



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_12_18_2017

Monday, December 18, 2017 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, December 18, 2017 at 07:00 PM

MEETING PLACE: Westfield City Hall, 130 Penn Street, Westfield, IN 46074

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes

Documents: [APC Minutes: December 4, 2017](#)

Review APC Rules & Procedures

PUBLIC HEARING ITEMS

1712-PUD-29 [PUBLIC HEARING]

The Trails PUD Amendment

Southeast corner of SR 32 and Oak Ridge Road

Edgerock Development, LLC by Onpointe Land Matters, LLC requests an amendment to the development standards for Lot B of the Trails PUD District.

(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: The Trails PUD District Map](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Draft PUD Ordinance](#) | [Exhibit 6: Character Exhibit](#) | [Exhibit 7: The Trails PUD Ordinance 16-26](#)

1712-CPA-02 [PUBLIC HEARING]

Park and Recreational Impact Fee Zone Improvement Plan

Northwest Corner of State Road 32 and Dartown Road

The City of Westfield requests an amendment to the Westfield-Washington Township Comprehensive Plan to update the Park and Recreational Impact Fee Zone

Improvement Plan.

Documents: [Park and Recreational Impact Fee Zone Improvement Plan](#) | [Staff Report](#)

1712-ZOA-03 [PUBLIC HEARING]

Park and Recreational Impact Fee Ordinance

Northwest Corner of State Road 32 and Dartown Road

The City of Westfield requests a public hearing on the Park and Recreational Impact Fee Ordinance.

Documents: [Ordinance 17-49_Park and Recreational Impact Fee Ordinance](#) | [Staff Report](#)

CONTINUED ITEMS

1706-ODP-03 & 1706-SPP-03 [CONTINUED]

Penske Subdivision

Northwest Corner of State Road 32 and Dartown Road

526 Group, LLC by Faegre Baker Daniels, LLC requests Overall Development Plan and Primary Plat approval for two (2) commercial lots on approximately 9.51 acres +/- in the EI: Enclosed Industrial District.

(Planner: Pam Howard - PHoward@westfield.in.gov)

1711-PUD-23 [CONTINUED]

Spring Mill Station SWC PUD Amendment

SW Corner of 161st Street and Spring Mill Road

Westfield Residential Investors, LLC requests an amendment to incorporate an additional 18.39 acres +/- into the Spring Mill Station SWC PUD District and to establish standards for the new acreage.

(Planner: Pam Howard - PHoward@westfield.in.gov)

1712-PUD-24 [CONTINUED]

Westchester PUD

East side of Towne Road, between 156th Street and 166th Street

Platinum Properties Management Company, LLC by Nelson and Frankenberger, LLC requests a change in zoning of approximately 309 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Westchester PUD District.

(Planner: Kevin Todd - KTodd@westfield.in.gov)

1712-PUD-25 [CONTINUED]

GPEC PUD Amendment

601 E. 191st Street

Onpointe Land Matters, LLC on behalf of EdgeRock Development, LLC requests an amendment to the GPEC PUD District to accommodate the construction of an approximately 68,000 SF athlete development facility and expand the PUD District to include Lot 5.

(Planner: Amanda Rubadue - ARubadue@westfield.in.gov)

1712-PUD-26 [CONTINUED]

Hittle at ThirtyOne PUD

SW Corner of US 31 & 191st Street

Pryam, LLC by Onpointe Land Matters, LLC requests a change in zoning of approximately 12.2 acres +/- from the AG-SF1: Agriculture/Single-Family District and GB: General Business District to the Hittle at ThirtyOne PUD District.

(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)

1712-ODP-13 & 1712-SSP-13 [CONTINUED]

Hittle at ThirtyOne

SW Corner of US 31 & 191st Street

Pryam, LLC by Onpointe Land Matters, LLC requests an Overall Development Plan and Primary Plat review for three (3) commercial lots on approximately 12.2 acres +/- in the proposed Hittle at ThirtyOne PUD District.

(Planner: Daine Crabtree- DCrabtree@westfield.in.gov)

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

ORDINANCE NUMBER 17-49

AN ORDINANCE OF THE CITY OF WESTFIELD AMENDING ITS PARK AND RECREATIONAL IMPACT FEE ORDINANCE

WHEREAS, the Common Council (the “Common Council”) of the City of Westfield, Indiana (the “City”) finds that it is reasonable and necessary to promote and accommodate orderly growth and development and to protect the public health, safety and general welfare of the citizens of the City by providing for an equitable program to fund the capital costs of new park and recreational infrastructure necessary to serve newly developing areas of the City; and,

WHEREAS, the Common Council finds that it is reasonable and necessary to promote the orderly development of the City by establishing standards by which the City may require that new development shall pay a park and recreational impact fee, in accordance with Indiana Code § 36-7-4-1300 et seq., representing the new development’s proportionate share of the capital cost of new park and recreational infrastructure necessary to serve new development in the City; and

WHEREAS, the Common Council finds that new development should not be required to pay a fee for capital costs of new park and recreational infrastructure greater than the development’s proportionate share of the capital costs of such infrastructure needed to serve such new development; and,

WHEREAS, the Common Council adopted the City’s existing Park and Recreational Impact Fee Ordinance on October 29, 2012, as Ordinance No. 12-31, recorded as Instrument No. 2012067319 in the Office of the Recorder of Hamilton County, Indiana, consistent with and pursuant to Indiana Code § 36-7-4-1300 et. seq. (the “2013 Ordinance”); and,

WHEREAS, the City’s Parks and Recreation Impact Fee Ordinance, a part of the Westfield Code of Ordinances, Chapter 40, Impact Fees, Article III, Parks and Recreation Impact Fee (the “Parks and Recreation Impact Fee Ordinance”), provides for the assessment and collection of park and recreational impact fees by the City; and,

WHEREAS, pursuant to Indiana Code § 36-7-4-1340, the City may adopt a replacement impact fee ordinance every five (5) years; and,

WHEREAS, the City has caused to be prepared and adopted an updated Zone Improvement Plan, pursuant to Indiana Code § 36-7-4-1300 et seq., in its Resolution 17-____, on _____, 20____; and,

WHEREAS, because of the size of the City, considering both its population and geographic area, as well as the distribution of public and private institutions, services, and other facilities throughout the City, any park and recreational infrastructure improvements benefit all citizens of the City equally; and

WHEREAS, it has been the stated objective of the City that the analysis contained in the Zone Improvement Plan supports and should result in the implementation of an impact fee, which meets the requirements of Indiana law; and,

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (the “Plan Commission”) properly noticed, advertised and held a public hearing on this Ordinance on December 18, 2017; and,

WHEREAS, having given due deliberation to the Zone Improvement Plan which provides the basis for this Ordinance, the Plan Commission has recommended adoption of this Ordinance to the Council; and,

WHEREAS, the Secretary of the Plan Commission certified the action of the Plan Commission to the Common Council on December __, 2017; and,

WHEREAS, the purpose of this Ordinance is declared as expressly not to deter growth, remedy existing infrastructure deficiencies or pay for maintenance or other “non-capital costs”.

NOW THEREFORE BE IT ORDAINED AND ENACTED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, as follows:

Section I. **Conditional Repeal and Limitation on Imposition of Impact Fee:** This Ordinance shall expire and become void five (5) years after its effective date, as required by Indiana Code § 36-7-4-1340, unless action is undertaken to replace it consistent with the provisions of Indiana law which contemplates a replacement impact fee ordinance. Pursuant to Indiana Code § 36-7-4-1340, this Ordinance is a replacement impact fee ordinance of the 2013 Ordinance.

Section II. **Section 40-53 Establishment of Park and Recreational Impact Fee:** is hereby replaced and amended as follows:

A. Based upon the analyses contained in the Zone Improvement Plan adopted in Resolution No. __, the City finds, determines, establishes and adopts that the cost per dwelling unit within the impact zone is in the amount set out in the below impact fee schedule:

July 8, 2018, to July 7, 2019:	\$1,427.00
July 8, 2019, to July 7, 2020:	\$1,455.00
July 8, 2020, to July 7, 2021:	\$1,485.00
July 8, 2021, to July 7, 2022:	\$1,515.00
July 8, 2022, to July 8, 2023:	\$1,545.00

- B. The City hereby incorporates all of the data collected, the calculations made, and the conclusions reached when developing the Zone Improvement Plan, and directs City employees to make such data and other information available for review during regular business hours.
- C. In the event any parcel of real estate considered in the creation of the Zone Improvement Plan undergoes a change in use, redevelopment, or a modification that requires a structural building permit and creates a need for new infrastructure, an impact fee shall only be assessed for the increase in the burden on infrastructure.

Section III. **Parks and Recreation Impact Fee Ordinance:** Provisions of Westfield Code of Ordinances, Chapter 40, Impact Fees (the “Parks and Recreation Impact Fee Ordinance”) not specifically amended by this Ordinance shall continue in full force and effect. The provisions of the Parks and Recreation Impact Fee Ordinance specifically replaced by reference in this Ordinance shall control and supersede those specific provisions of the Parks and Recreation Impact Fee Ordinance. All capitalized terms not otherwise defined in this Ordinance shall have the meaning ascribed to them in the Parks and Recreation Impact Fee Ordinance.

Section IV. **Effective Date:** In accordance with Indiana Code § 36-7-4-1340, the effective date of this Ordinance shall be the six (6) months from and after the adoption hereof in accordance the law.

**[Remainder of page intentionally left blank;
signature pages follow.]**

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 20__.

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 hereby certify that **ORDINANCE 17-49** was delivered to the Mayor of Westfield
on the _____ day of _____, 20__, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-49**

this _____ day of _____, 20__.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-49**

this _____ day of _____, 20__.

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
With review by: Brian J. Zaiger, Esq., KRIEG DEVAULT, LLC

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: Jesse M. Pohlman



CITY OF WESTFIELD, INDIANA PARK AND RECREATIONAL IMPACT FEE **ZONE IMPROVEMENT PLAN** 2018-2023

PREPARED FOR:

City of Westfield
Hamilton County, Indiana

PREPARED BY:

Onpointe Land Matters, LLC
Jesse M. Pohlman, Consultant + Planner

WITH REVIEW BY:

Phil Sundling, P.E.
City Engineer, City of Westfield

Brian J. Zaiger, Esq.
Krieg DeVault LLP

DECEMBER 2017

ACKNOWLEDGEMENTS

MAYOR:

J. Andrew Cook

CLERK TREASURER:

Cindy Gossard

CITY COUNCIL:

Jim Ake, President

Chuck Lehman, Vice-President

James J. Edwards

Steve Hoover

Robert L. Horkay

Dr. Mark Keen

Cindy L. Spoljaric

PLAN COMMISSION:

Randell Graham, President

Andre Maue, Vice-President

Steve Hoover

Robert L. Horkay

Dr. Ginny Kelleher

David Schmitz

Robert Smith, Esq.

Scott Willis

Chris Woodward

MADER DESIGN:

Jeff Mader

Shannon Creasy

DEPARTMENT HEADS:

Todd Burtron, Administration

Jeremy Lollar, Department of Public Works, and
Parks and Recreation Department

Matthew Skelton, Economic and
Community Development Department

Christopher Larson, Informatics

Joel Rush, Chief of Police

Marcus Reed, Fire Chief

Erin Verplank, Communications

**CITY OF WESTFIELD,
HAMILTON COUNTY, INDIANA**

**PARK AND RECREATIONAL
ZONE IMPROVEMENT PLAN 2018-2023**

PREPARED FOR:

City of Westfield

PREPARED BY:

Onpointe Land Matters, LLC

Jesse M. Pohlman, Consultant + Planner

WITH REVIEW BY:

Phil Sundling, P.E.

City Engineer, City of Westfield

Brian J. Zaiger, Esq.

Krieg DeVault LLP,

DECEMBER 2017

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FRAMEWORK

PURPOSE OF IMPACT FEES

Indiana Code 36-7-4-1300 et seq. ("Indiana Code") enables communities to impose an impact fee on new development to defray or mitigate the capital costs of infrastructure that is required by, necessitated by, or needed to serve new development.

IC 36-7-4-1305 "Impact fee" and "capital costs" defined Sec. 1305. (a) As used in this series, "impact fee" means a monetary charge imposed on new development by a unit to defray or mitigate the capital costs of infrastructure that is required by, necessitated by, or needed to serve the new development.

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

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

This document serves as a zone improvement plan specifically addressing capital improvements and infrastructure that comprise of park and recreational facilities owned for a public purpose by the City of Westfield, Hamilton County, Indiana (the "City").

Impact fees defray the cost of maintaining the community's level of service for park and recreational facilities. Impact fees for new development are assessed based on the proportionate share of the reasonable estimate of costs to be incurred by the City to provide park and recreational facilities for new development.

The amount of impact costs may not include costs needed to raise the current level of service in the

community that is existing at the time the impact fee is assessed (as further defined herein).

IC 36-7-4-1308 "Infrastructure" defined

Sec. 1308. As used in this series, "infrastructure" means the capital improvements that:

(1) comprise:

- (A) a sanitary sewer system or wastewater treatment facility;
- (B) a park or recreational facility;
- (C) a road or bridge;
- (D) a drainage or flood control facility; or
- (E) a water treatment, water storage, or water distribution facility;

(2) are:

(A) owned solely for a public purpose by:

(i) a unit; or

(ii) a corporation created by a unit; or

(B) leased by a unit solely for a public purpose; and

(3) are included in the zone improvement plan of the impact zone in which the capital improvements are located.

The term includes site improvements or interests in real property needed for a facility listed in subdivision (1).

In summary, impact fees assessed to new development allow the community to make capital improvements to park and recreational facilities without unnecessarily burdening existing residents.

IMPACT FEE UPDATE

The City's current park and recreational impact fee ordinance was adopted on October 29, 2012, and became effective on June 10, 2013 (Ordinance No. 12-31) (the "2013 Impact Fee Ordinance"). Indiana Code provides that an impact fee ordinance is effective for five (5) years from its effective date (IC 36-7-4-1340(b)). The effective date of an impact fee ordinance may be no earlier than six (6) months after the date on which the ordinance was adopted (IC 36-7-4-1340(a)).

The 2013 Impact Fee Ordinance established a park and recreational impact fee of \$1,120.00 per dwelling unit from June 10, 2013, to June 10, 2014, and then \$1,309.00 per dwelling unit from June 11, 2014, to June 10, 2018.

Impact fees are assessed and collected at the time an improvement location permit (building permit) is obtained from the City for the new development (IC 36-7-1322).

As a result, this document serves as an updated zone improvement plan for the City's adoption of a new park and recreational impact fee ordinance.

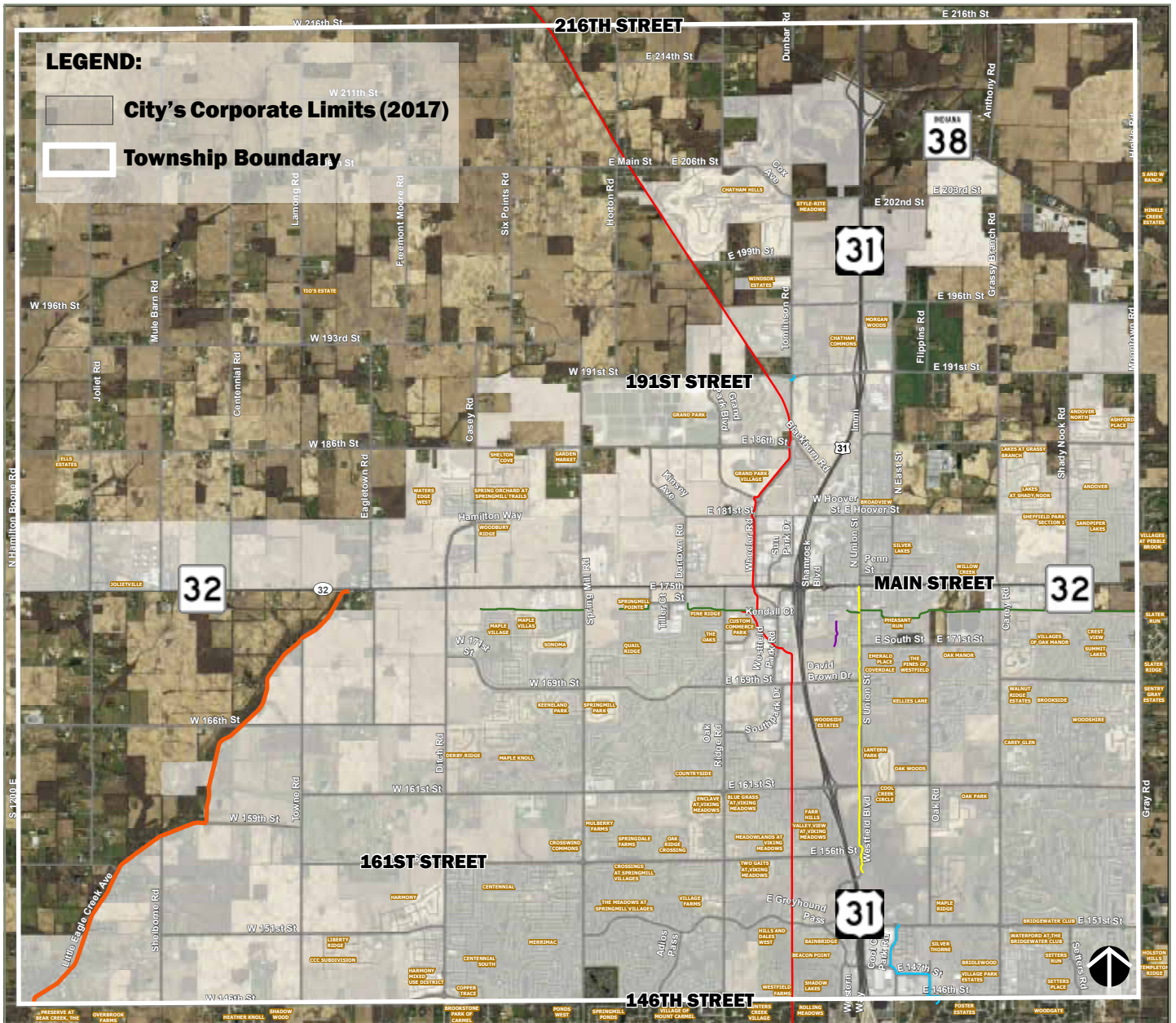


Figure 1: Existing Corporate Limits
IMPACT ZONE

Indiana Code requires the geographic area for the park and recreational infrastructure analyzed in the zone improvement plan to be defined (the “impact zone”).

IC 36-7-4-1316 Impact zones; geographical area Sec. 1316. A unit must include in an impact zone designated under section 1315 of this chapter the geographical area necessary to ensure that:

- (1) there is a functional relationship between the components of the infrastructure type in the impact zone;
- (2) the infrastructure type provides a reasonably uniform benefit throughout the impact zone; and
- (3) all areas included in the impact zone are contiguous.

The study area for this zone improvement plan is all of Washington Township, Hamilton County, Indiana, including land incorporated into the City of Westfield (see [Figure 1: Existing Corporate Limits](#)). Washington Township is the anticipated growth boundary of this zone improvement plan for the next ten (10) years.

This area coincides with the planning and zoning jurisdiction of the Westfield-Washington Township Advisory Plan Commission (the “Planning and Zoning Jurisdiction”). Accordingly, the Westfield-Washington Township Comprehensive Plan, as adopted and amended in accordance with IC 26-7-4-500 et seq. (see [Figure 6: Comprehensive Plan Land Use Plan Map](#)), includes all of the study area.

The City’s first park and recreational impact fee was established in 1997 (Ordinance No. 97-23), and defined a single impact zone coinciding with the boundaries of the corporate limits of the Town of Westfield, subject to expansion from time to time through annexation.

Year	1990	2000	2010	2017	2020
Corporate Limits Area (sq. mi.)	2.35	7.78	26.8	30.7	39.9*
Washington Township (sq. mi.)	49.7				

*As projected by the City’s Economic and Community Development Department.

Chart 1: Corporate Limits & Township Area

For purposes of this zone improvement plan, a single impact zone will be maintained. The impact zone’s boundary shall be co-terminus with the corporate boundaries of the City, as such boundaries may expand from time to time through annexations.

ZONE IMPROVEMENT PLAN

Indiana Code provides that a City may not adopt an impact fee ordinance unless it has prepared or substantially updated its zone improvement plan for the corresponding infrastructure during the immediately preceding one (1) year period.

IC 36-7-4-1318 Ordinance; zone improvement plan preparation; contents of plan

Sec. 1318. (b) Each zone improvement plan must contain the following information:

(1) A description of the nature and location of existing infrastructure in the impact zone.

(2) A determination of the current level of service.

(3) Establishment of a community level of service. A unit may provide that the unit’s current level of service is the unit’s community level of service in the zone improvement plan.

(4) An estimate of the nature and location of development that is expected to occur in the impact zone during the following ten (10) year period.

(5) An estimate of the nature, location, and cost of infrastructure that is necessary to provide the community level of service for the development described in subdivision.

(6) The plan must indicate the proposed timing and sequencing of infrastructure installation.

(7) A general description of the sources and amounts of money used to pay for infrastructure during the previous five (5) years.

A zone improvement plan becomes effective after its adoption as part of the City’s comprehensive plan or the City’s capital improvements program.

This document hereby serves as an updated zone improvement plan for the City’s adoption of a new park and recreational impact fee ordinance.

COMMUNITY PROFILE

COMMUNITY BACKGROUND

The City of Westfield is located in Washington Township, Hamilton County, Indiana, just north of Indianapolis (see [Figure 2: Regional Context Exhibit](#)). It is bordered by the City of Noblesville to the east, the Town of Sheridan to the north, the City of Carmel to the south, and the Town of Zionsville to the west (Boone County).



Figure 2: Regional Context Exhibit

Westfield was founded on May 6, 1834, by North Carolina Quakers Asa Bales, Ambrose Osborne and Simon Moon, and incorporated as a town in 1848. On January 1, 2008, Westfield was incorporated as a city.

U.S. Highway 31 is the primary highway leading north and south through the community. State Highway 32 leads east and west through downtown Westfield as Main Street (see [Figure 1: Existing Corporate Limits](#)).

DEMOGRAPHICS

The City has experienced record growth from residential development over the last five (5) years, culminating in a record number of single-family residential home starts in 2017 (on pace to issue 736).

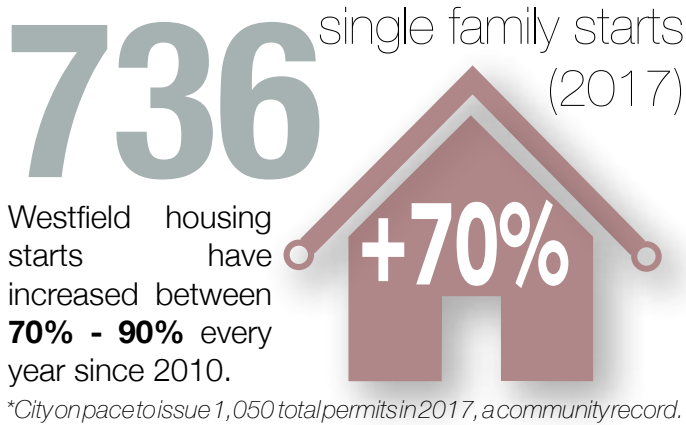


Figure 3: Single-Family Starts

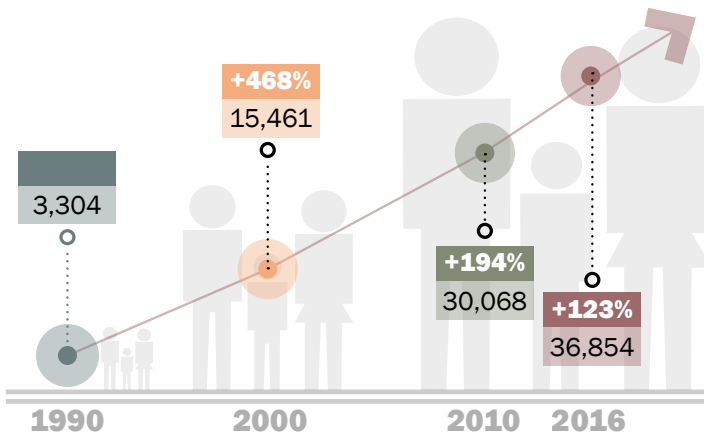


Figure 4: Rapid Population Growth

The City's population was 36,854, as of a January 2016 Special Census (see [Figure 4: Rapid Population Growth](#) and [Figure 5: Housing, Income + Education](#)). This represents an average annual increase of 1,357 people since a City population of 30,064 in 2010.

The total households in the City, according to the 2016 Special Census, was 13,111 (with an average household size of 2.78 people), an increase from 11,209 households in 2010.

An update to the impact fee will allow the City to further invest in park and recreational facilities to accommodate the impact on the infrastructure from the City's anticipated population growth.

COMPREHENSIVE PLAN

The Westfield - Washington Township Comprehensive Plan was adopted in 2007 (the "Comprehensive Plan"). Major themes and implementation steps within the Comprehensive Plan relating to park and recreation include the following:

- Adopt a community-wide pedestrian and bicycle connectivity plan.
- Design of open space areas to form interconnected networks with linkages to existing and proposed open space.
- Maintain stream corridors and other natural and historic resources.
- Locate open space to maintain visual qualities of scenic roads.
- Require usable open space in all new developments.
- Preservation of natural features including woodlands, water bodies and wetlands.
- Provide passive and active recreation for community residents.
- Provide park and recreation facilities in new development to meet growth needs.

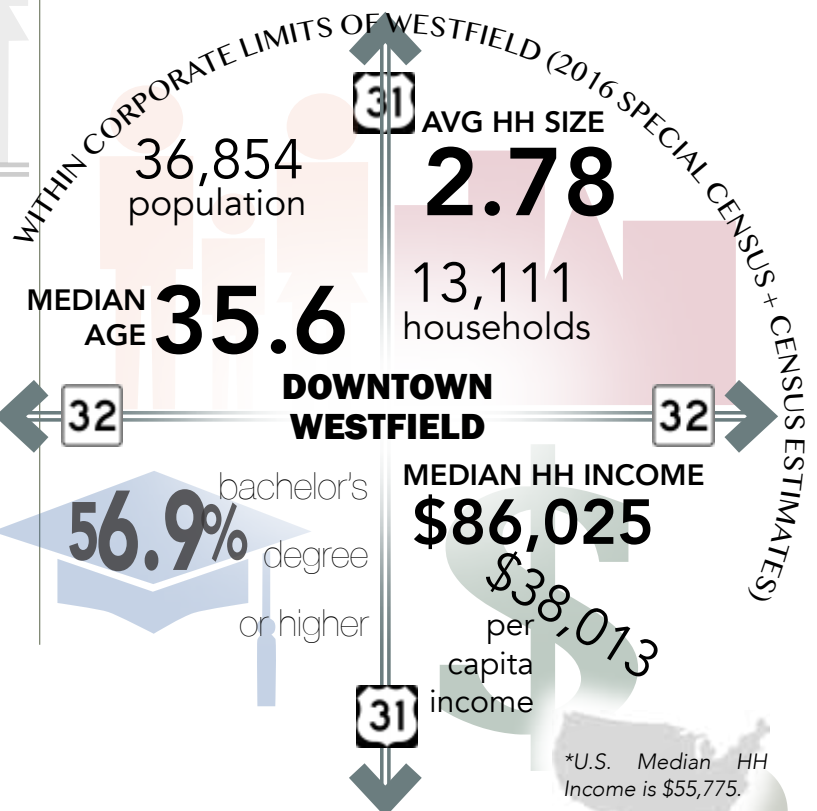


Figure 5: Housing, Income + Education

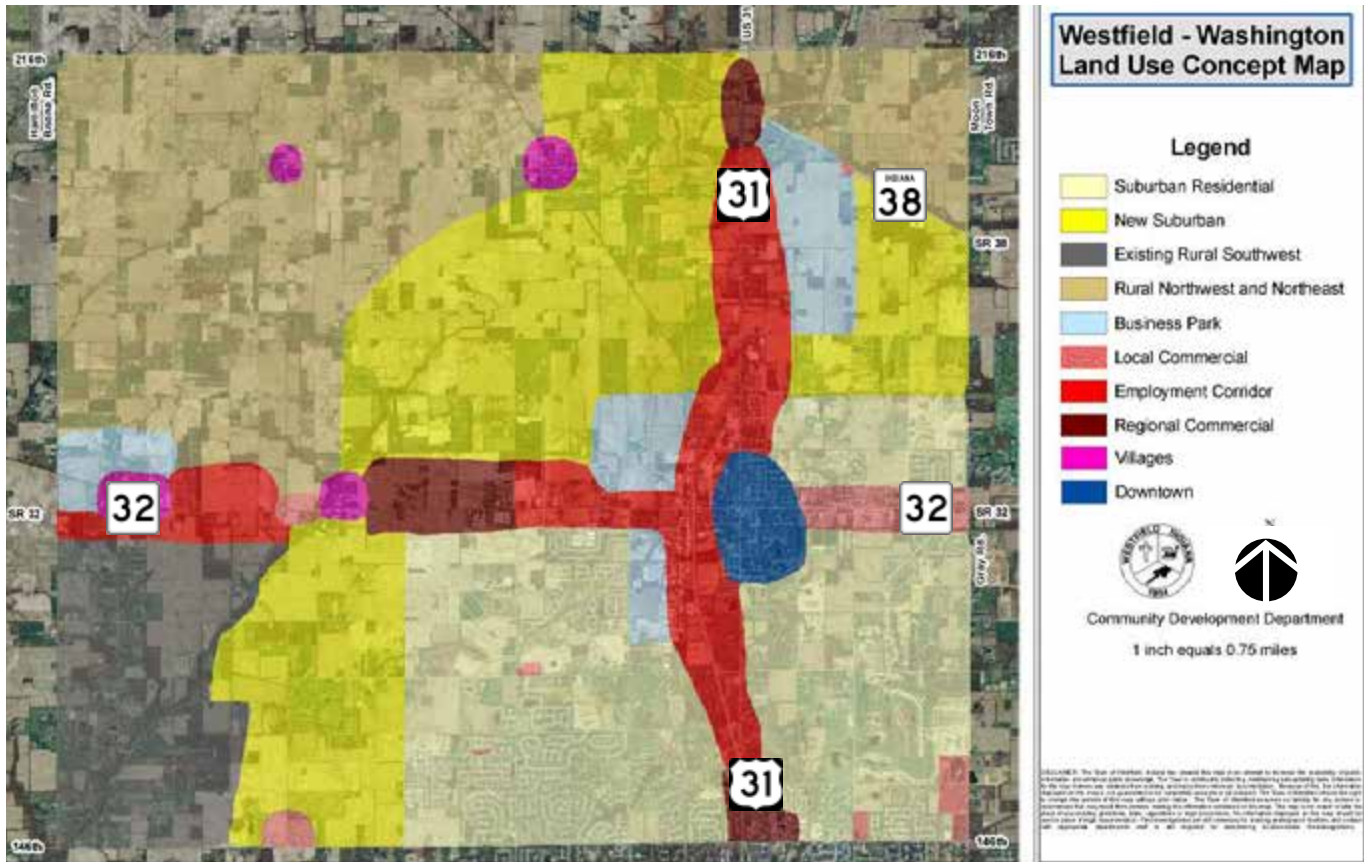


Figure 6: Comprehensive Plan Land Use Plan Map

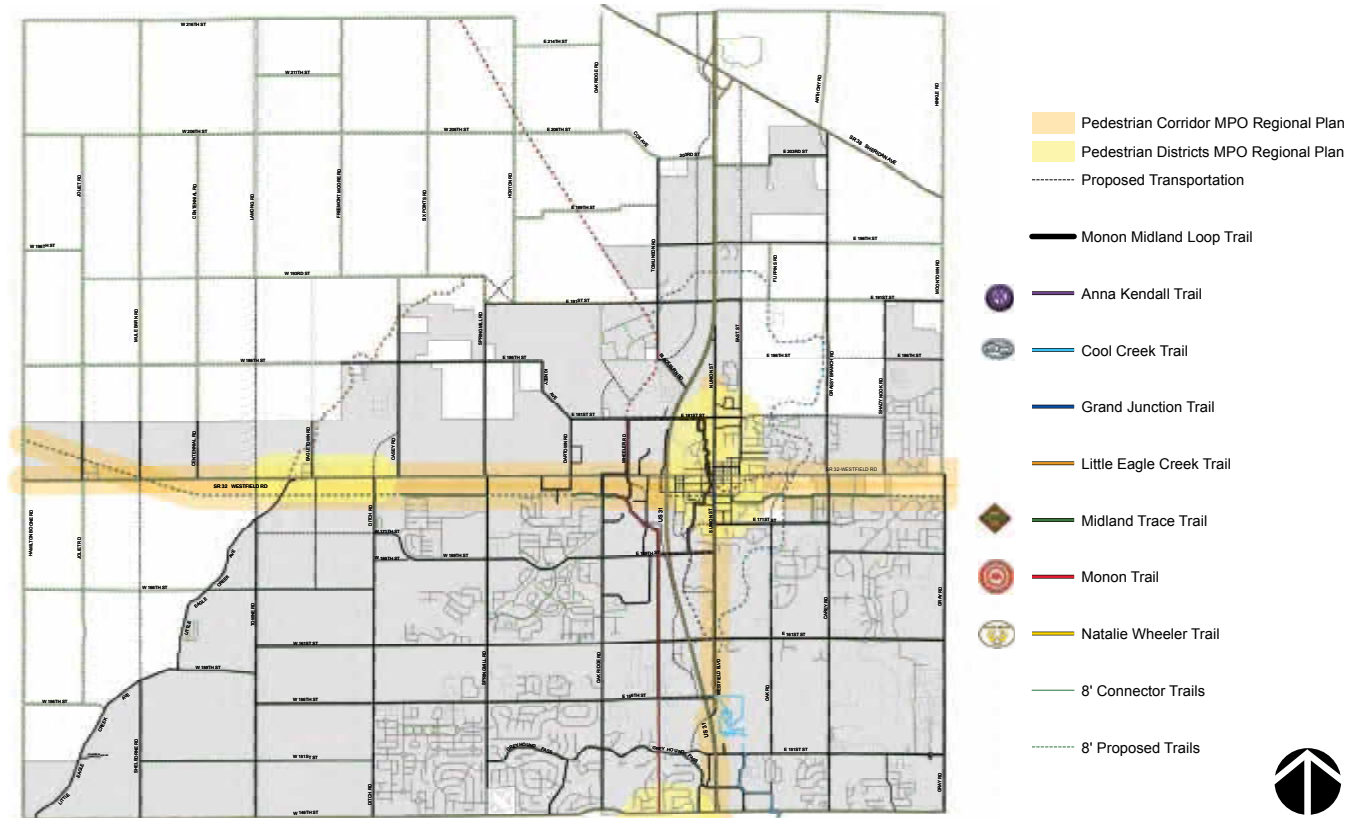


Figure 7: Alternative Transportation Plan

The Westfield Thoroughfare Plan, a part of the Comprehensive Plan, includes an Alternative Transportation Plan (see [Figure 7: Alternative Transportation Plan](#)). The Alternative Transportation Plan is one resource that guides the implementation of trails throughout the impact zone.

The Comprehensive Plan provides guidance for the projected nature of the anticipated development within the impact zone. Furthermore, the Comprehensive Plan was consulted as part of the Parks and Recreation Master Plan update by Mader Designs in 2017, as further referenced herein.

GROWTH PROJECTIONS

New residents directly impact park and recreational facilities by increasing demand on that infrastructure. This impact can be quantitatively measured through the issuance of building permits for new dwelling units or households.

The City’s projected growth can be forecasted using a number of factors including, but not limited to: residential permits (single-family and multi-family); population benchmarks from the 2016 Special Census; availability of land for new development; anticipated regional growth patterns; regional mobility; housing trends; and job market trends.

For purposes of this zone improvement plan, a linear trend analysis was used to calculate the City’s baseline (2017) and projected growth potential. The projected annual growth rate over the next ten (10) years is between 3.4% to 4.8%, as illustrated in [Figure 8: Projected Growth Potential](#).

The anticipated location of development during the next ten (10) year period is identified in [Figure 9: Location of Anticipated Development](#) (as prepared by A&F Engineering in consultation with the City’s Economic and Community Development Department as part of the City’s adopted zone improvement plan for road infrastructure, 2017).

PARKS AND RECREATION DEPARTMENT

The City’s Parks and Recreation Department is responsible for acquiring, developing, providing and maintaining the City’s park and recreational facilities. The Department has offices and maintenance facilities located at the City Services Building.

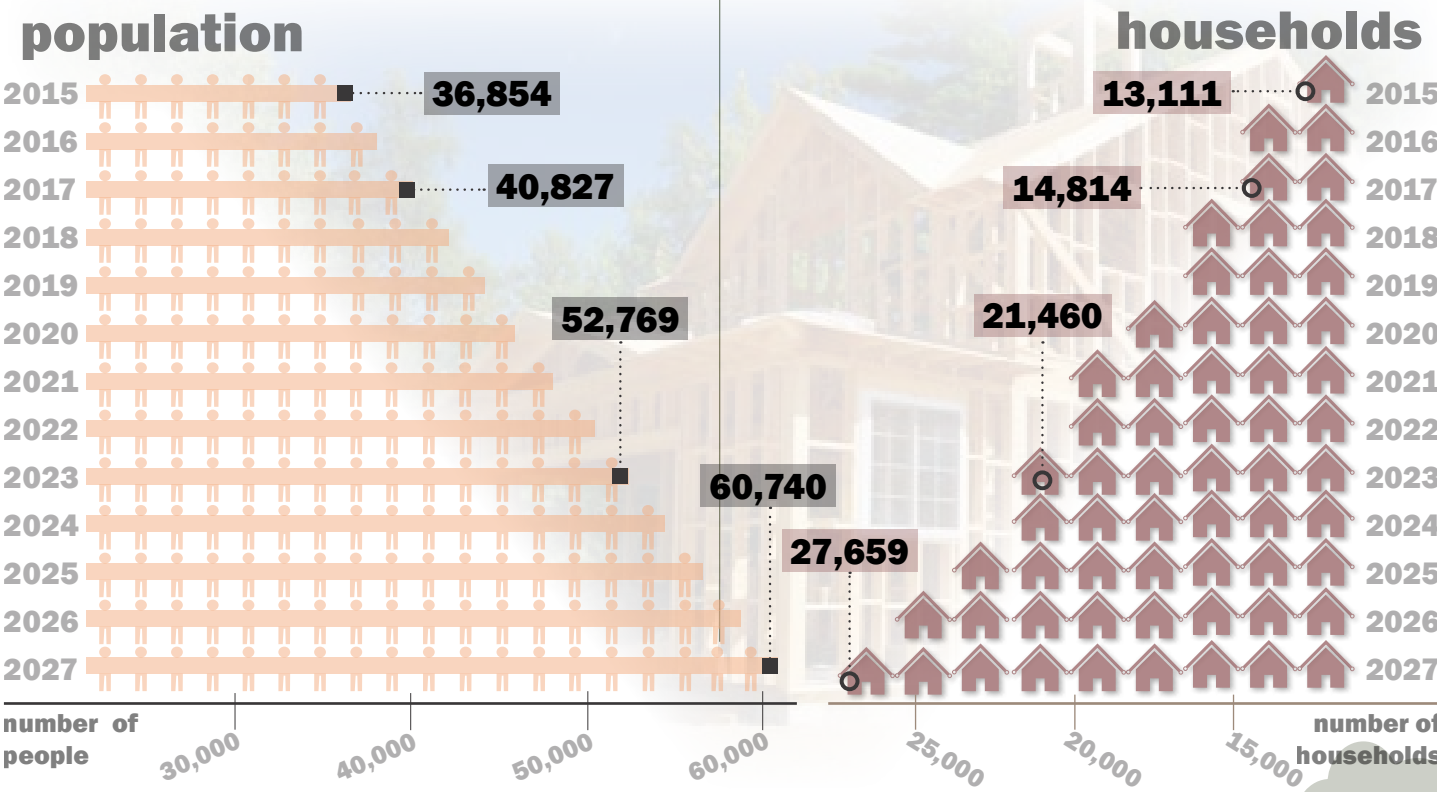


Figure 8: Projected Growth Potential

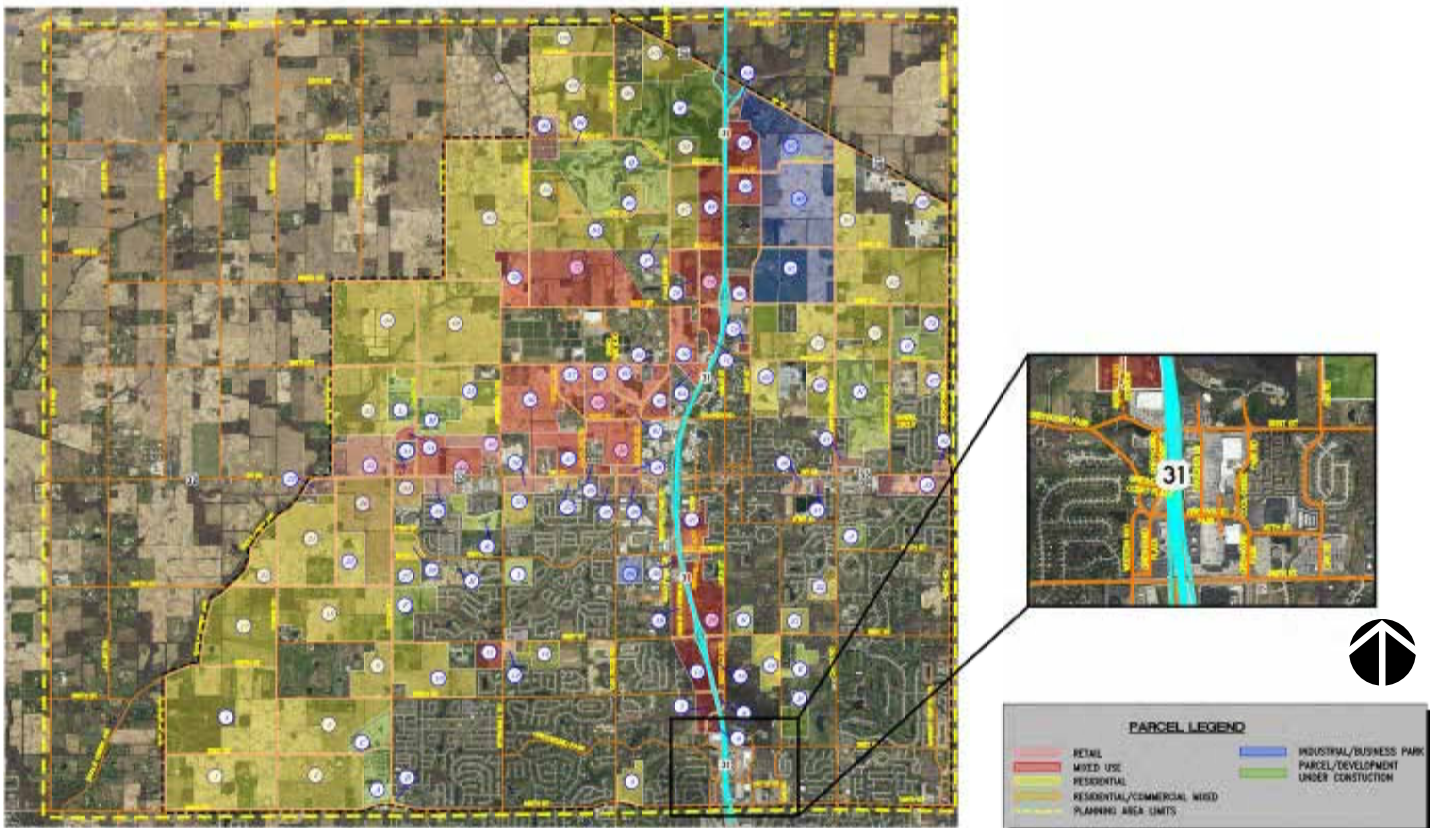


Figure 9: Location of Anticipated Development

Other parks and recreation providers in the study area include Washington Township Parks and Recreation, Hamilton County Parks, and Westfield Washington Schools. Current programs and activities currently provided by each entity are complementary with very little overlap to those provided by the Department. The Department is a member of the Hamilton Parks Association, a consortium of park and recreation providers and tourism organizations in Hamilton County.

GOALS AND OBJECTIVES

The mission of the Department is to: stimulate recreation; respect the natural environment; preserve history; provide an avenue for people to reach their full potential through recreation, wellness, culture, education; and, grow by connecting people to the natural world, to each other, and to fun, physical and social opportunities.

The Department's goals include:

- Continue to provide high level recreational amenities and opportunities for residents.

- Continue to enhance connectivity between residential, commercial, and parks through an interconnected system of walks, paths and trails.
- Utilize parks as opportunities for community and economic development.
- Collaborate and coordinate with like-minded organizations and other recreation providers.
- Protect and enhance cultural resources important to the community.
- Prepare for capital and departmental improvements.

DEPARTMENT STRUCTURE

The Department's structure consists of administrative and maintenance personnel (see [Figure 10: Department Structure](#)).

The Department's functions requires collaboration with the City's other departments (e.g., Communications, Informatics, Customer Service, Police Department, Fire Department, Department of Public Works, Economic and Community Development Department) to coordinate the Department's responsibilities.

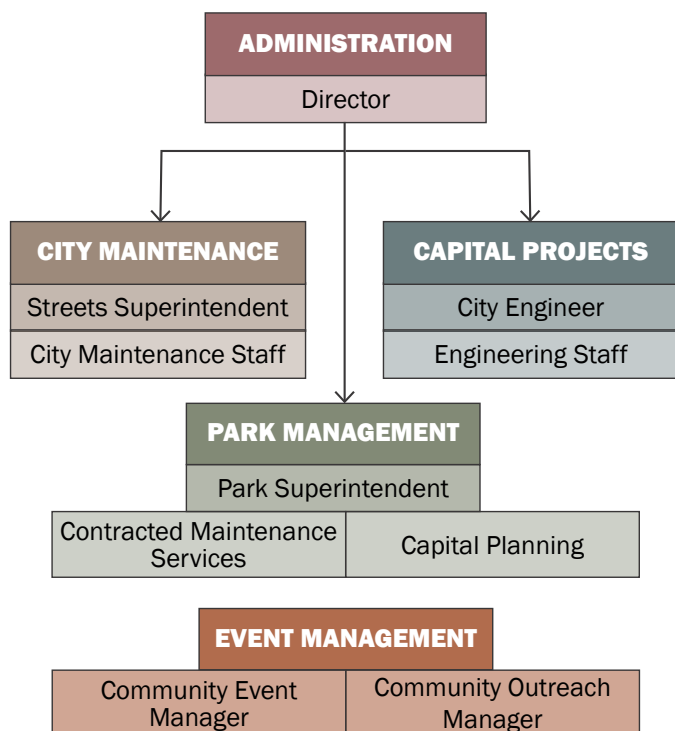


Figure 10: Department Structure

The Department's responsibilities generally include the following functions:

- Preparing operating and capital budgets, fundraising, and grant writing.
- Long-range planning, program design, special events, and volunteer management; public relations and marketing; manage sponsorships.
- Facility maintenance and safety issues oversight including, but not limited to: mowing, plantings, tree trimming and removal; snow removal; fertilization and herbicide applications; maintaining irrigation system, including watering downtown hanging flower baskets; traffic roundabout maintenance; playground inspections; ongoing repair of indoor and outdoor facilities; restroom maintenance; vandalism repairs and graffiti removal.
- Managing and overseeing all capital projects; assistance with capital improvements, playgrounds, park equipment, and landscaping; managing maintenance by skilled trades from outside contractors.
- Urban forestry, including tree assessments and inventories; specifying plant materials in parks.

DEPARTMENT BUDGET

The 2017 Department budget was \$1,226,195. The current capital budget represents an appropriated amount dependent on revenues from outside grants, donations, and impact fees. None of the budget is derived from tax revenues dedicated to parks and recreation. The Department's historical budget is depicted in Chart 2: Department Budget.

Year	Operating Budget	Capital Budget	Total Budget
2011	\$ 499,044	\$ 129,600	\$ 628,644
2012	\$ 561,407	\$ 83,645	\$ 645,052
2013	\$ 763,710	\$ 23,045	\$ 786,755
2014	\$ 837,048	\$ 292,750	\$ 1,129,798
2015	\$ 1,299,675	\$ 440,300	\$ 1,739,975
2016	\$ 1,280,780	\$ 396,300	\$ 1,677,080
2017	\$ 1,133,395	\$ 92,800	\$ 1,226,195
2018	\$ 1,378,365	\$ 87,150	\$ 1,465,515

Chart 2: Department Budget

FUNDING SOURCES

The Department is reliant on a combination of outside grants, donations, proceeds from the existing impact fee revenues, and City budget allocations for Department funding. Additional considerations to enhance Department funding includes programming, user fees, potential separate park taxes, potential formation of a parks foundation, and tapping into additional outside fund sources.

Washington Township has a park tax levy that is utilized for Washington Township Parks operations and capital improvements; however, while City residents pay a portion of this tax levy, proceeds are not used for City park and recreational facilities.

Grants, donations and impact fees fund park and recreational capital improvements. The City has been successful in garnering outside grants to fund trails currently owned, maintained and operated by the City.

One source of non-local funds that have been used were through the Indianapolis Metropolitan Planning Organization (the "MPO"). The City is on the northern fringe of and a part of the MPO planning area. The MPO coordinates regional transportation and alternative transportation planning and distributes federal transportation funds.

In addition, land has been donated by residents and businesses for parkland and trail corridors, with land for future trail segments relying in large part on donations. Community support for park and recreational facilities has included partnerships with various civic organizations and has resulted in in-kind donations of volunteers and improvements.

Aggressively seeking outside grants is a priority and will minimize the need for local funding of capital improvements for park and recreational facilities.

EXISTING INFRASTRUCTURE

An analysis and inventory of existing park and recreational infrastructure will establish a basis of the community's current level of service for park and recreational facilities (as further defined herein). As such, this section includes a brief summary of the existing infrastructure in the impact zone. A detailed description of each facility, including existing and planned improvements, is included in the "Infrastructure Overview" section of this document.

EXISTING FACILITIES

The City currently provides 165 acres± of parkland throughout twelve (12) locations and 120 miles± of total trails, which includes 15 miles± of named trails and 10 miles± within the Grand Park trail network.

Existing park and recreational infrastructure primarily includes a combination of neighborhood parks (1/2-mile service area radius), community parks (2-mile service area radius), and trail corridors. Park and recreational facility locations are depicted in [Figure 11: Park + Recreational Facilities Map](#).

The City's existing park and recreation infrastructure has an estimated total value of \$21,334,697. A summary of those facilities and estimated values are listed in [Chart 3: Existing Infrastructure Summary](#).

Assumed land values are according to the Hamilton County Assessor's Office (2017) for parkland, and assumed land values for trail corridors is the average assessed value of the City's parkland (\$27,217/acre).

Parkland			
	Acres (±)	Est. Value of Improvements	Est. Total Value
Armstrong Park	15.62	\$ 107,186	\$ 523,286
Asa Bales Park	13.05	\$ 1,055,058	\$ 2,393,158
Freedom Trails Park	29.95	\$ 750,091	\$ 1,405,091
Hadley Park	0.15	\$ 26,700	\$ 62,100
Liberty Park	14.79	\$ 153,532	\$ 167,332
Old Friends Cemetery	0.79	\$ 332,063	\$ 347,063
Osborne Park	30.45	\$ -	\$ 70,800
Quaker Park	6.89	\$ 1,015,156	\$ 1,094,445
Raymond Worth Park	16.62	\$ 85,765	\$ 649,065
Simon Moon Park	24.37	\$ 998,662	\$ 1,276,634
Woods at Maples Park	6.03	\$ -	\$ 124,000
Grand Junction	6.50	\$ 1,806,716	\$ 2,714,516
Other	n/a	\$ -	\$ 83,521
Trail Corridors			
	Miles (±)	Est. Value of Improvements	Est. Total Value
Monon Trail	4.86	\$ 2,052,864	\$ 3,183,968
Midland Trace Trail	3.93	\$ 1,660,032	\$ 2,574,690
Natalie Wheeler Trail	2.10	\$ 887,040	\$ 998,119
Monon/Midland Loop	2.20	\$ 929,280	\$ 1,045,649
Cool Creek Trail	0.90	\$ 190,080	\$ 237,685
Grassy Branch Creek Trail	0.35	\$ 73,920	\$ 92,433
Perimeter Trails	96.00	\$ 15,206,400	\$ -
Grand Park Trails	10.00	\$ 2,112,000	\$ 2,464,632
SR32 Greenway	0.85	\$ 359,040	\$ 443,166

Chart 3: Existing Infrastructure Summary

RECENT IMPROVEMENTS (2012-2017)

Over \$16 million± has been invested over the last five (5) years (2012 to 2017) in the City's park and recreational infrastructure. The City utilized grants, donations and impact fees to fund these capital improvements. Below is a brief summary of those improvements.

Year	Facility	Project	Cost
2012	Monon Trail	Section 3	\$ 282,000
2014	Monon Trail	SR32 to 216th Corridor Engineering	\$ 851,000
2014	Monon Trail	161st Crossing: Design & Partial Construction	\$ 265,000
2014	Raymond Worth Park	Park Expansion	\$ 267,500
2015	Simon Moon Park	Playground	\$ 186,000
2016	Monon Trail	Section 6 (181st to 191st)	\$ 2,410,078
2016	Monon Trail	Section 4 (SR32 Bridge & Midland Trail connection)	\$ 700,000
2016	Midland Trace Trail	Section 4 (Gunther to Gray Rd)	\$ 910,000
2016	Simon Moon Park	Restroom	\$ 135,000
2017	Monon Trail	Section 7 (191st to 216th)	\$ 2,317,745
2017	Monon Trail	Section 5: Engineering and Acquisition	\$ 2,200,000
2017	M/M Loop	Monon Midland Loop (181st)	\$ 370,000
2017	Quaker Park	Playground	\$ 230,000
2017	Quaker Park	Splash Park improvements	\$ 25,000
2017	Raymond Worth Park	Parking Lot	\$ 85,765
2015-2017	Various	Trail Connections	\$ 1,075,000
2012-2015	Quaker Park	Debt service for Park Construction	\$ 2,575,983
2012-2017	Various	Other Capital Expenses	\$ 1,328,840

Chart 4: 2012-2017 Capital Improvements

NEW INFRASTRUCTURE

TRENDS + COMMUNITY INPUT

As part of the Parks and Recreation Master Plan update by Mader Designs in 2017, community surveys were conducted in the summer of 2017. The information received was consistent with past surveys conducted by the City and identified needs and goals of the community. Most responses ranked park and recreational opportunities as "very good" or "good" in quality, condition and value. Specific items and consistent themes in the responses included:

- Trails & connectivity
- Safe trail crossings at streets
- Balanced view of maintenance of existing facilities, adding new elements to existing parks, and adding/developing parkland
- Need for parks and amenities in the southwestern areas of the City
- Combinations of funding sources should be used for park growth, including private investment and donations
- Completion of Grand Junction Plaza
- Increase opportunities for nature experiences and passive recreation
- Recreation and multipurpose green space and courts for youth sports
- Dog Park

As the City continues to experience new growth that expands the corporate limits, it also has experienced an increased focus on infill development. This has resulted in less new acreage for open space and recreational areas; however, this has allowed the City to focus on further developing and enhancing the infrastructure within existing parklands.

CAPITAL IMPROVEMENT PRIORITIES

This section identifies the nature, location, and estimated cost of improvements necessary to provide the community's level of service (as defined herein) for park and recreational infrastructure.

As part of the Parks and Recreation Master Plan update by Mader Designs in 2017, park and recreational facility needs were identified using input from the community, Department, City leadership, national standards, neighboring and overlapping park departments. The

needs focused primarily on specific improvements that will enhance existing facilities, meet increasing demands from a growing community, and provide new amenities throughout the park system for the overall benefit of the community.

A detailed list of potential expenses to address the community's needs over the next ten (10) years is included in Chart 5: Planned Capital Improvements. The chart assigns a priority of 1 through 4 to indicate the importance and sequencing of expenses, and the likely funding sources.

Identified improvements generally include: trail connectivity; improvements to undeveloped or underdeveloped park properties; development of new and unique amenities at the Lagoons at Simon Moon Park; build out Raymond Worth Park and Osborne Park.

Improvements to Osborne Park and Raymond Worth Park will begin to meet demands in the City's southwest quadrant as new development continues to occur in that area of the City.

The development of Grand Junction Plaza has been identified as a key driver for downtown recreation, trail connectivity and unique park features for the entire community; however, it is anticipated the majority of funding for the build out of the plaza will not include park and recreational impact fees.

	Priority	Estimated Cost	Funding Source
Armstrong Park			
Install native plantings	1	\$ 25,000	Budget, Impact Fee
Splash pad	2	\$ 400,000	Budget, Impact Fee
Playground	1	\$ 180,000	Budget, Impact Fee
Parking Lot	1	\$ 200,000	Budget, Impact Fee
Volleyball Courts	2	\$ 30,000	Budget, Impact Fee
Return to natural area	1	\$ 30,000	Budget, Impact Fee
Boardwalk	2	\$ 250,000	Budget, Impact Fee
Frisbee Golf	1	\$ 15,000	Budget, Impact Fee, In-kind
Open lawn multipurpose area	1	\$ 20,000	Budget, Impact Fee

	Priority	Estimated Cost	Funding Source
Flex Building/ Rental Facility with Restroom	2	\$ 350,000	Budget, Impact Fee
Shelter	2	\$ 60,000	Budget, Impact Fee
Fishing Access	1	\$ 15,000	Budget, Impact Fee
Tennis Court	1	\$ 75,000	Budget, Impact Fee
Asa Bales Park			
Replace playground at North entrance	1	\$ 140,000	Budget, Impact Fee
Transition from mulch to safety surface	1	\$ 60,000	Budget, Impact Fee
Light trails and shelters; install electricity and water	1	\$ 350,000	Budget, Impact Fee
Widen & upgrade trails	1	\$ 450,000	Budget, Impact Fee
Fitness park	1	\$ 50,000	Budget, Impact Fee
Create art in park program	4	\$ 15,000	Department Staff
Replace aging trees	1	\$ 30,000	Budget, Impact Fee
Bike Racks	1	\$ 10,000	Budget, Impact Fee
Replace south playground with GaGa Ball Court	1	\$ 15,000	Budget, Impact Fee, In-kind
Golf Cart Parking	4	\$ 15,000	Budget, Impact Fee
Shade at playgrounds	1	\$ 50,000	Budget, Impact Fee
Restoration/ Preservation of Cemetery	3	\$ 20,000	Budget, Impact Fee, In-kind
Freedom Trail Park			
Permanent restroom facility	1	\$ 250,000	Budget, Impact Fee
Shelter with electricity	1	\$ 75,000	Budget, Impact Fee

Chart 5: Planned Capital Improvements

	Priority	Estimated Cost	Funding Source
Transistion from mulch to safety surface	2	\$ 60,000	Budget, Impact Fee
Transition sports field into dog park	2	\$ 175,000	Budget, Impact Fee
Infill & update playground equipment	2	\$ 100,000	Budget, Impact Fee
Add shade structures	2	\$ 25,000	Budget, Impact Fee
Splash pad / Spray park	3	\$ 400,000	Budget, Impact Fee
Electricity	1	\$ 50,000	Budget, Impact Fee
Grand Junction Plaza			
Complete full project	1	\$ 30,000,000	Budget, Impact Fee
Grassy Branch Greenway		\$ 250,000	In-kind
Grand Park			
Playgrounds (3)	1	\$ 450,000	Budget, Impact Fee
Nature Trails	2	\$ 50,000	Budget, Impact Fee
Splash pad	4	\$ 400,000	Budget, Impact Fee
Hadley Park			
Community Programming Board	3	\$ 15,000	Budget, Impact Fee
Maintain Brick Pavers	1	\$ 10,000	Budget, Impact Fee
Add/improve signage	1	\$ 10,000	Budget, Impact Fee
Centerpiece upgrade (art or kiosk)	1	\$ 25,000	Work with Westfield Schools
Liberty Park			
Restoration & extension of boardwalk for connectivity	1	\$ 50,000	Budget, Impact Fee
Pedestrian crossings to nearby trail systems	1	\$ 100,000	Budget, Impact Fee
Long-term maintenance plan	2	\$ 20,000 (annually)	Budget

	Priority	Estimated Cost	Funding Source
Ecosystem/ Restoration	1	\$ 10,000	Budget
Old Friends Cemetery Park			
Extend trailhead to align across Union Street	1	\$ 75,000	Budget, Impact Fee
Long-term maintenance plan	2	\$ 10,000 (annually)	Budget
Restoration of Cemetery Stones	3	\$ 80,000	In-kind
Osborne Park			
Community Fishing Pond	1	\$ 20,000	Budget, Impact Fee
Walkway around pond	1	\$ 40,000	Budget, Impact Fee
Selectively plant trees and habitat areas	1	\$ 40,000	Budget, Impact Fee
Trail connections	1	\$ 25,000	Budget, Impact Fee
Dog park	1	\$ 1,000,000	Budget, Impact Fee
Quaker Park			
Expand parking	2	\$ 100,000	Budget, Impact Fee
Trail Updates / Connectivity	3	\$ 30,000	Budget, Impact Fee
Tennis Court	2	\$ 75,000	Budget, Impact Fee
Raymond Worth Park			
Accessible ADA parking and trails to amenities	1	\$ 175,000	Budget, Impact Fee
Archery course	1	\$ 25,000	Budget, Impact Fee, In-kind
Restroom with single Shower	1	\$ 400,000	Budget, Impact Fee
Shelter with fireplace	2	\$ 200,000	Budget, Impact Fee
Dredge pond for fishing	1	\$ 75,000	Budget, Impact Fee

Chart 5: Planned Capital Improvements

	Priority	Estimated Cost	Funding Source
Tent/ Primitive camping	1	\$ 30,000	Budget, Impact Fee, In-kind
Habitat Restoration	3	\$ 50,000	Budget, Impact Fee, In-kind
Trail signage	1	\$ 20,000	Budget, Impact Fee
Playground / Nature Play	2	\$ 100,000	Budget, Impact Fee
Expand Acreage	3	tbd	Budget, Impact Fee
Park Office	1	\$ 450,000	Budget, Impact Fee
Simon Moon Park			
Long-term maintenance plan for trails	2	\$ 25,000 (annually)	Budget
Transition from mulch to safety surface	1	\$ 100,000	Budget, Impact Fee
Add swing bays (2)	1	\$ 20,000	Budget, Impact Fee
Expand Parking	1	\$ 125,000	Budget, Impact Fee
Restoration/ realignment of Trail connection to Midland Trace	1	\$ 100,000	Budget, Impact Fee
Simon Park Lagoons			
Expand parking lot	1	\$ 150,000	Budget, Impact Fee
Meadow/ woodland	1	\$ 50,000	Budget, Impact Fee
Water filter/ eco region zone	1	\$ 500,000	Budget, Impact Fee
Add trails	1	\$ 200,000	Budget, Impact Fee
Boardwalks through wetlands/lake	1	\$ 750,000	Budget, Impact Fee
Woods at the Maples Park			
Ash Removal	2	\$ 5,000-10,000 (annually)	Budget
Road Crossing Improvements Study			
Implementation	1	\$ 400,000	Transportation Money, Grant

	Priority	Estimated Cost	Funding Source
Monon Trail Corridor			
Bike repair stations at key locations	1	\$ 5,000 (each)	Budget, Impact Fee
Trailhead @ 169th Street (land, restrooms, water)	1	\$ 650,000	Budget, Impact Fee
Interpretation (battery power RR station; telegraph; post office)	2	\$ 500,000	Budget, Impact Fee
Full Campground (tent & RV hookup) / Ride In Campground	1	\$ 1,500,000	Budget, Impact Fee
Add Trail Lighting	2	\$ 3,000,000	Budget, Impact Fee
Safe Crossing @ Greyhound Pass	2	\$ 500,000	Transportation Money/Grant
Safe Crossing @ 156th Street	2	\$ 4,000,000	Transportation Money/Grant
Safe Crossing @ 169th Street	2	\$ 4,000,000	Transportation Money/Grant
Safe Crossing @ Westfield Park Road	2	\$ 350,000	Transportation Money/Grant
Safe Crossing @ 181st Street	2	\$ 500,000	Transportation Money/Grant
Safe Crossing @ 186th Street	2	\$ 4,000,000	Transportation Money/Grant
Safe Crossing -@191st Street (Grand Park)	2	\$ 4,000,000	Transportation Money/Grant
Tunnel @ 161st Street	1	\$ 4,800,000	Transportation Money/Grant
Bridge @ 32	1	\$ 1,500,000	Transportation Money/Grant
Midland Trace Trail			
Trailhead @ Westfield Marketplace	1	\$ 35,000	Budget, Impact Fee

Chart 5: Planned Capital Improvements

	Priority	Estimated Cost	Funding Source
Lighting (Union Street to Gray Road)	2	\$ 825,000	Budget, Impact Fee
Safe Crossing @ Oak Ridge	1	\$ 4,000,000	Transportation Money, Grant
Safe Crossing @ Carey	1	\$ 5,000,000	Transportation Money, Grant
Safe Crossing @ Gray	1	\$ 4,000,000	Transportation Money, Grant
Safe Crossing @ 32 at Jolietville	3	\$ 4,000,000	Transportation Money, Grant
Monon/ Midland Loop @ 156th Street	1	\$ 300,000	Transportation Money, Grant
Cool Creek Trail			
Connect to Liberty Park	1	\$ 150,000	Transportation Money, Grant
Considerations for All Parks			
Pollinator gardens/ plantings		\$ 5,000- \$ 25,000 (each)	Budget
Add / improve signage		\$ 2,000- \$ 5,000 (each)	Budget
Plant natives to replace invasive		\$ 25,000	Budget
Public Wifi at Facilities & Park Areas		tbd	
Hazard Tree Removal		\$ 10,000 (annually)	Budget
Splashpad / Sprayground		\$ 650,000	Budget, Impact Fee
Playground Updates		\$ 100,000- \$ 300,000 (each)	Budget
Teen Focused Amenities		tbd	
Southwest Parkland / Development		tbd	20 acres (minimum)

	Priority	Estimated Cost	Funding Source
Other			
Light Pole banner/flower basket arms study size and number for new lights		tbd	Department Staff
People mover / trolley/ transit / circulation between parks & Grand Junction		tbd	Department Staff

Chart 5: Planned Capital Improvements

For purposes of this analysis, the expenses from Chart 5: Planned Capital Improvements were further prioritized to only identify capital improvement costs necessary to maintain the community's current level of service over the next ten (10) years. The majority of the planned capital improvements are focused on investing in existing parkland, rather than in the acquisition of new parkland.

Facility	Estimated Cost of Improvements
Armstrong Park	\$ 1,650,000
Asa Bales Park	\$ 1,190,000
Freedom Trail Park	\$ 1,135,000
Grand Junction Plaza	\$ 9,000,000
Hadley Park	\$ 35,000
Liberty Park	\$ 150,000
Old Friends Cemetery Park	\$ 75,000
Osborne Park	\$ 1,125,000
Quaker Park	\$ 205,000
Raymond Worth Park	\$ 1,525,000
Simon Moon Park	\$ 1,995,000
Woods at the Maples Park	\$ -
Monon Trail	\$ 4,420,000
Midland Trace Trail	\$ 860,000

Chart 6: Estimated Costs of Capital Improvements

As a result, Chart 5: Estimated Costs of Capital Improvements includes the estimated cost and location of infrastructure necessary to provide the community level of service for new development in the City. The estimated cost of this infrastructure is \$23,365,000.

OTHER RECREATION PROVIDERS

Within Washington Township, other public park and recreational facilities include Cool Creek Park and Nature Center (Hamilton County Parks), Bray Park (Hamilton County Parks), and MacGregor Park (Washington Township Parks and Recreation).

Cool Creek Park is Hamilton County Parks' most popular facility with over ninety (90) acres. The park includes administrative offices, a maintenance facility, and nature center. A variety of passive and active recreation elements are provided, including four (4) miles of nature trails, vehicular drives and parking, playgrounds, softball, soccer, basketball, wetland areas, prairies, and shelters.

MacGregor Park is the primary park facility operated by Washington Township Parks and Recreation, and currently consists of almost one hundred (100) acres. The park currently focuses on natural and passive activities and include a park drive, parking, approximately two (2) miles of nature trails, and restrooms. Areas of the park are located within conservation easements limiting recreational use; however, recreational use areas are provided within other areas of the park.

Washington Township's other park facility is Redbud Park. On less than one (1) acre of land, this is a passive park located at the Washington Township offices and consists of a gazebo and sitting area.

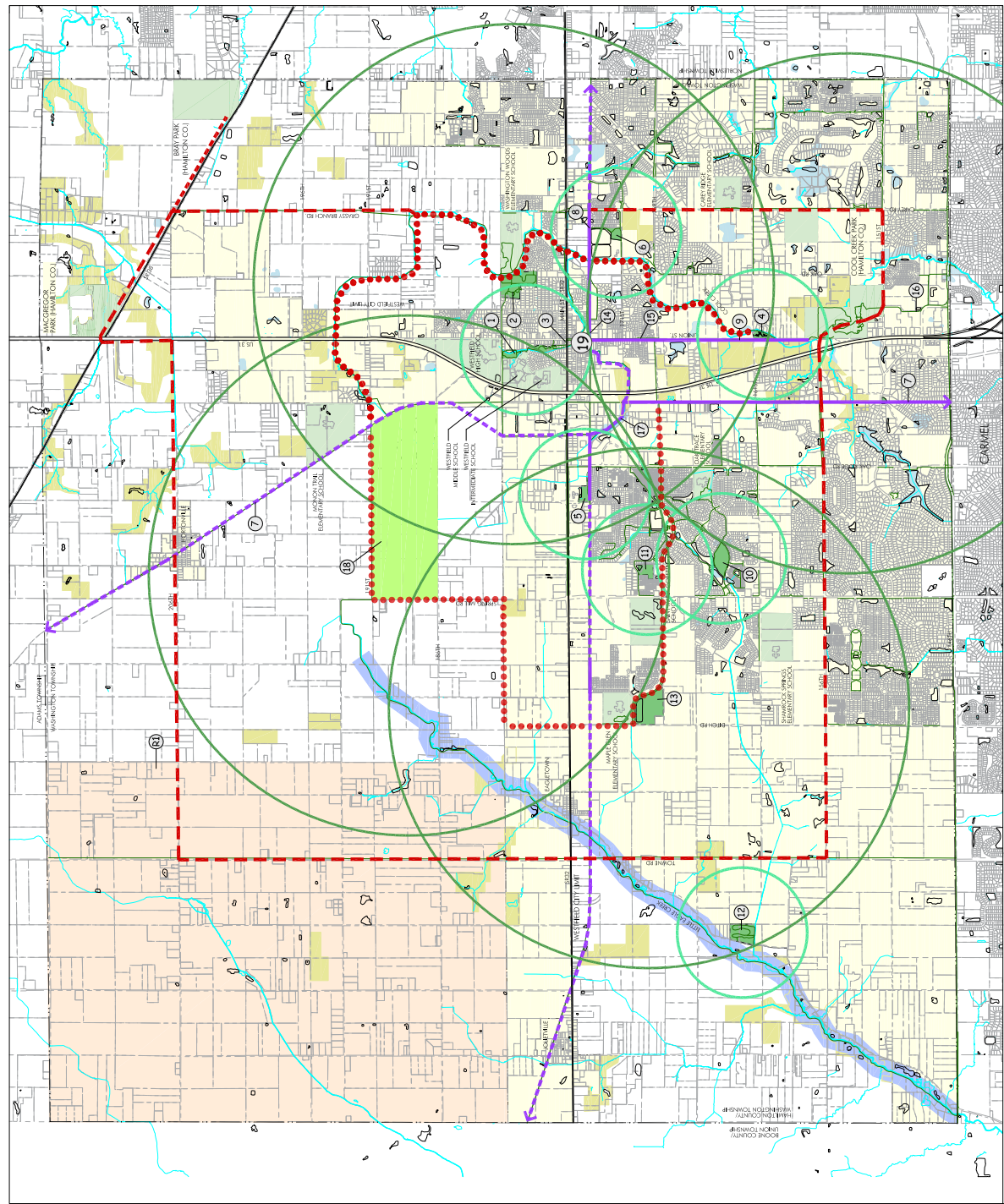
Westfield Washington Schools is a large provider of active recreation programming in the community. There are a number of playing fields and ball courts jointly used by local sports groups and the schools.

Cool Creek Park + MacGregor Park:



INFRASTRUCTURE OVERVIEW

This section provides a detailed description of the City's park and recreational facilities. Each facility description includes its location, existing infrastructure, and planned improvements. Locations are depicted in [Figure 11: Park + Recreational Facilities Map](#).



FACILITY LEGEND	
SYM	DESCRIPTION
1	ASA BALES PARK (NP)
2	FREEDOM TRAIL PARK (CP)
3	HADLEY PARK (NP)
4	LIBERTY PARK (NP)
5	QUAKER PARK (NP)
6	SIMON MOON PARK (NP)
7	MONON TRAIL
8	MIDLAND TRACE TRAIL
9	NATALE WHEELER TRAIL
10	ARMSTRONG PARK (NP)
11	MAPLE KNOLL PARK (NP)
12	RAYMOND WORTH PARK (NP)
13	OSBORN PARK (CP)
14	OLD FRIENDS CEMETERY PARK (NP)
15	GRAND JUNCTION TRAIL
16	COOL CREEK TRAIL
17	ANNA KENDALL TRAIL
18	GRAND PARK
19	PROPOSED REGIONAL PARK (RP)
(CP) = COMMUNITY PARK	
(NP) = NEIGHBORHOOD PARK	
(RP) = REGIONAL PARK	
19	GRAND JUNCTION PLAZA

PLAN KEY	
SYM	DESCRIPTION
	WESTFIELD TRAIL NETWORK
	WPRD OPEN SPACE/PARKS (EXISTING)
	OPEN SPACE (EXISTING)
	EXISTING WATER RESOURCES
	GRAND PARK CITY OWNED (PROPOSED)
	EXISTING WOODLAND RESOURCES (20+ ACRES)
	WESTFIELD CITY LIMITS
	GENERAL AREA OF PROPOSED REGIONAL PARK
	TOWNSHIP LIMITS
	CREEK / STREAM
	MULTI-USE TRAIL (EXISTING)
	MULTI-USE TRAIL (PROPOSED)
	GREENWAY TRAIL (PROPOSED)
	PARKWAY TRAIL (PROPOSED)
	EXISTING NEIGHBORHOOD PARK (1/2 MILE SERVICE AREA RADIUS)
	EXISTING COMMUNITY PARK (2 MILE SERVICE AREA RADIUS)
	LITTLE EAGLE CREEK CONSERVATION CORRIDOR

Figure 11: Park & Recreational Facility Map

LANRATORY LSM, Inc.

Figure 4.4 - Parks, Recreation, Facilities and Trails Master Plan
May 2011

NAMED TRAILS

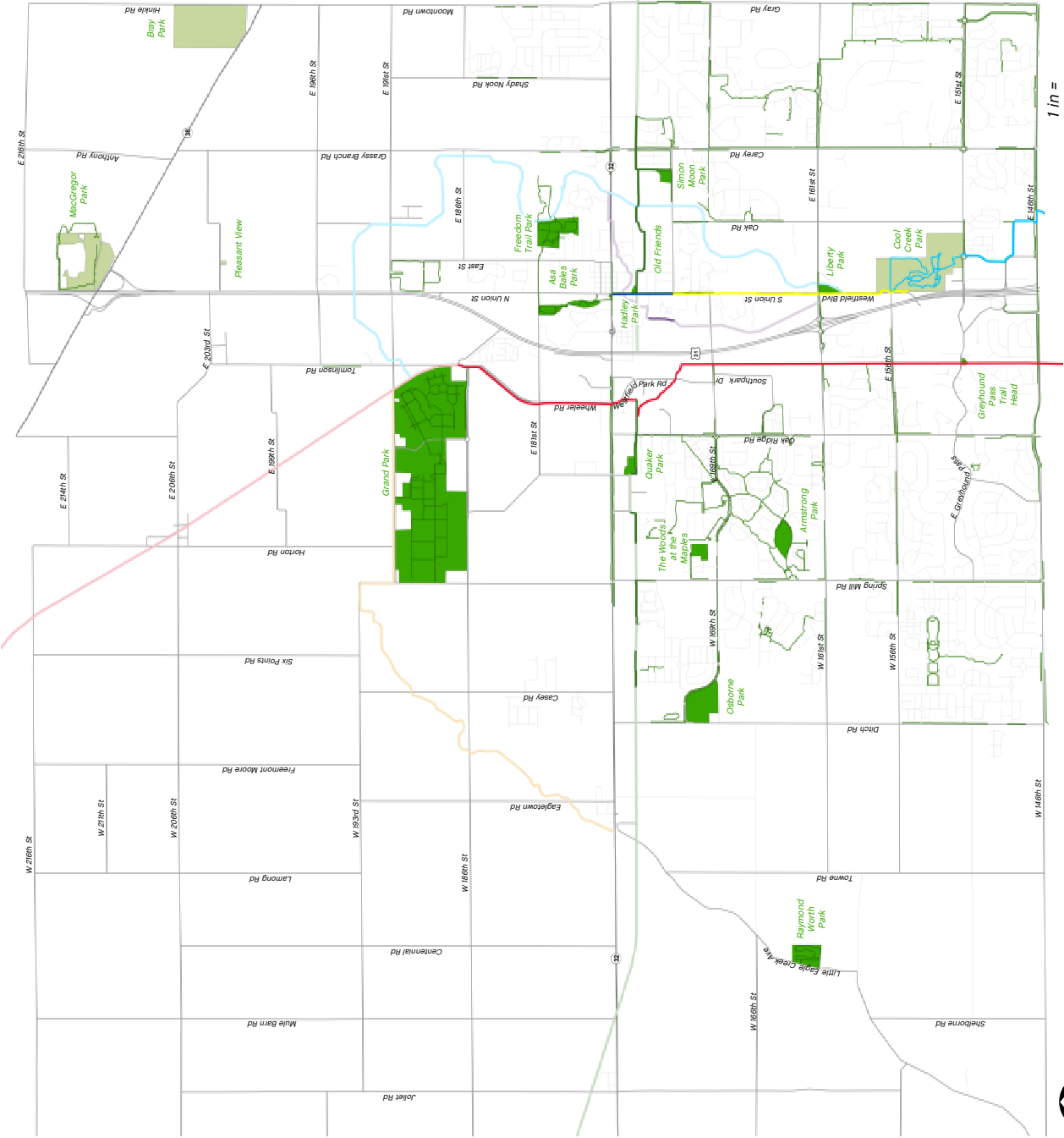
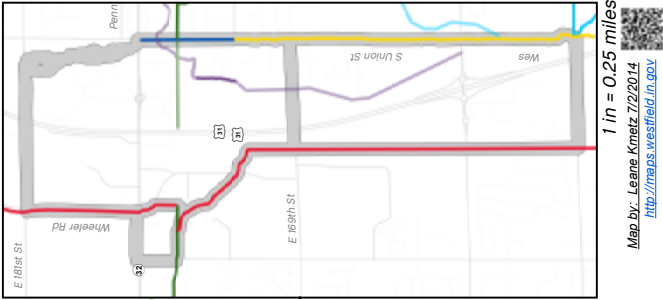


Exhibit Source: Department Trails Map

Facility Photos:**NAMED TRAILS****Facility Description:**

There are over 120 miles± of trails within the City. For purposes of this section, only the 15 miles± of “named” trails are specifically identified.

Existing Facility Inventory:

- Grassy Branch Trail: 0.35 miles; asphalt.
- Cool Creek Trail: 0.90 miles; asphalt.
- Midland Trace Trail: 3.93 miles encompassing 31 acres± of greenway (assuming average right-of-way width of 66 feet); asphalt; amenities and trailheads that include benches, restrooms, bike racks, drinking fountains, dog hydration and waste stations.
- Monon Trail: 4.86 miles encompassing 39 acres± of greenway (assuming average right-of-way width of 66 feet); asphalt; amenities and trailheads that include benches, restrooms, bike racks, drinking fountains, dog hydration and waste stations.
- Monon/Midland Loop: 2.2 miles; asphalt.
- Natalie Wheeler Trail: 2.1 miles; asphalt; amenities include dog waste stations.
- SR32 Linear Greenway: 0.6 miles encompassing 2.18 acres of greenway (assuming average trail corridor width of 30 feet); asphalt; landscaping that includes approximately three (3) shade trees and one (1) ornamental tree per one hundred (100) lineal feet.

Planned Improvements:

- Monon Trail: bike repair stations; 169th Street trailhead; interpretation stations; campground; trail lighting; safe crossing enhancements at vehicular intersections.
- Midland Trace Trail: Westfield Marketplace trailhead; trail lighting; safe crossing enhancements at vehicular intersections.
- Cool Creek Trail: Safe crossing to connect with Liberty Park.



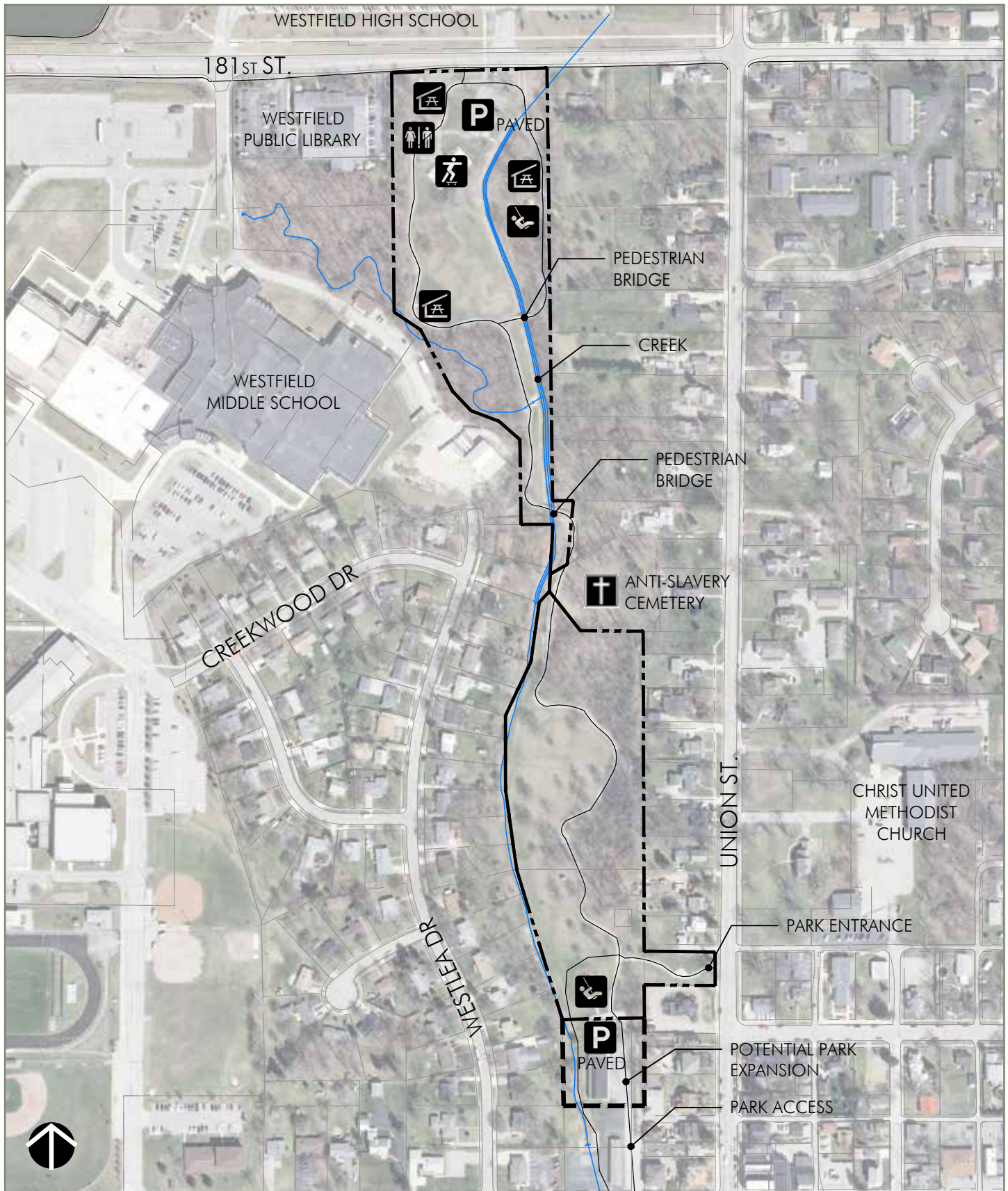
ASA BALES PARK

Exhibit Source: City of Westfield Parks + Recreation Master Plan (2011)

Facility Photos:**ASA BALES PARK****Location:**

205 West Hoover Street (North Entrance); 200 Camilla Court (South Entrance); 211 North Union Street (Pedestrian Entrance)

Size:

13.05 acres±

Facility Description:

Established linear neighborhood park close to downtown core and adjacent to Westfield Washington Schools' campus that includes the High School, Middle School and Intermediate School.

Park is mostly developed with open lawn with scattered mature tree plantings; bisected by small stream. There is space available for smaller recreation elements such as playgrounds and shelters.

Existing Facility Inventory:

- 3 shelters
- 2 playgrounds; 1 swing bay
- 1 trail, paved
- 1 restroom building
- 1 natural area; 1 natural amphitheater
- 1 skate park
- 2 paved parking areas
- Anti-Slavery Cemetery (historic site)
- Amenities: benches, tables, grills, drinking fountain, dog waste station(s)

Planned Improvements:

- Replace both playgrounds; transition playground surface to safety surface; install playground shade
- Install electricity and water
- Widen paved trail to 12 feet
- Install fitness park feature
- Golf cart parking
- Cemetery restoration and preservation
- Plant new trees to replace aging trees
- Install bike racks

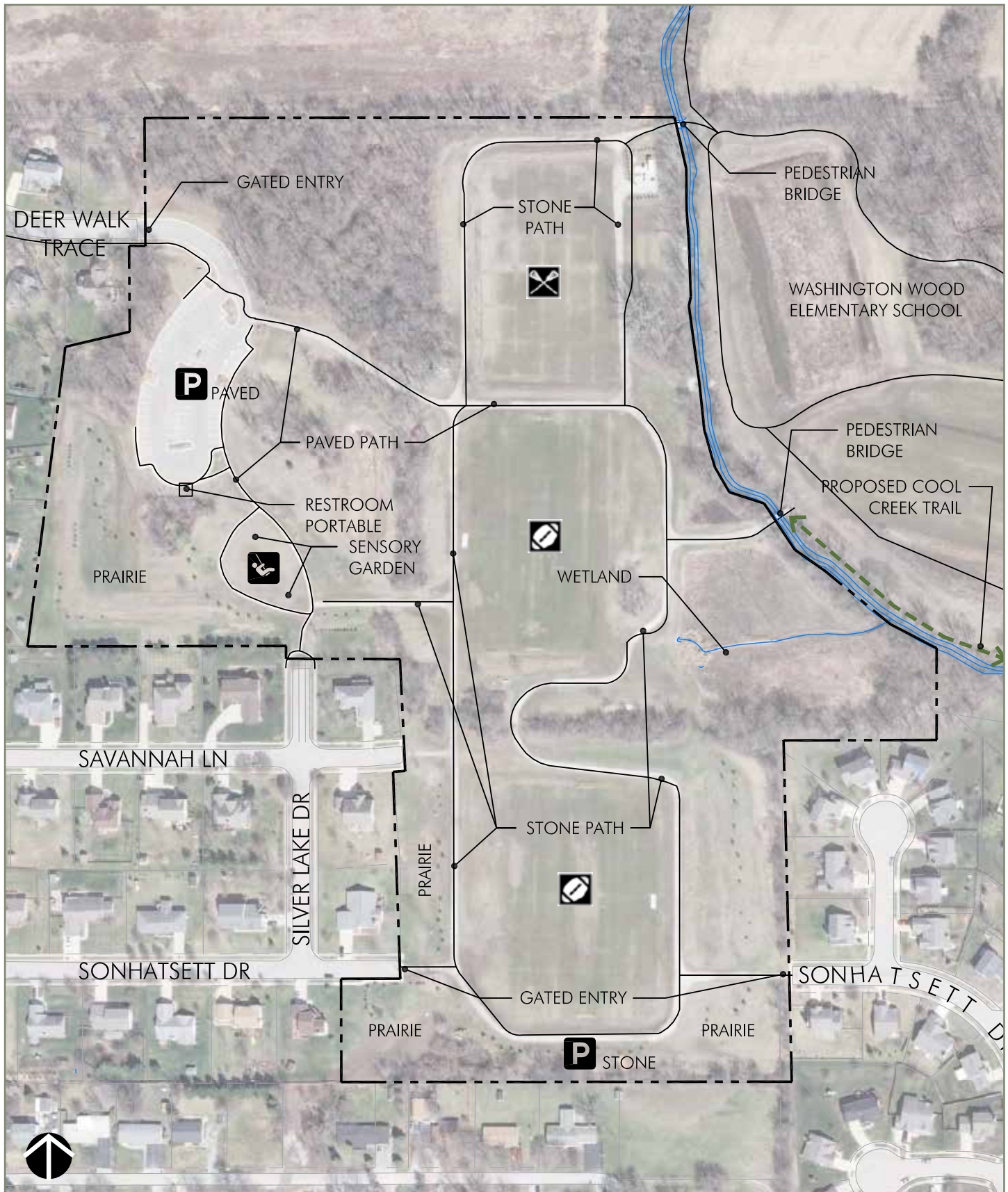
FREEDOM TRAIL PARK

Exhibit Source: City of Westfield Parks + Recreation Master Plan (2011)

Facility Photos:**FREEDOM TRAIL PARK****Location:**

500 Deer Walk Trace

Size:

29.95 acres±

Facility Description:

A community park that includes a mix of open lawn and sports playing fields, mature tree plantings and native plantings including low stature prairie.

Cool Creek extends along east park boundary, and park is adjacent to Washington Woods Elementary School with pedestrian access.

Existing Facility Inventory:

- Sports fields (2 football fields; 1 lacrosse field)
- 1 playground (all inclusive)
- 2 trails (1 paved; 1 gravel)
- 1 natural area (ongoing prairie restoration; Rotary Club Sensory Garden)
- 2 parking areas (1 paved; 1 gravel)
- Amenities include benches, tables, bike racks, interactive wind chime, sand table, dog waste station(s), portable restroom

Planned Improvements:

- Restroom building
- Install electricity
- Shelter with electricity
- Transition playground surface to safety surface
- Transform sports field to a dog park
- Update / install additional playground equipment
- Install additional shade structures
- Install splash pad / spray park

HADLEY PARK

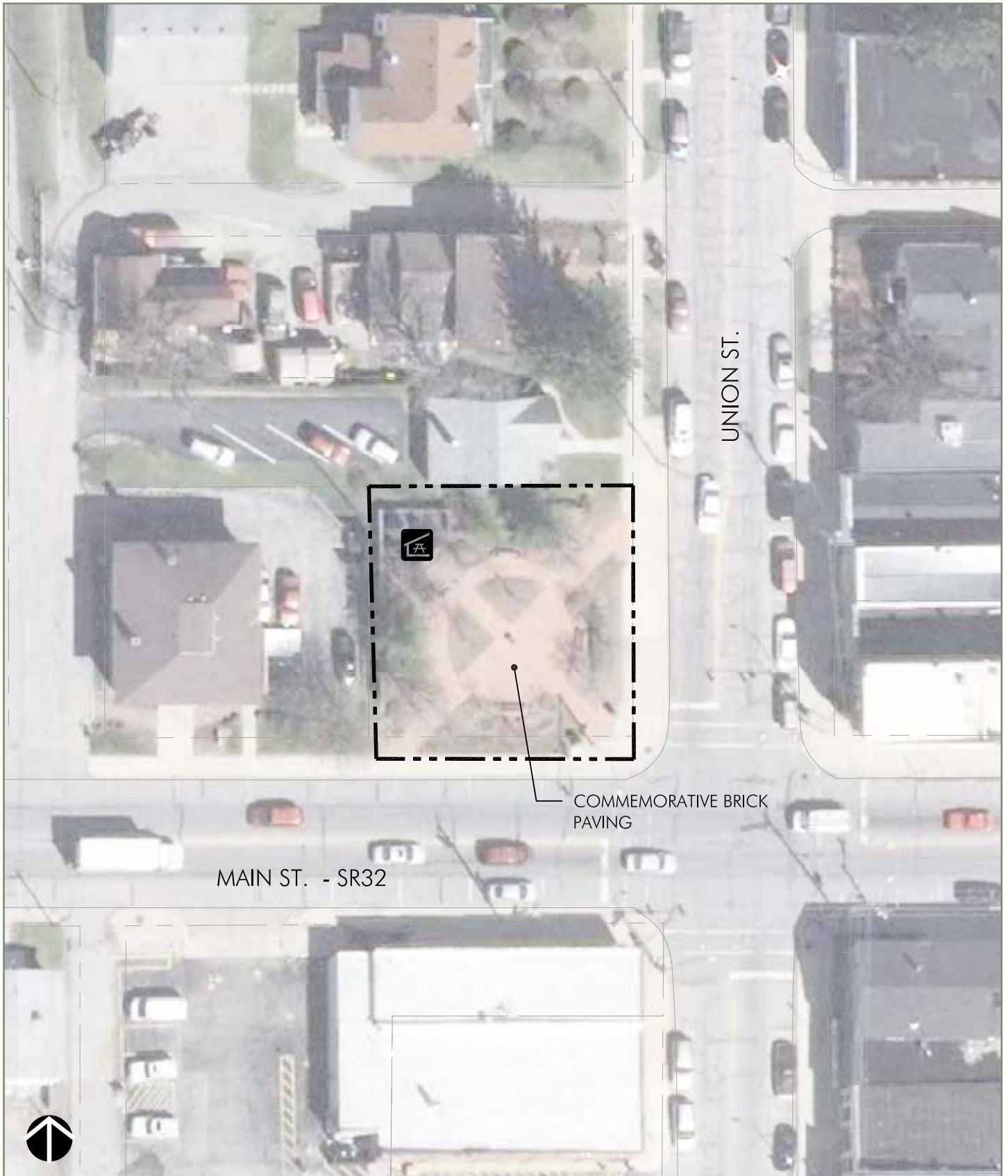


Exhibit Source: City of Westfield Parks + Recreation Master Plan (2011)

Facility Photos:**HADLEY PARK****Location:**

100 West Main Street

Size:

0.15 acres±

Facility Description:

Historic neighborhood pocket park in downtown located on the northwest corner of the intersection of Union Street and Main Street (State Highway 32).

Existing Facility Inventory:

- 1 shelter, landscape structure
- 1 natural / garden area
- 1 brick path and sitting area
- Amenities include decorative lighting, benches

Planned Improvements:

- Install a community programming board
- Maintain and replace brick pavers
- Install and improve signage

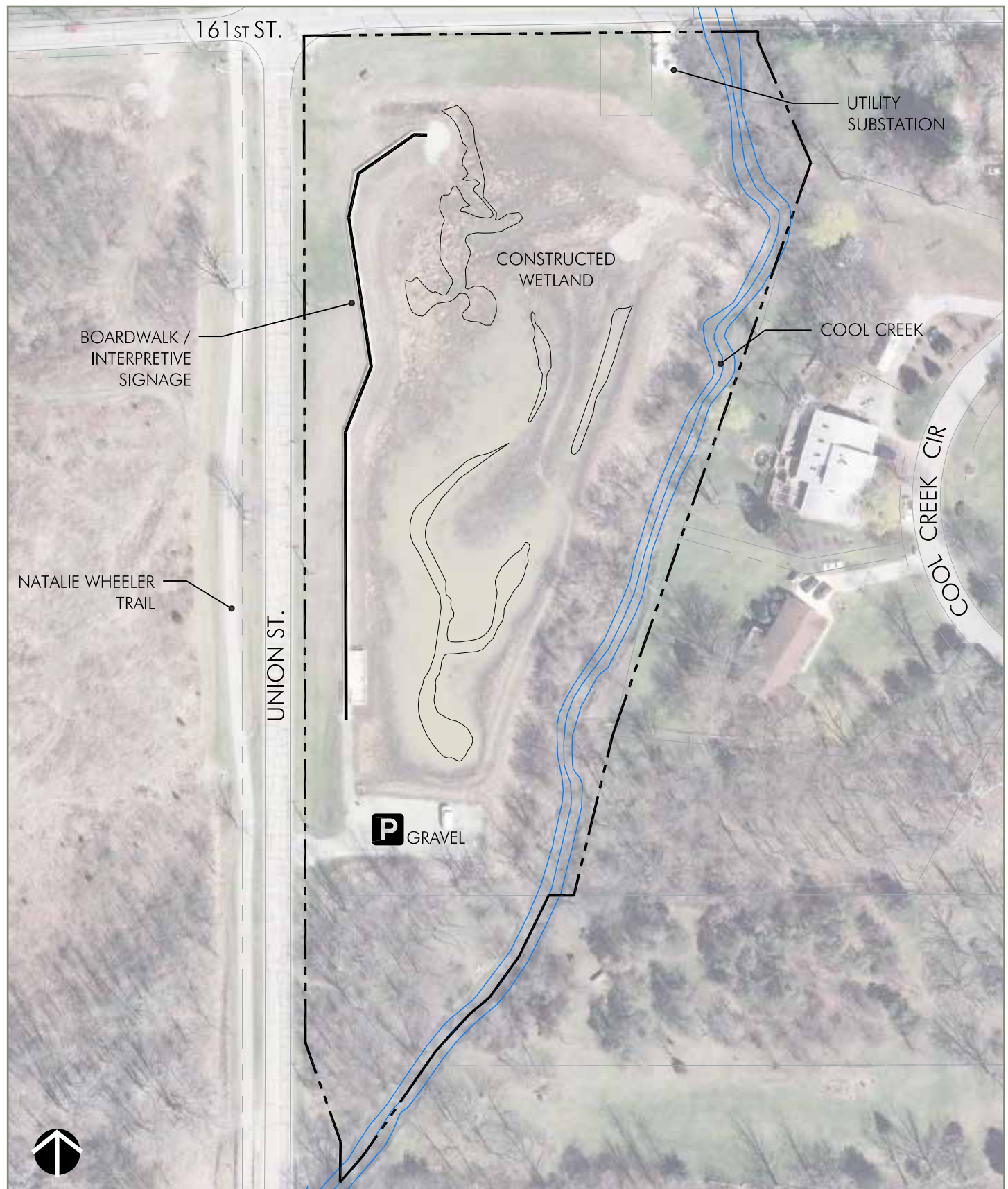
LIBERTY PARK

Exhibit Source: City of Westfield Parks and Recreation Master Plan (2011)

Facility Photos:**LIBERTY PARK****Location:**

16001 Westfield Boulevard

Size:

14.79 acres±

Facility Description:

A passive neighborhood park adjacent to Cool Creek with emphasis on wetland interpretation with boardwalk accessibility.

Existing Inventory:

- 1 boardwalk with observation deck / gazebo and interpretive signs
- 1 natural area (wetland)
- 1 gravel parking area

Planned Improvements:

- Restore and extend boardwalk for connectivity
- Install and enhance pedestrian crossings across adjacent vehicular roads to connect with nearby trail systems

QUAKER PARK

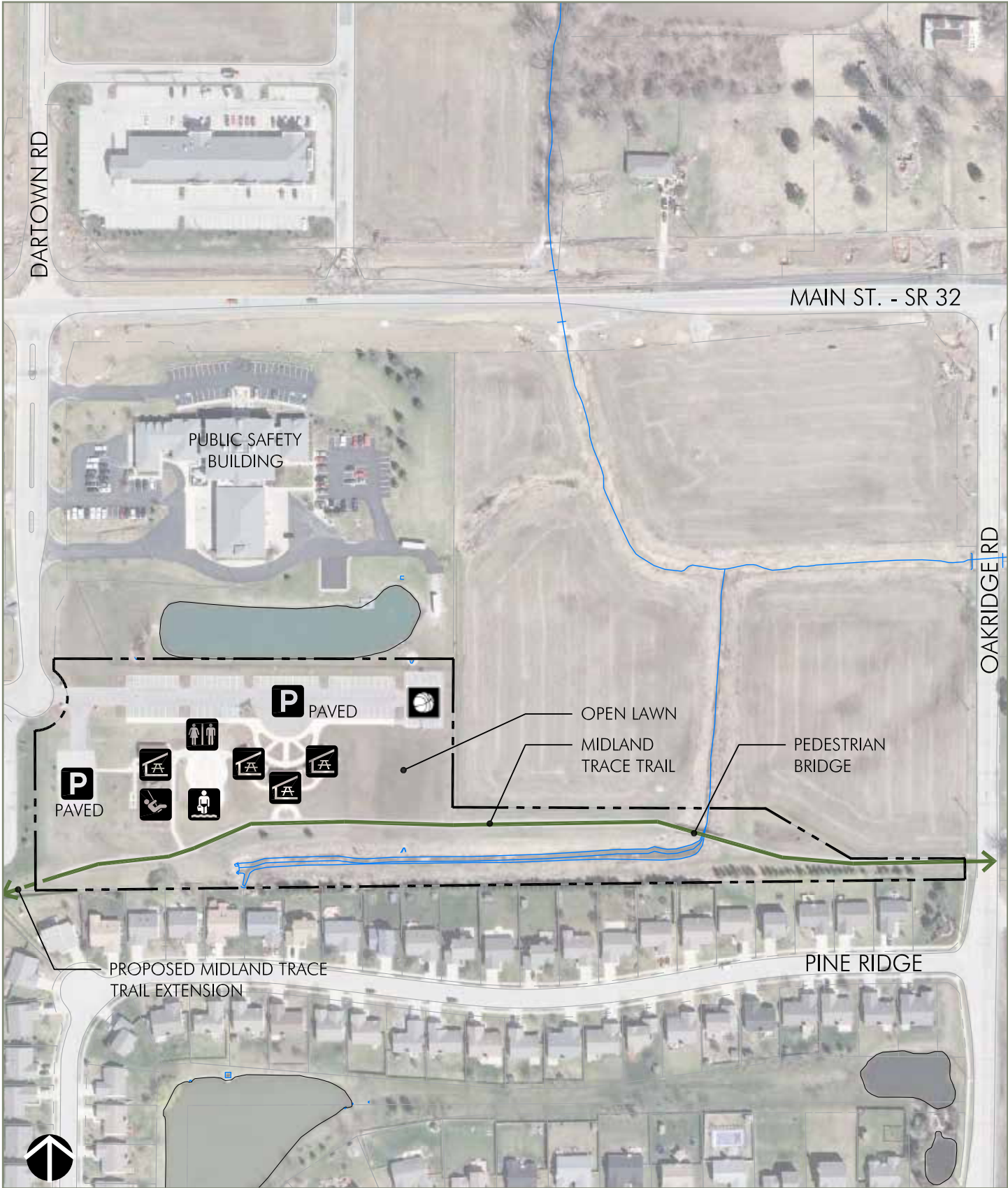


Exhibit Source: City of Westfield Parks + Recreation Master Plan (2011)

Facility Photos:**QUAKER PARK****Location:**

17501 Dartown Road

Size:

6.89 acres±

Facility Description:

A neighborhood park adjacent to the City's Public Safety Building and Pine Ridge subdivision that includes a segment of the Midland Trace Trail and functions as an additional trail head. Park programming includes YMCA summer camp and programs, Westfield In Bloom site, and past site for Westfield Arbor Day event.

Existing Facility Inventory:

- 1 basketball court
- 4 shelters
- 1 playground
- 1 splash pad / spray park
- 1 trail, paved
- 1 restroom building
- 2 paved parking areas.
- Amenities include benches, tables, grills, drinking fountain, bike racks, dog hydration station, Learning Trail

Planned Improvements:

- Expand parking lot
- Update paved trail and install additional trails for connectivity
- Install tennis court

SIMON MOON PARK



Exhibit Source: Mader Design (2017)

Facility Photos:**SIMON MOON PARK****Location:**

2710 East 171st Street

Size:

24.37 acres±

Facility Description:

A neighborhood park adjacent to the City Service Building and Carey Commons subdivision. The park includes open lawn areas with park elements and small tree with path connectivity to the Midland Trace Trail.

Existing Facility Inventory:

- 1 shelter
- 1 restroom building
- 2 playgrounds
- 1 trail, paved
- 1 sledding hill
- 1 paved parking area
- Council Ring with fire pit
- Amenities include benches, tables, drinking fountain, grills, dog wash and hydration stations

Planned Improvements:

Build out and expansion of the park (depicted in exhibit), including:

- Transition playground surface to safety surface
- Install two (2) bay swings
- Expand parking lot(s)
- Restore and realign Midland Trace Trail connection
- Lagoon improvements to include: expand parking lot; enhance meadow / woodland; install water filters and eco-region zone; install trails for accessibility and connectivity; install boardwalks around wetlands and lagoon.

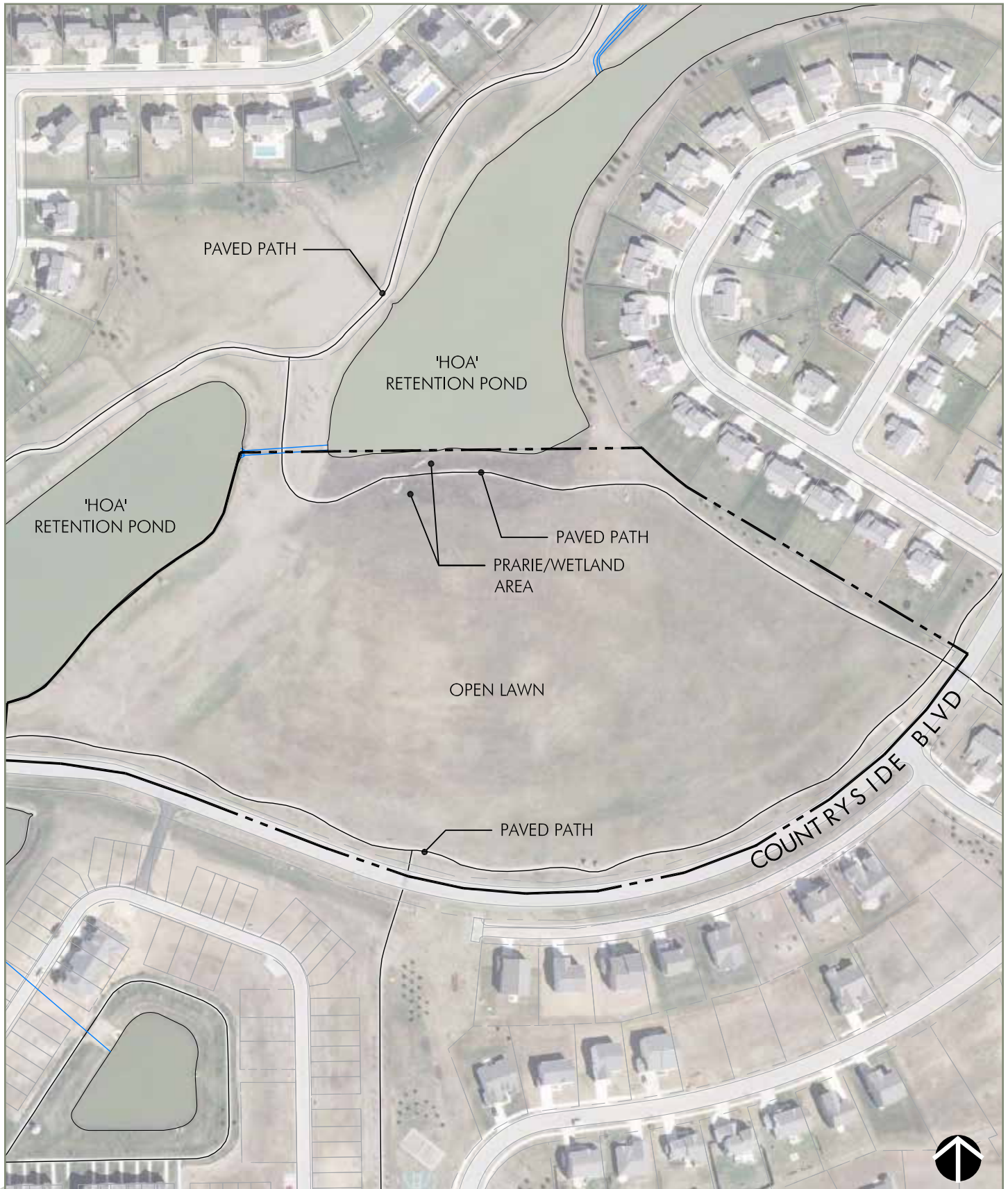
ARMSTRONG PARK

Exhibit Source: City of Westfield Parks + Recreation Master Plan (2011)

ARMSTRONG PARK**Location:**

16200 Countryside Boulevard

Size:

15.62 acres±

Facility Description:

A neighborhood park internal to Countryside subdivision with two (2) adjacent retention ponds.

The park is currently undeveloped with open lawn and a few small tree plantings.

Existing Facility Inventory:

- 1 trail, paved
- 1 natural area (open lawn; prairie / wetland)

Planned Improvements:

Build out of the park (depicted below) including:

- Native plantings; natural vegetation
- Splash pad / spray park
- Playground
- Parking lot
- Volleyball courts
- Boardwalk
- Frisbee golf course
- Restroom building with flexible use and rental space
- Shelter
- Fishing access to adjacent ponds
- Tennis court(s)



Exhibit Source: Mader Design (2017)

WOODS AT MAPLES PARK



Exhibit Source: City of Westfield Parks + Recreation Master Plan (2011)

WOODS AT MAPLES PARK

Location:

201 Spring Lake Drive

Size:

6.03 acres±

Facility Description:

A neighborhood park located internally to the Maple Knoll subdivision with frontage on Spring Lake Drive. The site is entirely wooded with a small retention pond adjacent to the property.

Existing Facility Inventory:

- 1 natural area (woodland)

Planned Improvements:

Remove dead ash trees and maintain park in its natural conditions.

Previous timbering has caused considerable damage to existing trees. As such, forestry recommendations are to limit park access for 20 years to allow for the natural restoration of woodland.



Exhibit Source: Mader Design (2017)

RAYMOND WORTH PARK

Exhibit Source: City of Westfield Parks + Recreation Master Plan (2011)

RAYMOND WORTH PARK

Location:

16301 Little Eagle Creek Road

Size:

16.62 acres±

Facility Description:

An undeveloped neighborhood park near Little Eagle Creek primarily utilized for informal equestrian use.

Existing Facility Inventory:

- 1 lawn surface trail
- 1 gravel parking area

Planned Improvements:

Build out and potential expansion of the park (depicted below) including:

- Archery course; low ropes course
- Restroom facility with single shower
- Shelter with fireplace
- Dredge pond for fishing
- Tent / primitive camping site improvements
- Natural habitat restoration
- Playground / nature play areas
- Park office building and parking area improvements



Exhibit Source: Mader Design (2017)

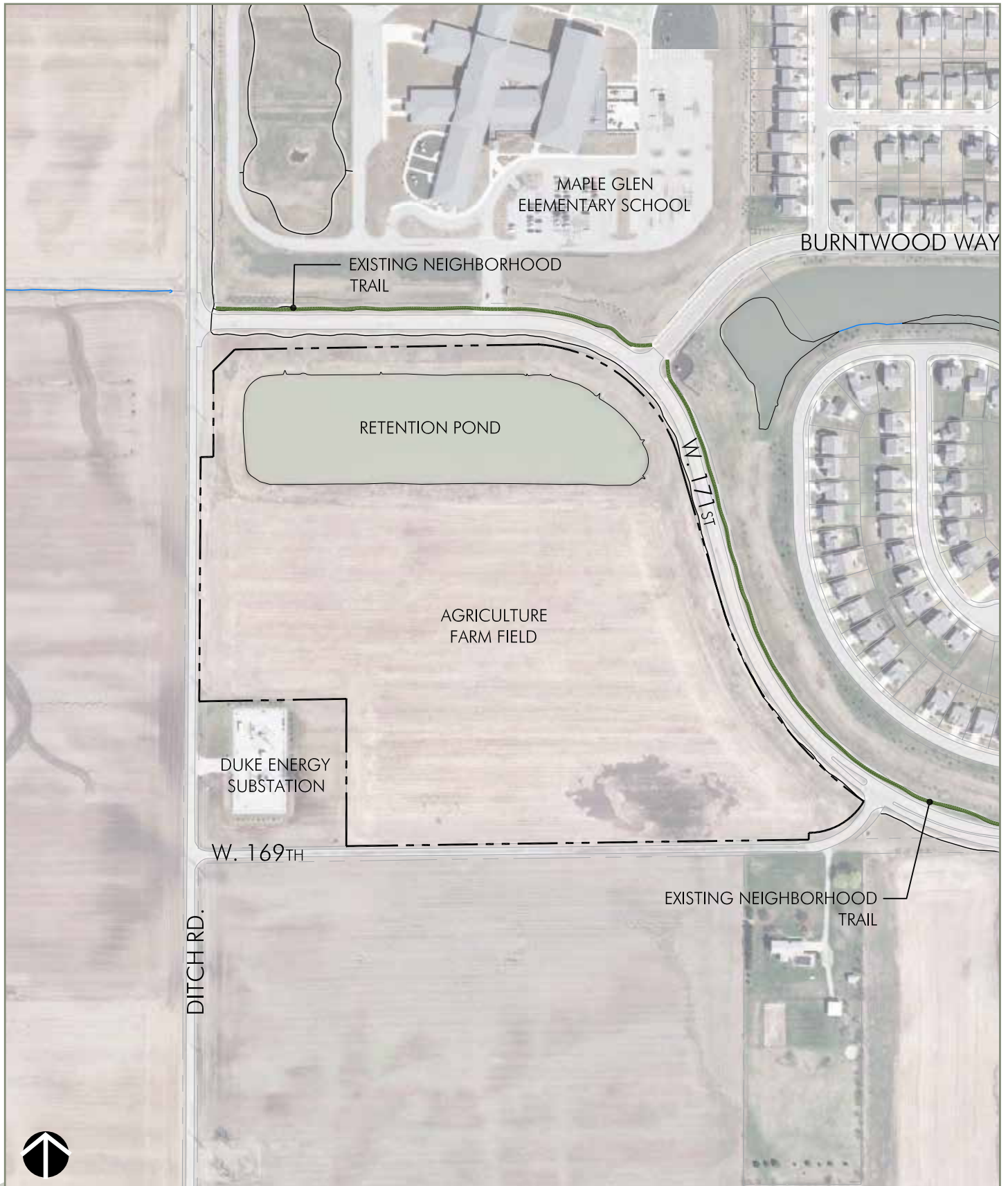
OSBORNE PARK

Exhibit Source: City of Westfield Parks + Recreation Master Plan (2011)

OSBORNE PARK

Location:

17001 Ditch Road

Size:

30.45 acres±

Facility Description:

An undeveloped neighborhood park adjacent to Maple Glen Elementary School.

Existing Facility Inventory:

- 5-acre retention pond
- 20 acres of tillable farmland

Planned Improvements:

- Community fishing pond
- Pedestrian facility around pond
- Selectively install plant and habitat areas
- Install trails
- Dog park



Exhibit Source: Mader Design (2017)

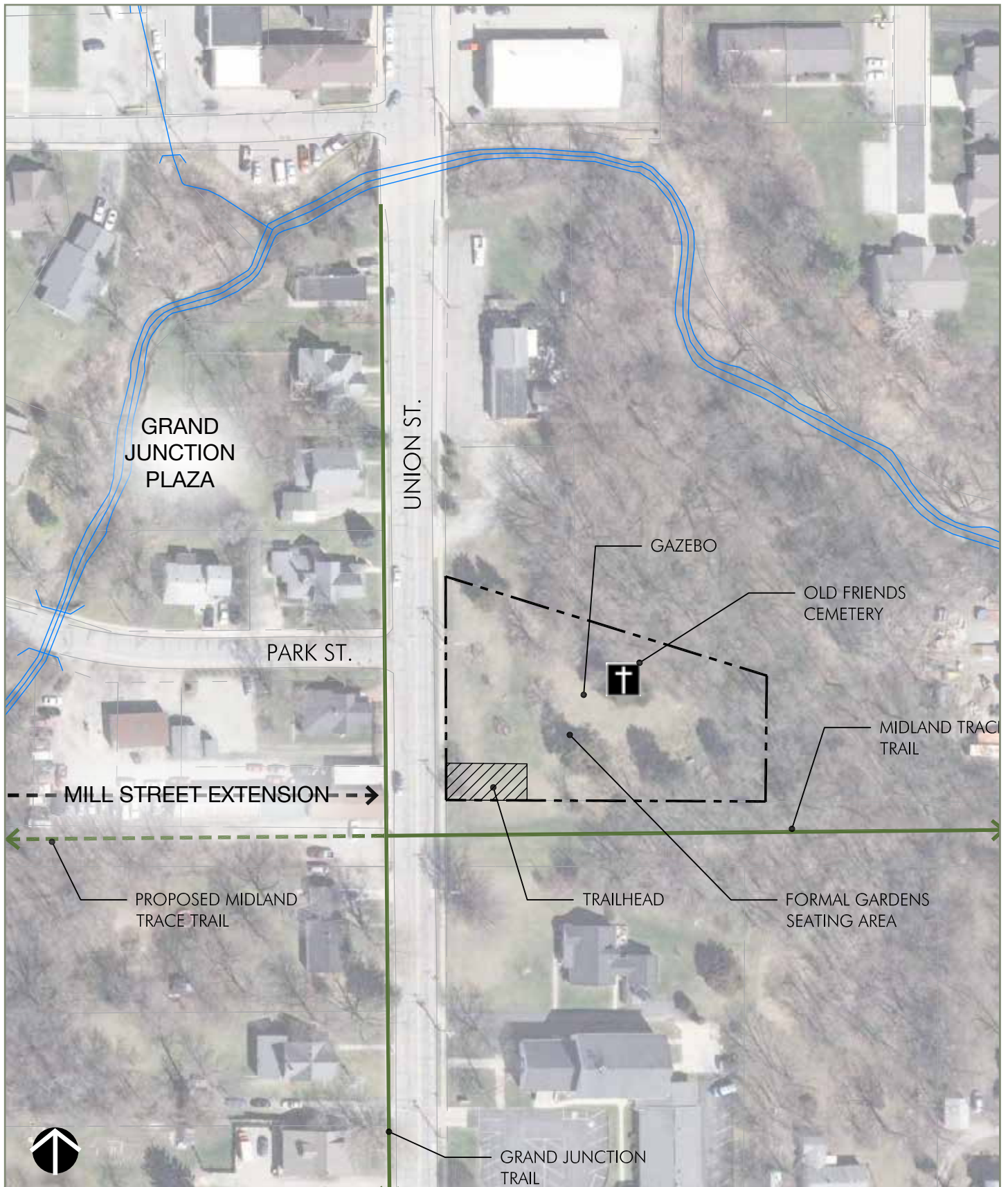
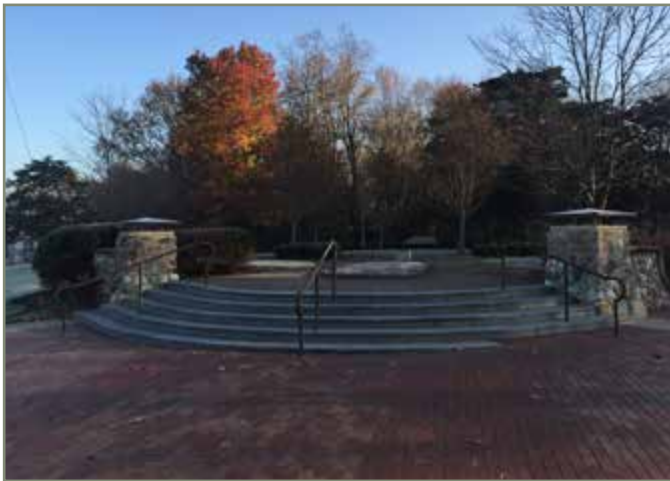
OLD FRIENDS CEMETERY PARK

Exhibit Source: City of Westfield Parks + Recreation Master Plan (2011)

Facility Photos:**OLD FRIENDS CEMETERY PARK****Location:**

302 South Union Street

Size:

0.79 acres±

Facility Description:

A neighborhood park located in original town area on South Union Street, adjacent to the Grand Junction Plaza and the Midland Trace Trail.

The site includes an existing Quaker cemetery and the Martha Doan Memorial Garden.

Existing Facility Inventory:

- Existing 1800s Quaker (Friends) Cemetery
- 1 open frame gazebo
- 1 natural area (Martha Doan Memorial Garden)
- 1 trail (gravel)
- 1 paved trail connection to Midland Trace Trail
- Amenities include benches, bike racks, drinking fountain

Planned Improvements:

- Extend trailhead across Union Street
- Restoration of cemetery stones

GRAND JUNCTION PLAZA

Exhibit + Renderings Source: Land Collective (2016)

Illustrative Renderings:



GRAND JUNCTION PLAZA

Location:

Grand Junction Plaza is located in the heart of the City’s downtown and bound by Union Street, Jersey Street, and Mill Street.

Size:

6.5 acres±

Facility Description:

The 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.

The plaza will be a focal point of the community for both local residents, as well as out of town visitors to the community. Surrounding pedestrian-friendly streets will invite visitors and residents to explore the plaza, area restaurants and shops.

Existing Facility Inventory:

The park has been cleared of structures and the boundaries of the park are now defined by the newly upgraded and extended Mill Street to the west and south, Union Street to the east, and Jersey Street to the north.

The park is currently undeveloped with the exception of the recent improvement and restoration of the riparian corridor through the plaza from Union Street to the newly extended Mill Street. These improvements included a tunnel and culvert under Mill Street for pedestrian connectivity of the Midland Trace Trail and plaza.

Planned Improvements:

The design by Land Collective (commissioned by the City to design the plaza) was unveiled in 2016. The build out of the plaza (as depicted herein) includes: several pavilion and overlook structures; amphitheater + lawn gathering place for festivals, concerts + special events; interactive water feature; an arts garden; a full size ice skating rink in the winter months; a hardscape festival boulevard; riparian corridor enhancements and boardwalk; and, a play in nature area for programmable space throughout all seasons.

LEVEL OF SERVICE

CURRENT LEVEL OF SERVICE

A determination of the “current level of service” for park and recreational facilities within the City is required in order to determine the desired target for the “community level of service” (as defined herein).

IC 36-7-4-1302 “Current level of service” defined Sec. 1302. As used in this series, “current level of service” means a quantitative measure of service provided by existing infrastructure to support existing development.

The most practical quantitative measurement to calculate the current level of service is to divide the current value of existing park and recreational infrastructure by the users of that infrastructure (e.g., residential population, number of households).

As detailed in the “Existing Infrastructure” section of this document, the total estimated value of existing infrastructure is \$21,334,697. As detailed in the “Community Profile” section of this document, the estimated number current (2017) households in the impact zone is 14,814.

As a result, and for purposes of this zone improvement plan, the “current level of service” is calculated as \$21,334,697 (infrastructure value) divided by 14,814 (2017 households) = \$1,440 per household.

COMMUNITY LEVEL OF SERVICE

Conversely, the “community level of service” is the community’s desired or target level of service for park and recreational infrastructure, which may or may not be the same as the “current level of service”.

IC 36-7-4-1301 “Community level of service” defined Sec. 1301. As used in this series, “community level of service” means a quantitative measure of the service provided by the infrastructure that is determined by a unit to be appropriate.

If a zone improvement plan provides for raising the community level of service to a level of service greater than the current level of service, then the zone improvement plan shall: (i) provide for completion of the infrastructure that is necessary to raise the current level of service to the community level of service within the following ten (10) year period; (ii) indicate the nature, location, and cost of infrastructure that is necessary to raise the current level of service to the community

level of service; and, (iii) identify the revenue sources and estimate the amount of the revenue sources that the City intends to use to raise the current level of service to the community level of service for existing development (IC 36-7-4-1318(c)).

The City’s capital improvement priorities for parks and recreational infrastructure needed to maintain the current level of service is summarized in the “New Infrastructure” section of this document. Additionally, the analysis detailed in the “Community Profile” section of this document includes the projected residential growth within the City. Based upon this information and analysis, this zone improvement plan proposes to maintain the City’s current level of service as the community’s level of service.

IMPACT FEE

COUNTY + STATE COMPARABLE FEES

For reference purposes only, below are adopted park and recreational impact fees of other communities in Hamilton County and Indiana (as of November 2017).

Community	Impact Fee Rate (per Single-Family Dwelling)
Carmel (2015 Ord.)	\$2,031 (2015); \$2,234 (2016); \$2,457 (2017); \$2,702 (2018); \$2,972 (2019)
Noblesville (2015 Ord.)	\$1,546
Fishers (2016 Ord.)	\$1,070
Brownsburg (2014 Ord.)	\$1,058 (2015); \$1,090 (2016); \$1,123 (2017); \$1,156 (2018); \$1,191 (2019)
Greenwood (2015 Ord.)	\$1,206 (with annual increases tbd)
Valparaiso (2015 Ord.)	\$1,288
Greenfield (2014 Ord.)	\$1,153
Avon (2012 Ord.)	\$987
Plainfield (2012 Ord.)	\$730
Zionsville(2011 Ord.)	\$1,221

Chart 6: Other Park and Recreational Impact Fees

INFLATION VARIABLE

The estimated costs and values used in this plan are based on current (2017) costs and values. Construction and land costs vary annually, as adjusted for construction and consumer price inflation.

Cost indices generally rely on adjusted gross domestic product (GDP) correlating to a specific region and industry as a benchmark. One resource to consider for regional-specific adjustments in inflation is the The Bureau of Economic Analysis: U.S. Department of Commerce’s [“Gross Domestic Product by Metropolitan Area, 2016”](#) (the “GDP Report”). The GDP Report lists the following changes in real GDP for the Indianapolis-Carmel-Anderson, IN Metropolitan Area:

2012	2013	2014	2015	2016
0.0%	4.3%	1.1%	-0.5%	2.1%

Chart 7: Metropolitan Area GDP Changes

These changes do not include, however, adjustments for increases in local land acquisition costs.

CALCULATIONS

Indiana Code does not require a particular methodology in preparing the impact fee schedule or formula; however, it does provide that an impact fee on new development may not exceed “impact costs” minus the sum of nonlocal revenues and impact deductions.

The impact costs needed to meet future needs (see “New Infrastructure” section of this document) are estimated at \$23,365,000.

The City has received “non-local revenues” of \$2,515,590 over the last five (5) years. The City aggressively pursues in-kind donations and grants. As such and for purposes of this analysis, the City anticipates receiving non-local revenues over the next ten (10) years generally consistent with those non-local revenues received over the last five (5) years.

The City does not currently have nor does it anticipate a park tax levy within the time frame of this analysis. As a result, no impact deductions are anticipated to be used to cover to defray the capital costs.

The projected growth within the impact zone (see “Growth Projections” section of this document), is 12,845 new households over the next ten (10) years.

IC 36-7-4-1321 Fee schedule or formula; requirements; limitations

Sec. 1321. (b) As used in this section, “impact costs” means a reasonable estimate, made at the time the impact fee is assessed, of the proportionate share of the costs incurred or to be incurred by the unit in providing infrastructure of the applicable type in the impact zone that are necessary to provide the community level of service for the development. The amount of impact costs may not include the costs of infrastructure of the applicable type needed to raise the current level of service in the impact zone to the community level of service in the impact zone for development that is existing at the time the impact fee is assessed.

(c) As used in this section, “nonlocal revenue” means a reasonable estimate, made at the time the impact fee is assessed, of revenue that:

(1) will be received from any source (including but not limited to state or federal grants) other than a local government source; and

(2) is to be used within the impact zone to defray the capital costs of providing infrastructure of the applicable type.

(d) As used in this section, “impact deductions” means a reasonable estimate, made at the time the impact fee is assessed, of the amounts from the following sources that will be paid during the ten (10) year period after assessment of the impact fee to defray the capital costs of providing infrastructure of the applicable types to serve a development:

(1) Taxes levied by the unit or on behalf of the unit by an applicable infrastructure agency that the fee payer and future owners of the development will pay for use within the geographic area of the unit.

(2) Charges and fees, other than fees paid by the fee payer under this chapter, that are imposed by any of the following for use within the geographic area of the unit:

- (A) An applicable infrastructure agency.
- (B) A governmental entity.
- (C) A not-for-profit corporation created for governmental purposes.

As a result, the formula for impact fees is as follows:

Impact Costs	\$ 23,365,000
Minus Non-Local Revenues	\$ 5,031,180
Minus Impact Deductions	\$ 0
Divided by Projected New Households	12,845
Impact Fee per New Household	\$ 1,427

Chart 8: Impact Fee Formula

RECOMMENDATION

The impact fee is not expected to be the sole source of revenue over the next ten (10) years. However, given the rapid pace of projected growth in the City, this zone improvement plan recognizes that impact fees will be the primary source of revenue for capital improvements needed to maintain the community’s level of service for park and recreational infrastructure.

Much like the delay in the collection of property taxes, there is typically a delay when capital improvements for parks and recreation are made following the realized impact of new development. This results in a delay of time from when new development impacts the park and recreational facilities to when improvements are made to return the level of service back to the community’s level of service.

The City prioritizes park and recreational facilities as an important public infrastructure investment that positively contributes to the quality of life and sustainability of the community.

As a result, based upon the analysis herein, the recommended park and recreational impact fee as calculated herein is \$1,427.00 per dwelling unit, with a recommended annual increase adjustment of two percent (2.0%), resulting in a schedule as follows:

Year	Rate per Dwelling Unit
Year 1	\$ 1,427.00
Year 2	\$ 1,455.00
Year 3	\$ 1,485.00
Year 4	\$ 1,515.00
Year 5	\$ 1,545.00

Chart 9: Impact Fee Schedule



APPENDIX

INDIANA CODE 36-7-4-1300

As added by Acts 1981, P.L.309, SEC.23.

IC 36-7-4-1300 1300 Series—Impact Fees

Sec. 1300. This series (sections 1300 through 1399 of this chapter) may be cited as follows: 1300 SERIES — IMPACT FEES.

As added by P.L.221-1991, SEC.1.

IC 36-7-4-1301 "Community level of service" defined

Sec. 1301. As used in this series, "community level of service" means a quantitative measure of the service provided by the infrastructure that is determined by a unit to be appropriate.

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

IC 36-7-4-1302 "Current level of service" defined

Sec. 1302. As used in this series, "current level of service" means a quantitative measure of service provided by existing infrastructure to support existing development.

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

IC 36-7-4-1303 "Development" defined

Sec. 1303. As used in this series, "development" means an improvement of any kind on land.

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

IC 36-7-4-1304 "Fee payer" and "person" defined

Sec. 1304. (a) As used in this series, "fee payer" means the following:

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

(b) As used in this series, "person" means an individual, a sole proprietorship, a partnership, an association, a corporation, a fiduciary, or any other entity.

As added by P.L.221-1991, SEC.5.

IC 36-7-4-1305 "Impact fee" and "capital costs" defined

Sec. 1305. (a) As used in this series, "impact fee" means a monetary charge imposed on new development by a unit to defray or mitigate the capital costs of infrastructure that is required by, necessitated by, or needed to serve the new development.

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

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

As added by P.L.221-1991, SEC.6.

IC 36-7-4-1306 "Impact fee ordinance" defined

Sec. 1306. As used in this series, "impact fee ordinance" means an ordinance adopted under section 1311 of this chapter.

As added by P.L.221-1991, SEC.7.

IC 36-7-4-1307 "Impact zone" defined

Sec. 1307. As used in this series, "impact zone" means a geographic area designated under section 1315 of this chapter.

As added by P.L.221-1991, SEC.8.

IC 36-7-4-1308 "Infrastructure" defined

Sec. 1308. As used in this series, "infrastructure" means the capital improvements that:

- (1) comprise:
 - (A) a sanitary sewer system or wastewater treatment facility;
 - (B) a park or recreational facility;
 - (C) a road or bridge;
 - (D) a drainage or flood control facility; or
 - (E) a water treatment, water storage, or water distribution facility;
- (2) are:
 - (A) owned solely for a public purpose by:
 - (i) a unit; or
 - (ii) a corporation created by a unit; or
 - (B) leased by a unit solely for a public purpose; and
- (3) are included in the zone improvement plan of the impact zone in which the capital improvements are located.

The term includes site improvements or interests in real property needed for a facility listed in subdivision (1).

As added by P.L.221-1991, SEC.9.

IC 36-7-4-1309 "Infrastructure type" defined

Sec. 1309. As used in this series, "infrastructure type" means any of the following types of infrastructure covered by an impact fee ordinance:

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

As added by P.L.221-1991, SEC.10.

IC 36-7-4-1310 "Infrastructure agency" defined

Sec. 1310. As used in this series, "infrastructure agency" means a political subdivision or an agency of a political subdivision responsible for acquiring, constructing, or providing a particular infrastructure type.

As added by P.L.221-1991, SEC.11.

IC 36-7-4-1311 Ordinance; jurisdiction to adopt; impact fees and other charges

Sec. 1311. (a) The legislative body of a unit may adopt an ordinance imposing an impact fee on new development in the geographic area over which the unit exercises planning and zoning jurisdiction. The ordinance must aggregate the portions of the impact fee attributable

to the infrastructure types covered by the ordinance so that a single and unified impact fee is imposed on each new development.

(b) If the legislative body of a unit has planning and zoning jurisdiction over the entire geographic area covered by the impact fee ordinance, an ordinance adopted under this section shall be adopted in the same manner that zoning ordinances are adopted under the 600 SERIES of this chapter.

(c) If the legislative body of a unit does not have planning and zoning jurisdiction over the entire geographic area covered by the impact fee ordinance but does have jurisdiction over one (1) or more infrastructure types in the area, the legislative body shall establish the portion of the impact fee schedule or formula for the infrastructure types over which the legislative body has jurisdiction. The legislative body of the unit having planning and zoning jurisdiction shall adopt an impact fee ordinance containing that portion of the impact fee schedule or formula if:

- (1) a public hearing has been held before the legislative body having planning and zoning jurisdiction; and
- (2) each plan commission that has planning jurisdiction over any part of the geographic area in which the impact fee is to be imposed has approved the proposed impact fee ordinance by resolution.

(d) An ordinance adopted under this section is the exclusive means for a unit to impose an impact fee. An impact fee imposed on new development to pay for infrastructure may not be collected after January 1, 1992, unless the impact fee is imposed under an impact fee ordinance adopted under this chapter.

(e) Notwithstanding any other provision of this chapter, the following charges are not impact fees and may continue to be imposed by units:

- (1) Fees, charges, or assessments imposed for infrastructure services under statutes in existence on January 1, 1991, if:
 - (A) the fee, charge, or assessment is imposed upon all users whether they are new users or users requiring additional capacity or services;
 - (B) the fee, charge, or assessment is not used to fund construction of new infrastructure unless the new infrastructure is of the same type for which the fee, charge, or assessment is imposed and will serve the payer; and
 - (C) the fee, charge, or assessment constitutes a reasonable charge for the services provided in accordance with IC 36-1-3-8(a)(6) or other governing statutes requiring that any fees, charges, or assessments bear a reasonable relationship to the infrastructure provided.
- (2) Fees, charges, and assessments agreed upon under a contractual agreement entered into before April 1, 1991, or fees, charges, and assessments agreed upon under a contractual agreement, if the fees, charges, and assessments are treated as impact deductions under section 1321(d) of this chapter if an impact fee ordinance is in effect.

As added by P.L.221-1991, SEC.12. Amended by P.L.149-2016, SEC.97.

IC 36-7-4-1312 Ordinance; prerequisites to adoption

Sec. 1312. (a) A unit may not adopt an impact fee ordinance under section 1311 of this series unless the unit has adopted a comprehensive plan under the 500 SERIES of this chapter for the geographic area over which the unit exercises planning and zoning jurisdiction.

(b) Before the adoption of an impact fee ordinance under section 1311 of this chapter, a unit shall establish an impact fee advisory committee. The advisory committee shall:

- (1) be appointed by the executive of the unit;
- (2) be composed of not less than five (5) and not more than ten (10) members with at least forty percent (40%) of the membership representing the development, building, or real estate industries; and
- (3) serve in an advisory capacity to assist and advise the unit with regard to the

adoption of an impact fee ordinance under section 1311 of this chapter.

(c) A planning commission or other committee in existence before the adoption of an impact fee ordinance that meets the membership requirements of subsection (b) may serve as the advisory committee that subsection (b) requires.

(d) Action of an advisory committee established under subsection (b) is not required as a prerequisite for the unit in adopting an impact fee ordinance under section 1311 of this chapter.

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

IC 36-7-4-1313 Other permissible fees and charges of adopting unit

Sec. 1313. This series does not prohibit a unit from doing any of the following:

- (1) Imposing a charge to pay the administrative, plan review, or inspection costs associated with a permit for development.
- (2) Imposing, pursuant to a written commitment or agreement and as a condition or requirement attached to a development approval or authorization (including permitting or zoning decisions), an obligation to dedicate, construct, or contribute goods, services, land or interests in land, or infrastructure to a unit or to an infrastructure agency. However, if the unit adopts or has already adopted an impact fee ordinance under section 1311 of this chapter the following apply:

(A) The person dedicating, contributing, or providing an improvement under this subsection is entitled to a credit for the improvement under section 1335 of this chapter.

(B) The cost of complying with the condition or requirement imposed by the unit under this subdivision may not exceed the impact fee that could have been imposed by the unit under section 1321 of this chapter for the same infrastructure.

- (3) Imposing new permit fees, charges, or assessments or amending existing permit fees, charges, or assessments. However, the permit fees, charges, or assessments must meet the requirements of section 1311(e)(1)(A), 1311(e)(1)(B), and 1311(e)(1)(C) of this chapter.

As added by P.L.221-1991, SEC.14.

IC 36-7-4-1314 Ordinance; application

Sec. 1314. (a) Except as provided in subsections (b) and (c), an impact fee ordinance must apply to any development:

- (1) that is in an impact zone; and
- (2) for which a unit may require a structural building permit.

(b) An impact fee ordinance may not apply to an improvement that does not create a need for additional infrastructure, including the erection of a sign, the construction of a fence, or the interior renovation of a building not resulting in a change in use.

(c) As used in this section, "qualified property" has the meaning set forth in IC 36-1-8-18. Except as provided in subsection (d), an impact fee ordinance may not apply to qualified property, and an impact fee may not be imposed on qualified property.

(d) Upon the request of the owner of qualified property, an impact fee may be imposed on the qualified property.

As added by P.L.221-1991, SEC.15. Amended by P.L.200-2016, SEC.2.

IC 36-7-4-1315 Ordinance; establishment of impact zones

Sec. 1315. (a) An impact fee ordinance must establish an impact zone, or a set of impact zones, for each infrastructure type covered by the ordinance. An impact zone established for a particular infrastructure type is not required to be congruent with an impact zone established for a different infrastructure type.

(b) An impact zone may not extend beyond the jurisdictional boundary of an infrastructure agency responsible for the infrastructure type for which the impact zone was

established, unless an agreement under IC 36-1-7 is entered into by the infrastructure agencies.

(c) If an impact zone, or a set of impact zones, includes a geographic area containing territory from more than one (1) planning and zoning jurisdiction, the applicable legislative bodies and infrastructure agencies shall enter into an agreement under IC 36-1-7 concerning the collection, division, and distribution of the fees collected under the impact fee ordinance.

As added by P.L.221-1991, SEC.16.

IC 36-7-4-1316 Impact zones; geographical area

Sec. 1316. A unit must include in an impact zone designated under section 1315 of this chapter the geographical area necessary to ensure that:

- (1) there is a functional relationship between the components of the infrastructure type in the impact zone;
- (2) the infrastructure type provides a reasonably uniform benefit throughout the impact zone; and
- (3) all areas included in the impact zone are contiguous.

As added by P.L.221-1991, SEC.17.

IC 36-7-4-1317 Ordinance; identification of responsible infrastructure agency

Sec. 1317. A unit must identify in the unit's impact fee ordinance the infrastructure agency that is responsible for acquiring, constructing, or providing each infrastructure type included in the impact fee ordinance.

As added by P.L.221-1991, SEC.18.

IC 36-7-4-1318 Ordinance; zone improvement plan preparation; contents of plan

Sec. 1318. (a) A unit may not adopt an impact fee ordinance under section 1311 of this chapter unless the unit has prepared or substantially updated a zone improvement plan for each impact zone during the immediately preceding one (1) year period. A single zone improvement plan may be used for two (2) or more infrastructure types if the impact zones for the infrastructure types are congruent.

(b) Each zone improvement plan must contain the following information:

- (1) A description of the nature and location of existing infrastructure in the impact zone.
- (2) A determination of the current level of service.
- (3) Establishment of a community level of service. A unit may provide that the unit's current level of service is the unit's community level of service in the zone improvement plan.
- (4) An estimate of the nature and location of development that is expected to occur in the impact zone during the following ten (10) year period.
- (5) An estimate of the nature, location, and cost of infrastructure that is necessary to provide the community level of service for the development described in subdivision (4). The plan must indicate the proposed timing and sequencing of infrastructure installation.
- (6) A general description of the sources and amounts of money used to pay for infrastructure during the previous five (5) years.

(c) If a zone improvement plan provides for raising the current level of service to a higher community level of service, the plan must:

- (1) provide for completion of the infrastructure that is necessary to raise the current level of service to the community level of service within the following ten (10) year period;
- (2) indicate the nature, location, and cost of infrastructure that is necessary to raise the current level of service to the community level of service; and

(3) identify the revenue sources and estimate the amount of the revenue sources that the unit intends to use to raise the current level of service to the community level of service for existing development. Revenue sources include, without limitation, any increase in revenues available from one (1) or more of the following:

(A) Adopting or increasing the following:

- (i) The local income tax (IC 6-3.6-6).
- (ii) The county vehicle excise tax or the municipal vehicle excise tax, as applicable.
- (iii) The county wheel tax or the municipal wheel tax, as applicable.

(B) Imposing the property tax rate per one hundred dollars (\$100) of assessed valuation that the unit may impose to create a cumulative capital improvement fund under IC 36-9-14.5 or IC 36-9-15.5.

(C) Transferring and reserving for infrastructure purposes other general revenues that are currently not being used to pay for capital costs of infrastructure.

(D) Dedicating and reserving for infrastructure purposes any newly available revenues, whether from federal or state revenue sharing programs or from the adoption of newly authorized taxes.

(d) A unit must consult with a qualified engineer licensed to perform engineering services in Indiana when the unit is preparing the portions of the zone improvement plan described in subsections (b)(1), (b)(2), (b)(5), and (c)(2).

(e) A zone improvement plan and amendments and modifications to the zone improvement plan become effective after adoption as part of the comprehensive plan under the 500 SERIES of this chapter or adoption as part of the capital improvements program under section 503(5) of this chapter. If the unit establishing the impact fee schedule or formula and establishing the zone improvement plan is different from the unit having planning and zoning jurisdiction, the unit having planning and zoning jurisdiction shall incorporate the zone improvement plan as part of the unit's comprehensive plan and capital improvement plan.

(f) If a unit's zone improvement plan identifies revenue sources for raising the current level of service to the community level of service, impact fees may not be assessed or collected by the unit unless:

- (1) before the effective date of the impact fee ordinance the unit has available or has adopted the revenue sources that the zone improvement plan specifies will be in effect before the impact fee ordinance becomes effective; and
- (2) after the effective date of the impact fee ordinance the unit continues to provide adequate funds to defray the cost of raising the current level of service to the community level of service, using revenue sources specified in the zone improvement plan or revenue sources other than impact fees.

As added by P.L.221-1991, SEC.19. Amended by P.L.197-2016, SEC.123; P.L.256-2017, SEC.191.

IC 36-7-4-1319 Amendment to ordinance or zone improvement plan

Sec. 1319. (a) A unit shall amend a zone improvement plan to make adjustments in the nature, location, and cost of infrastructure and the timing or sequencing of infrastructure installations to respond to the nature and location of development occurring in the impact zone. Appropriate planning and analysis shall be carried out before an amendment is made to a zone improvement plan.

(b) A unit may not amend an impact fee ordinance if the amendment makes a significant change in an impact fee schedule or formula or if the amendment designates an impact zone or alters the boundary of a zone, unless a new or substantially updated zone improvement plan has been approved within the immediately preceding one (1) year period.

As added by P.L.221-1991, SEC.20.

IC 36-7-4-1320 Ordinance; fee schedule and formula

Sec. 1320. (a) An impact fee ordinance must include:

- (1) a schedule prescribing for each impact zone the amount of the impact fee that is to be imposed for each infrastructure type covered by the ordinance; or
- (2) a formula for each impact zone by which the amount of the impact fee that is to be imposed for each infrastructure type covered by the ordinance may be derived.

(b) A schedule or formula included in an impact fee ordinance must provide an objective and uniform standard for calculating impact fees that allows fee payers to accurately predict the impact fees that will be imposed on new development.

As added by P.L.221-1991, SEC.21.

IC 36-7-4-1321 Fee schedule or formula; requirements; limitations

Sec. 1321. (a) An impact fee schedule or formula described in section 1320 of this chapter shall be prepared so that the impact fee resulting from the application of the schedule or formula to a development meets the requirements of this section. However, this section does not require that a particular methodology be used in preparing the schedule or formula.

(b) As used in this section, "impact costs" means a reasonable estimate, made at the time the impact fee is assessed, of the proportionate share of the costs incurred or to be incurred by the unit in providing infrastructure of the applicable type in the impact zone that are necessary to provide the community level of service for the development. The amount of impact costs may not include the costs of infrastructure of the applicable type needed to raise the current level of service in the impact zone to the community level of service in the impact zone for development that is existing at the time the impact fee is assessed.

(c) As used in this section, "nonlocal revenue" means a reasonable estimate, made at the time the impact fee is assessed, of revenue that:

- (1) will be received from any source (including but not limited to state or federal grants) other than a local government source; and
- (2) is to be used within the impact zone to defray the capital costs of providing infrastructure of the applicable type.

(d) As used in this section, "impact deductions" means a reasonable estimate, made at the time the impact fee is assessed, of the amounts from the following sources that will be paid during the ten (10) year period after assessment of the impact fee to defray the capital costs of providing infrastructure of the applicable types to serve a development:

- (1) Taxes levied by the unit or on behalf of the unit by an applicable infrastructure agency that the fee payer and future owners of the development will pay for use within the geographic area of the unit.
- (2) Charges and fees, other than fees paid by the fee payer under this chapter, that are imposed by any of the following for use within the geographic area of the unit:
 - (A) An applicable infrastructure agency.
 - (B) A governmental entity.
 - (C) A not-for-profit corporation created for governmental purposes.

Charges and fees covered by this subdivision include tap and availability charges paid for extension of services or the provision of infrastructure to the development.

(e) An impact fee on a development may not exceed:

- (1) impact costs; minus
- (2) the sum of nonlocal revenues and impact deductions.

As added by P.L.221-1991, SEC.22.

IC 36-7-4-1322 Fee assessment date; increase or decrease in fees; developments against which fees may not be assessed; existing contracts

Sec. 1322. (a) Except as provided in subsection (b), an impact fee ordinance must require that, if the fee payer requests, an impact fee on a development must be assessed not later than thirty (30) days after the earlier of:

- (1) the date the fee payer obtains an improvement location permit for the development; or
- (2) the date that the fee payer voluntarily submits to the unit a development plan for the development and evidence that the property is properly zoned for the proposed development. The plan shall be in the form prescribed by the unit's zoning ordinance and shall contain reasonably sufficient detail for the unit to calculate the impact fee.

(b) An impact fee ordinance may provide that if a proposed development is of a magnitude that will require revision of the zone improvement plan in order to appropriately serve the new development, the unit shall revise the unit's zone improvement plan and shall assess an impact fee on a development not later than one hundred eighty (180) days after the earlier of the following:

- (1) The date on which the fee payer obtains an improvement location permit for the development.
- (2) The date on which the fee payer submits to the unit a development plan for a development and evidence that the property is properly zoned for the proposed development. The development plan must be in the form prescribed by the unit's zoning ordinance and must contain reasonably sufficient detail for the unit to calculate the impact fee.

(c) An impact fee assessed under subsections (a) or (b) may be increased only if the structural building permit has not been issued for the development and the requirements of subsection (d) are satisfied. In the case of a phased development, only a portion of an impact fee assessed under subsection (a) or (b) that is attributable to the portion of the development for which a permit has not been issued may be increased if the requirements of subsection (d) are satisfied.

(d) Unless the improvement location permit or development plan originally submitted for the development is changed so that the amount of impact on infrastructure the development creates in the impact zone is significantly increased, an impact fee assessed under:

- (1) subsection (a)(1) or (b)(1) may not be increased for the period of the improvement location permit's validity; and
- (2) subsection (a)(2) or (b)(2) may not be increased for three (3) years.

(e) An impact fee assessed under subsection (a) or (b) shall be decreased if the improvement location permit or development plan originally submitted for the development is changed so that the amount of impact on infrastructure that the development creates in the impact zone is significantly decreased. If a change occurs in the permit or plan that results in a decrease in the amount of the impact fee after the fee has been paid, the unit that collected the fee shall immediately refund the amount of the overpayment to the fee payer.

(f) If the unit fails to assess an impact fee within the period required by subsection (a) or (b), the unit may not assess an impact fee on the development unless the development plan originally submitted for the development is materially and substantially changed.

(g) Notwithstanding other provisions in this chapter, a unit may not assess an impact fee against a development if:

- (1) an improvement location permit has been issued for all or a part of a development before adoption of an impact fee ordinance that is in compliance with this chapter; and
- (2) the development satisfies all of the following criteria:
 - (A) The development is zoned for commercial or industrial use before January 1, 1991.
 - (B) The development will consist primarily of new buildings or structures. As used in this clause, the term "new buildings or structures" does not include additions or expansions of existing buildings or structures.
 - (C) The parts of the development for which a structural building permit has not been issued are owned or controlled by the person that owned or controlled the development on January 1, 1991.
 - (D) A structural building permit is issued for the development not more than four (4)

years after the effective date of the impact fee ordinance.

(E) The development is part of a common scheme of development that:

- (i) involves land that is contiguous;
- (ii) involves a plan for development that includes a survey of the land, engineering drawings, and a site plan showing the anticipated size, location, and use of buildings and the anticipated location of streets, sewers, and drainage;
- (iii) if plan approval is required, resulted in an application being filed with an appropriate office, commission, or official of the unit before January 1, 1991, that resulted or may result in approval of any phase of the development plan referred to in item (ii);
- (iv) has been diligently pursued since January 1, 1991;
- (v) resulted before January 1, 1991, in a substantial investment in creating, publicizing, or implementing the common scheme of development; and
- (vi) involved the expenditure of significant funds before January 1, 1991, for the provision of improvements, such as roads, sewers, water treatment facilities, water storage facilities, water distribution facilities, drainage systems, or parks, that are on public lands or are available for other development in the area.

(h) Notwithstanding any other provision of this chapter, this chapter does not impair the validity of any contract between a unit and a fee payer that was:

- (1) entered into before January 1, 1991; and
- (2) executed in consideration of zoning amendments or annexations requested by the fee payer.

As added by P.L.221-1991, SEC.23.

IC 36-7-4-1323 Fee due date; proration; repeal or lapse of ordinance

Sec. 1323. (a) Except as provided in section 1324 of this chapter, an impact fee assessed in compliance with section 1322 of this chapter is due and payable on the date of issuance of the structural building permit for the new development on which the impact fee is imposed.

(b) For a phased development, an impact fee shall be prorated for purposes of payment according to the impact of the parcel for which a structural building permit is issued in relation to the total impact of the development. In accordance with section 1324 of this chapter, only the prorated portion of the assessed impact fee is due and payable on the issuance of the permit.

(c) If an impact fee ordinance is repealed, lapses, or becomes ineffective after the assessment of an impact fee on a development but before the issuance of the structural building permit for part or all of the development:

- (1) any part of the impact fee attributable to the part of the development for which a structural building permit has not been issued is void and is not due and payable, in the case of a phased development; and
- (2) the entire impact fee is void and is not due and payable, in the case of a development other than a phased development.

As added by P.L.221-1991, SEC.24.

IC 36-7-4-1324 Ordinance; installment payment plan; fee upon permit issuance; interest; penalty for late payment

Sec. 1324. (a) An impact fee ordinance must include an installment payment plan. The installment payment plan must at least offer a fee payer the option of paying part of an impact fee in equal installment payments if the impact fee is greater than five thousand dollars (\$5,000). In an installment plan under this section:

- (1) a maximum of five thousand dollars (\$5,000) or five percent (5%) of the impact fee, whichever is greater, may become payable on the date the structural building permit is issued for the development on which the fee is imposed;

(2) the first installment may not become due and payable less than one (1) year after the date the structural building permit is issued for the development on which the fee is imposed; and

(3) the last installment may not be due and payable less than two (2) years after the date the structural building permit is issued for the development on which the fee is imposed.

(b) An impact fee ordinance may require an impact fee of five thousand dollars (\$5,000) or less to be paid in full on the date the structural building permit is issued for the development on which the impact fee is imposed.

(c) An impact fee ordinance may provide that a reasonable rate of interest, not to exceed the prejudgment rate of interest in effect at the time the interest accrues, may be charged if the fee payer elects to pay in installments. If interest is charged, the ordinance must provide that interest accrues only on the portion of the impact fee that is outstanding and does not begin to accrue until the date the structural building permit is issued for the development or the part of the development on which the impact fee is imposed.

(d) An impact fee ordinance may provide that if all or part of an installment is not paid when due and payable, the amount of the installment shall be increased on the first day after the installment is due and payable by a penalty amount equal to ten percent (10%) of the installment amount that is overdue. If interest is charged under subsection (c), the interest shall be charged on the penalty amount.

As added by P.L.221-1991, SEC.25.

IC 36-7-4-1325 Collection of unpaid fees; lien; receipt for payments

Sec. 1325. (a) A unit may use any legal remedy to collect an impact fee imposed by the unit. A unit must bring an action to collect an impact fee and all penalties, costs, and collection expenses associated with a fee not later than ten (10) years after the fee or the prorated portion of the impact fee first becomes due and payable.

(b) On the date a structural building permit is issued for the development of property on which the impact fee is assessed, the unit acquires a lien on the real property for which the permit is issued. For a phased development, the amount of the lien may not exceed the prorated portion of the impact fee due and payable in one (1) or more installments at the time the structural building permit is issued.

(c) A lien acquired by a unit under this section is not affected by a sale or transfer of the real property subject to the lien, including the sale, exchange, or lease of the real property under IC 36-1-11.

(d) A lien acquired by a unit under this section continues for ten (10) years after the impact fee or the prorated portion of the impact fee becomes due and payable. However, if an action to enforce the lien is filed within the ten (10) year period, the lien continues until the termination of the proceeding.

(e) A holder of a lien of record on any real property on which an impact fee is delinquent may pay the delinquent impact fee and any penalties and costs. The amount paid by the lien holder is an additional lien on the real property in favor of the lien holder and is collectible in the same manner as the original lien.

(f) If a person pays an impact fee assessed against any real property, the person is entitled to a receipt for the payment that is:

- (1) on a form prescribed by the impact fee ordinance; and
- (2) issued by a person designated in the impact fee ordinance.

As added by P.L.221-1991, SEC.26.

IC 36-7-4-1326 Ordinance; special reduced rates for affordable housing development

Sec. 1326. (a) An impact fee ordinance may provide for a reduction in an impact fee for housing development that provides sale or rental housing, or both, at a price that is affordable

to an individual or a family earning less than eighty percent (80%) of the median income for the county in which the housing development is located. If the housing development comprises more than one (1) residential unit, the impact fee reduction shall apply only to the residential units that are affordable to an individual or a family earning less than eighty percent (80%) of the median income of the county.

(b) If the impact fee ordinance provides for a reduction in an impact fee under subsection (a), the ordinance must:

- (1) contain a schedule or formula that sets forth the amount of the fee reduction for various types of housing development specified in subsection (a);
- (2) require that, as a condition of receiving the fee reduction, the owner execute an agreement that:
 - (A) is binding for a period of at least five (5) years on the owner and subsequent owners; and
 - (B) limits the tenancy of residential units receiving the fee reduction to individuals or families who at the time the tenancy is initiated are earning less than eighty percent (80%) of the median income of the county;
- (3) contain standards to be used in determining if a particular housing development specified in subsection (a) will receive a fee reduction; and
- (4) designate a board or an official of the unit to conduct the hearing required by subsection (c).

(c) A fee reduction authorized by this section must be approved by a board or official of the unit at a public hearing.

As added by P.L.221-1991, SEC.27.

IC 36-7-4-1327 Fee reduction; appeal procedures

Sec. 1327. An impact fee ordinance must provide a procedure through which the fee reduction decision made under section 1326 of this chapter may be appealed by the following persons:

- (1) The person requesting the fee reduction.
- (2) An infrastructure agency responsible for infrastructure of the applicable type for the impact zone in which the impact fee reduction is granted.

As added by P.L.221-1991, SEC.28.

IC 36-7-4-1328 Fee reduction; complementary payment by granting unit

Sec. 1328. A unit that provides a fee reduction under section 1326 of this chapter shall pay into the account or accounts established for the impact zone in which the fee was reduced an amount equal to the amount of the fee reduction.

As added by P.L.221-1991, SEC.29.

IC 36-7-4-1329 Fund for impact fee collections; establishment; management; reports

Sec. 1329. (a) A unit imposing an impact fee shall establish a fund to receive amounts collected under this series.

(b) Money in a fund established under subsection (a) at the end of the unit's fiscal year remains in the fund. Interest earned by the fund shall be deposited in the fund.

(c) The fiscal officer of the unit shall manage the fund according to the provisions of this series. The fiscal officer shall annually report to the unit's plan commission and to each infrastructure agency responsible for infrastructure in an impact zone. The report must include the following:

- (1) The amount of money in accounts established for the impact zone.
- (2) The total receipts and disbursements of the accounts established for the impact zone.
- (d) A separate account shall be established in the fund for each impact zone established

by the unit and for each infrastructure type within each zone. Interest earned by an account shall be deposited in that account.

As added by P.L.221-1991, SEC.30.

IC 36-7-4-1330 Use of fees

Sec. 1330. An impact fee collected under this series shall be used for the following purposes:

- (1) Providing funds to an infrastructure agency for the provision of new infrastructure that:
 - (A) is necessary to serve the new development in the impact zone from which the fee was collected; and
 - (B) is identified in the zone improvement plan.
- (2) In an amount not to exceed five percent (5%) of the annual collections of an impact fee, for expenses incurred by the unit that paid for the consulting services that were used to establish the impact fee ordinance.
- (3) Payment of a refund under section 1332 of this chapter.
- (4) Payment of debt service on an obligation issued to provide infrastructure described in subdivision (1).

As added by P.L.221-1991, SEC.31.

IC 36-7-4-1331 Infrastructure construction

Sec. 1331. (a) An infrastructure agency shall, within the time described in the zone improvement plan, construct infrastructure for which:

- (1) a zone improvement plan has been adopted;
- (2) an impact zone has been established; and
- (3) an impact fee has been collected.

(b) A unit may amend the unit's zone improvement plan, including the time provided in the plan for construction of infrastructure, only if the amount of expenditures provided for the construction of infrastructure in the original plan does not decrease in any year and the benefit to the overall impact zone does not decrease because of the amendment.

As added by P.L.221-1991, SEC.32.

IC 36-7-4-1332 Impact fee refunds

Sec. 1332. (a) A fee payer is entitled to a refund of an impact fee if an infrastructure agency:

- (1) has failed to complete a part of the infrastructure for which the impact fee was imposed not later than:
 - (A) twenty-four (24) months after the time described in section 1331 of this chapter; or
 - (B) a longer time as is reasonably necessary to complete the infrastructure if unforeseeable and extraordinary circumstances that are not in whole or in part caused by the unit have delayed the construction;
- (2) has unreasonably denied the fee payer the use and benefit of the infrastructure during the useful life of the infrastructure; or
- (3) has failed within the earlier of:

- (A) six (6) years after issuance of the structural building permit; or
 - (B) the anticipated infrastructure completion date as specified in the zone improvement plan existing on the date the impact fee was collected;
- to make reasonable progress toward completion of the specific infrastructure for which the impact fee was imposed or thereafter fails to make reasonable progress toward completion.

(b) An application for a refund under subsection (a) must be filed with the unit that imposed the impact fee not later than two (2) years after the right to a refund accrues. A unit

shall issue a refund in part or in full or shall reject the application for refund not later than thirty (30) days after receiving an application for a refund.

(c) If a unit approves a refund in whole or in part, the unit shall pay the amount approved, plus interest from the date on which the impact fee was paid to the date the refund is issued. The interest rate shall be the same rate as the rate that the unit's impact fee ordinance provides for impact fee payments paid in installments.

(d) If a unit rejects an application for refund or approves only a partial refund, the fee payer may appeal not later than sixty (60) days after the rejection or partial approval to the unit's impact fee review board established under section 1338 of this chapter by filing with the board an appeal on a form prescribed by the board. The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person.

(e) An impact fee ordinance shall designate the employee or official of the unit who is responsible for accepting, rejecting, and paying a refund and interest.

(f) A unit's impact fee review board shall hold a hearing on all appeals for a refund under this section. The hearing shall be held not later than forty-five (45) days after the application for appeal is filed with the board. A unit's impact fee review board shall provide notice of the application for refund to the infrastructure agency responsible for the infrastructure for which the impact fee was imposed.

(g) An impact fee review board holding a hearing under subsection (f) shall determine the amount of a refund that shall be made to the fee payer from the account established for the infrastructure for which the fee was imposed. A refund ordered by the board must include interest from the date the impact fee was paid to the date the refund is issued at the same rate the ordinance provides for impact fee payments paid in installments.

(h) A party aggrieved by a final decision of an impact fee review board in a hearing under subsection (f) may appeal to the circuit or superior court of the county in which the unit is located and is entitled to a trial de novo.

As added by P.L.221-1991, SEC.33.

IC 36-7-4-1333 Impact fees; appeal of amount before impact review board; judicial review; effect on pending fee payments

Sec. 1333. (a) A person against whom an impact fee has been assessed may appeal the amount of the impact fee. A unit may not deny issuance of a structural building permit on the basis that an impact fee has not been paid or condition issuance of the permit on the payment of an impact fee. However, in the case of an impact fee of one thousand dollars (\$1,000) or less a unit may require a fee payer to:

- (1) pay the impact fee; or
- (2) bring an appeal under this section;

before the unit issues a structural building permit for the development for which the impact fee was assessed.

(b) A person must file a petition for a review of the amount of an impact fee with the unit's impact fee review board not later than thirty (30) days after issuance of the structural building permit for the development for which the impact fee was assessed. An impact fee ordinance may require a petition to be accompanied by payment of a reasonable fee not to exceed one hundred dollars (\$100). A fee payer shall receive a full refund of the filing fee if:

- (1) the fee payer prevails;
- (2) the amount of the impact fee or the reductions or credits against the fee is adjusted by the unit, the board, or a court; and
- (3) the body ordering the adjustment finds that the amount of the fee, reductions, or credits were arbitrary or capricious.

(c) A unit's impact fee review board shall prescribe the form of the petition for review of an impact fee under subsection (b). The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay

person. The form must require the petitioner to specify:

- (1) a description of the new development on which the impact fee has been assessed;
- (2) all facts related to the assessment of the impact fee; and
- (3) the reasons the petitioner believes that the amount of the impact fee assessed is erroneous or is greater than the amount allowed by the fee limitations set forth in this series.

(d) A unit's impact fee review board shall prescribe a form for a response by a unit to a petition for review under this section. The board shall issue instructions for completion of the form. The form must require the unit to indicate:

- (1) agreement or disagreement with each item indicated on the petition for review under subsection (c); and
- (2) the reasons the unit believes that the amount of the fee assessed is correct.

(e) Immediately upon the receipt of a timely filed petition on the form prescribed under subsection (c), a unit's impact fee review board shall provide a copy of the petition to the unit assessing the impact fee. The unit shall not later than thirty (30) days after the receipt of the petition provide to the board a completed response to the petition on the form prescribed under subsection (d). The board shall immediately forward a copy of the response form to the petitioner.

(f) An impact fee review board shall:

- (1) review the petition and the response submitted under this section; and
- (2) determine the appropriate amount of the impact fee not later than thirty (30) days after submission of both petitions.

(g) A fee payer aggrieved by a final determination of an impact fee review board may appeal to the circuit or superior court of the county in which the unit is located and is entitled to a trial de novo. If the assessment of a fee is vacated by judgment of the court, the assessment of the impact fee shall be remanded to the board for correction of the impact fee assessment and further proceedings in accordance with law.

(h) If a petition for a review or an appeal of an impact fee assessment is pending, the impact fee is not due and payable until after the petition or appeal is finally adjudicated and the amount of the fee is determined.

As added by P.L.221-1991, SEC.34.

IC 36-7-4-1334 Ordinance; appeal provision for amount of fees

Sec. 1334. An impact fee ordinance must set forth the reasons for which an appeal of the amount of an impact fee may be made. The impact fee ordinance must provide that an appeal of the amount of an impact fee may be made for the following reasons:

- (1) A fact assumption used in determining the amount of an impact fee is incorrect.
- (2) The amount of the impact fee is greater than the amount allowed under sections 1320, 1321, and 1322 of this chapter.

As added by P.L.221-1991, SEC.35.

IC 36-7-4-1335 Fee payer credits; infrastructure or improvements; amount of credit

Sec. 1335. (a) As used in this section, "improvement" means an improvement under section 1313(2) of this chapter or a site improvement, land, or real property interest as follows:

- (1) That is to be used for at least one (1) of the infrastructure purposes specified in section 1309 of this chapter.
- (2) That is included in or intended to be used relative to an infrastructure type for which the unit has imposed an impact fee in the impact zone.
- (3) That is not a type of improvement that is uniformly required by law or rule for the type of development on which the impact fee has been imposed.
- (4) That is or will be:

- (A) public property; or
 - (B) furnished or constructed under requirements of the unit and is or will be available for use by other development in the area.
 - (5) That is beneficial to existing development and future development in the impact zone and is not beneficial to only one (1) development.
 - (6) That either:
 - (A) allows the removal of a component of infrastructure planned for the impact zone;
 - (B) is a useful addition to the zone improvement plan; or
 - (C) is reasonably likely to be included in a future zone improvement plan for the impact zone.
 - (7) That is:
 - (A) constructed, furnished, or guaranteed by a bond or letter of credit under a request by an authorized official of the:
 - (i) applicable infrastructure agency; or
 - (ii) unit that imposed the impact fee; or
 - (B) required to be constructed or furnished under a written commitment that:
 - (i) is requested by an authorized official of the applicable infrastructure agency or the unit that imposed the impact fee;
 - (ii) concerns the use or developing of the development against which the impact fee is imposed; and
 - (iii) is made under section 1015 of this chapter.
 - (b) A fee payer is entitled to a credit against an impact fee if the owner or developer of the development constructs or provides:
 - (1) infrastructure that is an infrastructure type for which the unit imposed an impact fee in the impact zone; or
 - (2) an improvement.
 - (c) A fee payer is entitled to a credit under this section for infrastructure or an improvement that:
 - (1) is constructed or furnished relative to a development after January 1, 1989; and
 - (2) meets the requirements of this section.
 - (d) The amount of a credit allowed under this section shall be determined at the date the impact fee is assessed. However, if an assessment is not requested, the amount of the credit shall be determined at the time the structural building permit is issued. The amount of the credit shall be:
 - (1) determined by the:
 - (A) person constructing or providing the infrastructure or improvement; and
 - (B) applicable infrastructure agency; and
 - (2) equal to the sum of the following:
 - (A) The cost of constructing or providing the infrastructure or improvement.
 - (B) The fair market value of land, real property interests, and site improvements provided.
 - (e) The amount of a credit may be increased or decreased after the date the impact fee is assessed if, between the date the impact fee is assessed and the date the structural building permit is issued, there is a substantial and material change in the cost or value of the infrastructure or improvement that is constructed or furnished from the cost or value determined under subsection (d). However, at the time the amount of a credit is determined under subsection (d), the person providing the infrastructure or improvement and the applicable infrastructure agency may agree that the amount of the credit may not be changed. The person providing the infrastructure or improvement may waive the person's right to a credit under this section.
- As added by P.L.221-1991, SEC.36. Amended by P.L.126-2011, SEC.43.*

IC 36-7-4-1336 Fee payer credits; petition to determine amount; proceeding

before impact review board

Sec. 1336. (a) If the parties cannot agree on the cost or fair market value under section 1335(d) of this chapter, the fee payer or the person constructing or providing the infrastructure or improvement may file a petition for determination of the amount of the credit with the unit's impact fee review board not later than thirty (30) days after the structural building permit is issued for the development on which the impact fee is imposed. A petition under this subsection may be made as part of an appeal proceeding under section 1334 of this chapter or may be made under this section.

(b) An impact fee review board shall prescribe the form of the petition for determination of the amount of a credit under this section. The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person.

(c) An impact fee review board shall prescribe a form for a response by the applicable infrastructure agency to a petition under this section for determination of a credit amount. The board shall issue instructions for completion of the form.

(d) Immediately after receiving a timely filed petition under this section for determination of a credit amount, an impact fee review board shall provide a copy of the petition to the applicable infrastructure agency. Not later than thirty (30) days after receiving a copy of the petition, the infrastructure agency shall provide to the board a response on the form prescribed under subsection (c). The board shall immediately provide the petitioner with a copy of the infrastructure agency's response.

(e) The impact fee review board shall:

- (1) review a petition and response filed under this section; and
- (2) determine the amount of the credit not later than thirty (30) days after the response is filed.

(f) A fee payer aggrieved by a final determination of an impact fee review board under this section:

- (1) may appeal to the circuit or superior court of the county in which the unit is located; and
- (2) is entitled to a trial de novo.

As added by P.L.221-1991, SEC.37.

IC 36-7-4-1337 Ordinance; allocation of credits to fee payer provisions

Sec. 1337. An impact fee ordinance shall do the following:

- (1) Establish a method for reasonably allocating credits to fee payers in situations in which the person providing infrastructure or an improvement is not the fee payer.
- (2) Allow the person providing infrastructure or an improvement to designate in writing a reasonable and administratively feasible method of allocating credits to future fee payers.

As added by P.L.221-1991, SEC.38.

IC 36-7-4-1338 Impact fee review board; membership; powers and duties

Sec. 1338. (a) Each unit that adopts an impact fee ordinance shall establish an impact fee review board consisting of three (3) citizen members appointed by the executive of the unit. A member of the board may not be a member of the plan commission. An impact fee ordinance must do the following:

- (1) Set the terms the members shall serve on the board.
- (2) Establish a procedure through which the unit's executive shall appoint a temporary replacement member meeting the qualifications of the member being replaced in the case of conflict of interest.

(b) An impact fee review board must consist of the following members:

- (1) One (1) member who is a real estate broker licensed in Indiana.
- (2) One (1) member who is an engineer licensed in Indiana.

(3) One (1) member who is a certified public accountant.

(c) An impact fee review board shall review the amount of an impact fee assessed, the amount of a refund, and the amount of a credit using the following procedures:

- (1) The board shall fix a reasonable time for the hearing of appeals.
- (2) At a hearing, each party may appear and present evidence in person, by agent, or by attorney.
- (3) A person may not communicate with a member of the board before the hearing with intent to influence the member's action on a matter pending before the board.
- (4) The board may reverse, affirm, modify, or otherwise establish the amount of an impact fee, a credit, a refund, or any combination of fees, credits, or refunds. For purposes of this subdivision, the board has all the powers of the official of the unit from which the appeal is taken.
- (5) The board shall decide a matter that the board is required to hear:
 - (A) at the hearing at which the matter is first presented; or
 - (B) at the conclusion of the hearing on the matter, if the matter is continued.
- (6) Within five (5) days after making a decision, the board shall provide a copy of the decision to the unit and the fee payer involved in the appeal.
- (7) The board shall make written findings of fact to support the board's decision.

As added by P.L.221-1991, SEC.39.

IC 36-7-4-1339 Declaratory relief; challenge of ordinance

Sec. 1339. (a) This section applies to a person having an interest in real property that may be subject to an impact fee ordinance if the development occurs on the property.

(b) A person may seek to:

- (1) have a court determine under IC 34-26-1 any question of construction or validity arising under the impact fee ordinance; and
- (2) obtain a declaration of rights, status, or other legal relations under the ordinance.

(c) The validity of an impact fee ordinance adopted by a unit or the validity of the application of the ordinance in a specific impact zone may be challenged under this section on any of the following grounds:

- (1) The unit has not provided for a zone improvement plan in the unit's comprehensive plan.
- (2) The unit did not prepare or substantially update the unit's zone improvement plan in the year preceding the adoption of the impact fee ordinance.
- (3) The unit has not identified the revenue sources the unit intends to use to implement the zone improvement plan, if identification of the revenue sources is required under section 1318(c) of this chapter.
- (4) The unit has not complied with the requirements of section 1318(f) of this chapter.
- (5) The unit has not made adequate revenue available to complete infrastructure improvements identified in the unit's zone improvement plan.
- (6) The impact fee ordinance imposes fees on new development that will not create a need for additional infrastructure.
- (7) The impact fee ordinance imposes on new development fees that are excessive in relation to the infrastructure needs created by the new development.
- (8) The impact fee ordinance does not allow for reasonable credits to fee payers.
- (9) The unit imposed a prohibition or delay on new development to enable the unit to complete the adoption of an impact fee ordinance.
- (10) The unit otherwise fails to comply with this series in the adoption of an impact fee ordinance.

As added by P.L.221-1991, SEC.40. Amended by P.L.1-1998, SEC.206.

IC 36-7-4-1340 Ordinance; effective date; duration; replacement

Sec. 1340. (a) An impact fee ordinance may take effect not earlier than six (6) months

after the date on which the impact fee ordinance is adopted by a legislative body.

(b) An impact fee may not be collected under an impact fee ordinance more than five (5) years after the effective date of the ordinance. However, a unit may adopt a replacement impact fee ordinance if the replacement impact fee ordinance complies with the provisions of this series.

As added by P.L.221-1991, SEC.41.

IC 36-7-4-1341 Delay of new development pending fee process

Sec. 1341. A unit may not prohibit or delay new development to wait for the completion of all or a part of the process necessary for the development, adoption, or updating of an impact fee.

As added by P.L.221-1991, SEC.42.

IC 36-7-4-1342 Application of 1300 Series to certain towns; expiration of provision

Sec. 1342. The general assembly finds that the powers of a local governmental unit to permit and provide for infrastructure are not limited by the provisions of this chapter except as expressly provided in this chapter.

As added by P.L.221-1991, SEC.43.

IC 36-7-4-1400 1400 Series—Development Plans; application of certain amendments to chapter

Sec. 1400. (a) This section and sections 1401, 1401.5, 1402, 1403, 1404, 1405, and 1406 of this chapter apply only to development plans initially submitted after December 31, 1995.

(b) This series (sections 1400 through 1499 of this chapter) may be cited as follows: 1400 SERIES—DEVELOPMENT PLANS.

As added by P.L.320-1995, SEC.22. Amended by P.L.220-2011, SEC.662.

IC 36-7-4-1401 "Development requirement" defined

Sec. 1401. As used in this series, "development requirement" means a requirement:

- (1) for development of real property in a zoning district for which a development plan is required; and
- (2) that conforms to section 1403 of this chapter.

As added by P.L.320-1995, SEC.23.

IC 36-7-4-1401.5 Power of legislative body to designate zoning districts where plan required

Sec. 1401.5. (a) A legislative body may, in a zoning ordinance, designate zoning districts in which a development plan is required. If a zoning district is designated under this section, the plan commission must approve or disapprove a development plan under this series for real property within the zoning district.

(b) The plan commission has exclusive authority to approve or disapprove a development plan for real property located within the plan commission's jurisdiction.

As added by P.L.320-1995, SEC.24. Amended by P.L.126-2011, SEC.44.

IC 36-7-4-1402 Designation by zoning ordinance

Sec. 1402. (a) This section applies if a zoning district is designated in a zoning ordinance under section 1401.5(a) of this chapter.

(b) In the zoning ordinance, the legislative body adopting the ordinance must specify the following:

- (1) Development requirements that must be satisfied before the plan commission may approve a development plan.
- (2) Plan documentation and supporting information that must be supplied to the plan

Indiana Code 2017

STAKEHOLDERS SUMMARY

Three separate meetings were held with groups that are directly influence and are influenced by the City of Westfield Parks and Recreation Department.

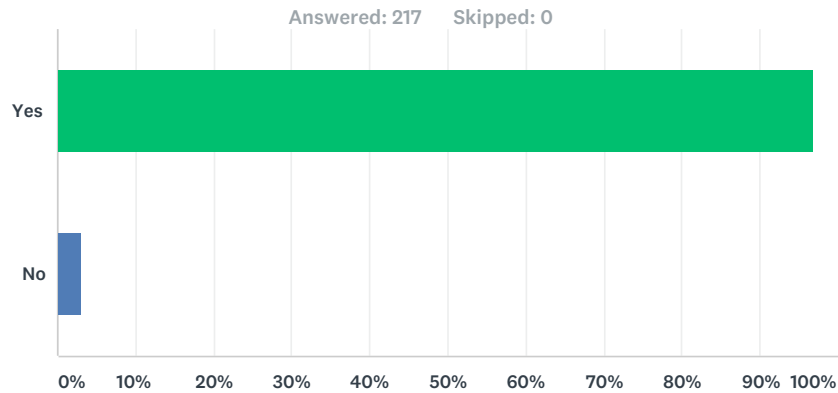
The first meeting was held with the Washington Township Trustee related to their Parks & Recreation Department. The township's focus is on MacGregor Park, just north of the City limits. They discussed potential future land acquisition opportunities for connections throughout Westfield and Washington Township to continue to provide passive recreation and 'nature' space for residents. The City and Township both expressed mutual desire to work together and avoid duplicating efforts through programs, parks, and events.

The second meeting invited the School Superintendent to discuss long-term goals and priorities for the School District which has a large interaction and adjacency with many parks. Many of the schools have trails or amenities that are or could be used by the public, and there is a mutual desire to work together in providing opportunities for the community. Some shared amenities and agreements will continue to be closely monitored in order to find more opportunities to collaborate efforts between the Schools and the City.

The final stakeholder meeting was with Hamilton County Parks and Recreation Department. With Cool Creek Park within the City limits, and Bray Park just northeast, there are many collaborative efforts and amenities provided to the community. The group discussed trail connectivity between parks and future trail extensions planned to connect with Cool Creek Park. Both departments host events throughout the year, and plan to continue to collaborate on schedules while trying to avoid direct duplication and competition between events.

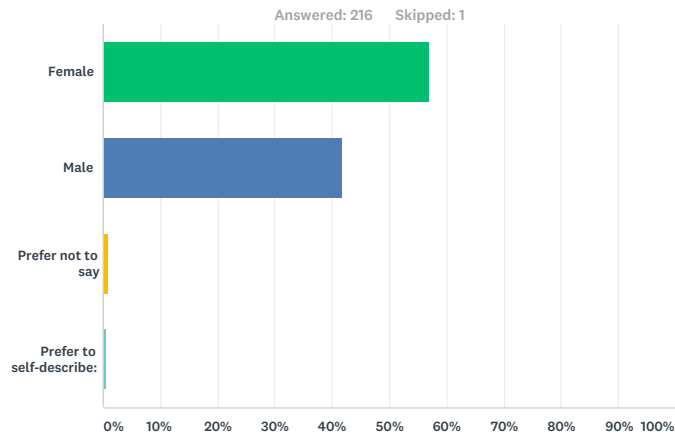
SURVEY RESULTS

Q1 Are you a Westfield resident?



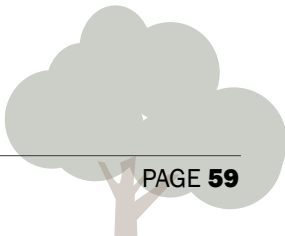
Answer Choices	Responses
Yes	96.77%210
No	3.23%7
TOTAL	217

Q2 Gender

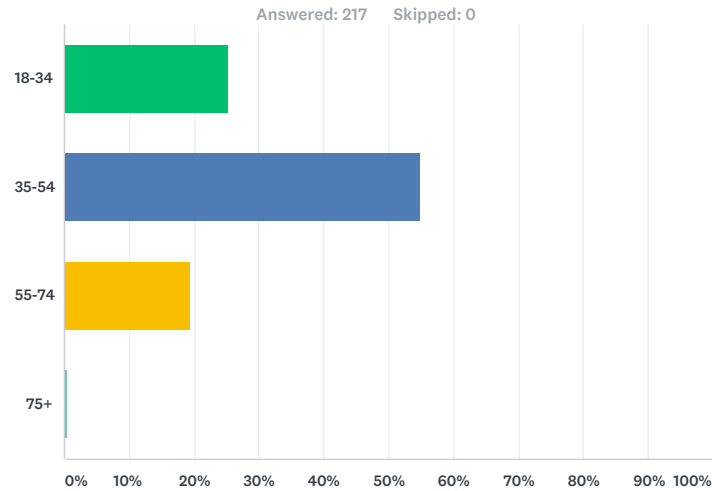


Answer Choices	Responses
Female	56.94%123
Male	41.67%90
Prefer not to say	0.93%2
Prefer to self-describe:	0.46%1
TOTAL	216

#	Prefer to self-describe:	Date
1	Are you kidding? There are only 2 Genders	7/6/2017 12:38 PM

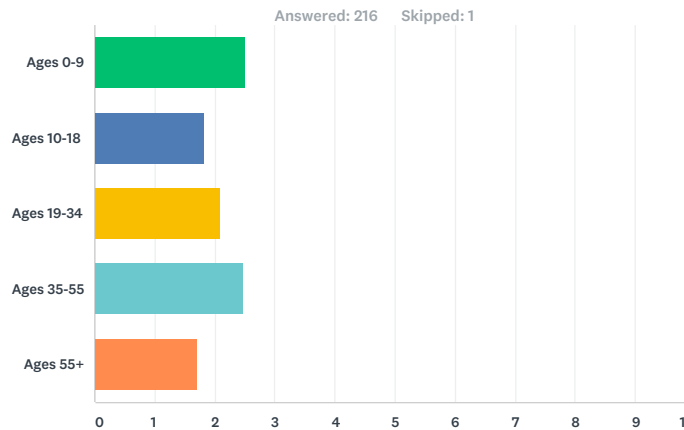


Q3 What is your age?



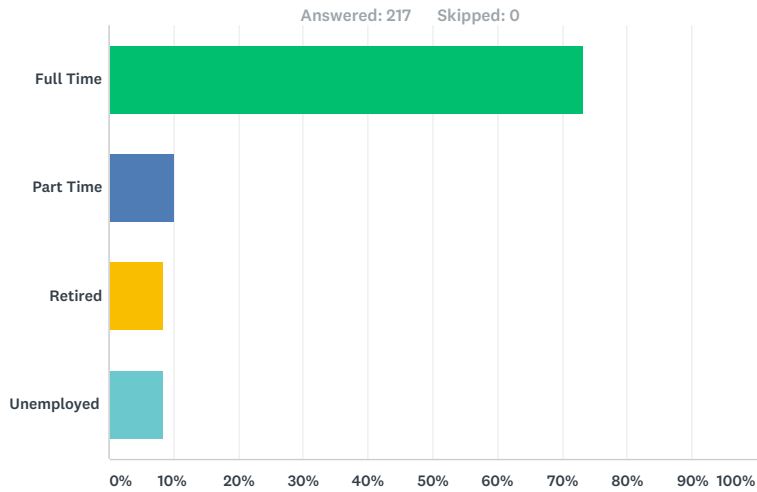
Answer Choices	Responses
18-34	25.35% 55
35-54	54.84% 119
55-74	19.35% 42
75+	0.46% 1
TOTAL	217

Q4 Please list the number of people in your household by age:



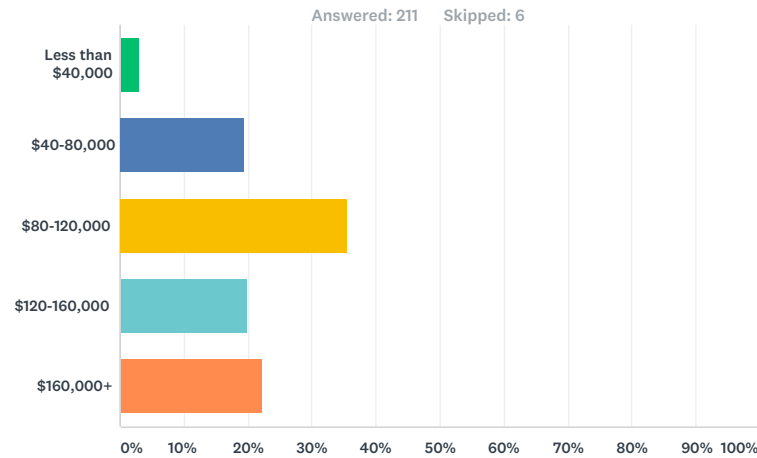
	0 people	1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people	Total	Weighted Average
Ages 0-9	27.95% 45	22.36% 36	28.57% 46	13.66% 22	6.21% 10	1.24% 2	0.00% 0	0.00% 0	0.00% 0	161	2.52
Ages 10-18	50.41% 61	23.14% 28	23.14% 28	1.65% 2	0.83% 1	0.83% 1	0.00% 0	0.00% 0	0.00% 0	121	1.82
Ages 19-34	34.59% 46	27.07% 36	34.59% 46	2.26% 3	1.50% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	133	2.09
Ages 35-55	16.56% 26	21.02% 33	61.78% 97	0.00% 0	0.64% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	157	2.47
Ages 55+	56.90% 66	14.66% 17	28.45% 33	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	116	1.72

Q5 What is your employment status?

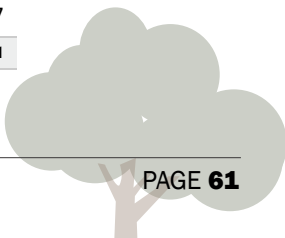


Answer Choices	Responses	
Full Time	73.27%	159
Part Time	10.14%	22
Retired	8.29%	18
Unemployed	8.29%	18
TOTAL		217

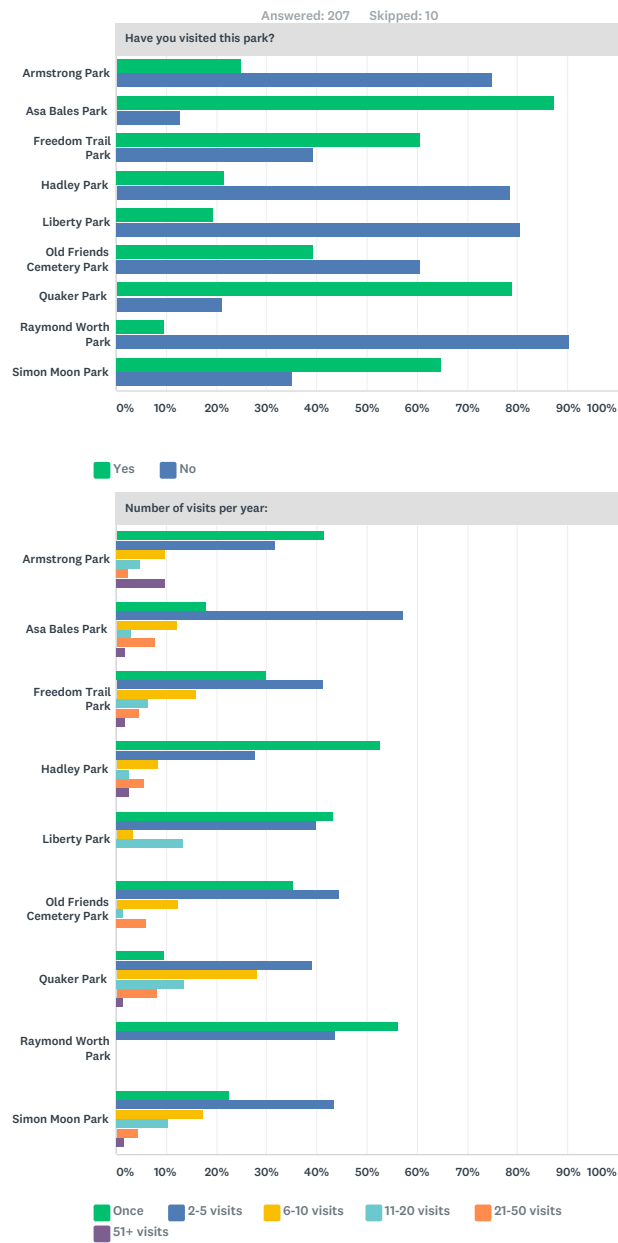
Q6 What is your annual household income range:



Answer Choices	Responses	
Less than \$40,000	2.84%	6
\$40-80,000	19.43%	41
\$80-120,000	35.55%	75
\$120-160,000	19.91%	42
\$160,000+	22.27%	47
TOTAL		211

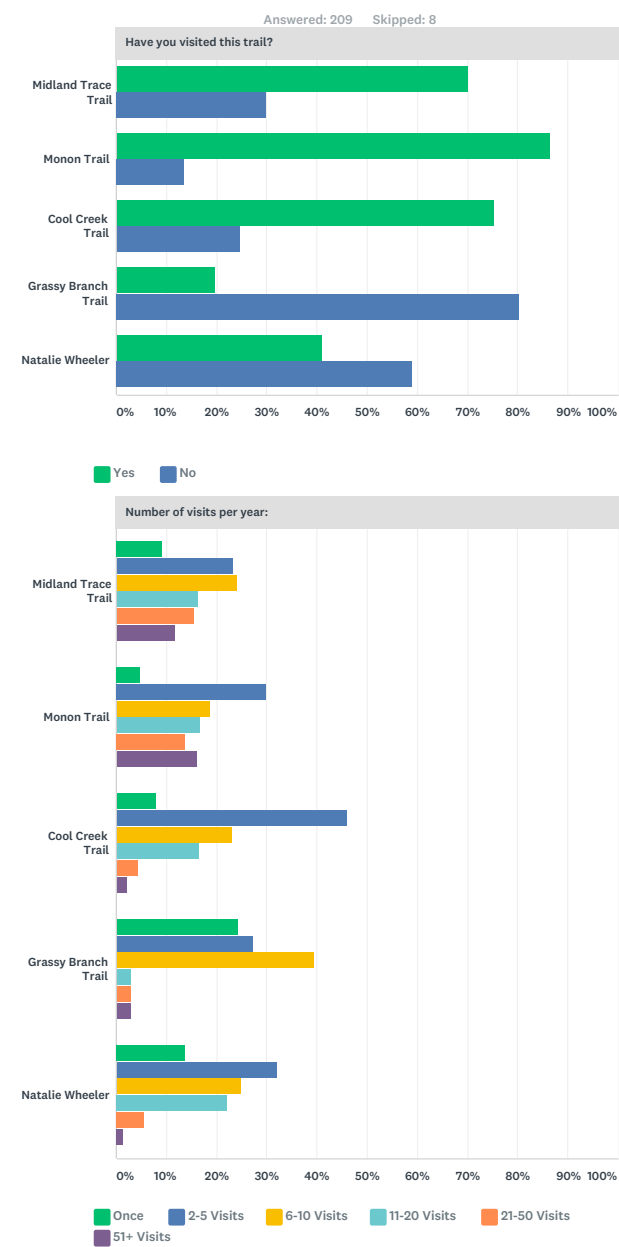


Q7 Which City of Westfield Parks have you visited, and how often do you visit?



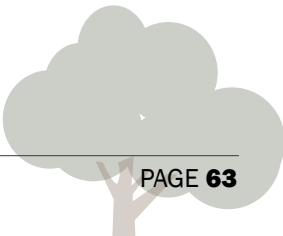
Have you visited this park?		Yes	No	Total			
Armstrong Park		25.00% 43	75.00% 129	172			
Asa Bales Park		87.24% 171	12.76% 25	196			
Freedom Trail Park		60.67% 108	39.33% 70	178			
Hadley Park		21.64% 37	78.36% 134	171			
Liberty Park		19.41% 33	80.59% 137	170			
Old Friends Cemetery Park		39.33% 70	60.67% 108	178			
Quaker Park		78.95% 150	21.05% 40	190			
Raymond Worth Park		9.52% 16	90.48% 152	168			
Simon Moon Park		64.86% 120	35.14% 65	185			
Number of visits per year:							
	Once	2-5 visits	6-10 visits	11-20 visits	21-50 visits	51+ visits	Total
Armstrong Park	41.46% 17	31.71% 13	9.76% 4	4.88% 2	2.44% 1	9.76% 4	41
Asa Bales Park	18.07% 30	57.23% 95	12.05% 20	3.01% 5	7.83% 13	1.81% 3	166
Freedom Trail Park	29.91% 32	41.12% 44	15.89% 17	6.54% 7	4.67% 5	1.87% 2	107
Hadley Park	52.78% 19	27.78% 10	8.33% 3	2.78% 1	5.56% 2	2.78% 1	36
Liberty Park	43.33% 13	40.00% 12	3.33% 1	13.33% 4	0.00% 0	0.00% 0	30
Old Friends Cemetery Park	35.38% 23	44.62% 29	12.31% 8	1.54% 1	6.15% 4	0.00% 0	65
Quaker Park	9.59% 14	39.04% 57	28.08% 41	13.70% 20	8.22% 12	1.37% 2	146
Raymond Worth Park	56.25% 9	43.75% 7	0.00% 0	0.00% 0	0.00% 0	0.00% 0	16
Simon Moon Park	22.61% 26	43.48% 50	17.39% 20	10.43% 12	4.35% 5	1.74% 2	115

Q8 Which City of Westfield Trails have you visited, and how often do you visit?

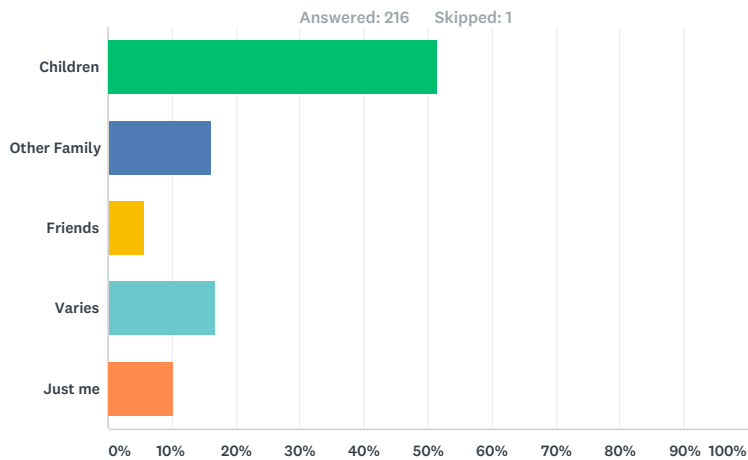


Have you visited this trail?		Yes	No	Total
Midland Trace Trail		70.00% 133	30.00% 57	190
Monon Trail		86.34% 177	13.66% 28	205
Cool Creek Trail		75.38% 147	24.62% 48	195
Grassy Branch Trail		19.64% 33	80.36% 135	168
Natalie Wheeler		40.91% 72	59.09% 104	176

Number of visits per year:							
	Once	2-5 Visits	6-10 Visits	11-20 Visits	21-50 Visits	51+ Visits	Total
Midland Trace Trail	9.30% 12	23.26% 30	24.03% 31	16.28% 21	15.50% 20	11.63% 15	129
Monon Trail	4.79% 8	29.94% 50	18.56% 31	16.77% 28	13.77% 23	16.17% 27	167
Cool Creek Trail	7.91% 11	46.04% 64	23.02% 32	16.55% 23	4.32% 6	2.16% 3	139
Grassy Branch Trail	24.24% 8	27.27% 9	39.39% 13	3.03% 1	3.03% 1	3.03% 1	33
Natalie Wheeler	13.89% 10	31.94% 23	25.00% 18	22.22% 16	5.56% 4	1.39% 1	72

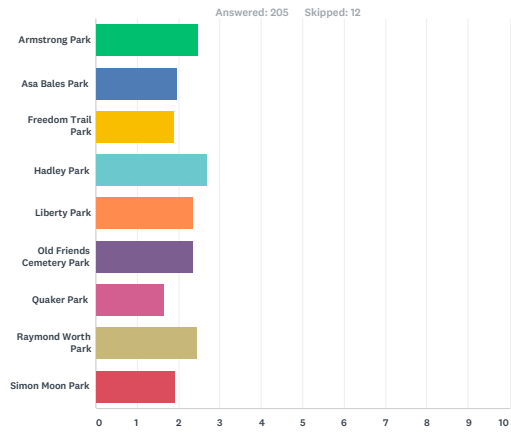


Q9 With whom do you most often visit parks?



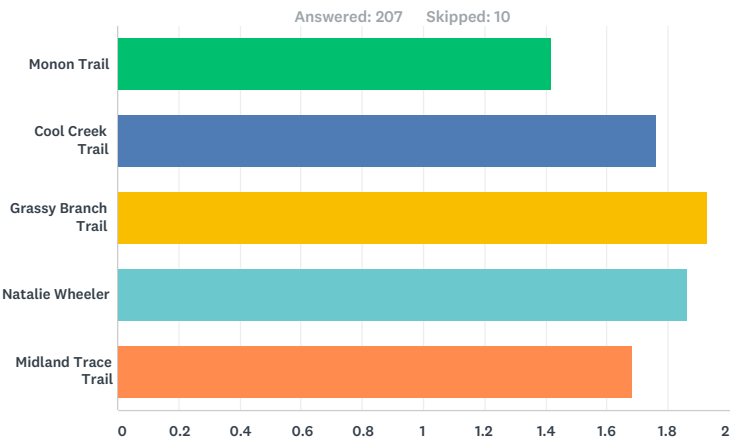
Answer Choices	Responses
Children	51.39%111
Other Family	16.20%35
Friends	5.56%12
Varies	16.67%36
Just me	10.19%22
TOTAL	216

Q10 Please rate the quality of each park and its facilities:



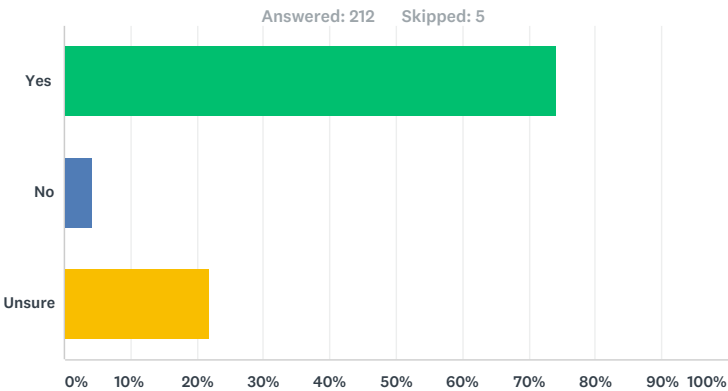
	Very Good	Good	Average	Poor	Don't Know	Total	Weighted Average
Armstrong Park	6.32%12	11.58%22	6.32%12	7.37%14	68.42%130	190	2.47
Asa Bales Park	26.37%53	36.32%73	18.91%38	1.99%4	16.42%33	201	1.96
Freedom Trail Park	19.27%37	21.88%42	10.42%20	2.08%4	46.35%89	192	1.91
Hadley Park	3.21%6	5.88%11	10.70%20	4.81%9	75.40%141	187	2.70
Liberty Park	5.32%10	7.98%15	6.91%13	3.19%6	76.60%144	188	2.34
Old Friends Cemetery Park	6.91%13	14.89%28	17.02%32	2.13%4	59.04%111	188	2.35
Quaker Park	37.95%74	27.69%54	8.21%16	1.54%3	24.62%48	195	1.65
Raymond Worth Park	2.69%5	4.30%8	4.30%8	2.15%4	86.56%161	186	2.44
Simon Moon Park	19.27%37	33.33%64	11.98%23	1.04%2	34.38%66	192	1.92

Q11 Please rate the quality of each trail:



	Very good	Good	Average	Poor	Don't Know	Total	Weighted Average
Monon Trail	54.37% 112	27.67% 57	4.37% 9	0.00% 0	13.59% 28	206	1.42
Cool Creek Trail	31.00% 62	33.00% 66	12.50% 25	0.00% 0	23.50% 47	200	1.76
Grassy Branch Trail	6.42% 12	11.76% 22	4.81% 9	0.00% 0	77.01% 144	187	1.93
Natalie Wheeler	15.26% 29	16.84% 32	8.42% 16	0.53% 1	58.95% 112	190	1.86
Midland Trace Trail	29.74% 58	30.77% 60	6.15% 12	1.03% 2	32.31% 63	195	1.68

Q14 Grand Junction Plaza is underway downtown. Phase 1 (Mill Street) is complete and Phase 2 (restoration of Grassy Branch Creek) will start in the coming months. Do you support the completion of this signature park in a timely manner?



Answer Choices	Responses
Yes	74.06% 157
No	4.25% 9
Unsure	21.70% 46
TOTAL	212

Q13 I would like to see City of Westfield Parks & Recreation add or develop the following things. Rank all that apply, with 1 being the most important.

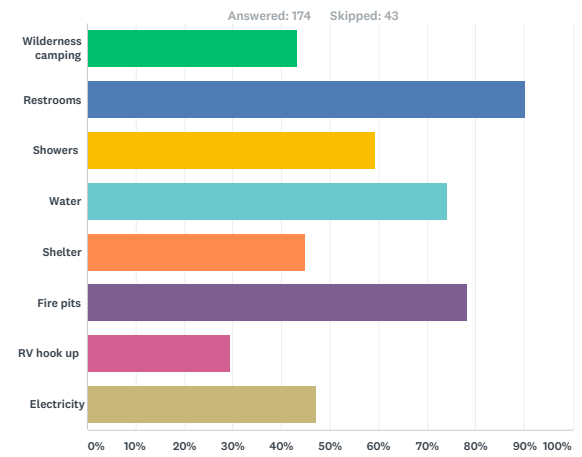


▲ We're sorry. We cannot display a chart for a question with this many options.

#	Other (please specify)	Date
1	Bowling and skating rink	8/3/2017 4:03 PM
2	frisbee golf course	8/1/2017 8:29 PM
3	Restrooms	7/30/2017 6:32 PM
4	All of those are good ideas!	7/28/2017 11:07 AM
5	Food Stands/Food Trucks	7/27/2017 4:43 AM
6	The Recreation Center should be attached or near Grand Park. Camping should be near Grand Park as well. PLEASE make Grand Park Village a tourist attraction with lots of entertainment venues and fun things to do like restaurants, boardwalk, preserved area/wetland, etc. - make it an attraction worth visiting!! not just ANOTHER typical franchise store or restaurant.	7/26/2017 4:32 PM
7	Waterpark like Carmel's	7/20/2017 9:38 PM
8	YMCA/Monon Community Center-type facility for residents!	7/19/2017 10:17 AM

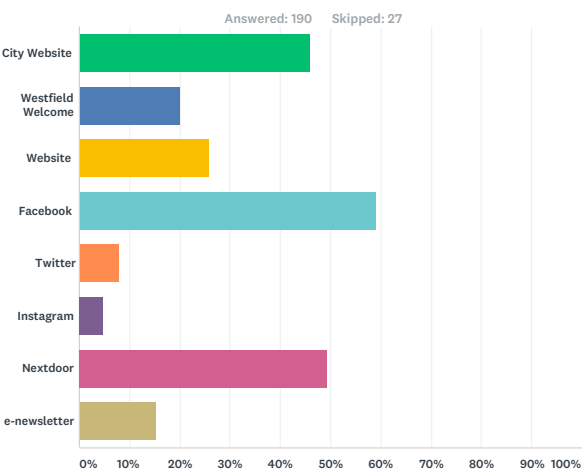
9	Most important is trail system to link the two sides of Westfield. For example, getting from west side to east side without children having to ride bikes on the road.	7/18/2017 11:08 PM
10	no need to spend taxpayer money on any of these	7/18/2017 3:34 PM
11	Rugby	7/17/2017 9:45 AM
12	Baseball/softball field also top 10	7/16/2017 10:07 AM
13	Cross country course	7/10/2017 9:53 AM
14	Parks with older children in mind. Our newer parks (Quaker&Maimonides) are not interesting for my 8 year old who still loves parks, but would rather play at Carmel parks, they seem to have more variety.	7/7/2017 4:03 PM
15	horse trails	7/7/2017 2:18 PM
16	Bicycle Routes on City Roads	7/6/2017 6:47 PM
17	Full 18 hole disc Golf Course (top 5)	7/6/2017 11:12 AM
18	Farmer Market for all seasons	7/6/2017 7:33 AM
19	more nature lectures	7/5/2017 9:08 PM
20	DISC GOLF - Make Armstrong similar to Dillon Park on 146th	7/5/2017 6:15 PM
21	None. Enough wasting tax dollars.	7/5/2017 6:03 PM
22	Rugby	7/5/2017 3:49 PM
23	A park on a much larger scale modeled after Asa Bales. 2nd year in a row GP has proven its not good for Westfield Rocks The 4th	7/5/2017 3:35 PM
24	Softball diamonds	7/5/2017 3:23 PM
25	Childcare, after school and summer nclubs for teenagers	7/5/2017 3:22 PM
26	Trail / sidewalk connectivity; street crosswalks	7/5/2017 1:18 PM
27	Something unique in area, like RC park in Avon, or something not found around other parks.	7/4/2017 6:26 PM
28	Rocket Launch / RC Aircraft area	7/4/2017 5:35 PM

Q16 If we were to develop a campground, what amenities would you prefer? Pick all that apply.

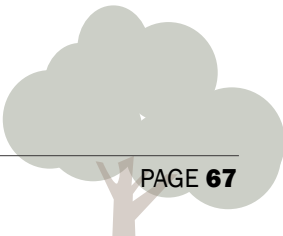


Answer Choices	Responses	
Wilderness camping	43.10%	75
Restrooms	90.23%	157
Showers	59.20%	103
Water	74.14%	129
Shelter	44.83%	78
Fire pits	78.16%	136
RV hook up	29.31%	51
Electricity	47.13%	82
Total Respondents: 174		

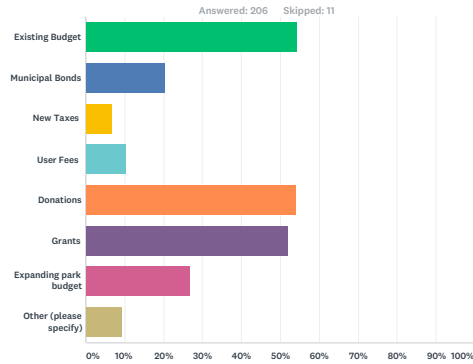
Q21 How do you learn about parks, trails and events in Westfield?



Answer Choices	Responses	
City Website	45.79%	87
Westfield Welcome	20.00%	38
Website	25.79%	49
Facebook	58.95%	112
Twitter	7.89%	15
Instagram	4.74%	9
Nextdoor	49.47%	94
e-newsletter	15.26%	29
Total Respondents: 190		



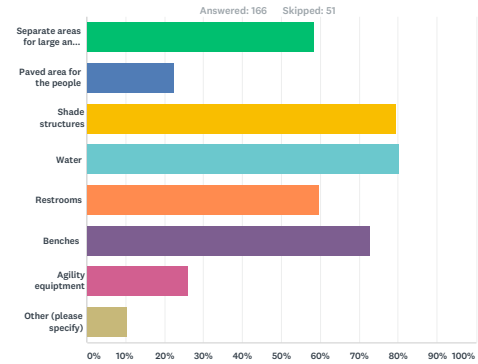
Q15 What method of funding would you prefer the city use for Grand Junction Plaza?



Answer Choices	Responses
Existing Budget	54.37% 112
Municipal Bonds	20.39% 42
New Taxes	6.80% 14
User Fees	10.19% 21
Donations	53.88% 111
Grants	51.94% 107
Expanding park budget	26.70% 55
Other (please specify)	9.22% 19
Total Respondents: 206	

#	Other (please specify)	Date
1	Not knowledgeable enough in this area to comment	8/3/2017 9:55 PM
2	Fund with the great income from Grand Park	7/30/2017 6:32 PM
3	All but new taxes. The school just took all our taxes	7/28/2017 10:13 AM
4	State Lottery funds	7/27/2017 4:43 AM
5	None	7/20/2017 1:29 AM
6	Advertisement space	7/18/2017 11:08 PM
7	Unsure of plan so cannot comment knowledgeably	7/18/2017 3:33 PM
8	impact fees from sub-division developers	7/17/2017 9:31 AM
9	private donations	7/17/2017 2:18 PM
10	New Residential Construction Impact Fees	7/6/2017 6:47 PM
11	RELOCATE 32!!! 64 dump trucks per hour does not make for a livable space!	7/6/2017 11:57 AM
12	Business taxes	7/6/2017 11:54 AM
13	Business donations/money/sponsorships	7/6/2017 10:01 AM
14	N	7/6/2017 9:05 AM
15	City should have thought about this BEFORE going over the top with needless things/designs...Could be tremendous for substantially less. In favor of the idea as a whole, but man, there's a lot of excessive spending in this project. OUCH!	7/5/2017 6:15 PM
16	None. Stop wasting money!	7/5/2017 6:03 PM
17	No new taxes or municipal bonds!	7/5/2017 5:20 PM
18	no tax money should be used	7/5/2017 4:24 PM
19	Incorporate many ways to expedite the completion.	7/5/2017 3:35 PM

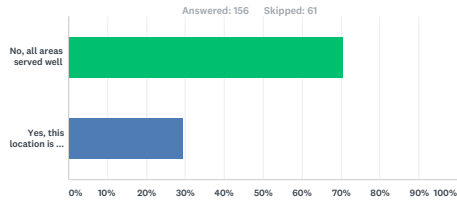
Q17 If Westfield were to develop a dog park, what amenities would you prefer?



Answer Choices	Responses
Separate areas for large and small dogs	58.43% 97
Paved area for the people	22.29% 37
Shade structures	79.52% 132
Water	80.12% 133
Restrooms	59.64% 99
Benches	72.89% 121
Agility equipment	25.90% 43
Other (please specify)	10.24% 17
Total Respondents: 166	

#	Other (please specify)	Date
1	N/A	8/3/2017 9:55 PM
2	no opinion	7/26/2017 10:32 AM
3	Dog parks are a waste of tax dollars	7/20/2017 10:59 PM
4	We need dog parks!!!!	7/19/2017 10:33 AM
5	Swimming area for dogs, off leash walking path	7/18/2017 8:46 PM
6	Pond with a jumping dock	7/18/2017 9:34 AM
7	obedience classes at an additional fee	7/15/2017 1:37 PM
8	access cards issued after behavioral assessment.	7/11/2017 1:19 PM
9	No Dog or RV/Camping Parks!	7/6/2017 6:47 PM
10	Z	7/6/2017 5:38 PM
11	Membership of some kind. Less than Carmel's, but one that encourages responsibility.	7/6/2017 11:57 AM
12	It should be safe. Administer this park like Broadripple w/dog records and gated user fees. Video would also help keep it clean and safe for all users.	7/5/2017 8:51 PM
13	A	7/5/2017 8:25 PM
14	None. Stop wasting money.	7/5/2017 6:03 PM
15	N/A	7/5/2017 5:20 PM
16	No Dog Park! As evidenced by the present parks and trails, cleaning up after pets isn't happening as it should. Ban pets from all parks and trails!	7/5/2017 3:35 PM
17	It be located in Carmel	7/5/2017 7:19 AM

Q18 Are there areas of the City that are currently underserved by park facilities, and if so where?



Answer Choices		Responses
No, all areas served well		70.51% 110
Yes, this location is not well served:		29.49% 46
TOTAL		156

#	Yes, this location is not well served:	Date
1	156/Ditch	8/4/2017 2:42 PM
2	North of 32	8/4/2017 12:48 PM
3	I don't know	8/4/2017 4:35 AM
4	Connect more shops and restaurants with other communties.	8/1/2017 9:21 PM
5	Just need more than 1 splash pad.	7/31/2017 4:27 PM
6	Northwest Westfield	7/28/2017 7:53 PM
7	Moontown Rd area	7/27/2017 10:03 PM
8	Osborne Park (just because it has not had any development or no idea what it is/will become?	7/26/2017 4:32 PM
9	Hamilton Square and other lower income areas	7/26/2017 10:32 AM
10	Asa Bales is a prominent park. The playground on the south side needs restrooms and water. Would be great if both playgrounds were softer turf (like Quaker) and the south playground equipment has no shade.	7/22/2017 11:44 PM
11	West of Springmill	7/21/2017 10:06 PM
12	Splash pad at Quaker Park is terrible	7/19/2017 10:17 AM
13	armstrong park	7/19/2017 6:49 AM
14	i understand cool creek will eventually be expanded. this is very important and an excellent use of resources	7/18/2017 4:17 PM
15	area west of 31 and between 32 and 146st	7/18/2017 12:34 PM
16	Broken equip at newly remodeled Quaker park last time I was there	7/17/2017 11:12 PM
17	Need sidewalk along 151st street east of cool creek park	7/17/2017 7:56 PM
18	Downtown there is very little parking.	7/17/2017 10:53 AM
19	Tunnel under 161st monon	7/17/2017 10:23 AM
20	west Westfield	7/16/2017 1:54 PM
21	Southwest area	7/16/2017 10:07 AM
22	West side of Springmill St	7/15/2017 1:37 PM
23	We could use larger parks with more open space strategically in all areas	7/15/2017 8:32 AM
24	Southwest Westfield	7/14/2017 10:48 PM
25	West of ditch Rd, south of 32	7/14/2017 9:43 PM
26	Southwest	7/14/2017 9:40 AM
27	Monon Path over 161st requires a bridge before a fatality occurs	7/10/2017 5:01 PM
28	I wish there was a way to connect the existing trails, through a trail extension or sidewalks, to the Monon Trail either along 161st Street or 169th Street.	7/10/2017 4:08 PM
29	no horse trails	7/7/2017 2:18 PM
30	Voter District 5	7/6/2017 6:47 PM
31	The far south west area 156th and Springmill	7/6/2017 5:12 PM
32	The southwest portion of the city lacks play structures & trails. Housing developments in the area only offer small, poor quality parks and no meaningful natural areas.	7/6/2017 4:25 PM
33	I think the park area system(minus grand park) is low per size of city	7/6/2017 2:08 PM
34	South West	7/6/2017 12:40 PM
35	Asa Bales - Playground equipment needs an update	7/6/2017 11:12 AM
36	Armstrong...there's nothing there	7/6/2017 11:12 AM
37	Creating a tunnel or bridge for the Monon Trail at 161st Street - It is VERY dangerous as it is due to increased traffic from new construction	7/6/2017 8:24 AM
38	West side of Westfield 169th and Ditch	7/6/2017 7:29 AM
39	We live west of Springmill and feel there aren't any parks over here	7/5/2017 10:08 PM
40	South/ west	7/5/2017 9:11 PM
41	Spring mill and ditch south of 32	7/5/2017 8:51 PM
42	The West side of the City.	7/5/2017 8:51 PM
43	32 & Gray Rd.	7/5/2017 5:47 PM
44	West side of Westfield	7/5/2017 4:15 PM
45	Armstrong park. What are we doing here?	7/5/2017 3:53 PM
46	Midland needs more water fountains and loop north to grand park / middle & High school	7/5/2017 1:18 PM

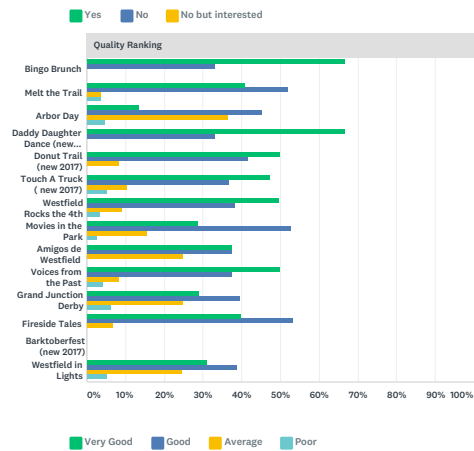
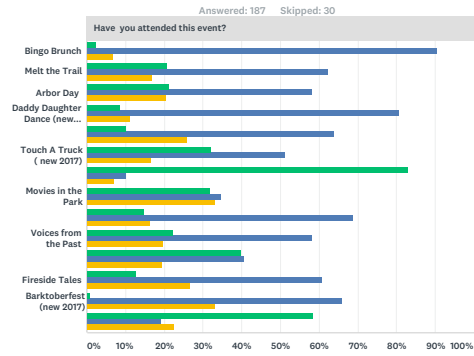
Q20 What makes Westfield's parks and trails unique from other communities?

Answered: 66 Skipped: 151

#	Responses	Date
1	Events	8/4/2017 2:42 PM
2	?	8/4/2017 12:48 PM
3	Not a lot	8/1/2017 9:21 PM
4	the programs do	8/1/2017 8:29 PM
5	I love the paved paths on the trails and where they are not paved they are still very defined paths! Never seen so many nice trails!	7/31/2017 11:17 PM
6	Nothing	7/30/2017 6:32 PM
7	Trails need a lot of work	7/29/2017 6:10 PM
8	not kept-up very well....Poor maintenance and management	7/29/2017 7:01 AM
9	Clean	7/28/2017 7:53 PM
10	Compared to the rest of Hamilton County they are underdeveloped	7/28/2017 9:39 AM
11	VERY well clean, materials and equipment are well-maintained	7/26/2017 4:32 PM
12	We love how the 'small town' charm of it all and that things are usually bursting at the seems and just incredibly hectic!	7/26/2017 1:36 PM
13	It's very citizen-oriented	7/26/2017 11:22 AM
14	Don't yet know. We just moved here.	7/26/2017 11:01 AM
15	Well maintained	7/26/2017 10:32 AM
16	Trails	7/24/2017 7:13 PM
17	Westfield has the unique opportunity to maintain/protect small town feel as they carefully consider how to connect trails and parks	7/22/2017 11:44 PM
18	Biker and pedestrian friendly town, encourages people to get out and be active.	7/21/2017 10:06 PM
19	The facilities, trails, and parks are deficient in comparison to Carmel and Noblesville	7/20/2017 9:38 PM
20	We love the nature center at cool Creek and my kids love the store inside	7/20/2017 1:29 AM
21	localized content	7/19/2017 3:36 PM
22	So many available	7/18/2017 9:29 PM
23	They feel more nature oriented, more trees and shade	7/18/2017 8:43 PM
24	Variety (e.g splash park vs picnic area vs open space)	7/18/2017 3:33 PM
25	Many of our playgrounds have been updated recently.	7/18/2017 11:05 AM
26	Proximity	7/17/2017 5:04 PM
27	We live the parent/child swings at Quaker park	7/17/2017 12:15 PM
28	Cleanliness	7/17/2017 9:45 AM
29	They aren't unique, other than being in Westfield	7/16/2017 10:07 AM
30	Nothing	7/15/2017 8:32 AM
31	Varied offering and	7/14/2017 9:40 AM
32	It is a small town feel which is great, but sometimes it is a little too small town. There needs to be more added amenities to the existing parks.	7/12/2017 10:02 AM
33	Westfield's parks and trails are some of the best maintained and cleanest of any community I've ever lived in. Well done!	7/11/2017 9:17 AM
34	Monon Trail and	7/10/2017 5:01 PM
35	We have a lot of offerings and it is growing.	7/10/2017 4:08 PM
36	No Much. Sames things as Carmel, just less.	7/6/2017 6:47 PM
37	Each park is like a miniture oasis! There are so many details. For instance, we LOVE Simon Moon's corn hole and the Little Free Library. Awesomel	7/6/2017 5:12 PM
38	very well kept, creative, and in peaceful areas.	7/6/2017 4:16 PM
39	It feels like home and everything is close to other areas.	7/6/2017 3:56 PM
40	Small town feel	7/6/2017 2:39 PM
41	Trail system. Westfield should really push to complete the connections between trails. There are too many stubs. Also bridges over greyhound pass, 156, 161 and 169 should be investigated. Maybe local companies lcould pay for sponsorship of bridges along Monon.	7/6/2017 2:08 PM
42	Great question, I don't have an answer.	7/6/2017 1:19 PM
43	They are many and well maintained - however the trails need to all connect if at all possible	7/6/2017 11:12 AM
44	Nothing yet, but as soon as Grand Junction is done there won't be any other community who's heart and soul will be center around a beautiful park (assuming the finished product turns out just as nice as the rendering) (which I really hope it does)	7/6/2017 11:12 AM
45	Don't know	7/6/2017 10:01 AM
46	Connectivity Variations of Terrain	7/6/2017 9:53 AM
47	cleanliness, well thought out designs	7/6/2017 8:49 AM
48	I only see areas for improvement - Playgrounds like West Park - Carmel (innovative for a variety of ages), Splash Parks like Mulberry Fields - Zionsville (with added Shade covers), Monon Trails or Bridges in high traffic areas for safety, Shade Structures and Benches at all Playgrounds	7/6/2017 8:24 AM

49	They aren't, the park system sucks compared to Carmel.	7/6/2017 7:29 AM
50	Well Maintained	7/6/2017 7:24 AM
51	They would be more unique if we had more options	7/6/2017 12:33 AM
52	Freedom trail being sensory friendly	7/5/2017 10:49 PM
53	We have so many!!	7/5/2017 10:15 PM
54	Safe	7/5/2017 8:51 PM
55	I like how newer neighborhoods connect via trails	7/5/2017 8:51 PM
56	The amenities	7/5/2017 7:38 PM
57	Nothing.	7/5/2017 6:03 PM
58	Nothing distinguishing	7/5/2017 5:20 PM
59	Small town	7/5/2017 4:36 PM
60	Still room for development. Not locked in to specific mold yet. Room to grow.	7/5/2017 4:15 PM
61	Quality and respect from the community that uses them.	7/5/2017 3:35 PM
62	Obvious devotion to quality	7/5/2017 3:23 PM
63	Quiet, clean, not overcrowded	7/5/2017 3:22 PM
64	nothing YET...but soon we will be a great small town system!	7/5/2017 3:09 PM
65	Clean and well maintained	7/5/2017 1:18 PM
66	Nothing	7/5/2017 7:19 AM

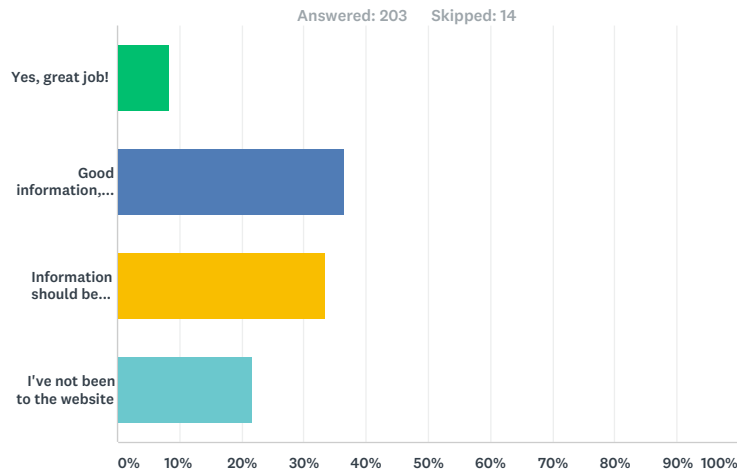
Q19 What events put on by Westfield have you attended, and please rank them by their quality?



Have you attended this event?	Yes	No	No but interested	Total
Bingo Brunch	2.56% 3	90.60% 106	6.84% 8	117
Melt the Trail	20.77% 27	62.31% 81	16.92% 22	130
Arbor Day	21.31% 26	58.20% 71	20.49% 25	122
Daddy Daughter Dance (new 2017)	8.47% 10	80.51% 95	11.02% 13	118
Donut Trail (new 2017)	10.34% 12	63.79% 74	25.86% 30	116
Touch A Truck (new 2017)	32.28% 41	51.18% 65	16.54% 21	127
Westfield Rocks the 4th	83.04% 142	9.94% 17	7.02% 12	171
Movies in the Park	31.85% 43	34.81% 47	33.33% 45	135
Amigos de Westfield	14.75% 18	68.85% 84	16.39% 20	122

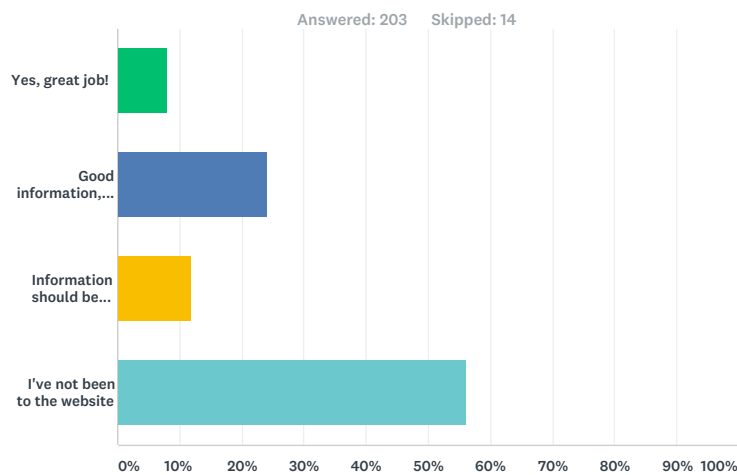
Voices from the Past	22.13% 27	58.20% 71	19.67% 24	122	
Grand Junction Derby	39.85% 53	40.60% 54	19.55% 26	133	
Fireside Tales	12.82% 15	60.68% 71	26.50% 31	117	
Barktoberfest (new 2017)	0.85% 1	65.81% 77	33.33% 39	117	
Westfield in Lights	58.28% 88	19.21% 29	22.52% 34	151	
Quality Ranking					
	Very Good	Good	Average	Poor	Total
Bingo Brunch	66.67% 2	33.33% 1	0.00% 0	0.00% 0	3
Melt the Trail	40.74% 11	51.85% 14	3.70% 1	3.70% 1	27
Arbor Day	13.64% 3	45.45% 10	36.36% 8	4.55% 1	22
Daddy Daughter Dance (new 2017)	66.67% 6	33.33% 3	0.00% 0	0.00% 0	9
Donut Trail (new 2017)	50.00% 6	41.67% 5	8.33% 1	0.00% 0	12
Touch A Truck (new 2017)	47.37% 18	36.84% 14	10.53% 4	5.26% 2	38
Westfield Rocks the 4th	49.59% 61	38.21% 47	8.94% 11	3.25% 4	123
Movies in the Park	28.95% 11	52.63% 20	15.79% 6	2.63% 1	38
Amigos de Westfield	37.50% 6	37.50% 6	25.00% 4	0.00% 0	16
Voices from the Past	50.00% 12	37.50% 9	8.33% 2	4.17% 1	24
Grand Junction Derby	29.17% 14	39.58% 19	25.00% 12	6.25% 3	48
Fireside Tales	40.00% 6	53.33% 8	6.67% 1	0.00% 0	15
Barktoberfest (new 2017)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Westfield in Lights	31.17% 24	38.96% 30	24.68% 19	5.19% 4	77

Q22 Is the City of Westfield website (westfield.in.gov) informative and useful?



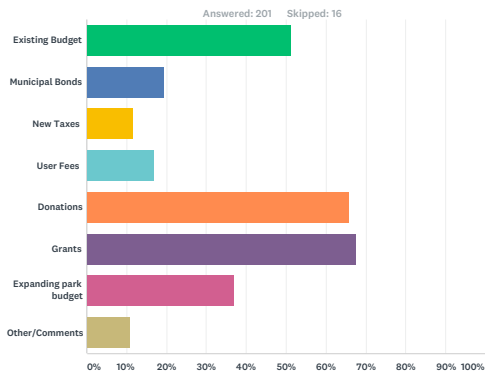
Answer Choices	Responses
Yes, great job!	8.37% 17
Good information, presented well	36.45% 74
Information should be updated more frequently	33.50% 68
I've not been to the website	21.67% 44
TOTAL	203

Q23 Is the Westfield Welcome website (westfieldwelcome.com) informative and useful?



Answer Choices	Responses
Yes, great job!	7.88% 16
Good information, presented well	24.14% 49
Information should be updated more frequently	11.82% 24
I've not been to the website	56.16% 114
TOTAL	203

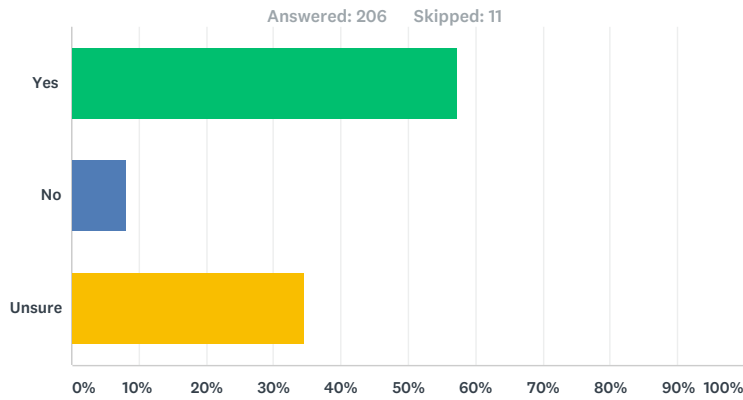
Q24 Knowing funding is limited, which of the following are reasonable funding sources for City of Westfield to pay for new amenities in the parks?



Answer Choices	Responses
Existing Budget	51.24% 100
Municipal Bonds	19.40% 38
New Taxes	11.44% 23
User Fees	16.92% 34
Donations	65.67% 131
Grants	67.66% 136
Expanding park budget	36.82% 74
Other/Comments	10.95% 22
Total Respondents: 201	

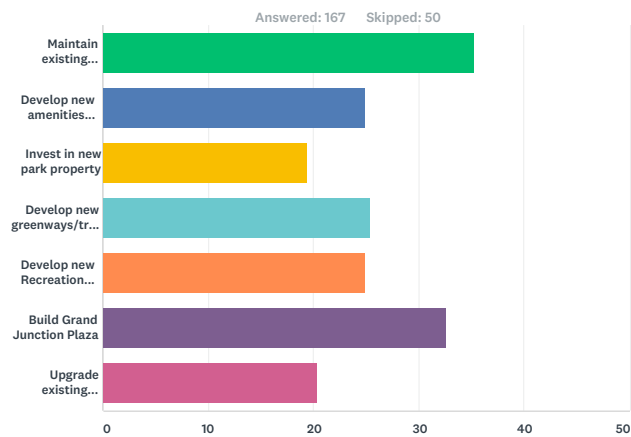
#	Other/Comments	Date
1	I don't know	8/4/2017 4:35 AM
2	Not knowledgeable enough in this area to comment	8/3/2017 9:55 PM
3	reduce director's salary	7/29/2017 7:01 AM
4	Same as question #15	7/28/2017 10:13 AM
5	State Lottery funds	7/27/2017 4:43 AM
6	I hate new taxes but We as a community should be willing to pay for the amenities we want. Even if we don't use them regularly (or at all) these amenities are what makes the community desirable.	7/26/2017 11:01 AM
7	Require developers to donate land or provide compensation outside of land they are developing for the public park system	7/20/2017 10:59 PM
8	I am willing to pay new taxes if a dynamic 5 yr plan could be developed that brings us up to par with Carmel and Noblesville	7/20/2017 9:38 PM
9	impact fees from sub-division developers	7/17/2017 9:31 AM
10	New Construction Impact Fees	7/6/2017 6:47 PM
11	Z	7/6/2017 5:38 PM
12	Each new housing unit should be assessed an impact fee for both parks and schools. This is my number one suggestion to pay for improvements to both.	7/6/2017 2:08 PM
13	Bring in more businesses to help pay taxes	7/6/2017 1:19 PM
14	Have Cook and his buddies give back the cash they are diverting to keep Grand Park afloat. Why is not Grand Park part of the Parks Dept??	7/6/2017 11:57 AM
15	Business sponsorships	7/6/2017 10:01 AM
16	Limit bonds to significant long-term improvements	7/5/2017 9:11 PM
17	Less duplication of competing parks events.	7/5/2017 8:51 PM
18	CERTAINLY NOT A NEW TAX! Figure it out!	7/5/2017 6:15 PM
19	Get Grand Park to be self-sufficient/break-even, that will leave funds for Grand Junction which is a true amenity for taxpayers of Westfield	7/5/2017 6:13 PM
20	None. Fix the roads and add funding to police and fire.	7/5/2017 6:03 PM
21	Utilize all available avenues.	7/5/2017 3:35 PM
22	Reduced focus on sports.	7/5/2017 7:19 AM

Q25 Would you support a City of Westfield Parks & Recreation Foundation?



Answer Choices	Responses	
Yes	57.28%	118
No	8.25%	17
Unsure	34.47%	71
TOTAL		206

Q26 If you had \$100 to spend for Parks & Recreation facilities how would you distribute funds for the following categories:



Answer Choices	Average Number	Total Number	Responses
Maintain existing facilities	35	4,021	114
Develop new amenities within existing parks	25	2,336	94
Invest in new park property	19	1,325	68
Develop new greenways/trails throughout the City	25	2,591	102
Develop new Recreation Center	25	1,742	70
Build Grand Junction Plaza	33	3,071	94
Upgrade existing facilities	20	1,614	79
Total Respondents: 167			

Q27 Do you have any other comments for the City of Westfield Parks and Recreation Department?

Answered: 89 Skipped: 128

#	Responses	Date
1	Waiting to see if YMCA coming/what amenities will be available to determine what future needs will be	8/4/2017 12:48 PM
2	Thanks for all your hard work! :-)	8/3/2017 9:55 PM
3	The splash pad and playground at Quaker park is very disappointing. It looks like a cheap version of the Monon center playground and park. We would love to have a Rec Center in Westfield too!	8/3/2017 6:56 PM
4	We moved from westfield to Noblesville about a year ago. The connections of trails and community space is nice. Dillon Park is a great example of the connections and trails/sidewalks reaching many neighborhood. We love walking to the park for concerts and walking the dog. I run a lot and most trails lead me into Carmel if I run there. I can run from the library area back all on trails.	8/1/2017 9:21 PM
5	keep up the great work.... Its hard to please everyone and Westfield has great safe places to play!! Thanks!!!	8/1/2017 8:29 PM
6	My family and I love our Westfield parks. There is a wonderful variety of amenities and attractions at each park we frequent.	7/30/2017 11:56 PM
7	Build a trail bridge over 161st street before someone is killed!	7/29/2017 6:10 PM
8	We really need a community center with an indoor/outdoor pool and fitness equipment, something like the Monon Center in Carmel but without the extravagant water park. I'd love to see a YMCA or something similar. We live in a rural area and have no where nearby to join that we can have access to a pool and workout classes/equipment. We're definitely lacking in this aspect!	7/28/2017 7:53 PM
9	Keep up all the hard work! You all need more \$\$\$	7/28/2017 9:39 AM
10	When hosting the Rock the 4th, please set the event in a location that either facilitates the use of multiple parking lots or uses a larger one, as it was extremely difficult to find a parking space within a reasonable walking distance this year.	7/27/2017 9:22 AM
11	Not at this time	7/27/2017 4:43 AM
12	No	7/26/2017 4:32 PM
13	We could use another splash pad! Also- some changes to Touch a Truck. In 2016, the event was amazing and perfect for kids of all ages. The 2017 event was AWFUL. I can't imagine I would take my children again. Because of the increased marketing a hoopla and overall excitement for the event, it was actually OVER attended. I can deformity appreciate that Westfield is growing and is a desirable place for people to visit, but by growing our events (and city) so fast, we are in effect losing the best parts of our town! The crowds were massive, lines were insane, kids were easily lost from parents, and it defeated the purpose of being able to 'touch' the trucks bc it was just so so crowded!	7/26/2017 1:36 PM
14	N	7/26/2017 1:31 PM
15	No	7/26/2017 11:22 AM
16	Some parks, somewhere should have edgier equipment (more advanced obstacle course/climbing) to challenge older kids. There are plenty of places for the very young, elderly and at least one skate park. Build a natural climbing wall--not higher than six or seven feet but long and challenging. A bouldering wall really. Perhaps a six foot high ropes course???	7/26/2017 11:01 AM
17	Overall...very good department - well managed!	7/26/2017 10:32 AM
18	Thanks for listening! :-)	7/22/2017 11:44 PM
19	The Monon trail has put Carmel on the map in many ways but Westfield is lagging behind. We have so many new communities popping up yet no access to this great trail system for all of the communities west of Springfield. Keeneland Park, Maple Knoll, Derby Ridge, a huge area is underserved, only with a coming soon Midland Trace crossing sign at 169th that has been there, "coming soon", for many years. We would like to connect through the incomplete Midland Trace trail and also connect to downtown via 169th but there isn't even a sidewalk between the Monon and Union St.	7/21/2017 10:06 PM
20	I'm hopeful you'll take a survey to determine need for a waterpark similar to Carmel's and indoor pool. We don't know of anyplace to swim in the winter. I would give a donation if you would proceed with a waterpark and indoor pool. I would like to see a plan to improve the timing of Grand Junction Plaza completion.	7/20/2017 9:38 PM
21	We live near Cool Creek and love it so much that we don't venture out to other parks much. It's the best.	7/20/2017 1:29 AM
22	Please put in a real bathroom facility at Freedom Trail Park! Bathrooms at every park with playgrounds, and get rid of all mulch! Add swings at Simon Moon Park and fix slide at Asa Bales.	7/19/2017 10:18 PM
23	Better utilization of existing parks - Armstrong and Freedom - improve amenities.	7/19/2017 3:26 PM
24	We need a dog park!	7/19/2017 10:33 AM
25	Need wider and continuous sidewalks for biking and walking to safely reach the parks.	7/19/2017 9:34 AM
26	More trees should be planted in the parks. A pedestrian bridge needs to be built on the Monon trail over 161st street.	7/19/2017 2:46 AM
27	expand simon moon park into the wetlands area being reclaimed behind city services. Also, you left out Macgregor Park.	7/18/2017 4:17 PM
28	Anyway, we could have better use of Grand Park for those of us who have paid for it?? Our activities get kicked out for other tournaments!	7/18/2017 3:33 PM
29	Please purchase the Wood Winds Golf course and facilities. Keep it public and also make it a public park.	7/18/2017 12:34 PM

30	More joint partnerships like putting on Fireside Tales. Low cost/effort and high value to the families. Giving options like that throughout the year would be great. Smaller events are less stressful for families as well.	7/18/2017 11:05 AM
31	We need a well-maintained, off-leash dog park. Not a tiny mud hole like the one in Clay Terrace. This is an awesome dog park: http://www.meadowrunpark.com	7/18/2017 9:34 AM
32	Too much is being done too fast and for too much money. Focus on making sure we can maintain what we have, not be wasteful but putting in more.	7/17/2017 5:04 PM
33	It would be great if the monon trail at 156th street connected to the trail at cool creek. There is no shoulder on the road there or sidewalk to get from one to the next. Also, in winter the trails along the main roads that connect to the monon are never plowed, forcing me to run on the street to get to the Monon.	7/17/2017 12:15 PM
34	The new turf at Quaker park is too bright.	7/17/2017 11:42 AM
35	161st and the monon needs the tunnel that is under the road connected. That intersection is dangerous and will get more so when the condos are done.	7/17/2017 9:34 AM
36	Its great that we have Grand Park but can't use it and that downtown Westfield is getting a trendy makeover, but the community has no pool, no dog park, and inadequate parks/ recreation facilities in the southwest quadrant.	7/16/2017 10:07 AM
37	I would really like to see Raymond Worth Park developed further with a playground.	7/14/2017 10:48 PM
38	Please considering serving the southwest! We do have Raymond worth. Maybe that could expand?	7/14/2017 9:40 AM
39	Please put a regular bathroom at Freedom Trails Park! We love that park but don't frequent it as much because of my children not wanting to use the port-o-potty	7/11/2017 8:41 PM
40	I love our parks and trails!	7/11/2017 9:17 AM
41	1. Please bridge busy sections of Monon (161st) 2. Please build Grand Junction Plaza	7/10/2017 5:01 PM
42	I wish there was a way to connect the existing trails, through a trail extension or sidewalks, to the Monon Trail either along 161st Street or 169th Street. It would be great to have the ability to ride our bikes to Grand Park. I think Grand Park and Grand Junction should be the focal point of our Parks and Recreation for Westfield!	7/10/2017 4:08 PM
43	I think having places for the kids to play is important, especially since Grand Park has ironically robbed many of the local youth of a place to participate in sports since the youth leagues are continually moved off those fields in favor of tournaments. Soccer for example, we used to have lots of places for the leagues to play and now we compete with high dollar tournaments and play on the worst fields in Grand Park instead of the large land we previously had, all because the city decided to zone that for apartments.	7/10/2017 9:53 AM
44	I hear about Westfield events in print via current or the Ownn publication. Print was not an option to choose from.	7/7/2017 4:03 PM
45	More needs to be done to preserve history and nature. There have been too many large trees and woods removed and not replaced in the name of progress.	7/7/2017 2:18 PM
46	Please leave Armstrong park alone as an open green space. It is frequented by lots of model rocket users - Boy Scouts and families like ours. The name seems to be very appropriate for a perfect open space for rocketry. I am sure Neil Armstrong (even though the park isn't named after him) would be proud to see kids being inspired and sharing in the hobby with friends and family.	7/6/2017 9:25 PM
47	People Build/Move to Westfield for Schools & Lifestyle. Recommend charging an Impact fee per development (\$3m/dev) to be put into a fund to draw from to maintain the parks.	7/6/2017 6:47 PM
48	Connect all the neighborhoods and trails for biking and walking friendly community	7/6/2017 5:38 PM
49	You all are wonderful. The parks add so much to our lives. Thank you!!! Keep fighting for more money!! Parks bring in so much value to an area. I would encourage you to work on connecting neighborhoods to existing parks so that more people could walk or ride to the parks and feel more connected.	7/6/2017 5:12 PM
50	Compared to neighboring communities, the parks in Westfield lack significant natural areas. Many in the community would like to see official efforts to save large open spaces and preserve their natural aspects.	7/6/2017 4:25 PM
51	We are lucky to be surrounded by Washington Township parks (Cool Creek/ McGregor) so no need to build redundant things that are already there. Grand junction and connecting all trails would be my 2 priorities.	7/6/2017 4:16 PM
52	Keep up the GREAT work!	7/6/2017 3:56 PM
53	Keep doing what you've been doing. So much better than say 10 years ago.	7/6/2017 2:39 PM
54	The trail system is Westfield's "beach". This is what helps active, young people to a city. anything to fill in the gaps and interconnections should be a priority. Westfield could also ask individuals to donate memorial trees and benches and art work to the park system. I would also like to see dedicated rugby and lacrosse fields.	7/6/2017 2:08 PM
55	Westfield needs to get out more information about their parks. There are several I've never heard of and have no idea where they are located. Until Grand Park begins to pay off, we don't need any more debt	7/6/2017 1:29 PM
56	You are doing a great job but there isn't anything that makes a Westfield park a 'must do' destination. Need some thing new and different to create excitement. I have suggested summer sledding at Simon Moon before, like the slides with potato sacks at theme parks.	7/6/2017 1:19 PM
57	Pool	7/6/2017 1:18 PM
58	Another aspect of park planning not considered in this survey is public art. Check out Loveland Colorado's public art program. Can be a good investment and helps differentiate the city from other cities nearby.	7/6/2017 12:40 PM
59	Relocate 32 by all means. If this is kept as a 'highway' thru the center of the town, it will prevent anything good from taking place. Have a seat in Hadley Park on any afternoon, and try to have a conversation with someone. Too loud from the trucks, too dirty, too disruptive. The only reason Cook wants 32 in town is to build it up to a Kokomo type bottleneck with development everywhere, and then relocate 32 in a Grand Gesture and sell all new land all over again. A Developer's Friend. Keeping 32 in town is anti citizen.	7/6/2017 11:57 AM

60	If budget is limited, the best choice IMO, is to meticulously maintain what is existing. Also it is glaringly obvious more land needs to be set aside for nature(preserves) to offset some of the sprawl.	7/6/2017 11:56 AM
61	We spend the majority of our time at Cool Creek park because it has lots to offer and is close to our home. Would love to see the path completed along 156th street to the trail going into park from Westfield Blvd. It is very dangerous to ride bikes or walk with children on the blind hill near the 31 overpass.	7/6/2017 11:22 AM
62	I feel that more can be done to development community within Westfield - parade, all day festival, etc	7/6/2017 11:12 AM
63	Work with Public Works & Safety (or whoever oversees construction projects) about a potential roundabout at union and mill st. If Grand Junction becomes a true success like Westfield is planning then the current traffic configuration will not work at all	7/6/2017 11:12 AM
64	Quarker and Simon Moon park redesign are geared to small kids. I would like to see these park include activities (Monkey bars, swings) for older kids like what used to be there. Due to the redesign now going to other parks outside of Westfield.	7/6/2017 10:47 AM
65	The lack of local restaurants and business at events like Rocks the 4th, is interesting. I believe there needs to be better effort to include local business. Making the process easy and inviting, (not intimidating) would make local business more willing to participate as well. Local businesses have seen outside vendors at many events and it has rubbed them the wrong way. Comments like "well the didn't even ask us" has been over heard. Your local business are the driving force in your community. The individual reach of those businesses could grow the parks events greatly as well through their social media and word of mouth. But if they are not included, they won't be inclined to help. Food for thought :) thanks for the work you guys do!	7/6/2017 10:03 AM
66	Top Priority is complete GJ and have funds available for ongoing operations. Get Community involved in Raising Money.	7/6/2017 9:53 AM
67	Great job!! Very anxious to have Grand Junction Plaza be done!!! Will be a huge asset for the city and residents will enjoy it so much!!	7/6/2017 8:49 AM
68	Innovative Playgrounds for a variety of ages with adequate shade structures and benches get used the most. The more creative the equipment, the more it is utilized by the public.	7/6/2017 8:24 AM
69	Look at other communities for ideas and developments. I really like the trail system. It would be nice to have more trees on the Monon and other trail system. I am happy what has been done. Keep up the great work.	7/6/2017 7:33 AM
70	Keep up the good work.	7/6/2017 7:24 AM
71	Would like updated information of what businesses are coming to the area, and when the trails are going to be developed especially, Little Eagle Creek Trail.	7/5/2017 11:42 PM
72	Spend less on events and more on growing substantive parks throughout the City.	7/5/2017 8:51 PM
73	You guys rock	7/5/2017 7:38 PM
74	We don't need a amphitheater or ice rink, keep it basic with walking paths and green spaces	7/5/2017 7:30 PM
75	The playground renovations at Quaker Park are awesome! We'd like to see the splash pad renovated as well or at the very least fixed so that every feature works well. Another park/playground with a water feature for kids would be great!	7/5/2017 7:07 PM
76	Grand Junction Plaza needs to be completed at this point, but you could make it an exceptional gathering place without some of the extra fluff. Be realistic with what you're asking for in sponsorships for things like a performance venue and make smart decisions within reasonable gifts expected from there. Armstrong Park continues to be a complete waste of space. I run by it often and think of how much it serves no current purpose, and it never gets used. Put in a disc golf and a boardwalk, and voila, it would get used. Westfield needs a dog park, but it needs to be away from a neighborhood, thus ruling out Armstrong, but a location kind of like a Raymond Worth. Armstrong is perfect for it, except for the increased traffic. etc., on an already busy thoroughfare through a neighborhood. Overall, we REALLY DO LIKE the parks in Westfield (we have 2 kids under 5 and use them frequently), but the thought of 27 Million unaccounted for dollars paying for Grand Junction with "goofy" (yes, the thought of the Indianapolis Symphony coming to this smaller venue seems like a pipe dream, and the ice skating building, etc., seems like something Arctic Zone could bring in and operate themselves seasonally - see Marion, IN at Christmas time for that) and impractical ideas, scares the bejesus out of me as a resident! I feel like that is a project that the city really needs to listen to its residents a bit more, and this is a step in the right direction for that, but the money already spent to bring in a "top of the line" designer just illustrates disregard for the local taxpayer. It's disrespectful. (and yes, I voted for Mayor Cook... every time) There are great parks littered through Carmel and Fishers without that irresponsible spending! ...and oh by the way, that doesn't even begin to cover the parking nightmare that is quickly becoming Grand Junction Plaza, and one can only imagine will get way worse, driving up more cost to adequately address it later. Many of the parks are fantastic! Keep building on those, make Grand Junction a reality, but do it responsibly and in the model that's been laid out in our own parks, and in Hamilton County Parks. We can be "Grand", but god, you guys are scaring me with Grand Junction Plaza!	7/5/2017 6:15 PM
77	I appreciate the vision of the city leadership but am truly concerned about the decision-making and financial commitment to Grand Park, ignoring amenities that all of westfield residents can use. Also, we need to complete the Monon Trail and build a tunnel under 161st street before someone is seriously injured. I drive and cycle through there daily and it's very unsafe for all.	7/5/2017 6:13 PM
78	Stop the money grab!	7/5/2017 6:03 PM
79	Try not to completely tear down green areas just to landscape them later. Try to preserve as much as you can. Thank you!	7/5/2017 4:36 PM
80	Need a public pool and more playground equipment. Quaker park update is nice but removed the large jungle gym, I think they should have added to existing rather than what they did.	7/5/2017 4:03 PM
81	Need a safe trail connecting west side to downtown. Especially when Grand a junction opens	7/5/2017 3:53 PM
82	How many cities of Westfield's size have no public pool? How many have neither a public pool or a golf course open to the public? We are very close to being the latter and in rare company.	7/5/2017 3:52 PM
83	More greenery, less building! We're a farm community.	7/5/2017 3:45 PM
84	Westfield Rocks The 4th has become bland and soulless at Grand Park. The attraction were very over hyped and many had next to no patrons for the yawn factor. From the time it opens to the time of fireworks, there is a lot of nothing time to bake in the hot sun. Many were leaving early as per the aforementioned. GP is a sports field park period! Stop trying to make it function beyond its intended design.	7/5/2017 3:35 PM
85	Keep up the good work! Proud of Westfield!	7/5/2017 3:28 PM
86	The completion of Grand Junction is crucial to the development of downtown, which seems to be stalled.	7/5/2017 3:23 PM
87	Need more equipment for older kids.	7/5/2017 3:22 PM
88	Please no campgrounds in westfield	7/5/2017 3:06 PM
89	Close to verge of a great CONTINOUSE trail and walk system. Buy many many gaps in connectivity prevent use. Street crossings particularly along springmill, greyhound pass, Oakridge, 156th and 161st	7/5/2017 1:18 PM



Docket Number: 1712-PUD-29 (Ordinance No. 17-50)

Petitioner: EdgeRock Development, LLC by OnPointe Land Matters, LLC

Request: An amendment to the development standards for Lot B of the Trails Planned Unit Development (PUD) District.

Current Zoning: The Trails PUD (Ord. 16-26)

Current Land Use: Vacant

Acreage: 7.786 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. District Map
4. Concept Plan
5. Draft PUD Ordinance (Ord. 17-50)
6. Character Exhibit

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY:

This petition was introduced at the December 11, 2017, City Council meeting. The petition will receive a public hearing at the December 18, 2017, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW:

Project Location: The petitioner is requesting an amendment (the "Amendment") to modify development standards specific to Lot B of The Trails Planned Unit Development (PUD) District (the "Property"). The property is located at the hard southeast corner of State Road 32 and Oak Ridge Road.

Property History: The southern portion of the property was zoned The Trails PUD in November 2015 (1509-PUD-18; Ordinance 15-27) (the "Original Trails PUD Ordinance"). The Original Trails PUD Ordinance was then superseded by Ordinance 16-26 (the "Existing PUD Ordinance") which was approved at the October 18, 2016, City Council meeting.

ZONING REQUEST:

The petitioner requests this PUD amendment to modify development standards specific to Lot B in the Trails PUD District.

General Development and Design Standards: The proposed Amendment modifies the Minimum Side Yard Building Setback from the underlying zoning district's default standard to 'No Minimum'.

State Highway 32 Overlay: The Existing PUD Ordinance states that a maximum of one (1) building within Lot B may have a Minimum Gross Floor area of less than five thousand (5,000) square feet if certain requirements are met.

The proposed Amendment modifies the Building Size Requirements so that instead of each building having individual Minimum Gross Floor Area requirements, multiple structures connected by the architecturally-compatible canopy have a minimum aggregate gross floor area of five thousand and six hundred (5,600) square feet.

A minimum of six hundred (600) square feet of outdoor seating space shall be required on the Property. This is consistent with the Existing PUD Ordinance, which requires six hundred (600) feet of outdoor seating space if a "Smaller Building" serves food and/or beverages.

Comprehensive Plan: The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Highway/Employment Corridor of State Highway 32. The Comprehensive Plan states that smaller-scale local office and service uses are appropriate along State Highway 32, and that retail uses which are subordinate to and supportive of the corridor's office and service uses are appropriate. The 2011 Family Sports Capital Addendum II to the Comprehensive Plan anticipates supporting uses such as restaurants, offices, retail uses, higher density residential, and other supporting commercial uses will be located nearby the Grand Park Sports Campus. State Highway 32 (west of U.S. Highway 31) has been redeveloping into a hospitality corridor, with a focus on providing supporting hospitality-type uses for the visitors to Grand Park.

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 is scheduled for the December 18, 2017, 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.

DEPARTMENT COMMENTS:

1. **Action: Hold a public hearing at the December 18, 2017, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

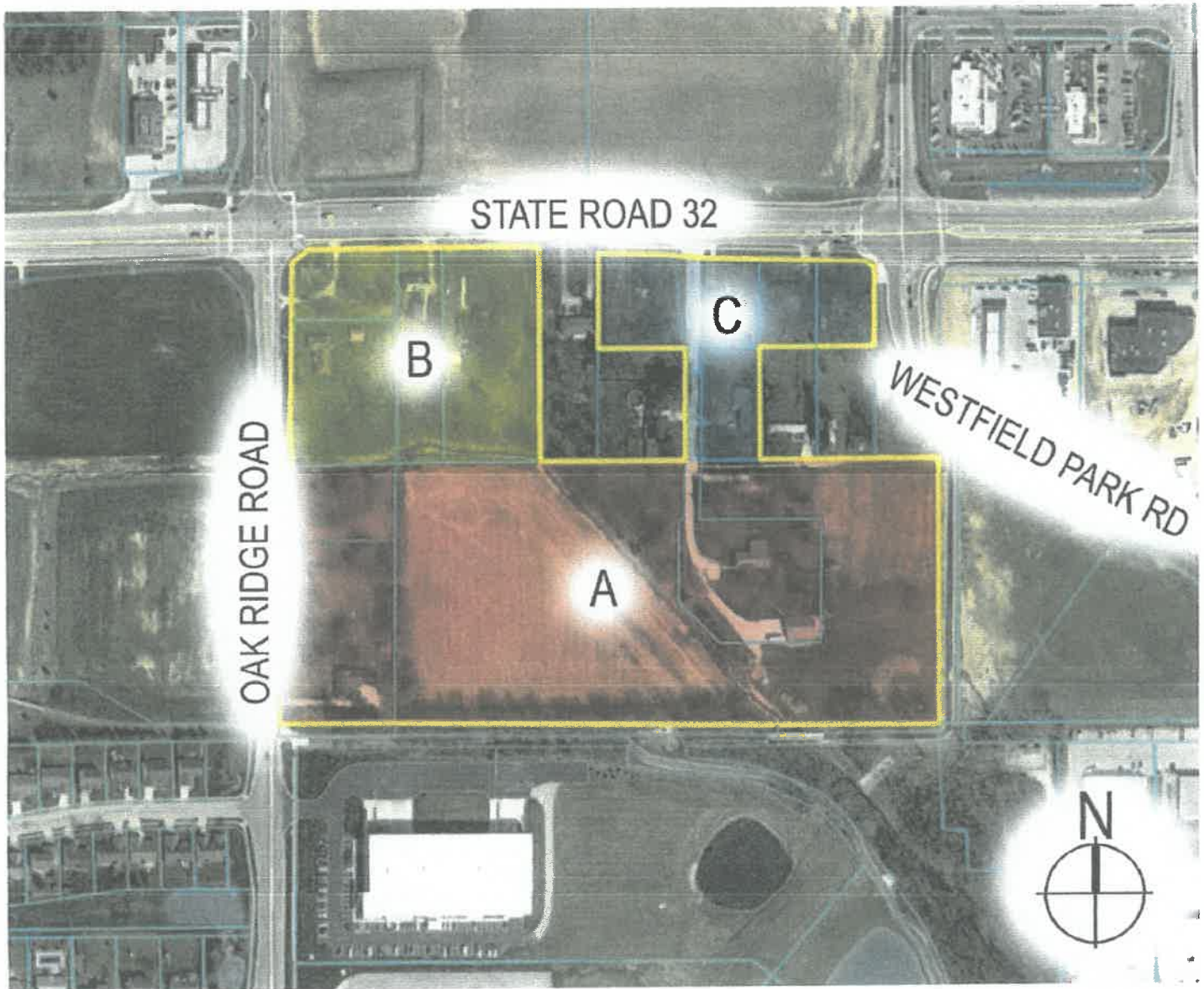
Site



Zoning Map



TRAILS PUD DISTRICT
DISTRICT MAP



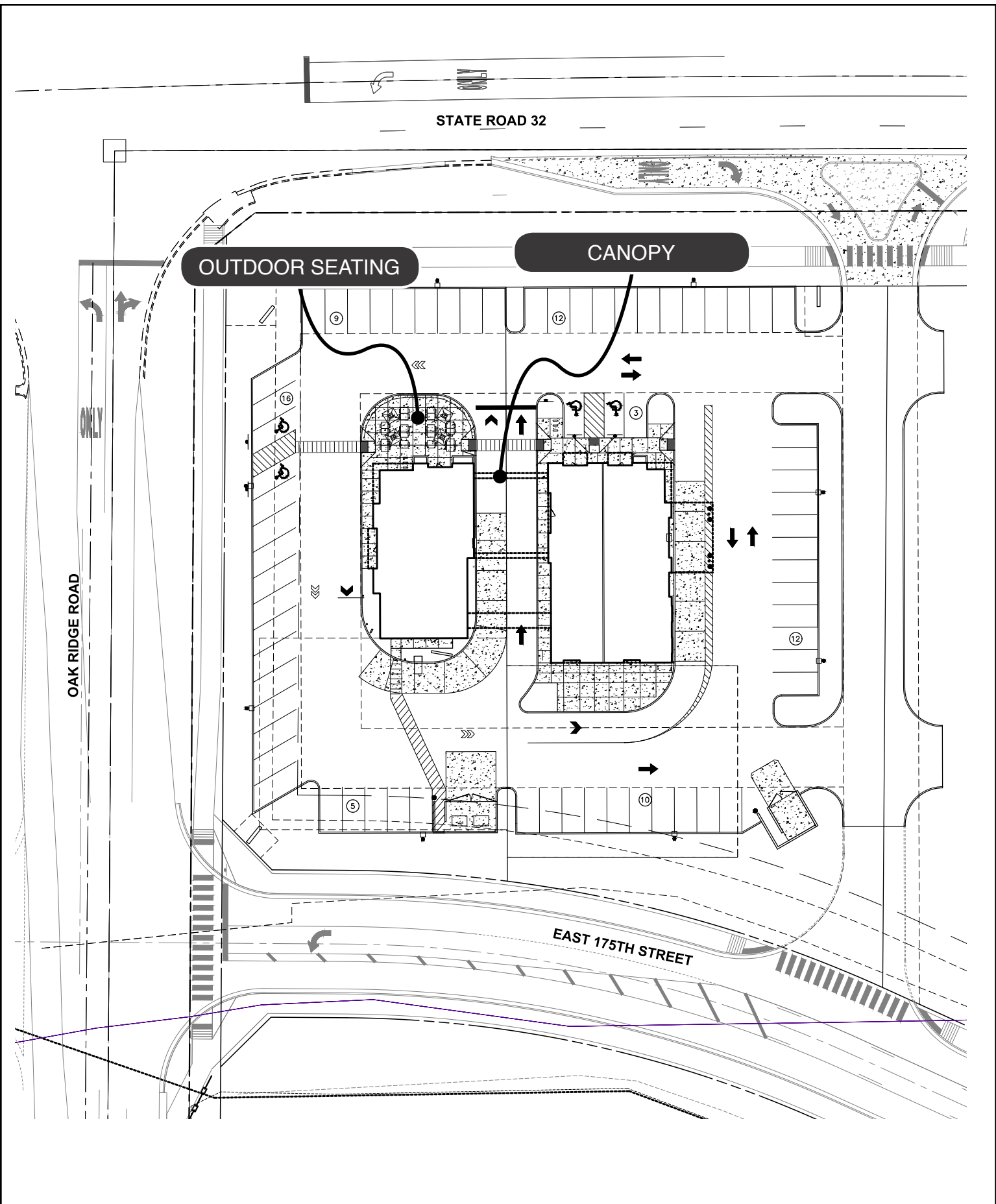


EXHIBIT B: CONCEPT PLAN (LOT 1 + LOT 2)
TRAILS AMENDMENT: LOT B
PLANNED UNIT DEVELOPMENT DISTRICT



ORDINANCE NUMBER 17-__

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

This is an Ordinance (this "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 of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 15-27 (the "Original PUD Ordinance"), on ____, as amended and replaced by Ordinance No. 16-26 (the "Trails PUD Ordinance"), on November 14, 2016;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No.** ____-PUD-____), requesting an amendment to the Trails 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.** ____-PUD-____ to 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 _____, 2017;

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 Trails PUD Ordinance and Unified Development Ordinance are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Trails PUD Ordinance, as applicable to the Real Estate, and generally described as District Area: Lot B of the District.
- 1.2 All other provisions of the Trails PUD Ordinance shall remain in effect with the adoption of 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 or the Trails 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. General Regulations. Section 7 General Regulations of the Trails PUD Ordinance shall be amended to add a Section 7.2 as follows:

- 2.1 Lot B: Article 4.16 GB: General Business District shall apply to the development of the Real Estate, except as otherwise modified below:
 - A. Minimum Building Setback Lines; Side Yard: No minimum

Section 3. State Highway 32 Overlay District. Section 8.2 Building Size Requirements of the Trails PUD Ordinance shall be replaced and superseded with the following:

- 3.1 Article 5.3(I)(3)(a) State Highway 32 Overlay District; Building Height Requirements; Minimum Gross Floor Area shall apply, except as otherwise modified below:
 - A. Multiple structures connected by an architecturally-compatible canopy, as conceptually depicted in the attached **Exhibit B**, shall have an aggregate minimum gross floor area of five thousand and six hundred (5,600) square feet. The design and massing of the canopy shall be architecturally consistent with and compatible with the structures it connects. In addition, the canopy shall be substantially similar in quality and character with the Canopy Character Exhibit, attached as Exhibit E to the Trails PUD Ordinance.
 - B. A minimum of six hundred (600) square feet of outdoor seating space shall be required within Lot B.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2018.

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 hereby certify that **ORDINANCE 17-__** was delivered to the Mayor of Westfield
on the _____ day of _____, 2018, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-__**
this _____ day of _____, 2018.

I hereby VETO **ORDINANCE 17-__**
this _____ day of _____, 2018.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Birch Dalton, Edgerock Development, LLC
555 East Main Street, Westfield, Indiana 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: Jesse M. Pohlman

EXHIBIT A
REAL ESTATE

This description includes four (4) parcels of land:

PARCEL I (Parcel No: 08-09-01-01-001.000):

Deed Instrument No. 2015041831

A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, Hamilton County, Indiana, and being part of the grantors' land lying within the right-of-way depicted on the attached Right-of-Way Parcel Plat market Exhibit "B", described as follows: Commencing at the northwest corner of said section; thence South 0 degrees 43 minutes 08 seconds West 146.50 feet along the west line of said section to the prolonged south line of the grantors' land; thence South 89 degrees 50 minutes 43 seconds East 17.50 feet along said south line prolonged to the east boundary of Oak Ridge Road and the point of beginning of this description: thence North 0 degrees 43 minutes 08 seconds East 121.50 feet along the boundary of said Oak Ridge Road to the south boundary of S.R. 32; thence South 89 degrees 50 minutes 43 seconds East 38.87 feet along the boundary of said S.R. 32 to the point designated 1054 on said Exhibit "B"; thence South 51 degrees 49 minutes 03 seconds West 30.64 feet to the point designated 1053 on said Exhibit "B"; thence South 0 degrees 43 minutes 08 seconds West 102.49 feet to the south line of the grantors' land; thence North 89 degrees 50 minutes 43 seconds West 15.02 feet along said south line to the point of beginning and containing 0.047 acres, more or less, being subject to all legal rights-of-way and easements of record.

PARCEL II (Parcel No: 08-09-01-00-00-001.000):

Trustee's Deed Instrument No. 2015062718

A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, described as follows: Begin at a point 146.5 feet South of the Northwest corner of Section 1, Township 18 North, Range 3 East, thence East parallel with the North line of said Northwest quarter 226.7 feet to an iron stake, thence South parallel with the West line of said Northwest quarter 407.3 feet to an iron stake, thence West 226.7 feet to intersection with West line of said Northwest Quarter, said point being 410.2 feet South of the place of beginning, thence North on and along said line 410.2 feet to the place of beginning. (Containing 2.13 acres more or less)

Except:

A part of the above described real estate conveyed to The State of Indiana by Warranty Deed recorded July 17, 2007 as Instrument No. 2007-40158 and described as follows: A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right-of-way depicted on the Right-of-Way Parcel Plat marked Exhibit "B" in Warranty Deed recorded as Instrument No. 2007-40158 and described as follows: Commencing at the Northwest corner of said section; thence South 0 degrees 43 minutes 08 seconds West 146.50 feet along the West line of said section to the prolonged North line of the grantors' land; thence South 89 degrees 50 minutes 43 minutes 08 seconds West 146.50 feet along the West line of said section to the prolonged North line of the grantors' land; thence South 89 degrees 50 minutes 42 seconds East 17.50 feet along said North line prolonged to the East boundary of Oak Ridge Road and the point of beginning of this description: thence South 89 degrees 50 minutes 43 seconds East 15.02 feet along the North line of the grantor's land; thence South 0 degrees 43 minutes 08 seconds West 269.11 feet to the point designated 1052 on said Exhibit "B"; thence North 89 degrees 16 minutes 52 seconds West 15.02 feet to the point designated 1051 on said Exhibit "B" on the East

boundary of said Oak Ridge Road; thence North 0 degrees 43 minutes 08 seconds East 268.96 feet along the boundary of said Oak Ridge Road to the point of beginning. (Containing 0.093 acres more or less).

Also Except:

A part of the above described real estate convey to Bradley D. Hutson and Lori S. Hutson, husband and wife by Warranty Deed recorded June 8, 2012 as Instrument No. 2012-31287 and described as follows: A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East in Washington Township Hamilton County, Indiana, described as follows: Commencing at the Northwest corner of the Northwest Quarter of Section 1, Township 18 North, Range 3 East; thence on the West line of said Northwest Quarter South 00 degrees 34 minutes 25 seconds East 415.29 feet to the South line of a tract of real estate described in Instrument No. 2007-40158; thence on said South line North 89 degrees 25 minutes 35 seconds East 32.52 feet; thence North 87 degrees 11 minutes 34 seconds East 194.47 feet to the Northwest corner of a tract of real estate described in Instrument No. 91-5488; thence on the West line of said tract of real estate South 00 degrees 30 minutes 27 seconds East 140.89 feet to the Northeast corner of the tract of real estate described in Instrument No. 2002-83534; thence on the North line of said tract of real estate South 87 degrees 53 minutes 05 seconds West 226.76 feet to the West line of said Northwest Quarter; thence on said West line North 00 degrees 34 minutes 25 seconds West 139.41 feet to the point of beginning. (Containing 0.73 acres more or less).

PARCEL III (Parcel No: 08-09-01-01-01-002.000):

Personal Representative's Deed Instrument No. 2013046093

Begin 13.74 rods East of the Northwest corner of Section One (1), Township Eighteen (18) North, Range Three (3) East and run thence South 410 feet, thence East parallel with the North line of said Section 83.00 feet, thence North 410 feet to Section Line, thence West 83.00 feet to the place of beginning.

PARCEL IV (Parcel No: 08-09-01-01-01-003.000):

Special Warranty Deed Instrument No. 2017001604

PART OF THE NORTHWEST QUARTER OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THREE (3) EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 309.71 FEET EAST OF THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP EIGHTEEN (18) NORTH, RANGE THREE (3) EAST, RUN THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SECTION 410.0 FEET TO A POINT, THENCE EAST PARALLEL TO THE NORTH LINE OF THIS SECTION 179.14 FEET TO POINT, THENCE NORTH 410.0 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THIS SECTION, THENCE WEST ALONG THIS NORTH LINE 179.14 FEET TO THE PLACE OF BEGINNING.

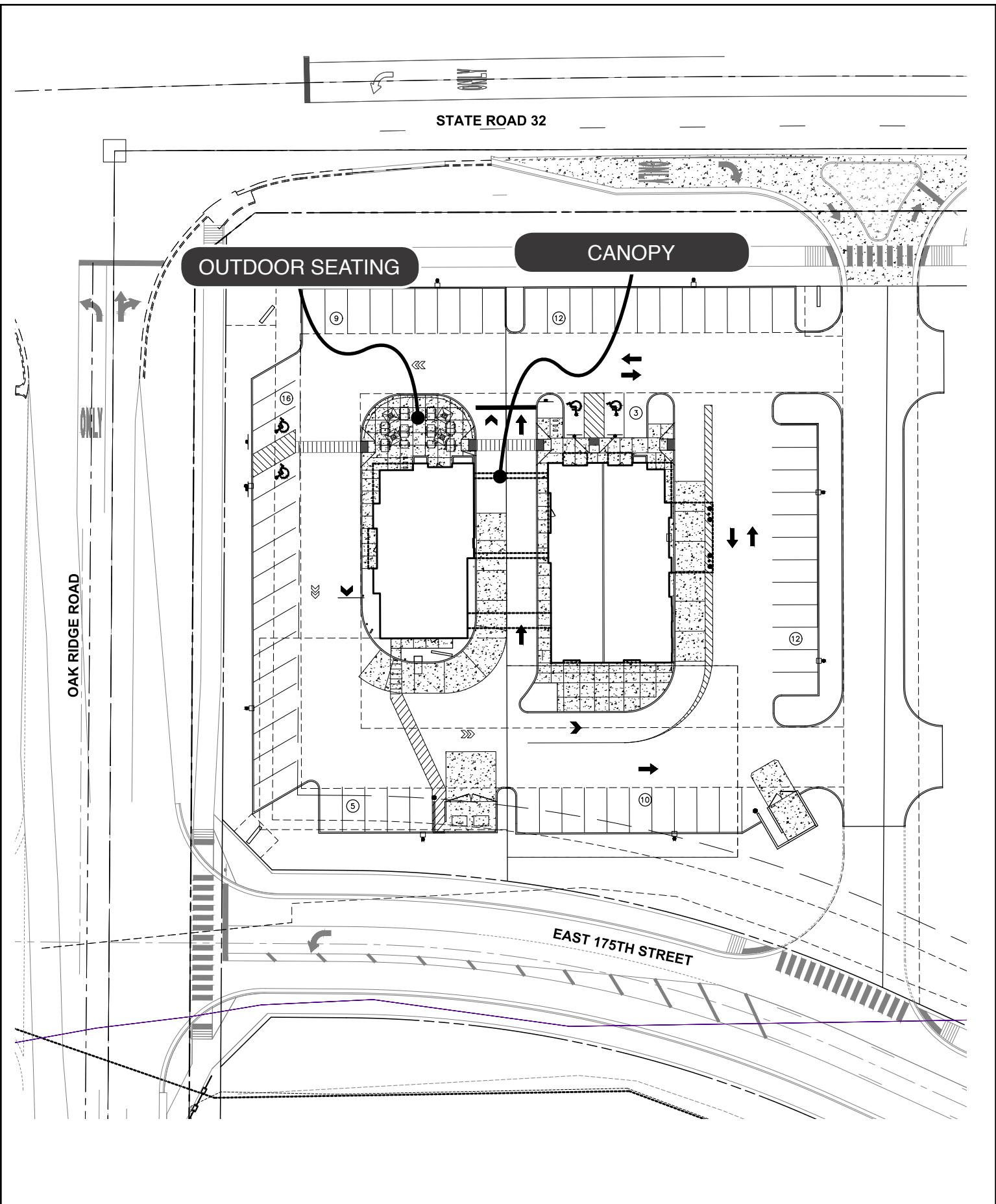


EXHIBIT B: CONCEPT PLAN (LOT 1 + LOT 2)
TRAILS AMENDMENT: LOT B
PLANNED UNIT DEVELOPMENT DISTRICT



1 North Elevation
D2 SCALE: 1/8" = 1'-0"



2 South Elevation
D2 SCALE: 1/8" = 1'-0"



3 West Elevation
D2 SCALE: 1/8" = 1'-0"

4 East Elevation
D2 SCALE: 1/8" = 1'-0"

TABBERSON
ARCHITECTS
Indiana Office
1937 W Royale Dr.
Muncie, Indiana 47304-3229
Phone: 317.371.3692

Forum Credit Union
Starbucks #50668
The Trails PUD
EdgeRock Development
Oak Ridge Rd & St Rd 32
Westfield, IN 46074

William Tabberson, AIA
NCARB Certification No. 48418
Indiana Certification No. 18700411

COPYRIGHT PROTECTION NOTICE:
All design drawings, construction documents, and specifications furnished by William Tabberson, Architect are the property of the Architect. They are to be used only for the construction of this project.

REVISIONS:

Title	Date

COLOR SITE ELEVATIONS
D2
DRAWING NUMBER:

DECEMBER 06, 2017
DRAWING ISSUE DATE:
16.577 TRAILS PUD
PROJECT FILE NUMBER:

ORDINANCE NUMBER 16-26

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO
THE UNIFIED DEVELOPMENT ORDINANCE AND THE
TRAILS PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE**

This is an Ordinance (this "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. 15-27, The Trails Planned Unit Development District on November 9, 2015, recorded as Instrument No. 2015059892 in the Office of the Recorder of Hamilton County, Indiana (the "Original PUD Ordinance");

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1608-PUD-13**), requesting an amendment to the Unified Development Ordinance, the Original PUD 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. 1608-PUD-13** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable** recommendation (5-0) 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 October 18, 2016;

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 Original PUD Ordinance, the Unified Development Ordinance, and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance hereby repeals and supersedes in its entirety the Original PUD Ordinance.
- 1.2 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known

COPY

as "**The Trails PUD District** " (the "District").

- 1.3 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.
- 1.4 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.
- 1.5 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.

- 2.1 **Family Entertainment Center:** A retail/entertainment establishment which may include any combination of the following activities: bowling, laser tag, arcade, full-service restaurant and bar, outdoor seating, outdoor entertainment, and other similar activities.

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 substantial compliance with the Concept Plan.

Section 4. **District Areas.** The Real Estate is hereby divided into three (3) areas as illustrated on the District Area Exhibit, attached hereto as **Exhibit C**, as follows: Lot A, Lot B, and Lot C ("District Area"). Development of each District Area shall be regulated as set forth in this Ordinance.

Section 5. **Underlying Zoning District(s).** The Underlying Zoning District (the "Underlying Zoning District") of each District Area shall be as follows:

- 5.1 **Lot A:** MF2: Multi-Family Medium Density District
- 5.2 **Lot B:** GB: General Business District
- 5.3 **Lot C:** GB: General Business District

Section 6. **Permitted Land Uses.** All uses permitted in the Underlying Zoning District shall be permitted on the Real Estate except as otherwise set forth below.

- 6.1 Additional Uses: In addition to uses permitted in the Underlying Zoning District, the following uses shall also be permitted on Lot B and Lot C:
- A. Family Entertainment Center
 - B. Mixed-Use Commercial, including office and/or retail space
 - C. Car Washes
- 6.2 Prohibited Uses: The following uses shall be prohibited on Lot B and Lot C:
- A. Auction rooms
 - B. Garden and Lawn Center
 - C. Mortuary
 - D. Retail, High Intensity
 - E. Club, Private
 - F. Tavern (or Nightclub)
 - G. Data processing / call centers
 - H. Nursery
 - I. Heliport
 - J. All Special Exception uses listed in Article 13.2 for the General Business District shall also be prohibited.

Section 7. **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.

- 7.1 Lot A: Article 4.11 MF2: Multi-Family Medium Density District shall not apply; rather, the following shall apply:
- A. Maximum Density: Thirty (30) Dwelling Units per acre.
 - B. Maximum Dwelling Units per Structure: Three Hundred (300)
 - C. Maximum Number of Dwelling Units: Three Hundred (300)
 - D. Minimum Living Area: 650 square feet
 - E. Minimum Building Height:
 - (1) All Buildings: Three (3) stories
 - (2) At least twenty-five percent (25%) of the final total unit count shall be in a building (or buildings) that are at least four (4) stories in height.

- F. Maximum Building Height: Eighty (80) feet
- G. Minimum Building Setback Lines:
 - (1) Front Yard: 0 feet
 - (2) Side Yard: 5 feet
 - (3) Rear Yard: 10 feet
- H. Minimum Distance Between Buildings: Fifteen (15) feet

Section 8. **State Highway 32 Overlay District.** The regulations of Article 5.3 Overlay Districts; State Highway 32 Overlay District (the “SR 32 Overlay”) shall apply to the development of Lot C. Any modifications or enhancements to the regulations of the SR 32 Overlay by this Ordinance shall not apply to Lot C.

The regulations of Article 5.3 Overlay Districts; State Highway 32 Overlay District shall apply to the development of Lot A and Lot B, except as otherwise modified or enhanced by this Ordinance.

- 8.1 Illustrative Character Exhibit. Buildings constructed on Lot A and Lot B shall be substantially similar in quality and character with the Illustrative Character Exhibit: Multi-Family, Illustrative Character Exhibit: Drive-Thru, and Illustrative Character Exhibit: Car Wash, attached hereto as **Exhibit D, Exhibit E, and Exhibit F,** respectively (collectively, “Character Exhibits”), as applicable to the use. These Character Exhibits are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District’s intent and vision.
- 8.2 Building Size Requirements. A maximum of one (1) building within Lot B may have a Minimum Gross Floor Area of less than five thousand (5,000) square feet (the “Smaller Building”), if the following requirements are met:
 - A. The Smaller Building shall not have a Gross Floor Area of less than two thousand five hundred (2,500) square feet;
 - B. If the Smaller Building is used for a restaurant and/or serves food and/or beverages, then it shall have a minimum of six hundred (600) square feet of outdoor seating space;

- C. The Smaller Building shall be connected to the next adjacent building by an architecturally-compatible canopy, as conceptually depicted in **Exhibit B**. The design and massing of the canopy shall be architecturally consistent with and compatible with the adjoining buildings and shall be substantially similar in quality and character with the Canopy Character Exhibit attached hereto as **Exhibit E**.
- D. The Smaller Building, the adjacent building, and the canopy, as conceptually depicted in **Exhibit B** shall all be constructed at the same time.

8.3 Lot B:

- A. Article 5.3(K) Architectural Design Requirements: Shall apply, except as otherwise modified by the Character Exhibits.
- B. Article 5.3(K)(2)(k)(iii) Building Materials; Masonry Materials: Shall be modified to require that a minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
- C. Article 5.3(K)(2)(k)(iv) Building Materials; Other Materials: Shall be modified to permit no more than forty percent (40%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with another single building material (exclusive of Masonry Materials).

Section 9. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

- 9.1 Article 6.1(H) Screening of Receptacles and Loading Areas: Shall apply, except as modified below.
 - A. For the purpose of this standard only, any Lot Line in Lot B or Lot C along the frontage road labeled as “Future Road” on **Exhibit B**, shall not be considered a Front Lot Line, but rather a Side Lot Line or Rear Lot Line, as would otherwise be applicable if the Lot Line were not also a street or road.
- 9.2 Article 6.3 Architectural Standards: Shall apply, except as modified below.
 - A. Article 6.3(E)(2) Masonry Materials: Shall be modified to require that a minimum sixty percent (60%) of each Building Façade in Lot A, excluding windows and doors, shall be Masonry Materials.
- 9.3 Article 6.8 Landscaping Standards: Shall apply. In addition, the existing trees and other vegetation along the Midland Trace Trail corridor shall be preserved and maintained.

9.4 Article 6.14 Parking and Loading Standards: Shall apply to the Real Estate, except as otherwise modified below.

A. Article 6.14(G)(11)(c) Off-street Parking; Required Spaces; Multi-family Dwellings: Shall be modified to require 1.5 spaces per Dwelling Unit.

Section 10. **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 Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 11. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate, except as otherwise modified below.

11.1 Article 8.6 Open Space and Amenity Standards: Shall apply, except as otherwise modified below.

A. Article 8.6(B)(1) Minimum Open Space: Shall be modified to require fifteen percent (15%).

B. Lot A: Article 8.6(H)(1) Multi-Family Districts; Minimum Number of Amenities: Shall be modified as follows: The following amenities shall be required in Lot A:

- (i) Clubhouse (The clubhouse shall be architecturally consistent and compatible with the principal building(s) in Lot A).
- (ii) Fitness Center in Clubhouse
- (iii) Pool at Clubhouse
- (iv) Business Center in Clubhouse
- (v) Dog Park
- (vi) Bicycle Storage Units
- (vii) Electric car charging station

(1) The following amenity shall be optional in Lot A:

- (i) Grilling Cabana at Clubhouse

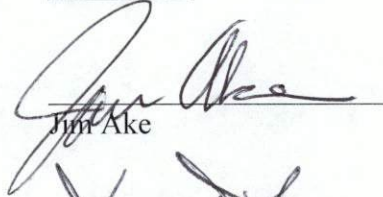
11.2 Trail Access: The regulations for the trail access shall apply to the development of the Real Estate, except as otherwise modified below.

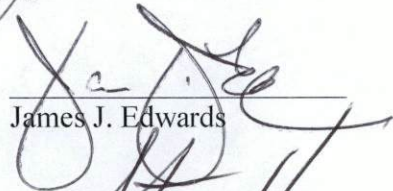
- A. Midland Trace Trail: The Real Estate's access to the Midland Trace Trail shall be limited to the intersection of the trail with perimeter path along Oak Ridge Road, unless otherwise requested or required by the City.
- B. Monon Trail: Lot A shall include direct access to the Monon Trail.

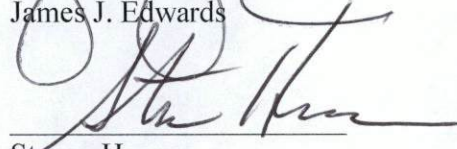
ALL OF WHICH IS ORDAINED/RESOLVED THIS 14 DAY OF Nov, 2016.

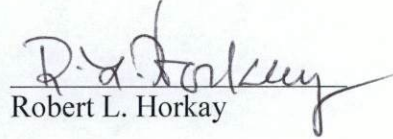
WESTFIELD CITY COUNCIL

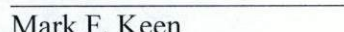
Voting For

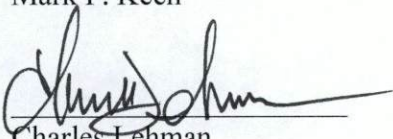

Jim Ake

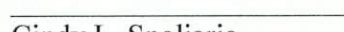

James J. Edwards


Steven Hoover


Robert L. Horkay


Mark F. Keen


Charles Lehman


Cindy L. Spoljaric

Voting Against

Jim Ake

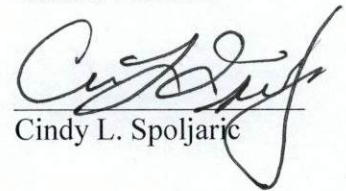
James J. Edwards

Steven Hoover

Robert L. Horkay

Mark F. Keen

Charles Lehman


Cindy L. Spoljaric

Abstain

Jim Ake

James J. Edwards

Steven Hoover

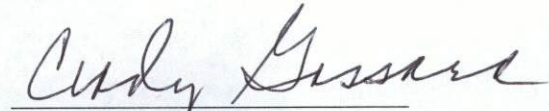
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Mark F. Keen

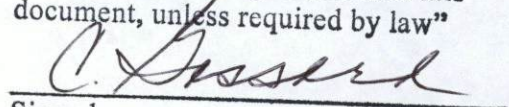
Charles Lehman

Cindy L. Spoljaric

ATTEST:

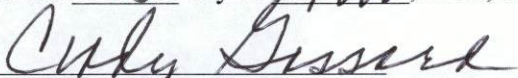

Cindy Gossard, Clerk Treasurer

"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"


Signed

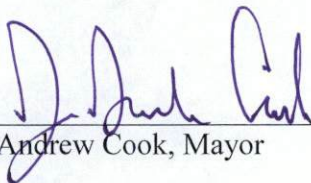
I hereby certify that **ORDINANCE 16-26** was delivered to the Mayor of Westfield

on the 15 day of Nov, 2016, at 9:00 Am.


Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-26**

this 17 day of Nov, 2016.


J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-26**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

This document prepared by: Adam Horkay
EdgeRock Development, LLC
733 E. State Road 32, Westfield, IN 46074

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District Map
Exhibit D	Illustrative Character Exhibit: Multi-Family
Exhibit E	Illustrative Character Exhibit: Drive-Thru
Exhibit F	Illustrative Character Exhibit: Car Wash

EXHIBIT A
REAL ESTATE

A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, and more particularly described as follows:

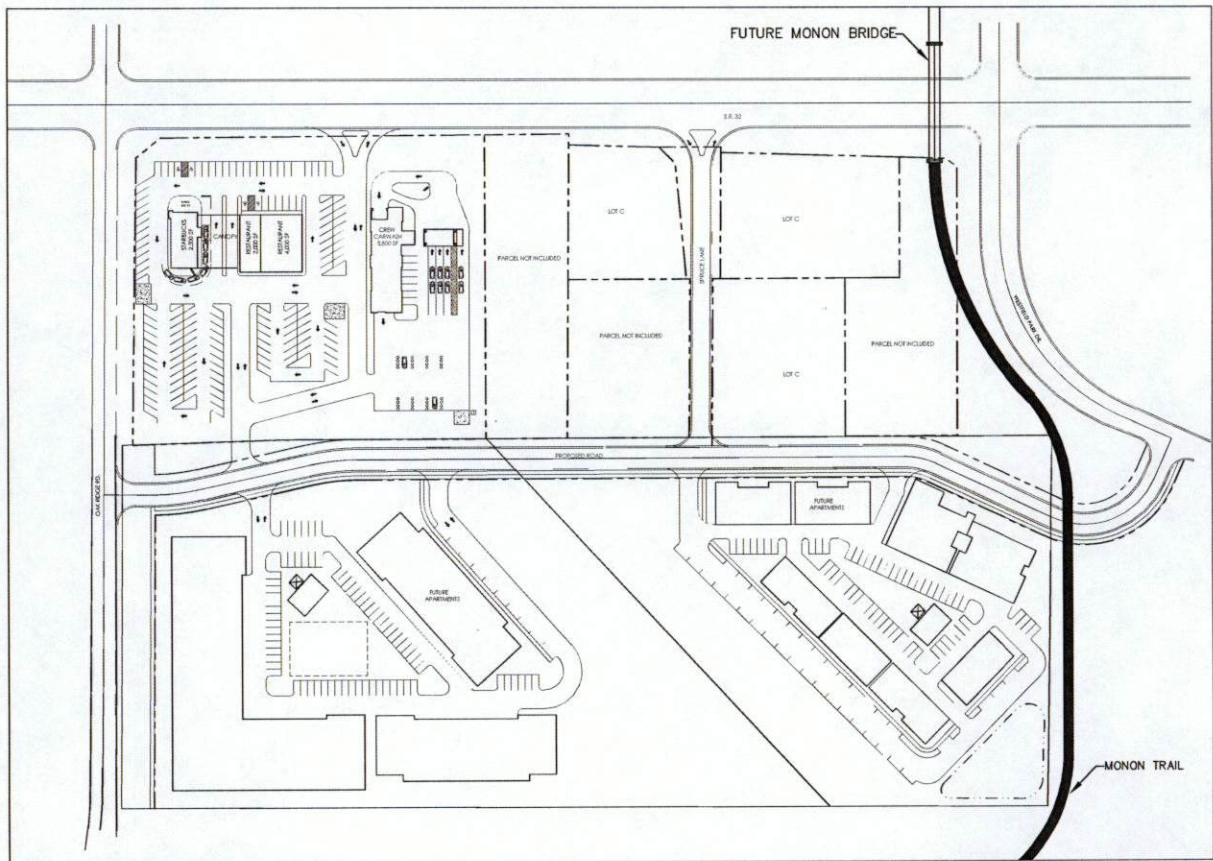
Commencing at the northwest corner of said Northwest Quarter of Section 1, Township 18 North, Range 3 East; thence South 00 degrees 23 minutes 47 seconds West 415.29 feet along the west line of said Northwest Quarter to the Point of Beginning, said point being the northwest corner of the tract of land described in Instrument Number 2012031431 in the Office of the Recorder of Hamilton County; thence South 89 degrees 36 minutes 13 seconds East 32.52 feet along the north line of said tract of land described in Instrument Number 2012031431 to the southeast corner of Oak Ridge Road right-of-way as described in Instrument Number 2007040158 in said Office of the Recorder; thence North 00 degrees 23 minutes 47 seconds East 269.11 feet along said Oak Ridge Road right-of-way line to a point on said Oak Ridge Road right-of-way as described in Instrument Number 2007061283 in said Office of the Recorder; thence continuing North 00 degrees 23 minutes 47 seconds East 102.49 feet along said Oak Ridge Road right-of-way to a southeastern right-of-way line for said Oak Ridge Road and State Road 32 intersection as described in said Instrument Number 2007061283; thence North 51 degrees 29 minutes 42 seconds East 30.63 feet along said southeastern right-of-way line to the south right-of-way line of said State Road 32; thence North 89 degrees 50 minutes 23 seconds East 432.49 feet along said south right-of-way line to the west line of the tract of land described in Deed Book 197, page 324 in said Office of the Recorder, with the following three (3) courses being along the boundary of said tract of land; (1) thence South 00 degrees 23 minutes 47 seconds West 385.00 feet; (2) thence North 89 degrees 50 minutes 23 seconds East 110.00 feet; (3) thence North 00 degrees 23 minutes 47 seconds East 379.09 feet to the

south right-of-way line of said State Road 32, said right-of-way line being described in Instrument Number 200702958 in said Office of the Recorder; thence South 88 degrees 30 minutes 14 seconds East 117.58 feet along said south right-of-way line to the southwestern right-of-way line of said State Road 32 and Spruce Street intersection as described in said Instrument Number 200702958, with the following six (6) courses being along the right-of-way of said Spruce Street as described in Instrument Numbers 200702958, 2007024274, 2007040771, and 2007040161 in said Office of the Recorder; (1) thence South 46 degrees 53 minutes 22 seconds East 29.89 feet; (2) thence South 5 degrees 24 minutes 56 seconds East 195.88 feet; (3) thence South 89 degrees 37 minutes 45 seconds East 30.00 feet; (4) thence North 00 degrees 23 minutes 47 seconds East 45.14 feet; (5) North 89 degrees 50 minutes 23 seconds East 9.70 feet; (6) thence North 00 degrees 22 minutes 42 seconds East 163.26 feet to the south right-of-way line of said State Road 32, with the following two (2) courses being along said south right-of-way line as described in said Instrument Number 2007040161 and Instrument Number 2007043638 in said Office of the Recorder; (1) thence South 88 degrees 30 minutes 14 seconds East 293.04 feet; (2) thence South 56 degrees 44 minutes 15 seconds East 18.99 feet to the east line of the tract of land described in Instrument Number 9809854749 in said Office of the Recorder; thence South 00 degrees 23 minutes 47 seconds West 144.33 feet along said east line to the northeast corner of the tract of land described in Instrument Number 9234839 in said Office of the Recorder; thence continuing South 00 degrees 23 minutes 47 seconds West 205.00 feet along the east line of said tract of land described in Instrument Number 9234839 to the north line of the tract of land described in Instrument Number 9105488 in said Office of the Recorder, with the following two (2) courses being along the boundary of said tract of land; (1) thence North 89 degrees 50 minutes 23 seconds East 125.80 feet; (2) thence South 00 degrees 50 minutes 48 seconds West 481.50 feet to the southeast corner of said tract of land and the north line of the tract of land described in Instrument Number 2014036364 in said Office of the

Recorder; thence North 89 degrees 41 minutes 21 seconds West 1,002.77 feet along said north line to the east line of said tract of land described in Instrument Number 2012031431, with the following two (2) courses being along the boundary of said tract of land; (1) thence South 00 degrees 28 minutes 50 seconds West 3.67 feet; (2) thence North 89 degrees 53 minutes 55 seconds West 226.00 feet (said line also being the former north right-of-way line of the Central Indiana Railroad) to the west line of said Northwest Quarter; thence North 00 degrees 23 minutes 47 seconds East 470.55 feet along said west line to the Point of Beginning, containing 21.558 acres, more or less, subject to rights of way and easements of record.

EXHIBIT B

CONCEPT PLAN



PREPARED BY:
TERRA
 SITE DEVELOPMENT

PROVIDED FOR:
**EDGE
 ROCK**
 DEVELOPMENT

MASTER-PUD
 S.R. 32 AND OAK RIDGE RD.
 WESTFIELD, INDIANA
 SEPTEMBER 22, 2016



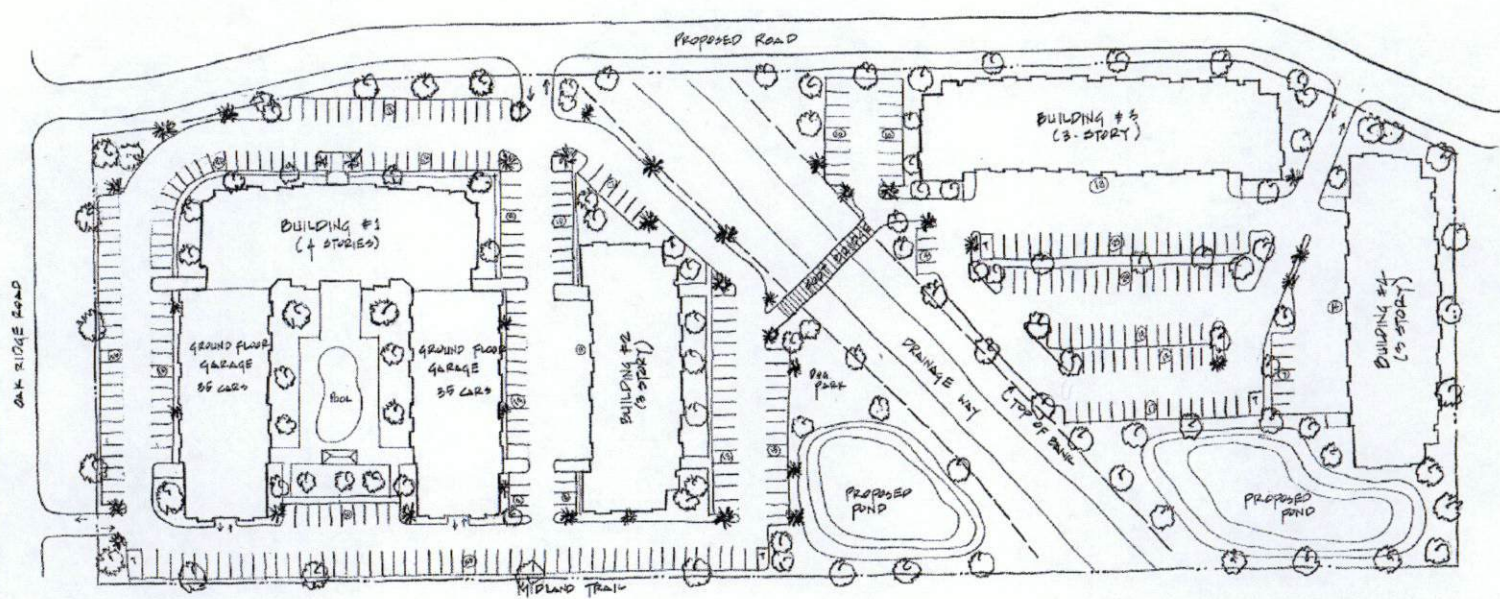


EXHIBIT C
DISTRICT MAP

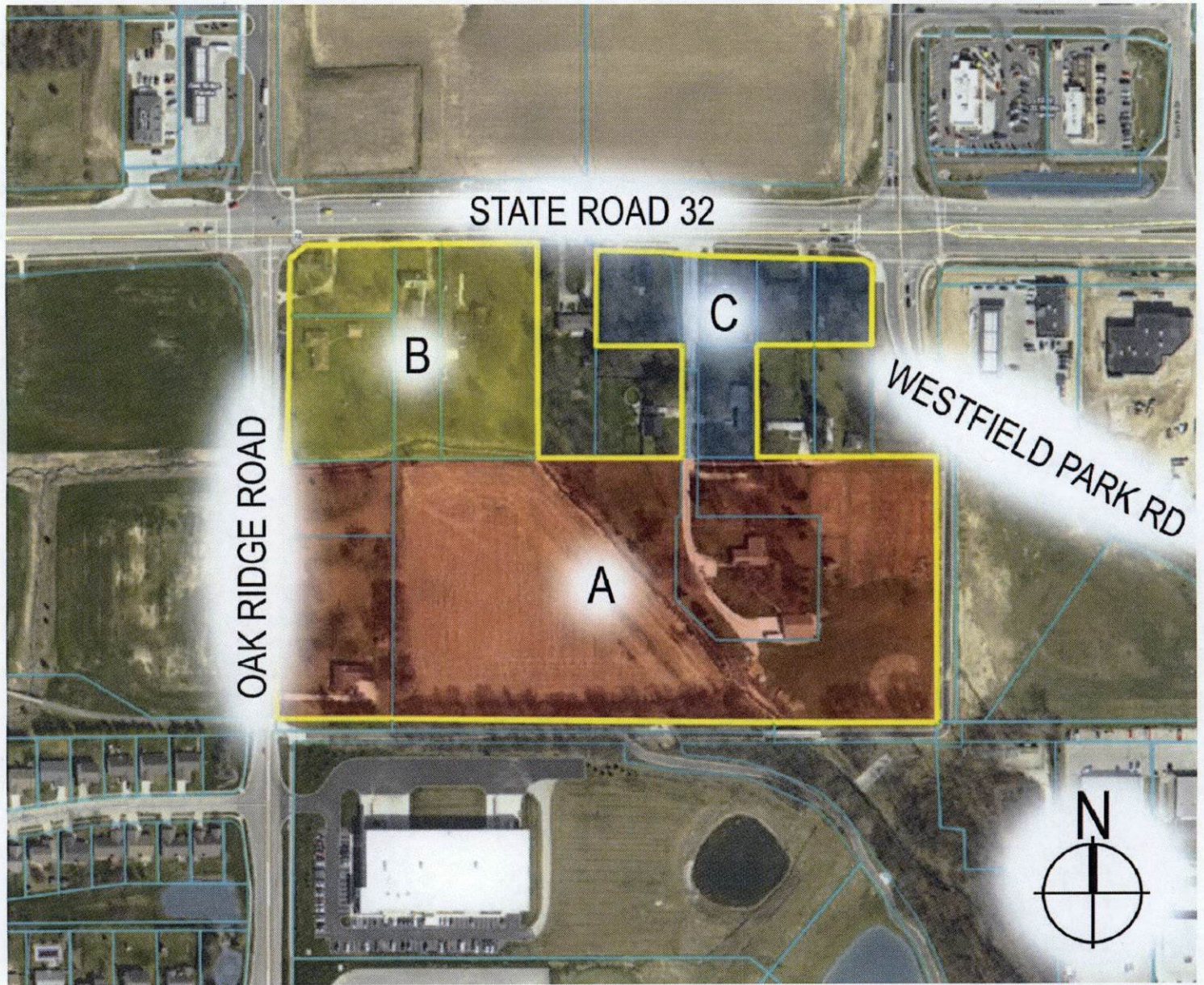


EXHIBIT D

ILLUSTRATIVE CHARACTER EXHIBIT: MULTI-FAMILY









EXHIBIT E

ILLUSTRATIVE CHARACTER EXHIBIT: DRIVE-THRU



1 North Elevation
SCALE: 1/8" = 1'-0"



2 West Elevation
SCALE: 1/8" = 1'-0"



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



4 South Elevation
SCALE: 1/8" = 1'-0"

TABBERSON

Indianapolis Office
1000 E. 10th St., Suite 101
Indianapolis, IN 46201
Phone: 317.371.1000

The Trails PUD

EdgeRock Development
Oak Ridge Rd & St Rd 32
Westfield, IN 46074

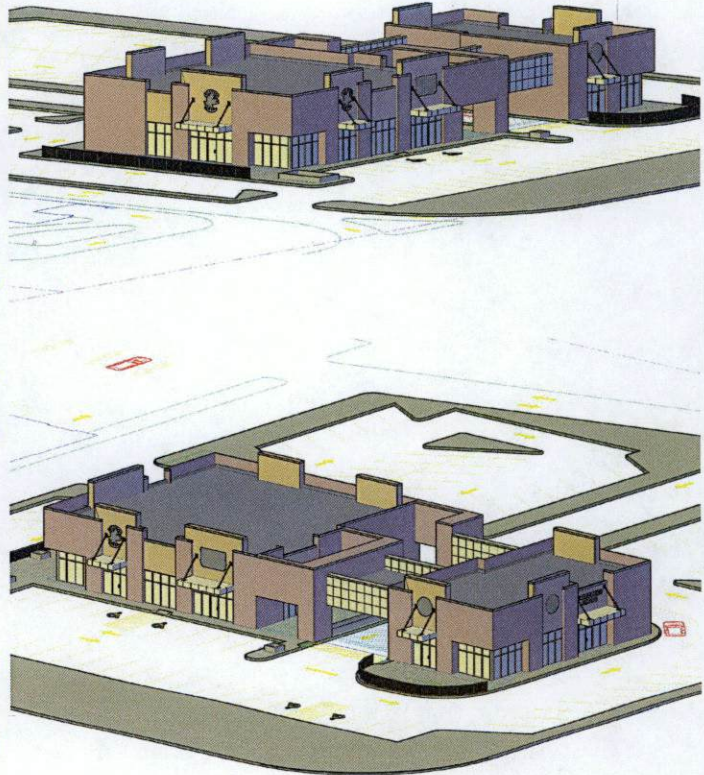
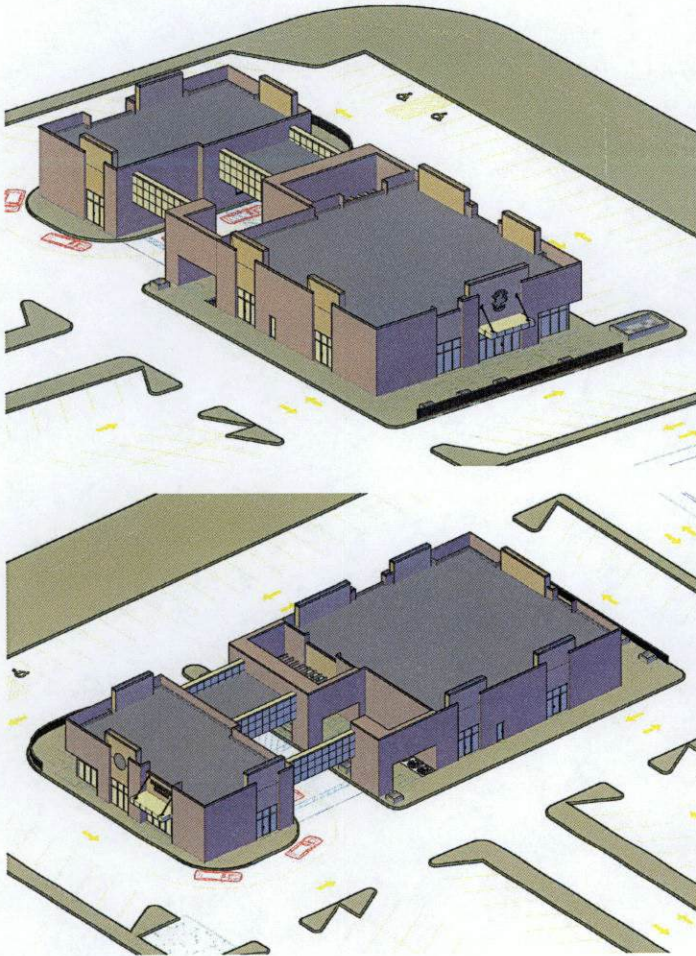
NOTES: SEE SHEET 15.577 FOR SITE PLAN.

REVISIONS

NOVEMBER 03, 2016
DRAWING ISSUE DATE
15.577 TRAILS PUD
PROJECT FULL NAME

SITE ELEVATION
CE2

NOVEMBER 03, 2016
DRAWING ISSUE DATE
15.577 TRAILS PUD
PROJECT FULL NAME



3D Model
BIRD VIEW

TABERSON
ARCHITECTS
Indiana Office
10000 West Lawrence Road
Westfield, IN 46074
Phone: 317.271.3600
Fax: 317.271.3602

The Trails PUD
Oak Ridge Road &
State Road 32
Westfield, IN 46074

DATE: 11/2/16
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

REVISIONS:

3D MODEL
A
NOVEMBER 2, 2016
DRAWING SCALE: 1/8"=1'-0"
PROJECT: THE TRAILS PUD



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DESIGN & RENDERING

TABBERSON

architects

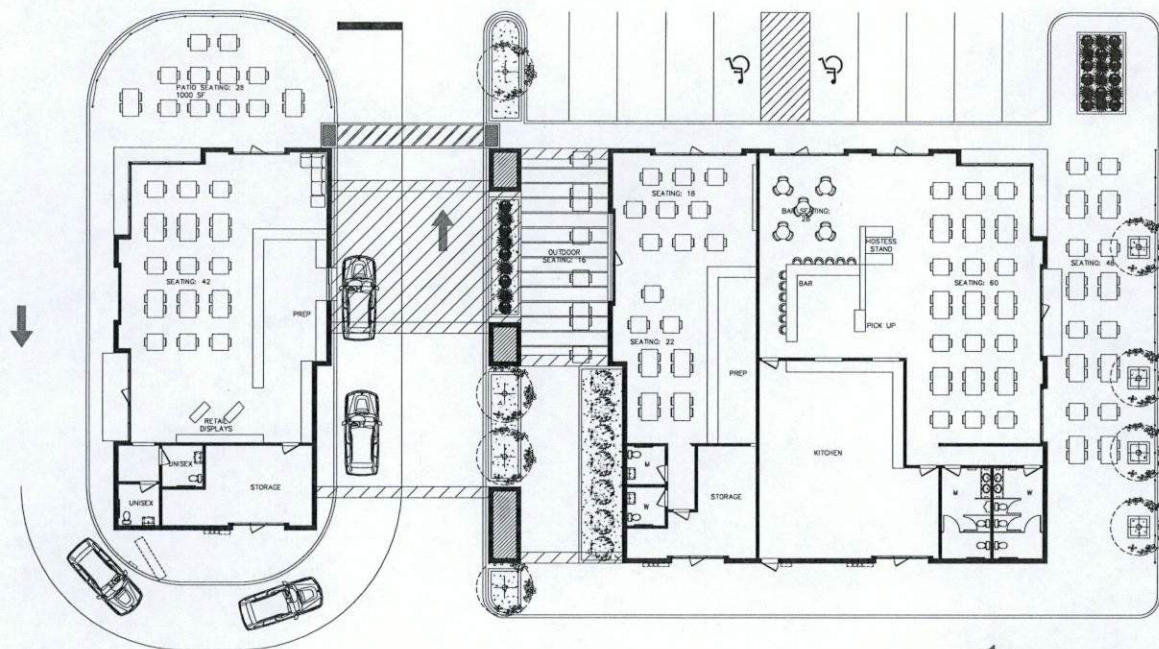


copyright 2016

DESIGN & RENDERING

TABBERSON

architects



1 Site Plan
 CE1
 SCALE: 1/8" = 1'-0"

TABERSON
 ARCHITECTS
 Indiana Office
 1505 E. 100th St., Unit 101
 Westfield, IN 46074
 Phone: 317.771.3692

The Trails PUD
 EdgeRock Development
 Oak Ridge Rd & St Rd 32
 Westfield, IN 46074

DESIGNED BY: TABERSON ARCHITECTS
 DATE: 11/03/2016
 DRAWN BY: J. HARRIS
 DATE: 11/03/2016

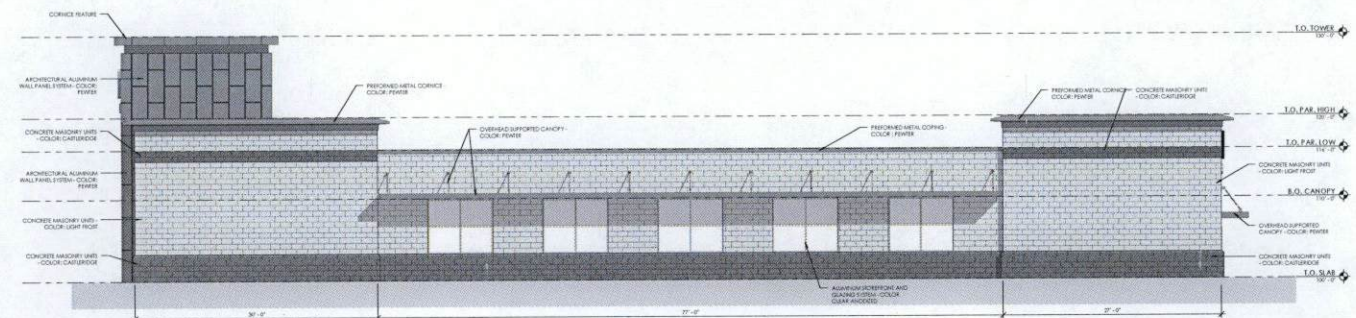
REVISIONS:

SITE PLAN
CE1

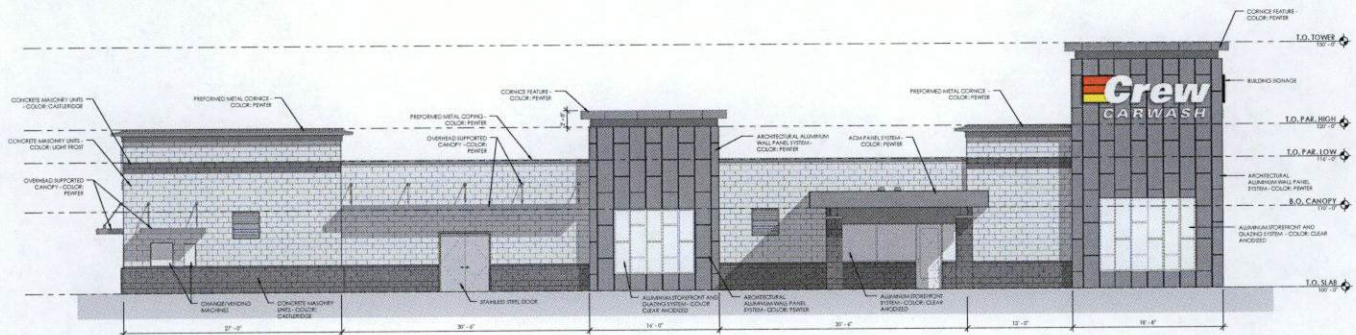
NOVEMBER 03, 2016
 DRAWING NO. 16,577 TRAILS PUD
 PROJECT FILE NUMBER

EXHIBIT F

ILLUSTRATIVE CHARACTER EXHIBIT: CAR WASH



ELEVATION - NORTH



ELEVATION - SOUTH



NEW CARWASH FACILITY # 44

CREW CARWASH, INC.
10251 HAGUE ROAD
INDIANAPOLIS, IN 46256

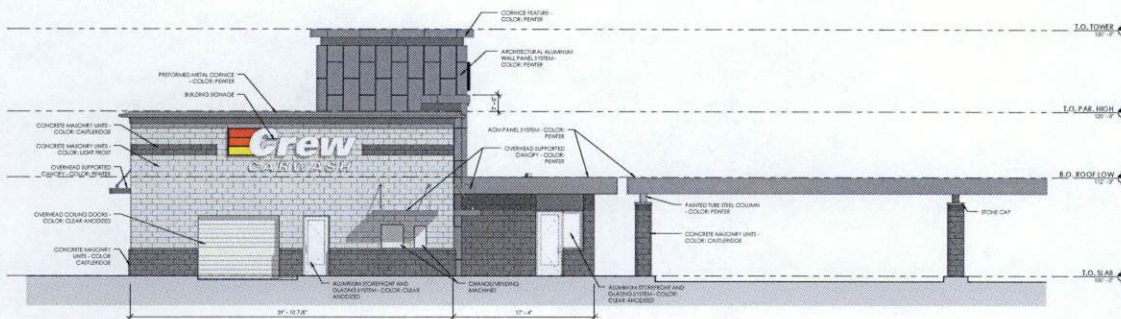
12/1/14
120428-10000
3/16" = 1'-0"

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ELEVATION - EAST

ELEVATION - DUMPSTER ENCLOSURE



ELEVATION - WEST

ELEVATION - VACUUM ISLAND



NEW CARWASH FACILITY # 44

CREW CARWASH, INC.
10251 HAGUE ROAD
INDIANAPOLIS, IN 46256

12/15/14
120428-10000
3/11 8" x 11"





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 18, 2017
1712-CPA-02 & 1712-ZOA-03
Exhibit 1

Docket Number: 1712-CPA-02 & 1712-ZOA-03

Request: The City of Westfield requests a review of the Park and Recreational Impact Fee Zone Improvement Plan and Park and Recreational Impact Fee Ordinance.

Exhibits:

1. Staff Report
2. Park and Recreational Impact Fee Zone Improvement Plan
3. Park and Recreational Impact Fee Ordinance 17-49

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

On December 11, 2017, the City Council forwarded the Westfield Park and Recreational Impact Fee Zone Improvement Plan (1712-CPA-02) (the "Zone Improvement Plan") and the Westfield Park and Recreational Impact Fee Ordinance 17-49 (1712-ZOA-03) (the "Ordinance") to the Advisory Plan Commission (the "APC"). The public hearing for each item is scheduled for the December 18, 2017, APC meeting.

SUMMARY

In accordance with state statute, impact fees are to be updated every five (5) years. There are two components to an impact fee: 1) a zone improvement plan, and 2) an impact fee ordinance. The City of Westfield currently has a park impact fee zone improvement plan (Resolution 12-113) and a park impact fee ordinance (Ordinance 12-31). The current ordinance is set to expire in June 2018, causing the need for the current update. State statute, Ind. Code § 36-7-4-1300, requires the City to approve and adopt the zone improvement plan prior to adopting a park impact fee ordinance.

The park and recreational impact fee would apply to new residential development within the City's corporate limits. Park and recreational impact fees are charged and collected during the building permit stage of development. Collected fees would be applied to parks within the corporate limits in order to maintain current levels of service. The accompanying Zone Improvement Plan recommends that the new fee for a new residential dwelling unit be \$1,427 (current fee = \$1309/dwelling unit) in the first year, and would automatically increase by approximately 2% every year for the remaining four (4) years of the ordinance. The proposed Ordinance follows the recommendations of the Zone Improvement Plan when establishing the five-year fee schedule for the Park and Recreational Impact Fee.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 18, 2017
1712-CPA-02 & 1712-ZOA-03
Exhibit 1

The Zone Improvement Plan is a component of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"), however, it does not directly influence the future land use recommendations of the Comprehensive Plan when it comes to zoning matters.

PROCEDURAL

- State statute, Ind. Code § 36-7-4-1300, requires the APC to hold a public hearing for a zone improvement plan and to take action on the plan. The public hearing is scheduled to be held during the December 18, 2017, APC meeting.
- State statute, Ind. Code § 36-7-4-1300, requires the APC to hold a public hearing for a park impact fee ordinance and to provide a recommendation to the City Council. The public hearing is scheduled to be held during the December 18, 2017, APC meeting.
- Notice of the December 18, 2017, public hearing was provided in accordance with the APC Rules of Procedure.

DEPARTMENT COMMENTS

1712-CPA-02 (Zone Improvement Plan)

1. **Action:** Hold a joint public hearing with 1712-ZOA-03 at the December 18, 2017, Plan Commission meeting.
2. **Action:** If the APC is satisfied with the item, then approve 1712-CPA-02 as presented.

1712-ZOA-03 (Impact Fee Ordinance)

3. **Action:** Hold a joint public hearing with 1712-CPA-02 at the December 18, 2017, Plan Commission meeting
4. **Action:** If the APC is satisfied with the item, then forward a positive recommendation to the City Council.

If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 18, 2017
1712-CPA-02 & 1712-ZOA-03
Exhibit 1

Docket Number: 1712-CPA-02 & 1712-ZOA-03

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Staff Reviewer: Kevin M. Todd, AICP

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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 18, 2017
1712-CPA-02 & 1712-ZOA-03
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- Notice of the December 18, 2017, public hearing was provided in accordance with the APC Rules of Procedure.

DEPARTMENT COMMENTS

1712-CPA-02 (Zone Improvement Plan)

1. **Action:** Hold a joint public hearing with 1712-ZOA-03 at the December 18, 2017, Plan Commission meeting.
2. **Action:** If the APC is satisfied with the item, then approve 1712-CPA-02 as presented.

1712-ZOA-03 (Impact Fee Ordinance)

3. **Action:** Hold a joint public hearing with 1712-CPA-02 at the December 18, 2017, Plan Commission meeting
4. **Action:** If the APC is satisfied with the item, then forward a positive recommendation to the City Council.

If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

Minutes of the December 4, 2017 APC Meeting*Presented for approval: December 18, 2017***Page 1 of 9**

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, December 4, 2017, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ginny Kelleher, Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner, Pam Howard, Associate Planner; Amanda Rubadue, Associate Planner; Matt Pleasant, Associate Planner; Daine Crabtree, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: November 20, 2017 Meeting Minutes.

Motion: Approve November 20, 2017 Meeting Minutes as presented.

Motion: Schmitz; Second: Woodard. Motion passed. Vote: 9-0.

Todd reviewed the meeting rules and procedures.

ITEMS OF BUSINESS**1711-ODP-11 &
1711-SPP-11****Osborne Trails**

193rd Street and Six Points Road, 191st Street and Horton Road

Osborne Trails Developer, LLC by Nelson & Frankenger, LLC request an Overall Development Plan and Primary Plat review of 474 lots on 291.4 acres +/- within the Osborne Trails PUD District.

Pleasant presented an overview of this petition.

Jon Dobosiewicz, Land Use Professional with Nelson & Frankenger gave an update on modifications made to the proposal. He addressed adjustments made to the concept plan in regard to entry streets, the amenity facility, and that the houses along Six Points Road would all face the perimeter of the project. He also addressed drainage pond locations. He highlighted the modified proposal regarding varying front yard setbacks.

Motion: Approve 1711-ODP-11 and 1711-SPP-11 with the following conditions:

1. The selected parcels referenced in the petitioner's presentation have randomly-staggered Front Building Setbacks, ranging from 21' to 27', and that final approval of this condition be reviewed and approved by Staff;
2. All necessary approvals be obtained from the Westfield Public Works Department, Westfield Fire Marshall, and the County Surveyor's Office prior to the approval of a secondary plat; and,
3. The final approval of the Landscape Plan be delegated to the Department and to appear before the APC as a Consent Agenda item.

Motion: Hoover; Second: Schmitz. Motion passed. Vote: 9-0

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Minutes of the December 4, 2017 APC Meeting*Presented for approval: December 18, 2017***Page 2 of 9****1712-PUD-24****[PUBLIC HEARING]****Westchester PUD***East side of Towne Road, between 156th Street and 166th Street*

Platinum Properties Management Company, LLC by Nelson and Frankenger, LLC requests a change in zoning of approximately 309 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Westchester PUD District.

Todd presented an overview of this request for a change in zoning for the proposed Westchester PUD District. He stated that the petitioner held a neighborhood meeting and the notes from that meeting were uploaded to the online agenda prior to the APC meeting.

Jon Dobosiewicz, Land Use Professional with Nelson & Frankenger on behalf of the petitioner, presented an overview of this proposed project. He addresses that the project is completely within the New Suburban area of the Comprehensive Plan. He stated that the project will have three (3) separate districts, which are outlined in the proposed Westchester PUD: Area A would include up to 190 single-family homes and has a density of approximately 1.9 dwelling units/acre. Currently, Beazer Homes would be the builder for Area A, with home values ranging from the upper \$300,000's to \$450,000; Area B would include up to 170 single-family homes and has a density of approximately 0.8 dwelling units/acre. Currently, Drees Homes and Pulte Homes would be the builders for Area B, with home values ranging from upper \$300,000's to over \$500,000; and Area C would consist of the golf course/open space, and would also contain the amenities for both Areas A and B. He added that no other development would be permitted in Area C.

Dobosiewicz presented a concept plan, and indicated that the entry to the northern portion of Area B would align with the entry to Bent Creek. He stated that some realignment of the holes on the golf course is anticipated and that homeowner dues from residents in Areas A & B would contribute to the upkeep of Area C. He stated that in Area A, lots would front 151st Street and he presented character illustrations of proposed homes. He added that this project provides appropriate transition from existing denser developments to the east. He reiterated that the Rural Southwest area that is identified in the Comprehensive Plan is not a part of this project. He stated that the golf course would remain in place as a public course.

Public Hearing for 1712-PUD-24 opened at 7:42 p.m.

Jon Knight, 4304 West 156th Street, Zionsville; stated that he feels this proposal doesn't meet Comprehensive Plan, that it would be bad for schools, that it fails to secure the future of the golf course, and is only a win for developers. He asked that the APC vote no on this project.

Leah Severson, 2223 West 166th Street; stated that she is concerned that the buffering against her property is insufficient and will negatively impact her quality of life as well as her home photography business. She requests the developer provide a minimum 100-foot reforestation buffer in addition to preserving existing trees.

Sarah Gillim, 16505 Little Eagle Creek Avenue; stated that she doesn't see how this project is better than the recently denied Pulte/Woodwind proposal. She stated that she would like to see a more environmentally-sustainable development, with less cookie-cutter homes. She added that larger buffering zones would environmentally enhance the home sites. She said that she would like to see the existing wooded area in the northeastern part of the project preserved. She also expressed concern that there is no

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Minutes of the December 4, 2017 APC Meeting*Presented for approval: December 18, 2017***Page 3 of 9**

guarantee golf course won't be developed if it fails. She said that she would like language added to the PUD Ordinance guaranteeing that if the course does fail the acreage would become park land.

Tracy Pielemeier, 16101 Little Eagle Creek Avenue; questioned why the golf course won't provide financial information, or other information directly related to financial needs, required to sustain the course. She stated that based on input she has received from golf professionals, the elimination of the driving range is a serious and potential negative issue for the course's sustainability. She suggested given the demographics of the west side of US 31, especially this area, that a public city-funded course would be a good option.

John Daly, 15936 Little Eagle Creek Avenue; stated that Liberty Ridge serves as a buffer neighborhood against apartments and commercial, but still has 30% open space and amenities. He asked why this proposed project is offering less than what Liberty Ridge offers. He stated that he feels that there is a need for more custom homes in the southwestern quadrant of town and that he is not in support of this proposed project.

Cherie Cook, 1740 West 161st Street; stated that she is not against development in general; however, she believes that this proposal falls short of the needs of Westfield and its schools. She stated that she believes several aspects of the project are not up to par. Specifically, she mentioned the amount of greenspace, architectural standards, no guarantee for the golf course's future, and the minimum lot size do not adequately meet her expectations. She stated that she is not in support of this project as presented and requested that the project be sent back for meaningful revisions.

Suzy DuBois, 1719 West 161st Street; provided APC members with an updated neighborhood inventory. She stated that there is over nine years of inventory at this time and that currently homes are underpriced for this area and do not provide for the city and schools' infrastructure financial needs. She asked that the commission be patient and wait for a better proposal. She stated that she does not support this proposal.

Greg Moyer, 15001 Shelborne Road; stated that this proposal needs several improvements, especially in the areas of amenities and open space. He stated that having the golf course as the only amenity doesn't meet PUD requirements for open space. He provided suggested conservation easement language for preservation of golf course land, should it ever transition from a course to public open space.

Sarah Watkins, 2191 West 166th Street; stated concern about transparency. She pointed out that the petitioner met with only six City Council members prior to neighborhood meeting, not all seven. She added that neighbors felt they were not heard at neighborhood meeting. She further stated that this PUD proposal threatens to devalue the existing residents' quality of life and property values.

Bruce VanNatta, 1812 West 156th Street; expressed concern that there is no real commitment to save the golf course; however, the developer counts the course as greenspace. He stated concern about quality and price point of the referenced comparable neighborhoods and feel there is need for higher-end products in this part of Westfield. He questioned the stated projected home values. He expressed dissatisfaction that that other than the golf course, there are no other amenities for the development, such as a pool/clubhouse. He stated that he does not support this proposal.

Mindy Martin, 1839 West 166th Street; stated that the Westfield school system is in crisis as a result of being overcrowded and this PUD would only compound the problems experienced by the schools. She does not support this project.

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Minutes of the December 4, 2017 APC Meeting*Presented for approval: December 18, 2017***Page 4 of 9**

Kristen Burkman, 1924 West 161st Street; stated that there is a detailed plan available that illustrates what the residents of the Southwest Quadrant desire for the area. She questioned that this PUD may be a decoy and stated that this current PUD does not include any of the input provided by the residents' group planning sessions with the previous petitioner. She stated that she does not support this project.

Matt Cohoat, 1939 West 161st Street; stated that as a resident and the golf course co-operator, he wants to protect the future of the golf course. He stated that the current land owners of the golf course have worked with developers on ways to retain the golf course through residential proposals and that there have been no proposals to retain the course as stand-alone entity; noting that the course is not sustainable by itself. He stated that Platinum Properties provided a simpler and less disruptive plan to retain the golf course than previous proposals. He stated that he supports this project as a resident and as a co-operator of the golf course.

Doc O'Neal, 12938 Brighton Court, Carmel on behalf of Cohoat and O'Neal Management Corp.; gave an overview of the golf course's numerous local and statewide successes. He also spoke of the golf course's community involvement and how the support from a residential development would assist in the upgrade of the city's only public golf course. He stated that he supports the project.

Dawn Knight, 4304 West 156th Street, Zionsville; stated that the area of the Westfield-Zionsville border is attractive. She stated that this proposed development brings crowding, traffic congestion, and unappealing views to this area. She stated that this project doesn't fit in with the existing environment. While not speaking on behalf of the school district, she stated that as a Westfield school teacher, she has witnessed and experienced school overcrowding and the resulting problems that has caused.

Mic Mead, 15466 Oak Road; stated that he is embarrassed by this proposal and questions if the petitioner paid attention to previous proposal. He mentioned the lack of controlled green space, front loading garage doors, and distance between houses as problems with the proposal. He stated that no neighbors want this project.

Public Hearing for 1712-PUD-24 closed at 8:22 p.m.

Dobosiewicz responded to items that were raised during the public hearing. He stated that the petitioner will take all comments into account. He mentioned that when meeting with City Council members, no councilors were intentionally left out. He added that the petitioner is happy to meet with any who were not previously met with. He stated that the golf course will be managed by a third-party with support and cost offset by HOA fees. He said that the petitioner will work with ECD staff to ensure the PUD language regarding the golf course/open space is adequate. He stated that he is confident the value of homes will be in the high \$300,000 to the \$500,000 range. He is not sure where the cited lower values originated, but addressed that there is information on local social media about the project that was not provided by the petitioner. He said that this is a different plan than Pulte's; but the petitioner is open to receiving suggestions for additional/modified standards. He reiterated that this project does not fall within the Rural Southwest area of the Comprehensive Plan, and that the proposal is consistent with the New Suburban section of the Comprehensive Plan. He indicated that he is not speaking on behalf of the schools; however, but stated that the school district has a business plan in place for improvements. He added that a representative of the schools attends the Technical Advisory Committee meetings and did not provide negative feedback regarding the project. He concluded that it was the petitioner's objective to collect public input and then work with staff to address those items.

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Minutes of the December 4, 2017 APC Meeting*Presented for approval: December 18, 2017***Page 5 of 9**

Willis asked, how the petitioner come up with price points, adding that he doesn't see how this adds up with numbers provided.

Smith and Kelleher agreed with Willis' point.

Dobosiewicz responded that the petitioner is considering raising the minimum lot size requirement, which should help support the stated home values.

Woodard stated that the Comprehensive Plan calls for context sensitive development, and that he doesn't see how this project is context sensitive.

Dobosiewicz responded by asking for specific concerns, adding that they we will address all concerns.

Smith stated he voted against Pulte's proposal and that he plans to vote no on this petition.

Kelleher stated that she agrees with neighbors that this proposal is not appropriate for area. She stated that she would like for the golf course to survive, but not at the expense of the Comprehensive Plan and the schools. She added that she thinks closing driving range is mistake; that having the golf course as the only amenity is concerning; that the amenity area (golf course) is not well-connected to the residential neighborhoods; and that this project does not meet the UDO requirements for amenity commitments. She stated that she would like to see negative recommendation sent to the Council tonight.

Smith stated that he felt this plan is worse than Pulte's proposal for Woodwind.

Woodard said he was worried that if this approved, the actual outcome will be of lesser quality than presented.

Dobosiewicz responded that the petitioners want to work with neighbors to address their issues.

Schmitz stated the he shares the context-sensitive concern and is worried that saying "the minimum will be exceeded" will not happen if someone else develops.

Smith inquired about golf course ownership and asked why the land owner, Thompson, is not involved.

Paul Rioux with Platinum Properties, responded that the golf course has been for sale for many years. He reiterated that the golf course will remain, but if it were to close, that the land will become an open space park. He stated that he will make sure the PUD Ordinance language supports this statement.

Willis asked if a study has been conducted to figure out how the new homes would contribute financially to the golf course.

Rioux said that the maintenance cost of the golf course would be approximately \$425,000 annually, and that the HOA dues would offset that cost by approximately 30%.

Smith asked how many new homes it will take to sustain the golf course.

Rioux responded that it would take approximately 325-350 new homes to sustain the golf course.

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Minutes of the December 4, 2017 APC Meeting*Presented for approval: December 18, 2017***Page 6 of 9**

Todd requested that any additional comments be submitted to his office no later than Wednesday, December 6th.

1711-PUD-23**[PUBLIC HEARING]****Spring Mill Station SWC PUD Amendment***SW Corner of 161st Street and Spring Mill Road*

Westfield Residential Investors, LLC requests an amendment to incorporate an additional 18.39 acres +/- into the Spring Mill Station SWC PUD District and to establish standards for the new acreage.

Howard presented an overview of this request.

David George with CRG Residential gave a presentation summarizing the items of this project. He highlighted that this project is combining two previous projects, The Depot PUD and the Spring Mill Station SWC PUD. He stated that they took into consideration the Spring Mill Station Plan and input from the Spring Mill Station Task Group (SMSTG) when putting this proposal together.

Schmitz asked if they were same buildings as what was presented during the previous two projects.

George responded that they are and the ordinance language is also the same as before.

Kelleher commended the petitioner for his submitted materials and inquired whether a roundabout is being considered for the 161st and Spring Mill intersection.

Skelton stated that a roundabout is a planned City project and that the City has worked with petitioners in that area to ensure that there would be adequate right-of-way for a roundabout.

Kelleher inquired if the petitioner was aware of some concerns that were submitted by SMSTG.

Skelton said such concerns would be addressed during the Detailed Development Plan process.

Public Hearing for 1711-PUD-23 opened at 8:56 p.m.

No public comment.

Public Hearing for 1711-PUD-23 closed at 8:57 p.m.

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Minutes of the December 4, 2017 APC Meeting*Presented for approval: December 18, 2017***Page 7 of 9****1712-PUD-25****[PUBLIC HEARING]****GPEC PUD Amendment***601 E. 191st Street*

Onpointe Land Matters, LLC on behalf of EdgeRock Development, LLC requests an amendment to the GPEC PUD District to accommodate the construction of an approximately 68,000 SF athlete development facility and expand the PUD District to include Lot 5.

Rubadue presented a summary of this request.

Jesse Pohlman, with Onpointe Land Matters, gave an overview of this project and the services that are proposed to be offered by Pro-X.

Public Hearing for 1712-PUD-25 opened at 9:05 p.m.

Sue Estep, 16708 Southpark Drive on behalf of Roundtripper Baseball Academy: stated that Roundtripper Baseball Academy (RBA) has been in business 25 years and built its academy in Westfield 16 years ago. She stated that this project is in direct completion with RBA and that Pro-X would not be unique to the city. She stated she was concerned that after attempting to communicate with the City about the possibility of relocating RBA to Grand Park, that she received no response from the City and was not informed of the RFP for this project. She expressed concerns with the RFP process and other details related to this proposed proposal and asked how to get a copy of the project's details. She stated that she is also concerned that a principle of Pro-X is a relative of the Westfield mayor.

Public Hearing for 1712-PUD-25 closed at 9:09 p.m.

Pohlman responded that the City's RFP process was correctly followed by Pro-X and Edgerock.

Woodard expressed concern that the Grand Park standards were not being followed, adding that he is not impressed with this building. He questioned why the City would modify architectural standards for a privately-funded project like this.

Pohlman responded the proposed building in compliant with the Grand Park standards.

Skelton added that any modifications made would be done so in order to mimic the standards that apply to the Grand Park Event Center.

Smith asked if this proposed business is in direct competition with Roundtripper Baseball Academy.

Pohlman stated that competition is a good thing.

1712-PUD-26**[PUBLIC HEARING]****Hittle at ThirtyOne PUD***SW Corner of US 31 & 191st Street*

Pryam, LLC by Onpointe Land Matters, LLC requests a change in zoning of approximately 12.2 acres +/- from the AG-SF1: Agriculture/Single-Family District and GB: General Business District to the Hittle at ThirtyOne PUD District.

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Minutes of the December 4, 2017 APC Meeting*Presented for approval: December 18, 2017***Page 8 of 9****1712-ODP-13 &
1712-SPP-13****Hittle at ThirtyOne***SW Corner of US 31 & 191st Street*

Pryam, LLC by Onpointe Land Matters, LLC requests an Overall Development Plan and Primary Plat review for three (3) commercial lots on approximately 12.2 acres +/- in the proposed Hittle at ThirtyOne PUD District.

Crabtree presented a summary of this request.

Jesse Pohlman, with Onpointe Land Matters, on behalf of the petitioner gave an overview of this project. He stated that the petitioner wishes to rezone the property to accommodate two hotels and commercial outlots. He presented details of the proposal.

A combined Public Hearing for 1712-PUD-26/1712-ODP-13/1712-SPP-13 opened at 9:21 p.m.

Tony Schelonka, 5170 Briarstone Trace, Carmel representing IMMI and its properties; stated that he wanted to make sure that this project brings a quality development with the high standards expected for the 191st Street Corridor. He said that the 191st Corridor is a gateway that will provide many visitors with their first impression of the City and he would like this project to enhance adjacent properties.

The combined Public Hearing for 1712-PUD-26/1712-ODP-13/1712-SPP-13 closed at 9:23 p.m.

Pohlman responded that the standards for this project are consistent or exceed those associated with the two most recent gateway projects that have been approved by the City. He added that the outlot standards are consistent with those that have been adopted by other projects; however, users are not known at this time.

Kelleher suggested that Pohlman meet with Mr. Schelonka to discuss the details of the project. She also suggested looking into not allowing gas stations on the outlots.

Pohlman responded that he would meet with Mr. Schelonka. He also added that they would look into limiting this project to no more than one (1) gas station.

CONTINUED ITEMS**1706-ODP-03 &
1706-SPP-03****Penske Subdivision***17200 Foundation Parkway*

526 Group, LLC by Faegre Baker Daniels, LLC requests Overall Development Plan and Primary Plat approval for two (2) commercial lots on approximately 9.51 acres +/- in the EI: Enclosed Industrial District.

REPORTS/COMMENTS

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Agendas for all City meetings are updated and available at our website.

Website: <http://www.westfield.in.gov> | Economic and Community Development Department E-mail: community@westfield.in.gov

Minutes of the December 4, 2017 APC Meeting

Presented for approval: December 18, 2017

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Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: Hoover; second, Kelleher. Motion passed. Vote: 9-0.

The meeting adjourned at 9:27 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary