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

The proposed:

City of Noblesville Recreation Zone Improvement Plan 2023-2032

For:

City Parks & Recreation Facilities

Prepared for:

City of Noblesville Parks and Recreation

City of Noblesville Plan Commission

City of Noblesville City Council

Noblesville, Indiana

Prepared by:

Lehman & Lehman, Inc.

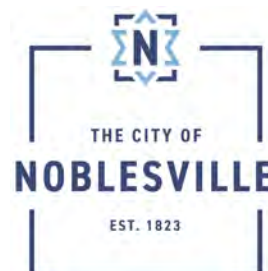
Landscape Architects and Planners
Mishawaka, Indiana



With Review by:

Jonathan Moen, P.E.

Reviewing Professional Engineer
Triad Engineering, Inc.
Indianapolis, Indiana



March 2024



The proposed:

City of Noblesville Recreation Zone Improvement Plan 2023-2032

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Completed March 2024

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Noblesville Recreation Zone Improvement Plan Study

March 2024

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



This Infrastructure Improvement Plan for Parks and Recreation Facilities (Park Impact Fee Study) for the City of Noblesville is our 8th update of this impact fee. Our last study was completed in 2019. This update started several months ago, following the process as outlined by the 1991 Indiana Code. A Park Impact Fee Advisory Committee was established and worked with the Consultant in updating the current recreation component inventory along with the related standards. This update evaluated the recreation impact zone established in the last update. Population projections were arrived at by analyzing existing developments with capacity as well as new development parcels of the planning area, related residential building permits were forecasted, both current and future recreation component deficiencies were calculated, and costs for these infrastructure deficiency improvements were established for both current (2023) and future (2032) needs. The impact fee for the impact fee zone was determined by dividing the estimated costs of the 10-year deficiencies by the number of projected residential building permits of the impact zone during that same period.

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

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

After careful analysis, the Noblesville Park Infrastructure Advisory Committee and the Park Administrative Staff feels that the recommended Park Impact Fee of **\$4,122** are responsible fees for the recommended standards. The Noblesville Park Infrastructure Advisory Committee recommends acceptance of the fee by the Noblesville Parks and Recreation Board before being placed before the Noblesville Planning Commission and City Council for final adoption.

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

Sincerely,

Noblesville Parks and Recreation
City of Noblesville, Indiana

Acknowledgements

City of Noblesville Infrastructure Advisory Committee

Committee Members:

- Keith Blais, *Builder / Developer Representative*
- Kurt Meyer, *Real Estate Representative*
- Mike Maurovich, *Civil Engineer, Resident*
- Laurie Dyer, *Noblesville Board of Public Works*
- Steve Rogers, *AT&T, Noblesville Park Board*

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Mayor

- Chris Jensen

Deputy Mayor

- Matt Light

Common Council

- Mike Davis, *District 1*
- Todd Thurston, *District 2*
- Aaron Smith, *District 3*
- Mark Boice, *District 4*
- David Johnson, *District 5*
- Megan Wiles, *District 6, V.P.*
- Darren Peterson, *At Large, Pres.*
- Evan Elliott, *At Large*
- Pete Schwartz, *At Large*

Park Board

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- Wendy Stremlaw, *Secretary*
- Steve Butiste, *Member*
- Scott Noel, *Member*
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- Steve Cooke
- David Burtner
- Dr. Joe Forgey
- Gretchen Hanes
- Mark Boice
- Anita Rogers
- Angie Sutton

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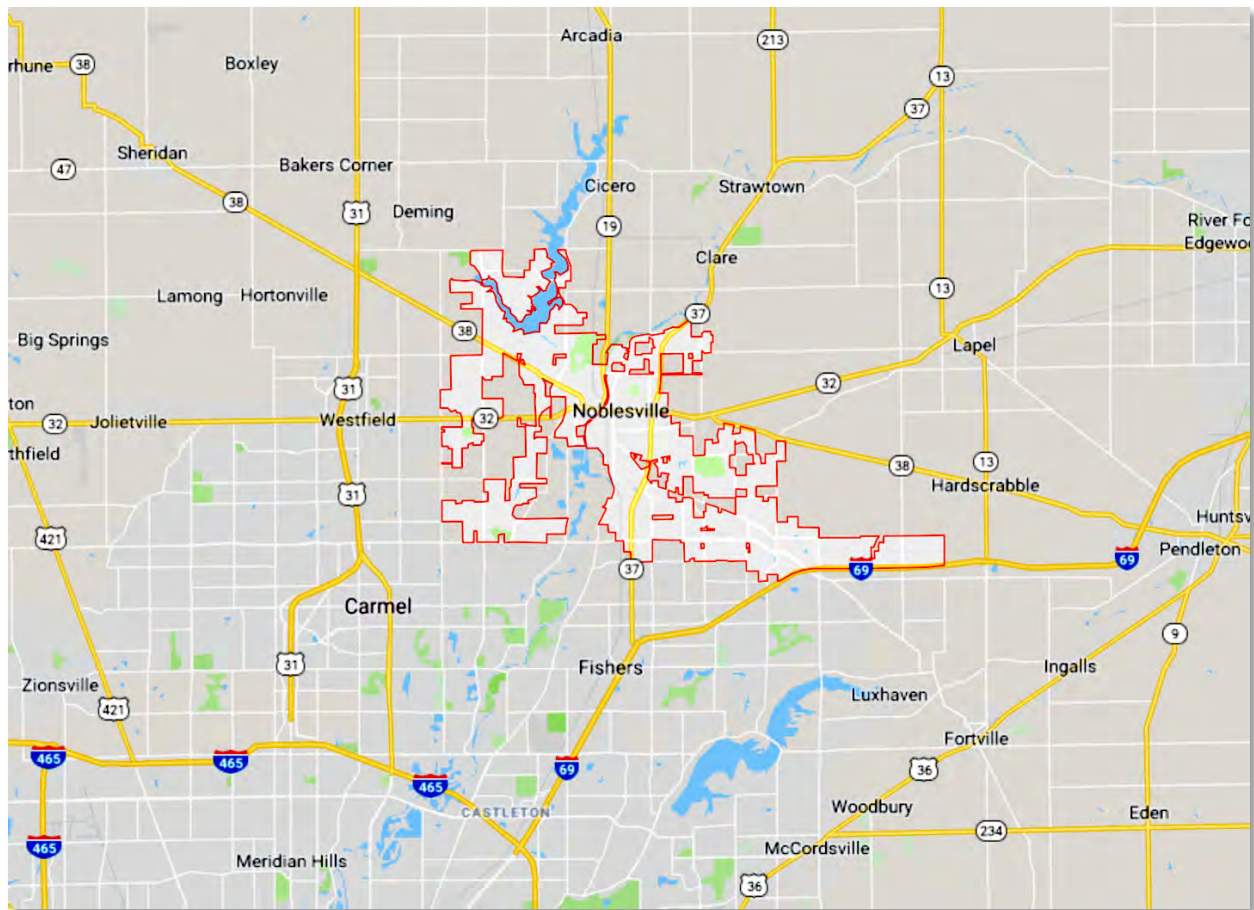
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Regional context map of the City of Noblesville, Indiana



Executive Summary

Background

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

In anticipation of these demands, the City of Noblesville is in the process of implementing and updating one of these public infrastructure systems by way of a Park Impact Fee Ordinance. Both the City's current *Comprehensive Plan 2020* and the *Parks and Recreation Master Plan Update (updated 2019)* have clearly indicated that the demand for recreational facilities will intensify because of the demographics of the growing population base. It is also recognized that a quality system of parks, green spaces and pathways/trails adds to the economic value and quality of life of the entire community.

The demands placed on the Park System by rapid growth have, and will, outpace the City's financial ability to provide the new and expanded facilities identified in the Parks and Recreation Master Plan. The current revenues are devoted almost entirely to maintaining and operating existing park facilities and programs. New sources of capital improvement revenue are needed. The Park 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. Keep in mind that this impact fee is a funding study which identifies park infrastructure priorities and components that could best fit the usage of Impact Fee Funding model. The priorities identified in the PIF study may not be the same as those found in the Park Five-Year Master Plan.

The Plan does acknowledge that the 2020 Census data will provide the basis for the data on population and demographics for the City. The City has provided the Consultant with updated population estimates that were used as part of this study analysis.

History of Park Impact Fees

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

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

Impact Fees Facts

Need for and Application of Impact Fees

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

Different Types of Impact Fees

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

Impact Fee Studies

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

Noblesville Recreation Zone Improvement Plan Study

Benefits of Park 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 Noblesville appointed a Park Impact Fee Advisory Committee in 2023. The Committee consisted of members of the Park Board, Real Estate and Developer representatives. City staff members of the Planning and Engineering Departments were included in addition to others appointed to fulfill statutory requirements. The Committee, listed on the acknowledgment page, met on several occasions to research and review data, to establish standards for park facilities, and to formulate the plan and strategies as described herein.

Although the City Council has jurisdiction only within the Noblesville City limits, the Committee concluded early in its deliberations that the Study Area of this Plan should include all of the Noblesville 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 Noblesville 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

Noblesville Recreation Zone Improvement Plan Study

Impact Zone

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

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

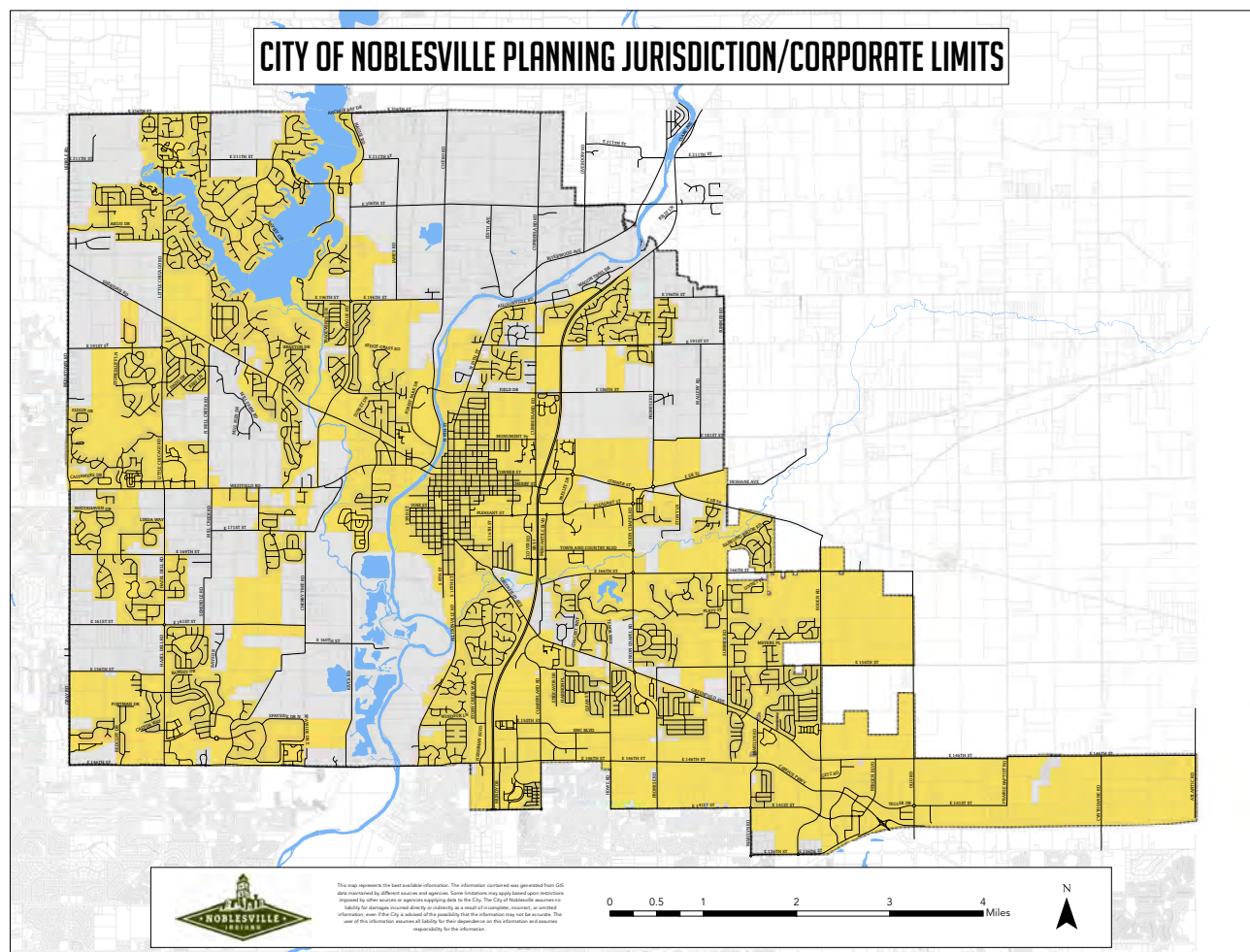


Figure 1 – Illustration the One Impact Zone in 2023 (source: City of Noblesville)

Noblesville Recreation Zone Improvement Plan Study

Zone Improvement Plan

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

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 Noblesville citizens. The law requires that the Impact Fee Review Board include one real estate broker and one engineer, both licensed in Indiana, and one certified public accountant.

Other Planning Efforts Acknowledged in this Plan

As stated above, the City has previously adopted and updated its Comprehensive Plan and the Parks and Recreation Master Plan is in the process of being completed. The City of Noblesville has adopted the "Noblesville Alternative Transportation Enhancement Master Plan," otherwise known as the NAT Plan. This plan references the existing and proposed trails throughout the study area and is currently being updated.

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

Conclusions

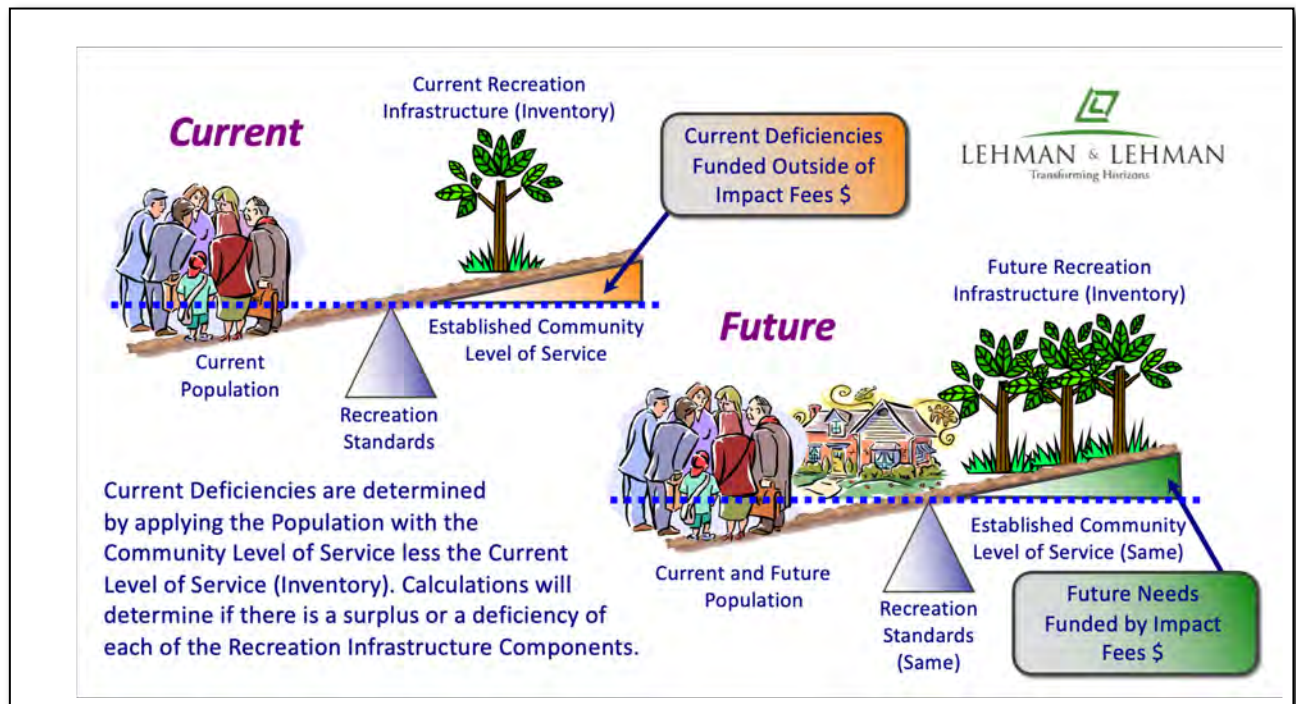
1. The Park Impact Fee Advisory Committee recommends to the City of Noblesville that a new Park Impact Fee (PIF) Ordinance be adopted instituting a new Park Impact Fee of **\$4,122**. It is also recommended that an annual inflation rate be factored into the impact fee amount.
2. Following the State Code [IC 36-7-4-1340(a)], Park Impact Fee collection will start six months after approval of the ordinance. The funds collected will be kept in a "Park Impact Fee" line item of the City's Budget.
3. The Park Impact Fee Advisory Committee did recommend an annual adjustment (i.e. *Gross Domestic Product* annual figure or fixed percentage) factored into the impact fee amount. The Advisory Committee also recommended the application of a Housing Equivalent adjustment. The Advisory Committee noted both of these Park Impact Fee adjustments as part of the study but deferred a decision in applying these adjustments to the Plan Commission and/or the City Council.
4. The City of Noblesville should establish criteria, as policy, for the acceptance of land donations for park use and/or open space. Also, the City of Noblesville, through its Parks Department, will address, annually, the distribution priorities of the Park Impact Fee revenues.
5. The City's Park and Recreation Master Plan Update as well as the Noblesville Alternative Transportation Master Plan Update should reflect the standards and goals established as part of this study.
6. Collection of the Park Impact Fee 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.
7. Reporting of Park Impact Fee's transactions will be done annually noting Park Impact Fees collected and the disbursements for recreation infrastructure components used as part of the impact fee calculations used during the Park Impact Fee ordinance period.
8. A new Park Impact Fee update study will be considered annually but the update study should begin at the end the fourth year of the Park Impact Fee ordinance allowing time for there to be a smooth transition between the retiring ordinance and the newly adopted ordinance.

Park Impact Fee Study Process

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

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

Figure 2 – Community Level of Service Illustration



Population and Residential Development Trends

The City of Noblesville and the surrounding planning jurisdiction area have experienced the most significant population growth in the state. The current growth rate of residential development within the City of Noblesville (as well as most of Indiana) was slowed and impacted by the 2007-2009 economic conditions. Since then the City has continue to grow almost back to its pace prior to the downturn. It is still anticipated that residential development will continue over the next 10 years. This study will look at various sources to determine the new residential growth rate over the next ten years. Keep in mind that these projections will be reviewed and updated when this Zone Improvement Plan is updated in the next five years per IC 36-7-4-1340(b) along with the 2020 Census.

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

Trends in Residential Building Permits History

Various population projection resources were reviewed including that of the Building Department and U.S. Census, past twenty-year trends in new residential building permits, as well as another population growth model discussed below. **Figure 3** (below) illustrates Noblesville's Growth History in residential building permits per year between the years 1996 to 2023. The last five-year average (2019 to 2023) was 892 residential building permits per year. Applying the 2.64 persons per household (2020 Census), this annual average of 892 residential building permits would equal an average of 2,356 persons per year.

Noblesville Building Permits (Calculated as Number of Units)
Source: US Census Bureau (Confirmed by City)

(Persons per household per 2020 Census): 2.64

Housing Type (Units)	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Single Family	362	449	651	700	787	934	743	900	1,212	1,218	902	669	439	412	326	410	391	427	433	490	460	437	554	539	532	554	226	353
Two Family	10	10	4	8	30	32	36	44	34	56	478	4	2	2	8	4	14	10	1	52	82	20	38	43	77	78	76	128
Multi-Family	20	0	54	7	86	11	7	145	98	74	228	0	150	100	84	0	7	258	356	752	136	328	0	300	0	459	763	334
Total	392	459	709	715	903	977	786	1,089	1,344	1,348	1,608	673	591	514	418	414	412	695	790	1,294	678	785	592	882	609	1,091	1,065	815
Annual Growth %		17.1%	54.5%	0.8%	26.3%	8.2%	-19.5%	38.5%	23.4%	0.3%	19.3%	-58.1%	-12.2%	-13.0%	-18.7%	-1.0%	-0.5%	68.7%	13.7%	63.8%	-47.6%	15.8%	-24.6%	49.0%	-31.0%	79.1%	-2.4%	-23.5%
Estimated Population (person/household)	1,035	1,212	1,872	1,888	2,384	2,579	2,075	2,875	3,548	3,559	4,245	1,777	1,560	1,357	1,104	1,093	1,088	1,835	2,086	3,416	1,790	2,072	1,563	2,328	1,608	2,880	2,812	2,152

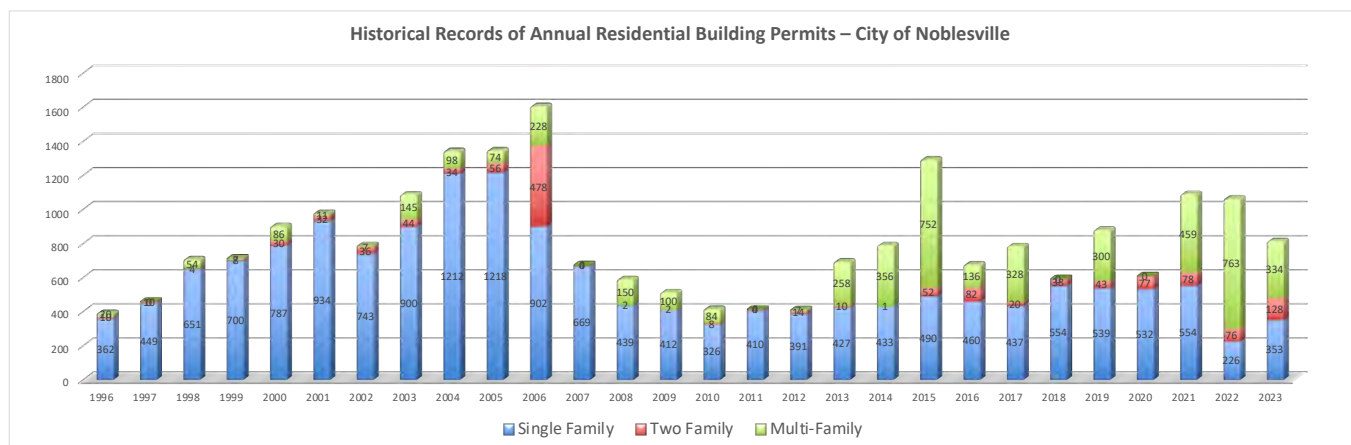


Figure 3 – Noblesville Residential Growth History

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The following Figure 4 illustrates the total Annual New Residential Building Permits along with a Trend line.

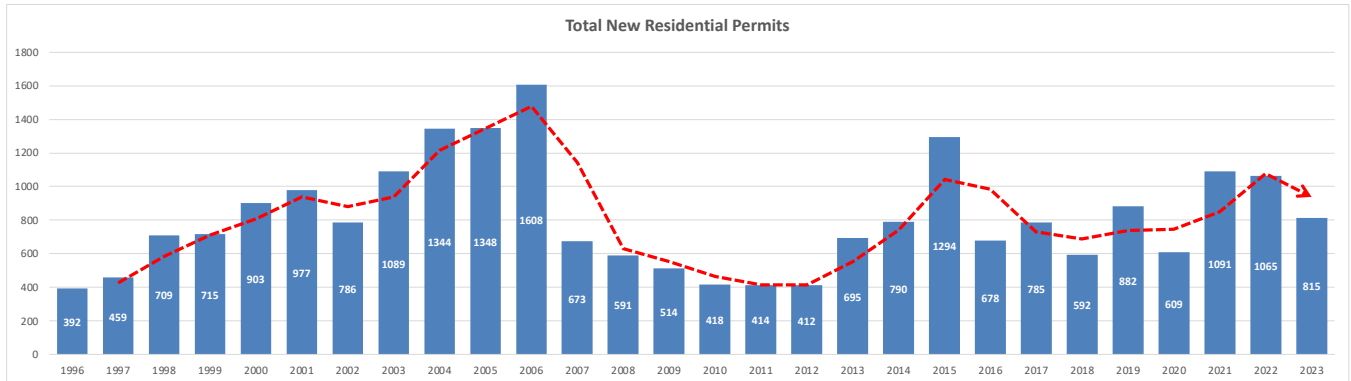


Figure 4 – Noblesville Residential Growth History with Trend Line

Residential Growth Strategies

Future Growth of the City will follow the land use patterns and zoning densities as per the City's Comprehensive Plan. The following figures illustrate the proposed land use plans for the Comprehensive Planning Boundary and the proposed land uses for the current corporate limits. Below is **Figure 5** – is the Future Land Use Plan for Noblesville from the 2020 Comprehensive Plan.

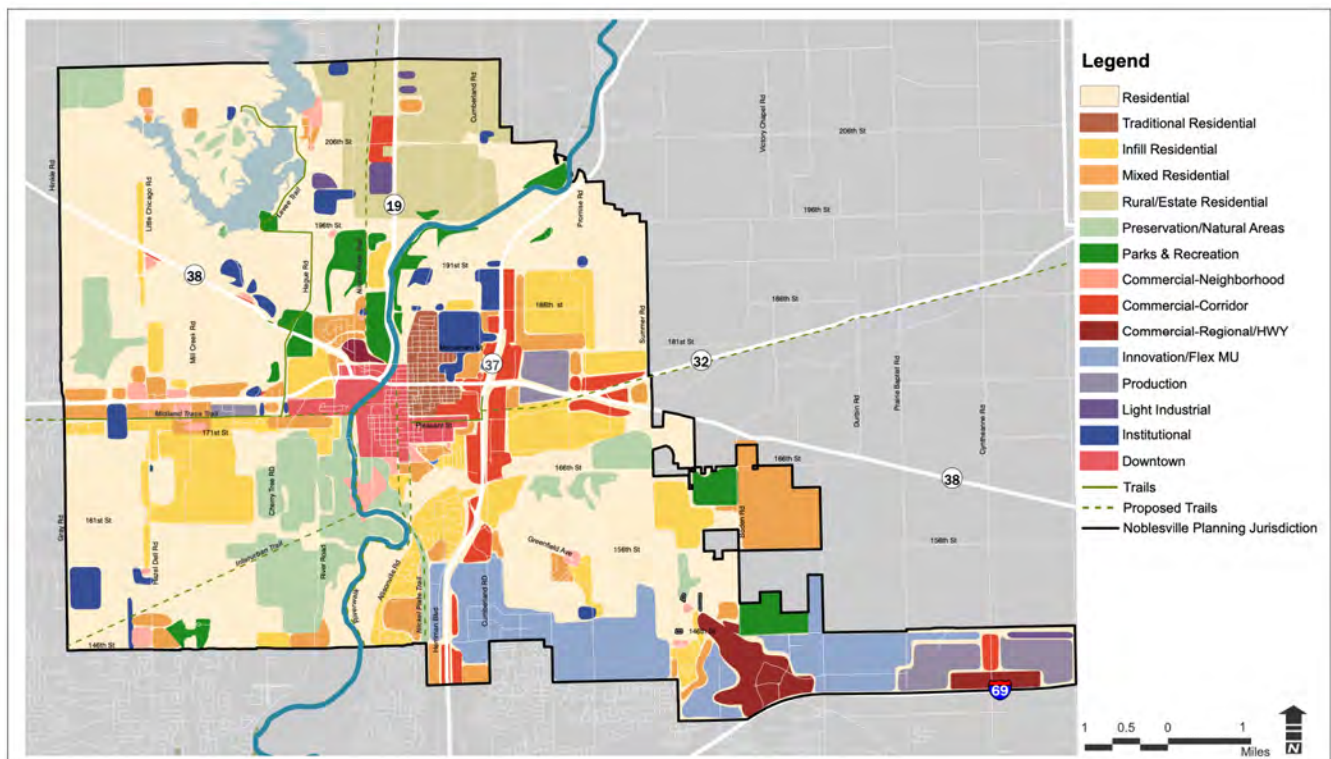


Figure 5 – City of Noblesville Future Land Use Plan (source: City of Noblesville 2020 Comp. Plan)

Noblesville Recreation Zone Improvement Plan Study



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

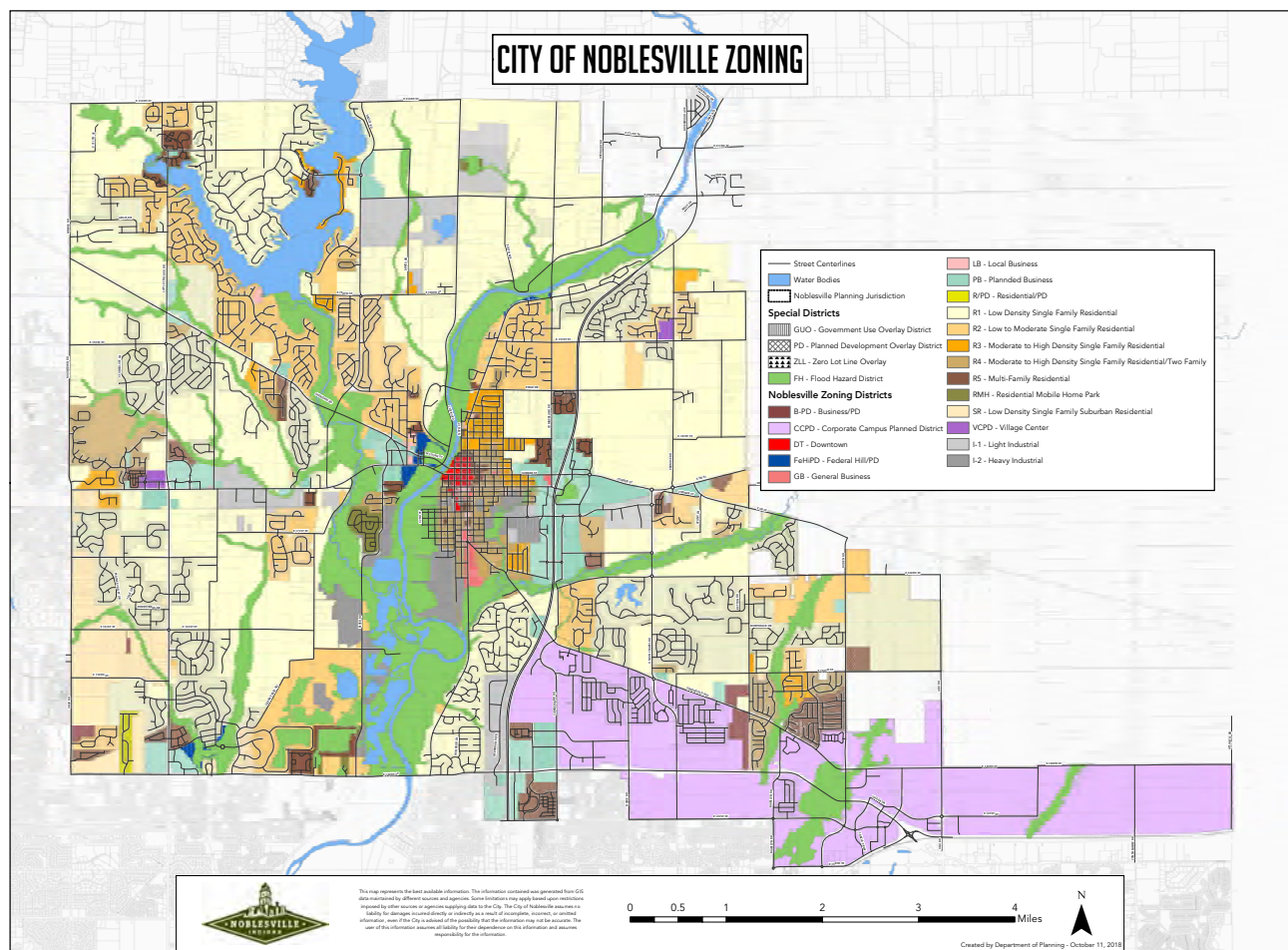


Figure 6 – City of Noblesville Zoning Map (source: City of Noblesville)

Noblesville Recreation Zone Improvement Plan Study

Growth by Residential Development Population Projections

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

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

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

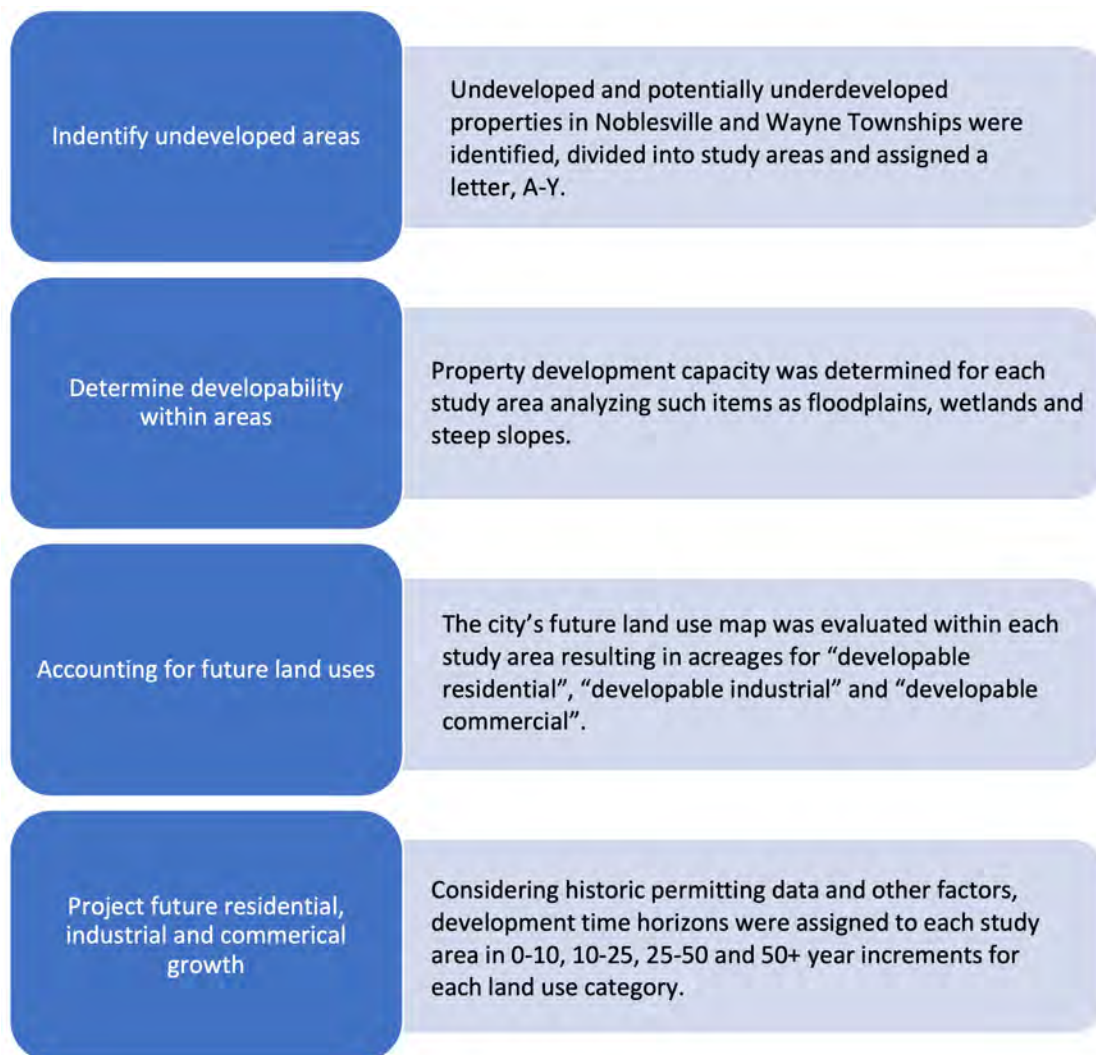


Figure 7 – Growth Analysis Process Overview – Source: *HWC Engineering Future Growth Analysis Study*, Page 4.

Noblesville Recreation Zone Improvement Plan Study

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

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

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

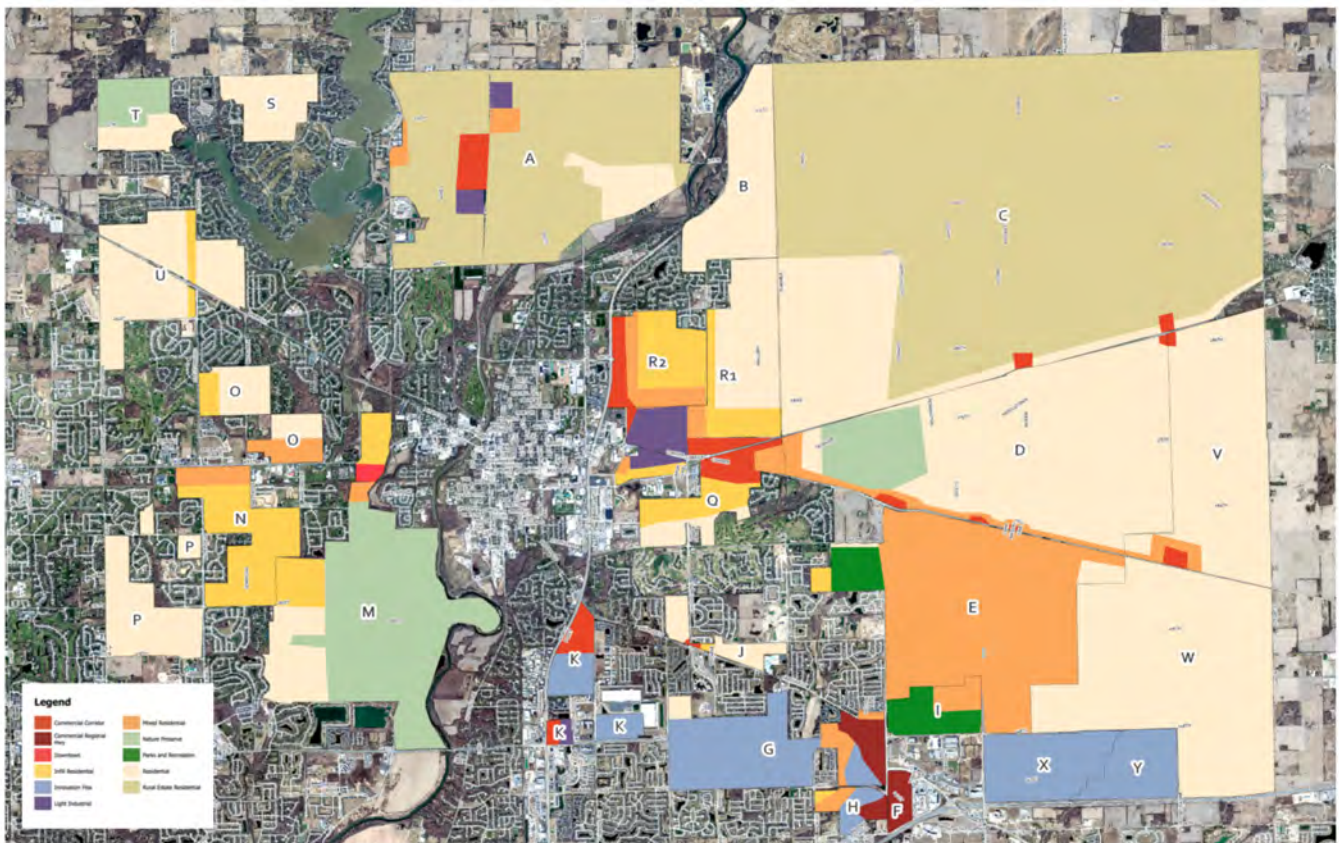


Figure 8 – Noblesville Residential Growth Potential Map

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

Noblesville Recreation Zone Improvement Plan Study

Population Growth Potential of Planning Area

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

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

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

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

Table 1 – Noblesville Potential Residential Growth Projections

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

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



Noblesville Recreation Zone Improvement Plan Study

Potential Residential Growth Summary Forecast

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

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

Table 2 – Potential Residential Growth Summary

Expectations of Population Growth / Residential Building Permit Projections

From the previous analysis the population growth forecast over the next 10 years is tabulated in the following tables and includes projected new residential building permits applying the 2.64 persons per household established in 2020 Census. The following **Table 3** illustrates the historical population growth over the previous decades and forecasts of population growth over the next 10-year period.

City of Noblesville Population

2020 Census of Persons per Household = 2.64

One Impact Zone Summary

Noblesville Current and Projected – One Impact Zone Area

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

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

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

2.60% = assumed average annual growth rate

Table 3 – Current and Projected Population and Building Permit Growth

The average annual growth rate percentage projected over the next 10-years represents 2.60%. This annual growth rate closely matches the growth strategies in the previous section of this study. The overall growth projection is 8,073 residential units (21,313 persons). This growth assumes that other development infrastructure components (public utilities, roads, drainage, etc.) will be implemented in advance, or in conjunction with, the residential developments.

Noblesville Recreation Zone Improvement Plan Study

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

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

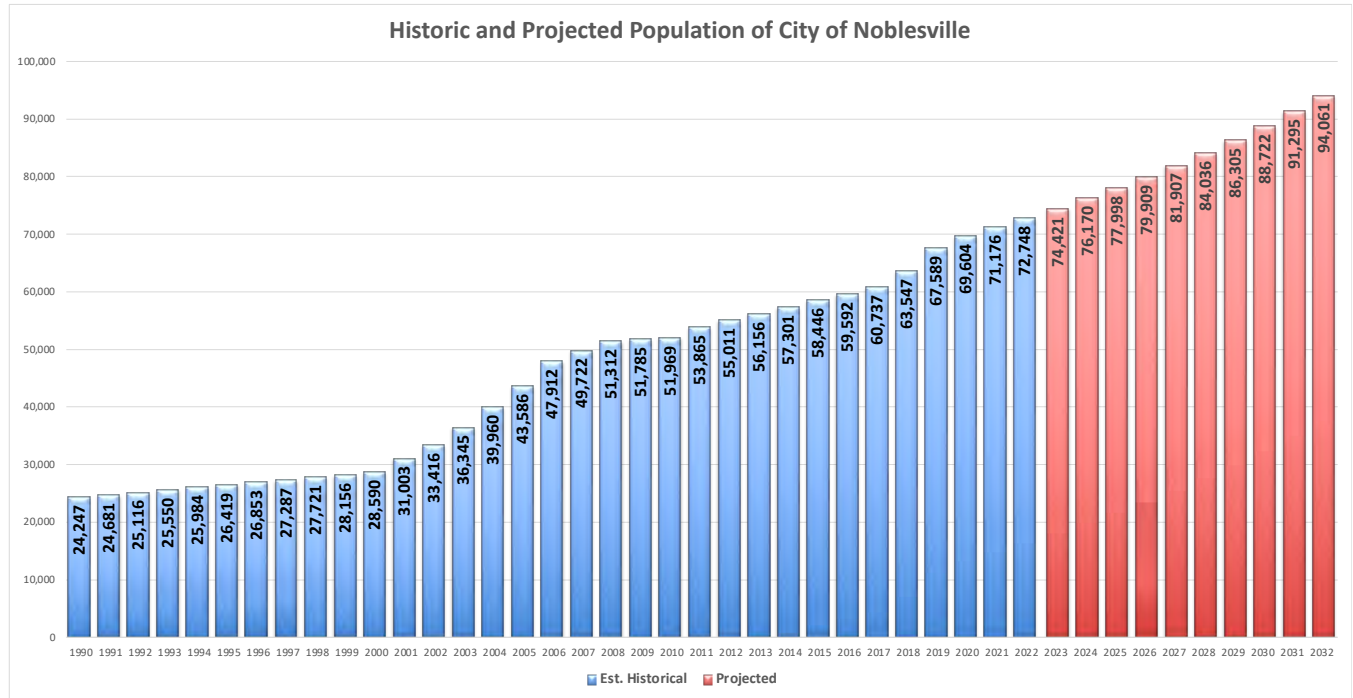


Figure 9 – Historic and Projected Population of the City of Noblesville

Existing Park Land Facilities

Park Sites and Acreage Needed

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

Definitions:

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

Noblesville Recreation Zone Improvement Plan Study

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

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

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

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

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

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

Table 4 – Park Site Inventory

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

There are standards that exist for the number of acres of various park/open space lands for each of the above park types. A planning standard that was used in previous Master Plans was an acreage range between 10.00 and 12.25 acres per 1,000 persons.

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

Noblesville Recreation Zone Improvement Plan Study

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

LAND INVENTORY – CURRENT LEVEL OF SERVICE

12-Feb-24

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

Data updated from the Park and Recreation Master Plan.

Using the Current Land Inventory as the Standard for Park Land and Open Space the Acres Standard per 1,000 persons would be (includes current population) =	11.04
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LAND INVENTORY – COMMUNITY LEVEL OF SERVICE

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

Table 5 – Land Inventory – Current Level of Service and Community Level of Service

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

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

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

Existing Infrastructure of Recreation Facilities

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

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

For example, the City has established a standard for multi purpose fields that calls for one (1) multi purpose fields for every 12,000 persons. Refinements were given on the standards for each recreation facility component from that of the previous Master Plan Update and Park Impact Fee studies. The inventory of recreation components found within the Park System and those found in the community as a whole can be found in **Appendix E: Park and Recreation Infrastructure Inventory**. [IC 36-7-4-1318 (b)(1)]

In tallying the recreation facility inventory the Advisory Committee included both the facilities of the Noblesville Parks and Recreation as well as those other recreation facilities serving the public found within the community. These two inventories are tallied and included in **Table 6** [IC 36-7-4-1318 (b)(2)]. The recreation facility standards were updated from the previous five-year master plan. New standards were established for the additional recreation facilities added to this list. State and/or National standards were used as a reference but much analysis was done as to the current inventory and the community needs for each of the facilities.

The application of the local standard to the current population enables the current need to be established and surpluses or deficiencies calculated. The various columns in the top of **Table 6** show:

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

For example, referring to multi purpose fields in **Table 6**, there are three (3) multi purpose fields as part of the Park System (Column E) and an additional seventeen (17) multi-purpose fields in the community (Column F). In meeting the current Community Level of Service, the City should have 6.20 multi-purpose fields (Column H). If you applied only the park system’s inventory there would be a deficiency of 3.20 multi-purpose fields. Yet there is a total of 20 multi-purpose fields that exist in the community (adding together the park system and the community inventories – Column G). This analysis will be important in applying priorities to each of the recreation components.

The Consultant worked with the Park Staff in establishing priorities of recreation components. These priorities were established based on the Park Department’s perception, user feedback from master planning process, community surveys, etc. along with which components might best benefit in the inclusion of the Park Impact Fees. The priority ranking was “A”-Top Priority, “B”-High Priority, “C”-Needed Priority and “D”-Low Priority.

The following **Table 6** represents the Facility Inventory and Needs projections for the current and future populations. This table is the inventory and needs for the Impact Zone and it indicates the Noblesville Recreation Standards, the current number of facility components, the needed component number based on both current and future populations and the surplus or deficiency of the recreation component. This table also includes the park land (acres) component.

Noblesville Recreation Zone Improvement Plan Study

FACILITY INVENTORY AND NEEDS – One Impact Zone Area

12-Feb-24

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

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

DEVELOPMENT PRIORITY:

Top Priority	A
High Priority	B
Needed Priority	C
Low Priority	D

Table 6 – Facilities Inventory and Needs

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

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

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

Noblesville Recreation Zone Improvement Plan Study

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

Summary of Park Facilities Analysis

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

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

Current Deficiencies and Future Needs

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

Table 7 – Current Deficiencies and Future Needs

Noblesville Recreation Zone Improvement Plan Study

Acreage Needed for New Facilities – Community Level of Service

The new recreation components that will fill both the current deficiencies and future needs will require land area for their development. Keep in mind that the new components can be sited within existing park land as well as in new park land. The following table (**Table 8**) indicates the approximate acreage required for each of the deficient recreation components in one Impact Zone. In addition, the prioritized groupings of the recreation components have been summarized at the bottom of the table.

When applying the size needs for all of the recreation components the current deficiencies will require approximately 225.95 acres (17.35 acres of “A” Priorities not including the land component). The future needs for all of the recreation components will require approximately 166.94 acres (not including the future need of park acres) with 82.72 acres of “A” Priorities. (Note: the purpose of this table is to illustrate the amount of land space required to accommodate the recreation facility. Thus, the reason for not including the land component in the totals).

Acreage Needs for Recreation Components

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

Table 8 – Acreage Needs for Recreation Components

Community Level of Service Needs and Cost Estimates

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

Facility Needs – Costs for One Impact Zone

FACILITY NEEDS – COSTS

12-Feb-24

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

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

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

Noblesville Recreation Zone Improvement Plan Study

The component cost estimates were based on current construction estimates and those of actual projects. They are broad estimates at this point in time since there are many variables to consider. The current (2023) deficiencies (raising Current Level of Service to Community Level Service) for ALL recreation facilities total \$35,811,137 and would need to be completed within the next ten years (2032).

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

Park Impact Fee Scenario

The Advisory Committee and the Consultant looked at various scenarios created by selection and combinations of components. **Table 10** lists each scenario and its current deficiency dollar amount and its future need dollar amount. The table then lists what the impact fee amount would be for each identified scenario. This calculation applies the total 10-year projected residential building permits (8,073 residential building permits) into the costs of the recreation components to determine a "gross" Park Impact Fee amount (without any applied deductions). The last two columns of **Table 10** show the ratio of the current deficiencies (what the City will be responsible for outside of Park Impact Fee dollars) and the future needs (or available Park Impact Fee dollars).

Recreation Impact Fee Scenario Analysis

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

23-Jan-24

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

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

Table 10 –
Park Impact
Fee Scenarios

Noblesville Recreation Zone Improvement Plan Study

Table 11 provides a summary of the Applied Recreation Components ("A" Priorities) that will be applied in the Park Impact Fee calculations.

Recreation Impact Fee Scenario Summary of “A” Priorities Only

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

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

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

