

Westfield City Council Members

Scott Willis, (District 1)
Jake Gilbert, (District 2)
Mike Johns, (District 5)
Troy Patton, (At Large)
Joe Edwards, (District 3)
Cindy L. Spoljaric, (At Large)
Scott Frei, (District 4)



CITY OF WESTFIELD, IN
CityCouncil_Meeting_Agenda_04_26_2021

Monday, April 26, 2021 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, April 26, 2021 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE COUNCIL

AGENDA

Pledge of Allegiance

Invocation by: Rob Griepentrog with OnSite International Prayer

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:

Documents: [Meeting Minutes 4/12/2021](#)

Claims:

Documents: [Docket for April 26, 2021](#)

Approval of Claims

Miscellaneous Business/Special Recognition:

None

Old Business:

Ordinance 21-02: Sanders Glen PUD

Council Introduction: January 11, 2021

APC Public Hearing: February 1, 2021

APC Recommendation: April 19, 2021

Adoption Consideration: April 26, 2021

Documents: [Ordinance 21-02](#) | [Staff Report](#) | [APC Certification](#) | [Location Map](#) | [District Map & Concept Plan](#) | [Area 1 Character Exhibit \(Park\)](#) | [Area 2 Character Exhibits \(Single-Family\)](#) | [Area 3 Character Exhibits \(Senior Living\)](#) | [Landscape & Open Space Exhibit](#) | [APC PUD Presentation](#)

Ordinance 21-07: Midland South PUD

Council Introduction: February 8, 2021

APC Public Hearing: March 1, 2021

APC Recommendation: April 19, 2021

Adoption Consideration: April 26, 2021

Documents: [Ordinance 21-07 \(Redline\)](#) | [Ordinance 21-07](#) | [Department Report](#) | [Location Map](#) | [Concept Plan](#) | [Concept Plan Comparison](#) | [Character Exhibits](#) | [Junction Sub-District Addendum](#) | [Grand Junction Task Group Endorsement](#) | [APC Certification](#)

Ordinance 21-08: Union Square PUD Amendment I

Council Introduction: February 8, 2021

APC Public Hearing: March 1, 2021

APC Recommendation: April 19, 2021

Adoption Consideration: April 26, 2021

Documents: [Ordinance 21-08 \(Redline\)](#) | [Ordinance 21-08](#) | [Department Report](#) | [Location Map](#) | [Concept Plan](#) | [Character Exhibit](#) | [Sub-District Addendum](#) | [Grand Junction Task Group Endorsement](#) | [APC Certification](#)

Ordinance 21-09: Harmony PUD Amendment (Kiddie Academy)

Council Introduction: February 8, 2021

APC Public Hearing: March 1, 2021

APC Recommendation: April 19, 2021

Adoption Consideration: April 26, 2021

Documents: [Ordinance 21-09](#) | [Location Map](#) | [Department Report](#) | [Proposed Monument Sign](#) | [Proposed Sign Location](#) | [APC Certification](#)

Ordinance 21-17: Northpoint PUD Amendment IV

Council Introduction: March 8, 2021

APC Public Hearing: April 5, 2021

APC Recommendation: April 19, 2021

Adoption Consideration: April 26, 2021

Documents: [Ordinance 21-17](#) | [Character Exhibits](#) | [Public Comments](#) | [Location Map](#) | [Department Report](#)

Project & Funding Agreements for Nicholas Barker Cabin

Council Introduction: April 12, 2021

Adoption Consideration: April 26, 2021

Documents: [Project Agreement](#) | [Funding Agreement](#)

Ordinance 21-26: Additional Appropriation (Barker Cabin)

Council Introduction: April 12, 2021

Adoption Consideration: April 26, 2021

Documents: [Ordinance 21-26](#)

New Business:

Resolution 21-112: City of Westfield, Indiana Finding That Property Owners are in Substantial Compliance for Tax Abatement Purposes

Adoption Consideration: April 26, 2021

Documents: [Resolution 21-112](#)

Guests:

Residents who wish to address the Council on items not on the agenda may do so at this time.

City Council Comments

Mayor Comments

Adjourn

Executive Session: I.C. 5-14-1.5-6.1 (b) (2) (B): Legal Issues

Working Meeting

Westfield City Council April 12, 2021

The Westfield City Council held a meeting on April 12, 2021 at Westfield City Hall and a virtual conference call. Present were Mike Johns, Joe Edwards, Scott Willis, Cindy Spoljaric, Jake Gilbert, Scott Frei and Troy Patton. Also present were Clerk Treasurer Cindy Gossard, and Manny Herceg, City Attorney.

Mayor Cook called the meeting to order at 7:00 pm.

Approval of Minutes:

Scott Willis made a motion to approve the March 22, 2021 minutes as presented. Joe Edwards seconded. Vote: Yes-7; No-0. Motion carries.

Claims:

Jeremy Lollar explained the Interpleader Agreement totaling \$938,382.40 which was on the claims docket.

Scott Willis made a motion to approve the claims as presented. Cindy Spoljaric seconded. Vote: Yes-7; No-0. Motion carries.

Miscellaneous Business/Special Presentations:

None

Old Business:

Ordinance 20-23: Bridgewater PUD Amendment (Culvers)

Council Introduction: June 8, 2020

APC Public Hearing: July 6, 2020

APC Recommendation: April 5, 2021

Adoption Consideration: April 12, 2021

Matt Skelton with Church, Church, Hittle & Antrim said this proposed amendment to the PUD would add fast food restaurants as a permitted use.

Scott Willis made the motion to approve Ordinance 20-23 as presented. Troy Patton seconded. Vote: Yes-7; No-0. Motion carries.

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Ordinance 21-04: Lantern Commons PUD

Council Introduction: January 11, 2021

APC Public Hearing: February 1, 2021

APC Recommendation: April 5, 2021

Adoption Consideration: April 12, 2021

Matt Skelton presented stating this is a zoning change request of approximately 60.74 acres located at the NE corner of US 31 & 161st St. The Real Estate will be divided into 5 areas for development. Permitted uses for each of the areas were discussed as well as modifications made since the public hearing and plan commission conditions for approval.

Troy Patton made the motion to approve Ordinance 21-04 as presented.

Cindy Spoljaric seconded. Vote: Yes-6; No-1 (J. Edwards). Motion carries.

Resolution 21-101: Fiscal Plan for Ordinance 21-13 (Lakes of Westfield Phase 2)

Adoption Consideration: April 12 2021

Pam Howard presented stating this annexation involves 22.4 acres at the SW corner of 186th and Shady Nook. This has a net impact of \$14,877.

Jake Gilbert made the motion to approve Resolution 21-101 as presented.

Joe Edwards seconded. Vote: Yes-7; No-0. Motion carries.

Ordinance 21-13: Lake of Westfield Annexation Phase 2

Council Introduction: March 8, 2021

Adoption Consideration: April 12, 2021

Pam Howard presented with above Resolution.

Joe Edwards made the motion to approve Ordinance 21-13 as presented.

Scott Willis seconded. Vote: Yes-7; No-0. Motion carries.

Ordinance 21-15: Davis PUD Amendment

Council Introduction: March 8, 2021

APC Public Hearing: April 5, 2021

APC Recommendation: April 5, 2021

Adoption Consideration: April 12, 2021

Brian Stumpf with Estridge Homes presented stating the amendment would modify the height of the required brick wainscot to a minimum of 18". Currently some of the homes require a 36" high brick wainscot.

Scott Frei made the motion to approve Ordinance 21-15 as written. Jake Gilbert seconded.

Vote: Yes-6; No-0 (Abstain-S. Willis). Motion carries.

New Business:

Resolution 21-108: Common Council of the City of Westfield, Indiana Initiating an Investigation.

Adoption Consideration: April 12, 2021

Jake Gilbert presented stating the Council would like to be engaged in the litigations pending between the Mayor and the Clerk Treasurer, so that they might be a bridge between both sides and have resolution on these matters.

There was council discussion

Jake Gilbert made the motion to approve Resolution 21-108 as presented. Scott Frei seconded.

Vote: Yes-7; No-0. Motion carries.

Resolution 21-109: Common Council of the City of Westfield, Indiana Establishing an Audit Committee

Adoption Consideration: April 12, 2021

Troy Patton presented stating that Council wishes to opt out of the annual audit by State Board of Accounts and engage with a certified public accountant (approved by SBOA). The deadline to submit the request to do so in 2020 is past, but hopes are for an exemption to allow the independent audit. The audit limitations will be established by SBOA but the audit can be increased to other areas of concern. Council wishes to establish an audit committee comprised of three members, Mayor's appointment, Council member appointment, and CPA appointed by Council.

There was council discussion with city attorney

Joe Edwards made the motion to approve Resolution 21-109 as presented.

Scott Frei seconded. Vote: Yes-7; No-0. Motion carries.

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Project Agreement & Funding Agreement (Nicholas Barker Cabin)**Council Introduction: April 12, 2021****Adoption Consideration: April 26, 2021**

Manny Herceg presented stating the city has committed to contributing \$140,000 to the cabin project. The agreements are to protect the liability of the city and for transparency purposes. It was suggested that 2 members of council work with Anne Poindexter, and himself (Manny) to review and finalize the agreements.

Mike Johns made the motion to have Cindy Spoljaric and Joe Edwards work with counsel to finalize agreements. Scott Willis seconded. Vote: Yes; 7-0 No-0. Motion carries.

Ground Lease Agreement/Historical Cabin**Council Introduction: April 12, 2021**

Manny Herceg spoke regarding the lease, stating the parcel is not owned by the city and the entity that owns the parcel will need to provide an agreement to be viewed by council.

Ordinance 21-26: Additional Appropriation (Historical Cabin)**Council Introduction: April 12, 2021****Adoption Consideration: April 26, 2021**

Manny Herceg stated that an additional appropriation was needed as this is not appropriated in the current budget.

Cindy Gossard stated that once the Ordinance was signed it would take a few weeks to be approved by the DLGF.

Resolution 21-111: Confirmatory Resolution of the Common Council of the City of Westfield, Indiana Confirming Declaration of a Certain Area Within the City of Westfield an Economic Revitalization Area.**Public Hearing: April 12, 2021****Adoption Consideration: April 12, 2021**

Kai Chuck presented stating this is confirming the declaratory Resolution (21-100) was adopted by council and no remonstrance was filed. This resolution is the final step in the process, confirming that all qualifications for an economic revitalization area have been met.

Public Hearing Open: 8:24 PM/No comments**Public Hearing Closed: 8:25 PM**

Scott Willis made the motion to approve Resolution 21-111 as presented. Joe Edwards seconded. Vote: Yes-7; No-0. Motion carries.

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Ordinance 21-06: Grand Park Village PUD Amendment IV

Council Introduction: April 12, 2021

APC Public Hearing: May 5, 2021

APC Recommendation: June 7, 2021

Adoption Consideration: June 14, 2021

Phil Sundling with Henke Development presented stating this is a zoning request change for 68 acres located East of Kinsey Ave, South of 186th Street. This would allow for an additional 280 homes/units and allow townhomes, and single-family detached cape cod style homes as permitted uses.

Council discussion concerning short term rentals
Moves on to APC

Ordinance 21-18: Northpointe Annexation (Phase 3)

Council Introduction: April 12, 2021

Public Hearing: April 12, 2021

Adoption Consideration: May 10, 2021

Pam Howard presented stating this would annex one (1) parcel consisting of 3 acres located on 202nd Street to the city.

Public Hearing Open: 8:34 PM/No comments

Public Hearing Closed: 8:35 PM

Ordinance 21-19: Belle Crest Annexation:

Council Introduction: April 12, 2021

Public Hearing: April 12, 2021

Adoption Consideration: May 10, 2021

Pam Howard presented stating this would annex two (2) parcels consisting of 20 acres located at the NW side of 186th St. and Shady Nook Rd. to the city.

Public Hearing Open: 8:36 PM/No comments

Public Hearing Closed: 8:37 PM

Ordinance 21-20: Carramore Annexation

Council Introduction: April 12, 2021

Public Hearing: April 12, 2021

Adoption Consideration: May 10, 2021

Pam Howard presented stating this would annex (1) parcel consisting of 40 acres at the NW corner of 199th St. and Horton Rd. to the city.

Public Hearing Open: 8:38 PM/No comments

Public Hearing Closed: 8:37 PM

Ordinance 21-22: Winterburg PUD

Council Introduction: April 12, 2021

APC Public Hearing: May 5, 2021

APC Recommendation: June 7, 2021

Adoption Consideration: June 14, 2021

Jon Dobosiewicz presented stating Winterburg is a proposed residential community (325 lots) by Platinum Properties Management Co. on approximately 154 acres located N of 186th St. and E of & adjacent to Casey Rd. Winterbury will consist of two residential districts. District A will have smaller lots with home prices averaging \$390,000 generally closer to Casey Rd, and District B larger lots with average home price of \$460,000. Both districts will have a mix of ranch and two-story homes.

Moves on to APC

Ordinance 21-23: Osborne Trails Phase II PUD

Council Introduction: April 12, 2021

APC Public Hearing: May 5, 2021

APC Recommendation: June 7, 2021

Adoption Consideration: June 14, 2021

Jon Dobosiewicz presented stating that Lennar Homes wishes to extend and continue the existing Osborne Trails residential community they are developing north of 193rd St. and east of Six Points Road. The real estate they wish to include is approximately 60 acres located on the west side of Horton Rd. and north of 191st St. The same products will be offered in the extended area, with homes ranging from \$290,000 to \$415,000.

Moves on to APC

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Ordinance 21-24: Maple Knoll PUD Amendment Vi

Council Introduction: April 12, 2021

APC Public Hearing: May 5, 2021

APC Recommendation: May 5, 2021

Adoption Consideration: May 10, 2021

Jon Dobosiewicz presented stating the Panda Restaurant Group is seeking text amendment approval to the Maple Knoll PUD regarding the location of a proposed trash enclosure on the SR 32 out lots. The amendment would apply only to the real estate and not applicable to other areas of the Maple Knoll Development.

Approval of Food Trucks/St. Maria Goretti (Private Event) Friday, April 23rd (3 trucks) and Saturday, April 24th (1 truck)

Scott Willis made the motion to approve the food trucks on said dates. Troy Patton seconded.
Vote: Yes-7; No-0. Motion carries.

Approval of Food Trucks: Village Park Carnival: April 29-May 9th.

Jake Gilbert made the motion to approve the food trucks. Scott Frei seconded.
Vote: Yes-3; No-0. Motion carries.

To be continued-Ordinance 21-21: Common Council of the City of Westfield (SR 32)

Guests:

Sharon Williams-Water, Sewage, Flooding concerns

Marla Airlor-Public Administration, Strong Towns, & Tourism

Jennifer Beck- INDOT/SR 32

City Council Comments:

Cindy Spoljaric- APC update.

Mayor Comments:

None

Without any further business, the meeting adjourned at 9:58 pm.

Clerk-Treasurer

President

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I hereby certify that each of the above listed vouchers and invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC5-11-10-1.6.

April 26, 2021

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 13 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of \$0 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

Dated this 26 day of April, 2021

_____	_____	_____
_____	_____	_____
_____	_____	_____

Signatures of Governing Board

Approved by State Board of Accounts for the City of Westfield, 2013

Purchase Invoice Register

City of Westfield

Report Date Range: 04/07/21..04/20/21

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WESTFIELD\KGAGNON

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101	General								
Administration									
VEN002336	Citizens Westfield	APP080559	4/9/2021	101001342	ADM-WATER/SEWER	120 Camilla Ct Ste C	73.73	70469	4/9/2021
VEN002336	Citizens Westfield	APP080559	4/9/2021	101001342	ADM-WATER/SEWER	City Hall	187.59	70469	4/9/2021
VEN000589	Duke Energy	APP080565	4/9/2021	101001341	ADM-ELECTRICITY	Admin	47.80	70473	4/9/2021
VEN003729	Metronet	APP080567	4/9/2021	101001343	ADM-BUILDING	City Hall Alarm	60.33	70476	4/9/2021
VEN001537	Payroll	APP080665	4/13/2021	101001111	ADM-SALARY	sal	8,201.04		
VEN001537	Payroll	APP080665	4/13/2021	101001120	ADM-FICA /MEDICARE	fica	489.42		
VEN001537	Payroll	APP080665	4/13/2021	101001120	ADM-FICA /MEDICARE	med	114.46		
VEN001537	Payroll	APP080665	4/13/2021	101001121	ADM-PERF	perf	899.84		
Subtotal for Administration							10,074.21		
Police									
VEN003729	Metronet	APP080569	4/9/2021	101002335	POLICE-TELEPHONE	PSB	59.21	70477	4/9/2021
VEN002336	Citizens Westfield	APP080650	4/13/2021	101002342	POLICE-WATER/SEWER	Police - 40 percent	350.08	70550	4/13/2021
VEN001537	Payroll	APP080665	4/13/2021	101002111	POLICE-SALARY	sal	192,899.25		
VEN001537	Payroll	APP080665	4/13/2021	101002120	POLICE-FICA/MEDICARE	fica	11,483.08		
VEN001537	Payroll	APP080665	4/13/2021	101002120	POLICE-FICA/MEDICARE	med	2,685.50		
VEN001537	Payroll	APP080665	4/13/2021	101002121	POLICE-PERF	perf	30,852.28		
VEN002336	Citizens Westfield	APP080816	4/20/2021	101002328	POLICE-HEAT/GAS	PSB	359.98	70556	4/20/2021
VEN005581	Newton Oil Company	APP080817	4/20/2021	101002226	POLICE-VEHICLE GAS/SUPP	Unleaded	10,459.52		
Subtotal for Police							249,148.90		
Economic and Community Development									
VEN001537	Payroll	APP080665	4/13/2021	101003111	ECD-SALARY	sal	25,748.22		
VEN001537	Payroll	APP080665	4/13/2021	101003120	ECD-FICA/MEDICARE	fica	1,543.70		
VEN001537	Payroll	APP080665	4/13/2021	101003120	ECD-FICA/MEDICARE	med	361.04		
VEN001537	Payroll	APP080665	4/13/2021	101003121	ECD-PERF	perf	3,656.24		
Subtotal for Economic and Community Development							31,309.20		
Parks									
VEN001537	Payroll	APP080665	4/13/2021	101005111	PARKS-SALARY	sal	6,716.76		
VEN001537	Payroll	APP080665	4/13/2021	101005120	PARKS-FICA/MEDICARE	fica	390.63		
VEN001537	Payroll	APP080665	4/13/2021	101005120	PARKS-FICA/MEDICARE	med	91.36		
VEN001537	Payroll	APP080665	4/13/2021	101005121	PARKS-PERF	perf	953.78		
Subtotal for Parks							8,152.53		

Purchase Invoice Register

City of Westfield

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101	General								
Economic Dev									
VEN001537	Payroll	APP080665	4/13/2021	101006111	ECONOMIC DEV-SALARY	sal	3,367.31		
VEN001537	Payroll	APP080665	4/13/2021	101006120	ECONOMIC DEV-FICA/MEDI	fica	208.55		
VEN001537	Payroll	APP080665	4/13/2021	101006120	ECONOMIC DEV-FICA/MEDI	med	48.77		
VEN001537	Payroll	APP080665	4/13/2021	101006121	ECONOMIC DEV-PERF	perf	478.16		
Subtotal for Economic Dev							4,102.79		
Informatics									
VEN001537	Payroll	APP080665	4/13/2021	101007111	IT-SALARY	sal	16,785.42		
VEN001537	Payroll	APP080665	4/13/2021	101007120	IT-FICA/MEDICARE	fica	975.23		
VEN001537	Payroll	APP080665	4/13/2021	101007120	IT-FICA/MEDICARE	med	228.07		
VEN001537	Payroll	APP080665	4/13/2021	101007121	IT-PERF	perf	2,383.53		
VEN005272	SHI International	APP080831	4/20/2021	101007389	IT-SOFTWARE LICENSING	ESD	7,299.50		
VEN005146	Konica Minolta Business	APP080832	4/20/2021	101007337	IT-PRINTING	Click charges	541.92		
VEN005146	Konica Minolta Business	APP080833	4/20/2021	101007337	IT-PRINTING	Click Charges	16.50		
VEN008285	EnvelopIQ LLC	APP080834	4/20/2021	101007349	IT-SERVICES	Access control services	6,438.00		
VEN004591	Virtusa Corporation	APP080835	4/20/2021	101007349	IT-SERVICES	Jan services	789.00		
VEN005272	SHI International	APP080836	4/20/2021	101007451	IT-COMPUTER/EQUIP	Hardware Havis Inc	241.74		
VEN004591	Virtusa Corporation	APP080837	4/20/2021	101007349	IT-SERVICES	April services Firewall	789.00		
VEN005134	Lifeline Data Centers	APP080838	4/20/2021	101007349	IT-SERVICES	Monthly service	778.50		
VEN005272	SHI International	APP080839	4/20/2021	101007389	IT-SOFTWARE LICENSING	Veeam software	7,609.32		
VEN006331	enVista llc	APP080840	4/20/2021	101007349	IT-SERVICES	SharePoint Monitoring	920.00		
Subtotal for Informatics							45,795.73		
Clerk Treasurer									
VEN004297	ADP-Payroll	APP080515	4/7/2021	101008331	CT-CONSULTING	Feb services	7,415.34	500000659	4/7/2021
VEN000847	Hamilton County Recorder	APP080555	4/9/2021	101008338	CT-LEGAL NOTICES	Ordinances	100.00	70468	4/9/2021
VEN004297	ADP-Payroll	APP080640	4/13/2021	101008331	CT-CONSULTING	March services	7,476.93	50000662	4/13/2021
VEN001537	Payroll	APP080665	4/13/2021	101008111	CT-SALARY	sal	17,272.63		
VEN001537	Payroll	APP080665	4/13/2021	101008120	CT-FICA/MEDICARE	fica	1,007.94		
VEN001537	Payroll	APP080665	4/13/2021	101008120	CT-FICA/MEDICARE	med	235.77		
VEN001537	Payroll	APP080665	4/13/2021	101008121	CT-PERF	perf	2,015.52		
VEN001142	JP Morgan Chase	APP080679	4/14/2021	101965	PCARD PAYABLE		27,626.99	500000663	4/14/2021
VEN005974	Aim	APP080718	4/15/2021	101008334	CT-TRAVEL/TRAINING/SEMI	2021 AIM school	150.00		
Subtotal for Clerk Treasurer							63,301.12		

Purchase Invoice Register

City of Westfield

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Fund No.	Fund Name									
101	General									
	Mayor									
VEN001537	Payroll	APP080665	4/13/2021	101009111	MAYOR-SALARY	sal		4,575.54		
VEN001537	Payroll	APP080665	4/13/2021	101009120	MAYOR- FICA/MEDICARE	fica		275.02		
VEN001537	Payroll	APP080665	4/13/2021	101009120	MAYOR- FICA/MEDICARE	med		64.32		
VEN001537	Payroll	APP080665	4/13/2021	101009121	MAYOR-PERF	perf		649.73		
Subtotal for Mayor								5,564.61		
	City Council									
VEN008846	Altman Poindexter and Wyatt LLC	APP080830	4/20/2021	101010330	CITY COUNCIL-LEGAL	Feb and March services		9,337.50		
Subtotal for City Council								9,337.50		
	Public Works									
VEN000589	Duke Energy	APP080538	4/8/2021	101013341	PW-ELECTRIC	PW		433.46	70467	4/8/2021
VEN002336	Citizens Westfield	APP080563	4/9/2021	101013328	PW-HEAT/GAS	201 Mill St		87.70	70471	4/9/2021
VEN002336	Citizens Westfield	APP080563	4/9/2021	101013342	PW-WATER/SEWER	PW		1,001.91	70471	4/9/2021
VEN000589	Duke Energy	APP080566	4/9/2021	101013341	PW-ELECTRIC	PW		765.89	70474	4/9/2021
VEN005897	Hamilton County Reporter	APP080626	4/13/2021	101013349	PW-CONTRACTUAL SERVIC	RFP G.J playground notice		9.33		
VEN003999	Brody's Window Bright	APP080637	4/13/2021	101013349	PW-CONTRACTUAL SERVIC	Window Washing CSC		975.00		
VEN001537	Payroll	APP080665	4/13/2021	101013111	PW-SALARY	sal		51,225.84		
VEN001537	Payroll	APP080665	4/13/2021	101013120	PW-FICA/MEDICARE	fica		2,977.56		
VEN001537	Payroll	APP080665	4/13/2021	101013120	PW-FICA/MEDICARE	med		696.38		
VEN001537	Payroll	APP080665	4/13/2021	101013121	PW-PERF	perf		7,960.46		
VEN002336	Citizens Westfield	APP080768	4/20/2021	101013342	PW-WATER/SEWER	PW CSC		1,096.63	70553	4/20/2021
VEN005709	Service Sanitation Inc	APP080771	4/20/2021	101013349	PW-CONTRACTUAL SERVIC	Deer Walk		116.00		
VEN005709	Service Sanitation Inc	APP080771	4/20/2021	101013349	PW-CONTRACTUAL SERVIC	166th St		99.00		
VEN002234	Land Collective LLC	APP080784	4/20/2021	101013349	PW-CONTRACTUAL SERVIC	GJP		520.00		
VEN002123	Westfield-Washington Schools	APP080842	4/20/2021	101013223	PW-OFFICE SUPPLIES	Paper		15.00		
Subtotal for Public Works								67,980.16		
	Communications									
VEN001359	Michelle Krcmery	APP080638	4/13/2021	101020331	COMM- CONSULT	March services		1,480.00		
VEN001537	Payroll	APP080665	4/13/2021	101020111	COMM-SALARY	sal		7,463.53		
VEN001537	Payroll	APP080665	4/13/2021	101020120	COMM-FICA/MEDICARE	fica		448.16		
VEN001537	Payroll	APP080665	4/13/2021	101020120	COMM-FICA/MEDICARE	med		104.82		
VEN001537	Payroll	APP080665	4/13/2021	101020121	COMM-PERF	perf		1,059.82		

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Fund No. Fund Name									
101	General								
Communications									
VEN009064	Coverdale Consulting	APP080775	4/20/2021	101020334	COMM- TRAINING	Social Media Bootcamp pmt 2	2,250.00		
Subtotal for Communications							12,806.33		
Customer Service									
VEN001537	Payroll	APP080665	4/13/2021	101021111	CUSTOMER SERV-SALARY	sal	8,353.45		
VEN001537	Payroll	APP080665	4/13/2021	101021120	CUSTOMER SERV- FICA/ME	fica	488.52		
VEN001537	Payroll	APP080665	4/13/2021	101021120	CUSTOMER SERV- FICA/ME	med	114.25		
VEN001537	Payroll	APP080665	4/13/2021	101021121	CUSTOMER SERV- PERF	perf	1,186.19		
VEN002123	Westfield-Washington Schools	APP080842	4/20/2021	101021223	CUSTOMER SERV- OFFICE	Paper	6.76		
Subtotal for Customer Service							10,149.17		
Human Resources									
VEN001537	Payroll	APP080665	4/13/2021	101022111	HR -SALARY	sal	4,453.40		
VEN001537	Payroll	APP080665	4/13/2021	101022120	HR-FICA/MEDICARE	fica	263.33		
VEN001537	Payroll	APP080665	4/13/2021	101022120	HR-FICA/MEDICARE	med	61.60		
VEN001537	Payroll	APP080665	4/13/2021	101022121	HR PERF	perf	632.38		
VEN002123	Westfield-Washington Schools	APP080842	4/20/2021	101022223	HR- OFFICE SUPP	Paper	1.22		
Subtotal for Human Resources							5,411.93		
Subtotal for Fund 101 General							523,134.18		
Fund No. Fund Name									
201	Motor Vehicle Highway (MVH)								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP080679	4/14/2021	101965	PCARD PAYABLE		5,987.52	500000663	4/14/2021
Subtotal for Clerk Treasurer							5,987.52		
Public Works									
VEN000596	E and B Paving Inc	APP080628	4/13/2021	201013231	MVH-SUBGRADE MATERIAL	Cold mix	918.70		
VEN005997	Shucks Welding and Fabrication	APP080630	4/13/2021	201013345	MVH-EQUIP REPAIR	Seal kits for brine unites	495.57		
VEN001716	Runyon Equipment Rental	APP080631	4/13/2021	201013345	MVH-EQUIP REPAIR	Bobcat bucket	480.00		
VEN000975	Indiana Oxygen Company	APP080632	4/13/2021	201013226	MVH-VEHICLE GAS/ SUPPLI	ALY MIX and OXY	53.20		
VEN001363	Mid-state Truck Equipment	APP080633	4/13/2021	201013345	MVH-EQUIP REPAIR	Snow plow parts	2,364.92		
VEN002678	Brandeis	APP080634	4/13/2021	201013345	MVH-EQUIP REPAIR	Repair to loader	1,369.39		
VEN001504	Paddacks Wrecker Service	APP080635	4/13/2021	201013360	MVH-VEHICLE REPAIR	Tow truck	124.00		

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Fund No. Fund Name									
201	Motor Vehicle Highway (MVH)								
Public Works									
VEN000419	Clark Truck Equipment	APP080636	4/13/2021	201013345	MVH-EQUIP REPAIR	Salt Spreader parts	134.16		
VEN002104	Westfield Fire Dept	APP080656	4/13/2021	201013360	MVH-VEHICLE REPAIR	Oil change	22.95		
VEN001537	Payroll	APP080665	4/13/2021	201013111	MVH-SALARY	sal	7,833.74		
VEN001537	Payroll	APP080665	4/13/2021	201013120	MVH-FICA/MEDICARE	fica	459.60		
VEN001537	Payroll	APP080665	4/13/2021	201013120	MVH-FICA/MEDICARE	med	107.49		
VEN001537	Payroll	APP080665	4/13/2021	201013121	MVH-PERF	perf	1,112.39		
VEN003838	Harding Group Inc	APP080724	4/9/2021	201013349	MVH-CONTRACTUAL SERV	2020 Crack Sealing Project	28,060.00		
VEN003838	Harding Group Inc	APP080724	4/9/2021	201013433	MVH-INFRASTRUCTURE RE	2020 Crack Sealing Project	6,917.63		
VEN001676	Riverview Hospital	APP080769	4/20/2021	201013360	MVH-VEHICLE REPAIR	Physical	85.00		
VEN006285	Ceres Solutions Cooperative	APP080773	4/20/2021	201013226	MVH-VEHICLE GAS/ SUPPLI	Off rd fuel	381.02		
VEN001173	Kenworth of Indianapolis	APP080781	4/20/2021	201013345	MVH-EQUIP REPAIR	Repairs to Kenworth	21,744.93		
VEN001384	Milestone Contractors LP	APP080782	4/20/2021	201013231	MVH-SUBGRADE MATERIAL	Surface	586.08		
VEN005581	Newton Oil Company	APP080817	4/20/2021	201013226	MVH-VEHICLE GAS/ SUPPLI	Unleaded	8,163.46		
Subtotal for Public Works							81,414.23		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							87,401.75		
Fund No. Fund Name									
202	Local Road and Street (LRS)								
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP080679	4/14/2021	101965	PCARD PAYABLE		4,180.64	500000663	4/14/2021
Subtotal for Clerk Treasurer							4,180.64		
Public Works									
VEN001368	Midwestern Electric	APP080627	4/13/2021	202013349	LRS-SERVICES	Various call outs	7,085.41		
VEN001368	Midwestern Electric	APP080627	4/13/2021	202013349	LRS-SERVICES	Various call outs	6,006.75		
VEN000921	Huston Electric	APP080629	4/13/2021	202013349	LRS-SERVICES	North Union and East St	772.69		
VEN000921	Huston Electric	APP080629	4/13/2021	202013349	LRS-SERVICES	186th and Springmill	697.69		
VEN007593	A 1 Concrete Leveling	APP080777	4/20/2021	202013432	LRS-SIDEWALK	Bridgewater Club Blvd	800.00		
VEN009184	Susan Carney	APP080787	4/20/2021	202013228	LRS-SIGNS AND POSTS	Mailbox repair riem	73.00		
Subtotal for Public Works							15,435.54		
Subtotal for Fund 202 Local Road and Street (LRS)							19,616.18		

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Fund No.	Fund Name									
203	Fire Operating									
Clerk Treasurer										
VEN001142	JP Morgan Chase	APP080679	4/14/2021	101965	PCARD PAYABLE			9,767.22	500000663	4/14/2021
Subtotal for Clerk Treasurer								9,767.22		
Fire										
VEN002336	Citizens Westfield	APP080562	4/9/2021	203012328	FIRE-GAS/HEAT	Sta 83		169.41	70470	4/9/2021
VEN003729	Metronet	APP080569	4/9/2021	203012343	FIRE-BUILDING MAINTENAN	PSB		59.20	70477	4/9/2021
VEN000903	Hoosier Fire Equipment	APP080641	4/13/2021	203012229	FIRE-UNIFORMS	3-Leather Knee Boots		1,190.95		
VEN006285	Ceres Solutions Cooperative	APP080642	4/13/2021	203012226	FIRE-VEHICLE GAS/SUPPLIE	Dartown		1,293.79		
VEN005006	Team Pride Athletic Apparel	APP080643	4/13/2021	203012229	FIRE-UNIFORMS	Terrex-carbon black grey five		55.50		
VEN005584	The Accumed Group	APP080644	4/13/2021	203012349	FIRE-SERVICES	Billing Service Fee - March		4,423.22		
VEN000266	Bound Tree Medical	APP080645	4/13/2021	203012224	FIRE-OPERATING SUPPLIES	surgical tape		21.99		
VEN001942	The Uniform House	APP080646	4/13/2021	203012229	FIRE-UNIFORMS	uniforms		2,849.38		
VEN000065	Airgas Mid America	APP080647	4/13/2021	203012224	FIRE-OPERATING SUPPLIES	oxygen		23.08		
VEN005991	CFS Inspections	APP080648	4/13/2021	203012349	FIRE-SERVICES	Ladder testing		1,719.40		
VEN005980	Fire Services Inc	APP080649	4/13/2021	203012360	FIRE-VEHICLE MAINT	valve kits and air ejects		2,155.95		
VEN002336	Citizens Westfield	APP080650	4/13/2021	203012342	FIRE-WATER/SEWER	Fire - 60 percent		525.11	70550	4/13/2021
VEN008017	Eastern Fire Equipment Services	APP080651	4/13/2021	203012472	FIRE-EQUIP	16" singler raker carbide tippe		792.05		
VEN002326	OREILLY AUTO	APP080652	4/13/2021	203012360	FIRE-VEHICLE MAINT	vehicle parts, oil		1,748.07		
VEN008257	Ferguson Facilities Supply	APP080653	4/13/2021	203012224	FIRE-OPERATING SUPPLIES	station 82 - dishwasher soap		464.57		
VEN000426	CLIA Laboratory Program	APP080654	4/13/2021	203012354	FIRE-MEDICAL EXAMS/TEST	Cert Fee - 9-27-21 - 9-26-23		180.00		
VEN001537	Payroll	APP080665	4/13/2021	203012111	FIRE-SALARY	sal		247,388.00		
VEN001537	Payroll	APP080665	4/13/2021	203012120	FIRE-FICA AND MEDICARE	fica		14,695.23		
VEN001537	Payroll	APP080665	4/13/2021	203012120	FIRE-FICA AND MEDICARE	med		3,436.75		
VEN001537	Payroll	APP080665	4/13/2021	203012121	FIRE-PERF	perf		36,695.15		
VEN006285	Ceres Solutions Cooperative	APP080729	4/16/2021	203012226	FIRE-VEHICLE GAS/SUPPLIE	Station 81		769.10		
VEN000065	Airgas Mid America	APP080730	4/16/2021	203012224	FIRE-OPERATING SUPPLIES	cylinder rental		252.81		
VEN000266	Bound Tree Medical	APP080731	4/16/2021	203012224	FIRE-OPERATING SUPPLIES	EMS Supplies		3,232.52		
VEN009186	Darryl Voss	APP080732	4/16/2021	203012349	FIRE-SERVICES	Patient refund		320.15		
VEN009185	Carter Speer	APP080733	4/16/2021	203012349	FIRE-SERVICES	Patient Refund		361.75		
VEN002048	Vectren	APP080767	4/20/2021	203012328	FIRE-GAS/HEAT	Sta 82		90.08	70555	4/20/2021
VEN006285	Ceres Solutions Cooperative	APP080801	4/20/2021	203012226	FIRE-VEHICLE GAS/SUPPLIE	81 and 82		1,623.42		
VEN000903	Hoosier Fire Equipment	APP080803	4/20/2021	203012472	FIRE-EQUIP	hose and couplings		592.00		
VEN005006	Team Pride Athletic Apparel	APP080804	4/20/2021	203012229	FIRE-UNIFORMS	uniform		209.98		

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Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN007355	IMS Alliance	APP080805	4/20/2021	203012337	FIRE-PRINTING	name tag-new hire	14.00		
VEN002148	Witmer Public Safety Group	APP080807	4/20/2021	203012229	FIRE-UNIFORMS	safety glasses	150.96		
VEN007764	Indiana Alliance of Hazardous	APP080808	4/20/2021	203012242	FIRE-HAZMAT	2021 membership dues	200.00		
VEN002336	Citizens Westfield	APP080816	4/20/2021	203012328	FIRE-GAS/HEAT	PSB	359.97	70556	4/20/2021
VEN005581	Newton Oil Company	APP080817	4/20/2021	203012226	FIRE-VEHICLE GAS/SUPPLIE	Unleaded	1,450.42		
Subtotal for Fire							329,513.96		
Subtotal for Fund 203 Fire Operating							339,281.18		
Fund No. Fund Name									
204 Park Impact									
Public Works									
VEN002019	United Consulting	APP080721	4/15/2021	204013474	PW-PARK IMPACT CONSTR	Monon 5 - CE 100% Supplem	247.86		
Subtotal for Public Works							247.86		
Subtotal for Fund 204 Park Impact							247.86		
Fund No. Fund Name									
206 Parks Programming/Events									
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP080679	4/14/2021	101965	PCARD PAYABLE		393.11	500000663	4/14/2021
Subtotal for Clerk Treasurer							393.11		
Subtotal for Fund 206 Parks Programming/Events							393.11		
Fund No. Fund Name									
239 Law Enforcement									
Clerk Treasurer									
VEN001142	JP Morgan Chase	APP080679	4/14/2021	101965	PCARD PAYABLE		4,474.38	500000663	4/14/2021
Subtotal for Clerk Treasurer							4,474.38		
Subtotal for Fund 239 Law Enforcement							4,474.38		
Fund No. Fund Name									
264 Road and Street Improvement (Road Impact)									
Public Works									
VEN000159	Cardno Inc	APP080722	4/15/2021	264013474	ROAD IMPACT-CONSTRUCT	Westfield Blvd Connector - Mi	1,210.00		

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Fund No. Fund Name									
264	Road and Street Improvement (Road Impact)								
Public Works									
VEN001710	RQAW Corp	APP080723	4/15/2021	264013349	ROAD IMPACT-SERVICES	151st & Towne Road RAB - D	858.96		
Subtotal for Public Works							2,068.96		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							2,068.96		
Fund No. Fund Name									
269	Training Facility Center								
Public Safety (Police and Fire)									
VEN002191	City of Noblesville Utilities	APP080564	4/9/2021	269014342	TRAINING FAC-WATER/SE	Sewer	21.37	70472	4/9/2021
VEN002048	Vectren	APP080765	4/20/2021	269014328	TRAINING FAC-HEAT/GAS	Training Facility	72.68	70555	4/20/2021
VEN000434	Comcast Cable	APP080766	4/20/2021	269014350	TRAINING FAC-SUBSCRIPTI	Training Facility	294.64	70554	4/20/2021
VEN000905	Hoosier Portable Restroom	APP080806	4/20/2021	269014349	TRAINING FAC-SERVICES	standard unit serviced	88.00		
Subtotal for Public Safety (Police and Fire)							476.69		
Subtotal for Fund 269 Training Facility Center							476.69		
Fund No. Fund Name									
348	GO Bond 2019								
Public Works									
VEN002019	United Consulting	APP080720	4/14/2021	348013474	GO BOND 2019 PW CONST	Monon Tunnel at 161st PE Se	35,682.67		
Subtotal for Public Works							35,682.67		
Subtotal for Fund 348 GO Bond 2019							35,682.67		
Fund No. Fund Name									
350	GO Bond 2020								
Public Works									
VEN000166	Auto Outfitters	APP080639	4/13/2021	350013473	GO BOND 2020 PW VEHICL	Trailer and parts	19,852.00		
Subtotal for Public Works							19,852.00		
Subtotal for Fund 350 GO Bond 2020							19,852.00		

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Fund No. Fund Name									
565	151st and Towne Rd Grant								
	Public Works								
VEN001710	RQAW Corp	APP080723	4/15/2021	565013349	151ST AND TOWNE RD GR	151st & Towne Road RAB - D	3,435.82		
	Subtotal for Public Works						3,435.82		
	Subtotal for Fund 565 151st and Towne Rd Grant						3,435.82		
Fund No. Fund Name									
640	Sports Campus Operating								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP080679	4/14/2021	101965	PCARD PAYABLE		4,428.56	500000663	4/14/2021
	Subtotal for Clerk Treasurer						4,428.56		
	Grand Park								
VEN002336	Citizens Westfield	APP080561	4/9/2021	640015342	SPORTS CAMPUS-WAT SE	Water Field	395.60	3345	4/9/2021
VEN002336	Citizens Westfield	APP080561	4/9/2021	640015342	SPORTS CAMPUS-WAT SE	Sewer Field	406.98	3345	4/9/2021
VEN002336	Citizens Westfield	APP080561	4/9/2021	640015342	SPORTS CAMPUS-WAT SE	Water Diam	572.36	3345	4/9/2021
VEN002336	Citizens Westfield	APP080561	4/9/2021	640015342	SPORTS CAMPUS-WAT SE	Sewer Diam	542.64	3345	4/9/2021
VEN002336	Citizens Westfield	APP080561	4/9/2021	640015342	SPORTS CAMPUS-WAT SE	Water Gen	131.48	3345	4/9/2021
VEN002336	Citizens Westfield	APP080561	4/9/2021	640015342	SPORTS CAMPUS-WAT SE	Sewer Gen	222.04	3345	4/9/2021
VEN001537	Payroll	APP080664	4/13/2021	640015111	SPORTS CAMPUS-SALARY	sal	13,274.63	100000155	4/13/2021
VEN001537	Payroll	APP080664	4/13/2021	640015120	SPORTS CAMPUS-FICA/ME	fica	804.77	100000155	4/13/2021
VEN001537	Payroll	APP080664	4/13/2021	640015120	SPORTS CAMPUS-FICA/ME	med	188.22	100000155	4/13/2021
VEN001537	Payroll	APP080664	4/13/2021	640015121	SPORTS CAMPUS-PERF	perf	1,681.23	100000155	4/13/2021
VEN001716	Runyon Equipment Rental	APP080770	4/20/2021	640015472	SPORTS CAMPUS-EQUIPME	Tractor front loader	1,100.00		
VEN000897	Home City Ice Co	APP080785	4/20/2021	640015224	SPORTS CAMPUS-OPERATI	Ice	17.50		
VEN000897	Home City Ice Co	APP080788	4/20/2021	640015224	SPORTS CAMPUS-OPERATI	Ice	107.50		
VEN002266	Kwik Goal Ltd	APP080789	4/20/2021	640015224	SPORTS CAMPUS-OPERATI	Clip Bags	271.00		
VEN003382	McGavic Outdoor Power	APP080790	4/20/2021	640015472	SPORTS CAMPUS-EQUIPME	Pallet fork rental and supplies	4,645.72		
VEN003382	McGavic Outdoor Power	APP080791	4/20/2021	640015345	SPORTS CAMPUS-EQUIP R	Fuel cap and hydraulic hose	493.32		
VEN001708	RPM Machinery	APP080793	4/20/2021	640015345	SPORTS CAMPUS-EQUIP R	Parts	453.67		
VEN006898	Supply Warehouse Inc	APP080794	4/20/2021	640015224	SPORTS CAMPUS-OPERATI	Restroom supplies	33.26		
VEN005129	Grand Slam Safety	APP080798	4/20/2021	640015349	SPORTS CAMPUS-SERVICE	Net Repairs	8,450.00		
VEN002613	Ermco Inc	APP080800	4/20/2021	640015343	SPORTS CAMPUS-BLDG MA	Replace lighting	2,446.26		
VEN006761	Priority Press	APP080822	4/20/2021	640015337	SPORTS CAMPUS-PRINTIN	Grand Park Fan Guide	4,040.00		
VEN000051	Advanced Turf Solutions	APP080825	4/20/2021	640015224	SPORTS CAMPUS-OPERATI	White paint	934.00		

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Fund No. Fund Name									
640	Sports Campus Operating								
Grand Park									
VEN006285	Ceres Solutions Cooperative	APP080826	4/20/2021	640015226	SPORTS CAMPUS-GAS	Fuel for golf carts	1,450.61		
VEN008965	First Class Cleaning Services Inc	APP080827	4/20/2021	640015349	SPORTS CAMPUS-SERVICE	GPEC cleaning	168.00		
VEN008965	First Class Cleaning Services Inc	APP080828	4/20/2021	640015349	SPORTS CAMPUS-SERVICE	GPEC cleaning	168.00		
Subtotal for Grand Park							42,998.79		
Sport Campus Indoor Event Ctr									
VEN002336	Citizens Westfield	APP080560	4/9/2021	640023342	GP INDOOR-WAT AND SEW	GPEC water	595.37	3346	4/9/2021
VEN002336	Citizens Westfield	APP080560	4/9/2021	640023342	GP INDOOR-WAT AND SEW	GPEC sewer	135.66	3346	4/9/2021
VEN001537	Payroll	APP080664	4/13/2021	640023111	GP INDOOR-SALARY	sal	10,115.35	100000155	4/13/2021
VEN001537	Payroll	APP080664	4/13/2021	640023120	GP INDOOR-FICA/MEDICAR	fica	617.16	100000155	4/13/2021
VEN001537	Payroll	APP080664	4/13/2021	640023120	GP INDOOR-FICA/MEDICAR	med	144.34	100000155	4/13/2021
VEN001537	Payroll	APP080664	4/13/2021	640023121	GP INDOOR-PERF	perf	1,235.27	100000155	4/13/2021
VEN006390	Ecolab Pest	APP080774	4/20/2021	640023343	GP INDOOR-BLDG MAINT	Pest control program	423.14		
VEN001287	Mainscape	APP080778	4/20/2021	640023349	GP INDOOR-SERVICES	April inst	169.18		
VEN001981	Townsend Glass	APP080780	4/20/2021	640023349	GP INDOOR-SERVICES	GPEC Door repair	440.00		
VEN006496	KTD Productions LLC	APP080786	4/20/2021	640023349	GP INDOOR-SERVICES	Floor install for Home Show	15,250.00		
VEN006898	Supply Warehouse Inc	APP080794	4/20/2021	640023224	GP INDOOR-OPERATING SU	Restroom supplies	828.28		
VEN008285	EnvelopIQ LLC	APP080795	4/20/2021	640023451	GP INDOOR-COMPUTER EQ	Security service	1,660.00		
VEN001287	Mainscape	APP080797	4/20/2021	640023349	GP INDOOR-SERVICES	Landscape maint April	1,118.62		
VEN002613	Ermco Inc	APP080799	4/20/2021	640023343	GP INDOOR-BLDG MAINT	GPEC add power EC2	4,250.00		
VEN005272	SHI International	APP080823	4/20/2021	640023451	GP INDOOR-COMPUTER EQ	Laptops	4,253.60		
VEN000480	CSI Signs	APP080824	4/20/2021	640023228	GP INDOOR-SIGNS AND PO	GPEC door numbers	680.00		
VEN008965	First Class Cleaning Services Inc	APP080827	4/20/2021	640023349	GP INDOOR-SERVICES	GPEC cleaning	1,410.00		
VEN008965	First Class Cleaning Services Inc	APP080828	4/20/2021	640023349	GP INDOOR-SERVICES	GPEC cleaning	1,170.00		
VEN005826	LST Venues LLC	APP080829	4/20/2021	640023331	GP INDOOR-CONSULTING	May Services	19,750.00		
Subtotal for Sport Campus Indoor Event Ctr							64,245.97		
Subtotal for Fund 640 Sports Campus Operating							111,673.32		
Fund No. Fund Name									
701	Payroll								
Clerk Treasurer									
VEN004836	Nationwide Retirement Solutions	APP080514	4/7/2021	701008931	PAYROLL-401A MATCHING-	Contributions	140.00	17664	4/7/2021
VEN001864	Supporting Heroes	APP080657	4/13/2021	701008991	PAYROLL-MISC		88.54	17666	4/13/2021

Purchase Invoice Register

City of Westfield

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
701 Payroll									
Clerk Treasurer									
VEN000920	Huntington National Bank	APP080658	4/13/2021	701008131	PAYROLL-EMPLOYER'S FIC		38,393.69	700001024	4/13/2021
VEN000920	Huntington National Bank	APP080658	4/13/2021	701008132	PAYROLL-EMPLOYER'S ME		8,979.17	700001024	4/13/2021
VEN000920	Huntington National Bank	APP080658	4/13/2021	701008921	PAYROLL-FEDERAL WITHH		59,480.88	700001024	4/13/2021
VEN000920	Huntington National Bank	APP080658	4/13/2021	701008922	PAYROLL-EMPLOYEE FICA		38,393.75	700001024	4/13/2021
VEN000920	Huntington National Bank	APP080658	4/13/2021	701008922	PAYROLL-EMPLOYEE FICA		8,979.11	700001024	4/13/2021
VEN000959	Indiana Dept Of Revenue	APP080659	4/13/2021	701008923	PAYROLL-STATE WITHHOL		18,603.42	700001026	4/13/2021
VEN000959	Indiana Dept Of Revenue	APP080659	4/13/2021	701008923	PAYROLL-STATE WITHHOL		7,560.93	700001026	4/13/2021
VEN000948	IN Family and Social Services	APP080660	4/13/2021	701008140	PAYROLL-SUPPORT WITHH		1,900.24	700001025	4/13/2021
VEN001390	MISDU	APP080661	4/13/2021	701008140	PAYROLL-SUPPORT WITHH		443.45	17665	4/13/2021
VEN001537	Payroll	APP080662	4/13/2021	701008110	PAYROLL-NET SALARIES	net sal	447,391.99	700001027	4/13/2021
VEN000163	Aul Retirement	APP080674	4/14/2021	701008931	PAYROLL-401A MATCHING-		27,677.17	700001029	4/15/2021
VEN004836	Nationwide Retirement Solutions	APP080675	4/14/2021	701008931	PAYROLL-401A MATCHING-		4,248.59	17668	4/14/2021
VEN000703	Fire Fighters Credit Union	APP080676	4/14/2021	701008141	PAYROLL-UNION DUES		74.00	17667	4/14/2021
VEN000703	Fire Fighters Credit Union	APP080677	4/14/2021	701008141	PAYROLL-UNION DUES		2,818.93	17667	4/14/2021
VEN001550	PERF	APP080705	4/15/2021	701008133	PAYROLL-PERF		43,941.68	700001030	4/15/2021
VEN000008	77 Police and Fire Fund	APP080706	4/15/2021	701008133	PAYROLL-PERF		69,405.71	700001028	4/15/2021
Subtotal for Clerk Treasurer							778,521.25		
Subtotal for Fund 701 Payroll							778,521.25		
Fund No. Fund Name									
805 Anthem Bank									
Clerk Treasurer									
VEN008076	Anthem Group Health Plan	APP080542	4/9/2021	805008119	ANTHEM BANK GROUP HEA	Coverage Period April 1 thru	37,794.21	800000171	4/13/2021
VEN008076	Anthem Group Health Plan	APP080815	4/20/2021	805008119	ANTHEM BANK GROUP HEA	Coverage Period April 8 thru	89,568.22		
Subtotal for Clerk Treasurer							127,362.43		
Subtotal for Fund 805 Anthem Bank							127,362.43		
Fund No. Fund Name									
900 Stormwater									
Stormwater									
VEN002424	IUPPS	APP080655	4/13/2021	900016309	STORM-CONSULTING FEES	March tickets	1,300.55		
VEN001537	Payroll	APP080663	4/13/2021	900016111	STORM-SALARY	sal	21,351.43	900000241	4/13/2021

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
900	Stormwater								
	Stormwater								
VEN001537	Payroll	APP080663	4/13/2021	900016120	STORM-FICA/MEDICARE	fica	1,265.79	900000241	4/13/2021
VEN001537	Payroll	APP080663	4/13/2021	900016120	STORM-FICA/MEDICARE	med	296.03	900000241	4/13/2021
VEN001537	Payroll	APP080663	4/13/2021	900016121	STORM-PERF	perf	2,345.49	900000241	4/13/2021
VEN002193	Christopher Burke	APP080719	4/14/2021	900016309	STORM-CONSULTING FEES	Stormwater On Call Support	2,769.75		
VEN005581	Newton Oil Company	APP080776	4/20/2021	900016226	STORM-VEHICLE GAS	Unleaded	500.00		
VEN003987	Indiana Reclamation and Excavating	APP080783	4/20/2021	900016434	STORM-STORMWATER MIS	Viking Commander Way	327.46		
Subtotal for Stormwater							30,156.50		
Subtotal for Fund 900 Stormwater							30,156.50		
Posted Invoices Total							2,083,778.28		

Un-Posted Invoices

Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount	Status
Fund No.	Fund Name							
101	General							
Administration								
VEN006494	Pure Water Partners	API0004939	4/7/2021	101001224	Adm-Operating Supplies	Adm-Operating Supplies	67.50	Approval Pending
VEN003195	CIRTA	API0004939	4/8/2021	101001350	Adm-Sub/Dues/Members	Adm-Subscript/Dues	8,303.00	Approval Pending
VEN006678	Amazon Capital Services	API0004944	4/14/2021	101001347	Adm-Promotions	Adm-Promotions	49.99	Approval Pending
VEN006494	Pure Water Partners	API0004950	4/20/2021	101001224	Adm-Operating Supplies	Adm-Operating Supplies	90.00	Approval Pending
Subtotal for Administration							8,510.49	
Public Works								
VEN006494	Pure Water Partners	API0004939	4/7/2021	101013224	PW-Operating Supplies	PW-Operating Supplies	67.50	Approved
VEN006494	Pure Water Partners	API0004950	4/20/2021	101013224	PW-Operating Supplies	PW-Operating Supplies	90.00	Approval Pending
VEN008375	DLMGJ LLC	API0004950	4/20/2021	101013349	PW-Contractual Services	PW-Services	22,607.84	Approval Pending
Subtotal for Public Works							22,765.34	
Subtotal by Fund 101 General							31,275.83	

Fund No. Fund Name**201 Motor Vehicle Highway (MVH)**

Public Works								
VEN001758	SealMaster Indianapolis	API0004950	4/20/2021	201013433	MVH-Infrastructure Repair	MVH-Infrastructure Repair	19,200.00	Approval Pending

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Report Date Range:

Un-Posted Invoices

Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount	Status
Fund No. Fund Name								
201	Motor Vehicle Highway (MVH)							
	Public Works							
VEN000596	E and B Paving Inc	API0004950	4/20/2021	201013231	MVH-Subgrade Materials	MVH-Subgrade Materials	729.00	Approval Pending
	Subtotal for Public Works							19,929.00
Subtotal by Fund 201 Motor Vehicle Highway (MVH)							19,929.00	

Fund No. Fund Name

640	Sports Campus Operating							
	Grand Park							
VEN007299	Aquatic Services of IN	API0004936	4/6/2021	640015349	Sports Campus-Services	Sports Campus-Services	2,887.50	Approval Pending
VEN007299	Aquatic Services of IN	API0004936	4/6/2021	640015349	Sports Campus-Services	Sports Campus-Services	2,887.50	Approved
	Subtotal for Grand Park							5,775.00
Subtotal by Fund 640 Sports Campus Operating							5,775.00	
Un-Posted Invoices Total							56,979.83	

Credit Memos

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Fund No.	Fund Name						
203	Fire Operating						
	Fire						
VEN009127	Bloomington Meadows Hospital	ACP002145	4/19/2021	203012349	Fire-Services	Fire-Services	1,246.06
	Subtotal for						
							1,246.06
Subtotal by Fund 203 Fire Operating							1,246.06
Credit Memo Total							1,246.06



Westfield City Council Report

Ordinance Number:	21-02
APC Petition Number:	2102-PUD-01
Petitioner:	Patch Development, LLC (the "Petitioner")
Requested Action:	A change of zoning request for 9.07 acres +/- from the Kalorama Park PUD to the Sanders Glen PUD
Current Zoning:	Kalorama Park PUD (Ord. 10-15)
Current Land Use:	Vacant
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ord. 21-02 4. District Map & Concept Plan 5. Area 1 Character Exhibits (Park) 6. Area 2 Character Exhibits (Single-Family) 7. Area 3 Character Exhibits (Senior Living) 8. Landscape and Open Space Exhibit 9. APC Certification
Prepared by:	Daine Crabtree, Associate Planner

PETITION HISTORY

The petition was introduced at the January 11, 2021, City Council meeting. The Petitioner held a virtual neighborhood meeting on January 4, 2021. The petition received a public hearing at the February 1, 2021, Advisory Plan Commission (the "Plan Commission"). The petition received a unanimous favorable recommendation (8-0) at the April 19, 2021 Plan Commission meeting with the following three (3) conditions:

1. Garages for single-family detached residences shall be side-load or courtyard only;
 2. Section 7.1(B)(i) shall say "Vinyl and aluminum" rather than "Vinyl aluminum"; and
 3. A severability clause shall be added
-

PROJECT OVERVIEW

Location: The Property is located on the north side of E. South Street (171st Street becomes E. South Street west of Oak Road) near the intersection of South Street and Oak Road at 2432 South Street between Jersey Street and Park Street (see **Exhibit 2**).

The Property is currently zoned the Kalorama Park PUD, a single-family detached PUD that was approved in 2010 but was never developed.

Adjacent properties to the east and west are zoned AG-SF1. The eastern adjacent property is a single 17.98 acre +/- parcel comprised significantly of floodplain while the western adjacent properties consist of two (2) small (1.25 acres cumulative) lots that border the single-family Reserve on South PUD slightly further west.

The SF3 zoned Timberbrook Run neighborhood exists to the north while south across South Street exists the SF3 zoned Pines of Westfield neighborhood. Diagonally located across South Street from the Property is the Oak Manor PUD, but more specifically, the five (5) residential lots that comprise Oak Manor Estates.

ZONING REQUEST

The petitioner requests this change in zoning to create a new PUD to accommodate single-family detached and senior-focused multifamily residential development with a private park.

Project Description: The Petitioner is requesting a change of zoning to completely repeal the Kalorama Park PUD, a single-family detached SF4 underlying clustered cottage PUD, with a new PUD known as the Sanders Glen PUD, for which the three (3) distinct areas – one for a park, one for detached single-family dwellings, and one for multi-family attached units geared toward seniors exist. These areas are proposed to default to AG-SF1: Agriculture/Single-Family Rural, SF4: Single-Family High Density, and MF2: Multi-Family Medium Density respectively.

Concept Plan: A Concept Plan has been made a part of the PUD for which substantial compliance must be achieved.

Underlying Zoning and Permitted Uses: The proposed PUD Ordinance would default to the AG-SF1: Agriculture/Single-Family Rural district for the park area (Area 1), SF4: Single-Family High-Density for the single-family detached area (Areas 2) and MF2: Multi-Family Medium Density would be the default zoning district for the attached multi-family area (Area 3).

Only a private recreational park shall be permitted within Area 1. All SF4 uses set forth by the UDO shall be permitted in Area 2. Only Senior Dwellings in substantial compliance with **Exhibit E** of the PUD (**Exhibit 7**), along with Home Businesses and Temporary Use and Events are permitted in Area 3.

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, except as modified below:

AREA 2			
STANDARD	Sanders Glen PUD Area 2	Kalorama Park PUD (Cottage Homes)	Kalorama Park PUD (Small Homes)
Minimum Lot Frontage	65 feet	None	None
Minimum Lot Width	65 feet	25 feet	35 feet (listed incorrectly as “frontage” in the PUD)
Minimum Lot Area	5,000 SF	1,500 SF	1,500 SF
Minimum Setbacks			
Front Yard	15 feet	10 feet	10 feet
Side Yard	5 feet	None	None
Rear Yard	15 feet	None	None
Minimum Distance between Structures	10 feet	6 feet	6 feet
Minimum Living Area	1,000 SF for one-story homes, 750 SF (Ground Floor) for two-story (UDO)	750 SF (Cumulative Floor Area)	1200 SF (Cumulative Floor Area)
Maximum Building Height	2 ½ Stories	24 feet	32 feet

Maximum Dwelling Units: The Sanders Glen PUD proposes a maximum of fifty-five (55) Dwelling Units – fourteen (14) Single-Family Dwellings in Area 2 and forty-two (42) Senior Dwelling Units in Area 3.

The Kalorama Park PUD set forth a standard of forty (40) Maximum Dwelling Units.

There is no Maximum Density standard for the UDO’s SF4 standards.

AREA 3 (MULTI-FAMILY SENIOR GARDEN HOMES)		
	Sanders Glen PUD	MF2: Multi-Family Medium Density (UDO)
Maximum Dwelling Units Per Building	8 Dwelling Units	10 Dwelling Units
Maximum Number of Dwelling Units	42 Dwelling Units	150 Dwelling Units (Per Project/District)
Minimum Living Area	735 SF	650 SF
Minimum Setbacks		
Front Yard	15 feet	30 feet
Side Yard	10 feet	12 feet
Rear Yard	15 feet	20 feet
Maximum Density	7.3 Dwelling Units/Acre +/-	10 Dwelling Units/Acre

*The Kalorama Park PUD does not contemplate multi-family dwelling units

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

Architectural Standards: Shall apply; except as modified below.

1. Architectural Standards:

- a. Character Exhibits have been added to the PUD which are designed to capture the intended quality and architecture of the structures.
- b. Building Materials: Vinyl aluminum siding shall not be permitted as an exterior building material except for gutters, soffits, soffit trim and other similar building components for either Area 2 or Area 3.

For Area 3, a minimum Masonry Material knee wall shall be required; no less than twenty percent (20%) Masonry shall be permitted on any façade and the remaining eighty percent (80%) shall be fiber cement and/or Hardie trim as specifically shown in the Character Exhibits.

- c. Garages: All Dwelling Units in Area 2 shall have a minimum two (2) car attached garage with a variety of garage door designs permitted. A minimum of two (2) garage door styles shall be utilized; different windows and hardware shall not count as different styles. A condition of approval

made at the April 19, 2021 Plan Commission meeting was that all garages for the single-family detached residential area shall be side-load or courtyard style.

- d. Streetscape Variety: Shall not apply

Landscaping Standards: Shall apply, except as modified below.

1. Landscape Plan: A Landscape Plan has been made a part of the PUD Ordinance (see **Exhibit 8**), for which substantial compliance shall be achieved. In the event that there is a conflict between the Landscape Plan and the UDO, the Landscape Plan shall control.
2. Tree Preservation: Credits for existing trees on the Real Estate may be given in order to minimize disturbance. Trees over 24" Diameter at Breast Height (DBH) shall be credited at a ratio of 2:1 if the tree meets all other criteria in Article 6.8(E)(6) of the UDO.
3. Lot Landscaping: Two (2) shade trees, Two (2) ornamental trees and eight (8) shrubs shall be required per lot. This requires more trees and the same amount of shrubs compared to the Kalorama Park PUD.
4. Foundation Plantings: Shall not apply.
5. Buffer Yard Requirements: Shall not apply.

However, a minimum thirty foot (30') wide buffer yard shall be provided between the existing residential development to the west and north. Three (3) evergreen trees, two (2) shade trees, and ten (10) shrubs shall be required per 100 linear feet of adjacent boundary.

The Kalorama Park PUD did not specifically address Buffer Yards. However, the Concept did propose a walking path along the eastern edge of the Property called "Lovers Lane".

Other: The Kalorama Park PUD permits driveways constructed of porous material. This is not proposed for the Sanders Glen PUD.

Design Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District.

Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

1. Minimum Open Space: Shall not apply to the Real Estate, except that there shall be a minimum of twenty percent (20%) of the Real Estate as open space as generally shown on the Concept Plan and Exhibit E.

Per the UDO, SF4 zoned areas are required to have at least 15 percent (15%) open space, while MF2 zoned areas are required to have at least 20 percent (20%) open space.

The actual Open Space requirement of the Kalorama Park PUD was never stringently set; However, there is language suggesting an “extensive preservation of natural areas and open areas (approximately 50%).”

MODIFICATIONS SINCE COUNCIL INTRODUCTION

The number of dwelling units permitted on the Property has decreased from ninety (90) units to fifty-five (55), a nearly forty percent (40%) decrease. This was achieved by removing all single-family residences from Area 1 and replacing them with a private park along with decreasing the number of Garden Home dwelling units.

The lot frontage and lot width requirements of the single-family lots have increased from fifty (50) feet to sixty-five (65) feet. This width requirement is greater than the UDO’s SF4 requirement (50 feet), which is the underlying zoning of Area 2.

The density of Area 3, the Senior Dwelling/Garden Home area has decreased from 8.7 dwelling units/acre to 7.3 dwelling units/acre.

A duration requirement has been added requiring the first Improvement Location Permit to be obtained by July 1, 2026 to prevent the zoning of the Property from reverting to the existing Kalorama Park PUD. In addition, language has been added requiring that the improvements in Areas 1 and 3 (private park, pickleball courts and pond overlook) shall be substantially complete no later than the issuance of fifty percent (50%) of the Improvement Location Permits on the Real Estate.

Language has been added to the PUD stating that the Garden Homes in Area 3 shall be a Fifty-five (55) years of age or older community subject to the rules and regulations of Title VIII of the Civil Rights act of 1968 (the Federal Fair Housing Act) as amended by the Fair Housing Amendments Act of 1988 and the Housing for Older Persons Act of 1995.

The custom Landscape Plan, which was not available for the public hearing, has been added. The Landscape Plan proposes to add 141 trees and 78 shrubs in addition to the areas designated for tree preservation.

COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Downtown area. A healthy mix of commercial, offices, retail, residential, and more are contemplated as appropriate uses within the Downtown area. Along with development that ensures a unique image for downtown Westfield, development that will complement the visual and aesthetic value of the entire town, and promote the downtown as a growth area and a destination. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the February 1, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan
 2. Current conditions and the character of current structures and uses
 3. The most desirable use for which the land is adapted
 4. The conservation of property values throughout the jurisdiction
 5. Responsible growth and development
-

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its April 19, 2021, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 8 in favor, 0 opposed) (see **Exhibit 10**).

City Council

Introduction: January 11, 2021

Eligible for Adoption: April 26, 2021

Submitted by: Daine Crabtree, Associate Planner
Community Development Department

ORDINANCE NUMBER 21-02

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the **SANDERS GLEN PUD DISTRICT**) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2102-PUD-01**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2102-PUD-01** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable** recommendation (**8-0**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on April 20, 2021;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Sanders Glen PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance (the "UDO"), as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.
- 1.5 Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the UDO.

- 2.1 District Map: The map as illustrated on what is attached hereto as **Exhibit B** and incorporated herein, which outlines the three (3) individual Areas in the District.
- 2.2 Park Area: Area 1 shall be a recreational park area.
- 2.3 Single-Family Residential Lots: For the purposes of this Ordinance, the lots consisting of detached for-sale Single-Family homes in Area 2.
- 2.4 Senior Dwellings: The building(s) located in Area 3 consisting of attached dwelling units that are a for-rent and targeted for Seniors over the age of Fifty Five (55) years old. May also be referred to as “Garden Homes”.
- 2.5 Area 1: The part of the Real Estate depicted on the District Map as Area 1.
- 2.6 Area 2: The part of the Real Estate depicted on the District Map as Area 2.
- 2.7 Area 3: The part of the Real Estate depicted on the District Map as Area 3.

Section 3. **Concept Plan.** The “Concept Plan”, attached hereto as **Exhibit C**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan which delineates three (3) distinct sections to be known each as “Area 1”, “Area 2” and “Area 3” and collectively as the “Area(s)”.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be set forth below as illustrated on the attached Concept Plan:

- 4.1 Area 1: AG-SF1: Agricultural/Single-Family Rural District
- 4.2 Area 2: SF4: Single-Family High Density District

4.3 Area 3: MF2: Multi-Family Medium Density District

Section 5. Permitted Uses. The permitted uses shall be as set forth below:

- 5.1 The only permitted uses in Area 1 shall be as a private recreational park as set forth in Chapters 4 and 13 of the UDO. The only lighting permitted within the recreational enhancements and amenities located within Area 1 shall be residential in scale.
- 5.2 All uses permitted in the Underlying Zoning District, as set forth in Chapters 4 and 13 of the UDO, shall be permitted in Area 2.
- 5.3 The only permitted uses in Area 3 shall be Senior Dwellings in substantial compliance with **Exhibit E**, Home Businesses, and Temporary Use and Events.
- 5.4 The Maximum Dwelling permitted in each Area shall be set forth below:

Area 1 (1.11 Acres)	Area 2 (1.65 Acres)	Area 3 (5.75 Acres)
0 Units - Park	13 Single Family Dwelling Units	42 Senior Dwelling Units

- 5.5 Maximum Dwellings: The total number of Dwelling Units permitted in the District shall not exceed fifty-five (55).

Section 6. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

- 6.1 Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.
- 6.2 The following standards for Area 2 shall be applied to the Areas as depicted on the District Map:

<u>Standard</u>		<u>Area 2</u>
Minimum Lot Area		5,000 SF
Minimum Lot Frontage		65'
Minimum Building Setback		
Front Yard		15'
Side Yard		5'
Rear Yard		15'
Minimum Lot Width		65'
Maximum Building Height		2 ½ Stories

- 6.3 The following standards for Area 3 shall be applied as depicted on the District Map:

<u>Standard</u>	<u>Area 3</u>
Maximum Dwelling Units per Structure	8
Maximum Number of Dwelling Units	42
Minimum Living Area	735 SF
Minimum Building Setback lines	
Front Yard	15'
Side Yard	10'
Rear Yard	15'

Section 7. **Development Standards.** The standards of Chapter 6 Development Standards in the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 Architectural Standards (Article 6.3 of UDO): Shall apply; except as otherwise modified below.

A. Character Exhibits: The “Character Exhibits”, attached hereto as **Exhibits D through F**, are hereby incorporated as a compilation of images designed to capture the intended quality and architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage diversity in architecture of Dwellings within the District and does hereby establish a benchmark for the variation, quality and appearance of Buildings permitted to be constructed and that contribute to the District’s intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department’s decision may be appealed to the Plan Commission.

B. Additional Architectural Standards –Area 2: Article 6.3(C)(3) shall apply except as modified below:

- i. Building Materials: Vinyl aluminum siding shall not be permitted as an exterior building material with the exception of gutters, soffits, soffit trim and other similar building components.
- ii. Garages:
 - a. All Dwellings shall have a minimum two car attached garage with a variety of garage door designs permitted. Design elements shall include windows and/or hardware to vary the appearance of the garage doors based on the architectural style of the dwelling.
 - b. A minimum of two (2) distinct garage door styles shall be utilized. Different window size/placement and/or door hardware shall not be considered a different style.
 - c. All dwellings shall have side load or courtyard load garages.

C. Additional Architectural Standards – Area 3: Article 6.3(E) shall apply except as modified below:

- i. Permitted Materials (Article 6.3(E)(2)(A)): Vinyl or aluminum siding shall not be permitted as an exterior building material with the exception of gutters, soffits, soffit trim and other similar building components.
- ii. Masonry Materials (Article 6.3(E)(2)(B)): A Masonry Material knee wall shall be required. Each Building shall contain no less than twenty percent (20%) Masonry Material on each Building Façade. The remaining eighty percent (80%) shall be fiber cement and/or hardie trim siding product as depicted in the Character Exhibits on page 4 of **Exhibit F**.
- iii. Streetscape Variety (Article 6.3(E)(5)(A)): Shall not apply due to the architectural breaks in each Dwelling Building.

7.3 Landscaping Standards (Article 6.8): Shall apply, except as modified below.

- A. Landscaping Plan Standard: Landscaping shall be required and installed in substantial compliance with the Landscape Plan except as defined below, attached hereto as **Exhibit G**. If a provision of Article 6.8 of the UDO is in conflict with the Landscape Plan, then the Landscape Plan shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.
- B. Tree Preservation Credits: Existing trees within the site may be preserved in an effort to minimize disturbance within the site and shall follow all measures required in Article 6.8(E)
 - i. In addition to the existing Tree Preservation Incentives, trees over 24” (DBH) shall be credited based on the ratio of two (2) tree credits per one (1) tree preserved if the tree meets all required criteria in Article 6.8(E)(6).
- C. Lot Landscaping Article 6.8(K) - Area 2: Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
 - i. At minimum, all Established Front Yards shall be sodded, and the remainder of the Lot shall be seeded.
 - ii. A minimum of two (2) Shade Trees, two (2) Ornamental Trees and eight (8) Shrubs shall be required on each Lot.
- D. Foundation Planting (Article 6.8(L)) – Area 2: Shall not apply.

- E. Buffer Yard Requirements (Article 6.8(N)) – Area 1 and Area 2: Shall not apply.
- F. Buffer Yard Requirements (Article 6.8(N)) – Area 3: A minimum 30' wide bufferyard is to be provided between the existing residential development to the west and development to the north. Three (3) Evergreen Trees, Two (2) Shade Trees, and Ten (10) Shrubs will be required per 100 ln ft. of site boundary. Plantings may be located anywhere between the overall development boundary and the proposed residential lots to be constructed.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the UDO and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.

Section 9. **Design Standards.** The standards of Chapter 8 Design Standards of the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

- 9.1 Open Space and Amenity Standards (Article 8.6): Shall not apply to the District, except that there shall be a minimum of Twenty Percent (20%) of the Real Estate as open space, as generally shown on the Concept Plan and Exhibit E.

Section 10. **Duration, Processes & Permits.** Failure to obtain the first Improvement Location Permit in the District by July 1, 2026 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the prior zoning classification of the Real Estate. Notwithstanding anything contained herein to the contrary, the standards of Chapter 10 Processes & Permits of the UDO shall apply. Notwithstanding anything contained herein to the contrary, the improvements to Area 1 and Area 3 (the private park, pickleball courts and pond overlook) as shown in the Concept Plan shall be substantially complete no later than the issuance of fifty percent (50%) of the Improvement Location Permits on the Real Estate.

Section 11. **Garden Homes Community Standard.** Notwithstanding anything contained herein to the contrary, the Garden Homes in Area 3 shall be a Fifty-Five (55) years of age or older community that is subject to the rules and regulations of Title VIII of the Civil Rights Act of 1968 (the Federal Fair Housing Act) as amended by the Fair Housing Amendments Act of 1988 and the Housing for Older Persons Act of 1995.

[Remainder of page intentionally left blank; signature page follows.]

**ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2021.
WESTFIELD CITY COUNCIL**

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

Jake Gilbert

Jake Gilbert

Jake Gilbert

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Mike Johns

Mike Johns

Mike Johns

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Troy Patton

Troy Patton

Troy Patton

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 21-02** was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-02**

this _____ day of _____, 2021

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-02**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

This document prepared by: Andrew S. Greenwood/Patrick Chittenden
Patch Development LLC
400 Alpha Drive, Westfield, IN 46074

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Andrew S. Greenwood

SCHEDULE OF EXHIBITS

Exhibit A: Real Estate (Legal Description)

Exhibit B: District Map

Exhibit C: Concept Plan

Exhibit D: Area 1 Character Exhibits

Exhibit E: Area 2 Character Exhibits

Exhibit F: Area 3 Character Exhibits

Exhibit G: Landscape Plan

EXHIBIT A

REAL ESTATE

PARCEL I: A part of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows, to wit: Beginning on the East line of said tract at a point 421.95 feet North of the Southeast corner thereof; thence continuing North on said East line, 860.2 feet to the South right-of-way line of the Central Indiana Railway Company; thence West along the South right-of-way line of said Railway, 350.7 feet; thence South parallel with the East line of the Northwest Quarter of said Section 6, a distance of 859.4 feet to an existing fence line; thence East along said fence line, 350.7 feet to the place of beginning, containing 6.923 acres, more or less.

PARCEL II: A part of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, Hamilton County, Indiana, and being more particularly described as follows: Beginning at a point on the South line of said Quarter Section, being North 90°00'00" West (assumed basis of bearing) 50.009 feet from the Southeast corner thereof; thence continue North 90°00'00" West along said South line, 221.74 feet; thence North 00°10'07" East parallel with the East line of said Quarter Section, 422.00 feet; thence South 89°59'24" East, 221.74 feet; thence South 00°10'07" West parallel with said East line, 421.96 feet to the point of beginning and containing 2.148 acres, more or less.

PARCEL III: A part of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, in Hamilton County, Indiana, being more particularly described as follows: Beginning on the South line of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, at a point 50 feet West of the Southeast corner thereof; thence North parallel with the East line of said Northwest Quarter Section, a distance of 422 feet, more or less, to an existing fence line; thence East, 50 feet along said fence line to the East line of said Northwest Quarter Section; thence South, 422 feet, more or less, to the Southeast corner of said Quarter Section; thence West, 501 feet to the place of beginning.

EXHIBIT B

DISTRICT MAP

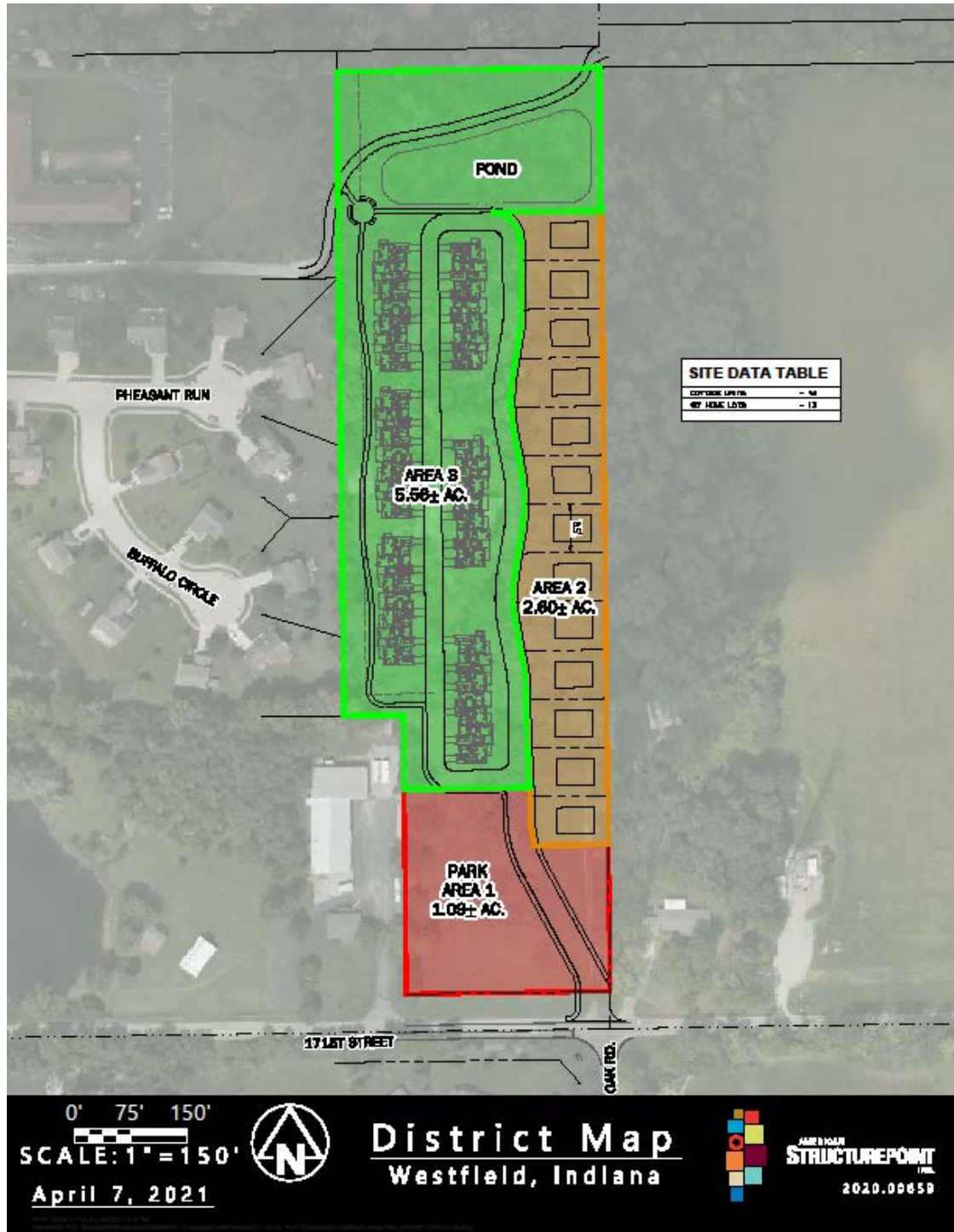


EXHIBIT C

CONCEPT PLAN (Page 1 of 3)



patch development

SANDERS GLEN

Concept Plan | March 2021

EXHIBIT C

CONCEPT PLAN (Page 2 of 3)

AREA 2 LOT LAYOUT

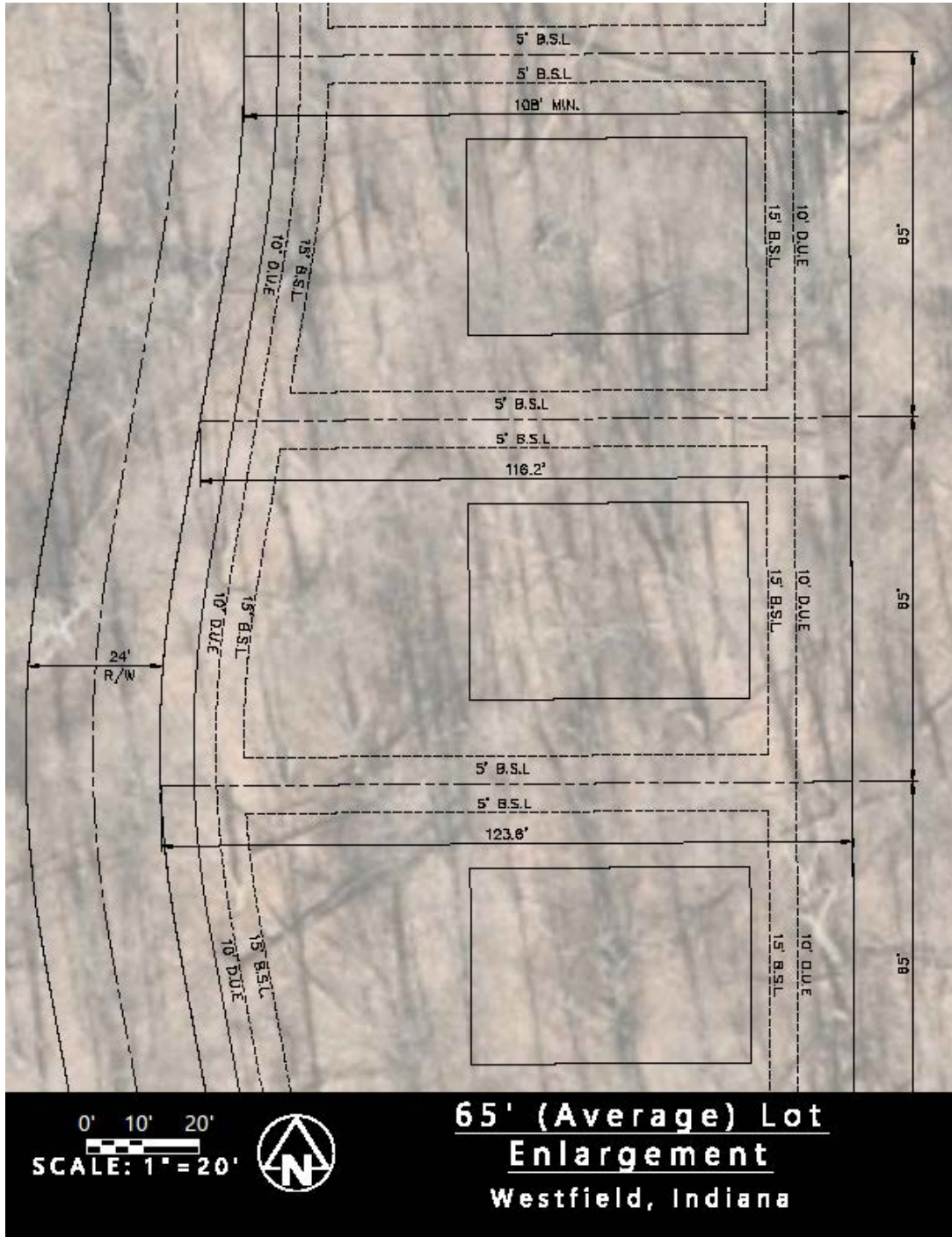
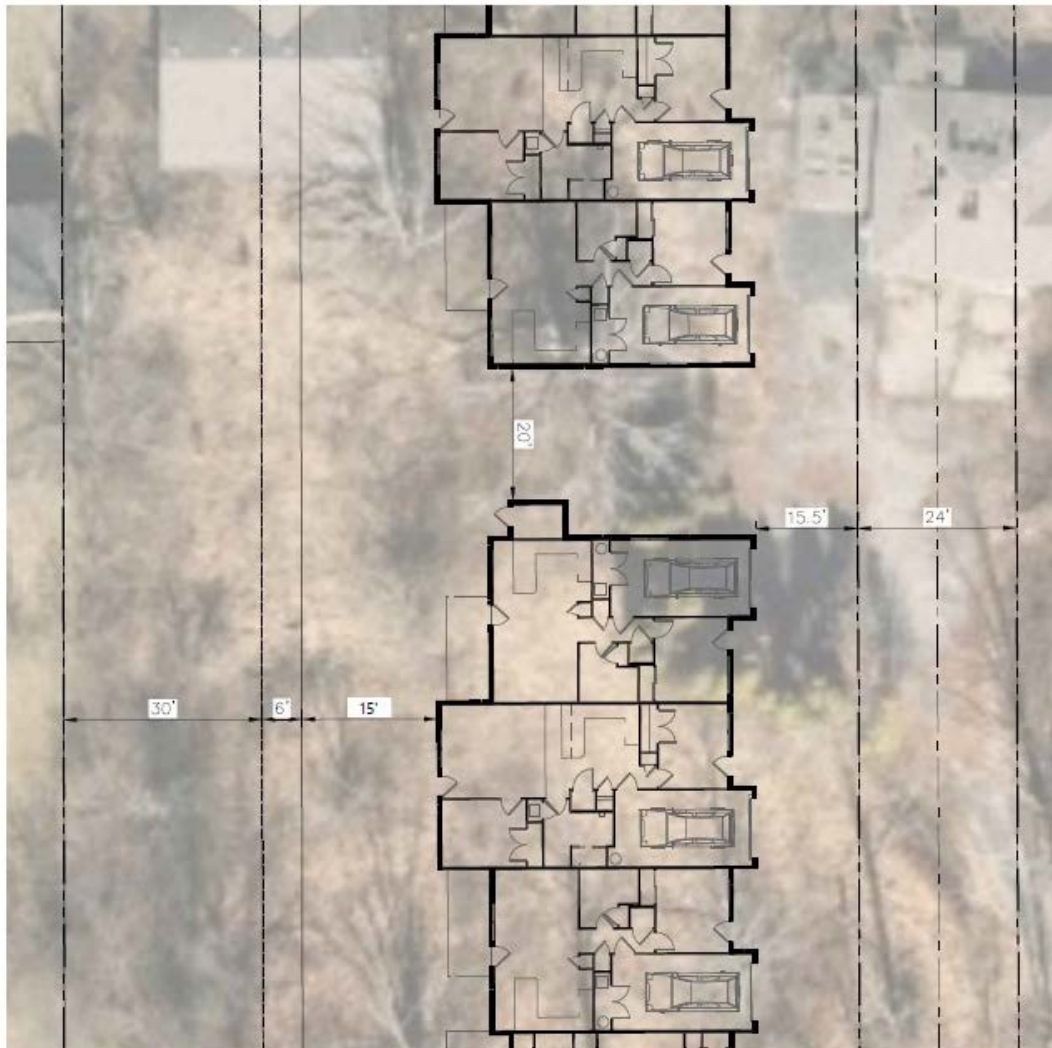


EXHIBIT C

CONCEPT PLAN
(Page 3 of 3)

AREA 3 BUILDING LAYOUT



0' 10' 20'
SCALE: 1" = 20'



Cottages Enlargement
Westfield, Indiana

EXHIBIT D

AREA 1 CHARACTER EXHIBITS



patch development

SANDERS GLEN
Concept Plan | March 2021

context
DESIGN

EXHIBIT E

AREA 2 CHARACTER EXHIBITS



EXHIBIT F

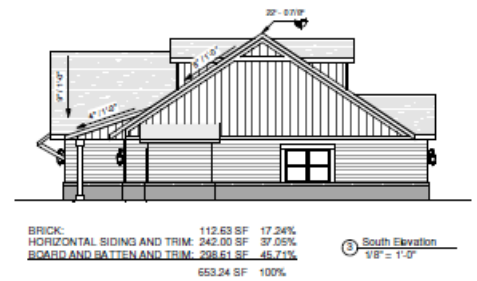
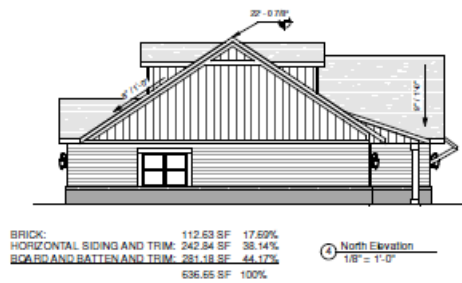
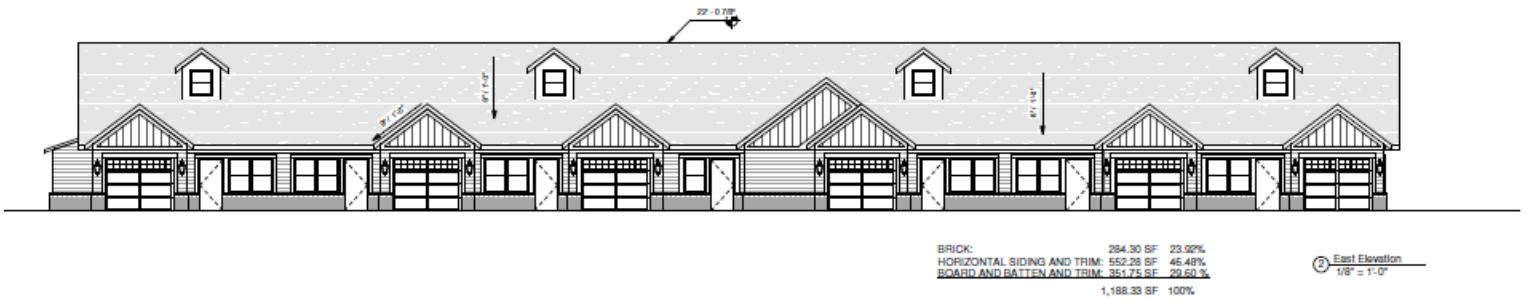
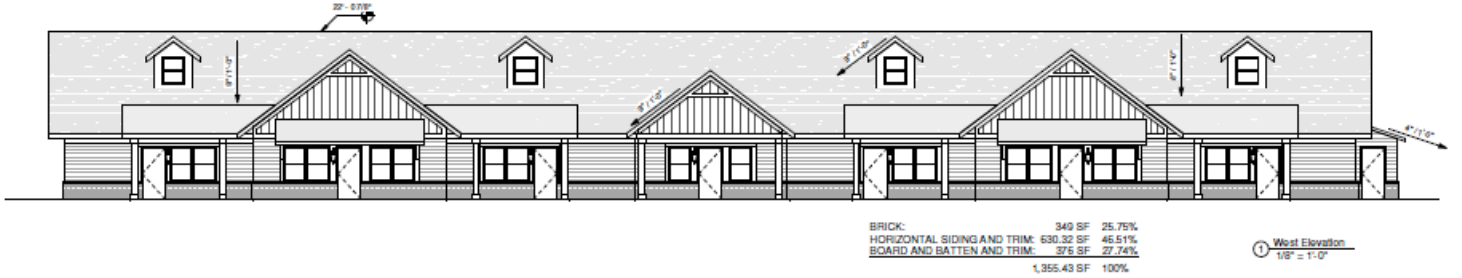
AREA 3 CHARACTER EXHIBITS (Page 1 of 2)



EXHIBIT F

AREA 3 CHARACTER EXHIBITS (Page 2 of 2)

AREA 3 FAÇADE REQUIREMENTS

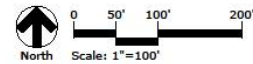


TOTALS:

BRICK:	858.56 SF	22.40%
HORIZONTAL SIDING AND TRIM:	1,667.50 SF	43.50%
BOARD AND BATTEN AND TRIM:	1,307.54 SF	34.10%
	3,833.60 SF	100%

EXHIBIT G

LANDSCAPE & OPEN SPACE EXHIBIT (Page 1 of 3)



patch development

SANDERS GLEN

Concept Plan | March 2021

context
DESIGN

EXHIBIT G

LANDSCAPE & OPEN SPACE EXHIBIT (Page 2 of 3)

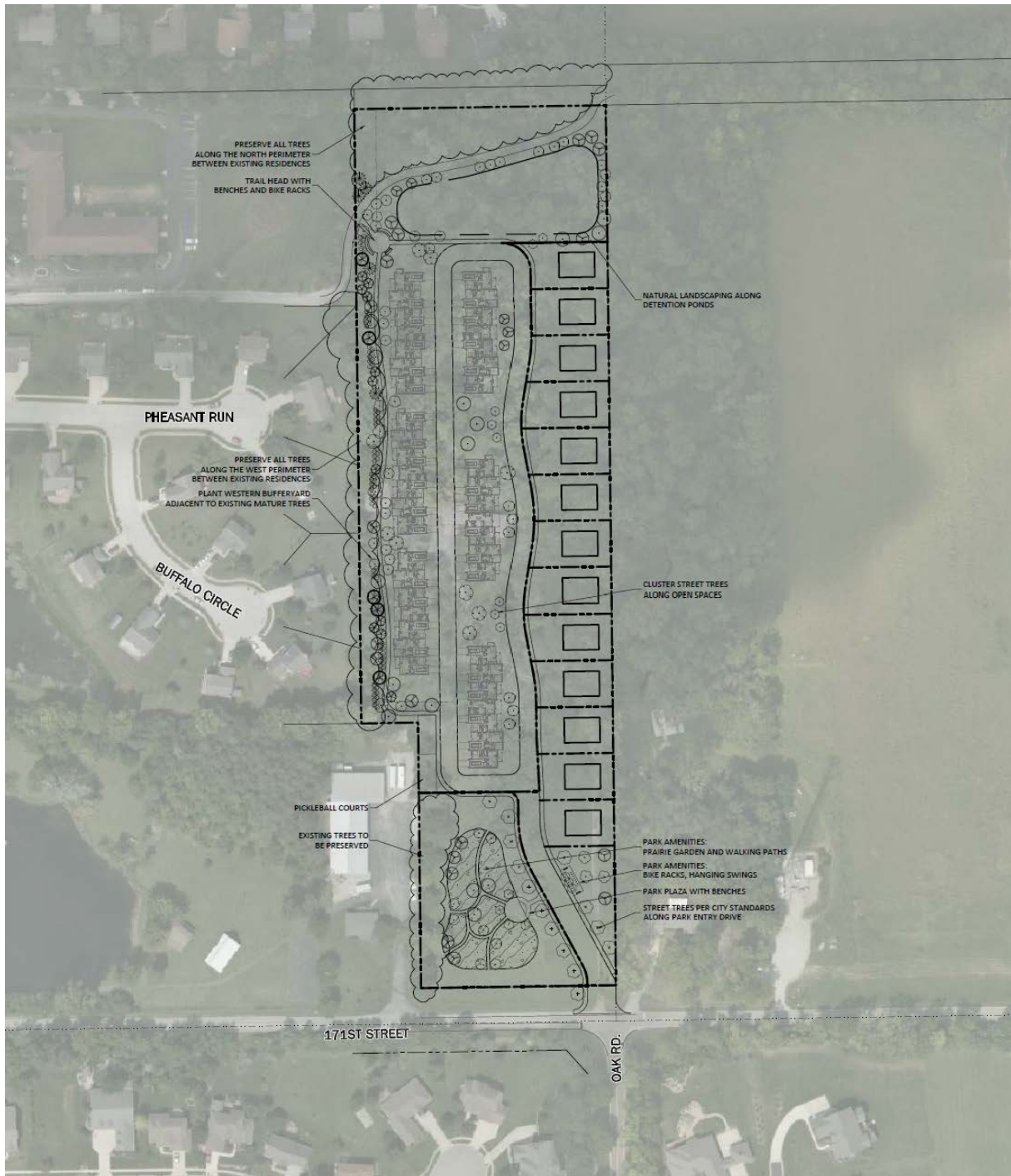


EXHIBIT G

LANDSCAPE & OPEN SPACE EXHIBIT (Page 3 of 3)

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AB	12	Acer saccharum 'Bonfire' / Bonfire Sugar Maple	B&B	2" Cal.	As Shown
AS	15	Ameiarcheris laevis 'Snowdoud' / Snowdoud Allegheny Serviceberry	B&B	2" Cal.	As Shown
CC	16	Cercis canadensis / Eastern Redbud	B&B	2" Cal.	As Shown
GP	5	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	B&B	2" Cal.	As Shown
LR	7	Liquidambar styraciflua 'Rolundiloba' TM / Round-lobed Sweet Gum	B&B	2" Cal.	As Shown
MC	13	Malus x 'Centzam' TM / Centzium Crabapple	B&B	2" Cal.	As Shown
QP	15	Quercus palustris / Pin Oak	B&B	2" Cal.	As Shown
SI	18	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B&B	2" Cal.	As Shown
UP	19	Ulmus x 'New Horizon' / New Horizon Elm	B&B	2" Cal.	As Shown
EVERGREENS	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AC	5	Abies concolor / White Fir	B&B	8" Height	As Shown
PD	11	Picea glauca 'Densata' / Black Hills Spruce	B&B	6" Height	As Shown
TC	5	Taxus canadensis / Canadian Hemlock	B&B	6" Height	As Shown
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
AA	22	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	CONT	3 GAL	6" O.C.
CS	24	Cornus sericea 'Cardinal' / Cardinal Red Twig Dogwood	CONT	5 GAL	6" O.C.
TM	32	Taxus x media 'Brownii' / Brown Hybrid Yew	CONT	5 GAL	6" O.C.

CONCEPT PLANT SCHEDULE



STREET TREES

14

2" Caliper, B&B; Street Trees to be spaced approx. 50' O.C.



SHORT PRAIRIE MIX

16,191 sf

Native short prairie plantings to create a natural setting. Install over erosion control matting.

LANDSCAPE LEGEND



DECIDUOUS SHADE TREE
2" CALIPER, B&B
ALL TREES TO BE PROVIDED
ACCORDING TO AVOID STREET
TREE APPROVED SPECIES LIST

GRADE EDGE
SEE DETAIL 02, SHEET 5
MULCH COLOR: NATURAL

ORDINANCE NOTES:

- A 50' LANDSCAPE BUFFER YARD IS TO BE PROVIDED BETWEEN COMMERCIAL DEVELOPMENT AND NEIGHBORING RESIDENTIAL USE.
- PLANTINGS ARE TO CREATE A MIN. 8' TALL CONTINUOUS SCREEN TO FILL IN WITHIN 3 YEARS OF PLANTING.

PUD NOTES:

LANDSCAPING STANDARDS (ARTICLE 6.8); SHALL APPLY, EXCEPT AS MODIFIED BELOW.

- LANDSCAPING PLAN STANDARD: LANDSCAPING SHALL BE REQUIRED AND INSTALLED IN SUBSTANTIAL COMPLIANCE WITH THE LANDSCAPE PLAN EXCEPT AS DEFINED IN THIS DRAWING. IF A PROVISION OF ARTICLE 6.8 OF THE UDO IS IN CONFLICT WITH THE LANDSCAPE PLAN, THEN THE LANDSCAPE PLAN SHALL CONTROL. RELOCATION OF PLANT MATERIALS SHALL BE PERMITTED AS PART OF THE DEVELOPMENT PLAN APPROVAL.
- TREE PRESERVATION CREDITS: EXISTING TREES WITHIN THE SITE MAY BE PRESERVED IN AN EFFORT TO MINIMIZE DISTURBANCE WITHIN THE SITE AND SHALL FOLLOW ALL MEASURES REQUIRED IN ARTICLE 6.8(B).

- IN ADDITION TO THE EXISTING TREE PRESERVATION INCENTIVES, TREES OVER 24" DBH SHALL BE CREDITED BASED ON THE RATIO OF TWO (2) TREE CREDITS PER ONE (1) TREE PRESERVED IF THE TREE MEETS ALL ADDITIONAL REQUIRED CRITERIA IN ARTICLE 6.8(B)(6).
- AS MUCH AS POSSIBLE, ALL EXISTING CANOPY TREES WILL BE PRESERVED ALONG THE WESTERN AND NORTHERN BOUNDARY OF THE SITE.

- LOT LANDSCAPING ARTICLE 6.8(B) - AREA 2 AND AREA 3: MINIMUM LOT LANDSCAPING REQUIREMENTS SHALL APPLY EXCEPT AS MODIFIED AND ENHANCED BELOW:

- AT MINIMUM, ALL ESTABLISHED FRONT YARDS SHALL BE SOODED, AND THE REMAINDER OF THE LOT SHALL BE SEEDD.
- A MINIMUM OF TWO (2) SHADE TREES, TWO (2) ORNAMENTAL TREES AND EIGHT (8) SHRUBS SHALL BE REQUIRED ON EACH LOT.

- FOUNDATION PLANTING (ARTICLE 6.8(A)) - AREA 2 AND AREA 3: SHALL NOT APPLY.

- BUFFER YARD REQUIREMENTS (ARTICLE 6.8(N)) - AREA 2 AND AREA 3: SHALL NOT APPLY.

- BUFFER YARD REQUIREMENTS (ARTICLE 6.8(N)) - AREA 3: A MINIMUM 40' WIDE BUFFERYARD IS TO BE PROVIDED BETWEEN THE EXISTING RESIDENTIAL DEVELOPMENT TO THE WEST AND DEVELOPMENT TO THE NORTH. (3) EVERGREEN TREES, (3) SHADE TREES, (2) ORNAMENTAL TREES AND (11) SHRUBS WILL BE REQUIRED PER 100 LN FT. OF IMPACTED SITE BOUNDARY.

- PLANTINGS MAY BE LOCATED ANYWHERE BETWEEN THE DEVELOPMENT BOUNDARY AND THE PROPOSED RESIDENTIAL LOTS TO BE CONSTRUCTED.

GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
- A MINIMUM OF 4" OF TOPSOIL (4" TOPSOIL, 1" MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDD, SOODED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM RUBBISH, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL, NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL GOVERN. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- ALL PLANTING BEDS SHALL HAVE A 2" THICK LAYER OF SHREDED, HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION. AFTER INSTALLATION IS COMPLETE, MULCH COLOR: NATURAL.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE (SIGHTING) VARIETY AND SIZE OF TREE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDD OR SOODED AS SHOWN PER THE LANDSCAPE AND BROOD CONTROL PLANS.
- LAWN AND SOO AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOO WORK.
- ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. HYDRO-SEED AREAS ARE TO HAVE AN HOODUS WEEED AND FREE OF DISEASE.
- PROTECT LAWN SEEDD AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 1/2" THICK IN LOOSE THICKNESS OVER SEEDD AREAS.
- ANY CHANGES TO THE APPROVED SET OF LANDSCAPING PLANS MUST BE SUBMITTED TO THE HOLESVILLE PLANNING DEPARTMENT FOR APPROVAL PRIOR TO CHANGING OR ORDERING ANY NEW PLANT MATERIALS.
- WHERE TREES ARE TO BE INSTALLED BETWEEN SIDEWALKS AND ROADWAYS, ALL TREES SHALL BE CENTERED IN TURF BEDS AND OVERLAP TO A MIN. OF 8" SOIL, BACKFILLED AS DETAILD. AREAS WHERE EXCESS GRASS, AND CONSTRUCTION DEBRIS ARE PRESENT, ADDITIONAL MEASURES SHALL BE TAKEN TO REMOVE DELETERIOUS MATERIALS THAT WILL PREVENT HEALTHY PLANT GROWTH.

PLANTING REQUIREMENTS:

LANDSCAPE REQUIREMENTS:

- PLANT SOO:
- SHADE TREES: 8' HT, 2" CALIPER
 - EVERGREEN TREES: 6' MIN. HT
 - ORNAMENTAL TREES: 2" CALIPER
 - SHRUBS: MIN. 18" HT.

DETENTION AND RETENTION AREAS:

- SHALL BE LANDSCAPED IN A MANNER THAT REPLICATES NATURAL FORM AND SHALL INCLUDE PLANTINGS AS DRAWN.

PROVIDED: (13) SHADE TREES + (20) ORN. TREES

STREET TREES: (26 PROVIDED)

- SHALL BE PROVIDED WITHIN MULTI-FAMILY DEVELOPMENT AND ALONG PARK DRIVE. TREES ARE TO BE CLUSTERED TO RESEMBLE A NATURAL SETTING.
- PLANTINGS ARE TO BE PROVIDED PER CITY'S APPROVED STREET TREE SPECIES.

PARK AREA 1 REQUIREMENTS:

- OPEN SPACE SHALL HAVE (20) SHADE TREES PER ACRE OF LAND, AS SHOWN ON DRAWINGS.
- STREET TREES TO BE PROVIDED IN ADDITION TO OPEN SPACE PLANTINGS.

PARK AREA 1:
TOTAL AREA: 1.09 ACRES
TREES PROVIDED: (20) SHADE TREES

AREA 2 REQUIREMENTS:

TYPICAL LOT PLANTINGS WILL BE PROVIDED WITH NEW, SINGLE-FAMILY DEVELOPMENT PER ORDINANCE REQUIREMENTS.

AREA 3 REQUIREMENTS:

- BUFFER YARD REQUIREMENTS:
- PER P.U.D., THE WESTERN BUFFERYARD SHALL INCLUDE (2) EVERGREEN TREES AND (2) SHADE TREES PER 75 LN FT. AN ADDITIONAL (1) ORNAMENTAL TREE + (5) SHRUBS SHALL BE PROVIDED PER 50 LN FT.
 - WHERE EXISTING TREES ARE BEING PRESERVED, NO ADDITIONAL PLANTINGS ARE TO BE REQUIRED.

WEST BUFFER YARD (75 LN FT)

REQUIRED: (20.0) EVERGREENS + (20.0) SHADE TREES
+ (13.5) ORN. TREES + (77.5) SHRUBS
PROVIDED: (21) EVERGREENS + (2) SHADE TREES
+ (16) ORN. TREES + (78) SHRUBS

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, February 1, 2021, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	2102-PUD-01
Ordinance No.	21-02
Petitioner	Patch Development, LLC
Description	A request to rezone 9.07 acres +/- from the Kalorama Park Planned Unit Development (PUD) to the Sanders Glen PUD.

On April 19, 2021, a motion was made and passed to send a favorable recommendation (Vote: 8 in favor, 0 opposed) to the City Council regarding this petition with the following conditions:

1. Garages for single-family detached residences shall be side-load or courtyard only;
2. Section 7.1(B)(i) shall say "Vinyl and aluminum" rather than "Vinyl aluminum"; and
3. A severability clause shall be added

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



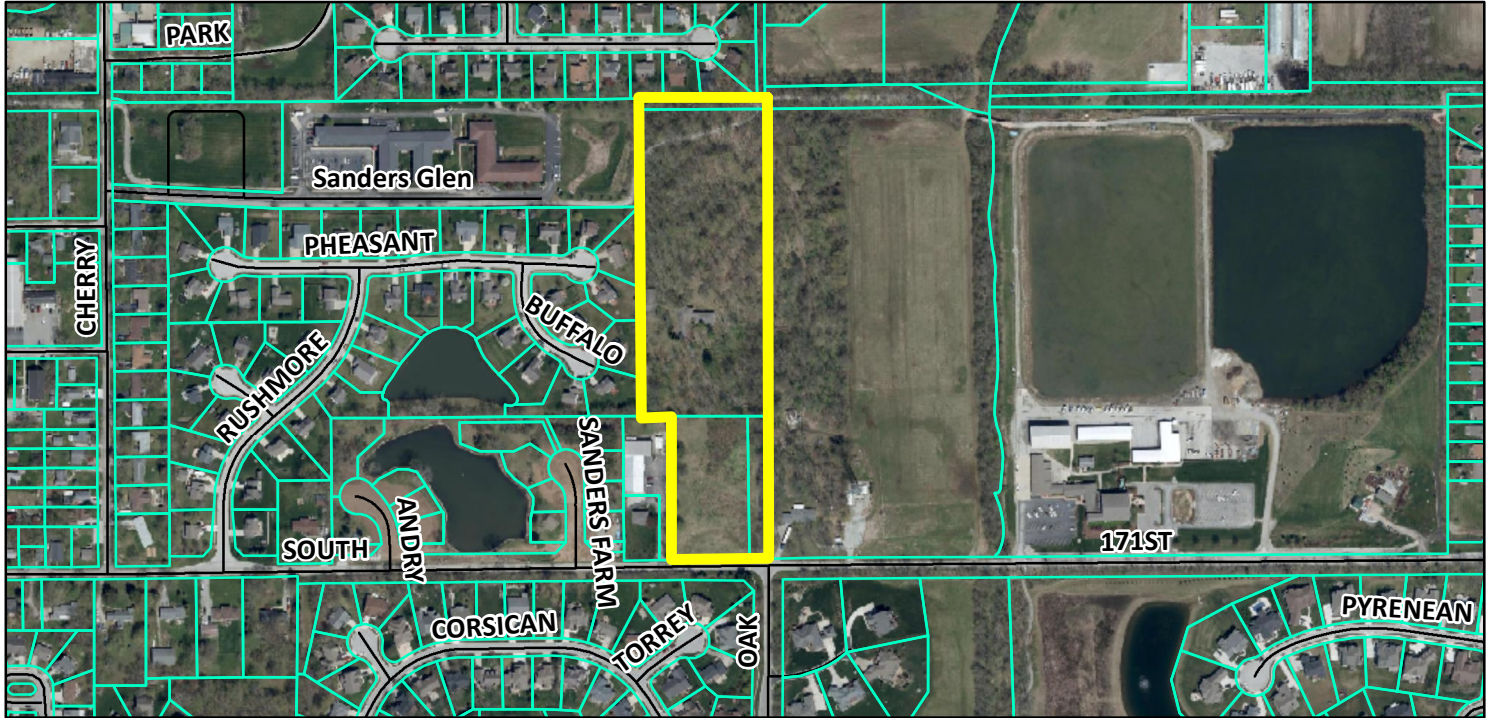
Kevin M. Todd, Secretary

April 20, 2021 _____
Date

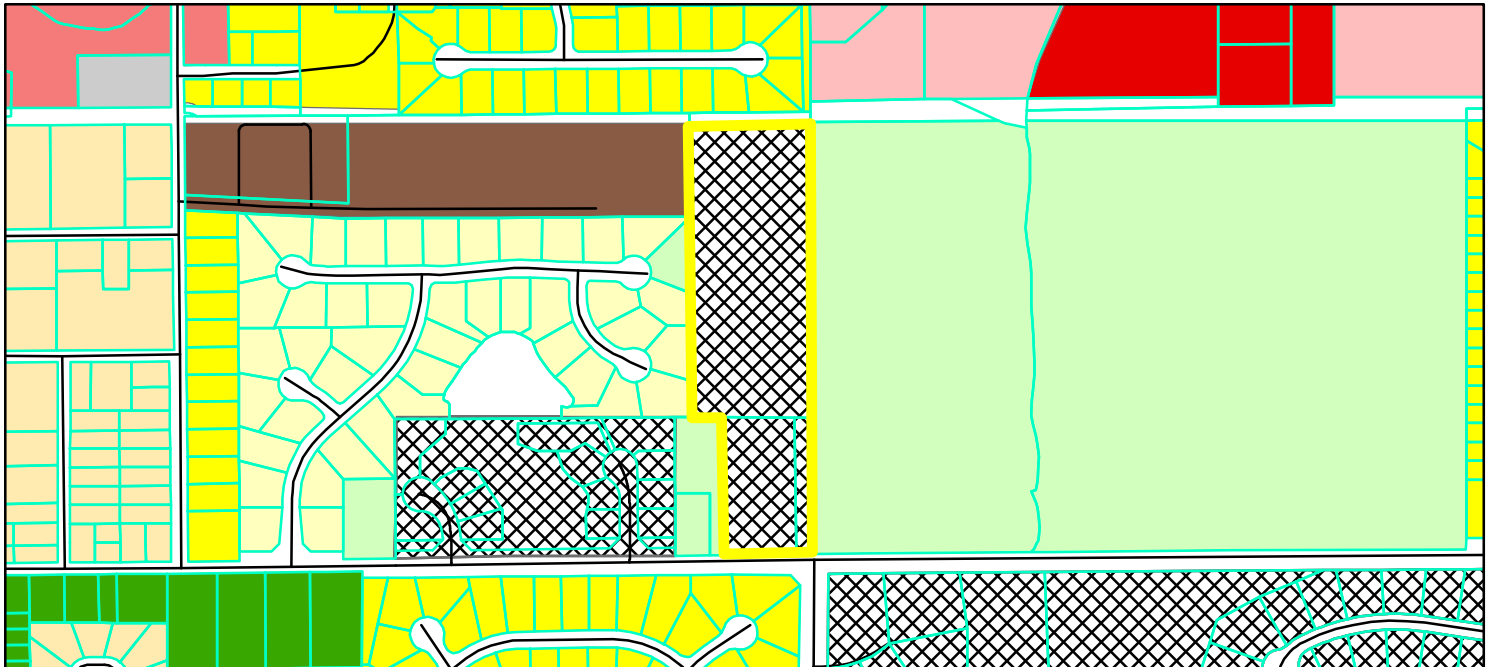
Sanders Glen PUD (Current Kalorama Park PUD)

Aerial Location Map

 Site



Zoning Map



-  Parcel
 GIS.DBO.PW_Streets
- Zoning - All**
- Zoning**
-  AG-SF1 (Agriculture - Single Family - 1)
 -  AG-SF11 (Agriculture - Single Family - 1 In-town)
 -  EI (Enclosed Industrial)
 -  GB (General Business)
 -  LB (Local Business)
 -  LB-H (Local Business - Historical)
 -  MF-2 (Multiple Family - 2)
 -  PUD (Planned Unit Development)
 -  SF-2 (Single Family - 2)
 -  SF-3 (Single Family - 3)
 -  SF-4 (Single Family - 4)

0 0.05 0.1
Miles



EXHIBIT B

DISTRICT MAP

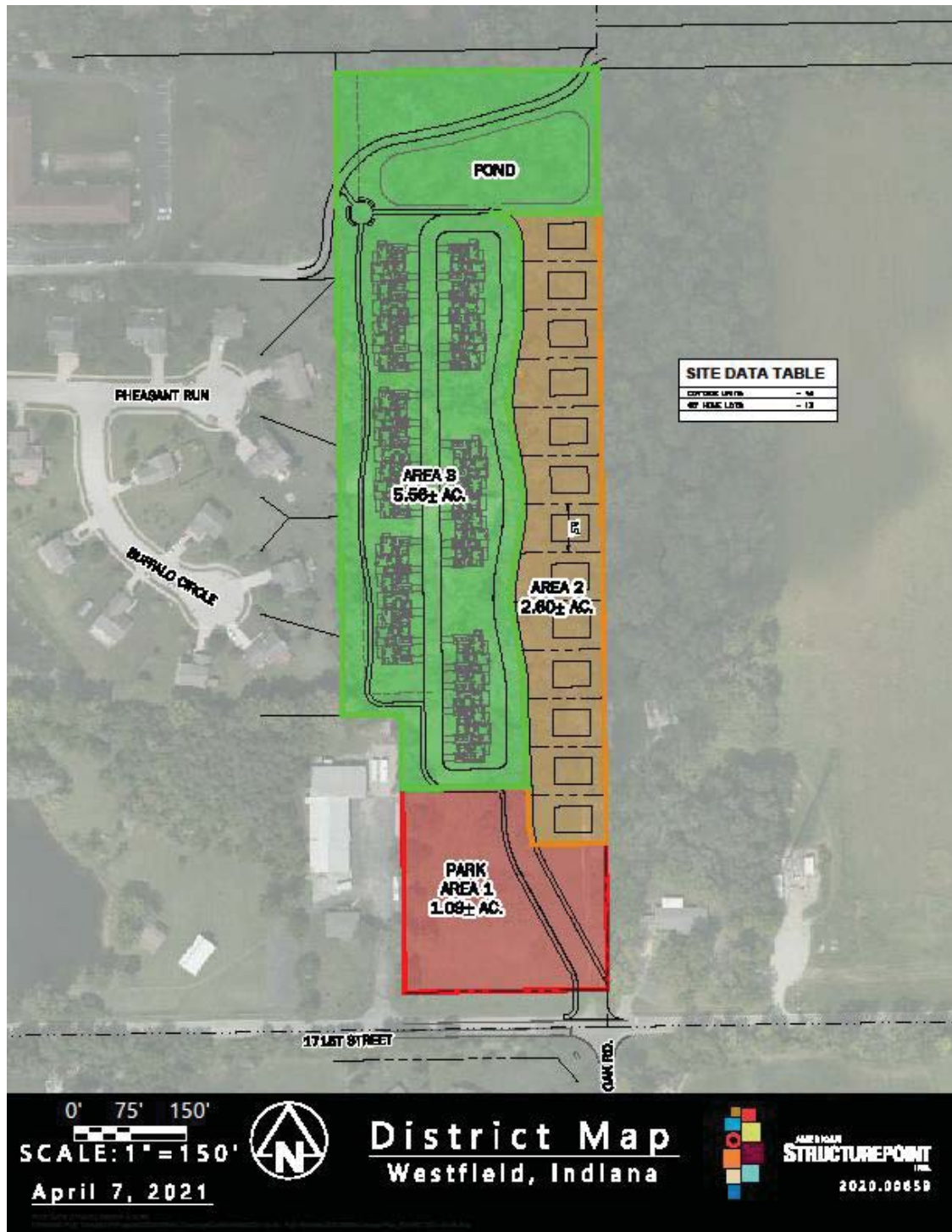


EXHIBIT C

CONCEPT PLAN (Page 1 of 3)



SANDERS GLEN

Concept Plan | March 2021

EXHIBIT D

AREA 1 CHARACTER EXHIBITS



SANDERS GLEN
Concept Plan | March 2021



EXHIBIT E

AREA 2 CHARACTER EXHIBITS



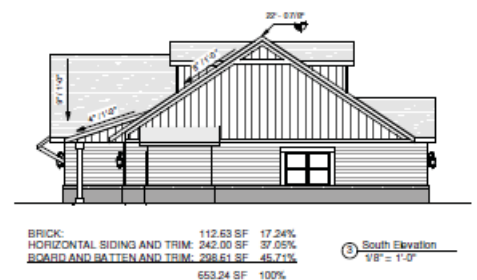
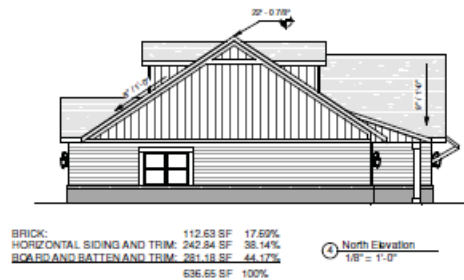
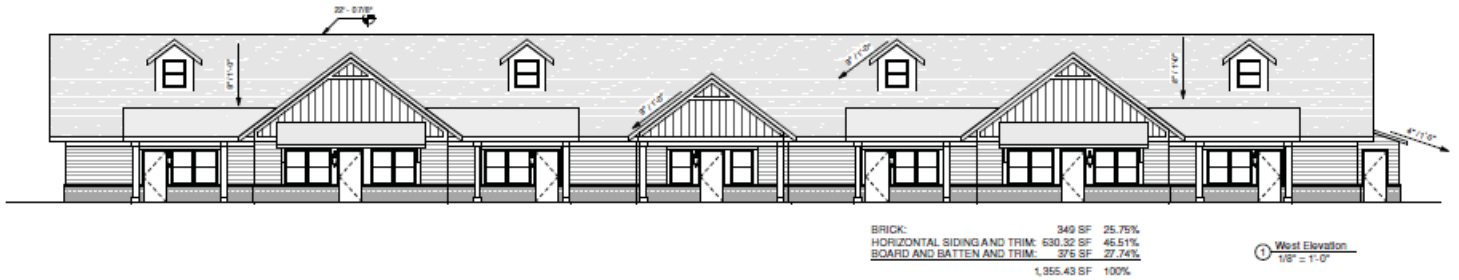
EXHIBIT F

AREA 3 CHARACTER EXHIBITS (Page 1 of 2)



AREA 3 CHARACTER EXHIBITS (Page 2 of 2)

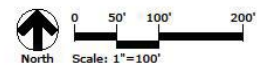
AREA 3 FAÇADE REQUIREMENTS



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BOARD AND BATTEN AND TRIM:	1,307.54 SF	34.10%
	3,833.60 SF	100%

LANDSCAPE & OPEN SPACE EXHIBIT (Page 1 of 3)

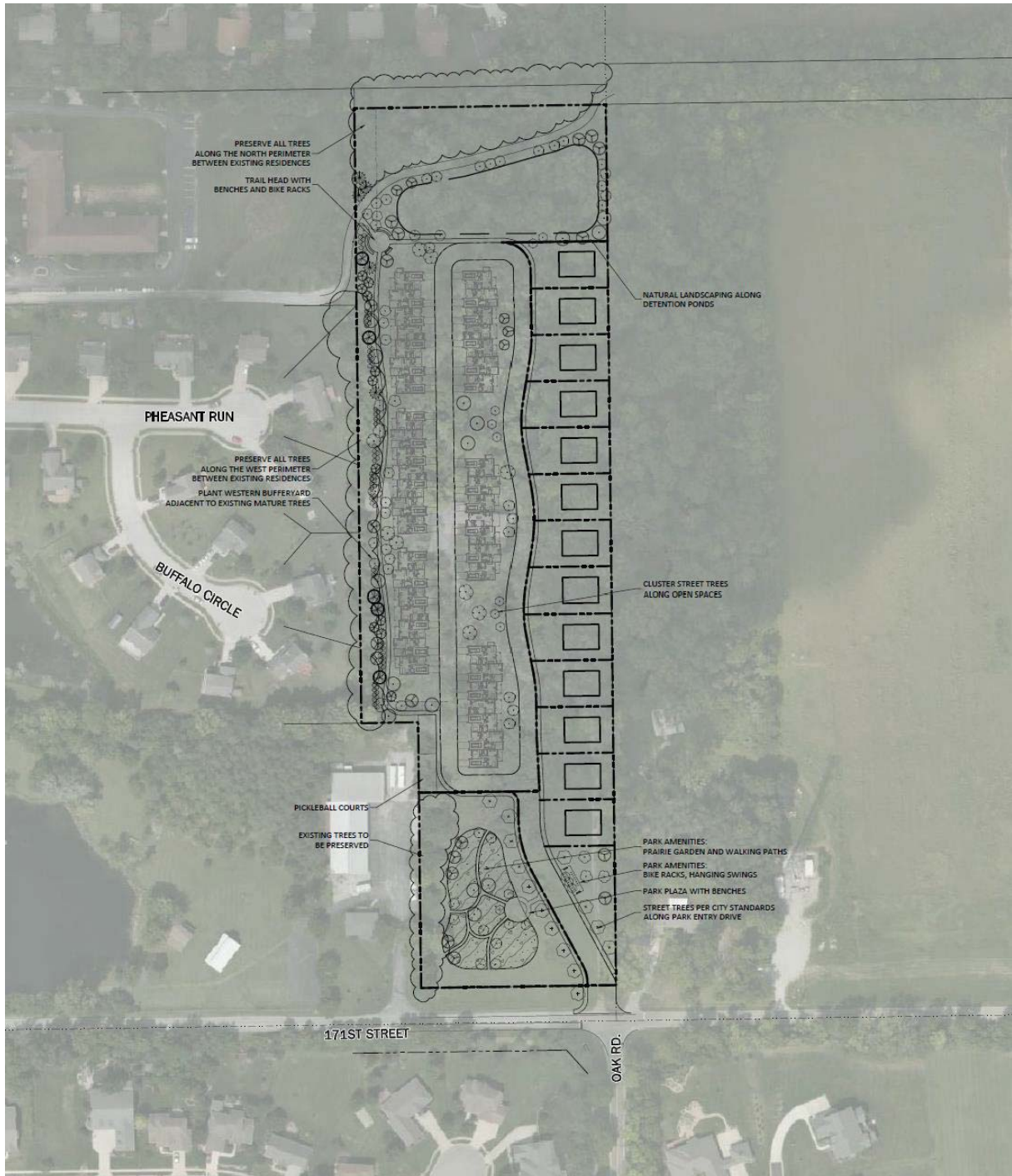


patch development

SANDERS GLEN
Concept Plan | March 2021

context
DESIGN

LANDSCAPE & OPEN SPACE EXHIBIT (Page 2 of 3)



LANDSCAPE & OPEN SPACE EXHIBIT

(Page 3 of 3)

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AB	12	Acer saccharum / Bonfire / Bonfire Sugar Maple	B&B	2" Cal.	As Shown
AS	15	Amelanchier laevis / Snowcloud / Snowcloud Allegheny Serviceberry	B&B	2" Cal.	As Shown
CC	16	Cercis canadensis / Eastern Redbud	B&B	2" Cal.	As Shown
GP	5	Ginkgo biloba / Princeton Sentry / Princeton Sentry Maidenhair Tree	B&B	2" Cal.	As Shown
LR	7	Liquidambar styraciflua / Roundleaved / Roundleaved Sweet Gum	B&B	2" Cal.	As Shown
MC	13	Malus x 'Centzam' TM / Centurion Crabapple	B&B	2" Cal.	As Shown
QP	15	Quercus palustris / Pin Oak	B&B	2" Cal.	As Shown
SI	18	Syringa reticulata / Ivory Silk / Ivory Silk Japanese Tree Lilac	B&B	2" Cal.	As Shown
UP	19	Ulmus x 'New Horizon' / New Horizon Elm	B&B	2" Cal.	As Shown
EVERGREENS	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AC	5	Abies concolor / White Fir	B&B	6" Height	As Shown
PD	11	Picea glauca / Densesta / Black Hills Spruce	B&B	6" Height	As Shown
TC	5	Tsuga canadensis / Canadian Hemlock	B&B	6" Height	As Shown
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
AA	22	Aronia melanocarpa / Autumn Magic / Autumn Magic Black Chokeberry	CONT	3 GAL	6" O.C.
CS	24	Cornus sericea / Cardinal / Cardinal Red Twig Dogwood	CONT	5 GAL	6" O.C.
TM	32	Taxus x media / Brownii / Brown Hybrid Yew	CONT	5 GAL	6" O.C.

CONCEPT PLANT SCHEDULE



STREET TREES 14

2" Caliper, B&B; Street Trees to be spaced approx. 50' O.C.



SHORT PRAIRIE MIX 16,191 sf

Native short prairie plantings to create a natural setting. Install over erosion control matting.

LANDSCAPE LEGEND



DECIDUOUS SHADE TREE
2" TO 4" CALIPER, B&B
ALL TREES TO BE PROVIDED
ACCORDING TO AVOID STREET
TREE APPROVED SPECIES LIST

SPADE EDGE
SEE DETAIL 02, SHEET 5
MULCH COLOR: NATURAL

ORDINANCE NOTES:

- A 50' LANDSCAPE BUFFER YARD IS TO BE PROVIDED BETWEEN COMMERCIAL DEVELOPMENT AND RESIDENTIAL USE.
- PLANTINGS ARE TO BE PLANTED WITHIN A MIN. 8' TALL CONTINUOUS SCREEN TO FILL IN WITHIN 5 YEARS OF PLANTING.

PUD NOTES:

LANDSCAPING STANDARDS (ARTICLE 6.8); SHALL APPLY, EXCEPT AS MODIFIED BELOW.

A. LANDSCAPING PLAN STANDARD: LANDSCAPING SHALL BE REQUIRED AND INSTALLED IN SUBSTANTIAL COMPLIANCE WITH THE LANDSCAPE PLAN EXCEPT AS DEFINED IN THIS DRAWING. IF A PROVISION OF ARTICLE 6.8 OF THE UDO IS IN CONFLICT WITH THE LANDSCAPE PLAN, THEN THE LANDSCAPE PLAN SHALL CONTROL. RELOCATION OF PLANT MATERIALS SHALL BE PERMITTED AS PART OF THE DEVELOPMENT PLAN APPROVAL.

B. TREE PRESERVATION CREDITS: EXISTING TREES WITHIN THE SITE MAY BE PRESERVED IN AN EFFORT TO MINIMIZE DISTURBANCE WITHIN THE SITE AND SHALL FOLLOW ALL MEASURES REQUIRED IN ARTICLE 6.8(E).

- IN ADDITION TO THE EXISTING TREE PRESERVATION INCENTIVES, TREES OVER 24" DBH SHALL BE CREDITED BASED ON THE RATIO OF TWO (2) TREE CREDITS PER ONE (1) TREE PRESERVED IF THE TREE MEETS ALL ADDITIONAL REQUIRED CRITERIA IN ARTICLE 6.8(E)(I).
- AS MUCH AS POSSIBLE, ALL EXISTING CANOPY TREES WILL BE PRESERVED ALONG THE WESTERN AND NORTHERN BOUNDARY OF THE SITE.

C. LOT LANDSCAPING ARTICLE 6.8(I) - AREA 2 AND AREA 3: MINIMUM LOT LANDSCAPING REQUIREMENTS SHALL APPLY EXCEPT AS MODIFIED AND ENHANCED BELOW:

- AT MINIMUM, ALL ESTABLISHED FRONT YARDS SHALL BE SODDED, AND THE REMAINDER OF THE LOT SHALL BE SODDED.
- A MINIMUM OF TWO (2) SHADE TREES, TWO (2) ORNAMENTAL TREES AND EIGHT (8) SHRUBS SHALL BE REQUIRED ON EACH LOT.

D. FOUNDATION PLANTING (ARTICLE 6.8(J)) - AREA 2 AND AREA 3: SHALL NOT APPLY.

E. BUFFER YARD REQUIREMENTS (ARTICLE 6.8(N)) - AREA 2 AND AREA 3: SHALL NOT APPLY.

F. BUFFER YARD REQUIREMENTS (ARTICLE 6.8(N)) - AREA 3: A MINIMUM 40' WIDE BUFFER YARD IS TO BE PROVIDED BETWEEN THE EXISTING RESIDENTIAL DEVELOPMENT TO THE WEST AND DEVELOPMENT TO THE NORTH. (3) EVERGREEN TREES, (2) SHADE TREES, (2) ORNAMENTAL TREES AND (11) SHRUBS WILL BE REQUIRED PER 100 LN FT. OF IMPACTED SITE BOUNDARY.

- PLANTINGS MAY BE LOCATED ANYWHERE BETWEEN THE DEVELOPMENT BOUNDARY AND THE PROPOSED RESIDENTIAL LOTS TO BE CONSTRUCTED.

GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
- A MINIMUM OF 4" OF TOPSOIL (2" TOPSOIL, 2" MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDS, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DESTRUCTIVE MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL GOVERN. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- ALL PLANTING BEDS SHALL HAVE A 2" THICK LAYER OF SHREDED, HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION. AFTER INSTALLATION IS COMPLETE, MULCH COLOR: NATURAL.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO 60 DAYS IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERMEN.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLAN.
- LAWN AND SOO AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOD WORK.
- ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. HYDRO-SEED AREAS ARE TO HAVE AN EXISTING SEED AND FREE OF DISEASE.
- PROTECT LAWN SEEDING AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 1/2 INCHES IN LOOSE THICKNESS OVER SEEDING AREAS.
- ANY CHANGES TO THE APPROVED SET OF LANDSCAPING PLANS MUST BE SUBMITTED TO THE HOBBLEVILLE PLANNING DEPARTMENT FOR APPROVAL PRIOR TO CHANGING OR ORDERING ANY NEW PLANT MATERIALS.
- WHERE TREES ARE TO BE INSTALLED BETWEEN SIDEWALKS AND ROADWAYS, ALL TREES SHALL BE CENTERED IN TURF BEDS AND OVERLAP TO A MIN. OF 8" SOIL, BACKFILLED AS DETAILED. AREAS WHERE EXCESS GRASS, AND CONSTRUCTION DEBRIS ARE PRESENT, ADDITIONAL MEASURES SHALL BE TAKEN TO REMOVE DESTRUCTIVE MATERIALS THAT WILL PREVENT HEALTHY PLANT GROWTH.

PLANTING REQUIREMENTS:

LANDSCAPE REQUIREMENTS:

PLANT SIZING:

- SHADE TREES: 8' HT, 2" CALIPER
- EVERGREEN TREES: 6' MIN. HT
- ORNAMENTAL TREES: 2" CALIPER
- SHRUBS: MIN. 18" HT.

DETENTION AND RETENTION AREAS:

- SHALL BE LANDSCAPED IN A MANNER THAT REPLICATES NATURAL FORM AND SHALL INCLUDE PLANTINGS AS DRAWN.

PROVIDED: (13) SHADE TREES + (20) ORN. TREES

STREET TREES: (26 PROVIDED)

- SHALL BE PROVIDED WITHIN MULTI-FAMILY DEVELOPMENT AND ALONG PARK DRIVE. TREES ARE TO BE CLUSTERED TO RESEMBLE A NATURAL SETTING.
- PLANTINGS ARE TO BE PROVIDED PER CITY'S APPROVED STREET TREE SPECIES.

PARK AREA 1 REQUIREMENTS:

- OPEN SPACE SHALL HAVE (20) SHADE TREES PER ACRE OF LAND, AS SHOWN ON DRAWINGS.
- STREET TREES TO BE PROVIDED IN ADDITION TO OPEN SPACE PLANTINGS.

PARK AREA 1:

TOTAL AREA: 1.03 ACRES
TREES PROVIDED: (20) SHADE TREES

AREA 2 REQUIREMENTS:

- TYPICAL LOT PLANTINGS WILL BE PROVIDED WITH NEW, SINGLE-FAMILY DEVELOPMENT PER ORDINANCE REQUIREMENTS.

AREA 3 REQUIREMENTS:

BUFFER YARD REQUIREMENTS:

- PER PUD, THE WESTERN BUFFER YARD SHALL INCLUDE (2) EVERGREEN TREES AND (2) SHADE TREES PER 75 LN FT. AN ADDITIONAL (1) ORNAMENTAL TREE + (5) SHRUBS SHALL BE PROVIDED PER 50 LN FT.
- WHERE EXISTING TREES ARE BEING PRESERVED, NO ADDITIONAL PLANTINGS ARE TO BE REQUIRED.

WEST BUFFER YARD (75 LN FT)

REQUIRED: (20) EVERGREENS + (20) SHADE TREES + (15) ORN. TREES + (75) SHRUBS
PROVIDED: (21) EVERGREENS + (2) SHADE TREES + (16) ORN. TREES + (78) SHRUBS

ORDINANCE NUMBER 21-17

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE NORTHPOINT PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCES 17-51, 19-57, 19-58 AND THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance to amend the Northpoint Planned Unit Development District being that of Ordinance 17-51 ("Original Northpoint Ordinance") the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance (the "UDO");

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted the Original Northpoint Ordinance on August 14, 2018, recorded as Instrument 2018038572 in the Office of the Recorder of Hamilton County;

WHEREAS, the Common Council amended the Northpoint Ordinance via Ordinance 19-57 ("First Amendment") on November 25, 2019, recorded as Instrument Number 2019061619 in the Office of the Recorder of Hamilton County, and Ordinance 19-58 ("Second Amendment") on November 11, 2019, recorded as Instrument Number 2019058859 in the Office of the Recorder of Hamilton County (collectively the Original Northpoint Ordinance, the First Amendment and the Second Amendment are hereinafter the "Northpoint Ordinance");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 2104-PUD-12**), requesting an amendment to the Northpoint Ordinance and the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2104-PUD-12** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable** recommendation (8 - 0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on April 20, 2021;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Northpoint Ordinance, the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Northpoint Ordinance except as revised, modified, supplemented or expressly made inapplicable hereby; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 All provisions and representations of the Unified Development Ordinance or the Northpoint Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Development Standards. The standards of Chapter 6 Development Standards shall apply to the development of the District, except as otherwise modified below.

- 2.1 Article 6.3 (Architectural Standards) of the UDO and Section 7.1(B) and (C) of the Northpoint Ordinance: Shall apply, except as follows:
 - A. Wall Planes in Business Parke and Commerce Parke.
 - i. A Building may be constructed with wall planes which do not meet the required offsets provided in Article 6.3(F(5(b))) and/or Article 5.3(K(2(b))) of the UDO only if an alternative feature provided herein is utilized. If no alternative features provided herein are utilized and the wall plane is otherwise required to meet the conditions of Article 6.3(F(5(b))) and/or Article 5.3(K(2(b))), compliance with Article 6.3(F(5(b))) and/or Article 5.3(K(2(b))) of the UDO must be accomplished. If an alternative feature is utilized the distance between offsets required under Article 6.3(F(5(b))) and/or Article 5.3(K(2(b))) of the UDO may be increased as provided hereunder, but the

obligation for offsets is not eliminated.

- ii. The distance between required offsets may be increased up to two times the otherwise permitted separation provided in Article 6.3(F(5(b))) or Article 5.3(K(2(b))) of the UDO if one or more of the following is utilized:
 - a. Change in materials on the same vertical plane occurring with a separation of no more than sixty (60) feet between material changes with a width of at least four (4) feet; or
 - b. A change in paint colors for materials of the same type with a separation of no less than sixty (60) feet and a change in color which is at least six (6) feet in width. To qualify for an increased distance between offsets, the change in paint colors must be significant enough to provide a meaningful and visually apparent contrast.
 - iii. Alternatively, in lieu of only vertical articulation, architectural articulation which occurs no less the every sixty (60) feet comprised of either a vertical articulation of not less than eighteen (18) inches and/or horizontal articulation of not less than thirty six (36) inches shall be acceptable wall plane changes. Horizontal articulation should account for not less than fifty percent (50%) of the articulation required herein.
 - iv. Any wall plane which is a Primary Façade (as defined in the Northpoint Ordinance) must utilize a change in wall height of at least twenty four (24) inches on all require wall planes and one of the two of the following features on a majority of the offsets which are required on a wall plane:
 - A change in paint color in compliance with Section 2.1(A)(ii)(b) hereof; or
 - a change in materials in compliance with Section 2.1(A)(ii)(a) hereof.
- B. Character Exhibits. Character exhibits showing examples of alternative mechanisms of compliance with Wall Plane variation for a Primary Facade are attached hereto as **Exhibit B**.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 21-17** was delivered to the Mayor of Westfield

on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-17**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-17**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

This document prepared by:

Russell L. Brown, CLARK, QUINN, MOSES, SCOTT & GRAHN, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, IN 46204

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Illustrative Character Exhibit

EXHIBIT A
REAL ESTATE

LOT 3 AND 4 IN NORTH POINT, SECTION 1, PER PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2017-63934 AND REPLATTED AS INSTRUMENT 2019-61727 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

LOTS 6, 7 AND 8 IN NORTH POINT, SECTION 2, PER PLAT THEREOF RECORDED AS INSTRUMENT NUMBER - _____ IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

LOT 10 AND 11 IN NORTH POINT, SECTION 3, PER PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2019065962 IN PLAT CABINET 5, SLIDE 1093 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

LOT 15 IN NORTH POINT, SECTION 4, PER PLAT THEREOF RECORDED AS INSTRUMENT NUMBER - _____ IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED "WEIHE ENGR 0012" AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

AND ALSO:

AND ALSO:

A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH 00 DEGREES 00 MINUTES 54 SECONDS EAST (ASSUMED BEARING) 406.68 FEET

ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 59 MINUTES 06 SECONDS EAST 16.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRASSY BRANCH ROAD AND THE EAST LINE OF THE 0.072 ACRE PROPERTY (PARCEL 14A, CODE 4162) OWNED BY STATE OF INDIANA AS RECORDED IN, INST. NO. 2006-041657, DATED: JULY 20, 2006 IN SAID RECORDERS OFFICE; THENCE NORTH 29 DEGREES 40 MINUTES 08 SECONDS EAST 101.82 FEET ALONG SAID EAST LINE TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE FOR STATE ROAD 38; THENCE ALONG THE LINES OF SAID SOUTHWESTERLY RIGHT-OF-WAY, BY THE NEXT TWO (2) COURSES: (1) THENCE SOUTH 60 DEGREES 41 MINUTES 09 SECONDS EAST 615.03 FEET; (2) SOUTH 60 DEGREES 52 MINUTES 35 SECONDS EAST 345.98 FEET TO THE EAST LINE OF THE 3.040 ACRE PROPERTY OWNED BY ALICE E. DREXLER ET AL, AS RECORDED IN INST. NO. 2007-063319, DATED: NOVEMBER 9, 2007 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 34 MINUTES 59 SECONDS WEST 1,306.76 FEET TO THE EAST PROLONGATION OF THE NORTH LINE OF THE 9.15 ACRE PROPERTY OWNED BY THE FIRST BAPTIST CHURCH OF WESTFIELD, INC., AS RECORDED IN INST. NO. 2005-068167, DATED: OCTOBER 17, 2005 IN SAID RECORDERS OFFICE; THENCE NORTH 88 DEGREES 51 MINUTES 00 SECONDS WEST 289.89 FEET ALONG THE EAST PROLONGATION OF SAID NORTH LINE, THE NORTH LINE AND THE WEST PROLONGATION OF SAID NORTH LINE TO THE NORTH PROLONGATION OF THE EAST LINE OF THE THREE (3) ACRE PROPERTY OWNED BY WILLIAM R. STUBBS AS RECORDED IN, INST. NO. 2003-028318, DATED: MARCH 24, 2003 IN SAID RECORDERS OFFICE; THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST 0.75 FEET ALONG SAID NORTH PROLONGATION OF THE EAST LINE TO THE NORTH LINE OF SAID THREE (3) ACRE PROPERTY; THENCE NORTH 88 DEGREES 50 MINUTES 42 SECONDS WEST 240.38 FEET ALONG SAID NORTH LINE TO THE SOUTH LINE OF SAID 3.040 ACRE PROPERTY; THENCE NORTH 88 DEGREES 37 MINUTES 02 SECONDS WEST 361.62 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST 1,669.09 FEET TO THE PLACE OF BEGINNING, CONTAINING 31.920 ACRES, MORE OR LESS.

AND ALSO:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; HENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 90.75 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS EAST PARALLEL TO THE EAST LINE OF SAID QUARTER QUARTER SECTION 838.78 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 42 SECONDS EAST AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 90.75 FEET TO THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER SECTION 838.78 FEET TO THE POINT OF BEGINNING.

AND ALSO:

PART OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST (ASSUMED BEARING) ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 19 A DISTANCE OF 90.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID

SOUTHWEST QUARTER 285.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 42 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF 238.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS EAST PARALLEL WITH SAID WEST LINE 285.00 FEET TO THE NORTH LINE OF SAID SOUTH HALF; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ON SAID NORTH LINE 147.25 FEET TO THE PLACE OF BEGINNING.

AND ALSO:

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS EAST (ASSUMED BEARING) ON THE EAST LINE THEREOF 1811.0 FEET TO THE TRUE BEGINNING POINT OF THE REAL ESTATE HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS EAST ON THE EAST LINE OF SAID QUARTER 20.02 FEET TO THE NORTHEAST CORNER OF FORTY-SEVEN AND THREE-FOURTHS ACRES OFF THE SOUTH SIDE OF SAID NORTHWEST QUARTER AS DESCRIBED IN AN ADMINISTRATOR'S DEED RECORDED IN DEED RECORD 329, PAGE 919 IN THE OFFICE OF THE HAMILTON COUNTY RECORDER; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ON THE NORTH LINE OF SAID REAL ESTATE 90.75 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID QUARTER, 20 FEET, MORE OR LESS, TO THE APPROXIMATE CENTERLINE OF 202ND STREET; THENCE EASTERLY ON SAID SOUTH LINE 90.75 FEET TO THE TRUE BEGINNING POINT.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4, EAST, 2ND P.M., WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19, NORTH, RANGE 4 EAST, 2ND P.M., WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (INDIANA STATE PLANE COORDINATES-EAST ZONE NAD 83) A DISTANCE OF 2248.54 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE CENTERLINE OF STATE HIGHWAY 38; THENCE SOUTH 60 DEGREES 52 MINUTES 07 SECONDS EAST 481.49 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER, THENCE SOUTH 00 DEGREES 02 MINUTES 34 SECONDS EAST 1102.19 FEET ON THE EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 20 SECONDS WEST 2669.90 FEET ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER, THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 80.70 ACRES, MORE OR LESS.

EXCEPT

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE

SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED "WEIHE ENGR 0012" AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

ALSO EXCEPT:

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, 2ND PM, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST COMER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, 2ND PM, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST 2000.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT; THENCE SOUTH 27 DEGREES 52 MINUTES 08 SECONDS WEST 228.91 FEET; THENCE SOUTH 60 DEGREES 37 MINUTES 37 SECONDS EAST 209.62 FEET; THENCE SOUTH 29 DEGREES 24 MINUTES 24 SECONDS WEST 185.60 FEET; THENCE SOUTH 71 DEGREES 54 MINUTES 10 SECONDS WEST 148.27 FEET; THENCE SOUTH 29 DEGREES 07 MINUTES 53 SECONDS WEST 50.00 FEET; THENCE SOUTH 11 DEGREES 17 MINUTES 55 SECONDS EAST 156.11 FEET; THENCE SOUTH 30 DEGREES 03 MINUTES 38 SECONDS WEST 473.19 FEET; THENCE SOUTH 40 DEGREES 14 MINUTES 54 SECONDS WEST 282.05 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 1238.47 FEET ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER TO THE EAST LINE THEREOF; THENCE NORTH 00 DEGREES 02 MINUTES 34 SECONDS WEST 1102.19 FEET ON THE EAST LINE OF SAID NORTHEAST QUARTER TO THE CENTER LINE OF STATE ROAD 38; THENCE NORTH 60 DEGREES 52 MINUTES 07 SECONDS WEST 481.49 FEET ON THE CENTERLINE OF SAID STATE ROAD 38 TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 41 SECONDS WEST 247.64 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT. CONTAINING 25.28 ACRES, MORE OR LESS.

ALSO EXCEPT

A PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST COMER OF SAID QUARTER SECTION, DESIGNATED AS POINT "201" ON SAID PLAT; THENCE SOUTH 0 DEGREES 11 MINUTES 54 SECONDS EAST 1,334.36 FEET (1,334.75 FEET PER INSTRUMENT 199909955120 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY) ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE SOUTHWEST COMER OF THE NORTH HALF OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 54 MINUTES 20 SECONDS EAST 1,431.98 FEET ALONG THE SOUTH LINE OF SAID HALF-QUARTER TO THE SOUTHWEST COMER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT 2008002524; THENCE NORTH 40 DEGREES 05 MINUTES 14 SECONDS EAST 279.72 FEET (282.05 FEET PER SAID INSTRUMENT) ALONG A WEST LINE OF SAID TRACT: THENCE NORTH 29 DEGREES 54 MINUTES 25 SECONDS EAST 157.87 FEET ALONG A WEST LINE OF SAID TRACT TO THE POINT OF BEGINNING OF THIS DESCRIPTION, DESIGNATED AS POINT "1615" ON SAID PLAT; THENCE NORTH 29 DEGREES 21 MINUTES 48 SECONDS EAST 318.76 FEET TO A LINE OF SAID TRACT DESIGNATED AS POINT "1621" ON SAID PLAT; THENCE SOUTH 11 DEGREES 27 MINUTES 08 SECONDS EAST 4.58 FEET ALONG SAID LINE TO A COMER OF SAID TRACT; THENCE SOUTH 29 DEGREES 54 MINUTES 25 SECONDS WEST 315.30

FEET ALONG A WEST LINE OF SAID TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.011 ACRES, MORE OR LESS.

ALSO EXCEPT:

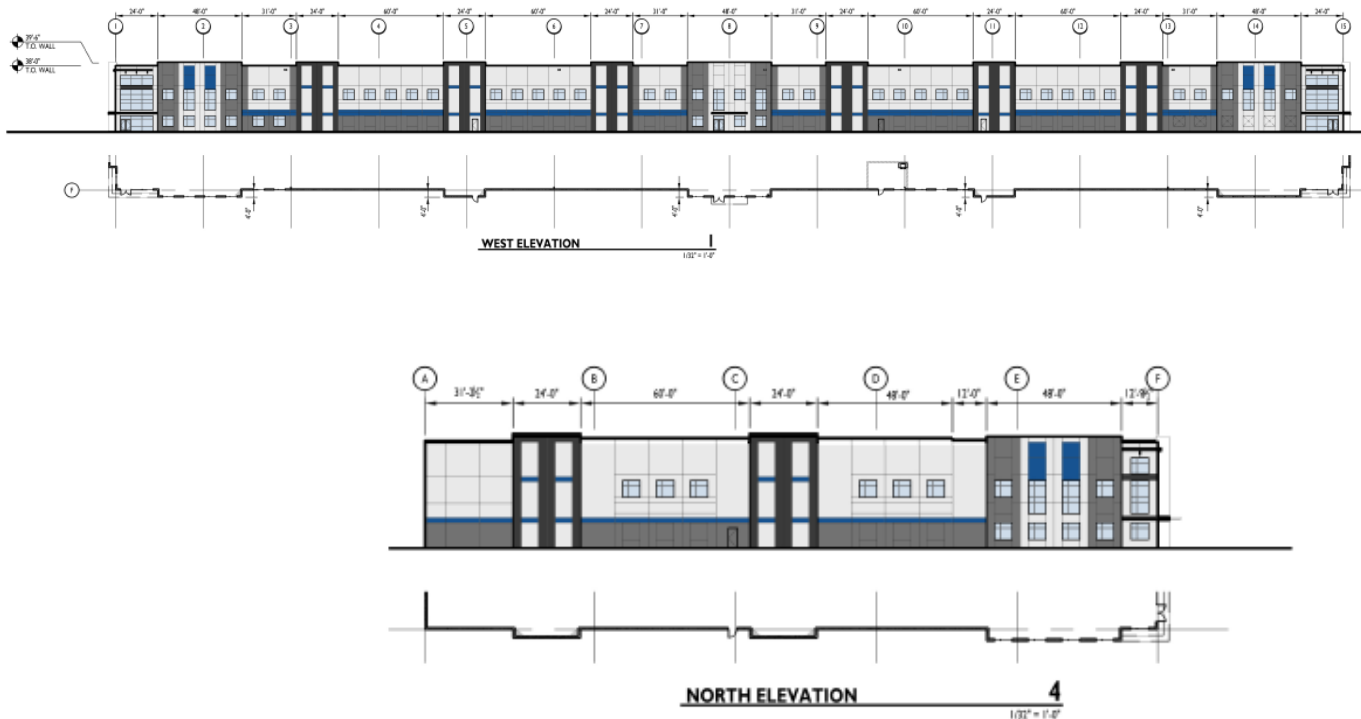
A PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST COMER OF SAID QUARTER SECTION, DESIGNATED AS POINT "201" ON SAID PLAT; THENCE SOUTH 0 DEGREES 11 MINUTES 54 SECONDS EAST 1,334.36 FEET (1,334.75 FEET PER INSTRUMENT 199909955120 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY) ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE SOUTHWEST COMER OF THE NORTH HALF OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 54 MINUTES 20 SECONDS EAST 1,431.98 FEET ALONG THE SOUTH LINE OF SAID HALF-QUARTER TO THE SOUTHWEST COMER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT 2008002524; THENCE NORTH 40 DEGREES 5 MINUTES 14 SECONDS EAST 250.61 FEET ALONG A WEST LINE OF SAID TRACT TO THE POINT OF BEGINNING OF THIS DESCRIPTION DESIGNATED AS POINT "1612" ON SAID PLAT; THENCE NORTHEASTERLY 89.68 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 33 DEGREES 11 MINUTES 47 SECONDS EAST AND A LENGTH OF 89.67 FEET TO A WEST LINE OF SAID TRACT DESIGNATED AS POINT "1614" ON SAID PLAT; THENCE SOUTH 29 DEGREES 54 MINUTES 25 SECONDS WEST 60.87 FEET ALONG SAID WEST LINE TO A COMER OF SAID TRACT; THENCE SOUTH 40 DEGREES 05 MINUTES 14 SECONDS WEST 29.11 FEET ALONG A LINE OF SAID TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.003 ACRES, MORE OR LESS.

A PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "201" ON SAID PLAT; THENCE NORTH 89 DEGREES 56 MINUTES 6 SECONDS EAST 2,000.90 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT 2008002524 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY; THENCE SOUTH 27 DEGREES 42 MINUTES 55 SECONDS WEST 228.91 FEET ALONG A NORTHWESTERN LINE OF SAID TRACT; THENCE SOUTH 60 DEGREES 46 MINUTES 50 SECONDS EAST 209.41 FEET ALONG A SOUTHWESTERN LINE OF SAID TRACT TO THE POINT OF BEGINNING OF THIS DESCRIPTION DESIGNATED AS POINT "886" ON SAID PLAT; THENCE CONTINUING SOUTH 60 DEGREES 46 MINUTES 50 SECONDS EAST 0.21 FEET ALONG SAID LINE TO A CORNER OF SAID TRACT; THENCE SOUTH 29 DEGREES 15 MINUTES 11 SECONDS WEST 185.60 FEET ALONG A NORTHWESTERN LINE OF SAID TRACT TO A CORNER OF SAID TRACT; THENCE SOUTH 71 DEGREES 44 MINUTES 57 SECONDS WEST 0.85 FEET ALONG A NORTHWESTERN LINE OF SAID TRACT TO THE POINT DESIGNATED AS "1622" ON SAID TRACT; THENCE NORTH 29 DEGREES 21 MINUTES 48 SECONDS EAST 186.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.002 ACRES, MORE OR LESS.

EXHIBIT B
ILLUSTRATIVE CHARACTER EXHIBIT FOR PRIMARY FACADE



EXHIBIT B
ILLUSTRATIVE CHARACTER EXHIBIT FOR PRIMARY FACADE



WRITTEN PUBLIC COMMENTS

Docket Number: 2104-PUD-12

Petitioner: Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahm, LLP

Request: An amendment to the Architectural Standards of the Northpoint PUD District.

Enclosed Attachments:

April 26, 2021, Adoption Consideration

1. Hinshaw, Melissa

04/02/2021

Pamela Howard

From: Melissa Hinshaw <melissa.hinshaw@cumberlandcg.com>
Sent: Friday, April 2, 2021 11:52 AM
To: planners; Council Members
Subject: RE: NP1 April 5th APC meeting
Attachments: NorthpointILots.pdf; Impact of Commercial Development on Residential Property Values.docx

Warning: This external email is from melissa.hinshaw@cumberlandcg.com. Do not click on unexpected or untrusted links and attachments.

April 2, 2021

Re: Docket# PUD 2104-PUD-12

Hello APC & Council Members,

My neighbor has made marks to the NP Lots attachment which provides highlights all the lots where NP 2 does not want to provide buffers, rather change the aesthetics of the buildings. They took the time to create this so we can wrap our heads around what the Developers want now. I received a similar document yesterday after I requested more information via email. This attachment provides a visual of what NP developers are asking to be amended.

This is a massive request.

They have re-routed the road so we will have to drive past Commercial & Industrial businesses that have no buffer from the road into Anthony Road (which is currently and has always been zone Rural & Agricultural).

I'm ok with growth but it's in everyone's best interest if the growth and development is responsible and respectful to the homeowners who reside here. My children are 6th generation Westfield and our family has resided in Westfield since the early 1900's. I want to see Westfield grow & thrive but not at the expense of the residents (both Township & City). Please do not make a decision that would only benefit the pockets of the developers.

Whereas the Northpoint Owners have managed to amend this development from residential to commercial and industrial over the past 15 years and it does follow the Comprehensive Plan. I'd like to point out that it doesn't meet the following considerations:

1. Current Conditions and Character of Current Structures & Uses
 - Feel free to visit the area of this development, it's aesthetics are not similar to anything in this area. This area is Farmland and Large Lot homes, with the exception of this development. It is not congruent with the area.
2. The most desirable use for which this land was granted
 - The Northpoint Developers had zero resistance from Council and the pleas of the residents in 2016 fell on deaf ears. The Developers were granted every use they requested, now they want to cut budgets and spend less to make the development less aesthetically pleasing for those of us who will view it on a daily basis.
3. The conservation of property values throughout this jurisdiction.
 - I have met with several Real Estate Brokers who have confirmed that Industrial Developments that are aligned next to housing are confirmed to decrease the value of the neighboring homes. (see attached letter from Real Estate Broker)
4. Responsible Growth & Development

- Developers should be required to follow the UDO. This amendment only benefits the Northpoint Owners, the residents who live in this area should not be subjected to them cutting corners to save dollars – resulting in a less attractive development.
- This area of Westfield is how you enter the City from the North. Is the first impression we give visitors going to be the bare minimum and less than what we typically require?

This is the 3rd variance that Northpoint has requested. I've been following this since its infancy when this development was only supposed to be housing, back in 2006. Northpoint Developers came back 10 years later on the same PUD with a wildly different agenda. Since then, they just want more and more changes that only benefit them by making the development CHEAPER & less aesthetically pleasing for those of us who have chosen to live in a rural and agricultural setting. There is a proven track record of the Formerly Aurora & Currently Northpoint Developers of saying they will develop one way, only to request something different down the road. When will it stop?

I appreciate your consideration in this matter.

Sincerely,
Melissa Hinshaw
20737 Anthony Road
Westfield, IN 46062

Melissa Hinshaw
Cumberland Consulting Group
office: 317.460.6751

From: Pamela Howard <phoward@westfield.in.gov>
Sent: Thursday, April 1, 2021 10:42 AM
To: Melissa Hinshaw <melissa.hinshaw@cumberlandcg.com>
Subject: [EXTERNAL] RE: NP1 April 5th APC meeting

Melissa,

They are proposing a general change to a written standard, so there are no before and after pictures to show. I've attached the proposed ordinance, which does include one image showing what a building could look like if approved.

To summarize the change they are proposing, our UDO requires building facades over a certain length to provide offsets (or bump-out) which are minimum of 4' wide and 2' deep. They are proposing using material or color changes instead of the offset, to achieve what they feel is a similar effect. A more detailed comparison to the existing standard is in my staff report which will be included on the agenda and available at the end of day today, at the link below.

https://www.westfield.in.gov/egov/apps/document/center.egov?view=browse&eGov_searchType=159&eGov_searchDepartment=152&eGov_searchSubmit=Search

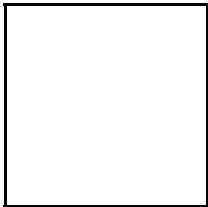
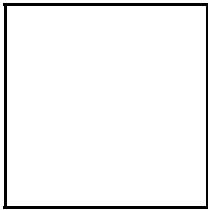
Let me know if you have any questions.

Thanks,

Pamela Howard | Senior Planner

Community Development | 2728 East 171st Street | Westfield,
IN 46074
phoward@westfield.in.gov | 317-531-3751

[Need to send me a file over 25MB?](#)



From: Melissa Hinshaw <melissa.hinshaw@cumberlandcg.com>
Sent: Thursday, April 1, 2021 10:33 AM
To: APC <APC@westfield.in.gov>; planners <planners@westfield.in.gov>
Subject: NP1 April 5th APC meeting

Warning: This external email is from melissa.hinshaw@cumberlandcg.com. Do not click on unexpected or untrusted links and attachments.

Hello Planners,

I was notified that the Northpoint Owners are seeking a change to the aesthetics of NP1. Could you please provide me with a before & after of the changes they intend to make? My concern involves the fact that in order to get to Anthony Road, we will now drive through their development to reach our homes. I would like to look at what changes they are proposing prior to the meeting on Monday.

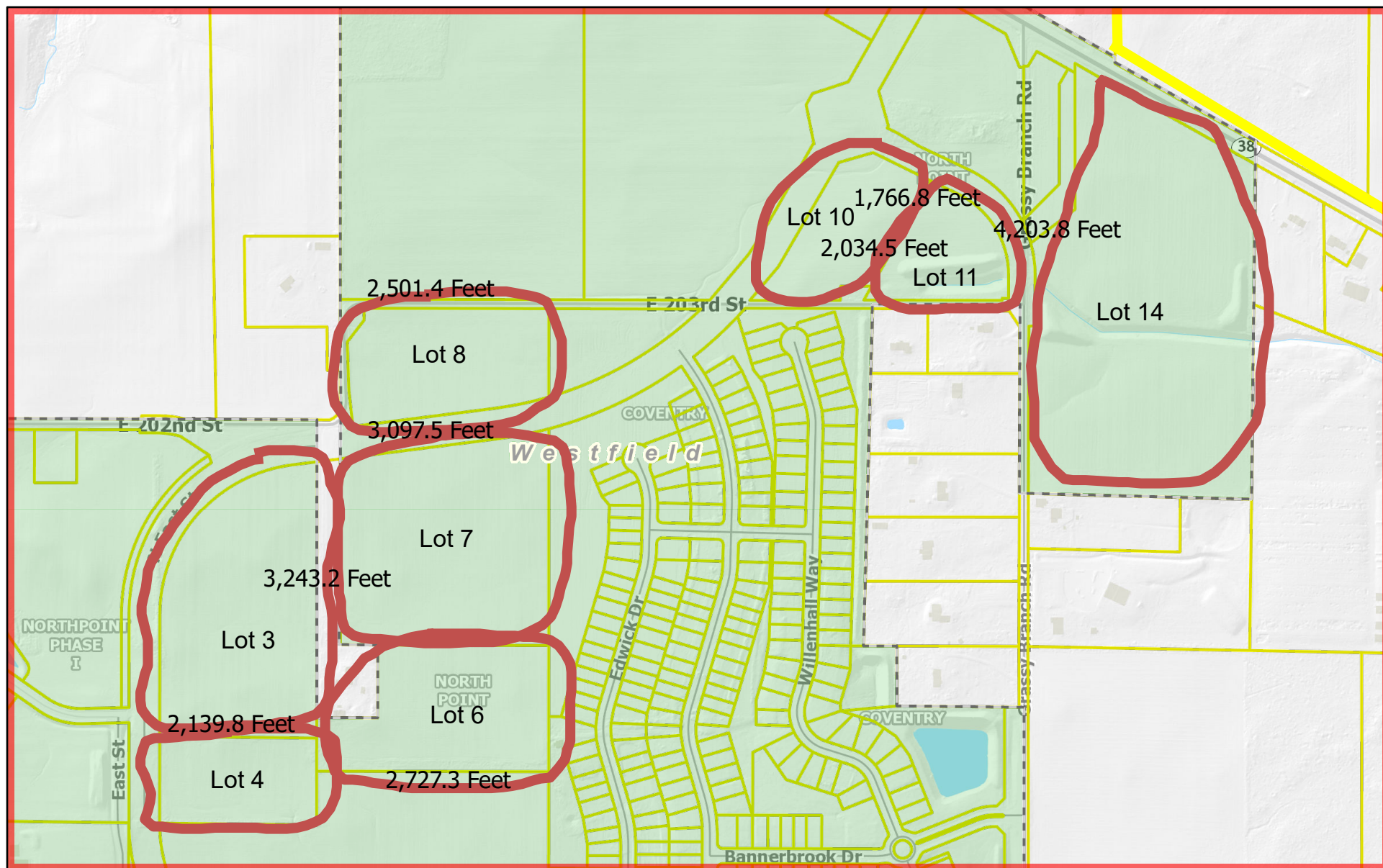
I appreciate any assistance you can give me.

Thank you,
Melissa Hinshaw
20737 Anthony Road



Melissa Hinshaw
Recruiter
Cumberland
office & mobile: 317-460-6751
www.cumberlandcg.com
[LinkedIn](#) | [Twitter](#) | [Facebook](#)

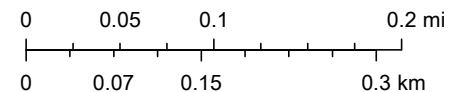
Hamilton County, Indiana



March 31, 2021

 Parcels

1:6,480



Impact of Commercial Real Estate on Residential Property Values

NAR Library Reference Request

August 28, 2020

Research Request Details

Requestor: Karey Bredemeyer, kareyb@talktotucker.com
Librarian: Abby Creitz, acreitz@nar.realtor, x8830
Request Date: August 25, 2020
Due Date: August 28, 2020
Request: Revisiting the question do home values decrease when commercial/industrial real estate is developed nearby?

Thank you for contacting NAR's Library & Archives with your request for information on the effects of commercial development on nearby residential home values. There were no articles that really spoke to the generalities of commercial development's impact on residential real estate, so I included articles with specific types of commercial development. Please let me know if you would like me to go back and find any articles on a specific type of commercial development not shown below.

Please see below for the best of my findings, and let me know if you have any questions or need anything else.

Antti Kurvinen & Jon Wiley. (2019). Retail Development Externalities for Housing Values. *Journal of Housing Research*, 28(1), 109-128. <https://doi.org/10.1080/10835547.2019.12092155>.

[Attached]

[From Abstract] "We estimate that new retail development has a positive and significant impact on housing values. The estimated increase is 1.5% within a 0.5 kilometer radius, dropping to 0.6% for the 1.0 kilometer radius. Thus, positive externalities resulting from new retail development appear to more than offset potential negative externalities."

Nilsson, I., & Reid, N. (2019). The value of a craft brewery: On the relationship between craft breweries and property values. *Growth & Change*, 50(2), 689–704. <https://doi.org/10.1111/grow.12292>. Retrieved from <http://search.ebscohost.com/login.aspx?direct=true&db=plh&AN=136767258&site=ehost-live&scope=site&custid=s6760883&authtype=sso>

[From Abstract] "Estimating a series of hedonic models which incorporate a difference-in-difference estimator, we find that craft breweries have a positive impact on residential property values."

Sale, M. C. (2017). The Impact of a Shopping Centre on the Value of Adjacent Residential Properties. *Journal for Studies in Economics and Econometrics*, 41(1), 55–71.
<https://doi.org/http://www.ber.ac.za/see/2093.aspx> Retrieved from
<http://search.ebscohost.com/login.aspx?direct=true&db=eoh&AN=1655814&site=ehost-live&scope=site&custid=s6760883&authtype=sso>

[From Abstract] “The results of this study indicate that, in the case of the Walmer Park Shopping Centre, a positive impact is exerted on the property values of adjacent houses.”

Cerrato Caceres, B., & Geoghegan, J. (2017). Effects of New Grocery Store Development on Inner-City Neighborhood Residential Prices. *Agricultural and Resource Economics Review*, 46(1), 87–102.
Retrieved from
<http://search.ebscohost.com/login.aspx?direct=true&db=eoh&AN=1722968&site=ehost-live&scope=site&custid=s6760883&authtype=sso>

[From Abstract] “Results suggest these new stores were associated with an increase in sale prices of nearby homes...”

Ferlan, N., Bastic, M., & Psunder, I. (2017). Influential Factors on the Market Value of Residential Properties. *Engineering Economics*, 28(2), 135–144.
<https://doi.org/10.5755/j01.ee.28.2.13777>. Retrieved from
<http://search.ebscohost.com/login.aspx?direct=true&db=plh&AN=122937682&site=ehost-live&scope=site&custid=s6760883&authtype=sso>

“Important determinants of users’ satisfaction with the properties are also the quality of neighbourhood facilities such as schools, public transport, street lighting, and access to neighbourhood facilities such as supermarkets, post offices, and corner shops (Parkes et al.,2002)” (p. 136).

“A very important factor in the property appraising is the traffic connection between the property location and town centre or other business and shopping centres as well as work location. The influence of this factor on rent and consequently on the value of residential properties was proven through hedonic regression analysis by Frew & Wilson (2002) in Portland, Oregon” (p. 136-137).

“Economic characteristics considered in the appraising of properties include negative environmental factors, such as the proximity of industrial facilities, busy roads, and business and shopping centres” (p. 138).

Table 1

Average Importance of Influential Factors

No.	Influential factors	Mean	Standard deviation
1	Location in relation to the distance from city centre	4.67	0.749
2	Parking place	4.33	0.867
3	Absence of negative factors (e.g. proximity of industrial facilities)	4.18	0.995
4	Floor level (in buildings without an elevator)	4.12	0.914
5	Layout of property	4.04	0.798
6	size of property (number of rooms)	4.02	0.812
7	Quietness (absence of noise)	3.97	0.827
No.	Influential factors	Mean	Standard deviation
8	Level of maintenance of apartment	3.91	0.884
9	Running costs	3.91	0.912
10	Level of building maintenance	3.81	0.829
11	Central heating	3.75	0.940
12	Tidiness of immediate neighbourhood	3.72	0.791
13	Proximity of schools and kinder gardens	3.7	0.848
14	Traffic connection (proximity to main roads)	3.69	0.990
15	Energy efficiency of the building	3.68	0.814
16	Open view	3.67	0.868
17	Age of the building	3.54	0.876
18	Orientation (direction)	3.46	0.976
19	Terrace	3.37	0.904
20	Public transportation (proximity to stops)	3.36	1.061
21	Proximity to health institutions	3.34	0.833
22	Proximity to shops	3.31	0.837
23	Floor level (in building with an elevator)	3.08	0.992
24	Construction material	3.05	0.966
25	Proximity to work	3.04	1.081
26	Proximity to cultural and other important buildings	2.24	0.926

(p. 139)

Table 2

Influence of Orientation, Noise, and View on the Value of Residential properties

	Mean	Standard deviation
Change of the value of residential properties if the cardinal orientation is not optimal	-9.86	6.982
Change of the value of residential properties if they face a noisy street or road	-12.27	6.957
Change of the value of residential properties with an open view	12.35	7.956

(p. 139)

I hope you found this information helpful. Please let me know if you have any questions, or if you need any additional information.

Kind regards,
Abby Creitz
Manager, NAR Library
acreitz@nar.realtor
312-329-8830

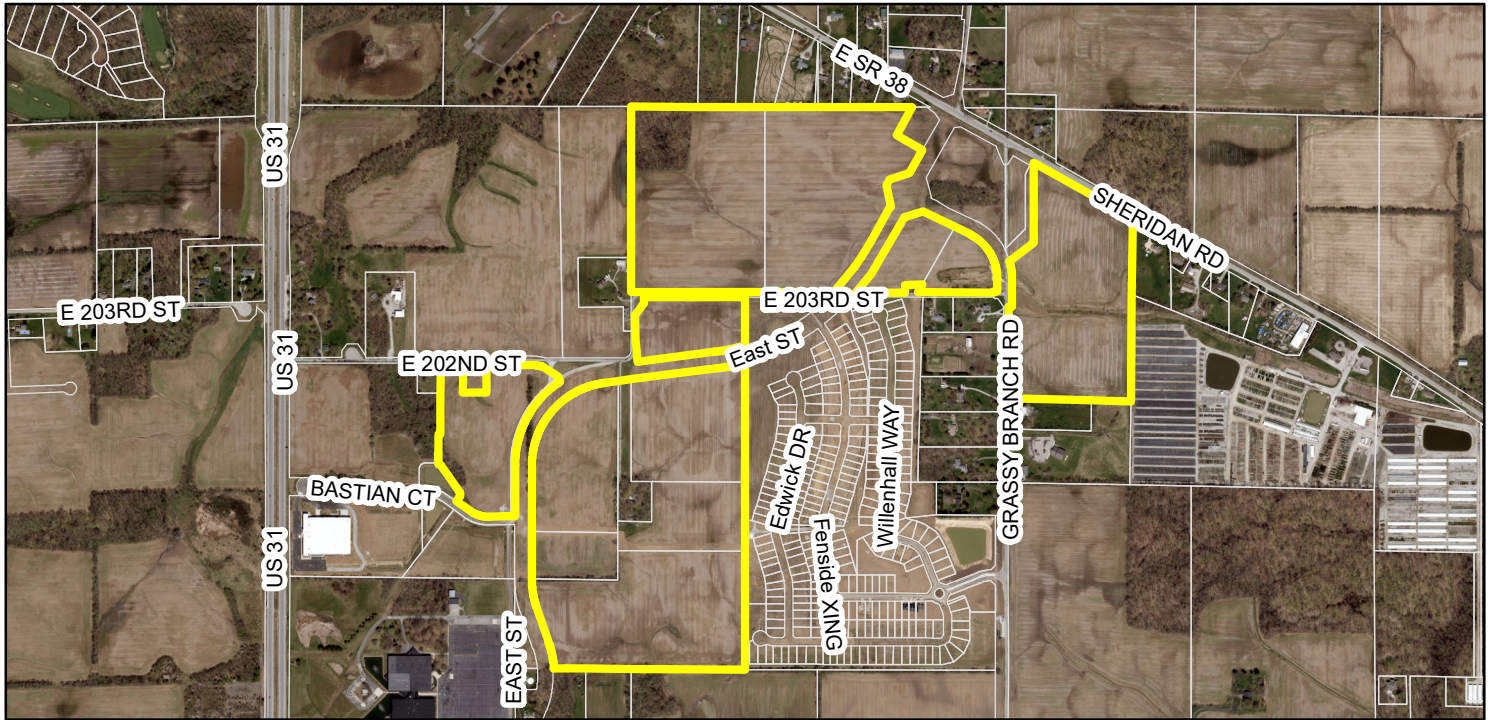
Keep in touch and informed: Follow NAR Library & Archives on Twitter (@asknar) and Facebook (NAR Information Services). Contact us next time you have a research project or question toll-free at 800.874.6500 x8272 or librarians@nar.realtor. We look forward to serving your research and information needs!



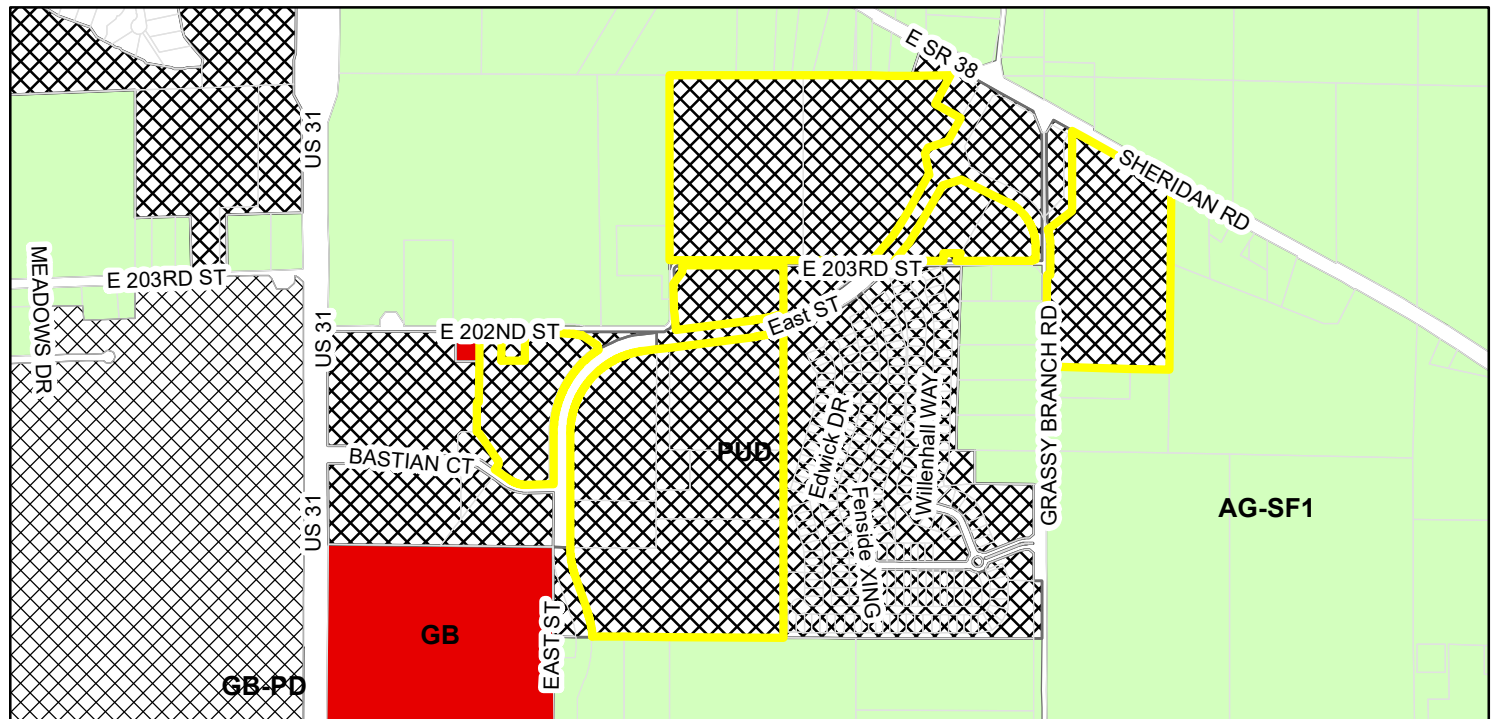
Property Location Map
Northpoint PUD Amendment IV
2104-PUD-12



Aerial Location Map



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- GB (General Business)
- GB-PD (General Business - Planned Development)
- PUD (Planned Unit Development)



Westfield City Council Report

Ordinance Number:	21-17
APC Petition Number:	2104-PUD-12
Petitioner:	Northpoint Owners, LLC by Clark, Quinn, Moses, Scott, & Grahn, LLP
Requested Action:	An amendment to the Architectural Standards of the Northpoint PUD District.
Current Zoning:	Northpoint PUD District (Ord. 17-51)
Current Land Use:	Undeveloped
Acreage:	176.71 acres +/-
Exhibits:	1. Department Report & APC Certification 2. Location Map 3. Proposed Ord. 21-17 (clean) 4. Character Exhibit 5. Proposed Ord. 21-17 (redlined, pre- recommendation) 6. Narrative Statement 7. Petitioner's Response to Issue List 8. Public Comments
Staff Reviewer:	Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the [March 8, 2021](#), City Council meeting. The petition received a public hearing at the [April 5, 2021](#), Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: This subject property is 176.71 acres +/- in size and is generally located on the south side of SR 38 east and west of Grassy Branch Road (the "Property") (see **Exhibit 2**). Most adjoining parcels are zoned AG-SF1: Agriculture/Single-family Rural District or the Northpoint PUD District. One adjacent parcel is zoned GB: General Business. Adjacent uses include rural agriculture, suburban residential, commercial uses per the Northpoint PUD, and undeveloped commercially zoned areas.

Property History: The petitioner is requesting an amendment to the Northpoint PUD District. The current version of the Northpoint PUD ([Ord. 17-51](#), the "Original PUD") was adopted at the August 13, 2018, City

Council meeting. Since that time, some project specific amendments have been approved, though none of them apply to the Property included in this request.

REQUESTED MODIFICATIONS

Architectural Standards: The PUD Amendment proposes one modification to the Architectural Standards of the UDO and Original PUD. The modification relates to the Wall Planes standard of UDO Article 6.3(F)(5)(b) and UDO Article 5.3(K)(2)(b). The UDO standard requires building façades ninety (90) feet or greater in length to contain offsets every sixty (60) feet. If the building is less than 10,000 SF in size, then the offsets are required every forty (40) feet. The offsets are required to be a minimum four (4) feet in width and two (2) feet in depth.

The proposed amendment would allow the separation between the required offsets to be increased up to two times the distance required by the UDO for the applicable building size if a change in either building material or paint colors occurs every sixty (60) feet, with a minimum width of four (4) feet for a material change and six (6) feet for a color change. A change in color would need to be significant enough to provide a meaningful and visually apparent contrast.

The standard would also allow a mix of horizontal and vertical articulation every sixty (60) feet. The vertical articulation would be required to be eighteen (18) inches in width and the horizontal articulation would be required to be thirty-six (36) inches in depth. If using this alternative, then horizontal articulation would need to make up at least fifty (50) percent of the required articulation.

Additionally, Primary Facades would be required to incorporate a change in wall height of at least twenty-four (24) inches on all wall planes, in addition to using either the material or color change option described previously.

CHANGES SINCE THE PUBLIC HEARING

The Petitioner has made a few changes to the text of the proposed ordinance since the April 5, 2021, public hearing. These changes can be seen in the Redlined Ordinance (see **Exhibit 5**) and are also noted in the Petitioner's Response to Issue List (see **Exhibit 7**). Changes include:

- The addition of reference to Article 5.3(K)(2)(B), the wall plane standard of the SR 32 overlay, which applies to District 3 of the Commerce Park.
 - Clarification that the offset requirement is not being eliminated by these alternatives, only the distance between the offsets is affected.
 - The addition of a requirement for the change in paint color to be significant enough to provide a meaningful and visually apparent contrast.
 - The addition of a requirement for wall planes on Primary Facades to contain a change in wall height of at least twenty-four (24) inches, in addition to the color or material change.
-

COMPREHENSIVE PLAN

Comprehensive Plan: The Northpoint PUD falls within the Business Park land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Industrial uses, including manufacturing, research and development, and warehousing; and subordinate office, retail, and service uses are contemplated as appropriate uses within the Business Park area. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the

Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: State Road 38; (ii) Primary Arterial 2: Grassy Branch Road; (iii) Proposed Secondary Arterial: East Street; (iv) Local: 202nd Street and 203rd Street; (v) Proposed Local: internal streets proposed within the development; and (vi) Alternative Transportation Plan: perimeter pathways along perimeter streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the [April 5, 2021](#), Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the [March 8, 2021](#), Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its [April 19, 2021](#), meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 8 in favor, 0 opposed).

City Council

Introduction:	January 11, 2021
Eligible for Adoption:	April 26, 2021
Submitted by:	Pam Howard, Senior Planner Community Development Department

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, April 5, 2021, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	2104-PUD-12
Ordinance No.	21-17
Petitioner	Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahm
Description	An amendment to the Architectural Standards of the Northpoint PUD District.

On April 19, 2021, a motion was made and passed to send a favorable recommendation (Vote: 8 in favor, 0 opposed) of the proposal to the City Council.

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Kevin Todd, Secretary

April 19, 2021

Date

ORDINANCE 21-26

ORDINANCE FOR ADDITIONAL APPROPRIATION

WHEREAS, The City of Westfield, (“City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (“Council”); and,

WHEREAS, it is the duty and the responsibility of the Council to maintain fiscal integrity of the finances of the City; and,

WHEREAS, at times it becomes necessary to appropriate additional funds within the approved budget as contemplated and authorized under I.C. 36-4-7-8 to maintain that fiscal integrity.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield meeting in session as follows:

Section 1. That for the expenses of the taxing unit the following additional sums of money are hereby appropriated out of the funds named and for the purposes specified, subject to laws governing the same:

<u>Fund Name</u>	<u>Budget Classification</u>	<u>Amount Requested</u>	<u>Amount Approved by Fiscal Body</u>
0101 General	Contractual Services & Charges	\$140,000	\$140,000

Section 2. Said funds shall only be disbursed pursuant to the Cabin Project and Funding Agreements procedures and policies outlines by Statutes of Indiana, the Ordinances of the City of Westfield and the Indiana Department of Local Government Finance.

Section 3. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All Ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. Any portion of this Ordinance later deemed invalid shall not operate to invalidate the remaining portions.

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____ 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

Jake Gilbert

Jake Gilbert

Jake Gilbert

Joe Edwards

Joe Edwards

Joe Edwards

Scott Frei

Scott Frei

Scott Frei

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 21-26 was delivered to the Mayor of Westfield
on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 21-26 I hereby VETO ORDINANCE 21-26
this _____ day of _____, 2021. this _____ day of _____, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

RESOLUTION NUMBER 21-112

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA FINDING THAT PROPERTY OWNERS ARE IN SUBSTANTIAL COMPLIANCE FOR TAX ABATEMENT PURPOSES

WHEREAS, pursuant to Indiana Code 6-1.1-12.1-1, *et. seq.* (the “Act”), the City of Westfield, Indiana (the “City”) by and through its Common Council acting in its capacity as the fiscal body of the City and acting as the designating body identified in the Act (the “Council”) has the right and opportunity to abate the payment of real property taxes for real estate located within an area declared by the Council to be an Economic Revitalization Area and to also abate the payment of personal property taxes within the Economic Revitalization Area;

WHEREAS, pursuant to the Act, not later than forty-five (45) days after receipt of the Compliance with Statement of Benefits forms (“Form CF-1”), attached hereto as Exhibit A, the Council may determine whether the property owners have substantially complied with the Statement of Benefits forms (“Form SB-1”) previously approved by the Council.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA AS FOLLOWS:

SECTION I. The Council has reviewed Exhibit A and has found that the property owners are in substantial compliance with their respective Form SB-1’s.

SECTION II. The President of the Council is hereby authorized to certify compliance with the respective Form SB-1’s.

SECTION III. The City’s administrative staff is hereby directed to file the certified Form CF-1’s with the appropriate Hamilton County office on behalf of the Council.

SECTION IV. This Resolution shall be in full force and effect immediately upon its adoption.

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2021.**

**WESTFIELD CITY COMMON COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frie

Scott Frie

Scott Frie

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

THIS INSTRUMENT PREPARED BY Kai Chuck, City of Westfield

Return Document to: Cindy Gossard, City of Westfield, 130 Penn Street, Westfield, IN 46074

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each and every Social Security number from this document, unless it is required by law. Kai Chuck

I hereby certify that RESOLUTION XX-XXX was delivered to the Mayor of Westfield
on the _____ day of _____, 2021 at _____.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution XX-XXX
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO Resolution XX-XXX
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

EXHIBIT A

3rd Dimension Industrial 3D Printing, LLC

Personal Property



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE

This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP

January 1, 2021

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 17, 2021, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1 TAXPAYER INFORMATION									
Name of taxpayer 3rd Dimension Industrial 3D Printing, LLC						County Hamilton			
Address of taxpayer (number and street, city, state, and ZIP code) 17075 Oak Ridge Road, Westfield, IN 46074						DLGF taxing district number 29-015			
Name of contact person Robert Markley						Telephone number (317) 941-7958			
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY									
Name of designating body Westfield City Council					Resolution number 18-115		Estimated start date (month, day, year) 12/1/2018		
Location of property 17075 Oak Ridge Road, Westfield, IN 46074							Actual start date (month, day, year)		
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. The types of equipment to be purchased and installed will include advanced manufacturing equipment as well as metal additive and support equipment. The equipment will be installed by EOY 2021 and job creation will continue through 12/31/2021. Please see attached description and amounts of equipment investment.							Estimated completion date (month, day, year) 12/31/2022		
							Actual completion date (month, day, year)		
SECTION 3 EMPLOYEES AND SALARIES									
EMPLOYEES AND SALARIES						AS ESTIMATED ON SB-1		ACTUAL	
Current number of employees						0		6	
Salaries						0.00		410,055.00	
Number of employees retained						0		0	
Salaries						0.00		0.00	
Number of additional employees						22		6	
Salaries						1,277,515.20		410,055.00	
SECTION 4 COST AND VALUES									
		MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project									
Plus: Values of proposed project									
Less: Values of any property being replaced									
Net values upon completion of project									
ACTUAL		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project									
Plus: Values of proposed project		2,311,192.00	1,295,541.00						
Less: Values of any property being replaced									
Net values upon completion of project									
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).									
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER									
WASTE CONVERTED AND OTHER BENEFITS						AS ESTIMATED ON SB-1		ACTUAL	
Amount of solid waste converted									
Amount of hazardous waste converted									
Other benefits:									
SECTION 6 TAXPAYER CERTIFICATION									
I hereby certify that the representations in this statement are true.									
Signature of authorized representative 				Title President & CEO		Date signed (month, day, year) 2/23/2021			

AgReliant Genetics, LLC

Real Property



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R4 / 1-21)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 17, 2021, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer AgReliant Genetics, LLC		County Hamilton	
Address of taxpayer (number and street, city, state, and ZIP code) 1122 East 169th Street		DLGF taxing district number	
Name of contact person Phillip Nordeen, Director of Finance		Telephone number (317) 896-5552	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body City of Westfield, Indiana		Resolution number 15-104	Estimated start date (month, day, year) 5/1/2015
Location of property 1122 East 169th Street		Actual start date (month, day, year) 7/1/2015	
Description of real property improvements Rehabilitation of existing structures to become corporate headquarters		Estimated completion date (month, day, year) 6/1/2016	
		Actual completion date (month, day, year) 4/1/2016	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		54	105
Salaries		4,900,000.00	11,254,445.00
Number of employees retained		54	54
Salaries		4,900,000.00	4,900,000.00
Number of additional employees		31	51
Salaries		2,290,000.00	6,354,445.00
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project		1,293,800.00	
Plus: Values of proposed project		3,000,000.00	
Less: Values of any property being replaced		748,600.00	
Net values upon completion of project		3,491,200.00	
ACTUAL	COST	ASSESSED VALUE	
Values before project			
Plus: Values of proposed project			
Less: Values of any property being replaced			
Net values upon completion of project		3,974,300.00	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative Phillip M. Nordeen		Title Dir of Accounting	Date signed (month, day, year) 4/12/21

Aptiv Services US, LLC

Personal Property



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE

This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP

January 1, 2021

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 17, 2021, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer	Aptiv Services US, LLC	County	Hamilton
Address of taxpayer (number and street, city, state, and ZIP code)	17001 Oak Ridge Road, Westfield, MI	DLGF taxing district number	29-015
Name of contact person	Marcus Trice	Telephone number	(248) 813-2456

SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body		Resolution number	Estimated start date (month, day, year) Aug 9, 2019
Location of property	17001 Oak Ridge Road, Westfield, IN 46074		Actual start date (month, day, year) Aug 9, 2019
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.	The products will be used for research and development - testing, analyzing and monitoring products in simulated environmental conditions.		Estimated completion date (month, day, year) Dec 31, 2020
			Actual completion date (month, day, year) Dec, 31, 2020

SECTION 3				EMPLOYEES AND SALARIES			
		EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1		ACTUAL	
Current number of employees							
Salaries							
Number of employees retained				50		46	
Salaries				86,143.00		88,322.96	
Number of additional employees							
Salaries							

SECTION 4								COST AND VALUES			
		MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT			
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE		
Values before project				9,112,789.00				168,700.00			
Plus: Values of proposed project											
Less: Values of any property being replaced											
Net values upon completion of project											
ACTUAL		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE		
Values before project											
Plus: Values of proposed project											
Less: Values of any property being replaced											
Net values upon completion of project				9,917,937.00				178,405.00			

NOTE: The **COST** of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).

SECTION 5				WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
		WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1		ACTUAL	
Amount of solid waste converted							
Amount of hazardous waste converted							
Other benefits:							

SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of authorized representative	Title	Date signed (month, day, year)	
<i>Jane R. Moore</i>	<i>Vice President, Legal</i>	<i>7/12/21</i>	

Bastian Solutions, LLC

Real Property



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 20 PAY 20 21

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer Bastian Solutions, LLC		County Hamilton	
Address of taxpayer (number and street, city, state, and ZIP code) 10585 N Meridian Street, 3rd Floor		DLGF taxing district number	
Name of contact person Travis Hudak		Telephone number (317) 575-9992	

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body City of Westfield	Resolution number	Estimated start date (month, day, year) 11/15/2017
Location of property 1821 Bastian Court, Westfield, IN		Actual start date (month, day, year) 12/31/2017
Description of real property improvements 70,000 square foot factory + 20,000 sf office space		Estimated completion date (month, day, year) 06/01/2017
		Actual completion date (month, day, year) 03/19/2019

SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		5	93
Salaries	500,000		4,881,922.90
Number of employees retained	5		4
Salaries	500,000		365,698.63
Number of additional employees	46		89
Salaries	2,300,000		4,516,224.27

SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project	1,440,000.00		
Plus: Values of proposed project	5,400,000.00		
Less: Values of any property being replaced	0.00		
Net values upon completion of project	6,840,000.00		
ACTUAL	COST	ASSESSED VALUE	
Values before project	1,471,853.20	1,472,400	
Plus: Values of proposed project	6,009,479.57	5,306,300	
Less: Values of any property being replaced	0.00	0.00	
Net values upon completion of project	7,481,332.77	6,778,700	

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		0.00	0.00
Amount of hazardous waste converted		0.00	0.00
Other benefits:		0.00	0.00

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative 	Title VP of Finance and Administration	Date signed (month, day, year) 4/12/21

Carrington Mortgage

Personal Property



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential
information pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP

January 1, 2021

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 17, 2021, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1 TAXPAYER INFORMATION									
Name of taxpayer Carrington Mortgage Services, LLC						County Hamilton			
Address of taxpayer (number and street, city, state, and ZIP code) 25 Enterprise Drive, Suite 500, Aliso Viejo, CA 92656						DLGF taxing district number 29-015			
Name of contact person Tim Richthammer						Telephone number (203) 661-6186			
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY									
Name of designating body Common Council of the City of Westfield					Resolution number 14-126		Estimated start date (month, day, year) 01/01/2015		
Location of property 19845 US 31 North, Westfield, IN 46074					Actual start date (month, day, year)				
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. The company will install new cabling, IT equipment, and office equipment to establish a new regional service center.					Estimated completion date (month, day, year) 12/31/2019				
					Actual completion date (month, day, year)				
SECTION 3 EMPLOYEES AND SALARIES									
EMPLOYEES AND SALARIES						AS ESTIMATED ON SB-1		ACTUAL	
Current number of employees						180		567	
Salaries						11,232,000.00		34,287,343.86	
Number of employees retained						180		180	
Salaries						11,232,000.00		14,963,342.23	
Number of additional employees						360		387	
Salaries						19,468,800.00		19,324,001.63	
SECTION 4 COST AND VALUES									
		MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project									
Plus: Values of proposed project								1,128,000.00	
Less: Values of any property being replaced									
Net values upon completion of project									
ACTUAL		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project									
Plus: Values of proposed project								1,585,077.00	
Less: Values of any property being replaced									
Net values upon completion of project									
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).									
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER									
WASTE CONVERTED AND OTHER BENEFITS						AS ESTIMATED ON SB-1		ACTUAL	
Amount of solid waste converted									
Amount of hazardous waste converted									
Other benefits:									
SECTION 6 TAXPAYER CERTIFICATION									
I hereby certify that the representations in this statement are true.									
Signature of authorized representative					Title SVP, Tax Director		Date signed (month, day, year) 3/26/2021		

Dearringer Buildings, LLC/NewPro Corp.

Real Property



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R4 / 1-21)

Prescribed by the Department of Local Government Finance

20 ____ PAY 20 ____

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 17, 2021, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer	Dearringer Buildings, LLC / NewPro Corp.		County Hamilton
Address of taxpayer (number and street, city, state, and ZIP code)	16460 Southpark Drive Westfield, IN 46074		DLGF taxing district number 29-105
Name of contact person	Jeremy R. Dearringer		Telephone number (317) 294-3803

SECTION 2			LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body	Resolution number	Estimated start date (month, day, year)		
The City of Westfield	17-100	July 3, 2017		
Location of property	Actual start date (month, day, year)			
16460 Southpark Drive Westfield, IN 46074	July 2017			
Description of real property improvements	Estimated completion date (month, day, year)			
Approximately 51,000 Sq Ft building on 3.4 acres. Additional extension of 12,000 Sq Ft added on to original building Total of 63,000 Sq Ft on 3.4 acres	January 2018			
	Actual completion date (month, day, year)			
	February 2018			

SECTION 3				EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL		
Current number of employees		14	20		
Salaries		625,000.00	1,056,233.00		
Number of employees retained		14	11		
Salaries		625,000.00	595,793.00		
Number of additional employees		2	9		
Salaries		75,000.00	460,440.00		

SECTION 4				COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS			
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE			
Values before project	4,000,000.00				
Plus: Values of proposed project					
Less: Values of any property being replaced					
Net values upon completion of project	4,000,000.00				
ACTUAL	COST	ASSESSED VALUE			
Values before project	3,929,000.00				
Plus: Values of proposed project	1,000,000.00				
Less: Values of any property being replaced					
Net values upon completion of project	4,929,000.00				

SECTION 5				WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL		
Amount of solid waste converted					
Amount of hazardous waste converted					
Other benefits:					

SECTION 6				TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.					
Signature of authorized representative	Title	Date signed (month, day, year)			
	Managing Director / Owner	04/08/2021			

EGO Enterprises, LLC f/b/o Automatic Pool Covers

Real Property



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 21 PAY 20 22

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION				
Name of taxpayer EGO Enterprises, LLC f/b/o Automatic Pool Covers		County Hamilton		
Address of taxpayer (number and street, city, state, and ZIP code) 17397 Oak Ridge Road, Westfield, IN 46074		DLGF taxing district number 29015		
Name of contact person John Menne		Telephone number (317) 804-2800		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY				
Name of designating body Westfield Redevelopment Commission and Westfield City Council		Resolution number 16-112	Estimated start date (month, day, year) 9/18/2016	
Location of property Approx. 8.48 acres, Sec. 1, Twp 18, Range 3, Lot 3 of Custom Commerce Park		Actual start date (month, day, year) 9/18/2016		
Description of real property improvements Addition of approximately 30,000 SF of warehouse and 2,500 SF of office space onto the existing property located at 17397 Oak Ridge Road		Estimated completion date (month, day, year) 5/31/2017		
		Actual completion date (month, day, year)		
SECTION 3 EMPLOYEES AND SALARIES				
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL	
Current number of employees		49	77	
Salaries		3,185,000.00	5,978,036.00	
Number of employees retained		49	49	
Salaries		3,185,000.00	3,185,000.00	
Number of additional employees		47	28	
Salaries		2,418,582.40	2,793,036.00	
SECTION 4 COST AND VALUES				
COST AND VALUES		REAL ESTATE IMPROVEMENTS		
AS ESTIMATED ON SB-1		COST		ASSESSED VALUE
Values before project				2,515,100.00
Plus: Values of proposed project		3,400,000.00		
Less: Values of any property being replaced				
Net values upon completion of project				
ACTUAL		COST		ASSESSED VALUE
Values before project				2,515,100.00
Plus: Values of proposed project		3,129,412.00		
Less: Values of any property being replaced				
Net values upon completion of project				
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER				
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL	
Amount of solid waste converted				
Amount of hazardous waste converted				
Other benefits:				
SECTION 6 TAXPAYER CERTIFICATION				
I hereby certify that the representations in this statement are true.				
Signature of authorized representative 		Title PRESIDENT	Date signed (month, day, year) 3/17/21	

Grinds, LLC

Personal Property



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R4 / 11-16)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

PRIVACY NOTICE

This form contains information
confidential pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15 of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1 TAXPAYER INFORMATION									
Name of taxpayer Grinds, LLC						County Hamilton County			
Address of taxpayer (number and street, city, state, and ZIP code) 17065 Oak Ridge Road, Westfield, IN 46074						DLGF taxing district number 29-015			
Name of contact person Jennifer Stemm						Telephone number (607) 259-2655			
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY									
Name of designating body City of Westfield					Resolution number 19-102		Estimated start date (month, day, year) 04/01/2019		
Location of property 17065 Oak Ridge Road, Westfield, IN 46074							Actual start date (month, day, year) 09/15/2020		
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. Equipment to produce and package Grinds Coffee Pouches - which includes dosing the raw material, sealing the pouches, putting pouches into container, applying a lid, equipment to test weight for quality assurance, separate equipment to apply/print labels. Also water purification system and quality testing equipment for food safety.							Estimated completion date (month, day, year) 12/31/2023		
							Actual completion date (month, day, year) Actual installment end date		
SECTION 3 EMPLOYEES AND SALARIES									
EMPLOYEES AND SALARIES						AS ESTIMATED ON SB-1		ACTUAL	
Current number of employees						0		22	
Salaries						0.00		1,672,254.00	
Number of employees retained						0		9	
Salaries						0.00		837,677.00	
Number of additional employees						56		13	
Salaries						2,230,592.00		834,577.00	
SECTION 4 COST AND VALUES									
		MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project									
Plus: Values of proposed project									
Less: Values of any property being replaced									
Net values upon completion of project		5,611,414.00	3,142,392.00						
ACTUAL		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project									
Plus: Values of proposed project									
Less: Values of any property being replaced									
Net values upon completion of project		1,933,634.00	1,720,262.00						
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).									
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER									
WASTE CONVERTED AND OTHER BENEFITS						AS ESTIMATED ON SB-1		ACTUAL	
Amount of solid waste converted									
Amount of hazardous waste converted									
Other benefits:									
SECTION 6 TAXPAYER CERTIFICATION									
I hereby certify that the representations in this statement are true.									
Signature of authorized representative 				Title Director of Finance		Date signed (month, day, year) April, 09, 2021			

HADAH II, LLC

Real Property



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R4 / 1-21)

Prescribed by the Department of Local Government Finance

20 21 PAY 20 22

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 17, 2021, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer HADAH II LLC	County Hamilton
Address of taxpayer (number and street, city, state, and ZIP code) 4848 Deer Ridge Dr N, Carmel, IN 46033	DLGf taxing district number 29015
Name of contact person Andy Weas	Telephone number (317) 867-4477

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body Westfield Common Council	Resolution number 13-107	Estimated start date (month, day, year)
Location of property 17297 Oakridge Road, Westfield, IN 46074		Actual start date (month, day, year)
Description of real property improvements Construct a 35,000 SF building		Estimated completion date (month, day, year)
		Actual completion date (month, day, year)

SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		25	53
Salaries		1,300,000.00	4,588,487.00
Number of employees retained		25	25
Salaries		1,300,000.00	2,154,951.00
Number of additional employees		20	28
Salaries		915,200.00	2,413,546.00

SECTION 4 COST AND VALUES		
COST AND VALUES		REAL ESTATE IMPROVEMENTS
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	2,800,000.00	
Less: Values of any property being replaced		
Net values upon completion of project		
ACTUAL	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	3,468,451.00	
Less: Values of any property being replaced		
Net values upon completion of project		

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative 	Title MANAGER	Date signed (month, day, year) 4/1/2021

HEADFIRST HOLDINGS, LLC/ROUNDTRIPPERS BASEBALL ACADEMY, INC.

Personal Property



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE

This form contains confidential
information pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP

January 1, 2021

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 17, 2021, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1 TAXPAYER INFORMATION									
Name of taxpayer HeadFirst Holdings, LLC						County Hamilton County			
Address of taxpayer (number and street, city, state, and ZIP code) 16708 Southpark Dr, Westfield, Indiana 46074						DLGF taxing district number 29015			
Name of contact person James Christopher Estep						Telephone number (317-) 896-2900			
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY									
Name of designating body City of Westfield					Resolution number 19-111		Estimated start date (month, day, year) 10/1/2019		
Location of property 16708 Southpark Drive, Westfield, IN 46074							Actual start date (month, day, year) 10/21/2019		
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. Added cabinets to store technical equipment, new shutters for concession stand, install new partitions, installed netting, fence gates, installed new frames to support equipment.							Estimated completion date (month, day, year) 11/1/2019		
							Actual completion date (month, day, year) 3/31/2021		
SECTION 3 EMPLOYEES AND SALARIES									
EMPLOYEES AND SALARIES						AS ESTIMATED ON SB-1		ACTUAL	
Current number of employees						25		37	
Salaries						477,923.77		563,306.00	
Number of employees retained						25		19	
Salaries						477,923.77		489,600.00	
Number of additional employees						20		12	
Salaries						400,000.00		73,705.00	
SECTION 4 COST AND VALUES									
		MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project				40,963.00	40,963.00				
Plus: Values of proposed project				200,000.00	200,000.00				
Less: Values of any property being replaced									
Net values upon completion of project				240,963.00	240,963.00				
ACTUAL		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project				29,669.00	4,450.00				
Plus: Values of proposed project				60,043.00	24,020.00				
Less: Values of any property being replaced									
Net values upon completion of project				89,712.00	28,470.00				
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).									
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER									
WASTE CONVERTED AND OTHER BENEFITS						AS ESTIMATED ON SB-1		ACTUAL	
Amount of solid waste converted									
Amount of hazardous waste converted									
Other benefits:									
SECTION 6 TAXPAYER CERTIFICATION									
I hereby certify that the representations in this statement are true.									
Signature of authorized representative <i>James C. Estep</i>				Title <i>President</i>		Date signed (month, day, year) <i>4-21-21</i>			

HEADFIRST HOLDINGS, LLC/ROUNDRIPPERS BASEBALL ACADEMY, INC.

Personal Property



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE

This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP

January 1, 2021

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 17, 2021, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1 TAXPAYER INFORMATION									
Name of taxpayer Roundtripper Baseball Academy, Inc						County Hamilton County			
Address of taxpayer (number and street, city, state, and ZIP code) 16708 Southpark Drive, Westfield, IN 46074						DLGF taxing district number 29015			
Name of contact person James Christopher Estep						Telephone number (317) 896-2900			

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY									
Name of designating body City of Westfield				Resolution number 19-111		Estimated start date (month, day, year) 10/1/2019			
Location of property 16708 Southpark Drive, Westfield, IN 46074						Actual start date (month, day, year) 10/21/2019			
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. Media equipment to video hitting and pitching techniques and reinforce education. New strength and conditioning equipment which allows students the ability to execute on field play. New sport turf, netting and mats to prevent injury to students and spectators. Industry specific hardware and software to track performance.						Estimated completion date (month, day, year) 11/1/2019			
						Actual completion date (month, day, year) 3/31/2021			

SECTION 3 EMPLOYEES AND SALARIES									
EMPLOYEES AND SALARIES						AS ESTIMATED ON SB-1		ACTUAL	
Current number of employees						25		37	
Salaries						477,923.77		563,306.00	
Number of employees retained						25		19	
Salaries						477,923.77		489,600.00	
Number of additional employees						20		12	
Salaries						400,000.00		73,705.00	

SECTION 4 COST AND VALUES									
		MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
Values before project			40,963.00	40,963.00					
Plus: Values of proposed project			200,000.00	200,000.00					
Less: Values of any property being replaced									
Net values upon completion of project			240,963.00	240,963.00					
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
Values before project			165,298.00	49,590.00					
Plus: Values of proposed project			405,806.00	150,170.00					
Less: Values of any property being replaced									
Net values upon completion of project			538,661.00	199,760.00					

NOTE: The **COST** of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER									
WASTE CONVERTED AND OTHER BENEFITS						AS ESTIMATED ON SB-1		ACTUAL	
Amount of solid waste converted									
Amount of hazardous waste converted									
Other benefits:									

SECTION 6 TAXPAYER CERTIFICATION									
I hereby certify that the representations in this statement are true.									
Signature of authorized representative 				Title President		Date signed (month, day, year) 4-21-21			

Indiana Mills & Manufacturing, Inc.

Personal Property



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE

This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP

January 1, 2021

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 17, 2021, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1 TAXPAYER INFORMATION									
Name of taxpayer Indiana Mills & Manufacturing, Inc.						County Hamilton			
Address of taxpayer (number and street, city, state, and ZIP code) 18881 IMMI Way, Westfield, Indiana 46074						DLGF taxing district number 015			
Name of contact person Norman Gould III						Telephone number (317) 896-9531			
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY									
Name of designating body Westfield Common Council					Resolution number 11-06		Estimated start date (month, day, year) 2/11/2012		
Location of property CAPE Facility, 18881 IMMI Way, Westfield, Indiana 46074							Actual start date (month, day, year) 2/11/2012		
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. R&D and support equipment for expansion of research and testing facilities							Estimated completion date (month, day, year) 12/31/2012		
							Actual completion date (month, day, year) 12/31/2012		
SECTION 3 EMPLOYEES AND SALARIES									
EMPLOYEES AND SALARIES					AS ESTIMATED ON SB-1		ACTUAL		
Current number of employees					20		30		
Salaries					1,018,671.00		2,009,198.00		
Number of employees retained					20		30		
Salaries					1,018,671.00		2,009,198.00		
Number of additional employees					10		0		
Salaries					500,000.00		0.00		
SECTION 4 COST AND VALUES									
		MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project				8,129,249.00	1,478,587.50				
Plus: Values of proposed project				2,800,000.00	1,120,000.00				
Less: Values of any property being replaced				0.00	0.00				
Net values upon completion of project				10,929,249.00	2,598,587.50				
ACTUAL		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project				8,129,249.00	1,478,587.50				
Plus: Values of proposed project				4,939,834.00	1,975,933.60				
Less: Values of any property being replaced									
Net values upon completion of project				13,069,083.00	3,454,521.10				
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).									
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER									
WASTE CONVERTED AND OTHER BENEFITS						AS ESTIMATED ON SB-1		ACTUAL	
Amount of solid waste converted									
Amount of hazardous waste converted									
Other benefits:									
SECTION 6 TAXPAYER CERTIFICATION									
I hereby certify that the representations in this statement are true.									
Signature of authorized representative 				Title TAX MANAGER		Date signed (month, day, year) 3-29-21			

JBD Holding, LLC

Real Property



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 21 PAY 20 22

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer JBD Holding LLC		County Hamilton	
Address of taxpayer (number and street, city, state, and ZIP code) 16450 Southpark Drive, Westfield 46074		DLGF taxing district number 29-105	
Name of contact person Bill Bussick		Telephone number (317) 413-3888	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body Westfield City Council	Resolution number 15-127, 17-126	Estimated start date (month, day, year) September 30, 2015	
Location of property 16450 Southpark Drive, Westfield, IN		Actual start date (month, day, year) September 30, 2015	
Description of real property improvements New construction of DuraMark Headquarters facility. The building will be approximately 18,000 square feet of office and production space		Estimated completion date (month, day, year) December 31, 2016	
		Actual completion date (month, day, year) November 10, 2016	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		22	48
Salaries		1,073,072	3,559,987
Number of employees retained		22	22
Salaries		1,073,072	1,073,072
Number of additional employees		41	26
Salaries		2,686,320	2,486,915
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project			
Plus: Values of proposed project	2,134,000	1,813,900	
Less: Values of any property being replaced			
Net values upon completion of project	2,134,000	1,813,900	
ACTUAL	COST	ASSESSED VALUE	
Values before project			
Plus: Values of proposed project	2,134,000	1,410,200	
Less: Values of any property being replaced			
Net values upon completion of project	2,134,000	1,410,200	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 	Title President & CEO	Date signed (month, day, year) 4/1/21	

Schillinger Associates

Vacant Building Deduction



COMPLIANCE WITH STATEMENT OF BENEFITS VACANT BUILDING DEDUCTION

State Form 55183 (R / 1-21)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM CF-1 / VBD

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the qualifying property with the Statement of Benefits (Form SB-1/VBD).
2. This form must accompany the initial deduction application (Form 322/VBD) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 17, 2021, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer Schillinger Holdings Inc		County Hamilton	
Address of taxpayer (number and street, city, state, and ZIP code) 17819 Commerce Dr.		DLGF taxing district number 015	
Name of contact person Laurie A Schillinger		Telephone number (765) 416-0015	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body City of Westfield	Resolution number	Estimated occupancy date (month, day, year) 01/01/2017	
Location of property 17819 Commerce Dr.		Actual occupancy date (month, day, year) 01/09/2017	
Description of eligible vacant building that the property owner or tenant will occupy Property class 340 light manufacturing and assembly building on 1.43 acres Real propoerty investment equals building purchase price in addition to anticipated building improvements of \$375,000 to retrofit the vacant building to accommodate SAI requirements.		Estimated date placed-in-use (month, day, year) 01/09/2017	
		Actual date placed-in-use (month, day, year) 01/01/2017	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		0	6
Salaries		1,122,000.00	723,600.00
Number of employees retained		0	6
Salaries		0.00	723,600.00
Number of additional employees		14	6
Salaries		1,122,000.00	723,600.00
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project	725,000.00		864,500.00
Plus: Values of proposed project	480,000.00		480,000.00
Less: Values of any property being replaced	55,000.00		55,000.00
Net values upon completion of project	1,260,000.00		1,399,500.00
ACTUAL		COST	ASSESSED VALUE
Values before project	725,000.00		864,500.00
Plus: Values of proposed project	580,000.00		580,000.00
Less: Values of any property being replaced	55,000.00		55,000.00
Net values upon completion of project	1,360,000.00		1,499,500.00
SECTION 5 UPDATES TO THE ANSWERS PROVIDED IN SECTION 5 OF THE FORM SB-1/VBD, IF ANY (Attach additional sheet(s) if necessary.)			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 		Title Vice President	Date signed (month, day, year) 3/25/2021

Sealy Oak Ridge Road LLC

Real Property



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R4 / 1-21)

Prescribed by the Department of Local Government Finance

20 ____ PAY 20 ____

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 17, 2021, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer SEALY OAK RIDGE ROAD LLC		County HAMILTON	
Address of taxpayer (number and street, city, state, and ZIP code) 333 TEXAS STREET, SUITE 1050, SHREVEPORT, LA 71101		DLGF taxing district number 09 WESTFIELD	
Name of contact person JENNIFER SANFORD		Telephone number (404) 841-8876	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body COMMON COUNCIL OF THE CITY OF WESTFIELD INDIANA		Resolution number 15-123	Estimated start date (month, day, year) APRIL 1, 2016
Location of property 17001 OAK RIDGE ROAD, WESTFIELD, IN 46074		Actual start date (month, day, year) MARCH 28, 2018	
Description of real property improvements 133,000 SF SHELL WAREHOUSE ON 8.57 ACRES		Estimated completion date (month, day, year) DECEMBER 31, 2016	
		Actual completion date (month, day, year) JULY 1, 2019	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees			
Salaries			
Number of employees retained			
Salaries			
Number of additional employees		17	90
Salaries		530,400.00	6,449,282.00
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project		3,500,000.00	3,500,000.00
Less: Values of any property being replaced			
Net values upon completion of project		3,500,000.00	3,500,000.00
ACTUAL		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project		4,000,000.00	5,916,100.00
Less: Values of any property being replaced			
Net values upon completion of project		4,000,000.00	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of authorized representative <i>Brendan Fitzgerald</i>		Title <i>Tax Agent</i>	Date signed (month, day, year) <i>4/9/21</i>

Shelby Gravel, Inc.

Real Property



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 21 PAY 20 22

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer Shelby Gravel, Inc.	County Hamilton
Address of taxpayer (number and street, city, state, and ZIP code) 157 East Rampart Street, Shelbyville IN 46176	DLGF taxing district number 29-015
Name of contact person Aaron Haehl	Telephone number (317) 392-5502

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body The City of Westfield	Resolution number 17-105	Estimated start date (month, day, year) June 1, 2017
Location of property 18050 Mule Barn Rd, Westfield, IN 46074		Actual start date (month, day, year) March 1, 2019
Description of real property improvements Paved Lot, Added office/maintenance building, added ready mix plant and associated machinery and enclosed it with a building. Enclosed the property with a fence. Performed necessary drainage improvements on property and adjoining property, added necessary sewer and landscaping.		Estimated completion date (month, day, year) March 1, 2018
		Actual completion date (month, day, year) March 31, 2020

SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	16	25
Salaries	860,000.00	2,012,519.75
Number of employees retained	16	16
Salaries	860,000.00	1,289,127.84
Number of additional employees	10	9
Salaries	626,000.00	723,391.91

SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project	100,000.00	15,100.00
Plus: Values of proposed project	3,775,000.00	
Less: Values of any property being replaced		
Net values upon completion of project	3,875,000.00	
ACTUAL	COST	ASSESSED VALUE
Values before project	112,000.00	
Plus: Values of proposed project	2,692,315.00	
Less: Values of any property being replaced		
Net values upon completion of project	2,804,315.00	657,300.00

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative 	Title Secretary - Treasurer	Date signed (month, day, year) 3-29-2021

Thieneman Construction

Real Property



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 21 PAY 20 22

FORM CF-1 / Real Property

PRIVACY NOTICE

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INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer Thieneman Properties, LLC		County Hamilton	
Address of taxpayer (number and street, city, state, and ZIP code) 17219 Foundation Parkway, Westfield, IN 46074		DLGF taxing district number 015-0007	
Name of contact person Kenneth D Thieneman		Telephone number (317) 867-3462	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Westfield City Council		Resolution number 14-129	Estimated start date (month, day, year) 10-15-14
Location of property Custom Commerce Park, Lot 1 (17219 Foundation Parkway)		Actual start date (month, day, year) 7-06-15	
Description of real property improvements 2 story Office Building, Warehouse and storage yard		Estimated completion date (month, day, year) 11-1-2015	
		Actual completion date (month, day, year) 6-30-16	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		16	48
Salaries		1,275,000.00	4,316,959.00
Number of employees retained		16	16
Salaries		1,275,000.00	1,275,000.00
Number of additional employees		28	32
Salaries		2,000,000.00	3,041,959.00
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project	363,000.00	9,300.00	
Plus: Values of proposed project	2,437,000.00	1,945,600.00	
Less: Values of any property being replaced			
Net values upon completion of project	2,800,000.00	1,958,900.00	
ACTUAL	COST	ASSESSED VALUE	
Values before project	363,000.00	9,300.00	
Plus: Values of proposed project	3,437,972.00	3,545,600.00	
Less: Values of any property being replaced			
Net values upon completion of project	3,800,972.00	3,554,900.00	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 		Title Member, Thieneman Properties, LLC	Date signed (month, day, year) 04/12/2021



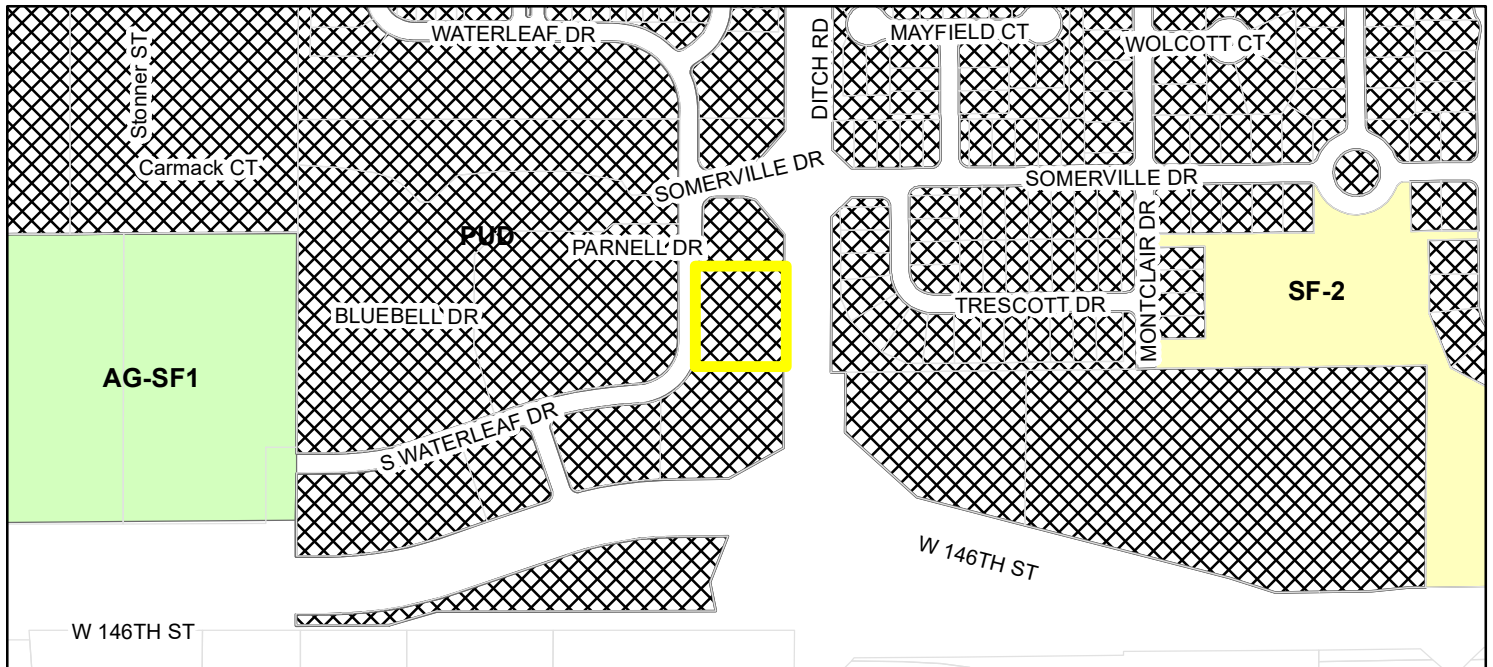
Property Location Map
1367 S. Waterleaf Drive
Planned Unit Development Amendment
2103-PUD-09



Aerial Location Map



Zoning Map



- Parcel Zoning
- Zoning - All
- AG-SF1 (Agriculture - Single Family - 1)
 - PUD (Planned Unit Development)
 - SF-2 (Single Family - 2)



Westfield City Council Report

Ordinance Number:	21-09
APC Petition Number:	2103-PUD-09
Petitioner:	Woodmont Westfield Ditch Academy LLC (the "Petitioner")
Request:	Requests an amendment to the Harmony Planned Unit Development (PUD) District modifying the sign standards.
Current Zoning:	Harmony PUD
Current Land Use:	Vacant
Approximate Acreage:	1.35 acres +/-
Exhibits:	1. Department Report 2. Location Map 3. Proposed Ordinance 21-09 4. Proposed Monument Sign 5. Proposed Sign Location 6. APC Certification
Prepared by:	Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the February 8, 2021, City Council meeting. The petition received a public hearing at the March 1, 2021, Advisory Plan Commission (the "Plan Commission") meeting. The Plan Commission forwarded a (8-0) favorable recommendation to Council at the April 19, 2021, meeting.

PROJECT OVERVIEW

Location: The Property is located at 1367 S. Waterleaf Drive, northwest of the intersection at 146th Street and Ditch Road (see **Exhibit 2**).

Property Description: The Property is zoned the Harmony PUD District ([Ordinance 12-14](#)). Council approved a PUD Amendment ([Ord. 16-12](#), 1606-PUD-07) for the Property at its meeting on October 10, 2016. The Property is currently going through a PUD amendment (Ord. 21-09, *pending*) to accommodate a Monument Sign, as described in the [Narrative Statement](#).

Definitions: Signage Exhibit – Kiddie Academy: The signage plan attached hereto as Exhibit B (see **Exhibit 4**).

Sign Standards: The standards of the Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- Kiddie Academy:
 - o Lot 2A of the Harmony Mixed Use District as described in Exhibit A shall be permitted a Monument Sign in accordance with the Individual Non-Residential Use and in substantial compliance with the included Exhibit B (**Exhibit 4**).

MODIFICATIONS SINCE THE PUBLIC HEARING

Since the March 1, 2021, public hearing, the petitioner has revised the proposed ordinance to incorporate comments as a result of the Department’s review and addressing [public comments](#). The following briefly highlights those revisions, which will be further presented by the petitioner at the April 19, 2021, Plan Commission meeting:

- Reworded the Sign Standards to reflect the specific Lot within the Harmony Mixed Use District.
- Updated Exhibit B to only show the Monument Sign being requested.
- Addressed Issue List Exhibit with responses (see [Issue List Exhibit](#) and [responses](#)).

Since the April 19, 2021, Plan Commission meeting, the petitioner has revised the proposed ordinance to incorporate comments as a result of Plan Commission member comments. The following briefly highlights those revisions:

- Added language to the Sign Standards: The Monument Sign shall serve both Lot 2A and 2B and shall be turned off no later than 30 minutes after close of business of the later of the two (2) businesses.

COMPREHENSIVE PLAN

The Property falls within the New Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area. This area has already been zoned the Harmony PUD District and is located within the Mixed Use area of the PUD. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the March 1, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the February 8, 2021, Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its April 19, 2021, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 8 in favor, 0 opposed) (see **Exhibit 6**).

City Council

Introduction: February 8, 2021

Eligible for Adoption: April 19, 2021

Submitted by: Caleb Ernest, Associate Planner
Community Development Department

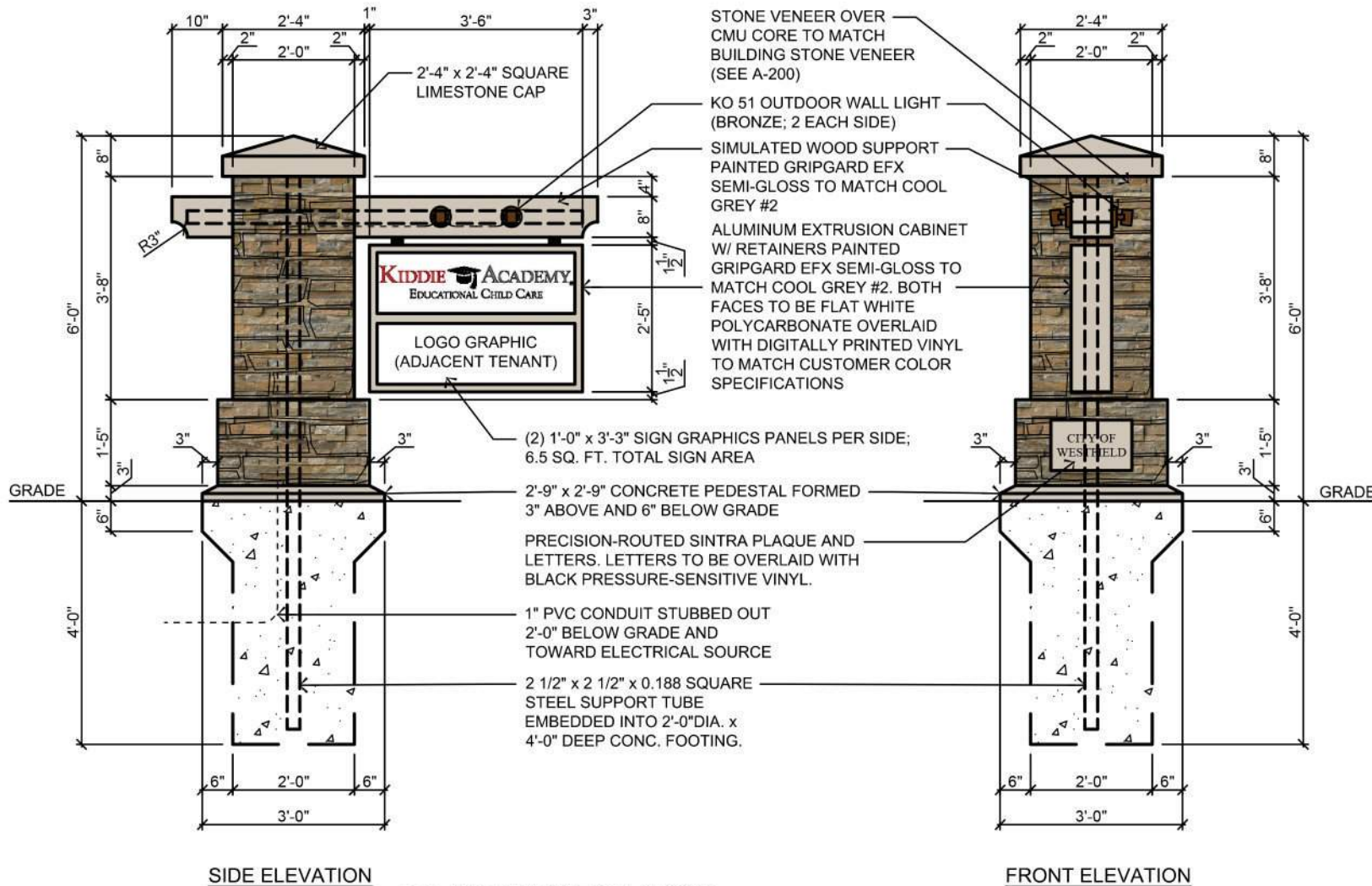
SHADE COLOR CLEAR
 BODY FINISH BRONZE
 LAMP 1xMR16/GU10/5W/120V LED
 WATTAGE 5W
 DIMMER DIMMABLE
 DIMENSIONS 4"W x 4"H x 6"D

LUMINOUS FLUX 346 LUMENS
 LUMENS / WATT 69.20
 LAMP COLOR 3000 K
 COLOR RENDERING 80 CRI



2 MONUMENT SIGN - LIGHT FIXTURE

SCALE: N.T.S.



1 MONUMENT SIGN

SCALE: 3/8" = 1'-0"

Jarmel Kizel
 ARCHITECTS AND ENGINEERS INC.
 42 OKNER PARKWAY
 LIVINGSTON, NEW JERSEY 07039
 TEL: 973-994-9669
 FAX: 973-994-4069
 www.jarmelkizel.com

Architecture
 Engineering
 Interior Design
 Implementation Services

ISSUE			
NO.	DATE	DESCRIPTION	INT.
1	4/1/21	PUD AMENDMENT	JLE

PRINCIPALS	
MATTHEW S. JARMEL, AIA, MBA	NY: EC-660-12787 AZ: EC-40131 CO: EC-40131 CT: EC-40131 DC: EC-40131 DE: EC-40131 FL: EC-40131 GA: EC-40131 IL: EC-40131 IN: EC-40131 MD: EC-40131 MA: EC-40131 MI: EC-40131 MN: EC-40131 MO: EC-40131 NC: EC-40131 ND: EC-40131 OH: EC-40131 OK: EC-40131 OR: EC-40131 PA: EC-40131 RI: EC-40131 SC: EC-40131 SD: EC-40131 TN: EC-40131 TX: EC-40131 VA: EC-40131 VT: EC-40131 WA: EC-40131 WI: EC-40131 WY: EC-40131
ASSOCIATES	
RONALD A. BROCKENSHAW, PE	NY: EC-40131 AZ: EC-40131 CO: EC-40131 CT: EC-40131 DC: EC-40131 DE: EC-40131 FL: EC-40131 GA: EC-40131 IL: EC-40131 IN: EC-40131 MD: EC-40131 MA: EC-40131 MI: EC-40131 MN: EC-40131 MO: EC-40131 NC: EC-40131 ND: EC-40131 OH: EC-40131 OK: EC-40131 OR: EC-40131 PA: EC-40131 RI: EC-40131 SC: EC-40131 SD: EC-40131 TN: EC-40131 TX: EC-40131 VA: EC-40131 VT: EC-40131 WA: EC-40131 WI: EC-40131 WY: EC-40131

Project: **THE KIDDIE ACADEMY
S. WATERLEAF DR.
WESTFIELD, IN**

Project Number: **KAIN19-143** Scale: **AS NOTED**

Drawn By: **JDB** Approved By: **JLE**

Drawing Name: **MONUMENT SIGN
DETAILS**

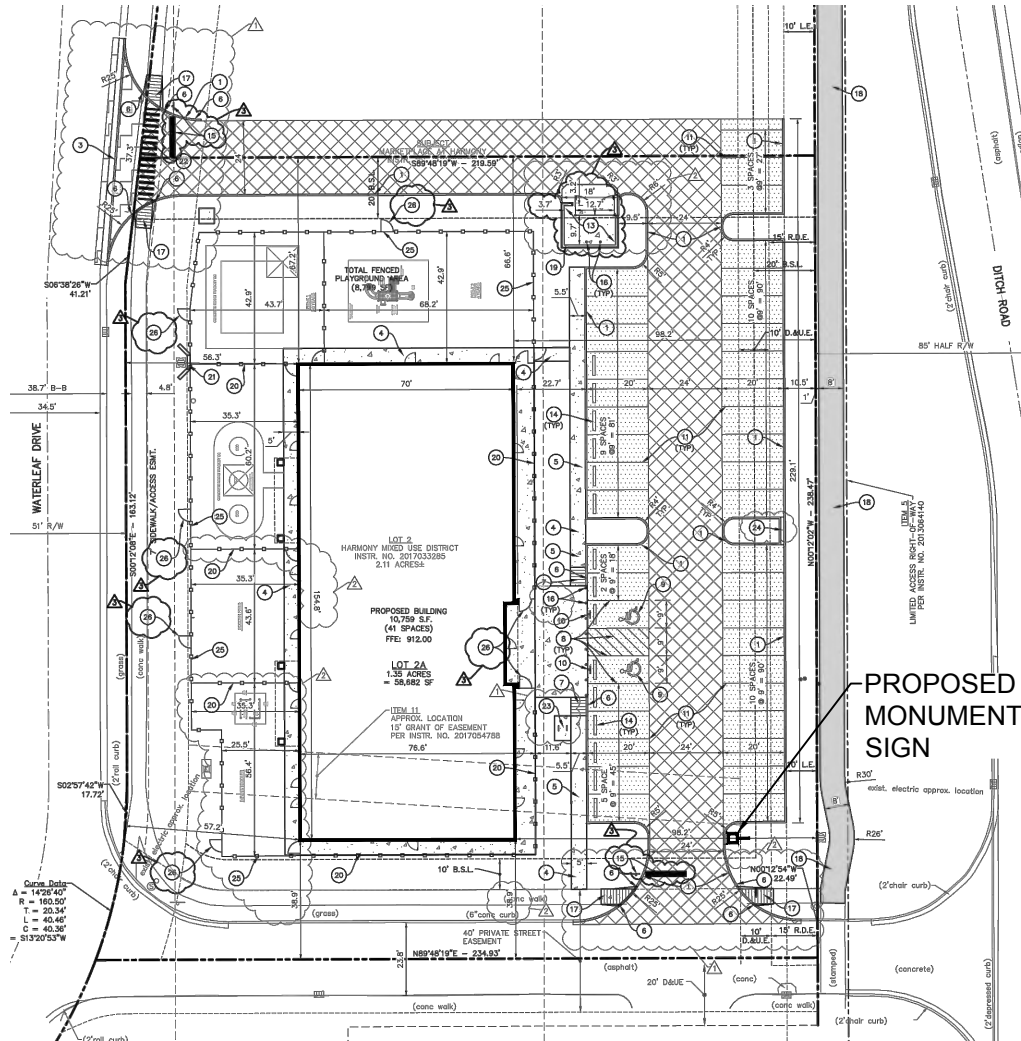
Drawing Number: **SK-A1**

Initial Date: **04/01/21**



2 EXISTING SIGN

SCALE: N.T.S.



1 MONUMENT SIGN - KEY PLAN

SCALE: N.T.S.

NOTE: SITE LINEWORK AS PREPARED BY AMERICAN STRUCTUREPOINT, INC.



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.

42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069

www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	4/1/21	PUD AMENDMENT	JLE

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA	NJ: JC 40-12757
AZ: JC 40-159	NH: JC 46434
CO: JC 40-45-483	NC: JC 10130
CT: JC 40-0011415	NH: JC 3501
DC: JC 40-0011415	NH: JC 3501
DE: JC 40-0011415	NH: JC 3501
FL: JC 40-0011415	NH: JC 3501
GA: JC 40-0011415	NH: JC 3501
IL: JC 40-0011415	NH: JC 3501
IN: JC 40-0011415	NH: JC 3501
IA: JC 40-0011415	NH: JC 3501
MD: JC 40-0011415	NH: JC 3501
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WA: JC 40-0011415	NH: JC 3501
WI: JC 40-0011415	NH: JC 3501
WY: JC 40-0011415	NH: JC 3501

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NJ State Board of Architects Registration No. 143

NJ State Board of Engineers & Land Surveyors Registration No. 240428003000

Project: THE KIDDIE ACADEMY
S. WATERLEAF DR.
WESTFIELD, IN

Project Number: KAIN19-143

Scale: AS NOTED

Drawn By: JDB

Approved By: JLE

Drawing Name: MONUMENT SIGN
KEY PLAN

Drawing Number: SK-A2

Initial Date: 04/01/21

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, March 1, 2021, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	2103-PUD-09
Ordinance No.	21-09
Petitioner	Woodmont Westfield Ditch Academy LLC
Description	An amendment to the Harmony Planned Unit Development (PUD) District modifying the sign standards.

On April 19, 2021, the Plan commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 8 in favor, 0 opposed) with the following condition:

1. Turn off the lighting on the proposed Monument Sign no later than thirty (30) minutes after the closing for the later of the two (2) businesses.

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Kevin M. Todd, Secretary

April 21, 2021

Date



Westfield City Council Report

Ordinance Number:	21-07
APC Petition Number:	2103-PUD-07
Petitioner:	Old Town Companies, LLC (the "Petitioner")
Request:	Requests a change in zoning for 3.67 acres +/- from the SF4: Single-family High Density District to the Midland South Planned Unit Development (PUD) District modifying the general, development, architectural, landscaping, parking and design standards.
Current Zoning:	SF4: Single-family High Density District
Current Land Use:	Residential
Approximate Acreage:	3.67 acres +/-
Exhibits:	1. Department Report 2. Location Map 3. Proposed Ordinance 21-07 4. Concept Plan 5. Concept Plan Comparison 6. Character Exhibits 7. Junction Sub-District Addendum 8. Grand Junction Task Group Endorsement 9. APC Certification
Prepared by:	Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the February 8, 2021, City Council meeting. The petition had a virtual neighborhood meeting on February 24, 2021. A summary of that meeting can be found [here](#). The petition also received an endorsement from the Grand Junction Task Group (see **Exhibit 8**). The petition received a public hearing at the March 1, 2021, Advisory Plan Commission (the "Plan Commission") meeting. The Plan Commission forwarded a (8-0) favorable recommendation

to Council at the April 19, 2021, meeting.

PROJECT OVERVIEW

Location: The Property is located generally at the northwest intersection of South Union Street and Roosevelt Street, south of the Midland Trace Trail (see [Exhibit 2](#)).

Property Description: The Property is zoned the SF4 District. The petitioner is requesting a change in zoning from the SF4 District to the Midland South PUD District to accommodate a townhouse development, as described in the [Statement of Intent](#).

Concept Plan: The proposed ordinance incorporates a Concept Plan (**Exhibit 4**) and requires the Property to be developed in compliance with said plan.

Permitted Uses: As proposed, the PUD Ordinance defaults to the permitted uses of the underlying zoning district while adding Townhouse Dwellings as a permitted use. Additionally, special exception uses would not be permitted. A maximum of fifty-six (56) dwellings is proposed for the PUD Ordinance.

General Regulations: The proposed ordinance includes general regulations specific to the proposed PUD District, which includes no minimum or maximum standards with the exception of Building Setbacks and Maximum Building Height of thirty-five (35) feet.

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the UDO. The development standards of note are briefly highlighted below:

Architectural Standards: The proposed ordinance exempts the Property from the standards of Article 6.3 and instead includes a Character Exhibit (see Exhibit 6) to establish a benchmark for quality, vision, and appearance of architecture within the District. Additionally, the proposed ordinance includes standards for Streetscape diversity, Building Materials and garages.

Landscaping Standards: As proposed, no landscaping standards would apply to the District except for Street Trees and Minimum Lot Landscaping.

Parking and Loading Standards: The proposed ordinance defaults to the Parking and Loading Standards of the UDO with a few modifications. These modifications include exempting the Loading Berth standards, reducing the total parking spaces required for shared parking to 70% of the cumulative total from the 80% required by the UDO, reducing the required space for multi-family to 1.5 spaces per dwelling unit from the 2 required by the UDO, and prohibiting off-street parking in Established Front Yards.

Design Standards: The proposed ordinance defaults to the Design Standards of the UDO with the exception of exempting the District from the Open Space and Amenity Standards and modifying the Street and Right-of-Way Standards.

MODIFICATIONS SINCE THE PUBLIC HEARING

Since the March 1, 2021, public hearing, the petitioner has revised the proposed ordinance to incorporate comments as a result of the Department's review and addressing [public comments](#).

The following briefly highlights those revisions, which will be further presented by the petitioner at the April 19, 2021, Plan Commission meeting:

- Updated the Concept Plan.
- Addressed Issue List Exhibit with responses (see [Issue List Exhibit](#) and [responses](#)).

Since the April 19, 2021, Plan Commission meeting, the petitioner has revised the proposed ordinance to incorporate comments as a result of Plan Commission member comments. The following briefly highlights those revisions:

- Added language for a twenty-five (25) foot setback from the north property line;
- Added language for a fifteen (15) foot landscape buffer from the north property line;
- Added language for a minimum of UDO Article 6.8(M) Buffer Yard A along the north property line;
- Added language for a buffer from the west property line;
- Included language for using the character exhibits as the intended architecture of the townhouse product;
- Incorporated a sunset clause;
- Incorporated a severability clause.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies this Property within the “Downtown” land use classification. The “Downtown” area was further studied in 2008 after the formation of the Grand Junction Task Group (the “GJTG”). The study resulted in an amendment to the Comprehensive Plan known as the Grand Junction Master Plan and Addendum, adopted in 2009, and then subsequently the adoption of the Grand Junction Implementation Plan (the “Implementation Plan”), an amendment to the Comprehensive Plan adopted in 2013. The studied land use component of the Implementation Plan identified several sub-districts.

In 2015, the Grand Junction Addendum: Sub-Districts of the Grand Junction was adopted, and then amended in May 2016, to include the Junction Sub-District (the “Sub-District Addendum”). The subject property is located within the Junction Sub-District. The Sub-District Addendum further identifies this property as primarily located within the Grassy Branch Quadrant (see Exhibit 10, page 19). The Sub-District Addendum provides a detailed vision for the Junction Sub-District as established by the Implementation Plan.

The vision for the Junction Sub-District is to accommodate future mixed-use development and redevelopment with the core of downtown by balancing the historic charm and character with contemporary, place for visitors and residents to connect, shop, eat, live, work and be entertained. The Junction Sub-District is intended to serve as a focal point for the community, and is where a complete range of goods, services and entertainment are located.

The desired character for the “Grassy Branch Quadrant” is characterized as follows within the Sub-District Addendum (page 23):

The Grassy Branch Quadrant includes the southeast quadrant of the Junction Sub-District and is traversed through the center by the Anna Kendall drain / Grassy Branch Creek and

anchored along the south edge by the Midland Trace Trail. A large portion of this subarea is floodplain and contains mature vegetation.

The overarching vision for this sub-area is a desire to preserve the riparian corridor as an amenity greenway with trails that connect new development opportunities along its banks. As such, development should be aesthetically sensitive through building and site design to the Anna Kendall drain / Grassy Branch Creek and the Midland Trace Trail.

Appropriate land uses throughout this sub-area primarily include higher density residential uses (e.g., apartments, townhouses) with three or more stories in height, and the potential for municipal uses.

The north side of the Grassy Branch Creek is a transitional area that could also blend with and be influenced by the Main Street Corridor by including retail or restaurant uses, as supported by the market.

Development south of the Grassy Branch Creek should be sensitive to the existing single-family neighborhood to the east (Timberbrook Run) with respect to buffering and transitioning (e.g., uses, design).

The Sub-District Addendum further establishes recommended design requirements (e.g., multi-family uses, mixed-use buildings and retail/restaurant uses) for development within each sub-area (see page 64 of the Sub-District Addendum). The multi-family design requirements default to the UDO, the Main Street Corridor design requirements apply to mixed-use buildings and the Park Street Corridor design requirements apply to retail/restaurant uses.

The complete Sub-District Addendum has been included with this report for reference (see **Exhibit 7**).

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the March 1, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the February 8, 2021, Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its April 19, 2021, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 8 in favor, 0 opposed) (see **Exhibit 9**).

City Council

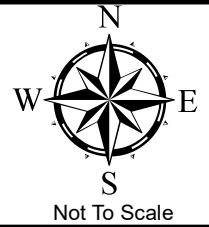
Introduction: February 8, 2021

Eligible for Adoption: April 19, 2021

Submitted by: Caleb Ernest, Associate Planner
Community Development Department



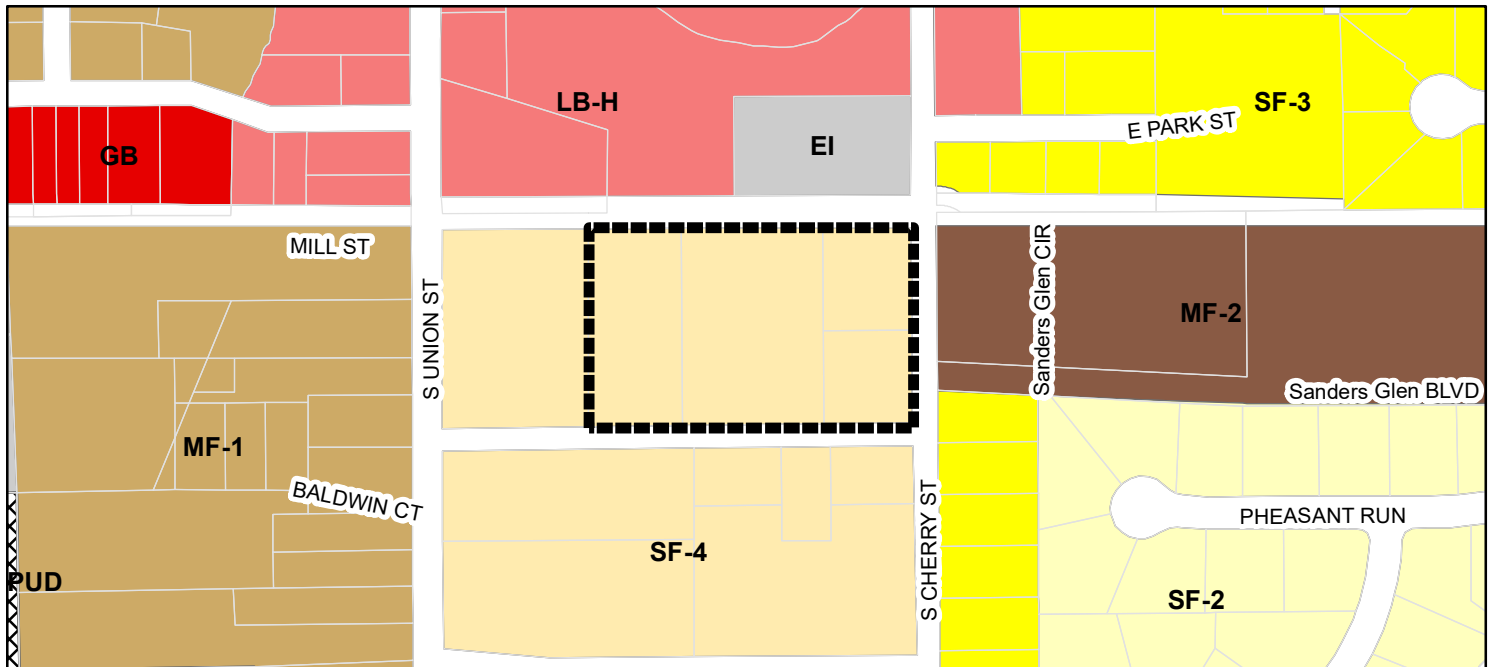
Property Location Map
Midland South PUD
Planned Unit Development
2103-PUD-07



Aerial Location Map



Zoning Map



Parcel	MF-1 (Multiple Family - 1)
Zoning - All	MF-2 (Multiple Family - 2)
Zoning	PUD (Planned Unit Development)
EI (Enclosed Industrial)	SF-2 (Single Family - 2)
GB (General Business)	SF-3 (Single Family - 3)
LB-H (Local Business - Historical)	SF-4 (Single Family - 4)

NEW ADDED PARALLEL PARKING COUNT: 24
TOTAL TOWNHOME UNITS: 49



SITE PLAN B

- ① 1 - SITE PLAN B- PRESENTATION
1" = 100'-0"

03/19/21

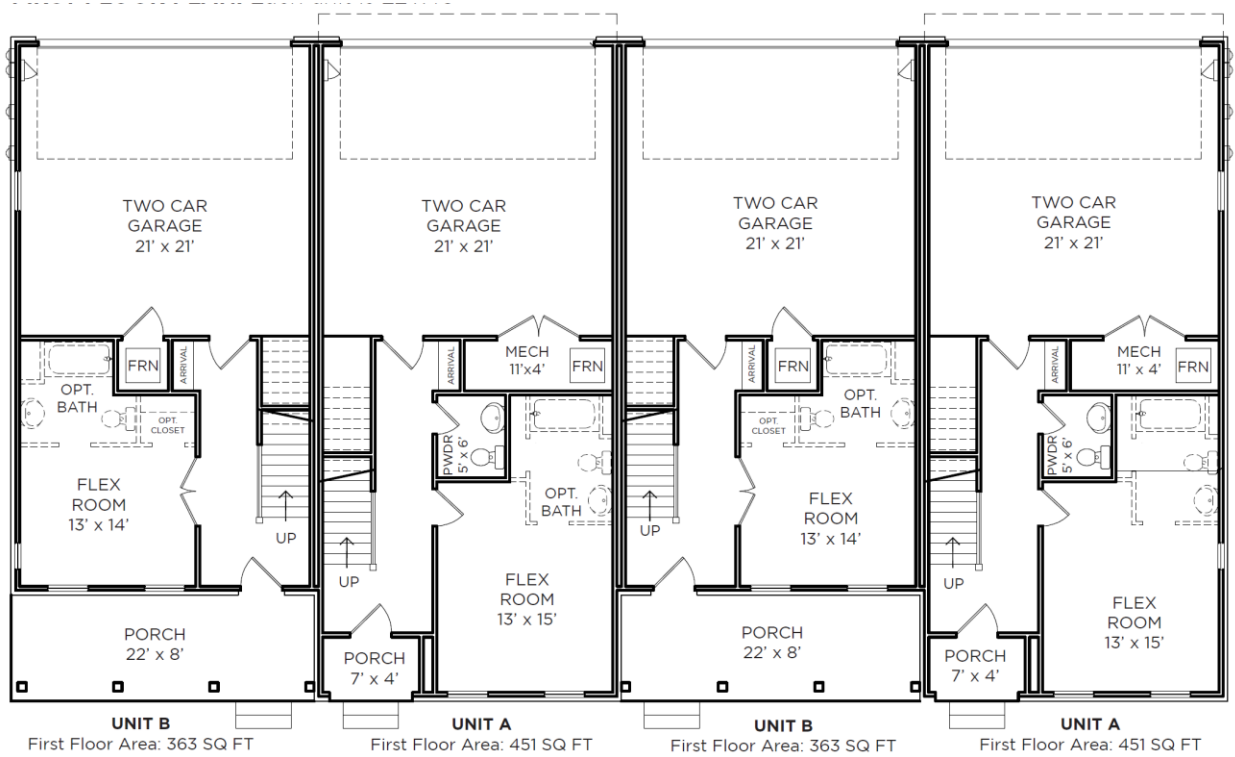
MIDLAND SOUTH CONCEPT PLAN

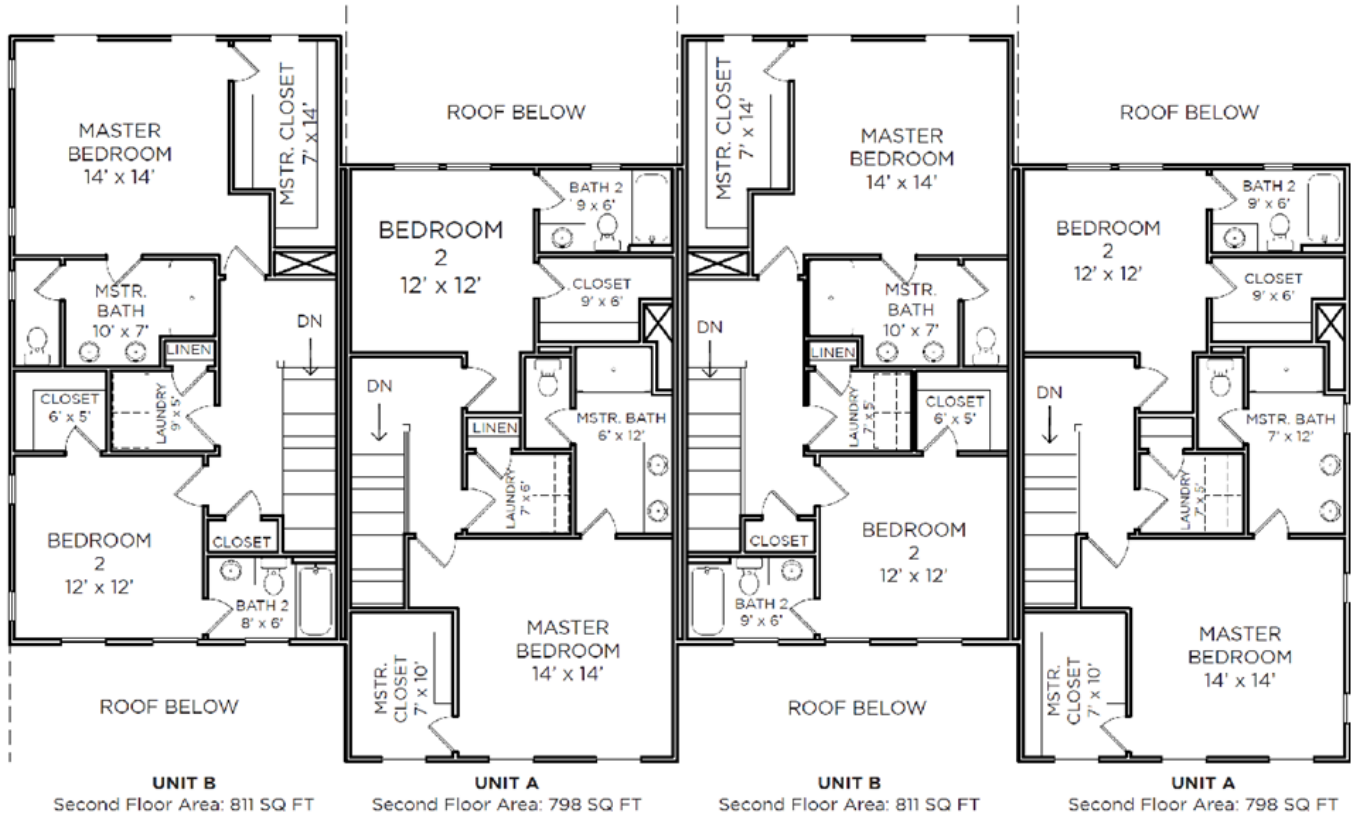
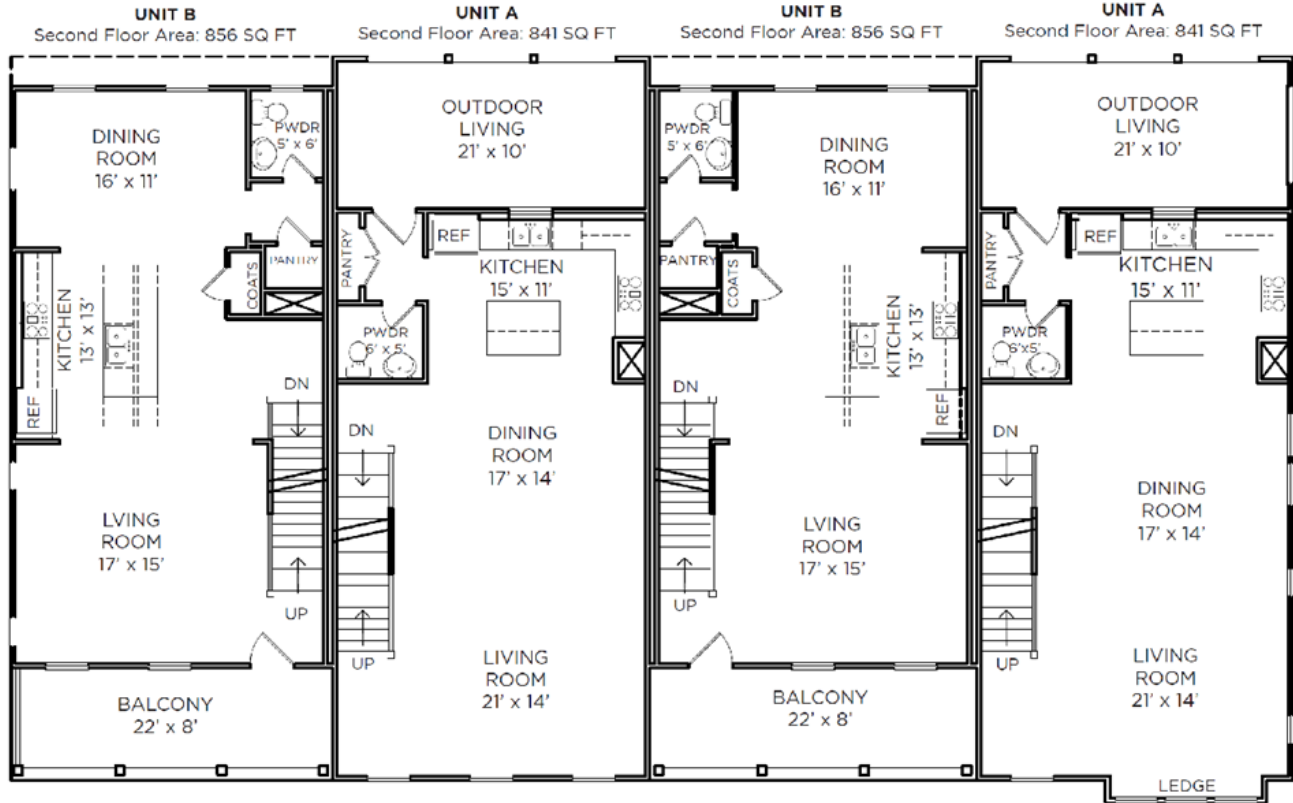


EXHIBIT C

MIDLAND SOUTH CHARACTER EXHIBITS







GRAND JUNCTION ADDENDUM

SUB-DISTRICTS OF THE GRAND JUNCTION



GRAND JUNCTION SUB-DISTRICT ADDENDUM, RESOLUTION 15-119 (EXECUTIVE SUMMARY, GATEWAY SUB-DISTRICT, ADOPTED OCTOBER 12, 2015), RESOLUTION 16-106 (JUNCTION SUB-DISTRICT, ADOPTED MAY 9, 2016).

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acknowledgements



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J Andrew Cook

CLERK TREASURER:

Cindy Gossard

CITY COUNCIL:

- Chuck Lehman, President
- Jim Ake, Vice-President
- James J. Edwards
- Steve Hoover
- Robert L Horkay
- Dr. Mark F. Keen
- Cindy L Spoljaric

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- Tom Smith
- Chris Woodard

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- Matthew Skelton, Economic and Community Development Department
- Jeremy Lollar, Public Works
- Melody Jones, Parks and Recreation
- Christopher Larson, Informatics
- Joel Rush, Chief of Police
- Joe Lyons, Fire Chief
- Erin Verplank, Communications

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TASK GROUP REVIEW

- ▶ Gateway Sub-District
- ▶ Junction Sub-District
- ▶ Union Sub-District
- ▶ Kendall Sub-District
- ▶ Neighborhood Sub-District

The listed land uses, site and architectural design expectations within this addendum shall serve as a guide for constructing each Grand Junction-related ordinance.

5

CHAPTER 1:

GATEWAY SUB-DISTRICT

CHAPTER CONTENTS

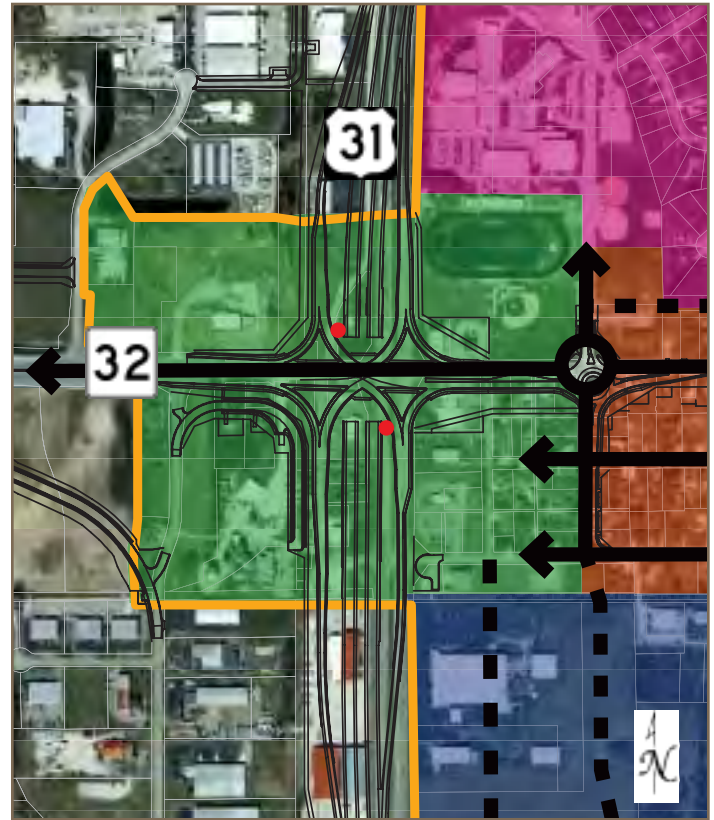
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INTRODUCTION

The purpose of this Gateway Sub-District addendum (this “chapter”) is to ensure high-quality development and redevelopment, preserve and enhance property values, and create a positive public perception of property near the interchange of U.S. Highway 31 and State Road 32. This chapter establishes a vision for appropriate land uses and various design and aesthetic features of development that will result in an increase in the quality of life for residents, businesses, and visitors of the City of Westfield, thus creating a credible reputation and ensuring economic success in tourism.

As shown in [Figure 1.1: Gateway Sub-District \(green area\)](#), this sub-district is identified as the four (4) quadrants of the interchange of U.S. Highway 31 and State Road 32. As the name implies, this highway interchange is the primary gateway into Westfield from U.S. Highway 31. Motorists on U.S. Highway 31 will be able to access both Grand Junction and Grand Park by using the State Road 32 interchange. This sub-district is the front door of Westfield and plays a critical role in the City of Westfield’s economic development strategy.

Figure 1.1: Gateway Sub-District (green area)
(Source: Grand Junction Implementation Plan 2013)



The intent of this chapter to provide a detailed vision for this sub-district. It is the City’s goal for each new project to implement this detailed vision. However, the City recognizes that there may be creative ideas that accomplish the overall vision, but may not meet some of the detailed criteria established in this chapter.

VISION

The vision for this sub-district is that each of the four quadrants redevelop in such a manner that provides signature, multi-story, landmark-quality buildings to Westfield’s front door. The buildings and spaces should be memorable, leaving lasting and favorable impressions on those that see and use them. The massing and height of the buildings should be dynamic and define the skyline, and they should be highly visible in all directions (ideally, visible from at least a mile away). The vision is to create quality, architecturally-significant urban development at a key focal point of the community (the interchange of U.S. Highway 31 and State Road 32) which demonstrates that this is an important, interesting, and vibrant place.

WEST AND EAST SIDES OF U.S. HIGHWAY 31

Within this sub-district, the east and west sides of U.S. Highway 31 are inherently different from one another. Both areas serve as gateways to Westfield from U.S. Highway 31: the west side welcomes people to Grand Park, while the east side welcomes people to Downtown Westfield (a.k.a., Grand Junction).

A. West Side: The west side of U.S. Highway 31 is more auto-oriented than the east side. Visitors to Grand Park will exit U.S. Highway 31 at the State Road 32 interchange and be in need of places to eat, get gas, stay the night, and find entertainment. The traditional uses that are found along interstate interchanges throughout the country (such as hotels, fast food, and gas stations) are expected to locate along both sides of State Road 32, from Wheeler Road to Springmill Road.

It is expected that the form of development along State Road 32 on the west side of U.S. Highway 31 will be of high-quality, while being friendly for both vehicular and pedestrian users alike. The form, function, and uses of the west side of this sub-district should complement the anticipated hospitality uses to its west.

This side of this sub-district serves an important role: 1) it will be part of the City's skyline and have identifiable, landmark-quality buildings; 2) it will be the front door to Westfield and Grand Park for many visitors, so it will need to be a place that they will find welcoming, safe, and comfortable.

This gateway area will be the place where many first impressions of Westfield are made. The area needs to be impressive and easy to navigate. This part of this sub-district should be considered for Grand Park-related theming and branding.

B. East Side: As the gateway to Grand Junction, the east side of U.S. Highway 31 should be very friendly to pedestrians. Like their counterparts on the west side of U.S. Highway 31, the buildings in this part of this sub-district will be part of Westfield's skyline, and will also need to be landmark-quality buildings.

It is anticipated that buildings in these quadrants will be located closer to the streets and sidewalks and will cater heavily to pedestrian users. The east side of this sub-district should be fully integrated into the rest of the downtown's branding, themes, and programming. Likewise, it should be fully integrated into the plans for vehicular and pedestrian circulation and parking within Grand Junction. The buildings may be taller and the list of appropriate uses may be fewer, but this area should look, feel, and function like a part of the Grand Junction District. The buildings and public spaces that are created need to be impressive.

Outside of Grand Park and the hospitality areas around Grand Park, Grand Junction is likely to be one of the first places tourists will visit in Westfield. A dynamic first-impression as people enter into Downtown Westfield is important to the sustained economic success of Westfield as a tourism destination. The east side of this sub-district needs to be welcoming, safe, comfortable, and vibrant with activity.

LAND USES

As the primary gateway into Westfield, the City has a high interest in limiting the land uses that are allowed within this sub-district. Land use can dictate the form of development, which is why it is important to focus on allowing certain uses that can help achieve the overall vision of this sub-district.

A. Hotels: As the southern gateway entrance to Grand Park and western gateway to Grand Junction, hotels and hotels with conference centers are critical to the overall success of this sub-district. It is especially desirable and encouraged that the southeastern quadrant contain a large, signature hotel with a conference center. The southeastern quadrant is desirable for a significant hotel with a conference center because of its close proximity to the easily-accessible Grand Junction Plaza. Further, a hotel in this quadrant would anchor this area of the Grand Junction District.

B. Office: Professional, medical, or general office uses (including a visitor's center) are also desirable within this sub-district. These could be developed as stand-alone buildings or as part of a multi-story, mixed-use building.

1. gateway sub-district

C. Multi-family Residential: Multi-family uses are also desirable within this sub-district as long as the street-level of the building is dedicated to non-residential and non-parking uses (i.e., multi-family is only allowed on the second-floor or higher; and any integrated parking structures would not have a visible presence on the building's first floor, aside from access points). It is desirable for the street-level of all buildings within this sub-district be welcoming to visitors and patrons of the City.

D. Parking Structures: Multi-Story parking structures are going to be needed within the Grand Junction District. They may be located within this sub-district as long as they are architecturally consistent and compatible with nearby and adjacent buildings; and as long as the street-level does not contain visible parking areas (aside from access points), security grills, or other parking security methods. It is strongly encouraged that non-parking uses (i.e. any of the other listed commercial land uses in this chapter) are visible and have a street-level presence on multi-story parking structures. Parking structures may be incorporated into hotel, office, or multi-family buildings or they may be stand-alone buildings as long as the street-level expectations are met.

Figure 1.2: Parking Garage Massing, Design & Architecture
Figure 1.2.A (Source: Department Photo)



Figure 1.2B (Source: www.timhaahs.com)



Figure 1.2.C (Source: www.butlercollegian.com)



Figure 1.2.D (Source: www.watry.com)



E. Ancillary Uses: Ancillary retail, restaurant, cultural, institutional, entertainment, or recreational use (as defined by the City's Unified Development Ordinance) would be welcomed if incorporated within a mixed-use building, located on the first floor of a multi-family building, and/or located on the first floor of a multi-story parking structure. Stand-alone uses in this land use category are not envisioned, but may be considered on a case-by-case basis. Gasoline service stations and any business with a drive-thru window should not be allowed in this sub-district.

DESIGN REQUIREMENTS

All designs should pay special attention to the street-level of the building by providing elements that are pedestrian-scaled. Building details, transparent windows, awnings, benches, outdoor cafes, planters, pedestrian-scale signage, streetlights, fountains, and street trees are examples of urban design details that can help make a development friendly and inviting for pedestrians. See

“Figure 1.3: Building Massing, Design & Architecture” on page 10, for examples of the vision stated herein.

A. Minimum Tract Size: The City’s strong preference is that each quadrant be master planned and developed in its entirety. However, it is acknowledged that all land necessary to complete a quadrant may not be able to be reasonably assembled. In those instances, the developed area(s) should be planned in a way that is consistent with this Comprehensive Plan Addendum and provide ways for the remainder of the quadrant to connect to and feel like a part of the overall quadrant development when they redevelop in the future.

B. Building Height: As stated in the vision section herein, the massing and height of the buildings within this sub-district should define the Westfield skyline, and as such should offer significant height.

1. All Quadrants - Buildings Adjacent to U.S. Highway 31: It is strongly encouraged and desirable that buildings closest to U.S. Highway 31 have a minimum height of seventy-five (75) feet and have at least five (5) stories¹. It is highly desirable that at least one (1) signature building within each quadrant meet this height expectation. A maximum building height requirement should not be established for these buildings.

Buildings shorter than what is described above will be considered on a case-by-case basis, but only if significant attention and detail is given to the following:

- ▶ Increased and enhanced building entrance design and detail;
- ▶ Increased and enhanced architectural details;
- ▶ Increased and enhanced architectural features (i.e., columns, ornamental brackets, ribs, piers, pilasters, quoins, colonnades; cornices; cresting; turrets; and /or tourelles);
- ▶ Increased and enhanced window treatment,

as appropriate for the architectural style of the building (i.e., shutters, corbels, keystones, lintels, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design element); and/or

- ▶ Significant, decorative public spaces which are highly visible from U.S. Highway 31 and/or State Road 32 and include the use of public seating elements, decorative fountain(s), public art, and/or enhanced, manicured landscaping treatment.

Because U.S. Highway 31 is elevated to nearly thirty (30) feet above State Road 32 in this area, under no circumstance should a building adjacent to U.S. Highway 31 be shorter than forty (40) feet in height. The City’s desire is for motorists on U.S. Highway 31 to see the facades of these buildings, not the tops of their roofs and associated mechanical equipment.

2. Eastern Quadrants - Buildings Adjacent to State Road 32: For buildings on the east side of U.S. Highway 31 that have frontage on State Road 32 but do not have frontage on U.S. Highway 31, the desirable minimum building height is twenty-eight (28) feet. This preferred minimum building height is consistent with traditional Midwestern downtown development. When placed properly next to the street, buildings that are at least two-stories in height help create the desirable effect for a comfortable pedestrian-friendly downtown street. Because of the pedestrian-friendly, pedestrian-scale nature of these buildings, a maximum building height of fifty (50) feet is appropriate for buildings on these lots.

3. All Quadrants - Buildings Adjacent to Existing Single-Family Residential Uses: In order to protect existing single-family homes from being overcome by tall buildings, new buildings in this sub-district which are adjacent to single-family residential buildings should not exceed forty (40) feet in height.

¹ The top floor of buildings five (5) stories or shorter should substantially have the same footprint/square-footage as that of the first floor. Buildings taller than five (5) stories are encouraged to step-back the façade on the higher stories in order to: create visual and architectural interest in the building; keep the street-view of the building at a pedestrian-scale; and maintain access to natural light for pedestrians at the street-level.

1. gateway sub-district

- 4. All Quadrants - Minimum Building Height for all other Lots:** Because the vision of this sub-district is to create a cluster of significant, landmark-quality buildings that will define Westfield's skyline, all new buildings in this area should be at least twenty-eight (28) feet in height – or at least have the appearance of a two-story building, in which case only the first floor would be required to be useable. A maximum building height should not be established for these lots. Single-story buildings should not be allowed in this sub-district.

Figure 1.3: Building Massing, Design & Architecture
Figure 1.3.A (Source: www.buffalonews.com)



Figure 1.3.B (Source: www.tkhinc.com)



Figure 1.3.C (Source: Department Photo)



Figure 1.3.D (Source: www.bizjournals.com)



Figure 1.3.E (Source: www.nreionline.com)



Figure 1.3.F (Source: www.arkansasbusiness.com)



- C. Building Size:** In order to achieve a certain massing of buildings, it is desirable for each building within this sub-district to have a minimum building footprint of 10,000 square feet. It is anticipated that some buildings, especially those nearest to U.S. Highway 31 will be taller than they are wide.

Figure 1.3.G (Source: www.mede8.com)



D. Building Setbacks:

1. Western Quadrants: It anticipated that buildings on the west-side of U.S. Highway 31 will follow the same setback requirements that are found in Article 5.3 (G) (State Highway 32 Overlay District) of the Unified Development Ordinance, with the requirements also applying in the same way to lots abutting U.S. Highway 31.
2. Eastern Quadrants: It anticipated that buildings on the east-side of U.S. Highway 31 will be set on or very close to the right-of-way/property lines – the exception being that buildings adjacent to U.S. Highway 31 may use similar setbacks to those found in Article 5.3 (G) (State Highway 32 Overlay District) of the Unified Development Ordinance. Additionally, buildings in the eastern quadrants may have a slight setback away from the right-of-way line/property line in order to allow for an outdoor public space.

In order to accommodate structures being located closer to the street, certain design criteria may need to be modified through the zoning process and/or by the Westfield Public Works Department (or other applicable utility companies or agencies). The design criteria to review include (but are

not limited to) the following: Vision Clearance Standards (found in Article 6.19 of the Unified Development Ordinance and in the Westfield Construction Standards); driveway separation from intersection requirements (found in the Westfield Construction Standards); and easement requirements (found in Article 8.3 of the Unified Development Ordinance).

3. All Quadrants – Buildings Adjacent to Existing Single-Family Residential Uses: Buildings adjacent to existing single-family residential uses should be setback a reasonable and respectful distance from the residential use. In these circumstances, it is suggested that similar setback requirements to those found in Article 4.16 (E) (GB: General Business District) of the Unified Development Ordinance be considered.
4. Accessory Structures: No accessory structure should be erected between the U.S. Highway 31 or State Road 32 rights-of-way lines and the established building setback. Structures associated with a public space should not be considered as an accessory structure for the purpose of this design concept.

E. Landscaping: It is anticipated that some of the City's suburban-based Landscaping Standards will not work very well in an urban setting, especially in the eastern quadrants. Depending on the uses and design of each quadrant, some of the following Landscaping Standards will likely need to be altered.

1. Detention and Retention Areas: Depending on the location, use, and full functionality of a detention or retention area within this sub-district, a meandering design of the pond and natural planting scheme may or may not be a reasonable requirement. This topic should be reviewed on a case-by-case basis for each project within this sub-district. It is anticipated that much of the storm water storage systems for developments in this sub-district will be underground.
2. Street Trees: Street trees are a desirable part of creating a pedestrian-friendly urban environment. Developments in each quadrant should include street trees in their design, where physically

possible.

3. Minimum Lot Landscaping Requirements:

The requirements for Business Uses and Multi-Family Residential uses, especially, may be excessive in an urban environment like this sub-district. These requirements may need to be reduced, depending on the site layout.

4. Foundation Plantings: The Foundation Planting requirements for all uses may be excessive or impractical for urban development within this sub-district. These requirements may need to be reduced, depending on the site layout. Planter boxes may be considered as an alternative method of achieving the goal of foundation plantings.

5. External Street Frontage Landscaping Requirements: The External Street Frontage Landscaping requirements may not be appropriate within this sub-district. Within this area, all U.S. Highway 31, State Road 32, and Poplar Street frontages would typically require the external street frontage landscaping treatment. These requirements may need to be reduced or eliminated, depending on the site layout.

6. Buffer Yards: The buffer yard requirements should only apply to appropriate places around the perimeter of this sub-district as a whole. There should not be a need for any buffer yard applications internal to this sub-district. Where buffer yards would normally apply, however, the required yard width, planting counts, and mounding requirements may be excessive in an urban environment. At the least, reducing all Gateway Sub-District Buffer Yard requirements to comply with the “Buffer A” (as outlined in Article 6.8(N)(4) of the Unified Development Ordinance) may be appropriate – and even further reducing the “Buffer A” requirements may also be appropriate, depending on the site layout and adjacent uses. This topic should be reviewed on a case-by-case basis for each project within this sub-district.

7. Interior Parking Area Landscaping: All surface parking lots within this sub-district

should be able to comply with the existing Interior Parking Area Landscaping requirements. These requirements, however, should not apply to multi-story parking structures.

8. Perimeter Parking Area Landscaping:

Depending on the site layout, the Perimeter Parking Area Landscaping requirements may be excessive for an urban environment. It is suggested that the planting requirements either be reduced or supplemented with the option of allowing certain hardscape (i.e. decorative fencing or masonry walls) in addition to or in lieu of plants. This topic should be reviewed on a case-by-case basis for each project within this sub-district.

F. Signage: The City’s Sign Standards address signage for multi-story buildings and other commercial centers. It is believed that with the few exceptions listed below, the existing Sign Standards adequately satisfy the vision for signage in this sub-district. The exceptions include the following: prohibit Monument Signs in this sub-district; increase (i.e., double) the minimum size for Entrance Signs; reduce (to a 1:1 ratio instead of the current 2:1 ratio) the front façade wall sign area calculation for ground-floor tenants; and prohibit panel signs. Reverse-channel letters and channel letters are strongly preferred, in that order.

In addition to auto-oriented signage that is addressed by the City’s Sign Standards, pedestrian-scale signage (for both, building-mounted and ground-mounted) is very important at the street-level of an urban area. Allocation for street-level, pedestrian-scale signage should be considered.

G. Lighting: It is strongly encouraged that decorative lighting fixtures be used throughout Gateway Sub-District. It is also anticipated that all light fixtures and poles will be consistent in style, color, size, height and design throughout a given quadrant. Light fixtures should be compatible with the architectural style of the area in which they are located.

H. Off-Street Parking & Loading: Surface parking is discouraged and should be minimized within this sub-district – especially in the eastern quadrants. If surface parking is provided, then it should not be allowed to be located between a structure and the

U.S. 31 right-of-way. It should also not be allowed to be located between a structure and the State Road 32 right-of-way. Sites should be designed in a way that minimizes or eliminates visibility of surface parking lots from both, the U.S. 31 and State Road 32 highways. All surface parking lots should be paved or equivalent (e.g. porous pavers).

Each Principal Building within the sub-district should include a minimum of ten (10) bicycle parking spaces/ racks in order to accommodate and encourage bicycle use within the Grand Junction District.

Loading berths should be oriented in a manner so that they are not visible from either U.S. Highway 31 or State Road 32. Materials such as opaque walls or fences should be consistent with the architecture and materials of the associated building, and they should be used to screen loading berths from view and minimize their visibility from all rights-of-way and adjacent properties. If appropriate to the context of the site, landscaping should be considered to help soften the visual impact of a screen wall or fence.

- I. **Outdoor Storage and Display:** It is expected that there will not be any outdoor storage and/or display of equipment, merchandise, inventory, etc. within this sub-district. Exceptions may be considered for temporary sidewalk sales and other similar events.
- J. **Dumpsters:** It is expected that the City's standards for screening garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities (Article 6.1 (H) of the Unified Development Ordinance) be followed within this sub-district. In addition, a roof which is architecturally-consistent with the architecture of the associated building should be required for all such structures/areas.

Figure 1.4: Architecturally-Consistent Dumpsters
Figure 1.4.A (Source: www.thebuildingcodeforum.com)



Figure 1.4.B (Source: www.securetechfence.com)



Figure 1.4.C (Source: www.a-gradeps.com)

AMENITIES

A. Outdoor Public Space: Successful pedestrian-friendly urban areas are full of comfortable, usable outdoor public and semi-public spaces ("Public Spaces"). Public Spaces help give a community its identity. They help bring a downtown area to life. There are economic, social, cultural, and environmental benefits to having great places for people 'to see and be seen'. Great public spaces enhance the health of a community. The City is investing in the Grand Junction Plaza for this very reason. But a successful Downtown Westfield will need more Public Spaces than Grand Junction Plaza alone. Businesses, institutions, multi-family developers, and civic uses should also consider creating their own areas for public engagement, gathering, and recreation. The spaces do not have to be the very large to be successful. Examples of Public Spaces include but are not limited to: courtyards, plazas, gardens, public squares, fountains, marketplaces, public commons, or promenades. Public Spaces, such as lobbies, concourses, or lounges could even be located indoors as long as they were truly open to the public.

According to the [American Planning Association](http://www.planning.org), there are eight (8) characteristics of a great Public Space (source: www.planning.org):

- ▶ Promotes human contact and social activities;
- ▶ Safe, welcoming, and accommodating for all users;
- ▶ Has design and architectural features that are visually interesting;

1. gateway sub-district

- ▶ Promotes community involvement;
- ▶ Reflects the local culture or history;
- ▶ Relates well to bordering uses;
- ▶ Well maintained; and
- ▶ Unique or special character.

It is highly desirable that each quadrant of this sub-district be designed with at least one great public space and include as many characteristics listed above as possible.

B. Public Art: Much like Public Spaces, public art helps form the identity and culture of a community. There are also demonstrated economic, social, and cultural benefits to places that have great public art. Downtown Westfield already has a few pieces of public art, but it is highly desirable for the list to expand. Public art may be located within a Public Space, though it is not required.

Each quadrant of this sub-district is encouraged to include at least one (1) sizable piece of public art. Ideally, the art would be visually accessible to the public from either U.S. Highway 31 or State Road 32 and located within a Public Space. However, if it makes more sense for the piece to be someplace that is not visible from either highway, that would be acceptable as well. Connecting to the City's past is also important, so it is encouraged that some of the art pieces within this sub-district include references to Westfield's history. All public art pieces should be coordinated with the Westfield Arts Council.

Figure 1.5: Public Art Examples

Figure 1.5.A (Sources: Department Photos)



Figure 1.5.B (Source: Department Photo)



Figure 1.5.C (Source: Department Photo)



Figure 1.5.D (Sources: Department Photos)



Figure 1.5.E (Sources: Department Photos)



SITE ACCESS & CIRCULATION

A. Vehicular Access: Direct vehicular access from State Road 32 will not be allowed. Access to Gateway Sub-District developments should come from the following intersecting streets: Sun Park Drive (NW Quadrant); Shamrock Boulevard (NE Quadrant); Westfield Business Park Court (SW Quadrant); and Poplar Street (potentially renamed “Westfield Boulevard” in the future) (SE Quadrant). All street design shall be in accordance with the Westfield Construction Standards.

B. Parallel Access Roads:

1. **Western Quadrants:** Depending on the users and ultimate site layout, it may be desirable for the State Highway Access Road Requirements, as described in Article 5.3(F) of the Unified Development Ordinance, to be included in developments in the western quadrants of this sub-district.
2. **Eastern Quadrants:** It is not desirable for the State Highway 32 Access Road Requirements, as described in Article 5.3(F) of the Unified Development Ordinance, to be extended into the eastern quadrants of this sub-district.

C. Existing Right-of-Way and Alleys: If necessary, the City will entertain vacating existing rights-of-way or alleys (especially in the SE Quadrant) in order to make a proposed project design viable. Otherwise, it is anticipated that all road rights-of-way will be dedicated to the City pursuant to the [Westfield Thoroughfare Plan](#).

D. Pedestrian Connectivity: Safe and efficient pedestrian connectivity into and within a Gateway Sub-District site is very important. Perimeter pathways or sidewalks along Sun Park Drive, Shamrock Boulevard, Westfield Business Park Court, and Poplar/Westfield Boulevard are expected to comply with the Westfield Construction Standards. Pathway and sidewalk widths should match what is used in the Junction Sub-District to the east.

Internal sidewalk connections between perimeter pathways/sidewalks, parking areas, Public Spaces, buildings, and other areas needing pedestrian access

are strongly encouraged. All pedestrian pathways that cross vehicular ways (i.e. drive lanes and parking lots) should be delineated and distinguished from driving surfaces through a change of color or material.

E. State Highway 32 Trail Corridor:

1. **Western Quadrants:** It is desirable for the State Highway 32 Trail Corridor, as described in Article 5.3(L) of the Unified Development Ordinance, to be included in developments in the western quadrants of this sub-district.
2. **Eastern Quadrants:** It is not desirable for the State Highway 32 Trail Corridor, as described in Article 5.3(L) of the Unified Development Ordinance, to be extended into the eastern quadrants of this sub-district.

ARCHITECTURAL DESIGN

As mentioned in the vision statement herein, the buildings in this sub-district need to be designed and finished in a manner that is of the highest quality and visual appeal. These buildings will be landmarks in Westfield and should be given special care and attention when being designed. The buildings need to be impressive. It is anticipated that desirable buildings would utilize multiple materials, textures, colors, and architectural breaks. Symmetrical architecture may not be the most desirable design approach. Box-shaped buildings are not desirable. Architectural variation is strongly encouraged, and franchise or formula business architecture is not welcome within this sub-district. With that in mind, the following architectural guidelines establish the City's expectations and design parameters, while maintaining flexibility for creativity and uniqueness.

A. General Architectural Design: It is anticipated that each building will have a defined base, middle, and top element, which are typically defined by a change of building material or texture. Creative building designs which do not include these three elements may be considered, but should have increased architectural features and/or ornamentation.

All buildings should be designed so that the same degree of building materials, architectural details, and architectural treatments are maintained on all sides of the structure. Building facades visible from

1. gateway sub-district

U.S. Highway 31 and State Road 32 should receive increased and enhanced use of architectural features.

All building facades should incorporate offsets (projections or recessions) in a manner that creates architectural interest and visual appeal.

B. Building Orientation:

1. Eastern Quadrants: The City desires each building that fronts State Highway 32 to have at least one (1) public entrance that faces State Highway 32.

C. Building Materials: It is expected that high-quality materials will be used on all buildings within this sub-district. The primary building material(s) used on any façade should be the substantial majority of all external material(s) used on the building. Appropriate primary materials in this sub-district include brick, stone, pre-cast or architectural concrete that simulates brick or stone, architectural metal panels, or glass (if used, reflective glass should only be allowed on the second story or higher). Secondary building materials could include materials such as stucco, EIFS, wood siding, fiber cement siding, and ornamental metal. Vinyl siding, aluminum/metal siding, and concrete masonry units/split-face block should not be allowed in this sub-district.

D. Building Entrances: All main building entrances should be clearly defined and articulated by using multiple architectural elements such as additional associated windows, lintels, pediments, pilasters, columns, awnings, porticos, or stairs leading to the entrance.

E. Windows: Windows and other openings (such as doors, loading berths, faux windows, etc.) should be organized in a manner that align horizontally and vertically. They should also be arranged in a balanced, relatively uniform fashion. An exception would be to arrange windows and other openings in an aesthetically-pleasing manner that is artistically and architecturally-compatible with the character and style of the building.

Window grids and trim elements such as shutters, corbels, keystones, lintels, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or

other such trim or design elements are expected on all windows, when architecturally appropriate.

In order to create a more pedestrian-friendly streetscape, transparent windows are encouraged on the first floor of pedestrian-scaled buildings.

F. Roofs: Landmark-quality rooflines are strongly encouraged because the buildings in this sub-district will establish the City's new skyline, creative, unique. Roofs should be architecturally compatible with the rest of the building design. Box-shaped buildings are strongly discouraged. If a building's roof is pitched, there should be multiple roof lines in order to create architectural interest. If a roof is flat, it should be edged by a three-dimensional, articulated parapet wall that is fully integrated into the architectural design of the building. A building with a flat roof should also include multiple modulations of the roof line. Under no circumstance should the top of any flat roof be visible from any part of the elevated U.S. Highway 31 and associated ramps.

1. Mechanical Equipment: All roof-mounted mechanical equipment, satellite dishes, and other similar improvements should be fully and permanently screened from all rights-of-way (including the elevated U.S. Highway 31 and associated ramps).

G. Walls and Fencing: Walls or fencing being used for screening, landscaping hardscapes, or other purposes should be decorative and consistent with the architectural style and materials of the associated building. Chain-link fences and other non-decorative fences should not be allowed in this sub-district.

H. Accessory Buildings: Accessory buildings should be architecturally compatible with the principal building with which they are associated.

ALTERNATIVE TRANSPORTATION

As of the publishing of this chapter, Indy Connect (a partnership between the Indianapolis Metropolitan Planning Organization, Central Indiana Regional Transportation Authority, and IndyGo) is in the process of designing a Bus Rapid Transit route (called the Red Line)

that will run from Westfield to Greenwood, connecting key destinations such as: Grand Park, Grand Junction, Carmel, Broad Ripple, Butler University, the Children's Museum of Indianapolis, the IU Health Hospital Complex, Eli Lilly, the University of Indianapolis, and Greenwood.

A Bus Rapid Transit station is currently being contemplated within the southeastern quadrant of this sub-district. The redevelopment of this quadrant should incorporate design concepts that embrace and a Bus Rapid Transit station in this area. The area will need to be well-lit, appropriately-signed, and welcoming to visitors. Ideally, special attractions such as a hotel with a conference center, high-quality restaurants, and unique shopping opportunities will locate near this transit stop.

TEMPLATE ORDINANCE

The template PUD District Ordinance found in "Exhibit A" on page 71 should be used for all new PUD District Ordinances.

A. PUD Naming Convention: Because there will likely be multiple PUD District Ordinances created for projects within this sub-district, it is highly desirable that a common and consistent naming convention be used for all projects within this sub-district. The following naming convention is suggested: "Gateway (Insert geographic quadrant name) PUD District". For example, the PUD district in the southeast quadrant could be called the "Gateway Southeast PUD District".

B. Underlying Zoning: As is true with every Planned Unit Development ("PUD") ordinance in the City of Westfield, any new PUD Ordinance within this sub-district will need to establish a base, underlying zoning district to serve as the foundation of the ordinance. Unless otherwise listed in the PUD Ordinance, the standards in a PUD District default to the Unified Development Ordinance. It is suggested that PUDs within this sub-district use the GB: General Business District (Article 4.16) as their underlying zoning district.

C. State Highway 32 Overlay District: It is suggested that the State Highway 32 Overlay District regulations apply to the Gateway quadrants on the west side of U.S. 31 and not apply to the Gateway quadrants on the east side of U.S. 31. The contents

of this Comprehensive Plan Addendum are intended to address all important Gateway Sub-District-related issues that are regulated by the State Highway 32 Overlay District.

D. U.S. Highway 31 Overlay District: It is suggested that the U.S. Highway 31 Overlay District regulations that are in place at the time of the adoption of this chapter not apply to any project within this sub-district. The contents of this Comprehensive Plan Addendum are intended to address all important Gateway Sub-District-related issues that are regulated by the U.S. Highway 31 Overlay District. When the U.S. Highway 31 Overlay District standards are updated in the future, it may be appropriate for the City to re-visit this section of this Comprehensive Plan addendum.

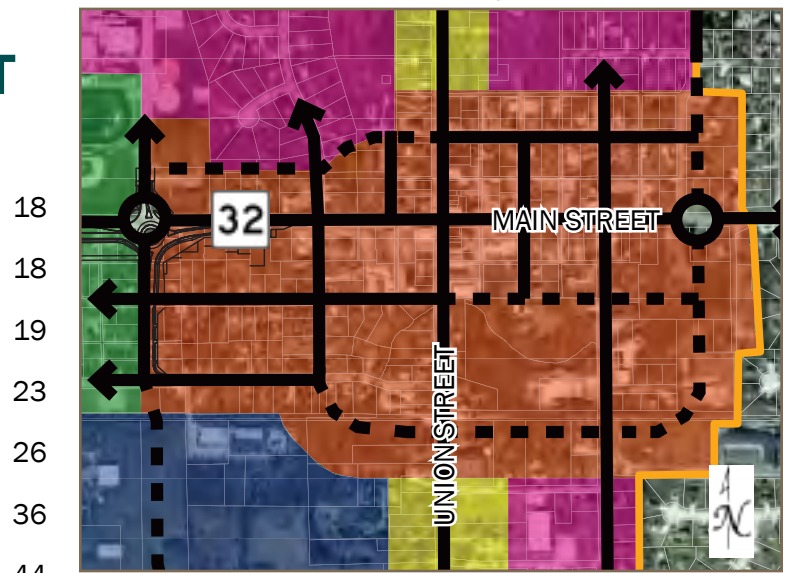
CHAPTER 2:

JUNCTION SUB-DISTRICT

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Figure 2.1: Junction Sub-District (orange area)
(Source: Grand Junction Implementation Plan 2013)



INTRODUCTION

The purpose of this Junction Sub-District addendum (this “chapter”) is to ensure quality development and redevelopment, preserve and enhance property values, and create a positive public perception of property within the core of downtown Westfield.

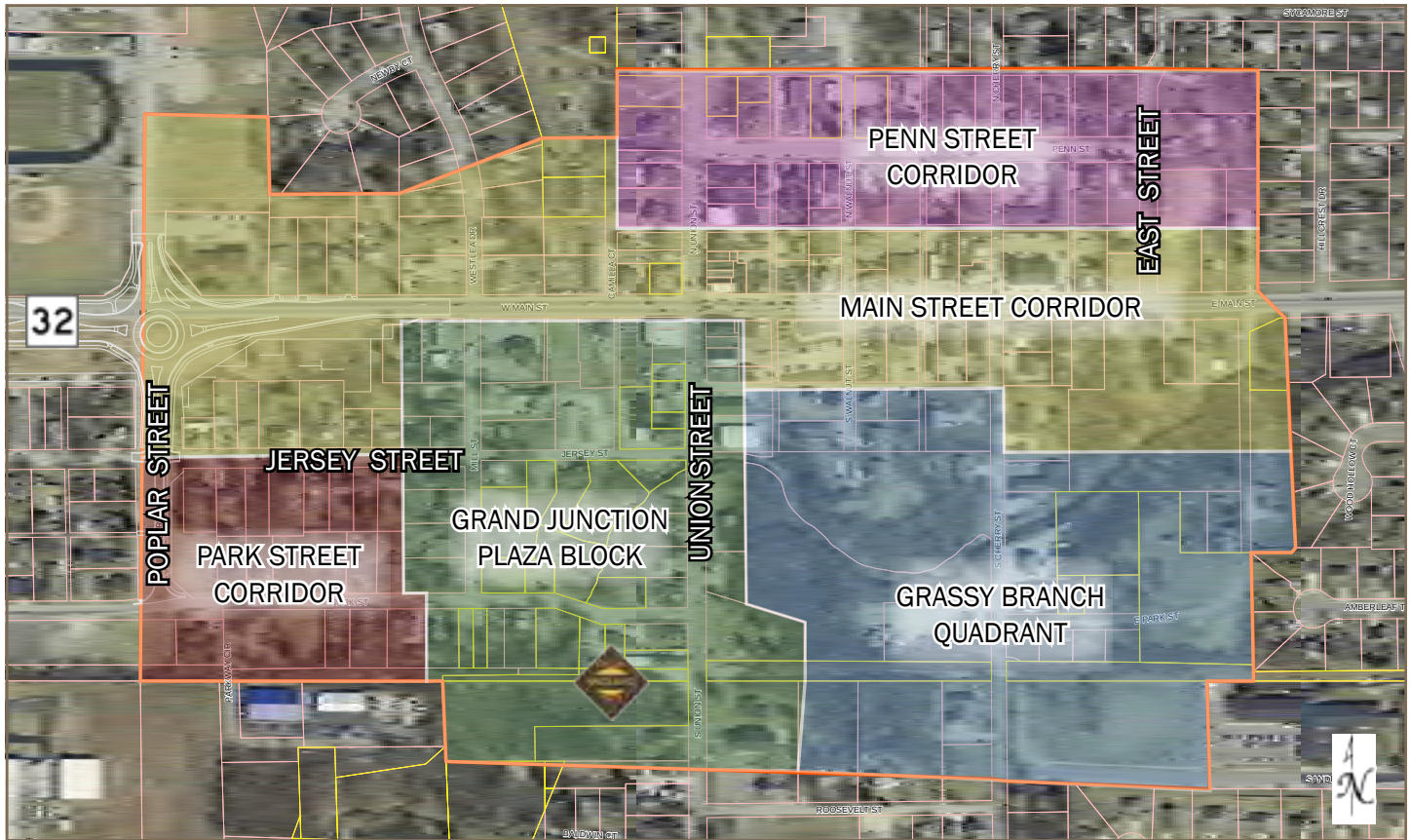
The intent of this chapter is to provide a detailed vision for the Junction Sub-District to serve as a guide for each new development, new use or reuse, or redevelopment as it pertains to changes of zoning, development plans, and/or variance considerations. The City recognizes that there may be creative ideas that accomplish the overall vision, but may not meet some of the detailed criteria established in this chapter.

As shown in [Figure 2.1: Junction Sub-District \(orange area\)](#), the Junction Sub-District centers on Union Street and Main Street. The sub-district extends from just north of Penn Street to just south of the future Mill Street extension and Midland Trace Trail; and then extends from Poplar Street/Shamrock Boulevard to just east of East Street.

SUB-DISTRICT VISION

The vision for the Junction Sub-District (this “sub-district”) is to accommodate future mixed-use development and redevelopment within the core of downtown by balancing the historic charm and character with contemporary, new

Figure 2.2: Junction Sub-District Sub-Areas



places for visitors and residents to connect, shop, eat, live, work and be entertained, as contemplated in the 2009 Grand Junction Addendum of the Westfield-Washington Township Comprehensive Plan. The Junction Sub-District is intended to serve as a focal point for the community, and is where a complete range of goods, services, and entertainment are located.

The regulating of land uses and various design and aesthetic features of development will influence growth and investment in downtown that will increase the quality of life for residents, visitors, and businesses.

SUB-AREA VISION

Within the Junction Sub-District, there are inherently different sub-areas that currently do and will continue to vary from each other both in form and function. This section outlines the basic vision for each sub-area, whereas the specific development and design criteria are further outlined throughout this chapter. [Figure 2.2: Junction Sub-District Sub-Areas](#) depicts the sub-areas within the Junction Sub-District.

Subject to available land and market conditions, it is recognized that the Main Street Corridor may overlap to the south into the Park Street Corridor and/or the Grassy Branch Quadrant.

A. Park Street Corridor (red sub-area): The Park Street Corridor extends from the Gateway Sub-District at Poplar Street east to the Grand Junction Plaza Block. The south edge of the corridor includes the Midland Trace Trail. As a result, this corridor provides a unique opportunity to connect and enhance visitor and resident experiences.

Due to its separation from Main Street (SR32), this corridor is anticipated to have less vehicular traffic than Jersey Street to the north, which lends itself to a more pedestrian-oriented design and streetscape that embraces the Midland Trace Trail and related land uses.

The overarching vision for this sub-area is a village character that includes the adaptive reuse of existing structures (see [Figure 2.3: Existing Adaptively Reused Buildings](#)) while encouraging new construction on individual lots that is contextually appropriate.

Figure 2.3: Existing Adaptively Reused Buildings
Figure 2.3.A (Source: Department Photo)



Figure 2.3.B (Source: www.railepicureanmarket.com)



Figure 2.3.C (Source: Department Photo)



Appropriate land uses primarily include restaurants, specialty shops, and uses that otherwise complement the Midland Trace Trail. Sites should be designed to provide opportunities for outdoor experiences that connect with the public realm of the Park Street streetscape and/or that embrace and are aesthetically sensitive to the Midland Trace Trail.

The village character includes smaller lots, minimal building setbacks, one or two story eclectic buildings, and front porches and entryways that are oriented towards the street. The north edge of the corridor near Jersey Street and the Main Street Corridor may provide for shared parking opportunities for uses within this sub-area.

B. Main Street Corridor (yellow sub-area):

With the exception of the Grand Junction Plaza Block sub-area, the Main Street Corridor generally includes a block north and a block south of State Highway 32 extending from Poplar Street to east of East Street.

Main Street serves as the backbone through Grand Junction and should focus on form over function. New buildings should be located along a build-to-line on the adjacent right-of-way line to frame the public space. New buildings shall be a minimum of two usable stories, with three plus stories encouraged. First floor building facades should be designed for a pedestrian-scale and contribute to the public realm to which it abuts.

Land uses are encouraged to be a mix of uses typically associated with central business and entertainment districts. Residential uses should generally be restricted from the first floor within this sub-area.

Figure 2.4: Existing Main Street Buildings

Figure 2.4.A (Source: Department Photo)



Figure 2.4.B (Source: Department Photo)



C. Penn Street Corridor (purple sub-area):

The Penn Street Corridor extends a half block north and south of Penn Street, bound on the west by Asa Bales Park and extending to a block east of East Street. This corridor includes the existing City Hall and predominantly structures that were originally built as single-family homes. Many of these structures have since been converted to low intensity non-residential uses. This area of the Junction Sub-District could be identified as most closely resembling Westfield's "old town".

Figure 2.5: Existing Penn Street Corridor Examples

Figure 2.5.A (Source: Department Photo)



Figure 2.5.B (Source: Department Photo)



Figure 2.5.C (Source: Department Photo)



The overarching vision for this corridor is a transition area between the Main Street Corridor to its south and the predominantly residential areas to the north. The built environment should continue to mirror the "old town" character that includes: small lots and house sizes; narrow two-story house fronts; detached or rear load garages; access from alleys; front porches; and minimum setbacks.

Special attention and consideration should be given to the intersection of Union Street and Penn Street to preserve and enhance the character that currently exists on the west and southeast corners for all four corners (see [Figure 2.6: Union & Penn Intersection](#)).

Figure 2.6: Union & Penn Intersection

Figure 2.6.A (Source: Department Photo)



Figure 2.6.B (Source: Department Photo)



Figure 2.6.C (Source: Department Photo)



Appropriate land uses primarily include residential and low intensity non-residential uses such as office or bed and breakfast uses. The expectation is for non-residential buildings to look and feel from the exterior of an old town single family dwelling (see also [Figure 2.13: Example Detached Residential](#)). Some on-site parking is anticipated for individual uses; however, this corridor may also provide for central parking opportunities for uses on the north side of Main Street.

D. Grand Junction Plaza Block (green sub-area): Grand Junction Plaza is located in the heart of Grand Junction and the Junction Sub-District. Grand Junction Plaza, as illustrated in Land Collective's Design (see [Figure 2.9: Plaza Perspective Exhibit](#) and [Figure 2.16: Grand Junction Plaza](#)), not only represents the geographic center of downtown, but also the activity center of downtown.

The plaza provides key connections with intersecting trail systems and is designed to engage within the plaza while also embracing its surroundings (see [Figure 2.7: Plaza Site Framework](#)). As a result, the block surrounding the plaza warrants special attention to ensure the redeveloped built environment is done in harmony with the plaza.

Even though this sub-area may overlap other sub-areas, the Grand Junction Plaza Block takes precedence and should have a more urban form than the village or old town form of other sub-areas.

Figure 2.7: Plaza Site Framework
(Source: Land Collective)



Figure 2.8: Existing Union Street Buildings
(Source: Department Photo)



All buildings should be a minimum of three stories in height, with three to six stories encouraged. First floor facades should be designed for a pedestrian-scale and contribute to the public realm to which it abuts. The public realm between buildings and the plaza should engage the plaza with: pedestrian scale details (furniture, signs, awnings); outdoor dining areas; front doors open towards the plaza; transparent storefront glass for most of the first floor; and, parking in the rear or sides of buildings.

Land uses are encouraged to be a mix of uses typically associated with central business and entertainment districts. Residential uses should be restricted from the first floor within this sub-area.

Figure 2.9: Plaza Perspective Exhibit
(Source: Land Collective)



E. Grassy Branch Quadrant (blue sub-area):

The Grassy Branch Quadrant includes the southeast quadrant of the Junction Sub-District and is traversed through the center by the Anna Kendall drain / Grassy Branch Creek and anchored along the south edge by the Midland Trace Trail. A large portion of this sub-area is floodplain and contains mature vegetation.

*Figure 2.10: Grassy Branch Creek at Cherry Street
(Source: Department Photo)*



The overarching vision for this sub-area is a desire to preserve the riparian corridor as an amenity greenway with trails that connect new development opportunities along its banks. As such, development should be aesthetically sensitive through building and site design to the Anna Kendall drain / Grassy Branch Creek and the Midland Trace Trail.

Appropriate land uses throughout this sub-area primarily include higher density residential uses (e.g., apartments, townhouses) with three or more stories in height, and the potential for municipal uses.

The north side of the Grassy Branch Creek is a transitional area that could also blend with and be influenced by the Main Street Corridor by including retail or restaurant uses, as supported by the market.

Development south of the Grassy Branch Creek should be sensitive to the existing single-family neighborhood to the east (Timberbrook Run) with respect to buffering and transitioning (e.g., uses, design).

LAND USES

As the heart and soul of Westfield, this sub-district should include an eclectic mix of uses to accommodate both the community's residents and visitors. A primary goal of this sub-district is to attract people. The description of the sub-areas briefly summarize the intended character of the sub-area and the intended uses. The following is a broader focus on specific uses that can help achieve the overall vision for the Junction Sub-District.

A balanced mix of land uses within the sub-district will contribute to a more vibrant, diverse and sustainable downtown, both socially and economically.

A. Office Uses: Professional, medical, or general office uses (including a visitor's center) are desirable throughout the sub-district and are primarily anticipated along Main Street, Poplar Street and Jersey Street within mixed-use or multi-tenant buildings. Office uses that fit the intended character in the Penn Street Corridor are also appropriate.

B. Trail-Oriented Uses: Grand Junction Plaza provides key connections with intersecting trail systems that include the Midland Trace Trail on the sub-districts southern boundary. Land uses that complement the trail and are trail-oriented (e.g., bike shop, coffee shop), both in site design and targeted market, are encouraged throughout the sub-district, especially within proximity of the Midland Trace Trail.

C. Neighborhood Uses: The sub-district is intended to serve both residents and visitors. The sub-district and surrounding sub-districts will also include a concentration of residential uses. As a result, neighborhood uses (e.g., market, dry cleaner, coffee shop, beauty salon) that cater to both the visitor and resident of the community is encouraged throughout the sub-district where retail and service uses are otherwise appropriate.

D. Cultural and Entertainment Uses: Retail (e.g., specialty or boutique shops), restaurants, cultural, institutional, entertainment, or recreational uses (as defined by the City's Unified Development Ordinance) are anticipated throughout the sub-district as stand alone uses, or within larger mixed-use buildings.

E. Residential: Higher-density housing of all types is encouraged throughout the sub-district, subject to the vision established for the form within each sub-area. Residential uses are important to support a vibrant downtown for live, work and play opportunities.

- 1. Multi-Family:** Multi-family residential uses are desirable on the second floor and above in the Main Street Corridor and the Grand Junction Plaza Block (see [Figure 2.11: Example Mixed-Use with Residential](#)). The street-level for buildings with multi-family uses in these sub-areas should be dedicated to non-residential and non-parking uses. Any integrated parking structures would not have a visible presence on the building's first floor, aside from access points.

Figure 2.11: Example Mixed-Use with Residential
(Source: Department Photo)



Figure 2.12: Example Attached Residential
Figure 2.12.A (Source: Department Photo)



Within the Grassy Branch Quadrant, multi-family uses could be stand alone uses that may include apartments, townhouses or condominiums. This sub-area provides opportunities adjacent to trails and natural features where units could overlook

and embrace unique site characteristics. Multi-family uses in this sub-area could also serve as a buffer from the downtown business area to the surrounding neighborhoods.

Figure 2.12.B

(Source: www.mycobblecreekapartments.com)



- 2. Single-Family Detached:** Single-family detached residential uses are encouraged within the Penn Street Corridor (see [Figure 2.13: Example Detached Residential](#)). This sub-area is starting to experience some redevelopment of new housing stock. The built environment should continue to mirror the “old town” character that includes: small lots and house sizes; narrow two-story house fronts; detached or rear load garages; access from alleys; front porches; and minimal setbacks.

Figure 2.13: Example Detached Residential
Figure 2.13.A (Source: www.funcityfinder.com)



Figure 2.13.B (Source: Department Photo)



Figure 2.13.C (Source: Department Photo)



Figure 2.13.D (Source: Department Photo)



Figure 2.13.E (Source: Department Photo)



Figure 2.13.F (Source: Department Photo)



Figure 2.13.G (Source: Department Photo)



Duplexes would also be permitted, but only in instances where the development was consistent in architecture to the surrounding single family homes and with the “old town” character.

F. Municipal Complex: One of the opportunities identified in the 2009 Grand Junction Addendum was to incorporate a new City Hall and Library into Grand Junction, which went on to further state:

Civic buildings are classic downtown destinations that generate high levels of activity throughout the year. They are usually among a community’s most significant landmarks and sources of civic pride. Due in part to its rapid rate of growth, the community of Westfield is at a point where decisions about future civic facilities have become critical.

Increased demand for services due to growth represents an opportunity that can best be described as “win-win” for both the future of the Grand Junction and the institutions themselves. In the case of the Westfield Washington Library,

a downtown location will provide easy access via the City's most important roadways (U.S. 31 and SR 32) and significant exposure facilitated by a signature location within a short walking distance of other key downtown destinations.

For City Hall, relocation would place this important symbolic civic use in the heart of the community and provide space that meets the contemporary needs of a growing community. Finally, for the Grand Junction itself, these institutional uses would help bring prominence, activity and connections to other downtown uses, which will help to define and differentiate the new Grand Junction brand in the marketplace.

In an effort to combine and reduce the amount of non-taxable property downtown, this opportunity should be broadened to potentially include a larger municipal complex. This complex could also include school administration offices and other civic or not-for-profit uses currently located in or near downtown.

*Figure 2.14: Existing City Hall
(Source: Department Photo)*



As a result, the City should initiate a study to develop a long term facilities plan to identify: (i) interested parties and partners; (ii) scope of community needs for such facilities; (iii) design (and cost estimates) of such facilities; and (iv) potential alternative locations for such facilities, particularly whether potential locations are appropriate in this sub-district.

G. Parking: Parking in the sub-district will be provided with a combination of on and off-street parking areas that include both surface and structure parking (see

page 44). The design parameters for surface and parking structures are further detailed in this chapter.

H. Automobile-Oriented Uses: New automobile-dominated uses such as gasoline service stations, automobile service stations, businesses with a drive-through window (e.g., fast food) are incompatible with the vision of the sub-district and should not be permitted. Special consideration could be given for financial institutions or pharmacies if the drive-through is: (i) integrated into a multi-story structure; (ii) not otherwise visible from the street; and, (iii) designed to minimize any negative impact on vehicular and pedestrian circulation.

AMENITIES

A. Public Spaces: The built environment in the various sub-areas will range in character from “village” to “old town” to “urban”. Although the sub-areas are slightly different in character, a constant is an enhanced focus on the pedestrian scale and pedestrian experience, with the goal of attracting people. Successful pedestrian-friendly areas are full of comfortable, usable outdoor public and semi-public spaces (“Public Spaces”).

Public Spaces contribute to the identity of a community. They help bring a downtown area to life. There are economic, social, cultural, and environmental benefits to having great places for people ‘to see and be seen’. Great Public Spaces enhance the health of a community. The City is investing in the Grand Junction Plaza (see [page 29](#)) for this very reason, but a successful downtown will need more Public Spaces than Grand Junction Plaza alone.

Businesses, institutions, multi-family developers, and civic uses should consider creating their own areas for public engagement, gathering, and recreation. The spaces do not have to be large to be successful. Examples of Public Spaces (see [Figure 2.15: Example Public Spaces](#)) include but are not limited to: courtyards, plazas, gardens, public squares, fountains, marketplaces, public commons, or promenades. Public Spaces, such as lobbies, concourses, or lounges could even be located indoors as long as they were truly open to the public.

According to the [American Planning Association](http://www.planning.org), there are eight (8) characteristics of a great Public Space (source: www.planning.org):

- ▶ Promotes human contact and social activities;
- ▶ Safe, welcoming, and accommodating for all users;
- ▶ Has design and architectural features that are visually interesting;
- ▶ Promotes community involvement;
- ▶ Reflects the local culture or history;
- ▶ Relates well to bordering uses;
- ▶ Well maintained; and
- ▶ Unique or special character.

Figure 2.15: Example Public Spaces

Figure 2.15.A (Source: Department Photo)



Figure 2.15.B (Source: Department Photo)



Figure 2.15.C (Source: Department Photo)



Figure 2.15.D (Source: Department Photo)



Figure 2.15.E (Source: Department Photo)



Figure 2.16: Grand Junction Plaza

(Source: Land Collective)

Figure 2.16.A: Site Plan



Figure 2.16.B: Wetland Amphitheater



Figure 2.16.C: Aerial View Looking Northwest

Each development in this sub-district should be designed to embrace Public Spaces, and incorporate design aspects (e.g., building treatment, street furniture, plazas, promenades, landscaping) and uses (e.g., outdoor dining, parks, display areas, courtyards), where appropriate, that complement the Public Space and attracts people.

B. Grand Junction Plaza: Grand Junction Plaza encompasses approximately eight (8) acres bound by Jersey Street, Mill Street (as extended), and Union Street. The design for the plaza is depicted in [Figure 2.16: Grand Junction Plaza](#).

Figure 2.16.C: Jersey Street + Plaza



Grand Junction Plaza is planned to include: an amphitheater and lawn gathering place for festivals, concerts and special events; a water feature; an arts garden; a full size ice skating rink in the winter months; a hardscape festival boulevard; and a play in nature area. The plaza will provide programmable space throughout all seasons and will be the connecting point of the Grassy Branch and Midland Trace Trails, allowing for access to Westfield's complete trail system and other points of interest throughout the community. Surrounding pedestrian-friendly streets will invite visitors and residents alike to explore both the plaza and area restaurants and shops.

As of the adoption of this chapter, the phasing for the construction of the plaza had not been determined. The improvement and restoration of the riparian corridor through the plaza from Union Street to the newly extended Mill Street will be completed as part of the first phase of the City's larger detention improvements (see [Figure 2.21: Detention Area & Phasing](#)).

C. Public Art: In addition to the demonstrated economic and social benefits, public art will be an important component to identify and share the culture of our community and shape the built environment of this sub-district.

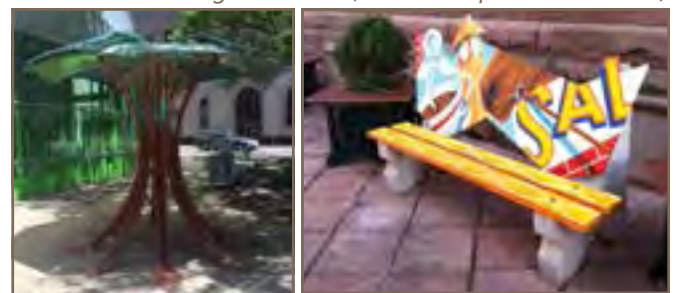
Public art integrated into public and private spaces will create a distinct and unique character that is welcoming and safe for pedestrians, including residents and first time visitors of our community. Additionally, public art encourages pedestrians to explore the downtown environment. The theme for public art should be modern, yet historic, by offering educational and story-telling opportunities.

Figure 2.17: Example Public Art

Figure 2.17.A (Source: Department Photo)



Figure 2.17.B (Source: Department Photo)



Although no specific requirement for public art is identified herein, public art should be incorporated throughout the sub-district to create focal points, places to gather and character. Public art could be simple, yet understated, recognizing that several little pieces of pocket art have a collective impact on the character of the sub-district. Signature or more significant pieces of public art should be provided at nodes or specific focal or gathering points.

Figure 2.17.C (Source: Department Photo)



Figure 2.17.D (Source: Department Photo)



Opportunities for public art to be incorporated as street furniture or public realm improvements (e.g., planters, bicycle racks, seating, lighting, trash cans) or into public infrastructure (e.g., manhole covers) are encouraged (see [Figure 2.18: Public Infrastructure Examples](#)).

Figure 2.18: Public Infrastructure Examples

Figure 2.18.A (Source: Department Photo)



Figure 2.18.B (Source: Department Photo)



The Westfield Arts Alliance, a working committee of the Downtown Westfield Association, has created a plan to begin engaging with the community to develop arts as a community place-maker.



The goals of this plan are to:

- ▶ Develop a vibrant arts culture by establishing a supportive environment for awareness of the arts.
- ▶ Encourage community connections through all forms of art.
- ▶ Use the arts as an economic driver by establishing standards and purpose.
- ▶ Develop sustainable practices designed to increase participation in arts programming.

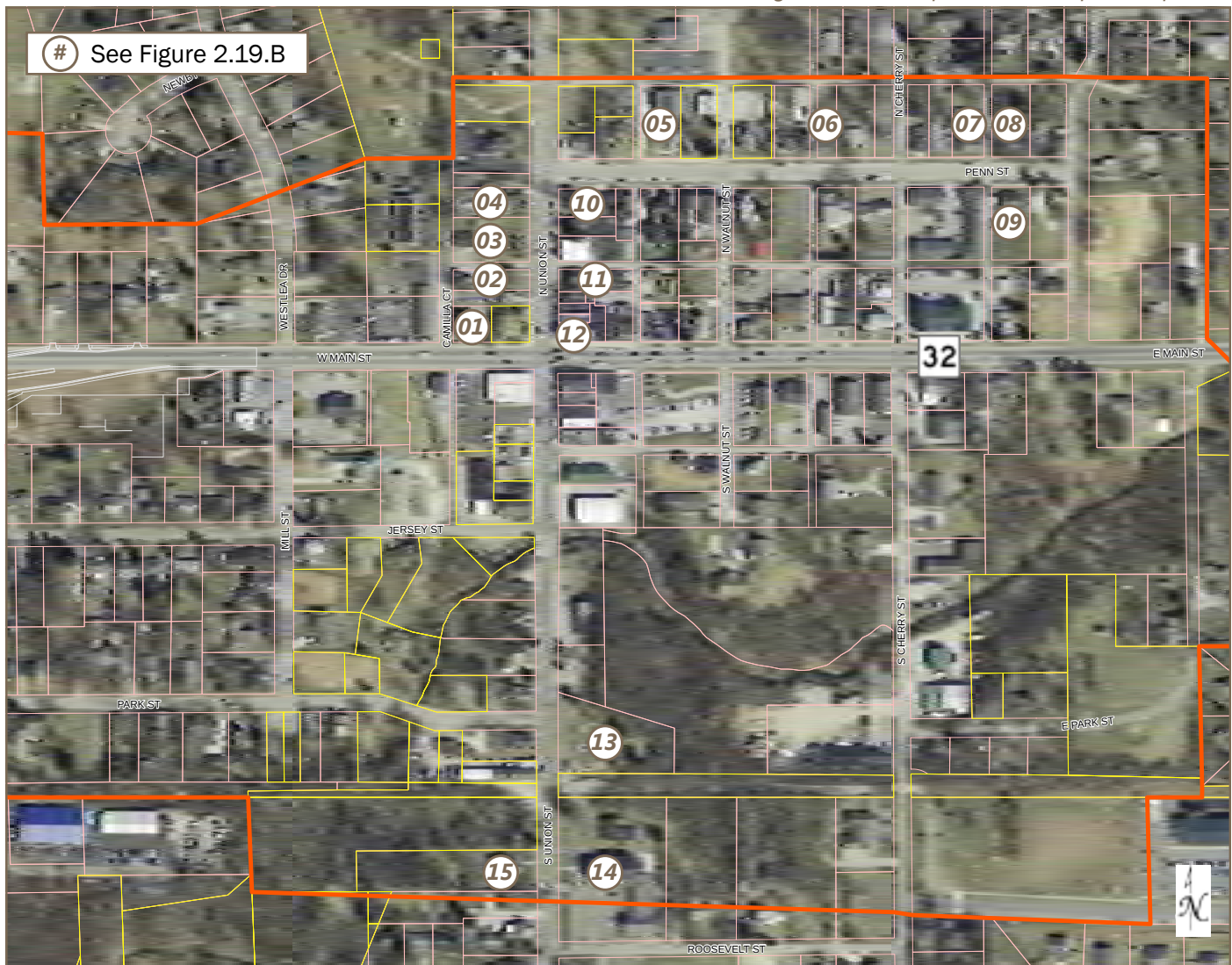
All public art pieces should be coordinated with the Westfield Arts Alliance.

D. Historical Assets: Much of the community's existing architecture is modest, reflecting our strong Quaker heritage. As such, new development and adaptive re-use of existing structures should bridge the gap for future development with the community's history.

As further detailed herein, several sub-areas of this sub-district emphasize the community's "village" or "old town" areas. Even if buildings don't have a historical significance, in the traditional sense, a priority should still be given to emphasize that new and maintained existing buildings are authentic to the intended architectural style and are eclectic. Furthermore, in some instances it may be appropriate to preserve a building's facade rather than preserving the building itself.

Several smaller blocks are noted within this addendum as a priority to maintain the existing character (e.g., north side of Main Street, east of Union Street). In addition, the Hamilton County Interim Report, as amended, published March 1992 by the Historic Landmarks Foundation of Indiana, provides an

Figure 2.19: Existing Interim Report Properties within Sub-District
Figure 2.19.A: Map of Interim Report Properties



inventory of buildings and sites that were surveyed in Hamilton County. The survey and subsequent report was intended as a resource for governmental agencies and organizations in evaluating the potential historical significance in planning and development efforts, as well as serve to boost citizen-awareness of the cultural heritage of a community. A list of the existing buildings and sites that were inventoried and within this sub-district are depicted in [Figure 2.19: Existing Interim Report Properties within Sub-District](#) (an “Interim Report Building”).

Most of the buildings surveyed were rated as “contributing”, which was given to buildings meeting the basic criteria of being pre-1940, but that are not necessarily important enough to stand on their own

as individually significant; rather, such buildings generally contribute to the larger density or continuity of the area’s historic fabric. Two (2) structures were rated as “notable”, meaning further research may reveal that the property could be eligible for National Register listing.

This addendum recommends the development of review criteria to be applied to any potential demolition activities of an Interim Report Building. The intent of this review criteria would be to determine what, if any, level of preservation may be desirable with respect to that building. Such review criteria may include coordination with the Indiana Historical Society or other organizations to further determine the historical significance of the building.

Figure 2.19.B: Photos of Interim Report Buildings
(Source: Department Photos, 2015-2016)

(01) Westfield Carnegie Library (Notable), 104 W Main Street. Craftsman, 1910/1918; Architecture, Social History (Interim Report No. 024).



(02) House (Contributing), 115 N Union Street. I-house, c. 1870; Vernacular/Construction (Interim Report No. 020).



(03) House (Contributing), 119-123 N Union Street. I-house, c. 1855/c. 1880; Vernacular/Construction (Interim Report No. 019).



(04) House (Contributing), 135 N Union Street. Free Classic, c. 1910; Architecture (Interim Report No. 009).



(05) Congregational Church (Contributing), 132 Penn Street. Gable-front/Greek Revival, 1861; Architecture, Religion, Vernacular/Construction (Interim Report No. 010).



(06) House (Contributing), 216 Penn Street. Hall-and-parlor, c. 1845; Vernacular/Construction (Interim Report No. 011).



(07) House (Notable), 312-314 Penn Street. Double-pen/Greek Revival, c. 1845; Architecture, Vernacular/Construction (Interim Report No. 012).



(08) House (Contributing), 320 Penn Street. Central-passage/
Greek Revival, 1845; Architecture, Vernacular/Construction
(Interim Report No. 013).



(09) House (Contributing), Penn Street. Double-pen, c. 1863;
Vernacular/Construction (Interim Report No. 016).



(10) Oscar Brown House (Contributing), 136 N Union Street.
Italianate, c. 1879; Architecture (Interim Report No. 018).



(11) House (Contributing), 116 N Union Street. Gable-front/
Greek Revival, c. 1855; Architecture, Vernacular/Construction
(Interim Report No. 021).



(12) State Bank of Westfield (Contributing), 100 N Union Street. Commercial Vernacular, 1899; Vernacular/Construction
(Interim Report No. 022).



(13) Cemetery (Contributing), S Union Street. c. 1851-c. 1872;
Exploration/Settlement, Religion (Interim Report No. 023).



(14) Westfield Friends Meetinghouse (Contributing), 322 S Union Street. Gable-front, 1888; Religion, Vernacular/
Construction Architecture, Education, Religion (Interim Report
No. 029).



(15) House (Contributing), 323 S Union Street. Gable-front/
Gothic Revival, c. 1860; Architecture, Vernacular/Construction
(Interim Report No. 028).



In order to encourage preservation, the Council established The Westfield Facade Improvement Grant Program in 2011. The program is designed to enhance the development of downtown and increase economic development by assisting owners in making quality real estate improvements fostering a sense of place. The program is intended to increase the overall beauty of downtown by:

- ▶ Increasing pedestrian traffic;
- ▶ Increasing tourism;
- ▶ Promoting an attractive environment for new investment and business activity;
- ▶ Preserving and increasing the quality of life of Westfield residents and visitors; and
- ▶ Providing Downtown businesses and property owners with a higher return on their investment.

Where appropriate in the various sub-areas, adaptive re-use of existing buildings is encouraged and new buildings should be contextually sensitive.

The community's history is as much about Westfield's role in history as it is in the community's existing buildings. As such, a priority is placed on public art that is educational and provides story-telling opportunities of our history (see [Figure 2.20: Historical Story-Telling Examples](#)). This type of public art engages residents and visitors and provides a complementary historical asset differently than preserved buildings.

Figure 2.20: Historical Story-Telling Examples

Figure 2.20.A (Source: Department Photo)



Figure 2.20.B (Source: www.associationforpublicart.org)



E. Detention Design and Planning: A significant amount of land within the downtown area, particularly with the Grand Junction Plaza and the Grassy Branch Quadrant, falls within the floodplain of the Grassy Branch Creek and Thompson waterways. Additionally, storm water detention requirements make development challenging on small parcels of land which primarily exist within the Grand Junction.

In an effort to free up land for development and address existing drainage issues, the City has started work on a larger detention system that impacts the Junction Sub-District west of Union Street and south of Main Street. [Figure 2.21: Detention Area & Phasing](#) depicts the geographic extent of the larger detention area and phasing. Upon completion of the detention improvements, the City anticipates submitting a Letter of Map Revision (LOMR) to reflect the modified floodplain as a result of these improvements.

In addition, the improvements will position for the corridor to be enhanced pursuant to the [City's Parks and Recreation Master Plan](#) with the Monon/Midland Loop and Grassy Branch Trails, which furthers the goals of the Grand Junction Implementation Plan.

1. Phase One (blue): Phase one has been designed and received regulatory approval. This phase will be constructed with the extension of Mill Street (yellow), which is anticipated to start in Spring 2016 and completed in Fall 2016. Phase One includes a pedestrian tunnel/culvert under Mill Street for pedestrian connectivity of the Midland Trace Trail and plaza. Phase

one will accommodate drainage for property encompassed by Jersey Street, Union Street and Mill Street.

2. **Phase Two (red):** Phase two will accommodate drainage within the Junction Sub-District for property west of Mill Street and south of Main Street. Phase two will potentially be constructed as part of the southern extension of Poplar Street, which is currently anticipated for Spring 2018. The extent and location of phase two will be determined at the time of design.

Figure 2.21: Detention Area & Phasing



Drainage in other areas of the sub-district are expected to be managed with on-site or coordinated at a larger scale, if appropriate or necessary, to increase the capacity of existing drainage infrastructure.

- F. **Trails & Greenways:** As depicted in [Figure 2.22: Trails & Greenways Exhibit](#) and the [City's Parks and Recreation Master Plan](#), several trail systems intersect within the Junction Sub-District including the Natalie Wheeler Trail/Grand Junction Trail, Midland Trace Trail, Grassy Branch Trail, and Monon/Midland Loop. The vision established by this chapter is intended to draw on and enhance these trail systems.

An objective of the Grand Junction Implementation Plan 2013 was to “connect Grand Junction Trail to Asa Bales Park by installing a tunnel under State Highway 32.” After further consideration of the existing conditions at the potential tunnel crossing and anticipated improvements, it has been determined a more likely route to connect Grand Junction Trail to Asa Bales Park is to route the Grand Junction Trail along the west side of Union Street and cross State Road 32 at grade with an enhanced pedestrian crossing. The trail would then extend north to the entrance of Asa Bales Park (see page 42 for further details).

Figure 2.22: Trails & Greenways Exhibit

Figure 2.22.A: Midland Trace Trail

(Source: dwna.org)

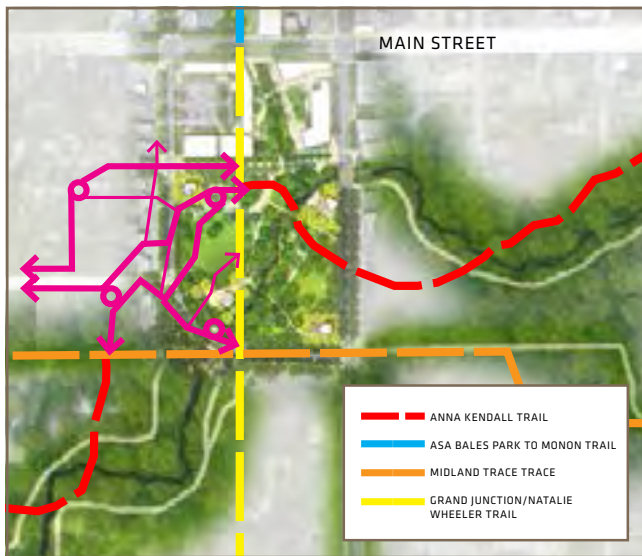


Figure 2.22.B: Grand Junction Trail

(Source: Department Photo)



Figure 2.22.C: Trail Connections
(Source: Land Collective)



ACCESS & CIRCULATION

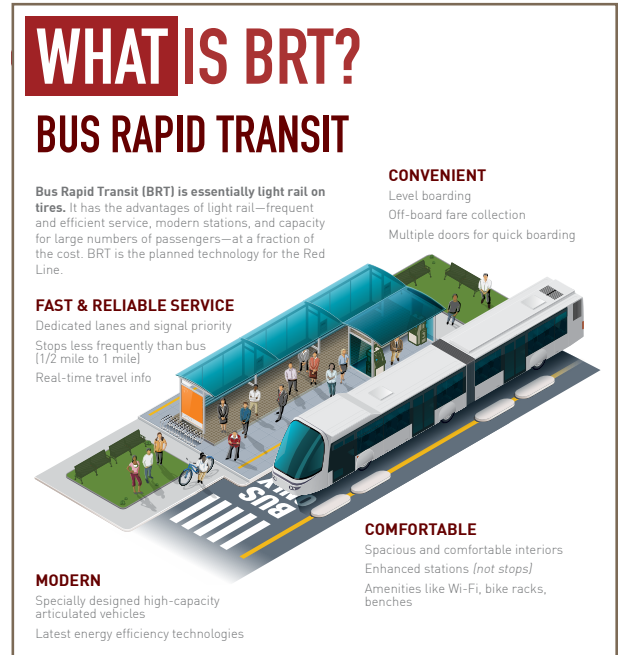
A. Mass Transit

1. **Indy Connect:** Since the adoption of the Grand Junction Implementation Plan in 2013, Westfield has cooperatively worked with Indy Connect (www.indyconnect.org) regarding the initial bus rapid transit plan for the “Red Line”. In 2014, refinements were made to the plan that result in the proposed north terminus for the Red Line at or near Grand Park (see [Figure 2.24: Indy Connect Red Line Recommendations](#)).

As shown, there are locations that have been preliminarily identified as possible stations for the Red Line within Westfield. Due to available land and routing efficiencies, the station that impacts the Junction Sub-District in downtown is anticipated to be located near the intersection of Poplar Street and Main Street (SR32).

As a result, development around the station will need to incorporate transit oriented design elements including walkability; parking; high density and high quality development within a ten (10) minute walk of the station; mixed land uses (residential, office, retail, government, and other employers); potential bike sharing station(s); and, other infrastructure related to a bus rapid transit station.

Figure 2.23: Bus Rapid Transit (Source: IndyConnect)



To the extent possible, the City encourages the consideration of a route stop within a parking garage to increase infrastructure efficiencies and maximize the investment while furthering the design goals and objectives of this chapter.

As of the adoption of this chapter, the Red Line is currently in the Project Development and Preliminary Engineering Phase. This continues to prepare the region to apply for Federal funding to construct the project through the Federal Transit Administration at the appropriate time.

2. **Hamilton County Transit Forum:** In addition to the Indianapolis metropolitan area's transit efforts, leaders within Hamilton County have initiated the Hamilton County Transit Forum. The Hamilton County Transit Forum is a group consisting of business partners, nonprofit and local government staff, and elected officials that is planning for Indy Connect's Central Indiana's Transportation Initiative and the possibility of enhanced local bus service.

Enhanced local bus service includes the possibility of routing local bus service throughout the County that would complement the Red Line. Local bus service could potentially include multiple routes and stops within the Junction Sub-District.

Figure 2.24: Indy Connect Red Line Recommendations (July 2015)(Source: IndyConnect)

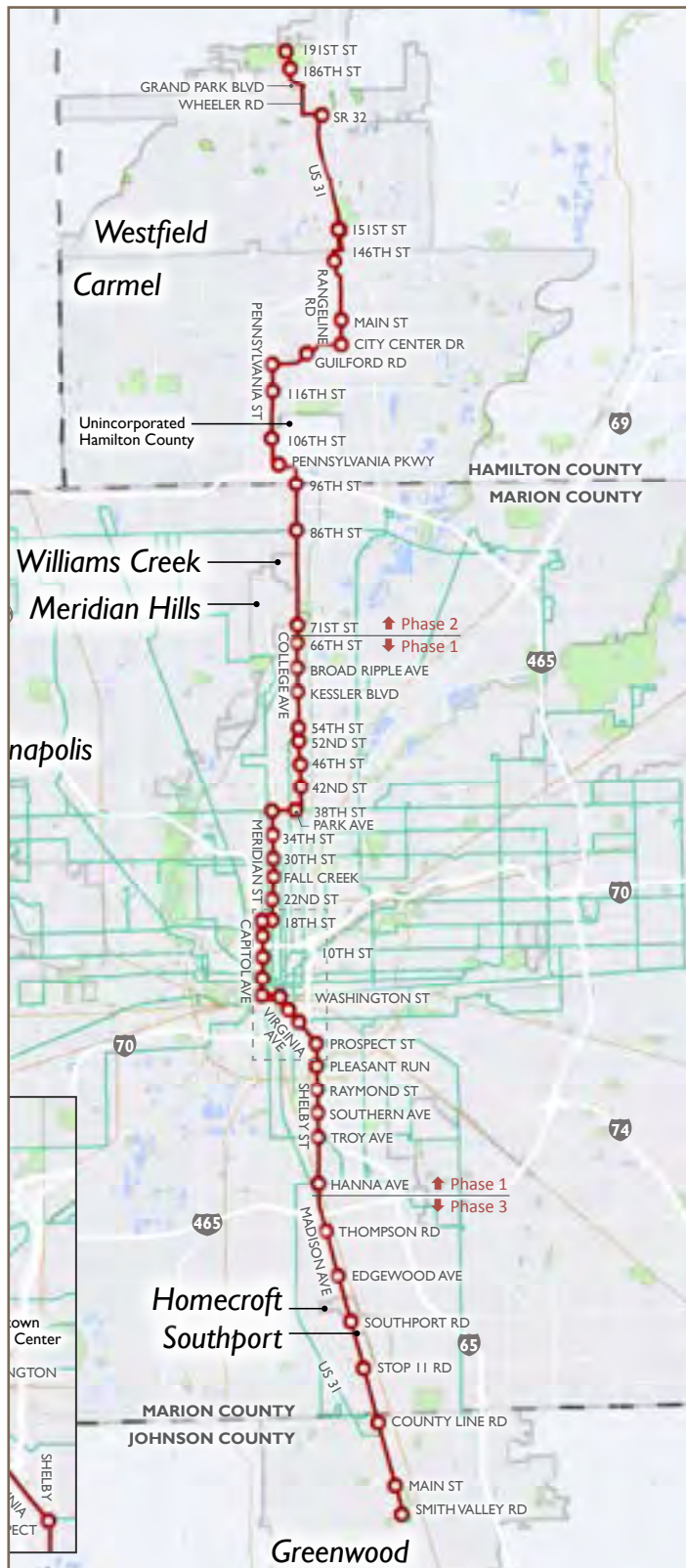


Figure 2.25: Examples of Local Bus Service



Although the potential for local bus service is still in early analysis and planning stages, the purpose of identifying its potential in this chapter is to ensure that as development occurs within the sub-district, consideration should be given to where and how that development embraces these potential bus stops in the future. Bus stops could be enhanced or incorporated within the public and private streetscape. Potential stops or stations should receive special consideration to the public spaces surrounding it and pedestrian safety.

B. Rights-of-Way & Alleys:

1. **Alleys:** If necessary, the City will entertain vacating existing alleys in order to make a proposed project design viable; however, it is anticipated that existing alleys will need to be enhanced and new alleys will be proposed.

Alleys should primarily function as service corridors for abutting development (e.g., employee activity, deliveries, dumpster and trash service, mechanical equipment); however, enhanced alley ways for pedestrian corridors should also be considered as opportunities for mid-block connections as well as a human-scaled place for temporary special events.

Figure 2.26: Street Cross-Sections

Figure 2.26.A: Right-of-Way with Minimum Build-to-Line (e.g., Jersey Street, Walnut Street)

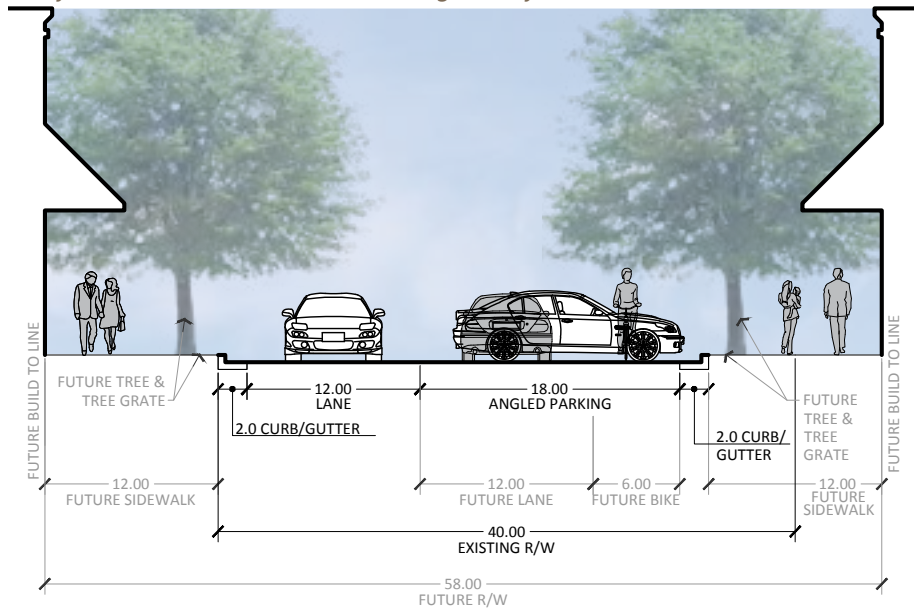


Figure 2.26.B: Right-of-Way with Existing Structures Setback (e.g., Park Street, Penn Street)

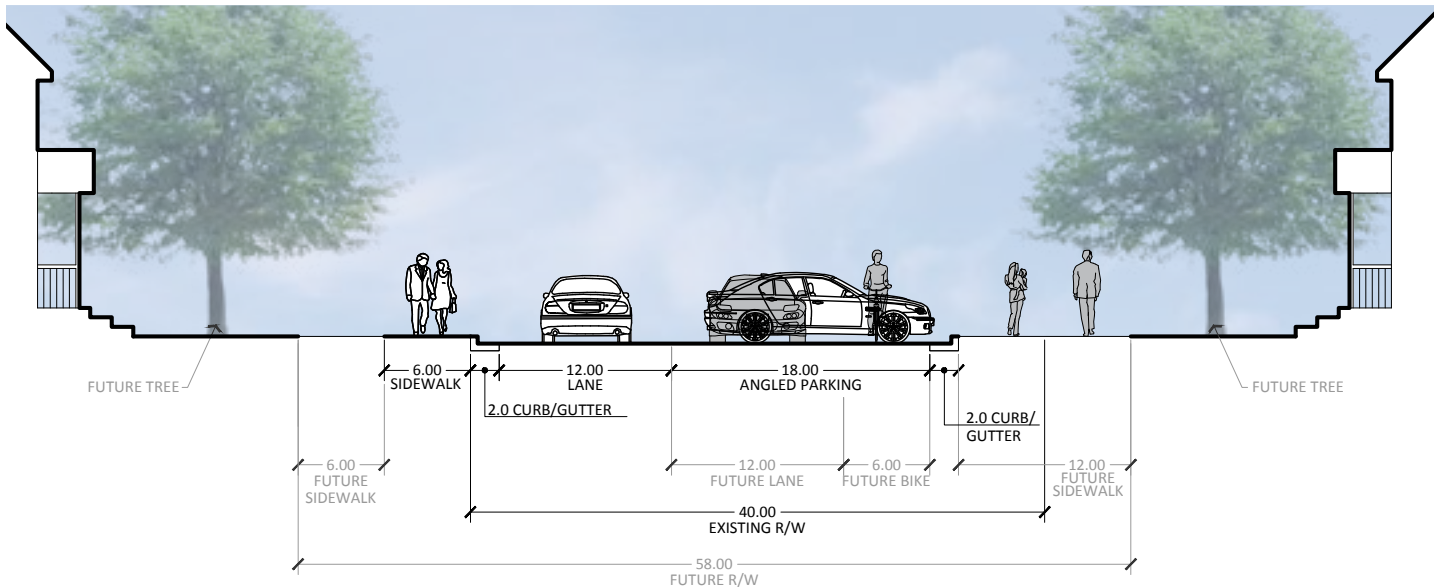


Figure 2.26.C: Jersey Street Right-of-Way Abutting Grand Junction Plaza

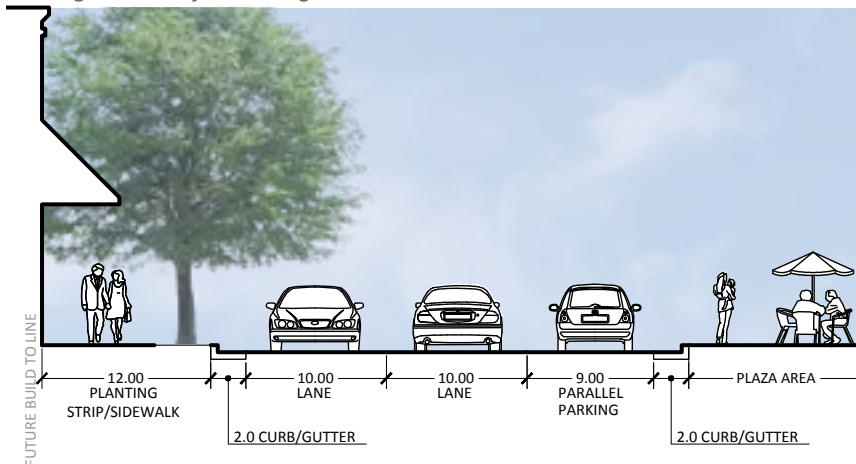
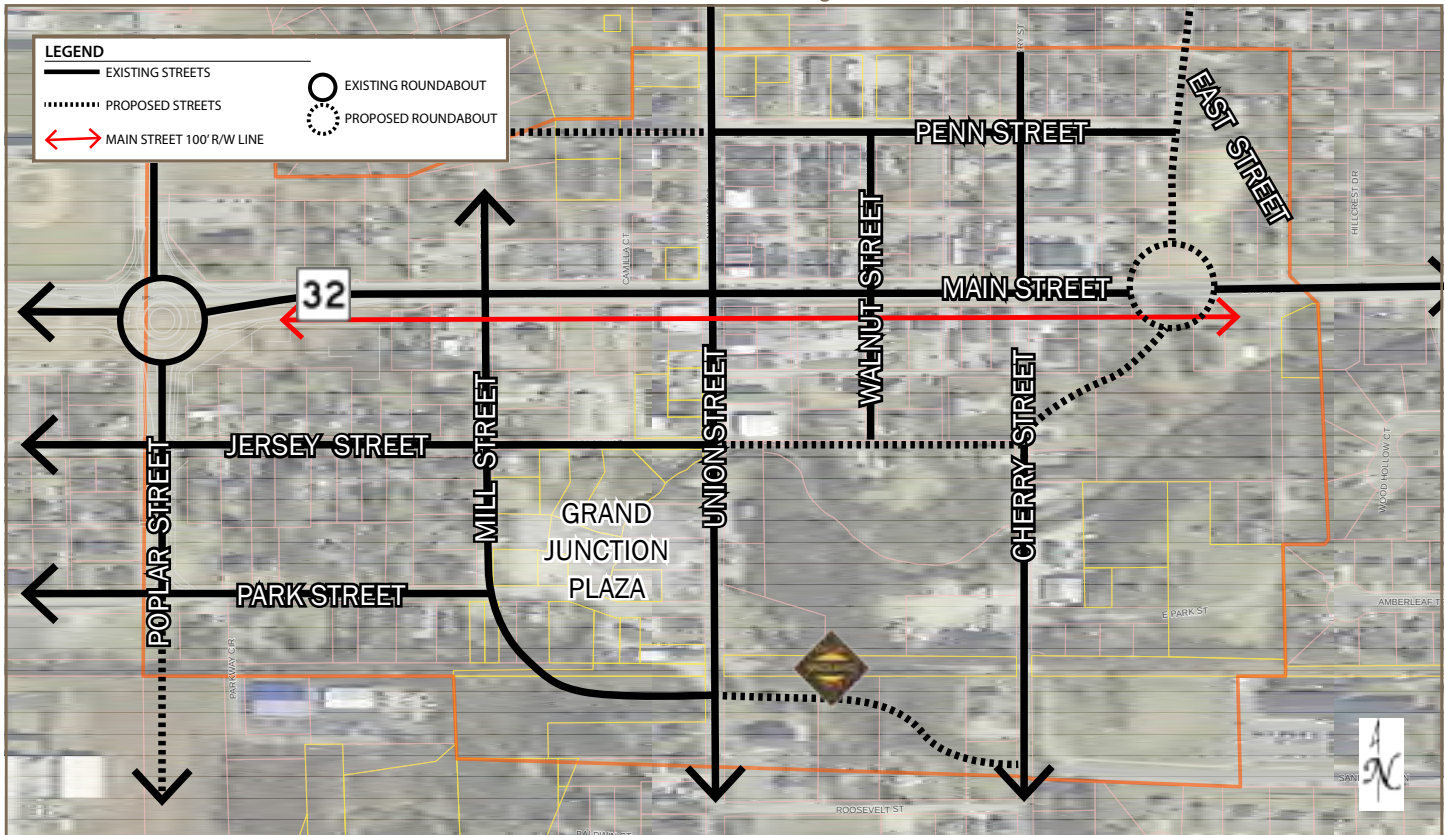


Figure 2.27: Junction Sub-District Street Network Exhibit



Alley cross-section designs will vary on a case-by-case basis; however, alleys are not intended to be designed or used to provide fire access.

2. **Existing Streets:** If necessary, the City will entertain vacating existing streets in order to make a proposed project design viable.

As the sub-district continues to transform, existing street rights-of-way will need to be enhanced to: (i) accommodate an increase in vehicular and pedestrian traffic; (ii) provide for on-street parking, as appropriate; and (iii) improve circulation and safety for both vehicles and pedestrians.

Improvements within the rights-of-way may be short or long term and the specific improvements for existing streets within the sub-district will vary in order to serve the needs of the community at that time. For example, on-street parking should be given a priority until more long term parking solutions become available. As a result, it is possible some existing rights-of-way may need to become one-way traffic only in order to facilitate angled or parallel on-street parking.

Pedestrian facilities are also a priority within the street right-of-way where they do not currently exist, and such pedestrian facilities should be wider in accordance with this chapter.

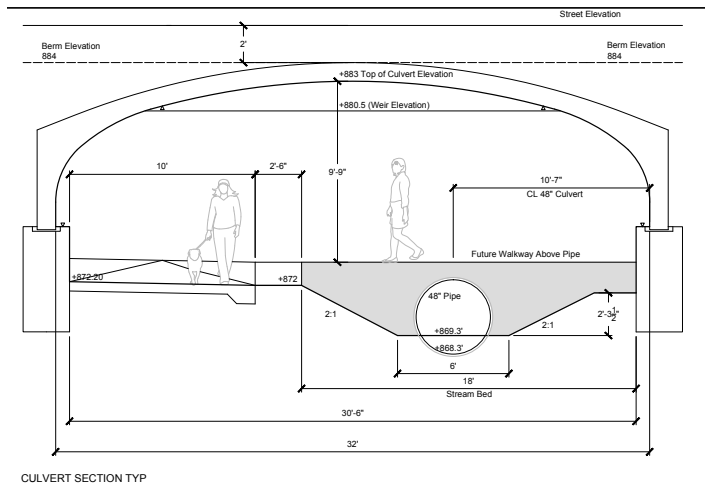
[Figure 2.26: Street Cross-Sections](#) is a series of cross-section scenarios that are appropriate for streets within this sub-district based on right-of-way widths that currently exist and that may need to be expanded.

2. **New Streets:** The Grand Junction Implementation Plan identified the existing and proposed street network within Grand Junction. With the exception of Mill Street, as summarized herein, the construction of new streets will be largely dependent on development in those areas. For purposes of this chapter, the proposed streets have been refined as depicted in [Figure 2.27: Junction Sub-District Street Network Exhibit](#).

All street rights-of-way shall be dedicated to the City pursuant to the Westfield Thoroughfare Plan and this addendum.

- 3. Mill Street:** As noted elsewhere in this chapter (see page 35), the Mill Street extension from Park Street to Union Street is anticipated to start Spring 2015 and be completed Fall 2016. The extension (see [Figure 2.28 Mill Street Pedestrian Tunnel](#)) includes the construction of the pedestrian tunnel/culvert under Mill Street for the Grassy Branch Trail and Midland Trace Trail (see [Figure 2.29: Mill Street Cross-Section](#)).

Figure 2.28 Mill Street Pedestrian Tunnel



Pedestrian connectivity includes increased pedestrian accessibility through the implementation of wider sidewalks, mid-block pedestrian crossings, intersection sidewalk bulb-outs, table speed bumps (where appropriate), bicycle parking amenities, shorter blocks and accessible ramps at crossings (see [Figure 2.30: Example Pedestrian Connectivity Amenities](#)).

Figure 2.30: Example Pedestrian Connectivity Amenities

Figure 2.30.A (Source: Department Photo)

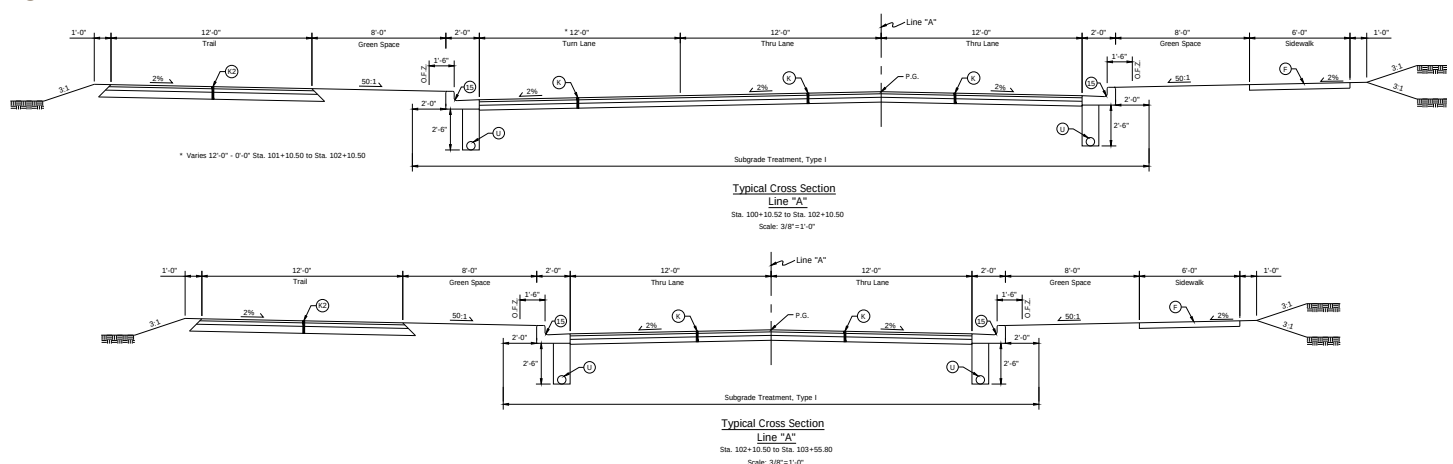


Figure 2.30.B (Source: www.nacto.org)



- C. Pedestrian Connectivity:** A priority within this sub-district is compactness, connectivity, and walkability with the intent to attract people. As a result, typical suburban prototypes of new buildings and site designs should not be permitted. Rather, features such as adjacent surface parking, drive-through lanes, lack of sidewalks, front entrances from parking areas rather than public realms, and the like are strongly discouraged.

Figure 2.29: Mill Street Cross-Section



Pedestrian pathways and crossings, whether public or private, shall be delineated (e.g., pavers, striping, edging, material) and distinguished from vehicular surfaces (see [Figure 2.31: Delineated Pedestrian / Raised Crossing](#)).

Additionally where appropriate, landscaping, street furniture, planters, walls, etc. should be used to further separate pedestrian spaces from vehicular spaces to create a safe environment for pedestrians.

Figure 2.31: Delineated Pedestrian / Raised Crossing

Figure 2.31.A (Source: www.nacto.org)



Figure 2.31.B (Source: Department Photo)



Public Spaces between buildings and the curb should generally include a wider pedestrian sidewalk (e.g., up to fifteen (15) feet wide on primary pedestrian streets and ten (10) feet wide on secondary pedestrian streets) that can accommodate: (i) a five (5) to six (6) foot wide unobstructed walking area; (ii) a two (2) to three (3) foot wide area for related street furniture and amenities (e.g., display space, outdoor dining)

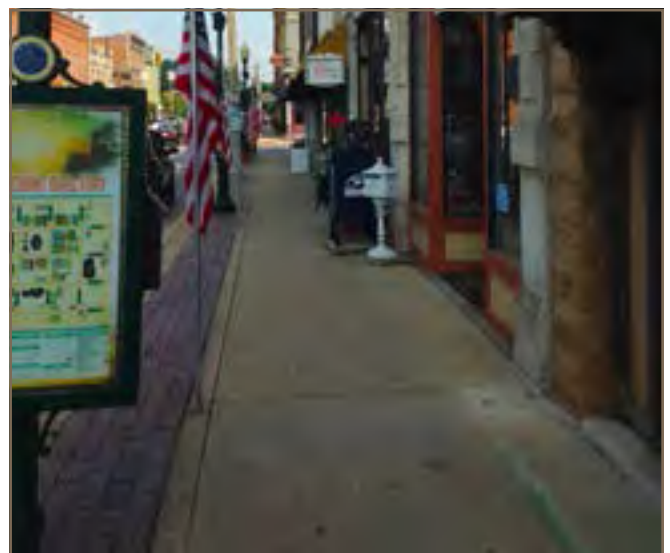
abutting the building; and (iii) a two (2) to three (3) foot area abutting the curb for trash, street lights, signs, and then street trees where sidewalk widens (see [Figure 2.32: Example Public Sidewalk Space](#) and also [Figure 2.26: Street Cross-Sections](#)).

Figure 2.32: Example Public Sidewalk Space

Figure 2.32.A (Source: Department Photo)



Figure 2.32.B (Source: Department Photo)



D. State Highway 32 Corridor: A priority action item of the Grand Junction Implementation Plan is to formalize a position with the Indiana Department of Transportation (INDOT) regarding a potential State Highway 32 expansion through Grand Junction. In addition to providing guidance to INDOT for the community's desired design, formalizing a position as a policy further provides guidance for future development that abuts the Main Street corridor (e.g., setbacks, design, building orientation). The following is intended to establish the community's position with regard to the State Highway 32 expansion through downtown.

1. **Preferred Alternative:** As summarized in the Grand Junction Implementation Plan, a Main Street Corridor Study was completed by American Structurepoint, Inc. in 2010, which recognized the required balance for Main Street to serve both regional and local needs. The vision of the community is a Grand Junction District that is a vibrant, walkable, mixed-use district where people can live, work, and shop, with much of the redevelopment effort anticipated to be concentrated along the Main Street corridor. As an integral part of the Grand Junction District, the Main Street corridor will have direct impacts on the success of this vision.

The purpose of the study was to identify and evaluate transportation improvement alternatives for the corridor as a regional thoroughfare, while also supporting the local redevelopment efforts, and the study concluded with a preferred alternative.

It is hereby established that the policy of the City is to generally adopt the recommended preferred alternative as depicted in [Figure 2.34: Preferred Alternative](#). Where possible, limiting left turns is desirable to increase efficiency of traffic moving through downtown, while also minimizing potential conflict points with pedestrians. In addition, a priority in the design of this corridor and other rights-of-way is for utility lines to be buried.

2. **Width and Location:** The preferred cross-section requires a right-of-way width of one hundred (100) feet (see [Figure 2.35: Preferred Alternative Cross-Sections](#)). The existing right-of-way width is approximately seventy (70) feet. As a result, consistent with the historic asset and character provisions herein, the recommendation is for the right-of-way to be expanded to the south, maintaining the existing north right-of-way line of Main Street. As such, new (re)development should dedicate this additional right-of-way and design building setbacks and public right-of-way improvements (sidewalks, lighting, street furniture) accordingly.
3. **On-Street Parking:** In addition, an emphasis that needs to be taken into consideration at the time of the final design and construction is for on-street parking and safe pedestrian crossings. On-street parking should be permitted on Main Street, even if only permitted during non-peak hours.
4. **Pedestrian Crossings:** Safe pedestrian crossings, particularly during community events and peak tourism seasons, is mandatory to ensure safe pedestrian crossing between the north and south sides of Main Street. Crossings should not only meet safety design criteria, but care should be given in the final design to ensure the crossing provides a welcome and aesthetically-sensitive environment (see [Figure 2.36: Enhanced Pedestrian Crossings](#)). Options to better facilitate pedestrian crossing could include increased pedestrian cycles, scramble (Barnes Dance) lights, or split phase.

The primary pedestrian crossing that has been identified is the crossing of a realigned Grand Junction Trail at Union Street (see page 35). As a result, pedestrian traffic should be channeled and re-directed to Union Street with a wider, at grade crossing.
5. **Curb Cuts:** No new curb cuts onto Main Street should be permitted. Existing curb cuts should be removed upon redevelopment with vehicular access to properties via other streets or alleys.

Figure 2.34: Preferred Alternative
(Source: Main Street Corridor Study)



Figure 2.35: Preferred Alternative Cross-Sections
Figure 2.35.A: Cross-Section with Median

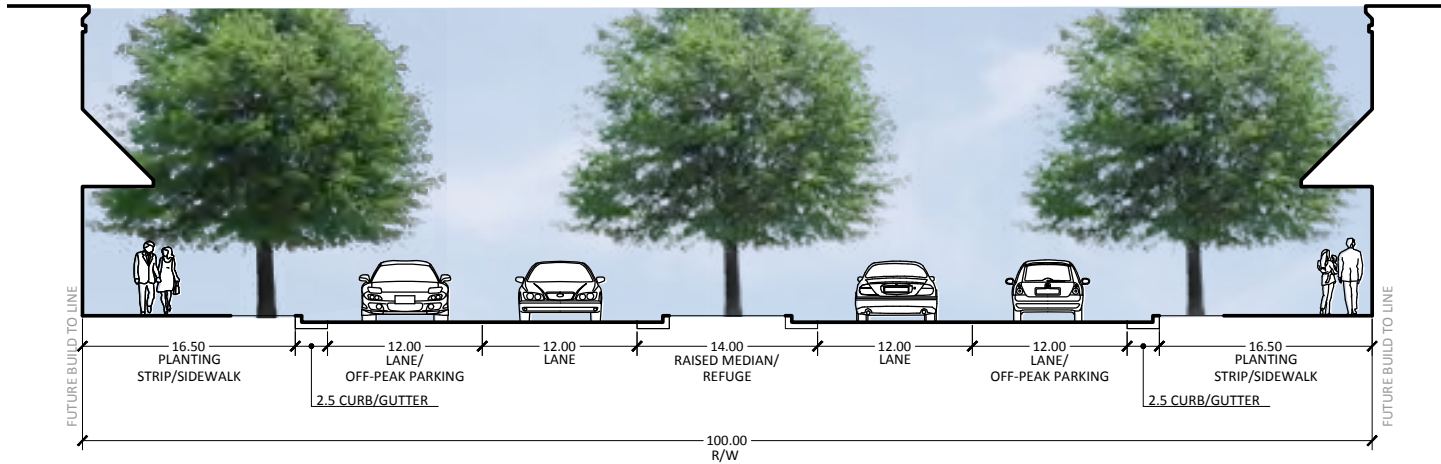


Figure 2.35.B: Cross-Section with Turn Lane

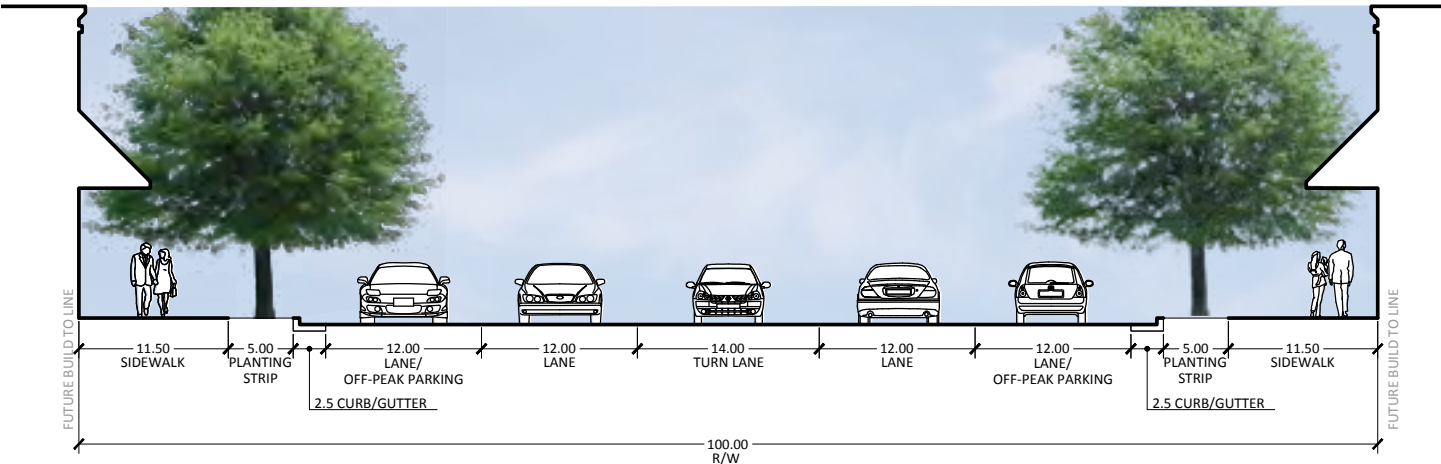


Figure 2.36: Enhanced Pedestrian Crossings
Figure 2.36.A (Source: www.nacto.org)



Figure 2.36.B (Source: www.urbanindy.com)



PARKING

The City's existing parking requirements are conventional for a suburban community and don't necessarily fit the needs of downtown. On-street parking is generally encouraged within the public right-of-way, while flexibility for off-street parking requirements within this sub-district should be provided. Parking requirements should be flexible, respond to market conditions, and address the intended mix of land uses, both short and long term, as development occurs within the sub-district.

In the more dense sub-areas (e.g., Main Street Corridor and Grand Junction Plaza Block) and in close proximity to public transportation hubs, on-site parking and parking structures should be required. In other sub-areas, parking requirements could allow for the ability to be waived or modified as parking is otherwise being provided within proximity of the site (e.g., parking located within four hundred (400) feet for patrons and seven hundred (700) feet for employees).

A. Overarching Parking Policies: The overarching parking policies for this sub-district include:

1. **Sharing Parking:** Minimize exclusive-use parking so that the value of public and private investment in surface and structure parking can be maximized.
2. **Convenient:** Ensure parking is conveniently located and accessible to encourage visitors and residents to be able to park once in downtown and be to walk to multiple destinations.
3. **Accessible:** Provide parking throughout the sub-district that supports mass transit and enhances pedestrian circulation.

B. Basic Parking Policies: The following sets forth the basic policies that should be considered as development and redevelopment is proposed within the sub-district:

1. **Park Street Corridor:** Off-street parking requirements should not be required, or at least should be minimal, for uses within this sub-area.
2. **Penn Street Corridor:** Some, but minimal, off-street parking should be required for uses within this sub-area.
3. **Other Sub-areas:** Off-street parking should be required within all other sub-areas. Off-street parking should be located to the rear and/or interior of buildings with minimal frontage along public streets; however, parking should be readily signed for ease of access and circulation.
4. **On-Street Parking:** On-street parking should not be counted toward individual site parking requirements, rather on-street parking is intended to supply needs for normal residential and visitor use while also offsetting lower parking standards for surrounding uses.
5. **Shared Parking:** On-site surface parking with more than ten (10) parking spaces should remain open for use of the public, as non-exclusive, at least during non-peak hours of the use.
6. **Structured Parking:** Structured parking may be available for exclusive or non-exclusive use.

C. Parking Strategy: In order to develop a broader parking plan for the sub-district, the City engaged a parking consultant in September 2015 to perform a parking study of the sub-district area to assist and complement the City’s planning efforts. As of the adoption of this chapter, that study was in progress; however, the scope of the study set forth its completion in a phased approach as follows:

1. **Phase One:** This phase is the initial parking supply and demand analysis, as well as shared parking analysis. The parking supply/demand inventory and analysis will be conducted, in addition to measuring the overall parking supply and occupancy during a typical day.

Potential shared-use opportunities will be identified and incorporated into the analysis. Current and future conditions will be projected which will pinpoint the actual parking issues and where potential issues will occur in the future as proposed future developments are brought on-line.

This analysis will provide the starting point and baseline from which to develop solutions for mitigating current and future parking issues.

2. **Phase Two:** This phase will be an analysis of alternatives that will build upon the knowledge developed in the first phase and include management strategies. This includes actual current parking conditions as well as projected future parking conditions.

Alternative solutions for mitigating current and future parking issues will be developed. The potential solutions will be evaluated and ranked using a weighted-value matrix that will be created mutually with the client. This way, the final selections of preferred alternatives will reflect community parking-related values.

3. **Phase Three:** This phase would be outside of the initial analysis, but is the next step to preliminarily plan for potential new parking facilities that would include potential sites, qualitative criteria, phasing, costs and funding mechanisms (such as development impact fee assessed on vehicle trips or a parking in lieu fee).

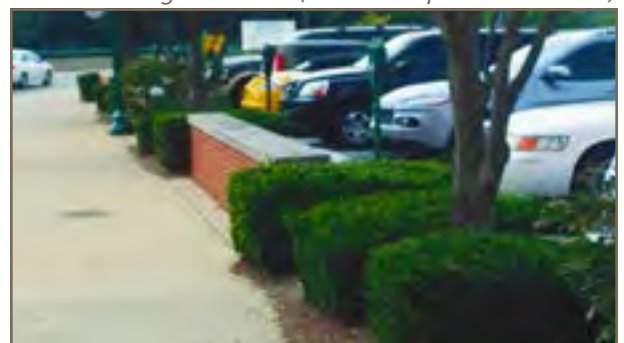
D. Parking Design: The design of parking areas is critical to the success of the sub-district, both for aesthetics and functionality. The parameters below are intended to promote efficient use of limited parking supply while ensuring that parking does not dominate or detract from the public spaces and is appropriately designed for pedestrian circulation.

1. **Parking Structures:** In general, multi-story, above ground parking structures should have a retail and service industry presence at the street level. Parking structures may be incorporated into mixed use buildings or they may be stand-alone buildings as long as the street-level expectations are met. Structures should be architecturally consistent and compatible with nearby and adjacent buildings and should not contain visible parking areas (aside from access points), security grills, or other parking security methods.
2. **Surface Parking:** Surface parking areas may provide for short or long term parking solutions; however, long term surface parking areas will require greater sensitivity to location (limited street frontage); design (softened with landscaping, walls and fences); and, separation from pedestrian activity (see [Figure 2.37: Surface Parking Treatment](#)).

*Figure 2.37: Surface Parking Treatment
Figure 2.37.A (Source: Department Photo)*



Figure 2.37.B (Source: Department Photo)



Surface parking areas should not be allowed to be located between a structure and the Main Street right-of-way nor between a structure and any right-of-way abutting Grand Junction Plaza.

All surface parking areas, even if temporary, should be paved or equivalent (e.g., porous pavers) and landscaped. Larger parking areas should be broken up into smaller areas to reduce the overall area of paving and promote a friendlier pedestrian environment.

3. **Bicycle Parking:** Each principal building within the sub-district should include bicycle parking spaces/racks in order to accommodate and encourage bicycle use within the Grand Junction District. To the extent reasonable, consideration should be given to incorporate creative bicycle racks to function as public art, or as part of public infrastructure improvements.

Figure 2.38: Bicycle Rack Examples

Figure 2.38.A (Source: Department Photo)



Figure 2.38.B (Source: columbusparksfoundation.org)



Figure 2.38.C (Source: Land Collective)



- E. **Service and Loading Areas:** Service and loading berths should be oriented in a manner so that they are not visible from streets or trails (hereinafter, “rights-of-way”), but rather from interior loading areas or alleys.

1. **Screening:** Screening should include opaque walls or fences and should be consistent with the architecture and materials of the associated building. Screening should be used to minimize visibility from all rights-of-way and adjacent properties. If appropriate to the context of the site, then landscaping should be considered to help soften the visual impact of a screen wall or fence.

Elements such as meter boxes, utility conduits, roof projections such as vent and exhaust pipes, and basement window enclosures should be designed and located so as to minimize their visibility and visual impact.

2. **Dumpster Enclosures:** The City’s zoning standards for screening trash receptacles and compactors, pallet storage and recycling areas, and other similar facilities should be applied within this sub-district. In addition, a roof which is architecturally-consistent with the architecture of the associated building should be considered when abutting structures in excess of two-stories (see [Figure 1.4: Architecturally-Consistent Dumpsters](#)).

Exceptions for dumpsters and other similar containers (e.g., walk-in freezers) may be appropriate if not visible from rights-of-way (e.g., located along alleys and/or within building recesses) (see [Figure 2.39 Example Alley](#)).

*Figure 2.39 Example Alley
(Source: Department Photo)*



OUTDOOR STORAGE, DISPLAY AND DINING

A. Outdoor Storage: The City's zoning standards for outdoor storage (Article 6.12 of the Unified Development Ordinance) should be applied within this sub-district. The temporary storage of material inherent to serving the business's needs of products and deliveries (e.g., pallets) should be restricted to within buildings or screened from adjacent properties (e.g., within an enclosure for dumpsters or other similar receptacles).

B. Outdoor Displays: Outdoor displays in the downtown can create an interesting shopping environment that engages pedestrians and supports the business. As summarized herein (see page 26), outdoor displays enhance Public Spaces and attract people; however, outdoor displays can also result in a cluttered and unattractive appearance and create obstructions for pedestrians. If deemed appropriate, then a permitting process should be considered to effectively regulate outdoor displays.

The following provides guidance for outdoor displays within this sub-district, which are encouraged and supported if the following criteria are implemented (see also [Figure 2.32: Example Public Sidewalk Space](#)):

- ▶ Items displayed are limited to the merchandise sold by the business.
- ▶ Displays are located within the business's frontage and immediately adjacent to the building.
- ▶ Displays located adjacent to or in a right-of-way should maintain a minimum unobstructed sidewalk width of five (5) to six (6) feet and be a maximum depth of two (2) feet. Display would be subject to the appropriate encroachment permits if located within the right-of-way.
- ▶ Unobstructed access shall be provided to all building entrances, curb ramps, and fire access, including at least a two-foot linear clearance on each side of a building entrance.
- ▶ Materials and colors used for shelves, racks, easels and similar supports for displayed items

shall complement the architectural style and colors used on the adjacent building façade.

- ▶ Displays must be maintained in an orderly appearance and displayed only during hours of operation for the associated business and shall be removed at the close of each business day.
- ▶ Outdoor displays shall be secured to prevent movement. However, they may not be permanently anchored to the right-of-way nor attached or affixed to any public tree, sign or similar fixture.
- ▶ In no case shall the location of the display occur within an area required for vehicular circulation, parking or loading, or emergency vehicle access.
- ▶ Maximum display area restrictions should be implemented based on a ratio of the business's street frontage.

Figure 2.40 Outdoor Display

Figure 2.40.A (Source: onemorefoldedsunset.com)



Figure 2.40.B (Source: Department Photo)



C. Outdoor Dining: As summarized herein (see page 26), outdoor dining spaces enhance Public Spaces and attract people. The City's zoning standards for Outdoor Cafe and Eating Areas (Article 6.13 of the Unified Development Ordinance) should be applied within this sub-district.

Figure 2.41 Outdoor Dining Spaces
Figure 2.41.A (Source: Department Photo)



Figure 2.41.B (Source: Department Photo)



Figure 2.41.C (Source: Department Photo)



In addition, the following guidelines should be considered:

- ▶ Outdoor dining areas abutting non-restaurant uses should consider barriers or screening to minimize the impact on adjoining properties.
- ▶ Furniture and fixtures relating to the outdoor dining area may not be stored on the public right of way and must be removed from the sidewalk when the restaurant is closed to the public every day and/or night.
- ▶ Outdoor dining areas permitted within the right-of-way are subject to the provisions herein (see also Article 6.13 of the Unified Development Ordinance), and would be subject to the appropriate encroachment permits.
- ▶ Outdoor dining areas located adjacent to or in a right-of-way should maintain a minimum unobstructed sidewalk width of five (5) to six (6) feet. Furniture and barriers should not be secured to trees, lamp posts, street signs, hydrants or any other right-of-way infrastructure.

LANDSCAPING STANDARDS

The City's existing landscaping standards are conventional for a suburban community and don't necessarily fit the needs of downtown. As downtown becomes more impervious, the "urban forest" becomes more important.

A. Purpose: According to the United States Department of Agriculture's "[Sustaining America's Urban Trees and Forests](#)" report (June 2010), urban forests enhance the physical, ecological, and cultural aspects of a community, including:

1. **Environmental:** Trees and landscaping make important contributions by reducing air pollution, ameliorating heat islands, improving hydrological conditions, sequestering carbon, and contributing to wildlife habitat. Use of drought-tolerant trees and landscaping can aid in water conservation.
2. **Economic:** Trees and landscaping can increase property values, increase commercial spending, and reduce maintenance costs of other streetscape elements.

3. **Aesthetic:** The visual characteristics of street trees and landscaping (form, color, texture) add greatly to the aesthetics of streets and can enhance the civic qualities of the public environment.
4. **Psychological:** People derive psychological benefits from symbolic and physical contact with nature provided by a green environment. A planted streetscape provides relief from an otherwise built out environment.
5. **Social:** Opportunities for new social contacts, community identity, and the opportunity to contribute to the establishment and care of a community feature are afforded by the presence of street trees and planting.
6. **Safety:** Consistent tree plantings along a street narrow the perceived width of a street, encouraging decreased vehicular speed and increased awareness of pedestrians.

B. Street Trees: Street trees are a critical element of the streetscape environment. Appropriate tree species selection, location and design will ensure the health of trees, enhance the character of the streetscape, and maximize public and private investment.

Street trees typically include trees planted within the public right-of-way; however, street trees could include trees planted in the front yard in corridors where space within the right-of-way is limited and building setbacks are greater (e.g., Jersey Street, Park Street). Street trees in rights-of-way should be planted in sidewalks with tree grates (minimum size of four (4) feet by (4) four feet) or other treatment, or between sidewalks and streets where planting strips of sufficient width exists.

Figure 2.42: Street Tree Streetscape Examples

Figure 2.42.A (Source: a2dda.org)



Figure 2.42.B (Source: permatill.com)



Figure 2.42.C (Source: www.terrafirmalandarch.com)



When designing a new or renovating an existing street, utilities and other elements should be relocated where feasible to establish regular tree spacing.

C. Abutting Street / Public Spaces: This landscaping area generally includes a space measured from the public right-of-way to the building facade. This area could include spaces identified as public spaces (see [Figure 2.15: Example Public Spaces](#)). General standards for lot or foundation plantings, as currently established by the City's zoning ordinance, do not address the nature of development envisioned in this sub-district (with the exception of single-family detached uses in the Penn Street Corridor).

The lack of yards and increase in impervious surfaces requires the primary focus for landscaping to be within the area immediately abutting the street, where the highest pedestrian activity will occur. This area should be landscaped with vegetation and/or hardscaped. If hardscaped, then window or ground planters should be considered to enhance the building's facade and soften the streetscape. The density of trees and flowers or shrubs will depend on the setback of the building from the street, as generally illustrated in the following exhibits.

Figure 2.43: Example Landscaping
for Buildings less than 10' from Right-of-Way
Figure 2.43.A (Source: destinationmainstreet.com)



Figure 2.43.B (Source: Department Photo)



Figure 2.43.C (Source: lotsafunmaps.com)



Figure 2.44: Example Landscaping
for Buildings 10' to 20' from Right-of-Way
Figure 2.44.A (Source: Department Photo)



Figure 2.44.B (Source: Department Photo)



Figure 2.45: Example Landscaping
for Buildings Greater than 20' from Right-of-Way
Figure 2.45.A (Source: Department Photo)



Figure 2.45.B (Source: Department Photo)



In general, these spaces abutting the right-of-way should be enhanced with natural vegetation to the reasonable extent possible to ensure best practices for the plantings health, while also maximizing the “curb appeal” and streetscape character of the various sub-areas. The building placement will dictate whether a lawn or hardscape is more appropriate.

- D. Off-Street Parking:** Surface parking areas require greater sensitivity when located along streets to aesthetically soften and to separate from pedestrian activity (see also [Figure 2.37: Surface Parking Treatment](#)).

Figure 2.46: Additional Surface Parking Treatment
Figure 2.46.A (Source: phila.gov)



Figure 2.46.B (Source: Department Photo)



The City's existing perimeter and interior parking area landscaping requirements should be applied. It may be appropriate to reduce interior parking area landscaping requirements for parking areas surrounded by buildings. It is also appropriate for perimeter parking area plantings to be enhanced and supplemented with fences or walls.

E. Landscape Buffers: In general, landscape buffers should not be required in this sub-district due to the nature of the intended mix of uses. There may, however, be instances where buffering is appropriate adjacent to existing neighborhoods (e.g., Grassy Branch Quadrant). Additionally, there may be instances where more intense aspects of a use (e.g., outdoor dining) may require screening (e.g., walls, fences, landscaping) to minimize its impact on adjacent uses.

F. Stormwater Management: The design of landscaped areas should consider including appropriate conditions for improved stormwater detention and infiltration and low impact development opportunities (see [Figure 2.47: Example Low Impact Design](#)).

Figure 2.47: Example Low Impact Design
Figure 2.47.A (Source: urbanlandscapes.info)



Figure 2.47.B (Source: Department Photo)



Figure 2.47.C (Source: www.seattle.gov)



Figure 2.47.D (Source: Department Photo)



SIGNAGE STANDARDS

The City's existing sign ordinance is generally conventional for a suburban community. The existing sign standards allow wall signs and ground signs in this sub-district (if the ground sign is located a minimum of five (5) feet from the right-of-way and setback the applicable zoning district's setback for the side and rear lot lines). In addition, the existing sign ordinance permits projecting signs in some areas of the sub-district.

The existing zoning ordinance sign standards for multi-story, mixed use or multi-tenant buildings primarily anticipate these buildings in corporate or business parks and shopping centers, not necessarily in downtown. In addition, the existing design standards in the zoning ordinance are not as restrictive as may be desired (e.g., lighting, materials) and the standards are primarily intended for vehicular traffic without an emphasis on pedestrian traffic (e.g., size and location restrictions).

This sub-district is intended to be an area of high pedestrian activity with buildings of pedestrian scale and architectural interest. This intent is important when considering the use of signs, both permanent and temporary, to ensure the pedestrian experience is enhanced and the need to identify a use is balanced with the character of the building's architecture and streetscape.

Signs that are uniquely designed and placed with respect to the pedestrian-orientation and building's architecture can positively contribute to the character of the streetscape and the pedestrian's experience in this sub-district.

As a result, the following should be considered when alternative sign standards are proposed (e.g., variance, PUD District) within this sub-district:

A. General Guidelines:

1. Signs should be primarily oriented and scaled to the pedestrian.
2. Sign colors, materials and lighting should be restrained and harmonious with the building architecture.
3. Signs should be compatible with adjacent signs and should not compete for attention (such as using excessively bright colors or disproportionately sized letters).

4. Businesses located in alleys, courtyards or arcades, and without a primary customer entrance from the street, should be permitted to be identified from the street.
5. Signs should be durable, well-designed and act as unique expressions of the business.
6. Street numbers should be prominently displayed at the main entrance to every business, and be clearly visible from the street or alley.
7. Electronic signs should be prohibited.

B. Wall Signs:

1. Due to the pedestrian nature, projecting raceways or pins that cause a wall sign to protrude from the wall should not be permitted. Channel letters may be flush-mounted to the building.
2. Wall sign sizes should be limited to allow for the permitted sign area to be distributed for awning or projecting/blade signs.
3. Sign heights and sign area should be limited to a pedestrian scale (e.g., 18" or 24").
4. Internally illuminated signs are not preferred; but rather externally lit with decorative (e.g., gooseneck) light fixtures.

Figure 2.48: Example Wall / Blade / Awning Signs

Figure 2.48.A (Source: hammerworks.com)



Figure 2.48.B (Source: Department Photo)



Figure 2.48.C (Source: Department Photo)



Figure 2.48.D (Source: viewpointsign.com)



Figure 2.48.E (Source: redirectionsigndesign.com)



C. Ground Signs: Ground signs should not be permitted within the Main Street Corridor or the Grand Junction Plaza Block. Ground signs within other sub-areas are not preferred, but should only be permitted with the following guidelines:

1. Ground signs should only be permitted for single-tenant buildings with a front yard setback in excess of twenty (20) feet.
2. The design of ground signs should be unique to the business and match the style and materials of the corresponding building.

3. Other alternative types of signs do not provide adequate identification from the street.
4. The scale and location of ground sign complements the building and adjacent properties.
5. Landscaping is integrated with the sign to soften its appearance and not create a site or visual obstruction.
6. Ground signs should not be internally illuminated or back lit.

Figure 2.49: Example Ground Signs

Figure 2.49.A (Source: Department Photos)



Figure 2.49.B (Source: Department Photos)



Figure 2.49.C (Source: Department Photo (left))



(Source: architectural-lighting-and-sign-ideas.blogspot.com (right))

D. Projecting Signs: Projecting or blade signs is the preferred sign type for this sub-district. Projecting signs should be positioned along the first floor level of the facade. Projecting signs may take on their own special shape, or create their own symbol within the overall facade design.

*Figure 2.50: Example Projecting Signs
(Source: Department Photo)*



E. Window Signs / Displays: Window signs and displays are an important aspect to engaging pedestrians along the streetscape; however, if done poorly can negatively contribute to the intended character. The following should apply.

1. Window graphics and displays should be tasteful and minimal, and designed to be pedestrian friendly.
2. Window graphics should use high quality, durable materials to prevent flaking and fading.
3. Window graphics should reinforce the identification of the store, and not compete with wall signs or distract from the business.
4. Illuminated window signs are discouraged. Signs such as “open” that are less than four (4) square feet in sign area are appropriate to allow.
5. Window graphics and displays should create an open and inviting appearance and express the nature or “personality” of the business without obscuring visibility.
6. Merchandise may be displayed but should not be stacked in the windows for storage, resulting in

visual clutter.

7. Flashing or moving signs visible from the street through or on windows should not be permitted.

*Figure 2.51: Example Window Signs / Displays
Figure 2.51.A (Source: archinect.net)*



Figure 2.51.B (Source: shelf-awareness.com)



Figure 2.51.C (Source: designsalononline.com)



Figure 2.51.D (Source: mcnallyjackson.com)



LIGHTING STANDARDS

The City's zoning standards for lighting (Article 6.9 of the Unified Development Ordinance) should generally be applied within this sub-district, except as noted below.

Street lighting should be provided as part of all projects, on both sides of the street when possible, and spaced approximately one hundred (100) feet apart, and be of a decorative design as established by the City. Light poles should not obstruct pedestrian circulation.

Figure 2.52: Example Street Lights

Figure 2.52.A (Source: panaramio.com)(left)

(Source: valmontstructures.com)(right)



Lighting of the building or site should be designed so that light is not directed off the site and the light source is shielded from direct offsite viewing. It is anticipated that exterior lighting will overflow to adjacent properties and rights-of-way; however, for any use abutting single-family residential uses, illumination levels should not exceed 0.5 foot candles at the property line (in accordance with the Unified Development Ordinance). The minimum amount of light possible for lighting sidewalks should be used to not wash out building facades but still maintain a safe environment.

Decorative exterior lighting is encouraged, but fixtures should be architecturally integrated with the building style, material and color. Fixtures should not obscure any building ornamentation. Rooftop lighting should be prohibited. All exterior architectural, display, decorative and sign lighting should be generated from concealed, low level fixtures.

Figure 2.52.B (Source: Department Photo)



The maximum height of light poles in parking areas should not exceed twenty-five (25) feet, in accordance with the Unified Development Ordinance; however, when light poles abut or are within ninety (90) feet of single family residential uses, then the height should not exceed fifteen (15) feet.

Figure 2.53: Example Decorative Fixtures

Figure 2.53.A (Source: kiterealty.com)



Figure 2.53.B (Source: cornerbakerycafe.com)



GENERAL DESIGN REQUIREMENTS

The following guidelines apply to all Sub-District Sub-Areas.

A. Franchise and Prototype Architecture:

Buildings that are stylized in an attempt to use the building itself as advertising or is contractually required as a standardized or prototype building by a use as a formula from or for another location should be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.

B. General Architecture:

1. Street Level Architecture: The street level of a building should be designed with architecture that engages the street/sidewalk in a contextually appropriate manner, and integrates the building and landscape architecture.

2. Pedestrian Scale:

- a. Pedestrian scale detailing should be incorporated on the front facade of all buildings.
- b. Particularly, the street level of building facades should incorporate a higher level of visual interest and richer architectural detailing.
- c. Overall façade composition should break the building down into smaller distinct portions to provide a small-scale impression.

3. Building Composition:

- a. Building design elements should include an expression of a building base, a middle, and a top with articulated elements at the top of the first floor and the top of the building, as further described herein.
- b. The composition of all floors should be coordinated, which will usually be indicated by the alignment of upper floor windows and other features with openings and features of the first floor.

4. Mechanical and Electrical Elements:

Elements such as meter boxes, utility conduits, transformers, roof projections such as vent and exhaust pipes, basement window enclosures, and other mechanical systems should be designed and located so as to minimize their visibility and visual impact from rights-of-way and important view corridors.

C. Building Materials:

1. Existing Buildings: Existing buildings include a variety of shake shingles, clapboard siding, vinyl siding, brick and stone. Renovations of existing buildings should include materials that include and complement the existing building.

2. Permitted Materials: New buildings should be faced with authentic natural materials such as wood, brick, and stone. Highly reflective materials, exterior insulation finishing systems (EIFS), vinyl siding, and concrete block should not be permitted. Precast is not preferred, though with attention to finishes and jointing, it could be considered appropriate.

3. Alternate Materials: The limited use of alternate materials (e.g., synthetic materials, fiber cement siding, vinyl siding, or other modern materials) as a secondary exterior building material may be appropriate on a case by case basis if used in the same way as traditional materials, and is consistent with an intended historical architectural style (e.g., shape, size, profile, texture matching the historical practice when these elements were used).

4. Durability: Building materials should be selected for longterm durability and minimal maintenance requirements, particularly at pedestrian levels. Less durable materials (e.g., stucco, fiber cement siding) should only be used above the first story.

5. Material Variation: The building material selection for all building facades should be supplemented with multiple colors and multiple textures (e.g., rough, smooth, striated, etc.).

6. Material Transitions: If material changes are proposed, then they should generally occur

at corners, changes of exterior planes, or be delineated by a specific horizontal transitional detail such as pronounced belt course or substantial reveal. The heavier material should always be placed beneath the lighter material.

7. **Trim Details:** Close attention should be paid to trim details such as corner beads, window and door trim, soffits and eaves, and accent surfaces to ensure a correct match to traditional wood.

D. Four-sided Architecture: All building facades should be constructed with the same building material quality and level of architectural detail (e.g., window number, type, and placement; trim; ornamentation) on all building facades (e.g., 360 degree architecture). Exemptions could be considered for facades along alleys or when zero-lot lines exist.

E. Building Orientation:

1. All principal buildings should face a street, with a primary entrance readily apparent as a prominent architectural feature visible from the street.
2. The front facade should provide relief for windows and surrounds, storefronts, doors and features such as coursing, pilasters and lintels.
3. When applicable, retail storefronts should be oriented along the street facade of the first floor, except for pedestrian entrances to parking areas or trails, or small entrance lobbies for upper floors.
4. Buildings should be sited so that service activities (i.e. loading docks, garages and dumpster enclosures) are not adjacent to the street or a trail. When a lot configuration requires such activities from a street, these components should be architecturally integrated into the design of the façade and screened.

F. Building Entrances:

1. Entrances should include a functional overhead weather protection such as porches, awnings or building recesses.
2. Awnings should complement the building's architectural style, material, colors and details, and be of a non-reflective material (metal or

aluminum awnings should be prohibited). Awnings should not be internally illuminated.

3. Doors and entryways should follow a traditional storefront design (usually recessed) and should be compatible with the architectural style of the structure. Other traditional elements include bulkheads, window displays and transom windows.
4. Entrances should be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the architectural style and details of the building as a whole.
5. Building entrances should be transparent and well lit at night for the pedestrian.

G. Foundations: Exposed foundations should be covered with masonry materials (e.g., limestone, granite, fieldstone) or architectural concrete that matches a color and texture that is historically consistent with the building's architectural style.

H. Windows:

1. General Design:

- a. All window designs should be compatible with the style, materials, color, details and proportion of the building and desired pedestrian scale.
- b. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows should be consistent with and complementary to the architectural style of the building.
- c. When a window design has been selected for a building, then the same design should be used on all facades. Use of other window designs as accents may be appropriate if consistent with the architectural style of the building.

2. **Window Trim:** Window trim and other architectural design elements designed to accent the windows should be on all windows (e.g.,

shutters, keystones, masonry arches, awnings, decorative stone frames, masonry row-lock frames, or other such trim).

3. **Shutters:** When shutters are used, they do not necessarily need to be used on all elevations. Shutters should be solid-paneled or louvered and they should be sized and mounted in a way that gives the appearance of operability and full coverage of the window.
4. **Window Materials:** Window frames should be made of wood and may have either vinyl or aluminum cladding on the exterior.

I. **Roof Design:**

1. **Pitched Roofs:** Pitched roofs should have:
 - a. Minimum pitch of 5 (vertical units): 12 (horizontal units).
 - b. Three (3) or more roof slope planes.
 - c. High quality roofing materials such as natural clay tiles, slate, concrete tiles (with natural texture and color), wood shakes or shingles (with adequate fire protection), three-dimensional asphalt or fiberglass shingles.
2. **Flat Roofs:** Flat roofs should be:
 - a. Edged by a parapet wall with a distinct, three-dimensional cornice or molding.
 - b. Fully integrated into the architectural design of the building both below and above the roofline to create a seamless design transition (e.g., it should not be readily evident what portion of the wall extends above the roof line).
 - c. The rear of parapet walls should not be visible from the street level and should be designed with color, material and/or ornamentation that matches the front elevation.
3. **Pedestrian Weather Protection:** Roof design should incorporate measures to prevent falling snow or ice onto pedestrian areas.

- J. **Gutters and Downspouts:** Should be visually integrated with the architectural style of the structure. The color of gutters and downspouts should be selected to complement or to be consistent with the building materials.

K. **Highly-Visible Buildings:**

1. Corner buildings should have a strong corner presence by defining the street intersection with distinctive architectural features such as tower elements, rounded walls, recessed entries or other design features.
2. Building corners should be treated with distinct massing and materials to heighten the sense of pedestrian visual interest.
3. Entrances, large windows with transparency, balconies, terraces and special rooms should be incorporated to take advantage of the important corner views.
4. Buildings located at visual focal points should demonstrate a higher degree of architectural strength to emphasize their location and important view corridors.

L. **Walls and Fences:**

1. The design of fencing, sound walls, trash enclosures and similar site elements should replicate the architecture of the primary building in construction material and detailing.
2. Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches should be permitted in the established front yard to further define the streetscape.
3. Wrought iron, shadow box wood fences, or other approved fence, or brick or stone walls up to six (6) feet tall should only be permitted in side and rear yards.
4. Chain link fencing should not be permitted.

- M. **Accessory Buildings:** If accessory buildings are necessary, then they should be architecturally compatible with the principal building and otherwise comply with the Unified Development Ordinance.

N. Adaptive Reuse:

1. **General:** The conversion of a building to a new use that is different from that which its original design reflects should be done in a way that enhances the existing building while minimizing the negative changes to the building's features.
2. **General Site Improvements:** A property proposed to be adaptively reused should be improved to ensure that any facade and/or yard that abuts a right-of-way enhances the streetscape and engages the pedestrian from the street. Such improvements should include, but are not limited to: installing a sidewalk; creating a prominent entrance; incorporating landscaping and hardscaped areas.
3. **Access:** No new driveways or curb cuts onto streets should be permitted. Driveways or curb cuts onto streets are deemed undesirable because driveways:
 - ▶ Increase the likelihood of pedestrian and bicycle accidents with automobiles.
 - ▶ Interrupt the continuity-frontage of buildings.
 - ▶ Decrease the ability to provide desired on-street parking.
 - ▶ Decrease the ability to provide desired streetscaping (e.g., sidewalks, landscaping, furniture).

In general, access to private property should be via an alley as opposed to a private curb cut. As properties are redeveloped, curb cuts should be eliminated unless otherwise deemed appropriate for vehicular circulation (e.g., access, parking, deliveries).

4. Rehabilitations / Additions:

- a. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize an existing structure should be preserved, enhanced and replicated as appropriate.
- b. Additions should be compatible in scale, materials, and character with the main building.
- c. Additions should not damage or obscure architectural details and materials of the main building.
- d. Alterations that remove porches, original windows or doors, or other notable features should be avoided.
5. **Yards:** Existing yards and setbacks which do not meet the current zoning requirements or the guidelines of this addendum should continue to be permitted, provided any proposed improvements do not further encroach into the regulated yards.
6. **Development Plan Review:** An administrative development plan review process should be required and implemented when residential structures are converted to non-residential uses to ensure compatibility and compliance with applicable standards.

- O. **Minimum Living Area:** Except as otherwise set forth herein, a general guideline for the minimum living area (as defined by the Unified Development Ordinance) of a residential dwelling unit within this sub-district should be seven hundred (700) square feet per dwelling unit.

PARK STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

1. **Frontage:** No minimum or maximum.
2. **Lot Size:** No minimum or maximum.
3. **Building Height:** Minimum of two stories. Maximum of three stories.
4. **Building Size:** No minimum or maximum size; however, to maintain and enhance the desired character of the corridor, a single use or tenant should not exceed two (2) tenants or five thousand (5,000) square feet per building.
5. **Front Setback / Build-to Line:** Minimum of twenty (20) feet, subject to recorded easements. Maximum of forty (40) feet. New buildings should be sited in consideration to adjacent lots.
6. **Side & Rear Setbacks:** Minimum building separation of twenty (20) feet. Minimum rear yard setback of ten (10) feet. Minimum twenty-five (25) feet abutting Midland Trace Trail.

B. Architectural Design:

1. **Roofs:** Flat roofs should not be permitted. Pitched, flat, gambrel or mansard roof are appropriate.
2. **Alternate Materials:** The use of alternate materials (i.e. synthetic materials, fiber cement siding, or other modern materials) is appropriate in this sub-area if consistent with existing buildings.
3. **Architectural Theme:**
 - a. The design of a new infill building or renovation/addition of an existing building should be designed to look appropriate and compatible with surrounding buildings.
 - b. Sensitivity should be given to the character of the building in relation to the corridor and adjacent buildings.

PENN STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

1. **Frontage:** Minimum lot frontage of forty (40) feet, or fifty (50) feet for corner lots.
2. **Lot Size:** Minimum four thousand (4,000) square feet.
3. **Building Height:** Minimum of two stories. Maximum of three stories.
4. **Building Size:** Buildings should have a minimum first floor footprint of one thousand (1,000) square feet. No maximum.
5. **Minimum Living Area:** One thousand and five hundred (1,500) square feet.
6. **Front Setback / Build-to Line:** Minimum of ten (10) feet, subject to recorded easements. Maximum of twenty (20) feet. New buildings should be sited in consideration to adjacent lots using the average of adjacent buildings. Porches may encroach into this setback, subject to recorded easements.
7. **Side & Rear Setbacks:** Minimum side yard setback of eight (8) feet. Minimum rear yard setback of ten (10) feet.

B. Architectural Design:

1. **Building Entrances:**
 - a. The front door of the main unit should face Penn Street with the front facade of the building parallel to Penn Street.
 - b. All buildings should incorporate a prominent front porch with a minimum depth of four (4) feet and size of thirty-six (36) square feet.
 - c. Porches on homes on corner lots should wrap around the corner facing the intersecting street and should extend a minimum of six (6) feet facing the intersecting street.

2. Roofs:

- a. Flat roofs should not be permitted. Pitched, flat, gambrel or mansard roof are appropriate.
- b. Minimum roof overhangs should be twelve (12) inches.
- c. Minimum roof pitch of the main roof structure of the primary building should be 7:12.

3. Driveways & Garages: Driveways and garages should be rear loaded (e.g., accessed from an alley) and should not be permitted to be located directly on or visible from Penn Street. If a lot is not accessible by an alley, then a front load garage may be appropriate if setback a minimum of twenty (20) feet behind the primary front elevation.

4. Preferred Materials: New buildings should primarily be faced with brick, stone or fiber cement siding and trimmed in stone, contrasting brick, stucco, wood, or wood composite. Exposed surfaces of chimneys should be masonry.

5. Alternate Materials: The use of alternate materials (i.e. synthetic materials, fiber cement siding, or other modern materials) is appropriate in this sub-area if consistent with existing buildings.

6. Windows: Each building should have a minimum of two (2) windows per floor per facade. Where architecturally appropriate, buildings should incorporate dormers, bay windows, or palladian or venetian style windows.

7. Example Character: [Figure 2.5: Existing Penn Street Corridor Examples](#) and [Figure 2.13: Example Detached Residential](#) includes examples of buildings that illustratively represent the intended quality and character of this sub-area.

MAIN STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

1. Building Frontage: A building should occupy a minimum of seventy percent (70%) of the lot's frontage. Exceptions may be appropriate for buildings on lots with one hundred and twenty (120) feet or less of frontage provided the building still occupies the maximum frontage possible exclusive of driveways, sidewalks and landscape areas.

2. Lot Size: No minimum or maximum; however, traditional suburban outlots (e.g., single use lot, single story structure, parking area between street and building) should not be permitted.

3. Building Height: The minimum building height should generally be three (3) stories in this sub-area. It is expected that buildings near the intersection of Main Street and Union Street or in the Grand Junction Plaza Block (collectively, the "core") will be a minimum of three (3) to six (6) stories. A minimum building height of two (2) usable stories and thirty-four (34) feet is appropriate for buildings away from the core or for secondary or tiered sections of a taller building.

4. Minimum Ground Floor Height: Minimum of sixteen (16) feet ground floor-to-second floor height at the sidewalk level in order to allow conversions of commercial, retail, or other active uses. Adequate ventilation, mechanical and electrical equipment should be provided, or allowance for future conversion/expansion to a variety of tenant uses, such as a retail store or restaurant.

5. Minimum Ground Floor Building Depth: Along streets where retail is permitted, a minimum building depth of fifty (50) feet (from storefront to back of tenant space) should be provided for commercial tenant space to ensure functional viability.

6. Building Size: Minimum building footprint should be eight thousand (8,000) square feet.

The third and higher floor(s) should be at least fifty percent (50%) the size of the building footprint and oriented to the front of the building such that its front facade is equal to that of the first floor.

7. **Front Setback / Build-to Line:** The minimum should be zero (0) feet, subject to recorded easements. The maximum should be ten (10) feet; however, up to seventy-percent (70%) of the front façade may be recessed for entrances and outdoor seating; however, no entrance should be recessed more than ten (10) feet.
8. **Side & Rear Setbacks:** There should be no minimum side or rear setbacks; however, walkways to rear parking should be a minimum of six (6) feet wide.

B. Architectural Design: It is not the intent of this addendum to encourage one specific architectural theme or limit architectural styles. Variations in architectural designs, materials and textures are encouraged. As a result, other well executed quality materials and architectural styles that are not otherwise supported by this addendum may be considered.

1. **Preferred Materials:** New buildings should primarily be faced with brick or stone and trimmed (consisting of less than fifteen percent (15%) of the facade) in contrasting stone, brick, stucco, wood, metal, or precast concrete.
2. **Building Facades:** Building façades should provide relief by windows and surrounds, storefronts, doors, and features such as special brick coursing, pilasters and lintels.
3. **Building Massing:** Buildings in this sub-area are anticipated to occur in continuous rows, sharing party walls and with a continuous sequence of storefronts along the sidewalk; however, large massed blocks should be visually “broken up” into a series of smaller masses appropriate for the pedestrian-scale.

In general, continuous front façades more than fifty (50) feet in length should be designed with vertical offsets at intervals which evenly divide the façade into halves, thirds, or quarters, etc., or

designed at intervals not less than fifty (50) feet. Smaller massing could be accomplished with projections, recessions, or changes in building material or detailing.

4. **Pedestrian Passage:** Buildings with front facades, or facades that include multiple components sharing a common wall that create a single facade, greater than two hundred (200) feet in length should provide a pedestrian passage through the building with a minimum width of ten (10) feet.
5. **Building Base Design:** The base building facade is generally, depending on the overall height of the building, the lower facade from the ground to the beginning of the second story. It is approximately the lower twenty percent (20%) of the facade.
 - a. This portion of the facade is the most important part of the building as this is the facade that pedestrians will interact with at the ground level. As a result, this portion of building facade should be designed with architecture that engages the street/sidewalk in a contextually appropriate manner.
 - b. Pedestrian scale detailing should be incorporated along this portion of the facade by incorporating a higher level of visual interest and richer architectural detailing.
 - c. Overall façade composition should break the building down into smaller distinct portions to provide a small-scale impression.
 - d. The overall fenestration pattern should be vertically proportioned with columns or window mullions creating a rhythm. Window frames should be recessed or not otherwise flush with the exterior wall.
 - e. Overall window glazing of this portion of the facade should be a minimum of fifty percent (50%) consisting of non-reflective glass. Window displays, as addressed elsewhere herein, are encouraged.

- f. Retail, service, and other active uses that face a street or public space should have a minimum of sixty percent (60%) of the first floor facade (between three and eight feet above grade) consisting of non-reflective glass.

6. Building Middle Design: The middle building facade is the main mid-section of the facade, situated between the top building facade and base building facade.

- a. Fenestration should be organized to create a rhythmic pattern for the streetscape.
- b. Window frames should be recessed or not otherwise flush with the exterior wall.
- c. Overall window glazing should comprise a minimum of thirty percent (30%) of the facade but should not exceed seventy-five percent (75%).
- d. For buildings with residential uses, the window patterns should be generally vertical in proportion. Continuous horizontal strip windows should not be permitted.
- e. This portion of the facade may be flush with the base building facade or could be stepped back to provide a clear definition along the street.
- f. The massing, materials and colors of this portion of the facade should vary from the base building facade to create visual interest.
- g. Projections like balconies, bay windows, and horizontal or vertical shading devices should be incorporated to provide visual interest.

7. Building Top Design: The top, or upper building facade, includes approximately the top twenty percent (20%) of the facade.

- a. This portion of the facade could be flush with the middle portion of the building or could have discretionary setbacks to provide distinct definition along the street at the upper levels.
- b. Overall window glazing should comprise a minimum of thirty percent (30%) of the facade

but should not exceed seventy-five percent (75%).

- c. This portion of the facade provides the opportunity for building identity and visual interest against the sky with a distinct profile, materials and/or colors.
- d. Roof elements, such as pergolas or penthouse balconies should be integrated into the design.
- e. The roof line should be distinguished, as further described herein, with a cornice/parapet design and/or roof elements to create interest.
- f. Elements like terraces, balconies and pergolas, should be used to create interesting massing and relief from the building's facade.

8. Windows: Every facade with frontage on a street should have openings for windows in a pattern that suggests habitation, generally with a minimum of one (1) window per structural bay per floor. Blank, windowless walls should not be permitted.

GRAND JUNCTION PLAZA BLOCK DESIGN REQUIREMENTS

The design requirements of the Main Street Corridor shall also apply to this sub-area.

GRASSY BRANCH QUADRANT DESIGN REQUIREMENTS

This chapter (see page 23) establishes that land uses within this sub-area could include: higher density residential uses (e.g., apartments, townhouses); potential municipal uses; and, transitional uses that could include a blend of retail or restaurant uses, as supported by the market.

As a result, the design requirements for this sub-area should vary depending on the use, but in general, the following should apply:

- A. Multi-family Uses:** The Unified Development Ordinance standards (development and architectural) applicable to multi-family uses should generally apply.
- B. Mixed-Use Buildings:** The guidelines applicable to the Main Street Corridor should generally apply to mixed-use buildings or non-residential buildings with multiple stories or multiple tenants.
- C. Retail/Restaurant Uses:** The guidelines applicable to the Park Street corridor generally apply for single or two story buildings with single tenants.

TEMPLATE ORDINANCE

The template PUD District Ordinance found in “Exhibit A” on page 71 should be used for all new PUD District Ordinances.

- A. PUD Naming Convention:** Because there will likely be multiple PUD District Ordinances created for projects within this sub-district, it is highly desirable that a common and consistent naming convention be used for all projects within this sub-district. The following naming convention is suggested: “[Project Name] in the Junction PUD District”.
- B. Underlying Zoning:** As is true with every Planned Unit Development (“PUD”) District ordinance in the City of Westfield, any new PUD Ordinance within this sub-district will need to establish a base, underlying zoning district to serve as the foundation of the ordinance. Unless otherwise listed in the PUD Ordinance, the standards in a PUD District default to the Unified Development Ordinance. It is suggested that PUDs within this sub-district use the GB: General Business District (Article 4.16) as the underlying zoning district.
- C. State Highway 32 Overlay District:** The State Highway 32 Overlay District regulations of the UDO do not currently apply to downtown. Although many of the architectural standards of the overlay may be appropriate for consideration, this chapter incorporates all important Junction Sub-District-related issues that are regulated by the State Highway 32 Overlay District. As such, the State Highway 32 Overlay District regulations should not apply to this sub-district.

CHAPTER 3:

UNION SUB-DISTRICT

RESERVED FOR FUTURE USE

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CHAPTER 4:

KENDALL SUB-DISTRICT

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]

CHAPTER 5:

NEIGHBORHOOD SUB-DISTRICT

RESERVED FOR FUTURE USE

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EXHIBIT A

TEMPLATE PUD DISTRICT ORDINANCE

SEE FOLLOWING PAGES.

Grand Junction Task Group

116 East Main Street, Westfield Indiana 46074-8924

March 1, 2021

Old Town Design Group
31 1st Street SW
Carmel, IN 46032
<https://www.oldtowncompanies.com/>

Re: **Midland South PUD Endorsement**

Dear Old Town Design Group,

The Grand Junction Task Group received a proposal from your company seeking an endorsement on the Midland South PUD project before the City of Westfield City Council.

An eleven-page PowerPoint was provided to the task group members for review over email. Unfortunately, time for an in-person meeting was not available.

The Task Group members reviewed your proposal over email and provided feedback that included questions about the project's cost¹ and preservation of Midland Trail². The Task Group appreciates your flexibility and willingness to consider its design questions to ensure that this new development adds stature to the downtown corridor.

Members of the Grand Junction Task Group **ENDORSE** this project.

The Task Group endorses the Midland South townhouse project proposed by Old Town Design Group. This investment in downtown Westfield addition of new for-sale residences will help increase property values in the neighborhood and contribute to area businesses' success.

Please direct questions about the endorsement to the Grand Junction Task Group administrator Steve Latour at slatour@westfield-chamber.org or by calling 317-804-3030.

Sincerely,

Endorsing Task Group Members:

Angie Frazier, Downtown Westfield Association Vice Chairperson
Melody Jones (FC Tucker Agent), Downtown Westfield Resident
John Schaaf (Schaaf CPA), Westfield Resident and Business Owner
Teresa Skelton, Downtown Westfield Association Board Member
Curt Whitesell (WKRP Indy), Downtown Westfield Association Secretary

¹ What are the costs for this project CW // Old Town Response: Price point for townhomes \$350,000-450,000 #48 drawn on the plans but ordinance goes up to #56 approx. \$16M in investment from Old Town.

² I do have a concern about maintaining the integrity of the Midland Trace Trail. I would like to see a larger buffer area included along the trail. Then after construction is completed a significant number of shade trees and understory trees will be planted to recreate the tree canopy that is lost. I believe the number of access points onto the trail needs to be limited. This is for trail user's safety. Signage should be included prior to these access points warning the trail user of such. Cyclists and others need to know a pedestrian or bike may be coming out onto the trail in front of them. MJ // Old Town Response: Old Town is just as concerned about the preservation of the tree canopy along the Midland Trail. We will work with the APC to make sure we have provided adequate setbacks and preservation areas along with replanting a significant quantity of new trees. This benefits the community at-large and the buyers of our new townhomes. Additionally, Old Town has experience with developing along rail/trails throughout the county and wholeheartedly agree that limiting access points to the trail is necessary to create a safe experience for pedestrian traffic.

Abstaining Task Group Members:

Patrick Chittenden (Patch Development)

Mike Johns, Westfield City Council

Dan Moyer (Moyer Jewelers), Downtown Westfield Association Chairperson

Cindy Spoljaric, Westfield City Council

Cc: Kevin Todd, Director of Community Development, City of Westfield
Caleb Ernest, Planning Coordinator, City of Westfield

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, March 1, 2021, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	2103-PUD-07
Ordinance No.	21-07
Petitioner	Old Town Companies, LLC
Description	A change in zoning for 3.67 acres +/- from the SF4: Single-family High Density District to the Midland South Planned Unit Development (PUD) District modifying the general, development, architectural, landscaping, parking and design standards.

On April 19, 2021, the Plan commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 8 in favor, 0 opposed) with the following conditions:

1. Provide a twenty-five (25) foot setback from the north property line;
2. Provide a fifteen (15) foot landscape buffer from the north property line;
3. Provide at a minimum, in accordance with UDO Article 6.8(M), Buffer Yard A along the north property line;
4. Provide a buffer from the west property line;
5. Include language for using the character exhibits as the intended architecture of the townhouse product;
6. Incorporate a sunset clause;
7. Incorporate a severability clause.

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Kevin M. Todd, Secretary

April 20, 2021

Date



Westfield City Council Report

Ordinance Number:	21-08
APC Petition Number:	2103-PUD-08
Petitioner:	Old Town Companies, LLC (the "Petitioner")
Request:	Requests an amendment to the Union Square at Grand Junction Planned Unit Development (PUD) District modifying the concept plan, character exhibits, architectural and parking standards.
Current Zoning:	Union Square at Grand Junction PUD LB-H: Local Business / Historic District EI: Enclosed Industrial District
Current Land Use:	Residential / Commercial / Vacant
Approximate Acreage:	4.98 acres +/-
Exhibits:	1. Department Report 2. Location Map 3. Proposed Ordinance 21-07 4. Concept Plan 5. Character Exhibit 6. Junction Sub-District Addendum 7. Grand Junction Task Group Endorsement 8. APC Certification
Prepared by:	Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the February 8, 2021, City Council meeting. The petition had a virtual neighborhood meeting on February 23, 2021. A summary of that meeting can be found [here](#). The petition also received an endorsement from the Grand Junction Task Group (see **Exhibit 7**). The petition received a public hearing at the March 1, 2021, Advisory Plan Commission (the "Plan Commission") meeting. The Plan Commission forwarded a (8-0) favorable recommendation

to Council at the April 19, 2021, meeting.

PROJECT OVERVIEW

Location: The Property is located generally at the southeast intersection of South Union Street and State Road 32, east of Grand Junction Plaza and north of the Midland Trace Trail (see **Exhibit 2**).

Property Description: The Property is zoned the Union Square at Grand Junction PUD, LB-H and EI Districts. The petitioner is requesting an amendment to the Union Square at Grand Junction PUD as well as rezoning the LB-H and EI Districts to the Union Square at Grand Junction PUD while modifying the concept plan, character exhibits, architectural and parking standards, as described in the [Statement of Intent](#). The concept plan and character exhibits are being updated to include a new concept plan and character exhibits for the original site as well as the additional Real Estate.

Concept Plan: The proposed ordinance incorporates Concept Plans (see **Exhibit 4**) and requires the Property to be developed in compliance with said plans.

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the UDO. The development standards of note are briefly highlighted below:

Architectural Standards: The proposed ordinance exempts the Property from the standards of Article 6.3 and instead includes a Character Exhibit (see **Exhibit 5**) to establish a benchmark for quality, vision, and appearance of architecture within the District.

Parking and Loading Standards: The proposed ordinance defaults to the Parking and Loading Standards of the UDO except as modified below:

Shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.

Off-street Parking Spaces shall be one (1) space per studio Multi-family Dwelling Unit and one and one half (1.5) spaces per Unit for all other Multi-family Dwelling Units.

Parking space requirements may be waived by the Plan Commission or Director if determined sufficient parking alternatives area available in the City's downtown.

Off-Street Parking shall not be permitted in the Established Front Yard.

MODIFICATIONS SINCE THE PUBLIC HEARING

Since the March 1, 2021, public hearing, the petitioner has revised the proposed ordinance to incorporate comments as a result of the Department's review and addressing [public comments](#). The following briefly highlights those revisions, which will be further presented by the petitioner at the April 19, 2021, Plan Commission meeting:

- Addressed Issue List Exhibit with responses (see [Issue List Exhibit](#) and [responses](#)).

Since the April 19, 2021, Plan Commission meeting, the petitioner has revised the proposed ordinance to incorporate comments as a result of Plan Commission member comments. The following briefly highlights those revisions:

- Added language for a twenty-five (25) foot setback from the north property line;
- Added language for a fifteen (15) foot landscape buffer from the north property line;
- Added language for a minimum of UDO Article 6.8(M) Buffer Yard A along the south property line of the expanded real estate;
- Incorporated a Maximum Height of four (4) stories for the additional real estate only;
- Incorporated a sunset clause;
- Incorporated a severability clause.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies this Property within the “Downtown” land use classification. The “Downtown” area was further studied in 2008 after the formation of the Grand Junction Task Group (the “GJTG”). The study resulted in an amendment to the Comprehensive Plan known as the Grand Junction Master Plan and Addendum, adopted in 2009, and then subsequently the adoption of the Grand Junction Implementation Plan (the “Implementation Plan”), an amendment to the Comprehensive Plan adopted in 2013. The studied land use component of the Implementation Plan identified several sub-districts.

In 2015, the Grand Junction Addendum: Sub-Districts of the Grand Junction was adopted, and then amended in May 2016, to include the Junction Sub-District (the “Sub-District Addendum”). The subject property is located within the Junction Sub-District. The Sub-District Addendum further identifies this property as primarily located within the Grassy Branch Quadrant (see Exhibit 10, page 19). The Sub-District Addendum provides a detailed vision for the Junction Sub-District as established by the Implementation Plan.

The vision for the Junction Sub-District is to accommodate future mixed-use development and redevelopment with the core of downtown by balancing the historic charm and character with contemporary, place for visitors and residents to connect, shop, eat, live, work and be entertained. The Junction Sub-District is intended to serve as a focal point for the community, and is where a complete range of goods, services and entertainment are located.

The desired character for the “Grassy Branch Quadrant” is characterized as follows within the Sub-District Addendum (page 23):

The Grassy Branch Quadrant includes the southeast quadrant of the Junction Sub-District and is traversed through the center by the Anna Kendall drain / Grassy Branch Creek and anchored along the south edge by the Midland Trace Trail. A large portion of this subarea is floodplain and contains mature vegetation.

The overarching vision for this sub-area is a desire to preserve the riparian corridor as an amenity greenway with trails that connect new development opportunities along its banks. As such, development should be aesthetically sensitive through building and site design to the Anna Kendall drain / Grassy Branch Creek and the Midland Trace Trail.

Appropriate land uses throughout this sub-area primarily include higher density residential uses (e.g., apartments, townhouses) with three or more stories in height, and the potential for municipal uses.

The north side of the Grassy Branch Creek is a transitional area that could also blend with and be influenced by the Main Street Corridor by including retail or restaurant uses, as supported by the market.

Development south of the Grassy Branch Creek should be sensitive to the existing single-family neighborhood to the east (Timberbrook Run) with respect to buffering and transitioning (e.g., uses, design).

The Sub-District Addendum further establishes recommended design requirements (e.g., multi-family uses, mixed-use buildings and retail/restaurant uses) for development within each sub-area (see page 64 of the Sub-District Addendum). The multi-family design requirements default to the UDO, the Main Street Corridor design requirements apply to mixed-use buildings and the Park Street Corridor design requirements apply to retail/restaurant uses.

The complete Sub-District Addendum has been included with this report for reference (see **Exhibit 6**).

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the March 1, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the February 8, 2021, Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its April 19, 2021, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 8 in favor, 0 opposed) (see **Exhibit 8**).

City Council

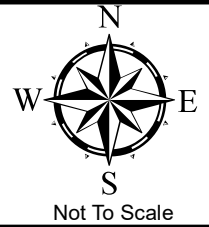
Introduction: February 8, 2021

Eligible for Adoption: April 19, 2021

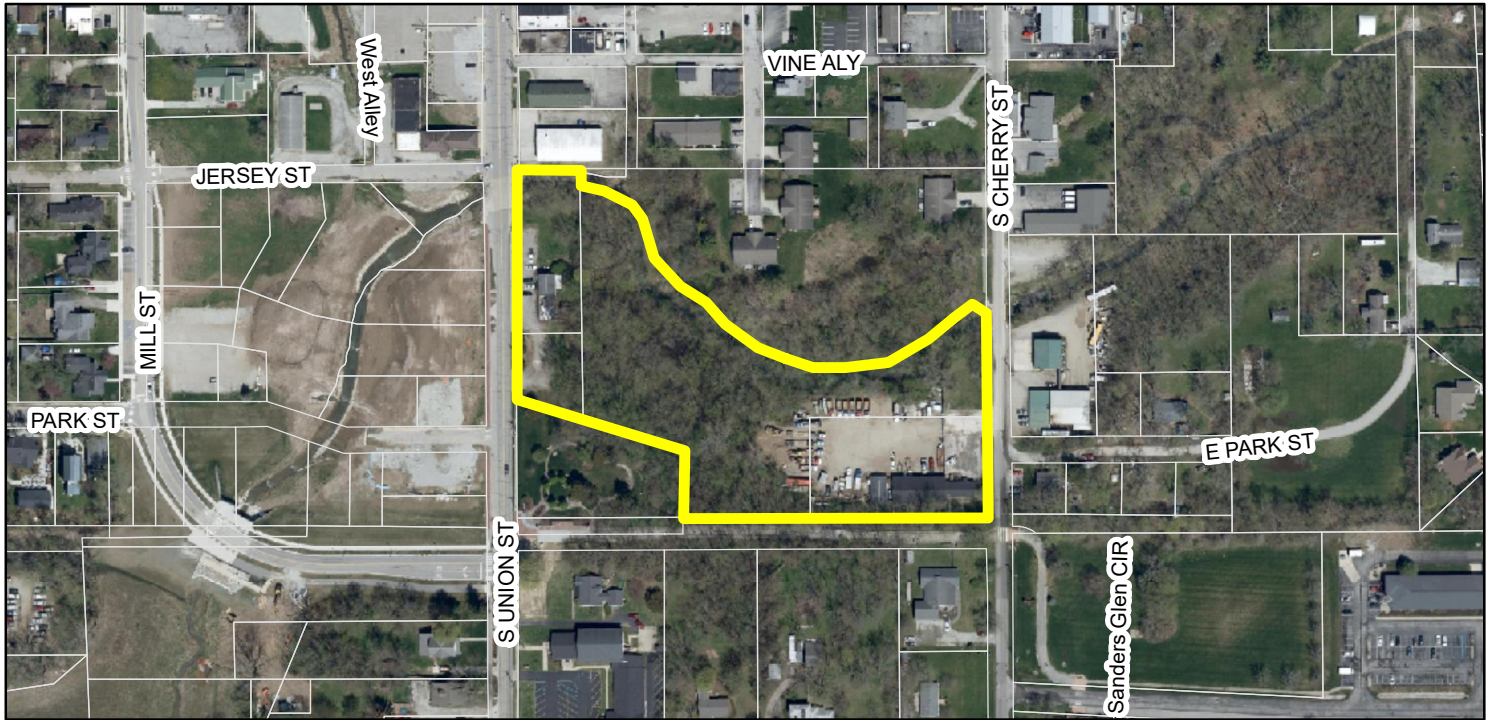
Submitted by: Caleb Ernest, Associate Planner
Community Development Department



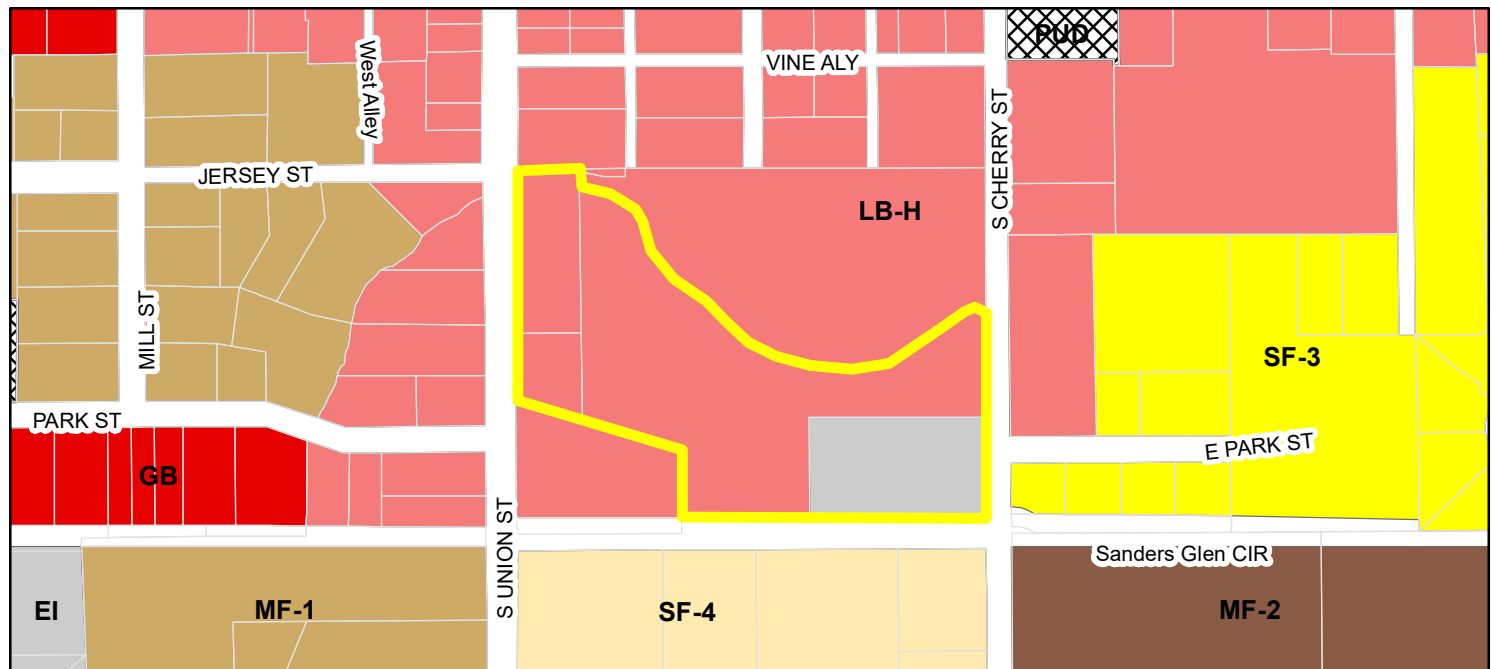
Property Location Map
Union Square at Grand Junction PUD Amendment
Planned Unit Development
2103-PUD-08



Aerial Location Map



Zoning Map



Parcel	MF-1 (Multiple Family - 1)
Zoning - All	MF-2 (Multiple Family - 2)
Zoning	PUD (Planned Unit Development)
EI (Enclosed Industrial)	SF-3 (Single Family - 3)
GB (General Business)	SF-4 (Single Family - 4)
LB-H (Local Business - Historical)	

UNION SQUARE AT GRAND JUNCTION (Amended) CONCEPT PLAN



Conceptual Site Plan - North Midland Site
Scale: 1" = 60' 0"



Conceptual Site Plan - Union Square Site
Scale: 1" = 50' 0"

EXHIBIT C
CHARACTER EXHIBIT
(Page 1 of 3)



Please note that the concept images shared here best represent scale of buildings and give one possibility for architectural look and feel.

EXHIBIT C
CHARACTER EXHIBIT
(Page 2 of 3)



EXHIBIT C
CHARACTER EXHIBIT
(Page 3 of 3)



2016

Grand Junction

Boundary

Existing Street Network

Future Roundabout Location

Proposed Street Network

Junction Sub-District

Kendall Sub-District

an Addendum to the Westfield-Washington Township Comprehensive Plan

an Addendum to the Westfield-Washington Township Comprehensive Plan

GRAND JUNCTION SUB-DISTRICT ADDENDUM, RESOLUTION 15-119 (EXECUTIVE SUMMARY, GATEWAY SUB-DISTRICT, ADOPTED OCTOBER 12, 2015), RESOLUTION 16-106 (JUNCTION SUB-DISTRICT, ADOPTED MAY 9, 2016).

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acknowledgements



MAYOR:

J Andrew Cook

CLERK TREASURER:

Cindy Gossard

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- Jim Ake, Vice-President
- James J. Edwards
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- Tom Smith
- Chris Woodard

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- Matthew Skelton, Economic and Community Development Department
- Jeremy Lollar, Public Works
- Melody Jones, Parks and Recreation
- Christopher Larson, Informatics
- Joel Rush, Chief of Police
- Joe Lyons, Fire Chief
- Erin Verplank, Communications

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TASK GROUP REVIEW

- ▶ Gateway Sub-District
- ▶ Junction Sub-District
- ▶ Union Sub-District
- ▶ Kendall Sub-District
- ▶ Neighborhood Sub-District

The listed land uses, site and architectural design expectations within this addendum shall serve as a guide for constructing each Grand Junction-related ordinance.

5

CHAPTER 1:

GATEWAY SUB-DISTRICT

CHAPTER CONTENTS

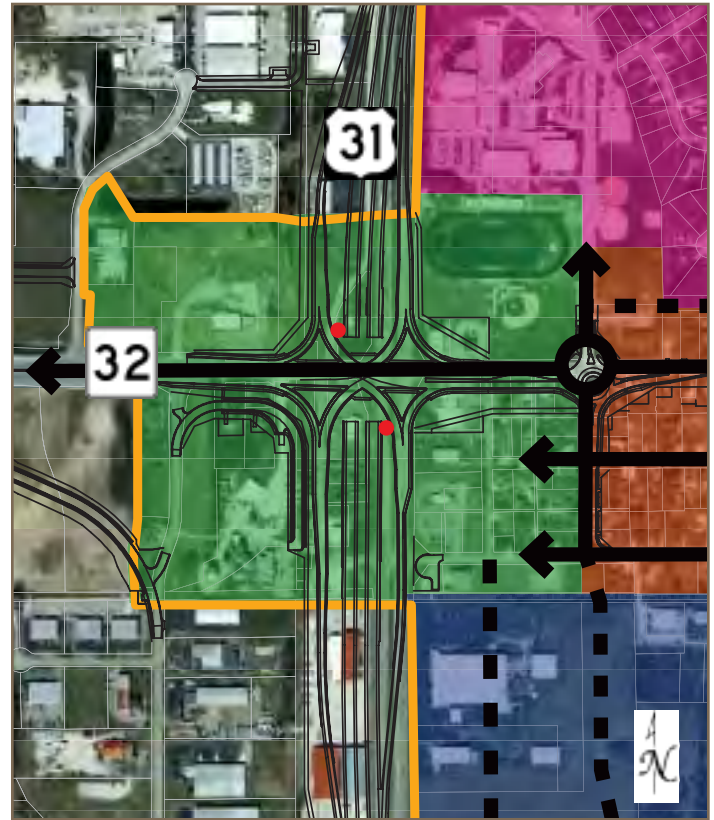
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INTRODUCTION

The purpose of this Gateway Sub-District addendum (this “chapter”) is to ensure high-quality development and redevelopment, preserve and enhance property values, and create a positive public perception of property near the interchange of U.S. Highway 31 and State Road 32. This chapter establishes a vision for appropriate land uses and various design and aesthetic features of development that will result in an increase in the quality of life for residents, businesses, and visitors of the City of Westfield, thus creating a credible reputation and ensuring economic success in tourism.

As shown in [Figure 1.1: Gateway Sub-District \(green area\)](#), this sub-district is identified as the four (4) quadrants of the interchange of U.S. Highway 31 and State Road 32. As the name implies, this highway interchange is the primary gateway into Westfield from U.S. Highway 31. Motorists on U.S. Highway 31 will be able to access both Grand Junction and Grand Park by using the State Road 32 interchange. This sub-district is the front door of Westfield and plays a critical role in the City of Westfield’s economic development strategy.

Figure 1.1: Gateway Sub-District (green area)
(Source: Grand Junction Implementation Plan 2013)



The intent of this chapter to provide a detailed vision for this sub-district. It is the City’s goal for each new project to implement this detailed vision. However, the City recognizes that there may be creative ideas that accomplish the overall vision, but may not meet some of the detailed criteria established in this chapter.

VISION

The vision for this sub-district is that each of the four quadrants redevelop in such a manner that provides signature, multi-story, landmark-quality buildings to Westfield’s front door. The buildings and spaces should be memorable, leaving lasting and favorable impressions on those that see and use them. The massing and height of the buildings should be dynamic and define the skyline, and they should be highly visible in all directions (ideally, visible from at least a mile away). The vision is to create quality, architecturally-significant urban development at a key focal point of the community (the interchange of U.S. Highway 31 and State Road 32) which demonstrates that this is an important, interesting, and vibrant place.

WEST AND EAST SIDES OF U.S. HIGHWAY 31

Within this sub-district, the east and west sides of U.S. Highway 31 are inherently different from one another. Both areas serve as gateways to Westfield from U.S. Highway 31: the west side welcomes people to Grand Park, while the east side welcomes people to Downtown Westfield (a.k.a., Grand Junction).

A. West Side: The west side of U.S. Highway 31 is more auto-oriented than the east side. Visitors to Grand Park will exit U.S. Highway 31 at the State Road 32 interchange and be in need of places to eat, get gas, stay the night, and find entertainment. The traditional uses that are found along interstate interchanges throughout the country (such as hotels, fast food, and gas stations) are expected to locate along both sides of State Road 32, from Wheeler Road to Springmill Road.

It is expected that the form of development along State Road 32 on the west side of U.S. Highway 31 will be of high-quality, while being friendly for both vehicular and pedestrian users alike. The form, function, and uses of the west side of this sub-district should complement the anticipated hospitality uses to its west.

This side of this sub-district serves an important role: 1) it will be part of the City's skyline and have identifiable, landmark-quality buildings; 2) it will be the front door to Westfield and Grand Park for many visitors, so it will need to be a place that they will find welcoming, safe, and comfortable.

This gateway area will be the place where many first impressions of Westfield are made. The area needs to be impressive and easy to navigate. This part of this sub-district should be considered for Grand Park-related theming and branding.

B. East Side: As the gateway to Grand Junction, the east side of U.S. Highway 31 should be very friendly to pedestrians. Like their counterparts on the west side of U.S. Highway 31, the buildings in this part of this sub-district will be part of Westfield's skyline, and will also need to be landmark-quality buildings.

It is anticipated that buildings in these quadrants will be located closer to the streets and sidewalks and will cater heavily to pedestrian users. The east side of this sub-district should be fully integrated into the rest of the downtown's branding, themes, and programming. Likewise, it should be fully integrated into the plans for vehicular and pedestrian circulation and parking within Grand Junction. The buildings may be taller and the list of appropriate uses may be fewer, but this area should look, feel, and function like a part of the Grand Junction District. The buildings and public spaces that are created need to be impressive.

Outside of Grand Park and the hospitality areas around Grand Park, Grand Junction is likely to be one of the first places tourists will visit in Westfield. A dynamic first-impression as people enter into Downtown Westfield is important to the sustained economic success of Westfield as a tourism destination. The east side of this sub-district needs to be welcoming, safe, comfortable, and vibrant with activity.

LAND USES

As the primary gateway into Westfield, the City has a high interest in limiting the land uses that are allowed within this sub-district. Land use can dictate the form of development, which is why it is important to focus on allowing certain uses that can help achieve the overall vision of this sub-district.

A. Hotels: As the southern gateway entrance to Grand Park and western gateway to Grand Junction, hotels and hotels with conference centers are critical to the overall success of this sub-district. It is especially desirable and encouraged that the southeastern quadrant contain a large, signature hotel with a conference center. The southeastern quadrant is desirable for a significant hotel with a conference center because of its close proximity to the easily-accessible Grand Junction Plaza. Further, a hotel in this quadrant would anchor this area of the Grand Junction District.

B. Office: Professional, medical, or general office uses (including a visitor's center) are also desirable within this sub-district. These could be developed as stand-alone buildings or as part of a multi-story, mixed-use building.

1. gateway sub-district

C. Multi-family Residential: Multi-family uses are also desirable within this sub-district as long as the street-level of the building is dedicated to non-residential and non-parking uses (i.e., multi-family is only allowed on the second-floor or higher; and any integrated parking structures would not have a visible presence on the building's first floor, aside from access points). It is desirable for the street-level of all buildings within this sub-district be welcoming to visitors and patrons of the City.

D. Parking Structures: Multi-Story parking structures are going to be needed within the Grand Junction District. They may be located within this sub-district as long as they are architecturally consistent and compatible with nearby and adjacent buildings; and as long as the street-level does not contain visible parking areas (aside from access points), security grills, or other parking security methods. It is strongly encouraged that non-parking uses (i.e. any of the other listed commercial land uses in this chapter) are visible and have a street-level presence on multi-story parking structures. Parking structures may be incorporated into hotel, office, or multi-family buildings or they may be stand-alone buildings as long as the street-level expectations are met.

Figure 1.2: Parking Garage Massing, Design & Architecture
Figure 1.2.A (Source: Department Photo)



Figure 1.2B (Source: www.timhaahs.com)



Figure 1.2.C (Source: www.butlercollegian.com)



Figure 1.2.D (Source: www.watry.com)



E. Ancillary Uses: Ancillary retail, restaurant, cultural, institutional, entertainment, or recreational use (as defined by the City's Unified Development Ordinance) would be welcomed if incorporated within a mixed-use building, located on the first floor of a multi-family building, and/or located on the first floor of a multi-story parking structure. Stand-alone uses in this land use category are not envisioned, but may be considered on a case-by-case basis. Gasoline service stations and any business with a drive-thru window should not be allowed in this sub-district.

DESIGN REQUIREMENTS

All designs should pay special attention to the street-level of the building by providing elements that are pedestrian-scaled. Building details, transparent windows, awnings, benches, outdoor cafes, planters, pedestrian-scale signage, streetlights, fountains, and street trees are examples of urban design details that can help make a development friendly and inviting for pedestrians. See

“Figure 1.3: Building Massing, Design & Architecture” on page 10, for examples of the vision stated herein.

A. Minimum Tract Size: The City’s strong preference is that each quadrant be master planned and developed in its entirety. However, it is acknowledged that all land necessary to complete a quadrant may not be able to be reasonably assembled. In those instances, the developed area(s) should be planned in a way that is consistent with this Comprehensive Plan Addendum and provide ways for the remainder of the quadrant to connect to and feel like a part of the overall quadrant development when they redevelop in the future.

B. Building Height: As stated in the vision section herein, the massing and height of the buildings within this sub-district should define the Westfield skyline, and as such should offer significant height.

1. All Quadrants - Buildings Adjacent to U.S. Highway 31: It is strongly encouraged and desirable that buildings closest to U.S. Highway 31 have a minimum height of seventy-five (75) feet and have at least five (5) stories¹. It is highly desirable that at least one (1) signature building within each quadrant meet this height expectation. A maximum building height requirement should not be established for these buildings.

Buildings shorter than what is described above will be considered on a case-by-case basis, but only if significant attention and detail is given to the following:

- ▶ Increased and enhanced building entrance design and detail;
- ▶ Increased and enhanced architectural details;
- ▶ Increased and enhanced architectural features (i.e., columns, ornamental brackets, ribs, piers, pilasters, quoins, colonnades; cornices; cresting; turrets; and /or tourelles);
- ▶ Increased and enhanced window treatment,

as appropriate for the architectural style of the building (i.e., shutters, corbels, keystones, lintels, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design element); and/or

- ▶ Significant, decorative public spaces which are highly visible from U.S. Highway 31 and/or State Road 32 and include the use of public seating elements, decorative fountain(s), public art, and/or enhanced, manicured landscaping treatment.

Because U.S. Highway 31 is elevated to nearly thirty (30) feet above State Road 32 in this area, under no circumstance should a building adjacent to U.S. Highway 31 be shorter than forty (40) feet in height. The City’s desire is for motorists on U.S. Highway 31 to see the facades of these buildings, not the tops of their roofs and associated mechanical equipment.

2. Eastern Quadrants - Buildings Adjacent to State Road 32: For buildings on the east side of U.S. Highway 31 that have frontage on State Road 32 but do not have frontage on U.S. Highway 31, the desirable minimum building height is twenty-eight (28) feet. This preferred minimum building height is consistent with traditional Midwestern downtown development. When placed properly next to the street, buildings that are at least two-stories in height help create the desirable effect for a comfortable pedestrian-friendly downtown street. Because of the pedestrian-friendly, pedestrian-scale nature of these buildings, a maximum building height of fifty (50) feet is appropriate for buildings on these lots.

3. All Quadrants - Buildings Adjacent to Existing Single-Family Residential Uses: In order to protect existing single-family homes from being overcome by tall buildings, new buildings in this sub-district which are adjacent to single-family residential buildings should not exceed forty (40) feet in height.

¹ The top floor of buildings five (5) stories or shorter should substantially have the same footprint/square-footage as that of the first floor. Buildings taller than five (5) stories are encouraged to step-back the façade on the higher stories in order to: create visual and architectural interest in the building; keep the street-view of the building at a pedestrian-scale; and maintain access to natural light for pedestrians at the street-level.

1. gateway sub-district

- 4. All Quadrants - Minimum Building Height for all other Lots:** Because the vision of this sub-district is to create a cluster of significant, landmark-quality buildings that will define Westfield's skyline, all new buildings in this area should be at least twenty-eight (28) feet in height – or at least have the appearance of a two-story building, in which case only the first floor would be required to be useable. A maximum building height should not be established for these lots. Single-story buildings should not be allowed in this sub-district.

Figure 1.3: Building Massing, Design & Architecture
Figure 1.3.A (Source: www.buffalonews.com)



Figure 1.3.B (Source: www.tkhinc.com)



Figure 1.3.C (Source: Department Photo)



Figure 1.3.D (Source: www.bizjournals.com)



Figure 1.3.E (Source: www.nreionline.com)



Figure 1.3.F (Source: www.arkansasbusiness.com)



- C. Building Size:** In order to achieve a certain massing of buildings, it is desirable for each building within this sub-district to have a minimum building footprint of 10,000 square feet. It is anticipated that some buildings, especially those nearest to U.S. Highway 31 will be taller than they are wide.

Figure 1.3.G (Source: www.mede8.com)



D. Building Setbacks:

1. Western Quadrants: It anticipated that buildings on the west-side of U.S. Highway 31 will follow the same setback requirements that are found in Article 5.3 (G) (State Highway 32 Overlay District) of the Unified Development Ordinance, with the requirements also applying in the same way to lots abutting U.S. Highway 31.
2. Eastern Quadrants: It anticipated that buildings on the east-side of U.S. Highway 31 will be set on or very close to the right-of-way/property lines – the exception being that buildings adjacent to U.S. Highway 31 may use similar setbacks to those found in Article 5.3 (G) (State Highway 32 Overlay District) of the Unified Development Ordinance. Additionally, buildings in the eastern quadrants may have a slight setback away from the right-of-way line/property line in order to allow for an outdoor public space.

In order to accommodate structures being located closer to the street, certain design criteria may need to be modified through the zoning process and/or by the Westfield Public Works Department (or other applicable utility companies or agencies). The design criteria to review include (but are

not limited to) the following: Vision Clearance Standards (found in Article 6.19 of the Unified Development Ordinance and in the Westfield Construction Standards); driveway separation from intersection requirements (found in the Westfield Construction Standards); and easement requirements (found in Article 8.3 of the Unified Development Ordinance).

3. All Quadrants – Buildings Adjacent to Existing Single-Family Residential Uses: Buildings adjacent to existing single-family residential uses should be setback a reasonable and respectful distance from the residential use. In these circumstances, it is suggested that similar setback requirements to those found in Article 4.16 (E) (GB: General Business District) of the Unified Development Ordinance be considered.
4. Accessory Structures: No accessory structure should be erected between the U.S. Highway 31 or State Road 32 rights-of-way lines and the established building setback. Structures associated with a public space should not be considered as an accessory structure for the purpose of this design concept.

E. Landscaping: It is anticipated that some of the City's suburban-based Landscaping Standards will not work very well in an urban setting, especially in the eastern quadrants. Depending on the uses and design of each quadrant, some of the following Landscaping Standards will likely need to be altered.

1. Detention and Retention Areas: Depending on the location, use, and full functionality of a detention or retention area within this sub-district, a meandering design of the pond and natural planting scheme may or may not be a reasonable requirement. This topic should be reviewed on a case-by-case basis for each project within this sub-district. It is anticipated that much of the storm water storage systems for developments in this sub-district will be underground.
2. Street Trees: Street trees are a desirable part of creating a pedestrian-friendly urban environment. Developments in each quadrant should include street trees in their design, where physically

possible.

3. Minimum Lot Landscaping Requirements:

The requirements for Business Uses and Multi-Family Residential uses, especially, may be excessive in an urban environment like this sub-district. These requirements may need to be reduced, depending on the site layout.

4. Foundation Plantings: The Foundation Planting requirements for all uses may be excessive or impractical for urban development within this sub-district. These requirements may need to be reduced, depending on the site layout. Planter boxes may be considered as an alternative method of achieving the goal of foundation plantings.

5. External Street Frontage Landscaping Requirements: The External Street Frontage Landscaping requirements may not be appropriate within this sub-district. Within this area, all U.S. Highway 31, State Road 32, and Poplar Street frontages would typically require the external street frontage landscaping treatment. These requirements may need to be reduced or eliminated, depending on the site layout.

6. Buffer Yards: The buffer yard requirements should only apply to appropriate places around the perimeter of this sub-district as a whole. There should not be a need for any buffer yard applications internal to this sub-district. Where buffer yards would normally apply, however, the required yard width, planting counts, and mounding requirements may be excessive in an urban environment. At the least, reducing all Gateway Sub-District Buffer Yard requirements to comply with the “Buffer A” (as outlined in Article 6.8(N)(4) of the Unified Development Ordinance) may be appropriate – and even further reducing the “Buffer A” requirements may also be appropriate, depending on the site layout and adjacent uses. This topic should be reviewed on a case-by-case basis for each project within this sub-district.

7. Interior Parking Area Landscaping: All surface parking lots within this sub-district

should be able to comply with the existing Interior Parking Area Landscaping requirements. These requirements, however, should not apply to multi-story parking structures.

8. Perimeter Parking Area Landscaping:

Depending on the site layout, the Perimeter Parking Area Landscaping requirements may be excessive for an urban environment. It is suggested that the planting requirements either be reduced or supplemented with the option of allowing certain hardscape (i.e. decorative fencing or masonry walls) in addition to or in lieu of plants. This topic should be reviewed on a case-by-case basis for each project within this sub-district.

F. Signage: The City’s Sign Standards address signage for multi-story buildings and other commercial centers. It is believed that with the few exceptions listed below, the existing Sign Standards adequately satisfy the vision for signage in this sub-district. The exceptions include the following: prohibit Monument Signs in this sub-district; increase (i.e., double) the minimum size for Entrance Signs; reduce (to a 1:1 ratio instead of the current 2:1 ratio) the front façade wall sign area calculation for ground-floor tenants; and prohibit panel signs. Reverse-channel letters and channel letters are strongly preferred, in that order.

In addition to auto-oriented signage that is addressed by the City’s Sign Standards, pedestrian-scale signage (for both, building-mounted and ground-mounted) is very important at the street-level of an urban area. Allocation for street-level, pedestrian-scale signage should be considered.

G. Lighting: It is strongly encouraged that decorative lighting fixtures be used throughout Gateway Sub-District. It is also anticipated that all light fixtures and poles will be consistent in style, color, size, height and design throughout a given quadrant. Light fixtures should be compatible with the architectural style of the area in which they are located.

H. Off-Street Parking & Loading: Surface parking is discouraged and should be minimized within this sub-district – especially in the eastern quadrants. If surface parking is provided, then it should not be allowed to be located between a structure and the

U.S. 31 right-of-way. It should also not be allowed to be located between a structure and the State Road 32 right-of-way. Sites should be designed in a way that minimizes or eliminates visibility of surface parking lots from both, the U.S. 31 and State Road 32 highways. All surface parking lots should be paved or equivalent (e.g. porous pavers).

Each Principal Building within the sub-district should include a minimum of ten (10) bicycle parking spaces/ racks in order to accommodate and encourage bicycle use within the Grand Junction District.

Loading berths should be oriented in a manner so that they are not visible from either U.S. Highway 31 or State Road 32. Materials such as opaque walls or fences should be consistent with the architecture and materials of the associated building, and they should be used to screen loading berths from view and minimize their visibility from all rights-of-way and adjacent properties. If appropriate to the context of the site, landscaping should be considered to help soften the visual impact of a screen wall or fence.

- I. **Outdoor Storage and Display:** It is expected that there will not be any outdoor storage and/or display of equipment, merchandise, inventory, etc. within this sub-district. Exceptions may be considered for temporary sidewalk sales and other similar events.
- J. **Dumpsters:** It is expected that the City's standards for screening garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities (Article 6.1 (H) of the Unified Development Ordinance) be followed within this sub-district. In addition, a roof which is architecturally-consistent with the architecture of the associated building should be required for all such structures/areas.

Figure 1.4: Architecturally-Consistent Dumpsters
Figure 1.4.A (Source: www.thebuildingcodeforum.com)



Figure 1.4.B (Source: www.securetechfence.com)



Figure 1.4.C (Source: www.a-gradepts.com)

AMENITIES

A. Outdoor Public Space: Successful pedestrian-friendly urban areas are full of comfortable, usable outdoor public and semi-public spaces ("Public Spaces"). Public Spaces help give a community its identity. They help bring a downtown area to life. There are economic, social, cultural, and environmental benefits to having great places for people 'to see and be seen'. Great public spaces enhance the health of a community. The City is investing in the Grand Junction Plaza for this very reason. But a successful Downtown Westfield will need more Public Spaces than Grand Junction Plaza alone. Businesses, institutions, multi-family developers, and civic uses should also consider creating their own areas for public engagement, gathering, and recreation. The spaces do not have to be very large to be successful. Examples of Public Spaces include but are not limited to: courtyards, plazas, gardens, public squares, fountains, marketplaces, public commons, or promenades. Public Spaces, such as lobbies, concourses, or lounges could even be located indoors as long as they were truly open to the public.

According to the [American Planning Association](http://www.planning.org), there are eight (8) characteristics of a great Public Space (source: www.planning.org):

- ▶ Promotes human contact and social activities;
- ▶ Safe, welcoming, and accommodating for all users;
- ▶ Has design and architectural features that are visually interesting;

1. gateway sub-district

- ▶ Promotes community involvement;
- ▶ Reflects the local culture or history;
- ▶ Relates well to bordering uses;
- ▶ Well maintained; and
- ▶ Unique or special character.

It is highly desirable that each quadrant of this sub-district be designed with at least one great public space and include as many characteristics listed above as possible.

B. Public Art: Much like Public Spaces, public art helps form the identity and culture of a community. There are also demonstrated economic, social, and cultural benefits to places that have great public art. Downtown Westfield already has a few pieces of public art, but it is highly desirable for the list to expand. Public art may be located within a Public Space, though it is not required.

Each quadrant of this sub-district is encouraged to include at least one (1) sizable piece of public art. Ideally, the art would be visually accessible to the public from either U.S. Highway 31 or State Road 32 and located within a Public Space. However, if it makes more sense for the piece to be someplace that is not visible from either highway, that would be acceptable as well. Connecting to the City's past is also important, so it is encouraged that some of the art pieces within this sub-district include references to Westfield's history. All public art pieces should be coordinated with the Westfield Arts Council.

Figure 1.5: Public Art Examples

Figure 1.5.A (Sources: Department Photos)



Figure 1.5.B (Source: Department Photo)



Figure 1.5.C (Source: Department Photo)



Figure 1.5.D (Sources: Department Photos)



Figure 1.5.E (Sources: Department Photos)



SITE ACCESS & CIRCULATION

A. Vehicular Access: Direct vehicular access from State Road 32 will not be allowed. Access to Gateway Sub-District developments should come from the following intersecting streets: Sun Park Drive (NW Quadrant); Shamrock Boulevard (NE Quadrant); Westfield Business Park Court (SW Quadrant); and Poplar Street (potentially renamed “Westfield Boulevard” in the future) (SE Quadrant). All street design shall be in accordance with the Westfield Construction Standards.

B. Parallel Access Roads:

1. **Western Quadrants:** Depending on the users and ultimate site layout, it may be desirable for the State Highway Access Road Requirements, as described in Article 5.3(F) of the Unified Development Ordinance, to be included in developments in the western quadrants of this sub-district.
2. **Eastern Quadrants:** It is not desirable for the State Highway 32 Access Road Requirements, as described in Article 5.3(F) of the Unified Development Ordinance, to be extended into the eastern quadrants of this sub-district.

C. Existing Right-of-Way and Alleys: If necessary, the City will entertain vacating existing rights-of-way or alleys (especially in the SE Quadrant) in order to make a proposed project design viable. Otherwise, it is anticipated that all road rights-of-way will be dedicated to the City pursuant to the [Westfield Thoroughfare Plan](#).

D. Pedestrian Connectivity: Safe and efficient pedestrian connectivity into and within a Gateway Sub-District site is very important. Perimeter pathways or sidewalks along Sun Park Drive, Shamrock Boulevard, Westfield Business Park Court, and Poplar/Westfield Boulevard are expected to comply with the Westfield Construction Standards. Pathway and sidewalk widths should match what is used in the Junction Sub-District to the east.

Internal sidewalk connections between perimeter pathways/sidewalks, parking areas, Public Spaces, buildings, and other areas needing pedestrian access

are strongly encouraged. All pedestrian pathways that cross vehicular ways (i.e. drive lanes and parking lots) should be delineated and distinguished from driving surfaces through a change of color or material.

E. State Highway 32 Trail Corridor:

1. **Western Quadrants:** It is desirable for the State Highway 32 Trail Corridor, as described in Article 5.3(L) of the Unified Development Ordinance, to be included in developments in the western quadrants of this sub-district.
2. **Eastern Quadrants:** It is not desirable for the State Highway 32 Trail Corridor, as described in Article 5.3(L) of the Unified Development Ordinance, to be extended into the eastern quadrants of this sub-district.

ARCHITECTURAL DESIGN

As mentioned in the vision statement herein, the buildings in this sub-district need to be designed and finished in a manner that is of the highest quality and visual appeal. These buildings will be landmarks in Westfield and should be given special care and attention when being designed. The buildings need to be impressive. It is anticipated that desirable buildings would utilize multiple materials, textures, colors, and architectural breaks. Symmetrical architecture may not be the most desirable design approach. Box-shaped buildings are not desirable. Architectural variation is strongly encouraged, and franchise or formula business architecture is not welcome within this sub-district. With that in mind, the following architectural guidelines establish the City's expectations and design parameters, while maintaining flexibility for creativity and uniqueness.

A. General Architectural Design: It is anticipated that each building will have a defined base, middle, and top element, which are typically defined by a change of building material or texture. Creative building designs which do not include these three elements may be considered, but should have increased architectural features and/or ornamentation.

All buildings should be designed so that the same degree of building materials, architectural details, and architectural treatments are maintained on all sides of the structure. Building facades visible from

1. gateway sub-district

U.S. Highway 31 and State Road 32 should receive increased and enhanced use of architectural features.

All building facades should incorporate offsets (projections or recessions) in a manner that creates architectural interest and visual appeal.

B. Building Orientation:

1. Eastern Quadrants: The City desires each building that fronts State Highway 32 to have at least one (1) public entrance that faces State Highway 32.

C. Building Materials: It is expected that high-quality materials will be used on all buildings within this sub-district. The primary building material(s) used on any façade should be the substantial majority of all external material(s) used on the building. Appropriate primary materials in this sub-district include brick, stone, pre-cast or architectural concrete that simulates brick or stone, architectural metal panels, or glass (if used, reflective glass should only be allowed on the second story or higher). Secondary building materials could include materials such as stucco, EIFS, wood siding, fiber cement siding, and ornamental metal. Vinyl siding, aluminum/metal siding, and concrete masonry units/split-face block should not be allowed in this sub-district.

D. Building Entrances: All main building entrances should be clearly defined and articulated by using multiple architectural elements such as additional associated windows, lintels, pediments, pilasters, columns, awnings, porticos, or stairs leading to the entrance.

E. Windows: Windows and other openings (such as doors, loading berths, faux windows, etc.) should be organized in a manner that align horizontally and vertically. They should also be arranged in a balanced, relatively uniform fashion. An exception would be to arrange windows and other openings in an aesthetically-pleasing manner that is artistically and architecturally-compatible with the character and style of the building.

Window grids and trim elements such as shutters, corbels, keystones, lintels, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or

other such trim or design elements are expected on all windows, when architecturally appropriate.

In order to create a more pedestrian-friendly streetscape, transparent windows are encouraged on the first floor of pedestrian-scaled buildings.

F. Roofs: Landmark-quality rooflines are strongly encouraged because the buildings in this sub-district will establish the City's new skyline, creative, unique. Roofs should be architecturally compatible with the rest of the building design. Box-shaped buildings are strongly discouraged. If a building's roof is pitched, there should be multiple roof lines in order to create architectural interest. If a roof is flat, it should be edged by a three-dimensional, articulated parapet wall that is fully integrated into the architectural design of the building. A building with a flat roof should also include multiple modulations of the roof line. Under no circumstance should the top of any flat roof be visible from any part of the elevated U.S. Highway 31 and associated ramps.

1. Mechanical Equipment: All roof-mounted mechanical equipment, satellite dishes, and other similar improvements should be fully and permanently screened from all rights-of-way (including the elevated U.S. Highway 31 and associated ramps).

G. Walls and Fencing: Walls or fencing being used for screening, landscaping hardscapes, or other purposes should be decorative and consistent with the architectural style and materials of the associated building. Chain-link fences and other non-decorative fences should not be allowed in this sub-district.

H. Accessory Buildings: Accessory buildings should be architecturally compatible with the principal building with which they are associated.

ALTERNATIVE TRANSPORTATION

As of the publishing of this chapter, Indy Connect (a partnership between the Indianapolis Metropolitan Planning Organization, Central Indiana Regional Transportation Authority, and IndyGo) is in the process of designing a Bus Rapid Transit route (called the Red Line)

that will run from Westfield to Greenwood, connecting key destinations such as: Grand Park, Grand Junction, Carmel, Broad Ripple, Butler University, the Children's Museum of Indianapolis, the IU Health Hospital Complex, Eli Lilly, the University of Indianapolis, and Greenwood.

A Bus Rapid Transit station is currently being contemplated within the southeastern quadrant of this sub-district. The redevelopment of this quadrant should incorporate design concepts that embrace and a Bus Rapid Transit station in this area. The area will need to be well-lit, appropriately-signed, and welcoming to visitors. Ideally, special attractions such as a hotel with a conference center, high-quality restaurants, and unique shopping opportunities will locate near this transit stop.

TEMPLATE ORDINANCE

The template PUD District Ordinance found in "Exhibit A" on page 71 should be used for all new PUD District Ordinances.

A. PUD Naming Convention: Because there will likely be multiple PUD District Ordinances created for projects within this sub-district, it is highly desirable that a common and consistent naming convention be used for all projects within this sub-district. The following naming convention is suggested: "Gateway (Insert geographic quadrant name) PUD District". For example, the PUD district in the southeast quadrant could be called the "Gateway Southeast PUD District".

B. Underlying Zoning: As is true with every Planned Unit Development ("PUD") ordinance in the City of Westfield, any new PUD Ordinance within this sub-district will need to establish a base, underlying zoning district to serve as the foundation of the ordinance. Unless otherwise listed in the PUD Ordinance, the standards in a PUD District default to the Unified Development Ordinance. It is suggested that PUDs within this sub-district use the GB: General Business District (Article 4.16) as their underlying zoning district.

C. State Highway 32 Overlay District: It is suggested that the State Highway 32 Overlay District regulations apply to the Gateway quadrants on the west side of U.S. 31 and not apply to the Gateway quadrants on the east side of U.S. 31. The contents

of this Comprehensive Plan Addendum are intended to address all important Gateway Sub-District-related issues that are regulated by the State Highway 32 Overlay District.

D. U.S. Highway 31 Overlay District: It is suggested that the U.S. Highway 31 Overlay District regulations that are in place at the time of the adoption of this chapter not apply to any project within this sub-district. The contents of this Comprehensive Plan Addendum are intended to address all important Gateway Sub-District-related issues that are regulated by the U.S. Highway 31 Overlay District. When the U.S. Highway 31 Overlay District standards are updated in the future, it may be appropriate for the City to re-visit this section of this Comprehensive Plan addendum.

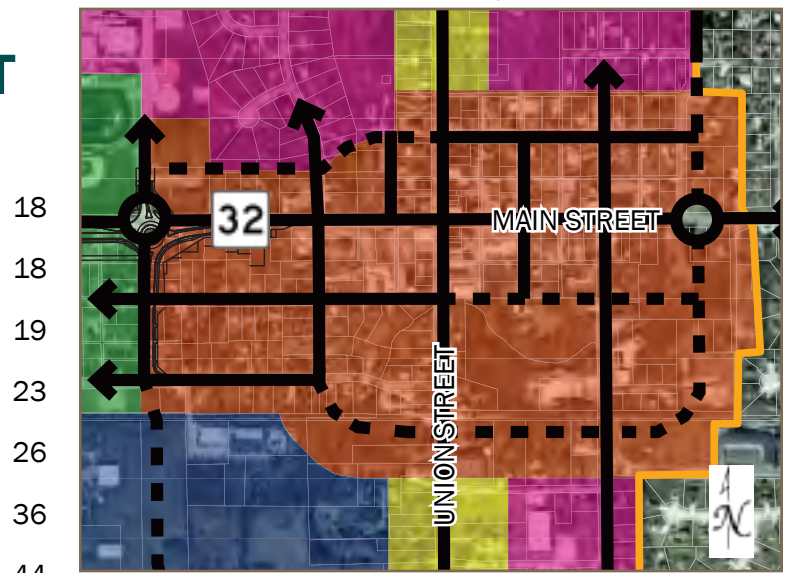
CHAPTER 2:

JUNCTION SUB-DISTRICT

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Figure 2.1: Junction Sub-District (orange area)
(Source: Grand Junction Implementation Plan 2013)



INTRODUCTION

The purpose of this Junction Sub-District addendum (this “chapter”) is to ensure quality development and redevelopment, preserve and enhance property values, and create a positive public perception of property within the core of downtown Westfield.

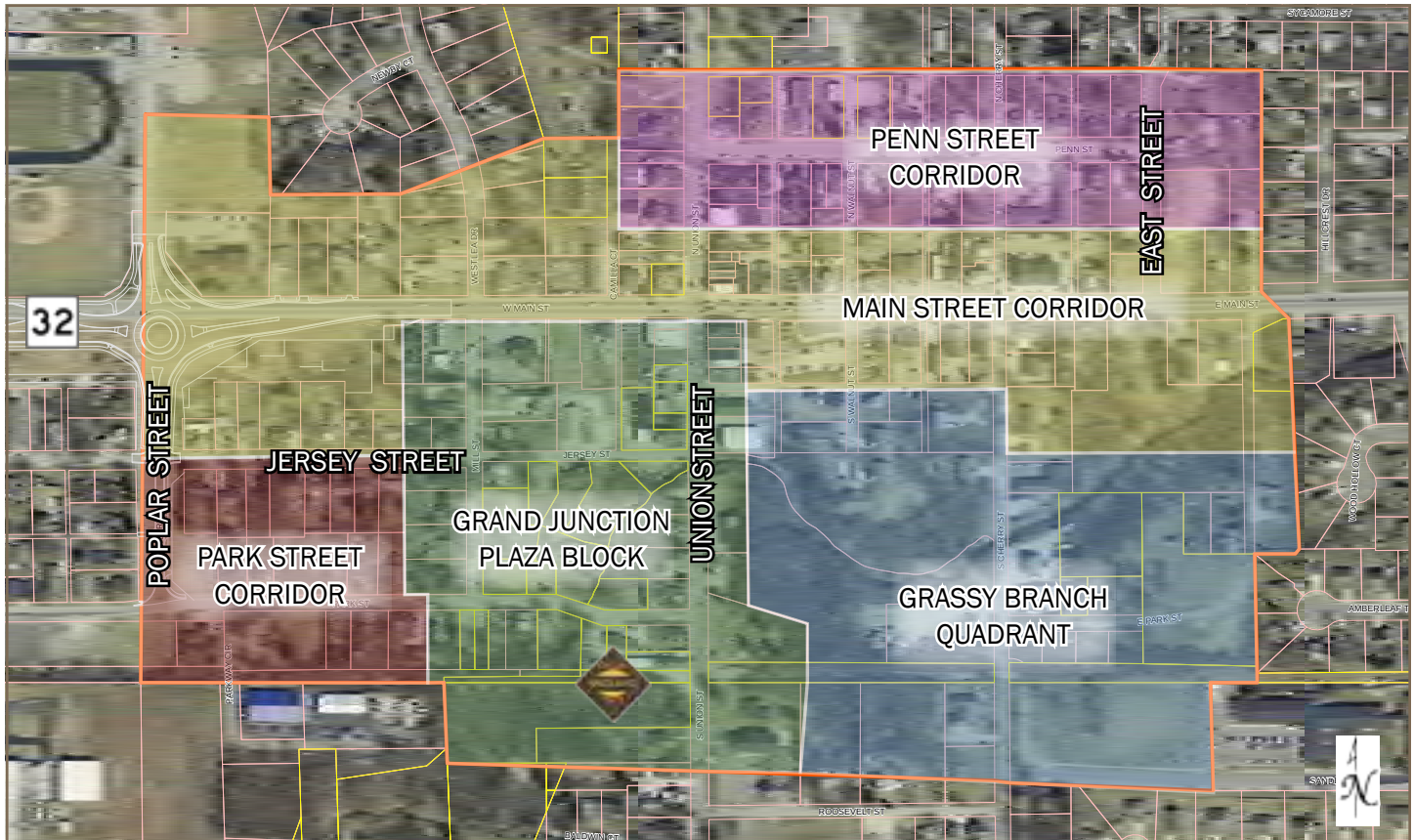
The intent of this chapter is to provide a detailed vision for the Junction Sub-District to serve as a guide for each new development, new use or reuse, or redevelopment as it pertains to changes of zoning, development plans, and/or variance considerations. The City recognizes that there may be creative ideas that accomplish the overall vision, but may not meet some of the detailed criteria established in this chapter.

As shown in [Figure 2.1: Junction Sub-District \(orange area\)](#), the Junction Sub-District centers on Union Street and Main Street. The sub-district extends from just north of Penn Street to just south of the future Mill Street extension and Midland Trace Trail; and then extends from Poplar Street/Shamrock Boulevard to just east of East Street.

SUB-DISTRICT VISION

The vision for the Junction Sub-District (this “sub-district”) is to accommodate future mixed-use development and redevelopment within the core of downtown by balancing the historic charm and character with contemporary, new

Figure 2.2: Junction Sub-District Sub-Areas



places for visitors and residents to connect, shop, eat, live, work and be entertained, as contemplated in the 2009 Grand Junction Addendum of the Westfield-Washington Township Comprehensive Plan. The Junction Sub-District is intended to serve as a focal point for the community, and is where a complete range of goods, services, and entertainment are located.

The regulating of land uses and various design and aesthetic features of development will influence growth and investment in downtown that will increase the quality of life for residents, visitors, and businesses.

SUB-AREA VISION

Within the Junction Sub-District, there are inherently different sub-areas that currently do and will continue to vary from each other both in form and function. This section outlines the basic vision for each sub-area, whereas the specific development and design criteria are further outlined throughout this chapter. [Figure 2.2: Junction Sub-District Sub-Areas](#) depicts the sub-areas within the Junction Sub-District.

Subject to available land and market conditions, it is recognized that the Main Street Corridor may overlap to the south into the Park Street Corridor and/or the Grassy Branch Quadrant.

A. Park Street Corridor (red sub-area): The Park Street Corridor extends from the Gateway Sub-District at Poplar Street east to the Grand Junction Plaza Block. The south edge of the corridor includes the Midland Trace Trail. As a result, this corridor provides a unique opportunity to connect and enhance visitor and resident experiences.

Due to its separation from Main Street (SR32), this corridor is anticipated to have less vehicular traffic than Jersey Street to the north, which lends itself to a more pedestrian-oriented design and streetscape that embraces the Midland Trace Trail and related land uses.

The overarching vision for this sub-area is a village character that includes the adaptive reuse of existing structures (see [Figure 2.3: Existing Adaptively Reused Buildings](#)) while encouraging new construction on individual lots that is contextually appropriate.

Figure 2.3: Existing Adaptively Reused Buildings
Figure 2.3.A (Source: Department Photo)



Figure 2.3.B (Source: www.railepicureanmarket.com)



Figure 2.3.C (Source: Department Photo)



Appropriate land uses primarily include restaurants, specialty shops, and uses that otherwise complement the Midland Trace Trail. Sites should be designed to provide opportunities for outdoor experiences that connect with the public realm of the Park Street streetscape and/or that embrace and are aesthetically sensitive to the Midland Trace Trail.

The village character includes smaller lots, minimal building setbacks, one or two story eclectic buildings, and front porches and entryways that are oriented towards the street. The north edge of the corridor near Jersey Street and the Main Street Corridor may provide for shared parking opportunities for uses within this sub-area.

B. Main Street Corridor (yellow sub-area):

With the exception of the Grand Junction Plaza Block sub-area, the Main Street Corridor generally includes a block north and a block south of State Highway 32 extending from Poplar Street to east of East Street.

Main Street serves as the backbone through Grand Junction and should focus on form over function. New buildings should be located along a build-to-line on the adjacent right-of-way line to frame the public space. New buildings shall be a minimum of two usable stories, with three plus stories encouraged. First floor building facades should be designed for a pedestrian-scale and contribute to the public realm to which it abuts.

Land uses are encouraged to be a mix of uses typically associated with central business and entertainment districts. Residential uses should generally be restricted from the first floor within this sub-area.

Figure 2.4: Existing Main Street Buildings

Figure 2.4.A (Source: Department Photo)



Figure 2.4.B (Source: Department Photo)



C. Penn Street Corridor (purple sub-area):

The Penn Street Corridor extends a half block north and south of Penn Street, bound on the west by Asa Bales Park and extending to a block east of East Street. This corridor includes the existing City Hall and predominantly structures that were originally built as single-family homes. Many of these structures have since been converted to low intensity non-residential uses. This area of the Junction Sub-District could be identified as most closely resembling Westfield's "old town".

Figure 2.5: Existing Penn Street Corridor Examples

Figure 2.5.A (Source: Department Photo)



Figure 2.5.B (Source: Department Photo)



Figure 2.5.C (Source: Department Photo)



The overarching vision for this corridor is a transition area between the Main Street Corridor to its south and the predominantly residential areas to the north. The built environment should continue to mirror the "old town" character that includes: small lots and house sizes; narrow two-story house fronts; detached or rear load garages; access from alleys; front porches; and minimum setbacks.

Special attention and consideration should be given to the intersection of Union Street and Penn Street to preserve and enhance the character that currently exists on the west and southeast corners for all four corners (see [Figure 2.6: Union & Penn Intersection](#)).

Figure 2.6: Union & Penn Intersection

Figure 2.6.A (Source: Department Photo)



Figure 2.6.B (Source: Department Photo)



Figure 2.6.C (Source: Department Photo)



Appropriate land uses primarily include residential and low intensity non-residential uses such as office or bed and breakfast uses. The expectation is for non-residential buildings to look and feel from the exterior of an old town single family dwelling (see also [Figure 2.13: Example Detached Residential](#)). Some on-site parking is anticipated for individual uses; however, this corridor may also provide for central parking opportunities for uses on the north side of Main Street.

D. Grand Junction Plaza Block (green sub-area): Grand Junction Plaza is located in the heart of Grand Junction and the Junction Sub-District. Grand Junction Plaza, as illustrated in Land Collective's Design (see [Figure 2.9: Plaza Perspective Exhibit](#) and [Figure 2.16: Grand Junction Plaza](#)), not only represents the geographic center of downtown, but also the activity center of downtown.

The plaza provides key connections with intersecting trail systems and is designed to engage within the plaza while also embracing its surroundings (see [Figure 2.7: Plaza Site Framework](#)). As a result, the block surrounding the plaza warrants special attention to ensure the redeveloped built environment is done in harmony with the plaza.

Even though this sub-area may overlap other sub-areas, the Grand Junction Plaza Block takes precedence and should have a more urban form than the village or old town form of other sub-areas.

Figure 2.7: Plaza Site Framework
(Source: Land Collective)



Figure 2.8: Existing Union Street Buildings
(Source: Department Photo)



All buildings should be a minimum of three stories in height, with three to six stories encouraged. First floor facades should be designed for a pedestrian-scale and contribute to the public realm to which it abuts. The public realm between buildings and the plaza should engage the plaza with: pedestrian scale details (furniture, signs, awnings); outdoor dining areas; front doors open towards the plaza; transparent storefront glass for most of the first floor; and, parking in the rear or sides of buildings.

Land uses are encouraged to be a mix of uses typically associated with central business and entertainment districts. Residential uses should be restricted from the first floor within this sub-area.

Figure 2.9: Plaza Perspective Exhibit
(Source: Land Collective)



E. Grassy Branch Quadrant (blue sub-area):

The Grassy Branch Quadrant includes the southeast quadrant of the Junction Sub-District and is traversed through the center by the Anna Kendall drain / Grassy Branch Creek and anchored along the south edge by the Midland Trace Trail. A large portion of this sub-area is floodplain and contains mature vegetation.

*Figure 2.10: Grassy Branch Creek at Cherry Street
(Source: Department Photo)*



The overarching vision for this sub-area is a desire to preserve the riparian corridor as an amenity greenway with trails that connect new development opportunities along its banks. As such, development should be aesthetically sensitive through building and site design to the Anna Kendall drain / Grassy Branch Creek and the Midland Trace Trail.

Appropriate land uses throughout this sub-area primarily include higher density residential uses (e.g., apartments, townhouses) with three or more stories in height, and the potential for municipal uses.

The north side of the Grassy Branch Creek is a transitional area that could also blend with and be influenced by the Main Street Corridor by including retail or restaurant uses, as supported by the market.

Development south of the Grassy Branch Creek should be sensitive to the existing single-family neighborhood to the east (Timberbrook Run) with respect to buffering and transitioning (e.g., uses, design).

LAND USES

As the heart and soul of Westfield, this sub-district should include an eclectic mix of uses to accommodate both the community's residents and visitors. A primary goal of this sub-district is to attract people. The description of the sub-areas briefly summarize the intended character of the sub-area and the intended uses. The following is a broader focus on specific uses that can help achieve the overall vision for the Junction Sub-District.

A balanced mix of land uses within the sub-district will contribute to a more vibrant, diverse and sustainable downtown, both socially and economically.

A. Office Uses: Professional, medical, or general office uses (including a visitor's center) are desirable throughout the sub-district and are primarily anticipated along Main Street, Poplar Street and Jersey Street within mixed-use or multi-tenant buildings. Office uses that fit the intended character in the Penn Street Corridor are also appropriate.

B. Trail-Oriented Uses: Grand Junction Plaza provides key connections with intersecting trail systems that include the Midland Trace Trail on the sub-districts southern boundary. Land uses that complement the trail and are trail-oriented (e.g., bike shop, coffee shop), both in site design and targeted market, are encouraged throughout the sub-district, especially within proximity of the Midland Trace Trail.

C. Neighborhood Uses: The sub-district is intended to serve both residents and visitors. The sub-district and surrounding sub-districts will also include a concentration of residential uses. As a result, neighborhood uses (e.g., market, dry cleaner, coffee shop, beauty salon) that cater to both the visitor and resident of the community is encouraged throughout the sub-district where retail and service uses are otherwise appropriate.

D. Cultural and Entertainment Uses: Retail (e.g., specialty or boutique shops), restaurants, cultural, institutional, entertainment, or recreational uses (as defined by the City's Unified Development Ordinance) are anticipated throughout the sub-district as stand alone uses, or within larger mixed-use buildings.

E. Residential: Higher-density housing of all types is encouraged throughout the sub-district, subject to the vision established for the form within each sub-area. Residential uses are important to support a vibrant downtown for live, work and play opportunities.

- 1. Multi-Family:** Multi-family residential uses are desirable on the second floor and above in the Main Street Corridor and the Grand Junction Plaza Block (see [Figure 2.11: Example Mixed-Use with Residential](#)). The street-level for buildings with multi-family uses in these sub-areas should be dedicated to non-residential and non-parking uses. Any integrated parking structures would not have a visible presence on the building's first floor, aside from access points.

Figure 2.11: Example Mixed-Use with Residential
(Source: Department Photo)



Figure 2.12: Example Attached Residential
Figure 2.12.A (Source: Department Photo)



Within the Grassy Branch Quadrant, multi-family uses could be stand alone uses that may include apartments, townhouses or condominiums. This sub-area provides opportunities adjacent to trails and natural features where units could overlook

and embrace unique site characteristics. Multi-family uses in this sub-area could also serve as a buffer from the downtown business area to the surrounding neighborhoods.

Figure 2.12.B

(Source: www.mycobblecreekapartments.com)



- 2. Single-Family Detached:** Single-family detached residential uses are encouraged within the Penn Street Corridor (see [Figure 2.13: Example Detached Residential](#)). This sub-area is starting to experience some redevelopment of new housing stock. The built environment should continue to mirror the “old town” character that includes: small lots and house sizes; narrow two-story house fronts; detached or rear load garages; access from alleys; front porches; and minimal setbacks.

Figure 2.13: Example Detached Residential
Figure 2.13.A (Source: www.funcityfinder.com)



Figure 2.13.B (Source: Department Photo)



Figure 2.13.C (Source: Department Photo)



Figure 2.13.D (Source: Department Photo)



Figure 2.13.E (Source: Department Photo)



Figure 2.13.F (Source: Department Photo)



Figure 2.13.G (Source: Department Photo)



Duplexes would also be permitted, but only in instances where the development was consistent in architecture to the surrounding single family homes and with the “old town” character.

F. Municipal Complex: One of the opportunities identified in the 2009 Grand Junction Addendum was to incorporate a new City Hall and Library into Grand Junction, which went on to further state:

Civic buildings are classic downtown destinations that generate high levels of activity throughout the year. They are usually among a community’s most significant landmarks and sources of civic pride. Due in part to its rapid rate of growth, the community of Westfield is at a point where decisions about future civic facilities have become critical.

Increased demand for services due to growth represents an opportunity that can best be described as “win-win” for both the future of the Grand Junction and the institutions themselves. In the case of the Westfield Washington Library,

a downtown location will provide easy access via the City's most important roadways (U.S. 31 and SR 32) and significant exposure facilitated by a signature location within a short walking distance of other key downtown destinations.

For City Hall, relocation would place this important symbolic civic use in the heart of the community and provide space that meets the contemporary needs of a growing community. Finally, for the Grand Junction itself, these institutional uses would help bring prominence, activity and connections to other downtown uses, which will help to define and differentiate the new Grand Junction brand in the marketplace.

In an effort to combine and reduce the amount of non-taxable property downtown, this opportunity should be broadened to potentially include a larger municipal complex. This complex could also include school administration offices and other civic or not-for-profit uses currently located in or near downtown.

*Figure 2.14: Existing City Hall
(Source: Department Photo)*



As a result, the City should initiate a study to develop a long term facilities plan to identify: (i) interested parties and partners; (ii) scope of community needs for such facilities; (iii) design (and cost estimates) of such facilities; and (iv) potential alternative locations for such facilities, particularly whether potential locations are appropriate in this sub-district.

G. Parking: Parking in the sub-district will be provided with a combination of on and off-street parking areas that include both surface and structure parking (see

page 44). The design parameters for surface and parking structures are further detailed in this chapter.

H. Automobile-Oriented Uses: New automobile-dominated uses such as gasoline service stations, automobile service stations, businesses with a drive-through window (e.g., fast food) are incompatible with the vision of the sub-district and should not be permitted. Special consideration could be given for financial institutions or pharmacies if the drive-through is: (i) integrated into a multi-story structure; (ii) not otherwise visible from the street; and, (iii) designed to minimize any negative impact on vehicular and pedestrian circulation.

AMENITIES

A. Public Spaces: The built environment in the various sub-areas will range in character from “village” to “old town” to “urban”. Although the sub-areas are slightly different in character, a constant is an enhanced focus on the pedestrian scale and pedestrian experience, with the goal of attracting people. Successful pedestrian-friendly areas are full of comfortable, usable outdoor public and semi-public spaces (“Public Spaces”).

Public Spaces contribute to the identity of a community. They help bring a downtown area to life. There are economic, social, cultural, and environmental benefits to having great places for people ‘to see and be seen’. Great Public Spaces enhance the health of a community. The City is investing in the Grand Junction Plaza (see [page 29](#)) for this very reason, but a successful downtown will need more Public Spaces than Grand Junction Plaza alone.

Businesses, institutions, multi-family developers, and civic uses should consider creating their own areas for public engagement, gathering, and recreation. The spaces do not have to be large to be successful. Examples of Public Spaces (see [Figure 2.15: Example Public Spaces](#)) include but are not limited to: courtyards, plazas, gardens, public squares, fountains, marketplaces, public commons, or promenades. Public Spaces, such as lobbies, concourses, or lounges could even be located indoors as long as they were truly open to the public.

According to the [American Planning Association](http://www.planning.org), there are eight (8) characteristics of a great Public Space (source: www.planning.org):

- ▶ Promotes human contact and social activities;
- ▶ Safe, welcoming, and accommodating for all users;
- ▶ Has design and architectural features that are visually interesting;
- ▶ Promotes community involvement;
- ▶ Reflects the local culture or history;
- ▶ Relates well to bordering uses;
- ▶ Well maintained; and
- ▶ Unique or special character.

Figure 2.15: Example Public Spaces

Figure 2.15.A (Source: Department Photo)



Figure 2.15.B (Source: Department Photo)



Figure 2.15.C (Source: Department Photo)



Figure 2.15.D (Source: Department Photo)



Figure 2.15.E (Source: Department Photo)



Figure 2.16: Grand Junction Plaza

(Source: Land Collective)

Figure 2.16.A: Site Plan



Figure 2.16.B: Wetland Amphitheater



Figure 2.16.C: Aerial View Looking Northwest

Each development in this sub-district should be designed to embrace Public Spaces, and incorporate design aspects (e.g., building treatment, street furniture, plazas, promenades, landscaping) and uses (e.g., outdoor dining, parks, display areas, courtyards), where appropriate, that complement the Public Space and attracts people.

- B. Grand Junction Plaza:** Grand Junction Plaza encompasses approximately eight (8) acres bound by Jersey Street, Mill Street (as extended), and Union Street. The design for the plaza is depicted in [Figure 2.16: Grand Junction Plaza](#).

Figure 2.16.C: Jersey Street + Plaza



Grand Junction Plaza is planned to include: an amphitheater and lawn gathering place for festivals, concerts and special events; a water feature; an arts garden; a full size ice skating rink in the winter months; a hardscape festival boulevard; and a play in nature area. The plaza will provide programmable space throughout all seasons and will be the connecting point of the Grassy Branch and Midland Trace Trails, allowing for access to Westfield's complete trail system and other points of interest throughout the community. Surrounding pedestrian-friendly streets will invite visitors and residents alike to explore both the plaza and area restaurants and shops.

As of the adoption of this chapter, the phasing for the construction of the plaza had not been determined. The improvement and restoration of the riparian corridor through the plaza from Union Street to the newly extended Mill Street will be completed as part of the first phase of the City's larger detention improvements (see [Figure 2.21: Detention Area & Phasing](#)).

- C. Public Art:** In addition to the demonstrated economic and social benefits, public art will be an important component to identify and share the culture of our community and shape the built environment of this sub-district.

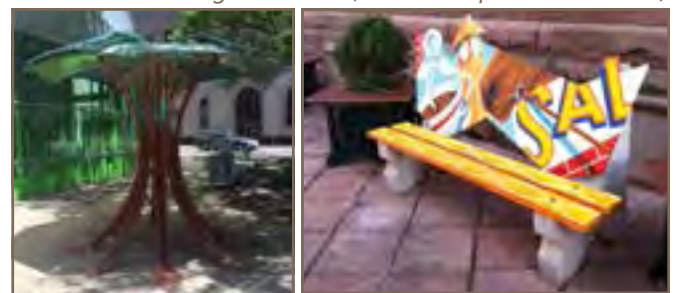
Public art integrated into public and private spaces will create a distinct and unique character that is welcoming and safe for pedestrians, including residents and first time visitors of our community. Additionally, public art encourages pedestrians to explore the downtown environment. The theme for public art should be modern, yet historic, by offering educational and story-telling opportunities.

Figure 2.17: Example Public Art

Figure 2.17.A (Source: Department Photo)



Figure 2.17.B (Source: Department Photo)



Although no specific requirement for public art is identified herein, public art should be incorporated throughout the sub-district to create focal points, places to gather and character. Public art could be simple, yet understated, recognizing that several little pieces of pocket art have a collective impact on the character of the sub-district. Signature or more significant pieces of public art should be provided at nodes or specific focal or gathering points.

Figure 2.17.C (Source: Department Photo)



Figure 2.17.D (Source: Department Photo)



Opportunities for public art to be incorporated as street furniture or public realm improvements (e.g., planters, bicycle racks, seating, lighting, trash cans) or into public infrastructure (e.g., manhole covers) are encouraged (see [Figure 2.18: Public Infrastructure Examples](#)).

Figure 2.18: Public Infrastructure Examples

Figure 2.18.A (Source: Department Photo)



Figure 2.18.B (Source: Department Photo)



The Westfield Arts Alliance, a working committee of the Downtown Westfield Association, has created a plan to begin engaging with the community to develop arts as a community place-maker.



The goals of this plan are to:

- ▶ Develop a vibrant arts culture by establishing a supportive environment for awareness of the arts.
- ▶ Encourage community connections through all forms of art.
- ▶ Use the arts as an economic driver by establishing standards and purpose.
- ▶ Develop sustainable practices designed to increase participation in arts programming.

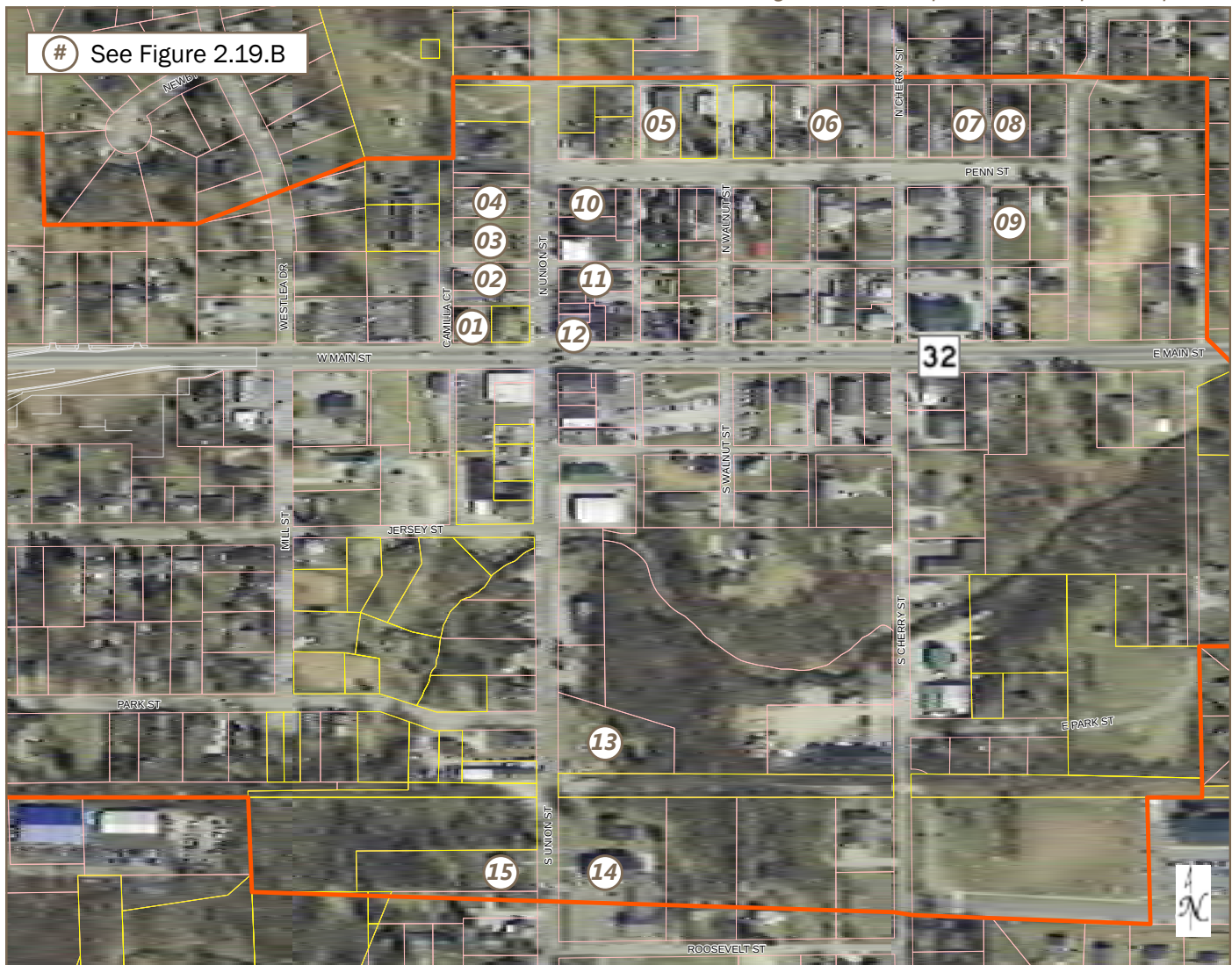
All public art pieces should be coordinated with the Westfield Arts Alliance.

D. Historical Assets: Much of the community's existing architecture is modest, reflecting our strong Quaker heritage. As such, new development and adaptive re-use of existing structures should bridge the gap for future development with the community's history.

As further detailed herein, several sub-areas of this sub-district emphasize the community's "village" or "old town" areas. Even if buildings don't have a historical significance, in the traditional sense, a priority should still be given to emphasize that new and maintained existing buildings are authentic to the intended architectural style and are eclectic. Furthermore, in some instances it may be appropriate to preserve a building's facade rather than preserving the building itself.

Several smaller blocks are noted within this addendum as a priority to maintain the existing character (e.g., north side of Main Street, east of Union Street). In addition, the Hamilton County Interim Report, as amended, published March 1992 by the Historic Landmarks Foundation of Indiana, provides an

Figure 2.19: Existing Interim Report Properties within Sub-District
Figure 2.19.A: Map of Interim Report Properties



inventory of buildings and sites that were surveyed in Hamilton County. The survey and subsequent report was intended as a resource for governmental agencies and organizations in evaluating the potential historical significance in planning and development efforts, as well as serve to boost citizen-awareness of the cultural heritage of a community. A list of the existing buildings and sites that were inventoried and within this sub-district are depicted in [Figure 2.19: Existing Interim Report Properties within Sub-District](#) (an “Interim Report Building”).

Most of the buildings surveyed were rated as “contributing”, which was given to buildings meeting the basic criteria of being pre-1940, but that are not necessarily important enough to stand on their own

as individually significant; rather, such buildings generally contribute to the larger density or continuity of the area’s historic fabric. Two (2) structures were rated as “notable”, meaning further research may reveal that the property could be eligible for National Register listing.

This addendum recommends the development of review criteria to be applied to any potential demolition activities of an Interim Report Building. The intent of this review criteria would be to determine what, if any, level of preservation may be desirable with respect to that building. Such review criteria may include coordination with the Indiana Historical Society or other organizations to further determine the historical significance of the building.

Figure 2.19.B: Photos of Interim Report Buildings
(Source: Department Photos, 2015-2016)

(01) Westfield Carnegie Library (Notable), 104 W Main Street. Craftsman, 1910/1918; Architecture, Social History (Interim Report No. 024).



(02) House (Contributing), 115 N Union Street. I-house, c. 1870; Vernacular/Construction (Interim Report No. 020).



(03) House (Contributing), 119-123 N Union Street. I-house, c. 1855/c. 1880; Vernacular/Construction (Interim Report No. 019).



(04) House (Contributing), 135 N Union Street. Free Classic, c. 1910; Architecture (Interim Report No. 009).



(05) Congregational Church (Contributing), 132 Penn Street. Gable-front/Greek Revival, 1861; Architecture, Religion, Vernacular/Construction (Interim Report No. 010).



(06) House (Contributing), 216 Penn Street. Hall-and-parlor, c. 1845; Vernacular/Construction (Interim Report No. 011).



(07) House (Notable), 312-314 Penn Street. Double-pen/Greek Revival, c. 1845; Architecture, Vernacular/Construction (Interim Report No. 012).



(08) House (Contributing), 320 Penn Street. Central-passage/
Greek Revival, 1845; Architecture, Vernacular/Construction
(Interim Report No. 013).



(09) House (Contributing), Penn Street. Double-pen, c. 1863;
Vernacular/Construction (Interim Report No. 016).



(10) Oscar Brown House (Contributing), 136 N Union Street.
Italianate, c. 1879; Architecture (Interim Report No. 018).



(11) House (Contributing), 116 N Union Street. Gable-front/
Greek Revival, c. 1855; Architecture, Vernacular/Construction
(Interim Report No. 021).



**(12) State Bank of Westfield (Contributing), 100 N Union
Street.** Commercial Vernacular, 1899; Vernacular/Construction
(Interim Report No. 022).



(13) Cemetery (Contributing), S Union Street. c. 1851-c. 1872;
Exploration/Settlement, Religion (Interim Report No. 023).



**(14) Westfield Friends Meetinghouse (Contributing), 322
S Union Street.** Gable-front, 1888; Religion, Vernacular/
Construction Architecture, Education, Religion (Interim Report
No. 029).



(15) House (Contributing), 323 S Union Street. Gable-front/
Gothic Revival, c. 1860; Architecture, Vernacular/Construction
(Interim Report No. 028).



In order to encourage preservation, the Council established The Westfield Facade Improvement Grant Program in 2011. The program is designed to enhance the development of downtown and increase economic development by assisting owners in making quality real estate improvements fostering a sense of place. The program is intended to increase the overall beauty of downtown by:

- ▶ Increasing pedestrian traffic;
- ▶ Increasing tourism;
- ▶ Promoting an attractive environment for new investment and business activity;
- ▶ Preserving and increasing the quality of life of Westfield residents and visitors; and
- ▶ Providing Downtown businesses and property owners with a higher return on their investment.

Where appropriate in the various sub-areas, adaptive re-use of existing buildings is encouraged and new buildings should be contextually sensitive.

The community's history is as much about Westfield's role in history as it is in the community's existing buildings. As such, a priority is placed on public art that is educational and provides story-telling opportunities of our history (see [Figure 2.20: Historical Story-Telling Examples](#)). This type of public art engages residents and visitors and provides a complementary historical asset differently than preserved buildings.

Figure 2.20: Historical Story-Telling Examples

Figure 2.20.A (Source: Department Photo)



Figure 2.20.B (Source: www.associationforpublicart.org)



E. Detention Design and Planning: A significant amount of land within the downtown area, particularly with the Grand Junction Plaza and the Grassy Branch Quadrant, falls within the floodplain of the Grassy Branch Creek and Thompson waterways. Additionally, storm water detention requirements make development challenging on small parcels of land which primarily exist within the Grand Junction.

In an effort to free up land for development and address existing drainage issues, the City has started work on a larger detention system that impacts the Junction Sub-District west of Union Street and south of Main Street. [Figure 2.21: Detention Area & Phasing](#) depicts the geographic extent of the larger detention area and phasing. Upon completion of the detention improvements, the City anticipates submitting a Letter of Map Revision (LOMR) to reflect the modified floodplain as a result of these improvements.

In addition, the improvements will position for the corridor to be enhanced pursuant to the [City's Parks and Recreation Master Plan](#) with the Monon/Midland Loop and Grassy Branch Trails, which furthers the goals of the Grand Junction Implementation Plan.

1. Phase One (blue): Phase one has been designed and received regulatory approval. This phase will be constructed with the extension of Mill Street (yellow), which is anticipated to start in Spring 2016 and completed in Fall 2016. Phase One includes a pedestrian tunnel/culvert under Mill Street for pedestrian connectivity of the Midland Trace Trail and plaza. Phase

one will accommodate drainage for property encompassed by Jersey Street, Union Street and Mill Street.

2. **Phase Two (red):** Phase two will accommodate drainage within the Junction Sub-District for property west of Mill Street and south of Main Street. Phase two will potentially be constructed as part of the southern extension of Poplar Street, which is currently anticipated for Spring 2018. The extent and location of phase two will be determined at the time of design.

Figure 2.21: Detention Area & Phasing



Drainage in other areas of the sub-district are expected to be managed with on-site or coordinated at a larger scale, if appropriate or necessary, to increase the capacity of existing drainage infrastructure.

- F. **Trails & Greenways:** As depicted in [Figure 2.22: Trails & Greenways Exhibit](#) and the [City's Parks and Recreation Master Plan](#), several trail systems intersect within the Junction Sub-District including the Natalie Wheeler Trail/Grand Junction Trail, Midland Trace Trail, Grassy Branch Trail, and Monon/Midland Loop. The vision established by this chapter is intended to draw on and enhance these trail systems.

An objective of the Grand Junction Implementation Plan 2013 was to “connect Grand Junction Trail to Asa Bales Park by installing a tunnel under State Highway 32.” After further consideration of the existing conditions at the potential tunnel crossing and anticipated improvements, it has been determined a more likely route to connect Grand Junction Trail to Asa Bales Park is to route the Grand Junction Trail along the west side of Union Street and cross State Road 32 at grade with an enhanced pedestrian crossing. The trail would then extend north to the entrance of Asa Bales Park (see page 42 for further details).

Figure 2.22: Trails & Greenways Exhibit

Figure 2.22.A: Midland Trace Trail

(Source: dwna.org)

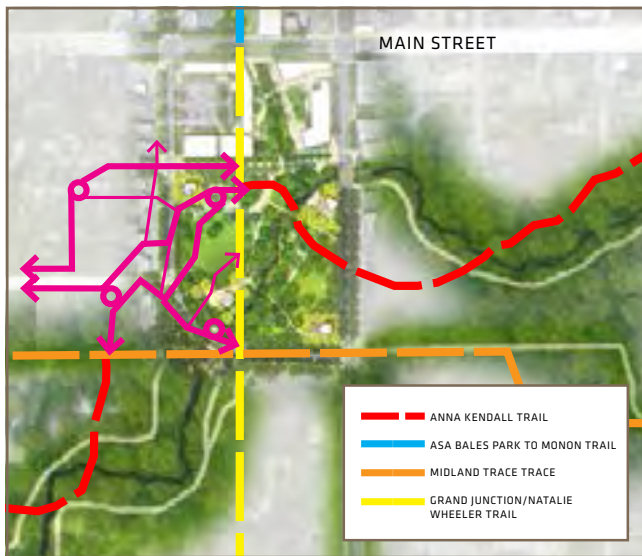


Figure 2.22.B: Grand Junction Trail

(Source: Department Photo)



Figure 2.22.C: Trail Connections
(Source: Land Collective)



ACCESS & CIRCULATION

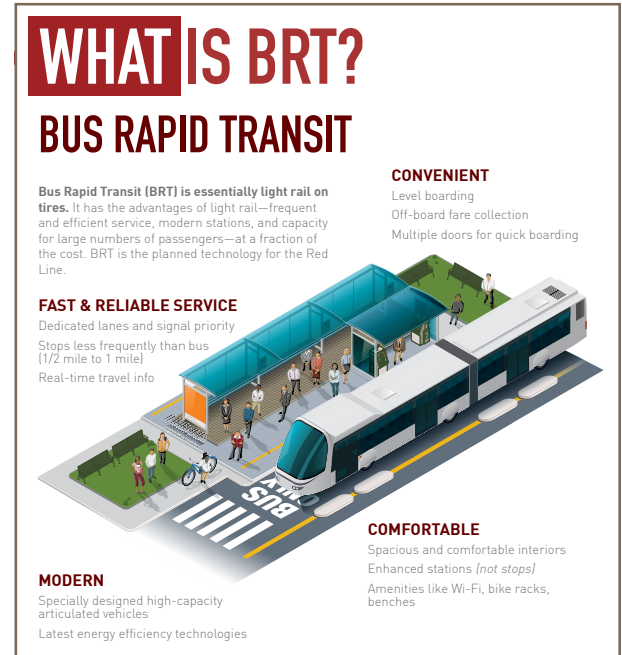
A. Mass Transit

1. **Indy Connect:** Since the adoption of the Grand Junction Implementation Plan in 2013, Westfield has cooperatively worked with Indy Connect (www.indyconnect.org) regarding the initial bus rapid transit plan for the “Red Line”. In 2014, refinements were made to the plan that result in the proposed north terminus for the Red Line at or near Grand Park (see [Figure 2.24: Indy Connect Red Line Recommendations](#)).

As shown, there are locations that have been preliminarily identified as possible stations for the Red Line within Westfield. Due to available land and routing efficiencies, the station that impacts the Junction Sub-District in downtown is anticipated to be located near the intersection of Poplar Street and Main Street (SR32).

As a result, development around the station will need to incorporate transit oriented design elements including walkability; parking; high density and high quality development within a ten (10) minute walk of the station; mixed land uses (residential, office, retail, government, and other employers); potential bike sharing station(s); and, other infrastructure related to a bus rapid transit station.

Figure 2.23: Bus Rapid Transit (Source: IndyConnect)



To the extent possible, the City encourages the consideration of a route stop within a parking garage to increase infrastructure efficiencies and maximize the investment while furthering the design goals and objectives of this chapter.

As of the adoption of this chapter, the Red Line is currently in the Project Development and Preliminary Engineering Phase. This continues to prepare the region to apply for Federal funding to construct the project through the Federal Transit Administration at the appropriate time.

2. **Hamilton County Transit Forum:** In addition to the Indianapolis metropolitan area’s transit efforts, leaders within Hamilton County have initiated the Hamilton County Transit Forum. The Hamilton County Transit Forum is a group consisting of business partners, nonprofit and local government staff, and elected officials that is planning for Indy Connect’s Central Indiana’s Transportation Initiative and the possibility of enhanced local bus service.

Enhanced local bus service includes the possibility of routing local bus service throughout the County that would complement the Red Line. Local bus service could potentially include multiple routes and stops within the Junction Sub-District.

Figure 2.24: Indy Connect Red Line Recommendations (July 2015)(Source: IndyConnect)

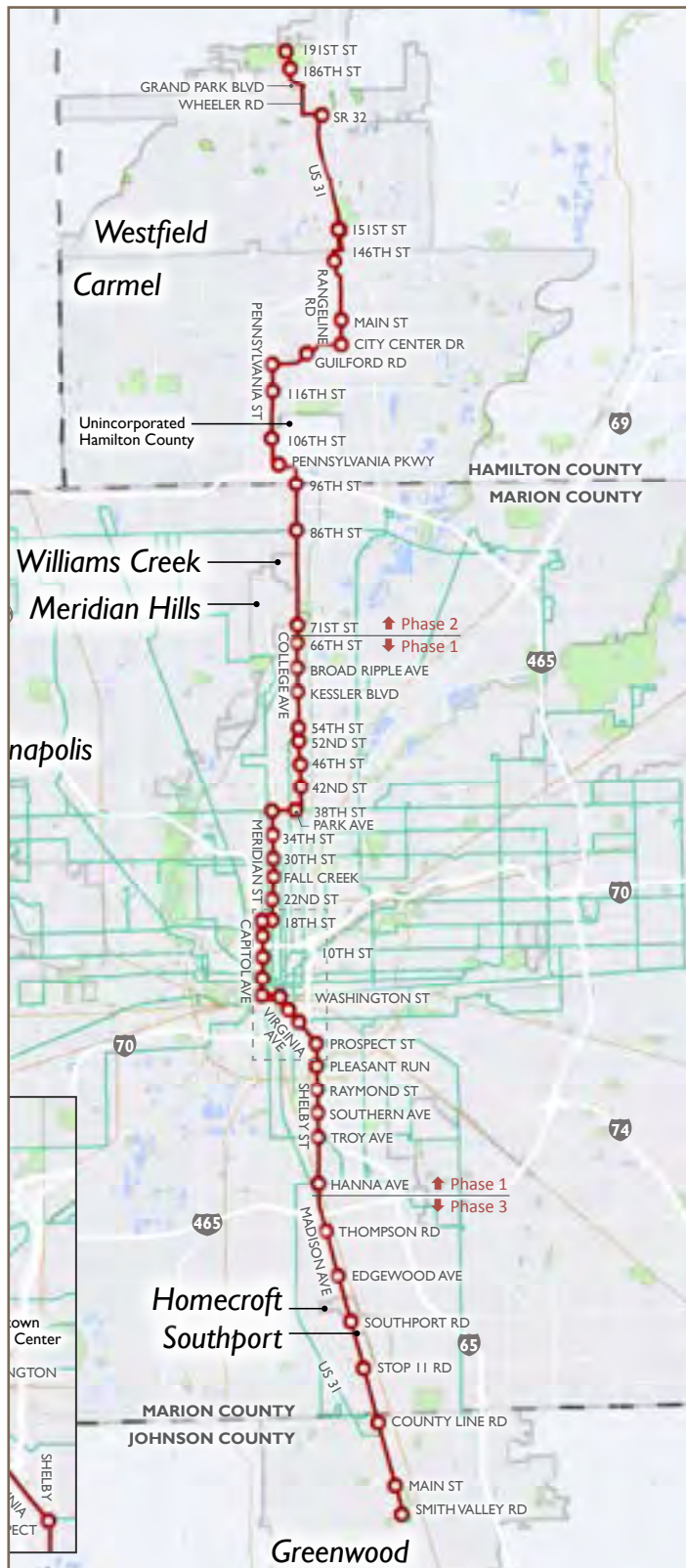


Figure 2.25: Examples of Local Bus Service



Although the potential for local bus service is still in early analysis and planning stages, the purpose of identifying its potential in this chapter is to ensure that as development occurs within the sub-district, consideration should be given to where and how that development embraces these potential bus stops in the future. Bus stops could be enhanced or incorporated within the public and private streetscape. Potential stops or stations should receive special consideration to the public spaces surrounding it and pedestrian safety.

B. Rights-of-Way & Alleys:

- 1. Alleys:** If necessary, the City will entertain vacating existing alleys in order to make a proposed project design viable; however, it is anticipated that existing alleys will need to be enhanced and new alleys will be proposed.

Alleys should primarily function as service corridors for abutting development (e.g., employee activity, deliveries, dumpster and trash service, mechanical equipment); however, enhanced alley ways for pedestrian corridors should also be considered as opportunities for mid-block connections as well as a human-scaled place for temporary special events.

Figure 2.26: Street Cross-Sections

Figure 2.26.A: Right-of-Way with Minimum Build-to-Line (e.g., Jersey Street, Walnut Street)

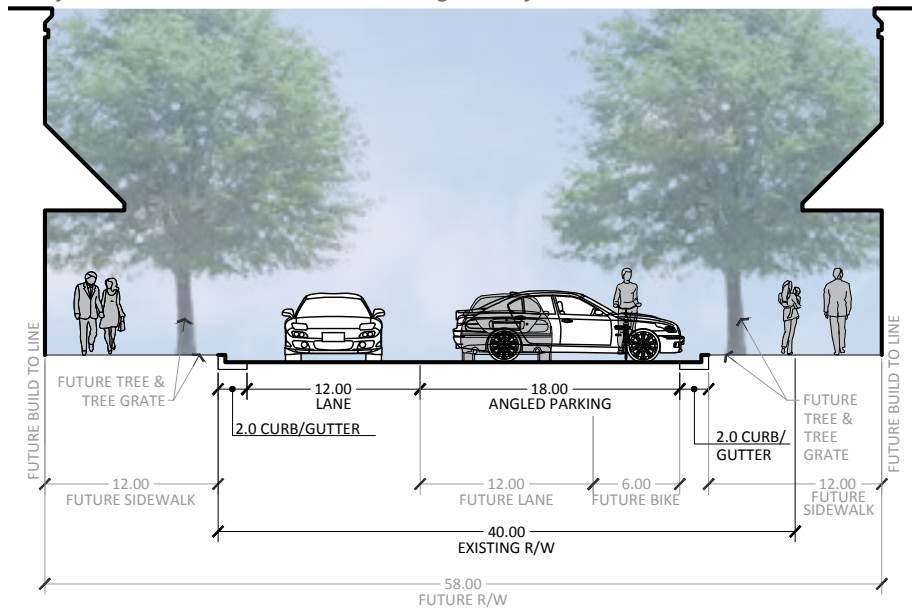


Figure 2.26.B: Right-of-Way with Existing Structures Setback (e.g., Park Street, Penn Street)

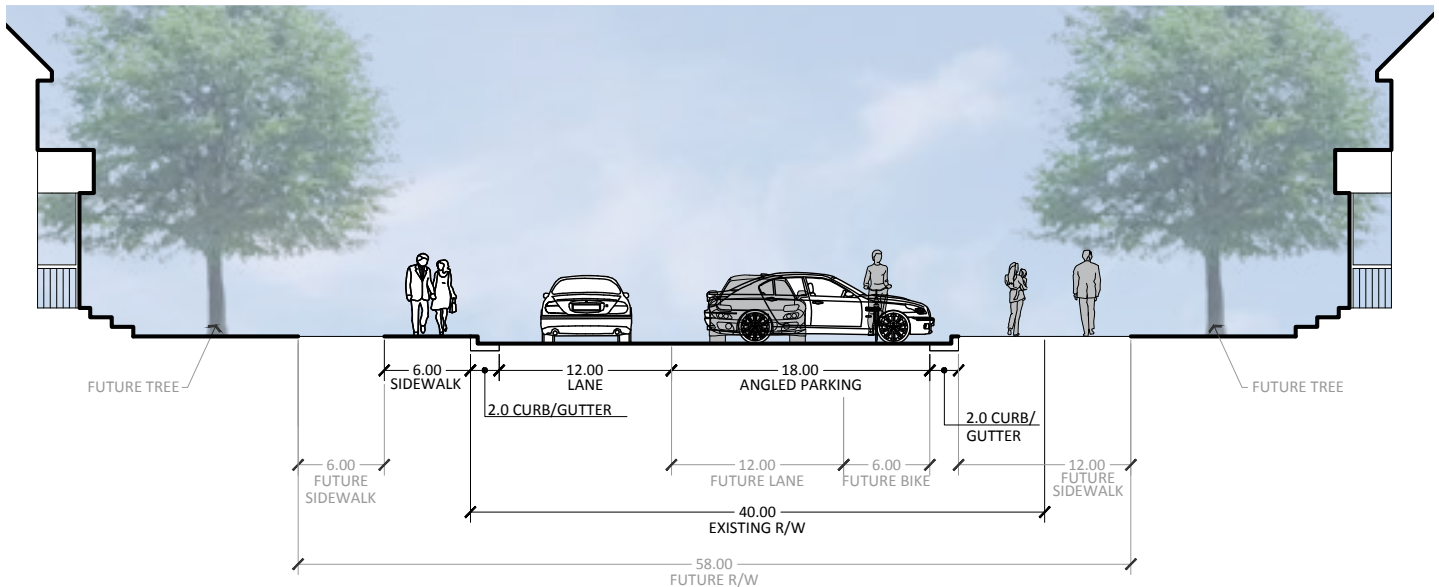


Figure 2.26.C: Jersey Street Right-of-Way Abutting Grand Junction Plaza

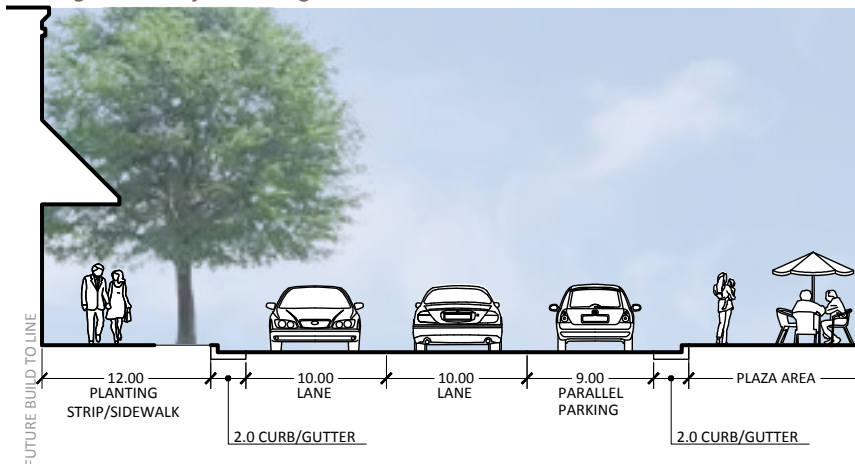
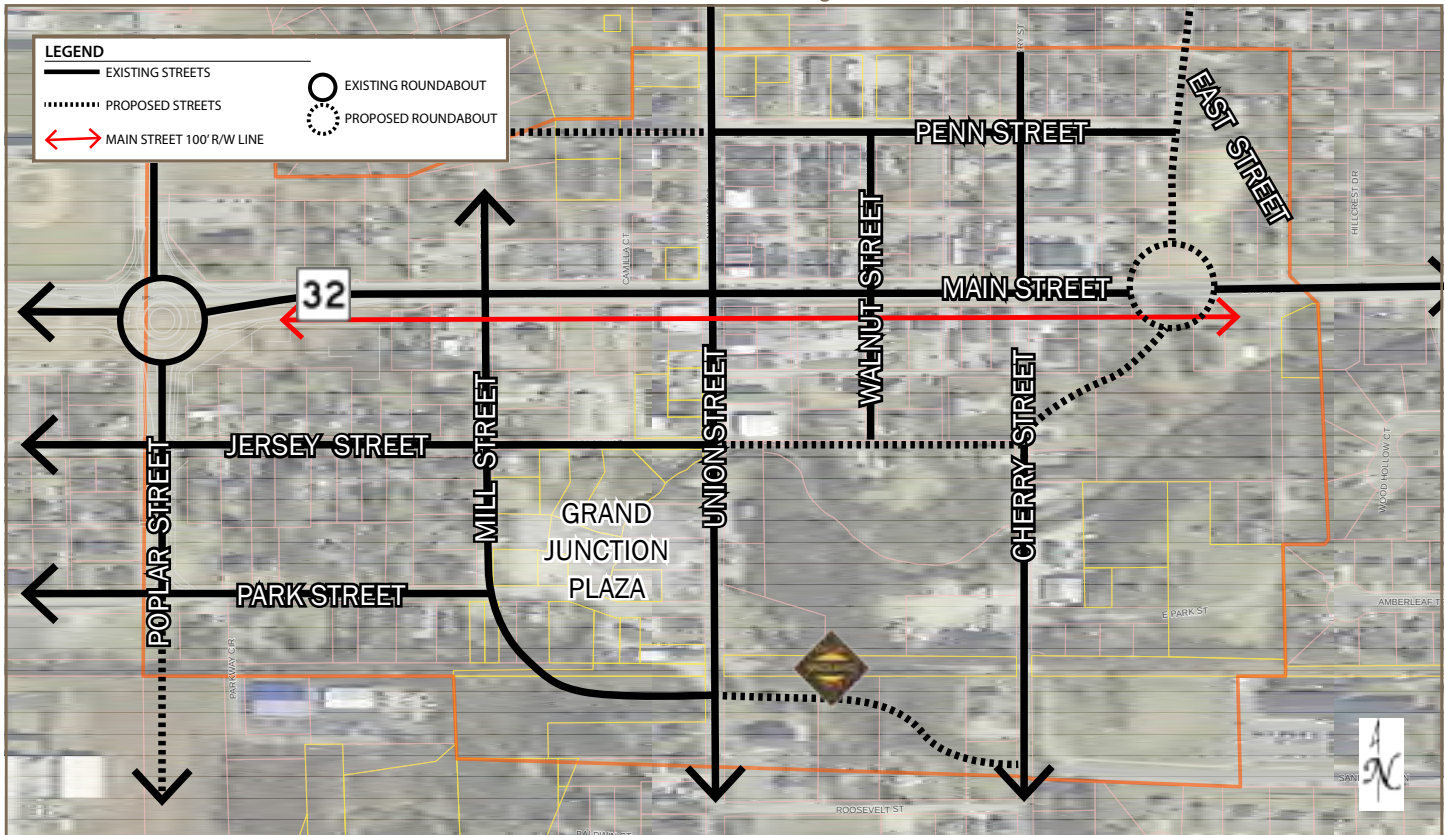


Figure 2.27: Junction Sub-District Street Network Exhibit



Alley cross-section designs will vary on a case-by-case basis; however, alleys are not intended to be designed or used to provide fire access.

2. **Existing Streets:** If necessary, the City will entertain vacating existing streets in order to make a proposed project design viable.

As the sub-district continues to transform, existing street rights-of-way will need to be enhanced to: (i) accommodate an increase in vehicular and pedestrian traffic; (ii) provide for on-street parking, as appropriate; and (iii) improve circulation and safety for both vehicles and pedestrians.

Improvements within the rights-of-way may be short or long term and the specific improvements for existing streets within the sub-district will vary in order to serve the needs of the community at that time. For example, on-street parking should be given a priority until more long term parking solutions become available. As a result, it is possible some existing rights-of-way may need to become one-way traffic only in order to facilitate angled or parallel on-street parking.

Pedestrian facilities are also a priority within the street right-of-way where they do not currently exist, and such pedestrian facilities should be wider in accordance with this chapter.

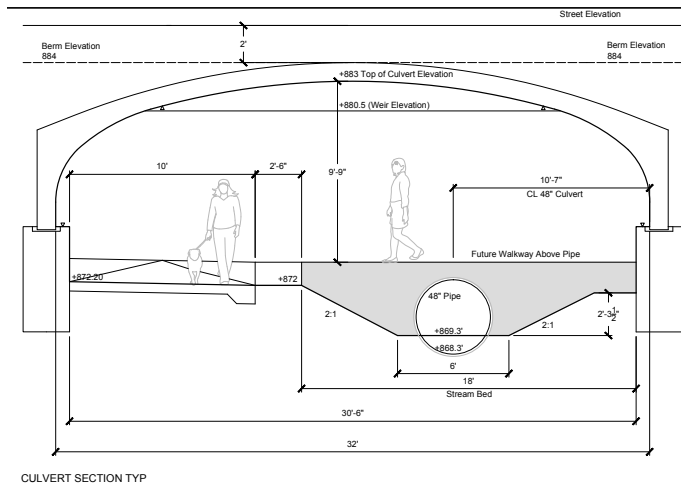
[Figure 2.26: Street Cross-Sections](#) is a series of cross-section scenarios that are appropriate for streets within this sub-district based on right-of-way widths that currently exist and that may need to be expanded.

2. **New Streets:** The Grand Junction Implementation Plan identified the existing and proposed street network within Grand Junction. With the exception of Mill Street, as summarized herein, the construction of new streets will be largely dependent on development in those areas. For purposes of this chapter, the proposed streets have been refined as depicted in [Figure 2.27: Junction Sub-District Street Network Exhibit](#).

All street rights-of-way shall be dedicated to the City pursuant to the Westfield Thoroughfare Plan and this addendum.

- 3. Mill Street:** As noted elsewhere in this chapter (see page 35), the Mill Street extension from Park Street to Union Street is anticipated to start Spring 2015 and be completed Fall 2016. The extension (see [Figure 2.28 Mill Street Pedestrian Tunnel](#)) includes the construction of the pedestrian tunnel/culvert under Mill Street for the Grassy Branch Trail and Midland Trace Trail (see [Figure 2.29: Mill Street Cross-Section](#)).

Figure 2.28 Mill Street Pedestrian Tunnel



Pedestrian connectivity includes increased pedestrian accessibility through the implementation of wider sidewalks, mid-block pedestrian crossings, intersection sidewalk bulb-outs, table speed bumps (where appropriate), bicycle parking amenities, shorter blocks and accessible ramps at crossings (see [Figure 2.30: Example Pedestrian Connectivity Amenities](#)).

Figure 2.30: Example Pedestrian Connectivity Amenities

Figure 2.30.A (Source: Department Photo)

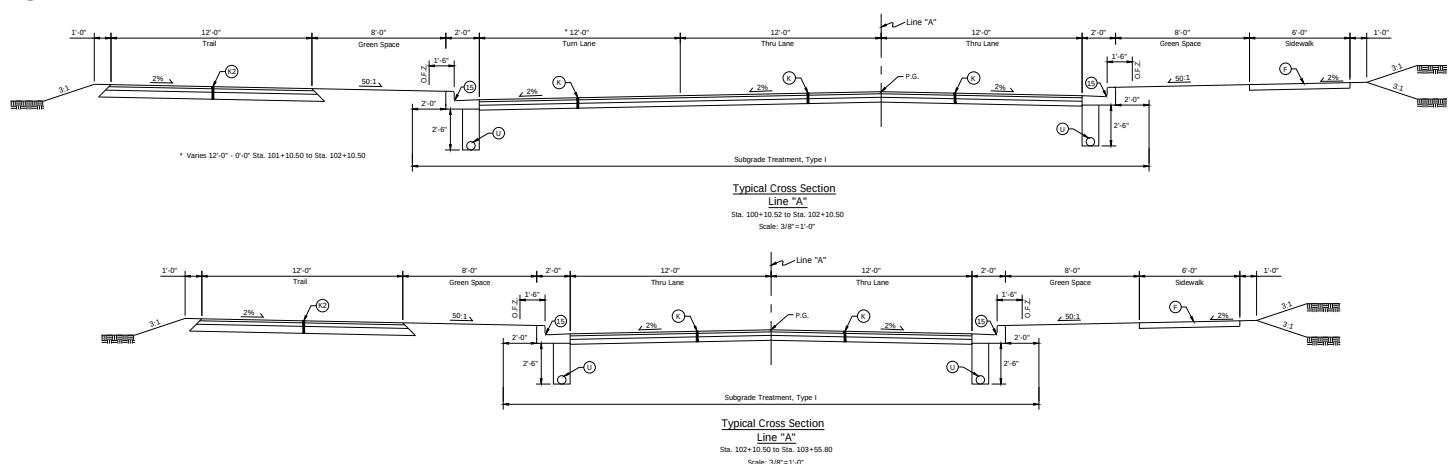


Figure 2.30.B (Source: www.nacto.org)



- C. Pedestrian Connectivity:** A priority within this sub-district is compactness, connectivity, and walkability with the intent to attract people. As a result, typical suburban prototypes of new buildings and site designs should not be permitted. Rather, features such as adjacent surface parking, drive-through lanes, lack of sidewalks, front entrances from parking areas rather than public realms, and the like are strongly discouraged.

Figure 2.29: Mill Street Cross-Section



Pedestrian pathways and crossings, whether public or private, shall be delineated (e.g., pavers, striping, edging, material) and distinguished from vehicular surfaces (see [Figure 2.31: Delineated Pedestrian / Raised Crossing](#)).

Additionally where appropriate, landscaping, street furniture, planters, walls, etc. should be used to further separate pedestrian spaces from vehicular spaces to create a safe environment for pedestrians.

Figure 2.31: Delineated Pedestrian / Raised Crossing

Figure 2.31.A (Source: www.nacto.org)



Figure 2.31.B (Source: Department Photo)



Public Spaces between buildings and the curb should generally include a wider pedestrian sidewalk (e.g., up to fifteen (15) feet wide on primary pedestrian streets and ten (10) feet wide on secondary pedestrian streets) that can accommodate: (i) a five (5) to six (6) foot wide unobstructed walking area; (ii) a two (2) to three (3) foot wide area for related street furniture and amenities (e.g., display space, outdoor dining)

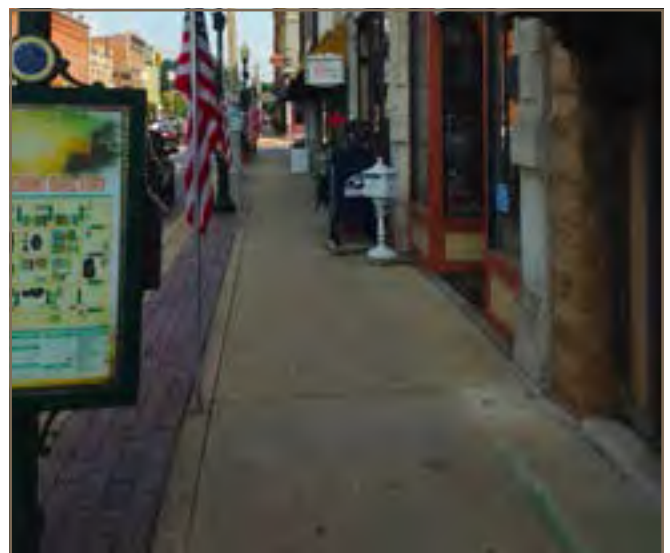
abutting the building; and (iii) a two (2) to three (3) foot area abutting the curb for trash, street lights, signs, and then street trees where sidewalk widens (see [Figure 2.32: Example Public Sidewalk Space](#) and also [Figure 2.26: Street Cross-Sections](#)).

Figure 2.32: Example Public Sidewalk Space

Figure 2.32.A (Source: Department Photo)



Figure 2.32.B (Source: Department Photo)



D. State Highway 32 Corridor: A priority action item of the Grand Junction Implementation Plan is to formalize a position with the Indiana Department of Transportation (INDOT) regarding a potential State Highway 32 expansion through Grand Junction. In addition to providing guidance to INDOT for the community's desired design, formalizing a position as a policy further provides guidance for future development that abuts the Main Street corridor (e.g., setbacks, design, building orientation). The following is intended to establish the community's position with regard to the State Highway 32 expansion through downtown.

1. **Preferred Alternative:** As summarized in the Grand Junction Implementation Plan, a Main Street Corridor Study was completed by American Structurepoint, Inc. in 2010, which recognized the required balance for Main Street to serve both regional and local needs. The vision of the community is a Grand Junction District that is a vibrant, walkable, mixed-use district where people can live, work, and shop, with much of the redevelopment effort anticipated to be concentrated along the Main Street corridor. As an integral part of the Grand Junction District, the Main Street corridor will have direct impacts on the success of this vision.

The purpose of the study was to identify and evaluate transportation improvement alternatives for the corridor as a regional thoroughfare, while also supporting the local redevelopment efforts, and the study concluded with a preferred alternative.

It is hereby established that the policy of the City is to generally adopt the recommended preferred alternative as depicted in [Figure 2.34: Preferred Alternative](#). Where possible, limiting left turns is desirable to increase efficiency of traffic moving through downtown, while also minimizing potential conflict points with pedestrians. In addition, a priority in the design of this corridor and other rights-of-way is for utility lines to be buried.

2. **Width and Location:** The preferred cross-section requires a right-of-way width of one hundred (100) feet (see [Figure 2.35: Preferred Alternative Cross-Sections](#)). The existing right-of-way width is approximately seventy (70) feet. As a result, consistent with the historic asset and character provisions herein, the recommendation is for the right-of-way to be expanded to the south, maintaining the existing north right-of-way line of Main Street. As such, new (re)development should dedicate this additional right-of-way and design building setbacks and public right-of-way improvements (sidewalks, lighting, street furniture) accordingly.
 3. **On-Street Parking:** In addition, an emphasis that needs to be taken into consideration at the time of the final design and construction is for on-street parking and safe pedestrian crossings. On-street parking should be permitted on Main Street, even if only permitted during non-peak hours.
 4. **Pedestrian Crossings:** Safe pedestrian crossings, particularly during community events and peak tourism seasons, is mandatory to ensure safe pedestrian crossing between the north and south sides of Main Street. Crossings should not only meet safety design criteria, but care should be given in the final design to ensure the crossing provides a welcome and aesthetically-sensitive environment (see [Figure 2.36: Enhanced Pedestrian Crossings](#)). Options to better facilitate pedestrian crossing could include increased pedestrian cycles, scramble (Barnes Dance) lights, or split phase.
- The primary pedestrian crossing that has been identified is the crossing of a realigned Grand Junction Trail at Union Street (see page 35). As a result, pedestrian traffic should be channeled and re-directed to Union Street with a wider, at grade crossing.
5. **Curb Cuts:** No new curb cuts onto Main Street should be permitted. Existing curb cuts should be removed upon redevelopment with vehicular access to properties via other streets or alleys.

Figure 2.34: Preferred Alternative
(Source: Main Street Corridor Study)



Figure 2.35: Preferred Alternative Cross-Sections
Figure 2.35.A: Cross-Section with Median

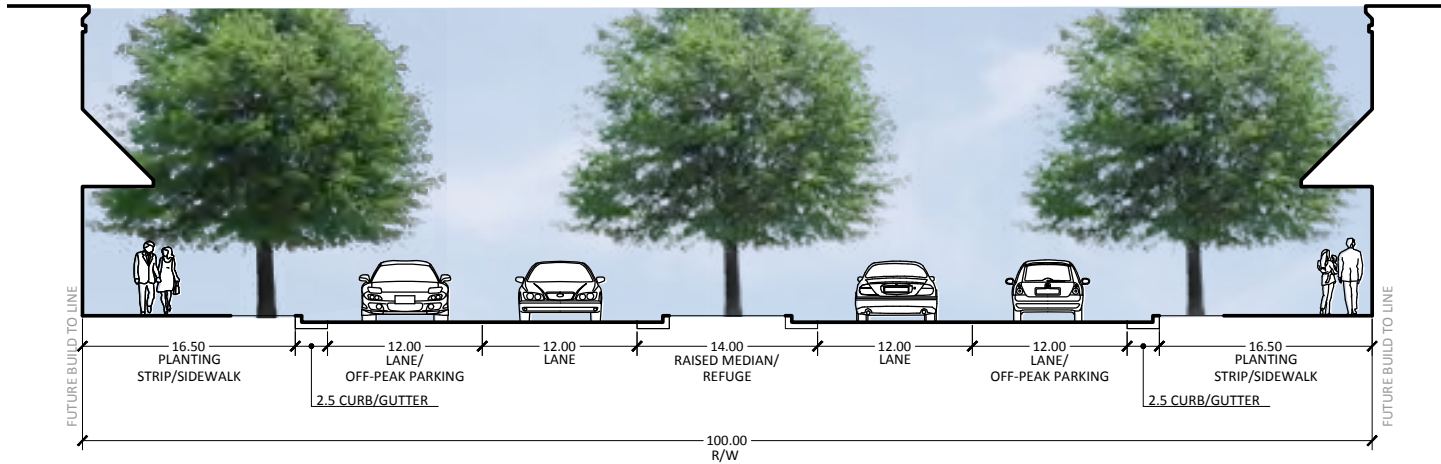


Figure 2.35.B: Cross-Section with Turn Lane

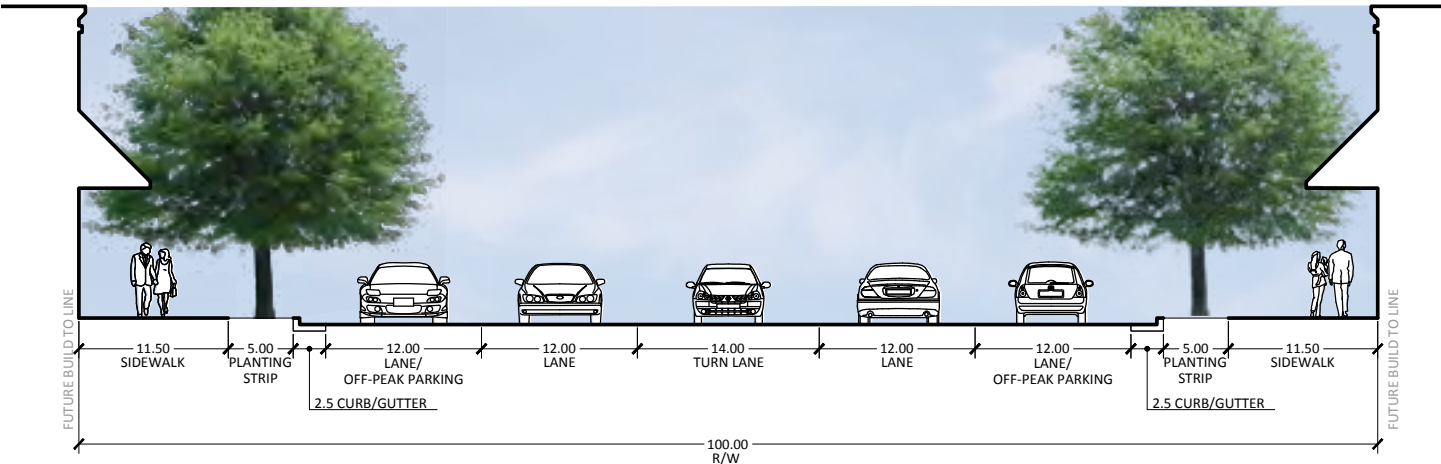


Figure 2.36: Enhanced Pedestrian Crossings
Figure 2.36.A (Source: www.nacto.org)



Figure 2.36.B (Source: www.urbanindy.com)



PARKING

The City's existing parking requirements are conventional for a suburban community and don't necessarily fit the needs of downtown. On-street parking is generally encouraged within the public right-of-way, while flexibility for off-street parking requirements within this sub-district should be provided. Parking requirements should be flexible, respond to market conditions, and address the intended mix of land uses, both short and long term, as development occurs within the sub-district.

In the more dense sub-areas (e.g., Main Street Corridor and Grand Junction Plaza Block) and in close proximity to public transportation hubs, on-site parking and parking structures should be required. In other sub-areas, parking requirements could allow for the ability to be waived or modified as parking is otherwise being provided within proximity of the site (e.g., parking located within four hundred (400) feet for patrons and seven hundred (700) feet for employees).

A. Overarching Parking Policies: The overarching parking policies for this sub-district include:

1. **Sharing Parking:** Minimize exclusive-use parking so that the value of public and private investment in surface and structure parking can be maximized.
2. **Convenient:** Ensure parking is conveniently located and accessible to encourage visitors and residents to be able to park once in downtown and be to walk to multiple destinations.
3. **Accessible:** Provide parking throughout the sub-district that supports mass transit and enhances pedestrian circulation.

B. Basic Parking Policies: The following sets forth the basic policies that should be considered as development and redevelopment is proposed within the sub-district:

1. **Park Street Corridor:** Off-street parking requirements should not be required, or at least should be minimal, for uses within this sub-area.
2. **Penn Street Corridor:** Some, but minimal, off-street parking should be required for uses within this sub-area.
3. **Other Sub-areas:** Off-street parking should be required within all other sub-areas. Off-street parking should be located to the rear and/or interior of buildings with minimal frontage along public streets; however, parking should be readily signed for ease of access and circulation.
4. **On-Street Parking:** On-street parking should not be counted toward individual site parking requirements, rather on-street parking is intended to supply needs for normal residential and visitor use while also offsetting lower parking standards for surrounding uses.
5. **Shared Parking:** On-site surface parking with more than ten (10) parking spaces should remain open for use of the public, as non-exclusive, at least during non-peak hours of the use.
6. **Structured Parking:** Structured parking may be available for exclusive or non-exclusive use.

C. Parking Strategy: In order to develop a broader parking plan for the sub-district, the City engaged a parking consultant in September 2015 to perform a parking study of the sub-district area to assist and complement the City's planning efforts. As of the adoption of this chapter, that study was in progress; however, the scope of the study set forth its completion in a phased approach as follows:

1. **Phase One:** This phase is the initial parking supply and demand analysis, as well as shared parking analysis. The parking supply/demand inventory and analysis will be conducted, in addition to measuring the overall parking supply and occupancy during a typical day.

Potential shared-use opportunities will be identified and incorporated into the analysis. Current and future conditions will be projected which will pinpoint the actual parking issues and where potential issues will occur in the future as proposed future developments are brought on-line.

This analysis will provide the starting point and baseline from which to develop solutions for mitigating current and future parking issues.

2. **Phase Two:** This phase will be an analysis of alternatives that will build upon the knowledge developed in the first phase and include management strategies. This includes actual current parking conditions as well as projected future parking conditions.

Alternative solutions for mitigating current and future parking issues will be developed. The potential solutions will be evaluated and ranked using a weighted-value matrix that will be created mutually with the client. This way, the final selections of preferred alternatives will reflect community parking-related values.

3. **Phase Three:** This phase would be outside of the initial analysis, but is the next step to preliminarily plan for potential new parking facilities that would include potential sites, qualitative criteria, phasing, costs and funding mechanisms (such as development impact fee assessed on vehicle trips or a parking in lieu fee).

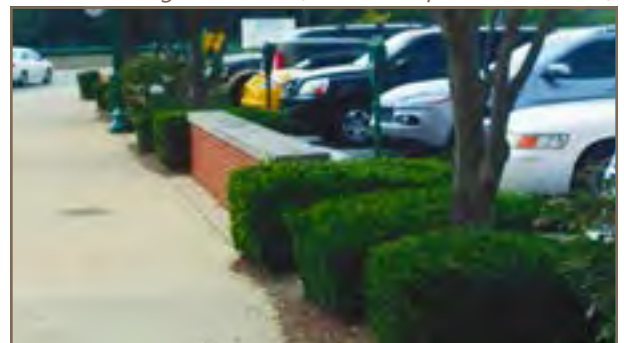
D. Parking Design: The design of parking areas is critical to the success of the sub-district, both for aesthetics and functionality. The parameters below are intended to promote efficient use of limited parking supply while ensuring that parking does not dominate or detract from the public spaces and is appropriately designed for pedestrian circulation.

1. **Parking Structures:** In general, multi-story, above ground parking structures should have a retail and service industry presence at the street level. Parking structures may be incorporated into mixed use buildings or they may be stand-alone buildings as long as the street-level expectations are met. Structures should be architecturally consistent and compatible with nearby and adjacent buildings and should not contain visible parking areas (aside from access points), security grills, or other parking security methods.
2. **Surface Parking:** Surface parking areas may provide for short or long term parking solutions; however, long term surface parking areas will require greater sensitivity to location (limited street frontage); design (softened with landscaping, walls and fences); and, separation from pedestrian activity (see [Figure 2.37: Surface Parking Treatment](#)).

*Figure 2.37: Surface Parking Treatment
Figure 2.37.A (Source: Department Photo)*



Figure 2.37.B (Source: Department Photo)



Surface parking areas should not be allowed to be located between a structure and the Main Street right-of-way nor between a structure and any right-of-way abutting Grand Junction Plaza.

All surface parking areas, even if temporary, should be paved or equivalent (e.g., porous pavers) and landscaped. Larger parking areas should be broken up into smaller areas to reduce the overall area of paving and promote a friendlier pedestrian environment.

3. **Bicycle Parking:** Each principal building within the sub-district should include bicycle parking spaces/racks in order to accommodate and encourage bicycle use within the Grand Junction District. To the extent reasonable, consideration should be given to incorporate creative bicycle racks to function as public art, or as part of public infrastructure improvements.

Figure 2.38: Bicycle Rack Examples

Figure 2.38.A (Source: Department Photo)



Figure 2.38.B (Source: columbusparksfoundation.org)



Figure 2.38.C (Source: Land Collective)



- E. **Service and Loading Areas:** Service and loading berths should be oriented in a manner so that they are not visible from streets or trails (hereinafter, “rights-of-way”), but rather from interior loading areas or alleys.

1. **Screening:** Screening should include opaque walls or fences and should be consistent with the architecture and materials of the associated building. Screening should be used to minimize visibility from all rights-of-way and adjacent properties. If appropriate to the context of the site, then landscaping should be considered to help soften the visual impact of a screen wall or fence.

Elements such as meter boxes, utility conduits, roof projections such as vent and exhaust pipes, and basement window enclosures should be designed and located so as to minimize their visibility and visual impact.

2. **Dumpster Enclosures:** The City’s zoning standards for screening trash receptacles and compactors, pallet storage and recycling areas, and other similar facilities should be applied within this sub-district. In addition, a roof which is architecturally-consistent with the architecture of the associated building should be considered when abutting structures in excess of two-stories (see [Figure 1.4: Architecturally-Consistent Dumpsters](#)).

Exceptions for dumpsters and other similar containers (e.g., walk-in freezers) may be appropriate if not visible from rights-of-way (e.g., located along alleys and/or within building recesses) (see [Figure 2.39 Example Alley](#)).

*Figure 2.39 Example Alley
(Source: Department Photo)*



OUTDOOR STORAGE, DISPLAY AND DINING

A. Outdoor Storage: The City's zoning standards for outdoor storage (Article 6.12 of the Unified Development Ordinance) should be applied within this sub-district. The temporary storage of material inherent to serving the business's needs of products and deliveries (e.g., pallets) should be restricted to within buildings or screened from adjacent properties (e.g., within an enclosure for dumpsters or other similar receptacles).

B. Outdoor Displays: Outdoor displays in the downtown can create an interesting shopping environment that engages pedestrians and supports the business. As summarized herein (see page 26), outdoor displays enhance Public Spaces and attract people; however, outdoor displays can also result in a cluttered and unattractive appearance and create obstructions for pedestrians. If deemed appropriate, then a permitting process should be considered to effectively regulate outdoor displays.

The following provides guidance for outdoor displays within this sub-district, which are encouraged and supported if the following criteria are implemented (see also [Figure 2.32: Example Public Sidewalk Space](#)):

- ▶ Items displayed are limited to the merchandise sold by the business.
- ▶ Displays are located within the business's frontage and immediately adjacent to the building.
- ▶ Displays located adjacent to or in a right-of-way should maintain a minimum unobstructed sidewalk width of five (5) to six (6) feet and be a maximum depth of two (2) feet. Display would be subject to the appropriate encroachment permits if located within the right-of-way.
- ▶ Unobstructed access shall be provided to all building entrances, curb ramps, and fire access, including at least a two-foot linear clearance on each side of a building entrance.
- ▶ Materials and colors used for shelves, racks, easels and similar supports for displayed items

shall complement the architectural style and colors used on the adjacent building façade.

- ▶ Displays must be maintained in an orderly appearance and displayed only during hours of operation for the associated business and shall be removed at the close of each business day.
- ▶ Outdoor displays shall be secured to prevent movement. However, they may not be permanently anchored to the right-of-way nor attached or affixed to any public tree, sign or similar fixture.
- ▶ In no case shall the location of the display occur within an area required for vehicular circulation, parking or loading, or emergency vehicle access.
- ▶ Maximum display area restrictions should be implemented based on a ratio of the business's street frontage.

Figure 2.40 Outdoor Display

Figure 2.40.A (Source: onemorefoldedsunset.com)



Figure 2.40.B (Source: Department Photo)



C. Outdoor Dining: As summarized herein (see page 26), outdoor dining spaces enhance Public Spaces and attract people. The City's zoning standards for Outdoor Cafe and Eating Areas (Article 6.13 of the Unified Development Ordinance) should be applied within this sub-district.

Figure 2.41 Outdoor Dining Spaces
Figure 2.41.A (Source: Department Photo)



Figure 2.41.B (Source: Department Photo)



Figure 2.41.C (Source: Department Photo)



In addition, the following guidelines should be considered:

- ▶ Outdoor dining areas abutting non-restaurant uses should consider barriers or screening to minimize the impact on adjoining properties.
- ▶ Furniture and fixtures relating to the outdoor dining area may not be stored on the public right of way and must be removed from the sidewalk when the restaurant is closed to the public every day and/or night.
- ▶ Outdoor dining areas permitted within the right-of-way are subject to the provisions herein (see also Article 6.13 of the Unified Development Ordinance), and would be subject to the appropriate encroachment permits.
- ▶ Outdoor dining areas located adjacent to or in a right-of-way should maintain a minimum unobstructed sidewalk width of five (5) to six (6) feet. Furniture and barriers should not be secured to trees, lamp posts, street signs, hydrants or any other right-of-way infrastructure.

LANDSCAPING STANDARDS

The City's existing landscaping standards are conventional for a suburban community and don't necessarily fit the needs of downtown. As downtown becomes more impervious, the "urban forest" becomes more important.

A. Purpose: According to the United States Department of Agriculture's "[Sustaining America's Urban Trees and Forests](#)" report (June 2010), urban forests enhance the physical, ecological, and cultural aspects of a community, including:

1. **Environmental:** Trees and landscaping make important contributions by reducing air pollution, ameliorating heat islands, improving hydrological conditions, sequestering carbon, and contributing to wildlife habitat. Use of drought-tolerant trees and landscaping can aid in water conservation.
2. **Economic:** Trees and landscaping can increase property values, increase commercial spending, and reduce maintenance costs of other streetscape elements.

3. **Aesthetic:** The visual characteristics of street trees and landscaping (form, color, texture) add greatly to the aesthetics of streets and can enhance the civic qualities of the public environment.
4. **Psychological:** People derive psychological benefits from symbolic and physical contact with nature provided by a green environment. A planted streetscape provides relief from an otherwise built out environment.
5. **Social:** Opportunities for new social contacts, community identity, and the opportunity to contribute to the establishment and care of a community feature are afforded by the presence of street trees and planting.
6. **Safety:** Consistent tree plantings along a street narrow the perceived width of a street, encouraging decreased vehicular speed and increased awareness of pedestrians.

B. Street Trees: Street trees are a critical element of the streetscape environment. Appropriate tree species selection, location and design will ensure the health of trees, enhance the character of the streetscape, and maximize public and private investment.

Street trees typically include trees planted within the public right-of-way; however, street trees could include trees planted in the front yard in corridors where space within the right-of-way is limited and building setbacks are greater (e.g., Jersey Street, Park Street). Street trees in rights-of-way should be planted in sidewalks with tree grates (minimum size of four (4) feet by (4) four feet) or other treatment, or between sidewalks and streets where planting strips of sufficient width exists.

Figure 2.42: Street Tree Streetscape Examples
Figure 2.42.A (Source: a2dda.org)



Figure 2.42.B (Source: permatill.com)



Figure 2.42.C (Source: www.terrafirmalandarch.com)



When designing a new or renovating an existing street, utilities and other elements should be relocated where feasible to establish regular tree spacing.

C. Abutting Street / Public Spaces: This landscaping area generally includes a space measured from the public right-of-way to the building facade. This area could include spaces identified as public spaces (see [Figure 2.15: Example Public Spaces](#)). General standards for lot or foundation plantings, as currently established by the City's zoning ordinance, do not address the nature of development envisioned in this sub-district (with the exception of single-family detached uses in the Penn Street Corridor).

The lack of yards and increase in impervious surfaces requires the primary focus for landscaping to be within the area immediately abutting the street, where the highest pedestrian activity will occur. This area should be landscaped with vegetation and/or hardscaped. If hardscaped, then window or ground planters should be considered to enhance the building's facade and soften the streetscape. The density of trees and flowers or shrubs will depend on the setback of the building from the street, as generally illustrated in the following exhibits.

Figure 2.43: Example Landscaping
for Buildings less than 10' from Right-of-Way
Figure 2.43.A (Source: destinationmainstreet.com)



Figure 2.43.B (Source: Department Photo)



Figure 2.43.C (Source: lotsafunmaps.com)



Figure 2.44: Example Landscaping
for Buildings 10' to 20' from Right-of-Way
Figure 2.44.A (Source: Department Photo)



Figure 2.44.B (Source: Department Photo)



Figure 2.45: Example Landscaping
for Buildings Greater than 20' from Right-of-Way
Figure 2.45.A (Source: Department Photo)



Figure 2.45.B (Source: Department Photo)



In general, these spaces abutting the right-of-way should be enhanced with natural vegetation to the reasonable extent possible to ensure best practices for the plantings health, while also maximizing the “curb appeal” and streetscape character of the various sub-areas. The building placement will dictate whether a lawn or hardscape is more appropriate.

- D. Off-Street Parking:** Surface parking areas require greater sensitivity when located along streets to aesthetically soften and to separate from pedestrian activity (see also [Figure 2.37: Surface Parking Treatment](#)).

Figure 2.46: Additional Surface Parking Treatment
Figure 2.46.A (Source: phila.gov)



Figure 2.46.B (Source: Department Photo)



The City's existing perimeter and interior parking area landscaping requirements should be applied. It may be appropriate to reduce interior parking area landscaping requirements for parking areas surrounded by buildings. It is also appropriate for perimeter parking area plantings to be enhanced and supplemented with fences or walls.

E. Landscape Buffers: In general, landscape buffers should not be required in this sub-district due to the nature of the intended mix of uses. There may, however, be instances where buffering is appropriate adjacent to existing neighborhoods (e.g., Grassy Branch Quadrant). Additionally, there may be instances where more intense aspects of a use (e.g., outdoor dining) may require screening (e.g., walls, fences, landscaping) to minimize its impact on adjacent uses.

F. Stormwater Management: The design of landscaped areas should consider including appropriate conditions for improved stormwater detention and infiltration and low impact development opportunities (see [Figure 2.47: Example Low Impact Design](#)).

Figure 2.47: Example Low Impact Design
Figure 2.47.A (Source: urbanlandscapes.info)



Figure 2.47.B (Source: Department Photo)



Figure 2.47.C (Source: www.seattle.gov)



Figure 2.47.D (Source: Department Photo)



SIGNAGE STANDARDS

The City's existing sign ordinance is generally conventional for a suburban community. The existing sign standards allow wall signs and ground signs in this sub-district (if the ground sign is located a minimum of five (5) feet from the right-of-way and setback the applicable zoning district's setback for the side and rear lot lines). In addition, the existing sign ordinance permits projecting signs in some areas of the sub-district.

The existing zoning ordinance sign standards for multi-story, mixed use or multi-tenant buildings primarily anticipate these buildings in corporate or business parks and shopping centers, not necessarily in downtown. In addition, the existing design standards in the zoning ordinance are not as restrictive as may be desired (e.g., lighting, materials) and the standards are primarily intended for vehicular traffic without an emphasis on pedestrian traffic (e.g., size and location restrictions).

This sub-district is intended to be an area of high pedestrian activity with buildings of pedestrian scale and architectural interest. This intent is important when considering the use of signs, both permanent and temporary, to ensure the pedestrian experience is enhanced and the need to identify a use is balanced with the character of the building's architecture and streetscape.

Signs that are uniquely designed and placed with respect to the pedestrian-orientation and building's architecture can positively contribute to the character of the streetscape and the pedestrian's experience in this sub-district.

As a result, the following should be considered when alternative sign standards are proposed (e.g., variance, PUD District) within this sub-district:

A. General Guidelines:

1. Signs should be primarily oriented and scaled to the pedestrian.
2. Sign colors, materials and lighting should be restrained and harmonious with the building architecture.
3. Signs should be compatible with adjacent signs and should not compete for attention (such as using excessively bright colors or disproportionately sized letters).

4. Businesses located in alleys, courtyards or arcades, and without a primary customer entrance from the street, should be permitted to be identified from the street.
5. Signs should be durable, well-designed and act as unique expressions of the business.
6. Street numbers should be prominently displayed at the main entrance to every business, and be clearly visible from the street or alley.
7. Electronic signs should be prohibited.

B. Wall Signs:

1. Due to the pedestrian nature, projecting raceways or pins that cause a wall sign to protrude from the wall should not be permitted. Channel letters may be flush-mounted to the building.
2. Wall sign sizes should be limited to allow for the permitted sign area to be distributed for awning or projecting/blade signs.
3. Sign heights and sign area should be limited to a pedestrian scale (e.g., 18" or 24").
4. Internally illuminated signs are not preferred; but rather externally lit with decorative (e.g., gooseneck) light fixtures.

Figure 2.48: Example Wall / Blade / Awning Signs

Figure 2.48.A (Source: hammerworks.com)



Figure 2.48.B (Source: Department Photo)



Figure 2.48.C (Source: Department Photo)



Figure 2.48.D (Source: viewpointsign.com)



Figure 2.48.E (Source: redirectionsigndesign.com)



C. Ground Signs: Ground signs should not be permitted within the Main Street Corridor or the Grand Junction Plaza Block. Ground signs within other sub-areas are not preferred, but should only be permitted with the following guidelines:

1. Ground signs should only be permitted for single-tenant buildings with a front yard setback in excess of twenty (20) feet.
2. The design of ground signs should be unique to the business and match the style and materials of the corresponding building.

3. Other alternative types of signs do not provide adequate identification from the street.
4. The scale and location of ground sign complements the building and adjacent properties.
5. Landscaping is integrated with the sign to soften its appearance and not create a site or visual obstruction.
6. Ground signs should not be internally illuminated or back lit.

Figure 2.49: Example Ground Signs

Figure 2.49.A (Source: Department Photos)



Figure 2.49.B (Source: Department Photos)



Figure 2.49.C (Source: Department Photo (left))



(Source: architectural-lighting-and-sign-ideas.blogspot.com (right))

D. Projecting Signs: Projecting or blade signs is the preferred sign type for this sub-district. Projecting signs should be positioned along the first floor level of the facade. Projecting signs may take on their own special shape, or create their own symbol within the overall facade design.

*Figure 2.50: Example Projecting Signs
(Source: Department Photo)*



E. Window Signs / Displays: Window signs and displays are an important aspect to engaging pedestrians along the streetscape; however, if done poorly can negatively contribute to the intended character. The following should apply.

1. Window graphics and displays should be tasteful and minimal, and designed to be pedestrian friendly.
2. Window graphics should use high quality, durable materials to prevent flaking and fading.
3. Window graphics should reinforce the identification of the store, and not compete with wall signs or distract from the business.
4. Illuminated window signs are discouraged. Signs such as “open” that are less than four (4) square feet in sign area are appropriate to allow.
5. Window graphics and displays should create an open and inviting appearance and express the nature or “personality” of the business without obscuring visibility.
6. Merchandise may be displayed but should not be stacked in the windows for storage, resulting in

visual clutter.

7. Flashing or moving signs visible from the street through or on windows should not be permitted.

*Figure 2.51: Example Window Signs / Displays
Figure 2.51.A (Source: archinect.net)*



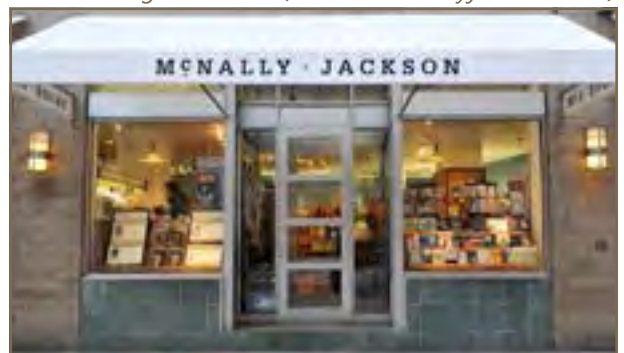
Figure 2.51.B (Source: shelf-awareness.com)



Figure 2.51.C (Source: designsalononline.com)



Figure 2.51.D (Source: mcnallyjackson.com)



LIGHTING STANDARDS

The City's zoning standards for lighting (Article 6.9 of the Unified Development Ordinance) should generally be applied within this sub-district, except as noted below.

Street lighting should be provided as part of all projects, on both sides of the street when possible, and spaced approximately one hundred (100) feet apart, and be of a decorative design as established by the City. Light poles should not obstruct pedestrian circulation.

Figure 2.52: Example Street Lights

Figure 2.52.A (Source: panaramio.com)(left)

(Source: valmontstructures.com)(right)



Lighting of the building or site should be designed so that light is not directed off the site and the light source is shielded from direct offsite viewing. It is anticipated that exterior lighting will overflow to adjacent properties and rights-of-way; however, for any use abutting single-family residential uses, illumination levels should not exceed 0.5 foot candles at the property line (in accordance with the Unified Development Ordinance). The minimum amount of light possible for lighting sidewalks should be used to not wash out building facades but still maintain a safe environment.

Decorative exterior lighting is encouraged, but fixtures should be architecturally integrated with the building style, material and color. Fixtures should not obscure any building ornamentation. Rooftop lighting should be prohibited. All exterior architectural, display, decorative and sign lighting should be generated from concealed, low level fixtures.

Figure 2.52.B (Source: Department Photo)



The maximum height of light poles in parking areas should not exceed twenty-five (25) feet, in accordance with the Unified Development Ordinance; however, when light poles abut or are within ninety (90) feet of single family residential uses, then the height should not exceed fifteen (15) feet.

Figure 2.53: Example Decorative Fixtures

Figure 2.53.A (Source: kiterealty.com)



Figure 2.53.B (Source: cornerbakerycafe.com)



GENERAL DESIGN REQUIREMENTS

The following guidelines apply to all Sub-District Sub-Areas.

A. Franchise and Prototype Architecture:

Buildings that are stylized in an attempt to use the building itself as advertising or is contractually required as a standardized or prototype building by a use as a formula from or for another location should be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.

B. General Architecture:

1. Street Level Architecture: The street level of a building should be designed with architecture that engages the street/sidewalk in a contextually appropriate manner, and integrates the building and landscape architecture.

2. Pedestrian Scale:

- a. Pedestrian scale detailing should be incorporated on the front facade of all buildings.
- b. Particularly, the street level of building facades should incorporate a higher level of visual interest and richer architectural detailing.
- c. Overall façade composition should break the building down into smaller distinct portions to provide a small-scale impression.

3. Building Composition:

- a. Building design elements should include an expression of a building base, a middle, and a top with articulated elements at the top of the first floor and the top of the building, as further described herein.
- b. The composition of all floors should be coordinated, which will usually be indicated by the alignment of upper floor windows and other features with openings and features of the first floor.

4. Mechanical and Electrical Elements:

Elements such as meter boxes, utility conduits, transformers, roof projections such as vent and exhaust pipes, basement window enclosures, and other mechanical systems should be designed and located so as to minimize their visibility and visual impact from rights-of-way and important view corridors.

C. Building Materials:

1. Existing Buildings: Existing buildings include a variety of shake shingles, clapboard siding, vinyl siding, brick and stone. Renovations of existing buildings should include materials that include and complement the existing building.

2. Permitted Materials: New buildings should be faced with authentic natural materials such as wood, brick, and stone. Highly reflective materials, exterior insulation finishing systems (EIFS), vinyl siding, and concrete block should not be permitted. Precast is not preferred, though with attention to finishes and jointing, it could be considered appropriate.

3. Alternate Materials: The limited use of alternate materials (e.g., synthetic materials, fiber cement siding, vinyl siding, or other modern materials) as a secondary exterior building material may be appropriate on a case by case basis if used in the same way as traditional materials, and is consistent with an intended historical architectural style (e.g., shape, size, profile, texture matching the historical practice when these elements were used).

4. Durability: Building materials should be selected for longterm durability and minimal maintenance requirements, particularly at pedestrian levels. Less durable materials (e.g., stucco, fiber cement siding) should only be used above the first story.

5. Material Variation: The building material selection for all building facades should be supplemented with multiple colors and multiple textures (e.g., rough, smooth, striated, etc.).

6. Material Transitions: If material changes are proposed, then they should generally occur

at corners, changes of exterior planes, or be delineated by a specific horizontal transitional detail such as pronounced belt course or substantial reveal. The heavier material should always be placed beneath the lighter material.

7. **Trim Details:** Close attention should be paid to trim details such as corner beads, window and door trim, soffits and eaves, and accent surfaces to ensure a correct match to traditional wood.

D. Four-sided Architecture: All building facades should be constructed with the same building material quality and level of architectural detail (e.g., window number, type, and placement; trim; ornamentation) on all building facades (e.g., 360 degree architecture). Exemptions could be considered for facades along alleys or when zero-lot lines exist.

E. Building Orientation:

1. All principal buildings should face a street, with a primary entrance readily apparent as a prominent architectural feature visible from the street.
2. The front facade should provide relief for windows and surrounds, storefronts, doors and features such as coursing, pilasters and lintels.
3. When applicable, retail storefronts should be oriented along the street facade of the first floor, except for pedestrian entrances to parking areas or trails, or small entrance lobbies for upper floors.
4. Buildings should be sited so that service activities (i.e. loading docks, garages and dumpster enclosures) are not adjacent to the street or a trail. When a lot configuration requires such activities from a street, these components should be architecturally integrated into the design of the façade and screened.

F. Building Entrances:

1. Entrances should include a functional overhead weather protection such as porches, awnings or building recesses.
2. Awnings should complement the building's architectural style, material, colors and details, and be of a non-reflective material (metal or

aluminum awnings should be prohibited). Awnings should not be internally illuminated.

3. Doors and entryways should follow a traditional storefront design (usually recessed) and should be compatible with the architectural style of the structure. Other traditional elements include bulkheads, window displays and transom windows.
4. Entrances should be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the architectural style and details of the building as a whole.
5. Building entrances should be transparent and well lit at night for the pedestrian.

G. Foundations: Exposed foundations should be covered with masonry materials (e.g., limestone, granite, fieldstone) or architectural concrete that matches a color and texture that is historically consistent with the building's architectural style.

H. Windows:

1. General Design:

- a. All window designs should be compatible with the style, materials, color, details and proportion of the building and desired pedestrian scale.
- b. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows should be consistent with and complementary to the architectural style of the building.
- c. When a window design has been selected for a building, then the same design should be used on all facades. Use of other window designs as accents may be appropriate if consistent with the architectural style of the building.

2. **Window Trim:** Window trim and other architectural design elements designed to accent the windows should be on all windows (e.g.,

shutters, keystones, masonry arches, awnings, decorative stone frames, masonry row-lock frames, or other such trim).

3. **Shutters:** When shutters are used, they do not necessarily need to be used on all elevations. Shutters should be solid-paneled or louvered and they should be sized and mounted in a way that gives the appearance of operability and full coverage of the window.
4. **Window Materials:** Window frames should be made of wood and may have either vinyl or aluminum cladding on the exterior.

I. **Roof Design:**

1. **Pitched Roofs:** Pitched roofs should have:
 - a. Minimum pitch of 5 (vertical units): 12 (horizontal units).
 - b. Three (3) or more roof slope planes.
 - c. High quality roofing materials such as natural clay tiles, slate, concrete tiles (with natural texture and color), wood shakes or shingles (with adequate fire protection), three-dimensional asphalt or fiberglass shingles.
2. **Flat Roofs:** Flat roofs should be:
 - a. Edged by a parapet wall with a distinct, three-dimensional cornice or molding.
 - b. Fully integrated into the architectural design of the building both below and above the roofline to create a seamless design transition (e.g., it should not be readily evident what portion of the wall extends above the roof line).
 - c. The rear of parapet walls should not be visible from the street level and should be designed with color, material and/or ornamentation that matches the front elevation.
3. **Pedestrian Weather Protection:** Roof design should incorporate measures to prevent falling snow or ice onto pedestrian areas.

- J. **Gutters and Downspouts:** Should be visually integrated with the architectural style of the structure. The color of gutters and downspouts should be selected to complement or to be consistent with the building materials.

K. **Highly-Visible Buildings:**

1. Corner buildings should have a strong corner presence by defining the street intersection with distinctive architectural features such as tower elements, rounded walls, recessed entries or other design features.
2. Building corners should be treated with distinct massing and materials to heighten the sense of pedestrian visual interest.
3. Entrances, large windows with transparency, balconies, terraces and special rooms should be incorporated to take advantage of the important corner views.
4. Buildings located at visual focal points should demonstrate a higher degree of architectural strength to emphasize their location and important view corridors.

L. **Walls and Fences:**

1. The design of fencing, sound walls, trash enclosures and similar site elements should replicate the architecture of the primary building in construction material and detailing.
2. Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches should be permitted in the established front yard to further define the streetscape.
3. Wrought iron, shadow box wood fences, or other approved fence, or brick or stone walls up to six (6) feet tall should only be permitted in side and rear yards.
4. Chain link fencing should not be permitted.

- M. **Accessory Buildings:** If accessory buildings are necessary, then they should be architecturally compatible with the principal building and otherwise comply with the Unified Development Ordinance.

N. Adaptive Reuse:

1. **General:** The conversion of a building to a new use that is different from that which its original design reflects should be done in a way that enhances the existing building while minimizing the negative changes to the building's features.
2. **General Site Improvements:** A property proposed to be adaptively reused should be improved to ensure that any facade and/or yard that abuts a right-of-way enhances the streetscape and engages the pedestrian from the street. Such improvements should include, but are not limited to: installing a sidewalk; creating a prominent entrance; incorporating landscaping and hardscaped areas.
3. **Access:** No new driveways or curb cuts onto streets should be permitted. Driveways or curb cuts onto streets are deemed undesirable because driveways:
 - ▶ Increase the likelihood of pedestrian and bicycle accidents with automobiles.
 - ▶ Interrupt the continuity-frontage of buildings.
 - ▶ Decrease the ability to provide desired on-street parking.
 - ▶ Decrease the ability to provide desired streetscaping (e.g., sidewalks, landscaping, furniture).

In general, access to private property should be via an alley as opposed to a private curb cut. As properties are redeveloped, curb cuts should be eliminated unless otherwise deemed appropriate for vehicular circulation (e.g., access, parking, deliveries).

4. Rehabilitations / Additions:

- a. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize an existing structure should be preserved, enhanced and replicated as appropriate.
 - b. Additions should be compatible in scale, materials, and character with the main building.
 - c. Additions should not damage or obscure architectural details and materials of the main building.
 - d. Alterations that remove porches, original windows or doors, or other notable features should be avoided.
5. **Yards:** Existing yards and setbacks which do not meet the current zoning requirements or the guidelines of this addendum should continue to be permitted, provided any proposed improvements do not further encroach into the regulated yards.
 6. **Development Plan Review:** An administrative development plan review process should be required and implemented when residential structures are converted to non-residential uses to ensure compatibility and compliance with applicable standards.

- O. **Minimum Living Area:** Except as otherwise set forth herein, a general guideline for the minimum living area (as defined by the Unified Development Ordinance) of a residential dwelling unit within this sub-district should be seven hundred (700) square feet per dwelling unit.

PARK STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

1. **Frontage:** No minimum or maximum.
2. **Lot Size:** No minimum or maximum.
3. **Building Height:** Minimum of two stories. Maximum of three stories.
4. **Building Size:** No minimum or maximum size; however, to maintain and enhance the desired character of the corridor, a single use or tenant should not exceed two (2) tenants or five thousand (5,000) square feet per building.
5. **Front Setback / Build-to Line:** Minimum of twenty (20) feet, subject to recorded easements. Maximum of forty (40) feet. New buildings should be sited in consideration to adjacent lots.
6. **Side & Rear Setbacks:** Minimum building separation of twenty (20) feet. Minimum rear yard setback of ten (10) feet. Minimum twenty-five (25) feet abutting Midland Trace Trail.

B. Architectural Design:

1. **Roofs:** Flat roofs should not be permitted. Pitched, flat, gambrel or mansard roof are appropriate.
2. **Alternate Materials:** The use of alternate materials (i.e. synthetic materials, fiber cement siding, or other modern materials) is appropriate in this sub-area if consistent with existing buildings.
3. **Architectural Theme:**
 - a. The design of a new infill building or renovation/addition of an existing building should be designed to look appropriate and compatible with surrounding buildings.
 - b. Sensitivity should be given to the character of the building in relation to the corridor and adjacent buildings.

PENN STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

1. **Frontage:** Minimum lot frontage of forty (40) feet, or fifty (50) feet for corner lots.
2. **Lot Size:** Minimum four thousand (4,000) square feet.
3. **Building Height:** Minimum of two stories. Maximum of three stories.
4. **Building Size:** Buildings should have a minimum first floor footprint of one thousand (1,000) square feet. No maximum.
5. **Minimum Living Area:** One thousand and five hundred (1,500) square feet.
6. **Front Setback / Build-to Line:** Minimum of ten (10) feet, subject to recorded easements. Maximum of twenty (20) feet. New buildings should be sited in consideration to adjacent lots using the average of adjacent buildings. Porches may encroach into this setback, subject to recorded easements.
7. **Side & Rear Setbacks:** Minimum side yard setback of eight (8) feet. Minimum rear yard setback of ten (10) feet.

B. Architectural Design:

1. **Building Entrances:**
 - a. The front door of the main unit should face Penn Street with the front facade of the building parallel to Penn Street.
 - b. All buildings should incorporate a prominent front porch with a minimum depth of four (4) feet and size of thirty-six (36) square feet.
 - c. Porches on homes on corner lots should wrap around the corner facing the intersecting street and should extend a minimum of six (6) feet facing the intersecting street.

2. Roofs:

- a. Flat roofs should not be permitted. Pitched, flat, gambrel or mansard roof are appropriate.
- b. Minimum roof overhangs should be twelve (12) inches.
- c. Minimum roof pitch of the main roof structure of the primary building should be 7:12.

3. Driveways & Garages: Driveways and garages should be rear loaded (e.g., accessed from an alley) and should not be permitted to be located directly on or visible from Penn Street. If a lot is not accessible by an alley, then a front load garage may be appropriate if setback a minimum of twenty (20) feet behind the primary front elevation.

4. Preferred Materials: New buildings should primarily be faced with brick, stone or fiber cement siding and trimmed in stone, contrasting brick, stucco, wood, or wood composite. Exposed surfaces of chimneys should be masonry.

5. Alternate Materials: The use of alternate materials (i.e. synthetic materials, fiber cement siding, or other modern materials) is appropriate in this sub-area if consistent with existing buildings.

6. Windows: Each building should have a minimum of two (2) windows per floor per facade. Where architecturally appropriate, buildings should incorporate dormers, bay windows, or palladian or venetian style windows.

7. Example Character: [Figure 2.5: Existing Penn Street Corridor Examples](#) and [Figure 2.13: Example Detached Residential](#) includes examples of buildings that illustratively represent the intended quality and character of this sub-area.

MAIN STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

1. Building Frontage: A building should occupy a minimum of seventy percent (70%) of the lot's frontage. Exceptions may be appropriate for buildings on lots with one hundred and twenty (120) feet or less of frontage provided the building still occupies the maximum frontage possible exclusive of driveways, sidewalks and landscape areas.

2. Lot Size: No minimum or maximum; however, traditional suburban outlots (e.g., single use lot, single story structure, parking area between street and building) should not be permitted.

3. Building Height: The minimum building height should generally be three (3) stories in this sub-area. It is expected that buildings near the intersection of Main Street and Union Street or in the Grand Junction Plaza Block (collectively, the "core") will be a minimum of three (3) to six (6) stories. A minimum building height of two (2) usable stories and thirty-four (34) feet is appropriate for buildings away from the core or for secondary or tiered sections of a taller building.

4. Minimum Ground Floor Height: Minimum of sixteen (16) feet ground floor-to-second floor height at the sidewalk level in order to allow conversions of commercial, retail, or other active uses. Adequate ventilation, mechanical and electrical equipment should be provided, or allowance for future conversion/expansion to a variety of tenant uses, such as a retail store or restaurant.

5. Minimum Ground Floor Building Depth: Along streets where retail is permitted, a minimum building depth of fifty (50) feet (from storefront to back of tenant space) should be provided for commercial tenant space to ensure functional viability.

6. Building Size: Minimum building footprint should be eight thousand (8,000) square feet.

The third and higher floor(s) should be at least fifty percent (50%) the size of the building footprint and oriented to the front of the building such that its front facade is equal to that of the first floor.

7. **Front Setback / Build-to Line:** The minimum should be zero (0) feet, subject to recorded easements. The maximum should be ten (10) feet; however, up to seventy-percent (70%) of the front façade may be recessed for entrances and outdoor seating; however, no entrance should be recessed more than ten (10) feet.
8. **Side & Rear Setbacks:** There should be no minimum side or rear setbacks; however, walkways to rear parking should be a minimum of six (6) feet wide.

B. Architectural Design: It is not the intent of this addendum to encourage one specific architectural theme or limit architectural styles. Variations in architectural designs, materials and textures are encouraged. As a result, other well executed quality materials and architectural styles that are not otherwise supported by this addendum may be considered.

1. **Preferred Materials:** New buildings should primarily be faced with brick or stone and trimmed (consisting of less than fifteen percent (15%) of the facade) in contrasting stone, brick, stucco, wood, metal, or precast concrete.
2. **Building Facades:** Building façades should provide relief by windows and surrounds, storefronts, doors, and features such as special brick coursing, pilasters and lintels.
3. **Building Massing:** Buildings in this sub-area are anticipated to occur in continuous rows, sharing party walls and with a continuous sequence of storefronts along the sidewalk; however, large massed blocks should be visually “broken up” into a series of smaller masses appropriate for the pedestrian-scale.

In general, continuous front façades more than fifty (50) feet in length should be designed with vertical offsets at intervals which evenly divide the façade into halves, thirds, or quarters, etc., or

designed at intervals not less than fifty (50) feet. Smaller massing could be accomplished with projections, recessions, or changes in building material or detailing.

4. **Pedestrian Passage:** Buildings with front facades, or facades that include multiple components sharing a common wall that create a single facade, greater than two hundred (200) feet in length should provide a pedestrian passage through the building with a minimum width of ten (10) feet.
5. **Building Base Design:** The base building facade is generally, depending on the overall height of the building, the lower facade from the ground to the beginning of the second story. It is approximately the lower twenty percent (20%) of the facade.
 - a. This portion of the facade is the most important part of the building as this is the facade that pedestrians will interact with at the ground level. As a result, this portion of building facade should be designed with architecture that engages the street/sidewalk in a contextually appropriate manner.
 - b. Pedestrian scale detailing should be incorporated along this portion of the facade by incorporating a higher level of visual interest and richer architectural detailing.
 - c. Overall façade composition should break the building down into smaller distinct portions to provide a small-scale impression.
 - d. The overall fenestration pattern should be vertically proportioned with columns or window mullions creating a rhythm. Window frames should be recessed or not otherwise flush with the exterior wall.
 - e. Overall window glazing of this portion of the facade should be a minimum of fifty percent (50%) consisting of non-reflective glass. Window displays, as addressed elsewhere herein, are encouraged.

- f. Retail, service, and other active uses that face a street or public space should have a minimum of sixty percent (60%) of the first floor facade (between three and eight feet above grade) consisting of non-reflective glass.

6. Building Middle Design: The middle building facade is the main mid-section of the facade, situated between the top building facade and base building facade.

- a. Fenestration should be organized to create a rhythmic pattern for the streetscape.
- b. Window frames should be recessed or not otherwise flush with the exterior wall.
- c. Overall window glazing should comprise a minimum of thirty percent (30%) of the facade but should not exceed seventy-five percent (75%).
- d. For buildings with residential uses, the window patterns should be generally vertical in proportion. Continuous horizontal strip windows should not be permitted.
- e. This portion of the facade may be flush with the base building facade or could be stepped back to provide a clear definition along the street.
- f. The massing, materials and colors of this portion of the facade should vary from the base building facade to create visual interest.
- g. Projections like balconies, bay windows, and horizontal or vertical shading devices should be incorporated to provide visual interest.

7. Building Top Design: The top, or upper building facade, includes approximately the top twenty percent (20%) of the facade.

- a. This portion of the facade could be flush with the middle portion of the building or could have discretionary setbacks to provide distinct definition along the street at the upper levels.
- b. Overall window glazing should comprise a minimum of thirty percent (30%) of the facade

but should not exceed seventy-five percent (75%).

- c. This portion of the facade provides the opportunity for building identity and visual interest against the sky with a distinct profile, materials and/or colors.
- d. Roof elements, such as pergolas or penthouse balconies should be integrated into the design.
- e. The roof line should be distinguished, as further described herein, with a cornice/parapet design and/or roof elements to create interest.
- f. Elements like terraces, balconies and pergolas, should be used to create interesting massing and relief from the building's facade.

8. Windows: Every facade with frontage on a street should have openings for windows in a pattern that suggests habitation, generally with a minimum of one (1) window per structural bay per floor. Blank, windowless walls should not be permitted.

GRAND JUNCTION PLAZA BLOCK DESIGN REQUIREMENTS

The design requirements of the Main Street Corridor shall also apply to this sub-area.

GRASSY BRANCH QUADRANT DESIGN REQUIREMENTS

This chapter (see page 23) establishes that land uses within this sub-area could include: higher density residential uses (e.g., apartments, townhouses); potential municipal uses; and, transitional uses that could include a blend of retail or restaurant uses, as supported by the market.

As a result, the design requirements for this sub-area should vary depending on the use, but in general, the following should apply:

- A. Multi-family Uses:** The Unified Development Ordinance standards (development and architectural) applicable to multi-family uses should generally apply.
- B. Mixed-Use Buildings:** The guidelines applicable to the Main Street Corridor should generally apply to mixed-use buildings or non-residential buildings with multiple stories or multiple tenants.
- C. Retail/Restaurant Uses:** The guidelines applicable to the Park Street corridor generally apply for single or two story buildings with single tenants.

TEMPLATE ORDINANCE

The template PUD District Ordinance found in “Exhibit A” on page 71 should be used for all new PUD District Ordinances.

- A. PUD Naming Convention:** Because there will likely be multiple PUD District Ordinances created for projects within this sub-district, it is highly desirable that a common and consistent naming convention be used for all projects within this sub-district. The following naming convention is suggested: “[Project Name] in the Junction PUD District”.
- B. Underlying Zoning:** As is true with every Planned Unit Development (“PUD”) District ordinance in the City of Westfield, any new PUD Ordinance within this sub-district will need to establish a base, underlying zoning district to serve as the foundation of the ordinance. Unless otherwise listed in the PUD Ordinance, the standards in a PUD District default to the Unified Development Ordinance. It is suggested that PUDs within this sub-district use the GB: General Business District (Article 4.16) as the underlying zoning district.
- C. State Highway 32 Overlay District:** The State Highway 32 Overlay District regulations of the UDO do not currently apply to downtown. Although many of the architectural standards of the overlay may be appropriate for consideration, this chapter incorporates all important Junction Sub-District-related issues that are regulated by the State Highway 32 Overlay District. As such, the State Highway 32 Overlay District regulations should not apply to this sub-district.

CHAPTER 3:

UNION SUB-DISTRICT

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]

CHAPTER 4:

KENDALL SUB-DISTRICT

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]

CHAPTER 5:

NEIGHBORHOOD SUB-DISTRICT

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]

EXHIBIT A

TEMPLATE PUD DISTRICT ORDINANCE

SEE FOLLOWING PAGES.

Grand Junction Task Group

116 East Main Street, Westfield Indiana 46074-8924

March 1, 2021

Old Town Design Group
31 1st Street SW
Carmel, IN 46032
<https://www.oldtowncompanies.com/>

Re: **Union Square Extension PUD Endorsement**

Dear Old Design Group,

The Grand Junction Task Group received a proposal from your company seeking an endorsement on the Union Square Expansion project before the City of Westfield City Council.

A ten-page PowerPoint was provided to the task group members for review over email. Unfortunately, time for an in-person meeting was not available.

The Task Group members reviewed your proposal over email and provided feedback that included questions about the project's parking¹. The Task Group appreciates your flexibility and willingness to consider its design questions to ensure that this new development adds stature to the downtown corridor.

Members of the Grand Junction Task Group unanimously **ENDORSE** this project.

The Task Group endorses the Union Square Expansion project proposed by Old Town Design Group. This investment in downtown Westfield and the addition of surface parking will help increase property values in the neighborhood and contribute to area businesses' success.

Please direct questions about the endorsement to the Grand Junction Task Group administrator Steve Latour at slatour@westfield-chamber.org or by calling 317-804-3030.

Sincerely,

Endorsing Task Group Members:

Patrick Chittenden (Patch Development)
Angie Frazier, Downtown Westfield Association Vice Chairperson
Melody Jones (FC Tucker Agent), Downtown Westfield Resident
Dan Moyer (Moyer Jewelers), Downtown Westfield Association Chairperson
John Schaaf (Schaaf CPA), Westfield Resident and Business Owner
Teresa Skelton, Downtown Westfield Association Board Member
Curt Whitesell (WKRP Indy), Downtown Westfield Association Secretary

Abstaining Task Group Members:

Mike Johns, Westfield City Council
Cindy Spoljaric, Westfield City Council

Cc: Kevin Todd, Director of Community Development, City of Westfield
Caleb Ernest, Planning Coordinator, City of Westfield

¹ My only concern is parking. There is plenty of parking for residents and businesses in the development, but we are still not really addressing the park visitors. Glad to see something progressing. CW // Old Town Response: (Additional \$64M at Union Square, \$10M of which is the parking garage). Extending the parking garage is possible, but it comes down to cost.

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, March 1, 2021, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	2103-PUD-08
Ordinance No.	21-08
Petitioner	Old Town Companies, LLC
Description	An amendment to the Union Square at Grand Junction Planned Unit Development (PUD) District modifying the concept plan, character exhibits and parking standards.

On April 19, 2021, the Plan commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 8 in favor, 0 opposed) with the following conditions:

1. Provide a twenty-five (25) foot setback from the north property line;
2. Provide a fifteen (15) foot landscape buffer from the north property line;
3. Provide at a minimum, in accordance with UDO Article 6.8(M), Buffer Yard A along the south property line of the expanded real estate;
4. Incorporate a Maximum Height of four (4) stories for the additional real estate only;
5. Incorporate a sunset clause;
6. Incorporate a severability clause.

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Kevin M. Todd, Secretary

April 20, 2021

Date

PROJECT AGREEMENT
(Nicholas Barker Cabin Project)

This Project Agreement (“Agreement”) is entered into this ___ day of _____, 2021, by and among the **CITY OF WESTFIELD** (the “City”), an Indiana municipal corporation, and **WESTFIELD-WASHINGTON HISTORICAL SOCIETY, INC.** (the “Developer”), an Indiana nonprofit corporation.

WHEREAS, the City desires to foster redevelopment and historic preservation within the Westfield; and

WHEREAS, the City recognizes Developer as a local organization dedicated to promoting community awareness of history and encouraging historic preservation; and

WHEREAS, the Developer is a duly established not-for-profit organization existing under the laws of the State of Indiana, and has proposed a Project (as defined herein and in Exhibit A attached hereto and incorporated herein) to rehabilitate the Nicholas Barker Cabin and redevelop the same as a community space and/or museum in a manner which will preserve its historical character and significance, and has requested that the City grant Developer funds and that Developer has use of certain real estate (the “Property,” or, interchangeably, the “Project Site”), all of which is located in the City and more particularly described in the Lease Agreement (the “Lease”) attached hereto as Exhibit B and incorporated herein by reference to Developer in accordance with the terms of the Lease in order to facilitate the Project; and

WHEREAS, the Developer has further requested that the City support the Project through provision of funds (the “Grant”) for construction and related improvements upon the terms and conditions contained in the Funding Agreement attached hereto as Exhibit C and incorporated herein by reference; and

WHEREAS, the City and Developer have determined to enter into this Agreement in order to formalize the terms and provisions of the Lease, the grant of City funds to Developer in accordance with the Funding Agreement, and to memorialize each party’s related rights and obligations with respect thereto; and

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

ARTICLE I.

RECITALS

1.01 Recitals Part of Agreement. The representations, covenants and recitations set forth in the foregoing recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this Section 1.01.

ARTICLE II.

MUTUAL ASSISTANCE

2.01 Mutual Assistance. The parties agree, subject to further proceedings required by law, to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications as may be necessary or appropriate, from time to time, to carry out the terms, provisions and intent of this Agreement and to aid and assist each other in carrying out said terms, provisions and intent.

ARTICLE III.

PROJECT AND PROJECT DEVELOPMENT

3.01 Project. Subject to the performance by the parties of their respective obligations under this Agreement and the securing of funding necessary in order to enable Developer to implement the Project, the Developer shall acquire a leasehold interest in and improve the Project Site as generally described in Exhibit A attached hereto and shall construct the Project as more particularly described in Section 3.02 hereof.

3.02 Project Description and Development. The Project shall generally consist of the items and/or parameters set forth in Exhibit A. The Developer shall commence redevelopment of the Project no later than one hundred eighty (180) days following the effective date of this Agreement and, thereafter, shall proceed diligently and in good faith with the construction of the Project, and shall use commercially reasonable efforts to complete the Project by the date set forth in Exhibit A attached hereto, subject only to permitted delays provided for in Section 3.03 hereof.

3.03 Permitted Delays. Whenever performance is required of any party hereunder, such party shall use all due diligence and take all necessary measures in good faith to perform; provided, however, that if completion of performance shall be delayed at any time by reason of acts of God, war, civil commotion, riots, strikes, picketing, or other labor disputes, unavailability of labor or materials, inability to obtain the required permits, or damage to work in progress by reason of fire or other casualty or similar causes beyond the reasonable control of a party (other than financial reasons), then the time for performance as herein specified shall be appropriately extended by the time of the delay actually caused by such circumstances. If (i) there should arise any permitted delay for which the Developer or the City are entitled to delay performance under this Agreement and (ii) the Developer or the City anticipate that such permitted delay will cause a delay in their performance under this Agreement, then the Developer or the City, as the case may be, agree to provide written notice to the other parties of this Agreement of the nature and the anticipated length of such delay.

3.04 Property Taxes. Developer shall be responsible for any/all taxes, if any, assessed on the Real Estate upon acquisition of the Project Site pursuant to the Lease.

3.05 Permits. Developer shall complete and file all necessary documentation to secure all required permits and approvals for construction and installation of the Project.

3.06 Zoning. Developer shall be solely responsible for any rezoning and/or variances necessary to allow for use of the Project in the manner described in Exhibit A.

ARTICLE IV.

CITY PARTICIPATION

4.01 Grant Funding. The City shall take all necessary and proper steps to provide the Grant to Developer pursuant to the terms and conditions of the Funding Agreement.

ARTICLE V.

ADDITIONAL REPRESENTATIONS, WARRANTIES COVENANTS, AND CONSENTS OF THE DEVELOPER

6.01 Authority. The Developer represents and warrants that it has all requisite authority to enter into this Agreement and will proceed with due diligence to complete the Project.

6.02 Compliance with Law. The Developer agrees to comply in all material respects with all applicable laws related to the construction, development and use of the Project Site and the Project, including any and all applicable laws, rules, and/or regulations pertaining to land use, licenses, permits, and the like.

ARTICLE VI.

AUTHORITY

7.01 Actions. The City represents and warrants that it has taken or will take (subject to the Developer's performance of its agreements and obligations hereunder) such action(s) as may be required and necessary to enable the City to execute this Agreement and to carry out fully and perform the terms, covenants, duties and obligations on its part to be kept and performed as provided by the terms and provisions hereof.

7.02 Powers. The City represents and warrants that it has full constitutional and lawful right, power and authority, under currently applicable law, to execute and deliver and perform its obligations under this Agreement.

ARTICLE VII.

GENERAL PROVISIONS

8.01 No Agency, Partnership or Joint Venture. Nothing contained in this Agreement nor any act of the City and the Developer, or any other person, shall be deemed or construed by any person to create any relationship of third-party beneficiary, or if principal and agent, limited or general partnership, or joint venture between the City on the one hand and the Developer on the other.

8.02 Enforcement. No entity other than Developer shall have the right to enforce the obligations of the City under this Agreement.

8.03 Breach. Before any failure of any party to this Agreement to perform its obligations hereunder shall be deemed to be a breach of this Agreement, the party claiming such failure shall notify, in writing, the party alleged to have failed to perform such obligation and shall demand performance. No breach of this Agreement may be found to have occurred if performance has commenced to the reasonable satisfaction of the complaining party within thirty (30) days of the receipt of such notice. If after thirty (30) days, the breaching party fails to cure the breach, the non-breaching party may seek any remedy available at law or equity; provided, however, if such cure, being diligently pursued, is not reasonably capable of being cured within thirty (30) days, the breaching party shall have such additional time as is reasonable to cure such breach before the non-breaching party may seek any remedy available at law or equity.

8.04 No Other Agreement. The parties concur that this Agreement constitutes the parties' mutual recognition that no other contracts or agreements, oral or written, exists between them with respect to the subject matter contained herein and that if such oral or written contracts or agreements exist, such are hereby superseded. Each party hereby represents to the other that it will not rely upon any agreement, contract or understanding with respect to the subject matter hereof not reduced to writing and incorporated into this Agreement prior to the execution hereof or not reduced to writing and incorporated into written amendments to this Agreement.

8.05 Notices. All notices required to be given under this Agreement shall be mailed by certified mail, return receipt requested, or deposited with a nationally recognized overnight delivery service, properly addressed to the party to be notified, at the address set forth below:

To the City of Westfield:

City of Westfield
130 Penn Street
Westfield, IN 46074

Attention: Blake J. Burgan, City Attorney

To Developer: Westfield-Washington Historical Society, Inc.
130 Penn Street
Westfield, IN 46074
Attention: Diana Peyton, President

8.06 Severability. Wherever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement shall be prohibited by or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement.

8.07 Amendment. This Agreement may be amended only in writing signed by each of the parties.

8.08 Assignment. Developer shall not be permitted to assign this Agreement to a third party without the express written consent of the City. Even upon City consent, no such assignment shall release Developer from its liability hereunder which shall remain in full force and effect.

8.09 Indiana Law. This Agreement and all Exhibits attached hereto shall be construed in accordance with the laws of the State of Indiana.

8.10 Venue. The parties agree that if any litigation arises out of this Agreement that such litigation shall be brought in a court of competent jurisdiction in Hamilton County, Indiana.

8.11 Waiver. No delay or failure by Developer or the City to exercise any right hereunder, and no partial or single exercise of any such right, shall constitute a waiver of that or any other right, unless otherwise expressly provided herein.

8.12 Headings. Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

8.13 Effective Date. Notwithstanding anything herein to the contrary, this Agreement shall not be effective until all parties hereto have executed this Agreement.

8.14 Counterparts. This Agreement may be executed in several counterparts but taken together shall be one and the same instrument and all shall be deemed originals.

8.15 Force Majeure. No party shall be liable for any failure to perform its obligations to the extent a delay in performing such obligations is due to acts of nature (including fire, flood, earthquake, storm, hurricane or other natural disaster, but not including weather conditions which could be reasonably anticipated), war, invasion, act of foreign enemies, hostilities (whether war is declared or not), civil war, rebellion, revolution, insurrection, military or usurped power or

confiscation, terrorist activities, nationalization, government sanction, blockage, embargo, labor dispute, strike, lockout or interruption or failure of power sources; provided, however, no obligation shall be delayed under this Section unless notice of the event giving rise to the delay is provided to the other party within ten (10) days of the event first occurring.

(SIGNATURE PAGE IMMEDIATELY FOLLOWS)

SIGNATURE PAGES TO
PROJECT AGREEMENT
(Nicholas Barker Cabin Project)

**WESTFIELD-WASHINGTON HISTORICAL
SOCIETY, INC.**, an Indiana nonprofit corporation

Date: _____

By: _____

Printed: _____

Title: _____

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said County and State, personally appeared _____,
the _____ of WESTFIELD-WASHINGTON HISTORICAL SOCIETY, INC., an Indiana
nonprofit corporation, who, being first duly sworn, acknowledged the execution of the foregoing Agreement,
for and on behalf of said entity, as his/her voluntary act and deed and for the use and purposes contained
therein.

Witness my hand and Notarial Seal this _____ day of _____, 2021.

My Commission Expires:

(Signature) Notary Public

My County of Residence:

(Printed)

My commission number: _____ [if it does not appear on the seal /stamping device]

City of Westfield, an Indiana municipal corporation

Date: _____

By: _____

Printed: _____

Title: _____

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

SS:

Before me, a Notary Public in and for said County and State, personally appeared _____, the _____ of the CITY OF WESTFIELD, an Indiana municipal corporation, who, being first duly sworn, acknowledged the execution of the foregoing Agreement, for and on behalf of said entity, as her voluntary act and deed and for the use and purposes contained therein.

Witness my hand and Notarial Seal this _____ day of _____, 2021.

My Commission Expires:

(Signature) Notary Public

My County of Residence:

(Printed)

My commission number: _____ [if it does not appear on the seal /stamping device]

This document was prepared by Cameron G. Starnes, Taft Stettinius & Hollister LLP, One Indiana Square, Suite 3500, Indianapolis, IN 46204.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Exhibit A

Project Description

Reconstructing an 1800's log cabin at 136 Penn Street, Westfield, Indiana. Cabin dimensions are approximately 25' X 17' outside. This is a 1 1/2 story log home with a fireplace at the East end. It features a front and back porch of rough sawn lumber. Cabin will have heat and air conditioning and minimal lighting. As many as possible original logs will be used as conditions warrants but some replacement logs will be used. Logs will be professionally chinked. Foundation/crawl space will be poured concrete. Windows will be installed and wrapped trimmed. Cabin will be handicapped accessible with a slant to code and exit signs for safety installed. Finishing landscaping and concrete sidewalk with Commemorative Bricks.

Exhibit B

Lease of City Property/Project Site

Exhibit C

Funding Agreement

Exhibit C to Project Agreement for Nicholas Barker Cabin Project

FUNDING AGREEMENT

This Funding Agreement is entered into as of _____, 2021, between the City of Westfield (the “City”), an Indiana municipal corporation, and Westfield-Washington Historical Society, Inc. (“Developer”), an Indiana not-for-profit organization.

WHEREAS, the City and Developer (collectively, the “Parties”) are parties to that certain Project Agreement (the “Project Agreement”) for the Nicholas Barker Cabin Project (the “Project”), which Project Agreement specifies the general rights and obligations between and among the Parties relative to the Project; and

WHEREAS, pursuant the Project Agreement, City has authorized the grant of certain funds (the “Grant Funds”) to Developer for the purpose of supporting and incentivizing reconstruction of the Nicholas Barker Cabin as described in further detail in Exhibit A to the Project Agreement; and

WHEREAS, pursuant to the Project Agreement, Developer has pledged to utilize the Grant Funds to aid in the construction, reconstruction, and related improvements to the Nicholas Barker Cabin, which property is the subject of that certain Lease Agreement (the “Lease”), in accordance with the terms and conditions contained herein.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

SECTION 1. RECITALS

The representations, covenants, and recitations set forth in the foregoing recitals and those recitals contained in the Project Agreement are material to this Funding Agreement and are hereby incorporated into and made a part of this Funding Agreement as though fully set forth in this section.

SECTION 2. MUTUAL ASSISTANCE

The parties agree, subject to further proceedings required by law, to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications, as may be necessary or appropriate, from time to time, to carry out the terms, provisions and intent of this Funding Agreement and to aid and assist each other in carrying out said terms, provisions and intent of this Funding Agreement.

SECTION 3. DEFINITIONS

City shall mean the City of Westfield, an Indiana municipal corporation.

Developer shall mean Westfield Washington Historical Society, an Indiana not-for-profit organization.

Disbursement Request shall mean the submission of a completed request form (Exhibit 1 hereto) by Developer to the City requesting a disbursement of Grant Funds for eligible Project Costs.

Execution Date means the date in the first paragraph of the Project Agreement.

Force Majeure means any delay occasioned by causes beyond a party's control, including, but not limited to, work stoppages, boycotts, slowdowns or strikes; shortages of materials, equipment, labor or energy; unusual weather conditions; or acts or omissions of governmental or political bodies but not including normal inclement weather in Central Indiana, such as cold, ice, sleet, snow or hail. The party asserting Force Majeure shall deliver written notice to the other party and any performance required shall be excused for the period of days that such performance is delayed and the deadline for such performance shall be extended by the same period.

Grant Funds shall mean One Hundred Forty Thousand and no/100 (\$140,000.00) in duly appropriated City funds.

Laws means all applicable laws, statutes, and/or ordinances, and any applicable governmental or judicial rules, regulations, guidelines, judgments, orders, and/or decrees.

Project Costs shall mean costs incurred by Developer to construct/reconstruct the Nicholas Barker Cabin and related improvements, as further set forth in Exhibit A to the Project Agreement and Section 5, below.

SECTION 4. CITY'S OBLIGATIONS

Upon approval and execution of this Agreement, the City shall take all necessary steps to make the Grant Funds available to Developer subject to the terms of Section 6 below, such proceeds to be used by the Developer to carry out its obligations as further described in this Agreement. The City shall be authorized to execute necessary documents and take any and all other necessary steps in effectuating the transfer and disbursement of the Grant Funds.

SECTION 5. DEVELOPER'S OBLIGATIONS

1. Responsibilities of Developer. Developer shall perform the following commitments (the "Commitments") in connection with the development of the Project:

- (a) Developer shall ensure the Project Site is zoned properly prior to development;
- (b) Developer shall construct, reconstruct, and/or restore the Nicholas Barker Cabin and related improvements in the manner specified in Exhibit A to the Project Agreement;
- (c) Developer shall utilize the Grant Funds strictly for construction of the Project;
- (d) Developer agrees to complete the Project to the satisfaction of the City by such time as is specified in the Project Agreement, subject to unavoidable delays.

SECTION 6. GRANT TERMS

1. Disbursement. City shall authorize disbursement of Grant Funds to, or on behalf of, Developer to pay (or reimburse Developer for) Project Costs upon receipt by City of a Disbursement Request from Developer. The first disbursement, in the amount of Fifty Thousand and No/100 Dollars (\$50,000.00) ("First Request"), shall be made by the City within one week of presentation of a corresponding Disbursement Request from Developer, provided that the Parties have fully executed the Funding Agreement and Project Agreement. Developer shall submit AIA Document G702 and AIA Document G703, along with invoices, lien releases, and other documentation as City may require in support of each subsequent Disbursement Request after the First Request. City: (i) may accept and rely on the truth and accuracy of the statements set forth in each Disbursement Request that it receives from Developer; and (ii) shall not incur any liability in connection with its disbursement of Grant Funds in reliance on the truth and accuracy of the statements set forth in a Disbursement Request. At least five days in advance of the delivery of a Disbursement Request to City, except for the First Request, Developer shall deliver to City, for review by it and/or its representative or other contractor, an advance copy of the Disbursement Request (including all information required pursuant to the definition thereof) that it intends to deliver to the City. Upon approval of each Disbursement Request by City, City shall authorize disbursement of Grant Funds to Developer with all due diligence, and no later than within fifteen (15) business days, unless otherwise agreed by the parties. Except to the extent set forth in this Section, City shall not have any responsibility for ensuring that the Grant Funds are used in the proper manner. Further, in the event a Default exists, the City shall have no obligation to direct the disbursement of any of the Grant Funds to Developer in response to an otherwise valid Disbursement Request until such Default has been cured. In no case shall the total disbursements exceed the amount of the Grant Funds.

2. Project Completion. Upon completion of the Project and the placement of the same into service, Developer shall submit a request for certification from City that the Project is

complete. City shall be entitled to conduct a reasonable inspection of the Project, both in terms of documentation and physical structure, upon receipt of Developer's request for certification.

3. Default.

(a) Events of Default. It shall be an "Event of Default" if Developer fails to complete the Project by December 1, 2023 ("Completion Date") or fails to perform or observe any term or condition of this Agreement to be performed or observed by it within thirty (30) days after Developer receives notice from City specifying the nature of the failure; provided that, if the failure is of such a nature that it cannot be remedied within thirty (30) days, despite reasonably diligent efforts, then the thirty (30) day period shall be extended as reasonably as may be necessary for the Developer to remedy the failure, provided the Developer: (a) commences to remedy the failure within the thirty (30) day period; and (b) completes such remedy within a period of no more than ninety (90) days, unless otherwise explicitly agreed to in writing by all parties.

(b) General Remedies. Whenever an Event of Default occurs, the non-defaulting party may take whatever actions at law or in equity are necessary or appropriate to: (i) protect the rights granted to the non-defaulting party under this Agreement; (ii) enforce the performance or observance by the defaulting party of any term or condition of this Agreement (including, without limitation, the right to specifically enforce any such term or condition); or (iii) cure, for the account of the defaulting party, any failure of the defaulting party to perform or observe a material term or condition of this Agreement to be performed or observed by it. If the non-defaulting party incurs any costs or expenses in connection with exercising its rights and remedies under, or enforcing, this Agreement, then the defaulting party shall reimburse the non-defaulting party for all such costs and expenses, excluding attorney's fees.

(c) No Remedy Exclusive. No right or remedy herein conferred upon, or reserved to, a non-defaulting party is intended to be exclusive of any other available right or remedy, unless otherwise expressly stated; instead, each and every such right or remedy shall be cumulative and in addition to every other right or remedy existing at law or in equity. No delay or omission by a non-defaulting party to exercise any right or remedy upon any Event of Default shall impair any such right or remedy, or be construed to be a waiver thereof, and any such right or remedy may be exercised from time to time, and as often as may be deemed to be expedient. To entitle a non-defaulting party to exercise any of its rights or remedies, it shall not be necessary for the non-defaulting party to give notice to the defaulting party, other than such notice as may be required by this Section or by the Laws.

SECTION 7. OTHER TERMS

1. Assignment. Until the Project is completed, Developer shall not assign this Agreement without the prior written approval of the City. Notwithstanding any assignment permitted under this Section, Developer shall remain liable to perform all of the terms and conditions to be performed by it under this Funding Agreement, the Project Agreement, and the

Lease Agreement, and the approval by the other party of any assignment shall not release Developer from such performance.

2. Notice. Any notice required or permitted to be given by any party to this Agreement shall be in writing, and shall be deemed to have been given when: (a) delivered in person to the other party; or (b) sent by national overnight delivery service, with confirmation of receipt, addressed as specified in the Project Agreement. For clarity, such notice shall go to:

City of Westfield
130 Penn Street
Westfield, IN 46074
Attention: Blake J. Burgan, City Attorney

Either party may change its address for notice from time to time by delivering notice to the other party as provided above.

3. Authority. Each undersigned person executing this Agreement on behalf of the City and Developer represents and certifies that: (a) he or she has been empowered and authorized by all necessary action of City and Developer, respectively, to execute and deliver this Agreement; (b) he or she has full capacity, power, and authority to enter into and carry out this Agreement; and (c) the execution, delivery, and performance of this Agreement duly have been authorized by City and Developer, respectively.

4. Force Majeure. Notwithstanding anything to the contrary set forth herein, if either party is delayed in, or prevented from, observing or performing any of its obligations under, or satisfying any term or condition of, this Agreement as a result of Force Majeure; then: (a) the party asserting Force Majeure shall deliver written notice to the other party; (b) such observation, performance, or satisfaction shall be excused for the period of days that such observation, performance, or satisfaction is delayed or prevented; and (c) the deadlines for observation, performance, and satisfaction, as applicable, shall be extended for the same period.

5. Miscellaneous. This Agreement shall inure to the benefit of, and be binding upon, City and Developer, and their respective successors and assigns. This Funding Agreement constitutes the entire agreement between City and Developer with respect to the subject matter hereof, and may be modified only by a written agreement signed by City and Developer. The invalidity, illegality, or unenforceability of any one or more of the terms and conditions of this Funding Agreement shall not affect the validity, legality, or enforceability of the remaining terms and conditions hereof. Whenever in this Funding Agreement a singular word is used, it also shall include the plural wherever required by the context and vice versa. This Funding Agreement shall be governed by, and construed in accordance with, the laws of the State of the Indiana. All Exhibits to this Funding Agreement are attached hereto and incorporated herein by reference. Any ambiguity shall not be construed against either party, as both parties participated in the drafting of this Agreement and had separate advice of counsel in so drafting. Nothing contained herein shall be deemed or construed by the parties hereto, nor by any third party, as creating the relationship

of principal and agent, or of partnership, or of joint venture, between the parties hereto. City and Developer agree that all disputes arising, directly or indirectly, out of or relating to this Agreement, and all actions to enforce this Funding Agreement, shall be dealt with and adjudicated in the state courts of the State of Indiana, County of Hamilton, and for that purpose each party hereby expressly and irrevocably submits itself to the jurisdiction of such courts. Except as otherwise specifically provided herein, nothing expressed or implied in this Agreement is intended, or shall be construed, to confer upon or give any person, firm or corporation, City and Developer, any rights or remedies under or by reason of this Agreement.

[Signature page to follow]

IN WITNESS WHEREOF, City and Developer have executed this Project Agreement as of the day and year first written above.

“CITY”

City of Westfield

By: _____

Printed: _____

Title: _____

“DEVELOPER”

Westfield Washington Historical Society

By: _____

Printed: _____

Its: _____

EXHIBIT 1

Disbursement Request

The undersigned hereby states and certifies that:

- (a) he or she is: (i) familiar with the facts herein certified; and (ii) authorized to make the certifications set forth herein;
- (b) pursuant to Subsection 6(1.) of the Funding Agreement executed by and among Developer and the City of Westfield (“City”) dated _____, 2021 (the “Funding Agreement”), the undersigned hereby requests that the City disburse Grant Funds to the payees;
- (c) all amounts being paid are Project Costs;
- (d) the Project Costs being paid have not been paid previously with a disbursement of Grant Funds;
- (e) the Project Costs being paid are in accordance with, where applicable, the attached AIA Document G702 and AIA Document G703 and the attached invoices, lien releases and other documentation provided in support of this Disbursement Request;
- (f) no Event of Default by the Developer has occurred and is continuing under the Funding Agreement.
- (g) This statement constitutes the approval of the Developer of each disbursement hereby requested and authorized.
- (h) the City (i) may accept and rely on the truth and accuracy of the statements set forth herein; and (ii) shall not incur any liability in connection with its disbursement of Grant Funds in reliance on the truth and accuracy of such statements.

All capitalized terms used but not defined in this request shall have the meanings ascribed to such terms in the Funding Agreement.

Submitted by Westfield-Washington Historical
Society , Inc.

By: _____

Its: _____

Approved by City of Westfield

By: _____

Its: _____

ORDINANCE NUMBER 21-07

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO
THE UNIFIED DEVELOPMENT ORDINANCE**

This is a Planned Unit Development District Ordinance (to be known as "**MIDLAND SOUTH**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2103-PUD-07**) requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2103-PUD-07** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable recommendation (8-0)** in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2021;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Midland South PUD District**" (the "District").

- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. Concept Plan. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements.

Section 4. Underlying Zoning District. The Underlying Zoning District shall be SFA: Single-family Attached.

Section 5. Permitted Uses.

- 5.1 All Special Exception Uses and Prohibited Uses shall be prohibited.
- 5.2 The following additional uses shall be permitted in the District:
 - A. Townhouse Dwellings.
- 5.3 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed fifty-six (56).

Section 6. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District except as modified below:

- 6.1 Maximum Density (Article 4.9E): Sixteen (16) Dwelling Units per acre.
- 6.2 Article 4.7(C) shall not apply; rather, the following standards shall apply to the Real Estate:

Standard	Midland South PUD
Minimum Lot Area	No Minimum
Minimum Lot Width	No Minimum
Maximum Lot Coverage	No Maximum
Minimum Tract Requirement	No Minimum
Minimum Lot Frontage	Minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)
Minimum Building Setbacks	
Front Yard	5'
Side Yard /Building Separation	5'/10'
<u>Building Separation: Side Yard, west property line, buffering Westfield Friends Church</u>	<u>10' with Tree buffer as shown in exhibit B</u>
Rear Yard	5'
<u>Fronting Midland Trace Trail, northern property boundary (UDO article 6.8(M), Buffer Yard A</u>	<u>25' setback from edge of trail/15' of which is a landscape buffer (following at minimum Buffer Yard A requirements)</u>
Project Perimeter Setback (4.9J)	Shall Not Apply
Front Setback Stagger (4.9.H.2)	Shall Not Apply
Minimum Building Height	N/A
Maximum Building Height	35'
Minimum Living Area	1,600 SF

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Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District except as otherwise modified below.

7.1 **Article 6.3 Architectural Standards:** Shall apply; except as modified below:

- A. **Character Exhibit:** The "Character Exhibit", attached hereto as **Exhibit C**, is hereby incorporated to capture the intended architecture of townhouses to be constructed. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the development. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

- B. Streetscape Diversity (Article 6.3(C)(2): Shall Not Apply.
 - C. Building Material (Article 6.3(C)(3): Shall apply, however, vinyl and aluminum siding shall not be a permitted exterior building material, except gutters, soffits, soffit trim, and other similar building components.
 - D. Garage in the SFA District (Article 6.3(C)(4): All Dwelling Units shall have a minimum two (2) car attached garage.
- 7.2 Article 6.8 Landscaping Standards: Shall apply, except as modified below.
- A. Street Trees (Article 6.8 (J): Shall apply, unless otherwise approved by the Director or Department of Public Works.
 - B. Foundation Plantings (Article 6.8 (L)(1): Shall not apply.
 - C. External Street Frontage Landscaping Requirements (Article 6.8(M): Shall not apply.
 - D. Buffer yard Requirements (Article) 6.8 (N): Shall not apply.
- 7.3 Vision Clearance (Article 6.19 (A)(1) and (4): Ten (10) feet from intersections of Collectors, Private, or Local Streets.

Section 8. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Department of Public Works.

Section 9. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the Real Estate, except as otherwise modified below:

- 9.1 Article 8.6 Open Space and Amenity Standards: Shall not apply.
- 9.2 Article 8.9 Street and Right-of-Way Standards: The District shall comply with the requirements of the Thoroughfare Plan unless otherwise agreed to by the Department of Public Works.

Section 10. Severability Clause. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

Section 11. Sunset Clause. To the extent the provisions of this subsection are not in conflict with Indiana Code 36-4-7-4-1109, this Ordinance shall be subject to review and approval by the City Council on January 1st of the 6th full calendar year following the approval of this Ordinance, if at least one (1) Improvement Location Permit within the District has not been issued.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

James J. Edwards

James J. Edwards

James J. Edwards

Jake Gilbert

Jake Gilbert

Jake Gilbert

Scott Frei

Scott Frei

Scott Frei

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Rebecca McGuckin, Old Town Companies, Community Collaborator

I hereby certify that **ORDINANCE 21-07** was delivered to the Mayor of Westfield
on the _ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-07**
this ___ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-07**
this ___ day of _____, 2021.

J. Andrew Cook, Mayor

This document prepared by: Rebecca McGuckin, Old Town Companies, 31 1st St , Carmel, IN 46032
(317) 496-7160

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate
Exhibit B	Concept Plan
Exhibit C	Character Exhibit

EXHIBIT A
REAL ESTATE



Exhibit B

MIDLAND SOUTH CONCEPT PLAN

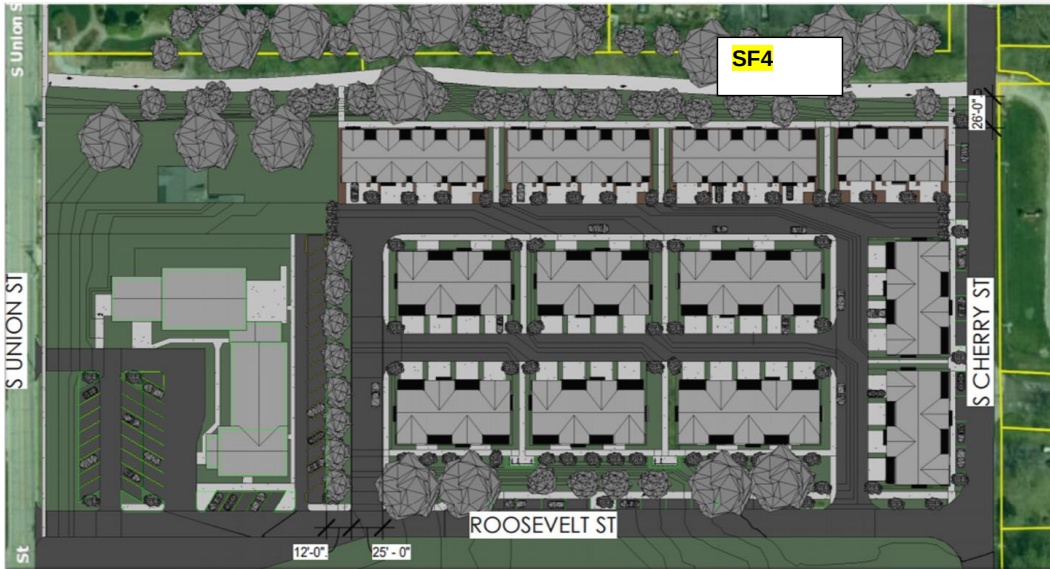
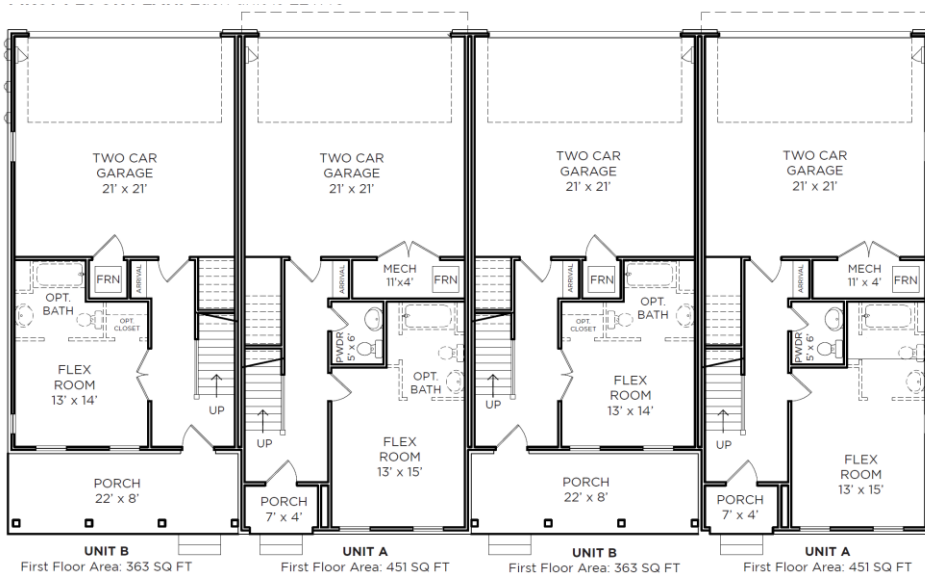


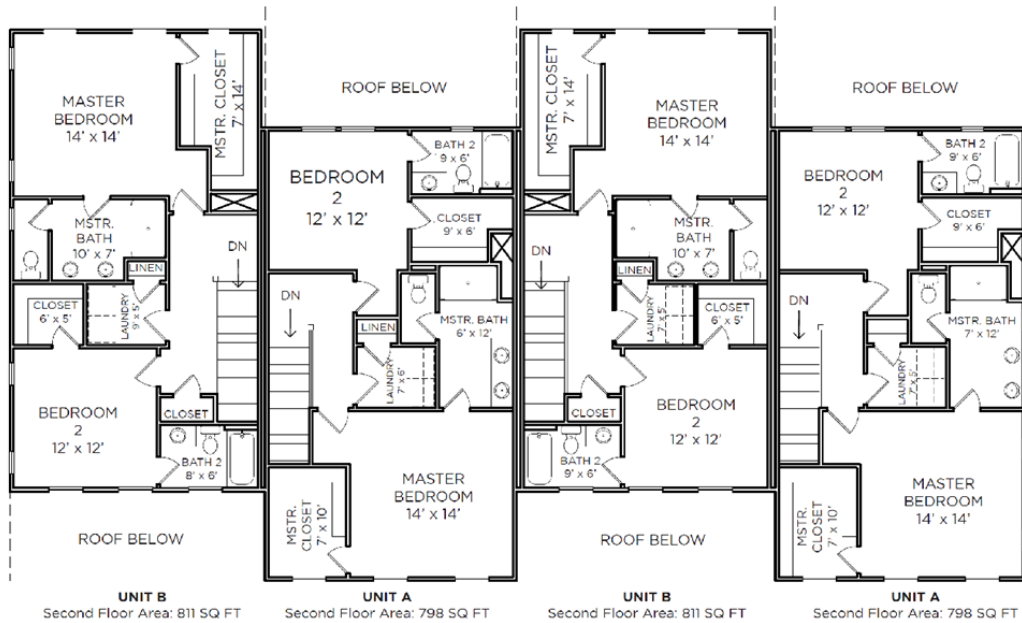
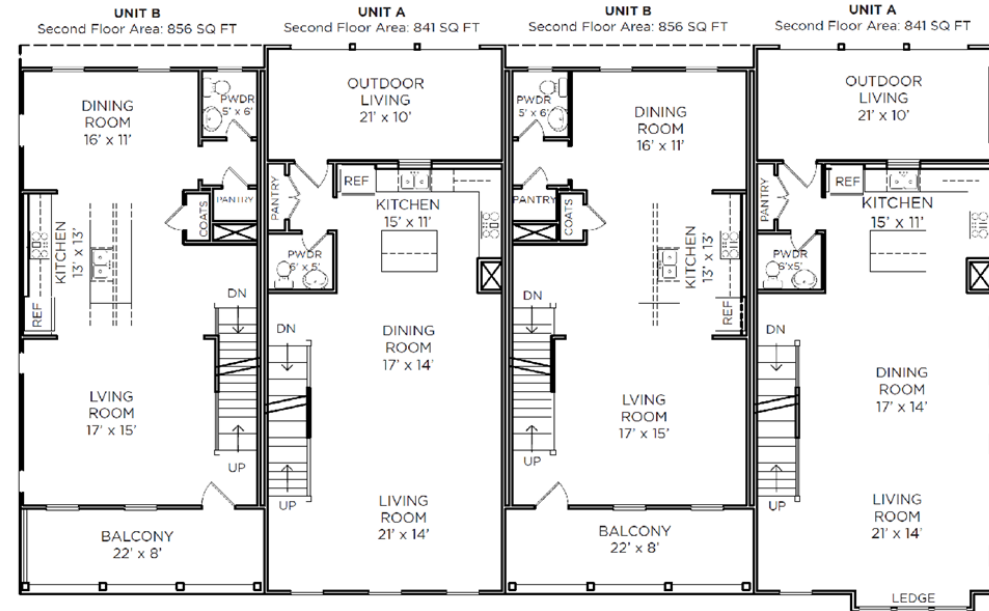
EXHIBIT C

MIDLAND SOUTH CHARACTER EXHIBITS





MIDLAND SOUTH PUD DISTRICT



ORDINANCE NUMBER 21-07

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO
THE UNIFIED DEVELOPMENT ORDINANCE**

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[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS__ DAY OF_____, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

James J. Edwards

James J. Edwards

James J. Edwards

Jake Gilbert

Jake Gilbert

Jake Gilbert

Scott Frei

Scott Frei

Scott Frei

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Rebecca McGuckin, Old Town Companies, Community Collaborator

I hereby certify that **ORDINANCE 21-07** was delivered to the Mayor of Westfield
on the ___ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-07**
this ___ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-07**
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

This document prepared by: Rebecca McGuckin, Old Town Companies, 31 1st St , Carmel, IN 46032
(317) 496-7160

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate
Exhibit B	Concept Plan
Exhibit C	Character Exhibit

EXHIBIT A
REAL ESTATE



Exhibit B

MIDLAND SOUTH CONCEPT PLAN

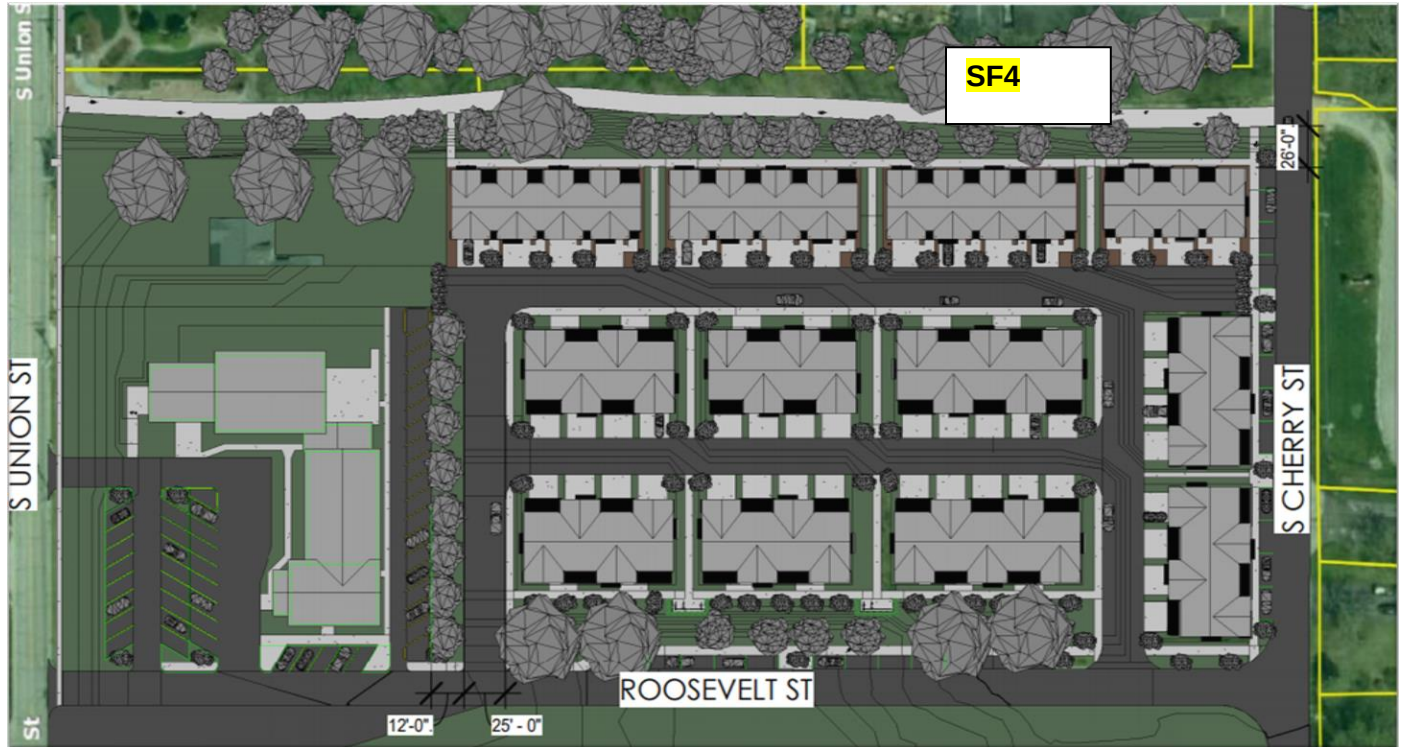
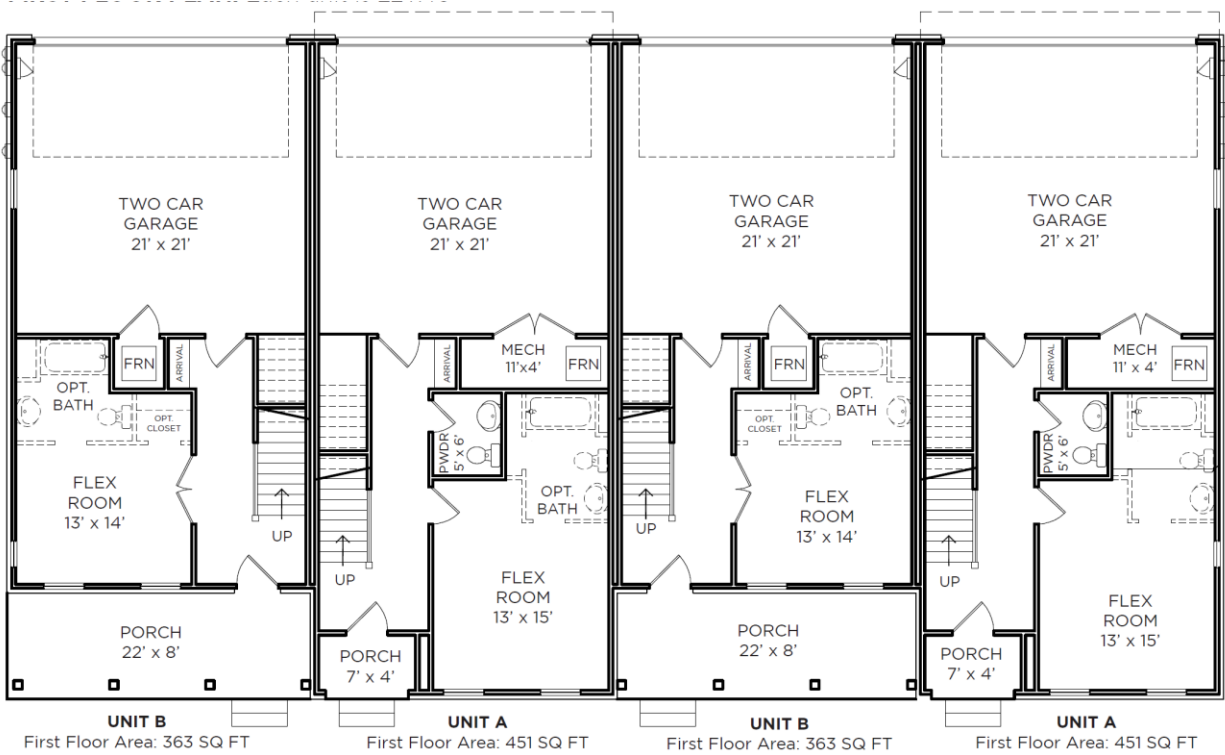
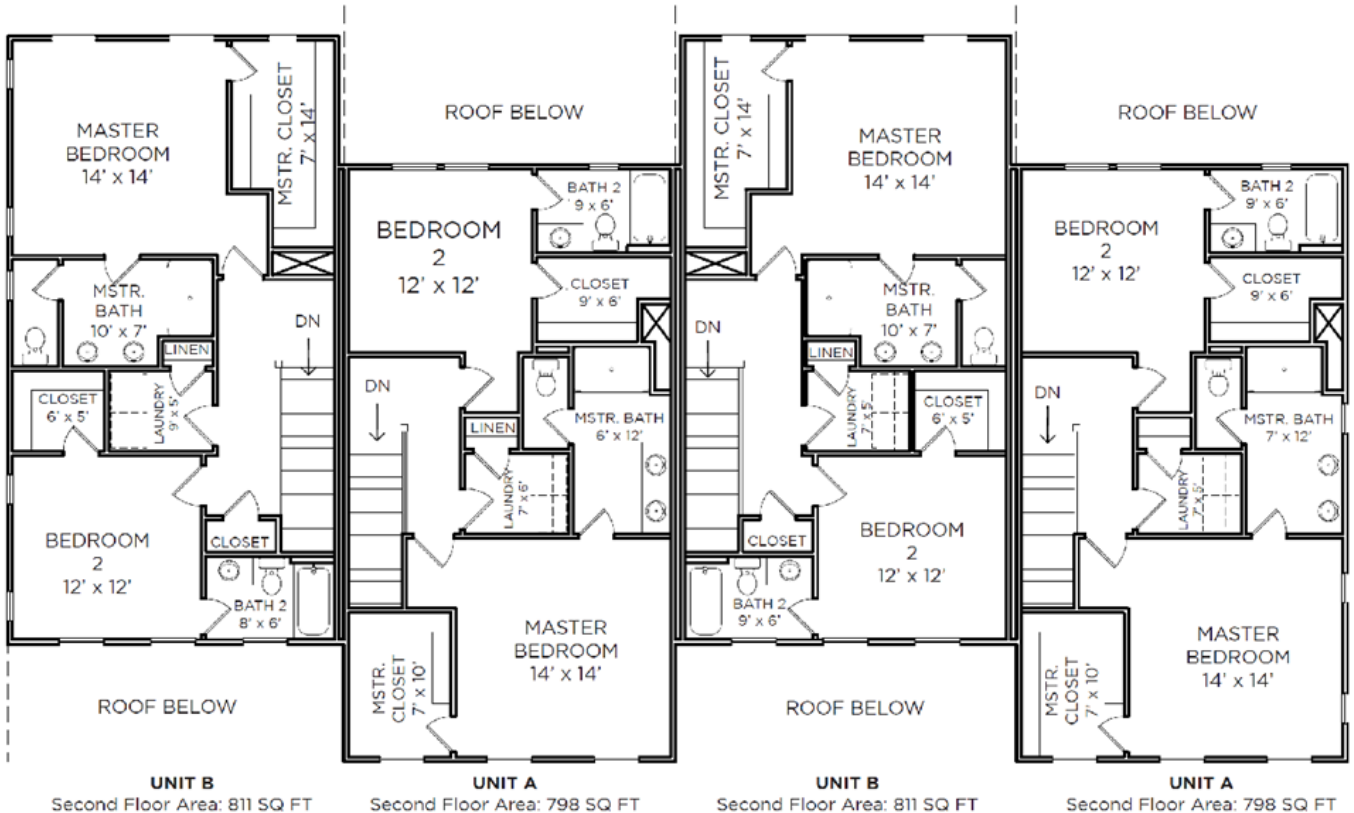
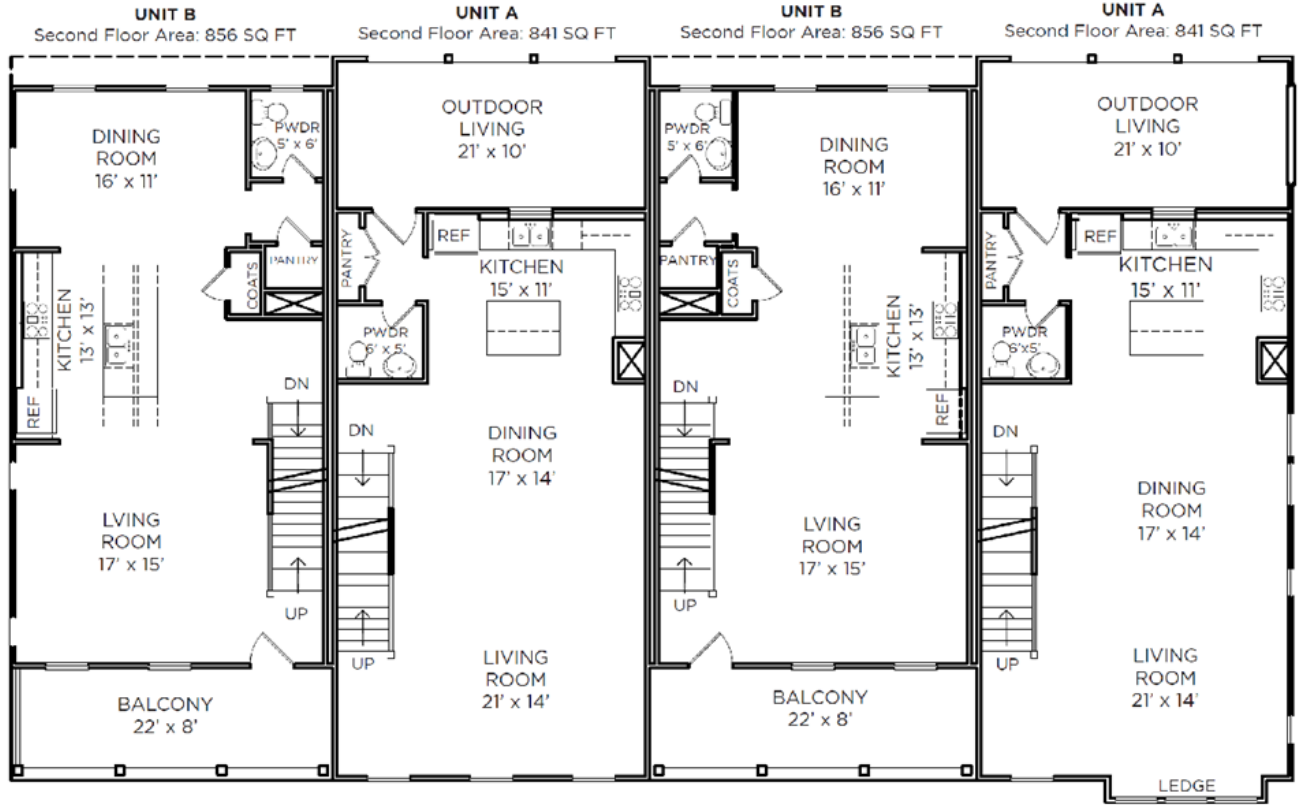


EXHIBIT C

MIDLAND SOUTH CHARACTER EXHIBITS







ORDINANCE NUMBER 21-08

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO
THE UNIFIED DEVELOPMENT ORDINANCE**

This is an Ordinance adding 4.98 +/- acres to Ordinance Number 19-38, as amended (the "Union Square at Grand Junction Planned Unit Development District") amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Common Council enacted Ordinance No. 19-38, the Union Square at Grand Junction Planned Unit Development District (the "Union Square at Grand Junction PUD Ordinance") on October 10, 2019. Ordinance No 19-38 was approved with a favorable recommendation (7-0) and recorded on October 18, 2019.

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2103-PUD-08** requesting an amendment to the Union Square at Grand Junction PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2103-PUD-08** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **recommendation** (____-____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2021;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Union Square at Grand Junction PUD Ordinance, as applicable to the Real Estate. The Unified Development Ordinance and Site/Zoning Map are hereby amended to designate the Real

Estate added to the existing Planned Unit Development District known as the "Union Square at Grand Junction PUD District" (the "District"). The Site Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the Real Estate from LB-H and E1 to Planned Unit Development (PUD).

- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or expressly made inapplicable by this Ordinance.
- 1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. Concept Plans. The Concept Plans, attached hereto as **Exhibit B**, are the most up to date Concept plans of those proposed in the Concept Plan of Ordinance 19-38 and are hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements.

Section 6. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District except as modified below:

6.2 Article 4.7(C) with the following standards added to the Real Estate:

Minimum Building Setbacks	
Fronting Midland Trace Trail, southern property boundary (UDO article 6.8(M), Buffer Yard A	25' setback from edge of trail/15' of which is a landscape buffer (following at minimum Buffer Yard A requirements)

6.2 Article 4.7(F)

Maximum Building Height	
Applies to Union Square, Phase 2, the proposed expanded real estate east of the original site, as noted in Real Estate Exhibit A, "expanded site",	4 story maximum height

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Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 Article 6.3 Architectural Standards: Shall not apply; rather:

- A. Character Exhibit: The “Character Exhibit” attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the most recent intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for downtown Westfield, the development of the Real Estate (site improvements and building elevations will be of a custom design for the Real Estate that will incorporate community feedback received through a public design process undertaken by Old Town Companies in advance of Development Plan Approval.

7.2 Article 6.14 Parking and Loading Standards: Shall apply except as modified or enhanced below:

- A. Article 6.14(G) Off-Street Parking: Article 6.14(G) shall apply except as modified below:
- i. Shared Parking: The shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.
 - ii. Required Spaces: Off-street Parking Spaces shall be 1 space per studio Multi-Family Dwelling Unit and 1.5 spaces per Unit for all other Multi-Family Dwelling Units.
 - iii. Parking Space Requirements: Parking space requirements may be waived by the Plan Commission or Director if determined sufficient parking alternatives are available in the City’s downtown. Parking Space requirements for other uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit.
 - iv. Off-Street Parking: Off-Street Parking shall not be permitted in the Established Front Yard.

Section 8. Severability Clause. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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Section 9. Sunset Clause. To the extent the provisions of this subsection are not in conflict with Indiana Code 36-4-7-4-1109, this Ordinance shall be subject to review and approval by the City Council on January 1st of the 6th full calendar year following the approval of this Ordinance, if at least one (1) Improvement Location Permit within the District has not been issued.

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ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

James J. Edwards

James J. Edwards

James J. Edwards

Jake Gilbert

Jake Gilbert

Jake Gilbert

Scott Frei

Scott Frei

Scott Frei

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Rebecca McGuckin, Old Town Companies, Community Collaborator

I hereby certify that **ORDINANCE 21-08** was delivered to the Mayor of Westfield
on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-08**
this _____ day of _____, 2021.

I hereby VETO **ORDINANCE 21-08**
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Rebecca McGuckin, Old Town Companies, 31 1st St. SW, Carmel, IN
46032, 317-496-7160

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit
Exhibit D	Ordinance 19-38

EXHIBIT A

REAL ESTATE

(Page 1 of 4)

Legal Description

Union Square, original site:

All of Lots 23, 24, 48 and 47 along with part of the 12-foot West Alley and the 16.5-foot Vine Alley adjoining said lots in the Original plat of the Town of Westfield as recorded in Book D, page 121 in the Office of the Recorder of Hamilton County; All of Lots 1, 9, 10, 15, and 16 and the 12 foot alley lying between said lots 1 and 9 in Roberts Addition to Westfield, the plat of which is recorded Book 39, page 433 and part of the Northeast quarter of Section 1, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the northeast corner of said Lot 23; thence South 0 degrees 27 minutes 48 seconds East 330.00 feet along the east line of Lots 23 and 47 to the southwest corner of said Lot 47; thence South 89 degrees 34 minutes 58 seconds West 178.67 feet along the south line Lots 47 and 48 to the east line of Lot 16 in said Roberts Addition; thence South 0 degrees 10 minutes 13 seconds West 4.95 feet along said east line to the southeast corner of said Lot 16; thence South 89 degrees 36 minutes 32 seconds West 324.73 feet along the south line of Lots 16 and 10 to the southwest corner of said Lot 10; thence North 0 degrees 16 minutes 17 seconds West 342.00 feet along the west line of Lots 10, 9 and 1 to the northwest corner of said Lot 1; thence North 89 degrees 36 minutes 32 seconds East 325.31 feet along the north line of said Lot 1 and the south boundary of State Road 32 to the east line of a tract of land described in Instrument 2009043356 in the office of said recorder; thence South 0 degrees 27 minutes 48 seconds East 7.05 feet along said east line to the prolonged north line of said Lot 24; thence North 89 degrees 34 minutes 58 seconds East 177.00 feet along the prolonged north line and the north line of Lots 24 and 23 to the point of beginning and containing 3.9 acres, more or less.

Midland North, expanded site:

A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS, TO-WIT: BEGIN AT A POINT IN THE CENTER OF COOL CREEK, SAID POINT BEING 399.0 FEET SOUTH AND 125.0 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST IN WESTFIELD, HAMILTON COUNTY, STATE OF INDIANA; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER 360.17 FEET TO A POINT IN THE NORTH LINE OF AN OLD CEMETERY; THENCE SOUTHEASTERLY ON AND ALONG THE SAID NORTH LINE 158.3 FEET TO A CORNER POST, SAID POINT BEING 106.5 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF THE CENTRAL INDIANA R.R. AND THE NORTH RIGHT-OF-WAY LINE IS 22.3 FEET NORTH OF THE CENTER OF THE R.R. TRACK; THENCE SOUTH 106.5 FEET TO THE NORTH LINE OF SAID RAILROAD RIGHT-OF-WAY AND CORNER POST AND SAID POINT BEING 278.5 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE EASTERLY ON AND ALONG THE NORTH RIGHT-OF-WAY LINE 199.5 FEET TO A POINT, SAID POINT BEING 290.0 FEET WEST OF

(Page 2 of 4)

Legal Description

THE CENTER OF CHERRY STREET OR COUNTY ROAD RUNNING NORTH AND SOUTH IN THE SAID NORTHWEST QUARTER; THENCE NORTHERLY 150.0 FEET TO A POINT, SAID POINT BEING 172.3 FEET NORTH OF THE CENTER OF SAID R.R. TRACT AND 290.0 FEET WEST OF THE CENTER OF CHERRY STREET OR COUNTY ROAD; THENCE EASTERLY 290.0 FEET TO A POINT, SAID POINT BEING 172.3 FEET NORTH OF THE CENTER OF SAID R.R. TRACT; THENCE NORTHERLY ON AND ALONG THE CENTER OF SAID ROAD 163.9 FEET TO THE INTERSECTION WITH THE CENTER OF COOL CREEK; THENCE RUN NORTHWESTERLY, WESTERLY AND NORTHWESTERLY ON AND ALONG THE CENTERLINE OF SAID COOL CREEK TO THE PLACE OF BEGINNING. CONTAINING 3.3 ACRES, MORE OR LESS.

ALSO:

A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGIN AT A POINT WHERE THE NORTH LINE OF THE RIGHT-OF-WAY OF THE CENTRAL INDIANA RAILROAD CROSSES THE COUNTY ROAD, RUN THENCE WEST 290 FEET, THENCE NORTH 150 FEET, THENCE EAST 290 FEET, THENCE SOUTH 150 FEET TO THE PLACE OF BEGINNING.

ALSO DESCRIBED:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, RUN SOUTH 365 FEET ON AND ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE EAST 768 FEET TO A POINT ON THE SOUTH LINE OF THE ORIGINAL PLAT OF THE TOWN OF WESTFIELD; THENCE SOUTH ON AND ALONG THE CENTERLINE OF A COUNTY ROAD (CHERRY STREET) 565.6 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND WHICH IS WHERE THE NORTH LINE OF THE RIGHT-OF-WAY OF THE CENTRAL INDIANA RAILROAD CROSSES THE SAID COUNTY ROAD; THENCE WEST 290 FEET; THENCE NORTH 150 FEET; THENCE EAST 290 FEET; THENCE SOUTH 150 FEET TO THE PLACE OF BEGINNING. CONTAINING 1 ACRE, MORE OR LESS, IN THE TOWN OF WESTFIELD, HAMILTON COUNTY, INDIANA.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE CITY OF WESTFIELD, INDIANA BY WARRANTY DEEDS RECORDED JUNE 3, 2010 AS DOCUMENTS 2010024355 AND 2010024356.

PARCEL 2:

A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 365 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUN THENCE EAST 125 FEET; THENCE SOUTH 400.5 FEET; THENCE NORTHWESTERLY 133.7 FEET TO A POINT WHICH IS 213 FEET NORTH OF THE NORTH RAIL OF THE CENTRAL INDIANA RAILROAD; THENCE NORTH 353 FEET TO THE PLACE OF BEGINNING, IN HAMILTON COUNTY, INDIANA.

EXCEPT: PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT #89-13713 IN THE PUBLIC RECORDS OF HAMILTON COUNTY, INDIANA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 45 MINUTES 28 SECONDS EAST 618.48 FEET (ASSUMED BEARING) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 16 MINUTES 23 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER 125.00 FEET TO THE EAST LINE OF SAID TRACT AS DESCRIBED IN INSTRUMENT #89-13712; THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS EAST 147.02 FEET ON AND ALONG SAID

(Page 3 of 4)

Legal Description

EAST LINE TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED S0083 ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED RECORD 176, PAGE 219; THENCE NORTH 68 DEGREES 16 MINUTES 32 SECONDS WEST 135.28 FEET ON AND ALONG SAID NORTH LINE TO A P.K. NAIL IN THE WEST LINE OF SAID NORTHWEST QUARTER, SAID P.K. NAIL BEING 213.00 FEET NORTH OF THE NORTH RAIL OF THE CENTRAL INDIANA RAILROAD WHERE IT INTERSECTS THE WEST LINE OF THE SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 45 MINUTES 18 SECONDS WEST 95.36 FEET ON AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING. PARCEL 3: PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT #8913712 IN THE PUBLIC RECORDS OF HAMILTON COUNTY, INDIANA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 45 MINUTES 28 SECONDS EAST 618.48 FEET (ASSUMED BEARING) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 16 MINUTES 23 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER 125.00 FEET TO THE EAST LINE OF SAID TRACT AS DESCRIBED IN INSTRUMENT #8913712; THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS EAST 147.02 FEET ON AND ALONG SAID EAST LINE TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED S0083 ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED RECORD 176, PAGE 219; THENCE NORTH 68 DEGREES 16 MINUTES 32 SECONDS WEST 135.28 FEET ON AND ALONG SAID NORTH LINE TO A P.K. NAIL IN THE WEST LINE OF SAID NORTHWEST QUARTER, SAID P.K. NAIL BEING 213.00 FEET NORTH OF THE NORTH RAIL OF THE CENTRAL INDIANA RAILROAD WHERE IT INTERSECTS THE WEST LINE OF THE SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 45 MINUTES 18 SECONDS WEST 95.36 FEET ON AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING. CONTAINING 15,148.59 SQUARE FEET OR 0.35 ACRE, MORE OR LESS.

EXHIBIT A
REAL ESTATE
(Page 4 of 4)

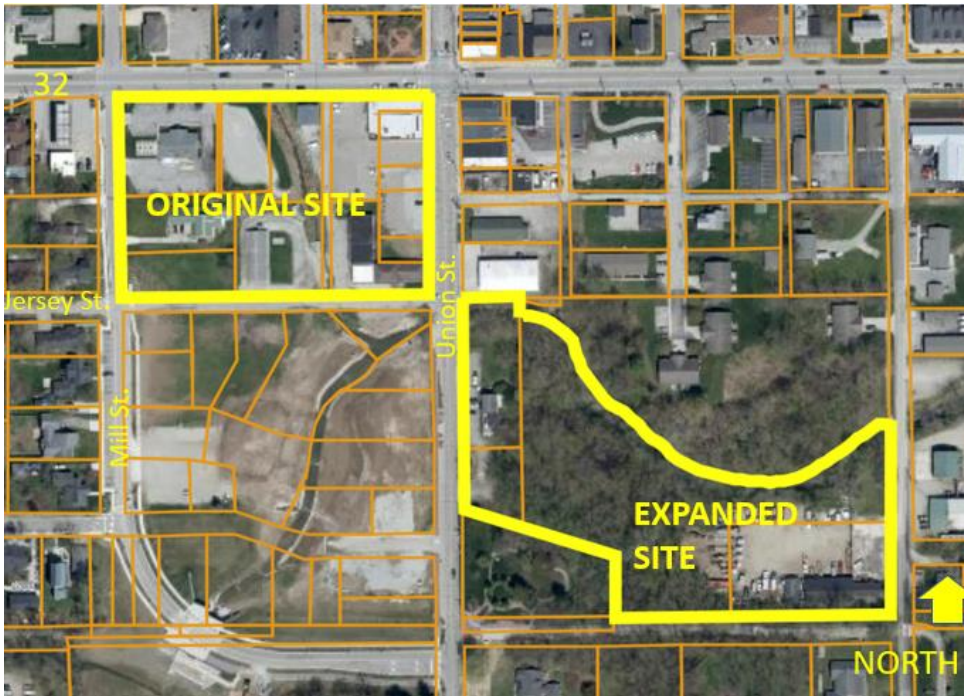


EXHIBIT B
CONCEPT PLAN
(Page 1 of 2)



Conceptual Site Plan - North Midland Site

Scale: 1" = 60' 0" 10'

EXHIBIT B
CONCEPT PLAN
(Page 2 of 2)

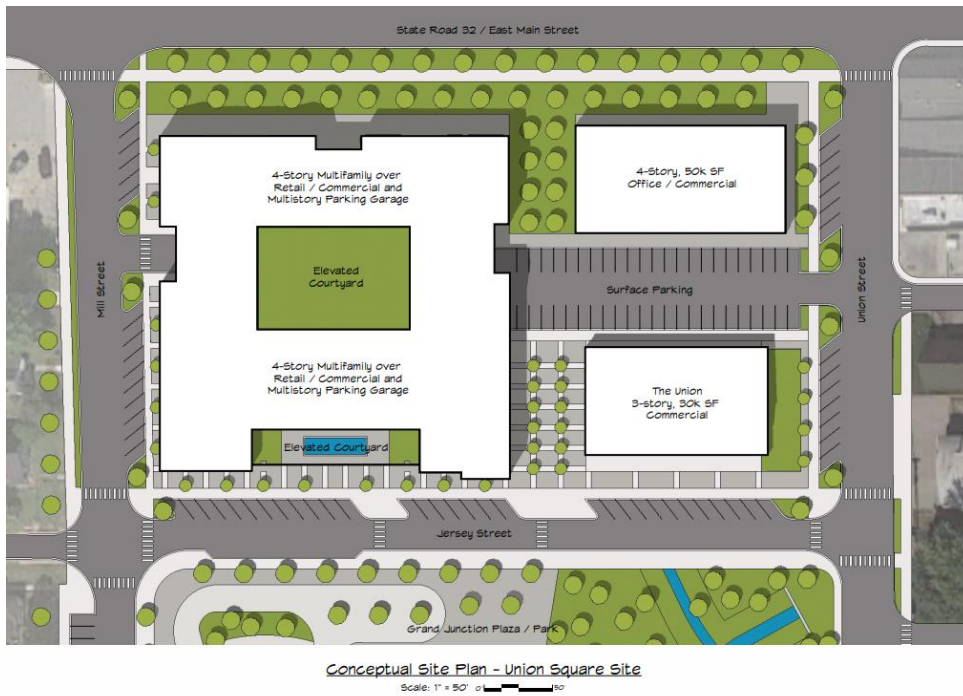


EXHIBIT C
CHARACTER EXHIBIT
(Page 1 of 3)



Please note that the concept images shared here best represent scale of buildings and give one possibility for architectural look and feel.

EXHIBIT C
CHARACTER EXHIBIT
(Page 2 of 3)



EXHIBIT C
CHARACTER EXHIBIT
(Page 3 of 3)



EXHIBIT D
Ordinance 19-38

2019051859 ORDINANCE \$25.00
10/18/2019 10:33:05A 17 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NUMBER 19-38

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO
THE UNIFIED DEVELOPMENT ORDINANCE**

This is a Planned Unit Development District Ordinance (to be known as the "UNION SQUARE AT GRAND JUNCTION PUD DISTRICT") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1909-PUD-28**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1909-PUD-28** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **FAVORABLE** recommendation (9-0 vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on October 8, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "Union Square at Grand Junction PUD District" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

COPY

Union Square at Grand Junction PUD District

Minimum Lot Frontage	No Minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)
Minimum Building Setback	
Front Yard	0'
Side Yard / Building Separation	0'
Rear Yard	0'
Minimum Building Height	Two (2) Stories
Maximum Building Height	No Maximum

Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 **Article 6.3 Architectural Standards:** Shall not apply; rather:

- A. **Character Exhibit:** The "Character Exhibit" attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for downtown Westfield, the development of the Real Estate (site improvements and building elevations) will be of a custom design for the Real Estate that will incorporate community feedback received through a public design process undertaken by Old Town Companies in advance of Development Plan Approval.
- B. **Mechanical / Utility Meter Screening:** All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be located on the building's Front Façade. Clustering of Mechanical Equipment is encouraged.
- C. **External Wall Protrusions:** Gutters, downspouts, vents and other external wall protrusions shall be visually integrated with the architectural style of structure. The color shall be selected to complement or be consistent with the building materials.

7.2 **Article 6.8 Landscaping Standards:** Shall not apply, rather, the plantings will be as shown on the Detailed Development Plan and Overall Development Plan.

- A. **Foundation Plantings:** Article 6.8(L) Foundation Plantings shall apply; however, planters with flowers located at the base of a building or attached to a façade shall be counted to meet the requirement.

7.3 **Article 6.14 Parking and Loading Standards:** Shall apply except as modified or

enhanced below:

- A. On-Street parking: On-Street Parking is contemplated along Jersey Street, Mill Street, and Union Street; however, any on-street parking shall be subject to final engineering and approval by the Department of Public Works.
- B. Article 6.14(C) Loading Berths: Article 6.14(C) shall not apply.
- C. Article 6.14(G) Off-Street Parking: Article 6.14(G) shall apply except as modified below:
 - i. Shared Parking: The shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.
 - ii. Required Spaces: Off-street Parking Spaces shall be 1.5 spaces per Multi-Family Dwelling Unit.
 - iii. Off-Street Parking: Off-Street Parking shall not be permitted in the Established Front Yard.

Section 8. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District.

- 8.1 Article 8.6 Open Space and Amenity Standards: Shall not apply.
- 8.2 Article 8.9 Street and Right-of-Way Standards: Shall apply, however, no dedication of Right-of-Way shall be required.

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Union Square at Grand Junction PUD District

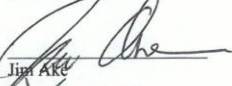
ALL OF WHICH IS ORDAINED/RESOLVED THIS 14th DAY OF Oct, 2019.

WESTFIELD CITY COUNCIL

Voting For

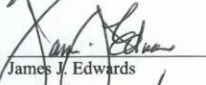
Voting Against

Abstain


Jim Ake

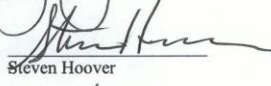
Jim Ake

Jim Ake


James J. Edwards

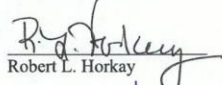
James J. Edwards

James J. Edwards


Steven Hoover

Steven Hoover

Steven Hoover


Robert L. Horkay

Robert L. Horkay

Robert L. Horkay


Mark F. Keen

Mark F. Keen

Mark F. Keen


Charles Lehman

Charles Lehman

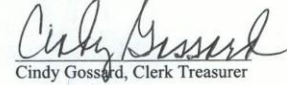
Charles Lehman


Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:


Cindy Gossard, Clerk Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jon C. Dobosiewicz

Union Square at Grand Junction PUD District

I hereby certify that **ORDINANCE 19-38** was delivered to the Mayor of Westfield

on the 15th day of Oct, 2019, at 10:30A m.

Cindy Goscard
Cindy Goscard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-38**

this 16th day of Oct, 2019.

J. Andrew Cook
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-38**

this ____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz;
Nelson & Frankenberger, LLC
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

- | | |
|-----------|---------------------------------|
| Exhibit A | Real Estate (Legal Description) |
| Exhibit B | Concept Plan |
| Exhibit C | Character Exhibit |

EXHIBIT A

REAL ESTATE

Page 1 of 2

Legal Description

All of Lots 23, 24, 48 and 47 along with part of the 12-foot West Alley and the 16.5-foot Vine Alley adjoining said lots in the Original plat of the Town of Westfield as recorded in Book D, page 121 in the Office of the Recorder of Hamilton County; All of Lots 1, 9, 10, 15, and 16 and the 12 foot alley lying between said lots 1 and 9 in Roberts Addition to Westfield, the plat of which is recorded Book 39, page 433 and part of the Northeast quarter of Section 1, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the northeast corner of said Lot 23; thence South 0 degrees 27 minutes 48 seconds East 330.00 feet along the east line of Lots 23 and 47 to the southwest corner of said Lot 47; thence South 89 degrees 34 minutes 58 seconds West 178.67 feet along the south line Lots 47 and 48 to the east line of Lot 16 in said Roberts Addition; thence South 0 degrees 10 minutes 13 seconds West 4.95 feet along said east line to the southeast corner of said Lot 16; thence South 89 degrees 36 minutes 32 seconds West 324.73 feet along the south line of Lots 16 and 10 to the southwest corner of said Lot 10; thence North 0 degrees 16 minutes 17 seconds West 342.00 feet along the west line of Lots 10, 9 and 1 to the northwest corner of said Lot 1; thence North 89 degrees 36 minutes 32 seconds East 325.31 feet along the north line of said Lot 1 and the south boundary of State Road 32 to the east line of a tract of land described in Instrument 2009043356 in the office of said recorder; thence South 0 degrees 27 minutes 48 seconds East 7.05 feet along said east line to the prolonged north line of said Lot 24; thence North 89 degrees 34 minutes 58 seconds East 177.00 feet along the prolonged north line and the north line of Lots 24 and 23 to the point of beginning and containing 3.9 acres, more or less.

EXHIBIT A
REAL ESTATE
Page 2 of 2



EXHIBIT B
CONCEPT PLAN
(Page 1 of 3)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Community Development under Docket Number 1909-PUD-28.

Union Square at Grand Junction PUD District

EXHIBIT B
CONCEPT PLAN
(Page 2 of 3)



Union Square at Grand Junction PUD District

EXHIBIT B
CONCEPT PLAN
(Page 3 of 3)

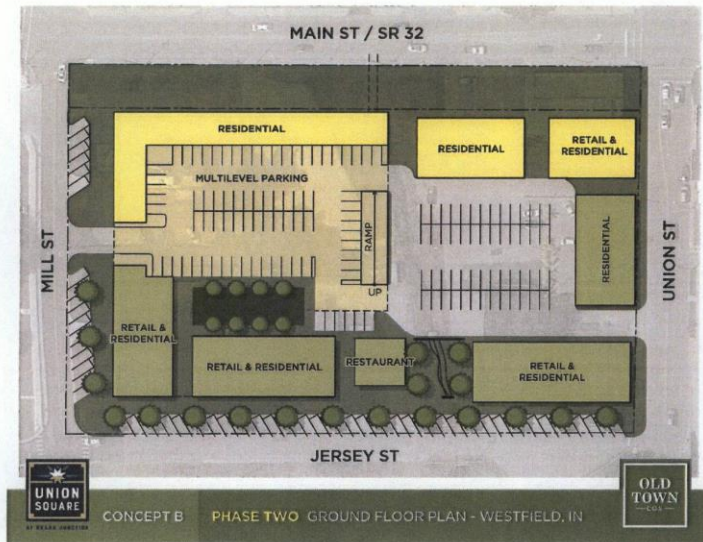


EXHIBIT C
CHARACTER EXHIBIT
(Page 1 of 5)



EXHIBIT C
CHARACTER EXHIBIT
(Page 2 of 5)

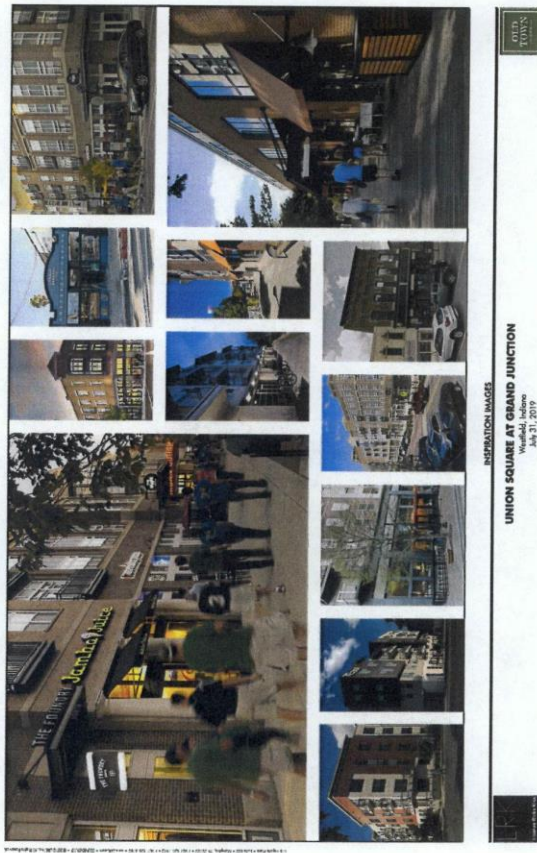


EXHIBIT C
CHARACTER EXHIBIT
(Page 3 of 5)

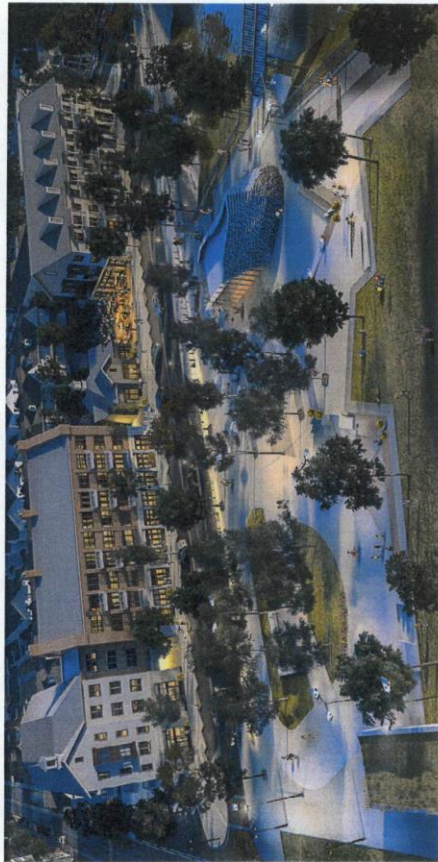


EXHIBIT C
CHARACTER EXHIBIT
(Page 4 of 5)



SITE MASSING

UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019



SITE MASSING

UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019



EXHIBIT C
CHARACTER EXHIBIT
(Page 5 of 5)



SITE ASSUMPTIONS
UNION SQUARE AT GRAND JUNCTION
Workfile: rdenc
July 31, 2019



SITE ASSUMPTIONS
UNION SQUARE AT GRAND JUNCTION
Workfile: rdenc
July 31, 2019

ORDINANCE NUMBER 21-08

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO
THE UNIFIED DEVELOPMENT ORDINANCE**

This is an Ordinance adding 4.98 +/- acres to Ordinance Number 19-38, as amended (the "Union Square at Grand Junction Planned Unit Development District") amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Common Council enacted Ordinance No. 19-38, the Union Square at Grand Junction Planned Unit Development District (the "Union Square at Grand Junction PUD Ordinance") on October 10, 2019. Ordinance No 19-38 was approved with a favorable recommendation (7-0) and recorded on October 18, 2019.

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2103-PUD-08** requesting an amendment to the Union Square at Grand Junction PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2103-PUD-08** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable recommendation (8-0)** in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2021;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Union Square at Grand Junction PUD Ordinance, as applicable to the Real Estate. The Unified Development Ordinance and Site/Zoning Map are hereby amended to designate the Real

Estate added to the existing Planned Unit Development District known as the "**Union Square at Grand Junction PUD District**" (the "District"). The Site Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the Real Estate from LB-H and E1 to Planned Unit Development (PUD).

- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or expressly made inapplicable by this Ordinance.
- 1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. Concept Plans. The Concept Plans, attached hereto as **Exhibit B**, are the most up to date Concept plans of those proposed in the Concept Plan of Ordinance 19-38 and are hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements.

Section 6. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District except as modified below:

6.2 Article 4.7(C) with the following standards added to the Real Estate:

Minimum Building Setbacks	
Fronting Midland Trace Trail, southern property boundary (UDO article 6.8(M), Buffer Yard A	25' setback from edge of trail/15' of which is a landscape buffer (following at minimum Buffer Yard A requirements)

6.2 Article 4.7(F)

Maximum Building Height	
Applies to Union Square, Phase 2, the proposed expanded real estate east of the original site, as noted in Real Estate Exhibit A, "expanded site"	4 story maximum height

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 Article 6.3 Architectural Standards: Shall not apply; rather:

- A. Character Exhibit: The “Character Exhibit” attached hereto as **Exhibit C,** is hereby incorporated as a compilation of images designed to capture the most recent intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for downtown Westfield, the development of the Real Estate (site improvements and building elevations will be of a custom design for the Real Estate that will incorporate community feedback received through a public design process undertaken by Old Town Companies in advance of Development Plan Approval.

7.2 Article 6.14 Parking and Loading Standards: Shall apply except as modified or enhanced below:

- A. Article 6.14(G) Off-Street Parking: Article 6.14(G) shall apply except as modified below:
 - i. Shared Parking: The shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.
 - ii. Required Spaces: Off-street Parking Spaces shall be 1 space per studio Multi-Family Dwelling Unit and 1.5 spaces per Unit for all other Multi-Family Dwelling Units.
 - iii. Parking Space Requirements: Parking space requirements may be waived by the Plan Commission or Director if determined sufficient parking alternatives are available in the City’s downtown. Parking Space requirements for other uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit.
 - iv. Off-Street Parking: Off-Street Parking shall not be permitted in the Established Front Yard.

Section 8. Severability Clause. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

Section 9. Sunset Clause. To the extent the provisions of this subsection are not in conflict with Indiana Code 36-4-7-4-1109, this Ordinance shall be subject to review and approval by the City Council on January 1st of the 6th full calendar year following the approval of this Ordinance, if at least one (1) Improvement Location Permit within the District has not been issued.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS__ DAY OF_____, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

James J. Edwards

James J. Edwards

James J. Edwards

Jake Gilbert

Jake Gilbert

Jake Gilbert

Scott Frei

Scott Frei

Scott Frei

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Rebecca McGuckin, Old Town Companies, Community Collaborator

I hereby certify that **ORDINANCE 21-08** was delivered to the Mayor of Westfield

on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-08**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-08**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

This document prepared by: Rebecca McGuckin, Old Town Companies, 31 1st St. SW, Carmel, IN 46032, 317-496-7160

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit
Exhibit D	Ordinance 19-38

EXHIBIT A

REAL ESTATE

(Page 1 of 4)

Legal Description

Union Square, original site:

All of Lots 23, 24, 48 and 47 along with part of the 12-foot West Alley and the 16.5-foot Vine Alley adjoining said lots in the Original plat of the Town of Westfield as recorded in Book D, page 121 in the Office of the Recorder of Hamilton County; All of Lots 1, 9, 10, 15, and 16 and the 12 foot alley lying between said lots 1 and 9 in Roberts Addition to Westfield, the plat of which is recorded Book 39, page 433 and part of the Northeast quarter of Section 1, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the northeast corner of said Lot 23; thence South 0 degrees 27 minutes 48 seconds East 330.00 feet along the east line of Lots 23 and 47 to the southwest corner of said Lot 47; thence South 89 degrees 34 minutes 58 seconds West 178.67 feet along the south line Lots 47 and 48 to the east line of Lot 16 in said Roberts Addition; thence South 0 degrees 10 minutes 13 seconds West 4.95 feet along said east line to the southeast corner of said Lot 16; thence South 89 degrees 36 minutes 32 seconds West 324.73 feet along the south line of Lots 16 and 10 to the southwest corner of said Lot 10; thence North 0 degrees 16 minutes 17 seconds West 342.00 feet along the west line of Lots 10, 9 and 1 to the northwest corner of said Lot 1; thence North 89 degrees 36 minutes 32 seconds East 325.31 feet along the north line of said Lot 1 and the south boundary of State Road 32 to the east line of a tract of land described in Instrument 2009043356 in the office of said recorder; thence South 0 degrees 27 minutes 48 seconds East 7.05 feet along said east line to the prolonged north line of said Lot 24; thence North 89 degrees 34 minutes 58 seconds East 177.00 feet along the prolonged north line and the north line of Lots 24 and 23 to the point of beginning and containing 3.9 acres, more or less.

Midland North, expanded site:

A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS, TO-WIT: BEGIN AT A POINT IN THE CENTER OF COOL CREEK, SAID POINT BEING 399.0 FEET SOUTH AND 125.0 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST IN WESTFIELD, HAMILTON COUNTY, STATE OF INDIANA; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER 360.17 FEET TO A POINT IN THE NORTH LINE OF AN OLD CEMETERY; THENCE SOUTHEASTERLY ON AND ALONG THE SAID NORTH LINE 158.3 FEET TO A CORNER POST, SAID POINT BEING 106.5 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF THE CENTRAL INDIANA R.R. AND THE NORTH RIGHT-OF-WAY LINE IS 22.3 FEET NORTH OF THE CENTER OF THE R.R. TRACK; THENCE SOUTH 106.5 FEET TO THE NORTH LINE OF SAID RAILROAD RIGHT-OF-WAY AND CORNER POST AND SAID POINT BEING 278.5 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE EASTERLY ON AND ALONG THE NORTH RIGHT-OF-WAY LINE 199.5 FEET TO A POINT, SAID POINT BEING 290.0 FEET WEST OF

(Page 2 of 4)

Legal Description

THE CENTER OF CHERRY STREET OR COUNTY ROAD RUNNING NORTH AND SOUTH IN THE SAID NORTHWEST QUARTER; THENCE NORTHERLY 150.0 FEET TO A POINT, SAID POINT BEING 172.3 FEET NORTH OF THE CENTER OF SAID R.R TRACT AND 290.0 FEET WEST OF THE CENTER OF CHERRY STREET OR COUNTY ROAD; THENCE EASTERLY 290.0 FEET TO A POINT, SAID POINT BEING 172.3 FEET NORTH OF THE CENTER OF SAID R.R. TRACT; THENCE NORTHERLY ON AND ALONG THE CENTER OF SAID ROAD 163.9 FEET TO THE INTERSECTION WITH THE CENTER OF COOL CREEK; THENCE RUN NORTHWESTERLY, WESTERLY AND NORTHWESTERLY ON AND ALONG THE CENTERLINE OF SAID COOL CREEK TO THE PLACE OF BEGINNING. CONTAINING 3.3 ACRES, MORE OR LESS.

ALSO:

A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGIN AT A POINT WHERE THE NORTH LINE OF THE RIGHT-OF-WAY OF THE CENTRAL INDIANA RAILROAD CROSSES THE COUNTY ROAD, RUN THENCE WEST 290 FEET, THENCE NORTH 150 FEET, THENCE EAST 290 FEET, THENCE SOUTH 150 FEET TO THE PLACE OF BEGINNING.

ALSO DESCRIBED:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, RUN SOUTH 365 FEET ON AND ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE EAST 768 FEET TO A POINT ON THE SOUTH LINE OF THE ORIGINAL PLAT OF THE TOWN OF WESTFIELD; THENCE SOUTH ON AND ALONG THE CENTERLINE OF A COUNTY ROAD (CHERRY STREET) 565.6 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND WHICH IS WHERE THE NORTH LINE OF THE RIGHT-OF-WAY OF THE CENTRAL INDIANA RAILROAD CROSSES THE SAID COUNTY ROAD; THENCE WEST 290 FEET; THENCE NORTH 150 FEET; THENCE EAST 290 FEET; THENCE SOUTH 150 FEET TO THE PLACE OF BEGINNING. CONTAINING 1 ACRE, MORE OR LESS, IN THE TOWN OF WESTFIELD, HAMILTON COUNTY, INDIANA.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE CITY OF WESTFIELD, INDIANA BY WARRANTY DEEDS RECORDED JUNE 3, 2010 AS DOCUMENTS 2010024355 AND 2010024356.

PARCEL 2:

A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 365 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUN THENCE EAST 125 FEET; THENCE SOUTH 400.5 FEET; THENCE NORTHWESTERLY 133.7 FEET TO A POINT WHICH IS 213 FEET NORTH OF THE NORTH RAIL OF THE CENTRAL INDIANA RAILROAD; THENCE NORTH 353 FEET TO THE PLACE OF BEGINNING, IN HAMILTON COUNTY, INDIANA.

EXCEPT: PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT #89-13713 IN THE PUBLIC RECORDS OF HAMILTON COUNTY, INDIANA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 45 MINUTES 28 SECONDS EAST 618.48 FEET (ASSUMED BEARING) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 16 MINUTES 23 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER 125.00 FEET TO THE EAST LINE OF SAID TRACT AS DESCRIBED IN INSTRUMENT #89-13712; THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS EAST 147.02 FEET ON AND ALONG SAID

(Page 3 of 4)

Legal Description

EAST LINE TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED S0083 ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED RECORD 176, PAGE 219; THENCE NORTH 68 DEGREES 16 MINUTES 32 SECONDS WEST 135.28 FEET ON AND ALONG SAID NORTH LINE TO A P.K. NAIL IN THE WEST LINE OF SAID NORTHWEST QUARTER, SAID P.K. NAIL BEING 213.00 FEET NORTH OF THE NORTH RAIL OF THE CENTRAL INDIANA RAILROAD WHERE IT INTERSECTS THE WEST LINE OF THE SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 45 MINUTES 18 SECONDS WEST 95.36 FEET ON AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING. PARCEL 3: PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT #8913712 IN THE PUBLIC RECORDS OF HAMILTON COUNTY, INDIANA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 45 MINUTES 28 SECONDS EAST 618.48 FEET (ASSUMED BEARING) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 16 MINUTES 23 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER 125.00 FEET TO THE EAST LINE OF SAID TRACT AS DESCRIBED IN INSTRUMENT #8913712; THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS EAST 147.02 FEET ON AND ALONG SAID EAST LINE TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED S0083 ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED RECORD 176, PAGE 219; THENCE NORTH 68 DEGREES 16 MINUTES 32 SECONDS WEST 135.28 FEET ON AND ALONG SAID NORTH LINE TO A P.K. NAIL IN THE WEST LINE OF SAID NORTHWEST QUARTER, SAID P.K. NAIL BEING 213.00 FEET NORTH OF THE NORTH RAIL OF THE CENTRAL INDIANA RAILROAD WHERE IT INTERSECTS THE WEST LINE OF THE SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 45 MINUTES 18 SECONDS WEST 95.36 FEET ON AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING. CONTAINING 15,148.59 SQUARE FEET OR 0.35 ACRE, MORE OR LESS.

EXHIBIT A
REAL ESTATE
(Page 4 of 4)

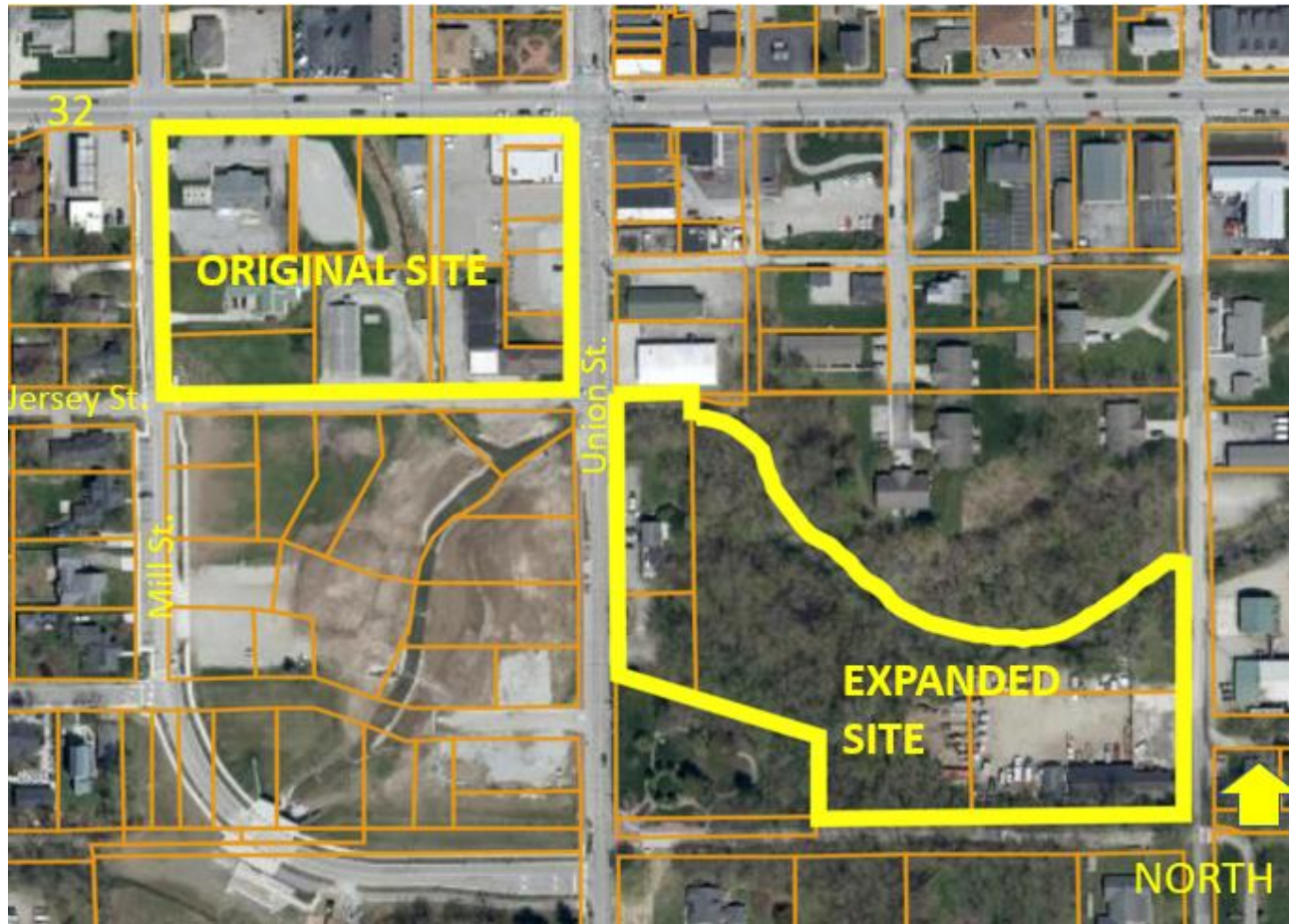


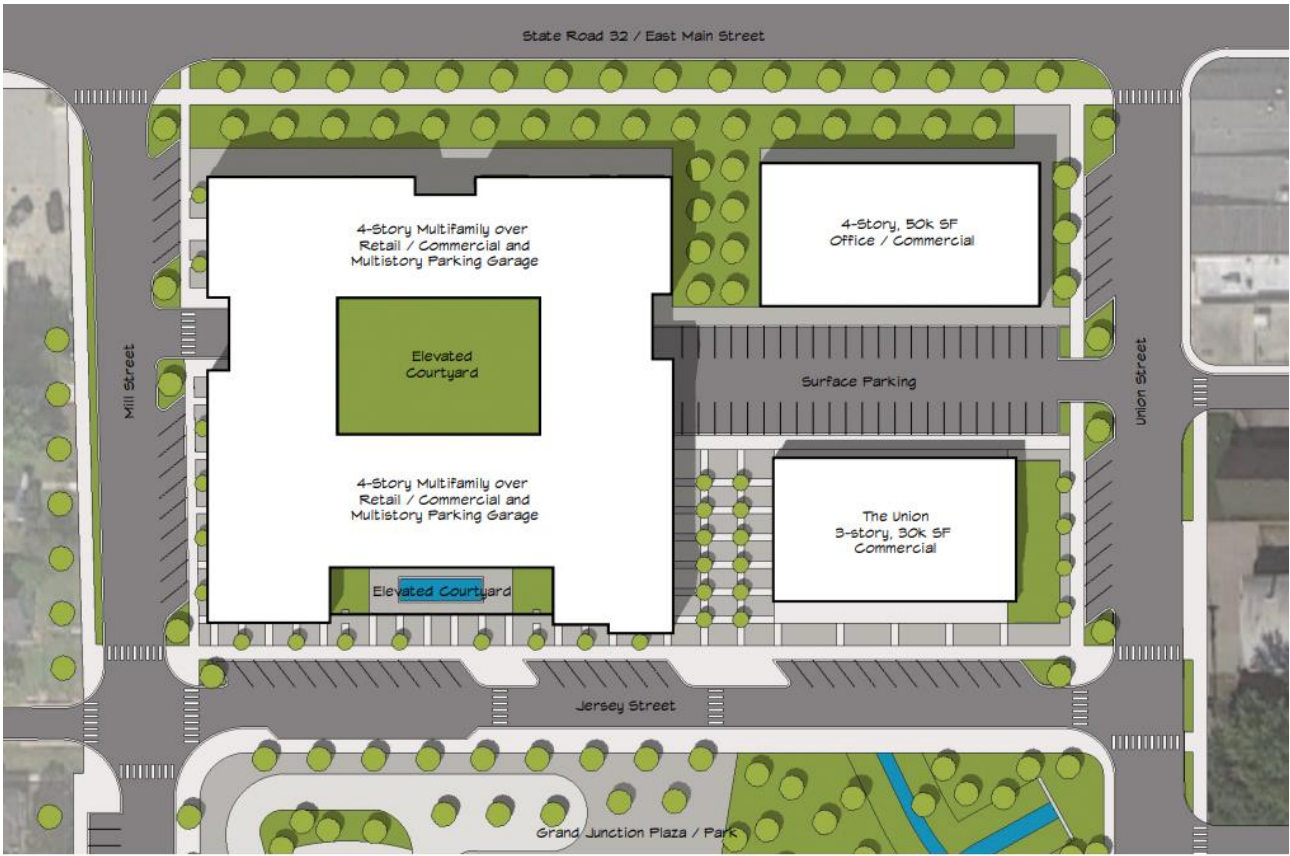
EXHIBIT B
CONCEPT PLAN
(Page 1 of 2)



Conceptual Site Plan - North Midland Site

Scale: 1" = 60' 0" 

EXHIBIT B
CONCEPT PLAN
(Page 2 of 2)



Conceptual Site Plan - Union Square Site
Scale: 1" = 50' 0"

EXHIBIT C
CHARACTER EXHIBIT
(Page 1 of 3)



Please note that the concept images shared here best represent scale of buildings and give one possibility for architectural look and feel.

EXHIBIT C
CHARACTER EXHIBIT
(Page 2 of 3)



EXHIBIT C
CHARACTER EXHIBIT
(Page 3 of 3)



EXHIBIT D
Ordinance 19-38

2019051859 ORDINANCE \$25.00
10/18/2019 10:33:05A 17 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NUMBER 19-38

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO
THE UNIFIED DEVELOPMENT ORDINANCE**

This is a Planned Unit Development District Ordinance (to be known as the "**UNION SQUARE AT GRAND JUNCTION PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1909-PUD-28**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1909-PUD-28** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **FAVORABLE** recommendation (9-0 vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on October 8, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Union Square at Grand Junction PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

COPY

Minimum Lot Frontage	No Minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)
Minimum Building Setback	
Front Yard	0'
Side Yard / Building Separation	0'
Rear Yard	0'
Minimum Building Height	Two (2) Stories
Maximum Building Height	No Maximum

Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 **Article 6.3 Architectural Standards:** Shall not apply; rather:

- A. **Character Exhibit:** The "Character Exhibit" attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for downtown Westfield, the development of the Real Estate (site improvements and building elevations) will be of a custom design for the Real Estate that will incorporate community feedback received through a public design process undertaken by Old Town Companies in advance of Development Plan Approval.
- B. **Mechanical / Utility Meter Screening:** All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be located on the building's Front Façade. Clustering of Mechanical Equipment is encouraged.
- C. **External Wall Protrusions:** Gutters, downspouts, vents and other external wall protrusions shall be visually integrated with the architectural style of structure. The color shall be selected to complement or be consistent with the building materials.

7.2 **Article 6.8 Landscaping Standards:** Shall not apply, rather, the plantings will be as shown on the Detailed Development Plan and Overall Development Plan.

- A. **Foundation Plantings:** Article 6.8(L) Foundation Plantings shall apply; however, planters with flowers located at the base of a building or attached to a façade shall be counted to meet the requirement.

7.3 **Article 6.14 Parking and Loading Standards:** Shall apply except as modified or

enhanced below:

- A. On-Street parking: On-Street Parking is contemplated along Jersey Street, Mill Street, and Union Street; however, any on-street parking shall be subject to final engineering and approval by the Department of Public Works.
- B. Article 6.14(C) Loading Berths: Article 6.14(C) shall not apply.
- C. Article 6.14(G) Off-Street Parking: Article 6.14(G) shall apply except as modified below:
 - i. Shared Parking: The shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.
 - ii. Required Spaces: Off-street Parking Spaces shall be 1.5 spaces per Multi-Family Dwelling Unit.
 - iii. Off-Street Parking: Off-Street Parking shall not be permitted in the Established Front Yard.

Section 8. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District.

- 8.1 Article 8.6 Open Space and Amenity Standards: Shall not apply.
- 8.2 Article 8.9 Street and Right-of-Way Standards: Shall apply, however, no dedication of Right-of-Way shall be required.

[Remainder of page intentionally left blank, signature page follows]

Union Square at Grand Junction PUD District

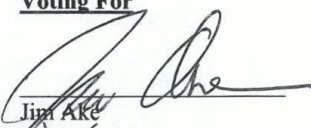
ALL OF WHICH IS ORDAINED/RESOLVED THIS 14th DAY OF Oct, 2019.

WESTFIELD CITY COUNCIL

Voting For

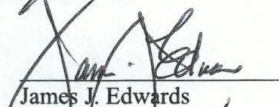
Voting Against

Abstain


Jim Ake

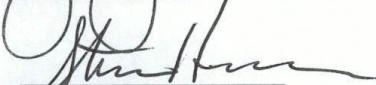
Jim Ake

Jim Ake


James J. Edwards

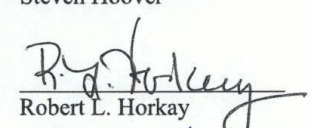
James J. Edwards

James J. Edwards


Steven Hoover

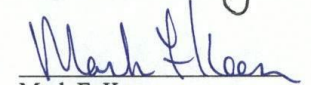
Steven Hoover

Steven Hoover


Robert L. Horkay

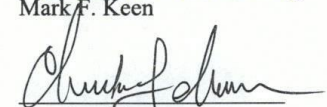
Robert L. Horkay

Robert L. Horkay


Mark F. Keen

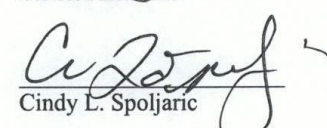
Mark F. Keen

Mark F. Keen


Charles Lehman

Charles Lehman

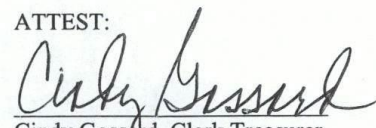
Charles Lehman


Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:


Cindy Gossard, Clerk Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jon C. Dobosiewicz

Union Square at Grand Junction PUD District

I hereby certify that **ORDINANCE 19-38** was delivered to the Mayor of Westfield

on the 15th day of Oct, 2019, at 10:30A m.

Cindy Goscard
Cindy Goscard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-38**

this 16th day of Oct, 2019.

J. Andrew Cook
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-38**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz;
Nelson & Frankenberger, LLC
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit

EXHIBIT A
REAL ESTATE
Page 1 of 2
Legal Description

All of Lots 23, 24, 48 and 47 along with part of the 12-foot West Alley and the 16.5-foot Vine Alley adjoining said lots in the Original plat of the Town of Westfield as recorded in Book D, page 121 in the Office of the Recorder of Hamilton County; All of Lots 1, 9, 10, 15, and 16 and the 12 foot alley lying between said lots 1 and 9 in Roberts Addition to Westfield, the plat of which is recorded Book 39, page 433 and part of the Northeast quarter of Section 1, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the northeast corner of said Lot 23; thence South 0 degrees 27 minutes 48 seconds East 330.00 feet along the east line of Lots 23 and 47 to the southwest corner of said Lot 47; thence South 89 degrees 34 minutes 58 seconds West 178.67 feet along the south line Lots 47 and 48 to the east line of Lot 16 in said Roberts Addition; thence South 0 degrees 10 minutes 13 seconds West 4.95 feet along said east line to the southeast corner of said Lot 16; thence South 89 degrees 36 minutes 32 seconds West 324.73 feet along the south line of Lots 16 and 10 to the southwest corner of said Lot 10; thence North 0 degrees 16 minutes 17 seconds West 342.00 feet along the west line of Lots 10, 9 and 1 to the northwest corner of said Lot 1; thence North 89 degrees 36 minutes 32 seconds East 325.31 feet along the north line of said Lot 1 and the south boundary of State Road 32 to the east line of a tract of land described in Instrument 2009043356 in the office of said recorder; thence South 0 degrees 27 minutes 48 seconds East 7.05 feet along said east line to the prolonged north line of said Lot 24; thence North 89 degrees 34 minutes 58 seconds East 177.00 feet along the prolonged north line and the north line of Lots 24 and 23 to the point of beginning and containing 3.9 acres, more or less.

EXHIBIT A
REAL ESTATE
Page 2 of 2

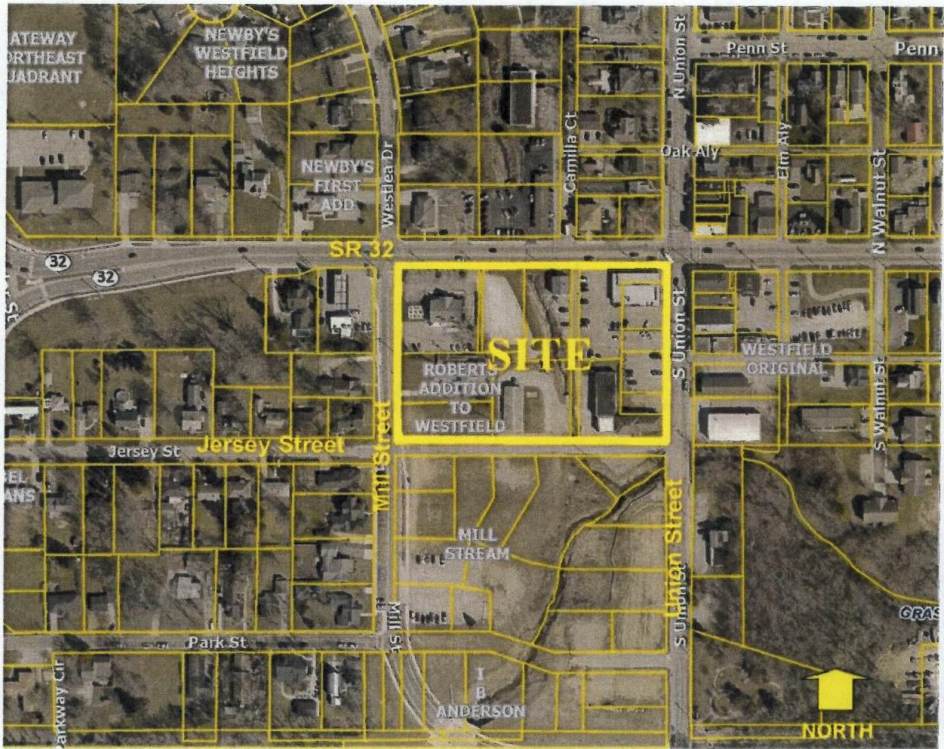
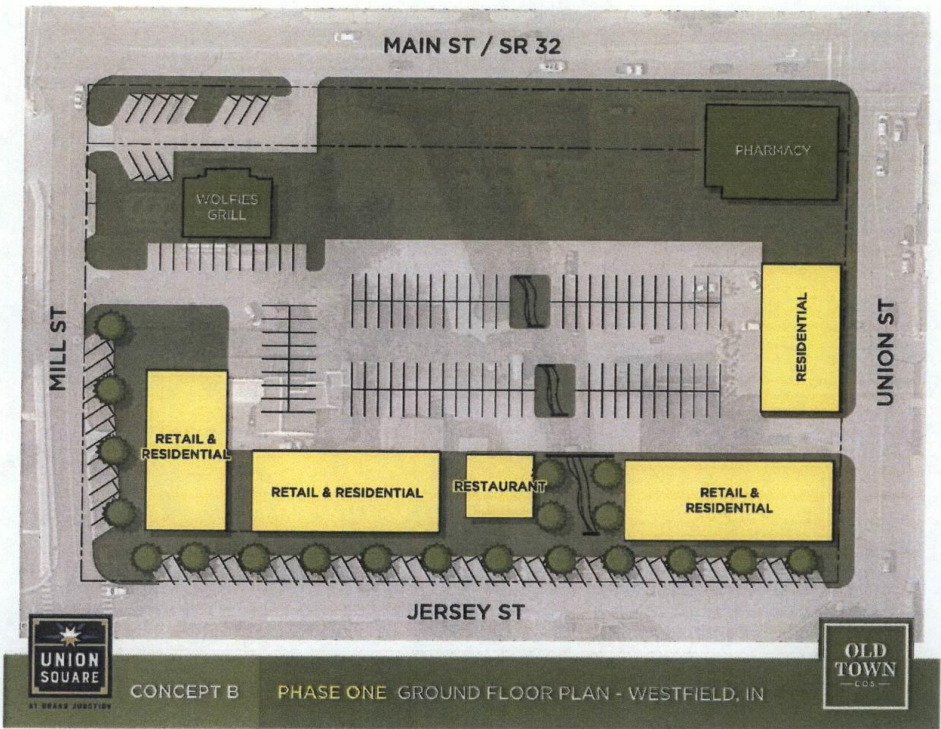


EXHIBIT B
CONCEPT PLAN
(Page 1 of 3)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Community Development under Docket Number 1909-PUD-28.

EXHIBIT B
CONCEPT PLAN
(Page 2 of 3)

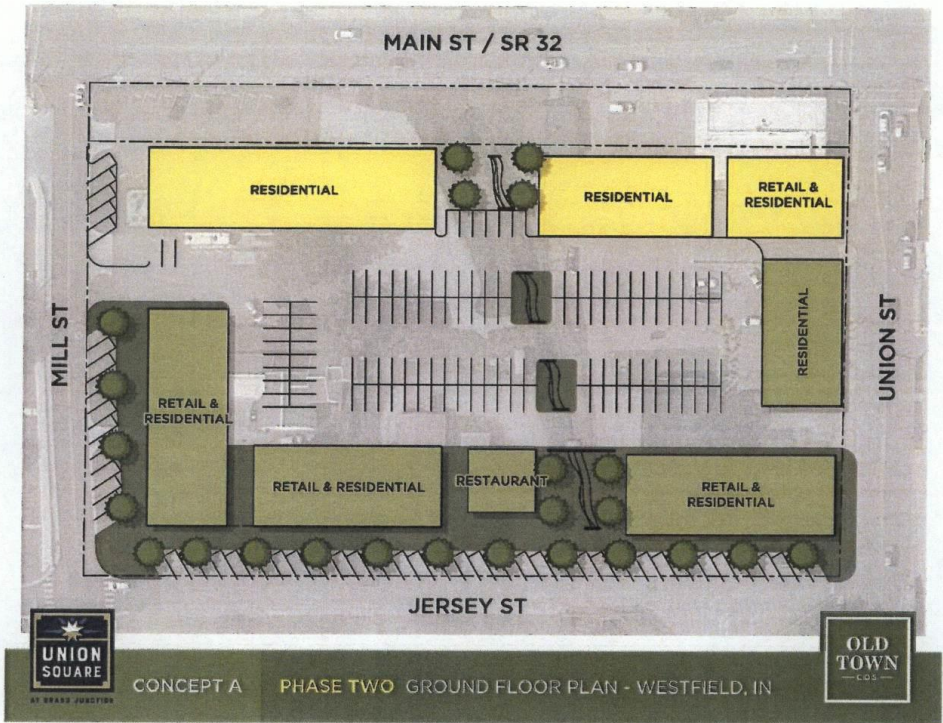


EXHIBIT B
CONCEPT PLAN
(Page 3 of 3)

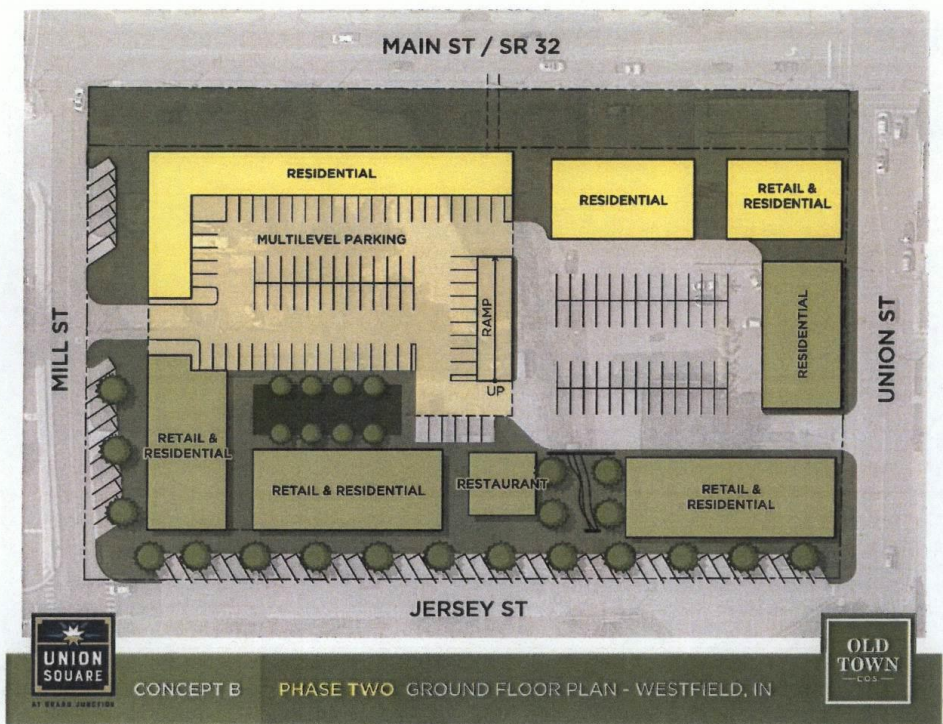
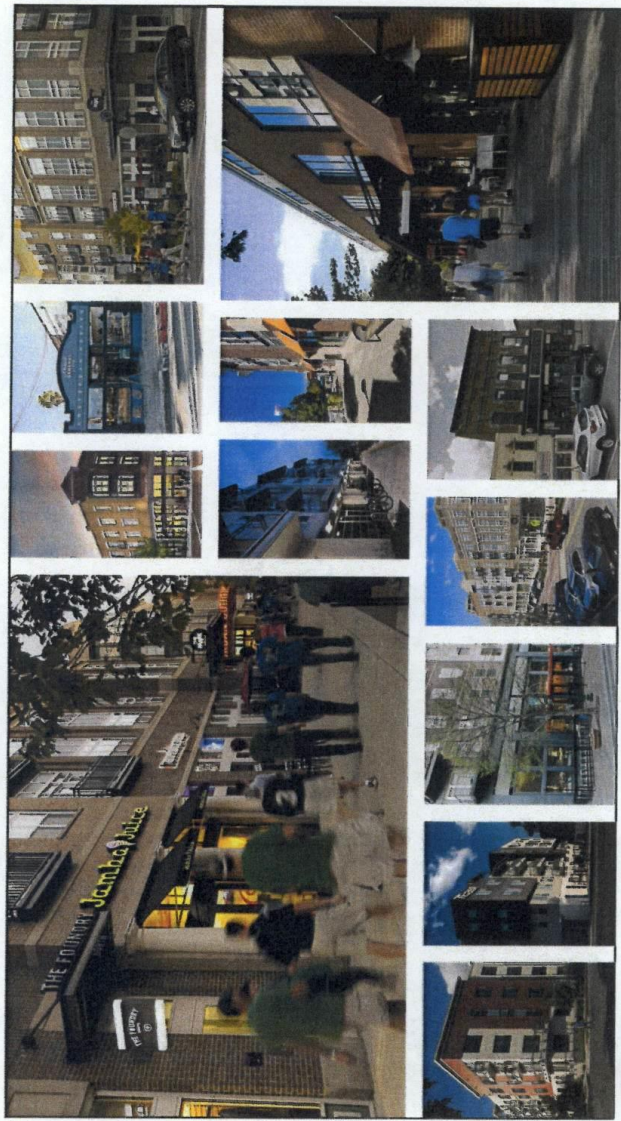


EXHIBIT C
CHARACTER EXHIBIT
(Page 1 of 5)



INSPIRATION IMAGES
UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019

EXHIBIT C
CHARACTER EXHIBIT
(Page 2 of 5)



INSPIRATION IMAGES
UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019

EXHIBIT C
CHARACTER EXHIBIT
(Page 3 of 5)

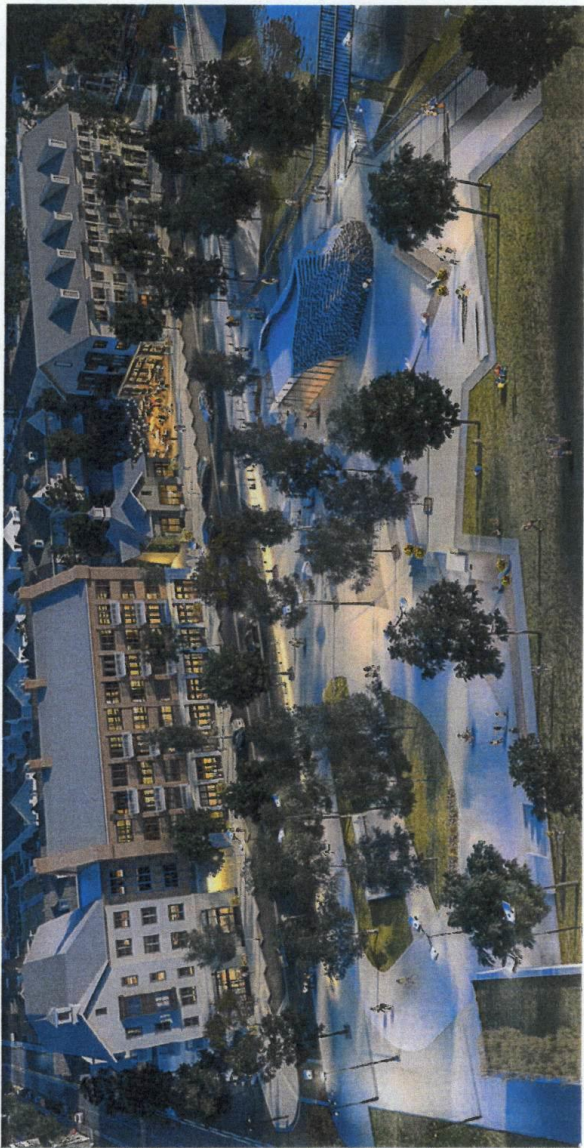


EXHIBIT C
CHARACTER EXHIBIT
(Page 4 of 5)



SITE MASSING

UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019



SITE MASSING

UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019



EXHIBIT C
CHARACTER EXHIBIT
(Page 5 of 5)



SITE MASSING
UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019



SITE MASSING
UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019



ORDINANCE NUMBER 21-09

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is an ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Common Council enacted Ordinance No. 12-14, The Harmony Planned Unit Development District (the "Harmony PUD Ordinance") on January 14, 2013;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2103-PUD-09**), requesting an amendment to the Harmony PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2103-PUD-09** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (8-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____ 2021;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Harmony PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Harmony PUD Ordinance; and (iii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Harmony PUD Ordinance, as amended.

- 1.2 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.3 All provisions and representations of the (i) UDO or (ii) the Harmony PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance or the Harmony PUD shall have the meanings ascribed to them in the UDO.

- 2.1 Signage Exhibit – Kiddie Academy: The signage plan attached hereto as **Exhibit B.**

Section 8. **Sign Standards** The standards of the Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- A. Lot 2A of the Harmony Mixed Use District as described in Exhibit A shall be permitted a Monument Sign in accordance with the Individual Non-Residential Use and in substantial compliance with the included Exhibit B.
- B. The Monument Sign shall serve both Lot 2A and Lot 2B as described in Exhibit A. The lighting on the Monument Sign shall be turned off no later than 30 minutes after close of business of the later of the two (2) businesses.

[Remainder of page intentionally left blank; signature page follows.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2021.
WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

Jake Gilbert

Jake Gilbert

Jake Gilbert

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Mike Johns

Mike Johns

Mike Johns

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Troy Patton

Troy Patton

Troy Patton

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 21-09** was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-09**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-09**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

This document prepared by: Josh Rodgers
American Structurepoint, Inc.
9025 River Road, Suite 250, Indianapolis, IN 46240

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Josh Rodgers

| **SCHEDULE OF EXHIBITS**

Exhibit A Real Estate (Legal Description)

Exhibit B Signage Exhibit

EXHIBIT A

REAL ESTATE

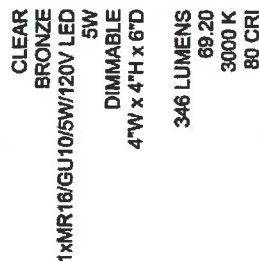
Lot 2A of the Secondary Plat for Harmony Mixed Use District recorded the 16th Day of September 2020 in the Office of the Recorder of Hamilton County.

Lot 2B of the Secondary Plat for Harmony Mixed Use District recorded the 16th Day of September 2020 in the Office of the Recorder of Hamilton County.

EXHIBIT B

Signage Exhibit

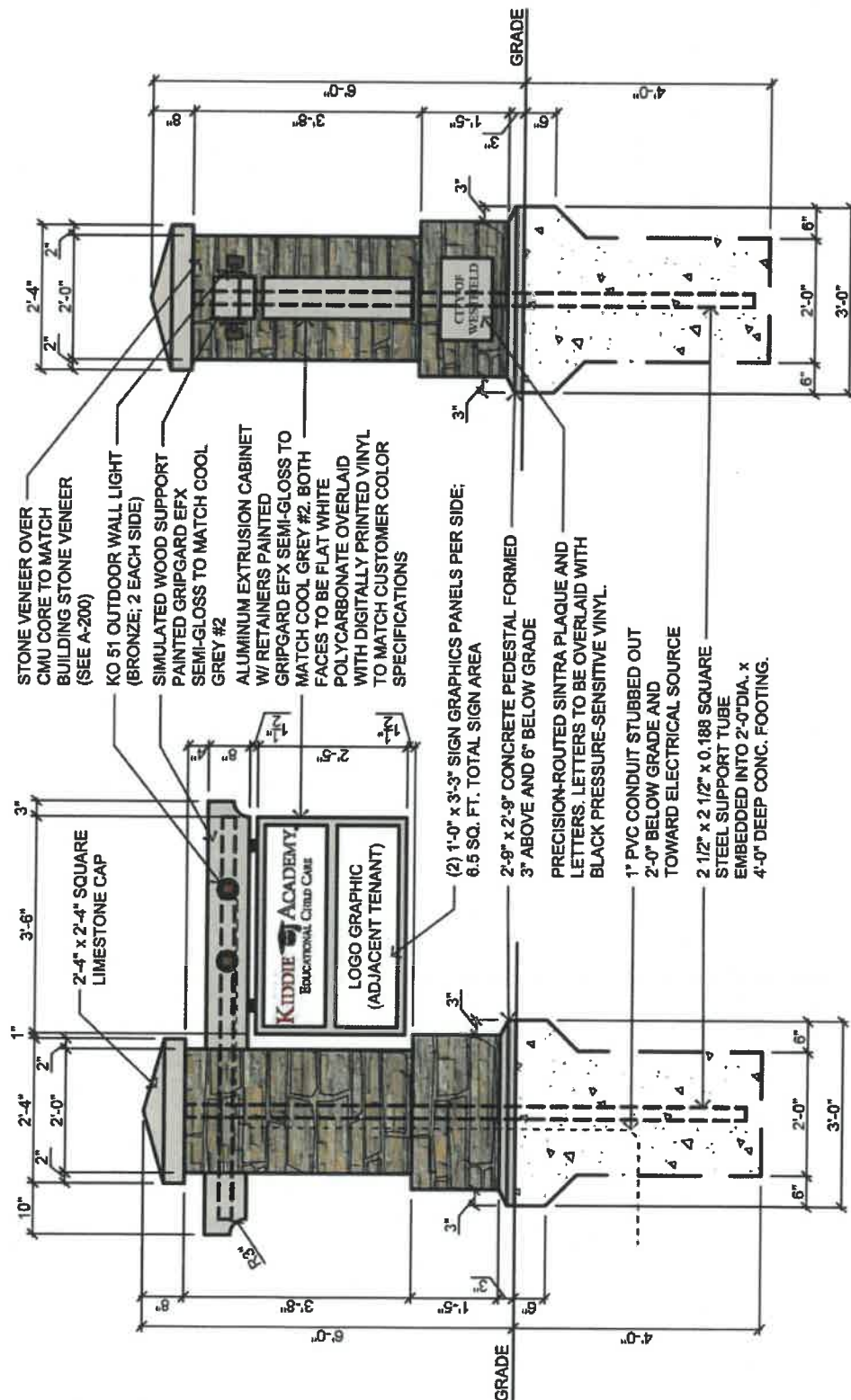
|



SHADE COLOR
BODY FINISH
LAMP
WATTAGE
DIMMER
DIMENSIONS
LUMINOUS FLUX
LUMENS / WATT
LAMP COLOR
COLOR RENDERING

2 MONUMENT SIGN - LIGHT FIXTURE

SCALE: N.T.S.



SIDE ELEVATION

1 MONUMENT SIGN

SCALE: 3/8" = 1'-0"

FRONT ELEVATION



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com

**Architecture
Engineering
Interior Design
Implementation Services**

ISSUE			
NO.	DATE	DESCRIPTION	INT. ILE
1	4/1/21	PUD AMENDMENT	

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Project:	THE KIDDO ACADEMY S. WATERLEAF DR. WESTFIELD, IN	
Project Number:	KAUNTA-143	Society: AS NOTED
Drawn By:	JDB	Approved By: JLE

MONUMENT SIGN DETAILS

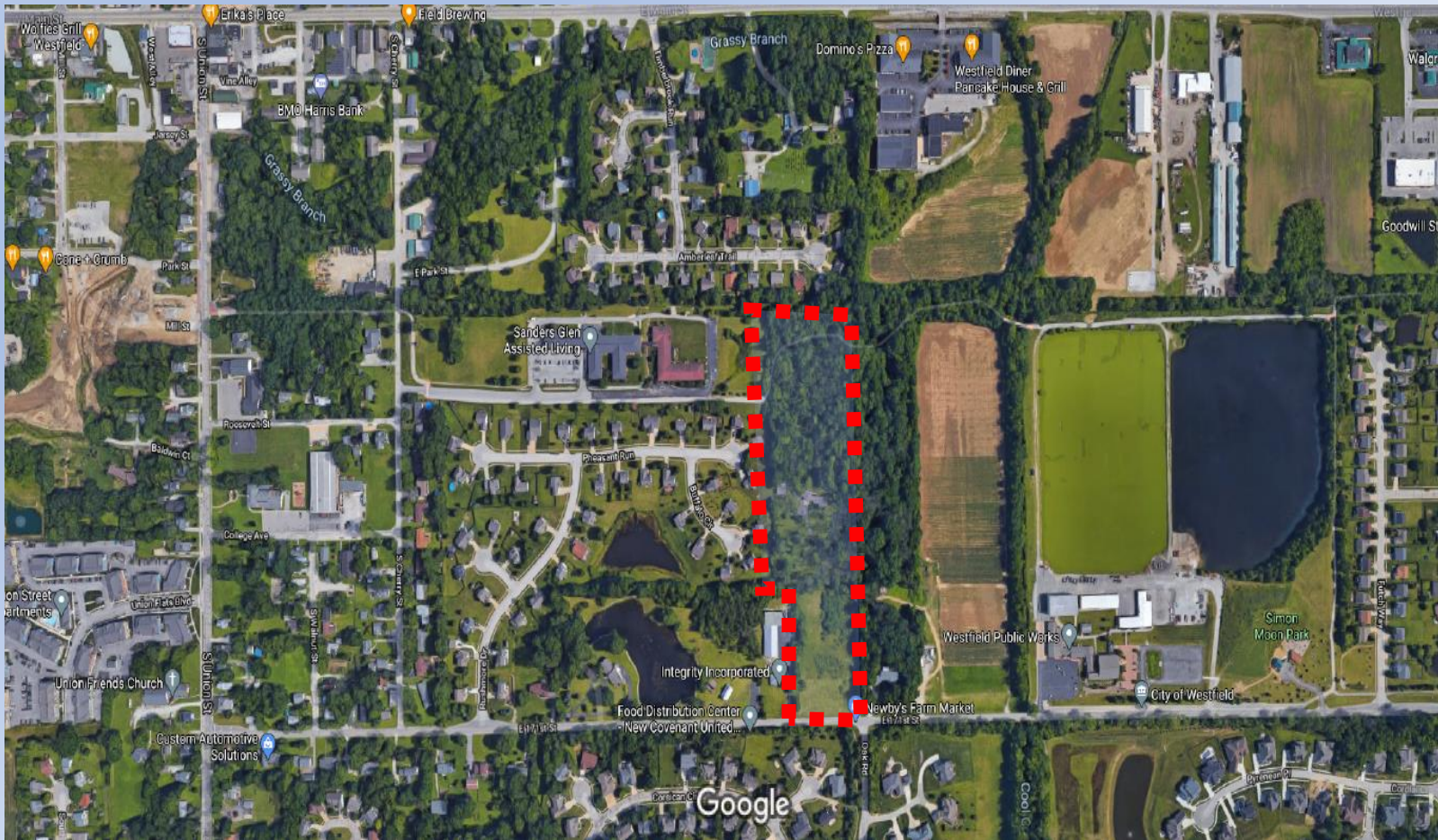
Accession Number:

SK-A1

Final Note:- call now 09870 100 000

SANDERS GLEN PUD
Ordinance No. 2102-PUD-01
WESTFIELD INDIANA
applicant:
Patch Development, LLC

est
Glen



Site Location Map



patch development

SANDERS GLEN

Concept Plan | March 2021

Site Map



③



④



⑤





patch development

SANDERS GLEN

Concept Plan | March 2021






The Cottages
AT SANDERS GLEN



Actual Pictures of Age Restricted Cottages

**The Cottages**
AT SANDERS GLEN

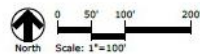


patch development

SANDERS GLEN
Concept Plan | March 2021

The Cottages
AT SANDERS GLEN

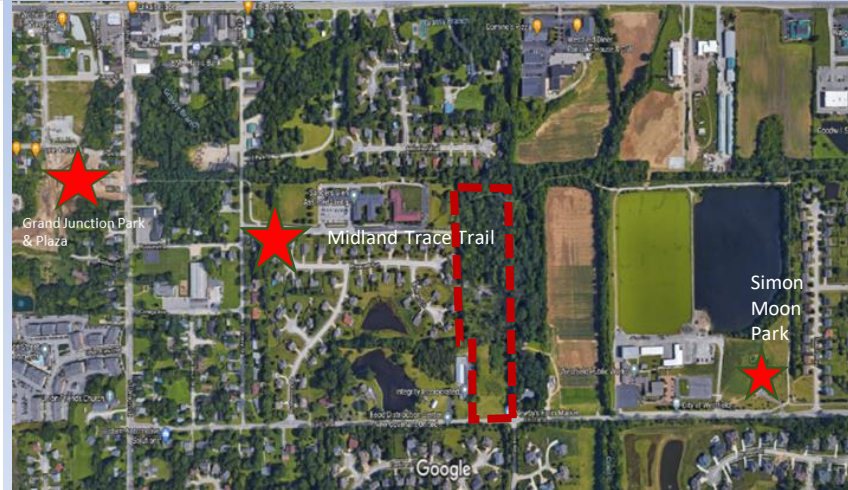




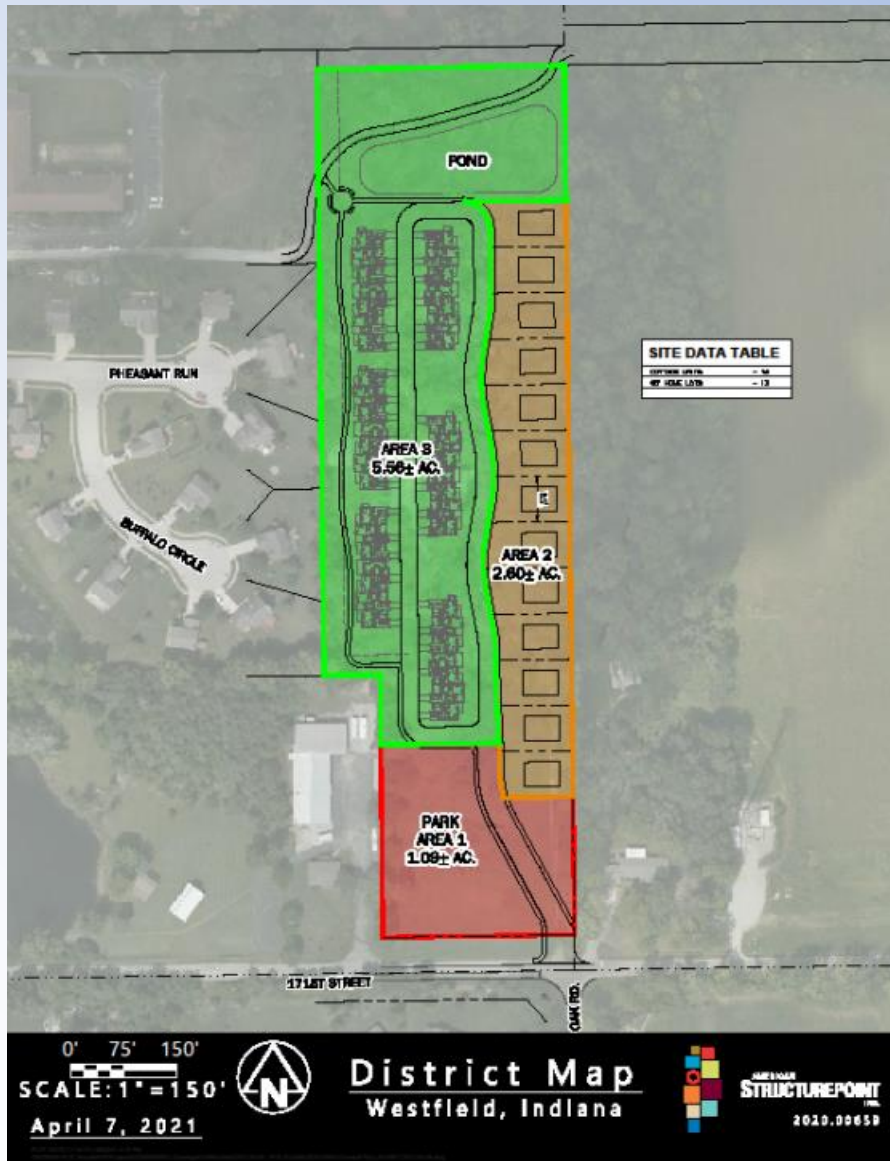
patch development

SANDERS GLEN
Concept Plan | March 2021

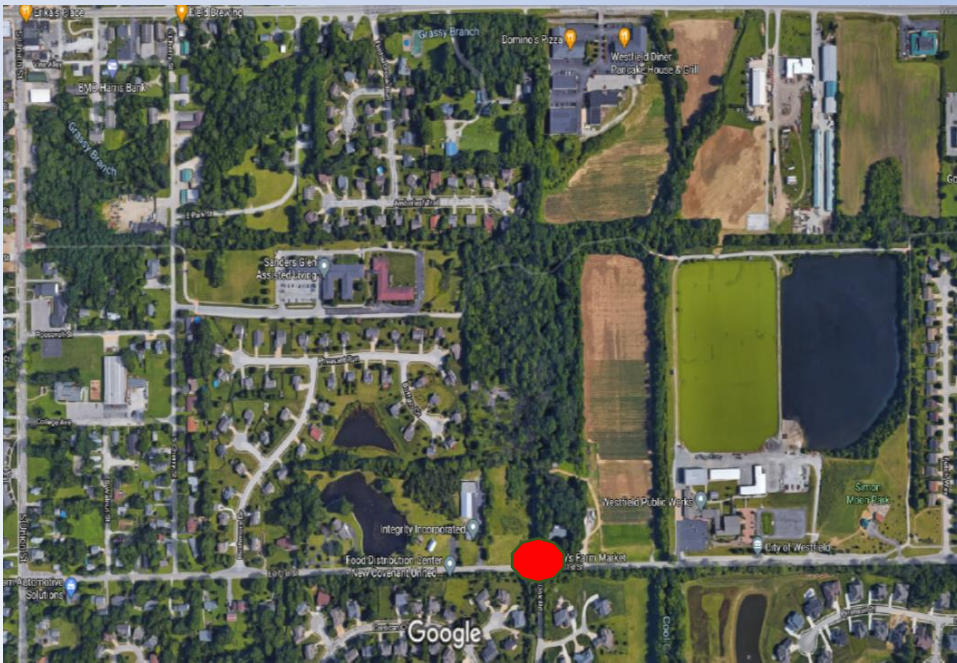
context
DESIGN



- Along with the Sanders Glen Park Area there will be an enhanced trailhead to the Midland Trace Trail that will increase safety and visibility and allow for a trail connection from the Midland Trace Trail thru the property to 171st Street
- Sanders Glen PUD **is less than 1500 feet** to Simon Moon Park
- Sanders Glen PUD **is 2500 feet from** Grand Junction Park & Plaza



SANDERS GLEN PUD 2102-PUD-01



Johnathon Nail <jnail@westfield.in.gov>
 To: "Schrage, Brad" <BSchrage@structurepoint.com>
 Cc: Andrew Greenwood <andrew@patch-development.com>

Tue, Jan 19, 2021 at 5:22 PM

I know Council mentioned traffic concerns in the introduction, but I'm not worried about it. If I recall you guys are tying in to the Oak/171st intersection with your entrance. This will be a four way stop and I don't have any concerns about traffic at this intersection.

Thanks,
 John

Johnathon Nail | City Engineer
 Public Works | 2728 East 171st Street | Westfield, IN 46074
jnail@westfield.in.gov | 317-430-6750



patch development

SANDERS GLEN

Concept Plan | March 2021

Traffic Exhibit

SANDERS GLEN PUD
Ordinance No. 2102-PUD-01
WESTFIELD INDIANA
applicant:
Patch Development LLC.

est
Glen