



Town of Monrovia RIF Study 2023-2032



Final Presentation

11-Jan-24



LEHMAN & LEHMAN
Transforming Horizons

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RIF Advisory Committee

*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.*

Recreation Impact Fee Advisory Committee:

- **Steve Donitzen**, (D.R. Horton, Developer)
- **Sara Ivie**, (Carpenter Realtors, Real Estate)
- **Philip Fowler**, (Monrovia Plan Commission)
- **Shawn Massingale**, (W.W.O.C., Monrovia Utility)
- **Michael Fetch**, (CFA, Monrovia)
- **Danny Chenault**, (Monrovia Town Manager – Non-voting)
- **Maryanne Taylor**, (Monrovia Plan Administrator – Non-voting)

Thank You!

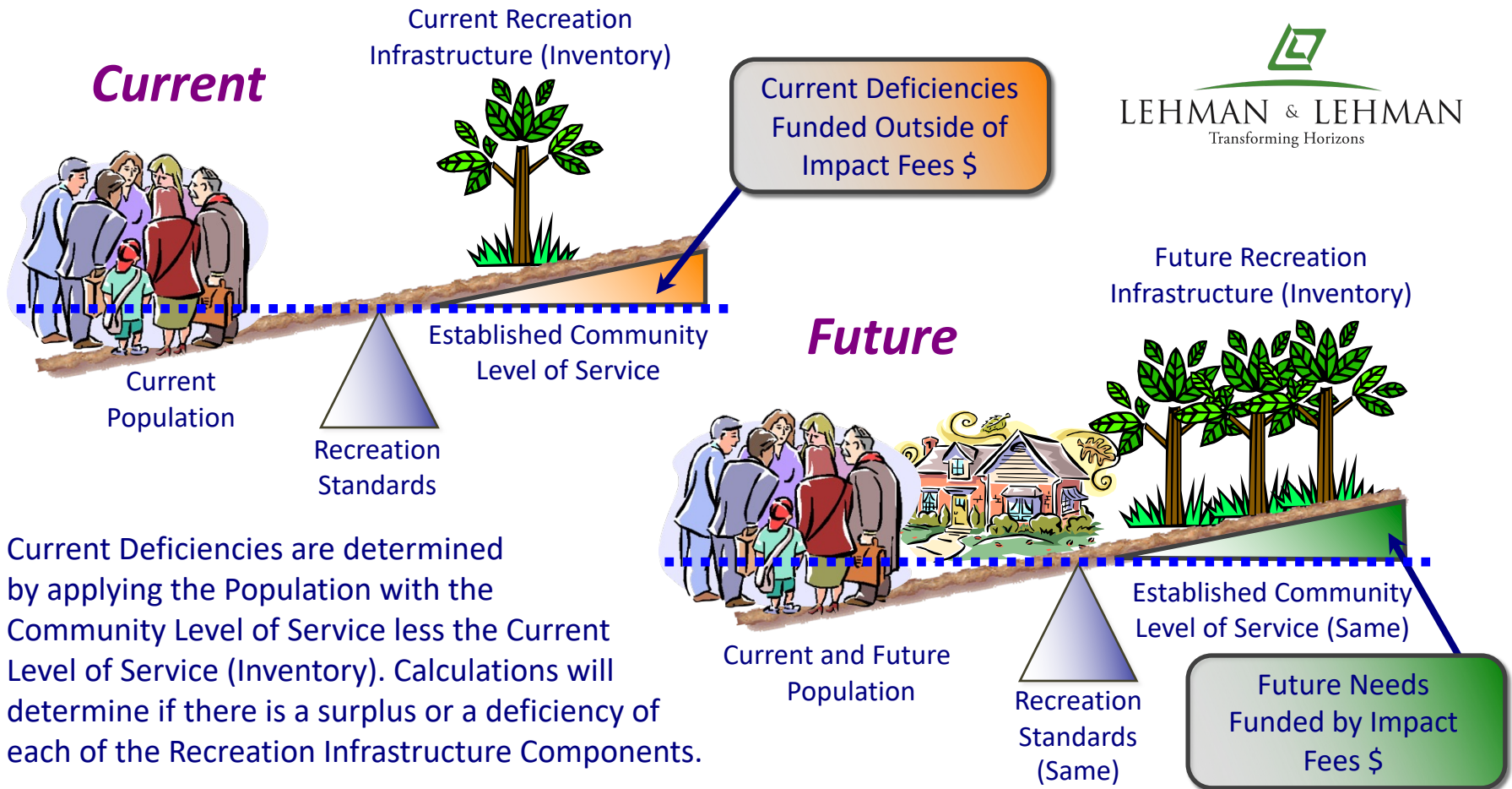
Staff and Consultant:

- **Jonathan Moen, PE** (Reviewing Professional Engineer)
- **Danny Chenault** (Town Manager, Town of Monrovia)
- **Chuck Lehman** (Lehman & Lehman, Inc. – Consultant)

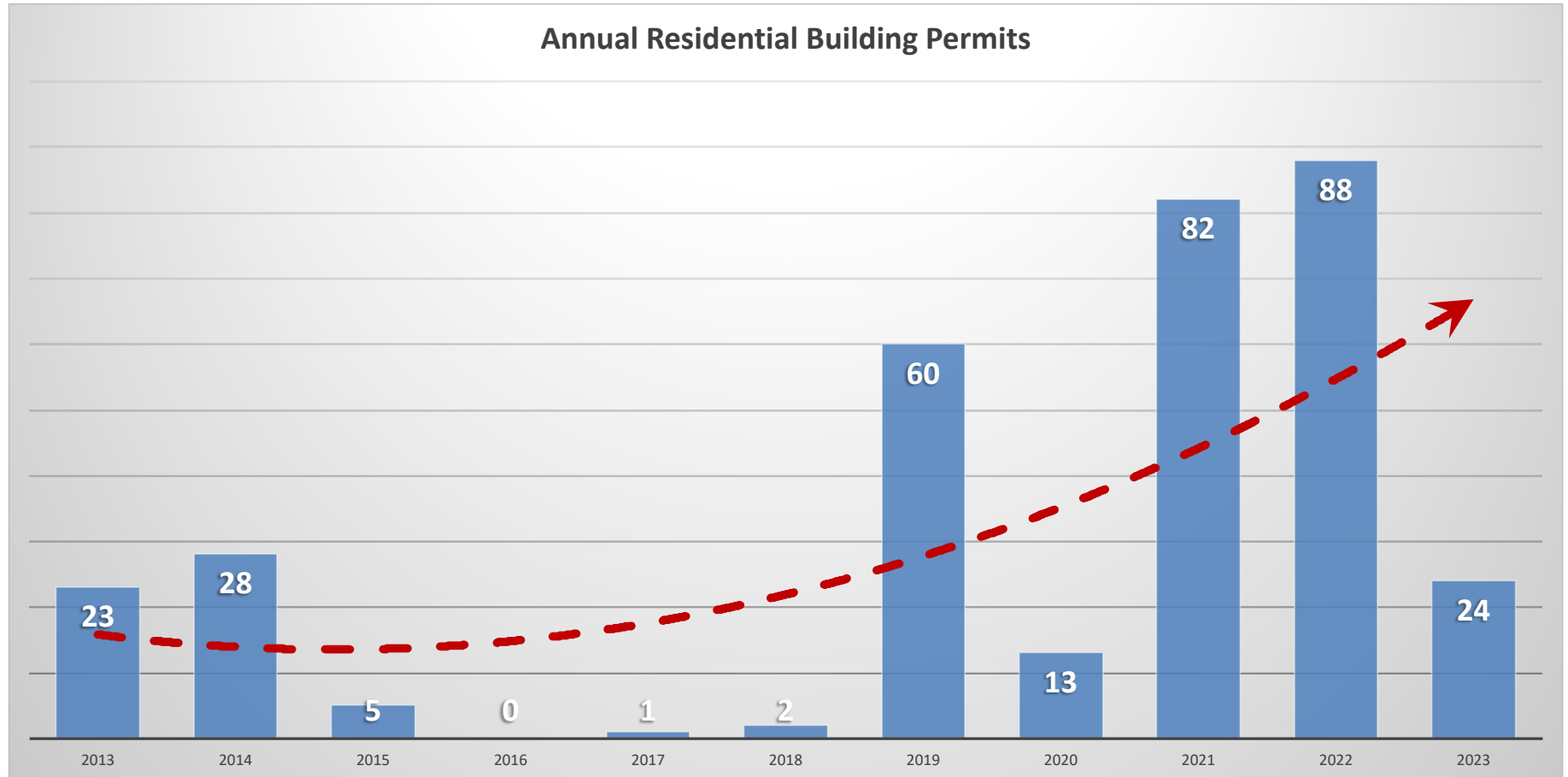
Formula for determining Recreation Impact Fees

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

Community Level of Service



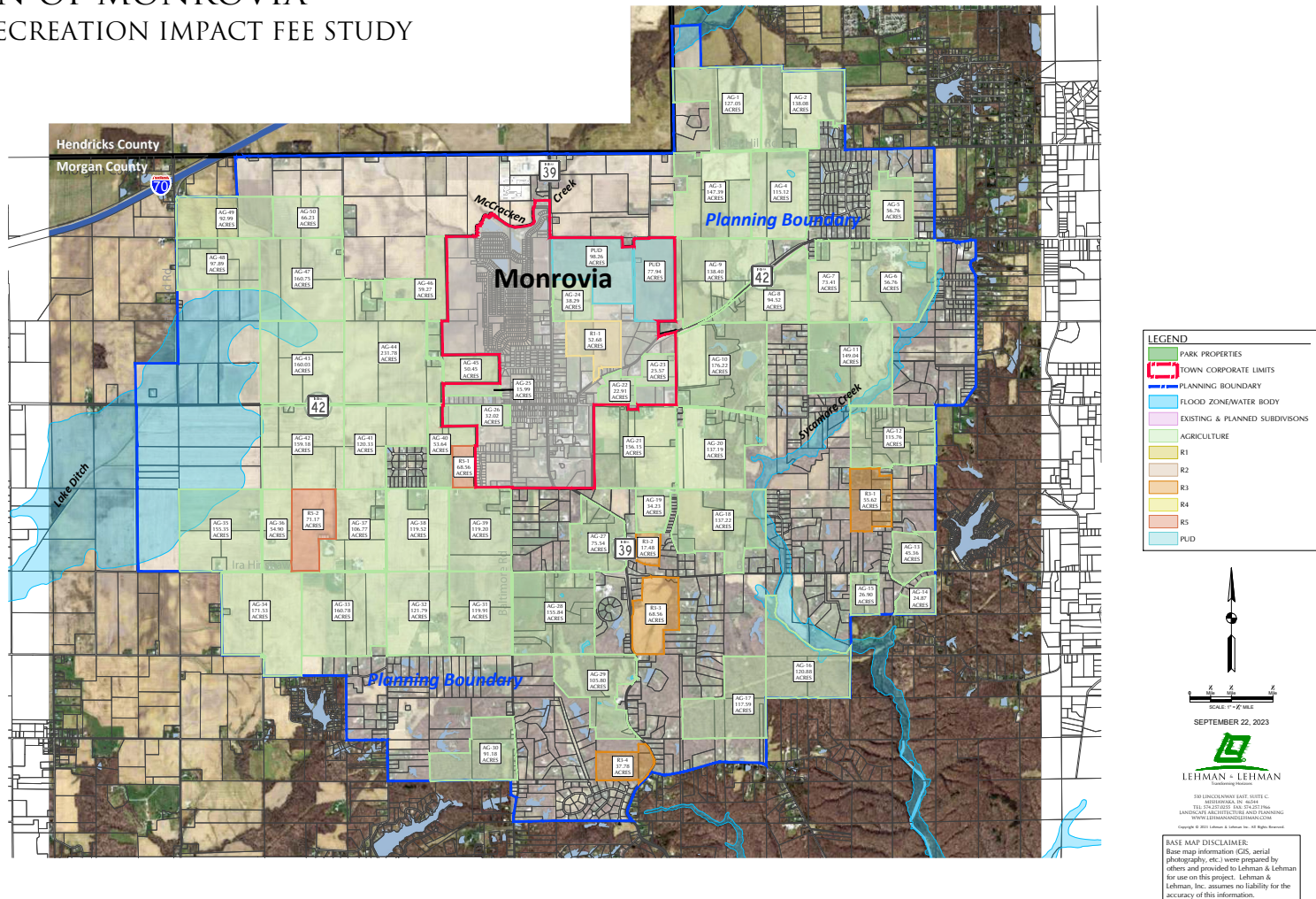
Residential Building Permit History



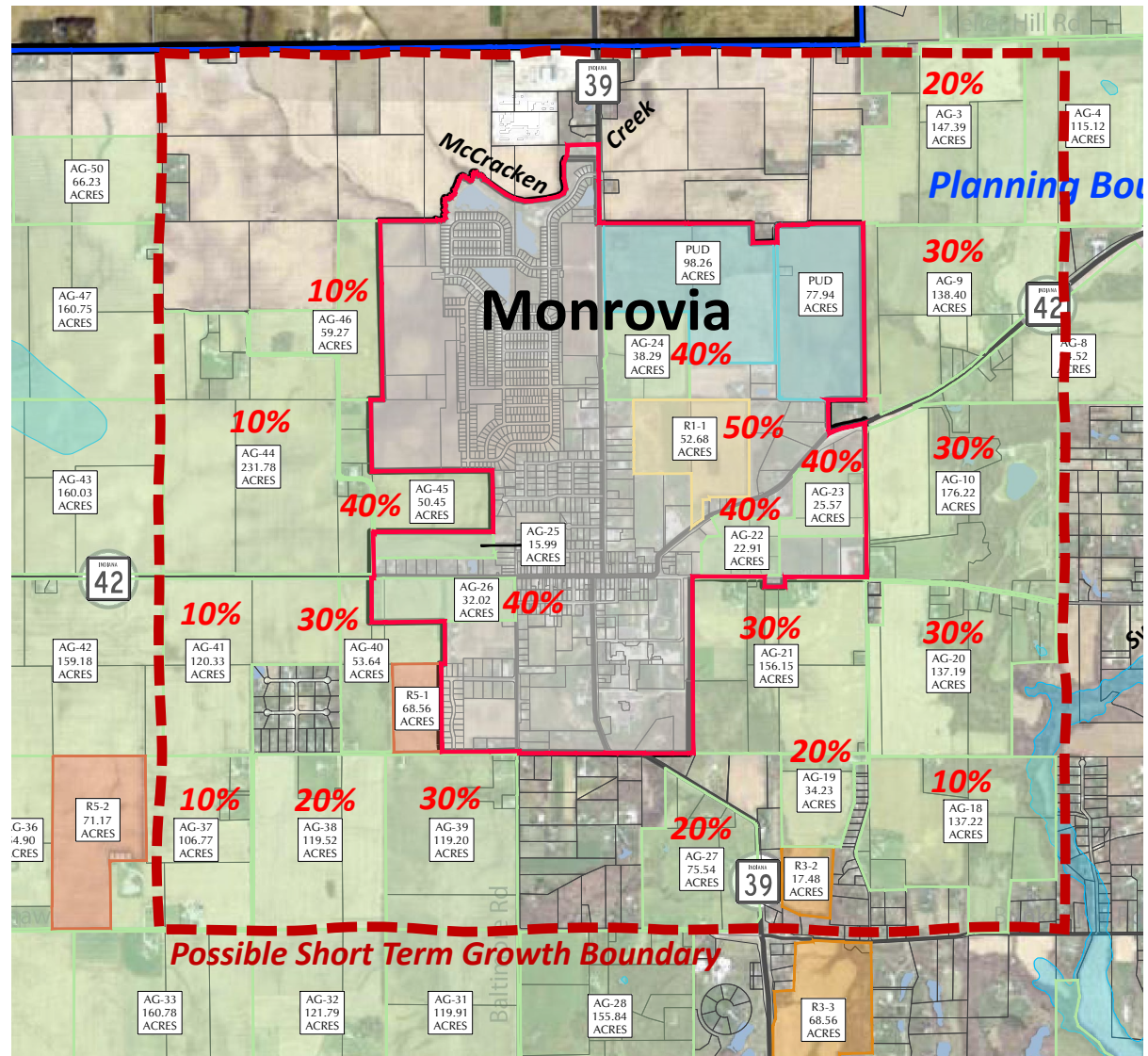
In-Progress tally for 2023

Residential Growth Projections Map

TOWN OF MONROVIA 2023 RECREATION IMPACT FEE STUDY



Possible Residential Parcel Growth Projections Map (enlargement)



Of the potential development parcels identified around the corporate limits of the Town the noted parcel percentages would represent a 10-year development potential. This would happen with utility infrastructure expansion and annexation.

Parcel Development Forecasts *(parcel sheet shown)*

Town of Monrovia – Potential Residential Growth Work Sheet – PROPOSED LAND USE CALCULATIONS

22-Sep-23

Zone	AG	R1	R2	R3	R4	R5	R6
Lot Size	1 unit per 5 acres	1 unit per 3 acres	1 unit per 1 acre	1 unit per 24,000 SF	1 unit per 18,000 SF	1 unit per 12,000 SF	1 unit per 8,400 SF
Units / Acre	0.20	0.33	1.00	1.82	2.42	3.63	5.19

2020 Census Pop. / Household = 2.95

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

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

Updated: 22-Sep-23

Map Parcel ID	Acres (Approx.)	Water Quality Buffer or Easement	Net Developable Acres **	Residential Zone	Units per Acre	Potential or Planned Residential Units	Potential Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population	Development Location	NOTES	Potential or Planned Residential Units	Potential Residential Population	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population
AG-1	127.05	0.00	101.64	AG	0.20	20	60	0%	0	0	Outside Town					
AG-2	138.08	0.00	110.47	AG	0.20	22	65	0%	0	0	Outside Town					
AG-3	147.39	0.00	117.91	AG	0.20	24	70	20%	5	14	Outside Town	Potential Higher Density	285	842	57	168
AG-4	115.12	0.78	91.47	AG	0.20	18	54	0%	0	0	Outside Town	Portion of Parcel FEMA Flood Zone, Pond or Lake				
AG-5	56.76	0.00	45.41	AG	0.20	9	27	0%	0	0	Outside Town					
AG-6	155.27	7.31	118.37	AG	0.20	24	70	0%	0	0	Outside Town	Portion of Parcel FEMA Flood Zone, Pond or Lake				
AG-7	73.41	0.00	58.73	AG	0.20	12	35	0%	0	0	Outside Town					
AG-8	94.52	0.00	75.61	AG	0.20	15	45	0%	0	0	Outside Town					
AG-9	138.40	0.00	110.72	AG	0.20	22	65	30%	7	20	Outside Town	Potential Higher Density	268	790	80	237
AG-10	176.22	0.00	140.97	AG	0.20	28	83	30%	8	25	Outside Town	Potential Higher Density	341	1,006	102	302
AG-11	149.04	11.98	109.65	AG	0.20	22	65	0%	0	0	Outside Town	Portion of Parcel FEMA Flood Zone, Pond or Lake				
AG-12	115.76	2.19	90.85	AG	0.20	18	54	0%	0	0	Outside Town	Portion of Parcel FEMA Flood Zone, Pond or Lake				
AG-13	45.36	0.00	36.29	AG	0.20	7	21	0%	0	0	Outside Town					
AG-14	24.87	0.00	19.89	AG	0.20	4	12	0%	0	0	Outside Town					
AG-15	26.90	0.00	21.52	AG	0.20	4	13	0%	0	0	Outside Town					
AG-16	120.88	10.78	88.48	AG	0.20	18	52	0%	0	0	Outside Town	Portion of Parcel FEMA Flood Zone, Pond or Lake				
AG-17	117.59	0.00	94.07	AG	0.20	19	56	0%	0	0	Outside Town					
AG-18	137.22	8.36	103.09	AG	0.20	21	61	10%	2	6	Outside Town	Potential Higher Density	249	736	25	74
AG-19	34.23	0.00	27.38	AG	0.20	5	16	20%	1	3	Outside Town	Potential Higher Density	66	195	13	39
AG-20	137.19	0.33	109.49	AG	0.20	22	65	10%	2	6	Outside Town	Portion of Parcel FEMA Flood Zone, Pond or Lake	265	782	26	78
AG-21	156.15	0.00	124.92	AG	0.20	25	74	30%	7	22	Outside Town	Potential Higher Density	302	892	91	268
AG-22	22.91	0.00	18.33	AG	0.20	4	11	40%	1	4	Inside Town	Potential Higher Density	44	131	18	52
AG-23	25.57	0.00	20.46	AG	0.20	4	12	40%	2	5	Inside Town	Potential Higher Density	50	146	20	58
AG-24	38.29	0.00	30.63	AG	0.20	6	18	40%	2	7	Inside Town	Potential Higher Density	74	219	30	87
AG-25	15.99	0.00	12.79	AG	0.20	3	8	0%	0	0	Inside Town					
AG-26	32.02	0.00	25.62	AG	0.20	5	15	40%	2	6	Outside Town	Potential Higher Density	62	183	25	73
AG-27	75.54	0.00	60.43	AG	0.20	12	36	20%	2	7	Outside Town	Potential Higher Density	146	431	29	86
AG-28	155.84	0.91	123.95	AG	0.20	25	73	0%	0	0	Outside Town	Portion of Parcel FEMA Flood Zone, Pond or Lake				
AG-29	105.80	0.22	84.46	AG	0.20	17	50	0%	0	0	Outside Town	Portion of Parcel FEMA Flood Zone, Pond or Lake				
AG-30	91.18	0.00	72.95	AG	0.20	15	43	0%	0	0	Outside Town					
AG-31	119.91	0.00	95.93	AG	0.20	19	57	0%	0	0	Outside Town					
AG-32	121.79	0.14	97.33	AG	0.20	19	57	0%	0	0	Outside Town	Portion of Parcel FEMA Flood Zone, Pond or Lake				
AG-33	160.78	0.00	128.63	AG	0.20	26	76	0%	0	0	Outside Town					
AG-34	171.53	0.00	137.23	AG	0.20	27	81	0%	0	0	Outside Town					
AG-35	155.35	33.03	97.86	AG	0.20	20	58	0%	0	0	Outside Town	Portion of Parcel FEMA Flood Zone, Pond or Lake				
AG-36	54.90	0.00	43.92	AG	0.20	9	26	0%	0	0	Outside Town					
AG-37	106.77	0.00	85.42	AG	0.20	17	50	10%	2	5	Outside Town	Potential Higher Density	207	610	21	61
AG-38	119.52	0.00	95.61	AG	0.20	19	56	20%	4	11	Outside Town	Potential Higher Density	231	683	46	137
AG-39	119.20	0.00	95.36	AG	0.20	19	56	30%	6	17	Outside Town	Potential Higher Density	231	681	69	204
AG-40	53.64	0.00	42.91	AG	0.20	9	25	30%	3	8	Outside Town	Potential Higher Density	104	306	31	92
AG-41	120.33	0.00	96.27	AG	0.20	19	57	10%	2	6	Outside Town	Potential Higher Density	233	687	23	69
AG-42	159.18	0.49	126.96	AG	0.20	25	75	0%	0	0	Outside Town	Portion of Parcel FEMA Flood Zone, Pond or Lake				
AG-43	160.03	0.00	128.02	AG	0.20	26	76	0%	0	0	Outside Town					
AG-44	231.78	0.00	185.42	AG	0.20	37	109	10%	4	11	Outside Town	Potential Higher Density	449	1,324	45	132
AG-45	50.45	0.00	40.36	AG	0.20	8	24	40%	3	10	Outside Town	Potential Higher Density	98	288	39	115
AG-46	59.27	0.00	47.42	AG	0.20	9	28	10%	1	3	Outside Town	Potential Higher Density	115	338	11	34
AG-47	160.75	20.13	112.50	AG	0.20	22	66	0%	0	0	Outside Town	Portion of Parcel FEMA Flood Zone, Pond or Lake				
AG-48	97.89	0.00	78.31	AG	0.20	16	46	0%	0	0	Outside Town					
AG-49	92.99	0.00	74.39	AG	0.20	15	44	0%	0	0	Outside Town					
AG-50	66.23	0.00	52.98	AG	0.20	11	31	0%	0	0	Outside Town					
R1																
R1-1	52.68	0.00	42.14	R1	0.33	14	41	50%	7	21	Inside Town	Potential Higher Density	102	301	51	150
R1-1																
R3-1	55.62	0.97	43.72	R3	1.82	80	235	0%	0	0	Outside Town	Portion of Parcel FEMA Flood Zone, Pond or Lake				
R3-2	17.48	0.00	13.98	R3	1.82	25	75	0%	0	0	Outside Town					
R3-3	68.56	0.00	54.85	R3	1.82	100	294	0%	0	0	Outside Town					
R3-4	37.78	0.00	30.22	R3	1.82	55	162	0%	0	0	Outside Town					
R5																
R5-1	22.04	0.00	17.63	R2-A	3.63	64	189	0%	0	0	Outside Town	This StoneGate Development PUD				
R5-2	71.17	0.00	56.94	R2-A	3.63	207	610	0%	0	0	Outside Town					
Totals	5,558		4,369			1,366	4,031	5.36%	73	216			3,922	11,571	853	2,518

Using the Growth Scenario of the previous slide and applying a unit density of “R4”, which is 2.42 units per acre the columns on the right of the identified parcels (again the previous slide) would indicate the potential 10-year growth forecast.

Of the 21 identified parcels a 10-year growth projection, using the percentages noted would generate an additional 853 residential units and a new population of 2,518 people.

This top table tabulates the known developments in the near future.

Existing Developments Forecasts and 10-Year Forecasts

Town of Monrovia – Existing Developments Growth Inventory

11-Jan-24

2020 Census Pop. / Household = **2.95**

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

Residential Development	Total Lots or Units	Unbuilt Lots or Units	Potential Residential Population	Percentage of Development over next 10 Yrs.	Potential 10 Yr. Forecast of Residential Units	Potential 10 Yr. Forecast of Population	Anticipated Year of Development
Homestead - Section 8	128	128	378	100%	128	378	2022-2023
Homestead - Section 9A	113	113	333	100%	113	333	2024-2025
Homestead - Section 9B	117	117	345	100%	117	345	2025-2026
Homestead - Section 9C	122	122	360	100%	122	360	2026-2027
Eagle Pointe	262	262	773	100%	262	773	2024-2026
StoneGate	76	59	174	100%	59	174	2024-2026
Evergreen Point	200	200	590	100%	200	590	2025-2027
TOTALS:	1,018	1,001	2,953	100.00%	1,001	2,953	

Town of Monrovia – Potential Residential Growth

11-Jan-24

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

Potential Residential Growth Summary	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)	1,366	4,031		0	0
Existing Residential Developments	1,001	2,953	100.00%	1,001	2,953
Total Estimated Residential Growth	2,367	6,984	42.28%	1,001	2,953
Estimated 2022 Population of Monrovia:		1,753			1,753
Buildout TOTALS:		8,736		Projected 2032 TOTALS:	4,706

By applying ONLY, the known development projections this table would project an additional growth of 1,001 units or 2,953 persons.

Adding the potential development of the parcels around the town and using the density and % of development over the next 10 years this scenario would add a total of 1,854 units or 5,471 persons.

Town of Monrovia – Potential Residential Growth

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

Potential Residential Growth Summary	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)	330	972		853	2,518
Existing Residential Developments	1,001	2,953	100.00%	1,001	2,953
Total Estimated Residential Growth	1,331	3,925	139.37%	1,854	5,471
Estimated 2022 Population of Monrovia:		1,753			1,753
Buildout TOTALS:		5,678		Projected 2032 TOTALS:	7,223

Current and Projected – All Development Potential (within the Planning Limits)2020 Persons per Household = **2.95**

	2000	2010	2020	2022	2023	2024	2025
Total Town of Monrovia	664	1,063	1,690	1,753	1,878	2,021	2,188
Annual Growth Rate (Est.)					7.15%	7.60%	8.25%
Households (at 2.95 / house)	225	360	573	594	637	685	742
Total New Households					42	48	57
Growth / Year (Persons)					188	143	167

	2026	2027	2028	2029	2030	2031	2032
Total Town of Monrovia	2,385	2,617	2,893	3,223	3,620	4,099	4,706
Annual Growth Rate (Est.)	9.00%	9.75%	10.55%	11.40%	12.30%	13.25%	14.77%
Households (at 2.95 / house)	808	887	981	1,093	1,227	1,390	1,595
Total New Households	67	79	94	112	134	163	206
Growth Per Year (Persons)	197	233	276	330	396	480	606

Population Scenario

Year	New Building Permits	New Pop.
2023	42	125
2024	48	143
2025	57	167
2026	67	197
2027	79	233
2028	94	276
2029	112	330
2030	134	396
2031	163	480
2032	206	606
Total:	1,001	2,953
Average:	100	295

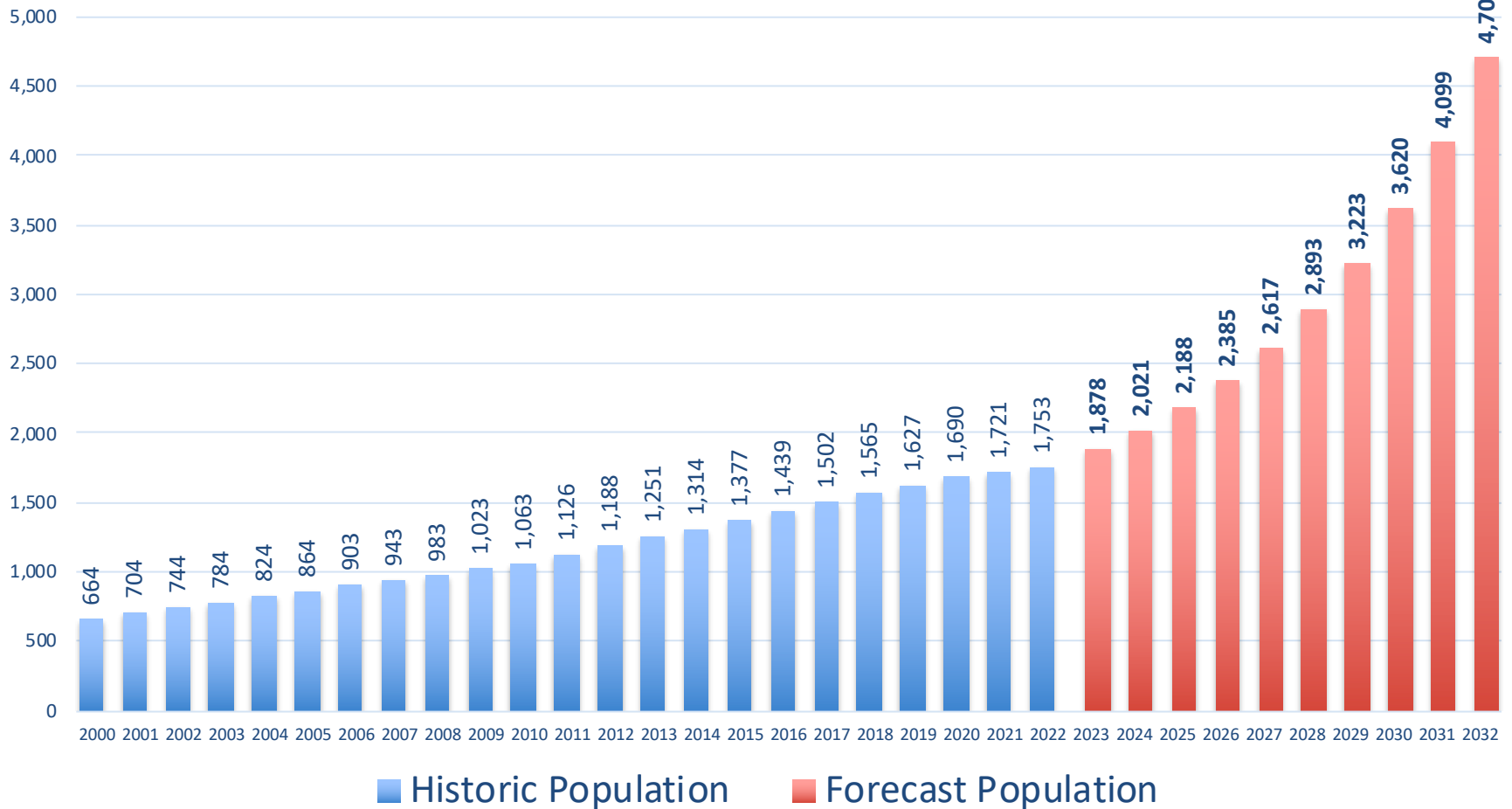
10.40% = assumed average annual growth rate

The above table represents the annual projected growth with a 10-year average of 10.40% growth per year.

Residential Building Permits Projections

This table includes ONLY the known Residential Developments and NOT any of the potential projected land parcels in and around the Town.

Historic and Projected Populations (2000 to 2032)



Residential Building Permits Projections

Park Inventory

Monrovia Parks – FACILITY INFRASTRUCTURE INVENTORY

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

Town Wide Analysis (All Facilities)				PARKS*				SCHOOLS**			OTHER***		
Facility	Current Facilities in the Park Dept.*	Current Facilities within the Comm.**	Total Inventory of Facilities	Monrovia Community Park	Town-Owned Green Spaces In Town	Land at Wastewater Treatment Facility		Monroe-Gregg High School	Monroe-Gregg Elementary School		Lumpkin Fields	Monrovia Christian Church	Homestead Subdivision
Baseball Diamonds	0.00	5.00	5.00					1			4		
Softball Diamonds	0.00	1.00	1.00					1					
Multi Purpose Fields	0.00	0.00	0.00										
Soccer Fields	0.00	4.00	4.00					1			1	2	
Tennis Courts	0.00	0.00	0.00										
Pickleball Courts	0.00	0.00	0.00										
Running / Walking Track (Comm)	0.00	1.00	1.00					1					
Basketball Goals (outdoors)	0.00	1.00	1.00						1				
Volleyball Courts (outdoors)	0.00	1.00	1.00										1
Skate/Bike Park (Neighborhood)	0.00	0.00	0.00										
Climbing / Challenge Elements	0.00	0.00	0.00										
Park Shelters	0.00	2.00	2.00									1	1
Park Restrooms	0.00	1.00	1.00								1		
Interpretive Center	0.00	0.00	0.00										
Community 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)	1.00	5.00	6.00	1					3		1	1	
Playgrounds (Neighborhood)	0.00	1.00	1.00										1
Skating Rinks (hockey)	0.00	0.00	0.00										
Skating Area (non-hockey)	0.00	0.00	0.00										
Swim. Pool / Aquatics Facilities	0.00	1.00	1.00										1
Sprayground / SplashPad	0.00	0.00	0.00										
Golf Course 18-hole	0.00	0.00	0.00										
Driving Range	0.00	0.00	0.00										
Disc Golf (18-holes)	0.00	0.00	0.00										
Dog Park Area	0.00	0.00	0.00										
Maintenance Facilities (Hub)	0.00	0.00	0.00										
Maintenance Facilities (Satellite)	0.00	0.00	0.00										
Multi-use / Nature Pathways (miles)	1.30	1.30	2.60	1.30									1.30
Park / Open Space Acres	12.88	0.00	12.88	4.00	1.88	7.00							

1.3 miles of trail under construction in Comm. Park

Trails Private

* Current Facilities Data. Only Inventory Used to factor current level of service.

** Current Facilities Inventory found within the community provided by schools.

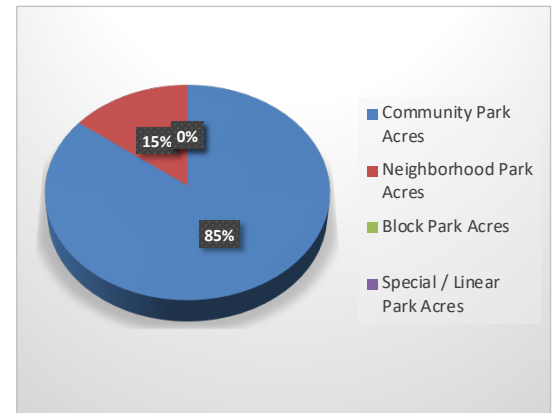
*** Current Facilities Inventory provided by Others.

Monrovia – Park Inventory

Park Department Facilities	Acres	Park Type
Monrovia Community Park	4.00	Community
Monrovia Green Space	1.88	Neighborhood
Park Land at Wastewater	7.00	Community
SUBTOTAL	12.88	

Park Type	Acres	Percentage
Community Park Acres	11.00	85.40%
Neighborhood Park Acres	1.88	14.60%
Block Park Acres	0.00	0.00%
Special / Linear Park Acres	0.00	0.00%
TOTALS	12.88	100.00%

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



Community Level of Service Comparisons

Table represents a comparisons of Community Level of Services used by other Communities.

Community Level of Service Standards – Agency Comparison

4-Jan-24

Facility	Avon Parks (2022)	Bargersville Parks (2021)	Brownsburg Parks (2023)	Cicero Parks (2022)	Chesterton Parks (2019)	Crown Point Parks (2022)	Danville Parks (2021)	Greenfield Parks (2023)	Greenwood Parks (2020)	Ingalls Parks (2022)	McCordsville Parks (2023)	Noblesville Parks (2019)	Plainfield Parks	Portage Parks (2018)	Shelbyville Parks (2022)	Sheridan Parks (2023)	Valparaiso Parks (2020)
Baseball Diamonds	1/8,000	1/10,000	1/7,752	1/10,000	1/3,000	1/6,000	1/10,000	1/5,000	1/8,000	1/10,000	1/10,000		1/4,000	1/3,000	1/10,000	1/10,000	1/6,000
Baseball Diamonds (13yrs ↑)												1/10,000	1/6,000				
Baseball Diamonds (13yrs ↓)												1/5,000	1/7,500				
Softball Diamonds	1/8,000	1/10,000	1/5,000	1/10,000	1/3,000	1/6,000	1/10,000	1/7,000	1/5,000	1/10,000	1/10,000	1/10,000	1/8,000	1/3,000	1/2,000	1/10,000	1/6,000
Multi Purpose Fields	1/8,000	1/8,000	1/7,752	1/8,000	1/3,000	1/3,500	1/8,000	1/7,000	1/8,000	1/5,000	1/8,000	1/8,000	1/4,000	1/10,000	1/8,000	1/8,000	1/8,000
Soccer Fields	1/8,000	1/4,000	1/5,000	1/4,000	1/3,000	1/2,000	1/4,000	1/4,000	1/4,000	1/4,000	1/4,000	1/4,000	1/5,000	1/3,000	1/4,000	1/4,000	1/4,000
Football Fields	1/8,000		1/10,000					1/7,000					1/10,000	1/10,000			
Tennis Courts	1/10,000	1/10,000	1/3,876	1/10,000	1/3,000	1/2,000	1/10,000	1/5,000	1/5,000	1/10,000	1/10,000	1/10,000	1/4,000	1/4,000	1/10,000	1/10,000	1/5,000
Pickleball Courts (outdoors)	1/8,000					1/2,000			1/7,000	1/5,000	1/10,000	1/8,000	1/7,000				
Running/Walking Track (Comm.)	1/30,000	1/80,000	1/30,000	1/80,000	1/30,000	1/20,000	1/80,000	1/20,000	1/50,000	1/80,000	1/80,000	1/80,000		1/20,000	1/80,000	1/80,000	1/20,000
Basketball Goals (outdoors)	1/5,000	1/5,000	1/7,752	1/5,000	1/1,500	1/1,500	1/5,000	1/2,000	1/3,000	1/2,000	1/5,000	1/5,000	1/2,000	1/2,000	1/5,000	1/5,000	1/1,500
Basketball Courts (indoors)													1/3,500		1/5,000	1/5,000	
Volleyball Courts (outdoors)	1/8,000	1/15,000	1/13,101	1/15,000	1/8,000	1/15,000	1/15,000	1/7,000	1/5,000	1/15,000	1/15,000	1/15,000	1/20,000	1/10,000	1/15,000	1/15,000	1/3,000
Skate/Bike Park (Neighborhood)	1/25,000	1/40,000	1/30,000	1/40,000	1/18,000	1/15,000	1/40,000	1/15,000	1/20,000	1/40,000	1/40,000	1/40,000	1/40,000	1/30,000	1/40,000	1/40,000	1/40,000
BMX Course (outdoors)														1/40,000			
BMX Course (indoors)														1/100,000			
Climbing/Challenge Elements	1/25,000	1/20,000	1/30,000	1/20,000	1/18,000	1/20,000	1/20,000	1/18,000	1/20,000	1/20,000	1/20,000	1/20,000		1/50,000	1/20,000	1/20,000	1/20,000
Adventure Course																	1/20,000
Gazebos													1/9,210				
Park Shelters	1/4,000	1/5,000	1/1,938	1/2,000	1/2,000	1/5,000	1/5,000	1/3,000	1/2,250	1/2,000	1/3,000	1/5,000	1/10,000	1/1,800	1/2,500	1/5,000	1/1,500
Park Restrooms	1/4,000	1/4,000	1/6,201	1/4,000	1/5,000	1/4,000	1/4,000	1/5,000	1/4,000	1/3,000	1/4,000	1/3,500		1/3,000	1/875	1/4,000	1/2,000
Rental Facility								1/8,000									
Interpretive Center	1/30,000	1/30,000	1/50,000	1/30,000	1/50,000	1/50,000	1/30,000	1/50,000	1/50,000	1/30,000	1/30,000	1/30,000		1/50,000	1/30,000	1/30,000	1/50,000
Environmental Center	1/25,000	1/50,000	1/50,000	1/50,000	1/50,000	1/50,000	1/50,000	1/50,000	1/50,000	1/50,000	1/50,000	1/50,000		1/50,000	1/50,000	1/50,000	1/50,000
Outdoor Entertainment Venue	1/40,000	1/60,000	1/50,000	1/60,000	1/50,000	1/40,000	1/60,000	1/50,000	1/30,000	1/60,000	1/60,000	1/60,000		1/50,000	1/60,000	1/60,000	1/50,000
Events Lawn												1/15,000					1/30,000
Recreation Centers (Neighborhood)	1/50,000	1/80,000	1/50,000	1/80,000	1/15,000	1/40,000	1/80,000	1/15,000	1/35,000	1/80,000	1/80,000	1/80,000	1.50 sf / 1 person	1/15,000	1/80,000	1/80,000	1/20,000
Playgrounds (Comm./Destination)	1/18,000	1/15,000	1/7,752	1/15,000	1/5,000	1/10,000	1/15,000	1/3,500	1/8,000	1/15,000	1/12,000	1/10,000	1/2,500	1/30,000	1/11,000	1/15,000	
Playgrounds (Neighborhood)	1/4,000	1/30,000	1/31,007	1/6,000	1/4,000	1/3,000	1/30,000	1/4,000	1/4,000	1/30,000	1/7,500	1/30,000	1/3,000	1/4,000	1/4,000	1/30,000	1/3,000
Skating Rinks (hockey)	1/80,000	1/100,000	1/100,000	1/100,000	1/100,000	1/40,000	1/100,000	1/50,000	1/100,000	1/100,000	1/100,000	1/100,000		1/100,000	1/100,000	1/100,000	1/100,000
Skating Rinks (non-hockey)	1/25,000	1/80,000	1/50,000	1/80,000	1/50,000	1/80,000	1/80,000	1/50,000	1/80,000	1/80,000	1/80,000	1/80,000		1/30,000	1/80,000	1/80,000	1/80,000
Swim. Pool/Aquatic Facilities	1/20,000	1/30,000	1/30,000	1/30,000	1/35,000	1/30,000	1/30,000	1/10,000	1/35,000	1/30,000	1/30,000	1/30,000		1/40,000	1/35,000	1/30,000	1/25,000
Aquatic Facilities (indoors)													0.5 sf / 1 person				1/30,000
Sprayground/Splashpad	1/10,000	1/25,000	1/31,007	1/15,000	1/15,000	1/40,000	1/25,000	1/10,000	1/12,000	1/15,000	1/25,000	1/20,000		1/30,000	1/25,000	1/25,000	1/50,000
Cross-Country Skiing									1/20,000								
Golf Course 18-hole	1/50,000	1/50,000	1/60,000	1/50,000	1/60,000	1/80,000	1/50,000	1/50,000	1/50,000	1/50,000	1/50,000	1/50,000		1/50,000	1/50,000	1/50,000	1/25,000
Driving Range	1/50,000	1/70,000	1/60,000	1/70,000	1/60,000	1/80,000	1/70,000	1/50,000	1/50,000	1/70,000	1/70,000	1/70,000		1/50,000	1/70,000	1/70,000	1/50,000
Disc Golf (18 holes)	1/8,000	1/30,000		1/30,000		1/30,000	1/30,000		1/30,000	1/20,000	1/30,000	1/30,000			1/30,000	1/30,000	1/30,000
Foot Golf Course (18 holes)												1/25,000					1/25,000
Dog Park Area	1/10,000	1/50,000	1/31,007	1/50,000	1/40,000	1/50,000	1/50,000	1/30,000	1/15,000	1/25,000	1/50,000	1/50,000	1/35,000	1/30,000	1/50,000	1/50,000	1/50,000
Maintenance Facilities (Hub)	1/50,000	1/30,000	1/26,200	1/30,000	1/50,000	1/75,000	1/30,000	1/25,000	1/50,000	1/30,000	1/30,000	1/30,000		1/40,000	1/30,000	1/30,000	1/75,000
Maintenance Facilities (Satellite)	1/15,000	1/30,000	1/40,000	1/30,000	1/60,000	1/25,000	1/30,000	1/15,000	1/25,000	1/30,000	1/30,000	1/25,000		1/18,000	1/30,000	1/30,000	1/25,000
Marina / Docks / Service				1/30,000													
Multi-use/Nature Pathways (miles)	1 mile / 1,100	1 mile / 1,750	1 mile / 2,153	1 mile / 1,500	1 mile / 2,750	1 mile / 4,000	1 mile / 1,000	0.5 mile / 1,000	1 mile / 1,750	1 mile / 1,750	1.5 mile / 1,000	1 mile / 700	1 mile / 1,000	1 mile / 1,500	1 mile / 1,750	1 mile / 1,750	1 mile / 1,525
Park/Open Space Acres per 1,000	10.00 acres	8.00 acres	9.83 acres	9.00 acres	10.00 acres	7.00 acres	13.50 acres	14.00 acres	9.00 acres	8.00 acres	5.00 acres	13.60 acres	11.00 acres	15.00 acres	13.85 acres	12.00 acres	20.50 acres

Current Level of Service for Park Acres is 6.86 acres per 1,000 persons.

A suggested Community Level of Service could be 8.0 acres / 1,000 persons for park acres.

**Land Needs
of acres /
1,000
persons**

Monrovia – Recreation Impact Fee – Park System Analysis
LAND INVENTORY – CURRENT LEVEL OF SERVICE

11-Jan-24

Town Wide Analysis			Estimated 2023 and Projected Populations =				1,878	4,706
A	B	C	D	E	F	G	H	
Park Type	Typical Park Size (Acres)	Total Existing Acreage	Acres Standards / 1,000	Current Acreage Stds./1,000	Current Acreage Needs	2023 Surplus or Deficiency	2032 Needed if current deficiency IS met	
Block Park	1 to 5	0.00	0.50	0.00	0.94	(0.94)	(2.35)	
Neighborhood Park	4 to 15	1.88	1.50	1.00	2.82	(0.94)	(5.18)	
Community Park	10 to 70	11.00	5.00	5.86	9.39	1.61	(12.53)	
Special / Linear Parks	2.00	0.00	1.00	0.00	1.88	(1.88)	(4.71)	
Total Surplus or Deficiency	12.88		8.00	6.86	15.03	(2.15)	(24.77)	

Data updated from the Park and Recreation Master Plan.

Using the Current Land Inventory as the Standard for Park Land and Open Space the Acres Standard per 1,000 persons would be (includes current population) =	6.86
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LAND INVENTORY – COMMUNITY LEVEL OF SERVICE

						2032 Pop.	
Monrovia Acres Standard						Populations = 1,878	4,706
I	J	K	L	M	N	O	
Park Type	Total Existing Acreage	Community Level of Service - Acres Standards / 1,000	2023 Acreage Needs	2023 Surplus or Deficiency	2032 Acreage Needs	2032 Needed if current deficiency IS met	
Total Surplus or Deficiency	12.88	8.00	15.03	(2.15)	37.65	(22.62)	

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

FACILITY INVENTORY AND NEEDS – One Impact Zone Area

One Impact Zone Area							1,878 = Estimated 2023 Pop.				4,706 = Projected 2032 Pop.			
A	B	C	D	E	F	G	H	I	J	K	L	M	N	Priority (Per Park Dept.)
Facility	Monrovia Community Level of Service	Community Level of Service / 1,000 Pop.	Current Level of Service / 1,000 Pop.	Current Facilities in the Park Dept.*	Current Facilities within the Comm.	Total Inventory of Facilities	Community Level of Service (2023 pop.)	2023 Surplus or Deficiency	Current Deficiencies (Community Level of Service)	2023 Surplus or Deficiency (CLS) Factor All Facilities	Community Level of Service 2032 Population	2032 Needed if current deficiency is met	2032 Needs (Community Level of Service)	
Baseball Diamonds	1/10,000	0.10	0.00	0.00	5.00	5.00	0.19	(0.19)	0.19	4.81	0.47	(0.28)	0.28	
Softball Diamonds	1/10,000	0.10	0.00	0.00	1.00	1.00	0.19	(0.19)	0.19	0.81	0.47	(0.28)	0.28	
Multi Purpose Fields	1/8,000	0.13	0.00	0.00	0.00	0.00	0.23	(0.23)	0.23	(0.23)	0.59	(0.35)	0.35	
Soccer Fields	1/4,000	0.25	0.00	0.00	4.00	4.00	0.47	(0.47)	0.47	3.53	1.18	(0.71)	0.71	
Tennis Courts	1/10,000	0.10	0.00	0.00	0.00	0.00	0.19	(0.19)	0.19	(0.19)	0.47	(0.28)	0.28	
Running / Walking Track (Comm)	1/80,000	0.01	0.00	0.00	1.00	1.00	0.02	(0.02)	0.02	0.98	0.06	(0.04)	0.04	
Basketball Goals (outdoors)	1/5,000	0.20	0.00	0.00	1.00	1.00	0.38	(0.38)	0.38	0.62	0.94	(0.57)	0.57	
Volleyball Courts (outdoors)	1/15,000	0.07	0.00	0.00	1.00	1.00	0.13	(0.13)	0.13	0.87	0.31	(0.19)	0.19	
Skate/Bike Park (Neighborhood)	1/40,000	0.03	0.00	0.00	0.00	0.00	0.05	(0.05)	0.05	(0.05)	0.12	(0.07)	0.07	
Climbing / Challenge Elements	1/20,000	0.05	0.00	0.00	0.00	0.00	0.09	(0.09)	0.09	(0.09)	0.24	(0.14)	0.14	
Park Shelters	1/5,000	0.20	0.00	0.00	2.00	2.00	0.38	(0.38)	0.38	1.62	0.94	(0.57)	0.57	
Park Restrooms	1/4,000	0.25	0.00	0.00	1.00	1.00	0.47	(0.47)	0.47	0.53	1.18	(0.71)	0.71	
Interpretive Center	1/30,000	0.03	0.00	0.00	0.00	0.00	0.06	(0.06)	0.06	(0.06)	0.16	(0.09)	0.09	
Community Center	1/50,000	0.02	0.00	0.00	0.00	0.00	0.04	(0.04)	0.04	(0.04)	0.09	(0.06)	0.06	
Outdoor Entertainment Venue	1/60,000	0.02	0.00	0.00	0.00	0.00	0.03	(0.03)	0.03	(0.03)	0.08	(0.05)	0.05	
Recreation Centers (Neighborhood)	1/80,000	0.01	0.00	0.00	0.00	0.00	0.02	(0.02)	0.02	(0.02)	0.06	(0.04)	0.04	
Playgrounds (Comm./Destination)	1/15,000	0.07	0.53	1.00	5.00	6.00	0.13	0.87	0.00	5.87	0.31	0.69	0.00	
Playgrounds (Neighborhood)	1/30,000	0.03	0.00	0.00	1.00	1.00	0.06	(0.06)	0.06	0.94	0.16	(0.09)	0.09	
Skating Rinks (hockey)	1/100,000	0.01	0.00	0.00	0.00	0.00	0.02	(0.02)	0.02	(0.02)	0.05	(0.03)	0.03	
Skating Area (non-hockey)	1/80,000	0.01	0.00	0.00	0.00	0.00	0.02	(0.02)	0.02	(0.02)	0.06	(0.04)	0.04	
Swim. Pool / Aquatics Facilities	1/30,000	0.03	0.00	0.00	1.00	1.00	0.06	(0.06)	0.06	0.94	0.16	(0.09)	0.09	
Sprayground / SplashPad	1/25,000	0.04	0.00	0.00	0.00	0.00	0.08	(0.08)	0.08	(0.08)	0.19	(0.11)	0.11	
Golf Course 18-hole	1/50,000	0.02	0.00	0.00	0.00	0.00	0.04	(0.04)	0.04	(0.04)	0.09	(0.06)	0.06	
Driving Range	1/70,000	0.01	0.00	0.00	0.00	0.00	0.03	(0.03)	0.03	(0.03)	0.07	(0.04)	0.04	
Disc Golf (18-holes)	1/30,000	0.03	0.00	0.00	0.00	0.00	0.06	(0.06)	0.06	(0.06)	0.16	(0.09)	0.09	
Dog Park Area	1/50,000	0.01	0.00	0.00	0.00	0.00	0.04	(0.04)	0.04	(0.04)	0.09	(0.06)	0.06	
Maintenance Facilities (Hub)	1/30,000	0.02	0.00	0.00	0.00	0.00	0.06	(0.06)	0.06	(0.06)	0.16	(0.09)	0.09	
Maintenance Facilities (Satellite)	1/30,000	0.03	0.00	0.00	0.00	0.00	0.06	(0.06)	0.06	(0.06)	0.16	(0.09)	0.09	
Multi-use / Nature Pathways (miles)	1 mile / 1,500	0.67	0.69	1.30	1.30	2.60	1.25	0.05	0.00	1.35	3.14	(1.84)	1.84	A
Park / Open Space Acres	8.00 ac. / 1,000	8.00	6.86	12.88	0.00	12.88	15.03	(2.15)	2.15	(2.15)	37.65	(22.62)	22.62	A
* Current Facilities Data updated from information provided by the Park Department.														
DEVELOPMENT PRIORITY:												Top Priority		A
														Other Priorities

Facility Needs

Above table has highlighted the suggested 2023 “A” priorities of Trails and Park Land.

Facility Needs – Costs

FACILITY NEEDS – COSTS

1/11/24

One Zone – Town Wide Analysis (All Facilities)							1,878	= Estimated 2023 Pop.	4,706	= Projected 2032 Pop.	
Facility	Facilities Current	Facility Costs (assuming no land costs)	Needed Components to Remove Current Deficiency	Costs Needed to Remove Current Deficiency	Needed Components to Remove 2032 Deficiency	Costs Needed to Remove 2032 Deficiency	Priorities (Per the Town)				
Baseball Diamonds	0.00	\$ 80,000	0.19	\$ 15,027	0.28	\$ 22,619					
Softball Diamonds	0.00	\$ 60,000	0.19	\$ 11,270	0.28	\$ 16,964					
Multi Purpose Fields	0.00	\$ 90,000	0.23	\$ 21,131	0.35	\$ 31,807					
Soccer Fields	0.00	\$ 90,000	0.47	\$ 42,263	0.71	\$ 63,615					
Tennis Courts	0.00	\$ 45,000	0.19	\$ 8,453	0.28	\$ 12,723					
Running / Walking Track (Comm)	0.00	\$ 150,000	0.02	\$ 3,522	0.04	\$ 5,301					
Basketball Goals (outdoors)	0.00	\$ 20,000	0.38	\$ 7,513	0.57	\$ 11,309					
Volleyball Courts (outdoors)	0.00	\$ 7,500	0.13	\$ 939	0.19	\$ 1,414					
Skate/Bike Park (Neighborhood)	0.00	\$ 150,000	0.05	\$ 7,044	0.07	\$ 10,602					
Climbing / Challenge Elements	0.00	\$ 40,000	0.09	\$ 3,757	0.14	\$ 5,655					
Park Shelters	0.00	\$ 75,000	0.38	\$ 28,175	0.57	\$ 42,410					
Park Restrooms	0.00	\$ 100,000	0.47	\$ 46,958	0.71	\$ 70,683					
Interpretive Center	0.00	\$ 500,000	0.06	\$ 31,306	0.09	\$ 47,122					
Community Center	0.00	\$ 750,000	0.04	\$ 28,175	0.06	\$ 42,410					
Outdoor Entertainment Venue	0.00	\$ 750,000	0.03	\$ 23,479	0.05	\$ 35,341					
Recreation Centers (Neighborhood)	0.00	\$ 850,000	0.02	\$ 19,957	0.04	\$ 30,040					
Playgrounds (Comm./Destination)	1.00	\$ 150,000	0.00	\$ -	0.00	\$ -					
Playgrounds (Neighborhood)	0.00	\$ 75,000	0.06	\$ 4,696	0.09	\$ 7,068					
Skating Rinks (hockey)	0.00	\$ 2,500,000	0.02	\$ 46,958	0.03	\$ 70,683					
Skating Area (non-hockey)	0.00	\$ 300,000	0.02	\$ 7,044	0.04	\$ 10,602					
Swim. Pool / Aquatics Facilities	0.00	\$ 4,500,000	0.06	\$ 281,751	0.09	\$ 424,098					
Sprayground / SplashPad	0.00	\$ 200,000	0.08	\$ 15,027	0.11	\$ 22,619					
Golf Course 18-hole	0.00	\$ 5,000,000	0.04	\$ 187,834	0.06	\$ 282,732					
Driving Range	0.00	\$ 750,000	0.03	\$ 20,125	0.04	\$ 30,293					
Disc Golf (18-holes)	0.00	\$ 15,000	0.06	\$ 939	0.09	\$ 1,414					
Dog Park Area	0.00	\$ 400,000	0.04	\$ 15,027	0.06	\$ 22,619					
Maintenance Facilities (Hub)	0.00	\$ 750,000	0.06	\$ 46,958	0.09	\$ 70,683					
Maintenance Facilities (Satellite)	0.00	\$ 450,000	0.06	\$ 28,175	0.09	\$ 42,410					
Multi-use / Nature Pathways (miles)	1.30	\$ 250,000	0.00	\$ -	1.84	\$ 459,276	A				
Park / Open Space Acres	12.88	\$ 32,000	2.15	\$ 68,695	22.62	\$ 723,793	A				
TOTALS				\$ 1,022,198		\$ 2,618,304					
				Cost of Facilities Needed to Remove Current Deficiency (2023):			\$ 1,022,198				
				Cost of Facilities Needed to Accommodate Future Development (2032):			\$ 2,618,304				
				Total Facility Costs:			\$ 3,640,502				

Applied Summary:		Current	2032 Pop.
		Costs Needed to Remove Current Deficiency	Costs Needed to Remove 2032 Deficiency
"A" Priorities Components		\$ 68,695	\$ 1,183,070
Remaining Priorities Components		\$ 953,503	\$ 1,435,234
"C" Priorities Components		\$ 33,575	\$ 50,538
"D" Priorities Components		\$ 337,162	\$ 507,504
TOTALS:		\$ 1,392,935	\$ 3,176,346

This analysis using the 2023 "A" Priority results:

- \$68,695 current deficiencies
- \$1,183,070 future needs

This analysis shows the RIF amount for each of the component line items. The preliminary (without any deductions applied) RIF amount of the 2023 "A" Priorities = \$1,182.

Recreation Impact Fee Scenario Analysis

Recreation Impact Fee Scenario Analysis

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

Forecast 10-Year Residential Building Permits Total: 1,001

1/11/24

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount	Ratio (Town Share)	Ratio (RIF Share)
Priority "A" Components Only	A	\$ 68,695	\$ 1,183,070	\$ 1,182	5.5%	94.5%
Remaining Priorities Components	B	\$ 953,503	\$ 1,435,234	\$ 1,434	39.9%	60.1%
		\$ 1,022,198	\$ 2,618,304			
Baseball Diamonds		\$ 15,027	\$ 22,619	\$ 23	39.9%	60.1%
Softball Diamonds		\$ 11,270	\$ 16,964	\$ 17	39.9%	60.1%
Multi Purpose Fields		\$ 21,131	\$ 31,807	\$ 32	39.9%	60.1%
Soccer Fields		\$ 42,263	\$ 63,615	\$ 64	39.9%	60.1%
Tennis Courts		\$ 8,453	\$ 12,723	\$ 13	39.9%	60.1%
Running / Walking Track (Comm)		\$ 3,522	\$ 5,301	\$ 5	39.9%	60.1%
Basketball Goals (outdoors)		\$ 7,513	\$ 11,309	\$ 11	39.9%	60.1%
Volleyball Courts (outdoors)		\$ 939	\$ 1,414	\$ 1	39.9%	60.1%
Skate/Bike Park (Neighborhood)		\$ 7,044	\$ 10,602	\$ 11	39.9%	60.1%
Climbing / Challenge Elements		\$ 3,757	\$ 5,655	\$ 6	39.9%	60.1%
Park Shelters		\$ 28,175	\$ 42,410	\$ 42	39.9%	60.1%
Park Restrooms		\$ 46,958	\$ 70,683	\$ 71	39.9%	60.1%
Interpretive Center		\$ 31,306	\$ 47,122	\$ 47	39.9%	60.1%
Community Center		\$ 28,175	\$ 42,410	\$ 42	39.9%	60.1%
Outdoor Entertainment Venue		\$ 23,479	\$ 35,341	\$ 35	39.9%	60.1%
Recreation Centers (Neighborhood)		\$ 19,957	\$ 30,040	\$ 30	39.9%	60.1%
Playgrounds (Comm./Destination)		\$ -	\$ -	\$ -		
Playgrounds (Neighborhood)		\$ 4,696	\$ 7,068	\$ 7	39.9%	60.1%
Skating Rinks (hockey)		\$ 46,958	\$ 70,683	\$ 71	39.9%	60.1%
Skating Area (non-hockey)		\$ 7,044	\$ 10,602	\$ 11	39.9%	60.1%
Swim. Pool / Aquatics Facilities		\$ 281,751	\$ 424,098	\$ 424	39.9%	60.1%
Sprayground / SplashPad		\$ 15,027	\$ 22,619	\$ 23	39.9%	60.1%
Golf Course 18-hole		\$ 187,834	\$ 282,732	\$ 282	39.9%	60.1%
Driving Range		\$ 20,125	\$ 30,293	\$ 30	39.9%	60.1%
Disc Golf (18-holes)		\$ 939	\$ 1,414	\$ 1	39.9%	60.1%
Dog Park Area		\$ 15,027	\$ 22,619	\$ 23	39.9%	60.1%
Maintenance Facilities (Hub)		\$ 46,958	\$ 70,683	\$ 71	39.9%	60.1%
Maintenance Facilities (Satellite)		\$ 28,175	\$ 42,410	\$ 42	39.9%	60.1%
Multi-use / Nature Pathways (miles)	A	\$ -	\$ 459,276	\$ 459	0.0%	100.0%
Park / Open Space Acres	A	\$ 68,695	\$ 723,793	\$ 723	8.7%	91.3%
All Components		\$ 1,022,198	\$ 2,618,304	\$ 2,616	28.1%	71.9%
"A" Priority Items:		\$ 68,695	\$ 1,183,070	\$ 1,182	5.5%	94.5%

Recreation Impact Fee Scenario Summary of "A" Priorities Only

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

1/11/24

Recreation Components Included in Scenario	Priority Rank	Current Deficiencies	Future Needs	RIF Amount (Gross)	Ratio (Town Share)	Ratio (RIF Share)
Multi-use / Nature Pathways (miles)	A	\$ -	\$ 459,276	\$ 459	0.0%	100.0%
Park / Open Space Acres	A	\$ 68,695	\$ 723,793	\$ 723	8.7%	91.3%
Priority "A" Components		\$ 68,695	\$ 1,183,070	\$ 1,182	5.5%	94.5%

Strategy for Funding Current Deficiencies –

- We see several funding sources that could be applied for current deficiencies:
- We have also projected the anticipated year of each of the line item's Implementation.
- It is a recommendation that as many of the current deficiencies be fulfilled within the next 4–5-year period.

Town of Monrovia – Park and Recreation Department
Forecast Funding for Current Recreation Component Deficiencies

11-Jan-24

Prepared by: Town of Monrovia and Lehman & Lehman, Inc.

Project Description		Quantities	Project Amount
	Needs	Costs	
Multi-use / Nature Pathways (miles)	0.00	\$ -	
Park / Open Space Acres	2.15	\$ 68,695	
		\$ 68,695	

Funding Source(s)								
Grants	Park Capital Improvement Budget	Town Econ. Development Fund	Donations	Bonds	TIF	Other	TOTALS	YEAR TO IMPLEMENT
\$ -	\$ -						\$ -	2025
	\$ 68,695						\$ 68,695	2027
\$ -	\$ 68,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,695	
10 Year Total =	\$ -	\$ 68,695	\$ -	\$ -	\$ -	\$ -	\$ 68,695	
10 Year Annual Average =	\$ -	\$ 6,869	\$ -	\$ -	\$ -	\$ -	\$ 6,869	
Funding Sources Percentages =	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	

- *There is no current deficiency of Multi-Use Trails.*
- *Current deficiency of 2.15 acres of Park/Open Space would be via one funding source of Park Capital Improvements and be acquired in 2027.*

Deficiency Funding

Potential Scenario of Funding Sources that the Town will consider for offsetting the current deficiencies.

Calculations and Analysis of Impact Deductions

Analysis Summary and Scenarios:

– All the current Deficiencies will be completed
for the Park/Open Space Acres in 2027.

Town of Monrovia – Park and Recreation Department Forecast Funding for Current Recreation Component Deficiencies

11-Jan-24

Prepared by: Town of Monrovia and Lehman & Lehman, Inc.

Project Description	Quantities	Project Amount	Funding Source(s)								YEAR TO IMPLEMENT
	Needs	Costs	Grants	Park Capital Improvement Budget	Town Econ. Development Fund	Donations	Bonds	TIF	Other	TOTALS	
Multi-use / Nature Pathways (miles)	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2025
Park / Open Space Acres	2.15	\$ 68,695	\$ -	\$ 68,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,695	2027
		\$ 68,695	\$ -	\$ 68,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,695	
10 Year Total =		\$ -	\$ -	\$ 68,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,695	
10 Year Annual Average =		\$ -	\$ -	\$ 6,869	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,869	
Funding Sources Percentages =			0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	

Impact Deductions Assumptions:

– The Park Capital Improvement Budget is funded through Property Taxes. This is a funding resources for current deficiencies that are exempted from the new residential developments ... therefore considered in the Impact Deduction calculations

– Impact Deductions calculates out at a total of \$22,648.

Town of Monrovia – Park and Recreation Department Forecast Annual Funding for Current Recreation Component Deficiencies

11-Jan-24

Prepared by: Town of Monrovia and Lehman & Lehman, Inc.

RIF YEARS	Grants	Park Capital Improvement Budget	Town Econ. Development Fund	Donations	Bonds	TIF	Other	TOTALS	FUND TOTALS (B, C, E)
2023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	\$ -	\$ 68,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,695	\$ 68,695
2028	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023-2032 TOTALS	\$ -	\$ 68,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,695	\$ 68,695
2023-2032 Totals	\$ -	\$ 68,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,695	\$ -
9 yr. annual costs	\$ -	\$ 7,633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,633	\$ -

Town of Monrovia – Park and Recreation Department Impact Deduction Calculations

11-Jan-24

Prepared by: Town of Monrovia and Lehman & Lehman, Inc.

RIF Years	Cumulative Households	New Households (Annual)	New Households (Cumulative)	Costs to Remove Current Deficiency	Cost / Household for Park Cap. Imp. Budget	Cost / Household for Town TIF	Cost / Household Town Econ. Development Funds	Impact Deductions (Cum. From Bond Issue New Households)	Totals of Impact Deductions for the New Households
2022	594			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	637	42	42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2024	685	48	91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	742	57	147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	808	67	214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	887	79	293	\$ 68,695	\$ 77.43	\$ -	\$ -	\$ -	\$ 22,684
2028	981	94	387	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2029	1,093	112	498	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2030	1,227	134	633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2031	1,390	163	795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2032	1,595	206	1,001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS		1,001		\$ 68,695					\$ 22,684

NOTES:	Cumulative households over 10 year period	Projected new households over 10 year period	Cumulative Totals of New Household Growth over 10-Yr. Period	Budgeted portion from the implementation schedule	Cost Per household to remove existing def. Using Park Cap. Imp. Budget	There is not Residential Impact in the generation of Town TIF	Cost Per household to remove existing def. Using Town Econ. Develop. Funds	Cost Per household to remove existing def. Bond Issue Funding	Costs applied to new households for current deficiencies [E + G + H times C]
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Total Impact Deduction for Columns E, G, H times cumulative number of New Households: \$ 22,684

Monrovia – Recreation Impact Fee – Park System Analysis
 IMPACT FEE CALCULATIONS

11-Jan-2024

Recommended Recreation Impact Fee – Town of Monrovia

Selected "A" Priorities: Trails and Park / Open Space Acres

Costs Needed to Remove Current Deficiency = \$	68,695
Projected Costs / Year (2023 to 2032) = \$	6,869

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

	2032 Population
Projected 2032 Populations =	4,706
Number of Expected Residential Building Permits in the next 10 years =	1,001
Impact Costs Needed to Meet Future (2032) Needs =	\$ 1,183,070
Less Anticipated Non-Local Revenues Available towards Future (2032) Needs =	\$ -
Less Anticipated Impact Deductions against Future (2032) Needs =	\$ (22,684)
Adjusted Future Needs Costs =	\$ 1,160,386
Projected Recreation Impact Fee =	\$ 1,159

Housing Equivalents (Option)

Type of Unit	Full Equivalent	Fee
Single - Family Dwelling Unit	100%	\$ 1,159
Two - Family Dwelling Unit (per dwelling unit)	95%	\$ 1,101
Multi - Family Dwelling Unit (per dwelling unit)		
One Bedroom	65%	\$ 754
Two Bedrooms	85%	\$ 985
Three Bedrooms or Larger	100%	\$ 1,159
Mobile Home	65%	\$ 754

Optional Housing Equivalents:

– Some communities apply a “Housing Equivalent” as part of their ordinance.

2023 Recreation Impact Fee

Optional Housing Equivalent

Municipality	Year	Recreation Impact Fee
Avon	2022	\$ 1,227
Bargersville	2021	\$ 1,580
Brownsburg	2023	\$ 1,770
Carmel	2022	\$ 4,882
Chesterton	2019	\$ 994
Cicero	2022	\$ 1,205
Crown Point	2022	\$ 1,171
Danville	2021	\$ 1,117
Fishers	2020	\$ 1,667
Franklin	2020	\$ 1,142
Greenfield	2023	\$ 1,680
Greenwood	2020	\$ 1,590
Ingalls	2022	\$ 1,436
McCordsville	2023	\$ 1,525
Noblesville	2019	\$ 2,118
Plainfield	2022	\$ 2,533
Schererville	2018	\$ 2,172
Shelbyville	2022	\$ 1,346
Sheridan	2023	\$ 1,289
St. John	2018	\$ 1,886
Valparaiso	2020	\$ 1,448
Westfield	2023	\$ 3,417
Whitestown	2019	\$ 1,511
Winfield	2021	\$ 947
Zionsville	2021	\$ 2,045

Average of the Recreation Impact Fees Above = \$ 1,748

Annual Adjustments (Inflation Factor) (Brown = Assumed no Annual Adjustments)					
Year 1	Year 2	Year 3	Year 4	Year 5	
\$ 1,227	\$ 1,288	\$ 1,353	\$ 1,420	\$ 1,491	
\$ 1,580	\$ 1,659	\$ 1,742	\$ 1,829	\$ 1,920	
\$ 1,770	\$ 1,912	\$ 2,065	\$ 2,230	\$ 2,408	
\$ 4,882	\$ 4,882	\$ 4,882	\$ 4,882	\$ 4,882	
\$ 994	\$ 1,044	\$ 1,096	\$ 1,151	\$ 1,208	
\$ 1,205	\$ 1,265	\$ 1,329	\$ 1,395	\$ 1,465	
\$ 1,171	\$ 1,230	\$ 1,291	\$ 1,356	\$ 1,423	
\$ 1,117	\$ 1,173	\$ 1,231	\$ 1,293	\$ 1,358	
\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	
\$ 1,142	\$ 1,142	\$ 1,142	\$ 1,142	\$ 1,142	
\$ 1,680	\$ 1,764	\$ 1,852	\$ 1,945	\$ 2,042	
\$ 1,590	\$ 1,670	\$ 1,753	\$ 1,841	\$ 1,933	
\$ 1,436	\$ 1,508	\$ 1,583	\$ 1,662	\$ 1,745	
\$ 1,525	\$ 1,601	\$ 1,681	\$ 1,765	\$ 1,854	
\$ 2,118	\$ 2,182	\$ 2,247	\$ 2,314	\$ 2,384	
\$ 2,533	\$ 2,533	\$ 2,533	\$ 2,533	\$ 2,533	
\$ 2,172	\$ 2,172	\$ 2,172	\$ 2,172	\$ 2,172	
\$ 1,346	\$ 1,413	\$ 1,484	\$ 1,558	\$ 1,636	
\$ 1,289	\$ 1,353	\$ 1,421	\$ 1,492	\$ 1,567	
\$ 1,886	\$ 1,886	\$ 1,886	\$ 1,886	\$ 1,886	
\$ 1,448	\$ 1,520	\$ 1,596	\$ 1,676	\$ 1,760	
\$ 3,417	\$ 3,485	\$ 3,555	\$ 3,626	\$ 3,699	
\$ 1,511	\$ 1,511	\$ 1,511	\$ 1,511	\$ 1,511	
\$ 947	\$ 947	\$ 947	\$ 947	\$ 947	
\$ 2,045	\$ 2,045	\$ 2,045	\$ 2,045	\$ 2,045	

\$ 1,748 \$ 1,794 \$ 1,843 \$ 1,894 \$ 1,947

Recreation Impact Fees from other Communities

**Town of Monrovia
Recommended 2023 RIF
= \$1,159**

The following are the recommendations of the RIF Advisory Committee to the Park Board, the Plan Commission and the Town Council:

- One Impact Zone be established
- Of the recreational components studied it is recommended that the Applied “A” Priority Components be included in the Park Impact Fee
- Current Deficiencies to be fulfilled in next 10 years = **\$ 68,695.**
- Future Needs over the next 10 years = **\$ 1,160,386** (*with Impact Deductions applied*)
- Recommended Recreation Impact Fee with applied Non-Local Revenue and Impact Deductions = **\$ 1,159.**
- The recommendation to consider applying an **Annual Inflation rate of 5.0%** adjusting the recreation impact fee based on construction & material increases
- The recommendation to **NOT** to consider the **Housing Equivalent Option**
- Reporting of revenue and expenditures should be done as part of the Town’s Park and Recreation Annual Report

Recommendation Summary

BAGI's CHECKLIST...

- 1) Advisory Committee must be established with 5-10 members with 40% representing real estate industry.
- 2) Impact zone must be defined.
- 3) Fees must be based on infrastructure needed to serve new development, not to remedy existing deficiencies.
- 4) Newly constructed businesses will not be assessed as they do not impact the parks.
- 5) A zone improvement plan must be created and must contain:
 - Description of existing infrastructure.
 - Current level of service.
 - Desired community level of service.
 - Estimate of cost to meet desired level of service, as well as timing and sequencing of infrastructure installation.
 - A general description of the sources and amounts of money used to pay for infrastructure over the previous 5 years.
- 6) If the plan raises the current level of service to a desired level of service, the plan must contain:
 - A plan for completion of infrastructure necessary to raise the current level of service to the community level of service within 10 years for existing properties using non-impact fee revenues.
 - An indication of the nature, location, and cost of infrastructure necessary to raise existing properties to the community level of service.
 - Identification of revenue sources and amounts of each revenue source that the unit intends to use to raise the current level of service to the community level of service for existing properties.
- 7) Impact fees may not exceed impact costs minus the sum of non-local revenues and impact deductions.
- 8) A reduction in the amount of an impact fee may be provided for sale or rental housing that is affordable.
- 9) An impact fee ordinance shall establish a method for credits where fee payers and non-fee payers provide infrastructure. (e.g., donation of land to a municipality) An impact fee review Board must be established (3 members) one real estate broker, one engineer, one CPA.
- 10) The impact fee may not take effect until 6 months after the date of the ordinance is adopted.

Builders Association of Greater Indianapolis (BAGI) Checklist

BAGI has a checklist of recreation impact fee studies. This page contains that checklist.



Town of Monrovia RIF Study 2023-2032



*Monrovia Recreation Impact
Fee... Keeping pace with our
Community's Growth*



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