

***Town of Whitestown,  
Indiana***

***Recreation Impact Fee Zone  
Improvement Plan***

***November 11, 2013***



***Umbaugh  
Indianapolis, Indiana***



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November 11, 2013

Members of the Town of Whitestown  
Town Council  
6320 S. Cozy Lane  
Whitestown, IN 46075

Members of the Town of Whitestown  
Park Board  
6320 S. Cozy Lane  
Whitestown, IN 46075

In connection with the calculation of the recreation impact fee for the purpose of financing capital improvements to the Parks & Recreation system of the Town of Whitestown, we have, at your request, compiled this special purpose report (the "Report") including the following schedules and appendices:

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Members of the Town of Whitestown  
Town Council  
Members of the Town of Whitestown  
Park Board  
Re: Recreation Impact Fee  
November 11, 2013  
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These schedules are intended for use by Town of Whitestown officials, the Planning Department, and their respective advisors, for use in connection with implementation of the recreation impact fee within the Town of Whitestown. The use of these schedules should be restricted to this purpose.

The schedules and underlying assumptions are based upon information provided to us by the Town of Whitestown Planning Department, the Town of Whitestown Parks & Recreation Department, Green3 LLC, and their respective advisors. In the preparation of the schedules contained in this Report, assumptions were made as noted regarding certain future events. As is the case with such assumptions regarding future events and transactions, some or all may not occur as expected and the resulting differences could be material. We have not examined the underlying assumptions nor have we audited or reviewed the historical data. Consequently, we express no opinion nor provide any other form of assurance thereon nor do we have a responsibility to prepare subsequent reports.



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## TOWN OF WHITESTOWN, INDIANA

### GENERAL COMMENTS

The Town of Whitestown, Indiana (the “Town”) is pursuing the adoption of a recreation impact fee through an ordinance (the “Impact Fee Ordinance”) pursuant to IC 36-7-4-1300 through IC 36-7-4-1342 (the “Enabling Legislation”). This report is intended to serve as the “Zone Improvement Plan” for the establishment of a new recreation impact fee (the “Impact Fee”) pursuant to the Enabling Legislation.

The 2013 Impact Fee calculation is based on the infrastructure information and amenity level of service standards compiled by Green3, LLC through the process of developing the Whitestown Parks and Recreation Master Plan (the “Master Plan”) dated April 15, 2013, and the Whitestown Impact Fee Advisory Committee (herein defined) and was calculated based on an analysis of recreation infrastructure needs over a 10-year planning horizon (2014-2023). It is anticipated that the Town Common Council will adopt an ordinance (the “Impact Fee Ordinance”) approving the Zone Improvement Plan and the Impact Fee on December 10, 2013. The Impact Fee Ordinance will be effective six months after the date of adoption, anticipated to be June 10, 2014, through June 10, 2019.

#### Impact Zone

The Enabling Legislation requires the Town to define the geographic area for the recreation infrastructure (the “Impact Zone”) that is analyzed in the Zone Improvement Plan. For the purposes of this Zone Improvement Plan, the Impact Zone is defined as the area in which the Town of Whitestown has planning and zoning jurisdiction. Appendix A contains the planning and zoning map for the Town, which illustrates the Impact Zone.

#### Impact Fee Advisory Committee

As a part of the process of establishing the Impact Fee, the Town was required to form an “Impact Fee Advisory Committee” that consisted of between five and ten members, with at least 40% of the members representing the development, building, and real estate industries. The Impact Fee Advisory Committee convened by the Town consisted of Nathan Messer, Steve Cook, David Compton, Monique Clupper and Sam Sorter. The Impact Fee Advisory Committee met several times to discuss the Impact Fee and the Zone Improvement Plan.

#### Amenities and Level of Service Standards

The amenity types addressed in this Zone Improvement Plan were determined by the Impact Fee Advisory Committee. The Master Plan was used as a “baseline” document to begin the evaluation and determination of various amenities and level of service standards for the calculation of the Impact Fee.

GENERAL COMMENTSSummary of Impact Fee Calculation – Page 8

This schedule illustrates the calculation of the Impact Fee of \$953 for a detached single family housing unit. The costs to be funded through the Impact Fee are based on the estimated 2023 cost of infrastructure improvements to meet projected level of service, with credits and deductions for the estimated non-local revenue contribution to recreation capital projects and the contribution of new residents to the annual capital projects budget through traditional means. Historically the Town has received no non-local funding such as grants for parks projects, though grants recently received by the Town are being used to fund current deficits; therefore the deduction for that funding source is zero in this calculation.

The Impact Fee for a detached single family housing unit is adjusted to \$715 for a multi-family housing unit in order to reflect the varying needs for recreation infrastructure imposed by such of developments. The adjustment factors for these units were calculated based on population information from the American Community Survey of the U.S. Census Bureau.

Estimated Population 2013-2023 – Page 9

This schedule illustrates the historical populations of the Town of Whitestown for the time period of 2003-2012 as provided by the Whitestown Planning Department, the U.S. Census Bureau 2000 and 2010 Census, and STATS Indiana. The population and building permit estimates for 2013 through 2023 were developed through analyzing historical population and building trends for the Town and developing future projections. The estimates assume that population growth for the Town will remain level over the 10-year planning horizon.

Estimated Housing Unit Growth and Impact Fee Equivalent – Page 10

This schedule illustrates the projected residential unit growth for the Town over the planning horizon of 2014 to 2023 as shown on page 9 and adjusts it for the different development types. The adjustment factors for these units were calculated based on population information from the American Community Survey of the U.S. Census Bureau. The adjustment is made in recognition of the varying recreation infrastructure needs created by different residential development types.

Current Amenities Inventory and Community Service Ratios for 2013 population – Page 11

This schedule illustrates the impact fee study amenities and analyzes the current inventory versus the level of service standards for the amenities defined by the Master Plan and adjusted by the Impact Fee Advisory Committee for the purposes of calculating the Impact Fee. The target inventory was calculated by multiplying the target level of service ratios for the respective amenities types by the estimated 2013 population of 4,185. The inventory deficits identified in this analysis must be addressed by the Town using funding methods other than Impact Fee revenues, and they must be addressed prior to spending any Impact Fee revenues on that amenity type.

GENERAL COMMENTS

Current Amenities Inventory and Community Service Ratios for 2013 population – Page 11  
(cont'd)

The target ratios included in this Zone Improvement Plan for soccer fields, tennis courts, dog parks, multi-purpose fields, football fields and community centers represent the ratios used for recreation Impact Fee calculation purposes only. The Town will track the needs for these additional amenities and if the Town determines that it will pursue the construction of any of these amenities it will utilize non-Impact Fee funds for construction costs.

Projected Amenities Needs to Meet the Estimated Population Level of Service – Page 12

The estimated amenities needs to service the projected 2018 and 2023 population of the Town are illustrated in this schedule. To determine the amenities inventory needs for the 2018 and 2023 populations, the level of service target ratios from page 11 are multiplied by the estimated population for the respective years from page 9.

The projected deficits and surpluses are calculated based on the assumption that the 2013 target inventory is reached for each amenity. Revenues from the Impact Fee may only be used to fund amenities that have identified future deficits due to the estimated population growth.

Estimated Cost of Park & Recreation Amenities – Page 13

The estimated costs of the various recreation amenities are shown in this schedule. These costs are based on information provided by Green3, LLC and RecSource Aquatics, Inc.

Estimated Cost of Raising Current Inventory to 2013 Target Level of Service Standards –  
Page 14

The estimated cost of bringing the current recreation inventory up to the 2013 target level of service standards is shown in this schedule. Per the Enabling Legislation, the current inventory for each amenity must meet the level of service standards defined in the Zone Improvement Plan for the Impact Fee before Impact Fee revenues may be spent on that amenity type. Based on the current inventory for each amenity and the target level of service ratios defined in the Impact Fee Zone Improvement Plan the total estimated cost of bringing the current recreation amenities inventory up to the level of service standards defined on page 11 is \$729,340. A land donation to the Town through the Anson Development will meet the current land deficit. Additionally, the Town is a recipient of an RTP Grant, which will be used to meet the current trail mileage deficit. Existing budgetary resources, private resources, grants and other non-local revenues will be utilized to the extent that they are available to meet the remaining current amenities deficits.

GENERAL COMMENTS

Estimated Impact Fee Cost of 2018 Improvements – Page 15

The estimated cost of amenities needed to serve the estimated 2018 population of the Town is shown in this schedule. The Impact Fee will be effective June 10, 2014, and will expire June 10, 2019. This schedule is meant to illustrate the estimated costs of new amenities needed to serve the 2018 population. The estimated cost amount is based on the costs identified on page 13, and adjusted to reflect an assumed annual inflation rate of 2.50%.

Estimated Impact Fee Cost of 2023 Improvements – Page 16

The estimated cost of amenities needed to serve the estimated 2023 population of the Town is shown in this schedule. The Enabling Legislation specifies that the impact fee calculation be based on the estimated costs of infrastructure over a 10-year planning horizon. Thus, the total cost identified in this schedule is used as the total cost of infrastructure that may be funded using the Impact Fee revenues. The estimated cost amount is based on the costs identified on page 13, and adjusted to reflect an assumed annual inflation rate of 2.50%.

Estimated Annual Impact Fee Revenues – Page 17

This schedule shows the estimated annual revenues for the Impact Fee. The estimated revenues are calculated by multiplying the estimated residential units for each year by the Impact Fee for the respective residential development type.

Estimated Non-Local Revenue Credit – Page 18

The projected credit for non-local revenues used for recreation infrastructure is shown in this schedule. It is assumed that 42% of the estimated cost of all impact-fee related land acreage needs will be met through the use of impact fee revenues, with the rest being acquired through private donations with an estimated value of \$357,120 (either through donations of funds or donations of actual park acreage). This assumption is based on the historical land acquisition patterns for the Town, which are shown on page 21.

The Town has also been awarded an RTP Grant of \$150,000 for trail construction by the State of Indiana. It is assumed that the grant will fund the current trail mileage shortfall. Combined with the non-local credit calculation for land acquisition, the total non-local revenue credit amount is \$507,120.

GENERAL COMMENTS

Estimated New Population Share of Capital Budget – Page 19

This schedule shows the calculation of the estimated share of the annual capital expenditures on recreation amenities from existing budgetary means that will be funded by new residents. The annual capital budget is funded from sources including (but not limited to) property taxes, financial institutions taxes, commercial vehicle excise taxes, auto/aircraft excise taxes and other local revenue sources. It is assumed that the capital budget amount of \$12,000 will be held constant into the future, and new residents will pay a share proportional to their makeup of the total population of the Town. Based on these assumptions, it is assumed that new residents will contribute 47.92% of the total capital projects budget in 2023, or \$37,720 over the entire 10-year planning horizon.

Estimated Annual Impact Fee Revenues and Expenditures – Page 20

The estimated annual revenues from the Impact Fee, the estimated new population's contribution to bond principal and the estimated new population's contribution to the capital budget are compared to the estimated expenditures of these revenues over the 10-year planning horizon are shown in this schedule. The estimates are based on the accumulation of revenues and the estimated need for new amenities as dictated by population growth and the level of service standards.

Summary of Parks & Recreation Acreage – Page 21

The Town's recreation land inventory is shown in this schedule. The inventory is broken out by the individual parks and the method used for acquisition of the park land. The breakout between acreage acquired through donation and acquired through purchase is illustrated. Historically, 58% of park land has been acquired through donations, and it is assumed that this pattern will continue through the planning horizon.

Historical Parks & Recreation Capital Expenditures from Budgeted Sources – Page 22

This schedule shows the historical capital expenditures of the Town on recreation amenities for 2008 through 2012. This information was provided by the Town of Whitestown.

**TOWN OF WHITESTOWN, INDIANA**

**SUMMARY OF IMPACT FEE CALCULATION**

**Impact Fee Calculation:**

Cost of meeting 2023 Level of Service needs	\$1,907,931 (1)
Less: Estimated non-local revenues	(507,120) (2)
Less: New resident capital budget contribution	<u>(37,720) (3)</u>
Capital costs to be funded by Impact Fees	1,363,091
Divided by projected equivalent housing units	<u>1,430 (4)</u>
Impact Fee for single-family unit	<u><u>\$953</u></u>

**Impact Fee Schedule by Development Type (5):**

Single-family home	100%	\$953
Multi-family home	75%	\$715

(1) See page 16.

(2) See page 18.

(3) See page 19.

(4) See page 10.

(5) Adjustment percentages based on population per household census data for the Town of Whitestown.

(Subject to the comments in the attached report  
dated November 11, 2013 of Umbaugh)

**TOWN OF WHITESTOWN, INDIANA**

**ESTIMATED POPULATION 2013-2023**

Year	Population	Annual Change	New Residential Units		
			Total	Single Family	Multi- Family
<b>Historical (1)</b>					
2003	625				
2004	687	62			
2005	755	68			
2006	830	75			
2007	912	82			
2008	2,327 (2)	1,415			
2009	2,583	256	88	88	
2010	2,867	284	110	66	44
2011	2,911	44	195	129	66
2012	3,800	889	153	153	
<b>Projected (3)</b>					
2013	4,185	385	150	120	30
2014	4,570	385	150	120	30
2015	4,955	385	150	120	30
2016	5,340	385	150	120	30
2017	5,725	385	150	120	30
2018	6,110	385	150	120	30
2019	6,495	385	150	120	30
2020	6,880	385	150	120	30
2021	7,265	385	150	120	30
2022	7,650	385	150	120	30
2023	8,035	385	150	120	30

(1) Per the Town of Whitestown Planning Department.

(2) The Town of Whitestown completed a significant annexation which was effective in 2008.

(3) Based on historical and projected housing growth information provided by the Town of Whitestown and the average household size for owner and renter occupied housing per the 2010 Census.

(Subject to the comments in the attached report  
dated November 11, 2013 of Umbaugh)

**TOWN OF WHITESTOWN, INDIANA**

**ESTIMATED HOUSING UNIT GROWTH AND IMPACT FEE EQUIVALENT**

Year	Estimated Housing Unit Growth (1)			Housing Unit Adjustment Percentage (2)		Adjusted Equivalent Housing Unit Growth (3)		
	Single Family	Multi-Family	Total	Single Family	Multi-Family	Single Family	Multi-Family	Total
2014	120	30	150	100%	75%	120	23	143
2015	120	30	150	100%	75%	120	23	143
2016	120	30	150	100%	75%	120	23	143
2017	120	30	150	100%	75%	120	23	143
2018	120	30	150	100%	75%	120	23	143
2019	120	30	150	100%	75%	120	23	143
2020	120	30	150	100%	75%	120	23	143
2021	120	30	150	100%	75%	120	23	143
2022	120	30	150	100%	75%	120	23	143
2023	120	30	150	100%	75%	120	23	143
Totals	<u>1,200</u>	<u>300</u>	<u>1,500</u>			<u>1,200</u>	<u>230</u>	<u>1,430</u>

(1) See page 9.

(2) Based on population per household data for Whitestown from the 2010 Census.

(3) Represents equivalent housing units for the impact fee calculation.

(Subject to the comments in the attached report  
dated November 11, 2013 of Umbaugh)

**TOWN OF WHITESTOWN, INDIANA**

**CURRENT AMENITIES INVENTORY AND COMMUNITY SERVICE RATIOS FOR 2013 POPULATION**

Amenity	Target Ratio (1)	Current Ratio (Town Provided) (2)	Current Inventory (Town Provided) (3)	Unit	2013 Target Inventory (4)	2013 Inventory Surplus/ (Deficit)
Neighborhood Parks (1-10 acres)	1.00 acres/1,000 people	3.87 acres/1,000 people	16.20	Acres	4.19	12.01
Community Parks (11-100 acres)	5.00 acres/1,000 people	2.68 acres/1,000 people	11.20	Acres	20.93	(9.73)
Playgrounds	1.00 structure/2,500 people	1.00 structure/2,092 people	2.00	Ea.	1.67	0.33
Shelters, Small (up to 50 people)	1.00 structure/5,000 people	1.00 structure/1,395 people	3.00	Ea.	0.84	2.16
Shelters, Medium (50-99 people)	1.00 structure/10,000 people	0.00 structures/4,185 people	0.00	Ea.	0.42	(0.42)
Pavilion/Shelter (100-199 people)	1.00 structure/20,000 people	0.00 structures/4,185 people	0.00	Ea.	0.21	(0.21)
Soccer - Youth and Regulation Fields	N/A	(5) 0.00 fields/4,185 people	0.00	Ea.	0.00	0.00
Baseball/Softball Fields (60' and 90' base path)	1.00 field/5,000 people	1.00 field/2,092 people	2.00	Ea.	0.84	1.16
Outdoor Basketball Courts	1.00 court/5,000 people	1.00 field/2,092 people	2.00	Ea.	0.84	1.16
Tennis Courts	N/A	(5) 0.00 courts/4,185 people	0.00	Ea.	0.00	0.00
Trails (all surface miles)	0.50 miles/1,000 people	0.50 miles/1,495 people	1.40	Miles	2.09	(0.69)
Dog Park	N/A	(5) 0.00 sites/4,185 people	0.00	Ea.	0.00	0.00
Multi-purpose Fields	N/A	(5) 1.00 field/2,092 people	2.00	Ea.	0.00	2.00
Football Fields	N/A	(5) 0.00 fields/4,185 people	0.00	Ea.	0.00	0.00
Volleyball Pit	1.00 site/5,000 people	1.00 sites/4,185 people	1.00	Ea.	0.84	0.16
Splash Park	1.00 site/8,000 people	(6) 0.00 sites/4,185 people	0.00	Ea.	0.52	(0.52)
Community Center	N/A	(5) 0.00 s.f./4,185 people	0.00	S.F.	0.00	0.00

(1) Per the 2013 Parks and Recreation Master Plan prepared by Green 3, LLC.

(2) Represents the current ratio provided by Town owned/managed facilities. Calculated by dividing the current inventory of Town owned/managed amenities by the estimated 2013 Whitestown population of 4,185.

(3) Represents the current inventory of amenities owned/managed by the Town.

(4) Based on the Target Ratios multiplied by the estimated 2013 population of 4,185 for the Town of Whitestown.

(5) Included for planning purposes only.

(6) As defined by the Impact Fee Advisory Committee.

(Subject to the comments in the attached report  
dated November 11, 2013 of Umbaugh)

TOWN OF WHITESTOWN, INDIANA

**PROJECTED AMENITIES NEEDS TO MEET ESTIMATED POPULATION LEVEL OF SERVICE**

Amenity	Level of Service Target Ratio (1)	2013		2013 Target Inventory (2)	Year 2018			Year 2023	
		Inventory (Town Provided) (1)	Unit		Target Inventory (3)	Inventory Surplus/ (Deficit)	Target Inventory (4)	Inventory Surplus/ (Deficit)	
Neighborhood Parks (1-10 acres)	1.00 acres/1,000 people	16.20	Acres	4.19	6.11	10.09	8.04	8.16	
Community Parks (11-100 acres)	5.00 acres/1,000 people	11.20	Acres	20.93	30.55	(9.62)	40.18	(19.25)	
Playgrounds	1.00 structure/2,500 people	2.00	Ea.	1.67	2.44	(0.44)	3.21	(1.21)	
Shelters, Small (up to 50 people)	1.00 structure/5,000 people	3.00	Ea.	0.84	1.22	1.78	1.61	1.39	
Shelters, Medium (50-99 people)	1.00 structure/10,000 people	0.00	Ea.	0.42	0.61	(0.19)	0.80	(0.38)	
Pavilion/Shelter (100-199 people)	1.00 structure/20,000 people	0.00	Ea.	0.21	0.31	(0.10)	0.40	(0.19)	
Soccer - Youth and Regulation Fields	N/A	0.00	Ea.	0.00	0.00	0.00	0.00	0.00	
Baseball/Softball Fields (60' and 90' base path)	1.00 field/5,000 people	2.00	Ea.	0.84	1.22	0.78	1.61	0.39	
Outdoor Basketball Courts	1.00 court/5,000 people	2.00	Ea.	0.84	1.22	0.78	1.61	0.39	
Tennis Courts	N/A	0.00	Ea.	0.00	0.00	0.00	0.00	0.00	
Trails (all surface miles)	0.50 miles/1,000 people	1.40	Miles	2.09	3.06	(0.97)	4.02	(1.93)	
Dog Park	N/A	0.00	Ea.	0.00	0.00	0.00	0.00	0.00	
Multi-purpose Fields	N/A	2.00	Ea.	0.00	0.00	2.00	0.00	2.00	
Football Fields	N/A	0.00	Ea.	0.00	0.00	0.00	0.00	0.00	
Volleyball Pit	1.00 site/5,000 people	1.00	Ea.	0.84	1.22	(0.22)	1.61	(0.61)	
Splash Park	1.00 site/8,000 people	0.00	Ea.	0.52	0.76	(0.24)	1.00	(0.48)	
Community Center	N/A	0.00	S.F.	0.00	0.00	0.00	0.00	0.00	

(1) See page 11.

(2) See page 11. Based on the Target Ratios multiplied by the estimated 2013 population of 4,185 for the Town of Whitestown.

(3) Based on the Target Ratios multiplied by the estimated 2018 population of 6,110 for the Town of Whitestown.

(4) Based on the Target Ratios multiplied by the estimated 2023 population of 8,035 for the Town of Whitestown.

(Subject to the comments in the attached report  
dated November 11, 2013 of Umbaugh)

**TOWN OF WHITESTOWN, INDIANA**

**ESTIMATED COST OF PARK & RECREATION AMENITIES**

Amenity	Target Service Ratio (1)	Estimated Unit Cost (2)	Unit
Neighborhood Parks (1-10 acres)	1.00 acres/1,000 people	\$25,000	Acres
Community Parks (11-100 acres)	5.00 acres/1,000 people	25,000	Acres
Playgrounds	1.00 structure/2,500 people	144,000	Ea.
Shelters, Small (up to 50 people)	1.00 structure/5,000 people	86,000	Ea.
Shelters, Medium (50-99 people)	1.00 structure/10,000 people	115,000	Ea.
Pavilion/Shelter (100-199 people)	1.00 structure/20,000 people	214,000	Ea.
Soccer - Youth and Regulation Fields	N/A	162,000	Ea.
Baseball/Softball Fields (60' and 90' base path)	1.00 field/5,000 people	347,000	Ea.
Outdoor Basketball Courts	1.00 court/5,000 people	92,000	Ea.
Tennis Courts	N/A	92,000	Ea.
Trails (all surface miles)	0.50 miles/1,000 people	289,000	Miles
Dog Park	N/A	81,000	Ea.
Multi-purpose Fields	N/A	202,000	Ea.
Football Fields	N/A	214,000	Ea.
Volleyball Pit	1.00 site/5,000 people	23,000	Ea.
Splash Park	1.00 site/8,000 people	372,000 (3)	Ea.
Community Center	N/A	290	S.F.

(1) See page 11.

(2) Per Green 3, LLC.

(3) Per RecSource Aquatics, Inc.

(Subject to the comments in the attached report  
dated November 11, 2013 of Umbaugh)

**TOWN OF WHITESTOWN, INDIANA**

**ESTIMATED COST OF RAISING CURRENT INVENTORY TO 2013 TARGET LEVEL OF SERVICE STANDARDS**

Amenity	Target Service Ratio	Unit Cost	Current Inventory (Town Provided)	2013 Target Inventory	2013 Inventory Surplus/ (Deficit)	Cost to Meet 2013 Need	Anticipated Funding Source
	(1)	(2)	(1)	(1)	(1)	(3)	(3)
Neighborhood Parks (1-10 acres)	1.00 acres/1,000 people	\$25,000	16.20	4.19	12.01	\$0	
Community Parks (11-100 acres)	5.00 acres/1,000 people	25,000	11.20	20.93	(9.73)	243,250	Anson Donation
Playgrounds	1.00 structure/2,500 people	144,000	2.00	1.67	0.33	0	
Shelters, Small (up to 50 people)	1.00 structure/5,000 people	86,000	3.00	0.84	2.16	0	
Shelters, Medium (50-99 people)	1.00 structure/10,000 people	115,000	0.00	0.42	(0.42)	48,300	Budget/Private Sources
Pavilion/Shelter (100-199 people)	1.00 structure/20,000 people	214,000	0.00	0.21	(0.21)	44,940	Budget/Private Sources
Soccer - Youth and Regulation Fields	N/A	162,000	0.00	0.00	0.00	0	
Baseball/Softball Fields (60' and 90' base path)	1.00 field/5,000 people	347,000	2.00	0.84	1.16	0	
Outdoor Basketball Courts	1.00 court/5,000 people	92,000	2.00	0.84	1.16	0	
Tennis Courts	N/A	92,000	0.00	0.00	0.00	0	
Trails (all surface miles)	0.50 miles/1,000 people	289,000	1.40	2.09	(0.69)	199,410	RTP Grant
Dog Park	N/A	81,000	0.00	0.00	0.00	0	
Multi-purpose Fields	N/A	202,000	2.00	0.00	2.00	0	
Football Fields	N/A	214,000	0.00	0.00	0.00	0	
Volleyball Pit	1.00 site/5,000 people	23,000	1.00	0.84	0.16	0	
Splash Park	1.00 site/8,000 people	372,000	0.00	0.52	(0.52)	193,440	Budget/Private Sources
Community Center	N/A	290	0.00	0.00	0.00	0	
<b>Total</b>						<b>\$729,340</b>	

(1) See page 11.

(2) See page 13.

(3) Per State law, impact fees cannot be used to finance projects needed to meet current infrastructure deficits. The Parks budget is funded through property taxes, financial institutions taxes, commercial vehicle excise taxes, auto/aircraft excise taxes, food and beverage taxes and other local revenue sources.

(Subject to the comments in the attached report dated November 11, 2013 of Umbaugh)

**TOWN OF WHITESTOWN, INDIANA**

**ESTIMATED IMPACT FEE COST OF 2018 IMPROVEMENTS**

Amenity	Target Service Ratio	Unit Cost	Current Inventory (Town Provided)	2013 Target Inventory	2018 Target Inventory	2018 Inventory Surplus/ (Deficit)	Cost to Meet 2018 Need
	(1)	(2)	(1)	(1)	(3)	(4)	(5)
Neighborhood Parks (1-10 acres)	1.00 acres/1,000 people	\$28,300	16.20	4.19	6.11	10.09	\$0
Community Parks (11-100 acres)	5.00 acres/1,000 people	28,300	11.20	20.93	30.55	(9.62)	272,246
Playgrounds	1.00 structure/2,500 people	163,000	2.00	1.67	2.44	(0.44)	71,720
Shelters, Small (up to 50 people)	1.00 structure/5,000 people	97,400	3.00	0.84	1.22	1.78	0
Shelters, Medium (50-99 people)	1.00 structure/10,000 people	130,100	0.00	0.42	0.61	(0.19)	24,719
Pavilion/Shelter (100-199 people)	1.00 structure/20,000 people	242,200	0.00	0.21	0.31	(0.10)	24,220
Soccer - Youth and Regulation Fields	N/A	183,500	0.00	0.00	0.00	0.00	0
Baseball/Softball Fields (60' and 90' base path)	1.00 field/5,000 people	392,600	2.00	0.84	1.22	0.78	0
Outdoor Basketball Courts	1.00 court/5,000 people	104,100	2.00	0.84	1.22	0.78	0
Tennis Courts	N/A	104,100	0.00	0.00	0.00	0.00	0
Trails (all surface miles)	0.50 miles/1,000 people	327,000	1.40	2.09	3.06	(0.97)	317,190
Dog Park	N/A	91,600	0.00	0.00	0.00	0.00	0
Multi-purpose Fields	N/A	228,600	2.00	0.00	0.00	2.00	0
Football Fields	N/A	242,200	0.00	0.00	0.00	0.00	0
Volleyball Pit	1.00 site/5,000 people	26,000	1.00	0.84	1.22	(0.22)	5,720
Splash Park	1.00 site/8,000 people	420,900	0.00	0.52	0.76	(0.24)	101,016
Community Center	N/A	300	0.00	0.00	0.00	0.00	0
<b>Total</b>							<b>\$816,831</b>

(1) See page 11.

(2) See page 13. Assumes 2.50% annual inflation from 2013 cost estimates.

(3) See page 12.

(4) Assumes that the 2013 Target Inventory is reached for amenities with 2013 deficiencies.

(5) Represents the estimated cost to meet amenities deficits caused by population growth. The cost is based on the unit cost for each amenity type (adjusted for inflation) multiplied by the 2018 Inventory Deficits.

(Subject to the comments in the attached report  
dated November 11, 2013 of Umbaugh)

**TOWN OF WHITESTOWN, INDIANA**

**ESTIMATED IMPACT FEE COST OF 2023 IMPROVEMENTS**

Amenity	Target Service Ratio	Unit Cost	Current Inventory (Town Provided)	2013 Target Inventory	2023 Target Inventory	2023 Inventory Surplus/ (Deficit)	Cost to Meet 2023 Need
	(1)	(2)	(1)	(1)	(3)	(4)	(5)
Neighborhood Parks (1-10 acres)	1.00 acres/1,000 people	\$32,000	16.20	4.19	8.04	8.16	\$0
Community Parks (11-100 acres)	5.00 acres/1,000 people	32,000	11.20	20.93	40.18	(19.25)	616,000
Playgrounds	1.00 structure/2,500 people	184,500	2.00	1.67	3.21	(1.21)	223,245
Shelters, Small (up to 50 people)	1.00 structure/5,000 people	110,200	3.00	0.84	1.61	1.39	0
Shelters, Medium (50-99 people)	1.00 structure/10,000 people	147,200	0.00	0.42	0.80	(0.38)	55,936
Pavilion/Shelter (100-199 people)	1.00 structure/20,000 people	274,100	0.00	0.21	0.40	(0.19)	52,079
Soccer - Youth and Regulation Fields	N/A	207,600	0.00	0.00	0.00	0.00	0
Baseball/Softball Fields (60' and 90' base path)	1.00 field/5,000 people	444,200	2.00	0.84	1.61	0.39	0
Outdoor Basketball Courts	1.00 court/5,000 people	117,800	2.00	0.84	1.61	0.39	0
Tennis Courts	N/A	117,800	0.00	0.00	0.00	0.00	0
Trails (all surface miles)	0.50 miles/1,000 people	370,000	1.40	2.09	4.02	(1.93)	714,100
Dog Park	N/A	103,600	0.00	0.00	0.00	0.00	0
Multi-purpose Fields	N/A	258,700	2.00	0.00	0.00	2.00	0
Football Fields	N/A	274,100	0.00	0.00	0.00	0.00	0
Volleyball Pit	1.00 site/5,000 people	29,500	1.00	0.84	1.61	(0.61)	17,995
Splash Park	1.00 site/8,000 people	476,200	0.00	0.52	1.00	(0.48)	228,576
Community Center	N/A	300	0.00	0.00	0.00	0.00	0
<b>Total</b>							<b>\$1,907,931</b>

(1) See page 11.

(2) See page 13. Assumes 2.50% annual inflation from 2013 cost estimates.

(3) See page 12.

(4) Assumes that the 2013 Target Inventory is reached for amenities with 2013 deficiencies.

(5) Represents the estimated cost to meet amenities deficits caused by population growth. The cost is based on the unit cost for each amenity type (adjusted for inflation) multiplied by the 2023 Inventory Deficits.

(Subject to the comments in the attached report  
dated November 11, 2013 of Umbaugh)

**TOWN OF WHITESTOWN, INDIANA**

**ESTIMATED ANNUAL IMPACT FEE REVENUES**

Year	Estimated Housing Unit Growth (1)			Impact Fee Per Unit (2)		Estimated Impact Fee Revenues			Cumulative Revenues
	Single Family	Multi-Family	Total	Single Family	Multi-Family	Single Family	Multi-Family	Total	
					(3)				
2014	120	30	150	\$953	\$715	\$114,360	\$21,450	\$135,810	\$135,810
2015	120	30	150	953	715	114,360	21,450	135,810	271,620
2016	120	30	150	953	715	114,360	21,450	135,810	407,430
2017	120	30	150	953	715	114,360	21,450	135,810	543,240
2018	120	30	150	953	715	114,360	21,450	135,810	679,050
2019	120	30	150	953	715	114,360	21,450	135,810	814,860
2020	120	30	150	953	715	114,360	21,450	135,810	950,670
2021	120	30	150	953	715	114,360	21,450	135,810	1,086,480
2022	120	30	150	953	715	114,360	21,450	135,810	1,222,290
2023	120	30	150	953	715	114,360	21,450	135,810	1,358,100
Totals	<u>1,200</u>	<u>300</u>	<u>1,500</u>			<u>\$1,143,600</u>	<u>\$214,500</u>	<u>\$1,358,100</u>	

(1) See page 9.

(2) See page 8.

(3) Represents the average fee per multi-family unit, based on the fees per unit for a duplex/condominium/townhome and apartments as shown on page 9.

(Subject to the comments in the attached report  
dated November 11, 2013 of Umbaugh)

**TOWN OF WHITESTOWN, INDIANA**

**ESTIMATED NON-LOCAL REVENUE CREDIT**

Estimated land deficiency for plan horizon (acres)	19.25 (1)
Less: Estimated land acquisition through impact fee purchase (acres)	<u>(8.09) (2)</u>
Estimated land acquisition through donation (acres)	11.16
Estimated 2023 price per acre of land	<u>\$32,000 (3)</u>
Estimated non-local revenue credit for land	357,120
Estimated cost of trail shortfall to be funded by grant	<u>150,000 (4)</u>
Total estimated non-local revenue credit	<u><u>\$507,120</u></u>

(1) See page 12.

(2) Assumes that 42% of the estimated land acquisitions will be made through impact fee purchase based on historical land acquisition trends for the Town as illustrated on page 21.

(3) See page 16.

(4) The Town has been awarded a \$150,000 grant to fund additional trail mileage.

(Subject to the comments in the attached report  
dated November 11, 2013 of Umbaugh)

**TOWN OF WHITESTOWN, INDIANA**

**ESTIMATED NEW POPULATION SHARE OF CAPITAL BUDGET**

<u>Budget Year</u>	<u>Capital Budget</u>	<u>New Population Percentage of Total Population</u>	<u>New Population Contribution to Capital Budget</u>
	(1)	(2)	(3)
2014	\$12,000	8.42%	\$1,010
2015	12,000	15.54%	1,860
2016	12,000	21.63%	2,600
2017	12,000	26.90%	3,230
2018	12,000	31.51%	3,780
2019	12,000	35.57%	4,270
2020	12,000	39.17%	4,700
2021	12,000	42.40%	5,090
2022	12,000	45.29%	5,430
2023	12,000	47.92%	5,750
<b>Total</b>			<b><u><u>\$37,720</u></u></b>

- (1) Assumes the Town's future capital projects expenditures for park projects remains constant through the planning horizon of 2023.
- (2) Based on the current and projected population of the Town of Whitestown as shown on page 9.
- (3) Assumes the contribution of new residents to the capital projects budget is proportional to the number of new residents compared to the total population of the town of Whitestown.

(Subject to the comments in the attached report  
dated November 11, 2013 of Umbaugh)

**TOWN OF WHITESTOWN, INDIANA**

**ESTIMATED ANNUAL IMPACT FEE REVENUES AND EXPENDITURES**

Amenity	Base Unit Cost	Estimated Cost (1)										Total
		Year										
	(2)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Neighborhood Parks (1-10 acres)	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Community Parks (11-100 acres)	25,000	49,152	50,304	51,648	52,992	54,336	55,970	57,321	58,672	60,216	61,760	552,371
Playgrounds	144,000	29,520	30,260	23,265	39,750	32,600	35,091	0	0	0	0	190,486
Shelters, Small (up to 50 people)	86,000	0	0	0	0	0	0	0	0	0	0	0
Shelters, Medium (50-99 people)	115,000	0	0	0	0	0	0	51,946	0	0	0	51,946
Pavilion/Shelter (100-199 people)	214,000	0	0	0	0	0	0	0	49,571	0	0	49,571
Soccer - Youth and Regulation Fields	162,000	0	0	0	0	0	0	0	0	0	0	0
Baseball/Softball Fields (60' and 90' base path)	347,000	0	0	0	0	0	0	0	0	0	0	0
Outdoor Basketball Courts	92,000	0	0	0	0	0	0	0	0	0	0	0
Tennis Courts	92,000	0	0	0	0	0	0	0	0	0	0	0
Trails (all surface miles)	289,000	88,860	0	0	79,750	81,750	83,800	65,284	66,918	90,250	92,500	649,112
Dog Park	81,000	0	0	0	0	0	0	0	0	0	0	0
Multi-purpose Fields	202,000	0	0	0	0	0	0	0	0	0	0	0
Football Fields	214,000	0	0	0	0	0	0	0	0	0	0	0
Volleyball Pit	23,000	0	0	0	0	0	0	0	0	0	17,995	17,995
Splash Park	372,000	0	93,792	96,144	0	0	0	0	0	0	0	189,936
Community Center	290	0	0	0	0	0	0	0	0	0	0	0
<b>Total Cost</b>		<b>167,532</b>	<b>174,356</b>	<b>171,057</b>	<b>172,492</b>	<b>168,686</b>	<b>174,861</b>	<b>174,551</b>	<b>175,161</b>	<b>150,466</b>	<b>172,255</b>	<b><u>\$1,701,417</u></b>
Estimated Impact Fee Revenues (3)		135,810	135,810	135,810	135,810	135,810	135,810	135,810	135,810	135,810	135,810	
Estimated Non-Local Revenue Credit (4)		35,712	35,712	35,712	35,712	35,712	35,712	35,712	35,712	35,712	35,712	
Estimated Capital Budget Contribution (5)		1,010	1,860	2,600	3,230	3,780	4,270	4,700	5,090	5,430	5,750	
Estimated Net Revenues/(Loss)		5,000	(974)	3,065	2,260	6,616	931	1,671	1,451	26,486	5,017	
Beginning Balance		0	5,000	4,026	7,091	9,351	15,967	16,898	18,569	20,020	46,506	
Ending Balance		<u>\$5,000</u>	<u>\$4,026</u>	<u>\$7,091</u>	<u>\$9,351</u>	<u>\$15,967</u>	<u>\$16,898</u>	<u>\$18,569</u>	<u>\$20,020</u>	<u>\$46,506</u>	<u>\$51,523</u>	

(1) See page 13. Assumes 2.50% annual inflation from 2013 cost estimates.

(2) See page 13.

(3) See page 17.

(4) See page 18. Assumes the credit is applied equally each year over the 10-year plan horizon.

(5) See page 19.

(Subject to the comments in the attached report  
dated November 11, 2013 of Umbaugh)

## TOWN OF WHITESTOWN, INDIANA

### SUMMARY OF PARKS & RECREATION ACREAGE (1)

Purchased acreage		11.58
Donated acreage		
Panther Park	5.11	
Walker Parks	<u>10.71</u>	
Total donated acreage		<u>15.82</u>
Total acreage		<u><u>27.40</u></u>
Purchased acreage percentage		42%
Donated acreage percentage		58%

(1) Per the Town of Whitestown.

(Subject to the comments in the attached report  
dated November 11, 2013 of Umbaugh)

**TOWN OF WHITESTOWN, INDIANA**

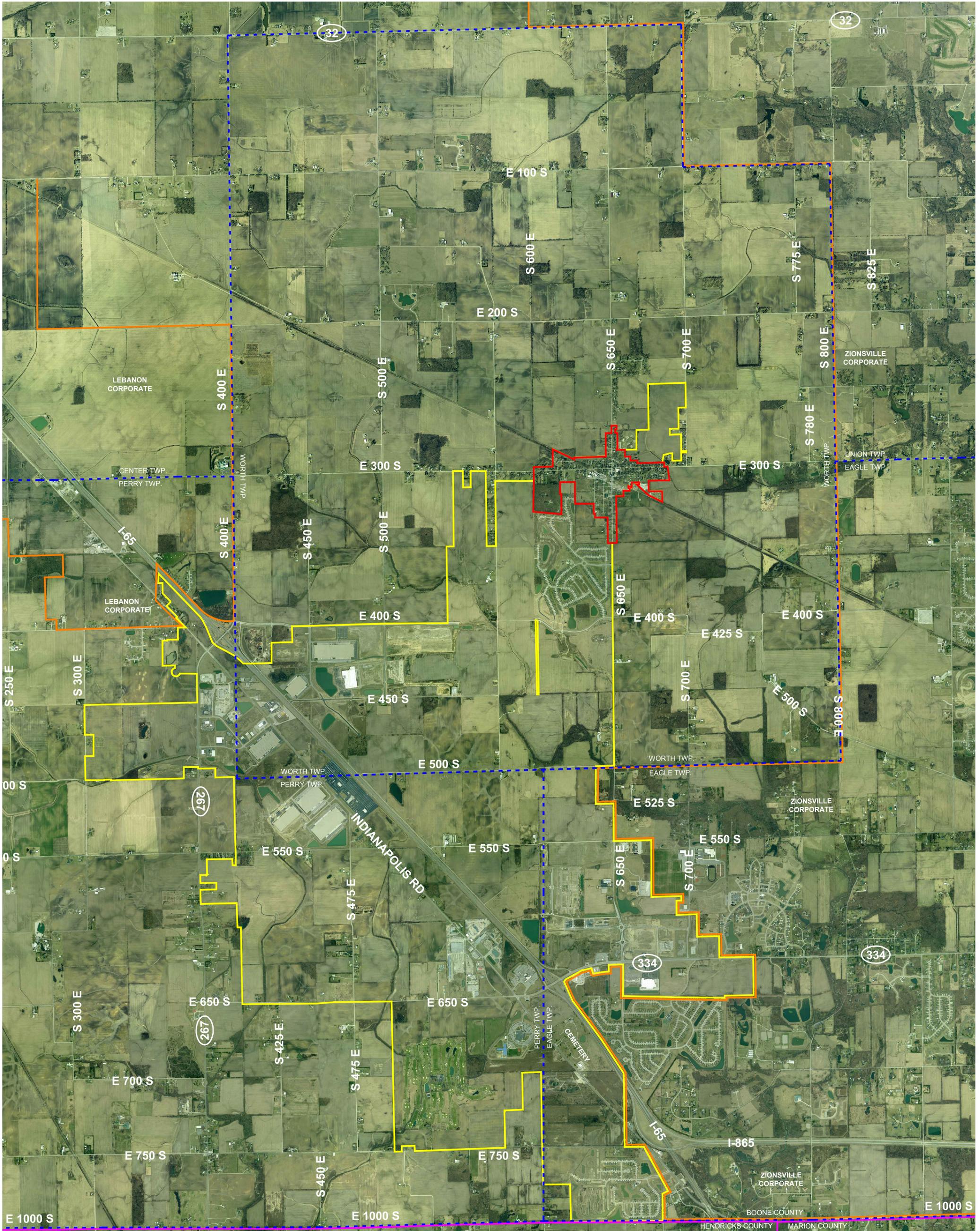
**HISTORICAL PARKS & RECREATION CAPITAL  
EXPENDITURES FROM BUDGETED SOURCES**

<u>Year</u>	<u>Capital Expenditures</u>
	(1)
2008	\$0.00
2009	10,564.80
2010	26,061.77
2011	12,000.00
2012	2,152.68

(1) Per the Town of Whitestown.

(Subject to the comments in the attached report  
dated November 11, 2013 of Umbaugh)

**APPENDIX A**  
**MAP OF IMPACT ZONE**

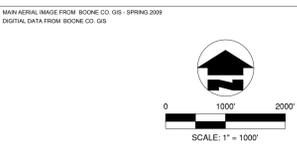


# WHITESTOWN CORPORATE LIMIT MAP

TOWN OF WHITESTOWN, INDIANA



- LEGEND**
- ORIGINAL WHITESTOWN CORPORATE LIMIT
  - 2011 WHITESTOWN CORPORATE LIMIT
  - CIVIL TOWNSHIP BOUNDARIES
  - COUNTY BOUNDARIES
  - OTHER CORPORATE BOUNDARIES



## **APPENDIX B**

# **WHITESTOWN PARKS & RECREATION MASTER PLAN**

# Whitestown Parks and Recreation Master Plan

IDNR Small Town Fill-in-the-Blank 5-Year Parks and Recreation Master Plan

Final Submission  
April 15, 2013

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## Community Information

Town of Whitestown  
Boone County  
Whitestown Parks Department  
6320 S. Cozy Lane  
Whitestown, IN 46075

(317) 769-6557  
Wparks@whitestown.in.gov  
www.whitestown.in.gov

### **Plan Author:**

Green3  
1104 Prospect Street  
Indianapolis, IN 46203  
317.634.4110  
scott@green3studio.com

### **Park Board:**

Members and officers serve 4-year terms according to IC 36-10-3. Term expiration dates are provided for each member.

President: Nathan Messer  
Term: Appointed through 2015  
Whitestown Parks Department  
6320 S. Cozy Lane  
Whitestown, IN 46075  
(317) 769-6557  
Nmesser@whitestown.in.gov

Secretary: Grant Rummel  
Term expires 2013  
CRummel@Whitestown.in.gov

Member: Sam Grubbs  
Term expires 2015  
SGrubbs@Whitestown.in.gov

Member: Kathryn Klimaszewski  
Term expires 2017  
KatieK@Whitestown.in.gov

Whitestown has no paid park employees. Paid staff is limited to services provided by the Whitestown Department of Public Works (DPW). The hours dedicated by the DPW to the Parks Department varies yearly based on the budget allocated for maintenance at the town's parks.

### Liaison

Julie Whitman was voted by the Town Council to be the council's liaison to the Parks Board.

### Definition of Planning Area

The town of Whitestown is located between Lebanon and Zionsville in Boone County about three miles north of State Road 334 (see Figure 1). The town is under the jurisdiction of the Indianapolis Metropolitan Planning Organization, though its location in Boone County gives it a mostly rural character.

The planning area follows the 2011 Corporate Limits and extends out roughly 1 mile in order to cover the recreation needs of residents just beyond this boundary (see Addendum). The limits are loosely bounded by the county line to the south and into part of Worth Township to the north. The western boundary extends as far as County Road 300 East, and the eastern boundary extends to around County Road 700 East. The planning area includes the Town of Whitestown and portions of Eagle, Worth and Perry Townships which are beyond the 2011 Corporate Limits.

Whitestown currently possesses a tax base sufficient to maintain the park system in its current condition. It must be acknowledged, however, that many residents within the planning area use park resources outside of the planning area due to the lack of adequate local resources. Two methods of growth should be mentioned in this regard. First, this plan is being completed concurrently with an impact fee analysis and recommendation that will further support the park system as development continues in the Town. Second, the Town also acknowledges that the current tax rate may need to be raised, as the Whitestown rate is lower than surrounding areas. These potential avenues for revenue growth can help support the growth of the park system.



Figure 1: Boone County, Indiana

## **Goal of the Plan**

The Whitestown Parks Department recognizes that the town's current facilities are not adequate to serve the area's growing population and diverse communities. This understanding has led to the following goals for this plan:

- Gather local opinions regarding the park system and parks department that will help establish overall project goals
- Develop a realistic action plan for growth
- Develop plan to bring parks into ADA compliance
- Establish eligibility to apply for Land and Water Conservation Fund grant money

## **Features of Service Area**

### **Natural Features and Landscape**

The natural and landscape features around Whitestown closely resemble those found throughout the county, albeit without the benefit of Sugar Creek in proximity to the town. The topography is flat and land use is dominated by agriculture. A number of small waterways lie within the planning area, though little of their length is accessible by the public for recreation. Woodland stands are typical of agricultural areas: small, isolated patches surrounded by fields. Predictably, the area experiences high winds and snow drifts due to the lack of tree breaks.

There are few, if any, compelling natural features for active recreation within the planning area. Eagle Creek Reservoir is about 10 miles to the south; Morse Reservoir is about 15 miles to the northeast. Sugar Creek lies about 14 miles north of town. Similarly, there are no significant hills, quarries, or other such features that typically attract park users. It is also difficult to imagine using the small waterways within the planning area for recreational uses, as water quality is likely impaired by surrounding uses (see resources at [www.uwrwa.org](http://www.uwrwa.org)).

The soils within the planning area are generally considered buildable with one notable exception. The former Wrecks junkyard, located on Indianapolis Road south of County Road E 650 South, contains approximately 30 acres of land contaminated by past uses. The land has been included in discussions regarding future park land, but in the absence of a thorough investigation it is difficult to estimate the cost to prepare the area for public use.

Flooding does not trouble the planning area, and new developments have integrated detention strategies to mitigate their impact.

### **Opportunities**

Perhaps the best opportunity for Whitestown to take advantage of its natural landscape is to begin stitching together the patchwork of woodland remnants. Creating wildlife corridors and bicycle and pedestrian pathways would increase green space in the community and provide new recreation activity opportunities. Moreover, protecting and improving existing natural features provides important wildlife viewing and interaction experiences, as well as educational opportunities.

It would probably be easier, at least in the short term, to create wooded wildlife corridors than complete trail facilities in these same areas. Still, new parks could be planned around the largest woodlots with the intention of closing the gaps to surrounding woodlots. This accomplishes a number of green space-related goals: wind and snow drift breaks, boosting the area's "green lung" (its surface area dedicated to stormwater infiltration and air filtration to reduce the airborne pollutant loads that will follow populations growth), beautification, habitat construction and increased passive recreation space. There is an opportunity here to ensure that future park spaces minimize the amount of snowdrift associated with agricultural fields.

Finally, while it may not be an element specific to park-related activity, the Town could use development ordinances to require native landscaping around detention ponds that are built as part of new developments. This would further beautification efforts, and it would cut down on nuisance wildlife.

### **Man-made, Historical and Cultural Features**

The planning area is served by a variety of state and local roadways. State Road 334 crosses through Perry and Eagle Township to the south of the center of town. This collector highway provides connectivity to the Town of Zionsville to the east and to Interstate 65 to the west. Within the planning area State Road 267 provides connections to Lebanon, the Boone County seat, as well as State Road 32. Through the center of town, County Road 650 East provides direct access to State Road 334, and, importantly, the development of Anson. Because Anson is a large development that includes residential, commercial and industrial uses, it plays an important part in the future of Whitestown parks. This is true in terms of park locations, level of service and program development.

The settlement of the Town at its current location was driven by the presence of the Big Four Railroad, which began service in 1832. Now abandoned and under various ownership, the line runs southeast to northwest through the center of the town. Its presence sponsored the growth of industries whose eventual departure left traces of their activities in and around the town. These remnants of the railroad's presence include buildings, land contaminated by previous uses, and a low skill work force built around industrial demand. Combined with the surrounding area's agricultural history, these forces are responsible for the shape of the town today.

### **Opportunities**

These same forces continue to influence the town's development. Planning is underway to convert portions of the old rail corridor to a multi-use path that will become part of the Farm Heritage Trail (a portion of this trail is currently in use on the west side of Lebanon). Also, the town's proximity to the interstate and a major metropolitan center, Indianapolis, played a role in attracting the multi-phase development, Anson. This development includes housing, commercial enterprises and light industry, which draws on an existing work force and attracts new residents. New residents are clustering in typical suburban residential developments within and just outside the corporate limits. These are potential new park users, and creating destinations and pedestrian paths by which to reach them will drive economic development within the town. Whitestown is in the process of completing a comprehensive planning document which maps existing, proposed and conceptual trails within and even beyond the current corporate boundary. In concept, the system would provide extensive access throughout town (see Appendix). As development

expands, finding pedestrian-oriented routes for crossing I-65 and moving between the extreme north and south ends of the town will become paramount.

Whitestown hosts several special events through the Parks Department. An annual Easter egg hunt is held at Walker Park and Trail in April and is seeing a rapid increase in attendance each year; in late September the Southern Indiana Racing Association Kart race, a concert and other town events are held at Panther Park; and in late September/early October the Parks Department holds a 5K walk/run that traverses Panther Park, Walker Park and other portions of the community. As the town continues to grow, events such as these will increase in size and number. The park facilities will need to expand accordingly.

## **Social and Economic Factors**

### Population

Whitestown, Indiana is a town of 2867 residents that reside in 1053 households. When broken down by race, Whitestown's residents form a homogenous group that is representative of Boone County but not surprisingly less diverse than the rest of Indiana. In Whitestown, 90.9% of residents are white, 2.8% black/African American, 0.1% American Indian or Alaskan Native, 2.9% Asian, and 3.5% Hispanic of any race. These percentages compare to 95.3%, 1.2%, 0.1%, 1.8%, and 2.4% in Boone County and 84.3%, 9.10%, 0.3%, 1.6%, and 6% in the rest of Indiana, respectively. The percentage of Whitestown's population over five years old that is disabled is unknown as no data was available, most likely due to a very small quantity.

The total population increased from 2000 to 2010 by 608%, a much higher rate than the state (6.2%) and the county (122.8%). The majority of this increase can be traced to the annexation of 6500 acres of property to the south and west of the historic town center. This new property includes three new neighborhoods (Walker Farms, Anson and Eagle's Nest), and accounts for 77% of the Town's total population. The population within the historic core has changed little.

### Age

Whitestown's age distribution indicates that it is a younger town when compared to Boone County and to a lesser extent the State of Indiana. Its median age, which has lowered from 35.2 in 2000, is a youthful 30, compares to a median age of 38.4 in the county and 37 in the state. At the same time, the population as a whole has grown from 471 in 2000 to its current level of 2867. This reflects the larger corporate limits and associated residential development in the 6500 acres annexed to the south and west of the historic town center.

A few trends stand out which illustrate the trend toward a younger Whitestown. From 2000 to today, the percentage of the total population today represented by children under five years of age has increased from 6.8% to 11.9%. And while the percentage of residents below age 19 has remained fairly consistent (25.9% in 2000 compared to 27.4 % in 2010), the percentage of adults over the age of 65 has decreased from 6.9% to 4.3%. In addition, the percentage of adults of typical child-raising age has increased from 39.9% in 2000 to 46.3% in 2010. Together these statistics indicate that Whitestown is becoming an increasingly popular place to raise a family.

Compared to the rest of the state, the percentage of the population today represented by children under five years of age is significantly higher in Whitestown, where 11.9% of the population of Whitestown is under five years old compared to 6.7% in the state. The numbers for children under the age of 19 are similar (27.9% in the state and 27.4% in Whitestown). The percentage of the population 65 and over in Whitestown, 4.3%, compares to 13% in Indiana and 11.7% in Boone County. As such, Whitestown is significantly younger than both Boone County and the State of Indiana, attesting to the potential demand for recreation opportunities (see Figure 2).

Whitestown’s economic demographics in general indicate a stable and relatively affluent population. Educational attainment tends to be higher than the state and county average. For example, the percentage of the population 25 years and over with a high school diploma or higher in Whitestown is 95.7%, compared to 87.4% in the state and 93% in the county. Median household income (\$66,027) is also higher than the state (\$46,815) and county (\$64,071) averages. Likewise, the percentage of the community living at or below the poverty level is significantly lower in Whitestown (4.9%) than either the state (11%) or the county (7.2%).

### Opportunities

The data suggests a number of implications for the provision of parks and related services in Whitestown. First, it would appear that programming for the elderly and disabled population is a low priority. This conclusion isn’t necessarily support by the community (see section on Public Participation for more information), and at any rate it is important not to exclude these populations. Facilities and services for young children, on the other hand, register as a priority. Given the age of Whitestown’s existing facilities and the recent explosion in the area’s population, it is reasonable to recommend a dramatic increase in both facilities and programming aimed at this population. At the same time, the demand is increasing for facilities and services to accommodate the needs of parents and young adults.

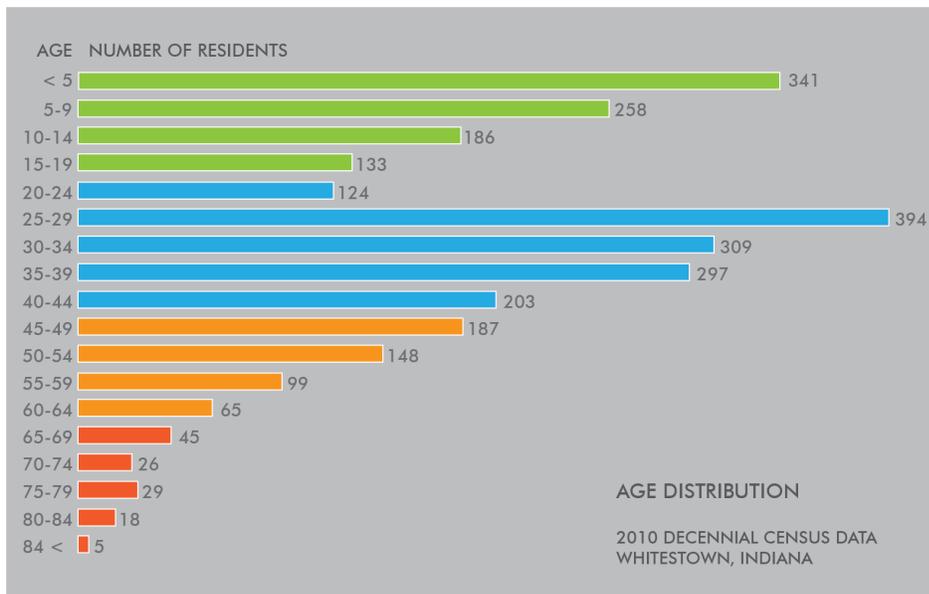


Figure 2: Age Distribution

## Employers + Trends

Whitestown's major employers are both within and just outside the corporate limits.

Amazon: 300 Full Time and 250 Temporary Employees (excluding the holiday season)

Express Scripts: 360 Full Time Employees

Subaru: 51 Full Time and 45 Temporary Employees

Pitney Bowes: 42 Full Time Employees

Lacrosse Footwear: 40 Full Time Employees

There are no facilities for late shift employees who desire recreation during non-traditional periods. This reflects the absence of any sort of park-related programming that may include an evening schedule and the fact that Whitestown parks close at dusk.

## **Park Facility Inventory**

### 1. Panther Park

South Buck Street and Neese Street

This is an approximately 5.4 acre park that includes an asphalt loop path just short of a third of a mile long. The path links up with the Walker Farms neighborhood paths at the rear of the property. Amenities also include some small playground sets, a shelter and a basic basketball court. Much of the property is open space. A rudimentary baseball field and fenced backstop occupies one corner.

### 2. Walker Farms Park

West of County Road South 650 East on East 400 South

This newer park sits at the edge of the Walker Farms neighborhood and is operated by the town. It includes open green space, a short perimeter path that connects to the neighborhood pedestrian system, playground equipment and a shelter. Access to the park is limited to foot traffic, as no parking facilities are available.

### 3. Pocket Park

Main Street south of Pierce Street

This is a small, 1000 square foot pocket park nestled between buildings. The park contains benches and some landscaping. It is a small passive space and includes no amenities for active recreation.

### 4. Future Park

Anson development

A park space is planned on the Anson property south of County Road East 550 South. The plan includes paths that will connect to old town center, as well as typical park amenities. Though located on the Anson property, the park will be operated by the Whitestown Parks Department. At the time this report was compiled, no timeline had been established for the development of this park.

## **Parks Department Budget**

The Whitestown Parks Department budget for 2012 was \$37,500 and had remained at that level for several years. In 2013 the budget will increase to \$56,500. The budget is funded via an appropriation from the town each year.

The town is able to fulfill its current obligations on this budget, however it is increasingly difficult to provide the highest level of service as needs grow with the population. To that

end, the town has begun looking to grant resources to supplement the tax-based revenue that currently funds the department. The town is also currently working with Umbaugh Associates, an accounting firm, to establish impact fees for new development that will also supplement the department's budget. One anticipated outcome of these efforts is to fund a parks superintendent.

### **Other Facilities**

#### **1. Whitestown Lions Club Park**

County Road South 650 East and Park Drive

This park occupies 11.2 acres and includes 3 youth league ball diamonds and 1 adult softball diamond. Additional amenities include an enclosed shelter/meeting hall, restroom building, concession stand, small storage shed, open shelter house, sand volleyball area, basketball court, children's playground and horseshoe area. The park has been the home of the Perry-Worth youth league baseball/softball program since the early 1970's, and it hosts a number of town and local events. While it is operated by the Lions Club, this park remains open to public use.

#### **2. Golf Club of Indiana**

County Road South 525 East south of County Road East 650 South

Full service golf facility with an 18 hole course.

#### **3. Stonegate**

West Oak Street just east of County Road South 650 East

This neighborhood and elementary school lies just outside the Whitestown Corporate boundary. The school supports a large playground; the rest of the neighborhood includes a number of passive recreation opportunities, mainly centered on several retention ponds, as well as work out and swimming facilities for neighborhood residents.

#### **4. Traders Point Church**

near intersection of Indianapolis Road and County Road East 650 South

Traders Point Church maintains a number of sports facilities, including indoor and outdoor basketball courts, baseball/softball fields, indoor and outdoor playgrounds, fitness equipment and programs, dance programs and more.

#### **5. Walker Park**

Indigo Blue Blvd.

The Walker Farm neighborhood maintains a neighborhood-center park that includes a pool, wading pool, two small playgrounds, picnic tables, soccer field and open space. There are two paths leading to the park and a loop around the pool.

### **Accessibility and Universal Design**

Whitestown has not completed an ADA self-evaluation or transition plan, though this plan is the beginning of that process. ADA accessibility remains a high priority for facility construction and renovation. That said, there is currently no plan to bring parks and facilities in to ADA compliance. Likewise, there is no standard for communicating with people with vision-, speaking-, and/or hearing-disabilities. The town also lacks adequate public communication regarding accessible facilities. Currently communication is limited

to email distribution and Facebook notifications. A municipal website is under construction that will eventually host ADA-related information. Persons with disabilities or their advocates who have grievances, concerns or questions can contact the Town and be connected with the Parks Board President. The Rehabilitation Act of 1973 Section 504 Accessibility Compliance Form is included in the addenda.

### **Recommendations:**

The action plan assembled as part of this plan will help the town move its facilities into compliance with federal ADA standards. Specifically, the town will pursue the following recommended measures:

1. Complete a self-assessment and transition plan
2. Designate an official ADA/Section 504 Coordinator and post contact information for this individual on the Town's Non-Discrimination Policy
3. Outline a clear grievance procedure
4. Ensure accommodations are made for those with disabilities who wish to attend Parks Board meetings

### **Programs and Services**

There are currently no programs or services to be evaluated.

### **Existing Facility Compliance**

#### **1. Panther Park**

Panther Park has a paved parking lot and ADA-compliant access to the asphalt loop path and shelter. There is currently no access to the basketball court, but the narrow grass band between the court and path can easily be paved to provide access. The playground equipment is located on a mulch bed and is not accessible by ADA standards. The equipment is likewise not considered accessible.

#### **2. Walker Farms**

There is no parking near this facility, though paved paths connect the playground and shelter to the road at distances of approximately .22 and .14 miles. The shelter is ADA accessible, but the playground has the same limitations as those found at Panther Park.

#### **3. Pocket Park**

This small space is inaccessible due to a gravel surface.

### **Public Participation**

Two methods of public input gathering were pursued for this plan: 1) stakeholder interviews and survey and 2) a randomized survey.

### **Stakeholder Interviews**

To begin, the town identified a group of stakeholders to participate in exercises designed to elicit comments regarding the Whitestown park system. These exercises were replicated on a survey that was distributed to additional stakeholders who were unable to attend the meeting (see Addendum). Three stakeholders, in addition to the Parks Board President and two representatives from the consulting firm, Green3, attended the meeting at the LA Café in Whitestown on November 28, 2012. An additional three stakeholder

surveys were returned at a later date. A total of 20 individuals were invited; 17 surveys were sent to the group after the meeting.

The exercises followed a simple prompt/response format that has been used successfully in previous planning efforts. The prompts are open ended, allowing for the generation of unsolicited ideas. Responses to the prompts are written on index cards, which are anonymously submitted to the meeting facilitator. The responses are then read aloud, followed by a comment and discussion period. The discussion is documented on a large white board, providing a range of points from which to extend the conversation.

The responses from the stakeholder process resulted in remarkably consistent feedback. The exercises created five response categories, and the results of each are summarized below.

## Stakeholder Interview Responses

### 1. What is the Top Issue or Problem for Whitestown Parks

- Lack of awareness of facilities
- Lack of amenities, diversity of facilities
- Parking limitations
- Communication limitations

### 2. What Group Has the Least Access to Whitestown Parks

The consensus regarding this question is that no group is adequately served by Whitestown parks. In particular, the lack of diversity in programming and equipment affects “tweens”, teens and adults alike. Moreover, the group recognized the lack of ADA accessibility throughout the park system. Large gatherings are also limited by existing facilities.

### 3. What is the Best Thing about Whitestown Parks

- Proximity to old town center
- Safe and large
- Room to expand
- Provides a reason to get out and be active
- Well attended events

### 4. What is Your Top Priority or Ambition for Whitestown Parks

- Trail connections and linear parks
- Access for all, ADA compliance
- More opportunities for active recreation
- Community garden space
- Promotion of facilities

### 5. Describe Your Dream for Whitestown Parks

- Community wide connectedness, trails
- Large parks with diverse amenities: “micro” parks within one space
- Space for active recreation over passive recreation
- Good communication strategy
- Agricultural tourism
- Increased opportunities

## **Community Survey**

The stakeholder interview process was followed by a randomized survey distributed via the town's utility bill mailing list. Copies of the survey methodology and the survey are in the addenda of this report. The survey had a 43% response rate (132 sent; 57 returned). The results and methodology of the survey are summarized in the addenda.

## **Final Presentation of the Plan**

A public meeting was held on March 27, 6:30 p.m. at the Whitestown Fire Station #71. The meeting was advertised to the stakeholder group and the survey population directly. The stakeholder group was personally invited to the meeting by Nathan Messer; the survey population was invited with a letter sent to their home address. Additional advertisements were located on the Town bulletin board.

Members of public: 1

Town officials: 1

Consultants: 1

### **List of issues/comments**

Despite the low turnout at this event, the action plan presented by Green3 served as a good starting point for a conversation about the Town's park-related priorities. The result included a more aggressive schedule for trail design and construction, a greater focus on parking availability, and the addition of a pedestrian bridge over I-65.

## **Needs Analysis**

Because this plan is being assembled in combination with an impact fee study (by others), a more thorough level of service (LOS) analysis was performed than what is required by IDNR standards for a plan of this type. Using population projections provided by the town, the LOS analysis covers current and target recreation facility inventories for a typical range of facilities on a 5-year horizon. The target inventory standards were drawn from National Recreation and Parks Association (NRPA) data and adjusted to more closely reflect the needs of a community of Whitestown's size. The full LOS analysis is included in the addenda.

As the analysis shows, the town's largest deficits are among community parks, such as those that occupy anywhere from 10+ to over 100. Larger projects, such as a community center or splash park, did not receive defined targets, as they are currently not considered appropriate facilities for a small town with a population that may remain below 6,000 through the planning period. Other projects that registered as a deficit by NRPA standards were adjusted to reflect an even state in order to accurately illustrate the expectations for a community like Whitestown.

### **Top 5 Needs and Desires Expressed by Public**

- Provide more to do for more age groups
- More trails
- Do nothing
- Create more awareness
- Maintenance and beautification

Please see the survey results summary in the addenda for more information regarding the survey process.

### **Parks Board Top 5 Needs and Desires**

- Restrooms at parks
- Parking at Walker Park & Trail
- Safe pedestrian crossing of I-65
- Additional trail connections to neighborhoods
- Splash pad

### **Dream Amenity**

The Parks Board identified multiple dream projects, which is to say projects that will most likely be pursued beyond the 5-year planning horizon of this report. Chief among these dream projects is a desire to create a large park on the west side of I-65 where no facilities currently exist. An ideal location is noted on the attached map. The cost of land in the Whitestown area is currently high due to commercial demand. To acquire the land and subsequently design and build a larger park could be in the \$200,000 range. The action plan attached to this report includes an item to pursue grant funds that would allow this park to become a reality.

The following also remain dream projects for the Parks Board:

- Equestrian facilities
- Target shooting range
- Indoor sports facility
- Alternative sports park (disc golf, skate park, ga ga pits, etc.)
- Community pool/water park
- Performance pavilion
- Dog park

### **Community Map**

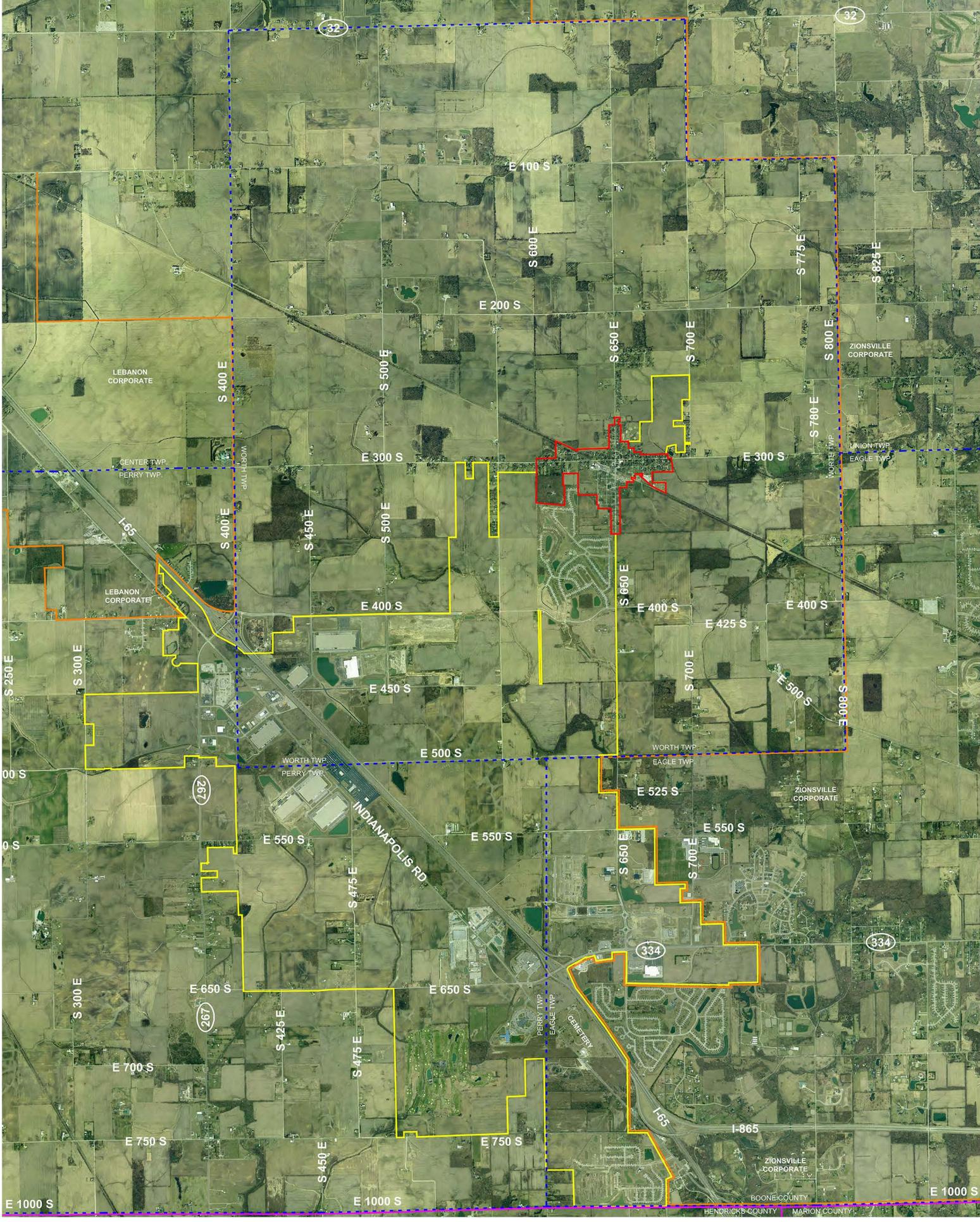
The attached map indicated existing and future/potential parks properties. Other area resources are also shown. Whitestown has completed a trail/path scoping study; those facilities are not shown here.

### **Action Plan**

The Whitestown Parks Action Plan (see attached) covers the years 2013-2018. Near term projects include completion of the Farm Heritage Trail, which is already in progress, and development of an ADA transition plan. Subsequent years see the budget grow with potential grant funding and the introduction of park impact fees, due in 2015, to the parks budget. These combined sources will help fund projects throughout the remainder of the planning period, including additional trail and path projects, system-wide facility improvements and park expansion.

## Addendum

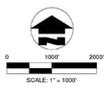
1. Map of Whitestown Corporate Limits
2. Rehabilitation Act of 1973 Section 504 Accessibility Compliance Form
3. Stakeholder Survey
4. Public Survey Methodology
5. Public Survey
6. Survey Results Summary
7. Level of Service Analysis
8. Map of Current and Potential Community Park Resources
9. Action Plan



# WHITESTOWN CORPORATE LIMIT MAP

TOWN OF WHITESTOWN, INDIANA

- LEGEND**
- ORIGINAL WHITESTOWN CORPORATE LIMIT
  - 2011 WHITESTOWN CORPORATE LIMIT
  - - - CIVIL TOWNSHIP BOUNDARIES
  - - - COUNTY BOUNDARIES
  - - - OTHER CORPORATE BOUNDARIES



MAY 2011  
 FILE NAME: I:\Whitestown\Boone County GIS\2009 Ortho\Whitestown-Corporate Limit Map.dwg  
 DIGITAL DATA FROM BOONE CO. GIS



## PUBLIC SURVEY METHODOLOGY

### WHITESTOWN FIVE YEAR PARK AND RECREATION MASTER PLAN

#### PUBLIC SURVEY GOALS

- Utilize survey questions that will allow the planners and park board to gain insight into the park and recreation habits, needs, desires, and dreams of park users.
- Obtain a response rate that meets the IDNR's planning standards for meaningful survey response rates (i.e., 50-70% goal, 35% minimum). This is for the purpose of IDNR acceptance as well the ability to legitimately be able to say of the results, "This is what the town wants."
- Use a survey methodology that is reliable for enough for an application of this type (i.e., 90% confidence level, planned +/-10% confidence interval).

#### PUBLIC SURVEY QUESTIONS

Survey questions will be based on issues and opportunities uncovered during the Focus Group/Stakeholder Meeting and during meetings with members of the Park Board. Questions will be composed based on Green3's experience and expertise in park planning. The survey will be reviewed with the Park Board and refined based on the Park Board's goals, local knowledge, and preferences.

#### PUBLIC SURVEY METHODOLOGY

##### Sample-Based Survey

Statistical professionals typically conduct surveys using samples. The American Community Survey conducted by the U.S. Census Bureau utilizes this method.

There are three steps:

##### 1. Determine the needed sample size.

The following formula is typically used for this purpose:

$$ss = \frac{Z^2 * p * (1-p)}{C^2} \quad , \text{ where:}$$

Z = Z value (i.e., 1.645 for 90% confidence level)

p = spread of answers (i.e., 0.5 as worst-case)

C = confidence interval (i.e., 0.1, for +/-10%)

ss = uncorrected sample size

with an additional correction for finite population size:

$$SS = \frac{ss}{\text{_____}} \quad , \text{ where:}$$

$$1 + [(ss - 1) / N]$$

ss = original calculated sample size

N = Population of study area  $\approx$  1,800

SS = corrected sample size = 65

This formula indicates that for the Whitestown study area discussed on October 24, a sample of 65 that is randomly selected from the whole population would give a response that is within  $\pm 10\%$  of what the whole population's response would be, at a 90% confidence level.

Based on our experience, we have found that expedient follow-up methods (two mailings with pre-paid response envelopes and incentives) will deliver a response rate of between 50%-70%. In order to ensure that we get at least 65 responses, therefore, we will increase the number in our sample so at a worst-case response rate of 50% we will still get at least 65 responses:

Final Sample Size =  $SS * (1 / r)$  , where:

SS = 65

r = worst-case response rate (i.e., 50%, or 5/10)

Thus, the final sample size ends up at 130. This is the number of surveys that would get sent out.

## **2. Randomly select the sample out of the whole population.**

In order to randomly select 130 households, we will take Whitestown's utility contact list of approximately 1,800 and number them 1-1,800. We will use a random number generator to generate 130 numbers between 1 and 1,800. We will select the households that correspond to the randomly selected numbers.

## **3. Conduct the survey and follow-up to obtain the target response rate.**

We will mail an introductory letter with surveys, golf pencils, and pre-paid return envelopes to sample households. The introduction letter will give a web address to take the survey online. If sample household emails are provided, equivalent emails will also be sent out in addition. The mailings will indicate a requested response date of two weeks later.

Two weeks later, all non-responsive households will receive a duplicate mailing that also includes a dollar bill and a revised introductory letter.

Our experience indicates we can expect a 50-70% response rate using these methods (without email addresses—those may improve response rate if provided). A 50-70% response rate means that the results are reflective of 50-70% of the population's opinions.

# WHITESTOWN PARK PLAN



## Stakeholder Survey

We need your input on this GRANT FUNDED project.

Whitestown is in the process of completing a 5 year comprehensive park plan through the Indiana Department of Natural Resources. Once complete, we will be able to apply for additional grant funds to help bring the plan into reality. In order to get there, we need to do two things first: 1) learn what we're doing well and what we aren't doing so well and 2) define a vision for the future of Whitestown Parks.

You have been identified as a community leader with an interest in our parks. We would like to gather your thoughts on the subject in order to help us get our plan squared away. Once we have your thoughts organized, we will send out a survey that reflects your guidance to the wider community. These responses will help us craft a plan that meets the needs and desires of our park users. We will hold a public meeting to discuss the draft plan in early January. The final plan will be submitted by April 15, 2013.

This survey is pretty simple. Read the prompts below and provide your honest feedback. When you're done, you can hand it over to Nathan Messer, Whitestown Park Board President, or mail it to our consultant at the address below. If you have any questions or would like to discuss your thoughts in person, please don't hesitate to contact one of us.

Thank you!

.....

**1** What is the top issue or problem for Whitestown Parks?

**2** What group has the least access to Whitestown Parks?

**3** What is the best thing about Whitestown Parks?

**4** What is your top priority or ambition for Whitestown Parks?

**5** Describe your dream for Whitestown Parks? (If #4 is a short term need, what is your long term aspiration?)

**contact:** Scott Minor, Green3  
1104 Propsect St.  
Indianapolis, IN 46203  
317.634.4110

Nathan Messer, Whitestown Parks Board  
6320 S. Cozy Lane  
Whitestown, IN 46075  
317.769.6557

**email:** [scott@green3studio.com](mailto:scott@green3studio.com)  
[NMesser@whitestown.in.gov](mailto:NMesser@whitestown.in.gov)



# WHITESTOWN PARK SURVEY

## Your Participation is VITAL!

The Park System's planning and GRANT FUNDING depends on your response.

Please respond to the following questions. For questions like question 1, please place an 'x' on each line to show your opinion. Thank you for your participation!

1) How frequently do members of your household use the following parks?

	Once or twice a year	Every other month	Once or twice a month	Once a week or more
Lions Club Park				
Panther Park				
Walker Park and Trail				
Other _____				

2) For this question, please circle your response based on the following scale.

No Way  Maybe  Absolutely

Does Whitestown do a good job of providing parks?

1	2	3	4	5
---	---	---	---	---

Does Whitestown need parks at new locations?

1	2	3	4	5
---	---	---	---	---

Does Whitestown need new facilities at existing parks?

1	2	3	4	5
---	---	---	---	---

Should Whitestown provide additional park programs/activities?

1	2	3	4	5
---	---	---	---	---

3) Please list up to 3 park facilities/programs that, if added, you would use.

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

4) How well does the park system serve the following groups?

	Over-adequately	Adequately	Inadequately	Very Poorly
People with Disabilities				
Seniors				
Teens				
Young Children				
Adults				
Other Groups				

5) What is the best way to inform people of park news/events?

\_\_\_\_\_

\_\_\_\_\_

6) How does your household use the parks?

\_\_\_\_\_

\_\_\_\_\_

7) For your household, how important are the following park improvements?

	Don't do it	Undecided	Sure	Please do it
Dog Park				
Greenways/Multi-use Trails				
Nature Park				
Performance Pavilion				
Sports Park				
Playground				
Pool/Water Park				

	Don't do it	Undecided	Sure	Please do it
Park beautification & Signage				
More open field areas				
More sports (volleyball, etc.)				
Update Current Parks				
Picnic Shelters/Group Areas				
Lighting/Safety Improvements				
ADA Accessibility				
Offer Programs/Activities				

8) What is your dream for the Whitestown Park System in the future?

\_\_\_\_\_

\_\_\_\_\_

9) Here are some others' dreams. Please rank 1-5, using each number once.

\_\_\_\_\_ Community-wide paths and trails

\_\_\_\_\_ Large Parks with Variety of Activities and Equipment

\_\_\_\_\_ Large Community Events

\_\_\_\_\_ Increase Number of Parks and Opportunities

\_\_\_\_\_ Branding and Awareness Campaign

10) These questions are for demographic purposes only.

Please write the number of individuals in your household within each age range:

	Under 5	5 to 9	10 to 14	15 to 19	20 to 24	25 to 34

How long have you lived in the Whitestown area?

Under 2 years  2 to 4 years  5 to 10 years  10 to 20 years  Over 20 years

Is your household within the Whitestown corporate limits?  Yes  No  Don't Know

Does any member of your household have a disability?  Yes  No

# Town of Whitestown

## Current Amenities Inventory and Projected Service Ratios

April 15, 2013

Amenity (1)	Target Ratio (4)	Current Inventory			Unit	Target Inventory (6)	Projected Surplus/Deficit		Final Projected	
		(Town Provided) (5)	Current Ratio	Current Ratio			Based on NRPAs Standards	Surplus/Deficit Based on Local Standards		
Neighborhood Parks (1-10 acres)(2)	1.00 acre/1000 people	16.2	2.99	Acres	5.42	10.78	10.78			
Community Parks (11-100 acres)(3)	5.00 acres/1000 people	11.2	2.07	Acres	27.08	-15.88	-15.88			
Playgrounds	1.00 structure/2500 people	3	0.55	Ea.	2.17	0.83	0.83			
Shelters, Small (up to 50 people)	1.00 structure/5000 people	3	0.55	Ea.	1.08	1.92	1.92			
Shelters, Medium (50-99 people)	1.00 structure/10,000 people	0	0.00	Ea.	0.54	-0.54	0.00			
Pavilion/Shelter (100-199 people)	1.00 structure/20,000 people	0	0.00	Ea.	0.27	-0.27	0.00			
Soccer - Youth Fields and Regulation Fields	1.00 field/10,000 people	0	0.00	Ea.	0.54	-0.54	0.00			
Baseball/Softball Fields-90' base path AND 60' base path	1.00 field/5000 people	2	0.37	Ea.	1.08	0.92	0.92			
Outdoor Basketball Courts	1.00 court/5000 people	2	0.37	Ea.	1.08	0.92	0.92			
Tennis Courts	1.00 court/2000 people	0	0.00	Ea.	2.71	-2.71	0.00			
Trails (all surface miles)	0.50 miles/1000 people	1.4	0.26	Miles	2.71	-1.31	-1.31			
Dog Park	Undefined	0	0.00	Ea.	0.00	0.00	0.00			
Multi-purpose Fields	Undefined	2	0.37	Ea.	0.00	2.00	2.00			
Football Fields	1.00 site/20,000 people	0	0.00	Ea.	0.27	-0.27	0.00			
Volleyball Pit	1.00 site/5000 people	1	0.18	Ea.	1.08	-0.08	0.00			
Splash Park	Undefined	0	0.00	SF	0.00	0.00	0.00			
Community Center	Undefined	0	0.00	SF	0.00	0.00	0.00			

(1) Amenities listed have been determined to be the appropriate facilities for a town of the size of Whitestown

(2) Panther and Walker Parks

(3) Lions Club Park

(4) Target Ratios as defined by NRPAs and refined by community comparison

(5) Chart does not reflect proximity to all residential areas

(6) Calculated by multiplying the projected 2018 population of 5416 by the target ratio



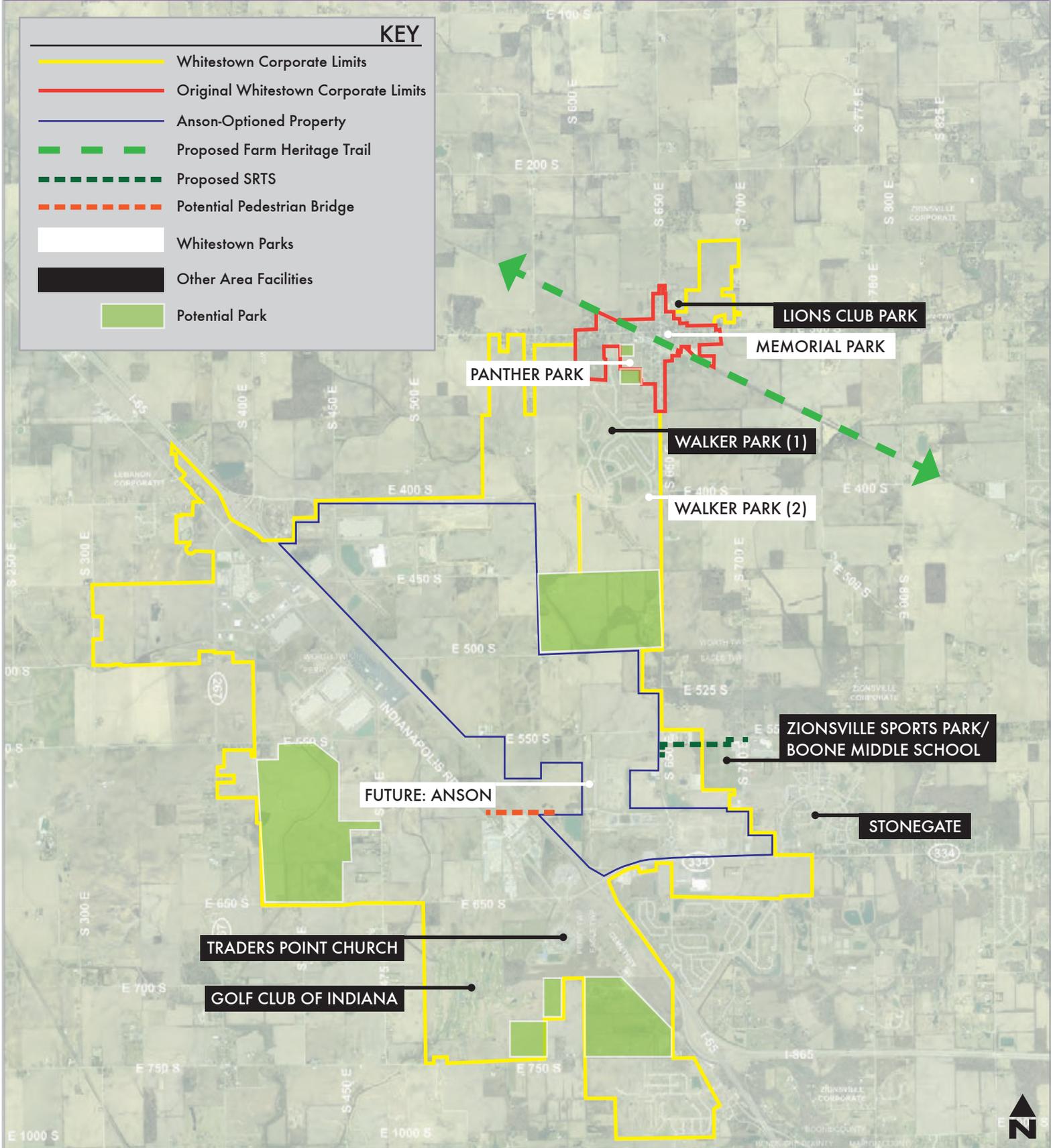
# Whitestown Park Plan

Existing and Proposed Facilities

April 15, 2013

## KEY

- Whitestown Corporate Limits
- Original Whitestown Corporate Limits
- Anson-Optioned Property
- Proposed Farm Heritage Trail
- Proposed SRTS
- Potential Pedestrian Bridge
- Whitestown Parks
- Other Area Facilities
- Potential Park



# WHITESTOWN PARKS ACTION PLAN

March 27, 2013

Project	Action	Local Cost	Source	Funding Information	Lead
From Heritage Trail Grant	Submit Biennial Natural Trust + Indiana Heritage Trust Applications; Grant Writing	\$2,000	Parks	Grant will not fund services	Park Board / Consultant / Contractor
From Heritage Trail Land	Acquire corridor with BNT + IHT grant funds	\$25,000	Donation \$25,000 / Grant \$50,000	Grant + Donation	Park Board / Consultant
From Heritage Trail	Design and construct Whitestown section of HHT	\$37,500	Grant - \$150,000	RTP Grant 80% + 20% local	Park Board / Consultant
Park Staffing Plan	Develop job description and compensation schedule for superintendent and/or part time staff	\$0	None	No funding required	Park Board
ADA Transition Plan	Develop an ADA Transition Plan	\$1,500	Parks	Parks Budget	Park Board / Consultant
2013 Total:		\$66,000			

Project	Action	Local Cost	Source	Funding Information	Lead
Whitestown Trail Phase 1	Apply for funding for Phase 1 of Whitestown Trail Plan; Grant Writing	\$3,500.00	Parks	TAP/RTP (80/20)	Park Board / Consultant
Park Staffing Plan	Park Staff	see notes (1)	Parks Board	Parks Budget	Park Board
ADA Transition Plan	Implement ADA Transition Plan compliance upgrades	\$5,000	Parks	Parks Budget	Park Board / Contractor
Sports League Development Plan	Develop cooperative relationship with Lions Club and discuss sports league development	\$0	None	Cooperative agreement only	Park Board
Parkher Park Restrooms	Apply for Land and Water Conservation Fund (IWCF) grant	\$3,500	Parks	Parks Budget	Park Board / Consultant
Walker Park and Trail	Management Plan Preparation and Phase 1 Improvements	\$15,000	Parks	Parks Budget	Park Board / Consultant / Contractor
Boone Meadows SRTS	Apply for SRTS funding	\$3,500	Town / School	Town General Fund	Town / School / Consultant
Signage	Develop sign plan to create awareness	\$12,000	Parks	Parks Budget	Parks Board / Consultant
2014 Total:		\$42,500			

Project	Action	Local Cost	Source	Funding Information	Lead
Park Program Plan	Develop Park Program Plan + Activity Budget	\$0	Parks Board	No funding required	Park Board
Parkher Park Playground	IWCF Design Phase	\$50,000	Parks / Grant \$50,000	IWCF (50/50)	Park Board / Consultant
Walker Park and Trail	Phase 2 Improvements; Design and construct parking lot	\$50,000	Parks	Parks Budget	Park Board / Consultant / Contractor
New Park #1	IWCF grant application and conceptual design	\$10,000	Parks	Parks Budget	Park Board / Consultant
Whitestown Trail Phase 1	Design Phase 1 Whitestown Trail	\$37,500	Grant - \$150,000 (RTP only)	TAP/RTP (80/20)	Park Board / Town / Consultant
Signage	Fabricate and install signs	\$20,000	Parks	Parks Budget	Parks Board / Consultant
2015 Total:		\$167,500.00			

Project	Action	Local Cost	Source	Funding Information	Lead
Parkher Park	Acquire adjacent property for expansion for IWCF project	\$50,000	Parks / Grant \$50,000	IWCF (50/50 March)	Town / Park Board
Park Programs Year 1	Initiate first round of park programs	\$10,000	Parks	Park Budget + Income	Park Board
Boone Meadows SRTS	Complete NEPA documentation	\$5,000	Grant pays \$19,200	SRTS Grant (80 / 20)	Town / School / Consultant
Pedestrian Crossing @ I65	Apply for funding through TAP (INDOT) application + coordination	\$25,000	Town	Town General Fund	Town / Consultant
Whitestown Trail Phase 1	Construct Whitestown Trail	\$0	Grant - \$150,000 (RTP only)	TAP/RTP (80/20)	Park Board / Town / Consultant
New Park #1	Park acquisition and design (IWCF)	\$50,000	Parks / Grant \$50,000	IWCF (50/50 March)	Park Board / Consultant
2016 Total:		\$140,000			

Project	Action	Local Cost	Source	Funding Information	Lead
Boone Meadows SRTS	Design	\$6,000	Grant pays \$24,000	SRTS Grant (80 / 20)	Town / School / Consultant
Parkher Park Renovation/Expansion	Construction	\$80,000	Parks / Grant \$80,000	IWCF (50/50 March)	Park Board / Contractor / Consultant
Lions Club Park Playground	Coordinate playground equipment upgrade/expansion	\$0	Parks	No funding required	Park Board / Consultant / Lions Club
Pedestrian Crossing @ I65	Design	\$40,000	TAP Grant \$200,000	TAP (80/20)	Town / Consultant
Park Program Year 2	Initiate second round of park programs	\$10,000	Parks	Park Budget + Income	Park Board
2017 Total:		\$136,000			

Site	Action	Local Cost	Source	Funding Information	Lead
Park Programs	Expand programs (Parkher Park)	\$20,000	Parks / Grant \$20,000	IWCF (50/50 March)	Park Board
Boone Meadows SRTS	Construction	\$39,200	Grant pays \$156,800	SRTS Grant (80 / 20)	Town / Consultant
Park System	Update park map/plan	\$12,000	Parks	Parks Budget	Park Board / Consultant
Pedestrian Crossing @ I65	Design + coordination	\$0	TAP Grant \$200,000	TAP (80/20)	Town / Consultant
Walker Park Sports Fields	Phase 3 Improvements; Sports field and facilities	\$60,000	Parks	Parks Budget	Park Board / Consultant / Contractor
2018 Total:		\$131,200			

1) Salaries, standard operating and general maintenance costs are not included in the action plan. Recurring expenses do not represent new action items

2) Park impact fees available for eligible projects