
Future Needs Total: \$ 4,604,333				\$0	\$0	\$97,779	\$445,962	\$348,183	\$348,183	\$841,056	\$841,056	\$841,056	\$841,056
IMPLEMENTATION PER YEAR:													
Park Shelters / Gazebos						1.96	1.96						
Multi-use / Nature Pathways (miles)							1.27	1.27	1.27				
Park / Open Space Acres										33.64	33.64	33.64	33.64

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

LOCATIONS OF COMPONENTS:	Park Shelters / Gazebos	Multi-use / Nature Pathways (miles)	Park / Open Space Acres
	Various Parks	Various Segments	Various Locations
	Various Parks	Various Segments	Various Locations
	Various Segments	Various Segments	Various Locations
	Various Locations	Various Locations	Various Locations

Table 18 – Implementation Schedule for Future Needs

Implementation of Future Needs will be based on the flow of RIF Revenues each years. The Advisory Committee recommends that the implementation for future needs be done starting in 2016 and continuing through 2023. The implementation of the park shelters /gazebos is suggested to take place over the years 2016 and 2017. The implementation of the multi-use trails is suggested to take place over the years 2017 and 2019. The implementation of acquiring park / open space acres is suggested to take place over the years 2020 through 2023. The location of these components will be determined by the Park Department based on need.



Greenfield Recreation Zone Improvement Plan Study Update

Summary of Impact Fee Study

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

City of Greenfield Population

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

2010 Census of Persons per Household = **2.51**

	2000	2010	2012	2013	2014	2015	2016
Total City of Greenfield	14,600	20,602	21,056	21,360	21,573	21,897	22,335
Annual Growth Rate (Est.)					1.00%	1.50%	2.00%
Households (at 2.51 / house)	6,058	8,208	8,389	8,510	8,595	8,724	8,898
Total New Households				121	85	129	174
Growth / Year (Persons)				304	214	324	438
Growth / Year Annexation					0	0	0

	2017	2018	2019	2020	2021	2022	2023
Total City of Greenfield	22,949	23,752	24,762	26,000	27,495	29,323	31,597
Annual Growth Rate (Est.)	2.75%	3.50%	4.25%	5.00%	5.75%	6.65%	7.75%
Households (at 2.51 / house)	9,143	9,463	9,865	10,358	10,954	11,683	12,588
Total New Households	245	320	402	493	596	728	906
Growth Per Year (Persons)	614	803	1,009	1,238	1,495	1,828	2,274
Growth / Year Annexation	0	0	0	0	0	0	0

Population Scenario

Year	New Building Permits	New Pop.
2014	85	214
2015	129	324
2016	174	438
2017	245	614
2018	320	803
2019	402	1,009
2020	493	1,238
2021	596	1,495
2022	728	1,828
2023	906	2,274
Total:	4,079	10,237
Average:	408	1,024

4.02% = assumed average annual growth rate

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	10-Yr Avg
Projected Annual Growth %:	1.00%	1.50%	2.00%	2.75%	3.50%	4.25%	5.00%	5.75%	6.65%	7.75%	4.02%

Greenfield – Recreation Impact Fee – Park System Analysis

LAND INVENTORY – CURRENT LEVEL OF SERVICE

City Wide Analysis		Estimated 2014 and Projected Populations (including Annex. Pop.) =						21,573	31,597
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	2014 Surplus or Deficiency	2023 Needed if current deficiency IS met		
Block Park	1 to 5	1.00	0.50	0.05	10.79	(9.79)	(14.80)		
Neighborhood Park	4 to 15	14.00	3.00	0.65	64.72	(50.72)	(80.79)		
Community Park	10 to 70	266.60	8.00	12.36	172.59	94.01	13.82		
Linear Parks	2.00	86.00	4.50	3.99	97.08	(11.08)	(56.19)		
Total Surplus or Deficiency		367.60	16.00	17.04	345.17	22.43	(137.95)		

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) =	17.04
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LAND INVENTORY – COMMUNITY LEVEL OF SERVICE

Greenfield Acres Standard					2023 Pop.	
Populations =					21,573	31,597
I	J	K	L	M	N	
Park Type	Total Existing Acreage	Community Level of Service - Acres Standards / 1,000	2014 Acreage Needs	2014 Surplus or Deficiency	2023 Needed if current deficiency IS met	
Total Surplus or Deficiency	367.60	16.00	345.17	22.43	(137.95)	

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

Greenfield Recreation Zone Improvement Plan Study Update

Greenfield Park System Analysis

FACILITY INVENTORY • LEVEL OF SERVICE • NEEDS

City Wide Analysis (All Facilities)													21,573		31,597 = Projected 2023 Pop.		2014 Priorities
A	B	C	D	E	F	G	H	I	J	K	L	M	N				
Facility	Greenfield 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 2014 Population	2014 Surplus or Deficiency	Current Deficiencies (Community Level of Service)	2014 Surplus or Deficiency (ICLS) Factor All Facilities	Community Level of Service 2023 Population	2023 Needs if current deficiency is met	2023 Needs (Community Level of Service)				
Baseball Diamonds	1/5,000	0.20	0.23	5.00	7.00	12.00	4.31	0.69	0.00	7.69	6.32	(1.32)	1.32	B			
Softball Diamonds	1/7,000	0.14	0.14	3.00	1.00	4.00	3.08	(0.08)	0.08	0.92	4.51	(1.43)	1.43	C			
Multi Purpose Fields	1/7,000	0.14	0.05	1.00	5.00	6.00	3.08	(2.08)	2.08	2.92	4.51	(1.43)	1.43	C			
Soccer Fields	1/4,000	0.25	1.07	23.00	2.00	25.00	5.39	17.61	0.00	19.61	7.90	15.10	0.00	D			
Football Fields	1/7,000	0.14	0.00	0.00	3.00	3.00	3.08	(3.08)	3.08	(0.08)	4.51	(1.43)	1.43	D			
Tennis Courts	1/5,000	0.20	0.28	6.00	10.00	16.00	4.31	1.69	0.00	11.69	6.32	(0.32)	0.32	B			
Running / Walking Track (Comm)	1/20,000	0.05	0.00	0.00	5.00	5.00	1.08	(1.08)	1.08	3.92	1.58	(0.50)	0.50	C			
Basketball Courts (outdoors)	1/2,500	0.40	0.09	2.00	0.00	2.00	8.63	(6.63)	6.63	(6.63)	12.64	(4.01)	4.01	C			
Volleyball Courts	1/5,000	0.20	0.00	0.00	1.00	1.00	4.31	(4.31)	4.31	(3.31)	6.32	(2.00)	2.00	D			
Skate/Bike Park (Neighborhood)	1/20,000	0.05	0.05	1.00	0.00	1.00	1.08	(0.08)	0.08	(0.08)	1.58	(0.50)	0.50	D			
Climbing / Challenge Elements	1/18,000	0.06	0.00	0.00	0.00	0.00	1.20	(1.20)	1.20	(1.20)	1.76	(0.56)	0.56	D			
Park Shelters / Gazebos	1/2,500	0.40	0.19	4.00	0.00	4.00	8.63	(4.63)	4.63	(4.63)	12.64	(4.01)	4.01	A			
Park Restrooms	1/5,000	0.20	0.23	5.00	0.00	5.00	4.31	0.69	0.00	0.69	6.32	(1.32)	1.32	C			
Rental Facility	1/8,000	0.13	0.19	4.00	1.00	5.00	2.70	1.30	0.00	2.30	3.95	0.05	0.00	C			
Interpretive Center	1/50,000	0.02	0.00	0.00	0.00	0.00	0.43	(0.43)	0.43	(0.43)	0.63	(0.20)	0.20	D			
Environmental Center	1/50,000	0.02	0.00	0.00	0.00	0.00	0.43	(0.43)	0.43	(0.43)	0.63	(0.20)	0.20	D			
Outdoor Entertainment Venue	1/50,000	0.02	0.00	0.00	0.00	0.00	0.43	(0.43)	0.43	(0.43)	0.63	(0.20)	0.20	D			
Recreation / Community Center	1/15,000	0.07	0.05	1.00	0.00	1.00	1.44	(0.44)	0.44	(0.44)	2.11	(0.67)	0.67	B			
Playgrounds (Neighborhood/Comm.)	1/4,000	0.25	0.32	7.00	3.00	10.00	5.39	1.61	0.00	4.61	7.90	(0.90)	0.90	C			
Skating Rinks (hockey)	1/50,000	0.02	0.00	0.00	0.00	0.00	0.43	(0.43)	0.43	(0.43)	0.63	(0.20)	0.20	D			
Skating Area (non-hockey)	1/50,000	0.02	0.00	0.00	0.00	0.00	0.43	(0.43)	0.43	(0.43)	0.63	(0.20)	0.20	D			
Swim. Pool / Water Park	1/10,000	0.10	0.05	1.00	1.00	2.00	2.16	(1.16)	1.16	(0.16)	3.16	(1.00)	1.00	B			
Sprayground / SplashPad	1/10,000	0.10	0.00	0.00	0.00	0.00	2.16	(2.16)	2.16	(2.16)	3.16	(1.00)	1.00	B			
Golf Course 18-hole	1/50,000	0.02	0.00	0.00	2.00	2.00	0.43	(0.43)	0.43	1.57	0.63	(0.20)	0.20	D			
Driving Range	1/50,000	0.02	0.00	0.00	2.00	2.00	0.43	(0.43)	0.43	1.57	0.63	(0.20)	0.20	D			
Dog Park Area	1/30,000	0.03	0.05	1.00	0.00	1.00	0.72	0.28	0.00	0.28	1.05	(0.05)	0.05	D			
Maintenance Facilities (Hub)	1/25,000	0.04	0.05	1.00	0.00	1.00	0.86	0.14	0.00	0.14	1.26	(0.26)	0.26	B			
Maintenance Facilities (Satellite)	1/15,000	0.07	0.05	1.00	0.00	1.00	1.44	(0.44)	0.44	(0.44)	2.11	(0.67)	0.67	C			
Multi-use / Nature Pathways (miles)	0.4 mile / 1,000	0.40	0.41	8.74	0.00	8.74	8.63	0.12	0.00	0.12	12.64	(3.89)	3.89	A			
Park / Open Space Acres	16 / 1,000	17.00	17.04	367.60	0.00	367.60	345.17	22.43	0.00	22.43	505.55	(137.95)	137.95	A			

Current Facilities Data taken from the 2014 Park and Recreation Master Plan.

DEVELOPMENT PRIORITY:

Top Need	A
Need	B
Marginal Need	C
Not Priority	D

City of Greenfield – Recreation Impact Fee – Park System Analysis

FACILITY NEEDS – COSTS

City Wide Analysis								2014 Pop. = 21,573		2023 Pop. = 31,597		Priority per Park Dept.
Recreation Components	Current Park Facilities	Facility Costs (assuming on existing land)	Components to Remove Current Deficiency	Costs to Remove Current Deficiency	Components for 2023 Needs	Costs for 2023 Needs						
Baseball Diamonds	5	\$ 80,000	0.00	\$ -	1.32	\$ 105,551	B					
Softball Diamonds	3	\$ 60,000	0.08	\$ 4,914	1.43	\$ 85,917	C					
Multi Purpose Fields	1	\$ 45,000	2.08	\$ 93,686	1.43	\$ 64,438	C					
Soccer Fields	23	\$ 45,000	0.00	\$ -	0.00	\$ -	D					
Football Fields	0	\$ 75,000	3.08	\$ 231,143	1.43	\$ 107,396	D					
Tennis Courts	6	\$ 45,000	0.00	\$ -	0.32	\$ 14,373	B					
Running / Walking Track (Comm)	0	\$ 100,000	1.08	\$ 107,867	0.50	\$ 50,118	C					
Basketball Courts (outdoors)	2	\$ 7,500	6.63	\$ 49,720	4.01	\$ 30,071	C					
Volleyball Courts	0	\$ 7,500	4.31	\$ 32,360	2.00	\$ 15,035	D					
Skate/Bike Park (Neighborhood)	1	\$ 100,000	0.08	\$ 7,867	0.50	\$ 50,118	D					
Climbing / Challenge Elements	0	\$ 40,000	1.20	\$ 47,941	0.56	\$ 22,275	D					
Park Shelters / Gazebos	4	\$ 50,000	4.63	\$ 231,466	4.01	\$ 200,473	A					
Park Restrooms	5	\$ 90,000	0.00	\$ -	1.32	\$ 118,745	C					
Rental Facility	4	\$ 400,000	0.00	\$ -	0.00	\$ -	C					
Interpretive Center	0	\$ 750,000	0.43	\$ 323,600	0.20	\$ 150,355	D					
Environmental Center	0	\$ 750,000	0.43	\$ 323,600	0.20	\$ 150,355	D					
Outdoor Entertainment Venue	0	\$ 750,000	0.43	\$ 323,600	0.20	\$ 150,355	D					
Recreation / Community Center	1	\$ 4,000,000	0.44	\$ 1,752,882	0.67	\$ 2,672,971	B					
Playgrounds (Neighborhood/Comm.)	7	\$ 90,000	0.00	\$ -	0.90	\$ 80,931	C					
Skating Rinks (hockey)	0	\$ 2,500,000	0.43	\$ 1,078,665	0.20	\$ 501,182	D					
Skating Area (non-hockey)	0	\$ 300,000	0.43	\$ 129,440	0.20	\$ 60,142	D					
Swim. Pool / Water Park	1	\$ 6,500,000	1.16	\$ 7,522,650	1.00	\$ 6,515,366	B					
Sprayground / SplashPad	0	\$ 125,000	2.16	\$ 269,666	1.00	\$ 125,295	B					
Golf Course 18-hole	0	\$ 5,000,000	0.43	\$ 2,157,331	0.20	\$ 1,002,364	D					
Driving Range	0	\$ 750,000	0.43	\$ 323,600	0.20	\$ 150,355	D					
Dog Park Area	1	\$ 20,000	0.00	\$ -	0.05	\$ 1,065	D					
Maintenance Facilities (Hub)	1	\$ 750,000	0.00	\$ -	0.26	\$ 197,908	B					
Maintenance Facilities (Satellite)	1	\$ 350,000	0.44	\$ 153,377	0.67	\$ 233,885	C					
Multi-use / Nature Pathways (miles)	8.74	\$ 275,000	0.00	\$ -	3.89	\$ 1,070,803	A					
Park / Open Space Acres	367.60	\$ 25,000	0.00	\$ -	137.95	\$ 3,448,779	A					
TOTALS				\$ 15,165,371		\$ 17,376,619						
Tally Summary:				Cost of Facilities Needed to Remove Current Deficiency (2014):		\$ 15,165,371						
				Cost of Facilities Needed to Accommodate Future Development (2023):		\$ 17,376,619						
				Total Facility Costs:		\$ 32,541,990						

Applied Summary:

Breakdown Applying the Recreation Components under each Priority	Current	2023 Pop.
	Costs Needed to Remove Current Deficiencies	Costs Needed to Cover Future Needs
"A" Priority Components:	\$ 231,466	\$ 4,720,055
"B" Priority Components:	\$ 9,545,198	\$ 9,631,464
"C" Priority Components:	\$ 409,563	\$ 664,105
"D" Priority Components:	\$ 4,979,144	\$ 2,360,995
TOTALS:	\$ 15,165,371	\$ 17,376,619

Greenfield Recreation Zone Improvement Plan Study Update

Recreation Impact Fee Scenario Analysis

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

Forecast 10-Year Residential Building Permits Total: **4,079**

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount	Ratio (City Share)	Ratio (RIF Share)
Priority "A" Components Only	A	\$ 231,466	\$ 4,720,055	\$ 1,157.28	4.7%	95.3%
Priority "B" Components Only	B	\$ 9,545,198	\$ 9,631,464	\$ 2,361.47	49.8%	50.2%
Priority "C" Components Only	C	\$ 409,563	\$ 664,105	\$ 162.83	38.1%	61.9%
Priority "D" Components Only	D	\$ 4,979,144	\$ 2,360,995	\$ 578.88	67.8%	32.2%
Baseball Diamonds		\$ -	\$ 105,551	\$ 25.88		
Softball Diamonds		\$ 4,914	\$ 85,917	\$ 21.07	5.4%	94.6%
Multi Purpose Fields		\$ 93,686	\$ 64,438	\$ 15.80	59.2%	40.8%
Soccer Fields		\$ -	\$ -	\$ -		
Football Fields		\$ 231,143	\$ 107,396	\$ 26.33	68.3%	31.7%
Tennis Courts		\$ -	\$ 14,373	\$ 3.52	0.0%	100.0%
Running / Walking Track (Comm)		\$ 107,867	\$ 50,118	\$ 12.29	68.3%	31.7%
Basketball Courts (outdoors)		\$ 49,720	\$ 30,071	\$ 7.37	62.3%	37.7%
Volleyball Courts		\$ 32,360	\$ 15,035	\$ 3.69	68.3%	31.7%
Skate/Bike Park (Neighborhood)		\$ 7,867	\$ 50,118	\$ 12.29	13.6%	86.4%
Climbing / Challenge Elements		\$ 47,941	\$ 22,275	\$ 5.46	68.3%	31.7%
Park Shelters / Gazebos	A	\$ 231,466	\$ 200,473	\$ 49.15	53.6%	46.4%
Park Restrooms		\$ -	\$ 118,745	\$ 29.11	0.0%	100.0%
Rental Facility		\$ -	\$ -	\$ -		
Interpretive Center		\$ 323,600	\$ 150,355	\$ 36.86	68.3%	31.7%
Environmental Center		\$ 323,600	\$ 150,355	\$ 36.86	68.3%	31.7%
Outdoor Entertainment Venue		\$ 323,600	\$ 150,355	\$ 36.86	68.3%	31.7%
Recreation / Community Center		\$ 1,752,882	\$ 2,672,971	\$ 655.37	39.6%	60.4%
Playgrounds (Neighborhood/Comm.)		\$ -	\$ 80,931	\$ 19.84		
Skating Rinks (hockey)		\$ 1,078,665	\$ 501,182	\$ 122.88	68.3%	31.7%
Skating Area (non-hockey)		\$ 129,440	\$ 60,142	\$ 14.75	68.3%	31.7%
Swim. Pool / Water Park		\$ 7,522,650	\$ 6,515,366	\$ 1,597.46	53.6%	46.4%
Sprayground / SplashPad		\$ 269,666	\$ 125,295	\$ 30.72	68.3%	31.7%
Golf Course 18-hole		\$ 2,157,331	\$ 1,002,364	\$ 245.76	68.3%	31.7%
Driving Range		\$ 323,600	\$ 150,355	\$ 36.86	68.3%	31.7%
Dog Park Area		\$ -	\$ 1,065	\$ 0.26	0.0%	100.0%
Maintenance Facilities (Hub)		\$ -	\$ 197,908	\$ 48.52	0.0%	100.0%
Maintenance Facilities (Satellite)		\$ 153,377	\$ 233,885	\$ 57.34	39.6%	60.4%
Multi-use / Nature Pathways (miles)	A	\$ -	\$ 1,070,803	\$ 262.54	0.0%	100.0%
Park / Open Space Acres	A	\$ -	\$ 3,448,779	\$ 845.58	0.0%	100.0%
All Components		\$ 15,165,371	\$ 17,376,619	\$ 4,260.46	46.6%	53.4%

Recreation Impact Fees for Park Shelters, Trails and Park/Open Space Acres (green line items) = **\$ 1,157.28**



Greenfield Recreation Zone Improvement Plan Study Update

Recommended Recreation Impact Fee – City of Greenfield

Selected "A" Priorities:

Shelters/Gazebos, Trails and Park / Open Space Acres

Costs Needed to Remove Current Deficiency =	\$	231,466
Projected Costs / Year (2014 to 2023) =	\$	23,147

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

	<i>2023 Population</i>
Projected 2023 Populations =	31,597
Number of Expected Residential Building Permits in the next 10 years =	4,079
<i>Impact Costs</i> Needed to Meet Future (2023) Needs =	\$ 4,720,055
Less Anticipated <i>Non-Local Revenues</i> Available towards Future (2023) Needs =	\$ -
Less Anticipated <i>Impact Deductions</i> against Future (2023) Needs =	\$ (17,606)
Adjusted Future Needs Costs =	\$ 4,702,448
Projected Recreation Impact Fee =	\$ 1,153



Appendix

- **Appendix A:** *Indiana Code (IC) 36-7-4-1300*
- **Appendix B:** *Park Department Revenues over the years 2008-2013*
- **Appendix C:** *Sources and Dollars spent for Capital Improvements from 2008-2013 by Greenfield Parks and Recreation*
- **Appendix D:** *Impact Fee One Zone Recommendation Logic*
- **Appendix E:** *Park and Recreation Infrastructure Inventory*
- **Appendix F:** *Housing Equivalent Option*
- **Appendix G:** *Letter of Study Review from Reviewing Professional Engineer*



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

INDIANA SERIES IMPACT FEES

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

Assembled by:



LEHMAN & LEHMAN

Transforming Horizons

Landscape Architects | Urban Planners | PlaceMakers

Mishawaka, Indiana 46544

Greenfield Recreation Zone Improvement Plan Study Update

INDIANA SERIES IMPACT FEES

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

IC 36-7-4-1300

Sec. 1300.

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

IC 36-7-4-1301

Sec. 1301.

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

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

IC 36-7-4-1302

Sec. 1302.

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

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

IC 36-7-4-1303

Sec. 1303.

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

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

IC 36-7-4-1304

Sec. 1304.

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

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

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

IC 36-7-4-1305

Sec. 1305.

- (a) As used in this series, “impact fee” means a monetary charge imposed on new development by a unit to defray or mitigate the capital costs of infrastructure that is required by, necessitated by, or needed to serve the new development.
- (b) As used in this Section, “capital costs” means the costs incurred to provide additional infrastructure to serve new development, including the following:
 - (1) Directly related costs of construction or expansion of infrastructure that is necessary to serve the new development, including reasonable design, survey, engineering, environmental, and other professional fees that are directly related to the construction or expansion.
 - (2) Directly related land acquisition costs, including costs incurred for the following:
 - (A) Purchases of interests in land.
 - (B) Court awards or settlements.
 - (C) Reasonable appraisal, relocation service, negotiation service, title insurance, expert witness, attorney, and other professional fees that are directly related to the land acquisition.
 - (3) Directly related debt service, subject to Section 1330 of this chapter.
 - (4) Directly related expenses incurred in preparing or updating the comprehensive plan or zone improvement plan, including all administrative, consulting attorney, and other professional fees, as limited by Section 1330 of this chapter. As added by P.L.221-1991, Sec.6.

IC 36-7-4-1306

Sec. 1306.

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

IC 36-7-4-1307

Sec. 1307.

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

IC 36-7-4-1308

Sec. 1308.

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

- (1) comprise:

Greenfield Recreation Zone Improvement Plan Study Update

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

IC 36-7-4-1309

Sec. 1309.

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

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

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

IC 36-7-4-1310

Sec. 1310.

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

IC 36-7-4-1311

Sec. 1311.

- (a) The legislative body of a unit may adopt an ordinance imposing an impact fee on new development in the geographic area over which the

unit exercises planning and zoning jurisdiction. The ordinance must aggregate the portions of the impact fee attributable to the infrastructure types covered by the ordinance so that a single and unified impact fee is imposed on each new development.

- (b) If the legislative body of a unit has planning and zoning jurisdiction over the entire geographic area covered by the impact fee ordinance, an ordinance adopted under this Section shall be adopted in the same manner that zoning ordinances are adopted under the 600 SERIES of this chapter.
- (c) If the legislative body of a unit does not have planning and zoning jurisdiction over the entire geographic area covered by the impact fee ordinance but does have jurisdiction over one (1) or more infrastructure types in the area, the legislative body shall establish the portion of the impact fee schedule or formula for the infrastructure types over which the legislative body has jurisdiction. The legislative body of the unit having planning and zoning jurisdiction shall adopt an impact fee ordinance containing that portion of the impact fee schedule or formula if:
 - (1) a public hearing has been held before the legislative body having planning and zoning jurisdiction; and
 - (2) each plan commission that has planning jurisdiction over any part of the geographic area in which the impact fee is to be imposed has approved the proposed impact fee ordinance by resolution.
- (d) An ordinance adopted under this Section is the exclusive means for a unit to impose an impact fee. An impact fee imposed on new development to pay for infrastructure may not be collected after January 1, 1992, unless the impact fee is imposed under an impact fee ordinance adopted under this chapter.
- (e) Notwithstanding any other provision of this chapter, the following charges are not impact fees and may continue to be imposed by units:
 - (1) Fees, charges, or assessments imposed for infrastructure services under statutes in existence on January 1, 1991, if:
 - (A) the fee, charge, or assessment is imposed upon all users whether they are new users or users requiring additional capacity or services;
 - (B) the fee, charge, or assessment is not used to fund construction of new infrastructure unless the new infrastructure is of the same

Greenfield Recreation Zone Improvement Plan Study Update

type for which the fee, charge, or assessment is imposed and will serve the payer; and

- (C) the fee, charge, or assessment constitutes a reasonable charge for the services provided in accordance with IC 36-1-3-8(6) or other governing statutes requiring that any fees, charges, or assessments bear a reasonable relationship to the infrastructure provided.
- (2) Fees, charges, and assessments agreed upon under a contractual agreement entered into before April 1, 1991, or fees, charges, and assessments agreed upon under a contractual agreement, if the fees, charges, and assessments are treated as impact deductions under Section 1321(d) of this chapter if an impact fee ordinance is in effect. *As added by P.L.221-1991, Sec.12.*

IC 36-7-4-1312

Sec. 1312.

- (a) A unit may not adopt an impact fee ordinance under Section 1311 of this series unless the unit has adopted a comprehensive plan under the 500 SERIES of this chapter for the geographic area over which the unit exercises planning and zoning jurisdiction.
- (b) Before the adoption of an impact fee ordinance under Section 1311 of this chapter, a unit shall establish an impact fee advisory committee. The advisory committee shall:
 - (1) be appointed by the executive of the unit;
 - (2) be composed of not less than five (5) and not more than ten (10) members with at least forty percent (40%) of the membership representing the development, building, or real estate industries; and
 - (3) serve in an advisory capacity to assist and advise the unit with regard to the adoption of an impact fee ordinance under Section 1311 of this chapter.
- (c) A planning commission or other committee in existence before the adoption of an impact fee ordinance that meets the membership requirements of subsection (b) may serve as the advisory committee that subsection (b) requires.
- (d) Action of an advisory committee established under subsection (b) is not required as a prerequisite for the unit in adopting an impact fee ordinance under Section 1311 of this chapter.

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

IC 36-7-4-1313

Sec. 1313.

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

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

IC 36-7-4-1314

Sec. 1314.

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

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IC 36-7-4-1315

Sec. 1315.

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

IC 36-7-4-1316

Sec. 1316.

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

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

IC 36-7-4-1317

Sec. 1317.

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

IC 36-7-4-1318

Sec. 1318.

- (a) A unit may not adopt an impact fee ordinance under Section 1311 of this chapter unless the unit has prepared or substantially updated a zone improvement plan for each impact zone during the immediately preceding one (1) year period. A single

zone improvement plan may be used for two (2) or more infrastructure types if the impact zones for the infrastructure types are congruent.

- (b) Each zone improvement plan must contain the following information:
 - (1) A description of the nature and location of existing infrastructure in the impact zone.
 - (2) A determination of the current level of service.
 - (3) Establishment of a community level of service. A unit may provide that the unit's current level of service is the unit's community level of service in the zone improvement plan.
 - (4) An estimate of the nature and location of development that is expected to occur in the impact zone during the following ten (10) year period.
 - (5) An estimate of the nature, location, and cost of infrastructure that is necessary to provide the community level of service for the development described in subdivision. The plan must indicate the proposed timing and sequencing of infrastructure installation.
 - (6) A general description of the sources and amounts of money used to pay for infrastructure during the previous five (5) years.
- (c) If a zone improvement plan provides for raising the current level of service to a higher community level of service, the plan must:
 - (1) provide for completion of the infrastructure that is necessary to raise the current level of service to the community level of service within the following ten (10) year period;
 - (2) indicate the nature, location, and cost of infrastructure that is necessary to raise the current level of service to the community level of service; and
 - (3) identify the revenue sources and estimate the amount of the revenue sources that the unit intends to use to raise the current level of service to the community level of service for existing development. Revenue sources include, without limitation, any increase in revenues available from one (1) or more of the following:
 - (A) Adopting or increasing the following:
 - (i) The county adjusted gross income tax.
 - (ii) The county option income tax.
 - (iii) The county economic development income tax.

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(iv) The annual license excise surtax.

(v) The wheel tax.

(B) Imposing the property tax rate per one hundred dollars (\$100) of assessed valuation that the unit may impose to create a cumulative capital improvement fund under IC 36-9-14.5 or IC 36-9-15.5.

(C) Transferring and reserving for infrastructure purposes other general revenues that are currently not being used to pay for capital costs of infrastructure.

(D) Dedicating and reserving for infrastructure purposes any newly available revenues, whether from federal or state revenue sharing programs or from the adoption of newly authorized taxes.

(d) A unit must consult with a qualified engineer licensed to perform engineering services in Indiana when the unit is preparing the portions of the zone improvement plan described in subsections (b) (1),(b) (2),(b) (5), and (c) (2).

(e) A zone improvement plan and amendments and modifications to the zone improvement plan become effective after adoption as part of the comprehensive plan under the 500 SERIES of this chapter or adoption as part of the capital improvements program under Section 503(5) of this chapter. If the unit establishing the impact fee schedule or formula and establishing the zone improvement plan is different from the unit having planning and zoning jurisdiction, the unit having planning and zoning jurisdiction shall incorporate the zone improvement plan as part of the unit's comprehensive plan and capital improvement plan.

(f) If a unit's zone improvement plan identifies revenue sources for raising the current level of service to the community level of service, impact fees may not be assessed or collected by the unit unless:

- (1) before the effective date of the impact fee ordinance the unit has available or has adopted the revenue sources that the zone improvement plan specifies will be in effect before the impact fee ordinance becomes effective; and
- (2) after the effective date of the impact fee ordinance the unit continues to provide adequate funds to defray the cost of raising the current level of service to the community level of service, using revenue sources specified in the zone improvement plan or revenue sources other than impact fees. *As added by P.L.221-1991,*

Sec.19.

IC 36-7-4-1319

Sec. 1319.

(a) A unit shall amend a zone improvement plan to make adjustments in the nature, location, and cost of infrastructure and the timing or sequencing of infrastructure installations to respond to the nature and location of development occurring in the impact zone. Appropriate planning and analysis shall be carried out before an amendment is made to a zone improvement plan.

(b) A unit may not amend an impact fee ordinance if the amendment makes a significant change in an impact fee schedule or formula or if the amendment designates an impact zone or alters the boundary of a zone, unless a new or substantially updated zone improvement plan has been approved within the immediately preceding one (1) year period. *As added by P.L.221-1991, Sec.20.*

IC 36-7-4-1320

Sec. 1320.

(a) An impact fee ordinance must include:

- (1) a schedule prescribing for each impact zone the amount of the impact fee that is to be imposed for each infrastructure type covered by the ordinance; or
- (2) a formula for each impact zone by which the amount of the impact fee that is to be imposed for each infrastructure type covered by the ordinance may be derived.

(b) A schedule or formula included in an impact fee ordinance must provide an objective and uniform standard for calculating impact fees that allows fee payers to accurately predict the impact fees that will be imposed on new development. *As added by P.L.221-1991, Sec.21.*

IC 36-7-4-1321

Sec. 1321.

(a) An impact fee schedule or formula described in Section 1320 of this chapter shall be prepared so that the impact fee resulting from the application of the schedule or formula to a development meets the requirements of this Section. However, this section does not require that a particular methodology be used in preparing the schedule or formula.

(b) As used in this Section, "impact costs" means a reasonable estimate, made at the time the impact fee is assessed, of the proportionate share of the costs incurred or to be incurred by the unit in providing

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infrastructure of the applicable type in the impact zone that are necessary to provide the community level of service for the development. The amount of impact costs may not include the costs of infrastructure of the applicable type needed to raise the current level of service in the impact zone to the community level of service in the impact zone for development that is existing at the time the impact fee is assessed.

(c) As used in this Section, "non-local revenue" means a reasonable estimate, made at the time the impact fee is assessed, of revenue that:

- (1) will be received from any source (including but not limited to state or federal grants) other than a local government source; and
- (2) is to be used within the impact zone to defray the capital costs of providing infrastructure of the applicable type.

(d) As used in this Section, "impact deductions" means a reasonable estimate, made at the time the impact fee is assessed, of the amounts from the following sources that will be paid during the ten (10) year period after assessment of the impact fee to defray the capital costs of providing infrastructure of the applicable types to serve a development:

- (1) Taxes levied by the unit or on behalf of the unit by an applicable infrastructure agency that the fee payer and future owners of the development will pay for use within the geographic area of the unit.
- (2) Charges and fees, other than fees paid by the fee payer under this chapter, that are imposed by any of the following for use within the geographic area of the unit:
 - (A) An applicable infrastructure agency.
 - (B) A governmental entity.
 - (C) A not-for-profit corporation created for governmental purposes. Charges and fees covered by this subdivision include tap and availability charges paid for extension of services or the provision of infrastructure to the development.

(e) An impact fee on a development may not exceed:

- (1) impact costs; minus
- (2) the sum of non-local revenues and impact deductions. *As added by P.L.221-1991, Sec.22.*

IC 36-7-4-1322

Sec. 1322.

(a) Except as provided in subsection (b), an impact fee ordinance must require that, if the fee payer requests, an impact fee on a development must be assessed not later than thirty (30) days after the earlier of:

- (1) the date the fee payer obtains an improvement location permit for the development; or
- (2) the date that the fee payer voluntarily submits to the unit a development plan for the development and evidence that the property is properly zoned for the proposed development. The plan shall be in the form prescribed by the unit's zoning ordinance and shall contain reasonably sufficient detail for the unit to calculate the impact fee.

(b) An impact fee ordinance may provide that if a proposed development is of a magnitude that will require revision of the zone improvement plan in order to appropriately serve the new development, the unit shall revise the unit's zone improvement plan and shall assess an impact fee on a development not later than one hundred eighty (180) days after the earlier of the following:

- (1) The date on which the fee payer obtains an improvement location permit for the development.
- (2) The date on which the fee payer submits to the unit a development plan for a development and evidence that the property is properly zoned for the proposed development. The development plan must be in the form prescribed by the unit's zoning ordinance and must contain reasonably sufficient detail for the unit to calculate the impact fee.

(c) An impact fee assessed under subsections (a) or (b) may be increased only if the structural building permit has not been issued for the development and the requirements of subsection (d) are satisfied. In the case of a phased development, only a portion of an impact fee assessed under subsection (a) or (b) that is attributable to the portion of the development for which a permit has not been issued may be increased if the requirements of subsection (d) are satisfied.

(d) Unless the improvement location permit or development plan originally submitted for the development is changed so that the amount of impact on infrastructure the development creates in the impact zone is significantly increased, an impact fee assessed under: (1) subsection (a) (1) or (b) (1) may not be increased for the period of the improvement location permit's validity; and

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- (e) An impact fee assessed under subsection (a) or (b) shall be decreased if the improvement location permit or development plan originally submitted for the development is changed so that the amount of impact on infrastructure that the development creates in the impact zone is significantly decreased. If a change occurs in the permit or plan that results in a decrease in the amount of the impact fee after the fee has been paid, the unit that collected the fee shall immediately refund the amount of the overpayment to the fee payer.
 - (f) If the unit fails to assess an impact fee within the period required by subsection (a) or (b), the unit may not assess an impact fee on the development unless the development plan originally submitted for the development is materially and substantially changed.
 - (g) Notwithstanding other provisions in this chapter, a unit may not assess an impact fee against a development if:
 - (1) an improvement location permit has been issued for all or a part of a development before adoption of an impact fee ordinance that is in compliance with this chapter; and
 - (2) the development satisfies all of the following criteria:
 - (A) The development is zoned for commercial or industrial use before January 1, 1991.
 - (B) The development will consist primarily of new buildings or structures. As used in this clause, the term "new buildings or structures" does not include additions or expansions of existing buildings or structures.
 - (C) The parts of the development for which a structural building permit has not been issued are owned or controlled by the person that owned or controlled the development on January 1, 1991.
 - (D) A structural building permit is issued for the development not more than four (4) years after the effective date of the impact fee ordinance.
 - (E) The development is part of a common scheme of development that:
 - (i) involves land that is contiguous;
 - (ii) involves a plan for development that includes a survey of the land, engineering drawings, and a site plan showing the anticipated size, location, and use of buildings and the anticipated location of streets, sewers, and drainage;
 - (iii) if plan approval is required, resulted in an application being filed with an appropriate office, commission, or official of the unit before January 1, 1991, that resulted or may result in approval of any phase of the development plan referred to in item (ii);
 - (iv) has been diligently pursued since January 1, 1991;
 - (v) resulted before January 1, 1991, in a substantial investment in creating, publicizing, or implementing the common scheme of development; and
 - (vi) involved the expenditure of significant funds before January 1, 1991, for the provision of improvements, such as roads, sewers, water treatment facilities, water storage facilities, water distribution facilities, drainage systems, or parks, that are on public lands or are available for other development in the area.
- (h) Notwithstanding any other provision of this chapter, this chapter does not impair the validity of any contract between a unit and a fee payer that was:
 - (1) entered into before January 1, 1991; and
 - (2) executed in consideration of zoning amendments or annexations requested by the fee payer.

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

IC 36-7-4-1323

Sec. 1323.

- (a) Except as provided in Section 1324 of this chapter, an impact fee assessed in compliance with Section 1322 of this chapter is due and payable on the date of issuance of the structural building permit for the new development on which the impact fee is imposed.
- (b) For a phased development, an impact fee shall be prorated for purposes of payment according to the impact of the parcel for which a structural building permit is issued in relation to the total impact of the development. In accordance with Section 1324 of this chapter, only the prorated portion of the assessed impact fee is due and payable on the issuance of the permit.

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- (c) If an impact fee ordinance is repealed, lapses, or becomes ineffective after the assessment of an impact fee on a development but before the issuance of the structural building permit for part or all of the development:
- (1) any part of the impact fee attributable to the part of the development for which a structural building permit has not been issued is void and is not due and payable, in the case of a phased development; and
 - (2) the entire impact fee is void and is not due and payable, in the case of a development other than a phased development. *As added by P.L.221-1991, Sec. 24.*

IC 36-7-4-1324

Sec. 1324.

- (a) An impact fee ordinance must include an installment payment plan. The installment payment plan must at least offer a fee payer the option of paying part of an impact fee in equal installment payments if the impact fee is greater than five thousand dollars (\$5,000). In an installment plan under this Section:
- (1) a maximum of five thousand dollars (\$5,000) or five percent (5%) of the impact fee, whichever is greater, may become payable on the date the structural building permit is issued for the development on which the fee is imposed;
 - (2) the first installment may not become due and payable less than one (1) year after the date the structural building permit is issued for the development on which the fee is imposed; and
 - (3) the last installment may not be due and payable less than two (2) years after the date the structural building permit is issued for the development on which the fee is imposed.
- (b) An impact fee ordinance may require an impact fee of five thousand dollars (\$5,000) or less to be paid in full on the date the structural building permit is issued for the development on which the impact fee is imposed.
- (c) An impact fee ordinance may provide that a reasonable rate of interest, not to exceed the prejudgment rate of interest in effect at the time the interest accrues, may be charged if the fee payer elects to pay in installments. If interest is charged, the ordinance must provide that interest accrues only on the portion of the impact fee that is outstanding and does not begin to accrue until the date the structural building permit is issued for the development or the part of the development on which the impact fee is

imposed.

- (d) An impact fee ordinance may provide that if all or part of an installment is not paid when due and payable, the amount of the installment shall be increased on the first day after the installment is due and payable by a penalty amount equal to ten percent (10%) of the installment amount that is overdue. If interest is charged under subsection (c), the interest shall be charged on the penalty amount. *As added by P.L.221-1991, Sec. 25.*

IC 36-7-4-1325

Sec. 1325.

- (a) A unit may use any legal remedy to collect an impact fee imposed by the unit. A unit must bring an action to collect an impact fee and all penalties, costs, and collection expenses associated with a fee not later than ten (10) years after the fee or the prorated portion of the impact fee first becomes due and payable.
- (b) On the date a structural building permit is issued for the development of property on which the impact fee is assessed, the unit acquires a lien on the real property for which the permit is issued. For a phased development, the amount of the lien may not exceed the prorated portion of the impact fee due and payable in one (1) or more installments at the time the structural building permit is issued.
- (c) A lien acquired by a unit under this Section is not affected by a sale or transfer of the real property subject to the lien, including the sale, exchange, or lease of the real property under IC 36-1-11.
- (d) A lien acquired by a unit under this Section continues for ten (10) years after the impact fee or the prorated portion of the impact fee becomes due and payable. However, if an action to enforce the lien is filed within the ten (10) year period, the lien continues until the termination of the proceeding.
- (e) A holder of a lien of record on any real property on which an impact fee is delinquent may pay the delinquent impact fee and any penalties and costs. The amount paid by the lien holder is an additional lien on the real property in favor of the lien holder and is collectible in the same manner as the original lien.
- (f) If a person pays an impact fee assessed against any real property, the person is entitled to a receipt for the payment that is:
- (1) on a form prescribed by the impact fee ordinance; and

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- (2) issued by a person designated in the impact fee ordinance. *As added by P.L.221-1991, Sec.26.*

IC 36-7-4-1326

Sec. 1326.

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

IC 36-7-4-1327

Sec. 1327.

An impact fee ordinance must provide a procedure through which the fee reduction decision made under Section 1326 of this chapter may be appealed by the following persons:

- (1) The person requesting the fee reduction.

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

IC 36-7-4-1328

Sec. 1328.

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

IC 36-7-4-1329

Sec. 1329.

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

IC 36-7-4-1330

Sec. 1330.

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

- (1) Providing funds to an infrastructure agency for the provision of new infrastructure that:
 - (A) is necessary to serve the new development in the impact zone from which the fee was collected; and
 - (B) is identified in the zone improvement plan.
- (2) In an amount not to exceed five percent (5%) of the annual collections of an impact fee, for expenses incurred by the unit that paid for the consulting services that were used to establish

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the impact fee ordinance.

- (3) Payment of a refund under Section 1332 of this chapter.
- (4) Payment of debt service on an obligation issued to provide infrastructure described in subdivision (1). *As added by P.L.221-1991, Sec.31.*

IC 36-7-4-1331

Sec. 1331.

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

IC 36-7-4-1332

Sec. 1332.

- (a) A fee payer is entitled to a refund of an impact fee if an infrastructure agency:
 - (1) has failed to complete a part of the infrastructure for which the impact fee was imposed not later than:
 - (A) twenty-four (24) months after the time described in Section 1331 of this chapter; or
 - (B) a longer time as is reasonably necessary to complete the infrastructure if unforeseeable and extraordinary circumstances that are not in whole or in part caused by the unit have delayed the construction;
 - (2) has unreasonably denied the fee payer the use and benefit of the infrastructure during the useful life of the infrastructure; or
 - (3) has failed within the earlier of:
 - (A) six (6) years after issuance of the structural building permit; or
 - (B) the anticipated infrastructure completion date as specified in the zone improvement plan existing on the date the impact fee was collected; to make reasonable progress toward completion of the specific

infrastructure for which the impact fee was imposed or thereafter fails to make reasonable progress toward completion.

- (b) An application for a refund under subsection (a) must be filed with the unit that imposed the impact fee not later than two (2) years after the right to a refund accrues. A unit shall issue a refund in part or in full or shall reject the application for refund not later than thirty (30) days after receiving an application for a refund.
- (c) If a unit approves a refund in whole or in part, the unit shall pay the amount approved, plus interest from the date on which the impact fee was paid to the date the refund is issued. The interest rate shall be the same rate as the rate that the unit's impact fee ordinance provides for impact fee payments paid in installments.
- (d) If a unit rejects an application for refund or approves only a partial refund, the fee payer may appeal not later than sixty (60) days after the rejection or partial approval to the unit's impact fee review board established under Section 1338 of this chapter by filing with the board an appeal on a form prescribed by the board. The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person.
- (e) An impact fee ordinance shall designate the employee or official of the unit who is responsible for accepting, rejecting, and paying a refund and interest.
- (f) A unit's impact fee review board shall hold a hearing on all appeals for a refund under this Section. The hearing shall be held not later than forty-five (45) days after the application for appeal is filed with the board. A unit's impact fee review board shall provide notice of the application for refund to the infrastructure agency responsible for the infrastructure for which the impact fee was imposed.
- (g) An impact fee review board holding a hearing under subsection (f) shall determine the amount of a refund that shall be made to the fee payer from the account established for the infrastructure for which the fee was imposed. A refund ordered by the board must include interest from the date the impact fee was paid to the date the refund is issued at the same rate the ordinance provides for impact fee payments paid in installments.
- (h) A party aggrieved by a final decision of an impact fee review board in a hearing under subsection (f) may appeal to the circuit or superior court of the county in

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which the unit is located and is entitled to a trial de novo. *As added by P.L.221-1991, Sec.33.*

IC 36-7-4-1333

Sec. 1333.

(a) A person against whom an impact fee has been assessed may appeal the amount of the impact fee. A unit may not deny issuance of a structural building permit on the basis that an impact fee has not been paid or condition issuance of the permit on the payment of an impact fee. However, in the case of an impact fee of one thousand dollars (\$1,000) or less a unit may require a fee payer to:

- (1) pay the impact fee; or
- (2) bring an appeal under this Section; before the unit issues a structural building permit for the development for which the impact fee was assessed.

(b) A person must file a petition for a review of the amount of an impact fee with the unit's impact fee review board not later than thirty (30) days after issuance of the structural building permit for the development for which the impact fee was assessed. An impact fee ordinance may require a petition to be accompanied by payment of a reasonable fee not to exceed one hundred dollars (\$100). A fee payer shall receive a full refund of the filing fee if:

- (1) the fee payer prevails;
- (2) the amount of the impact fee or the reductions or credits against the fee is adjusted by the unit, the board, or a court; and
- (3) the body ordering the adjustment finds that the amount of the fee, reductions, or credits were arbitrary or capricious.

(c) A unit's impact fee review board shall prescribe the form of the petition for review of an impact fee under subsection (b). The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person. The form must require the petitioner to specify:

- (1) a description of the new development on which the impact fee has been assessed;
- (2) all facts related to the assessment of the impact fee; and
- (3) the reasons the petitioner believes that the amount of the impact fee assessed is erroneous or is greater than the amount allowed by the fee limitations set forth in this series.

(d) A unit's impact fee review board shall prescribe a

form for a response by a unit to a petition for review under this Section. The board shall issue instructions for completion of the form. The form must require the unit to indicate:

- (1) agreement or disagreement with each item indicated on the petition for review under subsection (c); and
 - (2) the reasons the unit believes that the amount of the fee assessed is correct.
- (e) Immediately upon the receipt of a timely filed petition on the form prescribed under subsection (c), a unit's impact fee review board shall provide a copy of the petition to the unit assessing the impact fee. The unit shall not later than thirty (30) days after the receipt of the petition provide to the board a completed response to the petition on the form prescribed under subsection (d). The board shall immediately forward a copy of the response form to the petitioner.
- (f) An impact fee review board shall:
- (1) review the petition and the response submitted under this Section; and
 - (2) determine the appropriate amount of the impact fee not later than thirty (30) days after submission of both petitions.
- (g) A fee payer aggrieved by a final determination of an impact fee review board may appeal to the circuit or superior court of the county in which the unit is located and is entitled to a trial de novo. If the assessment of a fee is vacated by judgment of the court, the assessment of the impact fee shall be remanded to the board for correction of the impact fee assessment and further proceedings in accordance with law.
- (h) If a petition for a review or an appeal of an impact fee assessment is pending, the impact fee is not due and payable until after the petition or appeal is finally adjudicated and the amount of the fee is determined. *As added by P.L.221-1991, Sec.34.*

IC 36-7-4-1334

Sec. 1334.

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

- (1) A fact assumption used in determining the amount of an impact fee is incorrect.
- (2) The amount of the impact fee is greater than the

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amount allowed under Sections 1320, 1321, and 1322 of this chapter. As added by P.L.221-1991, Sec.35.

development against which the impact fee is imposed; and

(iii) is made under Section 613, 614, or 921 of this chapter.

IC 36-7-4-1335

Sec. 1335.

(a) As used in this Section, "improvement" means an improvement under Section 1313(2) of this chapter or a site improvement, land, or real property interest as follows:

- (1) That is to be used for at least one(1)of the infrastructure purposes specified in Section 1309 of this chapter.
- (2) That is included in or intended to be used relative to an infrastructure type for which the unit has imposed an impact fee in the impact zone.
- (3) That is not a type of improvement that is uniformly required by law or rule for the type of development on which the impact fee has been imposed.
- (4) That is or will be:
 - (A) public property; or
 - (B) furnished or constructed under requirements of the unit and is or will be available for use by other development in the area.
- (5) That is beneficial to existing development and future development in the impact zone and is not beneficial to only one (1) development.
- (6) That either:
 - (A) allows the removal of a component of infrastructure planned for the impact zone;
 - (B) is a useful addition to the zone improvement plan; or
 - (C) is reasonably likely to be included in a future zone improvement plan for the impact zone.
- (7) That is:
 - (A) constructed, furnished, or guaranteed by a bond or letter of credit under a request by an authorized official of the:
 - (i) applicable infrastructure agency; or
 - (ii) unit that imposed the impact fee; or
 - (B) required to be constructed or furnished under a written commitment that:
 - (i) is requested by an authorized official of the applicable infrastructure agency or the unit that imposed the impact fee;
 - (ii) concerns the use or developing of the

- (b) A fee payer is entitled to a credit against an impact fee if the owner or developer of the development constructs or provides:
 - (1) infrastructure that is an infrastructure type for which the unit imposed an impact fee in the impact zone; or
 - (2) an improvement.
- (c) A fee payer is entitled to a credit under this Section for infrastructure or an improvement that:
 - (1) is constructed or furnished relative to a development after January 1, 1989; and
 - (2) meets the requirements of this Section.
- (d) The amount of a credit allowed under this Section shall be determined at the date the impact fee is assessed. However, if an assessment is not requested, the amount of the credit shall be determined at the time the structural building permit is issued. The amount of the credit shall be:
 - (1) determined by the:
 - (A) person constructing or providing the infrastructure or improvement; and
 - (B) applicable infrastructure agency; and
 - (2) equal to the sum of the following:
 - (A) The cost of constructing or providing the infrastructure or improvement.
 - (B) The fair market value of land, real property interests, and site improvements provided.
- (e) The amount of a credit may be increased or decreased after the date the impact fee is assessed if, between the date the impact fee is assessed and the date the structural building permit is issued, there is a substantial and material change in the cost or value of the infrastructure or improvement that is constructed or furnished from the cost or value determined under subsection (d) . However, at the time the amount of a credit is determined under subsection (d), the person providing the infrastructure or improvement and the applicable infrastructure agency may agree that the amount of the credit may not be changed. The person providing the infrastructure or improvement may waive the person's right to a credit under this Section. As added by P.L.221-1991, Sec.36.

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IC 36-7-4-1336

Sec. 1336.

- (a) If the parties cannot agree on the cost or fair market value under Section 1335(d) of this chapter, the fee payer or the person constructing or providing the infrastructure or improvement may file a petition for determination of the amount of the credit with the unit's impact fee review board not later than thirty (30) days after the structural building permit is issued for the development on which the impact fee is imposed. A petition under this subsection may be made as part of an appeal proceeding under Section 1334 of this chapter or may be made under this Section.
- (b) An impact fee review board shall prescribe the form of the petition for determination of the amount of a credit under this Section. The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person.
- (c) An impact fee review board shall prescribe a form for a response by the applicable infrastructure agency to a petition under this Section for determination of a credit amount. The board shall issue instructions for completion of the form.
- (d) Immediately after receiving a timely filed petition under this Section for determination of a credit amount, an impact fee review board shall provide a copy of the petition to the applicable infrastructure agency. Not later than thirty (30) days after receiving a copy of the petition, the infrastructure agency shall provide to the board a response on the form prescribed under subsection (c). The board shall immediately provide the petitioner with a copy of the infrastructure agency's response.
- (e) The impact fee review board shall:
 - (1) review a petition and response filed under this Section; and
 - (2) determine the amount of the credit not later than thirty (30) days after the response is filed.
- (f) A fee payer aggrieved by a final determination of an impact fee review board under this Section:
 - (1) may appeal to the circuit or superior court of the county in which the unit is located; and
 - (2) is entitled to a trial de novo. *As added by P.L.221-1991, Sec.37.*

IC 36-7-4-1337

Sec. 1337.

An impact fee ordinance shall do the following:

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

IC 36-7-4-1338

Sec. 1338.

- (a) Each unit that adopts an impact fee ordinance shall establish an impact fee review board consisting of three (3) citizen members appointed by the executive of the unit. A member of the board may not be a member of the plan commission. An impact fee ordinance must do the following:
 - (1) Set the terms the members shall serve on the board.
 - (2) Establish a procedure through which the unit's executive shall appoint a temporary replacement member meeting the qualifications of the member being replaced in the case of conflict of interest.
- (b) An impact fee review board must consist of the following members:
 - (1) One (1) member who is a real estate broker licensed in Indiana.
 - (2) One (1) member who is an engineer licensed in Indiana.
 - (3) One (1) member who is a certified public accountant.
- (c) An impact fee review board shall review the amount of an impact fee assessed, the amount of a refund, and the amount of a credit using the following procedures:
 - (1) The board shall fix a reasonable time for the hearing of appeals.
 - (2) At a hearing, each party may appear and present evidence in person, by agent, or by attorney.
 - (3) A person may not communicate with a member of the board before the hearing with intent to influence the member's action on a matter pending before the board.
 - (4) The board may reverse, affirm, modify, or otherwise establish the amount of an impact fee, a credit, a refund, or any combination of fees, credits, or refunds. For purposes of this

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subdivision, the board has all the powers of the official of the unit from which the appeal is taken.

- (5) The board shall decide a matter that the board is required to hear:
 - (A) at the hearing at which the matter is first presented; or
 - (B) at the conclusion of the hearing on the matter, if the matter is continued.
- (6) Within five (5) days after making a decision, the board shall provide a copy of the decision to the unit and the fee payer involved in the appeal.
- (7) The board shall make written findings of fact to support the board's decision. *As added by P.L.221-1991, Sec.39.*

IC 36-7-4-1339

Sec. 1339.

- (a) This Section applies to a person having an interest in real property that may be subject to an impact fee ordinance if the development occurs on the property.
- (b) A person may seek to:
 - (1) have a court determine under IC 34-26-1 any question of construction or validity arising under the impact fee ordinance; and
 - (2) obtain a declaration of rights, status, or other legal relations under the ordinance.
- (c) The validity of an impact fee ordinance adopted by a unit or the validity of the application of the ordinance in a specific impact zone may be challenged under this Section on any of the following grounds:
 - (1) The unit has not provided for a zone improvement plan in the unit's comprehensive plan.
 - (2) The unit did not prepare or substantially update the unit's zone improvement plan in the year preceding the adoption of the impact fee ordinance.
 - (3) The unit has not identified the revenue sources the unit intends to use to implement the zone improvement plan, if identification of the revenue sources is required under Section 1318 (c) of this chapter.
 - (4) The unit has not complied with the requirements of Section 1318(f) of this chapter.
 - (5) The unit has not made adequate revenue available to complete infrastructure improvements identified in the unit's zone improvement plan.
 - (6) The impact fee ordinance imposes fees on new

development that will not create a need for additional infrastructure.

- (7) The impact fee ordinance imposes on new development fees that are excessive in relation to the infrastructure needs created by the new development.
- (8) The impact fee ordinance does not allow for reasonable credits to fee payers.
- (9) The unit imposed a prohibition or delay on new development to enable the unit to complete the adoption of an impact fee ordinance.
- (10) The unit otherwise fails to comply with this series in the adoption of an impact fee ordinance. *As added by P.L.221-1991, Sec.40. Amended by P.L.1-1998, Sec.206.*

IC 36-7-4-1340

Sec. 1340.

- (a) An impact fee ordinance may take effect not earlier than six (6) months after the date on which the impact fee ordinance is adopted by a legislative body.
- (b) An impact fee may not be collected under an impact fee ordinance more than five (5) years after the effective date of the ordinance. However, a unit may adopt a replacement impact fee ordinance if the replacement impact fee ordinance complies with the provisions of this series. *As added by P.L.221-1991, Sec.41.*

IC 36-7-4-1341

Sec. 1341.

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

IC 36-7-4-1342

Sec. 1342.

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

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Appendix B: Park Department Revenues over the years 2009-2013

The following table illustrates the Capital Improvements implemented by the Greenfield Park Department from 2009 to 2013. The second table below is a tracking report of revenues and expenditures of the recreation impact fee funds for the years 2009 up to 2014. This information was provided by the City of Greenfield.

City of Greenfield – Park and Recreation Department							
Park Department Revenues 2009-2013 (Actual)				Compiled by: Lehman & Lehman, Inc. from information provided by City of Greenfield			
Revenue Breakdown	2009	2010	2011	2012	2013	Totals	5-Yr. Avg.
Property Taxes	\$ 525,335	\$ 481,945	\$ 554,891	\$ 500,152	\$ 837,495	\$ 5,437,804	\$ 604,200
Auto & Aircraft Excise	\$ 40,501	\$ 35,650	\$ 37,259	\$ 43,115	\$ 72,808	\$ 394,219	\$ 43,802
F.I.T. Tax	\$ 1,329	\$ 1,040	\$ 2,511	\$ 1,550	\$ 2,549	\$ 16,114	\$ 1,790
Com Veh Excise CVET	\$ 5,307	\$ 4,918	\$ 5,558	\$ -	\$ -	\$ 27,312	\$ 3,035
Pool Misc.	\$ 2,403	\$ 101	\$ 1,057	\$ 1,721	\$ 56	\$ 12,337	\$ 1,371
Pool Admission Sales	\$ 41,381	\$ 52,495	\$ 54,492	\$ 45,528	\$ 35,456	\$ 415,348	\$ 46,150
Pool Concessions	\$ 16,630	\$ 18,622	\$ 19,169	\$ 15,914	\$ 15,744	\$ 171,079	\$ 19,009
Pavillion Rental	\$ 1,560	\$ 2,965	\$ 2,510	\$ 3,675	\$ 4,677	\$ 25,387	\$ 2,821
Shelter House Rental	\$ 14,315	\$ 12,160	\$ 13,590	\$ 11,593	\$ 13,166	\$ 124,824	\$ 13,869
Dog Park Fees	\$ 5,270	\$ 3,139	\$ 3,645	\$ 3,740	\$ 6,095	\$ 33,515	\$ 3,724
Senior Citizen Donation	\$ 7,183	\$ 2,382	\$ 2,639	\$ 3,016	\$ -	\$ 27,720	\$ 3,080
Surplus Sale	\$ -	\$ 1,355	\$ -	\$ 2,085	\$ -	\$ 5,440	\$ 604
Insurance Reimb	\$ -	\$ -	\$ 1,646	\$ -	\$ -	\$ 1,646	\$ 183
Refunds & Reimb	\$ 4	\$ 318	\$ 116	\$ 902	\$ 408	\$ 2,748	\$ 305
Miscellaneous	\$ 126	\$ 70	\$ -	\$ -	\$ 31	\$ 4,228	\$ 470
Totals	\$ 661,344	\$ 617,160	\$ 699,081	\$ 632,991	\$ 988,486	\$ 6,699,722	\$ 744,414

Greenfield Parks and Recreation – Fund Tracking Report for Recreation Impact Fees

	2009	2010	2011	2012	2013	2014
Balance Beginning of Year	\$ -	\$ -	\$ 14,716.07	\$ 127,566.21	\$ 54,133.89	\$ 165,610.10
YTD Revenues	\$ -	\$ 14,716.07	\$ 112,876.91	\$ 78,254.51	\$ 137,597.49	\$ 2,182.00
YTD Disbursements	\$ -	\$ -	\$ 26.77	\$ 151,686.83	\$ 26,121.28	\$ -
Revenue vs. Disbursements	\$ -	\$ 14,716.07	\$ 112,850.14	\$ (73,432.32)	\$ 111,476.21	\$ 2,182.00
EOY Balance		\$ 14,716.07	\$ 127,566.21	\$ 54,133.89	\$ 165,610.10	\$ 167,792.10

Expenses	2010	2011	2012	2013	2014	TOTALS
Jan 2011 Bank Fees		\$ 3.00				
Feb 2011 Bank Fees		\$ 23.77				
Scenic Constr. Bholdt			\$ 51,415.33			
Mader Design- Bechenholdt			\$ 35,190.50			
Mader Design- Bechenholdt			\$ 23,540.00			
Stello Prod. (Winfield Connection)			\$ 108.00			
Smith Projects (Winfield Connection)			\$ 33,768.00			
Coor Consulting - Stake Work			\$ 280.00			
Nove 2012 - Permit			\$ 15.00			
E&B Paving - Riley Park Trail			\$ 4,518.00			
E&B Paving - Riley Park Trail			\$ 2,600.00			
Smith Projects (Windfield Connection)			\$ 252.00			
Signal Constr., Inc. (Winfield)				\$ 6,622.00		
Morristown Pike Trail 20% match				\$ 6,760.53		
Completed Winfield Connection				\$ 3,500.00		
Center St. Sidewalk Connection				\$ 8,835.00		
Lehman & Lehman 1st RIF Payment				\$ 185.00		
Tom Billings Invoice				\$ 218.75		
Totals	\$ -	\$ 26.77	\$ 151,686.83	\$ 26,121.28	\$ -	\$ 177,834.88
Income vs. Expenses	\$ 14,716.07	\$ 127,566.21	\$ 54,133.89	\$ 165,610.10	\$ 167,792.10	\$ 167,792.10

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Appendix C: Sources and Dollars spent for Capital Improvements over the years 2008-2013

The following table illustrates the Capital Improvements implemented by the Greenfield Park Department from 2008 to 2013. A summary is found at the end of this table information. This information was provided by the City of Greenfield and compiled by Lehman & Lehman, Inc.

FACILITY	FUNDING	COST	YEAR
Beckenholdt Park			
catch basin, grate straw blankets for soil erosion	General	\$ 1,228.00	2008
paving of parking area	General	\$ 12,839.00	2008
Elmore Center			
payment on boiler/replace heat valve	General	\$ 8,264.00	2008
Hvac System	General	\$ 4,800.00	2008
Elevator door board/control box	General	\$ 2,374.00	2008
Hvac System	General	\$ 1,995.00	2008
2 computers	General	\$ 1,200.00	2008
Maintenance			
2008 Ford F250	General	\$ 19,480.00	2008
mower	General	\$ 10,999.00	2008
(Lucky's)	General	\$ 3,690.00	2008
Riley Park			
fill cracks on tennis courts	General	\$ 1,350.00	2008
(E&B Paving)	General	\$ 9,590.00	2008
wood carpet for playground	General	\$ 1,526.00	2008
Riley Pool			
baby changing station, pool steps, 60' competition marker	General	\$ 1,127.00	2008
Shelter House			
replace roof	General	\$ 8,415.00	2008
2008 Totals		\$ 88,877.00	
<hr/>			
FACILITY	FUNDING	COST	YEAR
Beckenholdt Park			
Picnic tables	General	\$ 5,589.00	2009
Engrave stones	Donations	\$ 2,110.00	2009
interpretive panels	Donations	\$ 1,627.00	2009
Concrete slab	non-reverting	\$ 1,575.00	2009
Pet Station	non-reverting	\$ 1,274.00	2009
Trash Cans	non-reverting	\$ 1,400.00	2009
software installation for camera	non-reverting	\$ 5,715.00	2009
Design	non-reverting	\$ 2,100.00	2009
Elmore Center			
Restore sign after accident	General	\$ 2,410.00	2009
HVAC System	General	\$ 4,800.00	2009
HVAC System - clean/repair	General	\$ 6,200.00	2009
Railing for Elmore Entrance	General	\$ 1,650.00	2009
Maintenance			
2000 Dodge Van from Fire Dept	non-reverting	\$ 1,500.00	2009
Riley Park			
Playground equipment	General	\$ 1,500.00	2009
Turf wood Fiber	General	\$ 3,076.00	2009
Remove/dispose asbestos from Schreiber House	Donations	\$ 2,606.00	2009
School Bus	Non-Reverting	\$ 12,235.00	2009
Fill cracks on tennis court	General	\$ 3,000.00	2009
Riley Pool			
Chlorinator Rainbow	General	\$ 1,052.00	2009
Repair pool filter	General	\$ 6,767.00	2009
Repair pool Pump	General	\$ 1,210.00	2009
Dolphin Sweeper	Non-Reverting	\$ 3,114.00	2009
Diving board	Non-Reverting	\$ 2,810.00	2009
Shelter House			
concrete porch	General	\$ 2,240.00	2009
Sidewalk/ramp	General	\$ 900.00	2009
2009 Totals		\$ 78,460.00	

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FACILITY	FUNDING	COST	YEAR
Beckenholdt Park			
HVAC System - maintenance	general	\$ 4,800.00	2010
Elmore Center			
HVAC system boiler	general	\$ 7,888.00	2010
Replace VAV control	general	\$ 2,340.00	2010
WFYI - video of parks	non-reverting	\$ 1,634.00	2010
WFYI - video of parks	non-reverting	\$ 3,267.00	2010
Maintenance			
Equipment trailer	general	\$ 4,195.00	2010
Riley Park			
Fibar for playground	General	\$ 1,700.00	2010
paving of park areas	General	\$ 30,000.00	2010
Swing Set	General	\$ 1,995.00	2010
Playground safety mats	General	\$ 1,390.00	2010
Grills for park	General	\$ 1,089.00	2010
Shelter House			
Install kitchen tile	General	\$ 1,070.00	2010
install sidewalk on north side	General	\$ 2,450.00	2010
cabinets	General	\$ 978.00	2010
Brandywine Park			
infield groomer and hitch	general	\$ 1,999.00	2010
2010 Totals		\$ 66,795.00	

FACILITY	FUNDING	COST	YEAR
Beckenholdt Park			
ZND payment for new boiler	general	\$ 7,587.00	2011
HVAC Installed VAV	general	\$ 1,600.00	2011
ICPM phase 2 manager	general	\$ 1,000.00	2011
Elmore Center			
Transformer for art kiln	general	\$ 1,225.00	2011
Scheduled HVAC	general	\$ 4,800.00	2011
downspouts underground	general	\$ 2,117.00	2011
repair retaining wall	general	\$ 5,365.00	2011
park cameras	general	\$ 1,893.00	2011
treadmill for fitness area	senior donation	\$ 2,040.00	2011
Maintenance			
repair F250	general	\$ 2,215.00	2011
Salter for truck	general	\$ 6,191.00	2011
liquid end & motor	general	\$ 2,330.00	2011
purchase property for new maintenance facility	donations	\$ 17,000.00	2011
purchase property for new maintenance facility	non-reverting	\$ 6,000.00	2011
Riley Park			
Concrete work	general	\$ 1,800.00	2011
new parking area/sidewalk to east pavilion	general	\$ 9,430.00	2011
Replacement slide	general	\$ 3,785.00	2011
camera	general	\$ 2,918.00	2011
2 mowers	general	\$ 22,063.00	2011
playground equipment	donations	\$ 5,796.00	2011
Riley Pool			
repair/replace valves	general	\$ 1,956.00	2011
repair valves	general	\$ 3,152.00	2011
toilet doors	general	\$ 2,998.00	2011
toilet partitions	general	\$ 1,900.00	2011
bricks for bathrooms	donations	\$ 3,632.00	2011
Shelter House			
Window shades	donations	\$ 1,479.00	2011
Brandywine Park			
install new water line	general	\$ 1,656.00	2011
softball scoreboards	general	\$ 6,530.00	2011
Penny Trail			
Seal trail	general	\$ 19,070.00	2011
more parking area	general	\$ 6,891.00	2011
parking/walking 400	general	\$ 3,340.00	2011
parking/walking 400	general	\$ 2,037.00	2011
Impact Fee Expense			
Bank Fees for 2011	Impact Fund	\$ 26.77	2011
2011 Totals		\$ 161,822.77	

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FACILITY	FUNDING	COST	YEAR
Beckenholdt Park			
parking lines	general	\$ 1,835.00	2012
crack repair	general	\$ 5,000.00	2012
sidewalks & handicap access	general	\$ 770.00	2012
wheel stops	general	\$ 1,180.00	2012
security cameras	general	\$ 1,794.00	2012
weather station & /wifi	donations	\$ 3,165.00	2012
Shade panels for outdoor ampieater	donations	\$ 863.00	2012
dog agility equipment	donations	\$ 870.00	2012
trees	donations	\$ 2,500.00	2012
windmill intereptive signage	non-reverting	\$ 1,057.00	2012
Elmore Center			
HVAC system - repair, replace VAV control	general	\$ 3,270.00	2012
change underground drains	general	\$ 1,220.00	2012
concrete slabs for picnic tables	general	\$ 2,675.00	2012
HVAC agreement	general	\$ 4,800.00	2012
New HVAC parts	general	\$ 1,375.00	2012
replace 7 VAV	general	\$ 6,377.00	2012
computers	general	\$ 2,722.00	2012
Video for back home in Indiana - 500 race contest	donations	\$ 1,825.00	2012
Maintenance			
force blower	general	\$ 1,480.00	2012
ice maker	general	\$ 1,625.00	2012
Riley Park			
Stone/gravel	General	\$ 3,053.00	2012
new side walk and walk paths	General	\$ 13,027.00	2012
multi use bush hog	General	\$ 3,100.00	2012
Riley Pool			
repair toilets	general	\$ 1,159.00	2012
ADA steps	general	\$ 3,745.00	2012
ADA pool lift	general	\$ 3,734.00	2012
two diving boards	non-reverting	\$ 4,500.00	2012
Brandywine Park			
Lightening Dector	donations	\$ 6,835.00	2012
Brick dust	non-reverting	\$ 2,200.00	2012
Penny Trail			
Scenic Construction - Beckenholdt Park Installation of Asphalt Trails	Impact	\$ 51,415.00	2012
Scenic Construction - Beckenholdt Park Installation of Stone for Trails	Impact	\$ 23,540.00	2012
Scenic Construction - Beckenholdt Park concrete walks, ramps, boardwalks for trails	Impact	\$ 35,190.50	2012
Winfield Trail Connector Concrete & Asphalt Installation	Impact	\$ 33,768.00	2012
Stello Prod. - Pedestrian crossing symbols for Winfield Trail Connector	Impact	\$ 108.00	2012
Coor Consul. - Stake r/w for Winfield Trail Connector	Impact	\$ 280.00	2012
Smith Projects - Winfield Trail Connector Hauling of Soils	Impact	\$ 252.00	2012
City of Greenfield - Permit Fee for Winfield Trail Connector charged to VISA card	Impact	\$ 15.00	2012
E & B Paving - Install Walking Path in Riley Park	Impact	\$ 7,118.00	2012
2012 Totals		\$ 239,442.50	



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FACILITY	FUNDING	COST	YEAR
Beckenholdt Park			
stone for dog park	general	\$ 172.00	2013
lumber for tree ID	general	\$ 1,800.00	2013
trees/labor	donations	\$ 6,840.00	2013
appraise sw corner	donations	\$ 1,000.00	2013
come axis	donations	\$ 1,032.00	2013
Elmore Center			
stone for north side walking path from parking area	general	\$ 316.00	2013
binder to redo turn-around	general	\$ 2,553.00	2013
HVAC replace boiler	general	\$ 1,823.00	2013
HVAC agreement	general	\$ 4,800.00	2013
HVAC repair leaks	general	\$ 640.00	2013
stone for rain garden at City Hall	general	\$ 270.00	2013
labor for retaining wall	general	\$ 1,395.00	2013
n side retaining wall	general	\$ 1,930.00	2013
partial payment for new boiler	general	\$ 3,500.00	2013
cement pad for dumpster	general	\$ 1,560.00	2013
inside cameras	general	\$ 1,115.00	2013
cabinets for art room	non-reverting	\$ 990.00	2013
gymnastic masts	non-reverting	\$ 1,316.00	2013
Maintenance			
stone backfill for new maintenance facility	general	\$ 209.00	2013
repair dump truck	general	\$ 1,173.00	2013
crushed stone for for build up for facility	general	\$ 3,288.00	2013
For & adaptor for lift	general	\$ 1,445.00	2013
Riley Park			
gravel tennis courts	general	\$ 205.00	2013
spinner bowls	general	\$ 1,720.00	2013
wave slide	general	\$ 998.00	2013
playground system	general	\$ 4,645.00	2013
repair cracks on trails by Elmore Center	general	\$ 976.00	2013
Fibar for playgrounds	general	\$ 10,355.00	2013
playground mats	general	\$ 1,430.00	2013
mowers	general	\$ 9,500.00	2013
climbing pole	general	\$ 660.00	2013
Riley Pool			
Repair pump	general	\$ 1,964.00	2013
lounge & arm chairs	general	\$ 3,400.00	2013
Brandywine Park			
Paint maintenance building	general	\$ 1,105.00	2013
gates	general	\$ 800.00	2013
softball groomer	general	\$ 2,165.00	2013
Penny Trail			
repair cracks	general	\$ 2,984.00	2013
Thornwood Preserve			
demolish barn	donations	\$ 1,800.00	2013
Penny Trail			
Winfield Trail Connector Finishing Work	Impact	\$ 3,500.00	2013
Signal Construction - US 40 & Covance Winfield Trail Conn - Pedestrian Signal	Impact	\$ 6,622.00	2013
City of Greenfield - Morristown Pike Trail Connector Paving (20% DNR Match)	Impact	\$ 6,761.00	2013
Vail's Concrete - Center Street Trail Connector	Impact	\$ 8,835.00	2013
Lehman & Lehman - 2014 RIF Required Update	Impact	\$ 185.00	2013
Williams, Cone & Billings - Legal Fees for RIF Update 2014	Impact	\$ 219.00	2013
2013Totals		\$ 109,996.00	

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Appendix D: Impact Fee One Zone Recommendation Logic

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

EXAMPLE

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

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

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

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



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Appendix E: Park and Recreation Infrastructure Inventory

Greenfield Parks & Recreation Facility Infrastructure Inventory

City Wide Analysis (All Facilities)	PARKS											SCHOOLS					OTHER FACILITIES											
	Current Facilities in the Park Dept.*	Current Facilities within the Comm.**	Total Inventory of Facilities	Common Park	Penny Trail - Phase One	Penny Trail - Phase Two	Mary Moore Park	James Whitcomb Riley Park	James Whitcomb Riley Home/Garden/Museum	Brandywine Park	Henry B. Wilson Park	Thornwood Preserve (Not yet opened)	Beckenbuhl Park	Macy Park (Not yet opened)	Future Park (undeveloped near Summit)	Franklin Park (Undeveloped)	High School	Harris Elementary	Weston Elementary	JB Stephens Elementary	Greenfield Intermedia School	New Middle School	Memorial Building Gym (Volley Facilities)	Boys and Girls Club	All Fairgrounds	Green Big Baseball	Various Golf Courses	
Baseball Diamonds	5.00	7.00	12.00					5.00									1.00											
Softball Diamonds	3.00	1.00	4.00						3.00								1.00											5.00
Multi Purpose Fields	1.00	5.00	6.00					1.00									1.00	1.00	1.00	1.00								
Soccer Fields	23.00	2.00	25.00						23.00																			
Football Fields	0.00	3.00	3.00																		1.00							
Tennis Courts	6.00	10.00	16.00					6.00																				
Running / Walking Track (Comm)	0.00	5.00	5.00																									
Basketball Courts (outdoors)	2.00	0.00	2.00					2.00																				
Volleyball Courts	0.00	1.00	1.00																									
Skate/Bike Park (Neighborhood)	1.00	0.00	1.00					1.00															1.00					
Climbing / Challenge Elements	0.00	0.00	0.00																									
Park Shelters / Gazebos	4.00	0.00	4.00					2.00	1.00			1.00																
Park Restrooms	5.00	0.00	5.00					2.00	1.00	2.00																		
Rental Facility	4.00	1.00	5.00					3.00					1.00															
Interpretive Center	0.00	0.00	0.00																									
Environmental Center	0.00	0.00	0.00																									
Outdoor Entertainment Venue	0.00	0.00	0.00																									
Recreation / Community Center	1.00	0.00	1.00					1.00																				
Playgrounds (Neighborhood/Comm.)	7.00	3.00	10.00	2.00				3.00		2.00								1.00	1.00	1.00								
Skating Rinks (hockey)	0.00	0.00	0.00																									
Skating Area (non-hockey)	0.00	0.00	0.00																									
Swim. Pool / Water Park	1.00	1.00	2.00					1.00									1.00											
Sprayground / SplashPad	0.00	0.00	0.00																									
Golf Course 18-hole	0.00	2.00	2.00																									
Driving Range	0.00	2.00	2.00																									
Dog Park Area	1.00	0.00	1.00										1.00															
Maintenance Facilities (Hub)	1.00	0.00	1.00					1.00																				
Maintenance Facilities (Satellite)	1.00	0.00	1.00							1.00																		
Multi-use / Nature Pathways (miles)	8.74	0.00	8.74		3.04	2.70	1.00				1.00		1.00															
Park / Open Space Acres	367.60	0.00	367.60	1.00	54.00	31.00	8.00	40.00	1.00	60.00	13.50	40.00	60.00	14.00	18.10	27.00												

From Master Plan Update 2014

1.0 mile of trail proposed at Brandywine Creek.

Appendix F: Housing Equivalents Option

An option that several communities include as part of their Recreation Impact Fee ordinance is a Housing Equivalent Table. This option establishes the single-family home as the base line for the Recreation Impact Fee. From that base line the residential unit type and/or the number of bedrooms will be discounted accordingly. The following table is an example of this Housing Equivalent Option.

Housing Equivalents (Option)		
Type of Unit	Full Equivalent	Fee
Single - Family Dwelling Unit	100%	\$ 1,153
Two - Family Dwelling Unit (per dwelling unit)	95%	\$ 1,095
Multi - Family Dwelling Unit (per dwelling unit)		
One Bedroom	65%	\$ 749
Two Bedrooms	85%	\$ 980
Three Bedrooms or Larger	100%	\$ 1,153
Mobile Home	65%	\$ 749

Greenfield Recreation Zone Improvement Plan Study Update

Appendix G: Letter of Study Review from Reviewing Professional Engineer

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



Department of Engineering and Planning

November 12, 2009

City of Greenfield Common Council
Keith J. McClarnon Government Center
City Hall
Greenfield, IN 46140

RE: Zone Improvement Plan and
Recreational Impact Fee (RIF) Study

Council Members:

Please be advised that, as a qualified professional engineer licensed to practice engineering in the State of Indiana (#19894), I have been consulted and taken an active role along with the Planning staff in the preparation of the new Zone Improvement Plan and RIF Study. The plan has been created with the assistance of the firm of Lehman and Lehman. I have reviewed both the Zone Improvement Plan and the Recreational Impact Fee (RIF) Study and have found both to be in accordance with the requirements as set forth in subsections (b)(1), (b)(2), (b)(5), and (c)(2) as required by Indiana Code (IC) 36-7-4-1318(d).

Should any member of the Council, Planning Commission, Park Board or other interested party have any questions or concerns, please contact me at 317-325-1328 or by email at mfruth@greenfieldin.org.

Respectfully submitted,

A handwritten signature in cursive script that reads "Michael L. Fruth".

Michael L. Fruth, P.E.
City Engineer

CC: Joanie Fitzwater, Planning Department
Tracy Doyle, Parks & Recreation Department
Chuck Lehman, Lehman & Lehman

10 South State Street, Greenfield, Indiana 46140-2364 (317) 477-4320 Fax: (317) 477-4321