

Westfield City Council Members

Mark Keen, President (District 1)

Steve Hoover (District 2)

Robert L. Horkay, (District 5)

Chuck Lehman, (District 4)

Joe Edwards (District 3)

Cindy L. Spoljaric (At Large)

Jim Ake Vice President (At Large)



CITY OF WESTFIELD, IN
CityCouncil_Meeting_Agenda_06_10_2013

Monday, June 10, 2013 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, June 10, 2013 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

AGENDA

Pledge of Allegiance

Invocation

Opening of Meeting:

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:

Approval of City Council minutes of May 13, 2013 (regular meeting)

Documents: [Minutes- 5/13/13](#)

Guests:

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

Council Response to Guest Comments

Claims:

Approval of Claims

Documents: [Claims](#)

Miscellaneous Business/Special Recognition:

Miscellaneous Business: Chamber of Commerce Update

Miscellaneous Business: DWA Plans, Goals & Objectives

Old Business:

Ordinance 13-15: Springmill Trails PUD Amendment

Council Introduction- May 13, 2013

APC Hearing- May 20, 2013

APC Recommendation- June 3, 2013

Adoption Consideration- June 10, 2013

Documents: [Ord. 13-15](#) | [Staff Report](#) | [Aerial Location](#)

New Business:

Grand Junction Action Plan 2013, an Amendment to the Westfield-Washington Township Comprehensive Plan

Council Introduction- June 10, 2013

APC Hearing- July 1, 2013

APC Recommendation- July 15, 2013

Adoption Consideration- August 12, 2013

Documents: [Action Plan Amendment to Comprehensive Plan](#)

Redwood at Andover PUD Amendment

Council Introduction- June 10, 2013

APC Hearing- July 1, 2013

APC Recommendation- July 15, 2013

Adoption Consideration- August 12, 2013

Documents: [Redwood at Andover PUD Amendment](#) | [Site Plan](#) | [Site Location Map](#) | [Building Elevations](#) | [Petitioner's Presentation Materials](#)

City Council Comments

Mayor Comments

Adjourn

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

Westfield City Council May 13, 2013

The Westfield City Council met Monday May 13, 2013 at the Westfield City Hall. Members present John Dippel, Jim Ake, Bob Horkay, Steve Hoover, Bob Smith, Cindy Spoljaric and Rob Stokes. Also present were Clerk-Treasurer Cindy Gossard and representing Legal Counsel Nicole Finelli from Kreig DeVault.

President Ake called the meeting to order at 7:00 p.m.

Approval of Minutes:

Steve Hoover made a motion to approve April 8, 2013 minutes as presented. John Dippel seconded. Vote: Yes-7; No-0. Motion carries.

Guest:

None

Claims:

Bob Smith made a motion to approve the claims as presented. Bob Horkay seconded. Vote: Yes-7; No-0. Motion carries.

Miscellaneous Business/Special Presentation

Proclamation: Hoosier Fallen Heroes Memorial

Rob Stokes introduced this item acknowledging and supporting the Fallen Hoosiers Hero Memorial for Enduring Freedom in helping find a new location and to remain a landmark in the City of Westfield.

Dave Davis spoke stating he is working with several counties and Congressional Districts toward making this an official State Memorial to honor those men and women killed while serving on duty.

Presentation: Update on DuraMark Technologies, LLC

Birch Dalton spoke giving a brief update on this item stating they have hired 5 full time people and looking to hire 5 more. They are also looking to expand their business in Westfield.

Presentation: US 31 & SR 32 Bridge Design

This item was presented by the Grand Junction Task Group and RQAW. Steve Ritemyer spoke on the distinctive bridge design planned for US 31 and SR 32 explaining that the intention is to make it a Gateway to the City.

Eric Heflin and Mark Beebe from RQAW presented a slide show on how the bridge will look. Jim Riego from Light Source explained the LED Lighting for the bridge during the night and the different color changes for holidays, seasons, etc.

*Noted to the record, correspondence from Chuck Lehman showing support for the Grand Junction Task Group presentation.

Old Business:

None

New Business:

Ordinance 13-16: The Enclave & Springs at Viking Meadows PUD

Introduction – May 13, 2013

APC Hearing – June 3, 2013

APC Recommendation – June 17, 2013

Adoption Consideration – July 8, 2013

Sarah Reed with Economic/Community Development presented this item explaining this area fronts Oak Ridge Rd. and lies between 151st and 161st Streets.

David Compton, Vice President with PULTE Homes, spoke explaining both sections will be mirrored with the present Viking Meadows Subdivision. The ranch homes in the Enclave will range around \$250,000 and the two story homes in the Springs at Viking Meadows will be around \$350,000.

This PUD will be sent on to APC.

Ordinance 13-15: Springmill Trails PUD Amendments

Introduction – May 13, 2013

APC Hearing – May 20, 2013

APC Recommendation – June 3, 2013

Adoption Consideration – June 10, 2013

Andrew Murray with Economic/Community Development presented this item.

Jon Dobosiewicz with Nelson and Frankenberger on behalf of M/I Homes explained that the only area of the PUD that will be amended is the Water's Edge. The amendments concern the vinyl siding and garage door enhancements.

This PUD will be sent on to APC.

Ordinance 13-17: Viking Meadows PUD Amendment

Introduction – May 13, 2013

APC Hearing – June 3, 2013

APC Recommendation – June 17, 2013

Adoption Consideration – July 8, 2013

Andrew Murray presented this item to modify the roof pitch standards. This will apply only to lot 29 in section 2 of Valley View.

This PUD will be sent on to APC.

Resolution 13-110: Approval of Plan Commission Order and RDC Declaratory Resolution 3-2013 establishing the 146th Street Economic Development Area

Adoption Consideration – May 13, 2013

Andrew Murray presented this item proposing a new TIF district for Town Rd, Ditch Rd and 146th St.

Cindy Spoljaric expressed her concerns about adopting another TIF district without a specific plan for the area.

Bob Horkay made a motion to approve Resolution 13-110 as presented. Bob Smith seconded. Vote: Yes-6; No-1(J. Dippel). Motion carries 6 to1.

Resolution 13-111: Tax Abatement Review-Automatic Pool Covers, Inc.

Adoption Consideration – May 13, 2013

Andrew Murray also presented this item stating that Automatic Pool Covers uncovered an accounting error on their part and wanted to resubmit their revised compliance form for tax abatement purposes.

John Dippel made a motion to approve Resolution 13-111 as presented. Steve Hoover seconded. Vote: Yes-7; No-0. Motion carries.

Ordinance 13-18: Village Park Plaza PUD

Introduction – May 13, 2013

APC Hearing- June 3, 2013

APC Recommendation – June 17, 2013

Adoption Consideration – July 8, 2013

This Ordinance was introduced by Jesse Pohlman with Economic/Community Development. He stated that this ordinance will help to update the look and design as well as sign standards of the Village Park Plaza area.

Tim Ochs Attorney from Ice Miller was on hand to answer questions from the Council.

This PUD will be sent on to APC.

Ordinance 12-28: Amendment to Fireworks Ordinance

Adoption Consideration – May 13, 2013

Councilman John Dippel presented this item stating that this is an enhancement to Ordinance 12-28 adding in the Labor Day and Memorial Day holidays.

Bob Smith made a motion to approve Ordinance 12-28 as presented. John Dippel seconded.
Vote: Yes-5; No-2 (R. Stokes – C. Spoljaric). Motion carries 5 to 2.

CITY COUNCIL COMMENTS:

John Dippel gave an update regarding the Finance Committee issues with the Utility Sales.

Jim Ake stated WECAN will be meeting at the Public Safety Building on May 28th at 6pm a cook-out and tour of the Police Facility is planned.

Steve Hoover gave a brief report on the APC meeting regarding approval for Taco Bell on SR 32 and the development and site plans for Redwood at Andover.

MAYOR COMMENTS:

Thanked Nicole Finelli for helping with the Council meeting tonight.

Mayors Ball tickets are sold out however due to some cancellations, there are a few still available.

Grand Park will be seeded and sodded by the end of this month Artificial Turf will also start being installed.

Heavy Trash Day will be June 29th at the Intermediate School.

Rob Stokes made a motion to adjourn. Steve Hoover seconded. Vote: Yes-7; No-0.

With no further business the meeting was adjourned at 8:44 p.m.

Clerk-Treasurer

President

ORDINANCE 13-15

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE SPRINGMILL TRAILS PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 11-19 AND TITLE 16 - LAND USE CONTROLS

WHEREAS, The City of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance; and;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket 1306-PUD-05), filed with the Commission requesting an amendment to Ordinance 11-19, enacted by the Town Council on September 12, 2011 (the “Springmill Trails PUD”)

WHEREAS, on June 3, 2013 the Commission took action to forward Docket Number 1306-PUD-05 to the Westfield City Council with a favorable recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505;

WHEREAS, on June 4, 2013 the Secretary of the Commission certified the action of the Commission to the City Council; and,

WHEREAS, the Westfield City Council is subject to the provisions of the Indiana Code IC 36-7-4-1507 and 36-7-4-1512 concerning any action on this request.

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE SPRINGMILL TRAILS PUD ORDINANCE AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. The Springmill Trails PUD is hereby amended so that the standards established in what is attached hereto and incorporated herein by reference as Exhibit “A” are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit “B” (the “Real Estate”). In all other respects, the Springmill Trails PUD shall remain in effect and unchanged.

SECTION 2. Upon motion duly made and seconded, this Ordinance 13-15 was fully passed by members of the Council this __ day of _____, 2013. Further, this Ordinance 13-15 shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict with this Ordinance 13-15 are hereby amended. To the extent that this Ordinance 13-15 conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 13-15 shall prevail.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2013.

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

John Dippel

John Dippel

John Dippel

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk-Treasurer

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

I hereby certify that ORDINANCE No. 13-15 was delivered to the Mayor of Westfield
on the _____ day of _____, 2013, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 13-15

This _____ day of _____, 2013.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 13-15

this _____ day of _____, 2013.

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

Prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenger
3105 East 98th Street, Suite 170, Indianapolis, In. 46280, (317) 844-0106

MI PUD AMEND - PC Ordinance 3 052913

EXHIBIT “A”

- I. Vinyl Siding. In order to encourage greater streetscape diversity and allow a more vibrant array of siding colors, Section 2.3.F.1(c) of the Springmill Trails PUD shall be deleted and replaced with the following:
 - A. Surface area of all remaining elevations shall have masonry, natural materials or vinyl siding (0.046 mil thickness or greater) as the exterior building material subject to any exception permitted in this Article.
- II. Garage Doors. Section 2.3.F.9(a) of the Springmill Trails PUD regarding garage door design elements shall be deleted and replaced with the following:
 - A. One of the garage door treatments illustrated in Exhibit “C” (“Garage Door Treatments”) shall be used throughout the Real Estate. Other treatments may be substituted if approved by the Director of Economic and Community Development Department (the “Director”). Adverse determinations by the Director may be addressed in the form of a request for an amendment to the Springmill Trails PUD.
 - B. Garage Door Treatments include: (i) doors with windows or decorative hardware; (ii) doors with windows and decorative hardware; or (iii) other Garage Door Treatments of like quality and character approved by the Director.
 - C. A maximum of two (2) of the same Garage Door Treatments may be located on adjacent lots on the same side of the street.
- III. Additional Standards.
 - A. The construction of all single family detached homes on the Real Estate shall include the following:
 1. White shall be the color of all (i) window trim, (ii) fascia and (iii) corner board areas;
 2. All sheathing on exterior walls shall be oriented strand board (OSB); and
 3. All exterior walls shall be framed with 2 x 6 inch studs.
 - B. Pond Common Area C, as identified on the plat of Section 1 of Waters Edge at Springmill Trails shall include the construction and maintenance of the following:
 1. A fishing pier extended into the pond;
 2. Stocking the pond with sunfish, minnows, catfish and large-mouth bass; and
 3. The planting of plugs of wetland materials to provide a more natural appearance around the perimeter of the pond.

EXHIBIT "B"

(Legal Description)

Tract 1

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST (ASSUMED BEARING) 207.38 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER SOUTH 89 DEGREES 23 MINUTES 53 SECONDS WEST 1323.24 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 40 SECONDS EAST 207.38 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 23 MINUTES 53 SECONDS EAST 1323.29 FEET TO THE POINT OF BEGINNING, CONTAINING 6.30 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED REAL ESTATE:

Tract 2

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST (ASSUMED BEARING) 207.38 FEET TO A MAG NAIL AT THE SOUTHEAST CORNER OF A 6.30 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 2004-00048213 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ON THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 652.99 FEET TO A MAG NAIL AT THE NORTHEAST CORNER OF A 3.0 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 1991-01973; THENCE NORTH 89 DEGREES 48 MINUTES 26 SECONDS WEST 435.60 FEET TO A 5/8 INCH STEEL REBAR WITH RED CAP AT THE NORTHWEST CORNER OF SAID 3.0 ACRE TRACT; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST, 300.00 FEET TO THE SOUTHWEST CORNER OF SAID 3.0 ACRE TRACT; THENCE SOUTH 89 DEGREES 48 MINUTES 26 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 3.0 ACRE TRACT, 53.54 FEET; THENCE SOUTH 00

DEGREES 11 MINUTES 34 SECONDS WEST 10.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 26 SECONDS EAST 15.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 159.61 FEET TO A CAPPED REBAR ON THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 89 DEGREES 19 MINUTES 04 SECONDS WEST, 955.87 FEET TO A CAPPED REBAR AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 00 DEGREES 10 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION, 1118.84 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP "MILLER SURVEY S0083" AT THE SOUTHWEST CORNER OF A 6.30 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 2004-00048213; THENCE ON THE SOUTH LINE OF SAID 6.30 ACRE TRACT NORTH 89 DEGREES 23 MINUTES 53 SECONDS EAST 1323.24 FEET TO THE POINT OF BEGINNING, CONTAINING 29.543 ACERS, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED REAL ESTATE:

Tract 3

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST (ASSUMED BEARING) 860.37 FEET TO THE NORTHEAST CORNER OF A 3.0 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 1991-01973 AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST, ALONG SAID EAST LINE, 60.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 26 SECONDS WEST 367.06 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 2.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 26 SECONDS WEST 15.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 238.00 FEET TO THE SOUTH LINE OF SAID 3.0 ACRE TRACT; THENCE NORTH 89 DEGREES 48 MINUTES 26 SECONDS WEST 53.54 FEET TO THE SOUTHWEST CORNER OF SAID 3.0 ACRE TRACT; THENCE NORTH 00 DEGREES 11 MINUTES 34 SECONDS EAST 300.00 FEET TO THE NORTHWEST CORNER OF SAID 3.0 ACRE TRACT; THENCE SOUTH 89 DEGREES 48 MINUTES 26 SECONDS EAST 435.60 FEET TO THE POINT OF BEGINNING, CONTAINING 0.896 ACRES, MORE OR LESS.

Exhibit “B”
(Location Map)

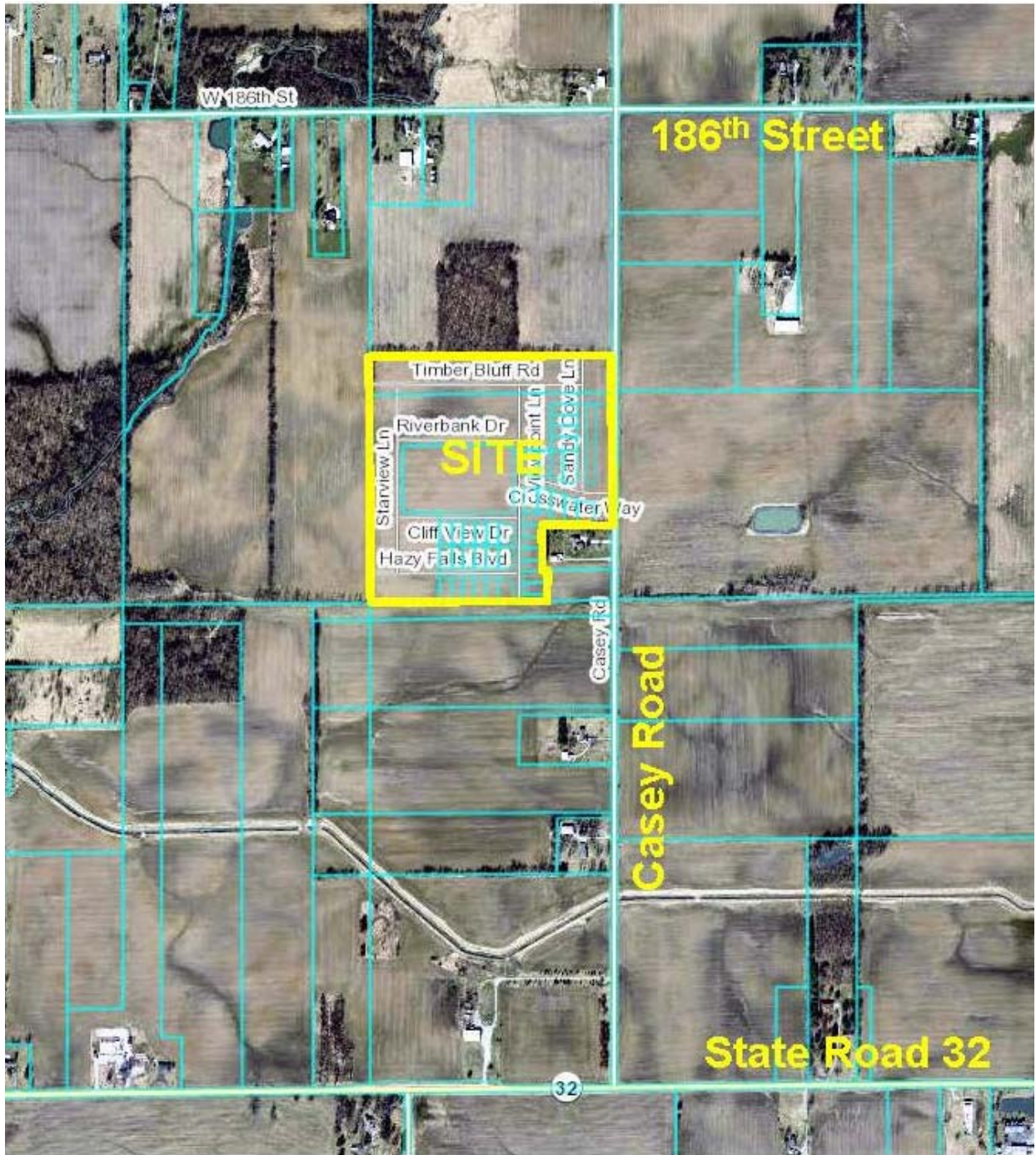


EXHIBIT “C”
(Garage Door Styles)







Westfield City Council Report

Ordinance Number:	13-15
APC Petition Number:	1306-PUD-05
Requested Action:	MI Homes of Indiana, LP requests an amendment to the Springmill Trails PUD.
Current Zoning District:	Springmill Trails PUD
Requested Zoning District:	Springmill Trails PUD
Referral Date to APC:	May 13, 2013
APC Public Hearing:	May 20, 2013
APC Recommendation:	June 3, 2013
Adoption Consideration:	June 10, 2013
Exhibits:	1. Staff Report 2. Aerial Location Map 3. APC Certification 4. Springmill Trails PUD Amendment Ordinance 13-15 5. Springmill Trails PUD Ordinance 11-19 (Original)
Prepared By:	Andrew P. Murray, Associate Planner

Petition History

This petition was introduced at the May 13, 2013 City Council meeting and received a public hearing at the May 20, 2013 Advisory Plan Commission (the "APC") meeting. The item received a favorable recommendation for approval at the June 3, 2013 APC meeting.

Procedural

- Requests for a change in zoning are required to be considered at a public hearing, in accordance with Ind. Code 36-7-4-1511.
- The Advisory Plan Commission held a public hearing on May 20, 2013 and issued a favorable recommendation (6-0) to the City Council in support of the proposed amendment request at its June 3, 2013 meeting.
- Notification of the May 20, 2013 public hearing was provided in accordance with the APC Rules of Procedure.

- The Westfield City Council may take action on this item at its June 10, 2013 meeting.
-

Project Overview

Project Location

The proposed amendment would apply to the residential subdivision known as Waters Edge at Springmill Trails (the "Property"). The Property is located on the west side of Casey Road between State Road 32 and 186th Street. The Property is approximately 37 acres in size.

Project Proposal

The proposal is to amend Section 2.3.F.1(c) in the Springmill Trails PUD to accommodate a thinner vinyl thickness to be applicable to the Property. The amendment presents the petitioner, MI Homes of Indiana, with a more vibrant color choice assisting with the reduction in what would otherwise be a more monotonous streetscape. The quantitative reduction would be from .048 to .046 mil thickness or greater. In exchange for the reduction in vinyl thickness, the petitioner has agreed to do the following enhancements in return (see Exhibit A of the proposed PUD amendment):

- Require garage door treatments throughout the development. Garage door treatments include: (i) doors with windows or decorative hardware; (ii) doors with windows and decorative hardware; or (iii) doors of like quality and character approved by the Director. No more than two of the same garage door treatments may be located on adjacent lots on the same side of the street;
- All single-family homes shall include white window trim, fascia and corner board areas;
- All sheathing on exterior walls shall be oriented strand board (OSB);
- All exterior walls shall be framed with 2 x 6 studs;

The pond common area in Waters Edge at Springmill Trails will include a fishing pier extended into the pond, a variety species of fish stocked in the pond and the planting of wetland materials to provide a more natural appearance around the perimeter of the pond

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. **The Comprehensive Plan.**

The Future Land Use Map of the Westfield-Washington Comprehensive Plan (the "Comprehensive Plan") identifies the development as "New Suburban Residential".

2. **Current conditions and the character of current structures and uses.**

The Property is a single-family residential development.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan establishes that residential development is consistent with the recommendations found in the Comprehensive Plan for this part of the community.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposal will have neutral or positive impacts on property values within the vicinity and jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City water and sewer are available and serving the Property.

Recommendations/Actions

- Economic and Community Development Department [June 3, 2013]

The Westfield Economic and Community Development Staff reported to the APC that the proposed amendment to the Springmill Trails PUD Ordinance is in good form. Staff recommended that the proposal be forwarded to the City Council with a favorable recommendation, if the APC was satisfied with the substantive contents of the proposal.

- Advisory Plan Commission [June 3, 2013]

The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council (Vote of: 6-0).

- City Council

- Introduction: [May 13, 2013]
- Eligible for Adoption: [June 10, 2013]

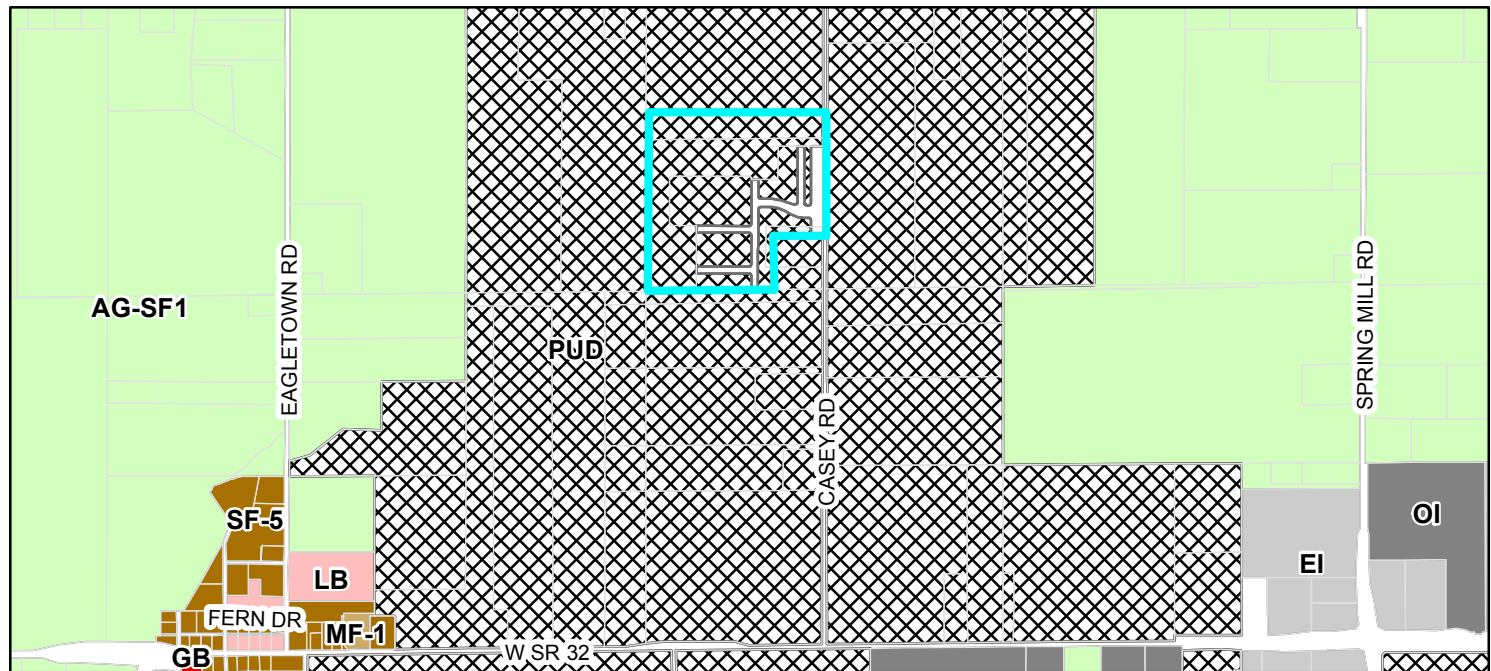
Submitted by: Andrew P. Murray, *Associate Planner*

Aerial Location Map

Site



Zoning Map



Zoning

AG-SF1 (Agriculture - Single Family - 1)	MF-2 (Multiple Family - 2)
EI (Enclosed Industrial)	OI (Open Industrial)
GB (General Business)	PUD (Planned Unit Development)
LB (Local Business)	SF-3 (Single Family - 3)
MF-1 (Multiple Family - 1)	SF-4 (Single Family - 4)

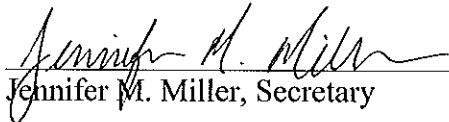
**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, May 20, 2013, to consider the Springmill Trails PUD amendment. Notice of the public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposal is as follows:

Case No.	1306-PUD-05
Petitioner	MI Homes of Indiana, LP
Description	MI Homes of Indiana, LP requests an amendment to the Springmill Trails PUD Ordinance.

On June 3, 2013, a motion was made and passed to send a favorable recommendation to the City Council to approve 1306-PUD-05 (Vote of: 6-0).

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



Jennifer M. Miller, Secretary

June 3, 2013
Date

ORDINANCE 13-15

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE SPRINGMILL TRAILS PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 11-19 AND TITLE 16 - LAND USE CONTROLS

WHEREAS, The City of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance; and;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket 1306-PUD-05), filed with the Commission requesting an amendment to Ordinance 11-19, enacted by the Town Council on September 12, 2011 (the “Springmill Trails PUD”)

WHEREAS, on June 3, 2013 the Commission took action to forward Docket Number 1306-PUD-05 to the Westfield City Council with a favorable recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505;

WHEREAS, on June 4, 2013 the Secretary of the Commission certified the action of the Commission to the City Council; and,

WHEREAS, the Westfield City Council is subject to the provisions of the Indiana Code IC 36-7-4-1507 and 36-7-4-1512 concerning any action on this request.

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE SPRINGMILL TRAILS PUD ORDINANCE AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. The Springmill Trails PUD is hereby amended so that the standards established in what is attached hereto and incorporated herein by reference as Exhibit “A” are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit “B” (the “Real Estate”). In all other respects, the Springmill Trails PUD shall remain in effect and unchanged.

SECTION 2. Upon motion duly made and seconded, this Ordinance 13-15 was fully passed by members of the Council this __ day of _____, 2013. Further, this Ordinance 13-15 shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict with this Ordinance 13-15 are hereby amended. To the extent that this Ordinance 13-15 conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 13-15 shall prevail.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2013.

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

John Dippel

John Dippel

John Dippel

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk-Treasurer

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

I hereby certify that ORDINANCE No. 13-15 was delivered to the Mayor of Westfield
on the _____ day of _____, 2013, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 13-15

This _____ day of _____, 2013.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 13-15

this _____ day of _____, 2013.

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

Prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenger
3105 East 98th Street, Suite 170, Indianapolis, In. 46280, (317) 844-0106

MI PUD AMEND - PC Ordinance 3 052913

EXHIBIT “A”

- I. Vinyl Siding. In order to encourage greater streetscape diversity and allow a more vibrant array of siding colors, Section 2.3.F.1(c) of the Springmill Trails PUD shall be deleted and replaced with the following:
 - A. Surface area of all remaining elevations shall have masonry, natural materials or vinyl siding (0.046 mil thickness or greater) as the exterior building material subject to any exception permitted in this Article.
- II. Garage Doors. Section 2.3.F.9(a) of the Springmill Trails PUD regarding garage door design elements shall be deleted and replaced with the following:
 - A. One of the garage door treatments illustrated in Exhibit “C” (“Garage Door Treatments”) shall be used throughout the Real Estate. Other treatments may be substituted if approved by the Director of Economic and Community Development Department (the “Director”). Adverse determinations by the Director may be addressed in the form of a request for an amendment to the Springmill Trails PUD.
 - B. Garage Door Treatments include: (i) doors with windows or decorative hardware; (ii) doors with windows and decorative hardware; or (iii) other Garage Door Treatments of like quality and character approved by the Director.
 - C. A maximum of two (2) of the same Garage Door Treatments may be located on adjacent lots on the same side of the street.
- III. Additional Standards.
 - A. The construction of all single family detached homes on the Real Estate shall include the following:
 - 1. White shall be the color of all (i) window trim, (ii) fascia and (iii) corner board areas;
 - 2. All sheathing on exterior walls shall be oriented strand board (OSB); and
 - 3. All exterior walls shall be framed with 2 x 6 inch studs.
 - B. Pond Common Area C, as identified on the plat of Section 1 of Waters Edge at Springmill Trails shall include the construction and maintenance of the following:
 - 1. A fishing pier extended into the pond;
 - 2. Stocking the pond with sunfish, minnows, catfish and large-mouth bass; and
 - 3. The planting of plugs of wetland materials to provide a more natural appearance around the perimeter of the pond.

EXHIBIT "B"

(Legal Description)

Tract 1

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST (ASSUMED BEARING) 207.38 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER SOUTH 89 DEGREES 23 MINUTES 53 SECONDS WEST 1323.24 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 40 SECONDS EAST 207.38 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 23 MINUTES 53 SECONDS EAST 1323.29 FEET TO THE POINT OF BEGINNING, CONTAINING 6.30 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED REAL ESTATE:

Tract 2

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST (ASSUMED BEARING) 207.38 FEET TO A MAG NAIL AT THE SOUTHEAST CORNER OF A 6.30 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 2004-00048213 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ON THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 652.99 FEET TO A MAG NAIL AT THE NORTHEAST CORNER OF A 3.0 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 1991-01973; THENCE NORTH 89 DEGREES 48 MINUTES 26 SECONDS WEST 435.60 FEET TO A 5/8 INCH STEEL REBAR WITH RED CAP AT THE NORTHWEST CORNER OF SAID 3.0 ACRE TRACT; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST, 300.00 FEET TO THE SOUTHWEST CORNER OF SAID 3.0 ACRE TRACT; THENCE SOUTH 89 DEGREES 48 MINUTES 26 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 3.0 ACRE TRACT, 53.54 FEET; THENCE SOUTH 00

DEGREES 11 MINUTES 34 SECONDS WEST 10.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 26 SECONDS EAST 15.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 159.61 FEET TO A CAPPED REBAR ON THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 89 DEGREES 19 MINUTES 04 SECONDS WEST, 955.87 FEET TO A CAPPED REBAR AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 00 DEGREES 10 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION, 1118.84 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP "MILLER SURVEY S0083" AT THE SOUTHWEST CORNER OF A 6.30 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 2004-00048213; THENCE ON THE SOUTH LINE OF SAID 6.30 ACRE TRACT NORTH 89 DEGREES 23 MINUTES 53 SECONDS EAST 1323.24 FEET TO THE POINT OF BEGINNING, CONTAINING 29.543 ACERS, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED REAL ESTATE:

Tract 3

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST (ASSUMED BEARING) 860.37 FEET TO THE NORTHEAST CORNER OF A 3.0 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 1991-01973 AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST, ALONG SAID EAST LINE, 60.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 26 SECONDS WEST 367.06 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 2.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 26 SECONDS WEST 15.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST 238.00 FEET TO THE SOUTH LINE OF SAID 3.0 ACRE TRACT; THENCE NORTH 89 DEGREES 48 MINUTES 26 SECONDS WEST 53.54 FEET TO THE SOUTHWEST CORNER OF SAID 3.0 ACRE TRACT; THENCE NORTH 00 DEGREES 11 MINUTES 34 SECONDS EAST 300.00 FEET TO THE NORTHWEST CORNER OF SAID 3.0 ACRE TRACT; THENCE SOUTH 89 DEGREES 48 MINUTES 26 SECONDS EAST 435.60 FEET TO THE POINT OF BEGINNING, CONTAINING 0.896 ACRES, MORE OR LESS.

Exhibit “B”
(Location Map)

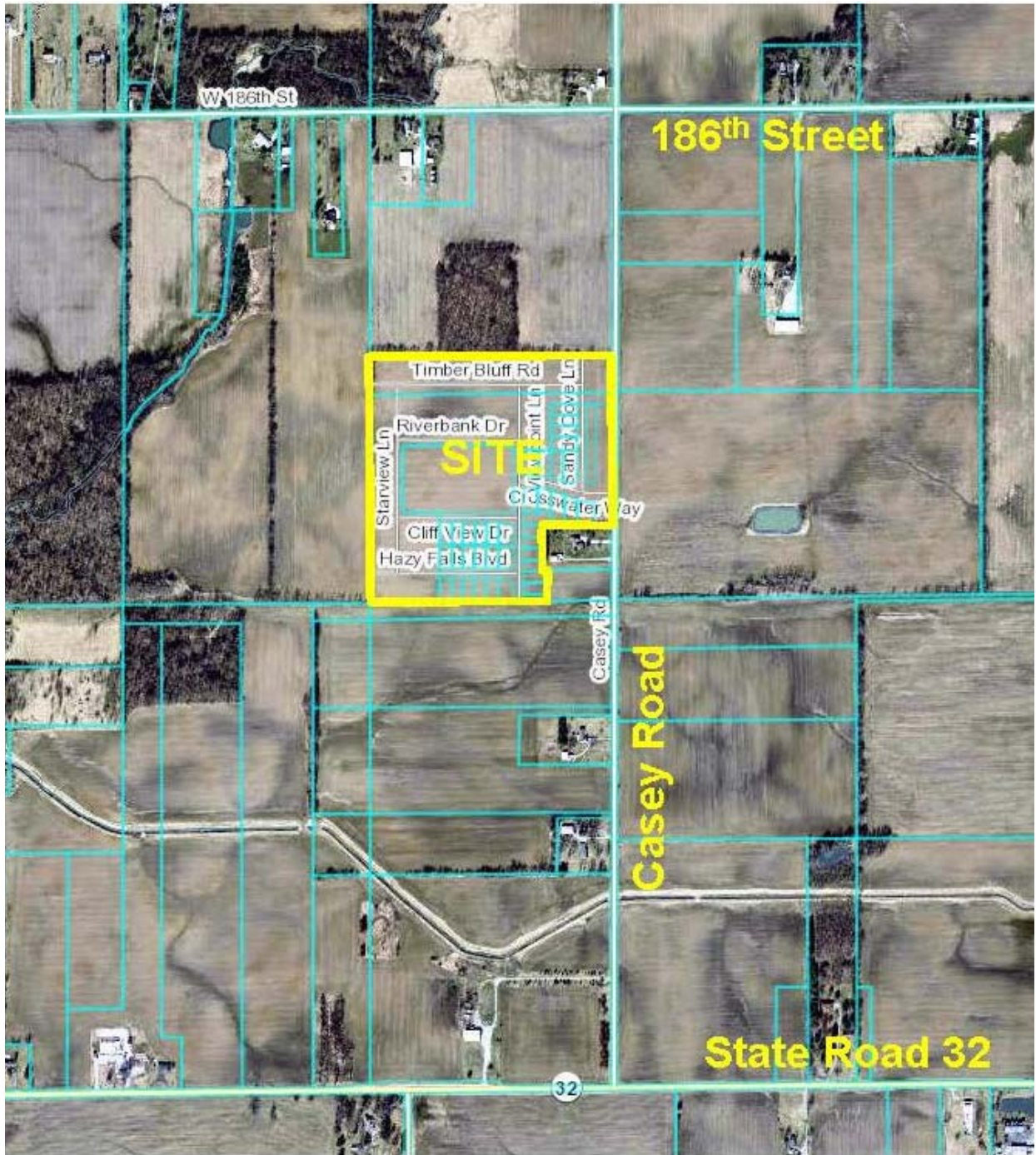


EXHIBIT “C”
(Garage Door Styles)





ORDINANCE 11-19

**AN ORDINANCE OF THE CITY OF WESTFIELD
TO AMEND THE ZONING MAP**

This PUD Ordinance (the "Springmill Trails PUD") amends the Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended with respect to the Real Estate (defined below).

WHEREAS, the City of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance; and,

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1101-PUD-02), filed with the commission, requesting amendment to the Zoning map; and,

WHEREAS, this Springmill Trails PUD changes the zoning of and governs the Real Estate legally described in what is attached hereto and incorporated herein by reference as Exhibit A (the "Real Estate") to the applicable terms and conditions of this Springmill Trails PUD; and,

WHEREAS, the property now zoned by the Eagletown PUD not included in the Real Estate remains governed by the applicable terms and conditions of the Eagletown PUD, Ordinance 07-07; and,

WHEREAS, the Commission did take action on August 15, 2011 to forward the said Docket 1101-PUD-02 to the Westfield City Council with a favorable recommendation by a vote of 7 in favor and 1 opposed, in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on August 16, 2011; and,

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

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT
ORDINANCE ZONING MAP AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES
BE AMENDED AS FOLLOWS:**

SECTION 1. Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Springmill Trails

PUD Ordinance. When the standards of this Springmill Trails PUD Ordinance are found to be in conflict with other standards in the Zoning Ordinance, the Springmill Trails PUD Ordinance shall prevail. The uses and standards established in what is attached hereto and incorporated herein by reference as (i) Articles 1 thru 9 and (ii) Exhibits A thru E are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit "A".

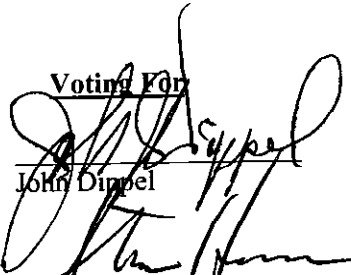
SECTION 2. This ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby inapplicable to the Real Estate. To the extent that this ordinance conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of the ordinance shall prevail.

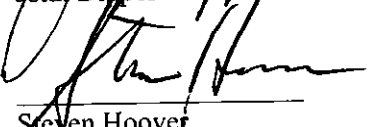
-- remainder of page intentionally blank --

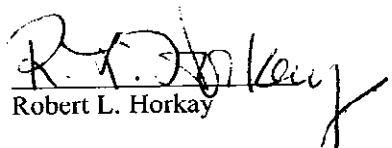
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 12 DAY OF Sept, 2011.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

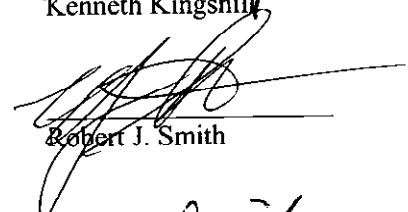
Voting For


John Dippel

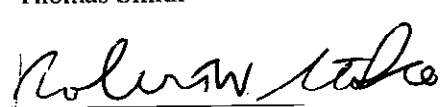

Steven Hoover


Robert L. Horkay


Kenneth Kingshill


Robert J. Smith


Thomas Smith


Robert W. Stokes

Voting Against

John Dippel

Steven Hoover

Robert L. Horkay

Kenneth Kingshill

Robert J. Smith

Thomas Smith

Robert W. Stokes

Abstain

John Dippel

Steven Hoover

Robert L. Horkay

Kenneth Kingshill

Robert J. Smith

Thomas Smith

Robert W. Stokes

ATTEST:


Cindy J. Gossard, Clerk-Treasurer

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

Prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson and Frankenberger, PC
3150 East 98th Street, Suite 170, Indianapolis, IN 46280, (317) 844-0106.

I hereby certify that ORDINANCE 11-19 was delivered to the Mayor of Westfield on the 13 day
of Sept, 2011, at 9:30 a m.

Cindy J. Gossard
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 11-19

This 13 day of Sept., 2011.

J. Andrew Cook
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 11-19

this ____ day of _____, 2011.

J. Andrew Cook, Mayor

"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"

James C. Smith
Signed

SPRINGMILL TRAILS PUD TABLE OF CONTENTS

- Article 1. Definitions
- Article 2. Residential Districts
- Article 3. Commercial District
- Article 4. Business Districts
- Article 5. State Highway 32 Overlay Zone
- Article 6. Off-street Loading and Parking
- Article 7. Table of Permitted Uses
- Article 8. Landscaping Standards
- Article 9. Sign Standards

SPRINGMILL TRAILS PUD TABLE OF EXHIBITS

Exhibit A	Legal Description and Boundary Information
Exhibit B	Zoning District Map
Exhibit C	Illustrative Site Development Plan
Exhibit D	Construction Phasing Schedule
Exhibit E	Amenity Plan
Exhibit F	Residential Photo Examples

ARTICLE 1. DEFINITIONS.

1. "Alley" shall mean and refer to any private drive, with the exception of private streets, open for the purpose of affording a secondary means of vehicular access to abutting property which otherwise abuts upon a street and which is not intended for traffic other than public services and circulation to and from said property.
2. "Church" shall mean and refer to a building and property used for public worship. A Church may include a daycare and meeting space facilities open to the general public at the election of the owner.
3. "Commercial District" shall mean and refer to what is identified on the Zoning District Map as Commercial.
4. "Community Garden" shall mean and refer to a designated area within a subdivision common area set aside for use by residents for the growing of plants including fruits, vegetables and flowers. These areas may be segmented off for use by individual owners of lots within the subdivision.
5. "Concession / Mobility Rental Stand" shall mean and refer to a business use engaged in the sale of refreshments and rental of equipment such as bicycles to serve the needs of pedestrians visiting a sports complex or the Little Eagle Creek Trail.
6. "Construction Phasing Schedule" shall mean and refer to the Construction Phasing Schedule attached hereto and incorporated herein by reference as Exhibit D.
7. "Corner Break" shall mean and refer to the exterior corner along the elevation of a home. The exterior corners of a covered porch, the outermost corners of the residence, and a projection with a height of no less than six feet and projection of no less than 2 feet shall count as a corner break.
8. "Development Amenities" shall mean and refer to neighborhood features that provide comfort, convenience, pleasure, and increased quality of life within developments. Development amenities may include, but are not limited to clubhouses, gyms, swimming pools, tennis courts, basketball courts, ball-fields (soccer, football, etc.), walking/jogging/biking trails, picnic/barbecue group areas, playgrounds, volleyball courts, and racquetball courts.
9. "District" shall mean and refer to any of the five (5) Districts within the Springmill Trails PUD.
10. "Dwelling, Single Family Attached" shall mean and refer to two through seven unit attached dwellings including but not limited to Quadplex Dwellings, Triplex Dwellings, Duplex Dwellings, and Townhouse Dwellings.
11. "Dwelling, Single Family Detached" shall mean and refer to a dwelling unit which does not

share a common wall with any other dwelling and is surrounded on all sides by open space located on the same lot.

12. "Elevation" shall mean and refer to the front, side or rear of a dwelling.
13. "Fishing Pond" shall mean and refer to a storm water management pond that is stocked with fish for the purpose of providing recreational fishing opportunities for the residents of a District(s).
14. "Franchise Architecture" shall mean and refer to building design that is trademarked or identified with a particular chain or corporation and is generic in nature.
15. "Illustrative Site Development Plan" shall mean and refer to the Illustrative Site Development Plan attached hereto and incorporated herein by reference as Exhibit C.
16. "Market Center District" shall mean and refer to what is identified on the Zoning District Map as the Market Center.
17. "Mixed Use District" shall mean and refer to what is identified on the Zoning District Map as Mixed Use.
18. "Natural Materials" Brick, wood, limestone, fiber cement siding, or natural stone.
19. "Overhang" The portion of the roof structure that extends beyond the exterior walls of a home offering it protection from the elements.
20. "Owner" shall mean and refer to any owner of any part of the Real Estate.
21. "Parcel" shall mean and refer to a land area with properly recorded legal description.
22. "Parcel Coverage" shall mean and refer to the total ground area, within any particular parcel, covered by the primary structures plus garages and carports and other accessory structures, which are greater than thirty-six inches above grade level, excluding fences and walls not attached in any way to the roof.
23. "Public gathering area" shall mean and refer to a space within a subdivision common area occupied by a structure and surrounding hardscape/landscape design including seating for a minimum of 10 persons.
24. "Real Estate" shall mean and refer to the real estate described in what is attached hereto and incorporated herein by references as Exhibit A.
25. "Residential District 1" shall mean and refer to what is identified on the Zoning District Map as the Residential District 1.
26. "Residential District 2" shall mean and refer to what is identified on the Zoning District Map

as the Residential District 2.

27. "Ridge line" The intersection of two horizontal roof planes, or the angle formed by them, which form the peak of a pitched area. A hip roof shall be the equivalent of only one ridge line.
28. "Zoning District Map" shall mean and refer to the Zoning District Map attached hereto and incorporated herein by reference as Exhibit B.
29. "Zoning Ordinance" shall mean and refer to the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977, as amended.

ARTICLE 2. SINGLE FAMILY RESIDENTIAL DISTRICTS. WC 16.04.030 of the Zoning Ordinance, entitled "Residential Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions:

Section 2.1. General Requirements.

- A. Building Height. All non-residential buildings are permitted to be a maximum of fifty (50) feet or four stories in height, whichever is greater.
- B. Keeping of Animals (excluding cats and dogs). Horses, ponies and llamas may be kept on Parcels subject to the following standards:
 - 1. Minimum parcel size of 3 acres,
 - 2. Maximum of one animal per acre, and
 - 3. Stables are permitted subject to a minimum of 50' setback from all property lines.
- C. Chain-link fencing with vinyl slats is prohibited.

Section 2.2. Residential District 1: The underlying zoning of Residential District 1 shall be the SF 4 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Residential District 1.

- A. Permitted Uses:
 - 1. Single Family Detached Dwellings
 - 2. Church
 - 3. Public parks
 - 4. Schools – Public or Private – without dormitory accommodations
 - 5. Fire Station
 - 6. Day Care Center
 - 7. Model dwellings and sales offices therein and temporary trailers from which lot and dwelling sales activities may be conducted with outside sales persons.
 - 8. Child care dwelling - in accordance with IC 36-7-4-1108

9. Residential facility for mentally ill - in accordance with IC 12-28-4-7
 10. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.
- B. Minimum lot area: Seven thousand five hundred (7,500) square feet subject to the following additional standards:
1. No more than 400 lots shall be less than nine thousand (9,000) square feet.
 2. No more than 600 lots shall be less than eleven thousand (11,000) square feet.
- C. Minimum Lot Frontage on Road: Fifty (50) feet.
- D. Minimum Setback Lines:
1. Front yard – 20 feet
 2. Side yard – 6 feet
 3. Rear yard – 20 feet
- E. Minimum lot width at building line: Seventy (70) feet
- F. Maximum building height: Thirty-five (35) feet.
- G. Minimum total square footage, exclusive of porches, terraces, and garages:
1. Single story: One thousand four hundred (1,400) square feet
 2. Two story: One thousand eight hundred (1,800) square feet
 3. A maximum number of dwellings less than 1,600 square feet if single story and 2,000 square feet if two story shall be 400.
 4. The maximum number of dwellings less than 2,200 square feet shall be 600.
- H. Architectural Standards:
1. Elevations:

- a. The front elevation of a dwelling shall be the elevation containing the front door to the dwelling.
 - b. A minimum of fifty percent (50%) of the front elevation of each dwelling (excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof) shall have masonry as the exterior building material.
 - c. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material subject to any exception permitted in this Article.
2. A dwelling shall have a minimum of three (3) ridge lines.
3. A dwelling shall have a minimum of three (3) corner breaks on the (i) front elevation and (ii) each side elevation.
4. Windows:
 - a. A dwelling shall have a minimum of three (3) windows on the front elevation of the structure.
 - b. A dwelling shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirement of one window.
 - c. A dwelling shall have a minimum of three (3) windows on the rear elevation.
 - d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
 - e. All windows shall have shutters and/or treatment. For windows in brick elevation, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick elevation, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.
5. A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.

6. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
7. Roof overhangs shall be required and shall be a minimum of 8". Elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
8. Roof vents shall be located to the rear of the dwelling when possible. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

I. Lot Landscaping Requirements: The following standards apply to all lots within Residential District 1 and contribute to the requirements of Section 8.2 of this Springmill Trails PUD:

1. A minimum of two (2) shade trees, and ten (10) shrubs shall be planted in each front yard.
2. Each dwelling shall have a minimum of one (1) tree and six (6) shrubs in each side yard.
3. Each dwelling shall have a minimum of one shade (1) tree in the rear yard.
4. Twenty-five percent of the shrubs required under this section may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.

J. Additional Design Standards:

1. No rear yard shall abut Springmill Road, 186th Street or Eagle Parkway. Lots shall face these street(s) or be separated from the street(s) by project open space a minimum of 100'. See Article 8.3.F of this Springmill Trails PUD Ordinance for additional standards.
2. A minimum of seventy-two (72) of the dwellings constructed in Residential District 1 shall have a side load or courtyard garage.

Section 2.3. Residential District 2: The underlying zoning for Residential District 2 shall be the SF-5 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Residential District 2. The size and configuration of Residential District 2 may increase or decrease by up to 15%.

A. Permitted Uses:

1. Single Family Detached Dwellings
2. Single Family Attached Dwellings
3. Public parks
4. Assisted Living Facility
5. Concession / Mobility Rental Stand (only permitted west of Eagle Parkway)
6. Fire Station
7. Church
8. Daycare Center
9. Model dwellings and sales offices therein and temporary trailers from which lot and dwelling sales activities may be conducted with outside sales persons.
10. Child care dwelling - in accordance with IC 36-7-4-1108
11. Residential facility for mentally ill - in accordance with IC 12-28-4-7
12. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.

B. Minimum lot area:

1. 40' alley load lots – 3,200 square feet
2. 50' alley load lots – 4,400 square feet
3. 60' alley load lots – 5,000 square feet
4. 60' front load lots – 5,400 square feet
5. Single Family Attached Dwellings – N/A

C. Minimum lot frontage on road:

1. 40' alley load lots – 40 feet

2. 50' alley load lots – 40 feet
3. 60' alley load lots – 40 feet
4. 60' front load lots – 40 feet
5. Single Family Attached Dwellings – N/A

D. Minimum setback lines:

1. Front yard –
 - a. 40' alley load lots – 10 feet
 - b. 50' alley load lots – 10 feet
 - c. 60' alley load lots – 10 feet
 - d. 60' front load lots – 20 feet
 - e. Single Family Attached Dwellings – 10 feet alley load and side load, 20 feet front load
2. Side yard:
 - a. 40' alley load lots – 6 feet
 - b. 50' alley load lots – 6 feet
 - c. 60' alley load lots – 6 feet
 - d. 60' front load lots – 6 feet
 - e. Single Family Attached Dwellings – minimum 25' between buildings
3. Rear yard:
 - a. 40' alley load lots – 20 feet
 - b. 50' alley load lots – 20 feet
 - c. 60' alley load lots – 20 feet
 - d. 60' front load lots – 15 feet

- e. Single Family Attached Dwellings – minimum 25’ between buildings
- 4. Minimum lot width at building line:
 - a. 40’ alley load lots – 40 feet (50’ on corner lots)
 - b. 50’ alley load lots – 50 feet
 - c. 60’ alley load lots – 60 feet
 - d. 60’ front load lots – 60 feet
 - e. Single Family Attached Dwellings – N/A
- 5. Maximum building height:
 - a. 40’ alley load lots – 25 feet
 - b. 50’ alley load lots – 25 feet
 - c. 60’ alley load lots – 25 feet
 - d. 60’ front load lots – 25 feet
 - e. Single Family Attached Dwellings – 35 feet
- E. Minimum total square footage, exclusive of porches, terraces, and garages:
 - 1. Single story: One thousand, four hundred (1,400) square feet
 - 2. Single-family attached: One thousand, three hundred (1,300) square feet
- F. Architectural Standards:
 - 1. Elevations:
 - a. The front elevation of a dwelling shall be the elevation containing the front door to the dwelling.
 - b. A minimum of fifty percent (50%) of the front elevation of each dwelling, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.

- c. The surface area of all remaining elevations shall have masonry, natural materials or vinyl siding (0.048 mil thickness or greater) as the exterior building material subject to any exception permitted in this Article.
- 2. Minimum number of Ridge Lines:
 - a. Single Family Detached dwelling = 3
 - b. Single Family Attached Building = 5
- 3. Minimum number of Corner Breaks:
 - a. Single Family Detached dwelling = 3 on the front elevation
 - b. Single Family Attached Building = 4
- 4. Windows:
 - a. A dwelling shall have a minimum of three (3) windows on the front elevation.
 - b. A dwelling (building in the case of a Single Family Attached Dwelling) shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirement of one (1) window.
 - c. A dwelling shall have a minimum of three (3) windows on the rear elevation.
 - d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
 - e. All windows shall have shutters and/or treatment. For windows in brick elevation, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick elevation, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.
- 5. A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.

6. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
7. Roof overhangs shall be required and shall be a minimum of 8". Elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
8. Roof vents shall be located to the rear of the dwelling when possible. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
9. Garage doors shall incorporate at least one of the following design elements.
 - a. Windows.
 - b. Single-load (individual) garage doors for each parking bay.

G. Lot Landscaping Requirements: The following standards apply to all lots within Residential District 2 and contribute to the requirements of Section 8.2 of this Springmill Trails PUD:

1. A minimum of one (1) shade tree, and six (6) shrubs shall be planted in each front yard of a Single Family Detached Dwelling.
2. Each Single Family Detached Dwelling shall have a minimum of four (4) shrubs in each side yard.
3. Each Single Family Detached Dwelling shall have a minimum of one shade (1) tree in the rear yard.
4. A minimum of four (4) shade trees and ten (10) shrubs shall be planted for each dwelling unit of a Single Family Attached Dwelling Building. Evergreen trees may be substituted for shrubs at a rate of one evergreen for every 4 shrubs. Plantings may be placed throughout the Single Family Attached development area.
5. Twenty-five percent of the shrubs required under this section may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.

H. Additional Standards:

1. The use of vinyl siding as an elevation exterior building material shall be prohibited within 300' of Eagle Parkway and/or 186th Street.

2. A maximum of fifteen (15) lots is permitted adjacent to one another without a break comprised of a common area, a change in dwelling/lot type (front load, alley load, detached dwelling, attached dwelling, etc) or street right-of-way.
3. No rear yard shall abut Eagle Parkway or 186th Street. Lots shall face Eagle Parkway and/or 186th Street or be separated from the street by project open space a minimum of 100' in depth. See Article 8.3.F of this Springmill Trails PUD Ordinance for additional standards.
4. No one dwelling type (front load detached, alley load detached, attached dwelling, etc) may exceed sixty (60) percent of the total number of dwellings in the District.
5. A minimum of three dwelling types shall be constructed within the District.
6. Included by reference, as Exhibit F, are photographs of homes that are characteristic of those that may be constructed within Residential District 2.
7. A maximum of 1250 single family detached and attached dwellings shall be permitted within Residential District 2.

Section 2.4. Development Amenities:

- A. The following Development Amenities will be distributed throughout Residential District 1 and 2 as generally illustrated on Exhibit E – Amenity Plan:
 1. Clubhouse
 2. A minimum of 5 small parks (minimum of 10,000 square feet in area)
 3. A minimum of 4 swimming pools and swimming pool areas
 4. A minimum of 5 playgrounds
 5. Integrated trail system connecting all districts
- B. Additionally, at least four of the following amenities shall also be provided within each residential district:
 1. Fitness center
 2. Basketball court

3. Tennis Court
 4. Volleyball court
 5. Putting green
 6. Community garden
 7. Public gathering area
 8. Fishing Pond
- C. Amenities required under this section will be provided within each District no later than the completion of forty (40) percent of the dwellings within each area designated under an approved Primary Plat.
- D. The Developer shall construct the Little Eagle Creek Trail (the "Trail") through the Real Estate in substantial compliance with the Trail route shown in the Amenity Plan, Exhibit "E", or a route otherwise agreed to by the City of Westfield. The Trail shall be constructed in compliance with the City of Westfield's standards in place at the time of construction. The real property, at a width of no less than 60 feet, on which the Trail is located, shall be dedicated to the City of Westfield at the time of development plan or secondary plat approval for the relevant section of the Development and prior to the issuance of any building permits or improvement location permits on the relevant section of the Development, or at a time otherwise agreed to by the City of Westfield.

Section 2.5. Additional Standards:

- A. Maximum Density:
1. Residential District 1 – Up to 2.8 dwellings per acre
 2. Residential District 2 – Up to 6 dwellings per acre
- B. Maximum number of single family attached and detached dwellings – 1950
- C. Open Space: The minimum percent of open space shall be 21% of the development area of each district.
- D. Development provisions for a specific area within Residential District 1 (Existing Hamilton County Tax Parcel #08-05-27-00-00-016.000, approximately 37 acres):
1. The parcel shall be entitled to a density of 2.8 units per acre (approximately 104 lots).
 2. The parcel shall not be required to provide open space in excess of 21 percent.
 3. The parcel shall be entitled to a minimum lot size of 7,500.

- E. Single family detached dwelling variety requirements: See the following exhibit.

Single Family Detached Dwelling Variety Requirements

	3	3
	2	2
	1	1
Subject dwelling		1
	1	1
	2	2
	3	3

- | | |
|--------------|--|
| <div>1</div> | Dwelling cannot be of the same elevation of the same plan as the Subject dwelling and must be a different color package. |
| <div>2</div> | Dwelling may be of the same plan and elevation as the Subject dwelling, but must be a different color package. |
| <div>3</div> | Dwelling may be identical to the subject dwelling. |

ARTICLE 3. COMMERCIAL DISTRICT. The purpose of this district is to allow commercial development. The underlying zoning of the Commercial District shall be the EI District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Commercial District. WC 16.04.060 of the Zoning Ordinance, entitled "Industrial Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions. WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall also be applicable to the use and development of the Real Estate, subject to the provisions of Article 5 of this ordinance.

Section 3.1. General Requirements. The following general requirements apply to the Commercial District.

- A. Parking may be permitted in all required Building Setback Areas.
- B. A suitable planting buffer shall be provided on any business yard that abuts a residential area in accordance with the Landscaping Standards of this Ordinance.
- C. Outdoor storage or display of vehicles and materials is permitted only in a permanent outside storage or sales display area identified on a Development Plan for the purpose.
- D. Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.
- E. Sidewalk connections of five (5) feet in width shall be made between buildings and sidewalks/paths within the right-of-way.
- F. Chain-link fencing with vinyl slats is prohibited.

Section 3.2. Development Requirements.

- A. Special Requirements.
 - 1. Architectural Standards (see Section 3.3)
 - 2. Outside storage is permitted subject to the provision of a solid opaque screen (fence/wall or vegetation) surrounding the outdoor storage area.
 - 3. The Commercial District shall be no closer than 350 feet to the right-of-way of State Highway 32.
 - 4. The Commercial District shall be subject to the State Highway 32 Overlay Zone as applicable and as noted in Article 5 of this Springmill Trails PUD.

5. Multi-family development shall meet all the requirements of Article 4.5 of this Springmill Trails PUD Ordinance.
- B. Permitted Uses. See Article 7 (Table of Permitted Uses) for list of permitted uses.
- C. Minimum Tract Requirement. A minimum of ten (10) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.
- D. Minimum Lot Area. None
- E. Minimum Tract Frontage on Road. Direct or indirect access to a public right-of-way is required.
- F. Minimum Setback Lines (applied to perimeter of the Commercial District).
1. Front Yard: Twenty (20) feet
 2. Side Yard: Twenty (20) feet
 3. Rear Yard: Twenty (20) feet
- G. Maximum Building Height. Not to exceed sixty (60) feet.
- H. Loading and Parking. See Article 6.

Section 3.3. Architectural Standards.

- A. General Requirements.
1. All heating, ventilating, communication, and other similar equipment located on the roof of any building shall be screened from view on all sides in a manner that is homogenous with the balance of the structure.
 2. Street light fixtures shall be pedestrian-scale fixtures. Wall sconces shall be decorative and compatible with surrounding architecture.
 3. Buildings shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Franchise Architecture shall be modified to conform to the above noted design.
- B. Building Materials. Buildings are subject to the building materials provisions of WC 16.04.165 of the Zoning Ordinance, entitled "Development Plan Review".

ARTICLE 4. BUSINESS DISTRICTS. WC 16.04.050 of the Zoning Ordinance, entitled "Business Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions. WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall also be applicable to the use and development of the Real Estate, subject to the provisions of Article 5 of this ordinance.

Section 4.1. General Requirements. The following general requirements apply to all business districts within the Springmill Trails PUD.

- A. Groups of business uses requiring parking space may join in establishing group parking area with not less than 80% of the sum of the separate Requirements for each participating use.
- B. Parking may be permitted in all required Building Setback Areas.
- C. There shall be no storage or display of merchandise outside of a building except in a permanent outside sales display area established for the purpose. Permanent outside sales display shall be permitted only in the Market Center District and shall require screening.
- D. Outside merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months is permitted. Farmers markets and sidewalk cafes are exempt from time restrictions.
- E. Pedestrian connections of five (5) feet in width shall be provided between buildings and parking areas via striping and sidewalks.
- F. Sidewalk connections shall be made between buildings and sidewalks/paths within the right-of-way.
- G. The size and configuration of any business district may be increased or decreased by 15%, so long as there is no increase in permitted densities.
- H. Chain-link fencing with vinyl slats is prohibited.

Section 4.2. Market Center District: The underlying zoning of the Market Center District shall be the GB District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the district.

- A. Special Requirements.
 - 1. Architectural Standards (see Section 4.4)

2. The size of the Market Center District may not be decreased by more than 5%.

B. Permitted Uses.

1. See Article 7 (Table of Permitted Uses) for list of permitted businesses.
2. Any uses similar to general business not listed in Article 7 shall be permitted subject to approval by the Director.

C. Minimum Development Plan Requirement. A minimum of 30 acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Tract Frontage on Road. Six-hundred and sixty (660) feet.

F. Minimum Building Setback Lines (applied to perimeter of the Market Center District):

1. Front Yard:
 - a. Subject to State Highway 32 Overlay along SR 32,
 - b. Forty (40) feet along Eagle Parkway (Ditch Road extension)
 - c. Twenty (20) feet for all other streets
2. Side Yard: Twenty (20) feet
3. Rear Yard: Twenty (20) feet

G. Maximum Building Height. Sixty (60) feet

H. Minimum Building Gross Floor Area. Three-thousand (3,000) square feet per building

I. Loading and Parking. See Article 6.

J. Signs. See Article 9.

K. Landscaping. See Article 8.

Section 4.3. Mixed Use District. The underlying zoning of the Mixed Use District shall be the GB District in the Zoning Ordinance. Said underlying zoning classification, as modified

below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the district.

A. Special Requirements.

1. Architectural Standards (see Section 4.4)
2. No outside storage is permitted.
3. See Section 4.5 for additional standards for Multi-family uses.
4. The gross floor area of individual (i) Department Stores over 10,000 sq.ft., (ii) Furniture Stores, (iii) Hardware Stores, (iv) Major Appliance Store, and Sporting Goods Stores within the Mixed Use District east of Eagle Parkway or within 300' of Residential District 2 (west of Eagle Parkway) shall be limited to a maximum of 25,000 square feet.

B. Permitted Uses.

1. See Article 7 (Table of Permitted Uses) for list of permitted businesses.
2. Any uses similar to general business not listed in Article 7 shall be permitted subject to approval by the Director.
3. Common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.
4. Home Occupations in Multi-family dwellings.

C. Minimum Development Plan Requirement. A minimum of ten (10) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Tract Frontage on Road. Direct or indirect access to a public street right-of-way is required.

F. Minimum Setback Lines (applied to perimeter of the Mixed Use District).

1. Front Yard:
 - a. Subject to State Highway 32 Overlay Zone along SR 32.

- b. Forty (40) feet along Eagle Parkway (Ditch Road extension).
 - c. Twenty (20) feet for all other streets
- 2. Side Yard: Twenty (20) feet
- 3. Rear Yard: Twenty (20) feet
- G. Maximum Building Height. Sixty (60) feet
- H. Minimum Building Gross Floor Area. Three-thousand (3,000) square feet per building
- I. Loading and Parking. See Article 6.
- J. Signs: See Article 9.
- K. Landscaping: See Article 8.

Section 4.4. Architectural and Design Requirements.

- A. Where applicable the State Highway 32 Overlay standards shall apply.
- B. All heating, ventilating, communication, and other similar equipment located on the roof of any facility shall be screened from view on all sides in a manner that is homogenous with the balance of the structure.
- C. All building and site design shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Franchise Architecture shall be modified to conform to the above noted design.
- D. Entrance Roads from State Highway 32 and Eagle Parkway shall be designed with common signage, lighting, and landscaping.
- E. Monument Signage materials shall match the general character and identity of the primary structures. Iconic elements may be used as entry treatments at Eagle Parkway and State Highway 32.
- F. Structured Parking is permitted, as long as the exterior materials are similar to the primary buildings in the district.
- G. Sidewalks along the front of multi-tenant buildings occupied primarily by retail, restaurant and entertainment uses shall be a minimum of twelve (12) feet wide and have a minimum clear width for walking of six (6) feet, unobstructed by any permanent or temporary streetscape elements, signs, displays or outdoor eating

areas. Sidewalks may be used for outdoor eating or retail sales, subject to approval by the Developer.

- H. Buildings Materials are subject to the provisions of WC 16.04.165 of the Zoning Ordinance, entitled "Development Plan Review".
- I. Traffic calming methods will be introduced to encourage low-speed traffic and safe pedestrian crossings. Building facades shall be articulated with canopies and covered entrances to encourage a more pedestrian friendly environment.

Section 4.5. Standards for Multi-Family Uses in the Mixed Use District: The underlying standards for Multi-Family uses shall be the MF-2 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of Multi-Family uses in the Mixed use District.

- A. Maximum Dwelling Density - fourteen (14) dwelling units per acre (based on multi-family development and green space area)
- B. Maximum Number of Dwelling Units Per Structure – thirty-six (36) units
- C. Maximum Number of Dwelling Units – nine hundred (900) units on the Real Estate.
- D. Minimum Square Footage Per Dwelling Unit (excluding porches, terraces, carports, and garages) - six hundred fifty (650) square feet
- E. A minimum setback of 10' shall be required from internal driveways/parking areas.
- F. Maximum building height: Fifty (50) feet
- G. Proximity Slope: – The proximity slope shall not apply to the development of the Real Estate.
- H. Minimum Distance Between Structures: twenty (20) feet
- I. Parking Lot Screening: In addition to the requirements in Article 6, the following provisions shall apply:
 - 1. Parking lots and spaces viewable from a public street or adjacent to single or multi-family development shall be screened by either a three-foot tall opaque wall or fence or by a solid hedge row, in addition to landscaping required in this Springmill Trails PUD.
 - 2. Parking lot screening shall be installed when parking spaces are located within ten (10) feet of dwellings.

J. Building Materials:

1. Masonry shall be the exterior building material on thirty percent (30%) of the elevation of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.
2. Masonry or natural materials shall be the exterior building material on the remaining exterior elevation of the building, excluding openings, such as doors and windows, roofs, and any elevation area within a dormer projecting from a roof.

K. Transportation Accessibility: Transportation Accessibility shall be per the requirements of the Zoning Ordinance for the MF2 District..

L. Development Plans: Multi-Family development shall meet the following requirements, in addition to the other requirements set forth in this Springmill Trails PUD.

1. In the event that more than one building is proposed, they shall be designed to be located so that no more than two buildings are in a straight, unbroken line.
2. Straight/unbroken, front elevations shall be limited to 100 feet in length.

M. Each type of amenity shall count as one amenity, regardless of the quantity of the amenity that is provided (i.e., if two basketball courts are provided, they count as only one amenity).

Number of Units in Development	Minimum Number of Amenities Provided
1-150	2
151-300	4
301-450	5
451+	6

N. Required amenities may include, but are not limited to, clubhouses, gymnasiums, swimming pools, tennis courts, basketball courts, ball-fields (soccer, baseball, etc.), walking/jogging/biking trails, volleyball courts, and racquetball courts.

1. A minimum of 20 percent green space shall be provided.
2. Picnic/barbecue area: A picnic/barbecue area shall include at least one (1) barbecue grill and one (1) picnic table, per fifty (50) dwelling units.

3. Large Playground: A large playground shall be a minimum of 5,000 square feet in area per 250 units. The square feet requirement shall include safe fall zones. Play equipment shall include a variety of elements within a designated area mulched with ADA and CPSC approved safety surfacing. A Large Playground shall include the following:
 - a. Six (6) swings
 - b. Three (3) detached/freestanding play elements
 - c. Three (3) sliding elements
 - d. Six (6) climbing elements
 - e. One (1) overhead element
 - f. Panels featuring play elements
 - g. Decks, bridges, tunnels as required to attach various play elements to each other.
 - h. All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.
4. Small Playground: A small playground shall be a minimum of 2,000 square feet in area per 150 dwelling units. The square footage requirement shall include safe fall zones. Play equipment shall include a variety of elements with a designated area, mulched with ADA and CPSC approved safety surfacing. A small playground shall include the following:
 - a. Three (3) detached/freestanding play elements
 - b. Three (3) sliding elements
 - c. Three (3) climbing elements
 - d. One (1) overhead element
 - e. Panels featuring play elements
 - f. Decks, bridges, tunnels as required to attach various play elements to each other.

- g. All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.

ARTICLE 5. STATE HIGHWAY 32 OVERLAY ZONES.

Section 5.1 WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

- A. The Concept Plan contemplates access to the Real Estate from State Road 32 as illustrated. Access to the Real Estate from State Highway 32 shall be limited to the following locations subject to approval as required by the State Highway 32 Overlay Zone requirements:
 - 1. Eagle Parkway (New Public Street aligned with Ditch Road)
 - 2. One full access drive cut west of Eagle parkway.
 - 3. New Casey Road (approximately midway between Eagle Parkway and Springmill Road.
 - 4. One full access drive cut between Eagle Parkway and new Casey Road.
 - 5. Two full access drive cuts between new Casey Road and Springmill Road.
- B. Monument signs shall be permitted between the setback line established by the primary structure nearest State Highway 32 and the State Road 32 right-of-way provided that a monument sign shall not be placed within 20' of the trail corridor closest to State Highway 32.
- C. The minimum building shall be 3000 square feet.

ARTICLE 6. OFF-STREET LOADING AND PARKING WC 16.04.120 of the Zoning Ordinance, entitled "Off-street Loading and Parking", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

Section 6.1. Loading Berths. Other business uses shall provide one (1) loading berth for businesses with five thousand (5,000) square feet to ten thousand (10,000) square feet. Two (2) loading berths shall be provided for businesses with ten thousand one (10,001) square feet to one hundred thousand (100,000) square feet. For business uses over one hundred thousand (100,000) square feet, one (1) additional berth for each additional fifty thousand (50,000) square feet.

Section 6.2. Off-street Parking. In connection with any building or structure which is to be erected or substantially altered, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with regulations set forth hereinafter:

- A. Collective Provisions for Non-Residential Uses. Off-street parking facilities for separate uses may be provided collectively. A reduction down to not less than 80% of the total number of spaces required for all uses is permitted.
- B. Curbs. All parking lots including access drives and parking spaces shall require concrete curbing. This requirement is not applicable to single-family detached and single-family attached dwellings.
- C. Required Spaces. Parking spaces accessory to designated uses shall be provided to meet the following minimum requirements:
 - 1. Single-family attached dwellings: One (1) additional parking space shall be provided for every four (4) dwellings.
 - 2. Churches: One (1) parking space for each four seats.
 - 3. Establishments handling the sale and consumption of food and refreshment on the premises: One (1) parking space for each three (3) seats of serving area plus one parking space for each employee on primary shift.
 - 4. General Offices: One (1) parking space per each two hundred fifty (250) square feet of assignable office area.
 - 5. Retail Uses: One (1) parking space per each three hundred (300) square feet of floor space.
 - 6. Other uses such as, but not limited to, assembly and manufacturing not listed shall be per the required number indicated in the Zoning

Ordinance.

7. Parking space requirements for other uses will be determined by the Director based upon data supplied by the applicant in response to traffic and parking data requested to be furnished with the application for an improvement location permit.

6.3 Bicycle Parking. In connection with any building which requires off-street vehicular parking spaces, the following bicycle parking regulations shall apply:

- A. Location. Bicycle parking must be provided within two hundred (200) feet from the main entrance to the building served.
- B. Required Number. Bicycle parking shall be provided to meet the following minimum requirements:
 1. Residential Uses.
 - a. Bicycle parking shall not be required for Single family detached dwellings.
 - b. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for attached dwellings.
 - c. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for multi-family dwellings.
 2. Non-Residential Uses: Facilities designed to accommodate five (5) bicycle parking spaces per one hundred (100) required vehicular parking spaces shall be provided for all non-residential uses.
 3. The required bicycle parking facilities noted in this section shall be designed to accommodate a minimum of four (4) bicycles.

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Residential Uses			
Multifamily	x	x	
Condominiums	x	x	
Nursing Homes, Retirement Centers, Board & Care Centers	x	x	
Assisted living facilities	x	x	
Business Uses			
Accountants, Architects, Engineers, Consultants	x	x	
Amphitheaters	x	x	
Antiques	x	x	x
Hotels, Motels, Bed and Breakfasts	x	x	x
Art Schools	x	x	
Artisan School	x	x	
Assembly Hall	x	x	
Artisan, pottery, craft production shop	x	x	x
Auditoriums	x	x	
Auto Parts Sales	x		x
Auto Rental	x		x
Auto Repair Garages	x		x
Auto Rustproofing	x		x
Auto Storage	x		x
Auto sales, New or used, service	x		x
Bakeries	x	x	x
Banks, S&Ls and Financial Institutions with or without drive-through	x	x	x
Barber, beauty shops, spas, tanning salons, fitness centers	x	x	x
Barber and Beauty Schools		x	x
Bicycle and electric scooter sales, service and repair	x	x	x
Billiard Parlor		x	x
Blueprinting, photocopying Job Printing	x	x	x
Book stores	x	x	x
Bowing Alley	x		
Business and Clerical Schools		x	x
Bus Stations	x		
Bus Stops	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Camera stores	x	x	x
Caskets and Casket Supplies	x		
Charitable donation Pick-Up Station	x		
Charitable Institution		x	x
China and Glassware Shops	x	x	x
Churches, Chapels, and Places of Worship		x	x
Civic centers		x	x
Civic Clubs		x	x
Coin shops	x	x	x
Commercial Parking Lots and Structures	x	x	x
Commissary, Food Catering Services	x	x	x
Consumer Service Office	x	x	x
Crating and Packaging Service	x	x	x
Credit Union Offices	x	x	x
Custard, Ice Cream, Dessert, Candy Shops	x	x	x
Dancing Schools		x	x
Delicatessen	x	x	x
Dentists	x	x	x
Department Stores-Under 10,000 sq.,ft	x	x	x
Department stores over 10,000 sq.ft	x	x	x
Discount Stores-Under 10,000 sq.,ft	x	x	x
Discount stores over 10,000 sq.ft	x		
Distributors--Inside Storage	x		x
Drive Through Food and Beverage	x	x	x
Drive-In food and Beverage	x	x	x
Drug Stores	x	x	x
Dry cleaning and Laundry Pick up with and without Drive-Through	x	x	x
Educational Institutions Public and Private		x	x
Electrical or non-polluting vehicle service, rental & sales	x	x	x
Electrical Supply Store	x	x	x
Electronics, computer, cable, TV, Internet & related sales & service	x	x	x
Embaling School		x	x
Employment Agencies	x	x	x
Exhibition Halls		x	x
Fabric Shops	x	x	x
Floor Coverings	x		x
Florists	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Frozen Food Stores and Lockers	x		x
Fruit Stands, Permanent		x	x
Fruit Stands, Temporary(Farmers Mkt)		x	x
Furniture Stores	x	x	x
Furrier Shops	x	x	x
Galleries	x	x	x
Garden and Lawn Materials and Supply Stores	x		x
Gasoline stations	x	x	x
Gift Shops	x	x	x
Government Offices-Universities		x	x
Greenhouses, Retail	x		x
Grocery Stores	x	x	x
Health, Fitness, and Exercise Center	x	x	x
Hardware Stores	x	x	x
Hobby Shops	x	x	x
Home Remodeling Company	x	x	x
Home Remodeling Supplies and Materials	x		
Hospitals(Minor), Medical and Dental Clinics and Labs	x	x	x
Insurance Companies	x	x	x
Interior Decorating	x	x	x
Jewelry Stores	x	x	x
Language Schools		x	x
Laundromats and Self-Service Dry Cleaning	x		
Lawyers		x	x
Libraries		x	x
Liquor stores	x	x	x
Loan Offices	x	x	x
Locksmith Shops	x	x	x
Luggage Stores	x	x	x
Mail Order Stores	x	x	x
Major Appliance Store	x	x	x
Millinery		x	x
Miniature golf, batting range, rock climbing & other small recreation	x		x
Mortuaries	x		
Motorcycle sales, rental and service (indoor display)	x		x
Museums		x	x
Music, Records, Instruments	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts			
	Market Center District	Mixed Use District	Commercial District
Music Schools		X	X
Newspaper Distribution Station	X	X	X
Newspaper Publishing		X	X
Nursery-Plants, Retail	X		X
Optometrists	X	X	X
Paint and Wallpaper Stores	X	X	X
Pet Grooming	X	X	X
Pet Shops	X	X	X
Philanthropic Institutions		X	X
Photography School	X	X	X
Photography Studio	X	X	X
Photography Supplies	X	X	X
Physicians and other Health Care Personnell	X	X	X
Picture Framing	X	X	X
Plumbing Showrooms and Shop	X		X
Police Stations	X	X	X
Post Offices		X	X
Printing and Photocopying, small Jobs	X	X	X
Professional and & Technical Schools		X	X
Real Estate Offices	X	X	X
Recycling Collection Centers, Drop Off (small)	X		
Restaurants and dining facilities having > 50% gross sales from food	X	X	X
Restaurants and dining facilities having < 50% gross sales from food	X	X	X
Restaurants with Live Entertainment	X	X	X
Roller and Ice Skating Rinks		X	X
Root beer, coffee, non-alcoholic beverage store with or without drive thru	X	X	X
Semi-Automatic Car Wash	X		
Sewing Machine Sales and Service	X		
Shoe Repair	X	X	X
Shoe Stores	X	X	X
Sporting Goods	X	X	X
Stationery Stores	X	X	X
Tailor or Seamstress		X	X
Tennis Facilities	X	X	X
Testing Laboratories		X	X
Theaters-Indoor	X	X	X
Tire and Auto Service Center	X		X

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Tobacco Shops	x	x	x
Tool and light Equipment Rental	x	x	x
Toy Stores	x	x	x
Travel Bureaus	x	x	x
Upholsters	x		x
Veterinarians-Small Animals, No Outdoor Runs	x		
Wearing Apparel and Accessory Shops	x	x	x
Wholesalers-Inside Storage	x		x
Christmas Tree Sales	x	x	x
Convents, Manasteries, Theological Schools		x	x
Fraternities, Lodges		x	x
Day Care Centers		x	x
Heliports		x	x
Hospitals	x	x	x
Office Buildings-General Purpose	x	x	x
Private Clubs and Lodges		x	x
Racquetball and Handball Clubs, Fitness Centers, and Sqas	x	x	x
Rehabilitation Centers		x	x
Scientific and other Research Laboratories and Facilities		x	x
Schools and Kindergartens		x	x
Tennis and Swim Clubs		x	x
Utilities-Regulated except transmission substations and power generation	x	x	x
Utilities-Unregulated except facilities that create air or noise pollution	x	x	x
Video, DVD Stores	x		
Wireless Communicaton Devises, Sales and Service	x	x	x
Wireless Communications Towers or Transmission Facilities	x		x
Commercial Uses			
Farm Implement Sales & Service			x
Feed Stores			x
Pet Obedience Schools			x
Storage and Transfer (Household Goods)			x
Taxidermist			x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts			
	Market Center District	Mixed Use District	Commercial District
Veterinarians - Small Animals, Including Outdoor Runs			x
Warehouses - Inside Storage			x
Kennels - Without Outdoor Runs			x
Kennels - Including Outdoor Runs			SE

SE = Special Exception

ARTICLE 8. LANDSCAPING STANDARDS

WC 16.06.010 thru WC 16.06.080 Landscaping Standards of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 8.1. Low Impact Design (LID) Considerations. Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications. The minimum container size for planting shall be five gallons.

Section 8.2. On-Site and Street Frontage Landscaping Requirements. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in the table below.

Minimum On-Site Requirements

Land Use Type / District	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Single-Family Residential District 1	6 per dwelling unit	4 per dwelling unit	24 per dwelling unit
Single-Family Residential District 2 (detached dwellings)	6 per dwelling unit	4 per dwelling unit	16 per dwelling unit
Single-Family Attached Residential	6 per dwelling unit	4 per dwelling unit	12 per dwelling unit
Multi-Family Residential Development	1 per dwelling unit	1 per dwelling unit	4 per dwelling unit
Institutional Uses	2 per acre	3 per acre	10 per acre
Retail Uses	10 per acre	10 per acre	25 per acre
Office Uses and Commercial Uses	5 per acre	5 per acre	25 per acre

- A. Required trees and plantings within residential land uses must be planted somewhere within each individual residential district. All plantings in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 14.5.1.

- B. Required trees and plantings within non-residential land uses must be planted within the subject District. All trees and plantings are credited to overall development requirements.

Section 8.3. Buffer Yard Requirements. Buffer yard shall not be required internal to any District, and shall be required only in areas adjacent to (i) streets on the perimeter of a District including but not limited to 186th Street, (ii) Eagle Parkway and Springmill Road/Six Points Road and (iii) within individual institutional uses. All buffer yards shall be a minimum of twenty (20) feet in width.

- A. Institutional uses include, without limitation, schools, churches, day care facilities and fire stations.
- B. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and three (3) evergreen shrubs per thirty (30) linear feet shall be planted. Shade Trees may be substituted for evergreen trees at a one-to-one (1:1) basis (shade:evergreen) along road frontages. In order to create a more effective buffer, evergreen trees may be substituted in lieu of evergreen shrubbery on a one-to-three (1:3) basis (tree:shrub). Along Eagle Parkway, Springmill Road/Six Points Road and 186th Street Evergreen Trees shall be used to meet the shrub requirements of this sub-section. This will result in a tree planted every 15' on center along Eagle Parkway, Springmill Road/Six Points Road, and 186th Street buffer yards.
- C. Buffer yard requirements, Road Frontage Standards, and State Road 32 Landscaping are not intended to be cumulative. Where overlapping the more restrictive planting standard shall apply. This subsection shall not apply to Eagle Parkway and Springmill Road/Six Points Road where buffer yards are adjacent to the right-of-way.
- D. Buffer yards shall not be required between the Mixed Use, Commercial and Market Center Districts.
- E. Buffer yards shall not be required where the front of lots or dwelling(s) face a perimeter street or Eagle Parkway.
- F. In any case where the front of lots or dwellings do not face Eagle Parkway, 186th or Springmill Road a minimum of one of the following standards shall be met:
 - 1. Evergreens trees shall be planted in a double staggered row (each row planted 15' on center), or
 - 2. Front elevation architectural requirements shall apply to the elevation of the home that faces one of the three streets.

Section 8.4. Parking Area Landscaping.

- A. Parking Lot Islands:

1. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
 2. Trees and shrubs required to be planted in parking lot landscape islands shall be counted toward meeting total on-site landscaping requirements.
- B. Perimeter Parking Lot Landscaping Perimeter parking lot landscaping requirements, buffer yard requirements, and road frontage standards are not intended to be cumulative. Buffer yard planting standard which shall supersede the perimeter parking area requirements which shall supersede the road frontage standards where overlapping.

Section 8.5. Plant Materials and Substitutions.

- A. A minimum of three (3) different species of shrubs shall be required per development site. Burning Bushes shall be limited to a maximum of fifty (50) percent of the total required shrub plantings.
- C. One (1) evergreen tree shall equal three (3) evergreen shrubs.

ARTICLE 9. SIGN STANDARDS

WC 16.08.010 thru WC 16.08.130 Sign Standards of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 9.1 Additional Exempt Signs:

- A. Signs offering residential property in excess of ten (10) acres for sale, lease, or rent, provided that such signs shall not exceed twenty (20) square feet per face, are placed wholly on the subject property and are limited to a maximum of one (1) sign per street frontage.
- B. Signs attached to light poles identifying parking areas as long as they do not exceed three (3) square feet in surface area;
- C. Signs of less than 4 square feet in area identifying a resident's affiliation with a local sports team.

Section 9.2. Individual Nonresidential Signs. Outlots of nonresidential centers are not considered individual nonresidential uses.

- A. Wall Sign Area Allocation. For all permitted individual nonresidential uses, total wall sign area allocation permitted shall be one (1) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way;
 - 1. The total permitted wall sign area allocation may be divided between wall, awning, and projecting signs; and
 - 2. A maximum of three (3) wall signs shall be permitted.
- B. Monument signs may have a maximum sign display area of sixty (60) square feet per sign face.

Section 9.3. Office Buildings. The buildings containing primarily office uses will be regulated by the following sign standards:

- A. Entrance and Interior Circulation signs shall be permitted.
- B. Wall signs shall be permitted per the standards for center in-line tenant signage with a maximum of 2 wall signs per tenant.
- C. A uniform and complimentary sign plan will be required for all ground signs on site, including entrance and tenant signage. A sign plan must address colors and materials and be approved by the Director prior to the issuance of individual permanent sign permits for tenants and entrances.

Section 9.4. Nonresidential Center Signs.

A. Monument Sign(s):

1. The Market Center District shall be permitted the following monument signs:
 - a. Four (4), monument signs, which shall be no greater than twenty-five (25) feet in height and have no more than two hundred fifty (250) square feet of sign area per face; along the north side of the State Highway 32 frontage spaced no less than six hundred (600) feet apart.
 - b. One (1), monument sign, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face along its Eagle Parkway Frontage.
2. The Mixed Use District shall be permitted the following monument signs:
 - a. One (1), monument sign, which shall be no greater than twenty-five (25) feet in height and have no more than two hundred and fifty (250) square feet of sign area per face; along the State Highway 32 frontage.
 - b. One (1), monument sign, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face along its Eagle Parkway Frontage.
 - c. All signage for multi-family development within the Mixed use District shall be regulated per the terms of the Zoning Ordinance and not subject to Article 9.5.A.2 of this article.
3. Nonresidential center monument signs shall have a minimum base height of two (2) feet and a minimum cap height of six (6) inches. Total aggregate sign cap and base height shall not exceed six (6) feet.

B. Interior Circulation Sign(s): Interior circulation signage with no copy restriction shall be permitted. This type of signage shall be limited to a maximum of six (6) feet in height, and a sign area of six (6) square feet per sign face.

C. Outlot Signage: Outlots of nonresidential centers shall be permitted two (2) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way.

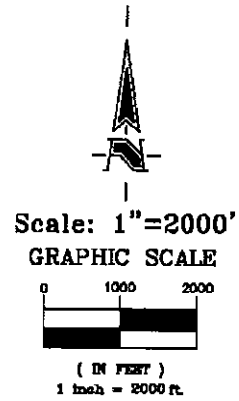
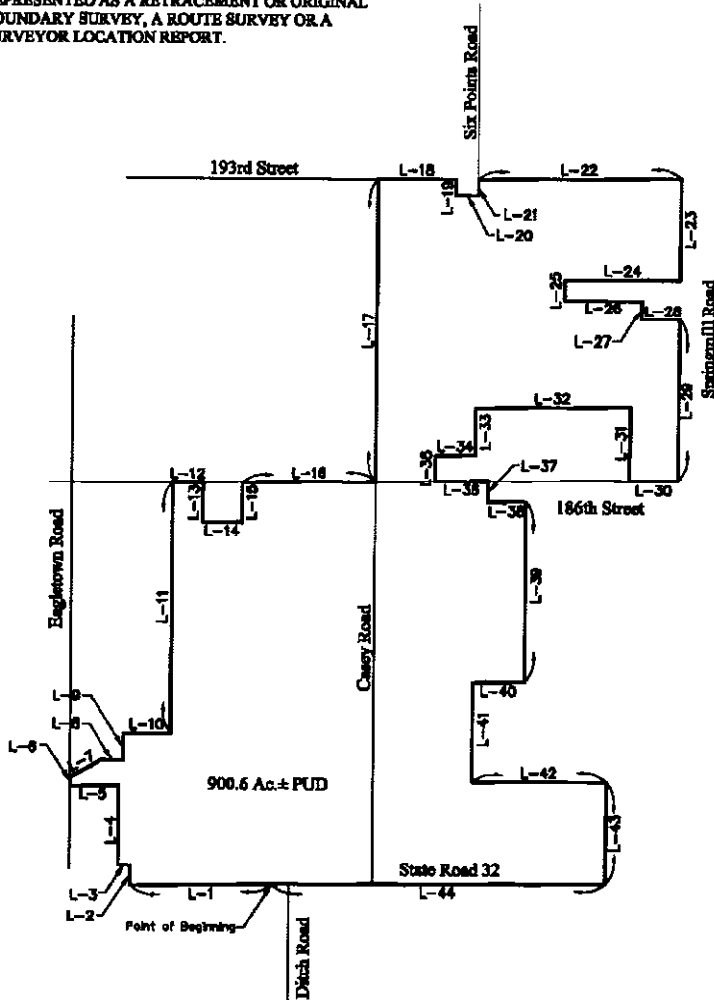
Exhibit A

Legal Description

A part of Sections 27, 33 and 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the Southeast corner of Section 33, Township 19 North, Range 3 East; thence South 89 degrees 23 minutes 24 seconds West, 1848.13 feet; thence North 0 degrees 25 minutes 34 seconds West, 265.25 feet; thence South 89 degrees 51 minutes 50 seconds West, 151.39 feet; thence North 0 degrees 02 minutes 12 seconds West, 1032.28 feet; thence South 89 degrees 29 minutes 04 seconds West, 644.87 feet to the centerline of Eagletown Road; thence along said centerline North 0 degrees 05 minutes 29 seconds East, 118.93 feet; thence north 60 degrees 42 minutes 53 seconds East, 472.59 feet; thence South 88 degrees 00 minutes 00 seconds East, 283.05 feet; thence North 0 degrees 00 minutes 00 seconds East, 362.82 feet; thence North 89 degrees 31 minutes 51 seconds East, 624.07 feet; thence North 0 degrees 02 minutes 16 seconds East, 3295.85 feet to the North line of said Section 33 and the centerline of 186th Street; thence along said North line and centerline North 89 degrees 22 minutes 24 seconds East, 397.11 feet; thence South 0 degrees 51 minutes 51 seconds West, 523.56 feet; thence North 89 degrees 30 minutes 14 seconds East, 518.44 feet; thence North 0 degrees 03 minutes 18 seconds East, 524.60 feet to the North line of said Section 33 and the centerline of 186th Street; thence East along the North lines of Sections 33 and 34 and said centerline North 89 degrees 25 minutes 17 seconds East, 1747.15 feet to the centerline of Casey Road; thence along the centerline of Casey Road North 0 degrees 05 minutes 47 seconds East, 3978.31 feet to centerline of West 193rd Street; thence along said centerline North 89 degrees 46 minutes 14 seconds East, 1036.92 feet; thence South 0 degrees 51 minutes 46 seconds West, 206.83 feet; thence South 89 degrees 33 minutes 26 seconds East, 292.45 feet; thence North 0 degrees 08 minutes 30 seconds West, 210.22 to the intersection of West 193rd Street and Six Points Road; thence East along the centerline of 193rd Street North 89 degrees 28 minutes 39 seconds East, 2653.67 feet to the East line of Section 27 and the intersection of 193rd Street and Spring Mill Road; thence along said East line and Spring Mill Road South 0 degrees 12 minutes 01 seconds West, 1323.27 feet to the intersection of Spring Mill Road and 191st Street; thence South 89 degrees 28 minutes 13 seconds West, 1500.85 feet; thence South 0 degrees 00 minutes 00 seconds West, 255.38 feet; thence North 90 degrees 00 minutes 00 seconds East, 999.40 feet; thence South 0 degrees 56 minutes 40 seconds West, 263.91 feet; thence North 90 degrees 00 minutes 00 seconds East, 503.87 feet to the East line of Section 27 and the centerline of Spring Mill Road; thence along said East line and centerline South 0 degrees 12 minutes 01 seconds West, 2112.36 feet to the Southeast corner of said Section 27; thence along the South line of Section 27 and the centerline of 186th Street South 89 degrees 26 minutes 12 seconds West, 634.57 feet; thence North 0 degrees 08 minutes 03 seconds East, 974.94 feet; thence South 89 degrees 14 minutes 41 seconds West, 2017.69 feet; thence South 0 degrees 13 minutes 01 seconds West, 628.64 feet; thence South 89 degrees 26 minutes 12 seconds West, 525.85 feet; thence South 0 degrees 16 minutes 07 seconds West, 339.56 feet to the South line of said Section 27 and the centerline of 186th Street; thence along said South line and centerline North 89 degrees 26 minutes 12 seconds East 695.78 feet; thence South 0 degrees 04 minutes 20 seconds West, 280.96 feet; thence North 88 degrees 33 minutes 51 seconds East, 499.22 feet; thence South 0 degrees 04 minutes 17 seconds West, 2365.24 feet; thence South 89 degrees 14 minutes 29 seconds West, 679.80 feet; thence South 0 degrees 06 minutes 04 seconds East, 1314.33 feet; thence North 89 degrees 42 minutes 00 seconds East, 1760.39 feet; thence South 0 degrees 10 minutes 02 seconds West, 1333.86 feet to the centerline of SR 32 and the South line of Section 34; thence along said South line South 89 degrees 31 minutes 38 seconds West, 4393.14 feet to the point of beginning. Containing 900.6 acres more or less.

NOTE:
THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A RETRACEMENT OR ORIGINAL
BOUNDARY SURVEY, A ROUTE SURVEY OR A
SURVEYOR LOCATION REPORT.



LINE TABLE		
LINE	BEARING	LENGTH
L-1	S89°23'24"W	1848.13
L-2	N00°23'34"W	265.25
L-3	S89°51'50"W	151.39
L-4	N00°02'12"W	1032.28
L-5	S89°29'04"W	644.87
L-6	N00°03'29"E	118.93
L-7	N60°42'33"E	472.39
L-8	S88°00'00"E	283.05
L-9	N00°00'00"E	362.82
L-10	N89°31'51"E	624.07
L-11	N00°02'16"E	3295.85
L-12	N89°22'24"E	397.11
L-13	S00°51'51"W	523.56
L-14	N89°30'14"E	518.44
L-15	N00°03'18"E	524.60
L-16	N89°25'17"E	1747.15
L-17	N00°05'47"E	3978.31
L-18	N89°46'14"E	1036.91
L-19	S00°31'46"W	205.83
L-20	S89°33'26"E	232.45
L-21	N00°08'30"W	210.22
L-22	N89°28'39"E	2653.87
L-23	S00°12'01"W	1323.27
L-24	S89°28'13"W	1500.85
L-25	S00°00'00"W	255.58
L-26	N00°00'00"E	999.40
L-27	S00°36'40"W	263.91
L-28	N90°00'00"E	503.87
L-29	S00°12'01"W	2112.36
L-30	S89°26'12"W	634.57
L-31	N00°08'03"E	974.94
L-32	S89°14'41"W	2017.69
L-33	S00°13'01"W	628.64
L-34	S89°26'12"W	525.85
L-35	S00°16'07"W	339.56
L-36	N89°26'12"E	695.78
L-37	S00°04'20"W	280.96
L-38	N88°13'51"E	499.22
L-39	S00°04'17"W	2345.24
L-40	S89°14'29"W	679.80
L-41	S00°06'04"E	1314.33
L-42	N89°42'00"E	1760.39
L-43	S00°10'02"W	1333.86
L-44	S89°31'38"W	4393.14



Prepared December 2, 2010 for Wilfong Land Companies.

**HAHN SURVEYING
GROUP, INC.**
SURVEYORS & ENGINEERS
2850 E. 96th Street • Indianapolis, IN 46240
Phone: 846-0840 / Fax: 846-4298
Established in 1975

Sheet 1 of 2
Job #101202

Exhibit B

Zoning District Map

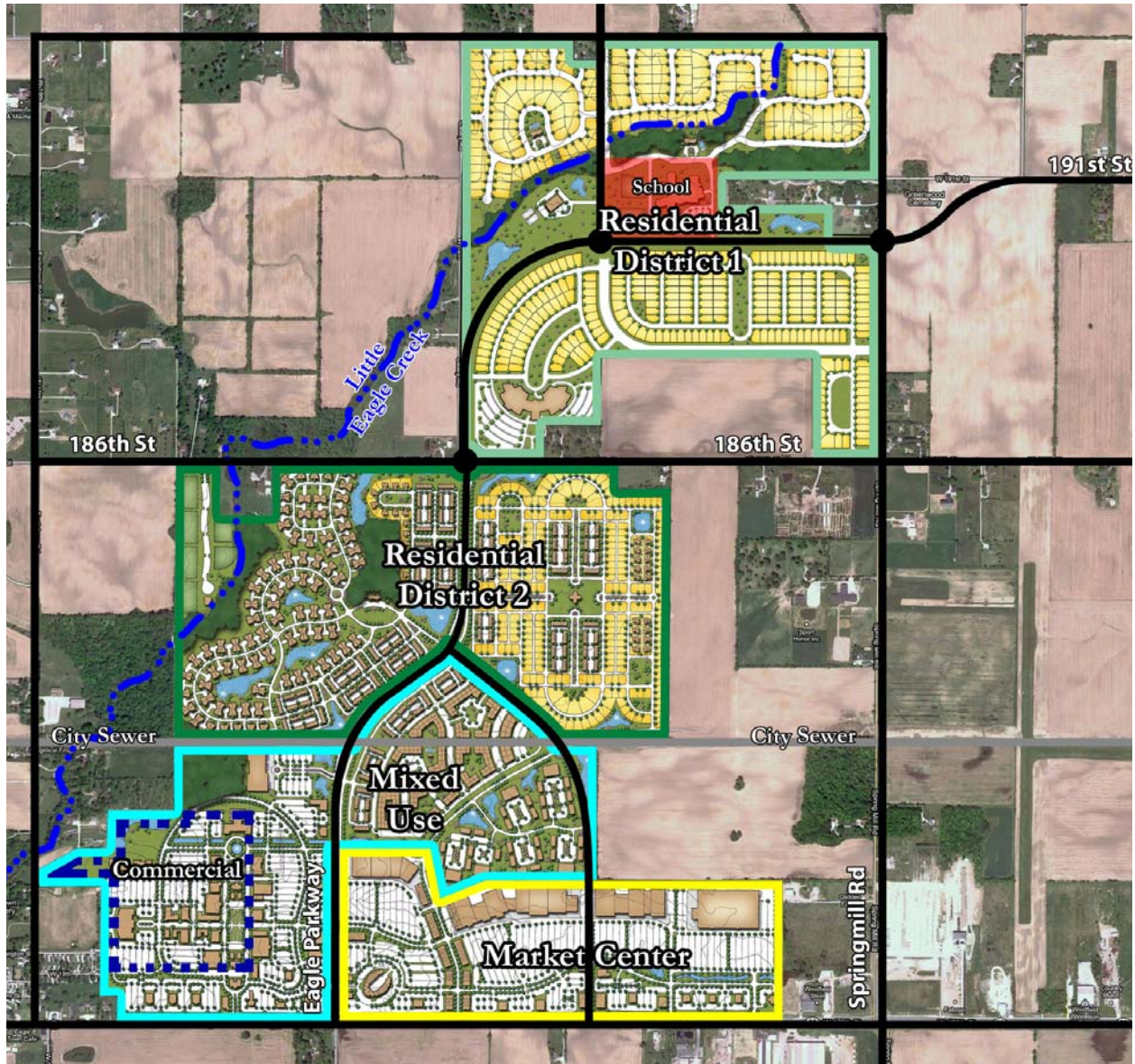


Exhibit C

Illustrative Site Development Plan

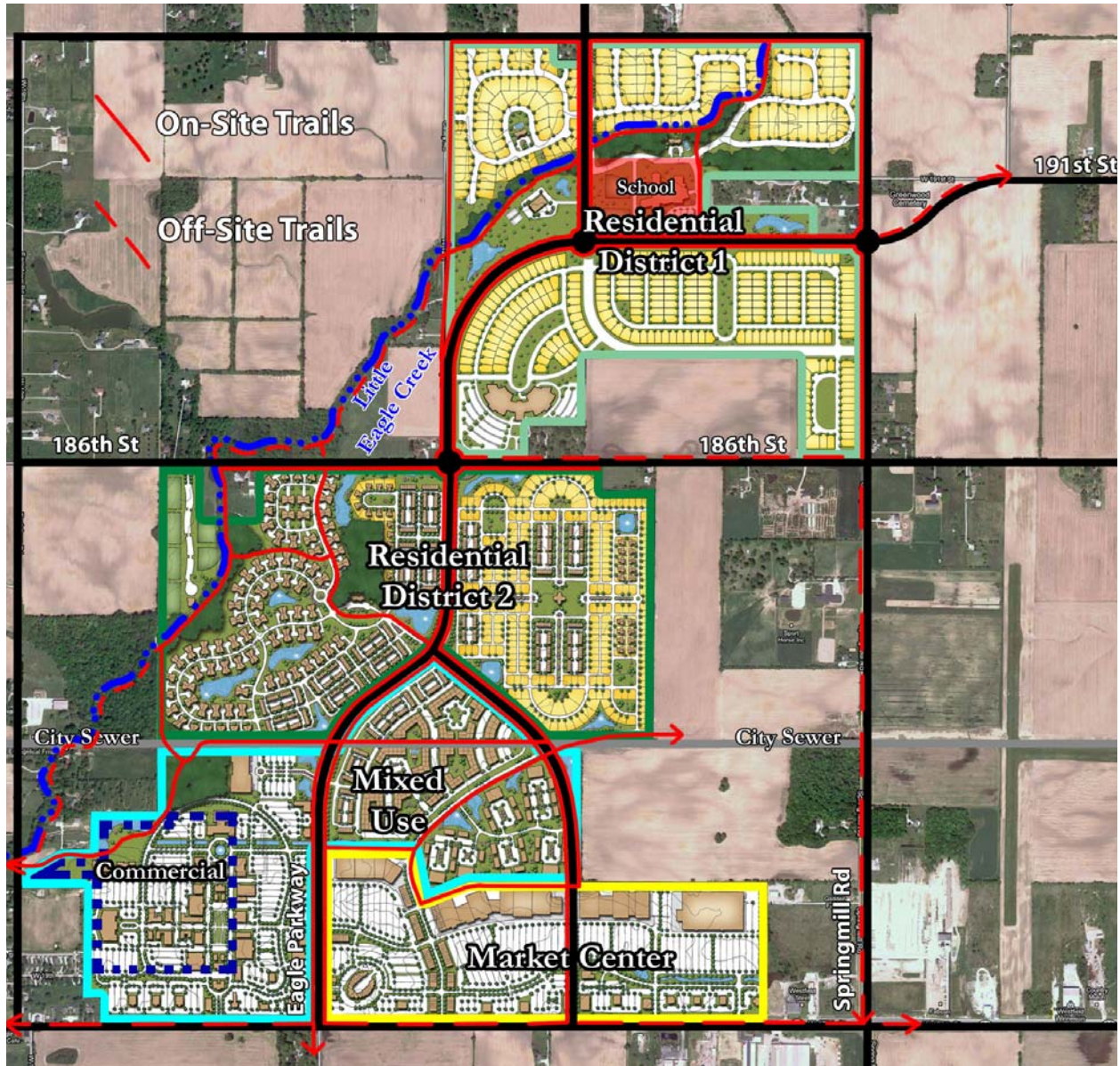


Exhibit D

Construction Phasing Schedule

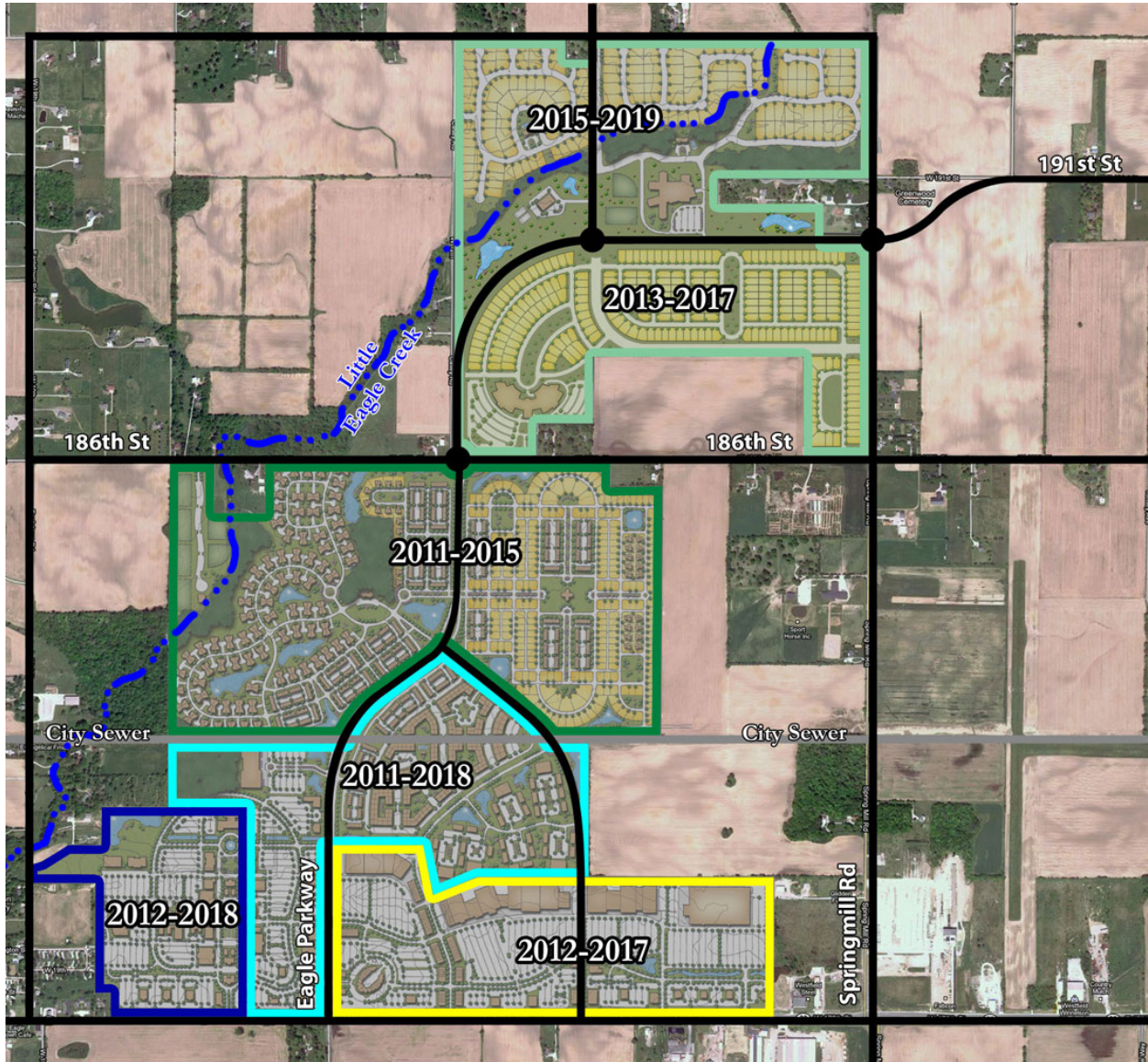


Exhibit E
Amenity Plan

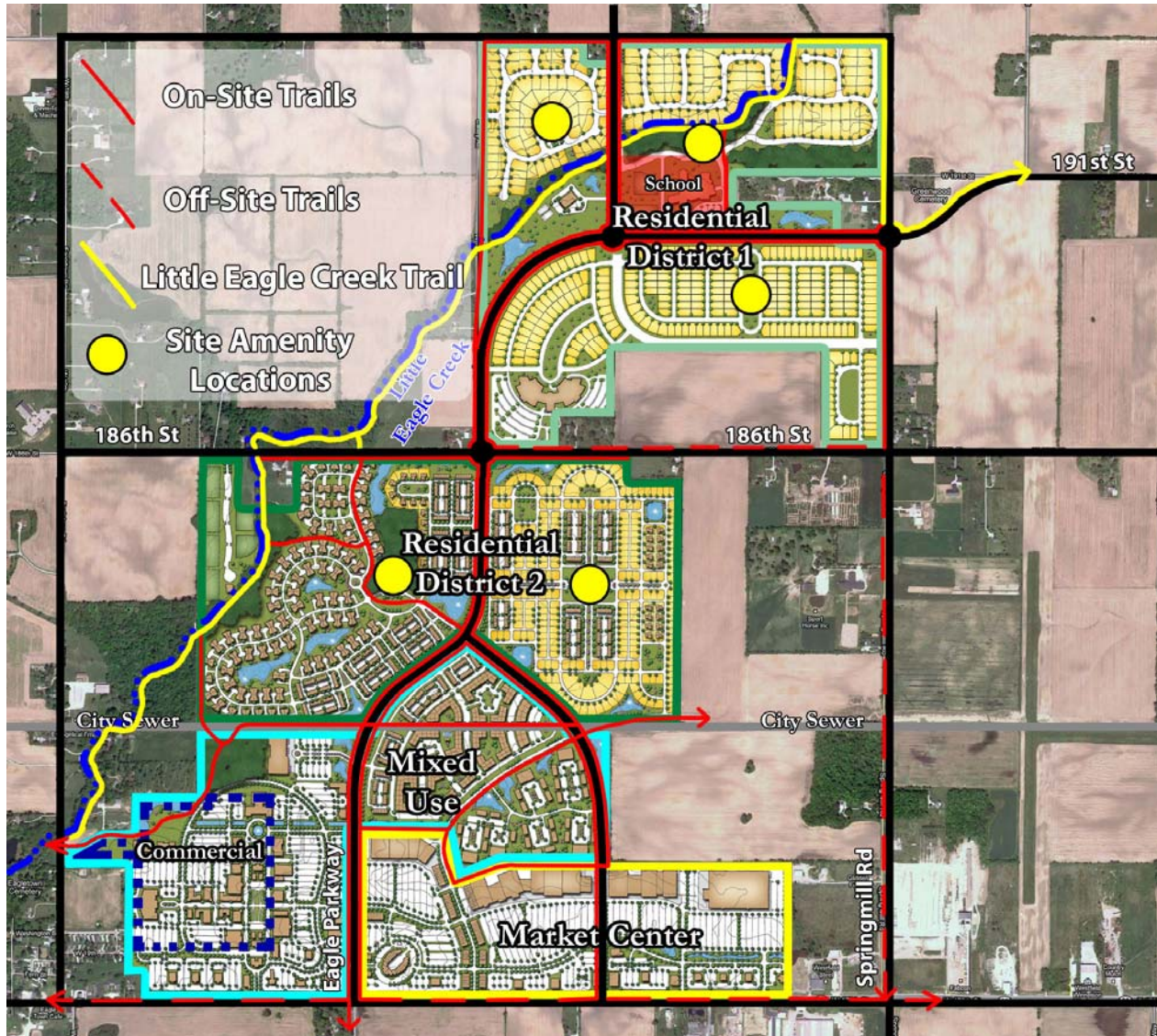


Exhibit F

Residential Photo Examples











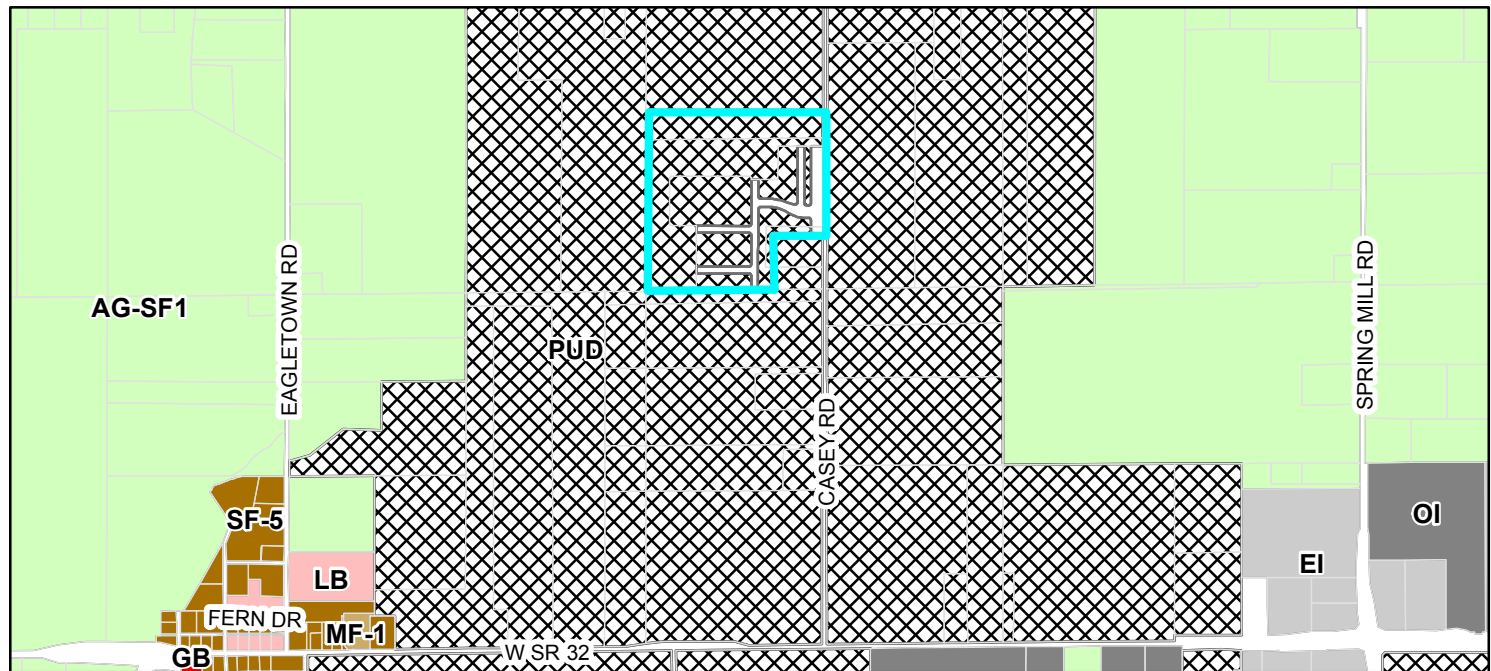


Aerial Location Map

Site



Zoning Map



Zoning

 AG-SF1 (Agriculture - Single Family - 1)	 MF-2 (Multiple Family - 2)
 EI (Enclosed Industrial)	 OI (Open Industrial)
 GB (General Business)	 PUD (Planned Unit Development)
 LB (Local Business)	 SF-3 (Single Family - 3)
 MF-1 (Multiple Family - 1)	 SF-4 (Single Family - 4)

ORDINANCE 13-__

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE ANDOVER PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCE 03-40, ORDINANCE 06-24, ORDINANCE 12-37 AND TITLE 16 LAND USE CONTROLS

WHEREAS, The Town of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield Washington Township Zoning Ordinance; and

WHEREAS, the Westfield-Washington Township Plan Commission ("Commission") considered a petition (docket ____-PUD-__) filed with the Commission requesting an amendment to Ordinance 03-40, enacted by the Town Council on December 8, 2003, amended by Ordinance 06-24, enacted by the Town Council on June 12, 2006 and amended by Ordinance 12-37, enacted by the Town Council on January 14, 2013, (jointly referred to hereinafter as the "Andover PUD").

WHEREAS, on _____, 2013, the Commission took action to forward Docket ____-PUD-__ to the Westfield City Council with a favorable recommendation in accordance with Indiana Code 36-7-4-608, as required by Indiana Code 36-7-4-1505;

WHEREAS, on _____, 2013, the Secretary of the Commission certified the action of the Commission to the City Council; and

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

NOW THEREFORE BE IT FURTHER ORDAINED BY THE WESTFIELD CITY COUNCIL THAT ORDINANCE 03-40, and TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. The section "Building Materials" associated with Parcel G on Exhibit 9 of the Ordinance 03-40 shall be amended as follows:

Aluminum and vinyl siding shall be prohibited, although vinyl clad windows and soffits shall be permitted.

Permitted exterior surfaces shall include:

- Polymeric Cladding of a minimum thickness of 0.22" and with an applied exposure of at least 6 7/8" (e.g. Norandex Everlast™);
- EIFS;
- Synthetic stucco;
- Cultured stone;
- Wood;
- Concrete fiber (Hardie-Plank or similar);
- Brick;
- Stone; and

- Other Masonry product;

In all other respects, the Andover PUD Ordinance shall remain in effect and unchanged.

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2013.**

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	Voting Against	Abstain
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ John Dippel	_____ John Dippel	_____ John Dippel
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Robert J. Smith	_____ Robert J. Smith	_____ Robert J. Smith
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Robert W. Stokes	_____ Robert W. Stokes	_____ Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document unless required by law. Russell L. Brown

I hereby certify that ORDINANCE No. _____ was delivered to the Mayor of Westfield on the _____ day of _____ 2013 at _____ .m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE NO. 13-__

This _____ day of _____, 2013.

I hereby VETO ORDINANCE No. 13-__

This _____ day o _____ 2013.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

Prepared by:

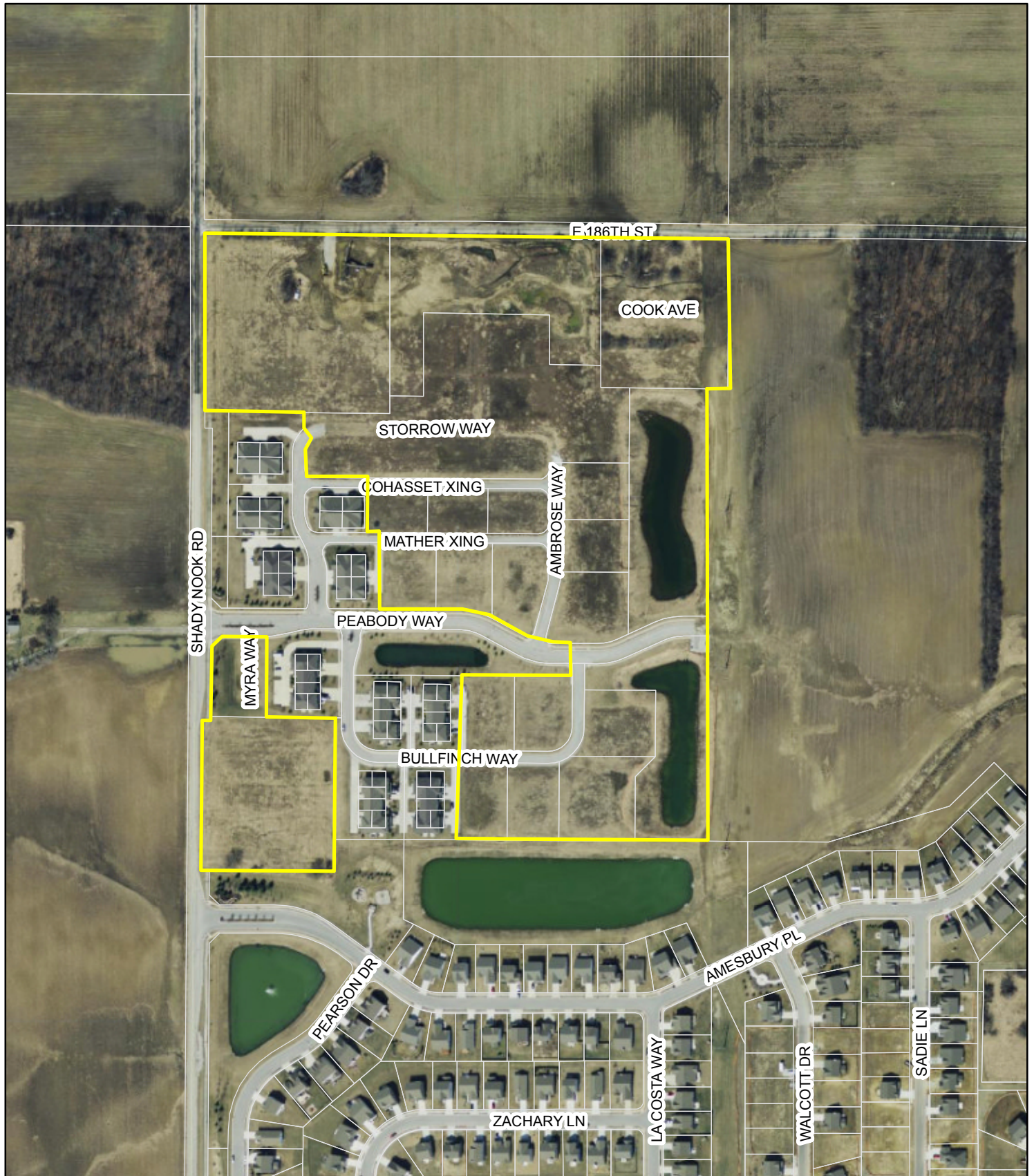
Russell L. Brown, 26781-49, Clark, Quinn, Moses, Scott & Grahm, LLP
320 N. Meridian Street, Suite 1100, Indianapolis, IN 46204, (317) 637-1321

Aerial Location Map
Redwood at Andover
1306-PUD-08 (Building Materials Amendment)



Aerial Location Map

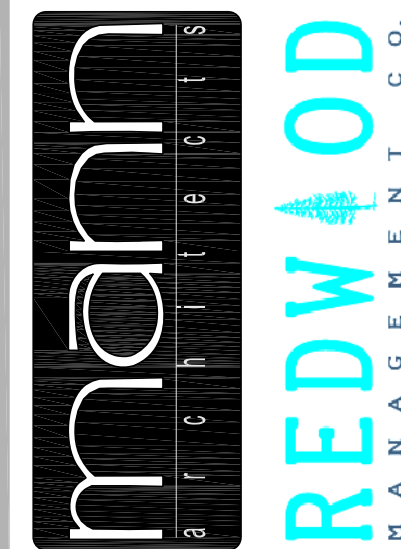
 Site





revisions

3660 embassy parkway
fairlawn, ohio 44333
tel. 330 . 666 . 5770
fax: 330 . 666 . 8812
www . mann-architects . com
387 medina road, suite 600
medina, ohio 44256
tel. 330 . 239 . 6100

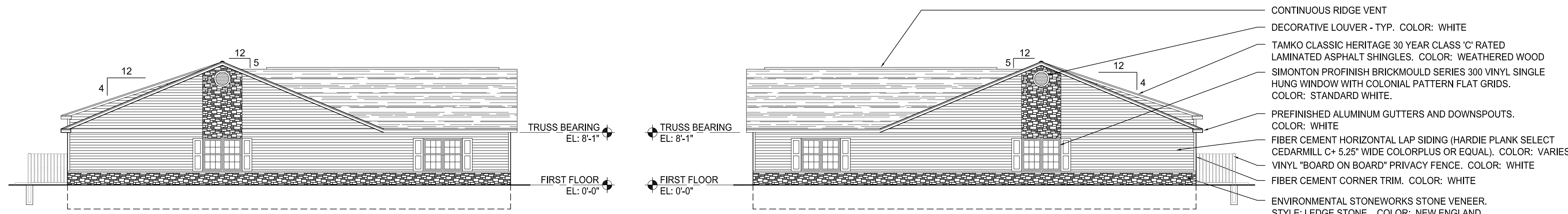


drawing
project no. 19512
date JANUARY 20, 2013
scale AS NOTED
EXTERIOR ELEVATIONS BUILDINGS E, I, R, Z, HH
REDWOOD AT ANDOVER APARTMENTS
E. 40th ST. / SHADY NOOK
WESTFIELD, INDIANA
project

A4.1

18 OF 28

sheet no.

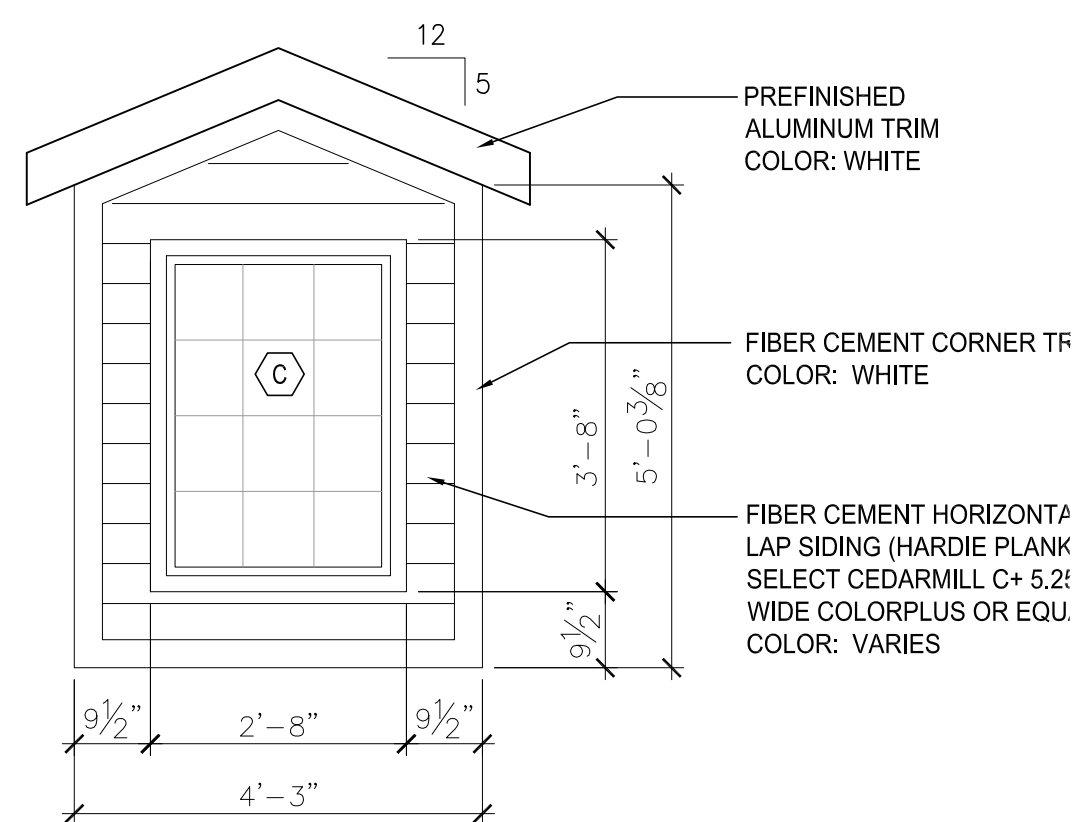


6 SIDE ELEVATION
A4.1 SCALE : 3/32" = 1'-0"

BLDGS HH, E, I, R, Z, GG, II, JJ

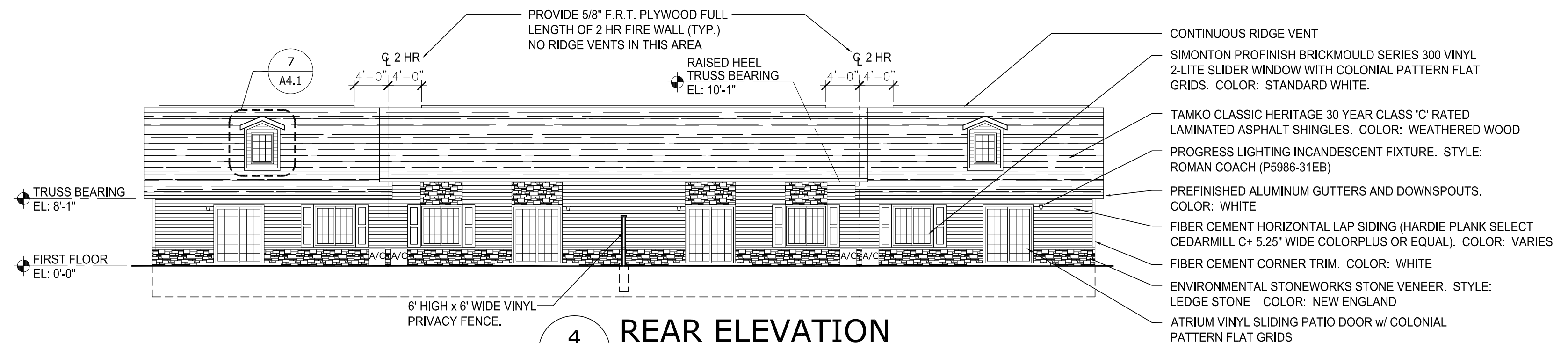
5 SIDE ELEVATION
A4.1 SCALE : 3/32" = 1'-0"

BLDGS HH, E, I, R, Z, GG, II, JJ



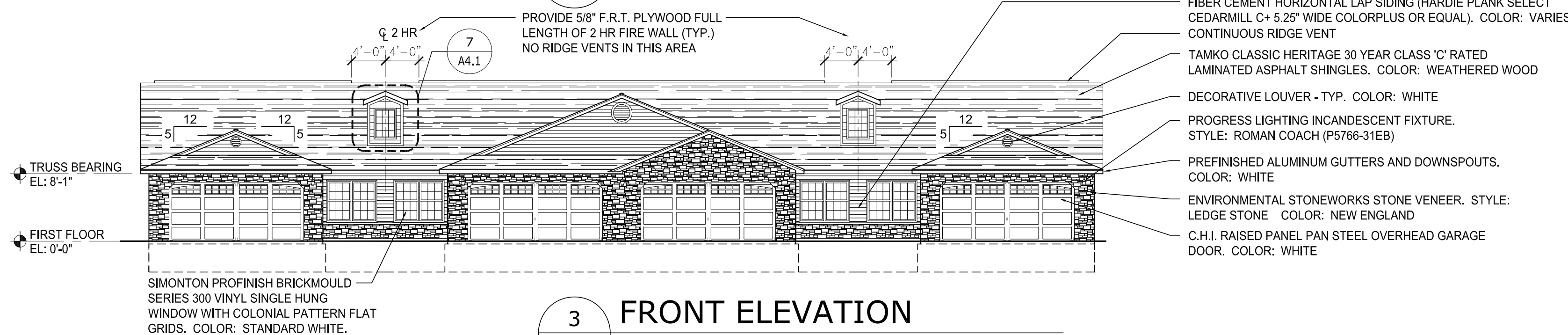
7 DORMER DETAIL
A4.1 SCALE : 1/2" = 1'-0"

(TYPICAL FINISHES FOR SIDES OF DORMER)



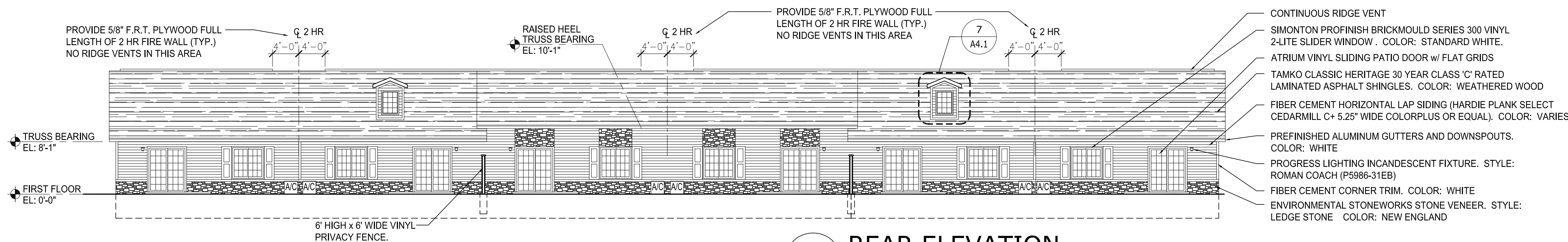
4 REAR ELEVATION
A4.1 SCALE : 3/32" = 1'-0"

BLDGS E, I, R, Z



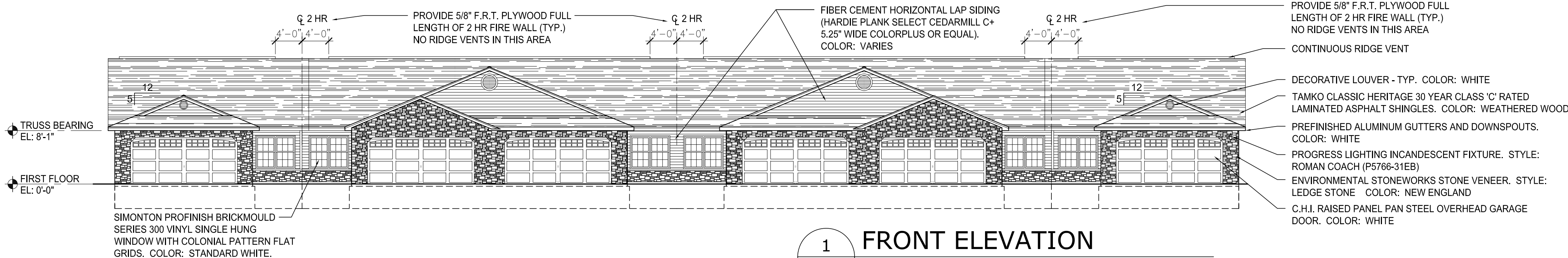
3 FRONT ELEVATION
A4.1 SCALE : 3/32" = 1'-0"

BLDGS E, I, R, Z



2 REAR ELEVATION
A4.1 SCALE : 3/32" = 1'-0"

BLDG HH



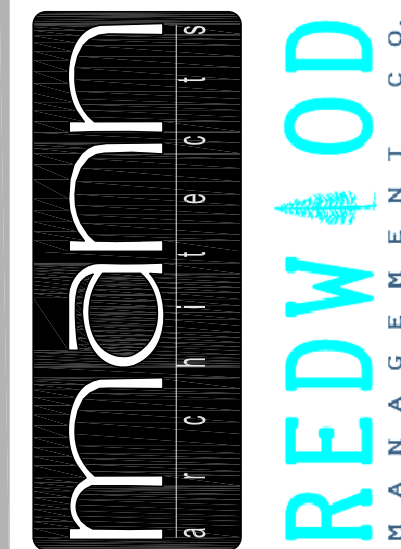
1 FRONT ELEVATION
A4.1 SCALE : 3/32" = 1'-0"

BLDG HH



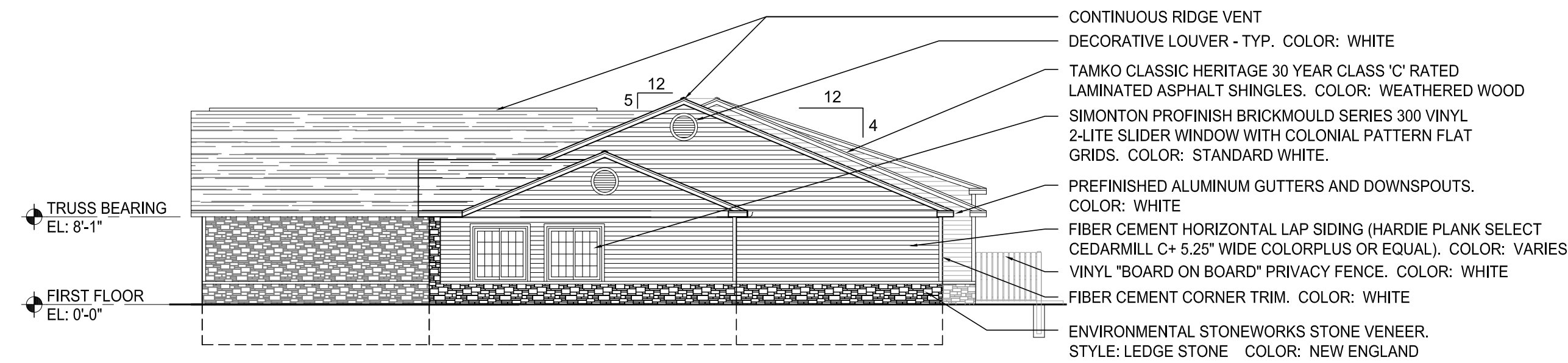
revisions

3660 embassy parkway
fairlawn, ohio 44333
tel. 330 . 666 . 5770
fax: 330 . 666 . 8812
www . mann-architects . com
387 medina road, suite 600
medina, ohio 44256
tel. 330 . 239 . 6100

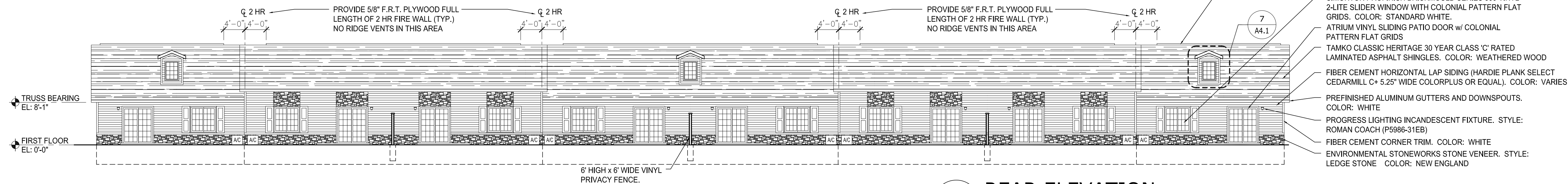


drawing
EXTERIOR ELEVATIONS - BUILDINGS GG, II, JJ, A
project no. 19512
date JANUARY 20, 2013
scale AS NOTED
REDWOOD AT ANDOVER APARTMENTS
E. 40th ST. / SHADY NOOK
WESTFIELD, INDIANA
project

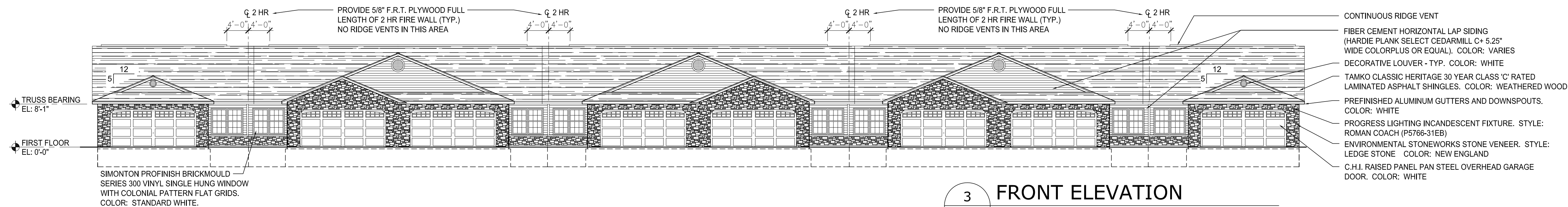
A4.2
19 OF 28
sheet no.



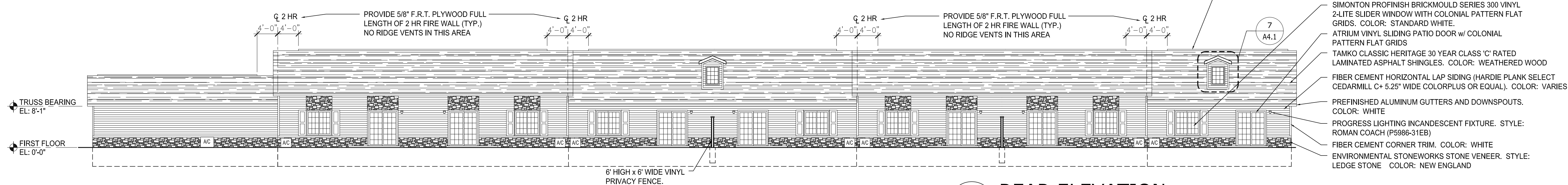
5 SIDE ELEVATION
A4.2 SCALE : 3/32" = 1'-0"



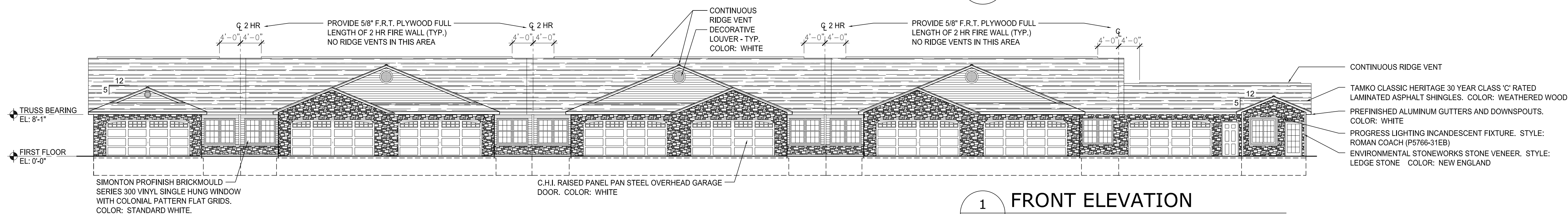
4 REAR ELEVATION
A4.2 SCALE : 3/32" = 1'-0"



3 FRONT ELEVATION
A4.2 SCALE : 3/32" = 1'-0"



2 REAR ELEVATION
A4.2 SCALE : 3/32" = 1'-0"

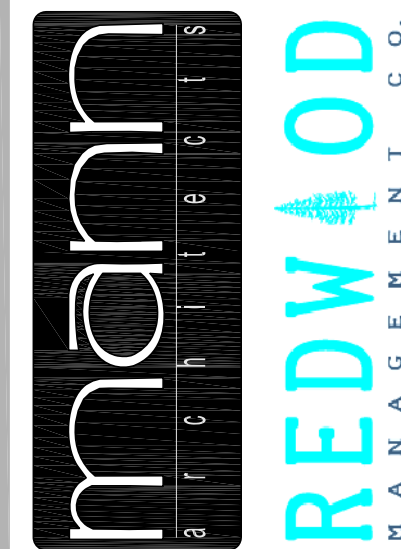


1 FRONT ELEVATION
A4.2 SCALE : 3/32" = 1'-0"



revisions

3660 embassy parkway
fairlawn, ohio 44333
tel. 330 . 666 . 5770
fax: 330 . 666 . 8812
www . mann-architects . com
387 medina road, suite 600
medina, ohio 44256
tel. 330 . 239 . 6100



drawing
EXTERIOR ELEVATIONS - BUILDINGS B, O, P, Q, & TYPICAL 4 UNIT
project no. 19512
date JANUARY 20, 2013
scale AS NOTED

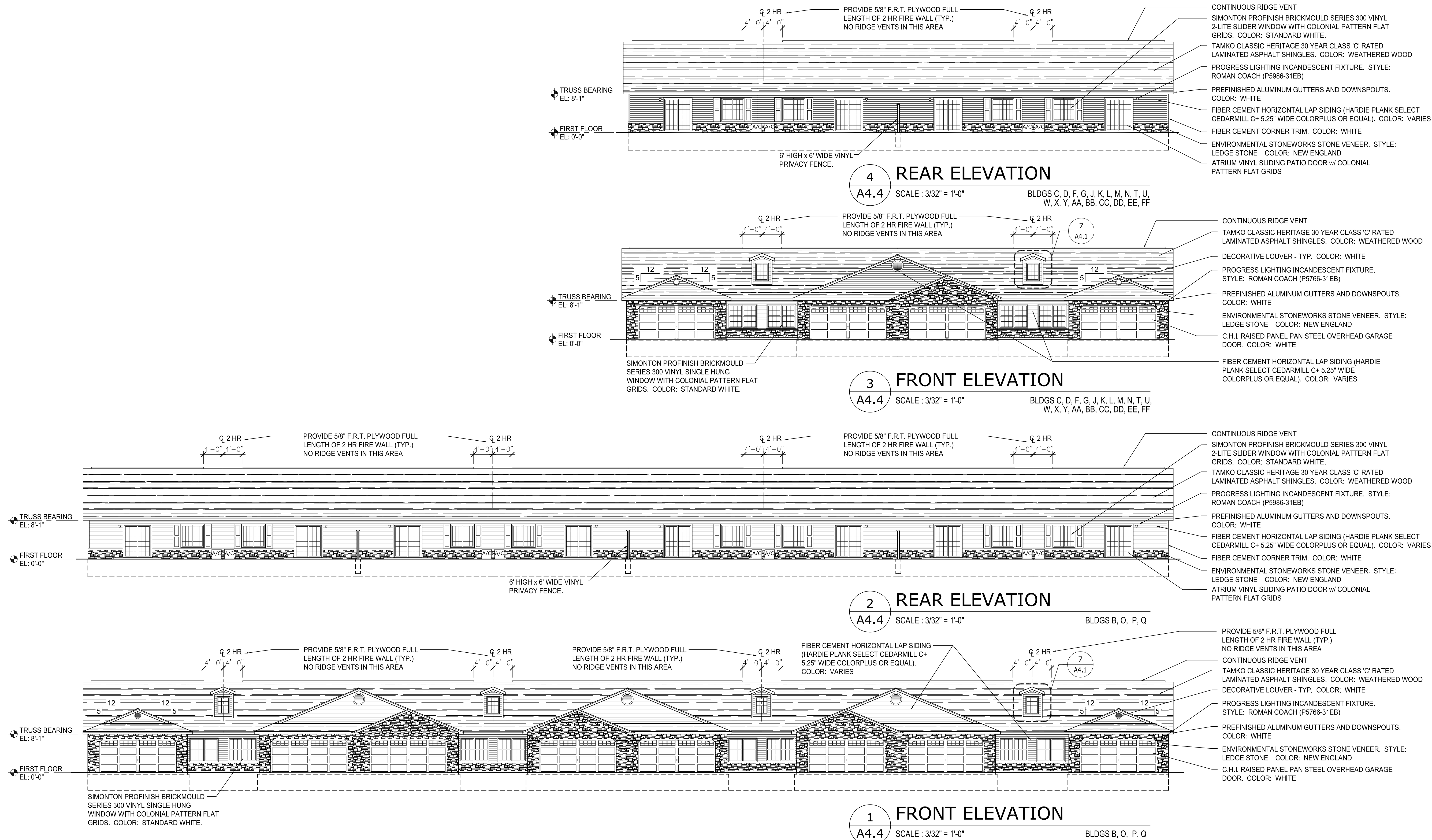
REDWOOD AT ANDOVER APARTMENTS
E. 40th ST. / SHADY NOOK
WESTFIELD, INDIANA

project

A4.4

21 OF 28

sheet no.



GRAND JUNCTION

ACTION PLAN 2013



-DRAFT-

Version 06.06.13

an amendment to the
Westfield-Washington Township Comprehensive Plan



Table of Contents

Executive Summary	3
Chapter 1: Overview	4
Chapter 2: Comprehensive Plan Summary	5
Chapter 3: Summary of Accomplishments	9
Chapter 4: Recent Events Affecting Grand Junction Initiatives	17
Chapter 5: Grand Junction District	20
Grand Junction District Map	23
Chapter 6: Action Plan Objectives and Action Items - Full List	24
Chapter 7: Identifying Priorities - Top Ten Action Items	28
Chapter 8: Going Forward	30
Appendices	31

EXECUTIVE SUMMARY

This Grand Junction Action Plan (the “Action Plan”) is an amendment to the Westfield-Washington Township Comprehensive Plan. The Action Plan: (1) provides a summary of past planning activities related to what is now known as The Grand Junction, Westfield’s historic downtown area; (2) organizes and clarifies the various objectives identified in these planning exercises; (3) identifies the geographic area of the Grand Junction District; and (4) sets forth and prioritizes specific action items or projects necessary to accomplish the Grand Junction vision.

After reviewing and analyzing the twelve +/- planning documents (authored from 1993 to present) related to the Grand Junction and the meeting summaries from the Action Plan Charrettes, fifty-two (52) distinct planning objectives were identified. The Action Plan process included prioritizing these planning objectives. The top ten of the fifty-two objectives are set forth below (not in any particular order). This list comes forward as a recommended work strategy for 2013.

1. **BRANDING.** Create a brand for the Grand Junction area.
2. **GATEWAY SUB-DISTRICT STANDARDS.** Develop zoning standards (and possibly other standards) for the Gateway Sub-district of Grand Junction (the area immediately surrounding the interchange to be constructed at State Highway 32 and U.S. Highway 31).
3. **JUNCTION SUB-DISTRICT STANDARDS.** Develop zoning standards (and possibly other standards) for the Junction Sub-district of Grand Junction (the area constituting the Westfield downtown mixed-use urban core).
4. **TRANSIT.** Develop a transit circulation plan to accommodate movement of residents, employees and visitors among destinations in the Westfield community (e.g., Grand Park and Grand Junction), which may ultimately connect to a larger transit system between the Westfield community and Indianapolis.
5. **REGIONAL DETENTION.** Develop the Grand Junction regional detention facilities designed to enhance the amount of useable land in Grand Junction as publicly accessible amenities and greenways.
6. **STREETSCAPE.** Develop plans for and install streetscape amenities within Grand Junction (e.g., benches, trash cans, planters, hanging baskets, bike racks and ornamental street lights).
7. **THE PLAZA.** Develop and construct the public park facility that has come to be known as Grand Junction Plaza.
8. **HOUSEHOLD ATTRACTION.** Develop plans to attract as many households within walking distance of Grand Junction as possible, as soon as possible. This plan would likely involve taking an inventory of developable property within Grand Junction and crafting policies to encourage or at least accommodate the building of new households in this area.
9. **LAND ASSEMBLY.** Develop strategies and policies to assemble land for development or redevelopment within the Grand Junction District. The development community has identified the uncertainties and expenses associated with land assembly as the biggest obstacles to development/redevelopment within Grand Junction.
10. **PARKING.** Develop strategies and policies to ensure adequate parking within the Grand Junction area. This plan would likely involve taking an inventory of parking spaces within Grand Junction and developing policies for providing or enhancing parking facilities in this area.

The Action Plan recommends that this planning process be revisited every year toward the end of the year: (1) to measure progress toward accomplishing the top ten planning objectives included in the plan; (2) to determine if some items have been completed so that others may be added to the list; (3) to determine whether the items that have not been completed are still top priorities; and (4) to aid in work planning for the following year which should assist in annual budgeting processes.

CHAPTER 1: OVERVIEW

This document, the Grand Junction Action Plan 2013 (the “Action Plan”), is intended to update, supplement and refine the work completed in preparing the February 2009 Grand Junction Master Plan Addendum (the “Grand Junction Plan”) to the Westfield Washington Township Comprehensive Plan (the “Comprehensive Plan”). Like the Grand Junction Master Plan, this Action Plan is intended to be reviewed and adopted as an amendment to the Comprehensive Plan under the IC 36-7-4-500 Series. The intent of the Action Plan is to facilitate and encourage coordination and cooperation among the various groups and organizations working diligently to achieve the Grand Junction vision.

The Action Plan: (1) highlights and recapitulates the major objectives recommended in the Grand Junction Master Plan; (2) inventories the numerous planning activities, initiatives, development projects and other notable events that have occurred since adoption of the Grand Junction Plan; (3) takes note of the progress that has been made toward the Grand Junction Plan objectives; (4) identifies the geographic boundaries of the area to which the recommendations contained in the Action Plan apply; (5) identifies additional objectives and refines and/or re-emphasizes other previously-identified Grand Junction Plan objectives necessary to accomplish the community’s vision for Grand Junction; (6) sets forth recommended action items to accomplish those objectives; and (7) prioritizes the recommended action items.

The process of preparing this Action Plan involved a series of planning charrettes hosted by the Westfield City Council’s Committee on Ordinance Revision (“CCOR”) and the Downtown Westfield Association (“DWA”), which now includes the Grand Junction Task Group within its organization. Charrette participants include:

- Jim Ake CCOR (City Council)
- Steve Hoover CCOR (City Council), DWA (Member)
- Mic Mead CCOR (Citizen Member), DWA (Member)
- Ken Kingshill CCOR (Citizen Member), DWA (President)
- Chuck Watson DWA (Member)
- Anne Poynter DWA (Executive Director)
- Cindy Spoljaric CCOR (City Council)
- Matthew Skelton Economic & Community Development (Director)
- Kevin Todd Economic & Community Development (Senior Planner)

The work product of the planning charrettes is included in this Action Plan. Each of the planning charrettes is described in much more detail within the appendices to this Action Plan. Copies of materials discussed in the planning charrettes are also included or at least described within the appendices.



Grand Junction
Addendum
to the Westfield Washington
Township Comprehensive Plan

April 2009



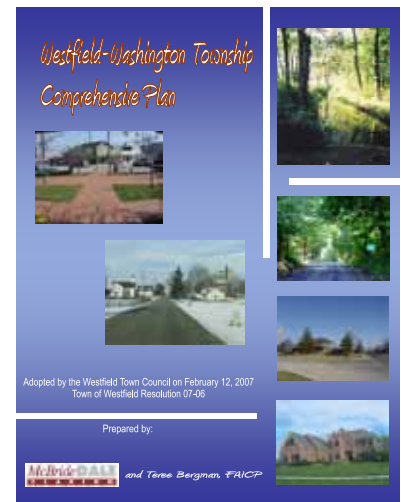
*“The intent of
the Action Plan
is to facilitate
and encourage
coordination and
cooperation among
the various groups
and organizations
working diligently to
achieve the Grand
Junction vision”*

CHAPTER 2: COMPREHENSIVE PLAN SUMMARY

The Westfield Washington Township Comprehensive Plan

The Westfield Washington Township Comprehensive Plan was adopted in February of 2007. The Comprehensive Plan includes several recommendations related to Westfield's historic downtown area (now referred to as "The Grand Junction") summarized here:

1. Appropriately plan for and provide adequate parking in the downtown area (for customers, clients and employees).
2. Encourage new development to be constructed in a way that resembles and complements the building aesthetics existing in the downtown area (e.g., require buildings to be constructed close to the street).
3. Promote downtown as a growth center and a destination place.
4. Develop a unique image for the downtown area.
5. Encourage landscaped open spaces in the downtown area.
6. Encourage the development of pedestrian trails within and connecting to the downtown area.
7. Encourage the following general types of land uses: commercial, offices, retail, residential (especially new homes that resemble existing older home styles), high density residential, cottage industries, institutional, entertainment, parks, plazas and other open spaces.
8. Prepare and adopt detailed plans for downtown development and redevelopment. Plans should include an urban design component, market study and action plan.
9. Implement appropriate regulatory changes to address: parking, building setbacks, landscaping, lighting, building scale and mass, design standards, signage, reuse of existing structures, traffic management, pedestrian trails, branding of the downtown, storm water detention, land use, infrastructure improvements, streetscape improvements (e.g., trees, street furniture, flowers and lighting) and maintenance standards.
10. Develop partnerships and encourage formation/enhancement of appropriate organizations to support the downtown development and redevelopment initiative.
11. Develop a capital improvement program for the downtown area.



The Grand Junction Master Plan

The Grand Junction Master Plan was completed in February 2008. A corresponding addendum to the Westfield Washington Township Comprehensive Plan, The Grand Junction Master Plan Addendum, was adopted by the City Council in February of 2009. The plan describes the Westfield community's vision for the future of its historic downtown area, identifies policy objectives to guide public decisions related to the historic downtown area, and identifies opportunities for investment (mostly public projects) that provide the greatest opportunity for reaching those objectives.

The plan describes the community's vision for Grand Junction as an integrated combination of uses and outdoor public spaces...where many kinds of connections are made: connections with family and friends, the larger community, nature, great places to dine, distinctive places to shop, important regional trails and roadways, and Westfield's historic legacy.

OBJECTIVES: The policy objectives identified in the plan include:

1. Establishing a "Grand Junction" brand;
2. Showcasing the natural environment within Grand Junction;
3. Creating a comfortable downtown for people;
4. Creating a unique mix of destinations for people;
5. Multi-modal accessibility; and
6. Financial Stability.

OPPORTUNITIES: The public investment opportunities identified in the plan include:

1. Grand Junction Plaza: (see Grand Junction Plaza Map on Page 7) Key features of the Grand Junction Plaza include: new connections to the Monon Trail and Midland Trace Trail; a signature water element as a focal point; a Great Lawn gathering space; highly visible gateway areas; a family-friendly playground; and a realigned, specially paved Jersey Street.
2. City Hall/Library Project: A new City Hall and a new Westfield Washington Library would strengthen downtown's image and identity as the community centerplace.
3. Extended Trail System: Extending the downtown trail system would create exceptional connectivity between the Monon Trail, Midland Trace Trail, other local trails, businesses, civic institutions and residential neighborhoods.
4. Extended Street Network: Key features of the extended street network would include: a Poplar Street extension south to the proposed Lantern Commons project (to be located on the northeast corner of U.S. Highway 31 and 161st Street); a realigned and extended jersey Street between Union Street and Cherry Street; and an extension of Mill Street that connects Main Street and Union Street.
5. Regional Storm Water Detention: Regional storm water facilities would help enable desired patterns of development, serve as attractive water features and provide convenient recreational space for nearby residents.
6. Gateway Development: A signature downtown development including a hotel, conference center and premium office buildings would create a high quality downtown gateway at the U.S. Highway 31 interchange to be constructed at State Highway 32 (Main Street).

"an integrated combination of uses and outdoor public spaces... where many kinds of connections are made."



Grand Junction Plaza Map



Grand Junction Conceptual Design Charrette

In the last half of 2009, the City and the Grand Junction Task Group engaged in the Grand Junction Conceptual Design Charrette exercise in order to help inform its decisions about how and where to invest its available resources to advance the community's vision for the Grand Junction. Specifically, the group identified the following priorities: (1) enhance the South Union Street streetscape; (2) complete a portion of the Grand Junction Plaza; (3) improve and enhance Jersey Street between Mill Street and South Union Street; and (4) provide trailhead and parking lot improvements for Asa Bales Park. As part of this exercise, members of the development community participated in planning sessions where they were asked to identify the City's greatest challenges to reaching its Grand Junction vision. Although never formally memorialized in a comprehensive plan amendment, the following three challenges have been important in shaping the City's investment strategies since the exercise and they continue to influence the community's thought processes today:

1. **Rooftops:** In order for the downtown area to become the destination-place envisioned on the Grand Junction Master Plan, the City should work to attract as many new households within walking distance of the downtown area as possible, as soon as possible.
2. **Land Assembly:** The risks and uncertainties associated with land assembly represents a significant obstacle for developers desiring to develop or redevelop land in Grand Junction. Anything the City is able to do to facilitate or simplify this activity would likely expedite redevelopment.
3. **Access to Capital:** It is difficult for developers to obtain capital for redevelopment projects like the ones desired within Grand Junction. Part of this has to do with the current lending environment and part of this has to do with the many additional contingencies associated with redevelopment projects (contingencies that are as prevalent in greenfield development projects).

CHAPTER 3: SUMMARY OF ACCOMPLISHMENTS

1993 - Ball State Study

Developed in conjunction with Ball State University's Community Based Projects Program, this study covers a wide range of topics for the Westfield community. It is one of the first documents to identify the town unification with the township and subsequent conversion to a city as a means of managing growth, maintaining Westfield's small town identity and enhancing economic development and public services. As specifically related to the downtown area of Westfield, the plan identifies a need to create a park-like community gathering space and a new government center. Concerns were also raised in the plan related to traffic, overhead power lines as well as a need for enhanced design guidelines and a historic preservation plan.

1999 - Comprehensive Plan

- Document – Westfield and Washington Township 2020 Comprehensive Plan. This document represents the first comprehensive plan completed for Westfield as contemplated in IC 36-7-4.
- This plan was assembled to provide a strategy for the management of growth and represented the community's interest in how Westfield would develop. The plan addresses five key issues: 1) preservation of community character; 2) desire for more parks and other recreational facilities; 3) developing strategies for growth management; 4) revitalization of downtown; and 5) creating solutions for east-west traffic flow within the community. This plan notes a need for a special study of the downtown area that would focus on economic development, residential development, historic preservation and parking needs.

2006 - Cripe Plan

- Document – Master Plan for the Downtown Core
- The purpose of this initiative was use to provide policy direction regarding development in downtown Westfield. The boundaries identifying downtown Westfield were borrowed from the not-yet-completed 2007 Westfield-Washington Township Comprehensive Plan. Ultimately three future land use maps were proposed as well as architectural objectives and economic analyses. The plan recommends using development incentives and marketing downtown amenities in an effort to encourage more development in the area.

2007 - Comprehensive Plan

- Document – Westfield-Washington Township Comprehensive Plan designed to update and replace the 1999 Comprehensive Plan.
- In ten years' time, the City of Westfield saw its population double and with it a need to revise its Comprehensive Plan. With extensive community input, the City adopted the Westfield-Washington Township Comprehensive Plan in early 2007. This plan identified the downtown area for a special study. It noted many assets including: Midland Trace Trail, Natalie Wheeler Trail, Asa Bales Park and a collection of historic buildings. The plan also identified challenges for the downtown area: truck traffic on State Highway 32, perceived lack of parking, aging infrastructure and an unattractive streetscape. Recommendations of the plan include improving the appearance of downtown, traffic flow, parking, and way-finding; as well as promoting pedestrian friendliness and activity.

April 2009 – Grand Junction Master Plan

- Document – Grand Junction Master Plan
- A special study of downtown Westfield was conducted in 2008 after the formation of the Grand Junction Task Group. The plan identifies a long term vision as well as land use and financial investment goals for the intermediate and short terms. The centerpiece of the plan includes creating a gathering space in the form of Grand Junction Plaza, west of Union Street between Mill Street, Park Street and Jersey Street (*see Grand Junction Plaza Map on Page 7*). Key public investment opportunities are also identified including: Grand Junction Plaza, new civic facilities, extended trail system and street network, enhanced stormwater management, and signature gateway developments. A summary of this plan was adopted as an addendum to the City's 2007 Westfield-Washington Township Comprehensive Plan in April of 2009.

December 2009 – Browning-Day/Design Workshop Grand Junction Conceptual

Design Charrette

- Document – Browning Day Mullins Dierdorf/Design Workshop Grand Junction Conceptual Design Charrette Report
- The Grand Junction Conceptual Design Charrette Report (the "Charrette Report") was undertaken to refine the recommendations for the Grand Junction Plaza design as well as the adjacent city streets and development areas. City consultants Design Workshop and Brown Day Mullins Dierdorf hosted a three day charrette, inviting stakeholders from the community to provide input. Once completed, the City consultants validated the designs with local developers and assembled the Charrette Report to document the completed work.

June 2010 – Grand Junction Master Plan Review by Business Districts, Inc.

- Document – Grand Junction Master Plan Review
- The Grand Junction Master Plan Review (the “Review”) was an audit of the City’s progress since the Grand Junction Master Plan was created. Interviews were completed with various stakeholders, including Mayor Andy Cook, Deputy Mayor Bruce Hauk, City Councilor Ken Kingshill, the Executive Director of the Downtown Westfield Association Anne Poynter, and members of the Grand Junction Task Group. The Review examined physical improvements and land development, finances, as well as public policy and outreach. Overall, the Review was complimentary of the City’s progress and included some minor recommendations for moving forward.

Summer 2010 – Westfield Thoroughfare Plan Addendum

- Document – Westfield Thoroughfare Plan Addendum – Appendix A
- There are three goals identified in the 2010 Addendum to the Thoroughfare Plan: improve connectivity in Grand Junction, provide solutions for navigating around the U.S. Highway 31 improvements, and to enhance the City’s alternative transportation network. These goals are identified to improve the pedestrian and road networks in downtown Westfield. In the downtown area, the plan recommends that T-intersections be removed and dead end streets be connected to the greater road network. The Alternative Transportation Plan map is updated to include trail crossings of U.S. Highway 31, State Highway 32 and identifies new trails, including Little Eagle Creek Trail, Cool Creek Trail and the Anna Kendall Trail.

Summer/Fall 2010 – South Union Street & Grand Junction Trail Project

Per the newly adopted addendum to the Westfield Thoroughfare Plan, funds were allocated for the construction of the trail connection between the Natalie Wheeler Trail and the planned Grand Junction Plaza. The project includestrails, benches and rain gardens as a means of also improving the southern gateway to downtown Westfield. This streetscape enhancement work was completed in the fall of 2010.

October 2010 – Main Street Corridor Study by American Structurepoint

- Document – State Road 32 Corridor Study: From Oak Ridge Road to Moontown Road
- Completed by American Structurepoint, the State Road 32 Corridor Study examined Main Street (State Highway 32) from Oak Ridge Road to Moontown/Gray Road. Rapid growth and U. S. Highway 31 improvements have created a considerable strain on the State Highway 32 corridor. The purpose of this plan is to identify and evaluate State Highway 32 transportation improvement alternatives while keeping in mind downtown Westfield redevelopment opportunities. A recommendation for a four lane divided road way is made based on an evaluation of traffic operations, safety, community impact, right-of-way acquisition and construction costs. This proposal also includes roundabouts at Shamrock Drive/Poplar Street and East Street.

February 2011 – Façade Improvement Program

The Façade Improvement Program was established by the City Council in February of 2011. Ordinance 10-22 created the program which offers downtown business owners and residents a matching reimbursement grant of up to \$5000 on projects that improve the facades of buildings. The City Council allocated \$50,000 to initially fund the grant program. Two years into the program, six grants were awarded totaling a \$25,000 investment from the City which generated over \$58,000 in new private investment in aesthetic improvements downtown.

Spring 2011 – Midland Trace Trail paved between Union Street and Carey Road

This section of the Midland Trace Trail connects downtown Westfield to the Westfield Marketplace retail center, Simon Moon Park and the Westfield City Services Building. In order to make the crossing at Cool Creek, the Bridgewater Club donated a damaged golf cart bridge that was restored, installed and painted according to the colors of the Midland Trace.

April 2011 – Old Friends Cemetery Park rededicated

Formally known as the Martha Doan Memorial Garden, the rededication of Old Friends Cemetery Park followed an extensive renovation of the historic cemetery grounds. Serving as the final resting place for many founders of the City, Old Friends Cemetery Park was in the care of the Westfield Woman's Club (the "Woman's Club") during its time as the Martha Doan Memorial Garden. Plans from the 1965 Woman's Club renovation inspired City Consultants Browning Day Mullins Dierdorf to design a park setting that honored the rich history of the City and to create a trailhead for the Midland Trace Trail.

June 2011 – Grand Junction Plaza Schematic Design by Browning-Day

- Document – Grand Junction Plaza Draft Construction Plans/Schematic Design
- A draft set of plans was developed for the Grand Junction Plaza. Areas within the Plaza are designed to accommodate a variety of activities including a farmer's market, community festivals, amphitheater, ice skating/ water fountain, and play ground as well as open areas for more passive park uses. Plans include integrating Grand Junction Plaza with Asa Bales Park by way of a pedestrian crossing along the Thompson Canal under State Highway 32. Five residential structures along South Union Street are identified for preservation.

July 2011 – Westfield Blossoms

In early 2010 downtown business owners Dave and Becky Weiss advised the City of Westfield that they were interested in installing a mural on their building at 101 South Union Street. Knowing the impact it would have on the downtown landscape, they engaged the City in discussions regarding a public art piece that would highlight the history of the community. Both parties agreed to install a removable sculptural mural so that the pieces can be removed when State Highway 32 is expanded. Blice Edwards of Indianapolis was contracted to complete the unique project after being selected through a design competition judged by the Grand Junction Task Group. The mural was unveiled during the Westfield Rocks the 4th festival in July of 2011.



Spring 2012 – Property acquisition begins for Grand Junction Plaza

- Document – Grand Junction Plaza Affected Parcels Map
- Property acquisition began in the spring of 2012. By the close of the year five properties had been purchased and two others had closings scheduled in 2013. The City continues to reach out to property owners interested in selling their homes in the area identified for Grand Junction Plaza development.

March 2012 – RQAW designs bridge at U.S. Highway 31/State Highway 32

- Document – US 31/SR 32 bridge design plans
- Recognizing the importance of the State Highway 32 and U.S. Highway 31 interchange to the community, the Grand Junction Task Group met with representatives from RQAW to assist in the design of a signature bridge structure. The interchange itself will serve as a gateway to the Westfield community and downtown Westfield, specifically. Since the bridge will span State Highway 32 it is important that bridge enhancements be visible from U.S. Highway 31. Four towers, resembling torches, will anchor at least two of the corners of the bridge (*see below and the Grand Junction District Map on Page 23 for Tower Locations*). Each tower will be lit internally and externally to give the design depth at night. Construction on the interchange is expected to begin in 2014 with completion in 2015. The towers will each be completed as funds allow.



Summer 2012 – Grand Junction Properties

Grand Junction Properties was created as a real estate resource for businesses looking to relocate to Grand Junction. With a strong focus on downtown Westfield, the organization provides free marketing for those interested in selling or leasing their properties. Market data and demographic information are available through this organization. Grand Junction Properties also serves as an information resource for downtown developments including the Grand Junction Plaza.

July 2012 – East entrance to Asa Bales Park reconstructed, Passaggio

Becoming something of a tradition, the 2012 Westfield Rocks the 4th festival brought about another unveiling of public art. Working with the Herron School of Art and Design, and artist Katey Bonar, Passaggio was presented to the City of Westfield and a special “Meet the Artist” event was held later in the month. Three thirteen-foot columns comprise the main sculpture with a set of concentric steel rings suspended inside the columns at the top. The sculpture is completed with two other sets of rings grouped in the adjacent sidewalk. The name “Passaggio” means passageway or turning point in a journey. While Passaggio functions much like an entry way into Asa Bales Park, the artist hopes people see the symbolic meaning. “I feel like opening an art piece like this in Westfield gives an opportunity for residents to reflect on the past, as well as to examine where they are now and where they want to be in the future, both collectively and personally.” –Katey Bonar

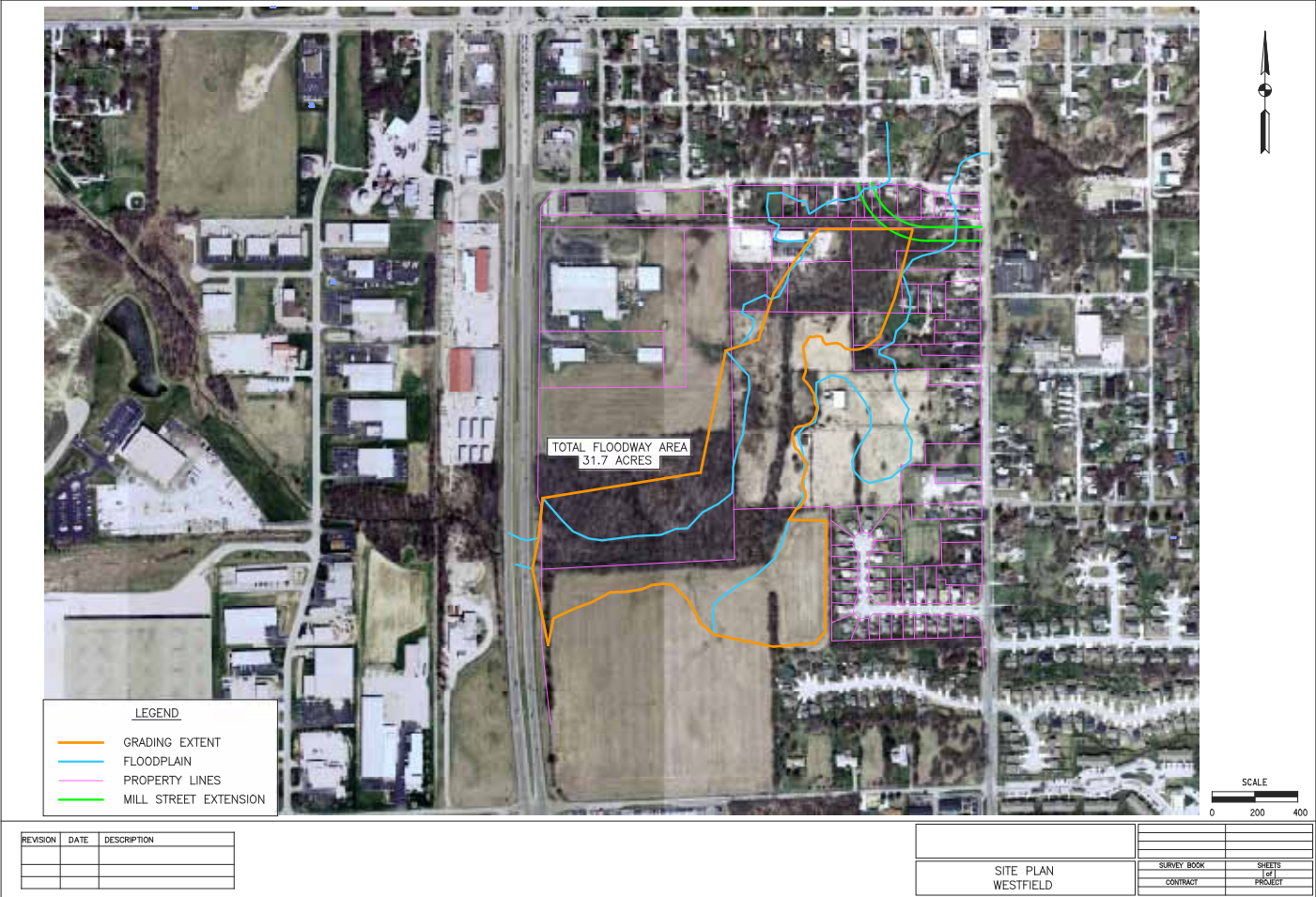


October 2012 – Re-striping at State Highway 32 and Union Street for left-turn lanes

In an effort to improve traffic flow in downtown Westfield, the City worked with INDOT to restripe State Highway 32 and Union Street. The project included the removal of twenty (20) on-street parking spaces which allowed for the addition of dedicated left turn lanes on both State Highway 32 and Union Street.

Regional Detention Design and Planning

- Document – Regional Detention PowerPoint
- A significant amount of land in the downtown area of Westfield falls within the floodplain of the Anna Kendall and Thompson waterways. Additionally, storm water detention requirements make development challenging on small parcels of land like many of those located in Grand Junction. In an effort to free up more land for development in the downtown area, the City has started work on a regional detention system.



CHAPTER 4: RECENT EVENTS AFFECTING GRAND JUNCTION INITIATIVES

The Economy

The recession of the mid-2000's is attributable to a sharp increase in sub-prime mortgages, a decline of securities backed by said mortgages and the collapse of several major financial institutions which led to a disruption of the flow of credit to business and consumers on a global level. Between 2004 and 2006, the use of sub-prime mortgages increased from approximately eight percent of the market to 20 percent (and higher in some parts of the U.S.), most of which were adjustable rate mortgages. Additionally, American households saw significant increases in the debt to disposable income ratio: 77 percent in 1990 to 127 percent in 2007. The increase is attributed to higher mortgage levels. As homeowners saw sharp declines in home prices, refinancing became difficult. Global investors cut back on purchases of mortgage-backed debt and other securities.

As a result of the recession, the U.S. lost nearly 9 million jobs (6 percent of the workforce), and housing prices fell 30 percent on average. The U.S. stock market fell approximately 50 percent by 2009. While the stock market has recovered, housing prices are lower and unemployment is still high.

There were two federal acts that were aimed at improving the economy. In 2008 President Bush signed into law a \$168 Billion stimulus package that took the form of income tax rebate checks mailed to tax payers. In 2009, President Obama signed the American Resource and Recovery Act (\$ 787 Billion) another stimulus package this time taking the form of both spending programs and tax cuts. Approximately \$75 Billion was specifically set aside to assist struggling homeowners and is referred to as the Homeowner Affordability and Stability Plan. Post crisis, the national debt has risen from approximately \$10 Trillion in 2008 to over \$16 Trillion in 2012.

In looking at the condition of the economy in 2013, unemployment is down and locally we see increases in the number of building permits and the value of the real estate. According to the Bureau of Labor Statistics, the National Unemployment Rate was 7.6 percent in March of 2013. The State of Indiana was over 8.7 percent in the same month, a .5 percent increase over March of 2012. However, Hamilton County has experienced a much lower unemployment rate at 6.4 percent (March of 2013) according to Stats Indiana. The City of Westfield saw even lower unemployment rates of 5.7 percent in March of 2013, up from 5.1 percent in March of 2012.

The first quarter of 2013 showed an 88 percent increase in overall building permits over the same quarter in 2012. Single-family housing starts were up 85 percent over 2012 numbers for this same period. Most notable is the \$31 Million in overall improvements receiving permits in the first quarter of 2013 which is one-third of the total of all improvements from 2012. Directly impacting Grand Junction, Union Street Flats was issued six permits in the first quarter of 2013 with an estimated \$6.9 Million in improvements. The total value of this project is expected to be between \$18 million and \$23 million.

Grand Park

Located in the northwest quadrant of U.S. Highway 31 and State Highway 32, Grand Park is the economic development area surrounding the Grand Park Sports Campus. With a development focus on tourism, hospitality, life science, research and development, and distribution, there is expected to be a significant amount of growth in this area over the next five years. It is anticipated that the majority of the tourism and hospitality businesses will be national or regional chains, easily recognizable for the estimated 1.5 million visitors per year at the Grand Park Sports Campus.

With such a significant number of visitors expected at the Grand Park Sports Campus, plans include developing the Grand Junction area and Grand Junction Plaza of downtown Westfield in a way that provides non-sports themed entertainment; thus, giving guests to the City an opportunity to escape the sports environment to Hoosier hospitality. Grand Park Sports Campus visitors, City residents, and the City's business community will be able to enjoy outdoor concerts, farmer's markets, and other unique opportunities to meet and gather. Guests will be able to enjoy local restaurants and boutique shopping in the heart of downtown Westfield.

Mass Transit

Mass transit has been an increasingly discussed topic in the Central Indiana Region. House Bill 1011 (the "Bill"), which sought legislation allowing a public referendum to permit local governments to decide how to fund mass transit in Central Indiana, was hotly debated during the 2013 legislative session. The Bill was passed by the House, but sent to summer study committee in the Senate. The next legislative session should give rise to the additional discussion.

As proposed by Indy Connect, a bus rapid transit system would serve from Carmel, extending south to Greenwood through Indianapolis. Preliminary maps indicate the route would terminate at the Palladium in Carmel's City Center. Representatives from Westfield have indicated a desire to work with Indy Connect to revise the initial plan and extend the bus rout to downtown Westfield or Grand Park.

US 31 Major Moves

The U.S. Highway 31 Major Moves project will upgrade U.S. Highway 31 through Hamilton County to freeway standards from I-465 to State Highway 38. Once complete, access to the new highway within Westfield will be via interchanges located at 146th/151st Streets, 161st Street, State Highway 32, 191st Street and at State Highway 38. The intent of the project is to reduce congestion, improve safety and provide continuity for commerce and travels on U.S. Highway 31 which extends from Michigan to Alabama.

Construction of the project began in 2011 and immediately impacted downtown Westfield. To provide immediate safety improvements, cross access at Park Street south of U.S. Highway 31 was eliminated, a traffic signal was added at 169th Street, and turning options were limited on State Highway 32 immediately west of U.S. Highway 31. In late 2012, offline construction started for the State Highway 32 interchange leading to the relocation of several businesses and demolition several of structures has occurred in 2013.

Utility Transfer

A combination of property tax caps, high growth projections and increased debt with the City's water and sewer utilities led to the decision to leverage these assets. The City examined two options 1) liquidation, and 2) an outright sale. Ultimately deciding on an outright sale, eight (8) firms considered this opportunity, but ultimately, three (3) submitted bids in May of 2012.

Once all the bids were reviewed, the winning bid by Citizens Energy was accepted. A public information campaign began in October of 2012 and in the following November an application was made to the Indiana Utility Regulatory Commission (the "IURC") to permit this transaction. The City and Citizens Energy entered the discovery and testimony phase of the transfer in January of 2013. This will be followed by hearings with the IURC in June, 2013.

Upon completion of the utility transfer, the City would be able to retire approximately \$45 Million in utility debt. This will cut the City's overall debt in half and provide up funds for other public projects focused on economic growth.

Grand Junction EDA

The Grand Junction Economic Development Area (the "TIF District" was established in August of 2009. In 2011 the TIF District was expanded to include the Grand Park area. In February of 2013, the TIF District was amended to remove parcels that were included in the U.S. Highway 31 Major Moves project were removed.

The TIF District has been targeted for economic development. Presently two major projects are underway: Wellbrooke (a.k.a., Mainstreet, a 24-hour skilled nursing facility) and Union Street Flats (a high-end 237-unit apartment community). These two projects are expected to start generating significant tax increment by 2014.

CHAPTER 5: GRAND JUNCTION DISTRICT

Grand Junction District Boundaries

The Grand Junction District (the “District”) is generally bound by Hoover Street to the north, East Street to the east, and U.S. Highway 31 to the west (the exception being that the immediate parcels on the west side of the U.S. Highway 31 and State Highway 32 interchange are also included in the District). The southern boundary varies on each side of Union Street. On the west side of Union Street, the District’s boundary follows 169th Street (David Brown Drive); on the east side of Union Street, the District is generally bound by the edges of the Coverdale, Emerald Place, and Pheasant Run subdivisions (*see Grand Junction District Map on Page 23*). This geographic area represents the land area to which the recommendations of this Action Plan apply.

The District is divided into five (5) Sub-districts: the Junction Sub-district (indicated in orange on the Grand Junction District Map); the Gateway Sub-district (indicated in green on the Grand Junction District Map); the Union Sub-district (indicated in yellow on the Grand Junction District Map); the Kendall Sub-district (indicated in blue on the Grand Junction District Map); and the Neighborhood Sub-district (indicated in pink on the Grand Junction District Map). Each of these Sub-districts is discussed in more detail in the paragraphs that follow.

Junction Sub-district (orange)

The Junction Sub-district includes the core of Westfield’s downtown area. It is the central business district of Westfield. The Junction Sub-district centers on Union Street and Main Street. It extends to properties just north of Penn Street, to the north; properties just east of East Street, to the east; properties just south of the future Mill Street/East Street extension, to the south; and Poplar Street, to the west.

The area included in the Junction Sub-district contains the basic grid street network that is part of a typical, traditional downtown. The street network is planned to be extended in strategic locations to enhance circulation. This Sub-district is anticipated to redevelop in a form that is consistent with traditional downtown development.

Preserving Westfield’s heritage is important, and a list of downtown buildings that need to be preserved should be developed and maintained. As the rest of the Sub-district redevelops, it is anticipated that buildings will be positioned near the street and they will be designed using timeless and eclectic architecture. Quality materials and design should be used. Faux façade treatment is not desirable in this area. The Sub-district should maintain a distinct character that is unique to Westfield, and it should be welcoming and safe for pedestrians and first-time visitors. Public art should be integrated into the area, and public/semi-public spaces should be incorporated into the Sub-district’s design and enhanced as the area develops and redevelops. Uses and events that create activity and interest in the downtown should be encouraged.

Gateway Sub-district (green)

The Gateway Sub-district is the area immediately surrounding the interchange to be constructed at U.S. Highway 31 and State Highway 32. It is bound by Sun Park Drive on the west; Poplar Street on the east; the former Central Indiana rail right-of-way to the south, the north side of the school's existing football stadium to the north.

This area is an important gateway area for the City of Westfield's economic development strategy. Visitors traveling on U.S. Highway 31 will be able to access both Grand Junction and Grand Park by using the State Highway 32 interchange (*see the Grand Junction District Map on Page 23 for Tower Locations*). High-quality architecture on all sides of the structures at this location is critical to the success of this area. Business signage should not be identical in appearance, but should consist of a common pallet of materials. Buildings should be designed so that the tops of roofs cannot be seen from the elevated U.S. Highway 31. Hotels, hotel/conference centers, apartments, and office buildings are uses that should be encouraged within the Gateway Sub-district.

Union Sub-district (yellow)

The Union Sub-district includes portions of the Union Street corridor within Grand Junction located outside of the Junction Sub-district. The Sub-district extends approximately 300 feet on either side of Union Street.

The Union Sub-district possesses distinctive characteristics that are desired to be preserved and enhanced. The Sub-district contains mature trees; residential character; older homes with distinctive, historical architecture; and an "old town feel." The policy objectives of the Union Sub-district are to preserve the residential character; limit commercial uses and signage; preserve the existing density along the street; preserve the existing structures (when appropriate); preserve the existing mature trees; and encourage the enhancement of existing structures and properties.

As areas along Union Street redevelop, special attention should be given to the architectural, landscaping, lighting, fencing, and building setback standards so that the existing character of the street is preserved. Also, policies should be developed for addressing the renovation, alteration, addition, reconstruction, demolition, or redevelopment of existing structures.

Kendall Sub-district (blue)

The Kendall Sub-district is largely undeveloped property. Its boundaries are the former Midland Trace railroad right-of-way to the north; U.S. Highway 31 to the west; Union Street to the east; and 169th Street (David Brown Drive) to the south. The Sub-district is named for the Anna Kendall Legal Drain, which bisects the Sub-district. Property near the Anna Kendall Drain has been identified as a potential location for a regional detention basin that will serve much of the Grand Junction District. When developing the detention system, designing the area as a park-like amenity should be encouraged.

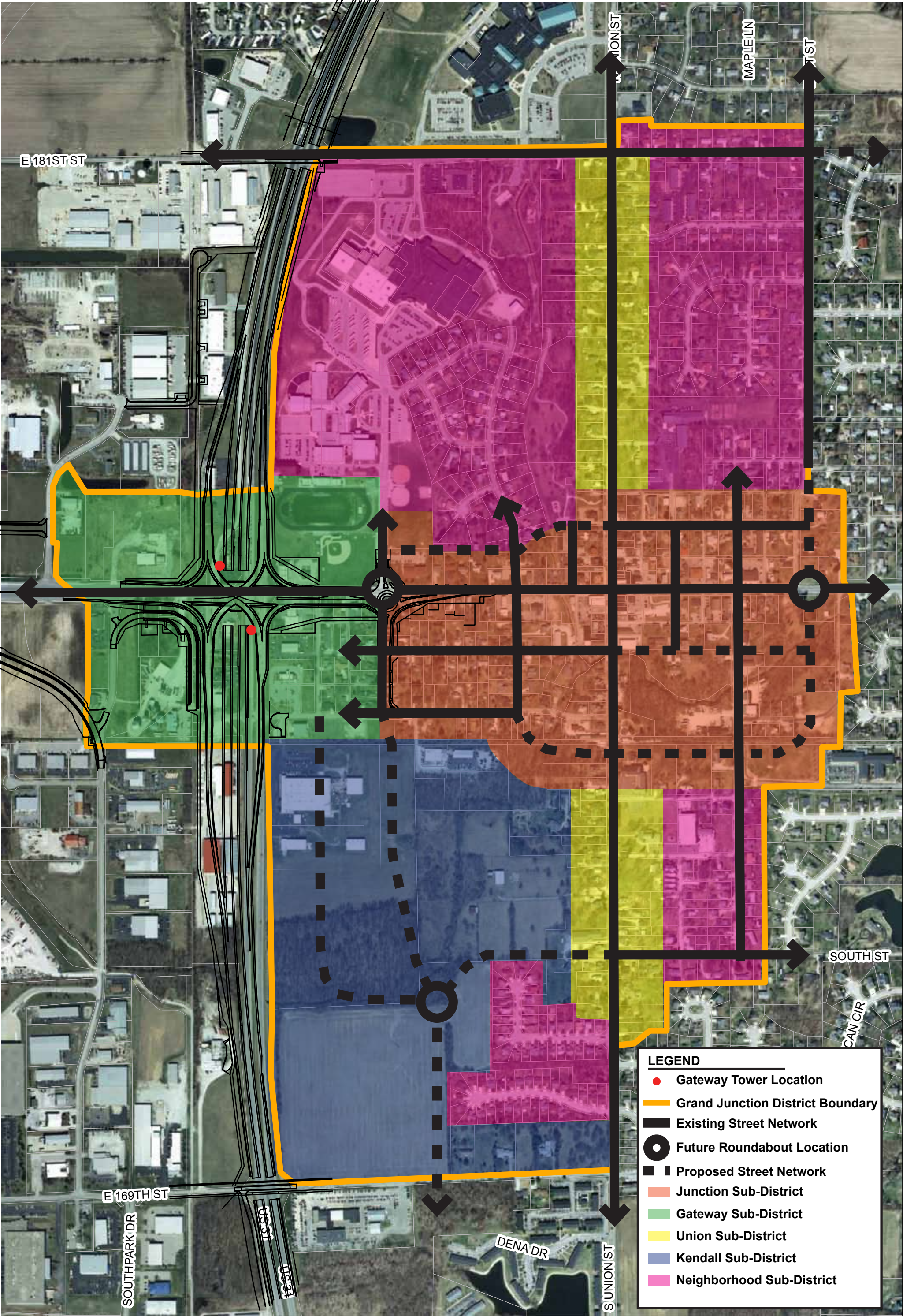
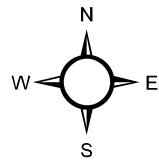
The Sub-district has U.S. Highway 31 frontage and is expected to attract prominent buildings in the Westfield skyline. Taller buildings and attractive landscaping between the buildings and U.S. Highway 31 should be encouraged. Medical/office uses with ancillary retail should be encouraged. Single-family housing and independent retail uses should be discouraged.

Neighborhood Sub-district (pink)

The Neighborhood Sub-district includes several existing neighborhoods and residential subdivisions that are near to the downtown core (e.g., Newby's Westfield Heights; North Union Heights; Sleepy Hollow; Pine Hollow; John Kerr Subdivision; Kenyon Subdivision; Southridge Subdivision; and Cherry Wood Estates Subdivision). The Sub-district also includes the Westfield Intermediate School campus; the Westfield Middle School campus; the Christ United Methodist campus; and the Union Bible College campus.

These areas are included in the Neighborhood Sub-district because they are the residential and institutional properties which populate and serve the Grand Junction area. It is unlikely that these areas will redevelop in the near future; however, the potential for future redevelopment does exist, and for this reason, a clear vision for the redevelopment of the downtown neighborhoods should be developed.

Grand Junction District



LEGEND

- Gateway Tower Location
- Grand Junction District Boundary
- Existing Street Network
- Future Roundabout Location
- - - Proposed Street Network
- Junction Sub-District
- Gateway Sub-District
- Union Sub-District
- Kendall Sub-District
- Neighborhood Sub-District

CHAPTER 6: ACTION PLAN OBJECTIVES AND ACTION ITEMS - FULL LIST

Since 1993, there have been at least twelve planning exercises completed which are somehow related to the Grand Junction District. After reviewing and analyzing the products of these exercises, fifty-two (52) distinct planning objectives were identified. The Action Plan process included an evaluation and discussion of these planning objectives or “action items” (which were then prioritized as discussed in Chapter 7 of the Action Plan). The action items were organized into seven (7) basic categories to facilitate discussion: History & Branding; Decorations; Special Events; Zoning; Infrastructure; Public Spaces; and Economic Development. The full list of action items is included in this document on the pages that follow in order to provide context and background for future prioritization activities as the list of Top 10 Action Items in this Action Plan is reviewed and revised over time.

Over-arching Objectives

- ☐ Provide places for people to live within, or within walking distance of, downtown.
- ☐ Assemble land for redevelopment opportunities.
- ☐ Access the capital needed to fund projects downtown.

History & Branding

- ☐ Create/Clearly Establish the Grand Junction Brand; Design a Grand Junction logo/bug/mark; Develop a slogan for Grand Junction.

Decorations

- ☐ Create opportunities for over-street banners to promote Grand Junction events.
- ☐ Improve/enhance/expand use of hanging basket planters and the cross-arms used to hang them within Grand Junction.
- ☐ Purchase and install new and enhanced landscaping planters in Grand Junction (provide more of them and provide for public seating).
- ☐ Install new decorative light poles.
- ☐ Install attractive street furniture.
- ☐ Provide more and improved seasonal decorations within Grand Junction.

Special Events

- ☐ Recruit more involvement/volunteering from residents within Grand Junction and throughout the community.
- ☐ Recruit more organizations than just DWA and the City to host community events in Grand Junction.
- ☐ Develop better coordination with other community organizations (Schools, local sports groups, etc.) regarding event scheduling/timing conflicts.
- ☐ Host at least one special event in Grand Junction every month of the year.
- ☐ Focus on improving the public events that are already hosted in Grand Junction.
- ☐ Develop a stronger partnership with the schools in hosting/promoting public events.

Zoning

- ☐ **GATEWAY SUBDISTRICT (Green)**
 - ☐ Develop architectural and development standards for the Gateway Subdistrict.
 - ☐ Develop strategy for attracting/encouraging the following land uses within the Gateway Subdistrict: hotel; hotel/conference center; apartments; and offices.
 - ☐ Develop DWA review process for the Gateway Subdistrict.
 - ☐ Develop commercial sign standards for the Gateway Subdistrict.
- ☐ **JUNCTION SUBDISTRICT (Orange)**
 - ☐ Develop architectural and development standards for the Junction Subdistrict.
 - ☐ Formalize a position with INDOT regarding **State Highway 32** expansion through Grand Junction
 - ☐ Develop standards to address modifications to existing structures.
 - ☐ Develop DWA review process for the Junction Subdistrict.
 - ☐ Develop strategy for attracting/encouraging the following land uses within the Junction Subdistrict: trail-oriented businesses (i.e., bike shop, coffee shop); dry cleaner; market; coffee shop; specialty shops; night-time gathering places; restaurants; offices (not at street level).
- ☐ **UNION SUBDISTRICT (Yellow)**
 - ☐ Develop standards to address modifications to existing structures.
 - ☐ Develop standards for new development (setbacks, architecture, etc.) in the Union Subdistrict.
 - ☐ Develop standards/strategy to encourage property enhancements on Union Street.
 - ☐ Develop standards for mature tree preservation on Union Street parcels.
 - ☐ Develop fence standards applicable to Union Street parcels.
 - ☐ Develop enhanced lighting standards for Union Street parcels.
 - ☐ Develop grass lawn/vegetation requirements for Union Street parcels.
 - ☐ Develop right-of-way access control standards along Union Street.
- ☐ **NEIGHBORHOOD SUBDISTRICT (Pink)**
 - ☐ Develop vision and standards for future redevelopment of the Neighborhood Subdistrict.
 - ☐ Develop standards for existing structures in the Neighborhood Subdistrict.
- ☐ **KENDALL SUBDISTRICT (Blue)**
 - ☐ Develop strategy for attracting/encouraging medical/office commercial uses in the Kendall Subdistrict.
 - ☐ Implement standards that would prevent/discourage stand-alone retail within the Kendall Subdistrict.
 - ☐ Implement standards that would prevent/discourage single-family residential uses in the Kendall Subdistrict.
 - ☐ Develop standards/policies that would encourage vertical buildings in the Kendall Subdistrict.
 - ☐ Develop architectural standards for the Kendall Subdistrict.
 - ☐ Develop landscaping standards for the area between future buildings and U.S. Highway 31.
 - ☐ Determine the extent to which the U.S. Highway 31 Overlay Zone is appropriate to apply to the Kendall Subdistrict.

Infrastructure

- ☐ Bury power lines.
- ☐ Develop policy for disposition/repurposing of existing alley property (where appropriate).
- ☐ Develop transit circulation plan as related to Grand Junction and how it connects to the system beyond.
- ☐ Develop standards to encourage transit-oriented development.
- ☐ Continue to expand/enhance the trail network within the Grand Junction.
- ☐ Create pedestrian connections between the Gateway Subdistrict and the Grand Junction Plaza.
- ☐ Install same South Union streetscape treatment in future sidewalk/curb/roadside trail projects on North Union Street and other strategic places within Grand Junction.
- ☐ Design drainage/floodplain areas as amenities and natural areas. Develop the regional detention area south of the Midland Trace Trail corridor as a downtown amenity.
- ☐ Develop plan and install new streetscape amenities including but not limited to benches, trash cans, planters, hanging baskets, bike racks, street lights (including irrigation and speakers where appropriate).
- ☐ Develop plan and install unique public signage/design theme for Grand Junction (as opposed to the rest of the City).
- ☐ Install planned new roads within the Junction and Kendall Subdistricts (*see Grand Junction District Map on Page 23*).

Public Spaces

- ☐ Review/revise trail names within Grand Junction to help with marketing/wayfinding (needs to be visitor-friendly).
- ☐ Develop strategy for reuse/repurposing of Hadley Park.
- ☐ Connect Grand Junction Trail to Asa Bales Park by installing a tunnel under State Highway 32.
- ☐ Develop and implement a plan for a dedicated trail connection between Grand Junction and Grand Park for motorized (non-car) vehicles.
- ☐ Develop centralized municipal building near Grand Junction Plaza.
- ☐ Develop redevelopment plan for existing City Hall property and other adjacent City-owned property.
- ☐ Establish a staggered (staggered in age/maturity) tree growth/planting program within Grand Junction public places.
- ☐ Build Grand Junction Plaza.
- ☐ Develop a plan for the function (seasonal uses) of the Grand Junction Plaza.
- ☐ Formalize strategy, plan and organization to provide for public art improvements throughout Grand Junction.
- ☐ Develop and implement a plan to convert certain public infrastructure (manhole covers, sewer grates, fire hydrants, bridges, sidewalks, intersections, etc.) into pieces of public art.

Economic Development

- ☐ Develop strategy and policies to attract as many households to locate within walking distance of downtown.
- ☐ Continue City land assembly activities to facilitate development and redevelopment in Grand Junction.
- ☐ Develop/refine strategy for business retention, expansion and development in Grand Junction.
- ☐ Develop Grand Junction parking plan.
- ☐ Amend/Revise Grand Junction Economic Development Area (TIF District) to include some missing properties and remove land acquired by State.
- ☐ Invite developer proposals for the redevelopment of parcels north of Grand Junction Plaza.
- ☐ Develop and implement a plan for promotion/marketing of Grand Junction.
- ☐ Continue (and consider expanding) the City's Façade Improvement Program.
- ☐ Consider/explore concept of creating an Economic Improvement District.

CHAPTER 7: IDENTIFYING PRIORITIES - TOP TEN ACTION ITEMS

After reviewing and analyzing the products of the various planning exercises related to Grand Junction, fifty-two (52) distinct planning objectives were identified. The Action Plan process included an evaluation and discussion of these planning objectives or “action items.” After identifying these action items, they were then prioritized in order to develop a coherent and targeted strategy for accomplishing the Grand Junction vision.

The priorities identified by the action plan participants have been assembled into a recommendation to the City leadership (in the form of a comprehensive plan amendment, the “Grand Junction Action Plan, 2013”) for its consideration and approval. Specifically, the Top 10 Action Items list included on the following pages of this Chapter recommend the top 10 priorities identified by the group of participants as being necessary to accomplish the Grand Junction vision. The product of this work is intended to provide guidance to the various decision-makers and stakeholder organizations in their respective and combined efforts to accomplish the Grand Junction vision.

History & Branding

- ☐ Create/Clearly Establish the Grand Junction Brand. Design a Grand Junction logo/bug/mark. Develop a slogan for Grand Junction.

Zoning

- ☐ GATEWAY SUBDISTRICT (green)
 - ☐ Develop architectural and development standards for the Gateway Subdistrict.
 - ☐ Develop strategy for attracting/encouraging the following land uses within the Gateway Subdistrict: hotel; hotel/conference center; apartments; and offices.
 - ☐ Develop DWA review process for the Gateway Subdistrict.
 - ☐ Develop commercial sign standards for the Gateway Subdistrict.
- ☐ JUNCTION SUBDISTRICT (orange)
 - ☐ Develop architectural and development standards for the Junction Subdistrict.
 - ☐ Formalize a position with INDOT regarding State Highway 32 expansion through Grand Junction
 - ☐ Develop standards to address modifications to existing structures.
 - ☐ Develop DWA review process for the Junction Subdistrict.
 - ☐ Develop strategy for attracting/encouraging the following land uses within the Junction Subdistrict: trail-oriented businesses (i.e., bike shop, coffee shop); dry cleaner; market; coffee shop; specialty shops; night-time gathering places; restaurants; offices (not at street level).

Infrastructure

- ☐ Develop transit circulation plan as related to Grand Junction and how it connects to the system beyond. Continue to expand/enhance the trail network within the Grand Junction. Create pedestrian connections between the Gateway Subdistrict and the Grand Junction Plaza. Develop and implement a plan for a dedicated trail connection between Grand Junction and Grand Park for motorized (non-car) vehicles.
- ☐ Design drainage/floodplain areas as amenities and natural areas. Develop the regional detention area south of the Midland Trace Trail corridor as a downtown amenity.
- ☐ Develop plan and install new streetscape amenities including but not limited to benches, trash cans, planters, hanging baskets, bike racks, street lights (including irrigation and speakers where appropriate).

Public Spaces

- ☐ Build Grand Junction Plaza.

Economic Development

- ☐ Develop strategy and policies to attract as many households to locate within walking distance of downtown.
- ☐ Continue City land assembly activities to facilitate development and redevelopment in Grand Junction.
- ☐ Develop Grand Junction parking plan.

CHAPTER 8: GOING FORWARD

The Grand Junction Action Plan recommends that the action planning process be revisited annually. Ideally this activity would occur sometime in the last quarter of each year. This annual activity is recommended to include the following:

MEASURING PROGRESS: An action-item-by action-item accounting of the progress made toward completing such action items.

IMPORTANT FACTORS: A description of events or factors which have inhibited or facilitated progress or completion of each action item.

VALIDATION OF EXISTING ITEMS: An analysis of each uninitiated or uncompleted action item to determine if such action item (a) is still a top ten priority, and (b) should remain on the top ten list.

IDENTIFYING NEW ITEMS: Identification of any new action items which were not previously identified in the Grand Junction Action Plan.

REVISING THE LIST: To the extent that any of the previously identified action items are completed or eliminated from the top ten list, additional action items from the previous year's list or newly identified action items should be inserted in the top ten list.

PREPARE ADDENDUM: A summary document, a Grand Junction Action Plan Addendum (the "Addendum"), should be prepared which explains the details outlined in paragraphs 1-4 above. The Addendum should be adopted in accordance with the normal process for a comprehensive plan amendment as contemplated in the 500 Series of Ind. Code 36-7-4.

If completed in a timely manner, this document is easily useable for the purpose of annual work planning and budgeting for City departments and the various stakeholder organizations working to accomplish the Grand Junction vision.

The Grand Junction Action Plan and its Addenda are designed and intended to act as living, breathing documents which chronicle the Westfield community's Grand Junction accomplishments, chart a course through the often complicated process of placemaking, and acknowledge and coordinate the efforts and energies of the stakeholders actively working to make the Grand Junction vision a reality. By engaging in this action planning dialogue on a regular, recurring basis, the Westfield community will be well-positioned to reach its goal of creating a vibrant and attractive downtown village destination.

APPENDICIES

Appendix A – Charrette 1: Orientation

Appendix B – Charrette 2: Overview and Grand Junction District

Appendix C – Charrette 3: History, Branding, Decorations & Special Events

Appendix D – Charrette 4: Zoning

Appendix E – Charrette 5: Infrastructure

Appendix F – Charrette 6: Public Spaces and Economic Development

Appendix G – Charrette 7: Review and Top Ten Priorities

Appendix A – Charrette 1: Orientation (October 9, 2012)

Meeting Summary:

Before the meeting, the participants were asked to identify the top five things related to Grand Junction they like the most and the top five things they like the least. The participants began by reviewing and discussing the lists.

The group then reviewed the basic planning objectives identified in the 2009 Grand Junction Master Plan and some of the obstacles and opportunities identified during that planning process.

The group then discussed the geographic area which should be the subject of the Grand Junction Master Action Plan. A preliminary version of a map identifying the proposed planning area was distributed to participants for discussion and consideration.

Participants reviewed a proposed outline of discussion topics to be covered during the Grand Junction Action Plan process.

Grand Junction Discussion Outline/Items:

1. Top 5 Lists
2. Recap Master Plan
 - a. Initiatives
 - i. Grand Junction Plaza
 - ii. City Hall/Library
 - iii. Trail Network
 - iv. Street Network
 - v. Regional Storm Water
 - vi. U.S. Highway 31/State Highway 32 Interchange
 - b. Objectives
 - i. GJ Brand (Wayfinding?)
 - ii. Natural Environment
 - iii. Comfortable Downtown
 - iv. Mix of Destinations
 - v. Hospitality (Wayfinding?)
 - vi. Financial Stability
3. Review Events Since Master Plan
 - a. Review List
 - b. Other Items?
4. Obstacles/Priorities (from charrette)
 - a. Rooftops
 - b. Land Assembly
 - c. Access to Capital
5. Outline of Discussion Items (Consensus on Outline)
 - a. GJ Boundary
 - i. Review Map
 - ii. Modifications?
 - b. Land Uses
 - i. Encourage
 - ii. Discourage
 - iii. Priorities
 - c. Urban Form
 - i. iPublic Space Development Standards
 - (a) Streetscape
 - (b) Parking
 - (c) Connectivity
 - (d) Vehicular Access
 - (e) Complete Streets
 - (f) Signage
 - (g) Lighting
 - (h) Landscaping
 - (i) Public Spaces
 - (j) Public Art
 - (k) Other
 - ii. Private Space Development Standards
 - (a) Architecture/Style
 - (b) Development Standards

- (c) Lighting
- (d) Signage
- (e) Sales Displays
- (f) Colors
- (g) Landscaping
- (h) Existing Buildings
 - (1) Reconstruction
 - (2) Renovation
 - (3) Alterations
 - (4) Additions
 - (5) Demolition
 - (6) Other?

Grand Junction Top 5 Lists:

Participants were asked to list their Top 5 FAVORITE aspects, elements, places, and/or characteristics of the existing downtown area. Below is a compilation of the lists:

- 401 and 415 Union Street brick homes are quaint and interesting
- Insurance office facade improvement- 104 Union Street and it looks great
- Brick and stone sidewalks on west side of S. Union are most attractive
- Old Bank Building
- Carnegie Library and Hadley Park
- White Brick turn of the Century Gas Station must be re-purposed
- The Farmers Market Grass and Tree area which are reminiscent of a New England Town Green on N. Union. Post Card scene was created at last year's Christmas In Lights area glowed with warm, welcoming fires.
- Old Friends Cemetery and interpretive signage
- Water filtrating beds with benches on west side of S. Union are attractive now that they have matured
- GJ Park plan.
- Trails
- Connectivity yet separation fm U.S. Highway 31/State Highway 32.
- Hometown atmosphere.
- Historic buildings
- Small town feel
- Old Friends Cemetery Park
- New and renovated homes and businesses
- Downtown events (Rocks the 4th, GJ Function, Farmers Mrkt, etc)
- Midland Trace Trail wooded section east of Union
- Asa Bales Park – middle section away from playgrounds
- Old stand of historic buildings at Main & Union
- Variety of architecture and feel of North Union Street
- Streetscape improvements along South Union
- Events give me reason to go
- A few buildings have decent architecture or historical value
- Farmers market
- On the midland(but can't get to midland)
- Location has potential
- Downtown parks (Asa, Hadley)
- Banners/Flowers
- Downtown Events (WR4, Westfield in Lights, Grand Junction Derby, etc)
- North Union Street houses/buildings
- Bank building (architecture, style)
- Red Man sculpture
- N. Union St both sides; (Main to Hoover Streets, some not-so-good within)
- S. Union St; (Park to 161st Streets, particularly west side)
- North side of Main St. (East St. east to west end of CVS strip center)

- Wall mural on Flower/Drug Store (@ Main and Union)
- Old Friends Cemetery Park
- Potential
- Trees
- Diversity of architectural style/not homogenous
- Simplicity
- Trails & waterways
- unique character & history
- quaint, small, intimate
- local biz owners
- neighborhood
- north union/Asa Bales – pretty
- creek
- trails
- parks

Participants were asked to list their Top 5 LEAST FAVORITE aspects, elements, places, and/or characteristics of the existing downtown area. Below is a compilation of the lists:

- There is a disparity between east and west side of S. Union Street regarding landscaping. The west side with the water filtering plantings is very attractive. The east side is not.
- Above ground utilities on east side of S. Union are ugly
- State Highway 32 through downtown, Streetscape is cluttered at intervals specifically Legacy windows, store next to Marlow's Café, and the new business across from Krohn's.
- Abandoned and empty structures like The Cottage or the Dentist's office on N. union that is for sale.
- Very minimal landscaping in front of Westfield Friends Church parking lot on S. Union Street does not provide an attractive entrance into our downtown.
- There is no nice place in downtown that serves dinner with alcohol now that Keltie's is closed.
- Low rent business that demands parking.
- Noise in Hadley park
- Lack of a real plan incl zoning to give developers.
- Lack of Westfield's Meridian Corridor overlay.
- Poorly maintained buildings
- Used car lots
- Too many rental homes, rather than owner occupied
- Businesses struggle to stay open
- No "plan" to preserve historic buildings
- Overhead power lines
- Lots of junky looking poorly maintained homes
- Unmaintained ditches/creeks running through downtown
- Lack of a nice watering hole downtown
- No streetscape improvements along State Highway 32 (Main Street) through downtown
- Need more buildings that resemble the old town look/feel/charm

- Used car lots, other business types that don't seem to fit in or look like they belong
- Utility poles
- No real reason to go (business types)
- Not very big (goes back to offerings)
- No unique or defining element or upscale options really - no reason to take family/friends there
- Overhead power lines
- Lack of traditional downtown building stock (multi-story, multi-use)
- No grocery/convenience store
- No night life
- Many single-tenant buildings
- South side of Main St. (between Cherry and Timberbrook)
- Penn St. (Union to East Sts. except new house constructed and City Hall)
- East St, both sides (Main St to Hickory Alley)
- North side of Main St. (1st lot east of WWS admin bldg. to Camilla St)
- Area within Grand Junction plan (bordered by Main/Park/Union/Mill Streets)
- Mufflers and More
- Overhead power lines
- Small/minimal/not much there
- Apathetic business base
- •No "wow" factor yet
- At least one bad looking strip mall building (one-level brick buildings east of Walnut)
- curbs/sidewalks broken
- horrible signage
- street lights ugly
- power lines
- underutilized creek
- run down homes - Fish House
- lack of biz
- too much City owned property
- Red Man Park needs to be developed
- too many empty lots State Highway 32 = Dangerous

Appendix B – Charrette 2: Overview and Grand Junction District (October 17, 2012)

Meeting Summary:

The meeting began with a review of the comprehensive planning process and the purpose of the Grand Junction Action Plan process specifically. The product of this process will result in an amendment to the City's comprehensive plan. The amendment will not be limited to just land use issues. Instead, it will likely include several other policy recommendations in addition to the normal land use items traditionally included in comprehensive plans (most of which were identified through the "top five" exercise from Charrette #1. Those items are summarized below. It is anticipated that a similar Action Plan update exercise will be conducted every year as the community moves toward accomplishing the Grand Junction vision.

The group reviewed a revised Grand Junction study area map distributed to participants. Revisions were made based on input received and analysis conducted since Charrette #1. The group agreed to move forward in the Action Plan exercise with the revised map. The revised map also includes the downtown thoroughfare plan illustrated on the exhibit.

The group then reviewed a detailed outline including the planning objectives established in previous planning exercises (the 2007 Comprehensive Plan, the 2009 Grand Junction Master Plan, and the 2009 Grand Junction Design Charrette) and the categories of items identified by participants in the "top five" exercise in Charrette #1. Participants agreed that these items fall into the following basic categories for discussion: History and Branding, Zoning, Infrastructure, Public Spaces, Decorations, Special Events and Economic Development. The group agreed that the following three over-arching principles are important throughout the Grand Junction Action Plan process: financial sustainability; supporting and promoting new and existing organizations involved in Grand Junction; and public involvement.

Grand Junction Discussion Outline/Items:

1. Overview (refresher)
 - a. Comp Plan Check-up (a monitoring function)
 - i. What did we set out to accomplish?
 - ii. What have we accomplished?
 - iii. How far have we come?
 - iv. How far do we have to go?
 - b. Refinements – Are we still headed to the same place?
 - i. Confirm existing objectives
 - ii. Broader Approach
 - (a) Geography
 - (b) Subject Matter
2. Grand Junction District
 - a. Comp Plan Boundary (see Color Aerial Handouts)
 - b. Sub-districts
3. Discussion Outline
 - a. Introduction
 - i. Top 5 Lists Outline – (see Top 5 Lists – SUMMARY, Page X)
 - ii. Previous Comp Plan Objectives (see Summary of Comprehensive Plan Recommendations, Page 4)
 - (a) Comp Plan 2007
 - (b) GJ Master Plan 2009
 - (c) GJ Conceptual Design Charrette 2009
 - b. Over-arching Principles
 - i. Be Financially Smart
 - ii. Support/Promote Organizations
 - iii. Public Involvement
 - c. Discussion Subject Areas (see Detailed Discussion Outline, Page X)
 - i. History/Branding
 - ii. Zoning
 - iii. Infrastructure
 - iv. Public Spaces
 - v. Decorations
 - vi. Special Events
 - vii. Economic Development

Grand Junction Top 5 Lists Summary:

1. Favorites
 - a. Private Space
 - i. Architectural Design – Homes, Commercial Uses
 - ii. Historic Feel/Old Town Charm/Neighborhood Feel
 - iii. New and Renovated Homes
 - iv. Variety in Architecture
 - v. Simplicity in Design

- b. Public Space
 - i. Public Open Space and Parks
 - ii. Sidewalks – Newer, Enhanced
 - iii. Signage
 - iv. Plantings
 - v. Masonry – Construction Elements, Sidewalks
 - vi. Trails
 - vii. Natural Areas
 - viii. Street Banners and Flowers
 - ix. Waterways
 - x. Public Art
- c. Other
 - i. Special Events/Festivals
 - ii. Good Location
 - iii. Mature Trees
 - iv. Existing Local Businesses (Businesses, not Structures)

2. Least Favorites

- a. Private Space
 - i. Aesthetically Unpleasing Outdoor Sales Displays
 - ii. Vacant Commercial Structures
 - iii. Poor Parking Lot Landscaping
 - iv. No Watering Hole/Night Life
 - v. Poorly Maintained Structures
 - vi. Not Enough Old Historic (-Looking) Buildings
 - vii. Not Enough Destinations
 - viii. Not Enough Multi-Story Mixed-Use Buildings
 - ix. No Grocery/Convenience Store
 - x. Aesthetically Unpleasing Signage
 - xi. Incompatible Land Uses
- b. Public Space
 - i. Above Ground Utility Lines and Poles
 - ii. Traffic Noise
 - iii. Unmaintained Ditches and Creeks
 - iv. Poor State Highway 32 Corridor Streetscape
 - v. Older Curbs and Sidewalks
 - vi. Aesthetically Unpleasing Signage
 - vii. Aesthetically Unpleasing Street Lights
 - viii. Vacant Lots
- c. Other
 - i. Not Enough Consumers
 - ii. Business Community Not Enough Engaged
 - iii. No “Wow” Factor – Need to Build Destination
 - iv. Aesthetically Unpleasing Strip Center on State Highway 32 (Donut Shop)

Summary of Comprehensive Plan Recommendations:

Comprehensive Plan (February 2007)

1. Parking Plan
2. Architectural Standards
3. Promote Downtown as Destination
4. Create Image/Branding
5. Develop Open Spaces
6. Trails/Connections
7. Land Use Plan
8. Development Standards
9. Traffic Management
10. Storm Water Plan
11. Infrastructure Plan

Grand Junction Master Plan (February 2008)

1. Branding
2. Natural Environment
3. Create Comfortable Downtown
4. Create Mix of Destinations
5. Multi-modal Accessibility
6. Financial Stability
7. Grand Junction Plaza
8. City Hall/Library
9. Extended Trail System
10. Extended Street Network
11. Regional Storm Water Detention
12. Gateway Development

Grand Junction Conceptual Design Charrette (December 2009)

1. Schematic Design of Plaza
2. Design Standards (Architecture, Development Standards)
3. Approval Processes
4. Marketing Campaign
5. Management/Maintenance Plan
6. Financial Plan
7. Land Use Plan
8. Public Involvement

Appendix C – Charrette 3: History, Branding, Decorations & Special Events (October 24, 2012)

Meeting Summary:

The first three subject areas to be discussed by the group include: History and Branding, Decorations and Special Events. A summary of these discussions and associated recommendations are included below:

1. History and Branding:
 - a. General Comments:
 - i. It is important to the participants that a coherent brand be developed Grand Junction.
 - ii. The group supports the incorporation of Westfield history into the development of a brand for Grand Junction.
 - iii. The group was very supportive of DWA (with the Grand Junction Task Group now fully incorporated into the organization) taking the lead on selecting the brand for Grand Junction.
 - b. The Brand: The participants had the following suggestions/comments for DWA as it engages in the development of the Grand Junction brand:
 - i. The brand should create an image of Grand Junction as a central gathering place.
 - ii. The group suggests that a slogan be developed (e.g., Downtown should be everybody's backyard).
 - iii. The group suggests that DWA develop a bug/mark/logo for Grand Junction.
 - iv. The group suggests that the brand should project an organic, natural image. This may be accomplished by using earthy, subtle colors, natural colors, natural shapes. The group suggests using the seven Quaker colors (see Old Friends cemetery Park sign). The Quaker colors incorporate Westfield history. The colors are associated with words used to communicate Quaker beliefs.
 - v. The group suggests that the Quaker color palette may be appropriate for dressing up important street intersections within Grand Junction. Maybe a different color scheme for each intersection.
 - vi. The group recommends that the Grand Junction brand not create a "Disney-like" image. The projected image should not be "flashy."
 - vii. Recommended key words for consideration in Grand Junction brand development: connections, central gathering place, fun, destination.
 - viii. The convergence of many pedestrian trails is very important to the Grand Junction image.
 - ix. The brand should project an atmosphere of unique local flavor, local feel, local businesses (but not exclusively), local customers, hopefully attracting Grand Park visitor traffic.
 - c. Grand Junction Image: Descriptions of the Grand Junction image for use in the branding exercise:
 - i. A place with a sense of community, a sense of place;
 - ii. A concentration of privately owned restaurants;
 - iii. An emphasis on hospitality, welcoming visitors, promoting community identity;
 - iv. An eclectic blend of old and new (downtown Bloomington, Indiana was offered as an example);
 - v. Use strategic, organized approach to Grand Junction business recruitment and attraction;
 - vi. A mix of uses/businesses;
 - vii. The old bank building image is important to the Grand Junction image;
 - viii. An emphasis on economic sustainability (the group wishes to avoid the bad press Carmel has been receiving in relation to its downtown redevelopment efforts);

- ix. The “ideal customer” of Grand Junction is the trail user demographic, the young at heart;
- x. A hangout spot with fun restaurants and meeting places; and
- xi. A place with unique public signage.
- d. Not the Grand Junction Image: The following are images that do not accurately represent the Grand Junction image:
 - i. Where only visitors/outsideers congregate to the exclusion of local residents;
 - ii. A place where national/regional franchises dominate (although the group agreed that such franchises could be incorporated at a certain level and with a “local” feel so as to avoid the national chain appearance and proliferation in Grand Junction);
 - iii. “Big box” stores; and
 - iv. A tourist trap (Nashville, Indiana was offered as an example).

2. Decorations

- a. Likes: The participants identified the types of decorations that they like as identified below.
 - i. Over-Street Banners: The group was supportive of the use of over-street banners, if done well, if maintained well, if installed well so as not to allow tearing and sagging. The group expressed that it believes such signs are a very effective means of communicating to a wide audience about Grand Junction events.
 - ii. Hanging Baskets: The group likes the efforts the City has made at decorating the utility poles nearest to the old downtown core with hanging baskets. However, the group recommends expanding and enhancing the use of such baskets. The group also suggests that the City consider installing some form of more ornamental cross-arms on the utility poles from which to hang the baskets.
 - iii. Planters: The group suggests that enhanced street planters be used to replace the existing planters. The existing planters were characterized as being “tired.” The group suggests installing street planters near public seating areas or that include ledges that can be used for public seating.
 - iv. Light Poles/Utility Poles: The group suggests replacing or improving the appearance of existing light and utility poles. New poles, if designed properly, would allow additional opportunities for decorations in Grand Junction. The group prefers a consistent treatment for these poles throughout Grand Junction to provide a sense of branding for the area.
 - v. Street Furniture: The group prefers a uniform approach for providing street furniture (e.g., benches, trash receptacles, etc.) throughout Grand Junction at appropriate locations. The group acknowledged that it likes the green metal benches that have been installed in some of the City’s parks.
 - vi. Seasonal Decorations: The group is very supportive of using seasonal street decorations within Grand Junction to brand the area and to create visual excitement and interest. The group recommends extensive use of Fourth of July flags and red-white-and-blue decorations during appropriate times of the year. The group is interested in “going all out” with Christmas/Holiday decorations to create a significant visual impact in Grand Junction. The group suggests making enhancements to the annual tree lighting presentation/event. The group recommends frequent seasonal and holiday changes to maintain a vibrant, changing and exciting visual effect in Grand Junction. The group recommended that the Downtown Westfield Association play a much greater role in choosing seasonal decorations installed in Grand Junction.
- b. Recommended Locations for Decorations:
 - i. The group recommends that the community focus on doing what it does in the way of providing street decorations very well. The group suggests focusing on quality first, then

quantity. The group suggests that the community keep doing what it is doing now, but enhance it and expand it.

- ii. Initially, the group prefers to see street decorations prominently displayed at least two blocks on each side of the streets radiating out from the intersection of Main Street (State Highway 32) and Union Street. It is recommended that this enhanced “treatment” include all of the types of “decorations” listed above.
- iii. The group also recommends that Grand Junction Plaza incorporate this same decoration treatment.
- c. Possible Community Projects: During the discussion of street decorations, group members also identified a couple possible community projects that might create some visual interest in Grand Junction without requiring the use of significant resources.
 - i. Paint Bridge: The group suggested allowing the Downtown Westfield Association or other members of the community to paint the South Union Street Bridge in vibrant colors.
 - ii. Paint Concrete Blocks: The group also suggested allowing the Downtown Westfield Association or other members of the community to paint the large concrete blocks and pieces strewn along the Kendall Creek with vibrant colors.
 - iii. The group suggested that Quaker words could be written on these items and the associated Quaker colors could be used.

3. Special Events:

- a. The group began its discussion of this item by identifying the most noteworthy community events occurring in or near Grand Junction.
 - i. Westfield in Bloom - (City)
 - ii. Westfield Rocks the Fourth - (City/DWA)
 - iii. Grand Junction Funktion - (DWA)
 - iv. Westfield Farmers Market - (City/DWA)
 - v. Westfield Tree Lighting - (DWA)
 - vi. Underground Railroad Run
 - vii. Old Fashioned Days
 - viii. Voices of the Past - (City)
 - ix. Lions Club Fish Fry - (Lions Club)
 - x. Homecoming - (WWS)
- b. The group identified what the community does well:
 - i. Westfield Rocks the Fourth is probably the City’s strongest event.
 - (a) The proximity to Grand Junction and the location of the event are good.
 - (b) This is a free event – no entrance fee.
 - (c) Access to adequate parking is good.
 - (d) The event caters to a diverse audience.
 - (e) The fireworks are good.
 - (f) The quality of the musical acts could be better.
 - ii. The holiday Tree Lighting event is family friendly. We do family-friendly events well.
 - iii. The level of community participation from certain organizations in hosting these events is strong (e.g., boy scouts, girl scouts).
- c. The group identified what the community could improve upon:
 - i. The community could benefit greatly by fostering additional volunteerism from other groups and financial support from non-public sources.
 - ii. It has been a challenge to engage individual residents living within Grand Junction.
 - iii. The Grand Junction business community continues to get more and more involved.

- iv. Grand Junction special events would likely be significantly enhanced by fostering better coordination and cooperation with the schools.
 - v. None of the Grand Junction events are what the group would characterize as “stellar.” The group agreed that all current events are “good,” but getting better.
 - vi. The group suggested that the community to greatly benefit by attracting more organizations (besides just the City and the Downtown Westfield Association) to host events.
 - vii. The group suggested that the community should do a better job at coordinating events with other community organizations (e.g., Westfield Washington Schools, local sports organizations. Often these organizations host events that draw families away from other community events.
 - viii. The group suggested that at least one event per month should be hosted in the Grand Junction area. This is a recommended goal.
4. The group agreed to discuss the Grand Junction Sub-district map at the next meeting.

Grand Junction Discussion Outline/Items:

1. History & Branding

- a. Confirm that group agrees a brand needs to be developed/established.
- b. What does having a brand mean to GJ (i.e., how will the brand be used)?
 - i. logo? (trademark)
 - ii. architectural theme/shape?
 - iii. color(s)? (good/bad)
 - iv. signs?
 - v. infrastructure?
 - vi. website?
 - vii. landscaping treatment?
 - viii. decorations?
 - ix. lights?
 - x. other?
- c. Basic brand-related questions:
 - i. What is GJ? (connections, destination, history, etc.)
 - ii. What isn't GJ? (fast food, strip centers, etc.)
 - iii. Why is GJ different from other places?
 - iv. What is the competition?
 - v. How do we want GJ to be perceived?
 - vi. Who are ideal customers? (what kind of visitors, businesses, residents)
 - vii. What do they want? Why would they come to GJ?
 - viii. Is there a unique story to tell?
 - ix. Are there any inspiring visuals that tell the GJ story?
 - x. How can brand display the goals/initiatives of the GJ Plan?
- d. Recommendation that DWA be deeply involved in determining the brand.
- e. Recommendation that the GJ "logo" found on page 27 of the GJ Master Plan be considered as a starting point for a logo/mark

2. Decorations

- a. Confirm: Use the brand/colors in decorations?
- b. Existing Program:
 - i. Likes?
 - ii. Dislikes?
 - iii. Quantity? Adequate?
 - iv. Quality? Adequate?
 - v. Locations? What kind and where?
- c. What are the opportunities for decorative elements:
 - i. Hanging baskets
 - ii. Light poles banners
 - iii. Street furniture (benches, trash cans, bike racks, other?)
 - iv. Christmas/Festival/Seasonal lighting
 - v. Planters
 - vi. Art?
- d. Who participates in decoration decisions? Parks, WPWD, DWA?
- e. Who should be participating?

3. Special Events

- a. Confirm: Use the brand/colors in special events?
- b. Existing Program:

- i. Likes? What do we do well?
 - ii. Dislikes? What could we do better? What should we stop doing?
 - iii. Quantity? Adequate?
 - iv. Quality? Adequate?
 - v. Locations/timing (what kind, when, where?)
 - c. Anything missing?
 - d. Support organizations (and creation of organizations)
4. Grand Junction District – Sub-district Discussion (if time allows)

Appendix D – Charrette 4: Zoning (November 1, 2012 and November 15, 2012)

Meeting Summary:

1. Grand Junction Sub-district Map: The group began by reviewing and discussing the details of the proposed Grand Junction Sub-district Map. The discussion associated with each Sub-district is summarized below:
 - a. GATEWAY Sub-district:
 - i. McClure Oil Site: The group discussed the current status of the property owned by McClure Oil (the old truck stop located on the northwest corner of the State Highway 32 & U.S. Highway 31 intersection).
 - (a) The old oil tanks have been removed and it is believed any contamination has been remediated.
 - (b) The group expressed concern about the site being redeveloped as a gas station. It was suggested that a gas station would not possess the desired mass and scale of the types of structures envisioned at this intersection. Some of these massing and scale issues are addressed in the State Highway 32 Overlay Zone.
 - (c) The group suggested that convenient stores encourage people get off of interstates. This effect was acknowledged as a good thing.
 - (d) The group acknowledged that the primary focus within this Sub-district should be on urban form, not so much on land use. However, some requirement pertaining to urban form may have the effect of excluding certain land uses (e.g., it is difficult to imagine a 5-story gas station).
 - ii. General Zoning/Architectural Considerations: The group then expanded its discussion to zoning consideration more broadly associated with all four corners of the intersection of State Highway 32 & U.S. Highway 31:
 - (a) Ideally this interchange would include high quality and quantity of landscaping, trail connections, possibly water fountains, and “magnificent” buildings.
 - (b) The group agreed that all building in this area should include four-sided architecture.
 - (c) Buildings in this Sub-district (especially those in closest proximity to and most visible from the new interchange being constructed at State Highway 32 & U.S. Highway 31 should have massing that appropriately addresses the new freeway.
 - (d) The group expressed an interest in not wanting to see the roofs of buildings from the newly elevated highway.
 - (e) The group wants to see high quality building architecture. The architectural standards developed for this Sub-district should be of an even higher quality than those contained in the State Highway 32 Overlay Zone.
 - iii. Land Uses: The group was interested in encouraging the following land uses within this Sub-district:
 - (a) Hotels
 - (b) Hotel/Conference Center(s):
 - (1) The group would prefer that this use be located on east side of U.S. Highway 31, but would not rule out the idea of one being constructed on the west side of U.S. Highway 31.
 - (2) (In a perfect world, this facility (or at least the first of such facilities) would be constructed on the southeast corner of the new interchange.
 - (c) Apartments: Apartments would be welcome in this Sub-district as well.
 - (1) Part of the mixed use objectives of Grand Junction.
 - (2) Also acts to attract households (consumers) to support downtown businesses.
 - (3) Needs to include high-quality architecture and massing of buildings.
 - (d) Offices: Office uses were identified as being desirable within this Sub-district; however, the group acknowledged that there is already a large amount of available

office space within the U.S. Highway 31 corridor located between Westfield and the north side of Indianapolis and that general real estate trends in our local economy may not support the construction of an office building in this area for many years.

- iv. Zoning Approval Process:
 - (a) The group recommended that the Downtown Westfield Association (most likely represented by the Grand Junction Task Group) should ultimately function as the land use committee of the Association (organized much like the Land use Committee of the Broad Ripple neighborhood Association).
 - (b) The Association could serve as an architectural review committee and provide recommendations on zoning and development petitions to the Advisory Plan Commission and the City Council.
- v. Branding/Signage (commercial/business signage):
 - (a) The group expressed an interest in requiring some level of “uniformity” and “consistency” for commercial signage through the use of materials and architectural elements.
 - (b) The use of electronic message boards should be considered:
 - (1) If used in appropriate locations;
 - (2) In an appropriate manner; and
 - (3) For appropriate purposes (e.g., to functionally weave downtown activities and events into the activities and events at Grand Park).
 - (4) Such message boards, if used, should be pedestrian oriented, not automobile oriented.
- vi. Monument Signs:
 - (a) The group suggested that when developing standards for monument signs in this Sub-district that the City study other communities to see what they have implemented. This work might provide a workable example for monument sign standards.
 - (b) The group suggested avoiding the phenomenon where the community ends up with lots of very similar monument signs, just differentiated by different words appearing on the signs.
 - (c) The group expressed a preference for having buildings include wall signs, not individual monument signs or tower signs.
 - (d) The group suggested that the current zoning restrictions on monument sign height do not appear to work too well. Shrubs planted in front of and around monument signs tend to grow up and obscure the sign faces.
- b. JUNCTION Sub-district:
 - i. State Highway 32 (Main Street) Expansion: The group began this discussion item talking about INDOT’s eventual expansion (widening and reconfiguration) of State Highway 32 (Main Street) through Grand Junction.
 - (a) The group suggested that the City (working in cooperation with other stakeholders) should to take a more formal position with INDOT to implement the preferences on the Westfield community.
 - (b) The group explained that the Grand Junction Task Group has discussed this matter at length and has, for the most part, identified its Main Street design preferences.
 - (1) The group supports the idea of formalizing the community’s design preferences through a Council resolution.
 - (2) The group identified that if State Highway 32 is narrowed, the corridor may not be able to easily accommodate the inclusion of the community’s Complete Streets program (designed to appropriately accommodate all modes of transportation, including cycle tracks and transit vehicles).

- (3) The group suggested that refining the community's design preferences may be something that the Metropolitan Planning Organization may be able to help fund, to the extent there are any drawings or engineering needed.
- ii. Existing Buildings:
 - (a) The group suggested that a list of specific buildings or building façades be developed for saving or preservation. The group was open to the idea of simply saving façades instead of entire building and noted that some of the most attractive older structures in Grand Junction are probably not internally designed in a manner that allows them to be easily used for modern commercial activities.
 - (b) The group explained that although important to the community, history is not the only important thing in Grand Junction.
- iii. Downtown Vision: The group was asked to respond to the following question: When you walk through Grand Junction, what do you want to see?
 - (a) A homey feeling.
 - (b) Building and streets with character. This is an important item that requires additional discussion. This concept came up several times during the group's discussion.
 - (c) Structures that are unique, modern, eclectic, lots of variety in architecture.
 - (d) Not all brick, but brick is certainly an acceptable building material to use, among other things. The group desires to preserve history while encouraging modern architecture.
 - (e) A pedestrian friendly environment.
 - (f) A safe, welcoming environment, easy to get around for a first-time visitor; no (or minimal) one-way streets.
 - (g) Timeless architecture.
 - (h) Buildings constructed with quality materials and quality design. This is an important item that requires additional discussion. This concept came up several times during the group's discussion.
 - (i) Good wayfinding signs (to accommodate visitors and trail users).
 - (j) The group expressed a preference for construction of real storefronts (as distinguished from the faux storefront look of Pebble Brook Village, the in-line commercial building located near the northwest corner of State Highway 32 and Little Chicago Road).
 - (k) The group agreed that the recently completed façade replacement on the Hobson Insurance Building (104 N. Union Street) in Grand Junction was a good example of the high quality of architecture and materials the groups would like to encourage.
 - (l) A place that includes visually stimulating public art.
 - (m) A place where people can and do stop, sit, talk, people watch. A place where there is a "buzz" like you feel at Bub's, located in Carmel, Indiana at 210 West Main Street).
 - (n) A place containing land uses that create the appearance of activity downtown ("stuff going on").
 - (o) Buildings that touch each other or located very close to each other. Where buildings are pulled up close to the street, like a traditional downtown street.
- iv. Land Uses: The following list of land uses are those identified by the group as desirable for downtown. They are uses that are either not yet present that the group desires to attract or uses that exist but should be expanded or increased.
 - (a) Trail-oriented businesses (e.g., bike shops, coffee shops)
 - (b) Dry cleaners
 - (c) Market
 - (d) Coffee shop

- (e) Specialty shops
- (f) "Watering holes"/gathering places
- (g) Restaurants
- (h) Office Uses (encouraged to be on upper stories)
- c. UNION Sub-district:
 - i. Residential Character:
 - (a) The group expressed an interest in preserving the residential character in this Sub-district.
 - (b) The group was open to the idea of permitting limited commercial or business uses in this area, as long as such uses would not have a detrimental impact on the residential character the group desires to preserve.
 - (c) The group was not interested in seeing significant redevelopment for commercial purposes in this Sub-district.
 - ii. Special Characteristics of Union Street:
 - (a) Older homes (19th century/early 20th century)
 - (b) Mature trees, tree-lined street
 - (c) Consistent variety in architecture
 - (d) Quality, timeless architecture
 - (e) Historic, old-town feel
 - (f) Residential character
 - (g) Use of brick and fieldstone
 - iii. Policy Objectives:
 - (a) Preserve Residential Character:
 - (1) Preserve residential character, especially on North Union Street, north of Penn Street.
 - (2) Allow limited commercial and business uses, if done in a manner so as not to detract from residential character.
 - (i) The group recommends that standards be developed to provide guidance.
 - (ii) Limited or no signage should be permitted for such commercial or business uses. Those signs that are permitted should be non-uniform in nature.
 - (b) Preservation & Enhancement of Existing Conditions:
 - (1) Encourage preservation when and where appropriate.
 - (i) More discussion is needed on this item when developing a more detailed preservation and enhancement plan/strategy.
 - (ii) These standards would apply to existing structures. Different standards would likely apply to the following activities:
 - 1. Reconstruction
 - 2. Renovation
 - 3. Alteration
 - 4. Addition
 - 5. Demolition
 - 6. Redevelopment
 - (iii) Need to determine standards, when they should apply, where they should apply and to what extent they should apply.
 - (2) The group suggests that enhancement of existing structures should be encouraged when appropriate.
 - (3) Preserve mature trees when and where appropriate.

- (4) Encourage preservation of existing setbacks when and where appropriate.
- (5) Develop architectural standards for this Sub-district.
- (6) Develop standards for fences within Grand Junction, generally, and especially within this Sub-district.
 - (i) The group suggests that the use of fences to delineate property lines and to create outdoor spaces should be permitted.
 - (ii) Standards for such fences to require ornamental fences to be used.
 - (iii) Chain link and wire fencing should be discouraged or prohibited.
- iv. Lighting Standards:
 - (a) The group suggested that this Sub-district include special lighting standards?
 - (b) The lantern concept was suggested as an option or example for lighting fixture type. This would be consistent with some of the early lighting design discussions of the Grand Junction Task Group.
- v. Front Yards: The group suggests that parcels fronting Union Street should be required to maintain grass lawns or some other form(s) of vegetation. There was a desire to avoid the use of concrete or stone as a permitted ground cover in these areas.
- vi. Other Discussion Topics:
 - (a) Access Control: The group expressed a desire to control additional direct access points along Union Street. This item will be discussed under the “Infrastructure” discussion session.
 - (b) Economic Improvement District: The group suggested that some research be completed to determine the propriety of using an Economic Development District (see IC 36-7-22). As discussed by the group, this statute permits the establishment of, for lack of a better description, an after-the-fact property owners association of already existing areas and neighborhoods.
 - (c) Demographic Trends in Our Economy: A significant number of people who are members of the “creative class” (the youngest and the brightest, and the oldest and the wisest) are renters by choice. They tend to have a preference for lifestyle and mobility over ownership and investment. They demand high services and quality of life amenities. These groups are contributing to the expected significant decline in the proportion of buyers emerging in the marketplace. By creating a vibrant downtown district, Westfield will be well positioned to attract the creative class which should bolster the local economy and help protect property values against the decrease in demand for owner-occupied housing. The group recommended creating more opportunities for multi-family rental communities within Grand Junction to provide living opportunities for the creative class.
- d. NEIGHBORHOOD Sub-district:
 - i. General Characteristics: The group identified the following general characteristics of this Sub-district:
 - (a) Newer buildings constructed in the late 20th century.
 - (b) Several existing platted residential subdivisions.
 - ii. Policy Objectives: The group identified the following policy objectives for this Sub-district:
 - (a) Existing developments within this Sub-district should be permitted to remain.
 - (b) If the areas within this Sub-district are ever redeveloped, the City should have in place standards that would apply to such redevelopment that would be consistent with the Grand Junction vision.
 - (c) If redeveloped, such areas should be encouraged for higher density housing?
 - (1) Multi-family uses should be encouraged where appropriate.
 - (2) Multi-family should be consistent with the quality and contextual sensitivity used

in J.C. Hart's Union Street Flats project located at 441 S. Union Street, Westfield, Indiana.

- (d) There was some discussion about whether access to the Neighborhood Sub-district should be permitted from Union Street. The group explained that such access does not seem desirable in the abstract, but that there may be situation where this makes sense. This item may require additional discussion going forward.
- iii. Existing Structures: The group suggested that standards be developed pertaining to the following items.
 - (a) Reconstruction: When can/should structures in this Sub-district be permitted to be reconstructed.
 - (b) Additions: When can/should additions to structures in this Sub-district be permitted to be constructed. The group identified the example of a significant addition made to the home located at 120 Mill Street, Westfield, Indiana. Although this home is located in a different Sub-district, the group expressed an interest in making sure the City takes appropriate measures to avoid increasing land assembly costs for areas where it wishes to encourage redevelopment.
 - (c) Redevelopment: When can/should areas in this Sub-district be permitted to or encouraged to redevelop.
- e. KENDALL Sub-district:
 - i. General Characteristics:
 - (a) This area will ultimately include a significant portion of the City's regional storm water detention system (designed to more efficiently detain storm water in a manner that will reduce the amount of land areas in Grand Junction consumed by numerous individual on-site storm water detention facilities).
 - (b) This Sub-district is largely undeveloped.
 - (c) Much of the developable area within this Sub-district possesses U.S. Highway 31 frontage.
 - (d) Portions of this Sub-district are located with the City's East Side TIF district. This TIF district is currently generating a significant amount of increment.
 - ii. Policy Objectives:
 - (a) The group acknowledged that there is a general expectation that with Sub-district will develop with commercial uses.
 - (1) The group would like to see medical/office uses, including ancillary retail uses.
 - (2) The group would like to discourage stand-alone retail uses.
 - (b) The group suggests that this is not an appropriate location for single-family housing, but there be some limited exceptions.
 - (c) The group expects that this Sub-district will contain more vertical buildings, with massing that addresses the U.S. Highway 31 corridor.
 - (d) The recommends high quality architecture and development standards be enacted for this area.
 - (e) The group desires to see the regional detention area developed as a publicly accessible amenity.
 - (f) The group recommend the installation of attractive landscaping between future buildings and the U.S. Highway 31 right-of-way.
 - (g) The group discussed whether this Sub-district should be governed by the U.S. Highway 31 Overlay Zone. The group recommended that this issue be thoroughly vetted at the time zoning regulations for this area are generated.

Grand Junction Discussion Outline/Items:

1. Quick review of Grand Junction Sub-district Map (*see Grand Junction District Map on Page 23*)
2. Sub-district Policy Objectives
 - a. GATEWAY SUBDISTRICT (GREEN)
 - i. U.S. Highway 31/Timing update
 - ii. Interchange Design --> most-recent info re: tower at U.S. Highway 31/State Highway 32
 - iii. McClure Oil update
 - iv. School property update
 - v. Hotel/Conference (update?) --> which corner(s)?
 - vi. Uses (types, examples) --> encouraged/discouraged?
 - vii. Massing (stories, size)
 - viii. Architecture
 - ix. Mass transit
 - x. Visitor Center
 - xi. Branding/Signage --> compliment to intersection design? infrastructure?
 - xii. Approval processes?
 - b. JUNCTION SUBDISTRICT (ORANGE)
 - i. Existing structures (reconstruction/renovation/alterations/additions/demolition/redevelopment)
 - ii. Preservation?
 - iii. Architecture
 - iv. Land Use/Mix
 - v. T-fare planned roads
 - vi. Trails?
 - vii. Downtown expansion
 - viii. Flood plain
 - ix. Development Standard
 - (a) Height
 - (b) Setbacks
 - x. Parking?
 - xi. State Highway 32 expansion
 - xii. Approval process?
 - xiii. Branding/signage
 - xiv. New build/re-build to bury power lines
 - c. UNION SUBDISTRICT (YELLOW)
 - i. Existing structures --> (reconstruction / renovation / alterations / additions / demolition / redevelopment)
 - ii. Preservation?
 - iii. Land Use
 - iv. Downtown expansion
 - v. Architecture

- vi. Development Standards
 - (a) Height
 - (b) Setbacks
- vii. Branding/Signage
- viii. History/Visceral appeal
- ix. Preserve mature trees
- x. New build/re-build to bury power lines
- xi. Distinct from Junction District?
- d. KENDALL SUBDISTRICT (BLUE)
 - i. Some existing development
 - ii. Commercial opportunity? Employment Area?
 - iii. How to deal with existing development?
 - iv. How does this area relate to GJ?
 - v. Are architectural standards and development standards important here?
 - vi. Existing Zoning
 - vii. U.S. Highway 31 Overlay Zone
- e. NEIGHBORHOOD SUBDISTRICT (PINK)
 - i. Existing Development
 - ii. Cause redevelopment?
 - iii. Or just provide a backup in case redevelopment occurs?
 - iv. Are existing land uses OK?
 - (a) Schools
 - (b) Churches
 - (c) Single-family
 - (d) Multi-family??
 - (e) Library
 - v. Are architectural standards and development standards important here?
 - vi. Existing Zoning
 - vii. U.S. Highway 31 Overlay Zone

Appendix E – Charrette 5: Infrastructure (November 20, 2012)

Meeting Summary:

1. General Comment: The group agreed that the design elements of the South Union Street streetscape project was supposed to set the tone for all of the infrastructure improvements within Grand Junction.
2. Power Lines:
 - a. The group suggests that all existing overhead power lines within Grand Junction need to be buried or go away somehow.
 - b. The group agreed that all new installations should be required to be buried.
 - c. The group suggests that this matter be studied carefully:
 - i. What would be the cost of such a venture?
 - ii. How much time will it take to make this happen?
 - iii. Who has the power to force this/make this happen?
 - d. The group believes that there is a lot of existing old junk/dead lines in the air on existing poles that should be removed.
 - e. The group identified the Sub-districts, in order of priority, in which power lines should be buried:
 - i. Junction Sub-district (orange);
 - ii. Union Sub-district (yellow);
 - iii. Gateway Sub-district (green, likely inevitable with redevelopment);
 - iv. Neighborhood Sub-district (pink); and
 - v. Kendall Sub-district (blue, likely inevitable with new development).
3. Streets:
 - a. Alleys:
 - i. The group suggests maintaining existing alleys until there is a good reason to vacate them for redevelopment (public or private) or other appropriate purpose, as long as they are not needed for access or traffic circulation.
 - ii. The group suggests that these areas could also be converted to public spaces for pedestrians or gathering places.
 - b. Transit: Transit in the City of Westfield will likely serve to basic purposes.
 - i. Local Circulation:
 - (a) The group suggests locating a bus stop (or stops) in Grand Junction (or maybe a transit hub facility in the future).
 - (b) Such a system would provide transportation opportunities for employers and employees.
 - (c) This could help the community greatly from an economic development standpoint.
 - ii. Inter-community Circulation:
 - (a) The group agreed that it may make more sense to locate the transit hub outside of Grand Junction where there is more developable land area, like in the Grand Park area or near the Indianapolis Executive Airport (near the western boundary of the City of Westfield on State Highway 32).
 - (b) This item should be studied in much greater detail:
 - (1) What effects would result from a transit hub being constructed near the Grand Park economic development area?
 - (2) What is the best strategy for stops and routes?
 - (3) There may be opportunities for transit oriented development.
 - (4) The community should plan for a transit hub. Adequate parking will be needed. This could be a land intensive venture.

4. Trails, Sidewalks and Amenities:

- a. The group agreed that the City has a pretty good trail plan. The group just desires this effort to continue full speed ahead.
- b. Grand Junction trail priorities should include:
 - i. Make improvements consistent with the South Union streetscape project within the Junction Sub-district (orange) and the Union Sub-district (yellow).
 - ii. Make improvements consistent with the South Union streetscape project to connect the Gateway Sub-district (green) to the Grand Junction Plaza.
- c. Sidewalks and curbs within the Grand Junction District should be replaced to eliminate cracked and crumbling sections.
- d. A systematic plan should be implemented to re-design all of the streetscapes in Grand Junction to be consistent with the improvements made with the South Union streetscape project.
- e. The group agreed that it would like to see the same treatment along North Union Street that was used on the South Union Street project.
- f. The group would like to see nicer planters and seating areas installed within the Grand Junction District where appropriate.

5. Main Street (State Highway 32): The group agreed that resolution needs to be obtained regarding the ultimate design and timeline of construction for the State Highway 32 widening through Grand Junction. This matter will require further discussion with INDOT and City leadership.

6. Regional Detention Facilities: The group desires to preserve, to the extent possible, the vegetation in these areas and encourages them to be designed as natural publicly-accessible amenity areas.

7. Speakers/Music: The group encourages the City to spend the extra money within the Junction Sub-district (where appropriate) and possibly the Gateway Sub-district (where appropriate) to provide speakers for music on the light poles it purchases for future street projects in the area. The group suggests the same ornamental light poles in the Union Sub-district, but without the speakers (this area is more residential in nature).

8. Landscaping:

- a. The group explained that the South Union Street streetscape improvements are intended to serve as a guide for making additional streetscape improvements throughout Grand Junction.
- b. The group explained that it has already provided the City with recommendations regarding landscaping within medians on Main Street and landscaping within Grand Junction Plaza.

9. Streetscape: The group explained that it has already provided the City with recommendations regarding the types of benches, trash cans, planters and bike racks (can also double as art, can be unique, not necessarily a uniform bike rack throughout all of Grand Junction) to be used within Grand Junction.

10. Public Art:

- a. The group sees public art as another form of public infrastructure.
- b. The group indicated that it envisions non-governmental organization heading up the public art initiative within Grand Junction. The group's preference is for the Downtown Westfield Association to play the lead role in this initiative (e.g., by forming an arts committee) with the support of the City.

11. Signage:

- a. The group envisions some form of gateway feature, arch, or some other structure being constructed over Jersey Street at the entrance to Grand Junction Plaza.

- b. The group also desires to see gateway features or monuments installed at the entrances to the Grand Junction District on North Union Street, South Union Street, east State Highway 32 and west State Highway 32.
- c. The group would also like to see repeated elements or monuments (a common branded theme) installed throughout Grand Junction. The group desires a unique design theme for Grand Junction (as opposed to the rest of the City), but prefers a consistent design theme and elements throughout Grand Junction (the South Union Street streetscape improvements should be used as the model for these improvements).
- d. The group suggested the possibility of mimicking the architectural lines of the Grand Junction Plaza stage somehow in the architectural themes, monuments and branding elements used in the Grand Junction District.

12. Traffic Management:

- a. The group agreed that traffic management within Grand Junction is worthy of further study and research.
- b. The group prioritized certain new road construction/reconstruction projects within Grand Junction:
 - i. Mill Street along Grand Junction Plaza;
 - ii. Poplar Street extension, south of Park Street;
 - iii. Jersey Street, adjacent to Grand Junction Plaza; and
 - iv. Mill Street connection to East Street, east of South Union Street.

Grand Junction Discussion Outline/Items:

1. INFRASTRUCTURE

- a. Power Lines
- b. Streets
 - i. Alleys?
 - ii. Complete Streets?
 - iii. Transit
- c. Trails
- d. Water Detention/Drainage
- e. Sidewalks
- f. Speakers (music)
- g. Lighting
- h. Irrigation
- i. Landscaping
- j. Art
 - i. Intersections
 - ii. Hydrants
 - iii. Drains
 - iv. Other?
- k. Streetscape
 - i. Benches
 - ii. Trash Cans
 - iii. Planters
 - iv. Other?
- l. Signs
 - i. Street Signs
 - ii. Thematic Monuments
 - iii. Wayfinding
 - iv. Other?
- m. Traffic Management
- n. Fiber-optics

2. PUBLIC SPACES

- a. Parks/Park Facilities
 - i. Amount
 - ii. Proximity
 - iii. Facilities/Improvements
 - iv. Encourage/Discourage
- b. Trails/Streets
- c. Other Public Facilities (Schools, City Hall, Library)
- d. Trees
 - i. Preserve

- ii. Plant New
- e. Flood Plain/Regional Detention
- f. Grand Junction Plaza
- g. Natural areas
- h. Public Art

Appendix F – Charrette 6: Public Spaces and Economic Development (November 27, 2012)

Meeting Summary:

1. PUBLIC SPACES:

- a. Parks/Public Facilities: The group began by briefly identifying and discussing the various public spaces located within Grand Junction for orientation purposes.
 - i. Old Friends Cemetery;
 - ii. Asa Bales Park;
 - iii. Natalie Wheeler/Grand Junction Trail (part of the “Midland-Monon Loop”);
 - iv. Freedom Trail Park;
 - v. Midland Trace Trail (Noblesville is starting to pave from Gray eastward);
 - vi. School Properties (several school facilities);
 - vii. Grand Junction Plaza (not yet developed);
 - viii. Hadley Park; and
 - ix. Simon Moon Park/Sledding Hill (in close proximity to Grand Junction).
- b. Policy Objectives:
 - i. Some members of the group suggested that the City consider promoting and/or re-naming trails to “Monon Loop” or similar. There is a perception among some of the group members that there are too many trail names, which might be confusing to visitors.
 - ii. The group recommends using the planned regional detention basin (natural areas that aren’t developable) as public park space. It is recommended that the City acquire title to as much of the detention facility land as possible for this use.
 - iii. The group is supportive of moving Hadley Park to another location so that the land can be creatively re-purposed for some productive development purpose.
 - iv. The group re-confirmed its interest in connecting the south and north sides of the Grand Junction Trail via a tunnel under State Highway 32.
 - v. The group believes that the amount of parks and public spaces we have/we have planned within the Grand Junction District is enough.
 - vi. The group believes that the location and proximity of parks and public spaces within the Grand Junction District are good.
- c. Function
 - i. Grand Junction Plaza function: There has already been a bit of work done by the Downtown Westfield Association in cooperation with the City to outline potential seasonal uses in the Plaza.
 - ii. The group recommends that the floodplain within the regional detention facility area be preserved or maintained as natural publicly accessible open space.
- d. Trails/Streets: The group recommends an additional dedicated trail connection from Grand Junction to Grand Park (for motorized vehicles, but not cars, desire some kind of transit connecting Grand Junction to Grand Park).
- e. Other Public Facilities:
 - i. The group expressed a desire to eventually construct a signature Municipal Building (City Hall/Library/Post Office/School Offices/Other?) near Grand Junction Plaza.
 - ii. The group identified that the existing City Hall property would be a valuable option to attract new development to downtown.
- f. Trees:
 - i. The group expressed that it believes the City’s existing tree planting and preservation efforts are good.

- ii. The group supports a policy of staggered tree growth/planting so that public trees are not all planted at the same time.
- g. Public Art:
 - i. The group suggests that public art is important in Grand Junction. It creates visual interest, which is good for economic development and placemaking.
 - ii. The group recommends that an arts committee (ideally within the Downtown Westfield Association) be established to guide the City's public art initiatives. It is recommended that this committee include a broad spectrum of people, including artists, historians and others).
 - iii. The group suggests that public art should be funded by both public and private sources of capital.
 - iv. The group suggests that public art should:
 - (a) Reflect Westfield history (but maybe not always);
 - (b) Support local artists;
 - (c) Show that Grand Junction is "alive;" and
 - (d) Be ever-changing.
 - v. The group briefly identified examples of existing art located in Grand Junction at the time of this plan:
 - (a) Red Man (paid for by DWA);
 - (b) Asa Bales entrance sculpture (paid for by City);
 - (c) Pharmacy mural (paid for by City); and
 - (d) Anderson Corporation sculpture (paid for by the Anderson Corporation).

2. ECONOMIC DEVELOPMENT:

- a. Overarching Priorities: The group identified the three overarching priorities/obstacles related to Grand Junction as identified in a previous developer input charrette:
 - i. Attract as many new households within walking distance of downtown as soon as possible.
 - ii. Land assembly represents a significant obstacle, unknown, risk for developers desiring to develop or redevelop land in Grand Junction.
 - iii. It is difficult to developers to obtain capital for redevelopment project like the ones desired within Grand Junction. Part of this has to do with the current lending environment and part of it has to do with the many additional contingencies associated with redevelopment project that are often not as pronounce in greenfield development projects.
- b. Economic Development Functions: The group briefly reviewed the primary economic development functions for orientation purposes.
 - i. Business Retention:
 - (a) As related to Grand Junction, this would involve efforts to retain existing commercial enterprises in Grand Junction.
 - (b) This would also likely involve working with existing building owners and business owners to make sure Grand Junction remains an attractive destination for downtown businesses to thrive.
 - (c) For instance, the adequate availability of parking was identified by the group as an issue that should be studied in more detail to ensure that downtown customers have good parking opportunities (especially in the northeast quadrant of State Highway 32 and Union Street). There is at least a perception that there is not adequate parking available. The group suggested that a parking study should be completed.

- ii. New Development Attraction: As related Grand Junction, new development attraction would likely take the form of developing strategies and implementing plans for attraction of:
 - (a) New single-family residential developments/lots;
 - (b) New multi-family developments/units; and
 - (c) New commercial/office/business/retail uses/structures.
- iii. Business Expansion: This concept involves working with existing local businesses to determine ways to encourage or incentivize business development and expansion. Generally speaking, most new jobs are generated from these efforts in a growing local economy. This activity is sometime referred to as economic gardening.
- c. Incentives:
 - i. TIF District: Much of the Grand Junction district is located within the Grand Junction TIF District. The City is in the process of re-evaluating its TIF districts to ensure that they appropriately include parcels that will ultimately be developed for non-residential or multi-family purposes. There are numerous downtown public infrastructure projects and land acquisitions needed for which TIF revenues can be used. As more development occurs within the Grand Junction TIF District, there will be greater opportunities for public improvements.
 - ii. Tax Abatements: Abatements should be used sparingly within TIF districts, because every dollar abated is a dollar that will not be captured as increment. This undermines the purpose of establishing a TIF district. However, in certain instances, it may sense to provide abatements within a TIF district, especially if by doing so, an element of the Grand Junction vision is substantially advanced.
 - iii. Impact Fees: The group discussed the possibility of reducing impact fees within the Grand Junction District as an incentive to encourage development and redevelopment in downtown. As discussed this could include road impact fees, park impact fees, water and sanitary sewer connection and availability fees (technically, these water and sewer fees are not impact fees, but they are similar and for that reason they were included for the purpose of this discussion).
 - (a) Water & Sewer Fees: The group noted that, provided the City's water and sewer utilities are successfully transferred to Citizens Energy Group (in process at the time of this plan preparation), water and sewer development fees will likely be greatly reduced or eliminated by the end of 2013.
 - (b) Road and Park Impact Fees: The group suggested that additional impact fees might not be needed as much in the Grand Junction area because most of the parks in the area have already been developed and so has most of the road infrastructure. However, the group noted that in response to the growth the Grand Junction initiative is designed to create, it is expected that additional park and road improvements will be needed. These fees are an essential component of how the City of Westfield financially responds to the impact of new development and the increased demands created by such new development.
- d. Economic Development Strategy Going Forward: The group suggests that the following items should be the top economic development priorities in Grand Junction:
 - i. Attract New Households: Identify development/redevelopment opportunities that will provide additional households within walking distance of downtown. This was identified as one of the top priorities in an earlier planning exercise and continues to be very important and desirable for the success of the Grand Junction vision.
 - ii. Build Grand Junction Plaza. The group feels that this is essential for the success of the Grand Junction District. The group believes that downtown Westfield needs a central public gathering/hosting space to attract economic development in downtown

Westfield. This will be especially important for attracting visitors to Grand Junction, many of whom are expected with the opening of the Grand Park sports tournament/tourism venue.

- e. Redevelopment of Southwest Corner of State Highway 32 & Union Street:
 - i. This area has been heavily discussed over the last three or four years as the Grand Junction Task Group (now incorporated within the Downtown Westfield Association) developed schematic plans with the City's support for the Grand Junction Plaza (the "Plaza"), including certain improvements/buildings to be located along the south side of State Highway 32 and west of South Union Street (the "Plaza Buildings").
 - ii. The group believes that the businesses in the Plaza Buildings will thrive because of their proximity to the Plaza. The group also suggests that the Plaza will thrive because of its proximity to the Plaza Buildings and the businesses therein.
 - iii. Members of the group have independently explored the concept of attracting a "master developer" to construct the Plaza Buildings and possibly participate in or facilitate the construction of the Plaza.
- f. Promotion/Marketing of Grand Junction:
 - i. To date, the promotion and marketing of the Grand Junction area has been a collaborative effort between the City, the Downtown Westfield Association (and its individual members) and the Chamber of Commerce.
 - ii. The group recommends that Grand Junction branding needs to be completed and such themes/elements should be included in promotion and marketing of downtown Westfield.
 - iii. The group feels strongly that the community needs to get the word out that Grand Junction is open for business. The group noted a good example of this type of activity with the formation of Grand Junction Properties, a real estate group formed by Curt Whitesell with a focus on Grand Junction real estate and business real estate needs.
- g. Façade Improvement: The group identified the Façade Improvement Program, created by the Westfield City Council in 2010, as a useful tool to incentivize aesthetic improvement of the Grand Junction area. Essentially, the program is a 50/50 matching grant for external building and property improvement within the Grand Junction area. The maximum allowable match per year is \$5000.
 - i. The group acknowledged that this tool has been a very effective one at improving the appearance of downtown.
 - ii. The group suggested that the program be reviewed to determine whether the award criteria provide enough opportunities to incentivize improvement and to ensure that the program is adequately funded to maximize meaningful aesthetic improvements downtown.
 - iii. The group also suggested that the boundaries establishing geographic eligibility for the façade program be reviewed to determine if it makes sense for it to relate more to the Sub-district boundaries contemplated in this plan.
 - iv. The group suggested that more can be done to promote the façade grant program.

Grand Junction Discussion Outline/Items:

1. PUBLIC SPACES

- a. Parks/Park Facilities
 - i. Existing and Planned
 - (a) Old Friends Cemetery Park
 - (b) Asa Bales Park
 - (c) Natalie Wheeler/Grand Junction Trail
 - (d) Freedom Trail Park
 - (e) Midland Trace Trail
 - (f) School Properties
 - (g) Grand Junction Plaza
 - (h) Fish Property?
 - ii. Amount
 - iii. Proximity
 - iv. Function
 - v. Facilities/Improvements
 - vi. Encourage/Discourage
- b. Trails/Streets
- c. Other Public Facilities (Schools, City Hall, Library)
- d. Trees
 - i. Preserve
 - ii. Plant New
- e. Flood Plain/Regional Detention
- f. Grand Junction Plaza
- g. Natural areas
- h. Public Art

2. ECONOMIC DEVELOPMENT

- a. Previously Identified Priorities (Developer Charrette)
 - i. New households within walking distance
 - ii. Land assembly
 - iii. Access to capital
- b. Economic Development Functions
 - i. New Development
 - (a) Residential SF (no comps)
 - (b) Residential MF
 - (c) Commercial
 - ii. Business Retention
 - iii. Business Expansion (Economic Gardening)
- c. Discussion Topics
 - i. DWA/City Roles
 - ii. Incentives
 - iii. Strategy
 - iv. RFP
 - v. Promotion/Marketing
 - vi. Façade Improvement Program
 - vii. Leased City-Owned Properties

Appendix G – Charrette 7: Review and Top Ten Priorities (December 18, 2012)

Meeting Summary:

In preparation for this charrette the Economic and Community Development Department prepared a consolidated list of all planning objectives identified in previous planning works related to Grand Junction and throughout the six preceding Grand Junction Action Plan Charrettes. The primary purpose of Charrette #7 is to review the various Grand Junction planning objectives and to prioritize them in order to develop a coherent and targeted strategy for accomplishing the Grand Junction vision.

The priorities identified by the group will be assembled into a recommendation to the City leadership (in the form of a comprehensive plan amendment, the “Grand Junction Action Plan, 2013”) for its consideration and approval. The product of this work is intended to provide guidance to the various decision-makers and stakeholder organizations in their efforts to accomplish the Grand Junction vision.

As contemplated by the group, this planning exercise would be initiated again in the fourth quarter of 2013. During this process, this plan is intended to be reviewed, accomplishments should be measured, remaining goals/objectives should be evaluated and new goals/objectives may be identified for 2014. It is anticipated that the product of future planning activities related to updating this Action Plan would also take the form of comprehensive plan amendments.

Grand Junction Discussion Outline/Items:

History & Branding

- ☐ Create/Clearly Establish the Grand Junction Brand.
- ☐ Design a Grand Junction logo/bug/mark.
- ☐ Develop a slogan for Grand Junction.

Decorations

- ☐ Create opportunities for over-street banners to promote Grand Junction events.
- ☐ Improve/enhance/expand use of hanging basket planters and the cross-arms used to hang them within Grand Junction.
- ☐ Purchase and install new and enhanced landscaping planters in Grand Junction (provide more of them and provide for public seating).
- ☐ Install new decorative light poles.
- ☐ Install attractive street furniture.
- ☐ Provide more and improved seasonal decorations within Grand Junction.

Special Events

- ☐ Recruit more involvement/volunteering from residents within Grand Junction and throughout the community.
- ☐ Recruit more organizations than just DWA and the City to host community events in Grand Junction.
- ☐ Develop better coordination with other community organizations (Schools, local sports groups, etc.) regarding event scheduling/timing conflicts.
- ☐ Host at least one special event in Grand Junction every month of the year.
- ☐ Focus on improving the public events that are already hosted in Grand Junction.
- ☐ Develop a stronger partnership with the schools in hosting/promoting public events.

Zoning

- ☐ **GATEWAY SUBDISTRICT (Green)**
 - ☐ Develop architectural and development standards for the Gateway Subdistrict.
 - ☐ Develop strategy for attracting/encouraging the following land uses within the Gateway Subdistrict: hotel; hotel/conference center; apartments; and offices.
 - ☐ Develop DWA review process for the Gateway Subdistrict.
 - ☐ Develop commercial sign standards for the Gateway Subdistrict.
- ☐ **JUNCTION SUBDISTRICT (Orange)**
 - ☐ Develop architectural and development standards for the Junction Subdistrict.
 - ☐ Formalize a position with INDOT regarding State Highway 32 expansion through Grand Junction
 - ☐ Develop standards to address modifications to existing structures.
 - ☐ Develop DWA review process for the Junction Subdistrict.
 - ☐ Develop strategy for attracting/encouraging the following land uses within the Junction Subdistrict: trail-oriented businesses (i.e., bike shop, coffee shop); dry cleaner; market; coffee shop; specialty shops; night-time gathering places; restaurants; offices (not at street level).
- ☐ **UNION SUBDISTRICT (Yellow)**
 - ☐ Develop standards to address modifications to existing structures.
 - ☐ Develop standards for new development (setbacks, architecture, etc.) in the Union Subdistrict.
 - ☐ Develop standards/strategy to encourage property enhancements on Union Street.
 - ☐ Develop standards for mature tree preservation on Union Street parcels.
 - ☐ Develop fence standards applicable to Union Street parcels.
 - ☐ Develop enhanced lighting standards for Union Street parcels.
 - ☐ Develop grass lawn/vegetation requirements for Union Street parcels.
 - ☐ Develop right-of-way access control standards along Union Street.
- ☐ **NEIGHBORHOOD SUBDISTRICT (Pink)**
 - ☐ Develop vision and standards for future redevelopment of the Neighborhood Subdistrict.
 - ☐ Develop standards for existing structures in the Neighborhood Subdistrict.
- ☐ **KENDALL SUBDISTRICT (Blue)**
 - ☐ Develop strategy for attracting/encouraging medical/office commercial uses in the Kendall Subdistrict.
 - ☐ Implement standards that would prevent/discourage stand-alone retail within the Kendall Subdistrict.
 - ☐ Implement standards that would prevent/discourage single-family residential uses in the Kendall Subdistrict.
 - ☐ Develop standards/policies that would encourage vertical buildings in the Kendall Subdistrict.
 - ☐ Develop architectural standards for the Kendall Subdistrict.
 - ☐ Develop landscaping standards for the area between future buildings and U.S. Highway 31.
 - ☐ Determine the extent to which the U.S. Highway 31 Overlay Zone is appropriate to apply to the Kendall Subdistrict.

Infrastructure

- ☐ Bury power lines.
- ☐ Develop policy for disposition/repurposing of existing alley property (where appropriate).
- ☐ Develop transit circulation plan as related to Grand Junction and how it connects to the system beyond.
- ☐ Develop standards to encourage transit-oriented development.
- ☐ Continue to expand/enhance the trail network within the Grand Junction.
- ☐ Create pedestrian connections between the Gateway Subdistrict and the Grand Junction Plaza.
- ☐ Install same South Union streetscape treatment in future sidewalk/curb/roadside trail projects on North Union Street and other strategic places within Grand Junction.
- ☐ Design drainage/floodplain areas as amenities and natural areas. Develop the regional detention area south of the Midland Trace Trail corridor as a downtown amenity.
- ☐ Develop plan and install new streetscape amenities including but not limited to benches, trash cans, planters, hanging baskets, bike racks, street lights (including irrigation and speakers where appropriate).
- ☐ Develop plan and install unique public signage/design theme for Grand Junction (as opposed to the rest of the City).
- ☐ Install planned new roads within the Junction and Kendall Subdistricts (*see Grand Junction District Map on Page 23*).

Public Spaces

- ☐ Review/revise trail names within Grand Junction to help with marketing/wayfinding (needs to be visitor-friendly).
- ☐ Develop strategy for reuse/repurposing of Hadley Park.
- ☐ Connect Grand Junction Trail to Asa Bales Park by installing a tunnel under State Highway 32.
- ☐ Develop and implement a plan for a dedicated trail connection between Grand Junction and Grand Park for motorized (non-car) vehicles.
- ☐ Develop centralized municipal building near Grand Junction Plaza.
- ☐ Develop redevelopment plan for existing City Hall property and other adjacent City-owned property.
- ☐ Establish a staggered (staggered in age/maturity) tree growth/planting program within Grand Junction public places.
- ☐ Build Grand Junction Plaza.
- ☐ Develop a plan for the function (seasonal uses) of the Grand Junction Plaza.
- ☐ Formalize strategy, plan and organization to provide for public art improvements throughout Grand Junction.
- ☐ Develop and implement a plan to convert certain public infrastructure (manhole covers, sewer grates, fire hydrants, bridges, sidewalks, intersections, etc.) into pieces of public art.

Economic Development

- ☐ Develop strategy and policies to attract as many households to locate within walking distance of downtown.
- ☐ Continue City land assembly activities to facilitate development and redevelopment in Grand Junction.
- ☐ Develop/refine strategy for business retention, expansion and development in Grand Junction.
- ☐ Develop Grand Junction parking plan.
- ☐ Amend/Revise Grand Junction Economic Development Area (TIF District) to include some missing properties and remove land acquired by State.
- ☐ Invite developer proposals for the redevelopment of parcels north of Grand Junction Plaza.
- ☐ Develop and implement a plan for promotion/marketing of Grand Junction.
- ☐ Continue (and consider expanding) the City's Façade Improvement Program.
- ☐ Consider/explore concept of creating an Economic Improvement District.

Grand Junction Action Plan - Top 10 Priorities:

History & Branding

1. Create/Clearly Establish the Grand Junction Brand. Design a Grand Junction logo/bug/mark. Develop a slogan for Grand Junction.

Zoning

2. Gateway Sub-district (green)
 - ☐ Develop architectural and development standards for the Gateway Subdistrict.
 - ☐ Develop strategy for attracting/encouraging the following land uses within the Gateway Subdistrict: hotel; hotel/conference center; apartments; and offices.
 - ☐ Develop DWA review process for the Gateway Subdistrict.
 - ☐ Develop commercial sign standards for the Gateway Subdistrict.
3. Junction Sub-district (orange)
 - ☐ Develop architectural and development standards for the Junction Subdistrict.
 - ☐ Formalize a position with INDOT regarding State Highway 32 expansion through Grand Junction
 - ☐ Develop standards to address modifications to existing structures.
 - ☐ Develop DWA review process for the Junction Subdistrict.
 - ☐ Develop strategy for attracting/encouraging the following land uses within the Junction Subdistrict: trail-oriented businesses (i.e., bike shop, coffee shop); dry cleaner; market; coffee shop; specialty shops; night-time gathering places; restaurants; offices (not at street level).

Infrastructure

4. Develop transit circulation plan as related to Grand Junction and how it connects to the system beyond. Continue to expand/enhance the trail network within the Grand Junction. Create pedestrian connections between the Gateway Subdistrict and the Grand Junction Plaza. Develop and implement a plan for a dedicated trail connection between Grand Junction and Grand Park for motorized (non-car) vehicles.
5. Design drainage/floodplain areas as amenities and natural areas. Develop the regional detention area south of the Midland Trace Trail corridor as a downtown amenity.
6. Develop plan and install new streetscape amenities including but not limited to benches, trash cans, planters, hanging baskets, bike racks, street lights (including irrigation and speakers where appropriate).

Public Spaces

7. Build Grand Junction Plaza.

Economic Development

8. Develop strategy and policies to attract as many households to locate within walking distance of downtown.
9. Continue City land assembly activities to facilitate development and redevelopment in Grand Junction.
10. Develop Grand Junction parking plan.

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

June 10, 2013

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 24 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of \$ 3,867,453.93 and pending director approval such accounts payables are hereby allowed in the total amount of 11,060.78 .

Dated this 10 day of June, 2013

_____	_____	_____
_____	_____	_____
_____	_____	_____

Signatures of Governing Board

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

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 1 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No. Fund Name									
101 General									
Administration Department									
12955	Margi Inlow	APP013389	5/13/2013	101001343	ADM-BUILDING	Plants for Heirloom Garden	44.94	51312	5/14/2013
12583	HCMGA	APP013390	5/13/2013	101001343	ADM-BUILDING	Plants for City Hall	267.00	51270	5/14/2013
13585	Verizon Wireless	APP013411	5/16/2013	101001332	ADM-CELLULAR/PAGERS/M	Cell Phones	405.35	51385	5/21/2013
10464	Duke Energy	APP013416	5/16/2013	101001341	ADM-ELECTRICITY	Electric bill	646.01	51383	5/16/2013
13144	Payroll	APP013458	5/22/2013	101001111	ADM- SALARY	sal	31,710.25	052213EFT6	5/22/2013
13144	Payroll	APP013458	5/22/2013	101001120	ADM- FICA & MEDICARE	fica	1,859.77	052213EFT6	5/22/2013
13144	Payroll	APP013458	5/22/2013	101001120	ADM- FICA & MEDICARE	med	434.97	052213EFT6	5/22/2013
13144	Payroll	APP013458	5/22/2013	101001121	ADM- P.E.R.F	perf	3,805.23	052213EFT6	5/22/2013
13713	DavisVision	APP013511	6/3/2013	101001119	ADM- HEALTH & DENTAL	june vision ins	95.54	51395	6/3/2013
12234	Cindy Olson	APP013523	6/3/2013	101001349	ADM-SERVICES	Reim mileage March-May 8th	289.16		
10236	Busy Bee Cleaning Service	APP013524	6/3/2013	101001343	ADM-BUILDING	Cleaning at City Hall 5/2/13, fi	55.00		
13676	Winters Associates	APP013527	6/3/2013	101001347	ADM-PROMOTIONS	City of Westfield apparel	58.78		
12955	Margi Inlow	APP013529	6/3/2013	101001343	ADM-BUILDING	Plants for Heirloom Garden at	27.18		
13144	Payroll	APP013588	6/4/2013	101001111	ADM- SALARY	sal	32,090.93		
13144	Payroll	APP013588	6/4/2013	101001120	ADM- FICA & MEDICARE	fica	1,883.37		
13144	Payroll	APP013588	6/4/2013	101001120	ADM- FICA & MEDICARE	med	440.49		
13144	Payroll	APP013588	6/4/2013	101001121	ADM- P.E.R.F	perf	3,610.98		
VEN000011	Advantage HMO Health Plans	APP013590	6/4/2013	101001119	ADM- HEALTH & DENTAL	june ins	5,970.93		
10464	Duke Energy	APP013600	6/5/2013	101001341	ADM-ELECTRICITY	202 Penn/Clinic House	141.39		
10464	Duke Energy	APP013600	6/5/2013	101001341	ADM-ELECTRICITY	211 Union St/DWNA	40.28		
11595	Staples	APP013615	6/5/2013	101001223	ADM-OFFICE SUPPLIES	paper trimmer for Admin. sup	73.09		
12484	Frontier	APP013652	6/4/2013	101001343	ADM-BUILDING	City Hall Building Alarm	44.64		
13502	Thomson West	APP013673	5/15/2013	101001330	ADM-ATTORNEY/CONSULT	West Information Charges	165.51		
13104	Office 360	APP013674	5/15/2013	101001223	ADM-OFFICE SUPPLIES	Desk for Intern	710.80		
VEN000637	Bose Public Affairs Group LLC	APP013675	5/15/2013	101001349	ADM-SERVICES	Strategic Comm for April	3,500.00		
12639	Ice Miller LLC	APP013683	6/5/2013	101001331	ADM- CONSULTING	Monthly Retainer for 2013	5,000.00		
12639	Ice Miller LLC	APP013683	6/5/2013	101001331	ADM- CONSULTING	Tele Conferencing long distan	2.26		
VEN000117	CSI Signs	APP013697	6/6/2013	101001347	ADM-PROMOTIONS	Westfield Logo for Admin	1,283.00		
13637	Westfield Chamber Of Commerce	APP013703	6/6/2013	101001347	ADM-PROMOTIONS	Chamber luncheon	30.00		
12369	DWNA	APP013704	6/6/2013	101001347	ADM-PROMOTIONS	Services for May	3,618.63		
12665	IN.GOV	APP013718	6/6/2013	101001349	ADM-SERVICES	Background check on intern e	15.00		
13544	UN Communications	APP013722	6/6/2013	101001347	ADM-PROMOTIONS	Your City Matters Newsletter f	2,324.98		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 2 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No. Fund Name									
101 General									
Administration Department									
VEN000551	Humane Society for Hamilton County	APP013735	6/4/2013	101001349	ADM-SERVICES	Strays for the month of May	3,656.69		
13652	Westfield Public Works	APP013742	6/4/2013	101001342	ADM-WATER/SEWER	202 Penn St/Clinic House	64.47		
13652	Westfield Public Works	APP013742	6/4/2013	101001342	ADM-WATER/SEWER	130 Penn St/City Hall	72.17		
13652	Westfield Public Works	APP013742	6/4/2013	101001342	ADM-WATER/SEWER	145 S Union/Historical Societ	68.67		
13652	Westfield Public Works	APP013742	6/4/2013	101001342	ADM-WATER/SEWER	211 Union St/DWNA	65.89		
13640	Westfield Economic Development Found	APP013744	5/14/2013	101001349	ADM-SERVICES	ck from krieg dev to city/shoul	3,000.00		
11926	Citizens Gas	APP013749	6/6/2013	101001328	ADM-HEAT/GAS	Gas bill	664.30		
Subtotal for Administration Department							108,237.65		
Police Department									
VEN000411	Amanda Reedy	APP013391	5/13/2013	101002334	POLICE-TRAINING/SEMINA	Reimbursement for Mileage	152.93	51215	5/14/2013
13730	Public Safety Center	APP013392	5/13/2013	101002472	POLICE-EQUIP	Batteries	185.71	51336	5/14/2013
12773	IUPUI Lockbox	APP013393	5/13/2013	101002334	POLICE-TRAINING/SEMINA	Training-Scott Jordan	1,298.19	51209	5/13/2013
12773	IUPUI Lockbox	APP013394	5/13/2013	101002334	POLICE-TRAINING/SEMINA	Training-Newlin-Haus	1,298.19	51208	5/13/2013
VEN001289	Lou's Gloves	APP013395	5/13/2013	101002472	POLICE-EQUIP	Gloves	83.00	51310	5/14/2013
VEN000689	Indiana Dept of Toxicology	APP013396	5/13/2013	101002350	POLICE-SUBSCRIPTIONS/D	Recertification	40.00	51288	5/14/2013
VEN000428	Martinizing Dry Cleaning	APP013397	5/13/2013	101002229	POLICE- UNIFORMS	Dry Cleaning for month of Apr	427.76	51314	5/14/2013
12140	Broc Larrison	APP013398	5/13/2013	101002334	POLICE-TRAINING/SEMINA	Reimbursement for Food-Trai	22.02	51228	5/14/2013
12175	C.A.R. Clinic	APP013399	5/13/2013	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	942.68	51231	5/14/2013
13566	US Uniform and Supply	APP013400	5/13/2013	101002229	POLICE- UNIFORMS	Boots-Kang-Chief-Uniforms-H	850.68	51373	5/14/2013
11067	Lexisnexis	APP013401	5/13/2013	101002350	POLICE-SUBSCRIPTIONS/D	Monthly statement	82.50	51309	5/14/2013
11925	Pet Supplies Plus	APP013402	5/13/2013	101002355	POLICE- K-9 MAINT	K-9 Food	245.83	51332	5/14/2013
11008	Kim's Alterations	APP013403	5/13/2013	101002229	POLICE- UNIFORMS	Alterations-Grimes	16.00	51305	5/14/2013
13228	Ray Allen K-9 Equipment	APP013404	5/13/2013	101002355	POLICE- K-9 MAINT	Balance on statement return	17.03	51340	5/14/2013
13161	PIC Inc	APP013405	5/13/2013	101002360	POLICE-VEHICLE REPAIR	Misc supplies	478.50	51335	5/14/2013
13585	Verizon Wireless	APP013411	5/16/2013	101002332	POLICE-CELL/PAGERS	Cell Phones	1,514.45	51385	5/21/2013
10464	Duke Energy	APP013416	5/16/2013	101002341	POLICE-ELECTRICITY	Electric bill	1,912.49	51383	5/16/2013
VEN000165	Sam Newlin-Haus	APP013420	5/17/2013	101002334	POLICE-TRAINING/SEMINA	Reimbursement for Food-Trai	18.45	51387	5/17/2013
10691	Hamilton County Treasurer	APP013422	5/17/2013	101002336	POLICE-DISPATCH SERVIC	Resolution 12-10-12-1 Share	85,061.25		
13451	T and T Sales promotions	APP013428	5/17/2013	101002347	POLICE-PROMOTIONS	Bike Reflectors	501.36		
VEN000117	CSi Signs	APP013429	5/17/2013	101002337	POLICE- PRINTING	Posters	140.00		
10079	Amk Services	APP013430	5/17/2013	101002472	POLICE-EQUIP	Radio microphones	272.50		
13730	Public Safety Center	APP013431	5/17/2013	101002472	POLICE-EQUIP	Tailcap Switch	72.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 3 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No. Fund Name									
101 General									
Police Department									
12201	CDW Government Inc	APP013432	5/17/2013	101002343	POLICE-BDLG. MAINT	Contactless Reader for Buildi	51.58		
13144	Payroll	APP013458	5/22/2013	101002112	POLICE- SALARY	sal	117,425.00	052213EFT6	5/22/2013
13144	Payroll	APP013458	5/22/2013	101002120	POLICE-FICA & MEDICARE	fica	7,083.48	052213EFT6	5/22/2013
13144	Payroll	APP013458	5/22/2013	101002120	POLICE-FICA & MEDICARE	med	1,656.64	052213EFT6	5/22/2013
13144	Payroll	APP013458	5/22/2013	101002121	POLICE-P.E.R.F.	perf	16,430.55	052213EFT6	5/22/2013
13105	Office Depot	APP013475	5/28/2013	101002223	POLICE-OFFICE SUPPLIES	Office supplies	607.63		
13195	Proforma	APP013476	5/28/2013	101002472	POLICE-EQUIP	Drug test pouches-barrier tap	331.85		
11213	Napa Auto Parts	APP013477	5/28/2013	101002360	POLICE-VEHICLE REPAIR	Beam Blades x 20	199.00		
13054	National Assoc Of School Resource Offi	APP013478	5/28/2013	101002350	POLICE-SUBSCRIPTIONS/D	Membership fee	40.00		
13566	US Uniform and Supply	APP013479	5/28/2013	101002229	POLICE- UNIFORMS	Uniforms-Vickroy	268.80		
13566	US Uniform and Supply	APP013480	5/28/2013	101002229	POLICE- UNIFORMS	Duty Belt-Dine	69.95		
11149	Menards	APP013481	5/28/2013	101002224	POLICE-OPERATING SUPPL	Batteries for Investigations	43.51		
13730	Public Safety Center	APP013482	5/28/2013	101002472	POLICE-EQUIP	Stinger LED	685.97		
12060	Auto Outfitters	APP013484	5/28/2013	101002360	POLICE-VEHICLE REPAIR	Flex Camera-Monitor	708.00		
12060	Auto Outfitters	APP013485	5/28/2013	101002360	POLICE-VEHICLE REPAIR	Viper Kit	249.00		
13456	Talent Auto Body Shop	APP013486	5/28/2013	101002360	POLICE-VEHICLE REPAIR	Deductible on vehicle repair	500.00		
VEN000441	On-Duty Depot	APP013487	5/28/2013	101002360	POLICE-VEHICLE REPAIR	Surface Mounts	520.00		
VEN000441	On-Duty Depot	APP013488	5/28/2013	101002360	POLICE-VEHICLE REPAIR	Dash Lights	449.90		
VEN000441	On-Duty Depot	APP013489	5/28/2013	101002360	POLICE-VEHICLE REPAIR	Flashlight Rechargable MagC	199.90		
11385	R and T Tire and Auto	APP013490	5/28/2013	101002360	POLICE-VEHICLE REPAIR	Flat Tire Repair-Mitchell	18.00		
VEN000441	On-Duty Depot	APP013491	5/28/2013	101002360	POLICE-VEHICLE REPAIR	Flashlight x 2	199.90		
12175	C.A.R. Clinic	APP013492	5/28/2013	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	189.30		
11583	Speedway Superamerica	APP013493	5/28/2013	101002226	POLICE-VEHICLE GAS/SUP	Vehicle Fuel	527.33		
12201	CDW Government Inc	APP013494	5/28/2013	101002343	POLICE-BDLG. MAINT	Readers	467.74		
12325	Denise Gilreath	APP013499	5/30/2013	101002347	POLICE-PROMOTIONS	Reimbursement for Food-We	34.35	51393	5/30/2013
10344	Comcast Cable	APP013500	5/30/2013	101002349	POLICE-SERVICES	Monthly Statement	48.98	51392	5/30/2013
13600	Vohne Liche Kennels	APP013501	5/30/2013	101002355	POLICE- K-9 MAINT	Re-certification for Handler-S	425.00		
10236	Busy Bee Cleaning Service	APP013502	5/30/2013	101002349	POLICE-SERVICES	Monthly cleaning service	768.00		
13713	DavisVision	APP013511	6/3/2013	101002119	POLICE-HEALTH & DENTAL	june vision ins	402.24	51395	6/3/2013
13562	UPS	APP013514	6/3/2013	101002333	POLICE-POSTAGE	UPS shipping charges	14.12		
13220	Radar Man Inc	APP013515	6/3/2013	101002360	POLICE-VEHICLE REPAIR	Radar certifications	1,244.00		
VEN000441	On-Duty Depot	APP013516	6/3/2013	101002355	POLICE- K-9 MAINT	Strut Rod K-9 Unit	58.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 4 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No. Fund Name									
101	General								
Police Department									
13410	Stanley Security Solutions	APP013517	6/3/2013	101002343	POLICE-BDLG. MAINT	Combinating Service Equipm	679.25		
13195	Proforma	APP013518	6/3/2013	101002472	POLICE-EQUIP	Drug Test Pouches	510.75		
13440	Sun Badge Co.	APP013519	6/3/2013	101002229	POLICE- UNIFORMS	Badge repairs	135.00		
13117	Overhead Door Company	APP013520	6/3/2013	101002343	POLICE-BDLG. MAINT	Repairs of Sally Port and Gar	1,303.20		
13652	Westfield Public Works	APP013556	6/3/2013	101002342	POLICE-WATER/SEWER	Monthly water statement	78.27		
13626	Webb Effects	APP013579	6/4/2013	101002337	POLICE- PRINTING	Decals-Removal decals	3,281.00		
11213	Napa Auto Parts	APP013580	6/4/2013	101002360	POLICE-VEHICLE REPAIR	Misc supplies	141.16		
13144	Payroll	APP013588	6/4/2013	101002112	POLICE- SALARY	sal	120,848.85		
13144	Payroll	APP013588	6/4/2013	101002120	POLICE-FICA & MEDICARE	fica	7,292.35		
13144	Payroll	APP013588	6/4/2013	101002120	POLICE-FICA & MEDICARE	med	1,705.42		
13144	Payroll	APP013588	6/4/2013	101002121	POLICE-P.E.R.F.	perf	16,690.08		
VEN000011	Advantage HMO Health Plans	APP013590	6/4/2013	101002119	POLICE-HEALTH & DENTAL	june ins	26,006.73		
10599	Galls	APP013602	6/5/2013	101002229	POLICE- UNIFORMS	Boots-Vickroy	186.00		
13440	Sun Badge Co.	APP013603	6/5/2013	101002229	POLICE- UNIFORMS	Badges-Repairs	486.25		
10079	Amk Services	APP013604	6/5/2013	101002472	POLICE-EQUIP	Swivel,antennas mounts	1,420.50		
12286	Crawford Water Care	APP013610	6/5/2013	101002343	POLICE-BDLG. MAINT	water softner salt	230.25		
13191	Koorsen Fire and Security	APP013617	6/5/2013	101002343	POLICE-BDLG. MAINT	Annual Main't-air sample & air	592.50		
VEN000865	Faegre Baker Daniels	APP013623	6/5/2013	101002330	POLICE-LEGAL CONSULTIN	training facility road developm	2,438.33		
13652	Westfield Public Works	APP013625	6/5/2013	101002342	POLICE-WATER/SEWER	monthly fee	204.77		
10978	Kahlo Jeep	APP013647	6/5/2013	101002360	POLICE-VEHICLE REPAIR	Floor mat kits-programmed ke	467.53		
10079	Amk Services	APP013648	6/5/2013	101002360	POLICE-VEHICLE REPAIR	Antenna-Power connectors fo	2,938.00		
13456	Talent Auto Body Shop	APP013649	6/5/2013	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs-Deductible	1,623.17		
12175	C.A.R. Clinic	APP013650	6/5/2013	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	404.65		
VEN000724	Kelley Chevrolet	APP013651	6/5/2013	101002360	POLICE-VEHICLE REPAIR	Programmed keys	179.55		
12484	Frontier	APP013652	6/4/2013	101002335	POLICE-TELEPHONE	Postage Machine, elevator, b	61.86		
11149	Menards	APP013676	6/4/2013	101002224	POLICE-OPERATING SUPPL	Hooks-Grill tools	9.86		
13451	T and T Sales promotions	APP013677	6/4/2013	101002229	POLICE- UNIFORMS	ESU hood and polo - Todd	75.00		
VEN001316	Gaylord Texan Resort and convention Ct	APP013736	6/6/2013	101002334	POLICE-TRAINING/SEMINA	Hotel for Training-Lathers	625.00		
11926	Citizens Gas	APP013749	6/6/2013	101002328	POLICE- HEAT/GAS	Gas bill	528.09		
Subtotal for Police Department							438,694.61		
Economic and Community Development Dept									
13585	Verizon Wireless	APP013411	5/16/2013	101003332	COMM.DEV-CELLULAR/PAG	Cell Phones	563.57	51385	5/21/2013

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 5 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No. Fund Name									
101 General									
Economic and Community Development Dept									
11677	The Times	APP013423	5/17/2013	101003338	COMM.DEV-LEGAL	146th Street EDA	27.41		
13109	Office Team	APP013437	5/20/2013	101003310	COMM. DEV- PLANNING CO	Temp employee for CD, wk e	719.60		
13109	Office Team	APP013437	5/20/2013	101003310	COMM. DEV- PLANNING CO	Temp employee for CD, wk e	575.68		
13653	Westfield Rotary Club	APP013440	5/20/2013	101003347	COMM.DEV- PROMOTIONS	Golf Outing Team	450.00		
12562	Hamilton County Business Magazine	APP013441	5/20/2013	101003347	COMM.DEV- PROMOTIONS	2013 Welcome to Ham Cty/B	5,000.00		
13144	Payroll	APP013458	5/22/2013	101003113	COMM. DEV- SALARY	sal	24,919.78	052213EFT6	5/22/2013
13144	Payroll	APP013458	5/22/2013	101003120	COMM. DEV-FICA & MEDICA	fica	1,497.62	052213EFT6	5/22/2013
13144	Payroll	APP013458	5/22/2013	101003120	COMM. DEV-FICA & MEDICA	med	350.26	052213EFT6	5/22/2013
13144	Payroll	APP013458	5/22/2013	101003121	COMM DEV- P.E.R.F	perf	2,990.37	052213EFT6	5/22/2013
13109	Office Team	APP013466	5/28/2013	101003310	COMM. DEV- PLANNING CO	Temp employee for wk endin	719.60		
VEN000865	Faegre Baker Daniels	APP013467	5/28/2013	101003310	COMM. DEV- PLANNING CO	Grand Park Contract Review	11,541.50		
VEN000865	Faegre Baker Daniels	APP013467	5/28/2013	101003310	COMM. DEV- PLANNING CO	Grand Park Contract Review	1,538.50		
12706	Indiana State Bar Association	APP013468	5/28/2013	101003350	COMM.DEV-SUBSCRIPTION	7/1/13-6/30/14 Dues	310.00		
13713	DavisVision	APP013511	6/3/2013	101003119	COMM. DEV- HEALTH & DE	june vision ins	67.56	51395	6/3/2013
13109	Office Team	APP013538	6/3/2013	101003310	COMM. DEV- PLANNING CO	Temp employee for wk endin	719.60		
12973	Matthew Bender and Co	APP013550	6/3/2013	101003223	COMM.DEV- OFFICE SUPPL	Office Supplies	65.89		
VEN001296	High Performance Government Network	APP013576	5/24/2013	101003334	COMM.DEV-TRAVEL/TRAINI	seminar	99.00	51390	5/24/2013
13144	Payroll	APP013588	6/4/2013	101003113	COMM. DEV- SALARY	sal	24,919.77		
13144	Payroll	APP013588	6/4/2013	101003120	COMM. DEV-FICA & MEDICA	fica	1,497.62		
13144	Payroll	APP013588	6/4/2013	101003120	COMM. DEV-FICA & MEDICA	med	350.24		
13144	Payroll	APP013588	6/4/2013	101003121	COMM DEV- P.E.R.F	perf	3,350.37		
VEN000011	Advantage HMO Health Plans	APP013590	6/4/2013	101003119	COMM. DEV- HEALTH & DE	june ins	5,021.71		
11677	The Times	APP013661	6/5/2013	101003338	COMM.DEV-LEGAL	Notice Amendment to Grand	28.19		
13109	Office Team	APP013662	6/5/2013	101003310	COMM. DEV- PLANNING CO	Temp employee for wk endin	692.62		
13109	Office Team	APP013664	6/5/2013	101003310	COMM. DEV- PLANNING CO	Temp employee for wk endin	719.60		
Subtotal for Economic and Community Development Dept							88,736.06		
Building Department									
12908	Lehigh Outfitters, LLC	APP013434	5/20/2013	101004223	BLDG- OFFICE SUPPLIES	Boots	104.99		
13713	DavisVision	APP013511	6/3/2013	101004119	BLDG-HEALTH & DENTAL	june vision ins	29.56	51395	6/3/2013
VEN000011	Advantage HMO Health Plans	APP013590	6/4/2013	101004119	BLDG-HEALTH & DENTAL	june ins	2,235.26		
Subtotal for Building Department							2,369.81		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 6 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No. Fund Name									
101 General									
Parks Department									
13585	Verizon Wireless	APP013411	5/16/2013	101005332	PARKS-CELLULAR/PAGERS	Cell Phones	250.45	51385	5/21/2013
10464	Duke Energy	APP013416	5/16/2013	101005341	PARKS-ELECTRIC	Electric bill	555.47	51383	5/16/2013
12852	Kenney Outdoor Solutions	APP013451	5/16/2013	101005345	PARKS-EQUIP REPAIR	Blower repair	649.18		
12517	Gordon Plumbing	APP013453	5/15/2013	101005476	PARKS-EQUIP LEASES	Handicap portable for 4/28-5/	80.00		
13144	Payroll	APP013458	5/22/2013	101005100	PARKS-SALARY	sal	10,940.16	052213EFT6	5/22/2013
13144	Payroll	APP013458	5/22/2013	101005120	PARKS-FICA & MEDICARE	fica	666.40	052213EFT6	5/22/2013
13144	Payroll	APP013458	5/22/2013	101005120	PARKS-FICA & MEDICARE	med	155.86	052213EFT6	5/22/2013
13144	Payroll	APP013458	5/22/2013	101005121	PARKS-P.E.R.F	perf	1,127.64	052213EFT6	5/22/2013
10464	Duke Energy	APP013461	5/24/2013	101005341	PARKS-ELECTRIC	17415 Oak Ridge Rd	13.23	51388	5/24/2013
13104	Office 360	APP013472	5/28/2013	101005223	PARKS-OFFICE SUPPLIES	Sign Holders for 330 E. Main	53.97		
13104	Office 360	APP013472	5/28/2013	101005223	PARKS-OFFICE SUPPLIES	Restroom Signs for 330 E. M	17.98		
13104	Office 360	APP013472	5/28/2013	101005223	PARKS-OFFICE SUPPLIES	Handicap Accessible Sign for	8.99		
VEN000558	The Brickman Group LTD, LLC	APP013474	5/28/2013	101005349	PARKS-SERVICES	Mowing and Landscape servi	31,483.88		
VEN000919	Cherry Street Plaza LLC	APP013496	5/28/2013	101005366	PARK - BUILDING LEASE	June rent	1,582.77	060313EFT	5/28/2013
VEN000300	Indiana State Festivals Association	APP013507	5/30/2013	101005347	PARKS-PROMOTION	2014 Indiana Festival Guide	125.00		
13713	DavisVision	APP013511	6/3/2013	101005119	PARKS-HEALTH & DENTAL	june vision ins	34.84	51395	6/3/2013
13237	Red Wing Shoe Company	APP013535	6/3/2013	101005229	PARKS-UNIFORMS	Boots	150.00		
VEN001288	Donna's Rock and Roll Cruisin Oldies	APP013551	6/3/2013	101005347	PARKS-PROMOTION	Entertainment for WR4	400.00		
VEN000905	Midwest Sound and Prodction LLC	APP013552	6/3/2013	101005347	PARKS-PROMOTION	Sound and Lighting Contract f	750.00		
VEN000939	DNR Enterprises	APP013553	6/3/2013	101005347	PARKS-PROMOTION	headliner entertainment band	3,000.00		
VEN000940	Blonde Entertainment	APP013554	6/3/2013	101005347	PARKS-PROMOTION	Payment for opening act for	1,000.00		
VEN001304	Tom Gidman	APP013572	6/3/2013	101005347	PARKS-PROMOTION	Electrical Support during WR	600.00		
10464	Duke Energy	APP013578	6/4/2013	101005341	PARKS-ELECTRIC	Midland Bridge 2690 171st S	15.85		
13144	Payroll	APP013588	6/4/2013	101005100	PARKS-SALARY	sal	11,114.91		
13144	Payroll	APP013588	6/4/2013	101005120	PARKS-FICA & MEDICARE	fica	677.24		
13144	Payroll	APP013588	6/4/2013	101005120	PARKS-FICA & MEDICARE	med	158.38		
13144	Payroll	APP013588	6/4/2013	101005121	PARKS-P.E.R.F	perf	1,127.64		
VEN000011	Advantage HMO Health Plans	APP013590	6/4/2013	101005119	PARKS-HEALTH & DENTAL	june ins	2,082.17		
12678	Department Of Homeland Security	APP013598	6/5/2013	101005347	PARKS-PROMOTION	Amusement Entertainment Pe	272.00		
13652	Westfield Public Works	APP013646	6/4/2013	101005342	PARKS-WATER/SEWER	211 S Union St	143.73		
13652	Westfield Public Works	APP013648	6/4/2013	101005342	PARKS-WATER/SEWER	Monon Trail-GHP	7.57		
13652	Westfield Public Works	APP013646	6/4/2013	101005342	PARKS-WATER/SEWER	Quaker Park/restroom	68.67		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 7 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No. Fund Name									
101	General								
Parks Department									
13652	Westfield Public Works	APP013646	6/4/2013	101005342	PARKS-WATER/SEWER	Asa Bales Park/restroom	5.13		
13652	Westfield Public Works	APP013646	6/4/2013	101005342	PARKS-WATER/SEWER	Midland Trail& Union/Water F	7.22		
12929	Lowe's	APP013670	5/13/2013	101005345	PARKS-EQUIP REPAIR	Lowe's Stmt	58.77		
VEN000117	CSI Signs	APP013684	6/5/2013	101005472	PARKS-EQUIP	Roll Sign print	350.00		
VEN000117	CSI Signs	APP013684	6/5/2013	101005472	PARKS-EQUIP	RTA Cut Vinyl Sign	94.99		
VEN000117	CSI Signs	APP013684	6/5/2013	101005472	PARKS-EQUIP	Invoice over	0.01		
11213	Napa Auto Parts	APP013716	6/6/2013	101005360	PARKS-VEHICLE REPAIR	Strobe connectors (waterproo	15.54		
10635	Govconnection	APP013747	6/6/2013	101005224	PARKS-OPERATING SUPPLI	HP Smart Buy Elite Book 847	1,187.75		
10635	Govconnection	APP013747	6/6/2013	101005224	PARKS-OPERATING SUPPLI	HP Smart Buy 4GB PC3-128	39.50		
10635	Govconnection	APP013747	6/6/2013	101005224	PARKS-OPERATING SUPPLI	HP Smart Buy 230 Docking S	155.29		
10635	Govconnection	APP013747	6/6/2013	101005224	PARKS-OPERATING SUPPLI	HP II 2522 LTE EV DO Verizo	177.00		
Subtotal for Parks Department							71,405.18		
Informatics Department									
13585	Verizon Wireless	APP013411	5/16/2013	101007332	IT-CELLULAR/PAGERS/MOB	Air Cards	3,721.78	51385	5/21/2013
13585	Verizon Wireless	APP013411	5/16/2013	101007332	IT-CELLULAR/PAGERS/MOB	Cell Phones	318.53	51385	5/21/2013
VEN000058	Bomgar	APP013418	5/16/2013	101007389	IT- SOFTWARE LICENSING		4,532.10		
10635	Govconnection	APP013419	5/16/2013	101007389	IT- SOFTWARE LICENSING		14,500.00		
13676	Winters Associates	APP013438	5/20/2013	101007347	IT-PROMOTION	City of Westfield apparel	524.79		
13580	Van Ausdall and Farrar	APP013439	5/20/2013	101007337	IT-PRINTING	Maint and Click charges	908.56		
12900	Leane Kmetz	APP013442	5/20/2013	101007226	IT-VEHICLE GAS	Gas for the Informatics truck	10.01		
10635	Govconnection	APP013473	5/28/2013	101007451	IT-COMPUTER/EQUIP		631.06		
10635	Govconnection	APP013508	5/30/2013	101007389	IT- SOFTWARE LICENSING		7,353.00		
13713	DavisVision	APP013511	6/3/2013	101007119	IT-HEALTH & DENTAL	june vision ins	65.98	51395	6/3/2013
VEN000731	Finley and Cook	APP013537	6/3/2013	101007349	IT-SERVICES	NAV Development	277.50		
VEN000748	U.S. Bank Equipment Finance	APP013539	6/3/2013	101007337	IT-PRINTING	Training Facility	87.72		
VEN000011	Advantage HMO Health Plans	APP013590	6/4/2013	101007119	IT-HEALTH & DENTAL	june ins	4,103.09		
10635	Govconnection	APP013660	6/5/2013	101007451	IT-COMPUTER/EQUIP	May invoices per Chris all IT	5,452.22		
VEN000117	CSI Signs	APP013663	6/4/2013	101007337	IT-PRINTING	Rigid sign print	53.90		
12453	First Mile Technologies	APP013731	6/5/2013	101007335	IT-TELEPHONE	Land lines and long distance f	1,208.21		
12453	First Mile Technologies	APP013731	6/5/2013	101007335	IT-TELEPHONE	Land lines and long distance f	69.13		
12453	First Mile Technologies	APP013731	6/5/2013	101007335	IT-TELEPHONE	Land lines and long distance f	87.02		
12453	First Mile Technologies	APP013731	6/5/2013	101007335	IT-TELEPHONE	Land lines and long distance f	623.38		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 8 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No.	Fund Name								
101	General								
	Informatics Department								
12453	First Mile Technologies	APP013731	6/5/2013	101007335	IT-TELEPHONE	Land lines and long distance f	236.22		
12453	First Mile Technologies	APP013731	6/5/2013	101007335	IT-TELEPHONE	Land lines and long distance f	96.40		
12453	First Mile Technologies	APP013731	6/5/2013	101007335	IT-TELEPHONE	Land lines and long distance f	1,224.88		
12453	First Mile Technologies	APP013731	6/5/2013	101007335	IT-TELEPHONE	Land lines and long distance f	46.26		
12453	First Mile Technologies	APP013731	6/5/2013	101007335	IT-TELEPHONE	Land lines and long distance f	183.11		
12900	Leane Kmetz	APP013755	6/7/2013	101007223	IT-OFFICE SUPPLIES	Postage for change of addres	12.22		
	Subtotal for Informatics Department						46,327.07		
	Clerk Treasurer's Office								
11265	O.W. Krohn and Associates	APP013406	5/13/2013	101008349	CT- SERVICES	General Acct	1,295.00	51325	5/14/2013
13585	Verizon Wireless	APP013411	5/16/2013	101008332	CT - CELLULAR/PAGERS/M	Cell Phones	260.99	51385	5/21/2013
13144	Payroll	APP013426	5/17/2013	101008331	CT - CONSULTING	Processing charges for period	19.80	051713EFT	5/17/2013
13144	Payroll	APP013433	5/17/2013	101008331	CT - CONSULTING	Processing charges for period	733.74	051713EFT1	5/17/2013
13144	Payroll	APP013465	5/28/2013	101008331	CT - CONSULTING	Processing charges	1,948.77	052813EFT	5/28/2013
13713	DavisVision	APP013511	6/3/2013	101008119	CT- HEALTH & DENTAL	june vision ins	53.84	51395	6/3/2013
VEN000011	Advantage HMO Health Plans	APP013590	6/4/2013	101008119	CT- HEALTH & DENTAL	june ins	3,337.60		
12854	Kerri Gagnon	APP013740	6/6/2013	101008334	CT-TRAVEL/TRAINING/SEMI	reimburse/ miles cpm class	56.61		
	Subtotal for Clerk Treasurer's Office						7,706.35		
	Mayor's Office								
13585	Verizon Wireless	APP013411	5/16/2013	101009332	MAYOR - CELLULAR/PAGER	Cell Phones	50.09	51385	5/21/2013
13713	DavisVision	APP013511	6/3/2013	101009119	MAYOR- HEALTH & DENTAL	june vision ins	12.14	51395	6/3/2013
VEN000011	Advantage HMO Health Plans	APP013590	6/4/2013	101009119	MAYOR- HEALTH & DENTAL	june ins	704.26		
	Subtotal for Mayor's Office						766.49		
	City Council								
13585	Verizon Wireless	APP013411	5/16/2013	101010332	CITY COUNCIL - CELLULAR/	Cell Phones	385.03	51385	5/21/2013
13478	The Bridgewater Club LLC	APP013526	6/3/2013	101010347	CITY COUNCIL- PROMOTIO	City Connection luncheon	1,586.73		
13676	Winters Associates	APP013527	6/3/2013	101010347	CITY COUNCIL- PROMOTIO	City of Westfield apparel	407.33		
12033	Anne Cotham	APP013528	6/3/2013	101010347	CITY COUNCIL- PROMOTIO	Pre-Council meeting	9.00		
	Subtotal for City Council						2,388.09		
	Subtotal for Fund 101 General						766,631.31		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 9 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No. Fund Name									
201 MVH									
Public Works Department									
10464	Duke Energy	APP013416	5/16/2013	201001341	MVH-ELECTRIC	Electric bill	1,477.15	51383	5/16/2013
13112	Original Dirt Company	APP013435	5/20/2013	201001226	MVH- VEHICLE GAS/ SUPPL	Topsoil	108.00		
13112	Original Dirt Company	APP013435	5/20/2013	201001226	MVH- VEHICLE GAS/ SUPPL	Topsoil	144.00		
13027	Milestone Contractors LLP	APP013436	5/20/2013	201001231	MVH- GRAVEL, SAND	Surface	87.92		
10891	Irving Materials	APP013443	5/20/2013	201001231	MVH- GRAVEL, SAND	Stockpile	845.12		
13144	Payroll	APP013458	5/22/2013	201001115	MVH- SALARY	sal	7,125.35	052213EFT6	5/22/2013
13144	Payroll	APP013458	5/22/2013	201001120	MVH- FICA & MEDICARE	fica	441.77	052213EFT6	5/22/2013
13144	Payroll	APP013458	5/22/2013	201001120	MVH- FICA & MEDICARE	med	103.27	052213EFT6	5/22/2013
13144	Payroll	APP013458	5/22/2013	201001121	MVH- P.E.R.F	perf	855.04	052213EFT6	5/22/2013
10228	Builder's Concrete and Supply Co	APP013557	6/3/2013	201001231	MVH- GRAVEL, SAND	15229 Shoreway East	677.50		
13027	Milestone Contractors LLP	APP013559	6/3/2013	201001231	MVH- GRAVEL, SAND	Surface various patches	410.48		
10891	Irving Materials	APP013560	6/3/2013	201001231	MVH- GRAVEL, SAND	Public Works	151.56		
10891	Irving Materials	APP013561	6/3/2013	201001231	MVH- GRAVEL, SAND	Public Works	236.37		
13261	Rinker Materials	APP013563	6/3/2013	201001226	MVH- VEHICLE GAS/ SUPPL	K/O box w/bottom	210.00		
10228	Builder's Concrete and Supply Co	APP013564	6/3/2013	201001231	MVH- GRAVEL, SAND	362 Cheltenham Dr	209.50		
12548	Habig Garden Shop	APP013565	6/3/2013	201001226	MVH- VEHICLE GAS/ SUPPL	3 bales straw	6.99		
10228	Builder's Concrete and Supply Co	APP013567	6/3/2013	201001231	MVH- GRAVEL, SAND	15561 Declaration Dr/Centen	209.00		
13144	Payroll	APP013588	6/4/2013	201001115	MVH- SALARY	sal	7,149.74		
13144	Payroll	APP013588	6/4/2013	201001120	MVH- FICA & MEDICARE	fica	443.28		
13144	Payroll	APP013588	6/4/2013	201001120	MVH- FICA & MEDICARE	med	103.69		
13144	Payroll	APP013588	6/4/2013	201001121	MVH- P.E.R.F	per	857.97		
11177	Midwest Toxicology Servic	APP013656	6/5/2013	201001349	MVH- SERVICES	Drug testing new employee	50.00		
11213	Napa Auto Parts	APP013716	6/6/2013	201001226	MVH- VEHICLE GAS/ SUPPL	NAPA stmt	238.67		
Subtotal for Public Works Department							22,142.37		
Subtotal for Fund 201 MVH							22,142.37		

Fund No. Fund Name

202 LR & S

Public Works Department									
11601	Stello Products Inc	APP013444	5/20/2013	202001472	LR & S- EQUIPMENT	Signs	89.58		
11601	Stello Products Inc	APP013444	5/20/2013	202001472	LR & S- EQUIPMENT	Signs	54.19		
12673	Indiana Brick Corporation	APP013483	5/28/2013	202001472	LR & S- EQUIPMENT	Clay tile for repair of mailbox	17.75		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 10 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No. Fund Name									
202	LR &S								
	Public Works Department								
11601	Stello Products Inc	APP013558	6/3/2013	202001472	LR & S- EQUIPMENT	Signs	159.36		
13017	Midwestern Electric	APP013562	6/3/2013	202001349	LR & S-SERVICES	4 calls	1,384.62		
11476	Runyon Equipment Rental	APP013566	6/3/2013	202001476	LR & S-EQUIPMENT LEASE	Bobcat	235.00		
11476	Runyon Equipment Rental	APP013566	6/3/2013	202001476	LR & S-EQUIPMENT LEASE	Georgia Buggy	390.00		
12929	Lowe's	APP013670	5/13/2013	202001472	LR & S- EQUIPMENT	Lowe's Stmt	154.94		
	Subtotal for Public Works Department						2,485.44		
Subtotal for Fund 202 LR &S							2,485.44		
Fund No. Fund Name									
203	Fire Operating Fund								
	Fire Department								
13585	Verizon Wireless	APP013411	5/16/2013	203001332	FIRE- CELLULAR/PAGERS	Cell Phones	646.72	51385	5/21/2013
13583	Vectren	APP013413	5/16/2013	203001328	FIRE-GAS/ HEAT	Sta 82	180.41	51384	5/16/2013
10464	Duke Energy	APP013416	5/16/2013	203001341	FIRE- ELECTRIC	Electric bill	3,269.37	51383	5/16/2013
10691	Hamilton County Treasurer	APP013422	5/17/2013	203001349	FIRE- SERVICES	Resolution 12-10-12-1 Share	28,353.75		
13144	Payroll	APP013458	5/22/2013	203001114	FIRE -SALARY	sal	165,920.97	052213EFT6	5/22/2013
13144	Payroll	APP013458	5/22/2013	203001120	FIRE- FICA & MEDICARE	fica	9,873.17	052213EFT6	5/22/2013
13144	Payroll	APP013458	5/22/2013	203001120	FIRE- FICA & MEDICARE	med	2,309.05	052213EFT6	5/22/2013
13144	Payroll	APP013458	5/22/2013	203001121	FIRE- P.E.R.F	perf	31,758.41	052213EFT6	5/22/2013
13713	DavisVision	APP013511	6/3/2013	203001119	FIRE-HEALTH & DENTAL	june vision ins	740.04	51395	6/3/2013
13676	Winters Associates	APP013527	6/3/2013	203001229	FIRE- UNIFORMS	City of Westfield apparel	50.50		
13652	Westfield Public Works	APP013556	6/3/2013	203001342	FIRE- WATER/ SEWER	Monthly water statement	78.27		
13144	Payroll	APP013588	6/4/2013	203001114	FIRE -SALARY	sal	166,275.44		
13144	Payroll	APP013588	6/4/2013	203001120	FIRE- FICA & MEDICARE	fica	9,896.39		
13144	Payroll	APP013588	6/4/2013	203001120	FIRE- FICA & MEDICARE	med	2,314.49		
13144	Payroll	APP013588	6/4/2013	203001121	FIRE- P.E.R.F	perf	31,272.91		
VEN000011	Advantage HMO Health Plans	APP013590	6/4/2013	203001119	FIRE-HEALTH & DENTAL	june ins	50,237.90		
VEN001299	The Great Frame Up	APP013605	6/5/2013	203001223	FIRE- OFFICE SUPPLIES	Goal change out-1 frame	36.85		
13204	Public Safety Medical Services	APP013606	6/5/2013	203001354	FIRE- MEDICAL EXAMS/TES	dept physicals	3,710.13		
VEN000001	Eryn Green	APP013609	6/5/2013	203001226	FIRE- VEHICLE GAS/ SUPPL	fuel for rental car	50.78		
12286	Crawford Water Care	APP013610	6/5/2013	203001343	FIRE- BLDG.MAINT	Watersoftner Salt	230.25		
VEN000954	Capital One Commercial	APP013611	6/5/2013	203001343	FIRE- BLDG.MAINT	weed preventer, landscape mi	134.82		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 11 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No. Fund Name									
203 Fire Operating Fund									
Fire Department									
VEN000954	Capital One Commercial	APP013611	6/5/2013	203001360	FIRE- VEHICLE MAINT	A-81 & Decon 80 supplies	61.04		
13204	Public Safety Medical Services	APP013612	6/5/2013	203001350	FIRE-SUBSCRIPTIONS/DUE	Wallace & Walker's Blood wor	245.79		
10738	Hoosier Fire Equipment	APP013613	6/5/2013	203001229	FIRE- UNIFORMS	a set of turnout gear	1,928.00		
VEN000015	Bud Bell	APP013616	6/5/2013	203001360	FIRE- VEHICLE MAINT	generator receptacle	400.00		
13191	Koorsen Fire and Security	APP013617	6/5/2013	203001343	FIRE- BLDG.MAINT	Annual Main't-air sample & air	592.50		
12354	Donley Safety	APP013618	6/5/2013	203001360	FIRE- VEHICLE MAINT	3" gauges	123.00		
10344	Comcast Cable	APP013620	6/5/2013	203001350	FIRE-SUBSCRIPTIONS/DUE	cable-three stations	87.43		
VEN000865	Faegre Baker Daniels	APP013623	6/5/2013	203001334	FIRE- TRAVEL/TRAINING/SE	training facility road developm	2,438.33		
10498	Embroidery Plus	APP013624	6/5/2013	203001229	FIRE- UNIFORMS	tshirts, sweatshirts	249.50		
13652	Westfield Public Works	APP013625	6/5/2013	203001342	FIRE- WATER/ SEWER	monthly fee	307.16		
11213	Napa Auto Parts	APP013626	6/5/2013	203001360	FIRE- VEHICLE MAINT	truck parts	86.14		
VEN000001	Eryn Green	APP013627	6/5/2013	203001347	FIRE- PROMOTIONS	EMS week Bagels & fruit-A sh	88.66		
12432	Fastenal	APP013629	6/5/2013	203001224	FIRE- OPERATING SUPPLIE	24v battery	134.82		
12448	Witmer Public Safety Group	APP013630	6/5/2013	203001229	FIRE- UNIFORMS	Class B pins	57.80		
VEN000131	Fire Apparatus and Supply Team/FAST	APP013631	6/5/2013	203001229	FIRE- UNIFORMS	repair gear pants	170.56		
10498	Embroidery Plus	APP013632	6/5/2013	203001229	FIRE- UNIFORMS	FF/Officer shirts	161.50		
10609	Gary Southerland	APP013634	6/5/2013	203001223	FIRE- OFFICE SUPPLIES	12 cup measuring cup	11.74		
10609	Gary Southerland	APP013634	6/5/2013	203001343	FIRE- BLDG.MAINT	Parts for the dryer	89.90		
VEN001290	The Tin Ranch	APP013635	6/5/2013	203001360	FIRE- VEHICLE MAINT	repair ambulance fender	308.40		
12792	Jason Lemons	APP013636	6/5/2013	203001334	FIRE- TRAVEL/TRAINING/SE	FDIC parking & food	62.26		
11680	The Uniform House, Inc	APP013637	6/5/2013	203001229	FIRE- UNIFORMS	Pants, shoes, Class A Unifor	752.73		
11910	Indiana Paging Network	APP013638	6/5/2013	203001332	FIRE- CELLULAR/PAGERS	paggers	14.02		
11615	Stoops Freightliner	APP013639	6/5/2013	203001360	FIRE- VEHICLE MAINT	brakes	74.14		
VEN000428	Martinizing Dry Cleaning	APP013640	6/5/2013	203001229	FIRE- UNIFORMS	cleaners	66.87		
13402	Spill 911 Inc	APP013641	6/5/2013	203001242	FIRE-HAZ MAT	Lite-dri	859.05		
VEN000001	Eryn Green	APP013642	6/5/2013	203001334	FIRE- TRAVEL/TRAINING/SE	Statflight class	44.00		
10820	Indiana Newspapers	APP013643	6/5/2013	203001350	FIRE-SUBSCRIPTIONS/DUE	Indy star paper	24.50		
12124	Boldens Cleaning and Restoration	APP013644	6/5/2013	203001360	FIRE- VEHICLE MAINT	cleaning of Aikman's trailblaz	84.00		
VEN001293	Martin Wrecker Service Inc	APP013845	6/5/2013	203001360	FIRE- VEHICLE MAINT	DC Green's tire	100.00		
12484	Frontier	APP013652	6/4/2013	203001343	FIRE- BLDG.MAINT	Postage Machine and backup	61.86		
11677	The Times	APP013657	6/5/2013	203001337	FIRE- PRINTING	Merit Commission agenda 5/1	14.88		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 12 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No. Fund Name									
203	Fire Operating Fund								
Fire Department									
11926	Citizens Gas	APP013749	6/6/2013	203001328	FIRE-GAS/ HEAT	Gas bill	528.09		
Subtotal for Fire Department							517,569.29		
Subtotal for Fund 203 Fire Operating Fund							517,569.29		
Fund No. Fund Name									
204	Parks & Recreation Fund								
Parks Department									
13221	Radioshack	APP013452	5/15/2013	204001472	PARKS & REC- EQUIP PUR	330 Main St	16.99		
VEN000893	The Active Network	APP013457	5/23/2013	204001349	PARKS & REC- SERVICES	ACH Remittance - Every 1 w	750.00		
13548	United Consulting Engineers	APP013470	5/28/2013	204001349	PARKS & REC- SERVICES	161st Street over Monon Trail	21,525.00		
12468	Fluid Waste Services	APP013571	6/3/2013	204001349	PARKS & REC- SERVICES	Demolition Site Prep for Gran	1,110.00		
12468	Fluid Waste Services	APP013571	6/3/2013	204001349	PARKS & REC- SERVICES	Demolition Site Prep for Gran	1,687.50		
12468	Fluid Waste Services	APP013571	6/3/2013	204001349	PARKS & REC- SERVICES	Water Meter Rental and h2o	54.00		
12468	Fluid Waste Services	APP013571	6/3/2013	204001349	PARKS & REC- SERVICES	Add'l loads of water	60.00		
12468	Fluid Waste Services	APP013571	6/3/2013	204001349	PARKS & REC- SERVICES	Correcting lines 1 & 2 the 6 a	-60.00		
10201	Bound Tree Medical	APP013614	6/5/2013	204001472	PARKS & REC- EQUIP PUR	AED cabinet	117.50		
12929	Lowe's	APP013670	5/13/2013	204001472	PARKS & REC- EQUIP PUR	330 Main St	3,523.06		
Subtotal for Parks Department							28,784.05		
Subtotal for Fund 204 Parks & Recreation Fund							28,784.05		
Fund No. Fund Name									
205	Greenspace Beautification								
Parks Department									
12651	Imagery, LLC	APP013471	5/28/2013	205001347	PARKS & REC-PROMOTION	Wristbands for survey takers f	395.00		
12651	Imagery, LLC	APP013471	5/28/2013	205001347	PARKS & REC-PROMOTION	Shipping for wristbands	25.00		
Subtotal for Parks Department							420.00		
Subtotal for Fund 205 Greenspace Beautification							420.00		
Fund No. Fund Name									
242	Leaf Fund								
Police Department									
VEN000640	Teamintel Intelligence Equipment	APP013495	5/28/2013	242001349	L.E.A.F- CONTRACTUAL SE	GPS Data Service Subscripti	550.00		
Subtotal for Police Department							550.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 13 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Subtotal for Fund 242 Leaf Fund							550.00		

Fund No. Fund Name

264	Road & Street Imp.							
Public Works Department								
13571	USI Consultants, Inc	APP013658	6/5/2013	264001349	SERVICES	Roundabout 191st St & Tomli	16,805.00	
Subtotal for Public Works Department							16,805.00	
Public Works Department								
13548	United Consulting Engineers	APP013424	5/17/2013	264001349	SERVICES	161st Street and Oakridge Ro	5,880.00	
Subtotal for Public Works Department							5,880.00	
Subtotal for Fund 264 Road & Street Imp.							22,685.00	

Fund No. Fund Name

268 Emergency Medical & Equip									
Fire Department									
VEN001300	Cigna Healthcare	APP013607	6/5/2013	268001349	CONTRACTUAL SERVICES	insurance reimb		1.99	
VEN001302	Michael Johns	APP013608	6/5/2013	268001349	CONTRACTUAL SERVICES	patient reimb		71.24	
10201	Bound Tree Medical	APP013614	6/5/2013	268001224	EMS-OPERATING SUPPLIE	Sharps cont., IV supplies, dru		323.65	
12237	Ciproms Inc	APP013619	6/5/2013	268001349	CONTRACTUAL SERVICES	April billing		1,486.89	
10039	Airgas Mid America	APP013621	6/5/2013	268001224	EMS-OPERATING SUPPLIE	O2		663.46	
VEN001294	Ositech Communication Inc	APP013628	6/5/2013	268001224	EMS-OPERATING SUPPLIE	USB cords for monitors		863.54	
10201	Bound Tree Medical	APP013633	6/5/2013	268001224	EMS-OPERATING SUPPLIE	Epinephrine & Dopamine		178.43	
VEN001303	Carl Klutey	APP013732	6/6/2013	268001349	CONTRACTUAL SERVICES	patient reimb		88.78	
Subtotal for Fire Department								3,677.98	
Subtotal for Fund 268 Emergency Medical & Equip								3,677.98	

Fund No. Fund Name

269	Training Facility Center							
Police and Fire Department								
10464	Duke Energy	APP013577	6/4/2013	269001349	TRAINING FACILITY CENTE	Fire Dept Training Facility	227.94	
10464	Duke Energy	APP013577	6/4/2013	269001349	TRAINING FACILITY CENTE	Const Temp Training Facility	41.37	
13583	Vectren	APP013601	6/5/2013	269001349	TRAINING FACILITY CENTE	Training Facility	26.48	
10344	Comcast Cable	APP013620	6/5/2013	269001349	TRAINING FACILITY CENTE	cable for training facility	219.85	
13734	RQAW Corp	APP013622	6/5/2013	269001349	TRAINING FACILITY CENTE	preliminary design	7,060.00	
VEN000865	Faegre Baker Daniels	APP013623	6/5/2013	269001349	TRAINING FACILITY CENTE	training facility road developm	2,438.34	
VEN000705	Schneider Corp	APP013702	6/6/2013	269001349	TRAINING FACILITY CENTE	Horshoe Topo / Training Facil	931.00	

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 14 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No. Fund Name									
269	Training Facility Center								
	Police and Fire Department								
VEN000515	Citizens Water	APP013743	5/24/2013	269001349	TRAINING FACILITY CENTE	Water for Training Facility	13.30		
	Subtotal for Police and Fire Department						10,958.28		
Subtotal for Fund 269 Training Facility Center							10,958.28		
Fund No. Fund Name									
301	Eastside T.I.F.								
	Administration Department								
12099	Bernardin Lochmueller and Assoc.	APP013414	5/15/2013	301001349	EASTSIDE TIF SERVICE	Regional Detention Permitting	18,610.29		
11265	O.W. Krohn and Associates	APP013667	5/13/2013	301001349	EASTSIDE TIF SERVICE	Redevelopment Commission/	4,663.75		
13734	RQAW Corp	APP013672	5/15/2013	301001349	EASTSIDE TIF SERVICE	Blade Design US 31/32	10,200.00		
VEN000639	William D/Sylvia J Kirkman	APP013729	6/6/2013	301001400	EAST SIDE TIF LAND PURC	Kirkman July pm/201 Mill Str	12,500.00		
	Subtotal for Administration Department						45,974.04		
Subtotal for Fund 301 Eastside T.I.F.							45,974.04		
Fund No. Fund Name									
306	Construction Fund								
	Administration Department								
11156	Meyer Najem Construction, LLC	APP013513	6/3/2013	306001474	CONSTRUCTION COSTS C	Construction Management Fe	30,000.00		
VEN000534	A.S. Altum and Associates	APP013756	6/7/2013	306001474	CONSTRUCTION COSTS C	Irrigation Project Grand Park	15,380.00		
	Subtotal for Administration Department						45,380.00		
Subtotal for Fund 306 Construction Fund							45,380.00		
Fund No. Fund Name									
313	2012 COIT Ban Construction								
	Administration Department								
13734	RQAW Corp	APP013568	6/3/2013	313001349	GRAND PK SPORT CAMPUS	Grand Park Const Admin	1,740.22		
13734	RQAW Corp	APP013569	6/3/2013	313001349	GRAND PK SPORT CAMPUS	Construction Admin	1,537.50		
13734	RQAW Corp	APP013569	6/3/2013	313001349	GRAND PK SPORT CAMPUS	Bidding and Negotiation	1,340.00		
13734	RQAW Corp	APP013570	6/3/2013	313001349	GRAND PK SPORT CAMPUS	Pre.iminary Design, Final Des	14,535.00		
13734	RQAW Corp	APP013570	6/3/2013	313001349	GRAND PK SPORT CAMPUS	Preliminary Design	1,625.00		
VEN000840	Mid-America Golf and Landscape	APP013573	5/20/2013	313001349	GRAND PK SPORT CAMPUS	Grand Park pay request 6	121,241.00		
VEN000840	Mid-America Golf and Landscape	APP013573	5/20/2013	313001349	GRAND PK SPORT CAMPUS	Grand Park pay request 7	422,270.10		
VEN000880	Huston Electric	APP013574	6/3/2013	313001349	GRAND PK SPORT CAMPUS	Pay App 6	22,626.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 15 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No. Fund Name									
313 2012 COIT Ban Construction									
Administration Department									
VEN000880	Huston Electric	APP013575	6/3/2013	313001349	GRAND PK SPORT CAMPUS	Phase II pay req 7	14,670.00		
VEN000022	Henke Development LLC	APP013581	6/4/2013	313001349	GRAND PK SPORT CAMPUS	Consulting services for Sports	12,500.00		
12290	Crider and Crider	APP013599	6/5/2013	313001474	2012 COIT CONSTRUCTION	Grand Park Phase II	31,950.00		
VEN001292	ThreeSixtyGroup	APP013654	6/5/2013	313001349	GRAND PK SPORT CAMPUS	Grand Park Consultation	1,987.50		
13672	Williams Creek Consulting Inc	APP013655	6/5/2013	313001349	GRAND PK SPORT CAMPUS	Grand Park Annual monitorin	2,328.00		
12013	American Structurepoint Inc	APP013659	6/5/2013	313001349	GRAND PK SPORT CAMPUS	Professional services, Maint b	10,272.61		
VEN001306	Myers Construction Mgmt Inc	APP013751	6/7/2013	313001349	GRAND PK SPORT CAMPUS	Grand Park Phase V/Harry ge	72,312.30		
VEN000880	Huston Electric	APP013752	6/7/2013	313001349	GRAND PK SPORT CAMPUS	Grand Park Phase IV	101,250.00		
VEN001307	Turf Solutions Group LLC	APP013753	6/7/2013	313001349	GRAND PK SPORT CAMPUS	Grand Park Phase IV Basebal	58,315.50		
VEN001308	Barton Electric	APP013754	6/7/2013	313001349	GRAND PK SPORT CAMPUS	Grand Park Phase IV	262,760.40		
Subtotal for Administration Department							1,155,261.13		
Subtotal for Fund 313 2012 COIT Ban Construction							1,155,261.13		
Fund No. Fund Name									
320 South Union Streetscape									
Administration Department									
13548	United Consulting Engineers	APP013469	5/28/2013	320001349	SOUTH UNION STREETSCA	Union Street Paver Removal	6,083.70		
Subtotal for Administration Department							6,083.70		
Subtotal for Fund 320 South Union Streetscape							6,083.70		
Fund No. Fund Name									
404 Regional Storm Detention									
Public Works Department									
12099	Bernardin Lochmueller and Assoc.	APP013415	5/15/2013	404001349	REGIONAL STORM DETEN	Regional Detention Design	6,517.16		
Subtotal for Public Works Department							6,517.16		
Subtotal for Fund 404 Regional Storm Detention							6,517.16		
Fund No. Fund Name									
501 Bryne Memorial Grant									
Police Department									
VEN001298	DOJ/ Office of Justice Programs	APP013509	5/30/2013	501002472	BRYNE MEMORIAL GRANT	close out grant	201.44	51394	5/31/2013
Subtotal for Police Department							201.44		
Subtotal for Fund 501 Bryne Memorial Grant							201.44		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 16 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No.	Fund Name								
546	PSB Lease Rental								
	Administration Department								
13564	US Bank	APP013521	6/3/2013	546001366	PSB LEASE RENTAL PYMT	Public Safety Bldg pmt for 6/1	288,206.25	51396	6/3/2013
	Subtotal for Administration Department						288,206.25		
	Subtotal for Fund 546 PSB Lease Rental						288,206.25		
Fund No.	Fund Name								
601	Water - Cash Operating Fund								
10464	Duke Energy	APP013417	5/16/2013	800615110	WATER - POWER FOR PUM	Electric bill	36,319.56	26907	5/16/2013
	Subtotal for						36,319.56		
12407	Environmental Laboratories	APP013541	6/3/2013	800618120	WATER - CHEMICALS	Coliform	370.00		
12825	Jones Chemicals, Inc	APP013690	6/6/2013	800618120	WATER - CHEMICALS	Chlorine	279.00		
12825	Jones Chemicals, Inc	APP013728	6/6/2013	800618120	WATER - CHEMICALS	GHP	232.50		
12825	Jones Chemicals, Inc	APP013728	6/6/2013	800618120	WATER - CHEMICALS	Cherry Tree	186.00		
	Subtotal for						1,067.50		
12373	E J Prescott Inc	APP013505	5/30/2013	800620130	WATER - MATERIAL & SUPP	Repair parts-stock replaceme	2,246.99		
12373	E J Prescott Inc	APP013533	6/3/2013	800620130	WATER - MATERIAL & SUPP	12x10 Flex CPLG stock	56.95		
12373	E J Prescott Inc	APP013546	6/3/2013	800620130	WATER - MATERIAL & SUPP	Stock	147.64		
12695	Indiana Oxygen Company	APP013549	6/3/2013	800620130	WATER - MATERIAL & SUPP	Compressed oxygen	32.36		
12339	Diana Peyton	APP013666	5/29/2013	800620130	WATER - MATERIAL & SUPP	Cleaning Supplies	257.17	26916	6/5/2013
12929	Lowe's	APP013671	5/13/2013	800620130	WATER - MATERIAL & SUPP	Lowe's stmt	31.47		
11861	Westfield Winnelson	APP013689	6/6/2013	800620130	WATER - MATERIAL & SUPP	Stock per Jeremy	82.95		
12521	Grainger	APP013691	6/6/2013	800620130	WATER - MATERIAL & SUPP	Solenoid and test probes	150.40		
13567	USA Bluebook	APP013706	6/6/2013	800620130	WATER - MATERIAL & SUPP	Flag 21' 4x5 WATER, Insulati	98.83		
12914	Lewis Equipment Rental	APP013709	6/6/2013	800620130	WATER - MATERIAL & SUPP	Pink Pots portable restrooms	87.98		
11547	Sherwin-Williams	APP013712	6/6/2013	800620130	WATER - MATERIAL & SUPP	Public Affairs	18.81		
11213	Napa Auto Parts	APP013715	6/6/2013	800620130	WATER - MATERIAL & SUPP	NAPA stmt	215.48		
VEN000117	CSI Signs	APP013724	6/6/2013	800620130	WATER - MATERIAL & SUPP	Public Works Safety Stickers	87.50		
13232	RCS Contractor Supplies Inc	APP013727	6/6/2013	800620130	WATER - MATERIAL & SUPP	Sprayer/Poly Broom	104.01		
12373	E J Prescott Inc	APP013748	6/6/2013	800620130	WATER - MATERIAL & SUPP	Repair parts-stock replaceme	411.85		
	Subtotal for						4,030.39		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 17 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No. Fund Name									
601	Water - Cash Operating Fund								
11772	Utility Supply Company	APP013679	6/5/2013	800625130	WATER - REPAIRS - DISTRI	Repair leak at 181st Street To	724.45		
Subtotal for							724.45		
12078	Bam Outdoor	APP013682	6/5/2013	800630130	WATER - CONT SVS - DISTR	Repair work for Bridgewater 1	604.59		
Subtotal for							604.59		
13631	Wessler Engineering	APP013409	5/13/2013	800631150	WATER - CONT SVS - ENGI	Consumer Confidence Report	800.00	21021	5/14/2013
12377	Eagon and Associates	APP013710	6/6/2013	800631150	WATER - CONT SVS - ENGI	Routine WL monitoring	341.70		
Subtotal for							1,141.70		
VEN000649	Superior Operating Solutions	APP013410	5/13/2013	800635150	WATER - CONT SVS - ADMI	Maint	3,035.75	26895	5/14/2013
10236	Busy Bee Cleaning Service	APP013525	6/3/2013	800635150	WATER - CONT SVS - ADMI	Office cleaning at City Service	350.00		
13109	Office Team	APP013532	6/3/2013	800635150	WATER - CONT SVS - ADMI	Temp employee for Public Aff	148.42		
13109	Office Team	APP013540	6/3/2013	800635150	WATER - CONT SVS - ADMI	Temp Employee for Public Aff	222.27		
11265	O.W. Krohn and Associates	APP013669	5/13/2013	800635150	WATER - CONT SVS - ADMI	General Acct	2,816.25		
11265	O.W. Krohn and Associates	APP013669	5/13/2013	800635150	WATER - CONT SVS - ADMI	Financial Advisory	4,842.50		
13109	Office Team	APP013692	6/6/2013	800635150	WATER - CONT SVS - ADMI	Temp employee for Public Aff	285.59		
12772	IUPPS	APP013693	6/6/2013	800635150	WATER - CONT SVS - ADMI	Quarterly per ticket fee	364.95		
13109	Office Team	APP013707	6/6/2013	800635150	WATER - CONT SVS - ADMI	Temp employee for Public Aff	296.92		
11741	Unifirst Corporation	APP013713	6/6/2013	800635150	WATER - CONT SVS - ADMI	Mats	50.60		
12665	IN.GOV	APP013719	6/6/2013	800635150	WATER - CONT SVS - ADMI	Background ck on intern empl	7.50		
12721	Indianapolis Star	APP013723	6/6/2013	800635150	WATER - CONT SVS - ADMI	AFB Wheeler Rd Water Main	137.36		
13491	The Ups Store	APP013725	6/6/2013	800635150	WATER - CONT SVS - ADMI	Shipping	80.30		
VEN000129	STS Inc	APP013730	6/5/2013	800635150	WATER - CONT SVS - ADMI	PAL Properties One and Bo P	4,500.00		
13196	Progressive Solutions	APP013737	6/5/2013	800635150	WATER - CONT SVS - ADMI	Software maint	9,635.04		
13565	US Postmaster	APP013739	5/23/2013	800635150	WATER - CONT SVS - ADMI	Postage due account	100.00		
Subtotal for							26,873.45		
VEN000433	Esler's Auto Repair	APP013407	5/13/2013	800650150	WATER - TRANSPORTATIO	Oil change on truck 139	20.00	26863	5/14/2013
11213	Napa Auto Parts	APP013715	6/6/2013	800650150	WATER - TRANSPORTATIO	NAPA stnt	97.84		
Subtotal for							117.84		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 18 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No.	Fund Name								
601	Water - Cash Operating Fund								
13242	Regions Insurance, Inc	APP013506	5/30/2013	800655150	WATER - INSURANCE	Bond for Ken	37.50		
13713	DavisVision	APP013512	6/3/2013	800655150	WATER - INSURANCE	june vision ins	167.59	21026	6/3/2013
VEN000883	Delta Dental	APP013584	6/4/2013	800655150	WATER - INSURANCE	june dental ins	740.45	21028	6/4/2013
VEN000011	Advantage HMO Health Plans	APP013586	6/4/2013	800655150	WATER - INSURANCE	june ins	11,569.32		
Subtotal for							12,514.86		
13585	Verizon Wireless	APP013412	5/16/2013	800667151	WATER - TELEPHONE	Cell Phones	414.65	26906	5/16/2013
10464	Duke Energy	APP013417	5/16/2013	800667153	WATER - UTILITIES	Electric bill	1,752.84	26907	5/16/2013
11976	Aim Right Inc	APP013456	5/21/2013	800667162	WATER - UNIFORMS	143 T shirt with logo, 24 hard	707.43		
12199	Cave and Company Printing	APP013504	5/30/2013	800667155	WATER - BILLING SUPPLIES	Printing for Consumer Confid	889.00		
12199	Cave and Company Printing	APP013504	5/30/2013	800667155	WATER - BILLING SUPPLIES	Reim shipping charges	70.26		
12651	Imagery, LLC	APP013530	6/3/2013	800667162	WATER - UNIFORMS	City of Westfield Caps	167.72		
13237	Red Wing Shoe Company	APP013534	6/3/2013	800667162	WATER - UNIFORMS	Boots	288.00		
12908	Lehigh Outfitters, LLC	APP013536	6/3/2013	800667162	WATER - UNIFORMS	Boots	207.49		
13237	Red Wing Shoe Company	APP013548	6/3/2013	800667162	WATER - UNIFORMS	Boots	300.00		
12052	At and T	APP013596	5/24/2013	800667151	WATER - TELEPHONE	Cherry Tree and River Rd	322.04		
12484	Frontier	APP013653	6/4/2013	800667151	WATER - TELEPHONE	City Services and Water Plant	191.13		
12651	Imagery, LLC	APP013694	6/6/2013	800667162	WATER - UNIFORMS	Windshirts and Pants	142.98		
11976	Aim Right Inc	APP013695	6/6/2013	800667162	WATER - UNIFORMS	Summer shirts	1,414.85		
11595	Staples	APP013696	6/6/2013	800667154	WATER - OFFICE SUPPLIES	Office Supplies, this invoice w	26.21		
11595	Staples	APP013711	6/6/2013	800667154	WATER - OFFICE SUPPLIES	Office Supplies	70.75		
13683	Worrell	APP013717	6/6/2013	800667155	WATER - BILLING SUPPLIES	Freight for Invoice, utility bill	15.00		
11595	Staples	APP013721	6/6/2013	800667154	WATER - OFFICE SUPPLIES	Office Supplies	14.12		
12453	First Mile Technologies	APP013741	6/5/2013	800667151	WATER - TELEPHONE	Land lines and long distance	296.28		
11926	Citizens Gas	APP013750	6/6/2013	800667153	WATER - UTILITIES	Gas bill	385.37		
Subtotal for							7,676.12		
12717	Indiana Water Environment Association	APP013545	6/3/2013	800675150	WATER - MISC	IWEA Membership	30.00		
Subtotal for							30.00		
Subtotal for Fund 601 Water - Cash Operating Fund							91,100.46		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 19 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No. Fund Name									
605	Water - Construction								
VEN001291	RW Armstrong	APP013685	6/6/2013	800101180	WATER - CONSTR IN PROG	Wheeler Water Main Design 1	10,000.00		
Subtotal for							10,000.00		
Subtotal for Fund 605 Water - Construction							10,000.00		
Fund No. Fund Name									
606	Sewer - Cash Operating Fund								
VEN001313	Justina Adams	APP013665	6/5/2013	900141600	SEWER - NORTH AR	Customer pmt error using onli	2,291.85	26915	6/5/2013
Subtotal for							2,291.85		
10464	Duke Energy	APP013417	5/16/2013	900615610	SEWER - POWER FOR PUM	Electric bill	5,913.17	26907	5/16/2013
10464	Duke Energy	APP013417	5/16/2013	900615620	SEWER - PURCHASED POW	Electric bill	27,650.96	26907	5/16/2013
Subtotal for							33,564.13		
12111	Biochem	APP013705	6/6/2013	900618620	SEWER - CHEMICALS	K 274 FLX	4,046.43		
Subtotal for							4,046.43		
12373	E J Prescott Inc	APP013533	6/3/2013	900620610	SEWER-MATERIAL & SUPPL	12x10 Flex CPLG stock	56.95		
13012	Mid-state Truck Equipment	APP013542	6/3/2013	900620620	SEWER-MATERIAL & SUPPL	Dixie Mower blade	53.01		
13567	USA Bluebook	APP013547	6/3/2013	900620610	SEWER-MATERIAL & SUPPL	Probe Cartridge	138.74		
12339	Diana Peyton	APP013666	5/29/2013	900620610	SEWER-MATERIAL & SUPPL	Cleaning Supplies	257.17	26916	6/5/2013
12929	Lowe's	APP013671	5/13/2013	900620610	SEWER-MATERIAL & SUPPL	Lowe's stmt	31.46		
13567	USA Bluebook	APP013706	6/6/2013	900620610	SEWER-MATERIAL & SUPPL	Flag 21' 4x5 WATER, Insulati	98.83		
VEN000550	MPE Cleaning Systems	APP013708	6/6/2013	900620610	SEWER-MATERIAL & SUPPL	Nozzle	14.00		
12914	Lewis Equipment Rental	APP013709	6/6/2013	900620610	SEWER-MATERIAL & SUPPL	Pink Pots portable restrooms	87.98		
11547	Sherwin-Williams	APP013712	6/6/2013	900620610	SEWER-MATERIAL & SUPPL	Public Affairs	18.80		
11213	Napa Auto Parts	APP013715	6/6/2013	900620610	SEWER-MATERIAL & SUPPL	NAPA stmt	583.46		
11213	Napa Auto Parts	APP013715	6/6/2013	900620620	SEWER-MATERIAL & SUPPL	NAPA stmt	68.65		
VEN000117	CSI Signs	APP013724	6/6/2013	900620610	SEWER-MATERIAL & SUPPL	Public Works Safety Stickers	87.50		
13232	RCS Contractor Supplies Inc	APP013727	6/6/2013	900620610	SEWER-MATERIAL & SUPPL	Sprayer/Poly Broom	104.02		
Subtotal for							1,600.57		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 20 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No. Fund Name									
606	Sewer - Cash Operating Fund								
12761	Ironbrook Partners	APP013425	5/17/2013	900625620	SEWER - REPAIRS - WTP	Update UV cabinets/WWTP	13,848.00		
12761	Ironbrook Partners	APP013503	5/17/2013	900625620	SEWER - REPAIRS - WTP	Update UV cabinets/WWTP	600.00		
12761	Ironbrook Partners	APP013503	5/17/2013	900625620	SEWER - REPAIRS - WTP	Invoice came in higher	400.00		
12085	Barth Electric Co., Inc.	APP013522	6/3/2013	900625620	SEWER - REPAIRS - WTP	Replace bad wiring at WWTP	1,760.00		
Subtotal for							16,608.00		
11177	Midwest Toxicology Servic	APP013408	5/13/2013	900635630	SEWER - CONTRACTUAL S	Drug and Alcohol testing	84.00	26882	5/14/2013
VEN000649	Superior Operating Solutions	APP013410	5/13/2013	900635630	SEWER - CONTRACTUAL S	Maint	4,005.50	26895	5/14/2013
10236	Busy Bee Cleaning Service	APP013525	6/3/2013	900635630	SEWER - CONTRACTUAL S	Office cleaning at City Service	350.00		
12247	Clay Township Regional Waste District	APP013531	6/3/2013	900635620	SEWER - CONTRACT SVS-	CBOD testing	1,040.00		
13109	Office Team	APP013532	6/3/2013	900635630	SEWER - CONTRACTUAL S	Temp employee for Public Aff	148.42		
13109	Office Team	APP013540	6/3/2013	900635630	SEWER - CONTRACTUAL S	Temp Employee for Public Aff	222.27		
11265	O.W. Krohn and Associates	APP013668	5/13/2013	900635630	SEWER - CONTRACTUAL S	General Acct	2,696.25		
11265	O.W. Krohn and Associates	APP013668	5/13/2013	900635630	SEWER - CONTRACTUAL S	Financial Advisory	4,857.50		
10729	HNTB-Great Lakes Division	APP013687	6/6/2013	900635630	SEWER - CONTRACTUAL S	Wastewater Services	1,453.48		
13109	Office Team	APP013692	6/6/2013	900635630	SEWER - CONTRACTUAL S	Temp employee for Public Aff	285.59		
12772	IUPPS	APP013693	6/6/2013	900635630	SEWER - CONTRACTUAL S	Quarterly per ticket fee	364.95		
13109	Office Team	APP013707	6/6/2013	900635630	SEWER - CONTRACTUAL S	Temp employee for Public Aff	296.93		
11741	Unifirst Corporation	APP013713	6/6/2013	900635630	SEWER - CONTRACTUAL S	Mats	50.60		
12665	IN.GOV	APP013719	6/6/2013	900635630	SEWER - CONTRACTUAL S	Background ck on intern empl	7.50		
13491	The Ups Store	APP013725	6/6/2013	900635630	SEWER - CONTRACTUAL S	Shipping	45.14		
VEN000129	STS Inc	APP013730	6/5/2013	900635630	SEWER - CONTRACTUAL S	Douglass Report/Easement	2,250.00		
13196	Progressive Solutions	APP013737	6/5/2013	900635630	SEWER - CONTRACTUAL S	Software maint	9,635.05		
13231	Ray's Trash Service	APP013738	5/23/2013	900635630	SEWER - CONTRACTUAL S	trash service/april- may	89,437.34		
13565	US Postmaster	APP013739	5/23/2013	900635630	SEWER - CONTRACTUAL S	Postage due account	100.00		
Subtotal for							117,330.52		
VEN000433	Esler's Auto Repair	APP013407	5/13/2013	900650630	SEWER - TRANSPORTATIO	Oil change on truck 139	20.00	26863	5/14/2013
VEN000433	Esler's Auto Repair	APP013421	5/17/2013	900650630	SEWER - TRANSPORTATIO	Tune up on Truck 146	564.02		
11213	Napa Auto Parts	APP013715	6/6/2013	900650630	SEWER - TRANSPORTATIO	NAPA stmt	97.84		
Subtotal for							681.86		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 21 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No. Fund Name									
606 Sewer - Cash Operating Fund									
13242	Regions Insurance, Inc	APP013506	5/30/2013	900655630	SEWER - INSURANCE ADMI	Bond for Ken	37.50		
13713	DavisVision	APP013510	6/3/2013	900655630	SEWER - INSURANCE ADMI	june vision ins	167.63	26911	6/3/2013
VEN000883	Delta Dental	APP013583	6/4/2013	900655630	SEWER - INSURANCE ADMI	june dental ins	740.45	26913	6/4/2013
VEN000011	Advantage HMO Health Plans	APP013587	6/4/2013	900655630	SEWER - INSURANCE ADMI	june ins	11,569.33		
Subtotal for							12,514.91		
13585	Verizon Wireless	APP013412	5/16/2013	900667631	SEWER - TELEPHONE	Cell Phones	414.65	26906	5/16/2013
10464	Duke Energy	APP013417	5/16/2013	900667633	SEWER - UTILITIES	Electric bill	1,752.85	26907	5/16/2013
11976	Aim Right Inc	APP013456	5/21/2013	900667644	SEWER - UNIFORMS	143 T shirt with logo, 24 hard	707.43		
12484	Frontier	APP013462	5/24/2013	900667631	SEWER - TELEPHONE	Line for Powershare WWTP	298.25	26910	5/24/2013
12651	Imagery, LLC	APP013530	6/3/2013	900667644	SEWER - UNIFORMS	City of Westfield Caps	167.71		
13237	Red Wing Shoe Company	APP013534	6/3/2013	900667644	SEWER - UNIFORMS	Boots	288.00		
12908	Lehigh Outfitters, LLC	APP013536	6/3/2013	900667644	SEWER - UNIFORMS	Boots	207.50		
13237	Red Wing Shoe Company	APP013548	6/3/2013	900667644	SEWER - UNIFORMS	Boots	300.00		
12484	Frontier	APP013653	6/4/2013	900667631	SEWER - TELEPHONE	City Services and Water Plant	191.12		
12651	Imagery, LLC	APP013694	6/6/2013	900667644	SEWER - UNIFORMS	Windshirts and Pants	142.98		
11976	Aim Right Inc	APP013695	6/6/2013	900667644	SEWER - UNIFORMS	Summer shirts	1,414.85		
11595	Staples	APP013696	6/6/2013	900667634	SEWER - OFFICE SUPPLIES	Office Supplies, this invoice w	26.21		
12576	Harry Nikides	APP013698	6/6/2013	900667642	SEWER - TRAVEL/TRAINING	Parking and lunch while atten	27.98		
13268	Rob Kmetz	APP013699	6/6/2013	900667642	SEWER - TRAVEL/TRAINING	Parking and lunch while atten	27.07		
VEN000559	Dustin Shoe	APP013700	6/6/2013	900667642	SEWER - TRAVEL/TRAINING	Lunch while attending class	11.80		
12971	Matt Bell	APP013701	6/6/2013	900667642	SEWER - TRAVEL/TRAINING	Lunch while attending class	16.07		
11595	Staples	APP013711	6/6/2013	900667634	SEWER - OFFICE SUPPLIES	Office Supplies	70.75		
11595	Staples	APP013721	6/6/2013	900667634	SEWER - OFFICE SUPPLIES	Office Supplies	14.11		
12453	First Mile Technologies	APP013741	6/5/2013	900667631	SEWER - TELEPHONE	Land lines and long distance	296.28		
11926	Citizens Gas	APP013750	6/6/2013	900667633	SEWER - UTILITIES	Gas bill	385.36		
Subtotal for							6,760.97		
VEN000948	Adam Essex	APP013543	6/3/2013	900675630	SEWER - MISCELLANEOUS	Parking and lunch while atten	23.07		
VEN001297	Dean E Marlow	APP013544	6/3/2013	900675630	SEWER - MISCELLANEOUS	CDL license	30.00		
13225	Randy Higgenbotham	APP013686	6/6/2013	900675630	SEWER - MISCELLANEOUS	CDL reim	30.00		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 22 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No. Fund Name									
606	Sewer - Cash Operating Fund								
13020	Mike Morgan	APP013714	6/6/2013	900675630	SEWER - MISCELLANEOUS	Lunch while attending class	16.00		
	Subtotal for						99.07		
	Subtotal for Fund 606 Sewer - Cash Operating Fund						195,498.31		
Fund No. Fund Name									
609	Sewer - Construction								
13601	VS Engineering	APP013680	6/5/2013	900101650	SEWER - CONSTR IN PROG	Farr Hills Neighborhood Sewe	33,090.10		
13601	VS Engineering	APP013681	6/5/2013	900101650	SEWER - CONSTR IN PROG	Ridgewood Neighborhood Se	51,161.88		
	Subtotal for						84,251.98		
	Subtotal for Fund 609 Sewer - Construction						84,251.98		
Fund No. Fund Name									
611	Sewer - Cash Revenue Fund								
12193	Carmel Utilities	APP013688	6/6/2013	900636620	SEWER - TREATMENT FEE	Wastewater flows for April	66,796.29		
	Subtotal for						66,796.29		
	Subtotal for Fund 611 Sewer - Cash Revenue Fund						66,796.29		
Fund No. Fund Name									
630	Stormwater - Cash Revenue Fund								
10311	Christopher Burke	APP013720	6/6/2013	900605640	STORMWATER-CONTRACT	Tech Assist for April	42.00		
VEN000351	Shrewsbury and Associates LLC	APP013726	6/6/2013	900605640	STORMWATER-CONTRACT	Small Structures Inventory 49	850.00		
	Subtotal for						892.00		
10691	Hamilton County Treasurer	APP013555	5/10/2013	900667640	STORMWATER - DRAINAGE	Special Assessment Spring	30.00		
10691	Hamilton County Treasurer	APP013555	5/10/2013	900667640	STORMWATER - DRAINAGE	Special Assessment Spring a	36.36		
	Subtotal for						66.36		
10322	Cisec Inc	APP013678	6/5/2013	900675640	STORMWATER - MISCELLA	Cisec annual renewal fees for	200.00		
	Subtotal for						200.00		
	Subtotal for Fund 630 Stormwater - Cash Revenue Fund						1,158.36		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 23 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No.	Fund Name								
646	Westfield Connects								
	Administration Department								
11256	Northern Lights	APP013733	6/6/2013	646001349	WESTFIELD CONNECTS	Utility Locating	858.50		
VEN000854	Vantage Point	APP013734	6/6/2013	646001349	WESTFIELD CONNECTS	RFP Bidders List	187.50		
	Subtotal for Administration Department						1,046.00		
	Subtotal for Fund 646 Westfield Connects						1,046.00		
Fund No.	Fund Name								
701	Payroll Fund								
	Clerk Treasurer's Office								
11975	AFLAC	APP013446	5/21/2013	701001930	PAYROLL- INS. DED	May Disability Ins Prem	7,856.62	16063	5/21/2013
12679	Indiana Dept Of Revenue	APP013447	5/21/2013	701001923	PAYROLL-STATE WITHHOL	State	13,821.80	052213EFT1	5/21/2013
12679	Indiana Dept Of Revenue	APP013447	5/21/2013	701001923	PAYROLL-STATE WITHHOL	COIT	4,486.87	052213EFT1	5/21/2013
12626	Huntington National Bank	APP013448	5/21/2013	701001131	PAYROLL- EMPLOYER'S FIC	FICA	26,209.18	052213EFT	5/21/2013
12626	Huntington National Bank	APP013448	5/21/2013	701001132	PAYROLL- EMPLOYER'S ME	Med	6,129.57	052213EFT	5/21/2013
12626	Huntington National Bank	APP013448	5/21/2013	701001921	PAYROLL-FEDERAL WITHH	Federal	51,091.05	052213EFT	5/21/2013
12626	Huntington National Bank	APP013448	5/21/2013	701001922	PAYROLL-EMPLOYEE FICA	FICA	26,209.36	052213EFT	5/21/2013
12626	Huntington National Bank	APP013448	5/21/2013	701001922	PAYROLL-EMPLOYEE FICA	Med	6,129.62	052213EFT	5/21/2013
12659	IN Family and Social Services Administr	APP013450	5/22/2013	701001140	PAYROLL-SUPPORT WITHH	child support	3,073.14	052213EFT2	5/22/2013
13173	Police and Firemen's Insurance	APP013454	5/22/2013	701001930	PAYROLL- INS. DED	POLICE, FIRE INS	36.04	16065	5/23/2013
12444	Fire Fighters Credit Union	APP013455	5/22/2013	701001141	PAYROLL-UNION DUES	UNION DUES	2,084.78	16064	5/22/2013
12059	Aul Retirement	APP013460	5/23/2013	701001931	PAYROLL-PEBSCO-DEFER	05/23 LOAN	3,175.06	052313EFT3	5/23/2013
12059	Aul Retirement	APP013460	5/23/2013	701001931	PAYROLL-PEBSCO-DEFER	05/23 CONTRIBUTION	11,031.27	052313EFT3	5/23/2013
11943	77 Police and Fire Fund	APP013463	5/24/2013	701001133	PAYROLL-P.E.R.F.	perf	45,992.34	052313EFT5	6/3/2013
13150	PERF	APP013464	5/24/2013	701001133	PAYROLL-P.E.R.F.	perf	30,290.91	052313EFT4	5/24/2013
VEN000883	Delta Dental	APP013582	6/4/2013	701001930	PAYROLL- INS. DED	june dental ins	2,003.73		
VEN000011	Advantage HMO Health Plans	APP013585	6/4/2013	701001930	PAYROLL- INS. DED	june ins	25,893.04		
12059	Aul Retirement	APP013589	6/4/2013	701001931	PAYROLL-PEBSCO-DEFER	loan payments	4,302.20		
12059	Aul Retirement	APP013591	6/4/2013	701001931	PAYROLL-PEBSCO-DEFER	retirement	11,031.27		
12659	IN Family and Social Services Administr	APP013592	6/4/2013	701001140	PAYROLL-SUPPORT WITHH	child support	3,073.14		
12679	Indiana Dept Of Revenue	APP013593	6/4/2013	701001923	PAYROLL-STATE WITHHOL	State	13,758.32		
12679	Indiana Dept Of Revenue	APP013593	6/4/2013	701001923	PAYROLL-STATE WITHHOL	COIT	4,474.48		
12626	Huntington National Bank	APP013594	6/4/2013	701001131	PAYROLL- EMPLOYER'S FIC	FICA	26,086.85		
12626	Huntington National Bank	APP013594	6/4/2013	701001132	PAYROLL- EMPLOYER'S ME	Med	6,100.96		

Purchase Invoice Register

City of Westfield

Report Date Range: 05/10/13..06/07/13

6/7/2013 1:37 PM

Page 24 of 24

WESTFIELD\kgagnon

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No. Fund Name									
701	Payroll Fund								
Clerk Treasurer's Office									
12626	Huntington National Bank	APP013594	6/4/2013	701001921	PAYROLL-FEDERAL WITHH	Federal	50,285.16		
12626	Huntington National Bank	APP013594	6/4/2013	701001922	PAYROLL-EMPLOYEE FICA	FICA	26,086.76		
12626	Huntington National Bank	APP013594	6/4/2013	701001922	PAYROLL-EMPLOYEE FICA	Med	6,100.89		
13173	Police and Firemen's Insurance	APP013595	6/4/2013	701001930	PAYROLL- INS. DED	police, fire ins	36.04		
12444	Fire Fighters Credit Union	APP013597	6/4/2013	701001141	PAYROLL-UNION DUES	union dues	2,055.97		
13150	PERF	APP013745	6/6/2013	701001133	PAYROLL-P.E.R.F.	civilian perf	29,797.29		
11943	77 Police and Fire Fund	APP013746	6/6/2013	701001133	PAYROLL-P.E.R.F.	police, fire fund	45,371.38		
Subtotal for Clerk Treasurer's Office							494,075.09		
Subtotal for Fund 701 Payroll Fund							494,075.09		
Posted Invoices Total							3,867,453.93		
Un-Posted Invoices									
Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount with Tax	Status	
Fund No. Fund Name									
101	General								
Administration Department									
12955	Margi Inlow	API013343	6/6/2013	101001343	Adm-Building	Adm-Building	113.25	New	
Subtotal for Administration Department							113.25		
City Council									
13637	Westfield Chamber Of Commerce	API013344	6/6/2013	101010347	City Council- Promotions	City Council- Promotions	1,000.00	Approval Pending	
Subtotal for City Council							1,000.00		
Subtotal by Fund 101 General							1,113.25		
Fund No. Fund Name									
313	2012 COIT Ban Construction								
Administration Department									
VEN000117	CSI Signs	API013347	6/6/2013	313001349	Grand Pk Sport Campus II Ser	Grank Pk Sprot Campus II	9,947.53	Approval Pending	
Subtotal for Administration Department							9,947.53		
Subtotal by Fund 313 2012 COIT Ban Construction							9,947.53		
Un-Posted Invoices Total							11,060.78		



at last... EVERLAST™
Polymeric Cladding

Evolution of Cladding



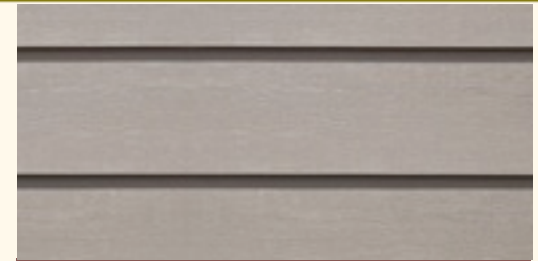
VINYL SIDING

- Susceptible to cracks and dents
- Visible overlap and unsightly seams
- Warping and buckling due to poor installation
- Not as authentic as wood, shiny “plastic” look



FIBER CEMENT

- Heavy and time-consuming to install, requires at least 2 installers
- High-maintenance, requires re-painting and caulking
- Absorbs moisture
- Conforms to imperfections in wall surfaces
- Contains hazardous silica



EVERLAST™

- Solid, thick plank construction
- Lightweight, about 1/3 the weight of Fiber Cement Siding
- Will NOT absorb moisture
- Virtually maintenance free
- Authentic wood appearance

APPEARANCE

So natural looking, they'll think it's wood



WOODGRAIN

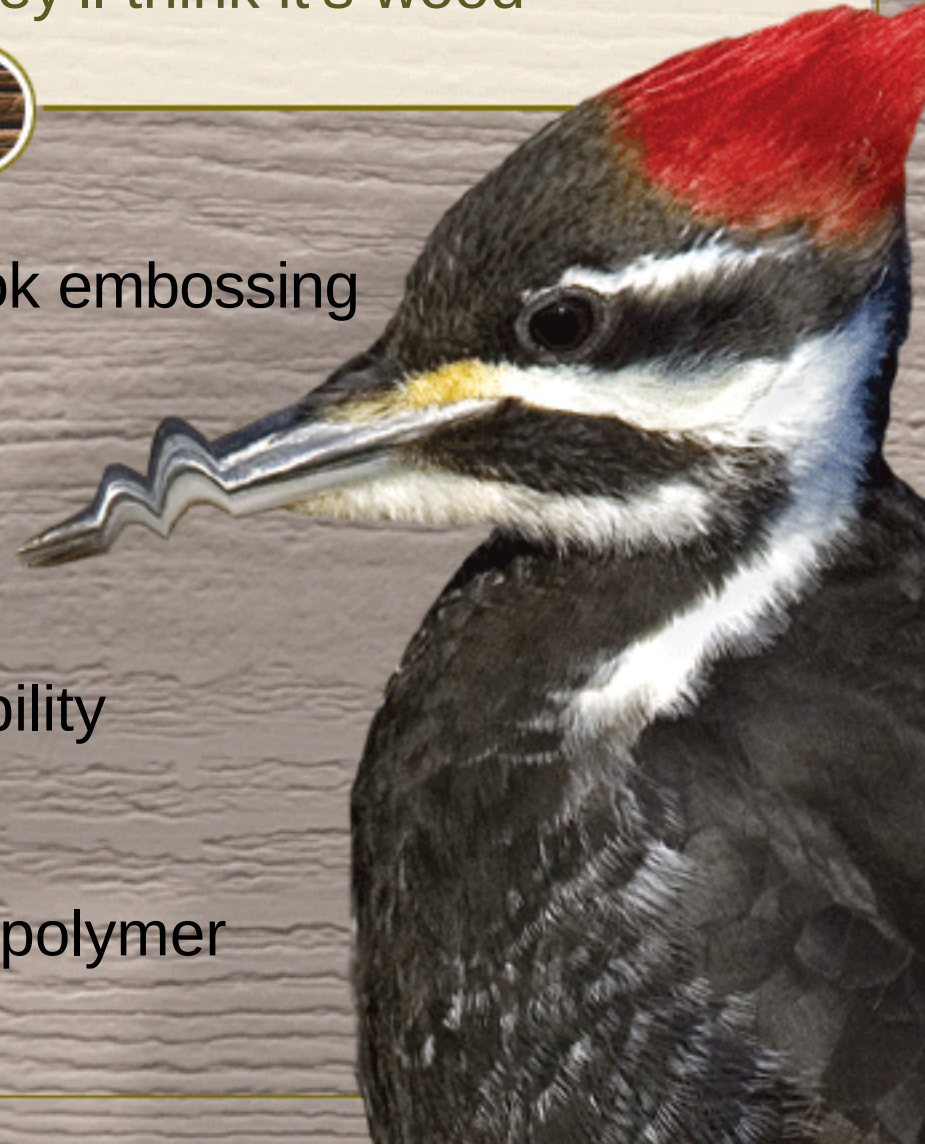
- CedarTouch® natural wood-look embossing
- Warm low-gloss finish

THICKNESS

- Thick planks
- Long lasting strength & durability

WEATHERABLE FINISH

- ColorHold® UV-stable acrylic polymer
- Lifetime Fade Protection



COMPOSITION

It's called Everlast™ for a reason



Patent-pending formulation for:

- Long lasting durability
- Dimensional strength & stability
- Minimal expansion & contraction
- Weather resistance

WOOD



EVERLAST



DURABILITY

It's a rock-solid investment!

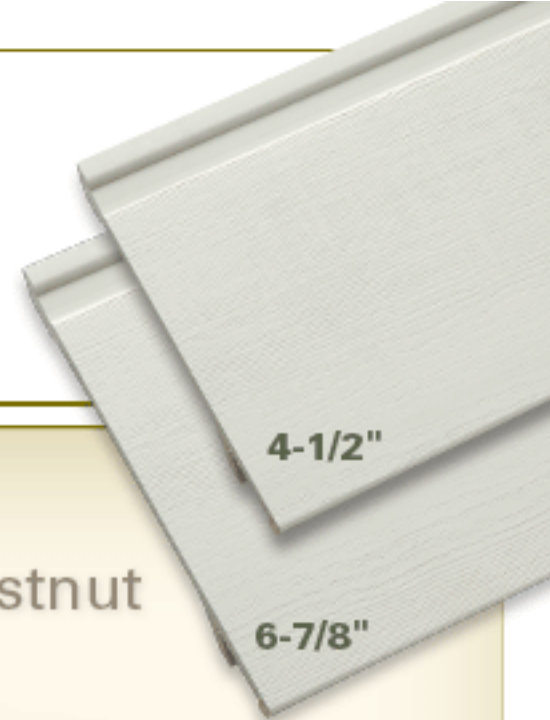


- The patent-pending formulation includes crushed rock—it's the secret to Everlast's long-lasting toughness against the elements
- There is no wood or other materials that absorb moisture, so it absolutely will not rot like wood or delaminate like fiber cement



COLORS & STYLES

10 rich, warm colors & 2 profiles to choose from



seaside grey

chestnut

4-1/2"

6-7/8"

misty taupe

ANTIQUE IVORY

SAND
DUNE

white

canvass

cabernet red

harbor blue

SPANISH MOSS

