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A Zone Improvement Plan for Parks & Recreation Facilities  
Town of Brownsburg Parks & Recreation Department

The proposed:

# **Town of Brownsburg Recreation Zone Improvement Plan • 2022-2031**

For:

***Town Parks & Recreation Facilities***

Prepared for:

***Town of Brownsburg Parks Board  
Town of Brownsburg Plan Commission  
Town of Brownsburg Common Council***

Brownsburg, Indiana

Prepared by:

***Lehman & Lehman, Inc.***

Landscape Architects – Planners – PlaceMakers  
Mishawaka, Indiana

With Review by:

***Jeffery Banning, P.E.***

Reviewing Engineer for the Town of Brownsburg



December 2022



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The proposed:

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This report document was prepared under contract for the  
Town of Brownsburg, Department of Parks and Recreation by:

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***With Review by:***

***Jeffery Banning, P.E., Reviewing Professional Engineer for the Town of Brownsburg***

***Completed December 2022***

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December 2022



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

This Infrastructure Improvement Plan for Parks and Recreation Facilities (Recreation Impact Fee Study) for the Town of Brownsburg started several months ago, following the process as outlined by the 1991 Indiana Code. A Recreation Impact Fee Advisory Committee was established and worked with the Consultant in updating the current recreation component inventory along with the related standards. Population projections were arrived at, 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 (2022 and future (2031) needs. The impact fee was then determined by dividing the estimated costs of the 10-year deficiencies by the number of projected new residential building permits during that same period.

The Recreation Impact Fee is collected prior to the issuance of each residential building permit, and the first fee will occur six (6) months after the final approval by the Town 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 Town. Recreation Impact Fees can only be used for the costs of the projected 10-year deficiencies determined by future populations. An impact fee may not be collected for more than five years without a review and update of the Infrastructure Plan and adoption of the fee by Town 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 **Jeffery Banning, P.E.** Reviewing Engineer for the Town of Brownsburg, Indiana, for final review and comment. The plan establishes new park and recreation standards for Brownsburg and recommends a Recreation Impact Fee that would be necessary in order to achieve the Town of Brownsburg's Park and Recreation standards with the forecasted growth.

After careful analysis, the Brownsburg Park Infrastructure Advisory Committee and the Park Administrative Staff feels that the recommended Recreation Impact Fee of **\$1,770.00** is a responsible fee for the recommended standards. The Brownsburg Park Infrastructure Advisory Committee recommends acceptance of the fee by the Brownsburg Parks and Recreation Board and Plan Commission before being placed before the Brownsburg Town 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 Brownsburg.

Sincerely,

Travis Tranbarger, Director  
*Brownsburg Parks and Recreation*

# Acknowledgements

## Town of Brownsburg Park Infrastructure Advisory Committee

### Committee Members:

- Melissa George – *Real Estate Broker, RIF Review Board*
- Brian Jessen – *Town Council Member*
- Matthew Rausch – *Developer / Builder*
- Joel Trewartha – *Developer / Builder*
- Michael Zonder – *Park Board Member*

### Staff and Consultants Members

- Deb Cook, *Town Manager for the Town of Brownsburg*
- Travis Tranbarger, *Director of Parks, Town of Brownsburg*
- Jodi Dickey, *Director of Development Services, Town of Brownsburg*
- Jeffery Banning, P.E., *Reviewing Engineer for the Town of Brownsburg*
- Chuck Lehman, *Lehman & Lehman, Inc. (Consultant)*

### Town Manager

- Deb Cook

### Clerk-Treasurer

- Ann Hathaway

### Town Council

- Travis Tschaenn, *President, Ward 5, President*
- Matt Simpson, *Ward 4, Vice President*
- Ben Lacey, *Ward 1*
- Christopher Worley, *Ward 2*
- Brian Jessen, *Ward 3*

### Advisory Plan Commission

- Brett Scowden
- Steve Fletcher
- Troy Austin
- Richard Miller
- Shawn Pabst
- Scott Doehrman
- Jeff Humphreys

### Parks and Recreation Board

- Judith Kenninger
- Kent Fillinger
- Dr. Mathew Freije
- Scott Grubbs
- Cari Palma
- Michael Zonder

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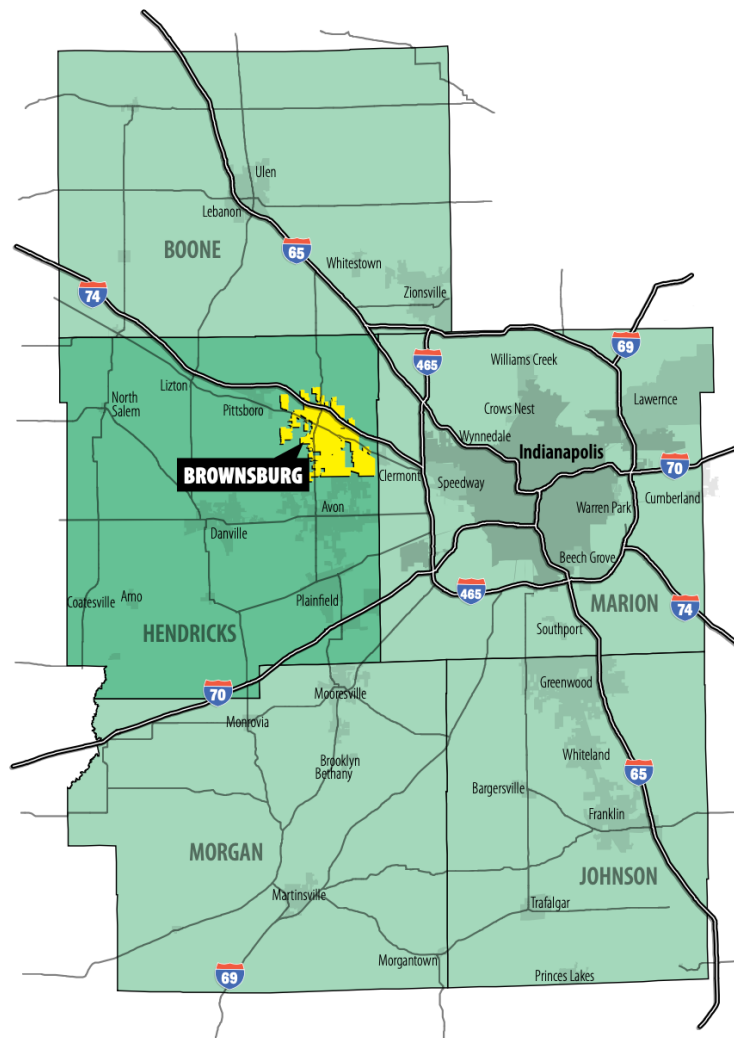
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# Executive Summary

## Background

The Town of Brownsburg as well as the 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 Town of Brownsburg is in the process of implementing and establishing one of these public infrastructure systems by way of an update to its Recreation Impact Fee Ordinance. The *Town's Comprehensive Plan* indicates 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 Town's financial ability to provide the new and expanded facilities. The current revenues are devoted almost entirely to maintaining and operating existing park facilities and programs. New sources of capital improvement revenue are needed. The Recreation Impact Fee Ordinance will benefit the Town and community in the future by keeping pace with the population growth while maintaining the level of adopted recreation standards.

The Plan acknowledges the 2020 Census data and provides the basis for the data on population and demographics for the Town. The Town has provided the Consultant with updated population estimates that were used as part of this study analysis as well.

## 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

- Studies a 10-year projection (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

## 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
- An Ordinance be prepared and adopted by the governing body and
- An Impact Fee Review Board be appointed

## Park Infrastructure (Impact Fee) Advisory Committee

The Town Administration and Park Director of Brownsburg appointed a Recreation Impact Fee Advisory Committee in summer of 2022. The Committee consisted of members of various Town Agencies and Boards in addition to others appointed to fulfill statutory requirements. The Committee, listed on the acknowledgment page, met to review data and to establish standards for park facilities, and to formulate the plan and strategies as described herein.

Although the Town Council has jurisdiction only within the Brownsburg Town limits, the Committee concluded early in its deliberations that the Study Area of this Plan should include all of the Brownsburg 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 Town in the time frame of this study
- The Town is continuing to grow into the planning area through voluntary and proposed annexation, and
- The Town’s entire land use planning area is within the future service area of the Town



Existing Land Use

Figure 1 is a map that shows the Study Area, which consists of Brownsburg Planning Jurisdiction area and the current corporate limits that constitutes the boundary of the Town Limits of the Impact Fee Zone.

EXISTING LAND USE

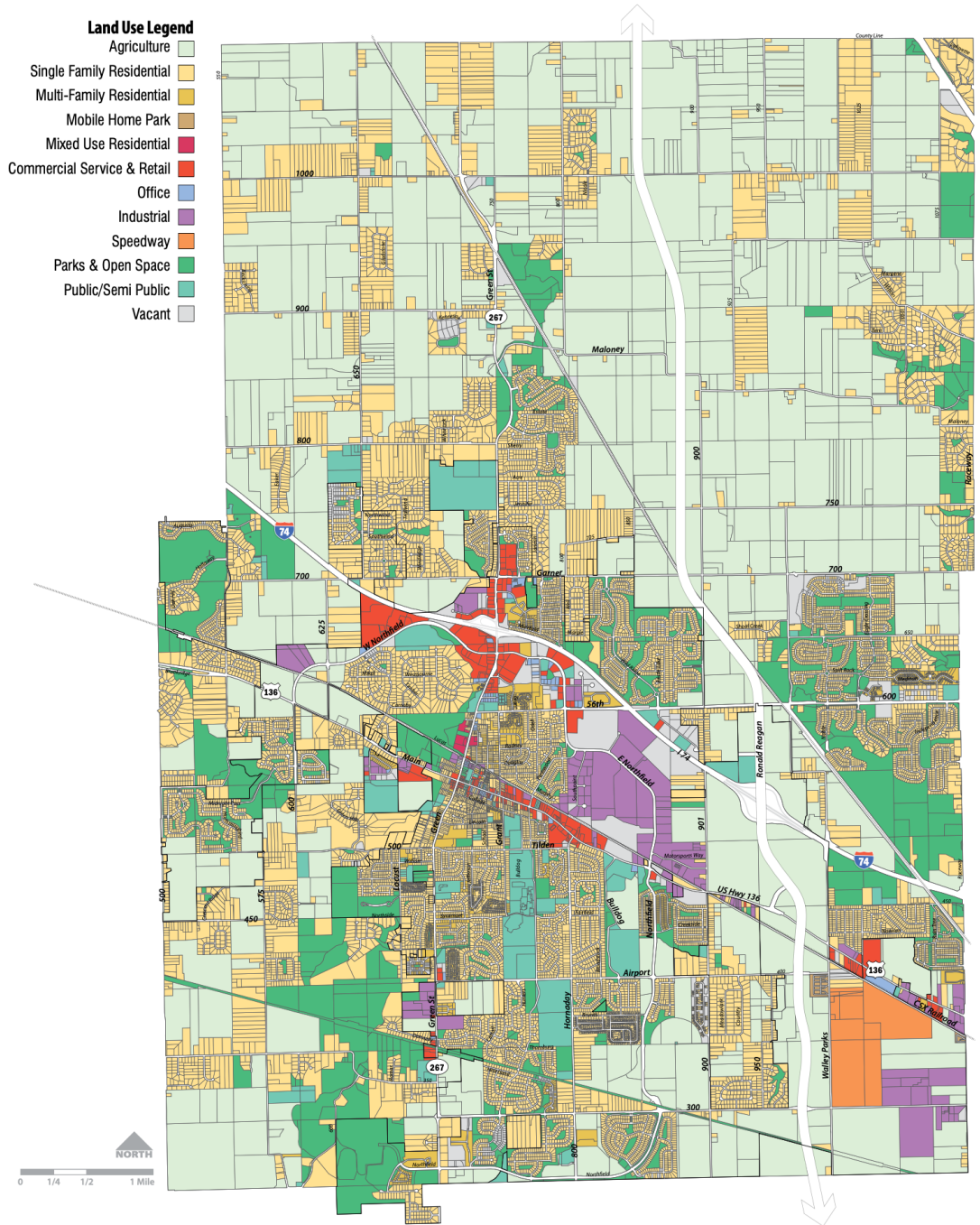


FIGURE 2 – Existing Land Use (Graphic from Town of Brownsburg)

## Zone Improvement Plan

The Infrastructure Improvement Plan is described by this document and examines the existing park facilities and determines the cost to A) overcome existing deficiencies and B) to meet future needs according to community standards.

## Impact Fee Review Board

As required by Indiana Code 36-7-4-1338, and before the Impact Fee is implemented and soon after the adoption of the related ordinance, the Town will establish an *Impact Fee Review Board*, consisting of Town's 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 Impact Fee of **\$1,770.00** per new dwelling unit is based on the cost to provide the 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 dwelling unit. 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 Town's 2019 *Comprehensive Plan (prepared by Houseal Lavigne Associates with technical assistance provided by VS Engineering)*, the *2018-2023 Parks and Recreation Strategic Master Plan (prepared by Pros Consulting)* as constituting the vision for the Town and its Park System. The Impact Fee recommended in this Plan is a part of the financial strategy that will help achieve that vision.

## Conclusions

1. The Recreation Impact Fee Advisory Committee recommends to the Town of Brownsburg that a Recreation Impact Fee (RIF) Ordinance be adopted instituting a new Recreation Impact Fee of **\$1,770.00**. It is also recommended that an annual inflation rate or an annual adjustment be made using an annual percentage increase or a Gross Domestic Product (GDP) in establishing the annual impact fee amount.
2. The Advisory Committee felt there should be any annual adjustment (i.e., *Gross Domestic Product* annual figure) factored into the impact fee amount. The Advisory Committee did not have a recommendation regarding the application of a Housing Equivalent adjustment. The Advisory Committee noted both of these RIF adjustments as part of the study but deferred a decision in applying these adjustments to the Plan Commission and/or the Town Council.
3. Following the State Code [IC 36-7-4-1340(a)], RIF collection will start six months after the effective date of the ordinance. The funds collected will be kept in a "Recreation Impact Fee" line item of the Town's Budget.
4. The Town of Brownsburg has established criteria, as policy in 2010, for the acceptance of land donations for park use and/or open space. Also, the Town of Brownsburg, through its Park and Recreation Dept., will address, annually, the distribution priorities of the RIF revenues.
5. The Town's Park and Recreation Master Plan Update and Business Plan should reflect the standards and goals established as part of this RIF study.

## *Brownsburg Recreation Zone Improvement Plan Study*

6. 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.
7. Reporting of RIF's transactions 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.
8. A new RIF update study will be considered annually but the update study should begin at the end the fourth year of the RIF ordinance allowing time for there to be a smooth transition between the retiring ordinance and the newly adopted ordinance.



# Recreation Impact Fee Study Process

The process of defining a recreation impact fee for a community involves a process 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 Town 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 = 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 (implementation plan and schedule)
11. Recommendations to the Park Board and the Plan Commission
12. Ordinance for Town Council’s Review and Adoption

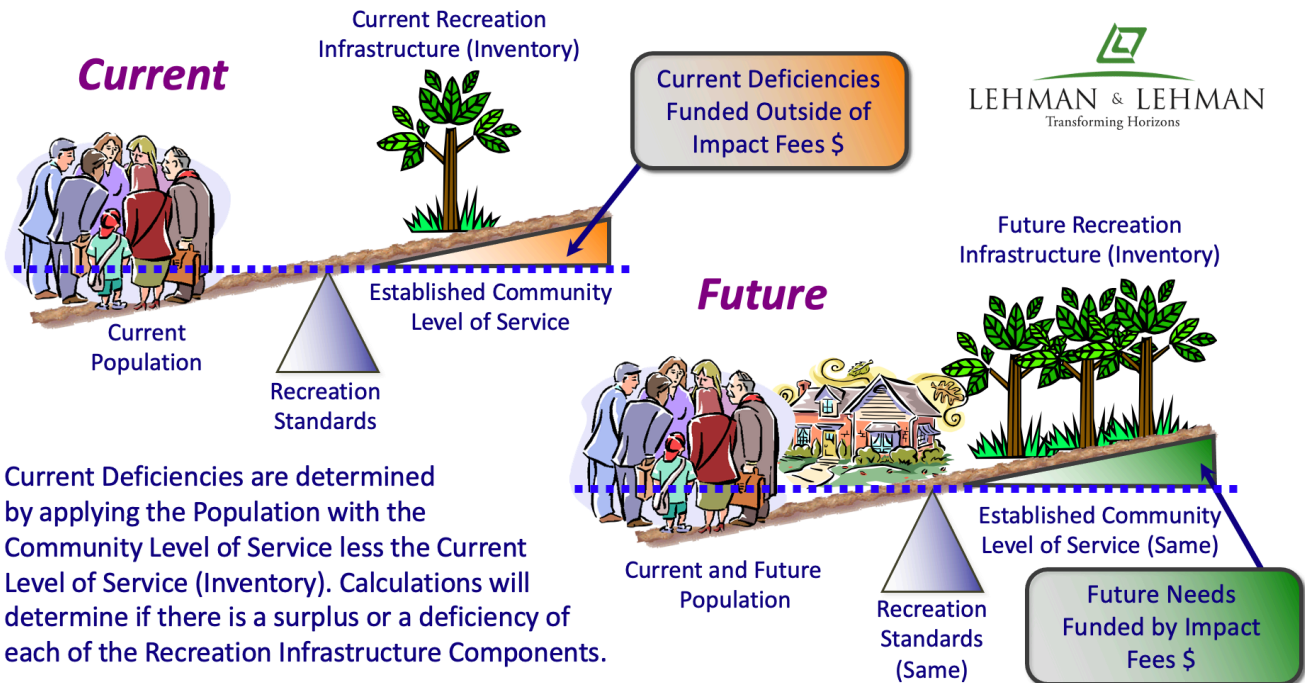


FIGURE 3 – Community Level of Service Illustration

# Population & Residential Development Trends

The Town of Brownsburg has experienced significant population growth in recent years since the housing downturn in the last decade. The current growth rate of residential development within the Town of Brownsburg (as well as most of Indiana) has been slowly and steadily coming back and is having positive impact by the current economic conditions. Since then, the Town has continued to grow at a faster pace prior to the downturn. It is still anticipated that residential development growth 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 tracking of the 2020 Census.

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

## Trends in Residential Building Growth

Various population projection resources were reviewed including that of the Building Department and U.S. Census, past yearly trends in new residential building permits, as well as another population growth model discussed below. Future Growth of the Town will follow the land use patterns and zoning densities as per the Town's Comprehensive Plan. The Town of Brownsburg's Zoning Plan was used as a resource to evaluate growth in, and adjacent to, the Town limits.

## Parcel Growth by Development Population Projections

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

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

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

The Consultant worked with the Town and created an inventory of development parcels within the Comprehensive Plan's Planning Boundaries; more particularly within the current Corporate Limits. Following the defined Future Land Use Plan, of the Comprehensive Plan, each residential development parcel had a development density (housing units per acre) applied to the parcel to determine what "build out" potential each parcel could carry. Besides the un-development parcels, existing developments that have not been completely built out were also inventoried for this growth analysis.

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

# Brownsburg Recreation Zone Improvement Plan Study

For planning purposes, the Consultant, Planning Staff and Advisory Committee analyzed the potential future populations of the Town based on the Future Land Use Map and the known housing developments in and around the Town. Land tract parcels were drawn on an aerial map (**Figure 4**) of the Town and study area.

**Figure 4** (below) illustrates the planning area and the residential growth potential for the Town. This area covers the Impact Fee Zone of only the Planning Jurisdictional Limits of the Town.

The Town’s Comprehensive Plan had identified Growth Areas within the Town (infill growth) as well as primary and secondary growth areas in the unincorporated Townships that make up the Planning Area. These Growth Areas are identified in **Figure 4** below.

## GROWTH AREAS PLAN

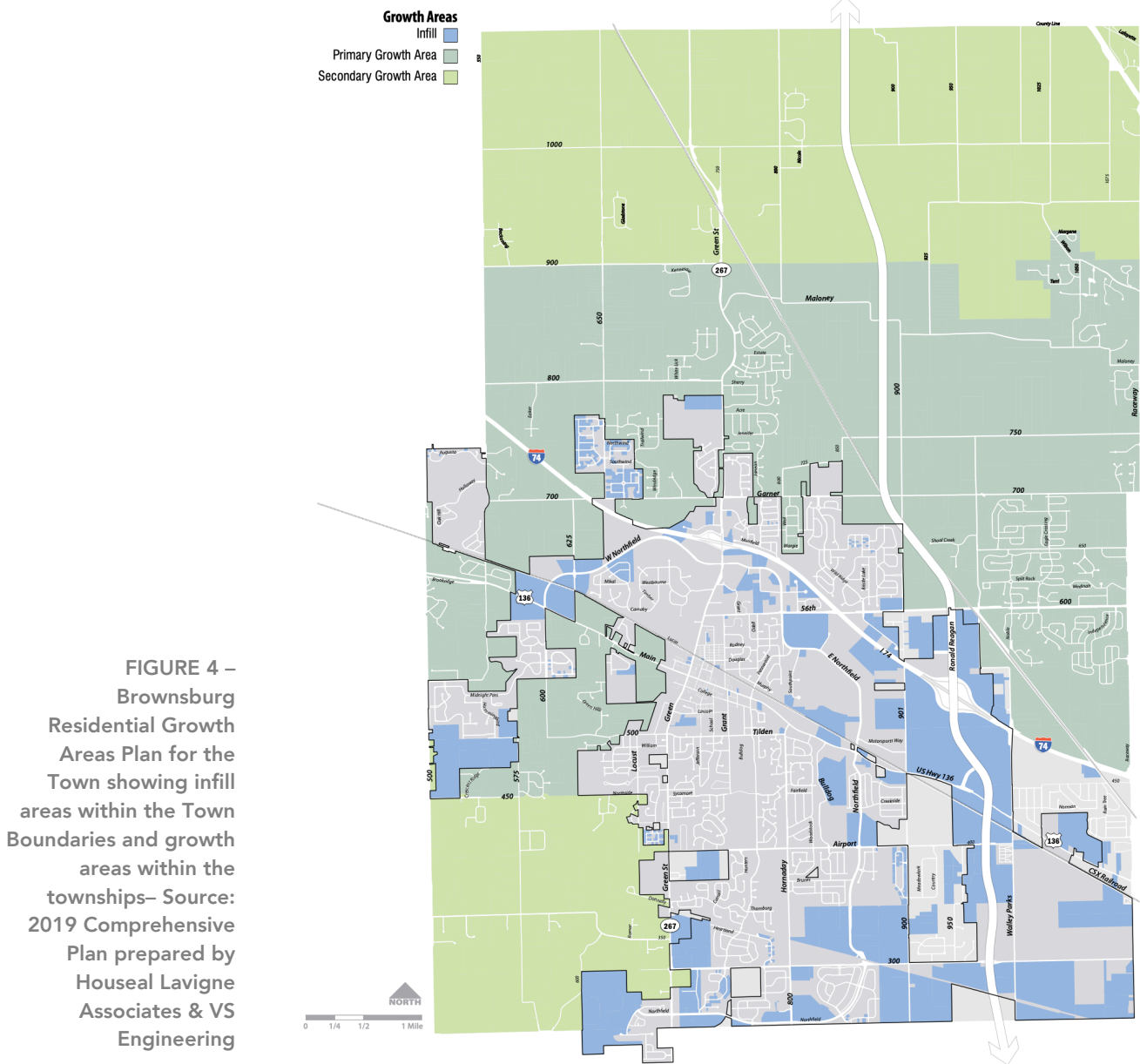
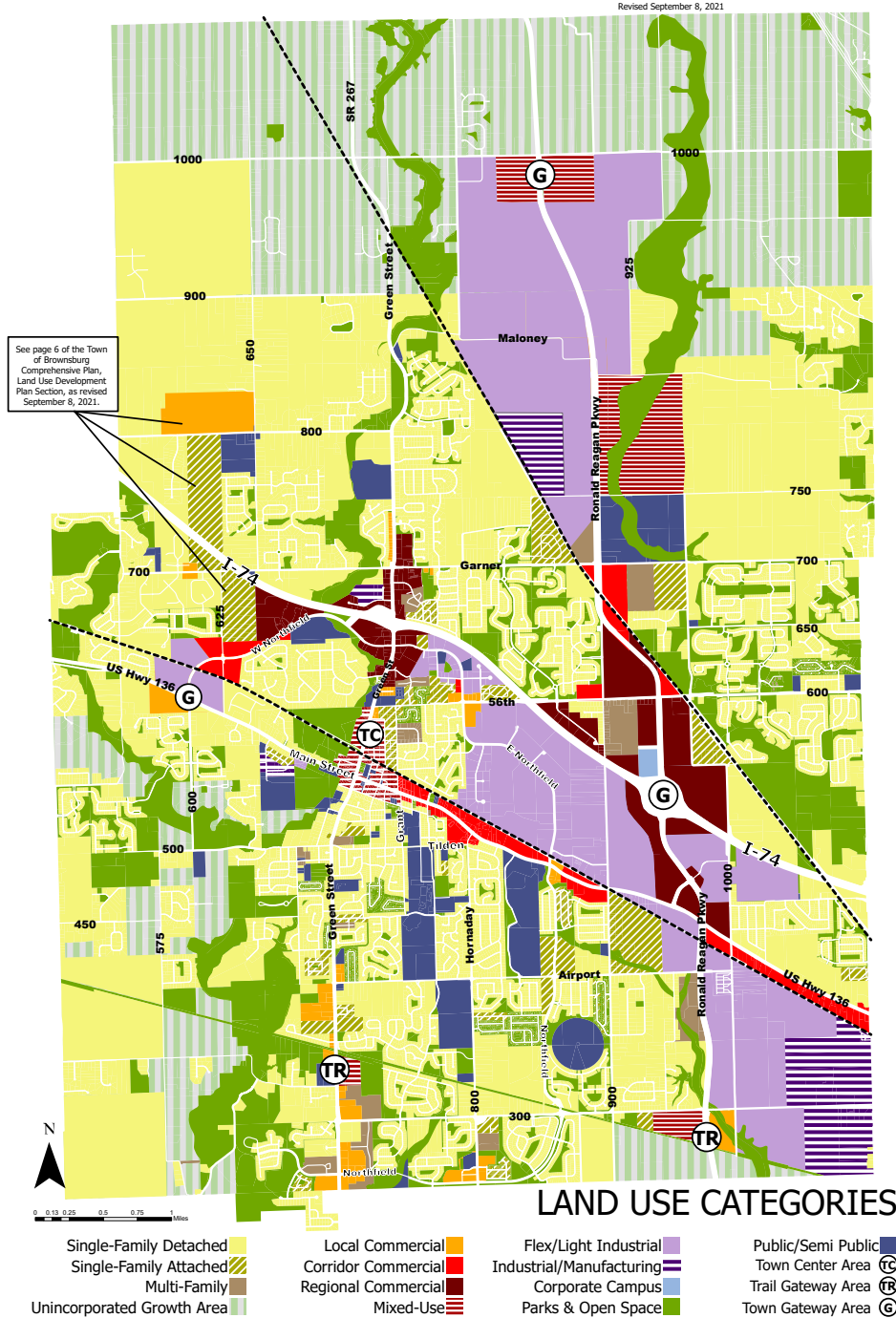


FIGURE 4 – Brownsburg Residential Growth Areas Plan for the Town showing infill areas within the Town Boundaries and growth areas within the townships– Source: 2019 Comprehensive Plan prepared by Houseal Lavigne Associates & VS Engineering

# Brownsburg Recreation Zone Improvement Plan Study

Future Growth of the Town will follow the future land use patterns and zoning densities as per the Town’s Comprehensive Plan and Zoning Ordinance. The following **Figure 5** illustrates the proposed residential areas and land use plans for the Comprehensive Planning and the proposed land use for the current planning limits.

## Future Land Use



**FIGURE 5 – Brownsburg Future Land Use Plan for the Town showing various residential types along with other land uses within the Town Boundaries and growth areas within the townships – Source: Comprehensive Plan prepared by Houseal Lavigne Associates & VS Engineering, revised September 2021**

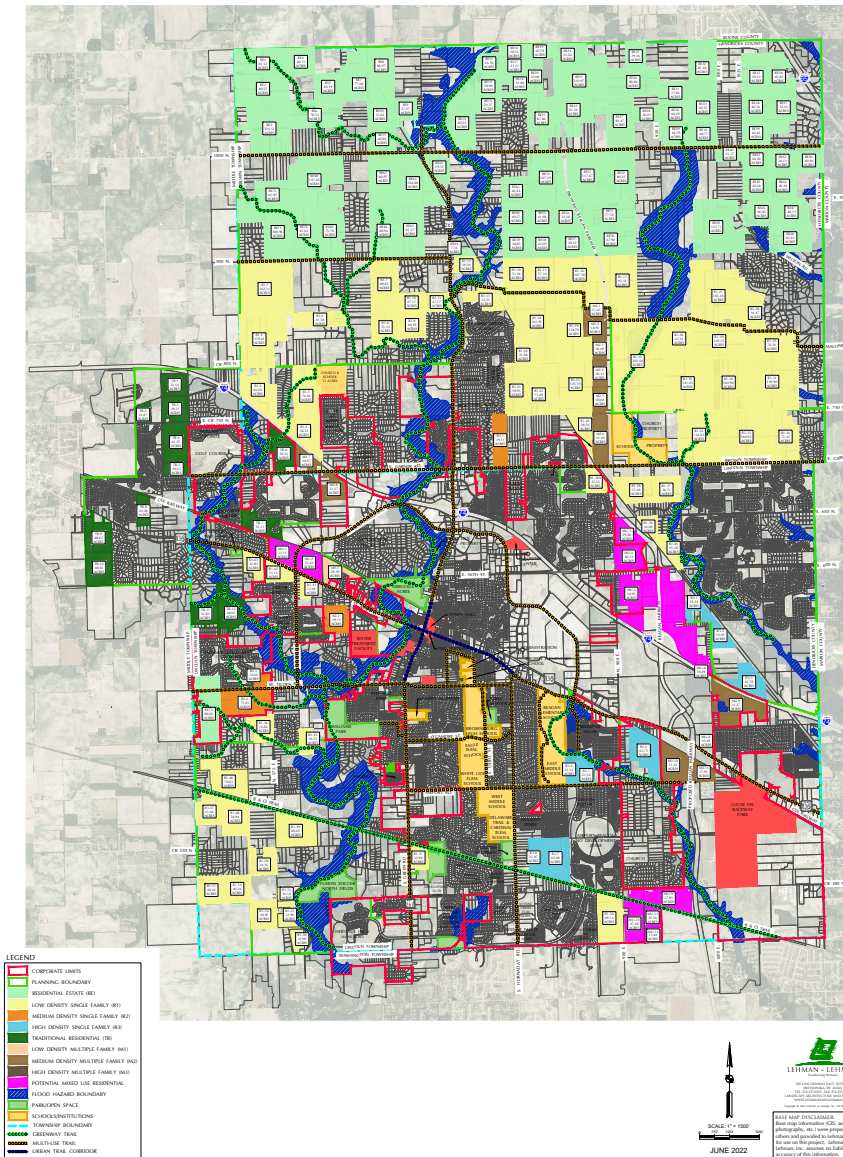
## Parcel Growth by Development Population Projections

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

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

TOWN OF BROWNSBURG  
2022 RECREATION IMPACT FEE STUDY

**FIGURE 6 – Brownsburg Residential Growth Potential**



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

The Consultant worked with the Town and created an inventory of development parcels within the Comprehensive Plan’s Planning Boundaries; more particularly the Current Corporate Limits. Following the Future Land Use Plan of the Comprehensive Plan, each residential development parcel had a development density (housing units per acre) applied to the parcel to determine what “build out” potential each parcel could carry. Besides the non-development parcels, existing developments that have not been completely built out were also inventoried for this analysis.

The Analysis process of this growth model involved the Consultant and Town’s planning staff going

through each of the undeveloped 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, different scenarios of growth, from more aggressive and more conservative were generated.

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

*Figure 6* (this page) illustrates the planning area and the residential growth potential for the Town. Source: Town of Brownsburg and the Consultant. (Larger version of map available at Town’s Planning Department.)

### Historic Residential Building Permits

The following *Table 1* represents the Residential Building Permit history from 2010 to Fall of 2021. There were two years (2014 and 2017) that included significant multifamily developments.

#### Brownsburg Residential Building Permit History

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Annual Residential Permits	203	195	138	140	548	159	205	588	153	162	348	442

TABLE 1 – 2010 to 2021 Residential Building Permit History

In looking at the annual residential permit history and applying a trend line to the annual summary the following figure illustrates this growth trend.

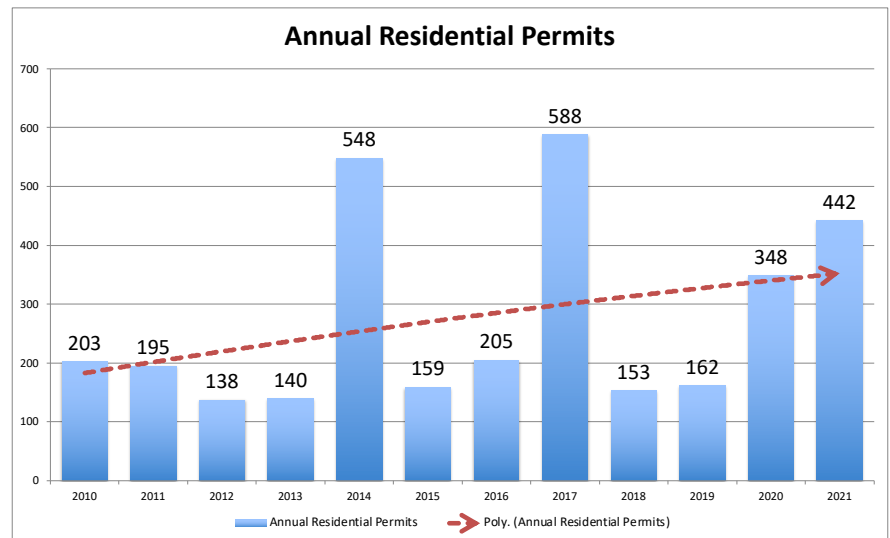


FIGURE 7 – Annual Residential Building Permit History and Trend Line

### Population Growth Potential of Planning Area

The following work sheets illustrate the residential growth potential. *Table 2* identifies undeveloped land parcels, its acreage, land use zone, the parcels’ potential for residential units, and related populations. The Town Planning Department provided a residential density base on the GIS information of existing residential developments in Brownsburg. 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.

# Brownsburg Recreation Zone Improvement Plan Study

## Town of Brownsburg – Potential Residential Growth Work Sheet

28-Nov-22

Compiled by: Lehman & Lehman, Inc. including information provided by the Town of Brownsburg

Zone	Mixed Use	R-1	R-2	R-3	M-1	M-2	M-3	Traditional	Estate (RE)
Min. Lot Size	To Be Determined through other planning	20,000 sf lots	12,500 sf lots	9,000 sf lots	21,800 sf lots	32,600 sf lots	1 acre lots	4,500 sf lots	65,300 sf lots
Units / Acre	0.50	2.18	3.48	4.84	7.99	10.69	20.00	9.90	0.67

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

2016-2020 Census Update of Persons per Household = 2.88

Updated: 28-Nov-22

Map Parcel ID	Acres (Approx.)	Flood Hazard Area	Net Developable Acres **	Residential Zone	Units per Acre	Potential or Planned Residential Units	Potential New Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of New Residential Units	Potential 10 Yr. Forecast of New Population	NOTES
MU1											Part of Avon
MU2	32.69	0.00	26.15	Mixed Use	0.50	16	47	50%	8	24	Corp. Limits
MU3	31.93	0.00	25.54	Mixed Use	0.50	16	46	50%	8	23	Corp. Limits
MU4	22.43	0.00	17.94	Mixed Use	0.50	11	32	50%	6	16	Corp. Limits
MU5	13.58	0.00	10.86	Mixed Use	0.50	7	20	50%	3	10	Corp. Limits
MU6	49.67	0.00	39.73	Mixed Use	0.50	25	72	5%	1	4	Corp. Limits
RE1	81.52	0.00	65.21	Estate (RE)	0.67	54	157	0%	0	0	
RE2	80.55	0.00	64.44	Estate (RE)	0.67	54	155	0%	0	0	
RE3	124.51	0.00	99.61	Estate (RE)	0.67	83	239	0%	0	0	
RE4	40.11	0.00	32.08	Estate (RE)	0.67	27	77	0%	0	0	
RE5	40.19	0.00	32.15	Estate (RE)	0.67	27	77	0%	0	0	
RE6	78.35	0.00	62.68	Estate (RE)	0.67	52	151	0%	0	0	
RE7	77.08	0.00	61.66	Estate (RE)	0.67	51	148	0%	0	0	
RE8	66.97	0.00	53.57	Estate (RE)	0.67	45	129	0%	0	0	
RE9	27.27	0.00	21.82	Estate (RE)	0.67	18	52	0%	0	0	
RE10	35.64	0.00	28.51	Estate (RE)	0.67	24	68	0%	0	0	
RE11	40.84	4.20	29.31	Estate (RE)	0.67	27	78	0%	0	0	
RE12	80.24	3.78	61.17	Estate (RE)	0.67	54	154	0%	0	0	
RE13	20.27	0.00	16.22	Estate (RE)	0.67	14	39	0%	0	0	
RE14	59.90	8.84	40.84	Estate (RE)	0.67	40	115	0%	0	0	
RE15	24.78	5.42	15.49	Estate (RE)	0.67	17	48	0%	0	0	
RE16	20.55	0.00	16.44	Estate (RE)	0.67	14	39	0%	0	0	
RE17	21.31	0.00	17.05	Estate (RE)	0.67	14	41	0%	0	0	
RE18	32.86	0.00	26.29	Estate (RE)	0.67	22	63	0%	0	0	
RE19	20.79	0.00	16.63	Industrial							Industrial
RE20	32.68	0.00	26.15	Industrial			0				Industrial
RE21	67.86	0.00	54.29	Estate (RE)	0.67	45	130	0%	0	0	
RE22	81.36	0.00	65.09	Estate (RE)	0.67	54	156	0%	0	0	
RE23	103.97	0.00	83.18	Industrial							Industrial
RE24	41.04	0.00	32.83	Industrial							Industrial
RE25	94.96	0.00	75.97	Estate (RE)	0.67	63	182	0%	0	0	
RE26	3.60	0.00	2.88	Estate (RE)	0.67	2	7	0%	0	0	
RE27	26.50	0.00	21.20	Estate (RE)	0.67	264	760	0%	0	0	
RE28	20.01	0.00	16.01	Estate (RE)	0.67	13	38	0%	0	0	
RE29	21.00	0.00	16.80	Estate (RE)	0.67	126	363	0%	0	0	
RE30	25.69	0.00	20.55	Estate (RE)	0.67	48	138	0%	0	0	
RE31	37.86	0.00	30.29	Estate (RE)	0.67	25	73	0%	0	0	
RE32	81.46	0.00	65.16	Estate (RE)	0.67	54	156	0%	0	0	
RE33	40.55	0.00	32.44	Estate (RE)	0.67	27	78	0%	0	0	
RE34	40.71	0.00	32.57	Estate (RE)	0.67	27	78	0%	0	0	
RE35	59.10	0.00	47.28	Estate (RE)	0.67	39	114	0%	0	0	
RE36	45.82	0.00	36.66	Estate (RE)	0.67	31	88	0%	0	0	
RE37	55.43	0.00	44.35	Estate (RE)	0.67	37	107	0%	0	0	
RE38	40.16	0.00	32.13	Estate (RE)	0.67	27	77	0%	0	0	
RE39	40.46	0.00	32.37	Estate (RE)	0.67	27	78	0%	0	0	
RE40	21.17	0.00	16.94	Estate (RE)	0.67	14	41	0%	0	0	
RE41	40.20	4.20	28.80	Estate (RE)	0.67	27	77	0%	0	0	
RE42	36.11	3.78	25.86	Estate (RE)	0.67	24	69	0%	0	0	
RE43	40.48	5.82	27.73	Estate (RE)	0.67	27	78	0%	0	0	
RE44	40.26	0.00	32.21	Estate (RE)	0.67	27	77	0%	0	0	
RE45	40.13	0.00	32.11	Estate (RE)	0.67	27	77	0%	0	0	
RE46	46.85	3.44	34.73	Estate (RE)	0.67	31	90	0%	0	0	
RE47	48.13	0.00	38.51	Estate (RE)	0.67	32	92	0%	0	0	
RE48	62.43	1.63	48.64	Estate (RE)	0.67	42	120	0%	0	0	
RE49	131.71	0.00	105.37	Estate (RE)	0.67	88	253	0%	0	0	
RES0	67.90	0.00	54.32	Industrial							Industrial
RES1	77.70	0.00	62.16	Industrial							Industrial
RES2	80.25	0.00	64.20	Industrial							Industrial
RES3	117.47	0.00	93.97	Industrial							Industrial
RES4	107.19	0.00	85.75	Industrial							Industrial
RES5	41.94	0.00	33.55	Industrial							Industrial
RES6	32.28	0.00	25.83	Industrial							Industrial
RES7	49.22	0.00	39.37	Industrial							Industrial
RES8	41.09	0.00	32.87	Industrial							Industrial
RE59	38.83	0.00	31.06	Estate (RE)	0.67	26	75	0%	0	0	
RE60	40.57	0.00	32.46	Estate (RE)	0.67	27	78	0%	0	0	
RE61	40.44	0.00	32.35	Estate (RE)	0.67	27	78	0%	0	0	
RE62	29.72	0.00	23.78	Estate (RE)	0.67	20	57	0%	0	0	
RE63	102.88	0.00	82.31	Estate (RE)	0.67	69	198	0%	0	0	
RE64	7.34	0.00	5.87	Estate (RE)	0.67	5	14	0%	0	0	
RE65	81.37	0.00	65.10	Estate (RE)	0.67	54	156	0%	0	0	
RE66	80.94	0.00	64.75	Estate (RE)	0.67	54	156	0%	0	0	
RE67	80.97	0.00	64.77	Estate (RE)	0.67	54	156	0%	0	0	
RE68	147.46	0.00	117.97	Estate (RE)	0.67	98	283	0%	0	0	
RE69	75.76	0.00	60.61	Estate (RE)	0.67	51	146	0%	0	0	
RE70	81.62	0.00	65.29	Estate (RE)	0.67	54	157	0%	0	0	
RE71	100.96	0.00	80.77	Estate (RE)	0.67	67	194	0%	0	0	
RE72	62.30	0.00	49.84	Estate (RE)	0.67	42	120	0%	0	0	
RE73	88.68	0.00	70.94	Estate (RE)	0.67	59	170	0%	0	0	

# Brownsburg Recreation Zone Improvement Plan Study

## Town of Brownsburg – Potential Residential Growth Work Sheet

28-Nov-22

Compiled by: Lehman & Lehman, Inc. including information provided by the Town of Brownsburg

Zone	Mixed Use To Be Determined through other planning	R-1 20,000 sf lots	R-2 12,500 sf lots	R-3 9,000 sf lots	M-1 21,800 sf lots	M-2 32,600 sf lots	M-3 1 acre lots	Traditional 4,500 sf lots	Estate (RE) 65,300 sf lots
Min. Lot Size									
Units / Acre	0.50	2.18	3.48	4.84	7.99	10.69	20.00	9.90	0.67

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

2016-2020 Census Update of Persons per Household = 2.88

Updated: 28-Nov-22

Map Parcel ID	Acres (Approx.)	Flood Hazard Area	Net Developable Acres **	Residential Zone	Units per Acre	Potential or Planned Residential Units	Potential New Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of New Residential Units	Potential 10 Yr. Forecast of New Population	NOTES
R1-1	162.31	0.00	129.85	R-1	2.18	354	1,018	0%	0	0	
R1-2	119.61	0.00	95.69	R-1	2.18	261	750	0%	0	0	
R1-3	66.02	0.00	52.82	R-1	2.18	144	414	0%	0	0	
R1-4	58.32	0.00	46.65	R-1	2.18	127	366	50%	64	183	
R1-5	74.40	0.00	59.52	R-1	2.18	162	467	50%	81	233	
R1-6	41.58	0.00	33.26	R-1	2.18	91	261	0%	0	0	
R1-7	80.85	0.00	64.68	R-1	2.18	176	507	0%	0	0	
R1-8	51.53	0.00	41.22	R-1	2.18	112	323	0%	0	0	
R1-9	40.39	0.18	32.17	R-1	2.18	88	253	0%	0	0	
R1-10	27.17	0.00	21.73	R-1	2.18	59	170	0%	0	0	
R1-11	27.59	8.48	15.29	R-1	2.18	60	173	0%	0	0	
R1-12	18.30	0.00	14.64	R-1	2.18	40	115	0%	0	0	
R1-13	31.22	0.00	24.98	R-1	2.18	68	196	0%	0	0	
R1-14	51.56	0.00	41.25	R-1	2.18	112	323	0%	0	0	
R1-15	57.34	0.00	45.87	Industrial							Industrial
R1-16	107.39	0.00	85.91	Industrial							Industrial
R1-17	93.54	0.00	74.83	Industrial							Industrial
R1-18	161.95	0.00	129.56	R-1	2.18	353	1,016	0%	0	0	
R1-19	118.70	0.00	94.96	R-1	2.18	259	745	0%	0	0	
R1-20	21.84	0.00	17.47	R-1	2.18	48	137	0%	0	0	
R1-21	59.93	0.00	47.95	R-1	2.18	131	376	0%	0	0	
R1-22	71.49	0.00	57.19	R-1	2.18	156	448	0%	0	0	
R1-23	125.70	0.00	100.56	R-1	2.18	274	788	0%	0	0	
R1-24	34.84	0.00	27.87	R-1	2.18	76	219	0%	0	0	
R1-25	303.58	91.11	169.97	R-1	2.18	661	1,904	30%	198	571	
R1-26	65.34	0.00	52.27	R-1	2.18	142	410	0%	0	0	
R1-27	165.26	0.00	132.21	R-1	2.18	360	1,037	0%	0	0	
R1-28	34.47	0.00	27.58	R-1	2.18	75	216	0%	0	0	
R1-29	105.25	0.00	84.20	R-1	2.18	229	660	0%	0	0	
R1-30	70.32	0.00	56.26	R-1	2.18	153	441	0%	0	0	
R1-31	159.90	1.57	126.67	R-1	2.18	348	1,003	0%	0	0	
R1-32	102.90	0.00	82.32	R-1	2.18	224	645	0%	0	0	
R1-33	141.05	0.00	112.84	R-1	2.18	307	885	0%	0	0	
R1-34	124.63	0.00	99.71	R-1	2.18	271	782	0%	0	0	
R1-35	160.93	0.00	128.74	R-1	2.18	351	1,009	0%	0	0	
R1-36	71.42	0.00	57.14	R-1	2.18	156	448	0%	0	0	
R1-37	36.51	0.00	29.20	R-1	2.18	80	229	0%	0	0	
R1-38	52.48	0.00	41.98	R-1	2.18	114	329	0%	0	0	
R1-38A	25.55	0.00	20.44	R-2	3.48	89	256	0%	0	0	
R1-39	14.60	0.00	11.68	R-1	2.18	32	92	0%	0	0	
R1-40	25.28	3.05	17.78	R-1	2.18	55	159	0%	0	0	
R1-41	11.68	0.00	9.34	R-1	2.18	25	73	0%	0	0	
R1-42	31.14	0.00	24.91								Westbranch
R1-43	32.82	0.00	26.25								Westbranch
R1-44	32.84	0.00	26.28	R-1	2.18	72	206	0%	0	0	
R1-45	18.55	0.32	14.58	R-1	2.18	40	116	0%	0	0	
R1-46	70.63	0.00	56.51	R-1	2.18	154	443	0%	0	0	
R1-47	41.64	0.00	33.31	R-1	2.18	91	261	0%	0	0	
R1-48	56.94	0.00	45.55	R-1	2.18	124	357	0%	0	0	
R1-49	80.05	0.00	64.04	R-1	2.18	174	502	0%	0	0	
R1-50	34.16	0.00	27.33	R-1	2.18	74	214	0%	0	0	
R1-51	40.44	0.00	32.35	R-1	2.18	88	254	0%	0	0	
R1-52	40.26	0.00	32.21	R-1	2.18	88	253	0%	0	0	
R1-53	16.14	1.05	12.07	R-1	2.18	35	101	0%	0	0	
R1-54	40.81	0.00	32.65	R-1	2.18	89	256	0%	0	0	
R1-55	32.90	9.44	18.77	R-1	2.18	72	206	0%	0	0	
R1-56	16.68	0.00	13.34	R-1	2.18	36	105	0%	0	0	
R1-57	20.53	0.00	16.42								Trailside Townhomes
R1-58	69.14	0.00	55.31	R-1	2.18	151	434	0%	0	0	
R2-1	39.11	0.00	31.29								Garner PD
R2-2	39.82	0.00	31.85	R-1	2.18	87	250	0%	0	0	
R2-3	14.04	0.00	11.23	R-1	2.18	31	88	0%	0	0	
R2-4	75.01	0.00	60.01		0.00						Auburn Ridge
R3-1	19.24	0.00	15.40	R-3	4.84	93	268	0%	0	0	
R3-2	23.05	0.00	18.44	R-3	4.84	112	321	0%	0	0	
R3-3	45.78	0.00	36.62	R-3	4.84	222	638	0%	0	0	
R3-4	65.73	0.99	51.79	R-3	4.84	318	916	0%	0	0	
R3-5	21.54	3.78	14.20								Part of the Schools
R3-6	18.26	3.78	11.59								Part of the Schools
R3-7	62.08	3.78	46.64								Promenade
R3-8	25.87	3.78	17.67	R-3	4.84	125	361	0%	0	0	

# Brownsburg Recreation Zone Improvement Plan Study

## Town of Brownsburg – Potential Residential Growth Work Sheet

28-Nov-22

Compiled by: Lehman & Lehman, Inc. including information provided by the Town of Brownsburg

Zone	Mixed Use To Be Determined through other planning	R-1 20,000 sf lots	R-2 12,500 sf lots	R-3 9,000 sf lots	M-1 21,800 sf lots	M-2 32,600 sf lots	M-3 1 acre lots	Traditional 4,500 sf lots	Estate (RE) 65,300 sf lots
Min. Lot Size									
Units / Acre	0.50	2.18	3.48	4.84	7.99	10.69	20.00	9.90	0.67

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

2016-2020 Census Update of Persons per Household = 2.88

Updated: 28-Nov-22

Map Parcel ID	Acres (Approx.)	Flood Hazard Area	Net Developable Acres **	Residential Zone	Units per Acre	Potential or Planned Residential Units	Potential New Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of New Residential Units	Potential 10 Yr. Forecast of New Population	NOTES
TR-1	33.14	0.00	26.52	Traditional	9.90	328	945	0%	0	0	
TR-2	16.87	0.00	13.50	Traditional	9.90	167	481	0%	0	0	
TR-3	39.31	0.00	31.45	Traditional	9.90	389	1,121	0%	0	0	
TR-4	61.25	0.00	49.00	Traditional	9.90	606	1,746	0%	0	0	
TR-5	20.33	0.00	16.27	Traditional	9.90	201	580	0%	0	0	
TR-6	51.72	3.34	38.70						0	0	Fairview West
TR-7	35.11	0.00	28.09	Traditional	9.90	348	1,001	0%	0	0	
TR-8	22.28	0.00	17.82	Traditional	9.90	221	635	0%	0	0	
TR-9	48.65	0.00	38.92	Traditional	9.90	482	1,387	0%	0	0	
TR-10	50.71	0.00	40.57	Traditional	9.90	502	1,446	0%	0	0	
TR-11	31.85	3.29	22.85	Traditional	9.90	315	908	0%	0	0	
TR-12	55.03	20.46	27.66	Traditional	9.90	545	1,569	0%	0	0	
M1-1	28.39	0.00	22.71		0.00						Philips Manor Subdivision
M2-1	11.43	0.00	9.14	M-2	10.69	122	352	0%	0	0	
M2-2	18.91	0.00	15.13	M-2	10.69	202	582	0%	0	0	
M2-3	18.49	0.00	14.80	M-2	10.69	198	569	0%	0	0	
M2-4	20.13	0.00	16.10	M-2	10.69	215	620	0%	0	0	
M2-5	20.04	0.00	16.03	M-2	10.69	214	617	0%	0	0	
M2-6	41.20	0.00	32.96	M-2	10.69	440	1,268	0%	0	0	
M2-7	20.47	0.00	16.38	M-2	10.69	219	630	0%	0	0	
M2-8	31.27	0.00	25.01	M-2	10.69	334	963	0%	0	0	
M2-9	80.67	4.23	61.16	Industrial							Rezoned to Industrial
M2-10	51.22	0.00	40.98	Industrial							Rezoned to Industrial
M2-11	17.92	0.00	14.34	Industrial	0.00	0	0	0%	0	0	
MU-1	32.33	0.00	25.87	Industrial							Rezoned to Industrial
MU-2	35.42	0.00	28.33	Industrial							Rezoned to Industrial
MU-3	29.28	0.00	23.43	Mixed Use	0.50	15	42	0%	0	0	
MU-4	29.00	0.00	23.20								Buckingham - Commercial/Residential
MU-5	54.95	0.00	43.96	Mixed Use	0.50	27	79	0%	0	0	
MU-6	26.48	0.00	21.19	Mixed Use	0.50	13	38	0%	0	0	
MU-7	98.94	0.00	79.15	Mixed Use	0.50	49	142	0%	0	0	
MU-8	10.49	0.00	8.39	Mixed Use	0.50	5	15	0%	0	0	
MU-9	57.95	0.00	46.36	Mixed Use	0.50	29	83	0%	0	0	
MU-10	47.68	0.00	38.14	Mixed Use	0.50	24	69	0%	0	0	
MU-11	22.56	0.00	18.05	Mixed Use	0.50	11	32	0%	0	0	
MU-12	13.64	0.00	10.91	Mixed Use	0.50	7	20	0%	0	0	
	10,052	204	7,878			17,993	51,820	2.05%	369	1,064	

TABLE 2 – Town of Brownsburg, Potential Residential Growth Work Sheet of Undeveloped Land Parcels – Source: Town of Brownsburg

Similarly, **Table 3** identifies the existing or planned residential developments within the Town. These existing subdivisions currently contain vacant lots or land tracts for development. The Town provided this inventory information to the Consultant for inclusion with this analysis. In the same fashion as the analysis in **Table 2**, 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.

# Brownsburg Recreation Zone Improvement Plan Study

## Town of Brownsburg – Existing Residential Developments with Remaining Residential Growth

2011-2015 Census Update of Persons per Household = 2.58

11/2/17  
Compiled by: Lehman & Lehman, Inc. from information provided by Town of Brownsburg

No.	Development's Name	Total Planned Residential Units	Existing Residential Units	Assumed Residential Population	Remaining Residential Units	Potential Population Growth	Assumed to Yr. Buildout	Applied to Yr. Units Growth	Applied to Yr. Population Growth	Assumed Annexation Year	Development's Location	NOTES
<b>Outside Corporate Limits</b>												
1	Starkeys Addition	90	90	232	0	0	100%	0	0		In County	
2	Northern Acres	166	166	428	0	0	100%	0	0		In County	
3	Burns Highland Subdivision	32	32	83	0	0	100%	0	0		In County	
4	Northwood Subdivision	87	87	224	0	0	100%	0	0		In County	
5	Donnelly Heights	35	35	90	0	0	100%	0	0		In County	
6	Highland Springs	270	270	697	0	0	100%	0	0	2014	In County	2014 Annexation
22	Highland Green	144	144	372	0	0	100%	0	0	2014	In County	2014 Annexation
36	Sunshine Meadows - SF	15	0	0	15	39	0%	0	0	No timeline	In County	
<b>Inside Corporate Limits</b>												
9	Arbor Springs - SF	118	118	304	0	0	100%	0	0		In Town	
10	Bailey Park - MF	66	66	170	0	0	100%	0	0		In Town	
11	Beacon Pointe - SF	122	60	155	62	160	100%	62	160		In Town	
12	Bersot Crossing - SF	217	217	560	0	0	100%	0	0		In Town	
13	Creekside Villas - MF	126	126	325	0	0	100%	0	0		In Town	
14	Fox Chase - SF	78	78	201	0	0	100%	0	0		In Town	
15	Green Ridge - MF	30	30	77	0	0	100%	0	0		In Town	
16	Heritage Hills - Condos (Camargo Club)	35	28	72	7	18	100%	7	18		In Town	
17	Heritage Hills - MF	250	250	645	0	0	100%	0	0		In Town	
18	Heritage Hills (Hampton) - SF	73	0	0	73	188	80%	58	151		In Town	
19	Heritage Hills (Annsdale) - SF	74	0	0	74	191	80%	59	153		In Town	
20	Hession Fields - SF	296	269	694	27	70	100%	27	70		In Town	
23	Holiday Pines - Condos	196	196	506	0	0	100%	0	0		In Town	
24	Holloway Corner - SF	88	88	227	0	0	90%	0	0		In Town	
25	Holloway Pointe - SF	89	88	227	1	3	100%	1	3		In Town	
26	Holloway Ridge - SF	78	76	196	2	5	50%	1	3		In Town	
27	Lake Ridge - SF	572	572	1,476	0	0	100%	0	0		In Town	
28	Maple Grove - Condos	90	40	103	50	129	50%	25	65		In Town	
29	Misc. Lots - Single Family	100	82	212	18	46	50%	9	23		In Town	
30	New England Way	15	10	26	5	13	100%	5	13		In Town	
31	New England Way South	36	27	70	9	23	100%	9	23		In Town	
32	Northridge - 12, 13, 14	97	43	111	54	139	100%	54	139		In Town	
33	Oaks at Windridge	53	53	137	0	0	100%	0	0		In Town	
34	Summer Ridge East	68	68	175	0	0	100%	0	0		In Town	
35	Summer Ridge West	297	297	766	0	0	100%	0	0		In Town	
37	The Hideaway - MF	70	30	77	40	103	25%	10	26		In Town	
39	Village at Bersot Crossing - MF	66	48	124	18	46	25%	5	12		In Town	
40	Newbury at West Wynne Farms - SF	123	60	155	63	163	100%	63	163		In Town	
41	LaCabreah at West Wynne Farms - MF	240	240	619	0	0	100%	0	0		In Town	
	Elmwood at West Wynne Farms - MF	126	88	227	38	98	100%	38	98		In Town	
42	Whittington Estates - SF	202	201	519	1	3	100%	1	3		In Town	
43	Whittington Village - MF	58	58	150	0	0	100%	0	0		In Town	
44	Windridge Landing - SF	57	53	137	4	10	100%	4	10		In Town	
45	Windridge Landing II - SF	70	70	181	0	0	100%	0	0		In Town	
46	Broadstone at Wynne Farms - MF	148	148	382	0	0	100%	0	0		In Town	
47	Birch Run at Wynne Farms	142	128	330	14	36	100%	14	36		In Town	
48	Northfield at Wynne Farms	211	204	526	7	18	100%	7	18		In Town	
49	Rosemont at Wynne Farms	91	85	219	6	15	100%	6	15		In Town	
50	Cadence	92	92	237	0	0	100%	0	0		In Town	
51	Autumn Glen	88	65	168	23	59	100%	23	59		In Town	
52	The Arbuckle - MF	208	0	0	208	537	100%	208	537		In Town	
53	Brownsburg Town Center - MF	173	0	0	173	446	100%	173	446		In Town	
<b>TOTAL – INSIDE TOWN</b>		<b>5,429</b>	<b>4,452</b>	<b>11,486</b>	<b>977</b>	<b>2,521</b>	<b>88.96%</b>	<b>869</b>	<b>2,242</b>			
<b>TOTAL – OUTSIDE OF TOWN</b>		<b>839</b>	<b>824</b>	<b>2,126</b>	<b>15</b>	<b>15</b>	<b>0.00%</b>	<b>0</b>	<b>0</b>			

TABLE 3 – Town of Brownsburg, Potential Residential Growth Work Sheet of Existing Developments  
–Source: Town of Brownsburg

## 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 a build out population projection within the current corporate limits of the Town. The summary of the Town’s Residential growth potential is illustrated in *Table 4* below. This summary projects a 10-year population growth of new residential development of 3,187 units or an additional 9,178 persons.

## Town of Brownsburg – Potential Residential Growth

12/5/22

Compiled by: Lehman & Lehman, Inc. including information provided by the Town of Brownsburg

Potential Residential Growth	Potential 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
Pot. Residential Build Out (undeveloped parcels)	17,993	51,820	2.05%	369	1,064
Existing Residential Developments	2,987	8,574	94.33%	2,818	8,115
<b>Total Estimated Residential Growth</b>	<b>20,980</b>	<b>60,394</b>	<b>15.19%</b>	<b>3,187</b>	<b>9,178</b>
<b>Estimated 2021 Population of Brownsburg:</b>		<b>30,068</b>			<b>30,068</b>
<b>Buildout TOTALS:</b>		<b>90,462</b>		<b>Projected 2031 TOTALS:</b>	<b>39,246</b>

TABLE 4 – Potential 10-Year (2031) Households and Population Growth from Existing Developments and Undeveloped Land Parcels – Source: Town of Brownsburg and Lehman & Lehman, Inc.

# Expectations of Population Growth / Building Permit Projections

The population growth forecast over the next 10 years is tabulated in the following table (*Table 5*) and includes projected new residential building permits applying 2.88 persons per household (adjustment from the 2020 Census).

**Town of Brownsburg Population**  
Current and Projected

12/6/22

Population Scenario

2016-2020 Census Update of Persons per Household = 2.88

	2000	2010	2020	2021	2022	2023	2024
Total Town of Brownsburg	14,520	17,745	28,973	30,068	31,007	31,612	32,260
Annual Growth Rate (Est.)					1.85%	1.95%	2.05%
Households (at 2.88 / house)		6,161	10,060	10,440	10,766	10,976	11,201
Total New Households					170	210	225
Growth / Year (Persons)							

	2025	2026	2027	2028	2029	2030	2031
Total Town of Brownsburg	32,986	33,794	34,706	35,730	36,892	38,220	39,697
Annual Growth Rate (Est.)	2.25%	2.45%	2.70%	2.95%	3.25%	3.60%	3.86%
Households (at 2.88 / house)	11,453	11,734	12,051	12,406	12,810	13,271	13,784
Total New Households	252	281	317	356	403	461	513
Growth / Year (Persons)							

Year	New Building Permits	New Pop.
2022	170	488
2023	210	605
2024	225	648
2025	252	726
2026	281	808
2027	317	912
2028	356	1,024
2029	403	1,161
2030	461	1,328
2031	513	1,477
<b>Total:</b>	<b>3,187</b>	<b>9,178</b>
<b>Average:</b>	<b>319</b>	<b>918</b>

Note: Town of Brownsburg: Assumption that the 2021 population was 30,068

2.69% = assumed average annual growth rate

TABLE 5 – Current and Projected Population and Building Permit Growth

Applying the agreed upon growth model the preceding table indicates that Brownsburg’s growth potential for the next ten years will average 2.69% per year. 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 5* are the projected new building permits. The new residential building permits are calculated using the new population figures and dividing by the 2.88 person per household. Over the ten-year period (2022-2031) approximately 9,178 new persons are projected. This new population figure is divided by the average number of persons per household (2.88) to arrive at a total of 3,187 new residential building permits over that same ten-year period. This is an average of approximately 319 new residential building permits per year over ten years. *Figure 8* is a graphic form of the historic and projected populations.

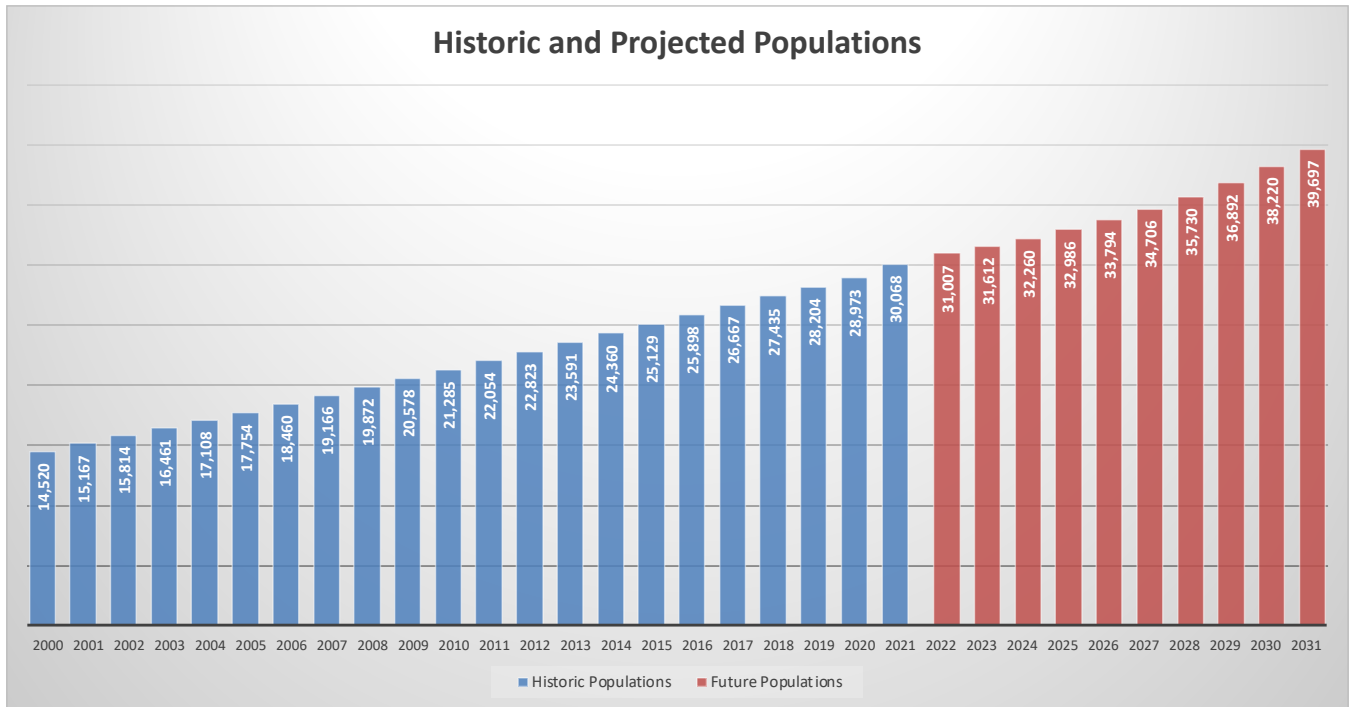


FIGURE 8 – Historic and Projected Population of the Town of Brownsburg



# Existing Infrastructure of Park Land

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

*Brownsburg’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 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

*Table 6* – Park Site Inventory, provides an inventory of the parks, their acres, type and location within the existing park properties of the Park Department. This inventory totals 304.76 acres making up the Brownsburg Parks 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 Town since they are not part of the Park System. These include 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.

<b>Brownsburg – Park Inventory</b>		6-Dec-22
<b>Park Department Facilities</b>	<b>Acres</b>	<b>Park Type</b>
Arbuckle Park	54.29	Community
Cardinal Park	15.33	Neighborhood
Stephens Park	3.20	Neighborhood
Williams Park	78.19	Community
B & O Trail	28.90	Special
Whitelick Creek Property	0.86	Special
Virgil Park	6.67	Neighborhood
West Wynne	47.89	Community
Bicentennial Trail	4.71	Special
Levin	4.56	Neighborhood
Lincolnwood Park	51.07	Community
Northfield Commons	9.09	Neighborhood
<b>SUBTOTAL</b>	<b>304.76</b>	
<b>Park Type</b>	<b>Acres</b>	<b>Percentage</b>
Community Park Acres	231.44	75.94%
Neighborhood Park Acres	38.85	12.75%
Block Park Acres	0.00	0.00%
Special Park Acres	34.47	11.31%
<b>TOTALS</b>	<b>304.76</b>	<b>100.00%</b>
Totals Do <b>Not</b> Include “Other”/“School” Facilities Acres		

TABLE 6 – Park Acres Inventory (Park System Acres) – Source: Town of Brownsburg

## Brownsburg Recreation Zone Improvement Plan Study

There are standards that exist for the number of acres of various park/open space land for each of the above park types. In the past RIF Study, the Current Level of Service during that study (2018) had the park acreage at 11.28 acres per 1,000 persons. During the course of this study update while there were minor adjustments to the inventory of park acres there was significant population growth. Therefore, when applying the calculations, to this study the Current Level of Service for park land is determined to be 9.83 acres per 1,000 persons.

Currently the total existing park acreage in the Brownsburg Parks System equals 304.76 acres (*Table 7*). When applying the first year of RIF plan’s population (2022) against the acreage inventory the Current Level of Service standard is calculated to be the 9.83 acres per 1,000 persons [IC 36-7-4-1318 (b)(2)]. (Refer to *Appendix F: Park and Recreation Infrastructure Inventory*.)

In the past years of RIF Studies, it has been the policy of the Town to use the Current Level of Service as the desired Community Level of Service. In applying this policy to the forecasted needs for park land *Table 7* illustrates this analysis.

**Brownsburg – Recreation Impact Fee – Park System Analysis**

**LAND INVENTORY – CURRENT LEVEL OF SERVICE**

12/6/22

Town Wide Analysis		Estimated 2022 and Projected Populations =				31,007	39,697
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	2022 Surplus or Deficiency	2031 Needed if current deficiency IS met
Block Park	1 to 5	0.00	0.50	0.00	15.50	(15.50)	(4.34)
Neighborhood Park	4 to 15	38.85	3.00	1.25	93.02	(54.17)	(26.07)
Community Park	10 to 70	231.44	7.00	7.46	217.05	14.39	(60.83)
Special Park	0.5+	34.47	0.50	1.11	15.50	18.97	(4.34)
Total Surplus or Deficiency		304.76	11.00	9.83	341.08	(36.32)	(95.58)

*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 only) = <span style="color: green; font-weight: bold;">9.83</span>
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**LAND INVENTORY – COMMUNITY LEVEL OF SERVICE**

Brownsburg Acres Standard					2031 Pop.
I	J	K	L	M	N
Park Type	Total Existing Acreage	Community Level of Service - Acres Standards / 1,000	2022 Acreage Needs	2022 Surplus or Deficiency	2031 Needed if current deficiency IS met
Total Surplus or Deficiency	304.76	9.83	304.76	0.00	(85.40)

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

**TABLE 7 – Land Inventory – Current Level of Service and Community Level of Service**

*Table 7* illustrates the surpluses and deficiencies of land for park and open space purposes. The bottom portion of the table indicates the Brownsburg Land Standards of 9.83 acres /1,000. Based on the current land inventory and the land standard (9.83 acres/1,000) there is a current surplus of 0.00 acres of park / open space land in 2022. In order to meet the standard for the projected population there will be the need for an additional 85.40 acres of park and open space in 2031.

## Brownsburg Recreation Zone Improvement Plan Study

For analysis sake, the Consultant studied the impact of applying the Land Standard used in the 2018 study to the current and ten-year population growth. *Table 7a* illustrates this analysis.

### LAND INVENTORY – COMMUNITY LEVEL OF SERVICE

Brownsburg Acres Standard					2031 Pop.
Populations =					31,007
I	J	K	L	M	N
Park Type	Total Existing Acreage	Community Level of Service Acres Standards / 1,000	2022 Acreage Needs	2022 Surplus or Deficiency	2031 Needed if current deficiency IS met
Total Surplus or Deficiency	304.76	11.28	349.76	(45.00)	(98.02)

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

**TABLE 7a – Land Inventory – Current Level of Service and Community Level of Service using the 2018 Standards**

In comparing the 2018 land standard (11.28 acres / 1,000) against the 2022 land standard (9.83 acres / 1,000) there would be a greater acreage of park land resulting in 2031 (98.02 acres compared with 85.40 acres) but applying the 2018 standard today there would be a current deficiency of 45.00 acres. The acquisition of those 45.00 acres would have to be funded outside of recreation impact fees.

The Town should consider activity pursuing the acquisition of park land in the coming years so that the then Current Level of Service determined at the next RIF Update Study will edge a higher acres per 1,000 persons.

The Advisory Committee recommended retaining the Current Level of Service as the Brownsburg Standard (Community Level of Service) for Park and Open Space land as 9.83 acres per 1,000 persons.

In many communities the utilization of school sites and facilities is factored in to help meet future park needs reducing both the total cost of the park system and the amount of the impact fee needed to help pay for the system. Such strategies, involving the municipality and School Districts, have worked cooperatively with each other, developing land jointly and sharing facilities whenever possible for the mutual benefit of the municipality 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 Town-sponsored league play.

This collaborative strategy model should be explored by the Town and the School District to determine how best to move forward. The Town and the School Board should give consideration in the future the establishment of formal Memoranda of Understanding for shared uses of sites and facilities for each entity’s programming and public use. This will have a significant impact on the community levels of service for the Brownsburg community. It is also important to note that in order to satisfy requirements in the State impact fee legislation, the Town 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 future needs 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 Town established standards for the number of various types of facilities needed to adequately serve a given population. The desire of the Town with the support of the Advisory Committee looked at the analysis of the Town's Current Level of Service (park infrastructure / current population) as the Town's desired Community Level of Service. The desirable local standards for the various types of facilities are stated in the column titled "Brownsburg Community Level of Service" in **Table 8**.

For example, the Town has established a standard for baseball fields that calls for one (1) baseball diamond for every 7,752 persons. The inventory of recreation components found within the Park System and those found in the community as a whole can be found in **Appendix F: Park and Recreation Infrastructure Inventory**. [IC 36-7-4-1318 (b)(1)]

In tallying the recreation facilities, the Advisory Committee included both the facilities of the Brownsburg Parks and Recreation as well as those other facilities serving the public in their usage. These two inventories are tallied and included in **Table 8** [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 9** 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 softball diamond in **Table 8**, there are zero (0) softball diamonds as part of the Park System and there are nine (9) fields in the community having public access to some degree. In meeting the Community Level of Service, the Town should have 6.20 softball diamonds. Considering the current Park System inventory ONLY there is a current deficit of 6.20 softball diamonds needed to meet current population. In applying the same standard to the projected 2031 population it is anticipated that 7.94 softball diamonds will be needed to serve that projected population. If the current needs for this component are met, there will be a need for only 1.74 additional softball diamonds for the 2031 future population. However, in **Column K** of **Table 8** if factoring in both the inventory of the Park System and those found in the community there would be a current surplus of 3.00 softball diamonds. For purposes of calculating the Recreation Impact Fee only those facilities within the Town's Park System (or other similar Town properties) can be factored into the formula.

# Brownsburg Recreation Zone Improvement Plan Study

Brownsburg – Recreation Impact Fee – Park System Analysis  
**FACILITY INVENTORY AND NEEDS**

12/6/22

*Adjusted – Where Current Level of Service = Community Level of Service (applied to those components that contain elements within the park's system)*

Town Wide Analysis (All Facilities)		2022 Pop. = 31,007								2031 Pop. = 39,697				Priority
A	B	C	D	E	F	G	H	I	J	K	L	M	N	
Recreation Component	Brownsburg 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 2022 Population	2022 Surplus or Deficiency	Current Deficiencies (Community Level of Service)	2022 Surplus or Deficiency (CLS) Factor All Facilities	Community Level of Service 2031 Population	2031 Needs if current deficiency is met	2031 Needs (Community Level of Service)	
Baseball Diamonds	1/7,752	0.13	0.13	4	4	8	4.00	0.00	0.00	4.00	5.12	(1.12)	1.12	
Softball Diamonds	1/5,000	0.20	0.00	0	9	9	6.20	(6.20)	6.20	2.80	7.94	(1.74)	1.74	
<b>Multi Purpose Fields</b>	<b>1/7,752</b>	<b>0.13</b>	<b>0.13</b>	<b>4</b>	<b>3</b>	<b>7</b>	<b>4.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3.00</b>	<b>5.12</b>	<b>(1.12)</b>	<b>1.12</b>	
Soccer Fields	1/5,000	0.20	0.00	0	18	18	6.20	(6.20)	6.20	11.80	7.94	(1.74)	1.74	
Football Fields	1/10,000	0.10	0.00	0	6	6	3.10	(3.10)	3.10	2.90	3.97	(0.87)	0.87	
Tennis/Pickleball Courts	1/3,876	0.26	0.26	8	24	32	8.00	0.00	0.00	24.00	10.24	(2.24)	2.24	
Running / Walking Track (Comm)	1/30,000	0.03	0.00	0	3	3	1.03	(1.03)	1.03	1.97	1.32	(0.29)	0.29	
Basketball Courts (outdoors)	1/7,752	0.13	0.13	4	36	40	4.00	0.00	0.00	36.00	5.12	(1.12)	1.12	
Volleyball Courts (outdoors)	1/13,101	0.08	0.00	0	0	0	2.39	(2.39)	2.39	(2.39)	3.05	(0.67)	0.67	
Skate/Bike Park (Neighborhood)	1/30,000	0.03	0.00	0	0	0	1.03	(1.03)	1.03	(1.03)	1.32	(0.29)	0.29	
Climbing / Challenge Elements	1/30,000	0.03	0.00	0	0	0	1.03	(1.03)	1.03	(1.03)	1.32	(0.29)	0.29	
<b>Park Shelters</b>	<b>1/1,938</b>	<b>0.52</b>	<b>0.52</b>	<b>16</b>	<b>0</b>	<b>16</b>	<b>16.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>20.48</b>	<b>(4.48)</b>	<b>4.48</b>	
<b>Park Restrooms</b>	<b>1/6,201</b>	<b>0.16</b>	<b>0.16</b>	<b>5</b>	<b>0</b>	<b>5</b>	<b>5.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6.40</b>	<b>(1.40)</b>	<b>1.40</b>	
Interpretive Center	1/50,000	0.02	0.00	0	0	0	0.62	(0.62)	0.62	(0.62)	0.79	(0.17)	0.17	
Environmental Center	1/50,000	0.02	0.00	0	0	0	0.62	(0.62)	0.62	(0.62)	0.79	(0.17)	0.17	
Outdoor Entertainment Venue	1/50,000	0.02	0.00	0	0	0	0.62	(0.62)	0.62	(0.62)	0.79	(0.17)	0.17	
Recreation Centers (Neighborhood)	1/50,000	0.02	0.00	0	0	0	0.62	(0.62)	0.62	(0.62)	0.79	(0.17)	0.17	
<b>Playgrounds (Comm./Destination)</b>	<b>1/7,752</b>	<b>0.13</b>	<b>0.13</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>4.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5.12</b>	<b>(1.12)</b>	<b>1.12</b>	
<b>Playgrounds (Neighborhood)</b>	<b>1/31,007</b>	<b>0.03</b>	<b>0.03</b>	<b>1</b>	<b>13</b>	<b>14</b>	<b>1.00</b>	<b>0.00</b>	<b>0.00</b>	<b>13.00</b>	<b>1.28</b>	<b>(0.28)</b>	<b>0.28</b>	
Skating Rinks (hockey)	1/100,000	0.01	0.00	0	0	0	0.31	(0.31)	0.31	(0.31)	0.40	(0.09)	0.09	
Skating Area (non-hockey)	1/50,000	0.02	0.00	0	0	0	0.62	(0.62)	0.62	(0.62)	0.79	(0.17)	0.17	
Pool / Aquatics Facilities (Indoor)	1/80,000	0.01	0.00	0	1	1	0.39	(0.39)	0.39	0.61	0.50	(0.11)	0.11	
Pool / Aquatics Facilities (Outdoor)	1/30,000	0.03	0.00	0	0	0	1.03	(1.03)	1.03	(1.03)	1.32	(0.29)	0.29	
<b>Sprayground / SplashPad</b>	<b>1/31,007</b>	<b>0.03</b>	<b>0.03</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.28</b>	<b>(0.28)</b>	<b>0.28</b>	
Golf Course 18-hole***	1/60,000	0.02	0.00	0	0	0	0.52	(0.52)	0.52	(0.52)	0.66	(0.14)	0.14	
Driving Range***	1/60,000	0.02	0.00	0	0	0	0.52	(0.52)	0.52	(0.52)	0.66	(0.14)	0.14	
Dog Park Area	1/31,007	0.08	0.03	1	0	1	2.38	(1.38)	1.38	(1.38)	3.05	(0.67)	0.67	
Maintenance Facilities (Hub)	1/26,200	0.03	0.03	1	0	1	1.00	(0.00)	0.00	(0.00)	1.28	(0.28)	0.28	
Maintenance Facilities (Satellite)	1/40,000	0.03	0.00	0	0	0	0.78	(0.78)	0.78	(0.78)	0.99	(0.22)	0.22	
<b>Multi-use / Nature Pathways (miles)</b>	<b>1 mile/2,153</b>	<b>0.46</b>	<b>0.46</b>	<b>14.4</b>	<b>0</b>	<b>14.4</b>	<b>14.40</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>18.44</b>	<b>(4.04)</b>	<b>4.04</b>	
<b>Park / Open Space Acres</b>	<b>9.83 ac./1,000</b>	<b>9.83</b>	<b>9.83</b>	<b>304.76</b>	<b>0</b>	<b>304.76</b>	<b>304.76</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>390.22</b>	<b>(85.46)</b>	<b>85.46</b>	

\* Current Facilities Data updated from the Park and Recreation Master Plan Master Plan Inventory. Only Inventory Used to factor current level of service.

\*\* Current Facilities Inventory found within the community provided by schools and other providers.

**TABLE 8 – Facilities – Current Level of Service and Community Level of Service**

**Table 8** contains current level of recreation service offered by Brownsburg. The Advisory Committee reviewed and established Community Level of Service, to reflect the desired needs of the various recreational infrastructure components. These standards are based on current assumptions of the needs of the community, so they need to be reviewed annually by the Park Board. Current facilities not part of the Park System but found within the zone were also noted. Many of these non-park system components serve a need in the level of service. Therefore, the standards used reflect the impact of all recreation infrastructure components to the level of service found within the community. Again, only the inventory of the Park System was used in determining the current deficiencies and future needs reflected in the Recreation Impact Fee analysis.

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 Advisory Committee with the Park administrative staff identified eight (8) recreation components that carried an "A" priority. They included Multi-Purpose Fields, Park Shelters, Park Restrooms, Playgrounds (both Community and Neighborhood playgrounds), Sprayground / SplashPad, Trails and Park Acres.

# Brownsburg Recreation Zone Improvement Plan Study

By adjusting the Community Level of Service to equal the current inventory the analysis for these priorities calculates there to be no deficiencies or surpluses for these prioritized components. These priorities were also a response to the 2017 Community Interest and Opinion Survey that asked the community, for what park and recreation facilities there is a need. *Table 9*, below, illustrates the community's responses.

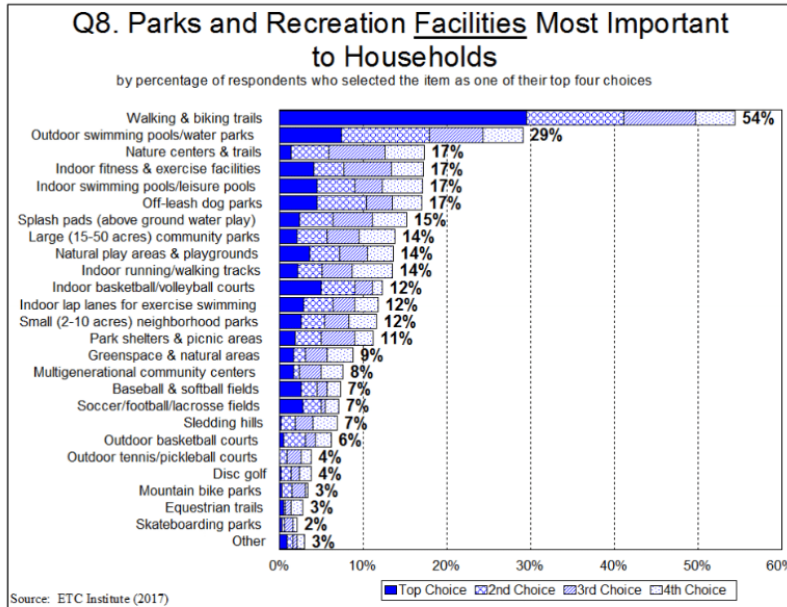


TABLE 9 – Community Interest and Opinion Survey (2017) results for needed Park and Recreation Facilities. Prepared by: Leisure Vision/ETC Institute (2017)

## 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 (2022) deficiencies the Town needs to add the following recreation components over the next ten-year period through funding outside of Recreation Impact Fees. Note that because the Current Level of Service became the Community Level of Service there are no current deficiencies for the Prioritized components. As well, to meet the 2031 projected growth and factoring in that the current deficiencies will be met, the Town will need to add to its Park System the following recreation components over the next ten-year period, using RIF proceeds. Note the components have been listed in priority groupings as determined by the Park Staff and Advisory Committee as indicated in *Table 10*.

TABLE 10 – Current Deficiencies and Future Needs

Current Deficiencies and Future Needs			
Current Deficiencies (2022)		Future Needs (2031)	
"A" Priorities	Number	"A" Priorities	Number
Multi Purpose Fields	0.00	Multi Purpose Fields	1.12
Park Shelters	0.00	Park Shelters	4.48
Park Restrooms	0.00	Park Restrooms	1.40
Playgrounds (Comm./Destination)	0.00	Playgrounds (Comm./Destination)	1.12
Playgrounds (Neighborhood)	0.00	Playgrounds (Neighborhood)	0.28
Sprayground / SplashPad	0.00	Sprayground / SplashPad	0.28
Multi-use / Nature Pathways (miles)	0.00	Multi-use / Nature Pathways (miles)	4.04
Park / Open Space Acres	0.00	Park / Open Space Acres	85.46
Remaining Priorities	Number	Remaining Priorities	Number
Baseball Diamonds	0.00	Baseball Diamonds	1.12
Softball Diamonds	6.20	Softball Diamonds	1.74
Soccer Fields	6.20	Soccer Fields	1.74
Football Fields	3.10	Football Fields	0.87
Tennis/Pickleball Courts	0.00	Tennis/Pickleball Courts	2.24
Running / Walking Track (Comm)	1.03	Running / Walking Track (Comm)	0.29
Basketball Courts (outdoors)	0.00	Basketball Courts (outdoors)	1.12
Volleyball Courts (outdoors)	2.39	Volleyball Courts (outdoors)	0.67
Skate/Bike Park (Neighborhood)	1.03	Skate/Bike Park (Neighborhood)	0.29
Climbing / Challenge Elements	1.03	Climbing / Challenge Elements	0.29
Interpretive Center	0.62	Interpretive Center	0.17
Environmental Center	0.62	Environmental Center	0.17
Outdoor Entertainment Venue	0.62	Outdoor Entertainment Venue	0.17
Recreation Centers (Neighborhood)	0.62	Recreation Centers (Neighborhood)	0.17
Skating Rinks (hockey)	0.31	Skating Rinks (hockey)	0.09
Skating Area (non-hockey)	0.62	Skating Area (non-hockey)	0.17
Pool / Aquatics Facilities (Indoor)	0.39	Pool / Aquatics Facilities (Indoor)	0.11
Pool / Aquatics Facilities (Outdoor)	1.03	Pool / Aquatics Facilities (Outdoor)	0.29
Golf Course 18-hole***	0.52	Golf Course 18-hole***	0.14
Driving Range***	0.52	Driving Range***	0.14
Dog Park Area	1.38	Dog Park Area	0.67
Maintenance Facilities (Hub)	0.00	Maintenance Facilities (Hub)	0.28
Maintenance Facilities (Satellite)	0.78	Maintenance Facilities (Satellite)	0.22

## 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 parkland as well as in new parkland. The following **Table 11** 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. These acreage figures have been established by examining the spatial definitions of existing component developments and their related infrastructure throughout the Midwest.

When applying the size needs for all of the recreation components the current deficiencies will require approximately 0.00 acres (0.00 acres of "A" Priorities including the land component). The future needs for all of the future needs recreation components will require approximately 158.19 acres with 108.31 acres of "A" Priorities, this includes the 85.46 acres of the future need land component.

**Brownsburg – Recreation Impact Fee – Park System Analysis**

**ACREAGE NEEDS FOR RECREATION COMPONENTS**

Recreation Components	Approximate Acres Required for Facility	Acres with a 15% Contingency Added	2022 Facility Needs	2022 Acres Needed	2031 Facility Needs	2031 Acres of Future Populations
A	B	C	D	E	F	G
Baseball Diamonds	3.23	3.71	0.00	0.00	1.12	4.16
Softball Diamonds	2.25	2.59	6.20	16.05	1.74	4.50
<b>Multi Purpose Fields</b>	<b>2.07</b>	<b>2.38</b>	<b>0.00</b>	<b>0.00</b>	<b>1.12</b>	<b>2.67</b>
Soccer Fields	2.07	2.38	6.20	14.76	1.74	4.14
Football Fields	2.07	2.38	3.10	7.38	0.87	2.07
Tennis/Pickleball Courts	0.17	0.20	0.00	0.00	2.24	0.44
Running / Walking Track (Comm)	2.07	2.38	1.03	2.46	0.29	0.69
Basketball Courts (outdoors)	0.20	0.23	0.00	0.00	1.12	0.26
Volleyball Courts (outdoors)	0.10	0.12	2.39	0.27	0.67	0.08
Skate/Bike Park (Neighborhood)	0.35	0.40	1.03	0.42	0.29	0.12
Climbing / Challenge Elements	0.10	0.12	1.03	0.12	0.29	0.03
<b>Park Shelters</b>	<b>0.10</b>	<b>0.12</b>	<b>0.00</b>	<b>0.00</b>	<b>4.48</b>	<b>0.52</b>
<b>Park Restrooms</b>	<b>0.10</b>	<b>0.12</b>	<b>0.00</b>	<b>0.00</b>	<b>1.40</b>	<b>0.16</b>
Interpretive Center	0.75	0.86	0.62	0.53	0.17	0.15
Environmental Center	1.50	1.73	0.62	1.07	0.17	0.30
Outdoor Entertainment Venue	3.00	3.45	0.62	2.14	0.17	0.60
Recreation Centers (Neighborhood)	1.50	1.73	0.62	1.07	0.17	0.30
<b>Playgrounds (Comm./Destination)</b>	<b>0.50</b>	<b>0.58</b>	<b>0.00</b>	<b>0.00</b>	<b>1.12</b>	<b>0.64</b>
<b>Playgrounds (Neighborhood)</b>	<b>0.30</b>	<b>0.35</b>	<b>0.00</b>	<b>0.00</b>	<b>0.28</b>	<b>0.10</b>
Skating Rinks (hockey)	2.00	2.30	0.31	0.71	0.09	0.20
Skating Area (non-hockey)	0.26	0.30	0.62	0.18	0.17	0.05
Pool / Aquatics Facilities (Indoor)	1.00	1.15	0.39	0.45	0.11	0.12
Pool / Aquatics Facilities (Outdoor)	3.00	3.45	1.03	3.57	0.29	1.00
<b>Sprayground / SplashPad</b>	<b>0.50</b>	<b>0.58</b>	<b>0.00</b>	<b>0.00</b>	<b>0.28</b>	<b>0.16</b>
Golf Course 18-hole***	135.00	155.25	0.52	80.23	0.14	22.48
Driving Range***	30.00	34.50	0.52	17.83	0.14	5.00
Dog Park Area	3.00	3.45	1.38	4.77	0.67	2.30
Maintenance Facilities (Hub)	2.00	2.30	0.00	0.00	0.28	0.64
Maintenance Facilities (Satellite)	1.00	1.15	0.78	0.89	0.22	0.25
<b>Multi-use / Nature Pathways (miles)</b>	<b>4.01</b>	<b>4.61</b>	<b>0.00</b>	<b>0.00</b>	<b>4.04</b>	<b>18.60</b>
<b>Park / Open Space Acres</b>	<b>NA</b>	<b>NA</b>	<b>0.00</b>	<b>0.00</b>	<b>85.46</b>	<b>85.46</b>
<b>Total Acres Needed to Accommodate ALL of the Recreation Components (Including Land)</b>				<b>154.91</b>	<b>158.19</b>	
<b>Total Acres Needed to Accommodate just the "A" Recreation Components (Including Land)</b>				<b>0.00</b>	<b>108.31</b>	

TABLE 11 – 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 12** illustrates the estimated costs required for both the current deficiencies and future needs. Note, the light purple 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.

Town of Brownsburg – Recreation Impact Fee – Park System Analysis

**FACILITY NEEDS – COSTS**

*Adjusted where Current Level of Service = Community Level of service*

9-Feb-23

Town Wide Analysis		2022 Pop. =	31,007	2031 Pop. =	39,697	
Recreation Components	Current Park Facilities	Facility Costs (assuming on existing land)	Components to Remove Current Deficiency	Costs to Remove Current Deficiency	Components for 2031 Needs	Costs for 2031 Needs
Baseball Diamonds	4	\$ 95,000	0.00	\$ -	1.12	\$ 106,489
Softball Diamonds	0	\$ 75,000	6.20	\$ 465,110	1.74	\$ 130,339
<b>Multi Purpose Fields</b>	<b>4</b>	<b>\$ 175,000</b>	<b>0.00</b>	<b>\$ -</b>	<b>1.12</b>	<b>\$ 196,164</b>
Soccer Fields	0	\$ 90,000	6.20	\$ 558,132	1.74	\$ 156,407
Football Fields	0	\$ 90,000	3.10	\$ 279,066	0.87	\$ 78,204
Tennis/Pickleball Courts	8	\$ 48,000	0.00	\$ -	2.24	\$ 107,610
Running / Walking Track (Comm)	0	\$ 300,000	1.03	\$ 310,073	0.29	\$ 86,893
Basketball Courts (outdoors)	4	\$ 25,000	0.00	\$ -	1.12	\$ 28,023
Volleyball Courts (outdoors)	0	\$ 7,500	2.39	\$ 17,889	0.67	\$ 5,013
Skate/Bike Park (Neighborhood)	0	\$ 225,000	1.03	\$ 232,555	0.29	\$ 65,170
Climbing / Challenge Elements	0	\$ 65,000	1.03	\$ 67,183	0.29	\$ 18,827
<b>Park Shelters</b>	<b>16</b>	<b>\$ 125,000</b>	<b>0.00</b>	<b>\$ -</b>	<b>4.48</b>	<b>\$ 560,467</b>
<b>Park Restrooms</b>	<b>5</b>	<b>\$ 275,000</b>	<b>0.00</b>	<b>\$ -</b>	<b>1.40</b>	<b>\$ 385,321</b>
Interpretive Center	0	\$ 500,000	0.62	\$ 310,073	0.17	\$ 86,893
Environmental Center	0	\$ 840,000	0.62	\$ 520,923	0.17	\$ 145,980
Outdoor Entertainment Venue	0	\$ 950,000	0.62	\$ 589,139	0.17	\$ 165,097
Recreation Centers (Neighborhood)	0	\$ 3,360,000	0.62	\$ 2,083,692	0.17	\$ 583,921
<b>Playgrounds (Comm./Destination)</b>	<b>4</b>	<b>\$ 600,000</b>	<b>0.00</b>	<b>\$ -</b>	<b>1.12</b>	<b>\$ 672,561</b>
<b>Playgrounds (Neighborhood)</b>	<b>1</b>	<b>\$ 175,000</b>	<b>0.00</b>	<b>\$ -</b>	<b>0.28</b>	<b>\$ 49,041</b>
Skating Rinks (hockey)	0	\$ 2,800,000	0.31	\$ 868,205	0.09	\$ 243,300
Skating Area (non-hockey)	0	\$ 336,000	0.62	\$ 208,369	0.17	\$ 58,392
Pool / Aquatics Facilities (Indoor)	0	\$ 8,500,000	0.39	\$ 3,294,528	0.11	\$ 923,238
Pool / Aquatics Facilities (Outdoor)	0	\$ 5,000,000	1.03	\$ 5,167,887	0.29	\$ 1,448,216
<b>Sprayground / SplashPad</b>	<b>1</b>	<b>\$ 475,000</b>	<b>0.00</b>	<b>\$ -</b>	<b>0.28</b>	<b>\$ 133,111</b>
Golf Course 18-hole***	0	\$ 6,000,000	0.52	\$ 3,100,732	0.14	\$ 868,930
Driving Range***	0	\$ 840,000	0.52	\$ 434,103	0.14	\$ 121,650
Dog Park Area	1	\$ 250,000	1.38	\$ 345,974	0.67	\$ 167,012
Maintenance Facilities (Hub)	1	\$ 850,000	0.00	\$ 55	0.28	\$ 238,214
Maintenance Facilities (Satellite)	0	\$ 500,000	0.78	\$ 387,592	0.22	\$ 108,616
<b>Multi-use / Nature Pathways (miles)</b>	<b>14.4</b>	<b>\$ 225,000</b>	<b>0.00</b>	<b>\$ -</b>	<b>4.04</b>	<b>\$ 907,957</b>
<b>Park / Open Space Acres</b>	<b>304.76</b>	<b>\$ 32,000</b>	<b>0.00</b>	<b>\$ -</b>	<b>85.46</b>	<b>\$ 2,734,650</b>
<b>TOTALS</b>				<b>\$ 19,241,280</b>		<b>\$ 11,581,707</b>
<b>SUMMARY</b>	<b>Cost of Facilities Needed to Remove Current Deficiency (2022):</b>					<b>\$ 19,241,280</b>
	<b>Cost of Facilities Needed to Accommodate Future Development (2031):</b>					<b>\$ 11,581,707</b>
	<b>Total Facility Costs:</b>					<b>\$ 30,822,987</b>

TABLE 12 – Cost of Recreation Components to Overcome Deficiencies and Future Needs

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 (2022) deficiencies (raising Current Level of Service to Community Level Service) for ALL recreation facilities total \$19,241,280.

The component cost estimates for future (2031) needs, including ALL of the recreation components, total \$11,581,707. Costs for ALL current deficiencies AND future recreation facility needs total \$30,822,987.

## Brownsburg Recreation Zone Improvement Plan Study

In the same manner the "A" Prioritized Group were summarized. The current deficiencies (2022) for the "A" Priorities would be \$0. The "A" Priority components cost estimates for the future (2031) needs would be \$5,639,272.

### Recreation Impact Fee Scenarios

#### Recreation Impact Fee Scenario Analysis *Adjusted where Current Level of Service = Community Level of service*

9-Feb-23

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: 3,187**

Recreation Components included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount	Ratio (Town's Share)	Ratio (RIF Share)
Baseball Diamonds		\$ -	\$ 106,489	\$ 33	0.0%	100.0%
Softball Diamonds		\$ 465,110	\$ 130,339	\$ 41	78.1%	21.9%
<b>Multi Purpose Fields</b>	<b>A</b>	\$ -	\$ <b>196,164</b>	\$ <b>62</b>	<b>0.0%</b>	<b>100.0%</b>
Soccer Fields		\$ 558,132	\$ 156,407	\$ 49	78.1%	21.9%
Football Fields		\$ 279,066	\$ 78,204	\$ 25	78.1%	21.9%
Tennis/Pickleball Courts		\$ -	\$ 107,610	\$ 34	0.0%	100.0%
Running / Walking Track (Comm)		\$ 310,073	\$ 86,893	\$ 27	78.1%	21.9%
Basketball Courts (outdoors)		\$ -	\$ 28,023	\$ 9	0.0%	100.0%
Volleyball Courts (outdoors)		\$ 17,889	\$ 5,013	\$ 2	78.1%	21.9%
Skate/Bike Park (Neighborhood)		\$ 232,555	\$ 65,170	\$ 20	78.1%	21.9%
Climbing / Challenge Elements		\$ 67,183	\$ 18,827	\$ 6	78.1%	21.9%
<b>Park Shelters</b>	<b>A</b>	\$ -	\$ <b>560,467</b>	\$ <b>176</b>	<b>0.0%</b>	<b>100.0%</b>
<b>Park Restrooms</b>	<b>A</b>	\$ -	\$ <b>385,321</b>	\$ <b>121</b>	<b>0.0%</b>	<b>100.0%</b>
Interpretive Center		\$ 310,073	\$ 86,893	\$ 27	78.1%	21.9%
Environmental Center		\$ 520,923	\$ 145,980	\$ 46	78.1%	21.9%
Outdoor Entertainment Venue		\$ 589,139	\$ 165,097	\$ 52	78.1%	21.9%
Recreation Centers (Neighborhood)		\$ 2,083,692	\$ 583,921	\$ 183	78.1%	21.9%
<b>Playgrounds (Comm./Destination)</b>	<b>A</b>	\$ -	\$ <b>672,561</b>	\$ <b>211</b>	<b>0.0%</b>	<b>100.0%</b>
<b>Playgrounds (Neighborhood)</b>	<b>A</b>	\$ -	\$ <b>49,041</b>	\$ <b>15</b>	<b>0.0%</b>	<b>100.0%</b>
Skating Rinks (hockey)		\$ 868,205	\$ 243,300	\$ 76	78.1%	21.9%
Skating Area (non-hockey)		\$ 208,369	\$ 58,392	\$ 18	78.1%	21.9%
Pool / Aquatics Facilities (Indoor)		\$ 3,294,528	\$ 923,238	\$ 290	78.1%	21.9%
Pool / Aquatics Facilities (Outdoor)		\$ 5,167,887	\$ 1,448,216	\$ 454	78.1%	21.9%
<b>Sprayground / SplashPad</b>	<b>A</b>	\$ -	\$ <b>133,111</b>	\$ <b>42</b>	<b>0.0%</b>	<b>100.0%</b>
Golf Course 18-hole***		\$ 3,100,732	\$ 868,930	\$ 273	78.1%	21.9%
Driving Range***		\$ 434,103	\$ 121,650	\$ 38	78.1%	21.9%
Dog Park Area		\$ 345,974	\$ 167,012	\$ 52	67.4%	32.6%
Maintenance Facilities (Hub)		\$ 55	\$ 238,214	\$ 75	0.0%	100.0%
Maintenance Facilities (Satellite)		\$ 387,592	\$ 108,616	\$ 34	78.1%	21.9%
<b>Multi-use / Nature Pathways (miles)</b>	<b>A</b>	\$ -	\$ <b>907,957</b>	\$ <b>285</b>	<b>0.0%</b>	<b>100.0%</b>
<b>Park / Open Space Acres</b>	<b>A</b>	\$ -	\$ <b>2,734,650</b>	\$ <b>858</b>	<b>0.0%</b>	<b>100.0%</b>
<b>All Components</b>		<b>\$ 19,241,280</b>	<b>\$ 11,581,707</b>	<b>\$ 3,634</b>	<b>62.4%</b>	<b>37.6%</b>

**Recreation Impact Fees for "A" Components: \$ 5,639,272 \$ 1,770 0.0% 100.0%**

TABLE 13 – Recreation Impact Fee Scenarios

The Advisory Committee and the Consultant looked at various scenarios created by selection and combinations of components. *Table 13* lists what the impact fee amount would be for each identified recreation component. This calculation applies the total 10-year projected residential building permits (3,187 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 13* show the ratio of the current deficiencies (what the Town will be responsible for outside of RIF dollars) and the future needs (or available RIF dollars).

## Recommended Recreation Impact Fee Scenario

After review of the various RIF scenarios, it was the recommendation of the Advisory Committee to consider only the “A” Priority recreational infrastructure components as part of the Recreation Impact Fee calculations. These components include Multi-Purpose Fields, Park Shelters, Park Restrooms, Playgrounds (both Community and Neighborhood playgrounds), Sprayground / SplashPad, Trails and Park Acres. The costs for the current deficiencies of these components totals \$0.00 since there is a current surplus of these recreational components. The costs for the Future Needs of the same components totals \$5,639,272. The gross amount of the RIF for these prioritized components would be \$1,770.00 before any adjustments due to impact deductions or non-local revenues being applied. (Refer to *Table 14*).

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 also the need for larger tracts of park and open space land where recreational components could be developed.

"A" Priority Recreation Components	Future Need Quantities	Current Deficiencies	Future Needs	RIF Amount	Ratio (Town's Share)	Ratio (RIF Share)
Multi Purpose Fields	1.12	\$ -	\$ 196,164	\$ 62	0.0%	100.0%
Park Shelters	4.48	\$ -	\$ 560,467	\$ 176	0.0%	100.0%
Park Restrooms	1.40	\$ -	\$ 385,321	\$ 121	0.0%	100.0%
Playgrounds (Comm./Destination)	1.12	\$ -	\$ 672,561	\$ 211	0.0%	100.0%
Playgrounds (Neighborhood)	0.28	\$ -	\$ 49,041	\$ 15	0.0%	100.0%
Sprayground / SplashPad	0.28	\$ -	\$ 133,111	\$ 42	0.0%	100.0%
Multi-use / Nature Pathways (miles)	4.04	\$ -	\$ 907,957	\$ 285	0.0%	100.0%
Park / Open Space Acres	85.46	\$ -	\$ 2,734,650	\$ 858	0.0%	100.0%

**Recreation Impact Fees for “A” Components: \$ - \$ 5,639,272 \$ 1,770 0.0% 100.0%**

TABLE 14 – “A” Priority Recreation Components and RIF



# 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. Since there are no current deficiencies in the recreation components used in the “A” priority items there will not be any related funding for the current deficiencies.

## 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 =

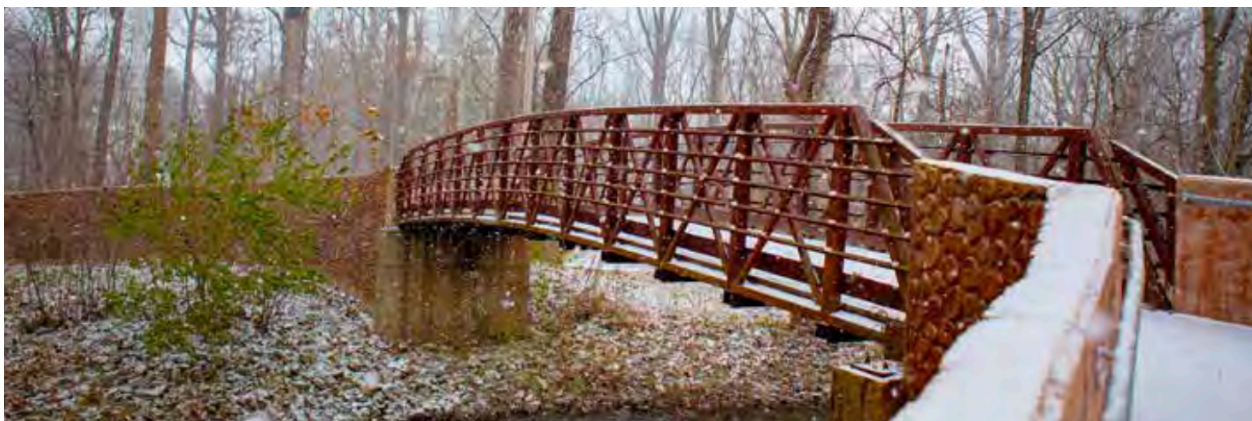
**Impact Costs – Non-Local Revenues – Impact Deductions / 10-Yr. Residential Building Permits**

- **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

From the analysis and work with the Town there were no “Non-Local Revenues” anticipated to be used to cover the current deficiencies of the RIF calculations. Similarly, from the analysis and discussions with the Town it was determined there were no Impact Deductions anticipated to be used to cover the current deficiencies of the RIF calculations.

As shown in **Table 15** the total estimated cost of improvements (“A” Priorities) needed to accommodate projected future growth is \$4,984,953 (Adjusted Impact Costs which include the Impact Deductions of \$0.00 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 **\$1,564**.

***This recommended Recreation Impact Fee assumes that there will be a growth in housing permits at an average of 319 units per year over the next ten years (2022-2031). There will be the need to perform an update to this recreation impact fee study and ordinance by or before 2026.***



Brownsburg – Recreation Impact Fee

## IMPACT FEE CALCULATIONS

### **Recommended Recreation Impact Fee – Town of Brownsburg**

*“A” Priorities: Multi Purpose Fields, Park Shelters, Park Restrooms, Playgrounds (Community & Neighborhood), Sprayground/SplashPad, Trails, and Park Acres*

9-Feb-23

<b>Costs Needed to Remove Current Deficiency =</b>	<b>\$</b>	-
<b>Projected Costs / Year (2022 to 2031) =</b>	<b>\$</b>	-

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**

	2031 Population
Projected 2031 Populations =	39,697
Number of Expected Residential Building Permits in the next 10 years =	3,187
<i>Impact Costs</i> Needed to Meet Future (2031) Needs =	\$ 5,639,272
Less Anticipated <i>Non-Local Revenues</i> Available towards Future (2031) Needs =	\$ -
Less Anticipated <i>Impact Deductions</i> against Future (2031) Needs =	\$ -
Adjusted Future Needs Costs =	\$ 5,639,272
<b>Projected Recreation Impact Fee = \$ 1,770</b>	

TABLE 15 – Recommended Recreation Impact Fee

## Annual Inflationary Adjustments

In order to keep pace with the increase of construction costs several other communities have adopted their Recreation Impact Fee Ordinance with a stepped increase over the ten-year period. Other communities have adopted an annual inflationary adjustment factor. One of the factors used in the Indianapolis-Carmel-Anderson Metropolitan Statistical area is the Gross Domestic Product (GDP).

The Bureau of Economic Analysis has calculated the Annual percentage change from 2001 to 2015. The following **Table 16** and Chart in **Figure 9** illustrate this annual change. There has been a trend from approximately 5.0% (in 2001-02) to 4.0% in 2015.

Fips	Area	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
26900	Indianapolis-Carmel-Anderson, IN (Metropolitan Statistical Area)	2.80%	4.30%	7.70%	4.30%	5.60%	4.30%	3.70%	-0.50%	4.10%	2.40%	2.90%	5.10%	4.80%	3.90%

TABLE 16 – Percentage Change of GDP from 2001 to 2015

# Brownsburg Recreation Zone Improvement Plan Study

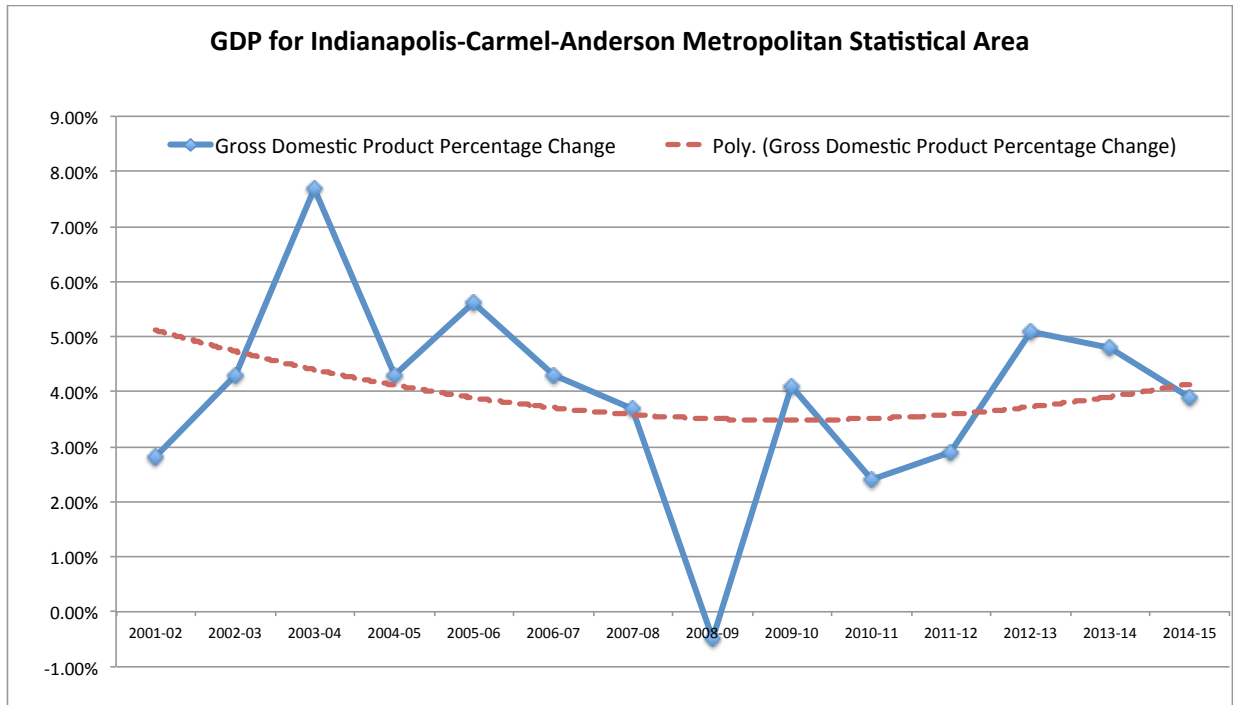


FIGURE 9 – Graphic Percentage Change of GDP from 2001 to 2015 and Trend Line

## Annual Revenue Forecasts

The collection of Recreation Impact Fee revenues cannot begin until six (6) months after the approval of the ordinance by the Town. Assuming that the Town Council will approval the RIF ordinance by February 2023 the six-month period will end approximately July 2023. Based on this there will be seven months of RIF collections during the year of 2023. Table 17 and Figure 10 illustrate the projected revenue for Recreation Impact Fees with and without an annual adjustment applied. For purposes of illustrations a 8.0% annual adjustment was applied in the following table and figure. The Advisory Committee did make a recommendation on this matter to continue applying an annually adjustment to the Recreation Impact Fee. The Advisory Committee deferred the decision on the percentage annual adjustment to the Plan Commission and/or the Town Council.

### Projected Future Annual Collections of Recreation Impact Fees

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>*Projected New Residential Building Permits:</b>	170	210	225	252	281	317	356	403	461	513
Applied RIF: \$	1,770	1,770	1,770	1,770	1,770	1,770	1,770	1,770	1,770	1,770
Projected Recreation Impact Fee Collections: \$	-	278,647	398,198	446,006	496,578	560,657	629,109	713,533	816,062	907,556
<b>Cumulative RIF Gained: \$</b>	<b>-</b>	<b>278,647</b>	<b>676,845</b>	<b>1,122,851</b>	<b>1,619,429</b>	<b>2,180,087</b>	<b>2,809,196</b>	<b>3,522,728</b>	<b>4,338,790</b>	<b>5,246,346</b>
Applied RIF: \$	1,770	1,770	1,911	2,064	2,229	2,408	2,600	2,730	2,949	3,185
Projected RIF with 8.0% Inflation Factor: \$	-	300,938	464,458	561,839	675,589	823,789	970,586	1,188,901	1,468,516	1,763,814
<b>Cumulative RIF Gained with Inflation: \$</b>	<b>-</b>	<b>300,938</b>	<b>765,397</b>	<b>1,327,236</b>	<b>2,002,825</b>	<b>2,826,615</b>	<b>3,797,201</b>	<b>4,986,102</b>	<b>6,454,617</b>	<b>8,218,432</b>

**\*\* NOTE:** The six month waiting period from ordinance approval before collecting RIF has been reflected in the above table. With a new ordinance it is assumed that nine months of recreation impact fees will be collected in 2022 (assuming New Ordinance approval in end of March 2023. Until then collections will continue under the current ordinance.)

TABLE 17 – Projected Future Annual Collections of RIF

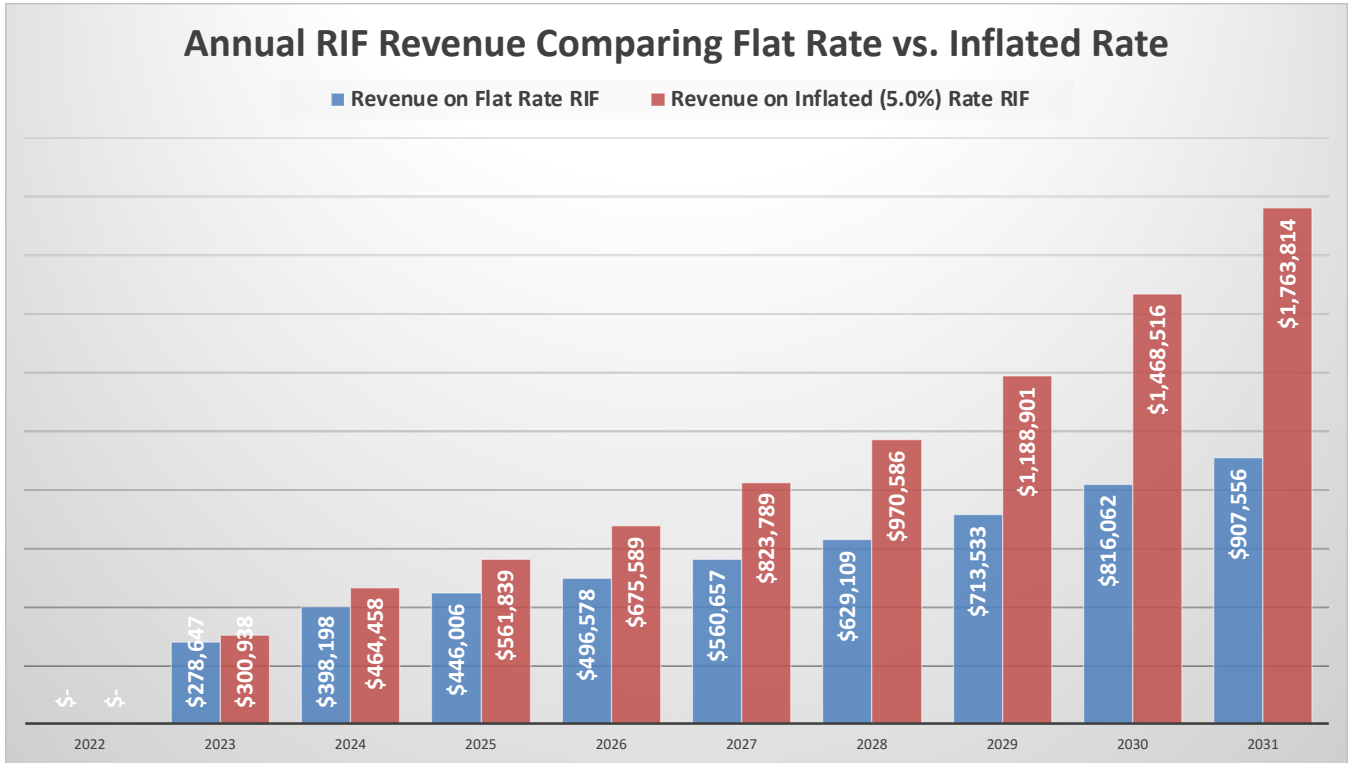


FIGURE 10 – Recreation Impact Fee Revenues Graph

### 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.



## National Averages of Recreation Impact Fees

The firm of *Clancy Mullen, Duncan Associates* annually tracks Impact Fees throughout the country. Their 2015 *National Impact Fee Survey* results serve only as a reference to this study. The averages of the 2015 survey found the following:

- Average Recreation Impact Fees of 195 municipalities -----\$2,812

## Recreation Impact Fee Statistics – State of Indiana

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

Municipality	Year	Recreation Impact Fee
Avon	2022	<b>\$1,227</b>
Bargersville	2021	<b>\$1,580</b>
Brownsburg	2023	<b>\$1,770</b>
Carmel	2022	<b>\$4,882</b>
Cicero	2022	<b>\$1,205</b>
Chesterton	2019	<b>\$994</b>
Crown Point	2022	<b>\$1,171</b>
Danville	2021	<b>\$1,117</b>
Fishers	2020	<b>\$1,667</b>
Franklin	2020	<b>\$1,142</b>
Greenfield	2019	<b>\$1,313</b>
Greenwood	2020	<b>\$1,590</b>
Ingalls	2022	<b>\$1,436</b>
McCordsville	2018	<b>\$832</b>
Noblesville	2019	<b>\$2,118</b>
Plainfield	2022	<b>\$2,533</b>
Shelbyville	2022	<b>\$1,346</b>
Schererville	2018	<b>\$2,172</b>
St. John	2018	<b>\$1,886</b>
Valparaiso	2020	<b>\$1,448</b>
Westfield	2018	<b>\$1,440</b>
Whitestown	2019	<b>\$1,511</b>
Winfield	2021	<b>\$947</b>
Zionsville	2021	<b>\$2,045</b>

**Average of the Recreation Impact Fees Above = \$1,641**

**Town of Brownsburg 2022 RIF = \$ 1,770**

TABLE 18 – Indiana Recreation Impact Fee Statistics

# Brownsburg Recreation Zone Improvement Plan Study

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

The following Table (Table 19) represents a tentative implementation schedule to meet the baseline of service for the identified current deficiencies. At the bottom of this table is a summary of all recreation components. Only the recreation components related and factored into the Recreation Impact Fee are summarized on an annual basis. For the recommended option under consideration, an annual 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	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
A	B	C	D	E	F	G	H	I	J	K	L	M	N	
Multi Purpose Fields	\$ 150,000	0.00	\$ -											
Park Shelters	\$ 125,000	0.00	\$ -											
Park Restrooms	\$ 225,000	0.00	\$ -											
Playgrounds (Comm./Destination)	\$ 275,000	0.00	\$ -											
Playgrounds (Neighborhood)	\$ 125,000	0.00	\$ -											
Sprayground / SplashPad	\$ 450,000	0.00	\$ -											
Multi-use / Nature Pathways (miles)	\$ 225,000	0.00	\$ -											
Park / Open Space Acres	\$ 30,000	0.00	\$ -											
<b>Current Deficiency Total:</b>				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

TABLE 19 – Implementation Schedule for Current Deficiencies

Since there are no current deficiencies identified in the "A" Priorities Components the above table is left blank.

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

The following Table (Table 20) represents a tentative implementation schedule to meet the baseline of service for the identified future needs. These needs are fundable via Recreation Impact Fees. The Component Costs column has not had any adjustments made since there are no "impact deductions" or "non-local revenues" identified. 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	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
A	B	C	D	E	F	G	H	I	J	K	L	M	N	
Multi Purpose Fields	\$ 175,000	1.12	\$ 196,164					\$ 196,164						
Park Shelters	\$ 125,000	4.48	\$ 560,467			\$ 125,000	\$ 125,000	\$ 125,000	\$ 185,467					
Park Restrooms	\$ 275,000	1.40	\$ 385,321		\$ 275,000	\$ 110,321								
Playgrounds (Comm./Destination)	\$ 600,000	1.12	\$ 672,591					\$ 336,280	\$ 336,280					
Playgrounds (Neighborhood)	\$ 175,000	0.28	\$ 49,041			\$ 49,041								
Sprayground / SplashPad	\$ 475,000	0.28	\$ 133,111					\$ 133,111						
Multi-use / Nature Pathways (miles)	\$ 225,000	4.04	\$ 907,957					\$ 112,500	\$ 225,000	\$ 225,000	\$ 345,457			
Park / Open Space Acres	\$ 32,000	85.46	\$ 2,734,650						\$ 325,000	\$ 325,000	\$ 325,000	\$ 600,000	\$ 1,484,650	
<b>Future Needs Total:</b>				\$ -	\$ 275,000	\$ 284,362	\$ 125,000	\$ 903,055	\$ 746,748	\$ 550,000	\$ 670,457	\$ 600,000	\$ 1,484,650	
<b>IMPLEMENTATION PER YEAR:</b>														
			Multi Purpose Fields			1.00	1.00	1.12	1.00	1.48				
			Park Shelters											
			Park Restrooms		1.00	0.40								
			Playgrounds (Comm./Destination)					0.56	0.56					
			Playgrounds (Neighborhood)			0.28								
			Sprayground / SplashPad					0.28						
			Multi-use / Nature Pathways (miles)					0.50	1.00	1.00	1.54	18.75	46.40	
			Park / Open Space Acres							10.16	10.16			

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

LOCATIONS OF COMPONENTS:	Multi Purpose Fields	Park Shelters	Park Restrooms	Playgrounds (Comm./Destination)	Playgrounds (Neighborhood)	Sprayground / SplashPad	Multi-use / Nature Pathways (miles)	Park / Open Space Acres
	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations
	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations
	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations
	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations
	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations
	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations
	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations
	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations

TABLE 20 – Implementation Schedule for Future Needs

The Advisory Committee recommends that the implementation for future needs be done starting in 2023 and continue implementation with available RIF funding through 2031. The implementation of the various recreation components is suggested over the 10-year period. The funding resource for these future need items will come

## *Brownsburg Recreation Zone Improvement Plan Study*

from the collected Recreation Impact Fees. The implementation of the various infrastructure components will be based on the available funds from the collected recreation impact fees. The location of the various components will be determined by the Park Board and the Town Administration based on land availability, growth in specific areas, need, and priorities of the Park Master Plan.



# Summary of Impact Fee Study

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

## Town of Brownsburg Population

Current and Projected

12/6/22

Population Scenario

2016-2020 Census Update of Persons per Household = 2.88

	2000	2010	2020	2021	2022	2023	2024
Total Town of Brownsburg	14,520	17,745	28,973	30,068	31,007	31,612	32,260
Annual Growth Rate (Est.)					1.85%	1.95%	2.05%
Households (at 2.88 / house)		6,161	10,060	10,440	10,766	10,976	11,201
Total New Households					170	210	225
Growth / Year (Persons)							

	2025	2026	2027	2028	2029	2030	2031
Total Town of Brownsburg	32,986	33,794	34,706	35,730	36,892	38,220	39,697
Annual Growth Rate (Est.)	2.25%	2.45%	2.70%	2.95%	3.25%	3.60%	3.86%
Households (at 2.88 / house)	11,453	11,734	12,051	12,406	12,810	13,271	13,784
Total New Households	252	281	317	356	403	461	513
Growth / Year (Persons)							

Year	New Building Permits	New Pop.
2022	170	488
2023	210	605
2024	225	648
2025	252	726
2026	281	808
2027	317	912
2028	356	1,024
2029	403	1,161
2030	461	1,328
2031	513	1,477
<b>Total:</b>	<b>3,187</b>	<b>9,178</b>
<b>Average:</b>	<b>319</b>	<b>918</b>

Note: Town of Brownsburg: Assumption that the 2021 population was 30,068

2.69% = assumed average annual growth rate

## Brownsburg – Recreation Impact Fee – Park System Analysis

### LAND INVENTORY – CURRENT LEVEL OF SERVICE

12/6/22

Town Wide Analysis							
Estimated 2022 and Projected Populations = 31,007 39,697							
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	2022 Surplus or Deficiency	2031 Needed if current deficiency IS met
Block Park	1 to 5	0.00	0.50	0.00	15.50	(15.50)	(4.34)
Neighborhood Park	4 to 15	38.85	3.00	1.25	93.02	(54.17)	(26.07)
Community Park	10 to 70	231.44	7.00	7.46	217.05	14.39	(60.83)
Special Park	0.5+	34.47	0.50	1.11	15.50	18.97	(4.34)
Total Surplus or Deficiency		304.76	11.00	9.83	341.08	(36.32)	(95.58)

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 only) = 9.83

### LAND INVENTORY – COMMUNITY LEVEL OF SERVICE

Brownsburg Acres Standard					2031 Pop.
Populations = 31,007					39,697
I	J	K	L	M	N
Park Type	Total Existing Acreage	Community Level of Service - Acres Standards / 1,000	2022 Acreage Needs	2022 Surplus or Deficiency	2031 Needed if current deficiency IS met
Total Surplus or Deficiency	304.76	9.83	304.76	0.00	(85.40)

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

# Brownsburg Recreation Zone Improvement Plan Study

Brownsburg – Recreation Impact Fee – Park System Analysis  
**FACILITY INVENTORY AND NEEDS**

12/6/22

*Adjusted – Where Current Level of Service = Community Level of Service (applied to those components that contain elements within the park's system)*

Town Wide Analysis (All Facilities)		2022 Pop. = 31,007							2031 Pop. = 39,697					Priority
A	B	C	D	E	F	G	H	I	J	K	L	M	N	
Recreation Component	Brownsburg 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 2022 Population	2022 Surplus or Deficiency	Current Deficiencies (Community Level of Service)	2022 Surplus or Deficiency (CLS) Factor All Facilities	Community Level of Service 2031 Population	2031 Needs if current deficiency is met	2031 Needs (Community Level of Service)	
Baseball Diamonds	1/7,752	0.13	0.13	4	4	8	4.00	0.00	0.00	4.00	5.12	(1.12)	1.12	
Softball Diamonds	1/5,000	0.20	0.00	0	9	9	6.20	(6.20)	6.20	2.80	7.94	(1.74)	1.74	
<b>Multi Purpose Fields</b>	<b>1/7,752</b>	<b>0.13</b>	<b>0.13</b>	<b>4</b>	<b>3</b>	<b>7</b>	<b>4.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3.00</b>	<b>5.12</b>	<b>(1.12)</b>	<b>1.12</b>	
Soccer Fields	1/5,000	0.20	0.00	0	18	18	6.20	(6.20)	6.20	11.80	7.94	(1.74)	1.74	
Football Fields	1/10,000	0.10	0.00	0	6	6	3.10	(3.10)	3.10	2.90	3.97	(0.87)	0.87	
Tennis/Pickleball Courts	1/3,876	0.26	0.26	8	24	32	8.00	0.00	0.00	24.00	10.24	(2.24)	2.24	
Running / Walking Track (Comm)	1/30,000	0.03	0.00	0	3	3	1.03	(1.03)	1.03	1.97	1.32	(0.29)	0.29	
Basketball Courts (outdoors)	1/7,752	0.13	0.13	4	36	40	4.00	0.00	0.00	36.00	5.12	(1.12)	1.12	
Volleyball Courts (outdoors)	1/13,101	0.08	0.00	0	0	0	2.39	(2.39)	2.39	(2.39)	3.05	(0.67)	0.67	
Skate/Bike Park (Neighborhood)	1/30,000	0.03	0.00	0	0	0	1.03	(1.03)	1.03	(1.03)	1.32	(0.29)	0.29	
Climbing / Challenge Elements	1/30,000	0.03	0.00	0	0	0	1.03	(1.03)	1.03	(1.03)	1.32	(0.29)	0.29	
<b>Park Shelters</b>	<b>1/1,938</b>	<b>0.52</b>	<b>0.52</b>	<b>16</b>	<b>0</b>	<b>16</b>	<b>16.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>20.48</b>	<b>(4.48)</b>	<b>4.48</b>	
<b>Park Restrooms</b>	<b>1/6,201</b>	<b>0.16</b>	<b>0.16</b>	<b>5</b>	<b>0</b>	<b>5</b>	<b>5.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6.40</b>	<b>(1.40)</b>	<b>1.40</b>	
Interpretive Center	1/50,000	0.02	0.00	0	0	0	0.62	(0.62)	0.62	(0.62)	0.79	(0.17)	0.17	
Environmental Center	1/50,000	0.02	0.00	0	0	0	0.62	(0.62)	0.62	(0.62)	0.79	(0.17)	0.17	
Outdoor Entertainment Venue	1/50,000	0.02	0.00	0	0	0	0.62	(0.62)	0.62	(0.62)	0.79	(0.17)	0.17	
Recreation Centers (Neighborhood)	1/50,000	0.02	0.00	0	0	0	0.62	(0.62)	0.62	(0.62)	0.79	(0.17)	0.17	
<b>Playgrounds (Comm./Destination)</b>	<b>1/7,752</b>	<b>0.13</b>	<b>0.13</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>4.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5.12</b>	<b>(1.12)</b>	<b>1.12</b>	
<b>Playgrounds (Neighborhood)</b>	<b>1/31,007</b>	<b>0.03</b>	<b>0.03</b>	<b>1</b>	<b>13</b>	<b>14</b>	<b>1.00</b>	<b>0.00</b>	<b>0.00</b>	<b>13.00</b>	<b>1.28</b>	<b>(0.28)</b>	<b>0.28</b>	
Skating Rinks (hockey)	1/100,000	0.01	0.00	0	0	0	0.31	(0.31)	0.31	(0.31)	0.40	(0.09)	0.09	
Skating Area (non-hockey)	1/50,000	0.02	0.00	0	0	0	0.62	(0.62)	0.62	(0.62)	0.79	(0.17)	0.17	
Pool / Aquatics Facilities (Indoor)	1/80,000	0.01	0.00	0	1	1	0.39	(0.39)	0.39	0.61	0.50	(0.11)	0.11	
Pool / Aquatics Facilities (Outdoor)	1/30,000	0.03	0.00	0	0	0	1.03	(1.03)	1.03	(1.03)	1.32	(0.29)	0.29	
<b>Sprayground / SplashPad</b>	<b>1/31,007</b>	<b>0.03</b>	<b>0.03</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.28</b>	<b>(0.28)</b>	<b>0.28</b>	
Golf Course 18-hole***	1/60,000	0.02	0.00	0	0	0	0.52	(0.52)	0.52	(0.52)	0.66	(0.14)	0.14	
Driving Range***	1/60,000	0.02	0.00	0	0	0	0.52	(0.52)	0.52	(0.52)	0.66	(0.14)	0.14	
Dog Park Area	1/31,007	0.08	0.03	1	0	1	2.38	(1.38)	1.38	(1.38)	3.05	(0.67)	0.67	
Maintenance Facilities (Hub)	1/26,200	0.03	0.03	1	0	1	1.00	(0.00)	0.00	(0.00)	1.28	(0.28)	0.28	
Maintenance Facilities (Satellite)	1/40,000	0.03	0.00	0	0	0	0.78	(0.78)	0.78	(0.78)	0.99	(0.22)	0.22	
Multi-use / Nature Pathways (miles)	1 mile/2,153	0.46	0.46	14.4	0	14.4	14.40	0.00	0.00	0.00	18.44	(4.04)	4.04	
<b>Park / Open Space Acres</b>	<b>9.83 ac./1,000</b>	<b>9.83</b>	<b>9.83</b>	<b>304.76</b>	<b>0</b>	<b>304.76</b>	<b>304.76</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>390.22</b>	<b>(85.46)</b>	<b>85.46</b>	

\* Current Facilities Data updated from the Park and Recreation Master Plan Master Plan Inventory. Only Inventory Used to factor current level of service.

\*\* Current Facilities Inventory found within the community provided by schools and other providers.



# Brownsburg Recreation Zone Improvement Plan Study

Town of Brownsburg – Recreation Impact Fee – Park System Analysis

## FACILITY NEEDS – COSTS

*Adjusted where Current Level of Service = Community Level of service*

9-Feb-23

Town Wide Analysis		2022 Pop. = 31,007		2031 Pop. = 39,697		
Recreation Components	Current Park Facilities	Facility Costs (assuming on existing land)	Components to Remove Current Deficiency	Costs to Remove Current Deficiency	Components for 2031 Needs	Costs for 2031 Needs
Baseball Diamonds	4	\$ 95,000	0.00	\$ -	1.12	\$ 106,489
Softball Diamonds	0	\$ 75,000	6.20	\$ 465,110	1.74	\$ 130,339
<b>Multi Purpose Fields</b>	<b>4</b>	<b>\$ 175,000</b>	<b>0.00</b>	<b>\$ -</b>	<b>1.12</b>	<b>\$ 196,164</b>
Soccer Fields	0	\$ 90,000	6.20	\$ 558,132	1.74	\$ 156,407
Football Fields	0	\$ 90,000	3.10	\$ 279,066	0.87	\$ 78,204
Tennis/Pickleball Courts	8	\$ 48,000	0.00	\$ -	2.24	\$ 107,610
Running / Walking Track (Comm)	0	\$ 300,000	1.03	\$ 310,073	0.29	\$ 86,893
Basketball Courts (outdoors)	4	\$ 25,000	0.00	\$ -	1.12	\$ 28,023
Volleyball Courts (outdoors)	0	\$ 7,500	2.39	\$ 17,889	0.67	\$ 5,013
Skate/Bike Park (Neighborhood)	0	\$ 225,000	1.03	\$ 232,555	0.29	\$ 65,170
Climbing / Challenge Elements	0	\$ 65,000	1.03	\$ 67,183	0.29	\$ 18,827
<b>Park Shelters</b>	<b>16</b>	<b>\$ 125,000</b>	<b>0.00</b>	<b>\$ -</b>	<b>4.48</b>	<b>\$ 560,467</b>
<b>Park Restrooms</b>	<b>5</b>	<b>\$ 275,000</b>	<b>0.00</b>	<b>\$ -</b>	<b>1.40</b>	<b>\$ 385,321</b>
Interpretive Center	0	\$ 500,000	0.62	\$ 310,073	0.17	\$ 86,893
Environmental Center	0	\$ 840,000	0.62	\$ 520,923	0.17	\$ 145,980
Outdoor Entertainment Venue	0	\$ 950,000	0.62	\$ 589,139	0.17	\$ 165,097
Recreation Centers (Neighborhood)	0	\$ 3,360,000	0.62	\$ 2,083,692	0.17	\$ 583,921
<b>Playgrounds (Comm./Destination)</b>	<b>4</b>	<b>\$ 600,000</b>	<b>0.00</b>	<b>\$ -</b>	<b>1.12</b>	<b>\$ 672,561</b>
<b>Playgrounds (Neighborhood)</b>	<b>1</b>	<b>\$ 175,000</b>	<b>0.00</b>	<b>\$ -</b>	<b>0.28</b>	<b>\$ 49,041</b>
Skating Rinks (hockey)	0	\$ 2,800,000	0.31	\$ 868,205	0.09	\$ 243,300
Skating Area (non-hockey)	0	\$ 336,000	0.62	\$ 208,369	0.17	\$ 58,392
Pool / Aquatics Facilities (Indoor)	0	\$ 8,500,000	0.39	\$ 3,294,528	0.11	\$ 923,238
Pool / Aquatics Facilities (Outdoor)	0	\$ 5,000,000	1.03	\$ 5,167,887	0.29	\$ 1,448,216
<b>Sprayground / SplashPad</b>	<b>1</b>	<b>\$ 475,000</b>	<b>0.00</b>	<b>\$ -</b>	<b>0.28</b>	<b>\$ 133,111</b>
Golf Course 18-hole***	0	\$ 6,000,000	0.52	\$ 3,100,732	0.14	\$ 868,930
Driving Range***	0	\$ 840,000	0.52	\$ 434,103	0.14	\$ 121,650
Dog Park Area	1	\$ 250,000	1.38	\$ 345,974	0.67	\$ 167,012
Maintenance Facilities (Hub)	1	\$ 850,000	0.00	\$ 55	0.28	\$ 238,214
Maintenance Facilities (Satellite)	0	\$ 500,000	0.78	\$ 387,592	0.22	\$ 108,616
<b>Multi-use / Nature Pathways (miles)</b>	<b>14.4</b>	<b>\$ 225,000</b>	<b>0.00</b>	<b>\$ -</b>	<b>4.04</b>	<b>\$ 907,957</b>
<b>Park / Open Space Acres</b>	<b>304.76</b>	<b>\$ 32,000</b>	<b>0.00</b>	<b>\$ -</b>	<b>85.46</b>	<b>\$ 2,734,650</b>
<b>TOTALS</b>				<b>\$ 19,241,280</b>		<b>\$ 11,581,707</b>
<b>SUMMARY</b>				<b>Cost of Facilities Needed to Remove Current Deficiency (2022): \$ 19,241,280</b>		<b>Cost of Facilities Needed to Accommodate Future Development (2031): \$ 11,581,707</b>
						<b>Total Facility Costs: \$ 30,822,987</b>

## Recreation Impact Fee Scenario Analysis

*Adjusted where Current Level of Service = Community Level of service*

9-Feb-23

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: 3,187**

Recreation Components included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount	Ratio (Town's Share)	Ratio (RIF Share)
Baseball Diamonds		\$ -	\$ 106,489	\$ 33	0.0%	100.0%
Softball Diamonds		\$ 465,110	\$ 130,339	\$ 41	78.1%	21.9%
<b>Multi Purpose Fields</b>	<b>A</b>	<b>\$ -</b>	<b>\$ 196,164</b>	<b>\$ 62</b>	<b>0.0%</b>	<b>100.0%</b>
Soccer Fields		\$ 558,132	\$ 156,407	\$ 49	78.1%	21.9%
Football Fields		\$ 279,066	\$ 78,204	\$ 25	78.1%	21.9%
Tennis/Pickleball Courts		\$ -	\$ 107,610	\$ 34	0.0%	100.0%
Running / Walking Track (Comm)		\$ 310,073	\$ 86,893	\$ 27	78.1%	21.9%
Basketball Courts (outdoors)		\$ -	\$ 28,023	\$ 9	0.0%	100.0%
Volleyball Courts (outdoors)		\$ 17,889	\$ 5,013	\$ 2	78.1%	21.9%
Skate/Bike Park (Neighborhood)		\$ 232,555	\$ 65,170	\$ 20	78.1%	21.9%
Climbing / Challenge Elements		\$ 67,183	\$ 18,827	\$ 6	78.1%	21.9%
<b>Park Shelters</b>	<b>A</b>	<b>\$ -</b>	<b>\$ 560,467</b>	<b>\$ 176</b>	<b>0.0%</b>	<b>100.0%</b>
<b>Park Restrooms</b>	<b>A</b>	<b>\$ -</b>	<b>\$ 385,321</b>	<b>\$ 121</b>	<b>0.0%</b>	<b>100.0%</b>
Interpretive Center		\$ 310,073	\$ 86,893	\$ 27	78.1%	21.9%
Environmental Center		\$ 520,923	\$ 145,980	\$ 46	78.1%	21.9%
Outdoor Entertainment Venue		\$ 589,139	\$ 165,097	\$ 52	78.1%	21.9%
Recreation Centers (Neighborhood)		\$ 2,083,692	\$ 583,921	\$ 183	78.1%	21.9%
<b>Playgrounds (Comm./Destination)</b>	<b>A</b>	<b>\$ -</b>	<b>\$ 672,561</b>	<b>\$ 211</b>	<b>0.0%</b>	<b>100.0%</b>
<b>Playgrounds (Neighborhood)</b>	<b>A</b>	<b>\$ -</b>	<b>\$ 49,041</b>	<b>\$ 15</b>	<b>0.0%</b>	<b>100.0%</b>
Skating Rinks (hockey)		\$ 868,205	\$ 243,300	\$ 76	78.1%	21.9%
Skating Area (non-hockey)		\$ 208,369	\$ 58,392	\$ 18	78.1%	21.9%
Pool / Aquatics Facilities (Indoor)		\$ 3,294,528	\$ 923,238	\$ 290	78.1%	21.9%
Pool / Aquatics Facilities (Outdoor)		\$ 5,167,887	\$ 1,448,216	\$ 454	78.1%	21.9%
<b>Sprayground / SplashPad</b>	<b>A</b>	<b>\$ -</b>	<b>\$ 133,111</b>	<b>\$ 42</b>	<b>0.0%</b>	<b>100.0%</b>
Golf Course 18-hole***		\$ 3,100,732	\$ 868,930	\$ 273	78.1%	21.9%
Driving Range***		\$ 434,103	\$ 121,650	\$ 38	78.1%	21.9%
Dog Park Area		\$ 345,974	\$ 167,012	\$ 52	67.4%	32.6%
Maintenance Facilities (Hub)		\$ 55	\$ 238,214	\$ 75	0.0%	100.0%
Maintenance Facilities (Satellite)		\$ 387,592	\$ 108,616	\$ 34	78.1%	21.9%
<b>Multi-use / Nature Pathways (miles)</b>	<b>A</b>	<b>\$ -</b>	<b>\$ 907,957</b>	<b>\$ 285</b>	<b>0.0%</b>	<b>100.0%</b>
<b>Park / Open Space Acres</b>	<b>A</b>	<b>\$ -</b>	<b>\$ 2,734,650</b>	<b>\$ 858</b>	<b>0.0%</b>	<b>100.0%</b>
<b>All Components</b>		<b>\$ 19,241,280</b>	<b>\$ 11,581,707</b>	<b>\$ 3,634</b>	<b>62.4%</b>	<b>37.6%</b>
<b>Recreation Impact Fees for "A" Components:</b>		<b>\$ 5,639,272</b>	<b>\$ 1,770</b>	<b>\$ 0.0%</b>	<b>100.0%</b>	

# Brownsburg Recreation Zone Improvement Plan Study

Brownsburg – Recreation Impact Fee

## IMPACT FEE CALCULATIONS

### Recommended Recreation Impact Fee – Town of Brownsburg

*“A” Priorities: Multi Purpose Fields, Park Shelters, Park Restrooms, Playgrounds (Community & Neighborhood), Sprayground/SplashPad, Trails, and Park Acres*

9-Feb-23

Costs Needed to Remove Current Deficiency = \$	-
Projected Costs / Year (2022 to 2031) = \$	-

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**

	<b>2031 Population</b>
Projected 2031 Populations =	<b>39,697</b>
Number of Expected Residential Building Permits in the next 10 years =	<b>3,187</b>
<i>Impact Costs</i> Needed to Meet Future (2031) Needs =	<b>\$ 5,639,272</b>
Less Anticipated <i>Non-Local Revenues</i> Available towards Future (2031) Needs =	<b>\$ -</b>
Less Anticipated <i>Impact Deductions</i> against Future (2031) Needs =	<b>\$ -</b>
Adjusted Future Needs Costs =	<b>\$ 5,639,272</b>
<b>Projected Recreation Impact Fee = \$ 1,770</b>	

#### 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	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
A	B	C	D	E	F	G	H	I	J	K	L	M	N
Multi Purpose Fields	\$ 175,000	1.12	\$ 196,164					\$ 196,164					
Park Shelters	\$ 125,000	4.48	\$ 560,467			\$ 125,000	\$ 125,000	\$ 125,000	\$ 185,467				
Park Restrooms	\$ 275,000	1.40	\$ 385,321		\$ 275,000	\$ 110,321							
Playgrounds (Comm./Destination)	\$ 600,000	1.12	\$ 672,561					\$ 336,280	\$ 336,280				
Playgrounds (Neighborhood)	\$ 175,000	0.28	\$ 49,041			\$ 49,041							
Sprayground / SplashPad	\$ 475,000	0.28	\$ 133,111					\$ 133,111					
Multi-use / Nature Pathways (miles)	\$ 225,000	4.04	\$ 907,957					\$ 112,500	\$ 225,000	\$ 225,000	\$ 345,457		
Park / Open Space Acres	\$ 32,000	85.46	\$ 2,734,650							\$ 325,000	\$ 325,000	\$ 600,000	\$ 1,484,650
<b>Future Needs Total: \$ 5,639,272</b>				\$ -	\$ 275,000	\$ 284,362	\$ 125,000	\$ 903,055	\$ 746,748	\$ 550,000	\$ 670,457	\$ 600,000	\$ 1,484,650
<b>IMPLEMENTATION PER YEAR:</b>													
			Multi Purpose Fields					1.12					
			Park Shelters				1.00	1.00	1.48				
			Park Restrooms		1.00	0.40							
			Playgrounds (Comm./Destination)					0.56	0.56				
			Playgrounds (Neighborhood)			0.28							
			Sprayground / SplashPad					0.28					
			Multi-use / Nature Pathways (miles)					0.50	1.00	1.00	1.54		
			Park / Open Space Acres							10.16	10.16	18.75	46.40

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

LOCATIONS OF COMPONENTS:	Multi Purpose Fields	Park Shelters	Park Restrooms	Playgrounds (Comm./Destination)	Playgrounds (Neighborhood)	Sprayground / SplashPad	Multi-use / Nature Pathways (miles)	Park / Open Space Acres
	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations
	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations
	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations
	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations
	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations
	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations	Various Locations

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

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>*Projected New Residential Building Permits:</b>	170	210	225	252	281	317	356	403	461	513
Applied RIF: \$ 1,770	\$ 1,770	\$ 1,770	\$ 1,770	\$ 1,770	\$ 1,770	\$ 1,770	\$ 1,770	\$ 1,770	\$ 1,770	\$ 1,770
Projected Recreation Impact Fee Collections:	\$ -	\$ 278,647	\$ 398,198	\$ 446,006	\$ 496,578	\$ 560,657	\$ 629,109	\$ 713,533	\$ 816,062	\$ 907,556
<b>Cumulative RIF Gained:</b>	\$ -	\$ 278,647	\$ 676,845	\$ 1,122,851	\$ 1,619,429	\$ 2,180,087	\$ 2,809,196	\$ 3,522,728	\$ 4,338,790	\$ 5,246,346
Applied RIF: \$ 1,770	\$ 1,770	\$ 1,911	\$ 2,064	\$ 2,229	\$ 2,408	\$ 2,600	\$ 2,730	\$ 2,949	\$ 3,185	\$ 3,439
Projected RIF with 8.0% Inflation Factor:	\$ -	\$ 300,938	\$ 464,458	\$ 561,839	\$ 675,589	\$ 823,789	\$ 970,586	\$ 1,188,901	\$ 1,468,516	\$ 1,763,814
<b>Cumulative RIF Gained with Inflation:</b>	\$ -	\$ 300,938	\$ 765,397	\$ 1,327,236	\$ 2,002,825	\$ 2,826,615	\$ 3,797,201	\$ 4,986,102	\$ 6,454,617	\$ 8,218,432

**\*\* NOTE:** The six month waiting period from ordinance approval before collecting RIF has been reflected in the above table.  
 With a new ordinance it is assumed that nine months of recreation impact fees will be collected in 2022 (assuming New Ordinance approval in end of March 2023). Until then collections will continue under the current ordinance.)

# Appendix

- *Appendix A: Indiana Code (IC) 36-7-4-1300*
- *Appendix B: Revenues and Expenditures of Recreation Impact Fees*
- *Appendix C: Sources and Dollars spent for Infrastructure Improvements over the years 2017-2021*
- *Appendix D: Impact Fee One Zone Recommendation Logic*
- *Appendix E: Housing Equivalent Option*
- *Appendix F: Park and Recreation Infrastructure Inventory*
- *Appendix G: Letter of Study Review from Reviewing Professional Engineer*



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

# **INDIANA SERIES IMPACT FEES**

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

Assembled by:



**LEHMAN & LEHMAN**

Transforming Horizons  
Landscape Architects and Planners  
Mishawaka, Indiana 46544

# INDIANA SERIES IMPACT FEES

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

### IC 36-7-4-1300

Sec. 1300.

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

### IC 36-7-4-1301

Sec. 1301.

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

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

### IC 36-7-4-1302

Sec. 1302.

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

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

### IC 36-7-4-1303

Sec. 1303.

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

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

### IC 36-7-4-1304

Sec. 1304.

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

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

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

### IC 36-7-4-1305

Sec. 1305.

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

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

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

### IC 36-7-4-1306

Sec. 1306.

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

### IC 36-7-4-1307

Sec. 1307.

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

### IC 36-7-4-1308

Sec. 1308.

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

- (1) comprise:

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

## IC 36-7-4-1309

### Sec. 1309.

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

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

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

## IC 36-7-4-1310

### Sec. 1310.

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

## IC 36-7-4-1311

### Sec. 1311.

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

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

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

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

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

### IC 36-7-4-1312

Sec. 1312.

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

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

### IC 36-7-4-1313

Sec. 1313.

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

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

### IC 36-7-4-1314

Sec. 1314.

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

## IC 36-7-4-1315

Sec. 1315.

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

## IC 36-7-4-1316

Sec. 1316.

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

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

## IC 36-7-4-1317

Sec. 1317.

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

## IC 36-7-4-1318

Sec. 1318.

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

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

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

(iv) The annual license excise surtax.

(v) The wheel tax.

(B) Imposing the property tax rate per one hundred dollars (\$100) of assessed 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

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.*

(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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**Sec. 1322.**

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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.

- (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

- (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

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

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

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.*

**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

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.*

## Appendix B: Revenues and Expenditures of Recreation Impact Fees

The following table illustrates the summary of the revenues collected and the expenditures made related from the Recreation Impact Fees fund over the years 2009 to 2021. *Source: Town of Brownsburg.*

Town of Brownsburg  
**Recreation Impact Fee Revenues and Expenditures History**

YEAR	REVENUES COLLECTED	REVENUES SPENT
2009	\$ 22,529.10	
2010	\$ 176,473.39	
2011	\$ 184,721.02	
2012	\$ 124,508.99	
2013	\$ 131,352.00	
2014	\$ 199,953.00	
2015	\$ 168,250.00	\$ (51,021.00)
2016	\$ 205,536.85	\$ (226,688.48)
2017	\$ 201,084.49	\$ (234,669.38)
2018	\$ 127,510.89	\$ (413,637.18)
2019	\$ 205,879.00	\$ (372,892.63)
2020	\$ 429,353.00	\$ (248,033.75)
2021	\$ 592,838.00	\$ (129,532.50)
<b>Total</b>	<b>\$ 2,769,989.73</b>	<b>\$ (1,676,474.92)</b>



# Brownsburg Recreation Zone Improvement Plan Study

## Appendix C: Sources and Dollars spent for Infrastructure Improvements over the years 2017-2021

The following table illustrates the Capital Improvements implemented by the Brownsburg Park Department from 2017 to 2021 along with their sources of funding. *Source: Town of Brownsburg.*

### Brownsburg Parks – Capital Projects and Costs (2017-2021)

2017 Fiscal Year	General Fund	Non-Reverting	Food & Beverage
Trail Construction (B&O/Bicentennial)			\$ 114,000.00
Shelter Improvements		\$ 1,629.00	\$ 6,208.00
Arbuckle repaving			\$ 84,900.00
Williams Water/Electrical Boring			\$ 4,554.00
Electrical to Williams Shelters			\$ 3,986.00
Maintenance Shop Design			\$ 8,000.00
Office EMC Sign		\$ 18,067.36	
Splash Pad Payment			\$ 135,616.21
Bundy Lodge Interior Renovations			\$ 41,702.50
<b>Total 2017 Capital Expenses (by fund)</b>	\$ -	\$ 19,696.36	\$ 398,966.71
<b>2017 Grand Total Capital Expenses \$ 418,663.07</b>			

2018 Fiscal Year	General Fund	Non-Reverting	Food & Beverage
Arbuckle Acres Tennis Courts - Repair/Seal	\$ 13,700.00		
Bicentennial Trail Construction			\$ 12,475.16
Maintenance Shop Construction			\$ 113,450.00
Cardinal Park/RTP phase 1 construction			\$ 828,655.89
Lincolnwood Park - Building Demolition		\$ 19,689.90	
Arbuckle Acres Trail repair			\$ 7,900.00
Bundy Lodge Interior Piping Repair			\$ 17,500.00
<b>Total 2018 Capital Expenses (by fund)</b>	\$ 13,700.00	\$ -	\$ 999,670.95
<b>2018 Grand Total Capital Expenses \$1,013,370.95</b>			

2019 Fiscal Year	General Fund	Non-Reverting	Food & Beverage
Cardinal Park - phase 2 restroom building/dog park			\$ 104,582.63
Williams Park Entry Circle			\$ 15,672.81
Arbuckle Acres Tot Playground replacement	\$ 43,000.00		
Park furnishing replacement	\$ 21,775.00		
Park wayfinding and shelter signs	\$ 6,000.00		
Arbuckle Acres Surveillance Cameras			\$ 16,495.81
Splash Pad Chemical Controller replacement			\$ 6,295.00
Williams Park Dumpster enclosure replacement			\$ 16,581.00
<b>Total 2019 Capital Expenses (by fund)</b>	\$ 70,775.00	\$ -	\$ 159,627.25
<b>2019 Grand Total Capital Expenses \$ 230,402.25</b>			

2020 Fiscal Year	General Fund	Non-Reverting	Food & Beverage
Park Surveillance Cameras	\$ 24,537.39		
Park furnishing replacement	\$ 16,331.28		
Maintenance Shop Interior			\$ 90,438.47
Cardinal Park, phase 2			\$ 379,095.62
White Lick Creek Greenway Floodway Mitigation			\$ 41,410.00
<b>Total 2020 Capital Expenses (by fund)</b>	\$ 40,868.67	\$ -	\$ 510,944.09
<b>2020 Grand Total Capital Expenses \$ 551,812.76</b>			

2021 Fiscal Year	General Fund	Non-Reverting	Food & Beverage
Park Pavement Marking Improvements			\$ 74,572.33
Splash Pad resurfacing			\$ 14,925.00
Admin. Office Roof Replacement			\$ 32,084.37
Blast Off Playground renovation			\$ 46,900.00
Park Surveillance Cameras	\$ 18,986.18		
Maintenance Building WiFi	\$ 9,100.00		
Park furnishing replacement	\$ 21,262.00		
<b>Total 2021 Capital Expenses (by fund)</b>	\$ 49,348.18	\$ -	\$ 168,481.70
<b>2021 Grand Total Capital Expenses \$ 217,829.88</b>			

#### 2019 Park District Bond

White Lick Creek Greenway, phase 1 - 2021	\$ 2,037,866.60
Stephens Park renovations - 2021	\$ 1,482,155.32
Virgil Park design and construction - 2023/2024	\$ 974,978.10
<b>2019 Park District Bond Total:</b>	<b>\$ 4,495,000.00</b>

\$545,000 for RTP - 2017/2018 from Food & Beverage



## Appendix D: Impact Fee One Zone Recommendation Logic

An Impact Fee 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 require 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.

<b>Multiple Zones Sample</b>	<b>Zone A</b>	<b>Zone B</b>
Existing Softball Inventory	<b>10</b>	<b>0</b>
Applied Softball Standard	<b>5</b>	<b>3</b>
Variance of Softball	<b>5</b>	<b>(3)</b>
	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).

<b>One Zone Sample</b>	<b>One Zone</b>
Existing Softball Inventory	<b>10</b>
Applied Softball Standard	<b>8</b>
Variance of Softball	<b>2</b>
	Surplus



## Appendix E: Housing Equivalent Option

In many municipalities that carry a recreation impact fee ordinance they have a “housing equivalent” that is applied to impact fee based on the type of housing. The logic behind this is based on the assumed number of persons per household within each of these housing types. For example, a one-bedroom apartment will probably not have the same number of occupants as a single-family home. So, a housing equivalent of 65% is applied bringing the Recreation Impact Fee down from \$1,770 to \$1,150.

The chart below illustrates one scenario of adjustment for various housing types. It will be up to the Town to determine if it wants to apply any housing equivalent to its recreation impact fee.

Brownsburg – Recreation Impact Fee

### IMPACT FEE CALCULATIONS

#### **Recommended Recreation Impact Fee – Town of Brownsburg**

*“A” Priorities: Multi Purpose Fields, Park Shelters, Park Restrooms, Playgrounds (Community & Neighborhood), Sprayground/SplashPad, Trails, and Park Acres*

9-Feb-23

Costs Needed to Remove Current Deficiency = \$	-
Projected Costs / Year (2022 to 2031) = \$	-

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**

	2031 Population
Projected 2031 Populations =	39,697
Number of Expected Residential Building Permits in the next 10 years =	3,187
<i>Impact Costs</i> Needed to Meet Future (2031) Needs =	\$ 5,639,272
Less Anticipated <i>Non-Local Revenues</i> Available towards Future (2031) Needs =	\$ -
Less Anticipated <i>Impact Deductions</i> against Future (2031) Needs =	\$ -
Adjusted Future Needs Costs =	\$ 5,639,272

**Projected Recreation Impact Fee = \$ 1,770**

<b>Housing Equivalents (Option)</b>		
Type of Unit	Full Equivalent	Fee
Single - Family Dwelling Unit	100%	\$ 1,770
Two - Family Dwelling Unit (per dwelling unit)	95%	\$ 1,681
Multi - Family Dwelling Unit (per dwelling unit)		
One Bedroom	65%	\$ 1,150
Two Bedrooms	85%	\$ 1,504
Three Bedrooms or Larger	100%	\$ 1,770
Mobile Home	65%	\$ 1,150

# Brownsburg Recreation Zone Improvement Plan Study

## Appendix F: Park and Recreation Infrastructure Inventory

Brownsburg Parks & Recreation Department

2022

**FACILITY INFRASTRUCTURE INVENTORY**

Recreation Component	Town Wide Analysis (All Facilities)			PARKS*															SCHOOLS**							OTHER***			
	Current Facilities in the Park Dept.*	Current Facilities within the Comm.**	Total Inventory of Facilities	Abuckee Acres Park	Cardinal Park	Stephens Park	Williams Park	B & O Trail	Right Of Way Roadside Trails	Whitell Creek Property	Virgil Park	West Wynne	Bicentennial Trail	Levin	White Lick Creek Greenway	Lincolnwood Park	Northfield Commons property	Brown Elementary School	Cardinal Elementary School	Delaware Trail Elementary School	Eagle Elementary School	Reagan Elementary School	White Lick Elementary School	West Middle School	East Middle School	Brownsburg High School	Brownsburg Girls Softball	USA: United Soccer Alliance of Indiana	
Baseball Diamonds	4.00	4.00	8.00	4.00																									
Softball Diamonds	0.00	9.00	9.00																										
Multi Purpose Fields	4.00	3.00	7.00	1.00	1.00	1.00	1.00											1.00											
Soccer Fields	0.00	18.00	18.00																										
Football Fields	0.00	6.00	6.00																										
Tennis/Pickleball Courts	8.00	24.00	32.00	2.00		6.00																							
Running / Walking Track (Comm)	0.00	3.00	3.00																										
Basketball Courts (outdoors)	4.00	36.00	40.00	2.00			2.00											12.00	6.00	6.00	4.00		4.00						
Volleyball Courts (outdoors)	0.00	0.00	0.00																										
Skate/Bike Park (Neighborhood)	0.00	0.00	0.00																										
Climbing / Challenge Elements	0.00	0.00	0.00																										
Park Shelters	16.00	0.00	16.00	7.00		1.00	7.00	1.00																					
Park Restrooms	5.00	0.00	5.00	1.00	1.00	1.00	2.00																						
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 Centers (Neighborhood)	0.00	0.00	0.00																										
Playgrounds (Comm./Destination)	4.00	0.00	4.00	2.00			2.00																						
Playgrounds (Neighborhood)	1.00	13.00	14.00																										
Skating Rinks (hockey)	0.00	0.00	0.00			1.00												3.00	2.00	2.00	2.00	2.00	2.00						
Skating Area (non-hockey)	0.00	0.00	0.00																										
Pool / Aquatics Facilities (Indoor)	0.00	1.00	1.00																										
Pool / Aquatics Facilities (Outdoor)	0.00	0.00	0.00																										
Sprayground / SplashPad	1.00	0.00	1.00				1.00																						
Golf Course 18-hole***	0.00	0.00	0.00																										
Driving Range***	0.00	0.00	0.00																										
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)	0.00	0.00	0.00																										
Multi-use / Nature Pathways (miles)	14.40	0.00	14.40	1.00	0.30	0.14	1.75	2.82	6.92			0.49		0.98															
Park / Open Space Acres	304.75	0.00	304.76	54.29	15.33	3.20	78.19	28.90	0.00	0.86	6.67	47.89	4.71	4.56	0.00	51.07	9.09												

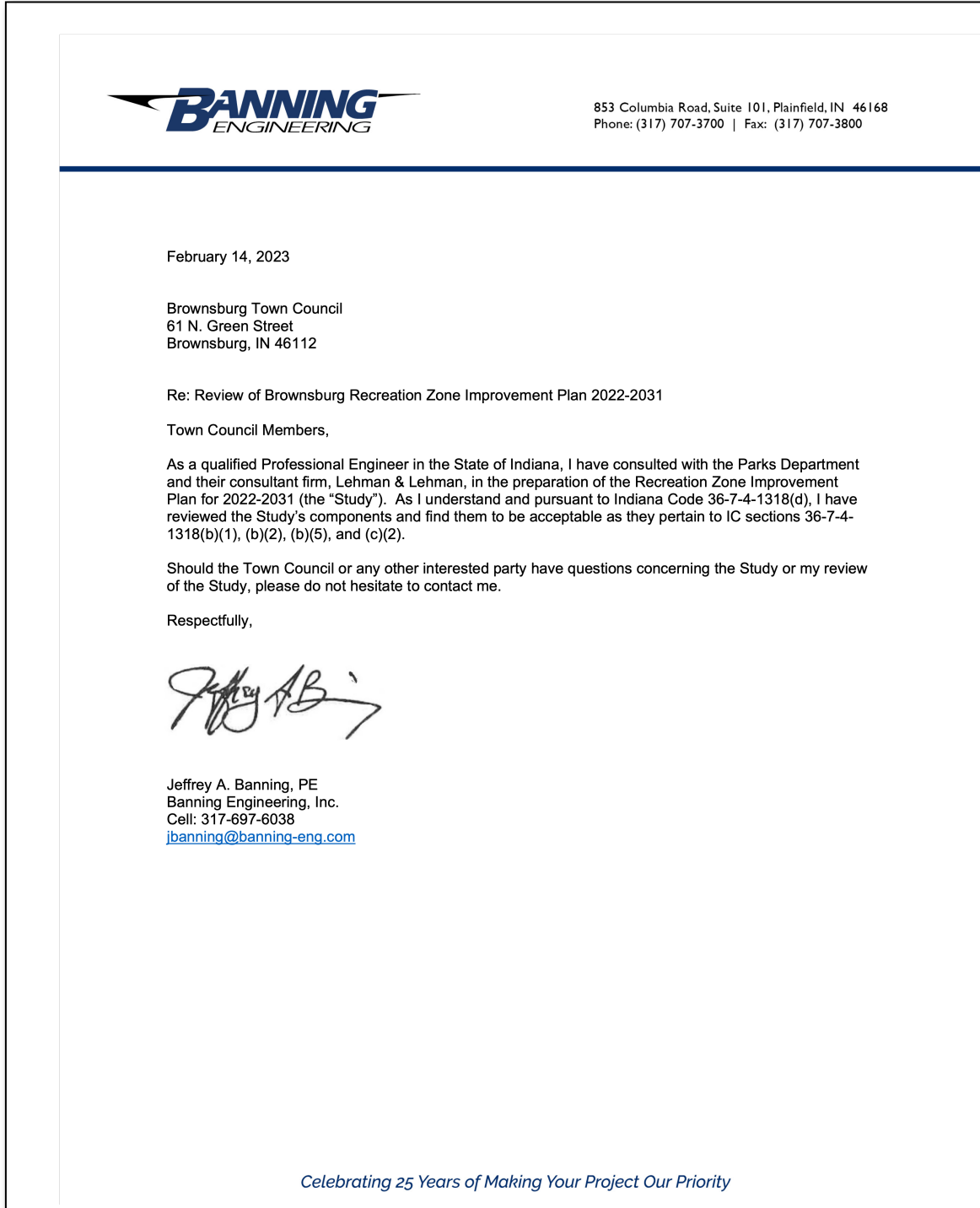
\* Current Facilities Data. Only Inventory Used to factor current level of service.  
 \*\* Current Facilities Inventory found within the community provided by schools.  
 \*\*\* Current Facilities Inventory provided by Others. (YMCA, and other playgrounds in the zone, etc.)



Appendix G:

Letter of Study Review from Reviewing Professional Engineer

The following is the Letter of Study Review done by the Reviewing Professional Engineer, **Jeffery Banning, P.E.**, Reviewing Professional Engineer for the Town of Brownsburg as per IC 36-7-4-1318(d).



853 Columbia Road, Suite 101, Plainfield, IN 46168  
Phone: (317) 707-3700 | Fax: (317) 707-3800

February 14, 2023

Brownsburg Town Council  
61 N. Green Street  
Brownsburg, IN 46112

Re: Review of Brownsburg Recreation Zone Improvement Plan 2022-2031

Town Council Members,

As a qualified Professional Engineer in the State of Indiana, I have consulted with the Parks Department and their consultant firm, Lehman & Lehman, in the preparation of the Recreation Zone Improvement Plan for 2022-2031 (the "Study"). As I understand and pursuant to Indiana Code 36-7-4-1318(d), I have reviewed the Study's components and find them to be acceptable as they pertain to IC sections 36-7-4-1318(b)(1), (b)(2), (b)(5), and (c)(2).

Should the Town Council or any other interested party have questions concerning the Study or my review of the Study, please do not hesitate to contact me.

Respectfully,

Jeffrey A. Banning, PE  
Banning Engineering, Inc.  
Cell: 317-697-6038  
[jbanning@banning-eng.com](mailto:jbanning@banning-eng.com)

*Celebrating 25 Years of Making Your Project Our Priority*

