



**CITY OF WESTFIELD, IN**  
**Advisory Planning Commission Meeting Agenda\_04\_18\_2016**

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*Monday, April 18, 2016 at 07:00 PM*

**BOARD OR COMMISSION:** Advisory Plan Commission (APC)

**MEETING DATE:** Monday, April 18, 2016 at 07:00 PM

**MEETING PLACE:** Westfield City Hall- Assembly Room

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

**OPENING OF MEETING**

Note the Presence of a Quorum

Approval of Minutes - April 4, 2016

Documents: [April 4, 2016, Minutes](#)

Review Rules & Procedures

**ITEMS OF BUSINESS**

**1603-DDP-07**

***Riverview Hospital***

***Northeast Corner of US31 and SR32***

Riverview Hospital by American Structurepoint, Inc. requests approval of Detailed Development Plan for a 103,000 sq. ft. +/- building on 8.53 acres +/- on Lot 1 in the Gateway Northeast Quadrant Subdivision in the Junction Planned Unit Development (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Lighting Plan](#) | [Exhibit 7: Design Evolution](#)

**1604-PUD-05 & 1604-DDP-15**

***Northview Christian Life Church***

***Southeast Corner of 186th Street and Casey Road***

Northview Christian Life Church, Inc. by Nelson & Frankenberger requests an amendment to the Springmill Trails Planned Unit Development (PUD) District, and approval of a Detailed Development Plan for a new church on 11 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Ordinance 16-07](#) | [Exhibit 4: Site Plan](#) | [Exhibit 5: Building Elevations](#) | [Exhibit 6: Development Plan](#) | [Reference Only: Previously Proposed Building Elevations](#)

**1604-DDP-09**

***Oak Trace Kindergarten Expansion***

***16504 Oak Ridge Road***

Westfield Washington Schools by Schmidt Associates requests approval of a Detailed Development Plan for a 14,900 sq. ft. expansion on 21.61 acres +/- in the SF2: Single-Family Low Density District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Building Elevations](#) | [Exhibit 5: Landscaping Plan](#)

**1604-DDP-10**

***Washington Woods Kindergarten Expansion***

***17950 Grassy Branch***

Westfield Washington Schools by Schmidt Associates requests approval of a Detailed Development Plan for a 14,900 sq. ft. expansion on 50.17 acres +/- in the SF2: Single-Family Low Density District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Building Elevations](#) | [Exhibit 5: Landscaping Plan](#)

**1604-CPA-03**

***Junction Sub-District Addendum***

The City of Westfield requests approval of the Junction Sub-District Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Resolution 16-106](#) | [Exhibit 4: Junction Sub-District Addendum](#) | [Exhibit 5: Public Hearing PowerPoint Presentation](#)

**CONTINUED ITEMS**

**1604-DDP-11 [CONTINUED]**

***Westfield Business Centre***

***17001 Oak Ridge Road***

Jackson Development, LLC by Kimley-Horn & Associates, Inc. requests approval of Detailed Development Plan for a 132,936 sq. ft. building on 8.5 acres +/- in the OI: Open Industrial District.

**1604-DDP-12 [CONTINUED]**

***Circle K***

***1821 East 151st Street***

MAC's Convenience Stores LLC by Wellert Corporation requests approval of a Detailed Development Plan for a Gasoline Service Station on 1.5 acres +/- in the SB-PD: Special Business / Planned Development District and US Highway 31 Overlay District.



**1604-PUD-04 [CONTINUED]**

***Indianapolis Hebrew Congregation***

***Northwest Corner of US31 and 161st Street***

**Indianapolis Hebrew Congregation, Inc. by Nelson & Frankenberger requests a change in zoning from the SF2: Single-Family Low Density District to the IHC Planned Unit Development (PUD) District for the expansion of an existing cemetery.**

**1506-ODP-16 & 1506-SPP-15 [CONTINUED]**

***Bent Creek***

***Northwest Corner of 159th Street and Towne Road***

**Langston Residential Development, LLC by Nelson & Frankenberger requests approval of an Overall Development Plan and Primary Plat for 158 single-family lots on 129.74 acres +/- in the SF2: Single-Family Low Density District, with Zoning Commitments.**

**1602-CPA-01 [CONTINUED]**

***The Conservancy Addendum***

**The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.**

**1601-ODP-01 & 1601-SPP-01 [CONTINUED]**

***The Trails***

***East of Oak Ridge Road, South of SR32***

**Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District.**

**1512-PUD-27 [CONTINUED]**

***Bridgewater PUD Amendment (Bridgewater Marketplace)***

***Northwest Corner of 146th Street and Gray Road***

**KRG Bridgewater, LLC by Bose McKinney & Evans LLP requests an amendment to the Bridgewater Planned Unit Development (PUD) District Ordinance to allow a discount store, in excess of 10,000 sq. ft. of gross floor area, but not to exceed 20,000 sq. ft. of gross floor area, within Bridgewater Marketplace.**

**REPORTS/COMMENTS**

**Plan Commission Members**

**City Council Liaison**

**Board of Zoning Appeals Liaison**

**Economic and Community Development Department**

**ADJOURNMENT**

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, April 4, 2016, scheduled for 7:00 p.m. at Westfield City Hall.

**Opening of Meeting:** 7:00 p.m.

**Roll Call:** Noted presence of a quorum.

**Members Present:** Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Tom Smith, Andre Maue, David Schmitz and Robert Smith.

**City Staff Present:** Jesse Pohlman, Senior Planner; Amanda Rubadue, Associate Planner; Pam Howard, Associate Planner; and Brian Zaiger, City Attorney.

**Approval of Minutes:** March 21, 2016, Meeting Minutes

Motion: Approve the March 21, 2016, minutes.

Motion: Horkay; Second: Maue; Vote: Approved 8-0.

Pohlman reviewed the meeting rules and procedures.

**Case No. 1604-CPA-02 [PUBLIC HEARING]**

**Description:** Village Farms Neighborhood Plan

The City of Westfield requests approval of the Village Farms Neighborhood Plan, an amendment to the Westfield-Washington Township Comprehensive Plan.

Pohlman presented an overview of the amendment to the Westfield-Washington Township Comprehensive Plan, as outlined in the Department report.

Larry Hutson, Vice President with the Village Farms Homeowners' Association Board of Directors, gave a brief presentation.

Public Hearing opened at 7:09 p.m.

No public comment.

Public Hearing closed at 7:10 p.m.

Motion: Approve and certify the Comprehensive Plan amendment to the Council for adoption.

Motion: Horkay; Second: T. Smith; Vote: 8-0.

**Case No. 1604-PUD-04 [PUBLIC HEARING]**

Description: Indianapolis Hebrew Congregation  
Northwest Corner of US31 and 161<sup>st</sup> Street  
Indianapolis Hebrew Congregation, Inc. by Nelson & Frankengerger requests a change in zoning from SF2: Single-Family Low Density District to the IHC Planned Unit Development (PUD) District for the expansion of an existing cemetery.

Howard presented an overview of the change in zoning, as outlined in the Department report.

Jon Dobosiewicz, Nelson and Frankengerger, on behalf of the petitioner, gave a brief presentation.

Public Hearing opened at 7:16 p.m.

Linda Naas, 1122 East 161<sup>st</sup> Street on behalf of the 161<sup>st</sup> Street Neighbors group: Inquired if there were any updates on grading and drainage since the neighbors' meeting. Expressed concern with the right-of-way being dedicated and how it effects the neighborhood.

Public Hearing closed at 7:21 p.m.

Dobosiewicz responded that the right-of-way was being further discussed with the City and will be resolved prior to coming back for approval and that drainage has been addressed.

No further action required at this time.

**Case No. 1604-PUD-05 & 1604-DDP-15 [PUBLIC HEARING]**

Description: Northview Christian Life Church  
Southeast Corner of 186<sup>th</sup> Street and Casey Road  
Northview Christian Life Church, Inc. by Nelson & Frankengerger requests an amendment to the Springmill Trails Planned Unit Development (PUD) District and approval of a Detailed Development Plan for a new church on 11 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.

Rubadue presented an overview of the amendment and the detailed development plan, as outlined in the Department report.

Jon Dobosiewicz, Nelson and Frankengerger, on behalf of the petitioner, gave a brief presentation.

T. Smith asked about different uses within the building and if there will be a school or daycare.

Dobosiewicz explained the various areas designated for the sanctuary, gym, classrooms and offices and that there is not a school or daycare.

Public Hearing opened at 7:36 p.m.

No public comment.

Public Hearing closed at 7:37 p.m.

R. Smith inquired about the landscaping.

Dobosiewicz presented the landscape plan and explained the screening and buffering around the perimeter and parking lot.

T. Smith asked about the building elevations and when revised plans would be available.

Dobosiewicz said they would have the final plans complete by the deadline for the next meeting.

Day asked about signage, particularly if there would be a ground sign at the entrance.

Dobosiewicz responded the sign would likely be a wall sign and maybe a ground sign in the future.

No further action is required at this time.

**Case No. 1604-DDP-09 [PUBLIC HEARING]**

Description: Oak Trace Kindergarten Expansion  
16504 Oak Ridge Road  
Westfield Washington Schools by Schmidt Associates requests approval of a Detailed Development Plan for a 14,900 sq. ft. expansion on 21.61 acres +/- in the SF2: Single-Family Low Density District.

Rubadue presented an overview of the detailed development plan, as outlined in the Department report.

Nick Verheff, Director of Business and Operation for the petitioner, gave a brief presentation regarding the expansion projects.

Public Hearing opened at 7:45 p.m.

No public comment.

Public Hearing closed at 7:46 p.m.

No further action is required at this time.

**Case No. 1604-DDP-10 [PUBLIC HEARING]**

Description: Washington Woods Kindergarten Expansion  
17950 Grassy Branch  
Westfield Washington Schools by Schmidt Associates requests approval of a Detailed Development Plan for a 14,900 sq. ft. expansion on 50.17 acres +/- in the SF2: Single-Family Low Density District.

Rubadue presented an overview of the detailed development plan, as outlined in the Department report.

Nick Verheff, Director of Business and Operation for the petitioner, gave a brief presentation regarding the expansion projects.

Public Hearing opened at 7:46 p.m.

No public comment.

Public Hearing closed at 7:47 p.m.

No further action is required at this time.

**Case No. 1604-DDP-11 [PUBLIC HEARING]**

Description: Westfield Business Centre

17001 Oak Ridge Road

Jackson Development, LLC by Kimley-Horn & Associates, Inc. requests approval of Detailed Development Plan for a 132,936 sq. ft. building on 8.5 acres +/- in the OI: Open Industrial District.

Rubadue presented an overview of the detailed development plan, as outlined in the Department report.

Alex Beatty, Faegre Baker Daniels, LLP, representing the petitioner, gave a brief presentation.

Public Hearing opened at 7:48 p.m.

Beatie Cummings, 17009 Fulton Place; Does not object to the development but trees were removed for the project and she would like trees replanted as a buffer and screen along Oak Ridge Road.

Public Hearing closed at 7:50 p.m.

Bill Butz, Kimley-Horn & Associates, Inc., presented the landscape plan and highlighted the mounding and landscaping proposed along Oak Ridge Road that would address the concern.

T. Smith asked about increased traffic.

Butz responded that the building's end users are not yet known, but they are only anticipating a couple of trucks a day.

R. Smith inquired about whether the proposed dock doors faced a residential area.

Butz responded each anticipated tenant space only had four docks, and that those were on the east side of the building facing industrially zoned property.

No further action is required at this time.

**Case No. 1604-DDP-12 [PUBLIC HEARING]**

Description: Circle K  
1821 East 151st Street  
MAC's Convenience Stores LLC by Wellert Corporation requests approval of a Detailed Development Plan for a Gasoline Service Station on 1.5 acres +/- in the SB-PD: Special Business / Planned Development District and US Highway 31 Overlay District.

Howard presented an overview of the detailed development plan, as outlined in the Department report, and noted the petitioner has also filed Variances of Development Standard that are being heard by the Board of Zoning Appeals on April 12, 2016.

Robert Wellert, Wellert Corporation on behalf of the petitioner, gave a brief presentation.

Maue asked about curb cut locations and if existing cuts were being removed or used.

Wellert said they are working on the driveways not being as steep, but they are planning to continue to use the existing locations and not move them.

Public Hearing opened at 8:01 p.m.

Mic Mead, 15466 Oak Road; Not impressed with the architecture and lack of four-sided design and concerned with the roof mechanicals that can be seen from the highway.

Noah Herron, 158 Paragon Lane; Agrees that this building is not very impressive when seen from the highway. Also concerned with the roof mechanicals and dumpster needing to be enclosed and not visible from the highway.

Public Hearing closed at 8:05 p.m.

Wellert said that they have been working with the architect and staff and made changes to the façades by adding faux windows and enhanced masonry details. He explained the dumpster is enclosed and gated on the front.

Graham asked about the existing and proposed number of pumps, whether the canopy fascia was backlit and if the canopy roof pitch complied. He expressed a concerned with plain elevations and that the rooftop mechanicals would be seen from the highway.

Wellert responded that they are fourteen existing pumps and they are proposing to increase that to twenty and that the canopy fascia would be backlit.

Howard confirmed the canopy roof pitch has been revised to comply and that the Department will continue to work with the petitioner regarding revisions to elevations and mechanicals on the roof.

T. Smith agrees with the concerns expressed by the other Plan Commission members.

No further action is required at this time.

**Case No. 1604-CPA-03 [PUBLIC HEARING]**

Description: Junction Sub-District Addendum

The City of Westfield requests approval of the Junction Sub-District Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

Pohlman presented a PowerPoint overview of the Westfield-Washington Township Comprehensive Plan amendment, as outlined in the Department report, and the City's planning efforts for downtown over the last twenty-four years.

Public Hearing opened at 8:28 p.m.

Mic Mead, 15466 Oak Road, on behalf of the Grand Junction Task Group, spoke about the project and the many people and time that has gone into this project and the Group's support.

Mark Wright, 2952 Cross Creek Circle; Concerned with the environmental impact of the potential mass transit concepts noted in the addendum.

Jack Russell, 1707 Ashley Wood Drive; Noted he sits on a mass transit board and agrees with its need, and he agreed with the vision to bring the right businesses downtown and not just used car lots.

Public Hearing closed at 8:33 p.m.

Hoover noted the committees and groups that have been involved in preparing this amendment, however, he encouraged Plan Commission members to review and shared any additional comments with the Department prior to the next meeting.

No further action is required at this time.

**Case No. 1603-DDP-07 [CONTINUED]**

Description: Riverview Hospital

Northeast Corner of US31 and SR32

Riverview Hospital by American Structurepoint, Inc. requests approval of Detailed Development Plan for a 103,000 sq. ft. +/- building on 8.53 acres +/- on Lot 1 in the Gateway Northeast Quadrant Subdivision in the Junction Planned Unit Development (PUD) District.



**Case No. 1506-ODP-16 & 1506-SPP-15 [CONTINUED]**

Description: Bent Creek  
*Northwest Corner of 159<sup>th</sup> Street and Town Road*  
Langston Residential Development, LLC by Nelson & Frankenberger requests approval of an Overall Development Plan and Primary Plat for 158 single-family lots on 129.74 acres +/- in the SF2: Single-Family Low Density District, with Zoning Commitments.

**Case No. 1602-CPA-01 [CONTINUED]**

Description: The Conservancy Addendum  
The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

**Case No. 1601-ODP-01 & 1601-SPP-01 [CONTINUED]**

Description: The Trails  
East of Oak Ridge Road, South of SR32  
Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District

**Case No. 1512-PUD-27 [CONTINUED]**

Description: Bridgewater PUD Amendment – Bridgewater Marketplace  
Northwest Corner of 146<sup>th</sup> Street and Gray Road  
KRG Bridgewater, LLC by Bose McKinney & Evans LLP requests an amendment to the Bridgewater Planned Unit Development (PUD) District Ordinance to allow a discount store, in excess of 10,000 sq. ft. of gross floor area, but not to exceed 20,000 sq. ft. of gross floor area, within Bridgewater Marketplace.

**REPORTS/COMMENTS**

Plan Commission Members

No report.

City Council Liaison

No report

Board of Zoning Appeals Liaison

No report

Economic and Community Development Department

No report.

**ADJOURNMENT** (8:37 pm)

Motion: Schmitz; Second: Smith; Vote: 8-0

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President, Randell Graham

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Vice President, Andre Maue

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Secretary, Matthew S. Skelton



**Petition Number:** 1603-DDP-07

**Subject Site Address:** Lot 1, Gateway Northeast Quadrant Subdivision

**Petitioner:** Riverview Hospital by American Structurepoint, Inc.

**Request:** Detailed Development Plan review for a 103,000 square foot +/- building on approximately 8.53 acres +/-.

**Current Zoning:** The Junction Planned Unit Development (PUD) District (Ord. 14-22), as amended (Ord. 15-41)

**Current Land Use:** Vacant

**Approximate Acreage:** 8.53 acres+/-

**Property History:** 1406-PUD-09 PUD District (Ord. 14-22) (07/14/14)  
1507-SPP-16 Primary Plat (07/20/15)  
1512-SFP-37 Secondary Plat (pending)  
1512-PUD-26 PUD District Amendment (Ord. 15-41) (12/14/15)

**Exhibits:**

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscape Plan
6. Lighting Plan
7. Design Evolution Exhibit

**Staff Reviewer:** Jesse M. Pohlman, Senior Planner

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## **PROCEDURAL**

Approval of a Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

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## **PROJECT OVERVIEW**

The 8.53-acre+/- site is Lot 1 of the pending Gateway Northeast Quadrant Subdivision, located on the northeast corner of U.S. Highway and State Highway 32 (Main Street) (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see Site Plan at **Exhibit 3**) for a 103,000 square foot multi-story hospital outpatient care center.

The petition was reviewed by the Technical Advisory Committee at its February 23, 2016, meeting. This petition was properly noticed for a public hearing at the Plan Commission's April 4, 2016, meeting.

The applicable zoning district is The Junction Planned Unit Development (PUD) District ("Ord. 14-22"), as amended ("Ord. 15-41"), with an underlying zoning district of the GB: General Business (GB) District.

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**DEVELOPMENT PLAN (Article 10.7(G) of the UDO):**

**The plans comply.**

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.

- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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**DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):**

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

**Comment: Please see District Standards comments herein.**

- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

**Comment:**

1. Property is located within The Junction Planned Unit Development (PUD) District ("Ord. 14-22"), as amended ("Ord. 15-41"). Please see PUD District Standards comments herein.
  2. US31 Overlay District is not applicable pursuant to Section 5.4 of Ord. 14-22.
  3. Property is located within the Economic Development District (EDD) Overlay pursuant to Article 5.4 of the UDO.
  4. Property is not subject to the State Highway 32 Overlay District pursuant to Article 5.3(C) of the UDO, except for architectural standards of the overlay district made applicable pursuant to Ord. 14-22. Please see architectural comments herein.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
    - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

- b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
  - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

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### **DISTRICT STANDARDS**

**The plans comply with Article 4.16 (GB District) and the Junction PUD Ordinance, as amended.**

- 22) Permitted Land Uses (Section 3.3 of Ord. 14-22): Underlying Zoning District
- 23) Minimum Lot Area: No minimum
- 24) Minimum Lot Frontage: 80 feet
- 25) Minimum Building Setback Lines:
- a) Front Yard: No minimum (pursuant to Ord. 14-22)
  - b) Side Yard: No minimum (pursuant to Ord. 14-22)
  - c) Rear Yard: No minimum (pursuant to Ord. 14-22)
- 26) Minimum Lot Width: No minimum
- 27) Maximum Building Height: No maximum (pursuant to Ord. 14-22)
- 28) Minimum Building Height: Five (5) stories for Primary Building (ancillary extensions shall be a minimum two (2) stories (pursuant to Ord. 15-41)
- 29) Minimum Building Size: No minimum

30) Concept Plan (Section 4.1 of Ord. 15-41): The Real Estate shall be developed in substantial compliance with Exhibit B (Ord. 15-41) (See Exhibit B: Concept Plan below.)



31) Character and Quality (Section 4.2 of Ord. 15-41): Illustrative Character Exhibit is incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the Real Estate (Exhibit C of Ord. 15-41). (See Exhibit C: Illustrative Character Exhibit partial excerpts below).

*East Elevation (Exhibit C of Ord. 15-41)*



*South Elevation (Exhibit C of Ord. 15-41)*



**Comment:** The incorporation of the Illustrative Character Exhibit is applied as a standard that proposed buildings should be substantially similar in quality and character to the Illustrative Character Exhibit. The SR32 Overlay District Architectural Design Requirements (the “SR32 Overlay Architectural Standards”) also apply, as set forth by the PUD Ordinance and further reviewed herein.

Since the March 21, 2016, public hearing, the Petitioner has revised the proposed building as depicted in Exhibit 4 (Elevations) and Exhibit 7 (Design Evolution. As a result, the proposed elevations now comply with the applicable ordinances.

- 32) Usable Outdoor Public and/or Semi-public Spaces (Section 5.5 of Ord. 14-22): These areas including but not limited to plazas, courtyards, gardens, and public squares, shall be encouraged for all primary structures within the Junction PUD District.

**Comment:** A garden plaza/space is included along the north foundation of the proposed building (see landscape plan).

- 33) Public Art (Section 5.6 of Ord. 14-22): At least one (1) piece of public art is encouraged within the Junction PUD District. If public art is to be installed, then it shall be visually accessible to the public and visible from either U.S. Highway 31 or State Road 32.

**Comment:** The subject property includes only a portion of the larger Junction PUD District. No public art is specifically identified within the proposed development plans.

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#### **DEVELOPMENT STANDARDS (Chapter 6 of UDO)**

**The plans comply, as applicable to a Detailed Development Plan.**

- 34) Accessory Use and Building Standards (Article 6.1)

- a) Screening of Receptacles and Loading Areas (Article 6.1(H)): Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.

**Comment:** The site is surrounded on three sides by rights-of-way (US31, SR32, and Shamrock Boulevard). The placement of the loading area and enclosure, enclosure height (13 feet) and materials (stone and steel to match building), loading area angle (facing north/northwest), and proposed landscaping are designed to minimize the view from all rights-of-way and adjacent properties. As a result, the enclosure complies.

- b) Trash Enclosures (Section 4.1(D) of Ord. 14-22) (supersedes Article 6.1(H)(2) of the UDO): Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet in height above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line.



**Comment:** The “front line of the primary building” (applied as the “Building Façade, Front” pursuant to the UDO) is the building’s Shamrock Boulevard front lot line. As a result, the location of the enclosure complies.

35) Architectural Standards (Article 6.3(F))

**Comment:** Not applicable and superseded by the terms of the State Highway 32 Overlay District, as made applicable by Ord. 14-22, as otherwise noted herein.

36) Building Standards (Article 6.4)

37) Fence Standards (Article 6.5)

38) Height Standards (Article 6.6)

39) Landscaping Standards (Article 6.8, as modified by Section 4.3 of Ord. 14-22 and Section 3.3 of Ord. 15-41):

a) General Screening Standards (Article 6.8(H))

**Comment:** Petitioner has confirmed equipment, aside from that shown in the enclosure area, will be internal to the building with the exception of vent hoods and exhaust.

b) Detention Area Natural Appearance (Article 6.8(I), as amended by Section 3.3(A) of Ord. 15-41): Not applicable; however, a wall and hardscape areas are planned as illustrated on the Concept Plan and plantings shall be provided around the wet perimeter of ponds where adjacent to lawn areas. Subject to review and approval by the Public Works Department as part of a Detailed Development Plan, side slopes shall not exceed 3:1 above normal pool and may be 2:1 below the safety shelf to provide more depth in the pond.

c) Minimum Lot Landscaping Requirements (Article 6.8(K))

d) Foundation Plantings (Article 6.8(L)): Plant materials shall be required approximately every forty (40) feet of Building Facades. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet. (Planting beds of less than eight (8) feet in width shall be permitted where equivalent planting area is provided around the building perimeter pursuant to Ord. 15-22).

e) External Street Frontage Landscaping.

Article 6.8.M(3) Easements amended by Ord. 15-22, which states if easements restrict the placement of plantings, then the required number of plantings may be relocated elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

**Comment: The external street frontage landscaping adjacent to US31 requires 10 trees; however, this area is encumbered by existing utility easements. Ord. 15-22 permits the deficient plantings to be relocated elsewhere on the real estate. It has been noted these trees have been relocated to the southwest corner of the real estate.**

f) Buffer Yard Requirements

**Comment: Not applicable.**

g) Interior Parking Area Landscaping: UDO applies with the following modification (pursuant to Ordinance 15-26): A minimum of one (1) interior Parking Area island shall be required per twenty (20) Parking Spaces. The island shall be a minimum of one hundred and twenty (120) square feet in size and shall include a minimum of one (1) tree and four (4) shrubs.

h) Perimeter Parking Area Landscaping. UDO applies, with the following modification (pursuant to Ordinance 15-26): If Perimeter Parking Area Landscaping is required, then the minimum number of plantings shall be one (1) tree and ten (10) shrubs per sixty (60) linear feet of Parking Area length. Plantings may be clustered in an aesthetically pleasing manner.

**Comment: The perimeter parking area adjacent to US31 requires seven (7) trees; however, this area is encumbered by existing utility easements. Ord. 15-22 permits these plantings to be relocated elsewhere on the real estate. It has been noted these trees have been relocated near the main entrance drive and front entrance.**

40) Lighting Standards (Article 6.9)

a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.

b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.

d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

e) Ord. 14-22 requires following additional restrictions:

(1) Uniformity: All lighting fixtures and poles shall be consistent in style, color, size, height and design and shall be compatible with the architecture of the Real Estate's buildings.

- (2) Decorative Fixtures: Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.
- (3) Full Cut-Off Fixtures: With the exception of low intensity architectural lighting and internally illuminated signage, all exterior wall mounted lights and pole-mounted lights shall utilize full cut-off fixtures that direct light downward.

41) Lot Standards (Article 6.10)

42) Outside Storage and Display (Article 6.12)

43) Outdoor Café and Eating Areas (Article 6.13)

44) Parking and Loading Standards (Article 6.14 and Section 3.2 of Ord. 15-41)

Maximum Number of Off-street Parking Spaces (Section 3.2(A) of Ord. 15-41): The maximum number of Parking Spaces for the Real Estate shall not exceed four (4) Parking Spaces per one thousand (1,000) square feet of Net Floor Area for the aggregate of all Buildings on the Real Estate. Shared parking shall be provided for the Real Estate.

45) Setback Standards (Article 6.16)

46) Sign Standards (Article 6.17)

**Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.**

47) Vision Clearance Standards (Article 6.19)

48) Yard Standards (Article 6.21)

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### **SR32 OVERLAY DISTRICT ARCHITECTURAL DESIGN REQUIREMENTS (ARTICLE 5.3(K))**

**The plans comply with Article 5.3(K) (SR32 Overlay District), as modified by the Illustrative Character Exhibit.**

49) General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.

50) Building Elevations:

- a) All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.

- b) Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
- c) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).

51) Openings:

- a) Design elements of the Building Facade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.
- b) Openings in a Building Facade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS). Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

52) Gutters and Downspouts shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

53) Roofs:

- a) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.
- b) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
- c) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following: (1) A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Facade's roof line; or (2) A roof line modulation shall include

a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Facade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.

- d) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).
- e) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

54) Main Entrances:

- a) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.
- b) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.
- c) The location, orientation, proportion and style of doors shall complement the style of the building.

55) Windows:

- a) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).
- b) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS). Drive-thru windows and lanes shall not be permitted in between the State Highway 32 right-of-way line or the Trail Corridor and the Building Facade nearest to said right-of-way line (e.g., Established Front Yard) or Trail Corridor.

56) Building Materials:

- a) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor. Pursuant to Ord. 14-22, textured or decorative tilt wall construction as a masonry material is permitted for buildings not adjacent to SR 32.
- b) Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.
- c) A minimum of sixty percent (60%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
- d) No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
- e) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Facades visible from State Highway 32.

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#### **DESIGN STANDARDS (Chapter 8 of UDO)**

##### **The plans comply.**

57) Easement Standards (Article 8.3)

58) Pedestrian Network Standards (Article 8.7)

59) Pedestrian and Bicycle Accessibility (Section 4.1(C) of Ord. 14-22)

- a) All walkways internal to the Real Estate that cross vehicular ways (e.g., drive lanes, parking lots) shall be delineated and distinguished from driving surfaces through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, asphalt, painted asphalt or brick.
- b) Sidewalks, no less than six (6) feet wide, shall be provided along the full length of a building façade featuring a customer entrance, and along any façade abutting a public parking area.
- c) A bicycle parking area that will accommodate a minimum of ten (10) bicycles shall be provided at each primary structure within the Junction PUD District.

60) Street and Right-of-Way Standards (Article 8.9)

61) Surety Standards (Article 8.12)

62) Utility Standards (Article 8.13)

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### **PUBLIC HEARING COMMENTS**

At the March 21, 2016, public hearing, the Plan Commission discussed the proposed building design in relation to the Illustrative Character Exhibits that were adopted as part of the applicable Junction PUD District, as amended.

In response to the Department's and Plan Commission's comments, the Petitioner has revised their plans to now comply with the applicable ordinances. The Petitioner has submitted an exhibit showing the evolution of the design which has been included as **Exhibit 7**.

As a result, the revised elevations (see **Exhibit 4**) comply with the applicable ordinances.

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### **DEPARTMENT COMMENTS**

- 1) **The plans as presented comply with the applicable zoning ordinances.**
- 2) **Action: Approve detailed development plan (1603-DDP-07) with the condition that the Secondary Plat for the property shall be recorded prior to the issuance of an Improvement Location Permit.**
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or [jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov).



# Location Map Riverview Westfield Detailed Development Plan (1603-DDP-07)

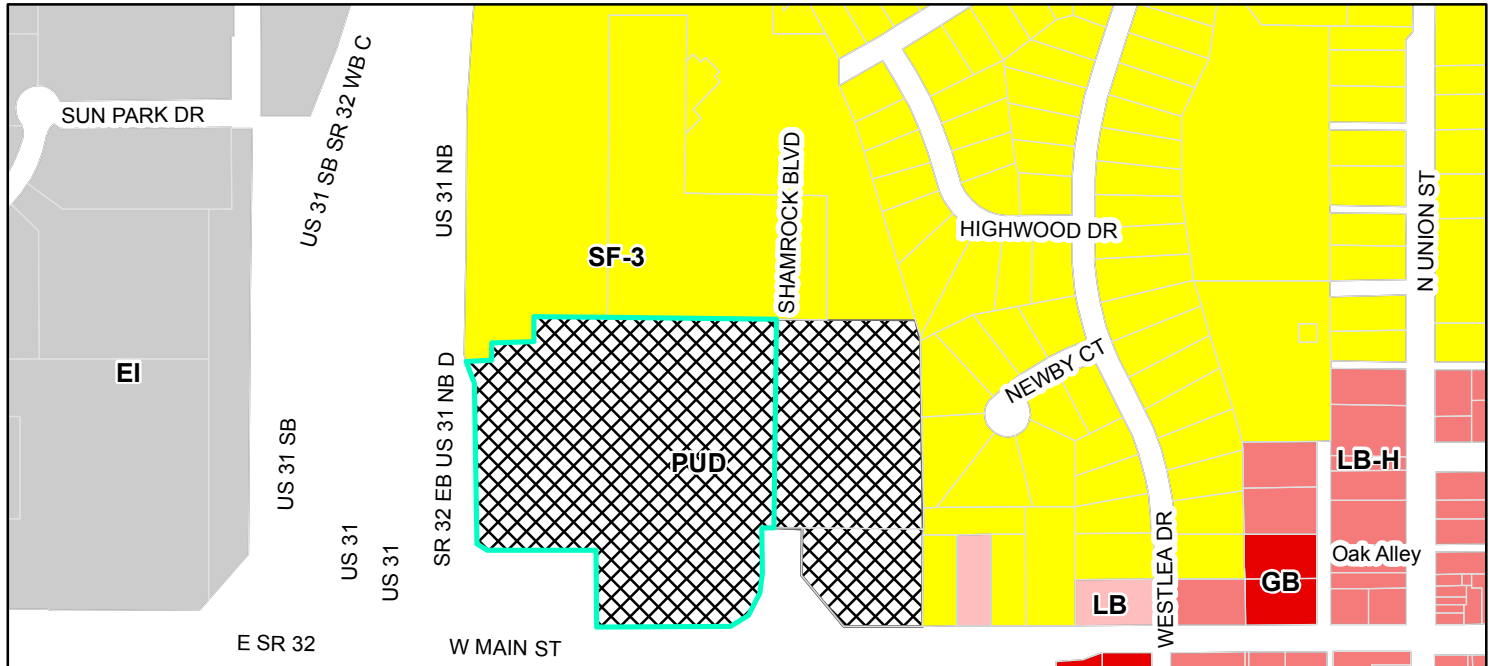


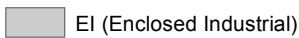
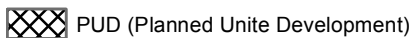
## Aerial Location Map

 Site

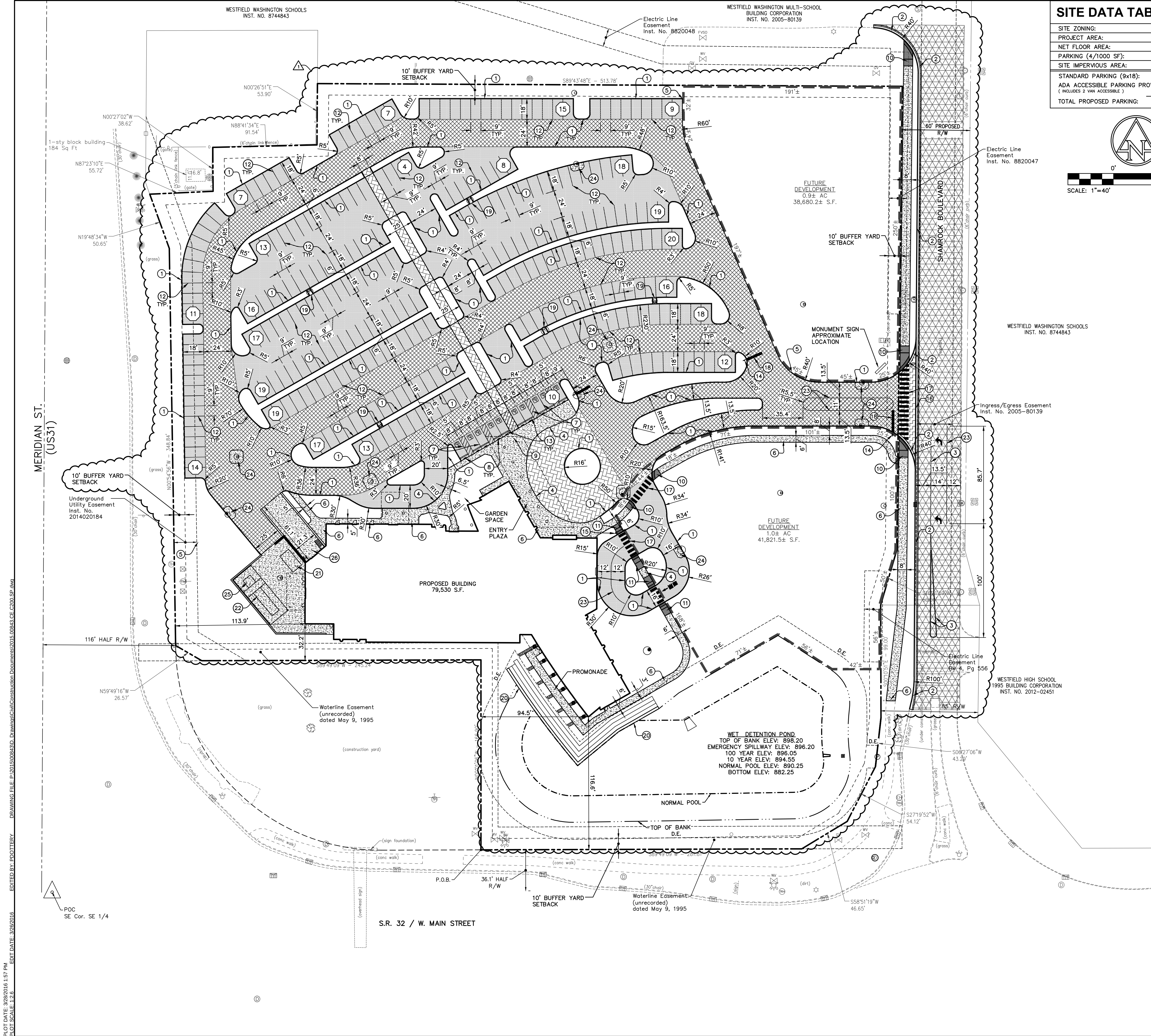


## Zoning Map



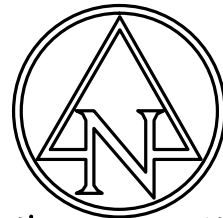
|                                                                                                              |                                                                                                         |                                                                                                                     |                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|  Parcel                    | <b>Zoning</b>                                                                                           |  GB (General Business)           |  LB-H (Local Business - Historical) |
|  EI (Enclosed Industrial) |  LB (Local Business) |  PUD (Planned Unit Development) |                                                                                                                         |
|                                                                                                              |                                                                                                         |  SF-3 (Single Family - 3)       |                                                                                                                         |





SITE DATA TABLE

|                                         |                                   |
|-----------------------------------------|-----------------------------------|
| SITE ZONING:                            | PUD                               |
| PROJECT AREA:                           | 8.49± ACRES                       |
| NET FLOOR AREA:                         | 79,530 SF                         |
| PARKING (4/1000 SF):                    | 319                               |
| SITE IMPERVIOUS AREA:                   | ± ACRES                           |
| STANDARD PARKING (9x18):                | 292                               |
| ADA ACCESSIBLE PARKING PROVIDED (8x18): | 10<br>(INCLUDES 2 VAN ACCESSIBLE) |
| TOTAL PROPOSED PARKING:                 | 302                               |



SHEET KEYNOTES

- 6" CONCRETE CURB
- 6" COMBINED CONCRETE CURB & GUTTER
- 4" DOUBLE YELLOW, PAINT LINE
- COMBINED CONCRETE CURB AND WALK
- CURB TAPER
- CONCRETE SIDEWALK
- ADA PARKING SPACE (4" BLUE PAINT STRIPE)
- POLE MOUNTED ADA ACCESSIBLE PARKING SIGN
- SIDEWALK CURB RAMP TYPE 'A'
- SIDEWALK CURB RAMP TYPE 'G'
- SIDEWALK CURB RAMP TYPE 'H'
- PARKING SPACE (4" WHITE PAINT STRIPE)
- PRECAST CONCRETE WHEEL STOPS
- STOP SIGN
- DO NOT ENTER SIGN
- DEPRESSED CONCRETE CURB
- 24" PEDESTRIAN CROSSWALK, WHITE, PAINT
- 24" STOP BAR, WHITE, PAINT LINE
- 3" CONCRETE FLUME
- RETAINING WALL (BY OTHERS)
- TRASH COMPACTOR
- CONCRETE PAD FOR GENERATOR (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- 4" PAINT LINE, WHITE
- CONCRETE COLLAR
- TRANSFORMER PAD
- DEPRESSED LOADING DOCK

SITE LEGEND

|  |                                                                               |
|--|-------------------------------------------------------------------------------|
|  | LIGHT DUTY ASPHALT PAVEMENT                                                   |
|  | HEAVY DUTY ASPHALT PAVEMENT                                                   |
|  | RIGHT OF WAY PAVEMENT                                                         |
|  | CONCRETE PAVEMENT                                                             |
|  | DECORATIVE PAVEMENT (REFER TO LANDSCAPE PLANS FOR DETAILS)                    |
|  | 1 1/2" MILL & 1 1/2" RESURFACE TRAFFIC (COST TO BE DEDUCTED FROM IMPACT FEES) |
|  | ADA ACCESSIBLE PARKING SPACE                                                  |
|  | PARKING STALL COUNT                                                           |

EXISTING LEGEND

|  |                         |  |                             |
|--|-------------------------|--|-----------------------------|
|  | BEHIND THE CURB INLET   |  | SANITARY MANHOLE STAND PIPE |
|  | BEEHIVE INLET           |  | SPIGOT                      |
|  | BUSH                    |  | TELEPHONE HANDHOLE          |
|  | CURB INLET              |  | TELEPHONE MANHOLE           |
|  | DRAINAGE MANHOLE        |  | TELEPHONE MARKER SIGN       |
|  | ELECTRIC HANDHOLE       |  | TELEPHONE PEDESTAL          |
|  | ELECTRIC METER BOX      |  | TRANSFORMER                 |
|  | FIRE HYDRANT            |  | TREE                        |
|  | FIRE PLUG               |  | TRAFFIC HANDHOLE            |
|  | FIRE VALVE SHUT OFF     |  | WELL                        |
|  | GAS VALVE               |  | WATER METER                 |
|  | INLET                   |  | WATER VALVE                 |
|  | LIGHT POLE              |  | BURIED ELECTRIC LINE        |
|  | PINE                    |  | BURIED GAS LINE             |
|  | POST                    |  | BURIED TELEPHONE LINE       |
|  | POWER POLE              |  | BURIED UNKNOWN UTILITY      |
|  | RIGHT OF WAY MONUMENT   |  | BURIED WATER LINE           |
|  | SPRINKLER CONTROL VALVE |  | TOP OF RIM ELEVATION        |
|  | SIGN                    |  | INVERT ELEVATION            |
|  | DRAINAGE EASEMENT       |  | PLASTIC PIPE                |
|  |                         |  | REINFORCED CONCRETE PIPE    |
|  |                         |  | CORRUGATED PLASTIC PIPE     |

GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.
- THIS SITE DOES NOT LIE WITHIN A FLOODWAY OR FLOODPLAIN PER FEMA MAP PANEL 18057C0120G FOR HAMILTON COUNTY INDIANA, LAST REVISED NOVEMBER 19, 2014.

CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE ( including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others ) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE  
"811" OR 1-800-382-5544  
— INDIANA UNDERGROUND —

AMERICAN STRUCTUREPOINT INC.

7260 Shadeland Station | Indianapolis, Indiana 46256  
TEL 317.547.5580 | FAX 317.543.0270  
www.structurepoint.com

DETAILED DEVELOPMENT PLANS FOR RIVERVIEW HOSPITAL

NORTHEAST CORNER OF US-31 AND SR-32  
WESTFIELD, INDIANA

APPROVAL PENDING  
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:  
01/29/2016

PROJECT PHASE:  
DEVELOPMENT PLANS

| REVISION SCHEDULE |                 |          |
|-------------------|-----------------|----------|
| NO.               | DESCRIPTION     | DATE     |
| 1                 | REVIEW COMMENTS | 03/11/16 |
|                   |                 |          |
|                   |                 |          |
|                   |                 |          |
|                   |                 |          |
|                   |                 |          |
|                   |                 |          |
|                   |                 |          |
|                   |                 |          |
|                   |                 |          |

Project Number 2015.00843

SITE PLAN

C200





NORTHEAST CORNER  
OF US-31 AND SR-32  
WESTFIELD, IN

NOT FOR CONSTRUCTION

CERTIFIED BY

|                   |
|-------------------|
| ISSUANCE INDEX    |
| DATE:             |
| 1/28/2016         |
| PROJECT PHASE:    |
| DEVELOPMENT PLANS |

| REVISION SCHEDULE |             |      |
|-------------------|-------------|------|
| O.                | DESCRIPTION | DATE |

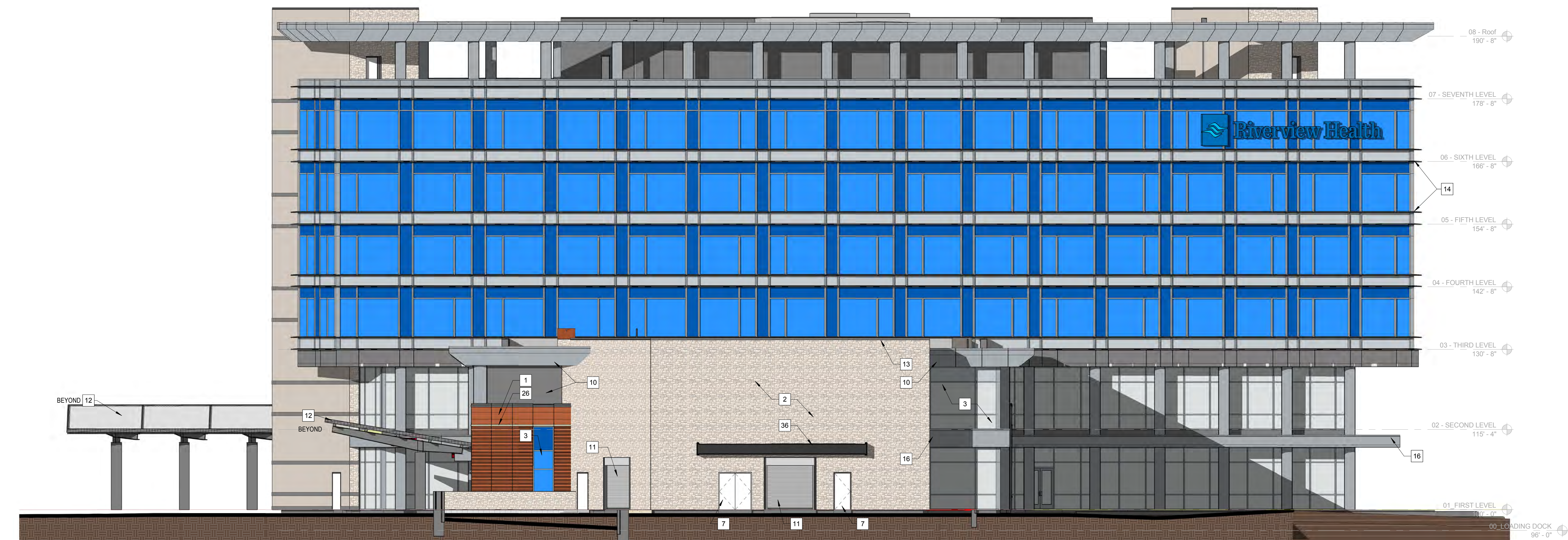
Project Number 2015.00843

## EXTERIOR ELEVATIONS

# A201



2 WEST ELEVATION/SECTION  
A201 1" = 10'-0"



**1 WEST ELEVATION**  
A201  
1" = 10'-0"

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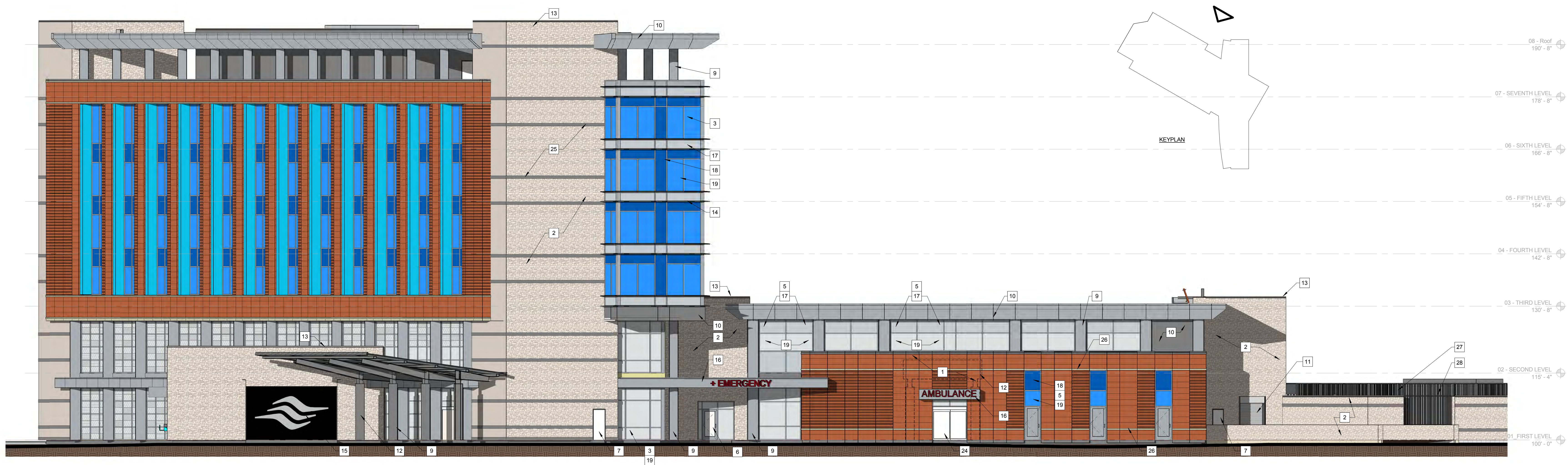


KEYED ELEVATION NOTES (NOTED WITH [1])

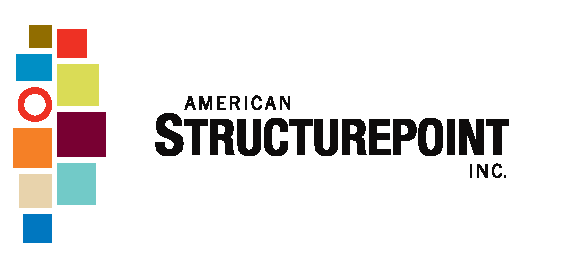
- 1 TERRA COTTA RAINSCREEN - B.O.D. TERREAL PITERAK XS18
- 2 NATURAL STONE VENEER
- 3 PREFINISHED ALUMINUM CURTAINWALL SYSTEM - B.O.D. KAWNEER 1600UT
- 4 PREFINISHED ALUMINUM CURTAINWALL ENTRY SYSTEM - B.O.D. KAWNEER 1600UT
- 5 PREFINISHED ALUMINUM STOREFRONT SYSTEM - B.O.D. KAWNEER 601UT
- 6 PREFINISHED ALUMINUM STOREFRONT ENTRY SYSTEM - B.O.D. KAWNEER 601UT
- 7 INSULATED HOLLOW METAL DOOR AND FRAME
- 8 PENTHOUSE METAL PANEL - B.O.D. CITADEL 'RV'
- 9 PREFINISHED METAL COLUMN COVER - B.O.D. SOBOTEK 'SL2000'
- 10 PREFINISHED METAL WALL PANEL SYSTEM - B.O.D. SOBOTEK 'SL2000'
- 11 INSULATED OVERHEAD DOOR
- 12 PREFINISHED ALUMINUM CANOPY W/ TRANSLUCENT ROOF CLADDING - B.O.D. STRUCTURES UNLIMITED WITH KALWALL CLADDING
- 13 PREFINISHED METAL PARAPET COPING
- 14 EXTENDED MULLION CAP
- 15 WALL MOUNTED WATER FEATURE
- 16 PREFINISHED METAL CANOPY CLADDING - B.O.D. SOBOTEK 'SL2000'
- 17 INSULATED SILVER SPANDREL GLAZING
- 18 INSULATED BLUE SPANDREL GLAZING
- 19 INSULATED CLEAR GLAZING
- 20 GENERATOR
- 21 TRANSFORMER & SWITCHGEAR
- 22 ROOF MEMBRANE & FLASHING
- 23 PREFINISHED GRAVEL STOP
- 24 PREFINISHED ALUMINUM ENTRANCE
- 25 STONE ACCENT BAND
- 26 TERRA COTTA ACCENT BAND
- 27 METAL FENCING
- 28 SLIDING GATE TO MATCH METAL FENCING - B.O.D. BASTEEL CUSTOM SYSTEM
- 29 DRIVE THROUGH PHARMACY WINDOW
- 30 PENTHOUSE METAL PANEL
- 31 ACID ETCHED GLAZING, TYPE 1
- 32 ACID ETCHED GLAZING, TYPE 2
- 33 ACID ETCHED GLAZING, TYPE 3
- 34 ACID ETCHED GLAZING, TYPE 4
- 35 SCUPPER, PREFINISHED CONDUCTOR BOX & DOWNSPOUT
- 36 PREFINISHED METAL CANOPY SYSTEM - B.O.D. MAPES ILLUMIDECK SERIES

| NORTH FACADE |         |                        |
|--------------|---------|------------------------|
|              | SQ. FT. | % OF NON-GLAZED FACADE |
| Curtain Wall | 2,611   | 27%                    |
| Limestone    | 4,809   | 48%                    |
| Terra Cotta  | 1,645   | 17%                    |
| Metal Panel  | 675     | 7%                     |

2  
A202  
NORTHEAST ELEVATION  
1" = 10'-0"



1  
A202  
NORTH ELEVATION  
1" = 10'-0"



RIVERVIEW WESTFIELD  
NORTHEAST CORNER  
OF US-31 AND SR-32  
WESTFIELD, IN

NOT FOR CONSTRUCTION

CERTIFIED BY

| ISSUANCE INDEX    |  |
|-------------------|--|
| DATE:             |  |
| 3/28/2016         |  |
| PROJECT PHASE:    |  |
| DEVELOPMENT PLANS |  |

| REVISION SCHEDULE |             |      |
|-------------------|-------------|------|
| NO.               | DESCRIPTION | DATE |

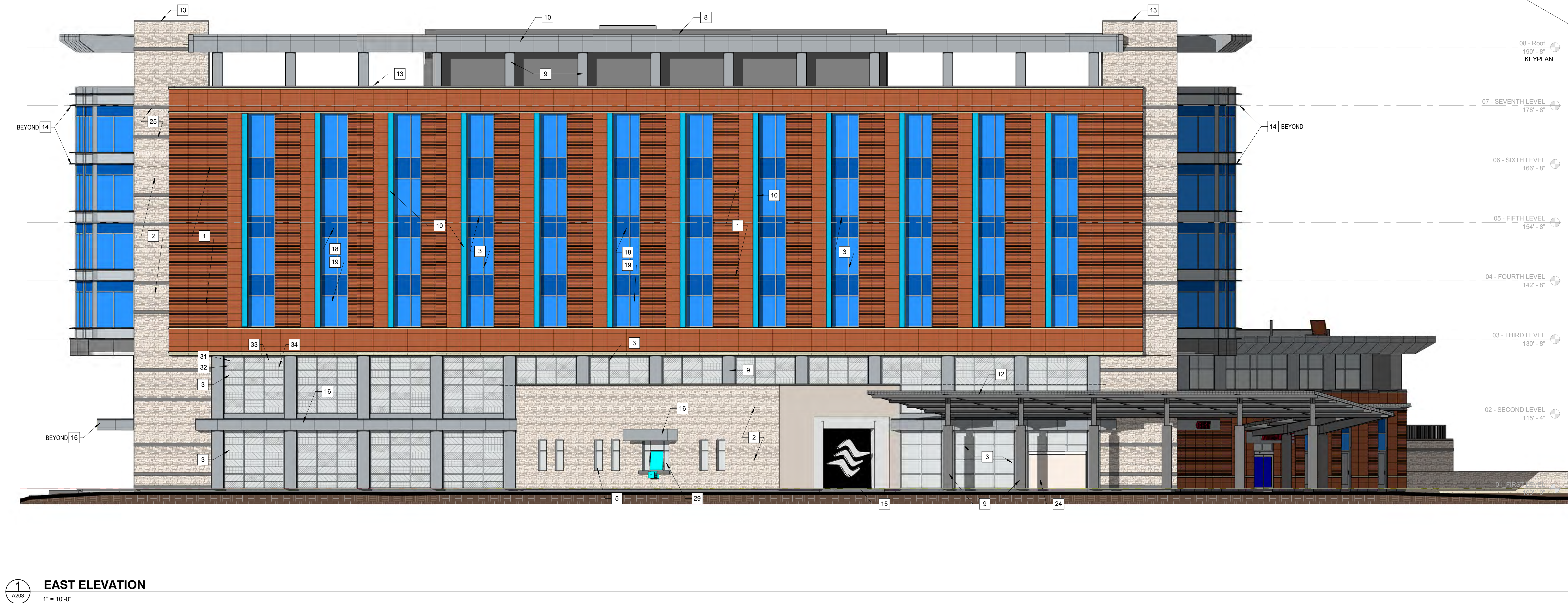
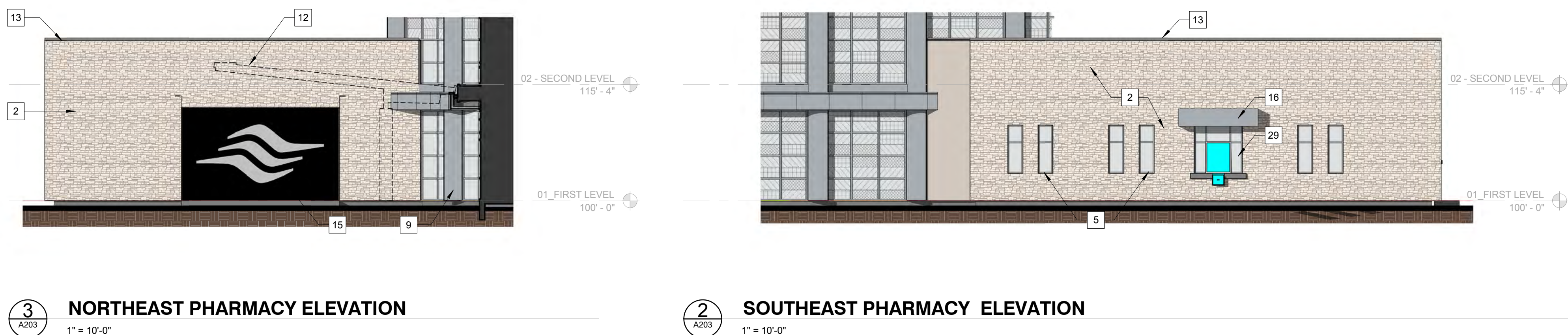
Project Number 2015.00843

EXTERIOR  
ELEVATIONS

A202



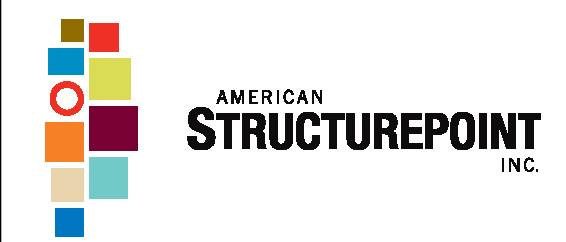
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KEYED ELEVATION NOTES (NOTED WITH [1])

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- 35 SCUPPER, PREFINISHED CONDUCTOR BOX & DOWNSPOUT SERIES
- 36 PREFINISHED METAL CANOPY SYSTEM - B.O.D. MAPES ILLUMIDECK SERIES

| EAST FACADE |         |             |                        |
|-------------|---------|-------------|------------------------|
|             | SQ. FT. | % OF FACADE | % OF NON-GLAZED FACADE |
| Glazing     | 7,382   | 40%         | -                      |
| Limestone   | 1,937   | 11%         | 18%                    |
| Terra Cotta | 7,482   | 41%         | 68%                    |
| Metal Panel | 1,570   | 8%          | 14%                    |



RIVERVIEW WESTFIELD

NORTHEAST CORNER  
OF US-31 AND SR-32  
WESTFIELD, IN

NOT FOR CONSTRUCTION

CERTIFIED BY

| ISSUANCE INDEX |                   |
|----------------|-------------------|
| DATE:          | 3/28/2016         |
| PROJECT PHASE: | DEVELOPMENT PLANS |

| REVISION SCHEDULE |             |      |
|-------------------|-------------|------|
| NO.               | DESCRIPTION | DATE |

Project Number 2015.00843

EXTERIOR  
ELEVATIONS

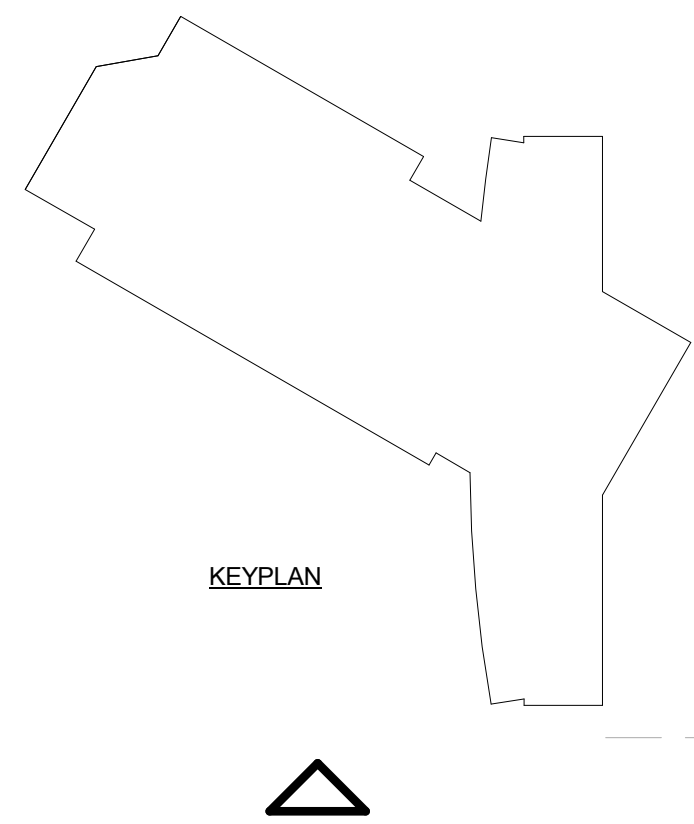
A203



KEYED ELEVATION NOTES (NOTED WITH 1 )

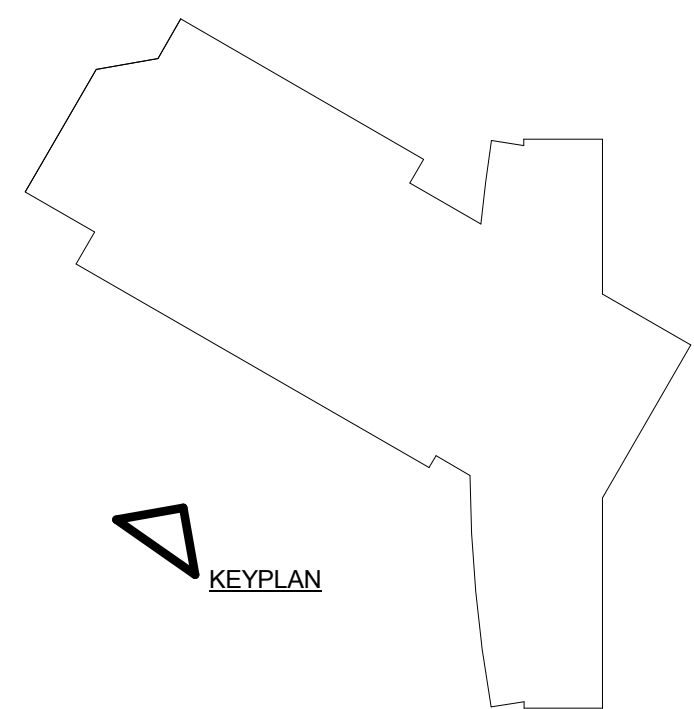
- 1 TERRA COTTA RAINSCREEN - B.O.D. TERREAL PITERAK XS18
- 2 NATURAL STONE VENEER
- 3 PREFINISHED ALUMINUM CURTAINWALL SYSTEM - B.O.D. KAWNEER 1600UT
- 4 PREFINISHED ALUMINUM CURTAINWALL ENTRY SYSTEM - B.O.D. KAWNEER 1600UT
- 5 PREFINISHED ALUMINUM STOREFRONT SYSTEM - B.O.D. KAWNEER 601UT
- 6 PREFINISHED ALUMINUM STOREFRONT ENTRY SYSTEM - B.O.D. KAWNEER 601UT
- 7 INSULATED HOLLOW METAL DOOR AND FRAME
- 8 PENTHOUSE METAL PANEL - B.O.D. CITADEL 'RV'
- 9 PREFINISHED METAL COLUMN COVER - B.O.D. SOBOTEC 'SL2000'
- 10 PREFINISHED METAL WALL PANEL SYSTEM - B.O.D. SOBOTEC 'SL2000'
- 11 INSULATED OVERHEAD DOOR
- 12 PREFINISHED ALUMINUM CANOPY W/ TRANSLUCENT ROOF CLADDING - B.O.D. STRUCTURES UNLIMITED WITH KALWALL CLADDING
- 13 PREFINISHED METAL PARAPET COPING
- 14 EXTENDED MULLION CAP
- 15 WALL MOUNTED WATER FEATURE
- 16 PREFINISHED METAL CANOPY CLADDING - B.O.D. SOBOTEC 'SL2000'
- 17 INSULATED SILVER SPANDREL GLAZING
- 18 INSULATED BLUE SPANDREL GLAZING
- 19 INSULATED CLEAR GLAZING
- 20 GENERATOR
- 21 TRANSFORMER & SWITCH GEAR
- 22 ROOF MEMBRANE & FLASHING
- 23 PREFINISHED GRAVEL STOP
- 24 PREFINISHED ALUMINUM ENTRANCE
- 25 STONE ACCENT BAND
- 26 TERRA COTTA ACCENT BAND
- 27 METAL FENCING
- 28 SLIDING GATE TO MATCH METAL FENCING - B.O.D. BASTEEL CUSTOM SYSTEM
- 29 DRIVE THROUGH PHARMACY WINDOW
- 30 PENTHOUSE METAL PANEL
- 31 ACID ETCHED GLAZING, TYPE 1
- 32 ACID ETCHED GLAZING, TYPE 2
- 33 ACID ETCHED GLAZING, TYPE 3
- 34 ACID ETCHED GLAZING, TYPE 4
- 35 SCUPPER, PREFINISHED CONDUCTOR BOX & DOWNSPOUT
- 36 PREFINISHED METAL CANOPY SYSTEM - B.O.D. MAPES ILLUMIDECK SERIES

| SOUTH FACADE |         |             |                        |
|--------------|---------|-------------|------------------------|
|              | SQ. FT. | % OF FACADE | % OF NON-GLAZED FACADE |
| Curtain Wall | 3,436   | 30%         |                        |
| Limestone    | 5,027   | 43%         | 81%                    |
| Terra Cotta  | 2,336   | 20%         | 28%                    |
| Metal Panel  | 848     | 7%          | 10%                    |



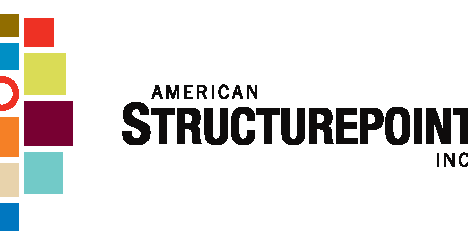
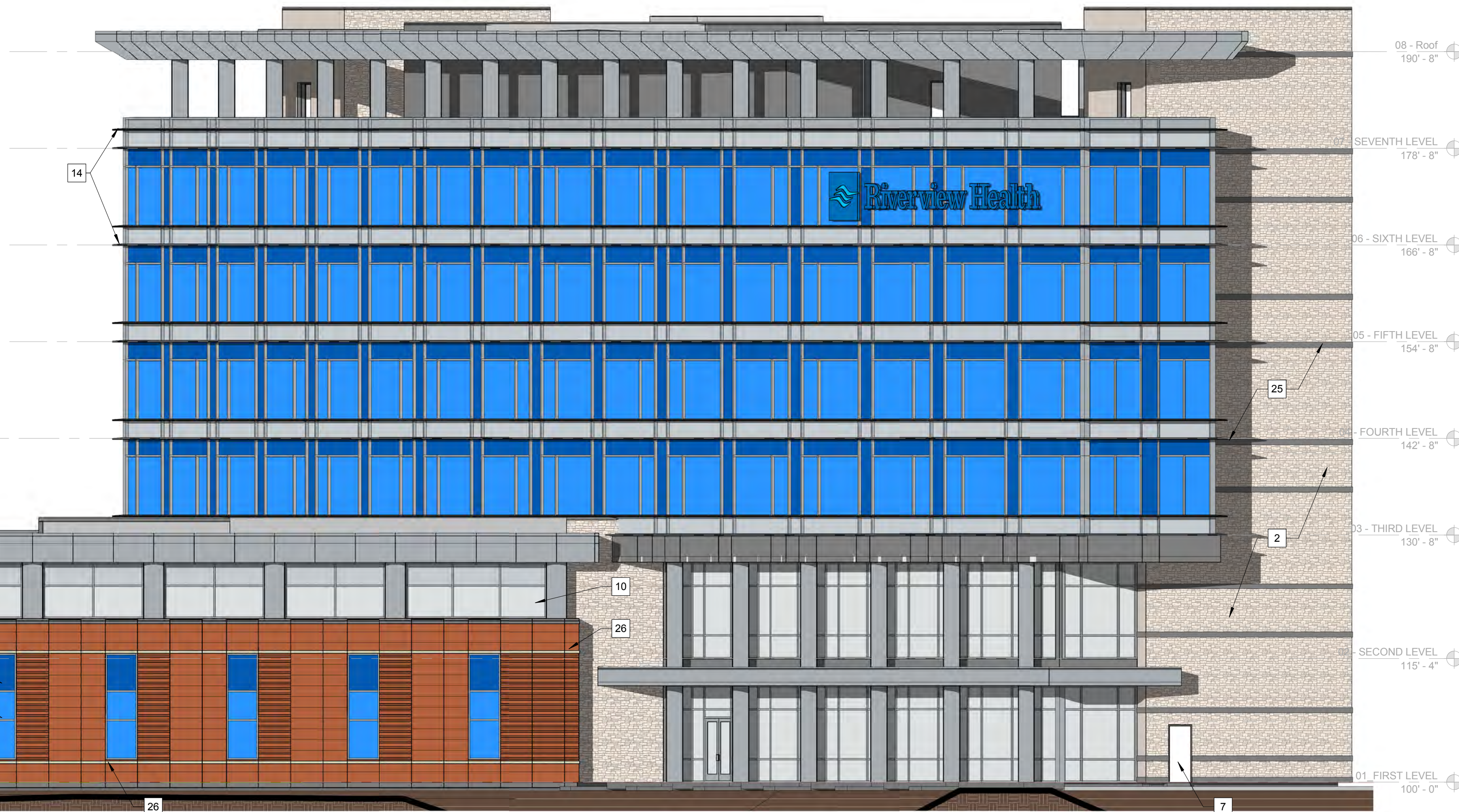
2  
A204  
1" = 10'-0"

SOUTHEAST ELEVATION



1  
A204  
1" = 10'-0"

SOUTH ELEVATION



RIVERVIEW WESTFIELD

NORTHEAST CORNER  
OF US-31 AND SR-32  
WESTFIELD, IN

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CERTIFIED BY

| ISSUANCE INDEX |                   |
|----------------|-------------------|
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| PROJECT PHASE: | DEVELOPMENT PLANS |

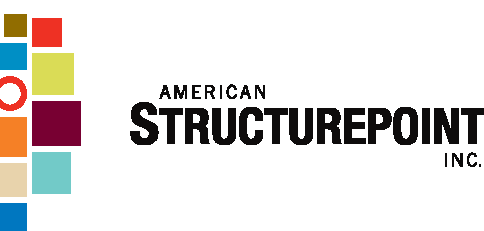
| REVISION SCHEDULE |             |      |
|-------------------|-------------|------|
| NO.               | DESCRIPTION | DATE |

Project Number 2015.00843

EXTERIOR  
ELEVATIONS

A204





RIVERVIEW WESTFIELD  
NORTHEAST CORNER  
OF US-31 AND SR-32  
WESTFIELD, IN

NOT FOR CONSTRUCTION

CERTIFIED BY

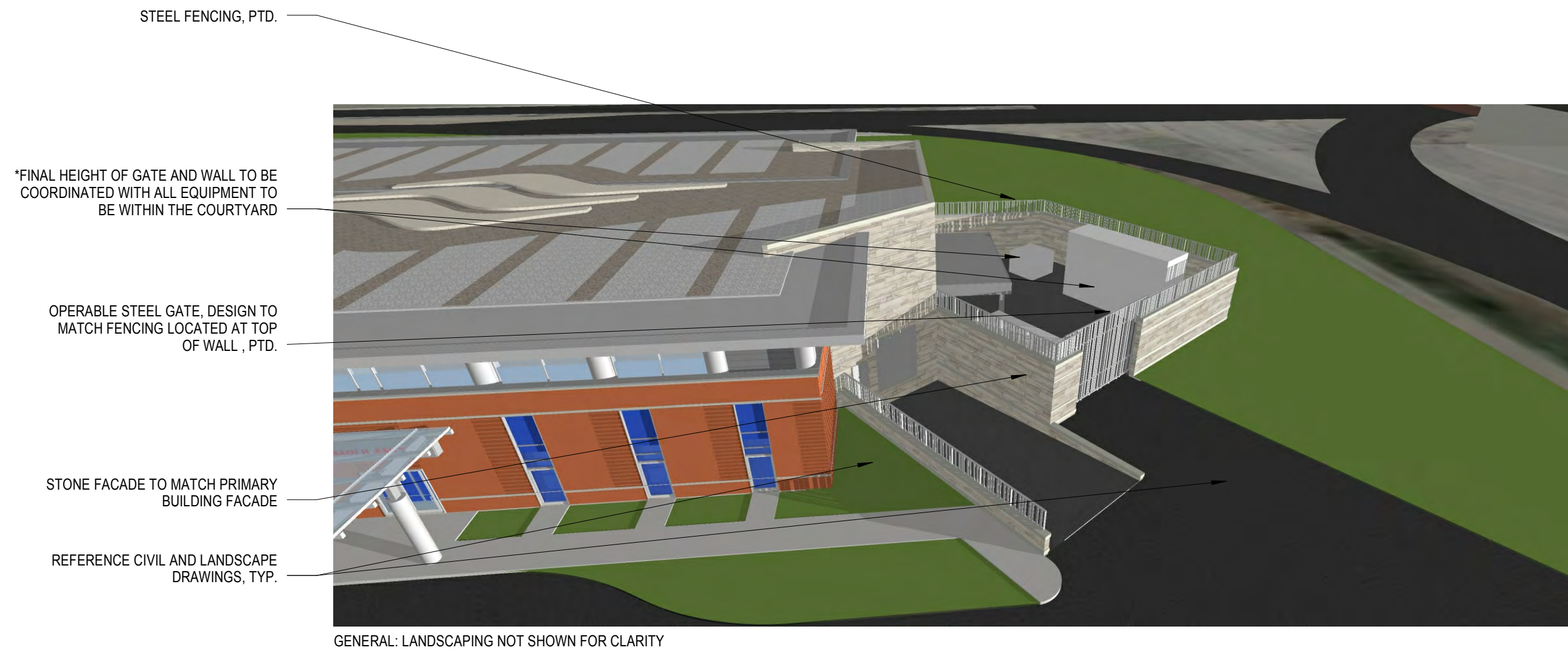
| ISSUANCE INDEX    |  |
|-------------------|--|
| DATE:             |  |
| 3/28/2016         |  |
| PROJECT PHASE:    |  |
| DEVELOPMENT PLANS |  |

| REVISION SCHEDULE |             |      |
|-------------------|-------------|------|
| NO.               | DESCRIPTION | DATE |

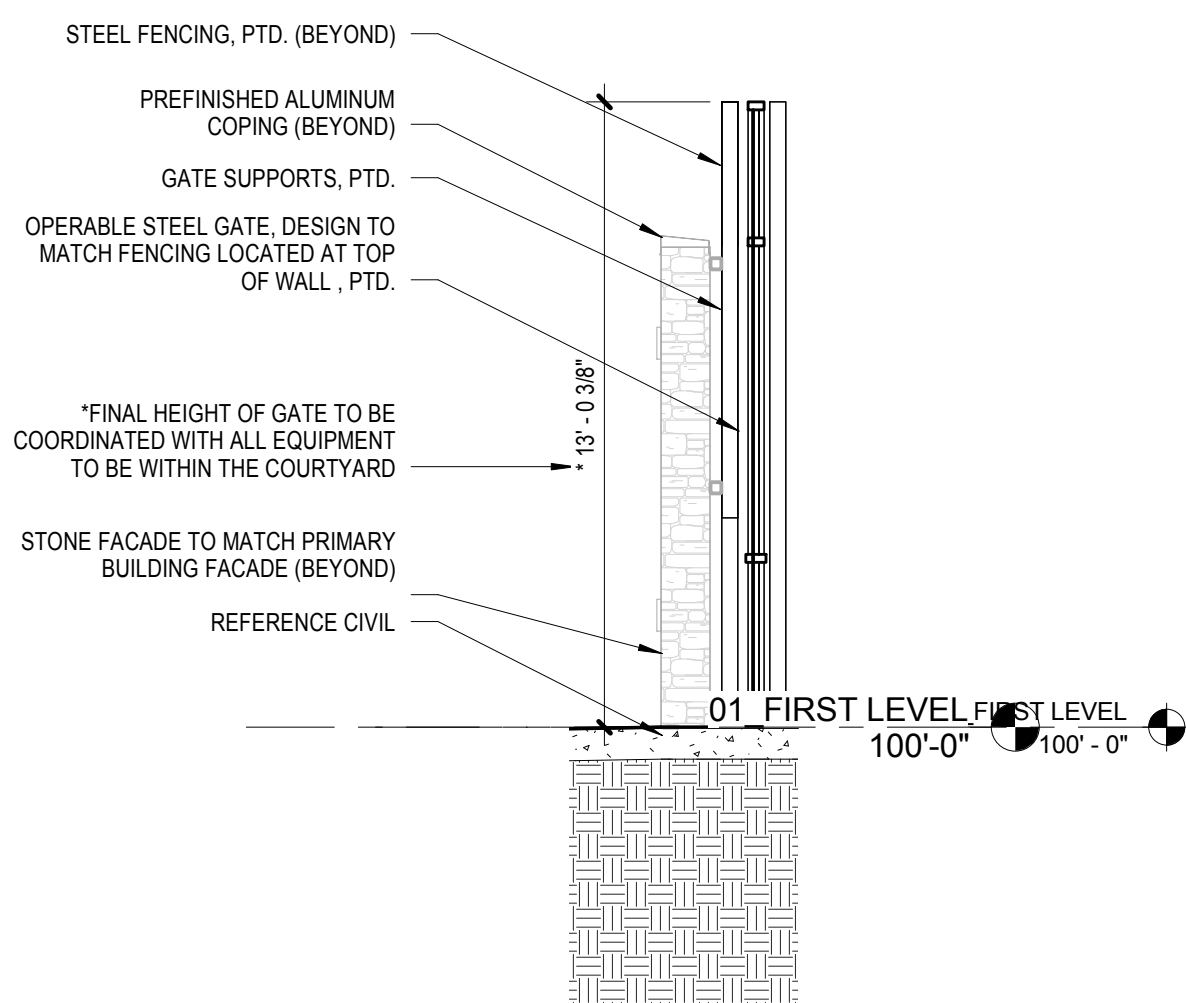
Project Number 2015.00843

TAC Response

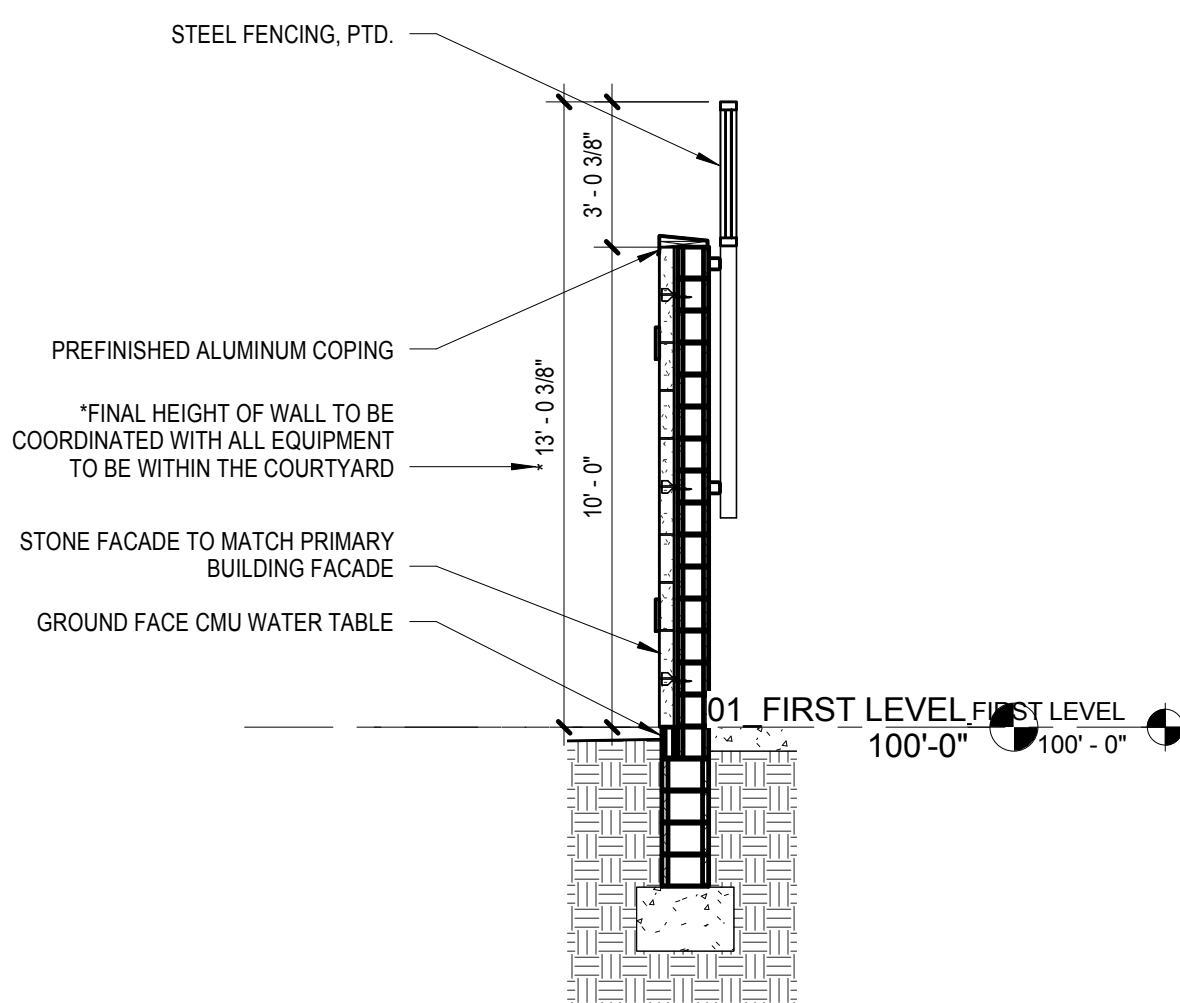
AS-TAC



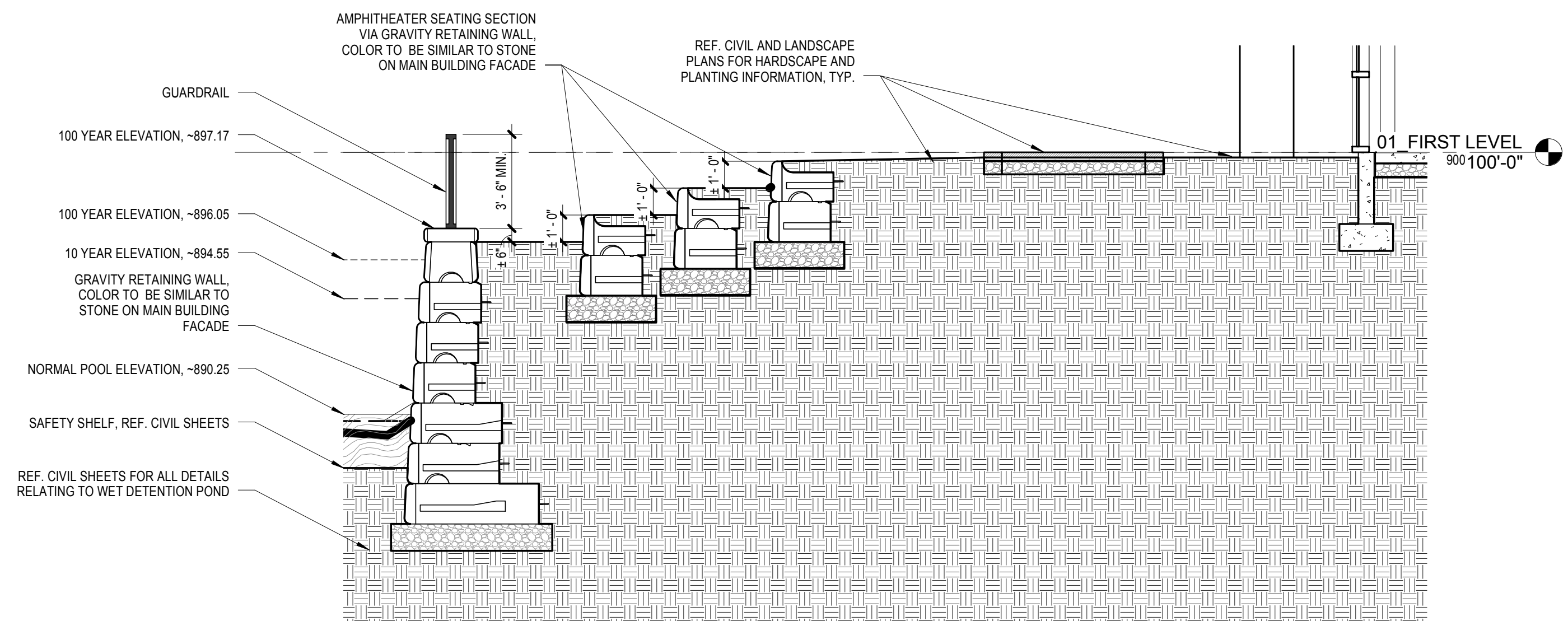
4 AS-TAC Loading Area Enclosure



3 AS-TAC Mechanical Screen Gate  
1/4" = 1'-0"



2 AS-TAC Mechanical Screen  
1/4" = 1'-0"



1 AS-TAC Retaining Wall  
1/4" = 1'-0"



CONCEPT PLANT SCHEDULE

|  |                                                                                                                                                                                                                                                                                                                                                            |            |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
|  | ORNAMENTAL TREE<br>Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry<br>Cercis canadensis / Eastern Redbud Multi-trunk<br>Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood<br>Crataegus viridis 'Winter King' / 'Winter King' Hawthorn                                                                        | 65         |
|  | EVERGREEN TREE<br>Juniperus virginiana / Eastern Red Cedar<br>Picea abies / Norway Spruce<br>Picea pungens / Colorado Spruce                                                                                                                                                                                                                               | 31         |
|  | COLUMNAR TREE<br>Acer freemanii 'Armstrong' / Freeman Maple<br>Liquidambar styraciflua 'Slender Silhouette' / Columnar Sweet Gum<br>Liriodendron tulipifera 'Fastigiata' / Tulip Tree                                                                                                                                                                      | 12         |
|  | BUFFER CANOPY TREE<br>Acer saccharum 'Green Mountain' TM / Green Mountain Sugar Maple<br>Cercidiphyllum japonicum / Katsura Tree<br>Liriodendron tulipifera / Tulip Tree<br>Quercus bicolor / Swamp White Oak                                                                                                                                              | 33         |
|  | PARKING LOT CANOPY TREE<br>Acer saccharum 'Green Mountain' TM / Green Mountain Sugar Maple<br>Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust<br>Nyssa sylvatica / Sour Gum<br>Zelkova serrata 'Village Green' / Sawleaf Zelkova                                                                                                       | 38         |
|  | STREET TREE<br>Cercidiphyllum japonicum / Katsura Tree                                                                                                                                                                                                                                                                                                     | 4          |
|  | LARGE ORNAMENTAL FLOWERING TREE                                                                                                                                                                                                                                                                                                                            | 1          |
|  | MEDIUM SHRUBS<br>Fothergilla gardenii 'Mt. Airy' / Dwarf Witchalder<br>Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire<br>Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac                                                                                                                                                                    | 571        |
|  | LARGE SHRUBS<br>Aesculus parviflora / Bottlebrush Buckeye<br>Viburnum dentatum 'Arrowwood' / Arrowwood Viburnum                                                                                                                                                                                                                                            | 70         |
|  | FERN<br>Matteuccia struthiopteris / Ostrich Fern                                                                                                                                                                                                                                                                                                           | 6          |
|  | MEDIUM SHRUB (WET-TO-MESIC)<br>Asclepias tuberosa / Butterfly Milkweed<br>Baptisia alba / Wild Indigo                                                                                                                                                                                                                                                      | 112        |
|  | WETLAND EDGE<br>Elymus virginicus / Virginia Wild Rye<br>Iris virginica / Blue Flag Iris<br>Juncus effusus / Soft Rush<br>Lobelia cardinalis / Cardinal Flower<br>Mimulus ringens / Monkeyflower<br>Sagittaria lancifolia / Duck Potato<br>Scirpus atrovirens / Dark Green Bulrush                                                                         | 5,406 sf   |
|  | WET-TO-MESIC PRAIRIE<br>Echinacea purpurea / Purple Coneflower<br>Liatris aspera / Rough Blazing Star<br>Lobelia siphilitica / Great Lobelia<br>Panicum virgatum / Switch Grass<br>Rudbeckia hirta / Black-eyed Susan<br>Schizachyrium scoparium / Little Bluestem Grass<br>Sorghastrum nutans / Indian Grass<br>Sporobolus heterolepis / Prairie Dropseed | 8,241 sf   |
|  | WOODLAND (MIX 1)<br>Aquilegia canadensis / Canadian Columbine<br>Athyrum filix-femina / Common Lady Fern<br>Liriope spicata / Creeping Lily Turf<br>Mertensia virginica / Virginia Bluebells                                                                                                                                                               | 1,369 sf   |
|  | ORNAMENTAL GRASSES<br>Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass<br>Deschampsia cespitosa / Tufted Hair Grass<br>Schizachyrium scoparium / Little Bluestem Grass<br>Sporobolus heterolepis / Prairie Dropseed                                                                                                                         | 19,448 sf  |
|  | WOODLAND (MIX 2)<br>Asarum canadense / Canadian Wild Ginger<br>Carex pensylvanica / Pennsylvania Sedge<br>Liriope spicata / Creeping Lily Turf                                                                                                                                                                                                             | 948 sf     |
|  | LAWN<br>Hydroseed<br>Seeded Lawn / Drought Tolerant Fescue Blend                                                                                                                                                                                                                                                                                           | 123,082 sf |
|  | RAIN GARDEN<br>Asclepias tuberosa / Butterfly Milkweed<br>Lobelia cardinalis / Cardinal Flower<br>Rudbeckia subtomentosa / Sweet Black-eyed Susan<br>Schizachyrium scoparium / Little Bluestem Grass<br>Sporobolus heterolepis / Prairie Dropseed                                                                                                          | 2,389 sf   |

- NOTES:
- Trees are a minimum of 10' from SSD and storm sewers.
  - Trees are a minimum of 4' away from sidewalks and trails to the extent possible.
  - Street trees are chosen from the City of Westfield's Street Tree List

REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION             | DETAIL |
|--------|-------------------------|--------|
|        | Concrete Paving         |        |
|        | Asphalt Paving          |        |
|        | Special Concrete Paving |        |
|        | Bike Rack               |        |
|        | Entry Plaza             |        |
|        | Bench                   |        |
|        | Garden Space            |        |
|        | Promenade               |        |
|        | Specimen Tree           |        |
|        | Planter as Bollard      |        |

REQUIRED LANDSCAPING

|                                                                       |                                                                                     |                                                               |                                                                |
|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------|----------------------------------------------------------------|
| Minimum Lot Requirements:<br>Institutional Land Use                   | Required:<br>2 shade trees/acre<br>3 orn. or evergreen trees/acre<br>10 shrubs/acre | Required:<br>17 shade trees<br>26 orn./evg trees<br>85 shrubs | Proposed:<br>87 shade trees<br>95 orn./evg trees<br>755 shrubs |
| Foundation Plantings:<br>1/40 lf of facade<br>1/12 lf of Front facade | 295/40 = 7<br>720/12 = 60                                                           | 7 trees or shrubs<br>60 trees or shrubs                       | 18 shrubs<br>100 shrubs                                        |
| External Street Frontage:<br>Min. 10' width                           | 3 shade or evergreen trees/100 lf<br>2 ornamental trees/100 lf<br>25 shrubs/100 lf  | 31 trees<br>21 trees<br>262 shrubs                            | 35 trees<br>26 trees<br>285 shrubs                             |
| Buffer Yards:<br>None Required                                        |                                                                                     | Not Applicable                                                | Not Applicable                                                 |
| Parking Area Landscaping:<br>Minimum Area<br>Parking Islands          | 10% (164,000 sf total)<br>Max. 200 lf between islands                               | 16,400 sf (10%)<br>1 tree, 4 shrubs per island                | 18,150 sf (11%)<br>36 trees, 21 orn. trees, 212 shrubs         |
| Perimeter Parking Area                                                | 1 tree/ 30 lf<br>1 shrub/ 3 lf                                                      | 16 trees<br>155 shrubs                                        | 11 trees<br>173 shrubs                                         |

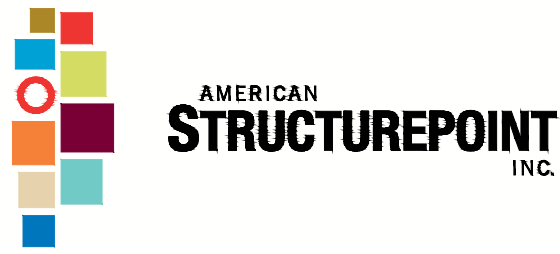
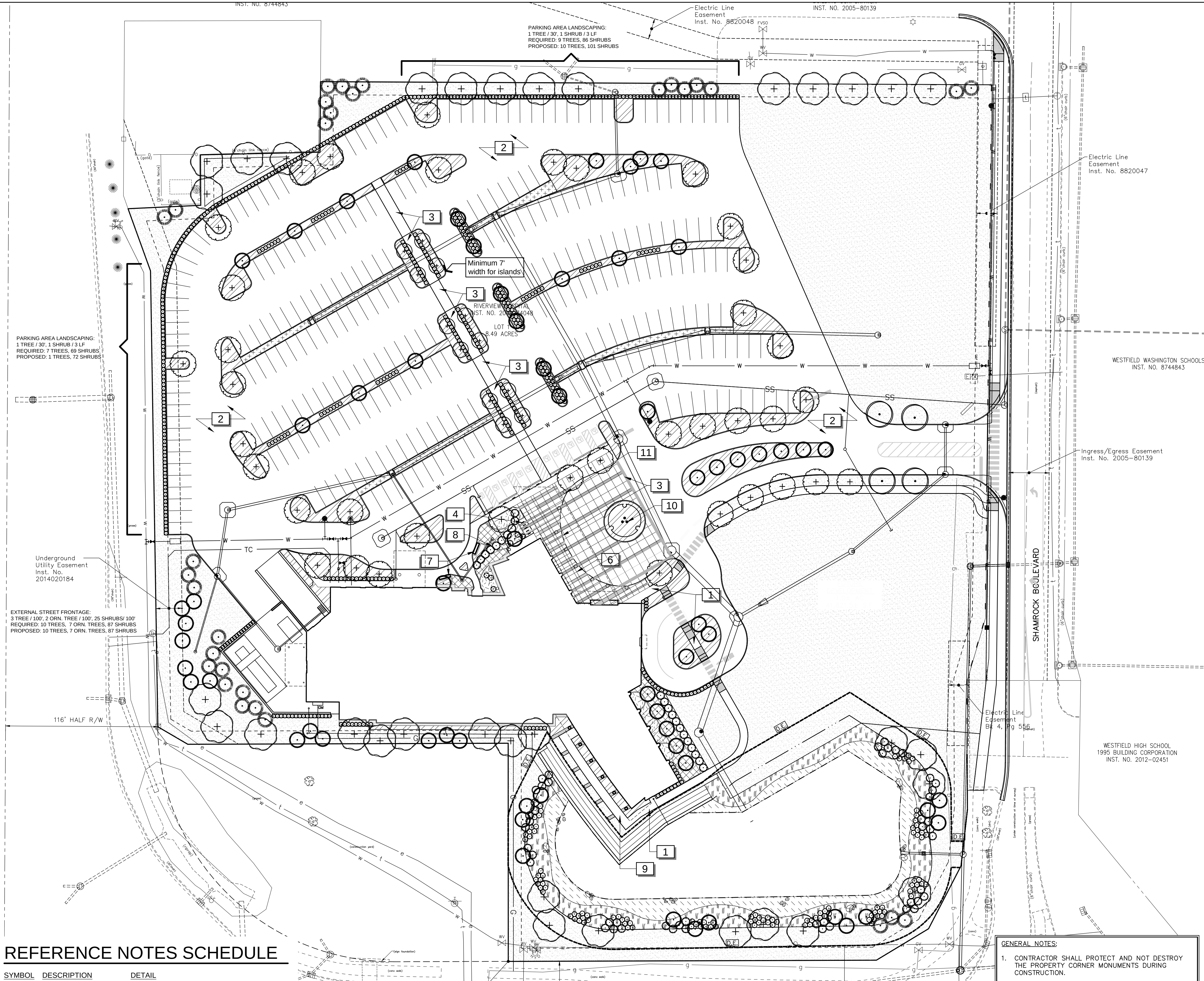
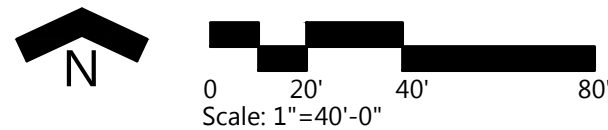
GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE ( including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others ) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE  
"811" OR 1-800-382-5544  
- INDIANA UNDERGROUND -



RIVERVIEW HOSPITAL

NORTHEAST CORNER OF US-31 AND SR-32

CERTIFIED BY

ISSUANCE INDEX

|                   |
|-------------------|
| DATE:             |
| 3/28/2016         |
| PROJECT PHASE:    |
| DEVELOPMENT PLANS |

REVISION SCHEDULE

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
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Project Number 2015.00843

LANDSCAPE PLAN

L100



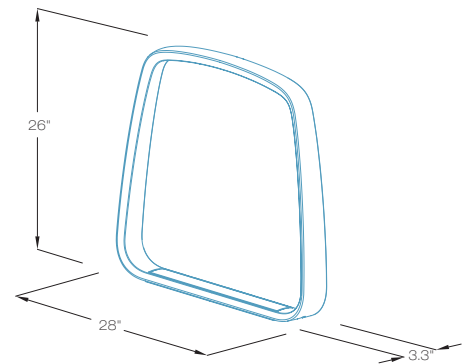
## Installation

- Surface mount or embedded to concrete surface.
- Requires only two bolts to mount, with extra surface mount anchor hole provided.
- 4 stainless steel leveling glides within the base are provided for fine adjustment from top side of base.
- Cover plate over bike rack base provides seamless appearance.
- Must be spaced 30" apart and 24" from a wall to meet APBP guidelines.

## To Specify

Select Ride bike rack and powdercoat color. Specify surface mount or embedded.

Ride



Ride Dimensions





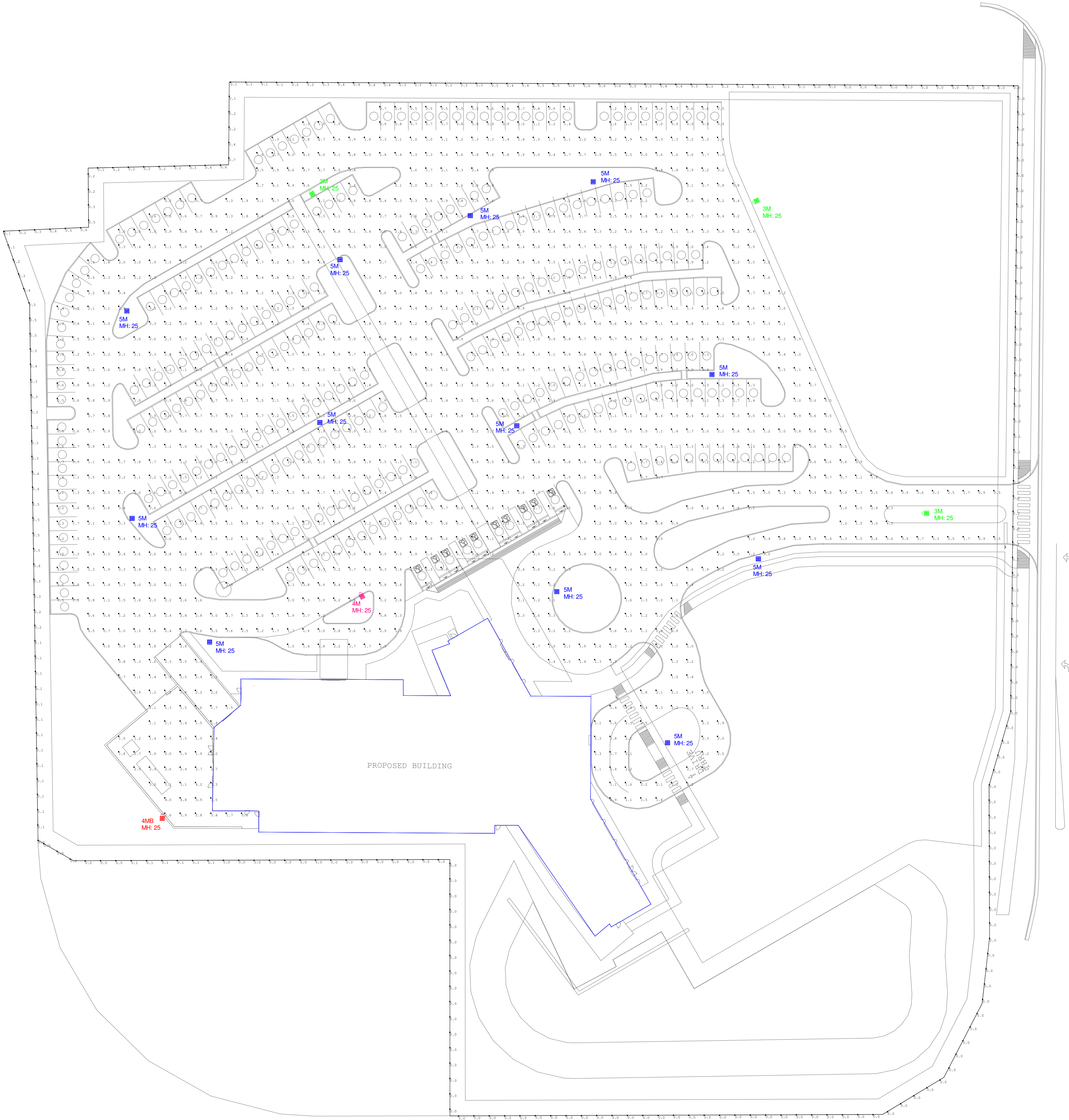
| Luminaire Schedule |     |       |             |             |       |             |                               |
|--------------------|-----|-------|-------------|-------------|-------|-------------|-------------------------------|
| Symbol             | Qty | Label | Arrangement | Lumens/Lamp | LLF   | Total Watts | Description                   |
| 3M                 | 3   | 3M    | SINGLE      | 23101       | 0.960 | 789         | ARE-EDG-3M-R3-16-E-UL-BZ-525  |
| 4M                 | 1   | 4M    | SINGLE      | 24367       | 0.960 | 263         | ARE-EDG-4M-R3-16-E-UL-BZ-525  |
| 4MB                | 1   | 4MB   | SINGLE      | 18354       | 0.960 | 263         | ARE-EDG-4MB-R3-16-E-UL-BZ-525 |
| 5M                 | 12  | 5M    | SINGLE      | 25632       | 0.960 | 3156        | ARE-EDG-5M-R3-16-E-UL-BZ-525  |

| Footcandles calculated using predicted lumen values after 50K hours of operation |      |     |     |         |         |
|----------------------------------------------------------------------------------|------|-----|-----|---------|---------|
| Label                                                                            | Avg  | Max | Min | Avg/Min | Max/Min |
| Parking Lot                                                                      | 1.82 | 5.3 | 0.5 | 3.64    | 10.60   |
| Property Line                                                                    | 0.13 | 0.7 | 0.0 | N.A.    | N.A.    |

Pole Schedule  
(17) PS4S22CTBZ (22" X 4" X .125" STEEL SQUARE POLE)

Additional Equipment Required  
(17) PB-1A4 (Tenon)

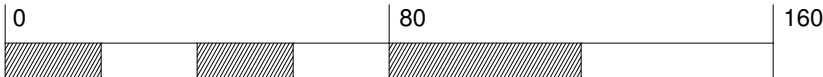
\*\*\* CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER \*\*\*



1200 92nd Street - Sturtevant, WI 53177  
www.cree.com - (800) 236-6800

|                                                            |               |                                 |                          |
|------------------------------------------------------------|---------------|---------------------------------|--------------------------|
| Project Name: Riverview Health Parking Lot - Westfield, IN |               |                                 | SR-11284                 |
| Date: 3/11/2016                                            | Scale: 1"=40' | Footcandles calculated at grade |                          |
| Filename: 160113CS1CISR2.AGI                               |               |                                 | Layout by: Chris Schiltz |

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.





# Cree Edge™ Series

LED Area/Flood Luminaire

## Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.

**Applications:** Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

## Performance Summary

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

**CRI:** Minimum 70 CRI

**CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard

**Limited Warranty\*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

\*See [www.cree.com/lighting/products/warranty](http://www.cree.com/lighting/products/warranty) for warranty terms

## Accessories

| Field-Installed                                                                                                                                                |                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <b>Bird Spikes</b><br>XA-BRDSBK                                                                                                                                | <b>Backlight Control Shields</b><br>XA-20BLS-4<br>- Four-pack<br>- Unpainted stainless steel |
| <b>Hand-Held Remote</b><br>XA-SENSREM<br>- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required |                                                                                              |

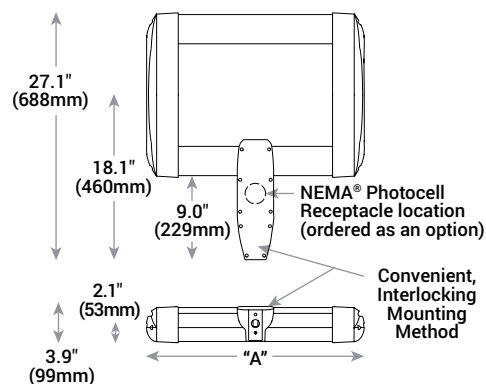
## Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

| Product | Optic                        |                               |                              | Mounting*                   | LED Count (x10) | Series | Voltage            | Color Options | Drive Current               | Options                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------|------------------------------|-------------------------------|------------------------------|-----------------------------|-----------------|--------|--------------------|---------------|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ARE-EDG | 2M                           | 3MB                           | 4MP                          | AA                          | 02              | E      | UL                 | BK            | 350                         | <b>DIM</b> 0-10V Dimming<br>- Control by others<br>- Refer to Dimming spec sheet for details<br>- Can't exceed specified drive current<br><b>F</b> Fuse<br>- Refer to ML spec sheet for availability with ML options<br>- Available with UL voltage only<br>- When code dictates fusing, use time delay fuse<br><b>HL</b> Hi/Low (Dual Circuit Input)<br>- Refer to HL spec sheet for details<br>- Sensor not included<br><b>ML</b> Multi-Level<br>- Refer to ML spec sheet for details<br>- Intended for downlight applications at 0° tilt<br><b>P</b> Photocell<br>- Refer to ML spec sheet for availability with ML options<br>- Available with UL voltage only | <b>PML</b> Programmable Multi-Level, 20-40' Mounting Height<br>- Refer to PML spec sheet for details<br>- Intended for downlight applications at 0° tilt<br><b>PML2</b> Programmable Multi-Level, 10-30' Mounting Height<br>- Refer to PML spec sheet for details<br>- Intended for downlight applications at 0° tilt<br><b>R</b> NEMA® Photocell Receptacle<br>- Intended for downlight applications with maximum 45° tilt<br>- Photocell by others<br>- Refer to ML spec sheet for availability with ML options<br><b>40K</b> 4000K Color Temperature<br>- Minimum 70 CRI<br>- Color temperature per luminaire |
|         | Type II Medium               | Type III Medium w/BLS         | Type IV Medium w/Partial BLS | Adjustable Arm              | 04              |        | Universal 120-277V | Black         | 525                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|         | 2MB                          | 3MP                           | BLS                          | DA                          | 06              |        | UH                 | BZ            | 525mA                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|         | Type II Medium w/BLS         | Type III Medium w/Partial BLS | Type V Medium                | DL                          | 08              |        | Universal 347-480V | Bronze        | 700                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|         | 2MP                          | 5M                            | 5M                           | Direct Long Arm             | 10              |        |                    | SV            | 700mA                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|         | Type II Medium w/Partial BLS | Type IV Medium w/BLS          | Type V Short                 | SA                          | 12              |        |                    | Silver        | - Available with 20-60 LEDs |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|         | 3M                           | 4MB                           |                              | Side Arm                    | 14              |        |                    | WH            |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|         | Type III Medium w/BLS        | Type IV Medium w/BLS          |                              | - Available with 20-60 LEDs | 16              |        |                    | White         |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|         |                              |                               |                              |                             |                 |        |                    |               |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|         |                              |                               |                              |                             |                 |        |                    |               |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| FLD-EDG | 25                           | 70                            | N6                           |                             |                 |        |                    |               |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|         | 25' Flood                    | 70' Flood                     | NEMA® 6                      |                             |                 |        |                    |               |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|         | 40                           | SN                            |                              |                             |                 |        |                    |               |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|         | 40' Flood                    | Sign                          |                              |                             |                 |        |                    |               |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

\* Reference EPA and pole configuration suitability data beginning on page 19  
NOTE: Price adder may apply depending on configuration

## DA Mount



| LED Count (x10) | Dim. "A"      | Weight         |
|-----------------|---------------|----------------|
| 02              | 12.1" (306mm) | 21 lbs. (10kg) |
| 04              | 12.1" (306mm) | 24 lbs. (11kg) |
| 06              | 14.1" (357mm) | 27 lbs. (12kg) |
| 08              | 16.1" (408mm) | 28 lbs. (13kg) |
| 10              | 18.1" (459mm) | 32 lbs. (15kg) |
| 12              | 20.1" (510mm) | 34 lbs. (15kg) |
| 14              | 22.1" (560mm) | 37 lbs. (17kg) |
| 16              | 24.1" (611mm) | 41 lbs. (19kg) |

AA/DL/SA Mount - see page 22 for weight & dimensions



US: [www.cree.com/lighting](http://www.cree.com/lighting)

T (800) 236-6800 F (262) 504-5415

Rev. Date: V3 10/15/2015

Canada: [www.cree.com/canada](http://www.cree.com/canada)



T (800) 473-1234 F (800) 890-7507



Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment and high performance heat sinks
- DA and DL mount utilizes convenient interlocking mounting method. Mounting is rugged die cast aluminum, mounts to 3-6" (76-152mm) square or round pole and secures to pole with 5/16-18 UNC bolts spaced on 2" (51mm) centers
- AA and SA mounts are rugged die cast aluminum and mount to 2" (51mm) IP, 2.375" (60mm) O.D. tenons
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available
- **Weight:** See Dimensions and Weight Charts on pages 1 and 22

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- DA and DL mounts designed with integral weathertight electrical box with terminal strips (12Ga-20Ga) for easy power hookup
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **Maximum 10V Source Current:** 20 LED (350mA): 10mA; 20 LED (525 & 700mA) and 40-80 LED: 0.15mA; 100-160 LED: 0.30mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or R options
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards when ordered with AA, DA and DL mounts
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15 standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified. Exceptions apply when ordered with full backlight control or 3MP optic with 20 LEDs. Please refer to [www.designlights.org/QPL](http://www.designlights.org/QPL) for most current information
- Meets Buy American requirements within ARRA

| Electrical Data*   |                          |               |      |      |      |      |      |
|--------------------|--------------------------|---------------|------|------|------|------|------|
| LED Count<br>(x10) | System Watts<br>120-480V | Total Current |      |      |      |      |      |
|                    |                          | 120V          | 208V | 240V | 277V | 347V | 480V |
| 350mA              |                          |               |      |      |      |      |      |
| 02                 | 25                       | 0.21          | 0.13 | 0.11 | 0.10 | 0.08 | 0.07 |
| 04                 | 46                       | 0.36          | 0.23 | 0.21 | 0.20 | 0.15 | 0.12 |
| 06                 | 66                       | 0.52          | 0.31 | 0.28 | 0.26 | 0.20 | 0.15 |
| 08                 | 90                       | 0.75          | 0.44 | 0.38 | 0.34 | 0.26 | 0.20 |
| 10                 | 110                      | 0.92          | 0.53 | 0.47 | 0.41 | 0.32 | 0.24 |
| 12                 | 130                      | 1.10          | 0.63 | 0.55 | 0.48 | 0.38 | 0.28 |
| 14                 | 158                      | 1.32          | 0.77 | 0.68 | 0.62 | 0.47 | 0.35 |
| 16                 | 179                      | 1.49          | 0.87 | 0.77 | 0.68 | 0.53 | 0.39 |
| 525mA              |                          |               |      |      |      |      |      |
| 02                 | 37                       | 0.30          | 0.19 | 0.17 | 0.16 | 0.12 | 0.10 |
| 04                 | 70                       | 0.58          | 0.34 | 0.31 | 0.28 | 0.21 | 0.16 |
| 06                 | 101                      | 0.84          | 0.49 | 0.43 | 0.38 | 0.30 | 0.22 |
| 08                 | 133                      | 1.13          | 0.66 | 0.58 | 0.51 | 0.39 | 0.28 |
| 10                 | 171                      | 1.43          | 0.83 | 0.74 | 0.66 | 0.50 | 0.38 |
| 12                 | 202                      | 1.69          | 0.98 | 0.86 | 0.77 | 0.59 | 0.44 |
| 14                 | 232                      | 1.94          | 1.12 | 0.98 | 0.87 | 0.68 | 0.50 |
| 16                 | 263                      | 2.21          | 1.27 | 1.11 | 0.97 | 0.77 | 0.56 |
| 700mA              |                          |               |      |      |      |      |      |
| 02                 | 50                       | 0.41          | 0.25 | 0.22 | 0.20 | 0.15 | 0.12 |
| 04                 | 93                       | 0.78          | 0.46 | 0.40 | 0.36 | 0.27 | 0.20 |
| 06                 | 134                      | 1.14          | 0.65 | 0.57 | 0.50 | 0.39 | 0.29 |

\* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

| Recommended Cree Edge™ Series Lumen Maintenance Factors (LMF) <sup>1</sup> |             |                                   |                                   |                                    |                                     |
|----------------------------------------------------------------------------|-------------|-----------------------------------|-----------------------------------|------------------------------------|-------------------------------------|
| Ambient                                                                    | Initial LMF | 25K hr Projected <sup>2</sup> LMF | 50K hr Projected <sup>2</sup> LMF | 75K hr Calculated <sup>3</sup> LMF | 100K hr Calculated <sup>3</sup> LMF |
| 5°C (41°F)                                                                 | 1.04        | 0.99                              | 0.97                              | 0.95                               | 0.93                                |
| 10°C (50°F)                                                                | 1.03        | 0.98                              | 0.96                              | 0.94                               | 0.92                                |
| 15°C (59°F)                                                                | 1.02        | 0.97                              | 0.95                              | 0.93                               | 0.91                                |
| 20°C (68°F)                                                                | 1.01        | 0.96                              | 0.94                              | 0.92                               | 0.90                                |
| 25°C (77°F)                                                                | 1.00        | 0.95                              | 0.93                              | 0.91                               | 0.89                                |

<sup>1</sup> Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing

<sup>2</sup> In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

<sup>3</sup> In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

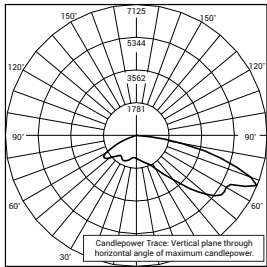




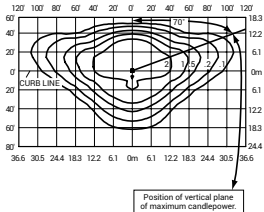
Photometry

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2M



CSA Test Report #: 6371  
ARE-EDG-2M-\*\*-06-E-UL-700-40K  
Initial Delivered Lumens: 10,985



ARE-EDG-2M-\*\*-12-E-UL-525-40K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 17,710  
Initial FC at grade

| Type II Medium Distribution |                                 |                                  |                                 |                                  |
|-----------------------------|---------------------------------|----------------------------------|---------------------------------|----------------------------------|
| LED Count<br>(x10)          | 4000K                           |                                  | 5700K                           |                                  |
|                             | Initial<br>Delivered<br>Lumens* | BUG<br>Ratings**<br>Per TM-15-11 | Initial<br>Delivered<br>Lumens* | BUG<br>Ratings**<br>Per TM-15-11 |
| 350mA                       |                                 |                                  |                                 |                                  |
| 02                          | 2,138                           | B1 U0 G1                         | 2,220                           | B1 U0 G1                         |
| 04                          | 4,276                           | B1 U0 G1                         | 4,440                           | B1 U0 G1                         |
| 06                          | 6,340                           | B2 U0 G1                         | 6,584                           | B2 U0 G2                         |
| 08                          | 8,454                           | B2 U0 G2                         | 8,779                           | B2 U0 G2                         |
| 10                          | 10,542                          | B2 U0 G2                         | 10,947                          | B2 U0 G2                         |
| 12                          | 12,650                          | B2 U0 G2                         | 13,137                          | B3 U0 G3                         |
| 14                          | 14,665                          | B3 U0 G3                         | 15,229                          | B3 U0 G3                         |
| 16                          | 16,760                          | B3 U0 G3                         | 17,405                          | B3 U0 G3                         |
| 525mA                       |                                 |                                  |                                 |                                  |
| 02                          | 2,993                           | B1 U0 G1                         | 3,108                           | B1 U0 G1                         |
| 04                          | 5,986                           | B2 U0 G1                         | 6,216                           | B2 U0 G1                         |
| 06                          | 8,876                           | B2 U0 G2                         | 9,218                           | B2 U0 G2                         |
| 08                          | 11,835                          | B2 U0 G2                         | 12,290                          | B2 U0 G2                         |
| 10                          | 14,759                          | B3 U0 G3                         | 15,326                          | B3 U0 G3                         |
| 12                          | 17,710                          | B3 U0 G3                         | 18,391                          | B3 U0 G3                         |
| 14                          | 20,531                          | B3 U0 G3                         | 21,321                          | B3 U0 G3                         |
| 16                          | 23,464                          | B3 U0 G3                         | 24,367                          | B3 U0 G3                         |
| 700mA                       |                                 |                                  |                                 |                                  |
| 02                          | 3,656                           | B1 U0 G1                         | 3,796                           | B1 U0 G1                         |
| 04                          | 7,311                           | B2 U0 G2                         | 7,593                           | B2 U0 G2                         |
| 06                          | 10,842                          | B2 U0 G2                         | 11,259                          | B2 U0 G2                         |

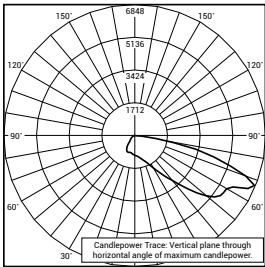
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf).  
Valid with no tilt



Photometry

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2MB

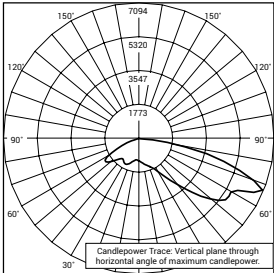




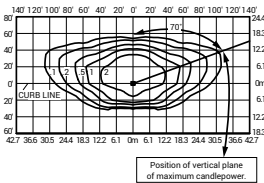
# Photometry

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## 2MP



CSA Test Report #: 6361  
ARE-EDG-2MP-\*\*-06-E-UL-700-40K  
Initial Delivered Lumens: 9,912



ARE-EDG-2MP-\*\*-12-E-UL-525-40K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 15,640  
Initial FC at grade

| Type II Medium Distribution w/Partial BLS |                                 |                                  |                                 |                                  |
|-------------------------------------------|---------------------------------|----------------------------------|---------------------------------|----------------------------------|
| LED Count<br>(x10)                        | 4000K                           |                                  | 5700K                           |                                  |
|                                           | Initial<br>Delivered<br>Lumens* | BUG<br>Ratings**<br>Per TM-15-11 | Initial<br>Delivered<br>Lumens* | BUG<br>Ratings**<br>Per TM-15-11 |
| 350mA                                     |                                 |                                  |                                 |                                  |
| 02                                        | 1,888                           | B1 U0 G1                         | 1,961                           | B1 U0 G1                         |
| 04                                        | 3,776                           | B1 U0 G1                         | 3,921                           | B1 U0 G1                         |
| 06                                        | 5,599                           | B1 U0 G1                         | 5,815                           | B1 U0 G1                         |
| 08                                        | 7,466                           | B2 U0 G2                         | 7,753                           | B2 U0 G2                         |
| 10                                        | 9,310                           | B2 U0 G2                         | 9,668                           | B2 U0 G2                         |
| 12                                        | 11,172                          | B2 U0 G2                         | 11,601                          | B2 U0 G2                         |
| 14                                        | 12,951                          | B2 U0 G2                         | 13,449                          | B2 U0 G2                         |
| 16                                        | 14,801                          | B2 U0 G2                         | 15,370                          | B2 U0 G3                         |
| 525mA                                     |                                 |                                  |                                 |                                  |
| 02                                        | 2,643                           | B1 U0 G1                         | 2,745                           | B1 U0 G1                         |
| 04                                        | 5,286                           | B1 U0 G1                         | 5,490                           | B1 U0 G1                         |
| 06                                        | 7,839                           | B2 U0 G2                         | 8,140                           | B2 U0 G2                         |
| 08                                        | 10,452                          | B2 U0 G2                         | 10,854                          | B2 U0 G2                         |
| 10                                        | 13,034                          | B2 U0 G2                         | 13,535                          | B2 U0 G2                         |
| 12                                        | 15,640                          | B2 U0 G3                         | 16,242                          | B3 U0 G3                         |
| 14                                        | 18,131                          | B3 U0 G3                         | 18,829                          | B3 U0 G3                         |
| 16                                        | 20,722                          | B3 U0 G3                         | 21,519                          | B3 U0 G3                         |
| 700mA                                     |                                 |                                  |                                 |                                  |
| 02                                        | 3,228                           | B1 U0 G1                         | 3,353                           | B1 U0 G1                         |
| 04                                        | 6,457                           | B2 U0 G1                         | 6,705                           | B2 U0 G1                         |
| 06                                        | 9,575                           | B2 U0 G2                         | 9,943                           | B2 U0 G2                         |

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf).  
Valid with no tilt

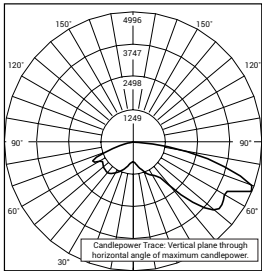




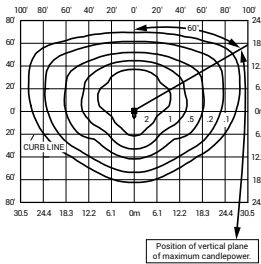
Photometry

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3M



CSA Test Report #: 6401  
ARE-EDG-3M-\*\*-06-E-UL-700-40K  
Initial Delivered Lumens: 10,657



ARE-EDG-3M-\*\*-12-E-UL-525-40K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 16,790  
Initial FC at grade

| Type III Medium Distribution |                           |                            |                           |                            |
|------------------------------|---------------------------|----------------------------|---------------------------|----------------------------|
| LED Count (x10)              | 4000K                     |                            | 5700K                     |                            |
|                              | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 |
| 350mA                        |                           |                            |                           |                            |
| 02                           | 2,027                     | B1 U0 G1                   | 2,105                     | B1 U0 G1                   |
| 04                           | 4,054                     | B1 U0 G1                   | 4,209                     | B1 U0 G1                   |
| 06                           | 6,011                     | B2 U0 G2                   | 6,242                     | B2 U0 G2                   |
| 08                           | 8,015                     | B2 U0 G2                   | 8,323                     | B2 U0 G2                   |
| 10                           | 9,994                     | B3 U0 G3                   | 10,379                    | B3 U0 G3                   |
| 12                           | 11,993                    | B3 U0 G3                   | 12,454                    | B3 U0 G3                   |
| 14                           | 13,903                    | B3 U0 G3                   | 14,438                    | B3 U0 G3                   |
| 16                           | 15,889                    | B3 U0 G3                   | 16,501                    | B3 U0 G3                   |
| 525mA                        |                           |                            |                           |                            |
| 02                           | 2,837                     | B1 U0 G1                   | 2,947                     | B1 U0 G1                   |
| 04                           | 5,675                     | B2 U0 G2                   | 5,893                     | B2 U0 G2                   |
| 06                           | 8,415                     | B2 U0 G2                   | 8,739                     | B2 U0 G2                   |
| 08                           | 11,220                    | B3 U0 G3                   | 11,652                    | B3 U0 G3                   |
| 10                           | 13,992                    | B3 U0 G3                   | 14,530                    | B3 U0 G3                   |
| 12                           | 16,790                    | B3 U0 G3                   | 17,436                    | B3 U0 G3                   |
| 14                           | 19,465                    | B3 U0 G3                   | 20,213                    | B3 U0 G3                   |
| 16                           | 22,245                    | B3 U0 G3                   | 23,101                    | B3 U0 G3                   |
| 700mA                        |                           |                            |                           |                            |
| 02                           | 3,466                     | B1 U0 G1                   | 3,599                     | B1 U0 G1                   |
| 04                           | 6,932                     | B2 U0 G2                   | 7,198                     | B2 U0 G2                   |
| 06                           | 10,279                    | B3 U0 G3                   | 10,674                    | B3 U0 G3                   |

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

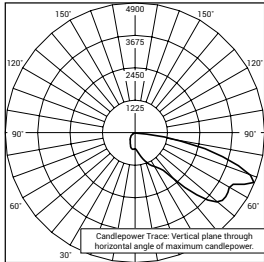




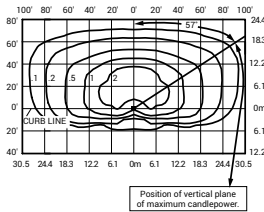
Photometry

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3MB



CSA Test Report #: 6448  
ARE-EDG-3MB-\*\*-06-E-UL-700  
Initial Delivered Lumens: 7,740



ARE-EDG-3MB-\*\*-12-E-UL-525-40K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 12,420  
Initial FC at grade

| Type III Medium Distribution w/BLS |                                 |                                  |                                 |                                  |
|------------------------------------|---------------------------------|----------------------------------|---------------------------------|----------------------------------|
| LED Count<br>(x10)                 | 4000K                           |                                  | 5700K                           |                                  |
|                                    | Initial<br>Delivered<br>Lumens* | BUG<br>Ratings**<br>Per TM-15-11 | Initial<br>Delivered<br>Lumens* | BUG<br>Ratings**<br>Per TM-15-11 |
| 350mA                              |                                 |                                  |                                 |                                  |
| 02                                 | 1,499                           | B1 U0 G1                         | 1,557                           | B1 U0 G1                         |
| 04                                 | 2,999                           | B1 U0 G1                         | 3,114                           | B1 U0 G1                         |
| 06                                 | 4,446                           | B1 U0 G1                         | 4,617                           | B1 U0 G1                         |
| 08                                 | 5,929                           | B1 U0 G2                         | 6,157                           | B1 U0 G2                         |
| 10                                 | 7,393                           | B1 U0 G2                         | 7,677                           | B1 U0 G2                         |
| 12                                 | 8,872                           | B1 U0 G2                         | 9,213                           | B1 U0 G2                         |
| 14                                 | 10,285                          | B1 U0 G2                         | 10,680                          | B1 U0 G2                         |
| 16                                 | 11,754                          | B1 U0 G3                         | 12,206                          | B1 U0 G3                         |
| 525mA                              |                                 |                                  |                                 |                                  |
| 02                                 | 2,099                           | B1 U0 G1                         | 2,180                           | B1 U0 G1                         |
| 04                                 | 4,198                           | B1 U0 G1                         | 4,359                           | B1 U0 G1                         |
| 06                                 | 6,225                           | B1 U0 G2                         | 6,464                           | B1 U0 G2                         |
| 08                                 | 8,300                           | B1 U0 G2                         | 8,619                           | B1 U0 G2                         |
| 10                                 | 10,350                          | B1 U0 G2                         | 10,748                          | B1 U0 G2                         |
| 12                                 | 12,420                          | B1 U0 G3                         | 12,898                          | B1 U0 G3                         |
| 14                                 | 14,398                          | B1 U0 G3                         | 14,952                          | B2 U0 G3                         |
| 16                                 | 16,455                          | B2 U0 G3                         | 17,088                          | B2 U0 G3                         |
| 700mA                              |                                 |                                  |                                 |                                  |
| 02                                 | 2,564                           | B1 U0 G1                         | 2,662                           | B1 U0 G1                         |
| 04                                 | 5,127                           | B1 U0 G2                         | 5,325                           | B1 U0 G2                         |
| 06                                 | 7,603                           | B1 U0 G2                         | 7,896                           | B1 U0 G2                         |

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf).  
Valid with no tilt





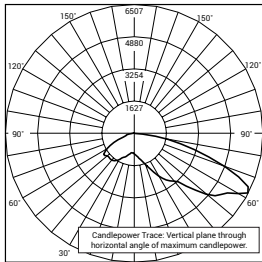




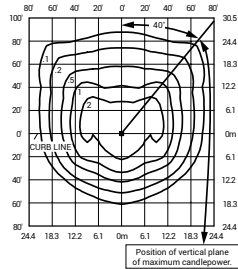
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: [www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool](http://www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool)

4M



CSA Test Report #: 6438  
ARE-EDG-4M-\*\*-06-E-UL-700-40K  
Initial Delivered Lumens: 11,367



ARE-EDG-4M-\*\*-12-E-UL-525-40K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 17,710  
Initial FC at grade

| Type IV Medium Distribution |                                 |                                  |                                 |                                  |
|-----------------------------|---------------------------------|----------------------------------|---------------------------------|----------------------------------|
| LED Count<br>(x10)          | 4000K                           |                                  | 5700K                           |                                  |
|                             | Initial<br>Delivered<br>Lumens* | BUG<br>Ratings**<br>Per TM-15-11 | Initial<br>Delivered<br>Lumens* | BUG<br>Ratings**<br>Per TM-15-11 |
| 350mA                       |                                 |                                  |                                 |                                  |
| 02                          | 2,138                           | B1 U0 G1                         | 2,220                           | B1 U0 G1                         |
| 04                          | 4,276                           | B1 U0 G1                         | 4,440                           | B1 U0 G1                         |
| 06                          | 6,340                           | B2 U0 G2                         | 6,584                           | B2 U0 G2                         |
| 08                          | 8,454                           | B2 U0 G2                         | 8,779                           | B2 U0 G2                         |
| 10                          | 10,542                          | B2 U0 G2                         | 10,947                          | B2 U0 G2                         |
| 12                          | 12,650                          | B3 U0 G3                         | 13,137                          | B3 U0 G3                         |
| 14                          | 14,665                          | B3 U0 G3                         | 15,229                          | B3 U0 G3                         |
| 16                          | 16,760                          | B3 U0 G3                         | 17,405                          | B3 U0 G3                         |
| 525mA                       |                                 |                                  |                                 |                                  |
| 02                          | 2,993                           | B1 U0 G1                         | 3,108                           | B1 U0 G1                         |
| 04                          | 5,986                           | B2 U0 G1                         | 6,216                           | B2 U0 G2                         |
| 06                          | 8,876                           | B2 U0 G2                         | 9,218                           | B2 U0 G2                         |
| 08                          | 11,835                          | B2 U0 G2                         | 12,290                          | B3 U0 G3                         |
| 10                          | 14,759                          | B3 U0 G3                         | 15,326                          | B3 U0 G3                         |
| 12                          | 17,710                          | B3 U0 G3                         | 18,391                          | B3 U0 G3                         |
| 14                          | 20,531                          | B3 U0 G3                         | 21,321                          | B3 U0 G3                         |
| 16                          | 23,464                          | B3 U0 G3                         | 24,367                          | B4 U0 G3                         |
| 700mA                       |                                 |                                  |                                 |                                  |
| 02                          | 3,656                           | B1 U0 G1                         | 3,796                           | B1 U0 G1                         |
| 04                          | 7,311                           | B2 U0 G2                         | 7,593                           | B2 U0 G2                         |
| 06                          | 10,842                          | B2 U0 G2                         | 11,259                          | B2 U0 G2                         |

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf).  
Valid with no tilt

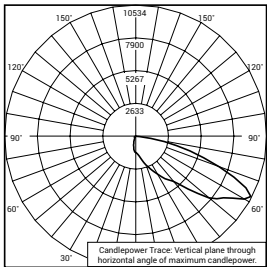




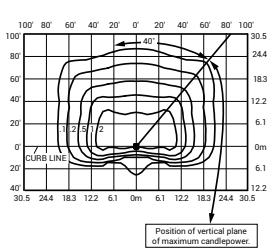
Photometry

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4MB



CSA Test Report #: 6449  
ARE-EDG-4MB-\*\*-12-E-UL-525-40K  
Initial Delivered Lumens: 13,155



ARE-EDG-4MB-\*\*-12-E-UL-525-40K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 13,340  
Initial FC at grade

| Type IV Medium Distribution w/BLS |                           |                            |                           |                            |
|-----------------------------------|---------------------------|----------------------------|---------------------------|----------------------------|
| LED Count (x10)                   | 4000K                     |                            | 5700K                     |                            |
|                                   | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 |
| 350mA                             |                           |                            |                           |                            |
| 02                                | 1,610                     | B0 U0 G1                   | 1,672                     | B0 U0 G1                   |
| 04                                | 3,221                     | B1 U0 G1                   | 3,345                     | B1 U0 G1                   |
| 06                                | 4,776                     | B1 U0 G1                   | 4,959                     | B1 U0 G1                   |
| 08                                | 6,368                     | B1 U0 G2                   | 6,613                     | B1 U0 G2                   |
| 10                                | 7,941                     | B1 U0 G2                   | 8,246                     | B1 U0 G2                   |
| 12                                | 9,529                     | B1 U0 G2                   | 9,895                     | B1 U0 G2                   |
| 14                                | 11,046                    | B1 U0 G2                   | 11,471                    | B1 U0 G2                   |
| 16                                | 12,624                    | B1 U0 G2                   | 13,110                    | B1 U0 G2                   |
| 525mA                             |                           |                            |                           |                            |
| 02                                | 2,254                     | B0 U0 G1                   | 2,341                     | B0 U0 G1                   |
| 04                                | 4,509                     | B1 U0 G1                   | 4,682                     | B1 U0 G1                   |
| 06                                | 6,686                     | B1 U0 G2                   | 6,943                     | B1 U0 G2                   |
| 08                                | 8,915                     | B1 U0 G2                   | 9,258                     | B1 U0 G2                   |
| 10                                | 11,117                    | B1 U0 G2                   | 11,544                    | B1 U0 G2                   |
| 12                                | 13,340                    | B1 U0 G2                   | 13,853                    | B2 U0 G2                   |
| 14                                | 15,465                    | B2 U0 G2                   | 16,060                    | B2 U0 G3                   |
| 16                                | 17,674                    | B2 U0 G3                   | 18,354                    | B2 U0 G3                   |
| 700mA                             |                           |                            |                           |                            |
| 02                                | 2,754                     | B0 U0 G1                   | 2,860                     | B0 U0 G1                   |
| 04                                | 5,507                     | B1 U0 G1                   | 5,719                     | B1 U0 G2                   |
| 06                                | 8,167                     | B1 U0 G2                   | 8,481                     | B1 U0 G2                   |

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

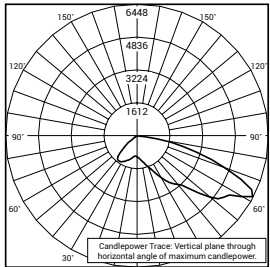




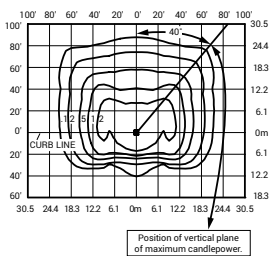
Photometry

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4MP



CSA Test Report #: 6417  
ARE-EDG-4MP-\*\*-06-E-UL-700-40K  
Initial Delivered Lumens: 9,989



ARE-EDG-4MP-\*\*-12-E-UL-525-40K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 15,640  
Initial FC at grade

| Type IV Medium Distribution w/Partial BLS |                           |                            |                           |                            |
|-------------------------------------------|---------------------------|----------------------------|---------------------------|----------------------------|
| LED Count (x10)                           | 4000K                     |                            | 5700K                     |                            |
|                                           | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 |
| 350mA                                     |                           |                            |                           |                            |
| 02                                        | 1,888                     | B1 U0 G1                   | 1,961                     | B1 U0 G1                   |
| 04                                        | 3,776                     | B1 U0 G1                   | 3,921                     | B1 U0 G1                   |
| 06                                        | 5,599                     | B1 U0 G1                   | 5,815                     | B1 U0 G1                   |
| 08                                        | 7,466                     | B2 U0 G2                   | 7,753                     | B2 U0 G2                   |
| 10                                        | 9,310                     | B2 U0 G2                   | 9,668                     | B2 U0 G2                   |
| 12                                        | 11,172                    | B2 U0 G2                   | 11,601                    | B2 U0 G2                   |
| 14                                        | 12,951                    | B2 U0 G2                   | 13,449                    | B2 U0 G2                   |
| 16                                        | 14,801                    | B3 U0 G2                   | 15,370                    | B3 U0 G2                   |
| 525mA                                     |                           |                            |                           |                            |
| 02                                        | 2,643                     | B1 U0 G1                   | 2,745                     | B1 U0 G1                   |
| 04                                        | 5,286                     | B1 U0 G1                   | 5,490                     | B1 U0 G1                   |
| 06                                        | 7,839                     | B2 U0 G2                   | 8,140                     | B2 U0 G2                   |
| 08                                        | 10,452                    | B2 U0 G2                   | 10,854                    | B2 U0 G2                   |
| 10                                        | 13,034                    | B2 U0 G2                   | 13,535                    | B2 U0 G2                   |
| 12                                        | 15,640                    | B3 U0 G2                   | 16,242                    | B3 U0 G2                   |
| 14                                        | 18,131                    | B3 U0 G2                   | 18,829                    | B3 U0 G3                   |
| 16                                        | 20,722                    | B3 U0 G3                   | 21,519                    | B3 U0 G3                   |
| 700mA                                     |                           |                            |                           |                            |
| 02                                        | 3,228                     | B1 U0 G1                   | 3,353                     | B1 U0 G1                   |
| 04                                        | 6,457                     | B2 U0 G1                   | 6,705                     | B2 U0 G1                   |
| 06                                        | 9,575                     | B2 U0 G2                   | 9,943                     | B2 U0 G2                   |

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

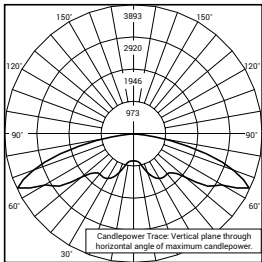




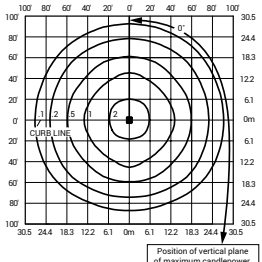
Photometry

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5M



CSA Test Report #: 6416  
ARE-EDG-5M-\*\*-06-E-UL-700-40K  
Initial Delivered Lumens: 12,022



ARE-EDG-5M-\*\*-12-E-UL-525-40K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 18,630  
Initial FC at grade

| Type V Medium Distribution |                                 |                                  |                                 |                                  |
|----------------------------|---------------------------------|----------------------------------|---------------------------------|----------------------------------|
| LED Count<br>(x10)         | 4000K                           |                                  | 5700K                           |                                  |
|                            | Initial<br>Delivered<br>Lumens* | BUG<br>Ratings**<br>Per TM-15-11 | Initial<br>Delivered<br>Lumens* | BUG<br>Ratings**<br>Per TM-15-11 |
| 350mA                      |                                 |                                  |                                 |                                  |
| 02                         | 2,249                           | B2 U0 G1                         | 2,335                           | B2 U0 G1                         |
| 04                         | 4,498                           | B3 U0 G1                         | 4,671                           | B3 U0 G1                         |
| 06                         | 6,670                           | B3 U0 G2                         | 6,926                           | B3 U0 G2                         |
| 08                         | 8,893                           | B3 U0 G2                         | 9,235                           | B3 U0 G2                         |
| 10                         | 11,089                          | B4 U0 G2                         | 11,516                          | B4 U0 G2                         |
| 12                         | 13,307                          | B4 U0 G3                         | 13,819                          | B4 U0 G3                         |
| 14                         | 15,427                          | B4 U0 G3                         | 16,020                          | B4 U0 G3                         |
| 16                         | 17,631                          | B4 U0 G3                         | 18,309                          | B4 U0 G3                         |
| 525mA                      |                                 |                                  |                                 |                                  |
| 02                         | 3,148                           | B2 U0 G1                         | 3,270                           | B2 U0 G1                         |
| 04                         | 6,297                           | B3 U0 G2                         | 6,539                           | B3 U0 G2                         |
| 06                         | 9,338                           | B3 U0 G2                         | 9,697                           | B3 U0 G2                         |
| 08                         | 12,450                          | B4 U0 G3                         | 12,929                          | B4 U0 G3                         |
| 10                         | 15,525                          | B4 U0 G3                         | 16,122                          | B4 U0 G3                         |
| 12                         | 18,630                          | B4 U0 G3                         | 19,347                          | B4 U0 G3                         |
| 14                         | 21,598                          | B5 U0 G3                         | 22,428                          | B5 U0 G3                         |
| 16                         | 24,683                          | B5 U0 G3                         | 25,632                          | B5 U0 G3                         |
| 700mA                      |                                 |                                  |                                 |                                  |
| 02                         | 3,846                           | B2 U0 G1                         | 3,994                           | B2 U0 G1                         |
| 04                         | 7,691                           | B3 U0 G2                         | 7,987                           | B3 U0 G2                         |
| 06                         | 11,405                          | B4 U0 G2                         | 11,844                          | B4 U0 G3                         |

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf).  
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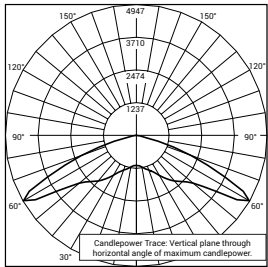




Photometry

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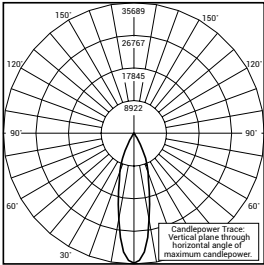
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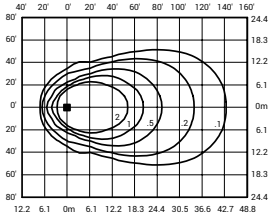
Photometry

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25°



RESTL Test Report #: 2014-0006  
FLD-EDG-25-\*\*-06-E-UL-700-40K  
Initial Delivered Lumens: 12,924



FLD-EDG-25-\*\*-12-E-UL-525-40K  
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt  
Initial Delivered Lumens: 21,160  
Initial FC at grade

| 25° Flood Distribution |                           |                           |
|------------------------|---------------------------|---------------------------|
| LED Count (x10)        | 4000K                     | 5700K                     |
|                        | Initial Delivered Lumens* | Initial Delivered Lumens* |
| 350mA                  |                           |                           |
| 02                     | 2,554                     | 2,653                     |
| 04                     | 5,109                     | 5,305                     |
| 06                     | 7,575                     | 7,867                     |
| 08                     | 10,101                    | 10,489                    |
| 10                     | 12,595                    | 13,080                    |
| 12                     | 15,115                    | 15,696                    |
| 14                     | 17,522                    | 18,196                    |
| 16                     | 20,025                    | 20,795                    |
| 525mA                  |                           |                           |
| 02                     | 3,576                     | 3,714                     |
| 04                     | 7,152                     | 7,427                     |
| 06                     | 10,606                    | 11,013                    |
| 08                     | 14,141                    | 14,685                    |
| 10                     | 17,634                    | 18,312                    |
| 12                     | 21,160                    | 21,974                    |
| 14                     | 24,531                    | 25,474                    |
| 16                     | 28,035                    | 29,113                    |
| 700mA                  |                           |                           |
| 02                     | 4,368                     | 4,536                     |
| 04                     | 8,736                     | 9,072                     |
| 06                     | 12,954                    | 13,452                    |

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

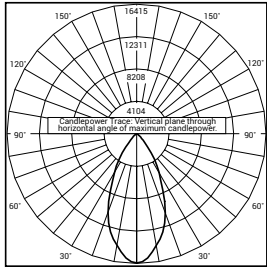




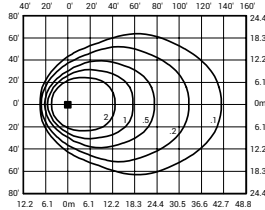
Photometry

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40°



ITL Test Report #: 79679  
CAN-EDG-40-\*\*-06-E-UL-700-40K  
Initial Delivered Lumens: 12,889



FLD-EDG-40-\*\*-12-E-UL-525-40K  
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt  
Initial Delivered Lumens: 20,700  
Initial FC at grade

| 40° Flood Distribution |                                 |                                 |
|------------------------|---------------------------------|---------------------------------|
| LED Count<br>(x10)     | 4000K                           | 5700K                           |
|                        | Initial<br>Delivered<br>Lumens* | Initial<br>Delivered<br>Lumens* |
| 350mA                  |                                 |                                 |
| 02                     | 2,499                           | 2,595                           |
| 04                     | 4,998                           | 5,190                           |
| 06                     | 7,411                           | 7,696                           |
| 08                     | 9,881                           | 10,261                          |
| 10                     | 12,322                          | 12,796                          |
| 12                     | 14,786                          | 15,355                          |
| 14                     | 17,141                          | 17,800                          |
| 16                     | 19,590                          | 20,343                          |
| 525mA                  |                                 |                                 |
| 02                     | 3,498                           | 3,633                           |
| 04                     | 6,997                           | 7,266                           |
| 06                     | 10,375                          | 10,774                          |
| 08                     | 13,833                          | 14,365                          |
| 10                     | 17,250                          | 17,914                          |
| 12                     | 20,700                          | 21,496                          |
| 14                     | 23,997                          | 24,920                          |
| 16                     | 27,426                          | 28,480                          |
| 700mA                  |                                 |                                 |
| 02                     | 4,273                           | 4,437                           |
| 04                     | 8,546                           | 8,874                           |
| 06                     | 12,672                          | 13,160                          |

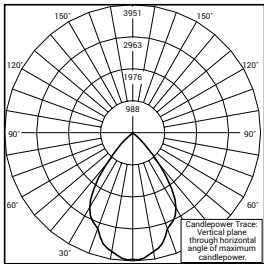
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens



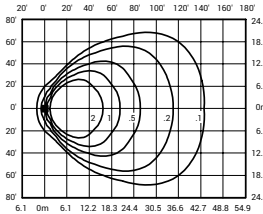
Photometry

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70°



RESTL Test Report #: 2014-0007  
FLD-EDG-70-\*\*-04-E-UL-350-40K  
Initial Delivered Lumens: 4,734



FLD-EDG-70-\*\*-12-E-UL-525-40K  
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt  
Initial Delivered Lumens: 18,860  
Initial FC at grade

| 70° Flood Distribution |                           |                           |
|------------------------|---------------------------|---------------------------|
| LED Count (x10)        | 4000K                     | 5700K                     |
|                        | Initial Delivered Lumens* | Initial Delivered Lumens* |
| 350mA                  |                           |                           |
| 02                     | 2,277                     | 2,364                     |
| 04                     | 4,553                     | 4,728                     |
| 06                     | 6,752                     | 7,012                     |
| 08                     | 9,003                     | 9,349                     |
| 10                     | 11,226                    | 11,658                    |
| 12                     | 13,472                    | 13,990                    |
| 14                     | 15,617                    | 16,218                    |
| 16                     | 17,848                    | 18,535                    |
| 525mA                  |                           |                           |
| 02                     | 3,187                     | 3,310                     |
| 04                     | 6,375                     | 6,620                     |
| 06                     | 9,453                     | 9,816                     |
| 08                     | 12,604                    | 13,088                    |
| 10                     | 15,717                    | 16,321                    |
| 12                     | 18,860                    | 19,586                    |
| 14                     | 21,864                    | 22,705                    |
| 16                     | 24,988                    | 25,949                    |
| 700mA                  |                           |                           |
| 02                     | 3,893                     | 4,043                     |
| 04                     | 7,786                     | 8,086                     |
| 06                     | 11,546                    | 11,990                    |

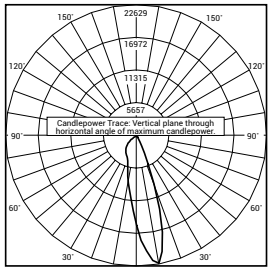
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens



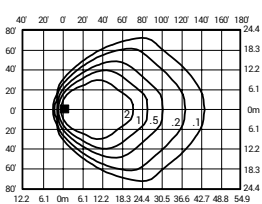
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: [www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool](http://www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool)

SN



RESTL Test Report #: 2014-0013  
FLD-EDG-SN-\*\*-06-E-UL-700-40K  
Initial Delivered Lumens: 11,885



FLD-EDG-SN-\*\*-12-E-UL-525-40K  
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt  
Initial Delivered Lumens: 19,090  
Initial FC at grade

| SN Flood Distribution |                                 |                                 |
|-----------------------|---------------------------------|---------------------------------|
| LED Count<br>(x10)    | 4000K                           | 5700K                           |
|                       | Initial<br>Delivered<br>Lumens* | Initial<br>Delivered<br>Lumens* |
| 350mA                 |                                 |                                 |
| 02                    | 2,304                           | 2,393                           |
| 04                    | 4,609                           | 4,786                           |
| 06                    | 6,834                           | 7,097                           |
| 08                    | 9,112                           | 9,463                           |
| 10                    | 11,363                          | 11,800                          |
| 12                    | 13,636                          | 14,160                          |
| 14                    | 15,808                          | 16,416                          |
| 16                    | 18,066                          | 18,761                          |
| 525mA                 |                                 |                                 |
| 02                    | 3,226                           | 3,350                           |
| 04                    | 6,452                           | 6,701                           |
| 06                    | 9,568                           | 9,936                           |
| 08                    | 12,757                          | 13,248                          |
| 10                    | 15,909                          | 16,520                          |
| 12                    | 19,090                          | 19,825                          |
| 14                    | 22,131                          | 22,982                          |
| 16                    | 25,293                          | 26,265                          |
| 700mA                 |                                 |                                 |
| 02                    | 3,941                           | 4,092                           |
| 04                    | 7,881                           | 8,184                           |
| 06                    | 11,687                          | 12,136                          |

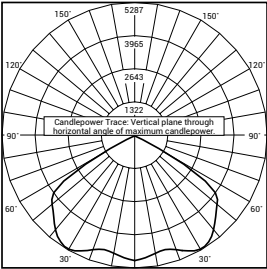
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens



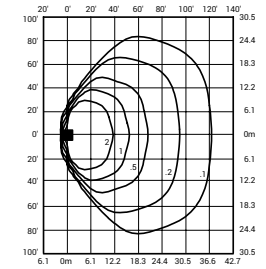
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: [www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool](http://www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool)

N6



RESTL Test Report #: 2014-0014  
FLD-EDG-N6-\*\*-06-E-UL-700-40K  
Initial Delivered Lumens: 13,253



FLD-EDG-N6-\*\*-12-E-UL-525-40K  
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt  
Initial Delivered Lumens: 21,160  
Initial FC at grade

| NEMA® 6 Flood Distribution |                           |                           |
|----------------------------|---------------------------|---------------------------|
| LED Count (x10)            | 4000K                     | 5700K                     |
|                            | Initial Delivered Lumens* | Initial Delivered Lumens* |
| 350mA                      |                           |                           |
| 02                         | 2,554                     | 2,653                     |
| 04                         | 5,109                     | 5,305                     |
| 06                         | 7,575                     | 7,867                     |
| 08                         | 10,101                    | 10,489                    |
| 10                         | 12,595                    | 13,080                    |
| 12                         | 15,115                    | 15,696                    |
| 14                         | 17,522                    | 18,196                    |
| 16                         | 20,025                    | 20,795                    |
| 525mA                      |                           |                           |
| 02                         | 3,576                     | 3,714                     |
| 04                         | 7,152                     | 7,427                     |
| 06                         | 10,606                    | 11,013                    |
| 08                         | 14,141                    | 14,685                    |
| 10                         | 17,634                    | 18,312                    |
| 12                         | 21,160                    | 21,974                    |
| 14                         | 24,531                    | 25,474                    |
| 16                         | 28,035                    | 29,113                    |
| 700mA                      |                           |                           |
| 02                         | 4,368                     | 4,536                     |
| 04                         | 8,736                     | 9,072                     |
| 06                         | 12,954                    | 13,452                    |

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens





## Luminaire EPA

| Fixed Arm Mount – ARE-EDG-DA |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| LED Count (x10)              | Single                                                                            | 2 @ 90°                                                                           | 2 @ 180°                                                                          | 3 @ 90°                                                                            | 3 @ 120°                                                                            | 4 @ 90°                                                                             |
|                              |  |  |  |  |  |  |
| 02                           | 0.60                                                                              | 0.87                                                                              | 1.20                                                                              | 1.47                                                                               | 1.47                                                                                | 1.75                                                                                |
| 04                           | 0.60                                                                              | 0.87                                                                              | 1.20                                                                              | 1.47                                                                               | 1.47                                                                                | 1.75                                                                                |
| 06                           | 0.60                                                                              | 0.92                                                                              | 1.20                                                                              | 1.51                                                                               | 1.51                                                                                | 1.83                                                                                |
| 08                           | 0.60                                                                              | 0.96<br>N/A with 3" poles                                                         | 1.20                                                                              | 1.55<br>N/A with 3" poles                                                          | 1.55                                                                                | 1.91<br>N/A with 3" poles                                                           |
| 10                           | 0.60                                                                              | 1.00<br>N/A with 3" poles                                                         | 1.20                                                                              | 1.60<br>N/A with 3" poles                                                          | 1.60                                                                                | 2.00<br>N/A with 3" poles                                                           |
| 12                           | 0.60                                                                              | 1.04<br>N/A with 3" poles                                                         | 1.20                                                                              | 1.64<br>N/A with 3" poles                                                          | 1.64                                                                                | 2.08<br>N/A with 3" poles                                                           |
| 14                           | 0.60                                                                              | 1.08<br>N/A with 3" or 4" poles                                                   | 1.20                                                                              | 1.68<br>N/A with 3" or 4" poles                                                    | 1.68                                                                                | 2.16<br>N/A with 3" or 4" poles                                                     |
| 16                           | 0.60                                                                              | 1.12<br>N/A with 3" or 4" poles                                                   | 1.20                                                                              | 1.72<br>N/A with 3" or 4" poles                                                    | 1.72                                                                                | 2.24<br>N/A with 3" or 4" poles                                                     |
| Fixed Arm Mount – ARE-EDG-DL |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
| 02                           | 0.75                                                                              | 1.02                                                                              | 1.50                                                                              | 1.77                                                                               | 1.77                                                                                | 1.91                                                                                |
| 04                           | 0.75                                                                              | 1.02                                                                              | 1.50                                                                              | 1.77                                                                               | 1.77                                                                                | 1.91                                                                                |
| 06                           | 0.75                                                                              | 1.07                                                                              | 1.50                                                                              | 1.82                                                                               | 1.82                                                                                | 1.98                                                                                |
| 08                           | 0.75                                                                              | 1.11                                                                              | 1.50                                                                              | 1.86                                                                               | 1.86                                                                                | 2.04                                                                                |
| 10                           | 0.75                                                                              | 1.15                                                                              | 1.50                                                                              | 1.90                                                                               | 1.90                                                                                | 2.10                                                                                |
| 12                           | 0.75                                                                              | 1.19                                                                              | 1.50                                                                              | 1.94                                                                               | 1.94                                                                                | 2.16                                                                                |
| 14                           | 0.75                                                                              | 1.23                                                                              | 1.50                                                                              | 1.98                                                                               | 1.98                                                                                | 2.22                                                                                |
| 16                           | 0.75                                                                              | 1.27                                                                              | 1.50                                                                              | 2.02                                                                               | 2.02                                                                                | 2.28                                                                                |

| Adjustable Arm Mount – ARE-EDG-AA/FLD-EDG-AA/SA                                              |                                                                                     |                                                                                     |                                                                                       |                                                                                     |                                                                                     |                                                                                       |                                                                                       |                                                                                       |                                                                                       |
|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| LED Count (x10)                                                                              | Single                                                                              | 2 @ 90°                                                                             | 2 @ 180°                                                                              | In-Line 2 @ 180°                                                                    | 3 @ 90°                                                                             | 3 @ 120°                                                                              | In-Line 3 @ 180°                                                                      | 4 @ 90°                                                                               | In-Line 4 @ 180°                                                                      |
| <b>Tenon Configuration</b> If used with Cree tenons, please add tenon EPA with Luminaire EPA |                                                                                     |                                                                                     |                                                                                       |                                                                                     |                                                                                     |                                                                                       |                                                                                       |                                                                                       |                                                                                       |
|                                                                                              |  |  |    |  |  |  |  |  |  |
|                                                                                              | Vertical: PB-1A*;<br>PT-1; PW-1A3**<br>Horizontal: By others                        | Vertical: PB-2A*;<br>PB-2R2.375;<br>PW-2A3**<br>Horizontal: PD-2A4(90);<br>PT-2(90) | Vertical: PB-2A*;<br>PB-2R2.375;<br>PW-2A3**<br>Horizontal: PD-2A4(180);<br>PT-2(180) | Vertical: PB-2A*;<br>PB-2R2.375                                                     | Vertical: PB-3A*;<br>PB-3R2.375<br>Horizontal: PD-3A4(90);<br>PT-3(90)              | Vertical: PB-3A*;<br>PB-3R2.375<br>Horizontal: PT-3(120)                              | Vertical: PB-3A*;<br>PB-3R2.375                                                       | Vertical: PB-4A*(90);<br>PB-4R2.375<br>Horizontal: PD-4A4(90)<br>PT-4(90)             | Vertical: PB-4A*(180);<br>PB-4R2.375                                                  |
| 0° Tilt                                                                                      |                                                                                     |                                                                                     |                                                                                       |                                                                                     |                                                                                     |                                                                                       |                                                                                       |                                                                                       |                                                                                       |
| 02                                                                                           | 0.66                                                                                | 0.98                                                                                | 1.32                                                                                  | 1.32                                                                                | 1.77                                                                                | 1.64                                                                                  | 1.98                                                                                  | 1.91                                                                                  | 2.64                                                                                  |
| 04                                                                                           | 0.66                                                                                | 0.98                                                                                | 1.32                                                                                  | 1.32                                                                                | 1.64                                                                                | 1.64                                                                                  | 1.98                                                                                  | 1.97                                                                                  | 2.64                                                                                  |
| 06                                                                                           | 0.66                                                                                | 1.02                                                                                | 1.32                                                                                  | 1.32                                                                                | 1.68                                                                                | 1.68                                                                                  | 1.98                                                                                  | 2.05                                                                                  | 2.64                                                                                  |
| 08                                                                                           | 0.66                                                                                | 1.07                                                                                | 1.32                                                                                  | 1.32                                                                                | 1.80                                                                                | 1.72                                                                                  | 1.98                                                                                  | 2.29                                                                                  | 2.64                                                                                  |
| 10                                                                                           | 0.66                                                                                | 1.11                                                                                | 1.32                                                                                  | 1.32                                                                                | 1.76                                                                                | 1.76                                                                                  | 1.98                                                                                  | 2.21                                                                                  | 2.64                                                                                  |
| 12                                                                                           | 0.66                                                                                | 1.15                                                                                | 1.32                                                                                  | 1.32                                                                                | 1.80                                                                                | 1.80                                                                                  | 1.98                                                                                  | 2.29                                                                                  | 2.64                                                                                  |
| 14                                                                                           | 0.66                                                                                | 1.19                                                                                | 1.32                                                                                  | 1.32                                                                                | 1.84                                                                                | 1.84                                                                                  | 1.98                                                                                  | 2.38                                                                                  | 2.64                                                                                  |
| 16                                                                                           | 0.66                                                                                | 1.23                                                                                | 1.32                                                                                  | N/A                                                                                 | 1.89                                                                                | 1.89                                                                                  | N/A                                                                                   | 2.46                                                                                  | N/A                                                                                   |

\* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation  
 \*\* These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

## Luminaire EPA

| Adjustable Arm Mount – ARE-EDG-AA/FLD-EDG-AA/SA                                       |                                                                                   |                                                                                        |                                                                                          |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| LED Count (x10)                                                                       | Single                                                                            | 2 @ 90°                                                                                | 2 @ 180°                                                                                 | In-Line 2 @ 180°                                                                  | 3 @ 90°                                                                           | 3 @ 120°                                                                           | In-Line 3 @ 180°                                                                    | 4 @ 90°                                                                             | In-Line 4 @ 180°                                                                    |
| Tenon Configuration If used with Cree tenons, please add tenon EPA with Luminaire EPA |                                                                                   |                                                                                        |                                                                                          |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |
|                                                                                       |  |       |         |  |  |  |  |  |  |
|                                                                                       | Vertical: PB-1A*;<br>PT-1; PW-1A3**<br>Horizontal: By<br>others                   | Vertical: PB-2A*;<br>PB-2R2.375;<br>PW-2A3**<br>Horizontal:<br>PD-2A4(90);<br>PT-2(90) | Vertical: PB-2A*;<br>PB-2R2.375;<br>PW-2A3**<br>Horizontal:<br>PD-2A4(180);<br>PT-2(180) | Vertical: PB-2A*;<br>PB-2R2.375                                                   | Vertical: PB-3A*;<br>PB-3R2.375<br>Horizontal:<br>PD-3A4(90);<br>PT-3(90)         | Vertical: PB-3A*;<br>PB-3R2.375<br>Horizontal:<br>PT-3(120)                        | Vertical: PB-3A*;<br>PB-3R2.375                                                     | Vertical:<br>PB-4A*(90);<br>PB-4R2.375<br>Horizontal:<br>PD-4A4(90)<br>PT-4(90)     | Vertical:<br>PB-4A*(180);<br>PB-4R2.375                                             |
| 30° Tilt                                                                              |                                                                                   |                                                                                        |                                                                                          |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |
| 02                                                                                    | 0.71                                                                              | 1.37                                                                                   | 1.42                                                                                     | 1.42                                                                              | 2.08                                                                              | 2.08                                                                               | 2.13                                                                                | 2.73                                                                                | 2.84                                                                                |
| 04                                                                                    | 0.71                                                                              | 1.37                                                                                   | 1.42                                                                                     | 1.42                                                                              | 2.08                                                                              | 2.08                                                                               | 2.13                                                                                | 2.73                                                                                | 2.84                                                                                |
| 06                                                                                    | 0.82                                                                              | 1.48                                                                                   | 1.64                                                                                     | 1.64                                                                              | 2.30                                                                              | 2.30                                                                               | 2.46                                                                                | 2.95                                                                                | 3.28                                                                                |
| 08                                                                                    | 0.93                                                                              | 1.59                                                                                   | 1.86                                                                                     | 1.86                                                                              | 2.52                                                                              | 2.52                                                                               | 2.79                                                                                | 3.17                                                                                | 3.72                                                                                |
| 10                                                                                    | 1.04                                                                              | 1.70                                                                                   | 2.08                                                                                     | 2.08                                                                              | 2.74                                                                              | 2.74                                                                               | 3.12                                                                                | 3.40                                                                                | 4.16                                                                                |
| 12                                                                                    | 1.15                                                                              | 1.81                                                                                   | 2.30                                                                                     | 2.30                                                                              | 2.96                                                                              | 2.96                                                                               | 3.45                                                                                | 3.62                                                                                | 4.60                                                                                |
| 14                                                                                    | 1.26                                                                              | 1.92                                                                                   | 2.52                                                                                     | 2.52                                                                              | 3.18                                                                              | 3.18                                                                               | 3.78                                                                                | 3.84                                                                                | 5.04                                                                                |
| 16                                                                                    | 1.37                                                                              | 2.03                                                                                   | 2.74                                                                                     | N/A                                                                               | 3.40                                                                              | 3.40                                                                               | N/A                                                                                 | 4.06                                                                                | N/A                                                                                 |
| 45° Tilt                                                                              |                                                                                   |                                                                                        |                                                                                          |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |
| 02                                                                                    | 0.89                                                                              | 1.55                                                                                   | 1.78                                                                                     | 1.78                                                                              | 2.45                                                                              | 2.45                                                                               | 2.67                                                                                | 3.10                                                                                | 3.56                                                                                |
| 04                                                                                    | 0.89                                                                              | 1.55                                                                                   | 1.78                                                                                     | 1.78                                                                              | 2.45                                                                              | 2.45                                                                               | 2.67                                                                                | 3.10                                                                                | 3.56                                                                                |
| 06                                                                                    | 1.03                                                                              | 1.69                                                                                   | 2.06                                                                                     | 2.06                                                                              | 2.72                                                                              | 2.72                                                                               | 3.09                                                                                | 3.38                                                                                | 4.12                                                                                |
| 08                                                                                    | 1.17                                                                              | 1.83                                                                                   | 2.34                                                                                     | 2.34                                                                              | 3.00                                                                              | 3.00                                                                               | 3.51                                                                                | 3.66                                                                                | 4.68                                                                                |
| 10                                                                                    | 1.31                                                                              | 1.97                                                                                   | 2.62                                                                                     | 2.62                                                                              | 3.28                                                                              | 3.28                                                                               | 3.93                                                                                | 3.94                                                                                | 5.24                                                                                |
| 12                                                                                    | 1.45                                                                              | 2.11                                                                                   | 2.90                                                                                     | 2.90                                                                              | 3.56                                                                              | 3.56                                                                               | 4.35                                                                                | 4.21                                                                                | 5.80                                                                                |
| 14                                                                                    | 1.59                                                                              | 2.25                                                                                   | 3.18                                                                                     | 3.18                                                                              | 3.83                                                                              | 3.83                                                                               | 4.77                                                                                | 4.49                                                                                | 6.36                                                                                |
| 16                                                                                    | 1.73                                                                              | 2.38                                                                                   | 3.46                                                                                     | N/A                                                                               | 4.11                                                                              | 4.11                                                                               | N/A                                                                                 | 4.77                                                                                | N/A                                                                                 |
| 60° Tilt                                                                              |                                                                                   |                                                                                        |                                                                                          |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |                                                                                     |
| 02                                                                                    | 1.20                                                                              | 1.86                                                                                   | 2.40                                                                                     | 2.40                                                                              | 3.06                                                                              | 3.06                                                                               | 3.60                                                                                | 3.72                                                                                | 4.80                                                                                |
| 04                                                                                    | 1.20                                                                              | 1.86                                                                                   | 2.40                                                                                     | 2.40                                                                              | 3.06                                                                              | 3.06                                                                               | 3.60                                                                                | 3.72                                                                                | 4.80                                                                                |
| 06                                                                                    | 1.39                                                                              | 2.05                                                                                   | 2.78                                                                                     | 2.78                                                                              | 3.44                                                                              | 3.44                                                                               | 4.17                                                                                | 4.10                                                                                | 5.56                                                                                |
| 08                                                                                    | 1.58                                                                              | 2.23                                                                                   | 3.16                                                                                     | 3.16                                                                              | 3.81                                                                              | 3.81                                                                               | 4.74                                                                                | 4.47                                                                                | 6.32                                                                                |
| 10                                                                                    | 1.77                                                                              | 2.42                                                                                   | 3.54                                                                                     | 3.54                                                                              | 4.19                                                                              | 4.19                                                                               | 5.31                                                                                | 4.84                                                                                | 7.08                                                                                |
| 12                                                                                    | 1.95                                                                              | 2.61                                                                                   | 3.90                                                                                     | 3.90                                                                              | 4.56                                                                              | 4.56                                                                               | 5.85                                                                                | 5.22                                                                                | 7.80                                                                                |
| 14                                                                                    | 2.14                                                                              | 2.80                                                                                   | 4.28                                                                                     | 4.28                                                                              | 4.94                                                                              | 4.94                                                                               | 6.42                                                                                | 5.59                                                                                | 8.56                                                                                |
| 16                                                                                    | 2.33                                                                              | 2.98                                                                                   | 4.66                                                                                     | N/A                                                                               | 5.31                                                                              | 5.31                                                                               | N/A                                                                                 | 5.97                                                                                | N/A                                                                                 |

\* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation

\*\* These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")



## Luminaire EPA

| Adjustable Arm Mount – ARE-EDG-AA/FLD-EDG-AA/SA                                       |                                                              |                                                                                     |                                                                                       |                                 |                                                                        |                                                          |                                 |                                                                           |                                      |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------|------------------------------------------------------------------------|----------------------------------------------------------|---------------------------------|---------------------------------------------------------------------------|--------------------------------------|
| LED Count (x10)                                                                       | Single                                                       | 2 @ 90°                                                                             | 2 @ 180°                                                                              | In-Line 2 @ 180°                | 3 @ 90°                                                                | 3 @ 120°                                                 | In-Line 3 @ 180°                | 4 @ 90°                                                                   | In-Line 4 @ 180°                     |
| Tenon Configuration If used with Cree tenons, please add tenon EPA with Luminaire EPA |                                                              |                                                                                     |                                                                                       |                                 |                                                                        |                                                          |                                 |                                                                           |                                      |
|                                                                                       |                                                              |                                                                                     |                                                                                       |                                 |                                                                        |                                                          |                                 |                                                                           |                                      |
|                                                                                       | Vertical: PB-1A*;<br>PT-1; PW-1A3**<br>Horizontal: By others | Vertical: PB-2A*;<br>PB-2R2.375;<br>PW-2A3**<br>Horizontal: PD-2A4(90);<br>PT-2(90) | Vertical: PB-2A*;<br>PB-2R2.375;<br>PW-2A3**<br>Horizontal: PD-2A4(180);<br>PT-2(180) | Vertical: PB-2A*;<br>PB-2R2.375 | Vertical: PB-3A*;<br>PB-3R2.375<br>Horizontal: PD-3A4(90);<br>PT-3(90) | Vertical: PB-3A*;<br>PB-3R2.375<br>Horizontal: PT-3(120) | Vertical: PB-3A*;<br>PB-3R2.375 | Vertical: PB-4A*(90);<br>PB-4R2.375<br>Horizontal: PD-4A4(90)<br>PT-4(90) | Vertical: PB-4A*(180);<br>PB-4R2.375 |
| 90° Tilt                                                                              |                                                              |                                                                                     |                                                                                       |                                 |                                                                        |                                                          |                                 |                                                                           |                                      |
| 02                                                                                    | 1.85                                                         | 2.51                                                                                | 3.70                                                                                  | 3.64                            | 4.36                                                                   | 4.36                                                     | 5.55                            | 5.02                                                                      | 7.40                                 |
| 04                                                                                    | 1.85                                                         | 2.51                                                                                | 3.70                                                                                  | 3.64                            | 4.36                                                                   | 4.36                                                     | 5.55                            | 5.02                                                                      | 7.40                                 |
| 06                                                                                    | 2.14                                                         | 2.80                                                                                | 4.28                                                                                  | 4.22                            | 4.94                                                                   | 4.94                                                     | 6.42                            | 5.59                                                                      | 8.56                                 |
| 08                                                                                    | 2.43                                                         | 3.09                                                                                | 4.86                                                                                  | 4.78                            | 5.51                                                                   | 5.51                                                     | 7.29                            | 6.17<br>N/A with horizontal tenon                                         | 9.72                                 |
| 10                                                                                    | 2.71                                                         | 3.37                                                                                | 5.42                                                                                  | 5.34                            | 6.08                                                                   | 6.08                                                     | 8.13                            | 6.74<br>N/A with horizontal tenon                                         | 10.84                                |
| 12                                                                                    | 3.00                                                         | 3.66                                                                                | 6.00                                                                                  | 5.90                            | 6.66                                                                   | 6.66                                                     | 9.00                            | 7.31<br>N/A with horizontal tenon                                         | 12.00                                |
| 14                                                                                    | 3.29                                                         | 3.95<br>N/A with PW-2A3**                                                           | 6.58                                                                                  | 6.48                            | 7.23                                                                   | 7.23                                                     | 9.87                            | 7.89<br>N/A with horizontal tenon                                         | 13.16                                |
| 16                                                                                    | 3.57                                                         | 4.23<br>N/A with PW-2A3**                                                           | 7.14                                                                                  | N/A                             | 7.81                                                                   | 7.81                                                     | N/A                             | 8.46<br>N/A with horizontal tenon                                         | N/A                                  |

\* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation

\*\* These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

## Tenon EPA

| Part Number      | EPA  |
|------------------|------|
| PB-1A*           | None |
| PB-2A*           | 0.82 |
| PB-3A*           | 1.52 |
| PB-4A*(180)      | 2.22 |
| PB-4A*(90)       | 1.11 |
| PB-2R2.375       | 0.92 |
| PB-3R2.375       | 1.62 |
| PB-4R2.375       | 2.32 |
| PD Series Tenons | 0.09 |
| PT Series Tenons | 0.10 |
| PW-1A3**         | 0.47 |
| PW-2A3**         | 0.94 |
| WM-2             | 0.08 |
| WM-4             | 0.25 |
| WM-DM            | None |

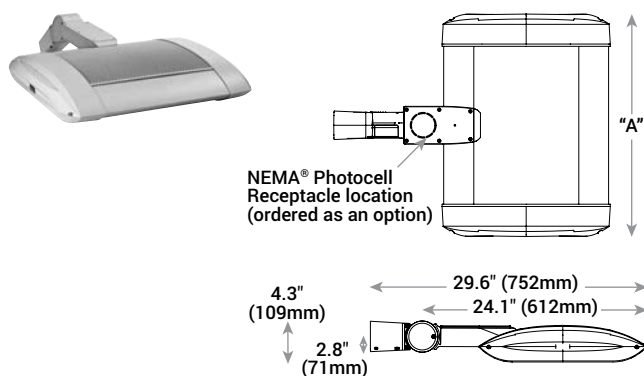
\* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation

\*\* These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

| Tenons and Brackets <sup>†</sup> (must specify color)                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Square Internal Mount Vertical Tenons (Steel)</b><br>- Mounts to 3-6" (76-152mm) square aluminum or steel poles<br>PB-1A* – Single PB-4A*(90) – 90° Quad<br>PB-2A* – 180° Twin PB-4A*(180) – 180° Quad<br>PB-3A* – 180° Triple | <b>Round External Mount Vertical Tenons (Steel)</b><br>- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons<br>PB-2R2.375 – Twin PB-4R2.375 – Quad<br>PB-3R2.375 – Triple                                                                                                           |
| <b>Square Internal Mount Horizontal Tenons (Aluminum)</b><br>- Mounts to 4" (102mm) square aluminum or steel poles<br>PD-2A4(90) – 90° Twin PD-3A4(90) – 90° Triple<br>PD-2A4(180) – 180° Twin PD-4A4(90) – 90° Quad              | <b>Round External Mount Horizontal Tenons (Aluminum)</b><br>- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons<br>- Mounts to square pole with PB-1A* tenon<br>PT-1 – Single (Vertical) PT-3(90) – 90° Triple<br>PT-2(90) – 90° Twin PT-4(90) – 90° Quad<br>PT-2(180) – 180° Twin |
| <b>Wall Mount Brackets</b><br>- Mounts to wall or roof<br>WM-2 – Horizontal for AA and SA mounts<br>WM-4 – L-Shape for AA and SA mounts<br>WM-DM – Plate for DA and DL mounts                                                     | <b>Mid-Pole Bracket</b><br>- Mounts to square pole<br>PW-1A3** – Single PW-2A3** – Double                                                                                                                                                                                                             |

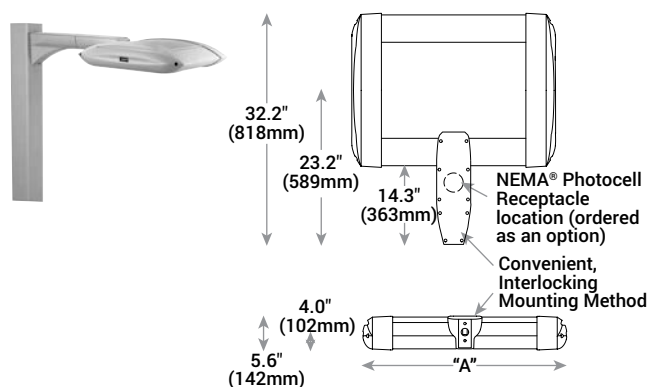
<sup>†</sup> Refer to the [Bracket and Tenons spec sheet](#) for more details

## AA Mount



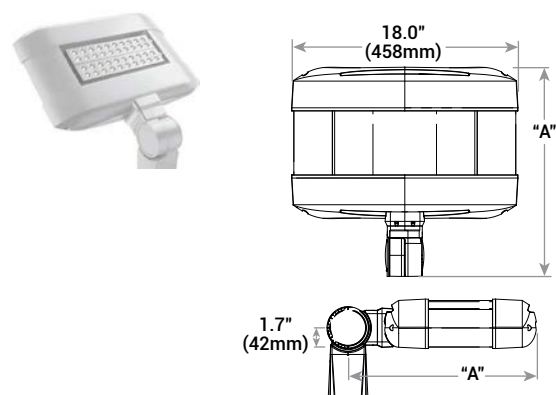
| LED Count (x10) | Dim. "A"      | Weight         |
|-----------------|---------------|----------------|
| 02              | 12.1" (306mm) | 21 lbs. (10kg) |
| 04              | 12.1" (306mm) | 24 lbs. (11kg) |
| 06              | 14.1" (357mm) | 27 lbs. (12kg) |
| 08              | 16.1" (408mm) | 28 lbs. (13kg) |
| 10              | 18.1" (459mm) | 32 lbs. (15kg) |
| 12              | 20.1" (510mm) | 34 lbs. (15kg) |
| 14              | 22.1" (560mm) | 37 lbs. (17kg) |
| 16              | 24.1" (611mm) | 41 lbs. (19kg) |

## DL Mount



| LED Count (x10) | Dim. "A"      | Weight         |
|-----------------|---------------|----------------|
| 02              | 12.1" (306mm) | 23 lbs. (10kg) |
| 04              | 12.1" (306mm) | 26 lbs. (12kg) |
| 06              | 14.1" (357mm) | 29 lbs. (13kg) |
| 08              | 16.1" (408mm) | 30 lbs. (14kg) |
| 10              | 18.1" (459mm) | 34 lbs. (15kg) |
| 12              | 20.1" (510mm) | 36 lbs. (16kg) |
| 14              | 22.1" (560mm) | 42 lbs. (19kg) |
| 16              | 24.1" (611mm) | 44 lbs. (20kg) |

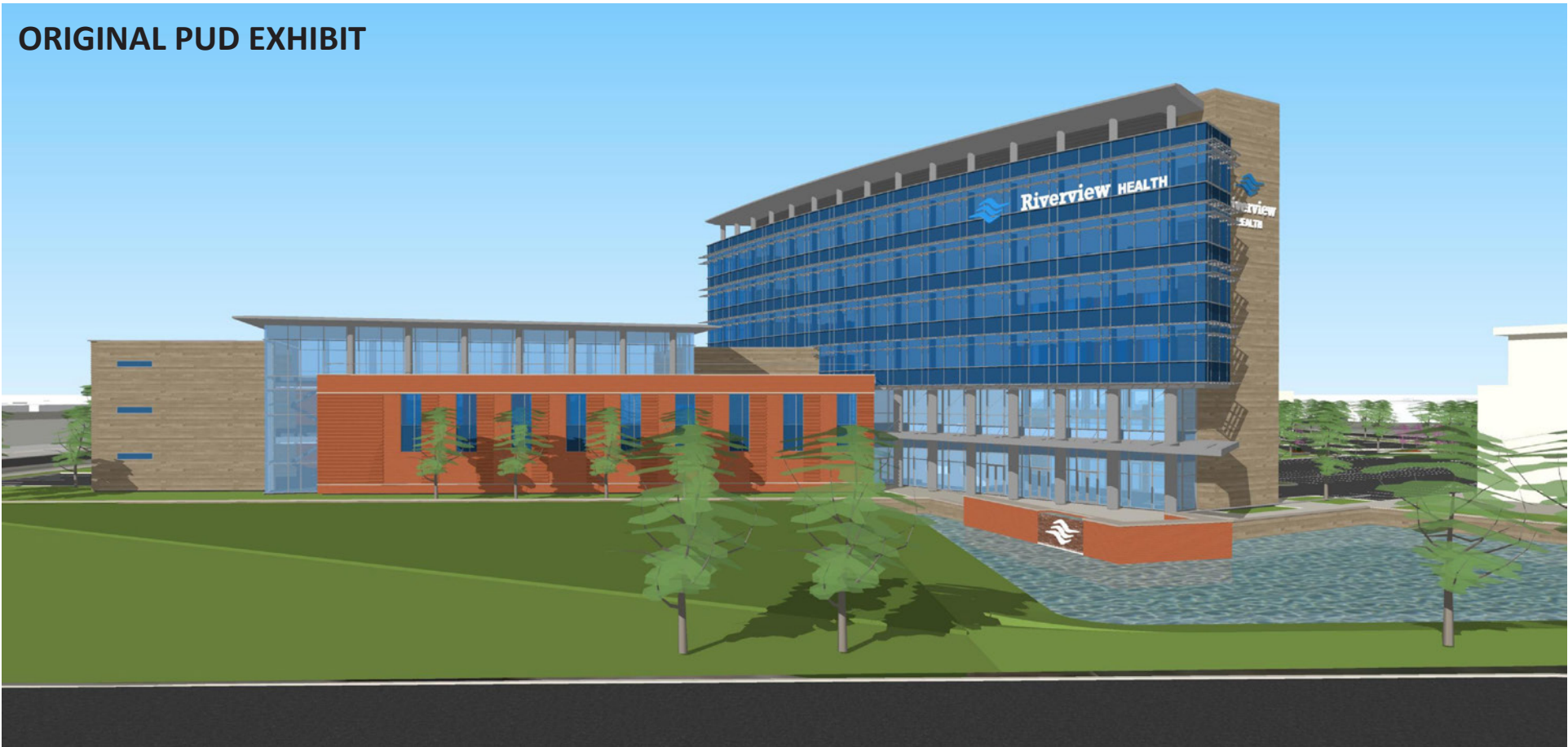
## SA Mount



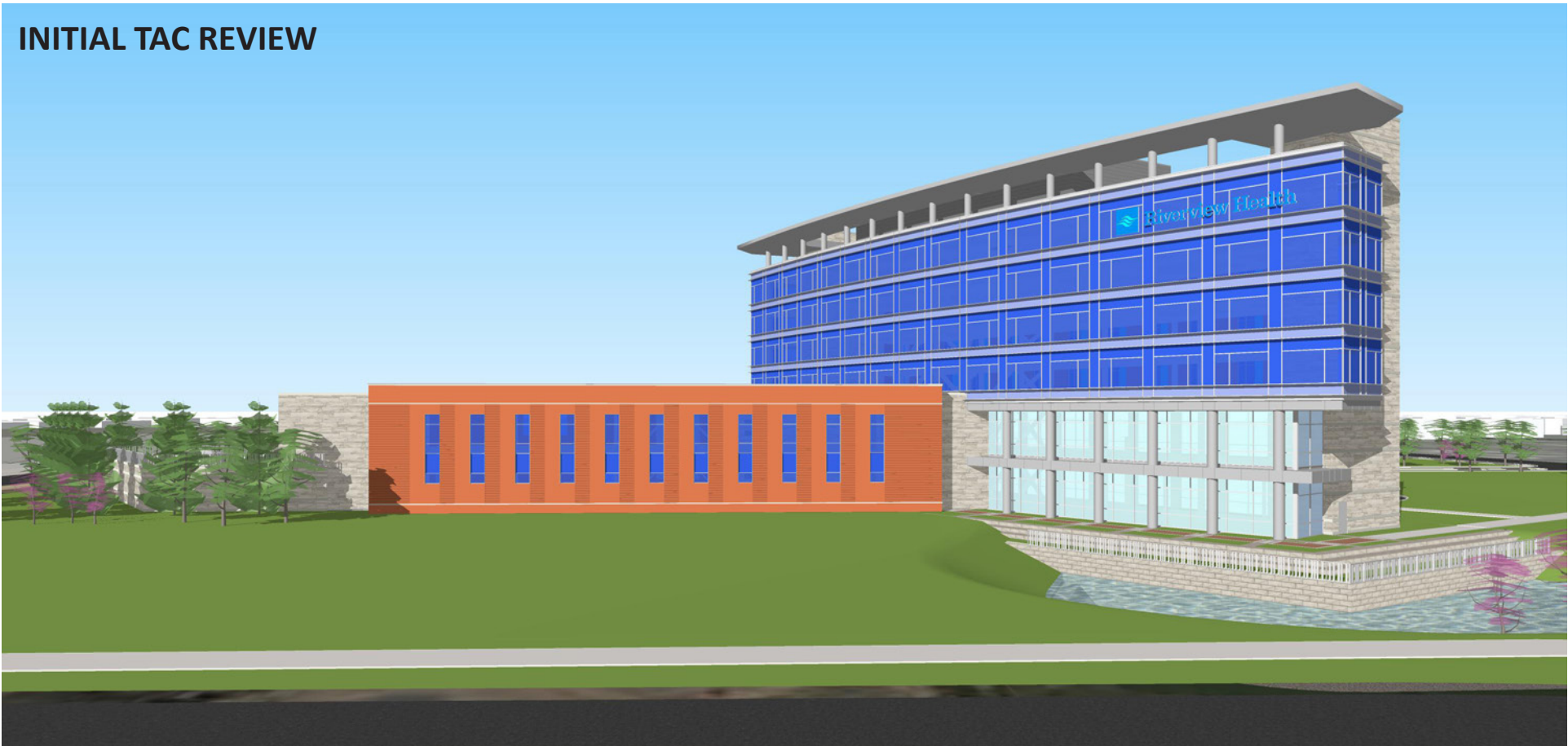
| LED Count (x10) | Dim. "A"      | Weight         |
|-----------------|---------------|----------------|
| 02              | 16.0" (406mm) | 25 lbs. (11kg) |
| 04              | 18.0" (457mm) | 26 lbs. (12kg) |
| 06              | 20.0" (508mm) | 28 lbs. (13kg) |



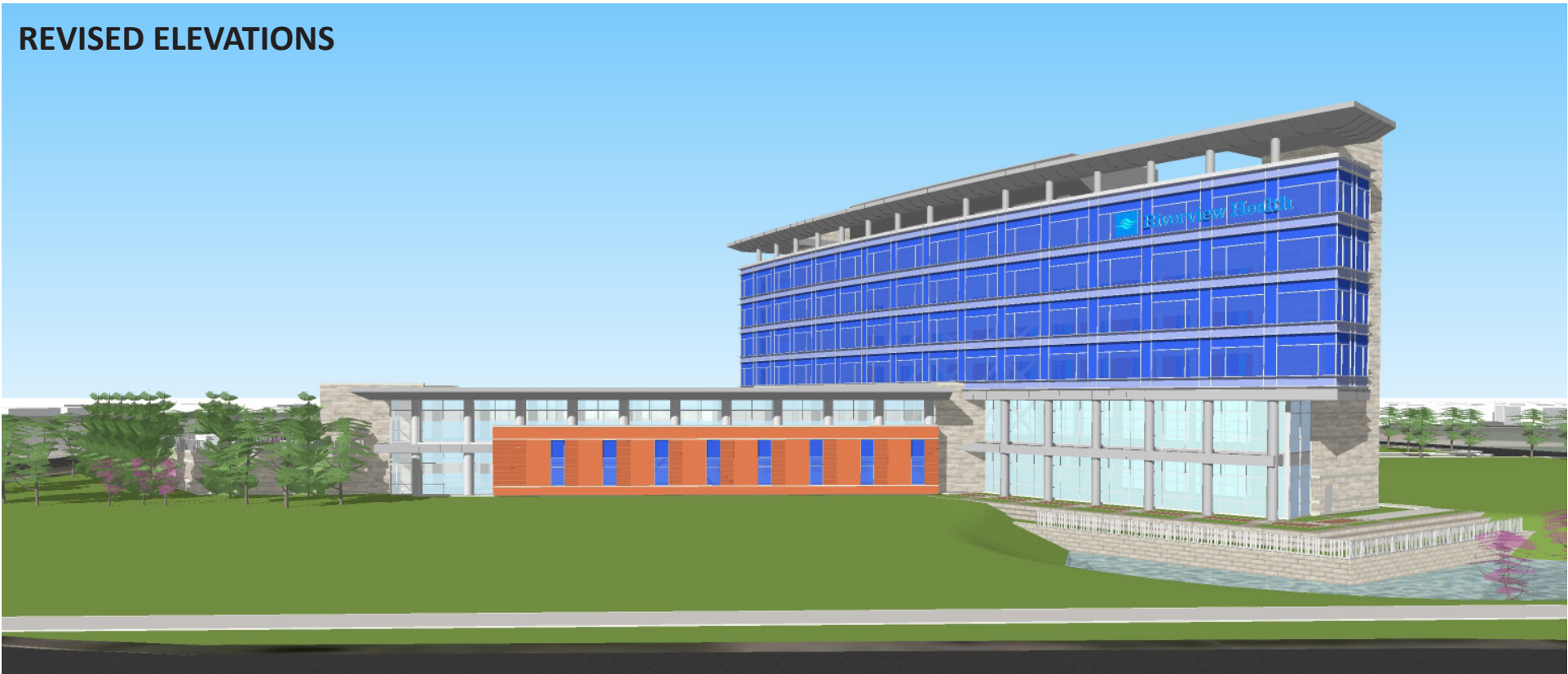
ORIGINAL PUD EXHIBIT



INITIAL TAC REVIEW



REVISED ELEVATIONS

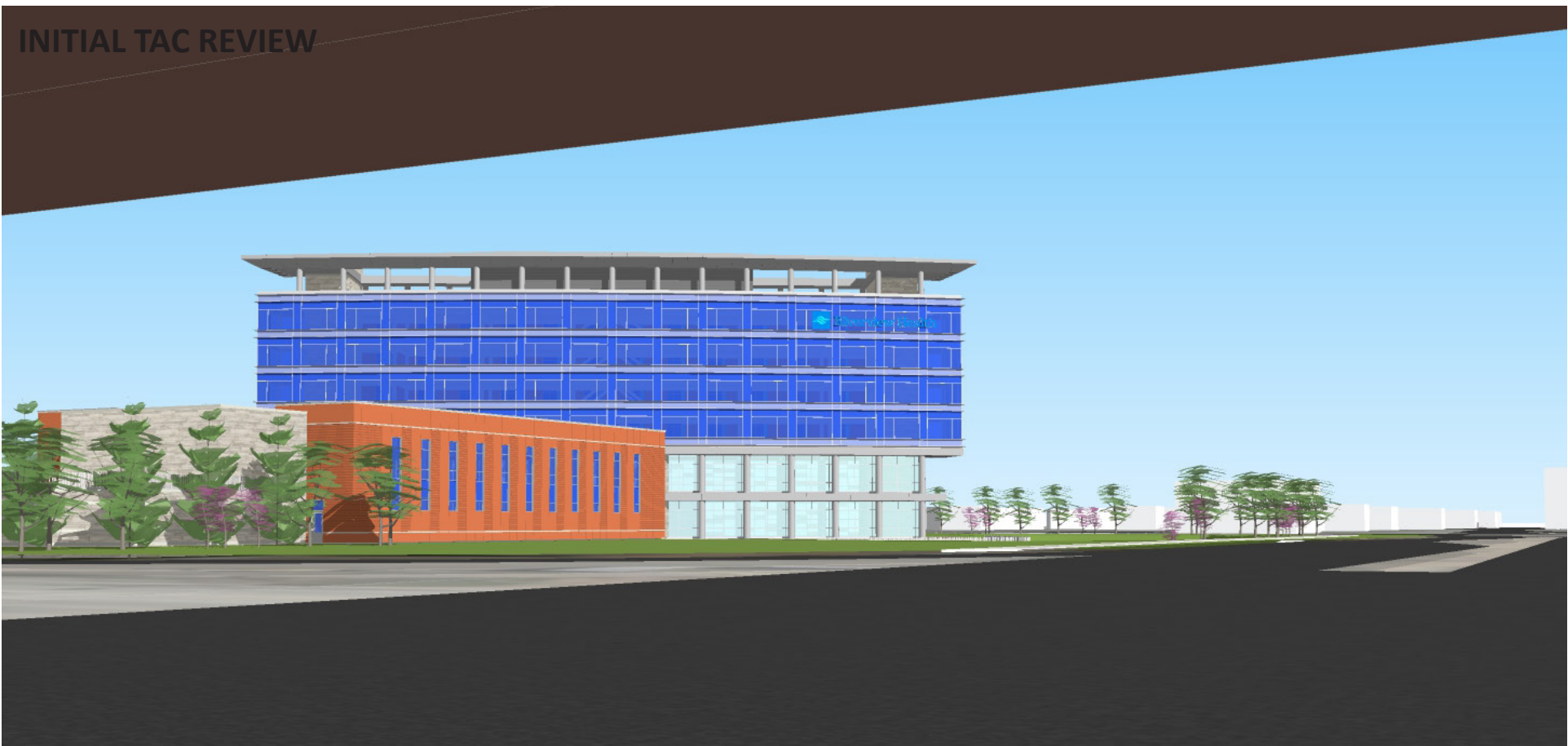




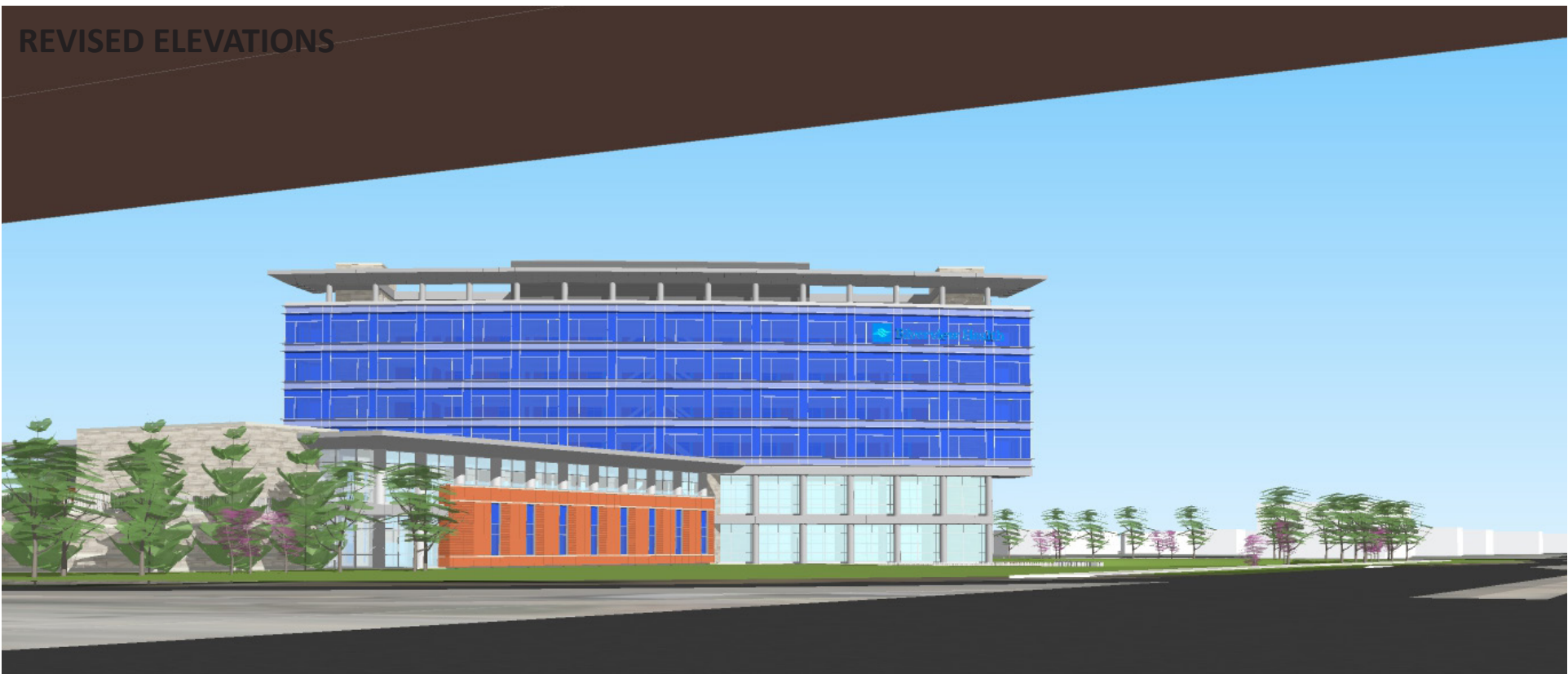
ORIGINAL PUD EXHIBIT



INITIAL TAC REVIEW



REVISED ELEVATIONS

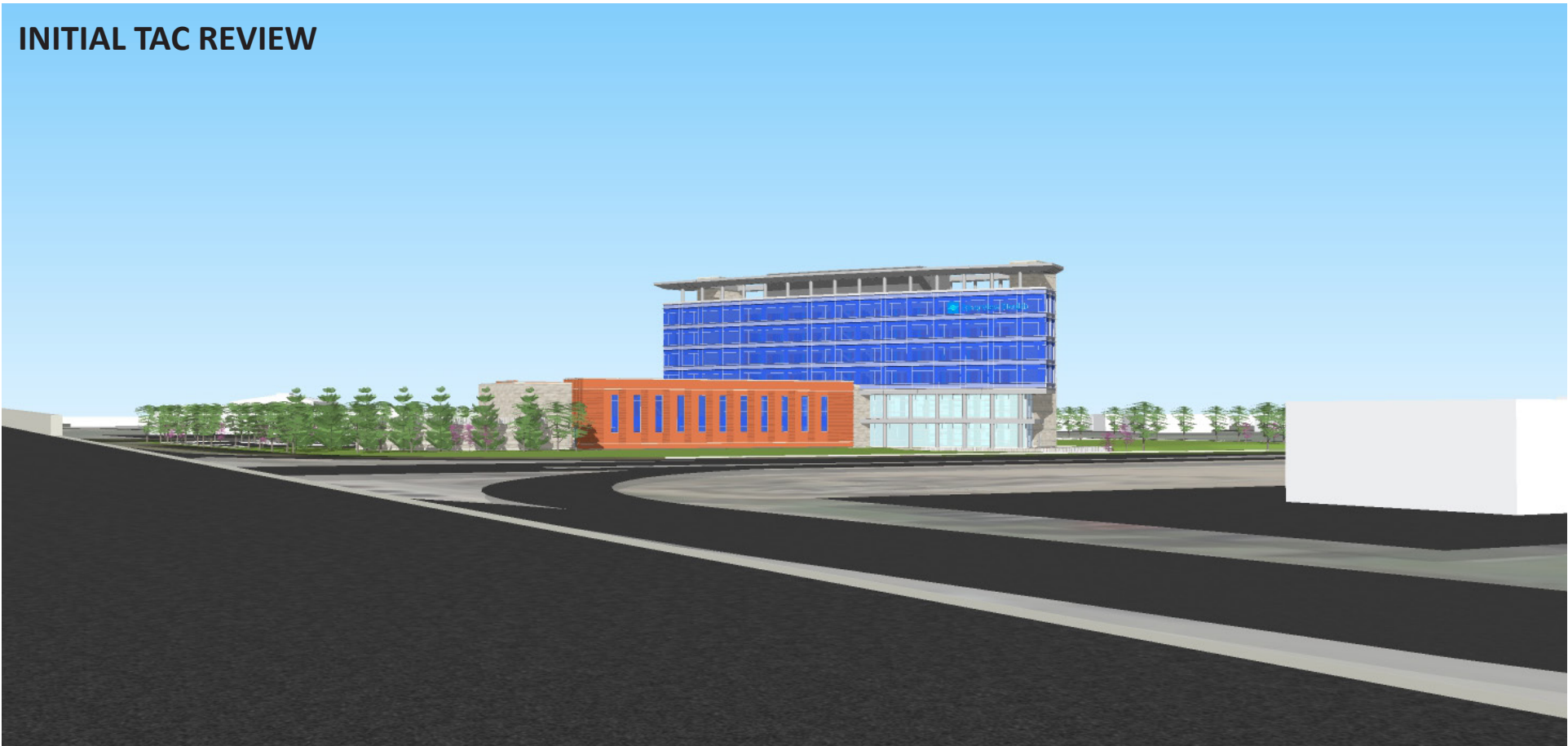




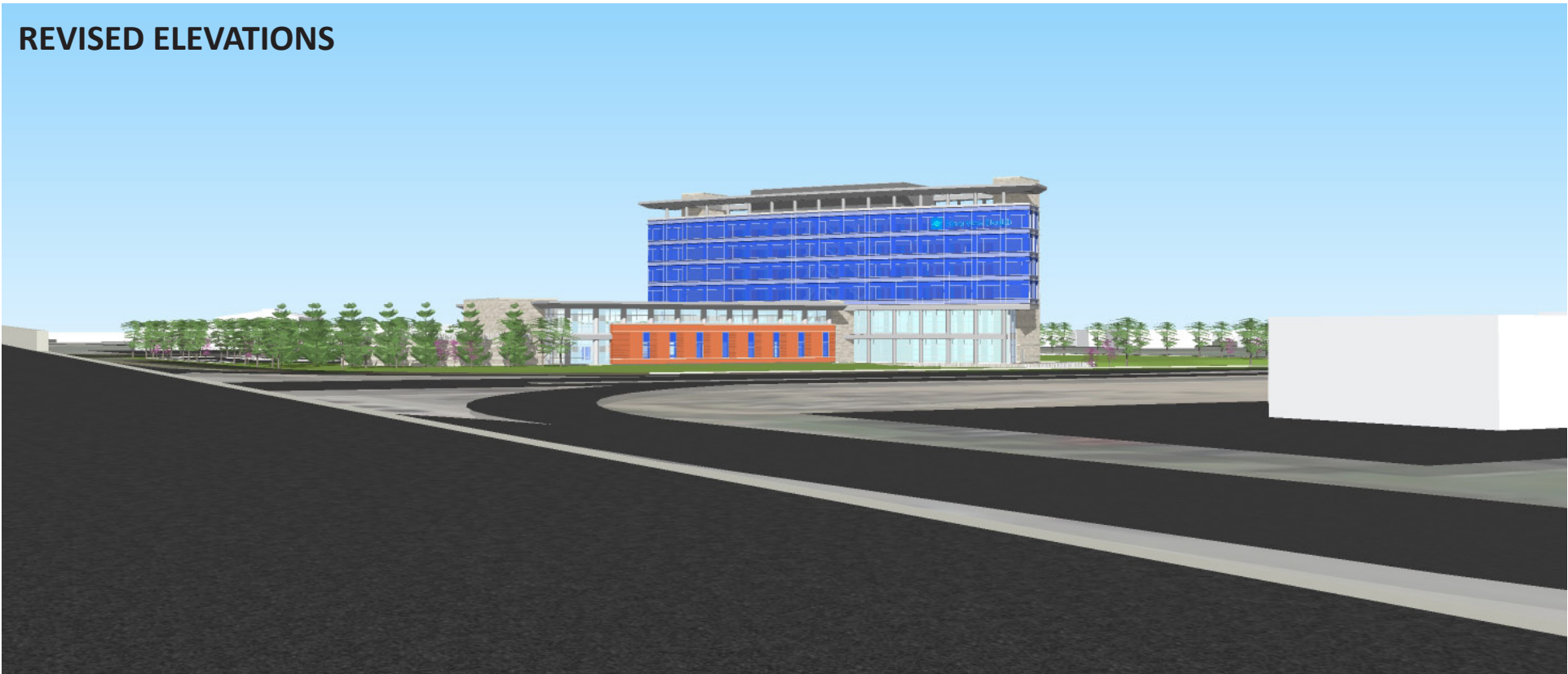
ORIGINAL PUD EXHIBIT



INITIAL TAC REVIEW



REVISED ELEVATIONS

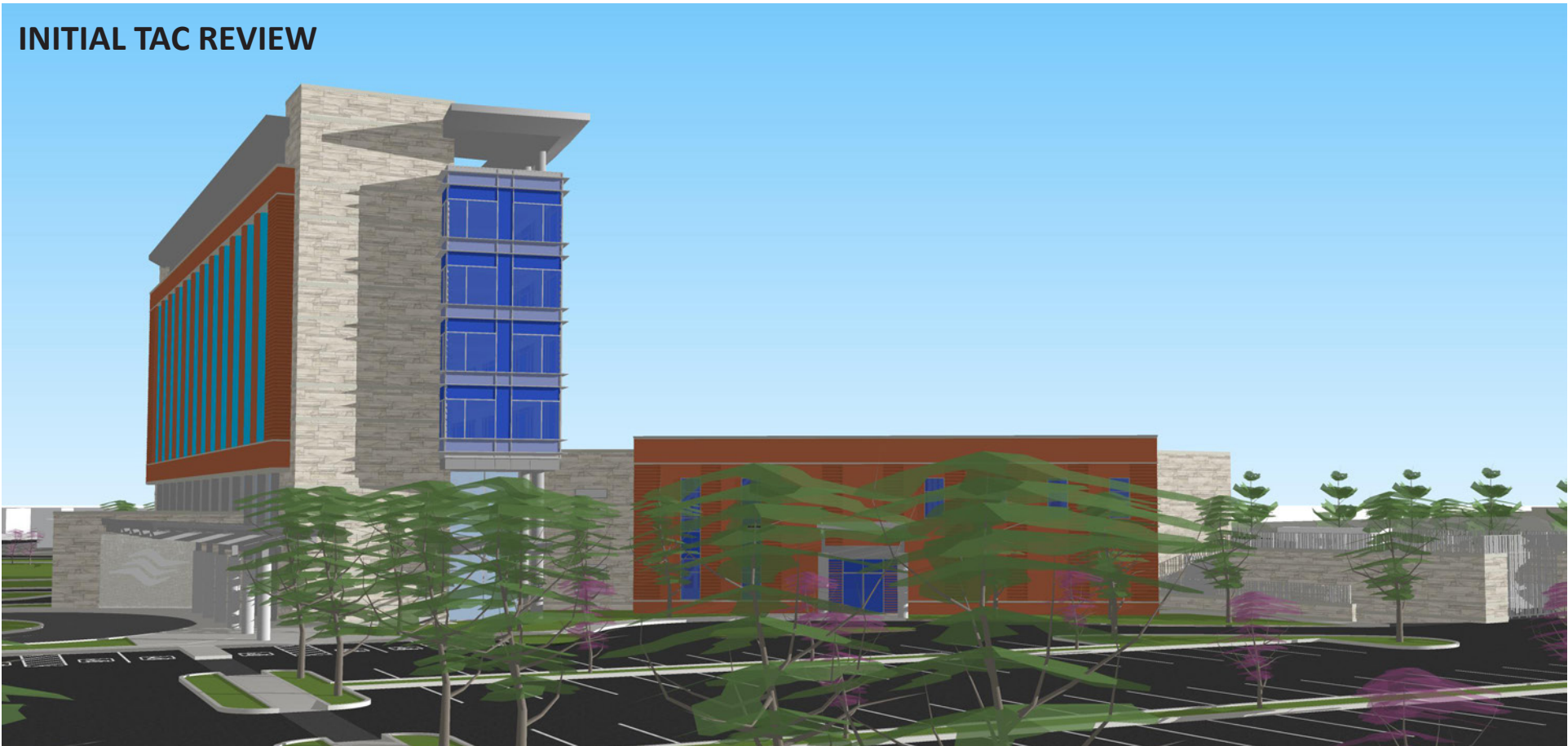




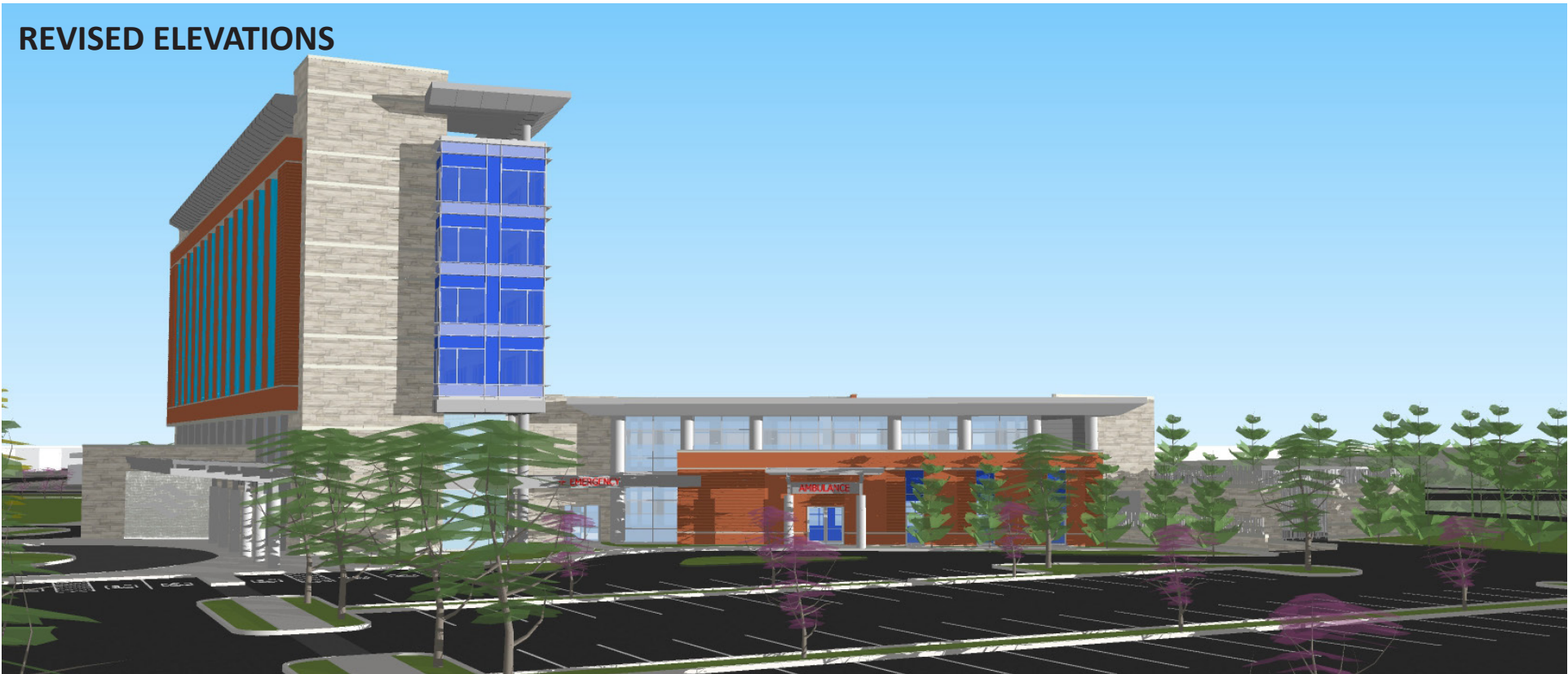
ORIGINAL PUD EXHIBIT



INITIAL TAC REVIEW



REVISED ELEVATIONS







WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

April 18, 2016  
1604-CPA-03  
Exhibit 1

**Docket Number:** 1604-CPA-03 (Resolution No. 16-106)

**Petitioner:** City of Westfield

**Request:** Approval of the Junction Sub-District Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan

**Exhibits:**

1. Staff Report
2. Location Map
3. Resolution No. 16-106
4. Junction Sub-District Addendum
5. Public Hearing PowerPoint Presentation

**Staff Reviewer:** Jesse M. Pohlman, Senior Planner

---

**PETITION HISTORY**

This petition was introduced at the March 14, 2016, City Council meeting. The petition had its public hearing at the April 4, 2016, Advisory Plan Commission (the "Plan Commission") meeting.

This petition was presented to the Grand Junction Task Group on March 1, 2016.

---

**PROJECT OVERVIEW**

This document is an amendment to the Westfield-Washington Township Comprehensive Plan adopted on February 12, 2007 (Resolution 07-06), as amended, in accordance with I.C. 37-7-4-500 et seq. (the "2007 Comprehensive Plan"). This addendum is to be known as the "Junction Sub-District" addendum (the "plan") (see **Exhibit 4**) and is an update to the Grand Junction Implementation Plan 2013 with respect to the geographic area shown in the attached **Exhibit 1**, known as the "Junction Sub-District".

The [2013 Grand Junction Implementation Plan](#) identified the development of architectural and development standards for the Junction Sub-District as one of the top priority objectives in implementing the Grand Junction vision. As a result, this proposed addendum creates a framework for establishing detailed visions, goals, and expectations for the development and redevelopment of the Junction Sub-District.

In 2015, the Council adopted a similar addendum for the [Gateway Sub-District](#), which consisted of Chapter 1 of the "Sub-Districts of the Grand Junction" Addendum. This Junction Sub-District addendum will be inserted as Chapter 2. It is anticipated that as subsequent Grand Junction sub-district chapters are ready for adoption, then they will be incorporated into this same addendum document.

The intent of this addendum is to provide a detailed vision for the Junction Sub-District to serve as a guide for each new development, new use or reuse, or redevelopment as it pertains to changes of zoning, development plans, and/or variance considerations. The vision for this sub-district is to accommodate future mixed-use development and redevelopment within the core of downtown by balancing the historic charm and character with contemporary, new places for visitors and residents to connect, shop, eat, live, work and be entertained. The Junction Sub-District is intended to serve as a focal point for the community, and is where a complete range of goods, services, and entertainment are located. The regulating of land uses and various design and aesthetic features of development will influence growth and investment in downtown that will increase the quality of life for residents, visitors, and businesses.

---

## **SUB-AREAS**

The Grand Junction “District” includes the downtown area (see Figure 1).

The 2013 Grand Junction Implementation Plan further refined the geographic areas of downtown into five (5) “Sub-Districts” (see Figure 2).

Within the Junction Sub-District (orange sub-district), there are inherently different sub-areas that currently do and will continue to vary from each other both in form and function (see Figure 3). As a result, the addendum outlines the basic vision for each sub-area and then further provides for specific development and design criteria.

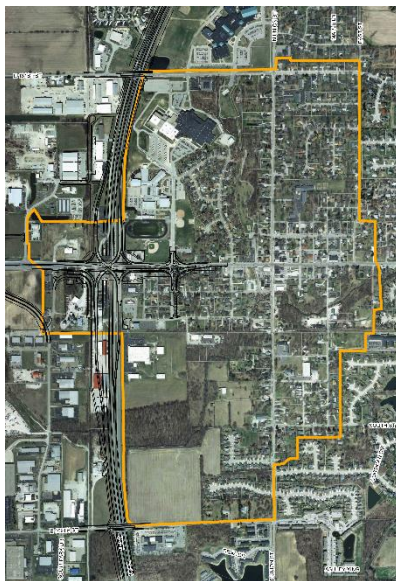


Figure 1: Grand Junction “District”

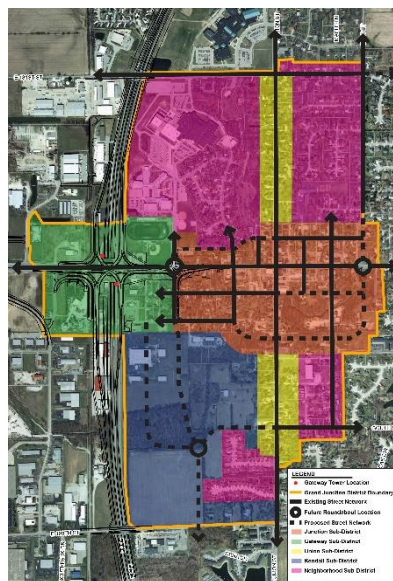


Figure 2: Grand Junction “Sub-Districts”

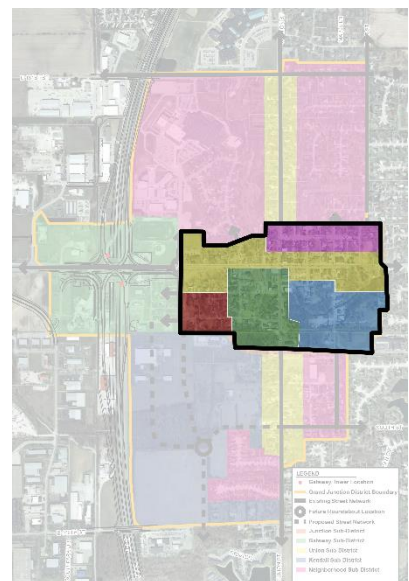


Figure 3: Grand Junction Sub-Districts Sub-Areas



---

## **PROCEDURAL**

**Public Hearing:** Amendments to the Comprehensive Plan are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the April 4, 2016, Plan Commission meeting. Notice of the public hearing has been provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

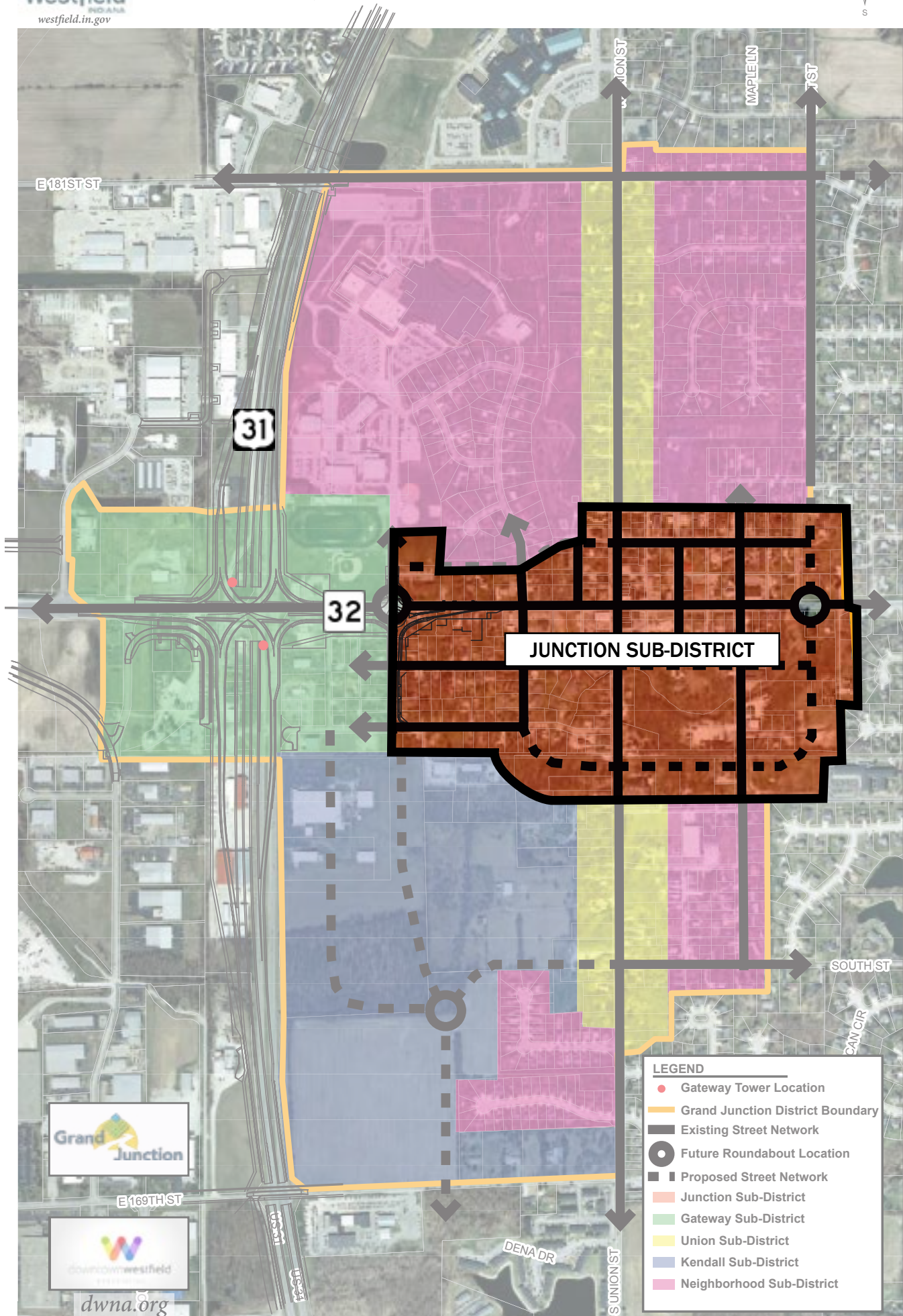
The PowerPoint presentation given by the Department at the public hearing is included at **Exhibit 5**.

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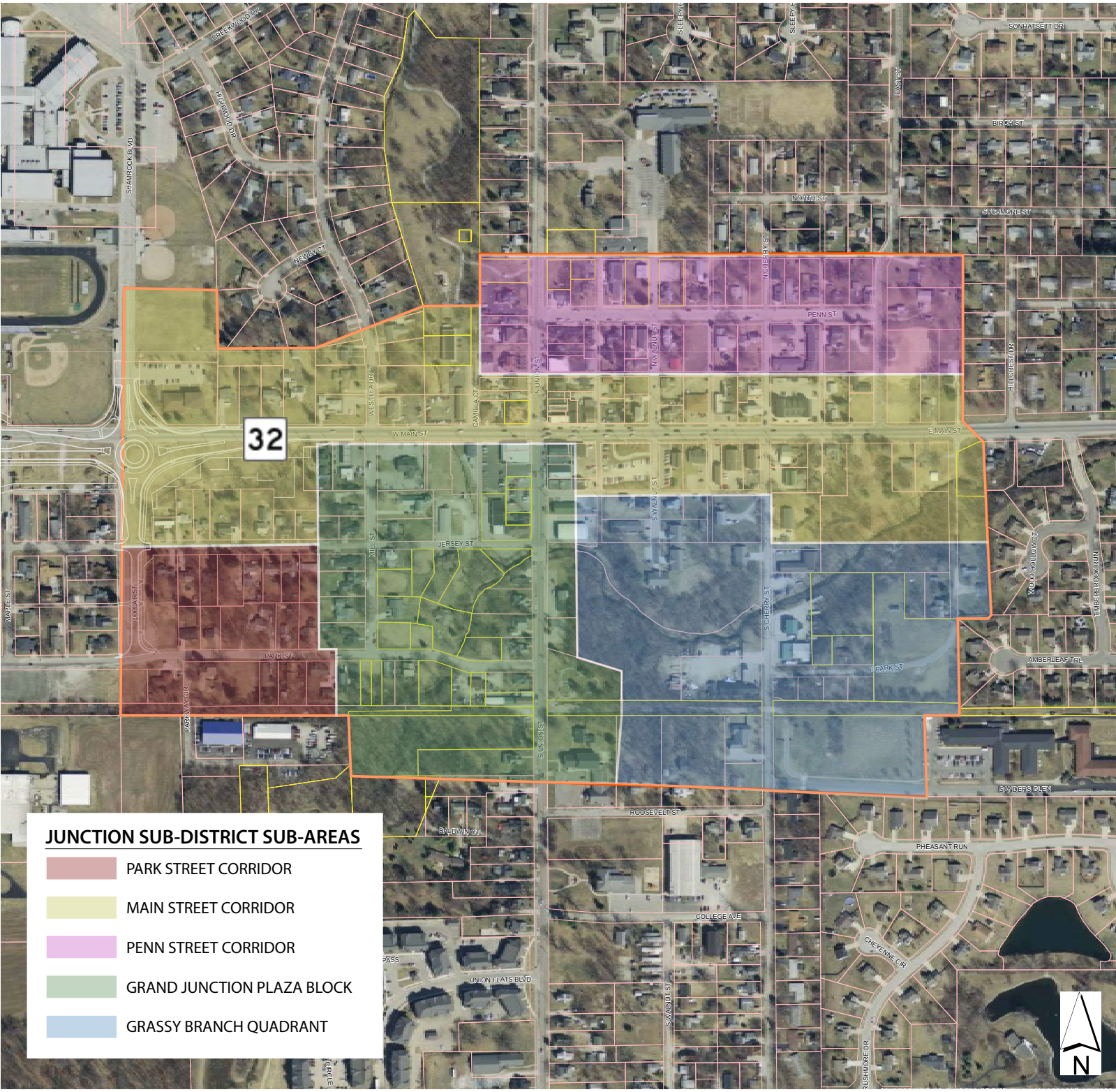
## **DEPARTMENT COMMENTS**

1. **Recommendation:** Approve the Comprehensive Plan amendment and certifying it to the Council for adoption.
2. If any Plan Commission member has questions or concerns prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or [jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov).

# Grand Junction Sub-Districts







**JUNCTION SUB-DISTRICT SUB-AREAS**

- PARK STREET CORRIDOR
- MAIN STREET CORRIDOR
- PENN STREET CORRIDOR
- GRAND JUNCTION PLAZA BLOCK
- GRASSY BRANCH QUADRANT

## RESOLUTION NUMBER 16-106

### RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, APPROVING AN ADDENDUM TO THE WESTFIELD-WASHINGTON TOWNSHIP COMPREHENSIVE PLAN

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

**WHEREAS**, the Council has the duty and authority to review, amend and approve amendments to the Comprehensive Plan adopted and certified by the Westfield Advisory Plan Commission; and,

**WHEREAS**, an amendment has been approved and certified to the Council, the merits reviewed and considered by this Council.

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

- Section 1.** That the Council hereby adopts the addendum attached hereto and incorporated by reference herein as **Exhibit A** (the “Addendum”), as an amendment to the Westfield-Washington Township Comprehensive Plan.
- Section 2.** That the Economic and Community Development Department is ordered to amend the Comprehensive Plan to conform to this Addendum. All acts done to create and implement this Addendum to the Comprehensive Plan are hereby ratified.
- Section 3.** This Resolution shall be in full force and effect immediately.

[THE REMAINDER OF THIS PAGE IS BLANK INTENTIONALLY;  
SIGNATURE PAGES FOLLOW.]



ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_ DAY OF \_\_\_\_\_, 2016.

WESTFIELD CITY COUNCIL

**Voting For**

**Voting Against**

**Abstain**

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
Steven Hoover

\_\_\_\_\_  
Steven Hoover

\_\_\_\_\_  
Steven Hoover

\_\_\_\_\_  
Robert L. Horkay

\_\_\_\_\_  
Robert L. Horkay

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Robert L. Horkay

\_\_\_\_\_  
Mark F. Keen

\_\_\_\_\_  
Mark F. Keen

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Mark F. Keen

\_\_\_\_\_  
Charles Lehman

\_\_\_\_\_  
Charles Lehman

\_\_\_\_\_  
Charles Lehman

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

ATTEST:

\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer

This document prepared by:  
Jesse M. Pohlman | Senior Planner, City of Westfield  
2728 East 171<sup>st</sup> Street, Westfield, IN 46074 | (317) 804-3170

I hereby certify that **RESOLUTION 16-105** was delivered to the Mayor of Westfield on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_ m.

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **RESOLUTION 16-105**  
this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

I hereby VETO **RESOLUTION 16-105**  
this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
J. Andrew Cook, Mayor

\_\_\_\_\_  
J. Andrew Cook, Mayor

This document prepared by:  
Jesse M. Pohlman | Senior Planner, City of Westfield  
2728 East 171<sup>st</sup> Street, Westfield, IN 46074 | (317) 804-3170



## **EXHIBIT A: JUNCTION SUB-DISTRICT ADDENDUM**

SEE FOLLOWING PAGES.

# GRAND JUNCTION ADDENDUM

## SUB-DISTRICTS OF THE GRAND JUNCTION





---

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

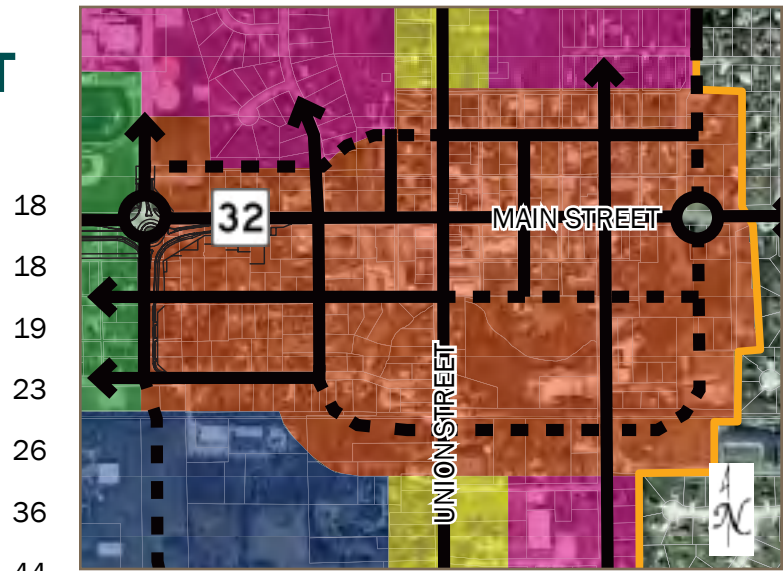
# CHAPTER 2:

## JUNCTION SUB-DISTRICT

### CHAPTER CONTENTS

|                                                |    |
|------------------------------------------------|----|
| Introduction                                   | 18 |
| Sub-District Vision                            | 18 |
| Sub-Area Vision                                | 19 |
| Land Uses                                      | 23 |
| Amenities                                      | 26 |
| Access & Circulation                           | 36 |
| Parking                                        | 44 |
| Outdoor Storage, Display and Dining            | 47 |
| Landscaping Standards                          | 48 |
| Signage Standards                              | 52 |
| Lighting Standards                             | 55 |
| General Design Requirements                    | 56 |
| Park Street Corridor Design Requirements       | 60 |
| Penn Street Corridor Design Requirements       | 60 |
| Main Street Corridor Design Requirements       | 61 |
| Grand Junction Plaza Block Design Requirements | 63 |
| Grassy Branch Quadrant Design Requirements     | 64 |
| Template Ordinance                             | 64 |

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



## INTRODUCTION

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

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

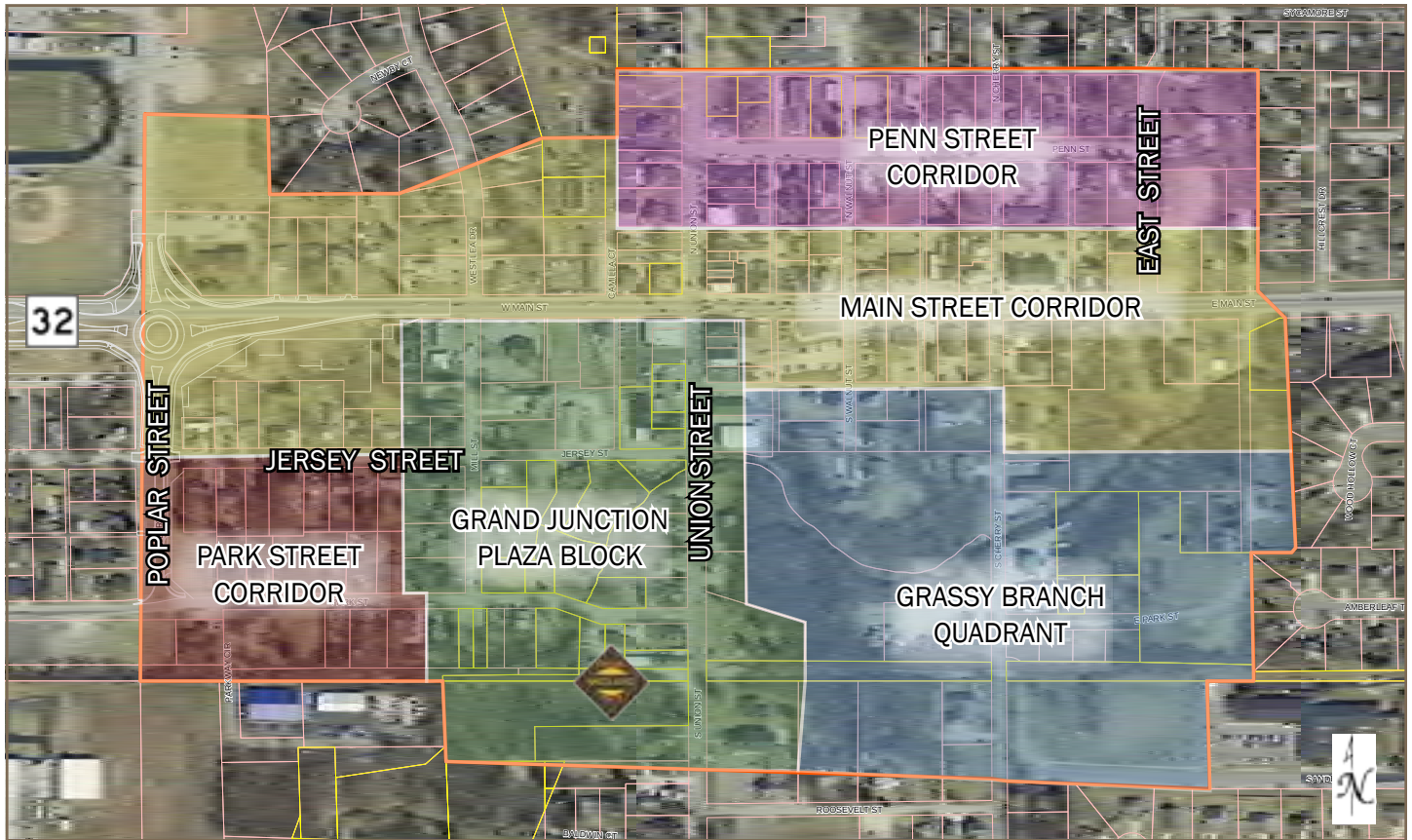
As shown in [Figure 2.1: Junction Sub-District \(orange area\)](#), the Junction Sub-District centers on Union Street and Main Street. The sub-district extends from just north of Penn Street to just south of the future Mill Street extension and Midland Trace Trail; and then extends from Poplar Street/Shamrock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

## SUB-DISTRICT VISION

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



Figure 2.2: Junction Sub-District Sub-Areas



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

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

## SUB-AREA VISION

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

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

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

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

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

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



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



Figure 2.3.C (Source: Department Photo)



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

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

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

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

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

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

Figure 2.4: Existing Main Street Buildings

Figure 2.4.A (Source: Department Photo)



Figure 2.4.B (Source: Department Photo)





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

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

*Figure 2.5: Existing Penn Street Corridor Examples*

*Figure 2.5.A (Source: Department Photo)*



*Figure 2.5.B (Source: Department Photo)*



*Figure 2.5.C (Source: Department Photo)*



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

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

*Figure 2.6: Union & Penn Intersection*

*Figure 2.6.A (Source: Department Photo)*



*Figure 2.6.B (Source: Department Photo)*



*Figure 2.6.C (Source: Department Photo)*



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

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

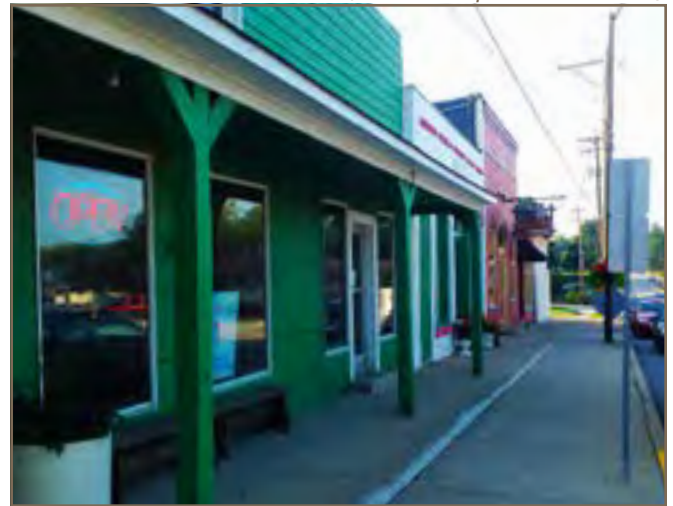
The plaza provides key connections with intersecting trail systems and is designed to engage within the plaza while also embracing its surroundings (see [Figure 2.7: Plaza Site Framework](#)). As a result, the block surrounding the plaza warrants special attention to ensure the redeveloped built environment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

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

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



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



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

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

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





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

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

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



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

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

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

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

## LAND USES

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

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

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

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

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

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

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

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

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



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



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

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

*Figure 2.12.B*

(Source: [www.mycobblecreekapartments.com](http://www.mycobblecreekapartments.com))



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

*Figure 2.13: Example Detached Residential*  
*Figure 2.13.A (Source: [www.funcityfinder.com](http://www.funcityfinder.com))*





Figure 2.13.B (Source: Department Photo)



Figure 2.13.C (Source: Department Photo)



Figure 2.13.D (Source: Department Photo)



Figure 2.13.E (Source: Department Photo)



Figure 2.13.F (Source: Department Photo)



Figure 2.13.G (Source: Department Photo)



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

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

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

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

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

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

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

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



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

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

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

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

## AMENITIES

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

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

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



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

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

*Figure 2.15: Example Public Spaces*

*Figure 2.15.A (Source: Department Photo)*



*Figure 2.15.B (Source: Department Photo)*



*Figure 2.15.C (Source: Department Photo)*



*Figure 2.15.D (Source: Department Photo)*



*Figure 2.15.E (Source: Department Photo)*





Figure 2.16: Grand Junction Plaza

(Source: Land Collective)

Figure 2.16.A: Site Plan



Figure 2.16.B: Wetland Amphitheater



Figure 2.16.C: Aerial View Looking Northwest



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

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

*Figure 2.16.C: Jersey Street + Plaza*



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

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

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

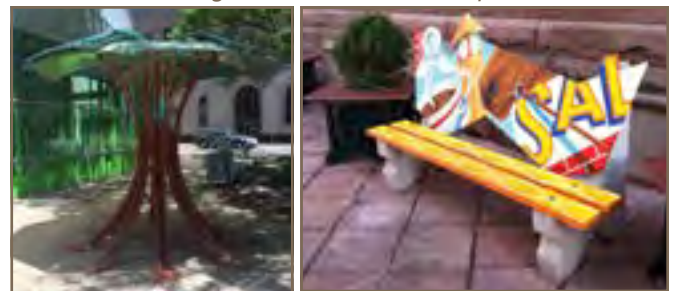
Public art integrated into public and private spaces will create a distinct and unique character that is welcoming and safe for pedestrians, including residents and first time visitors of our community. Additionally, public art encourages pedestrians to explore the downtown environment. The theme for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

*Figure 2.17: Example Public Art*

*Figure 2.17.A (Source: Department Photo)*



*Figure 2.17.B (Source: Department Photo)*



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

Figure 2.17.C (Source: Department Photo)



Figure 2.17.D (Source: Department Photo)



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

Figure 2.18: Public Infrastructure Examples

Figure 2.18.A (Source: Department Photo)



Figure 2.18.B (Source: Department Photo)



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



The goals of this plan are to:

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

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

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

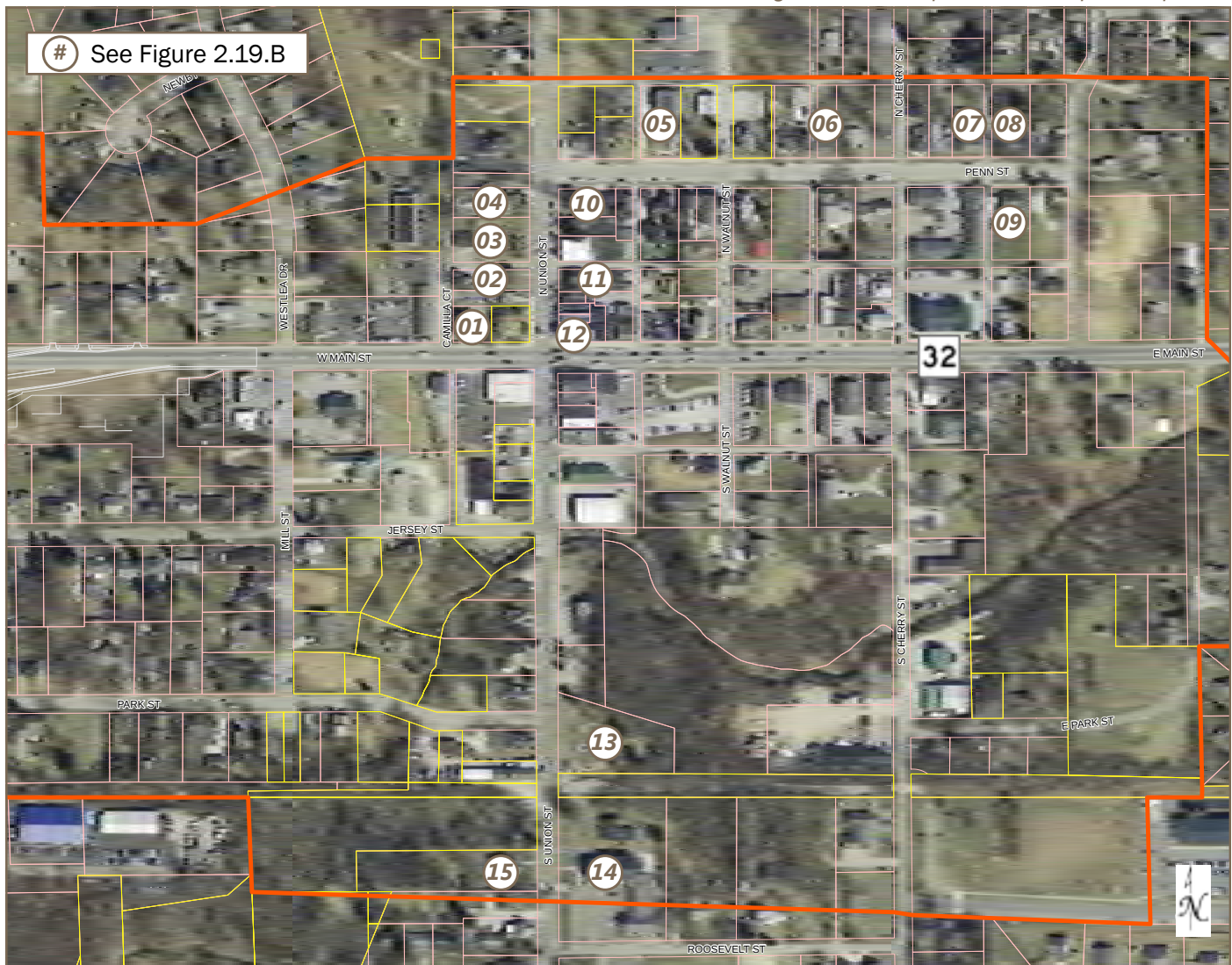
As further detailed herein, several sub-areas of this sub-district emphasize the community's "village" or "old town" areas. Even if buildings don't have a historical significance, in the traditional sense, a priority should still be given to emphasize that new and maintained existing buildings are authentic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

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



Figure 2.19: Existing Interim Report Properties within Sub-District

Figure 2.19.A: Map of Interim Report Properties



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

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

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

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

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

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



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



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



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



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



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



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





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



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



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



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



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



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



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



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



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

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

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

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

*Figure 2.20: Historical Story-Telling Examples*

*Figure 2.20.A (Source: Department Photo)*



*Figure 2.20.B (Source: [www.associationforpublicart.org](http://www.associationforpublicart.org))*



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

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

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

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



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

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

Figure 2.21: Detention Area & Phasing



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

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

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

Figure 2.22: Trails & Greenways Exhibit

Figure 2.22.A: Midland Trace Trail

(Source: dwna.org)

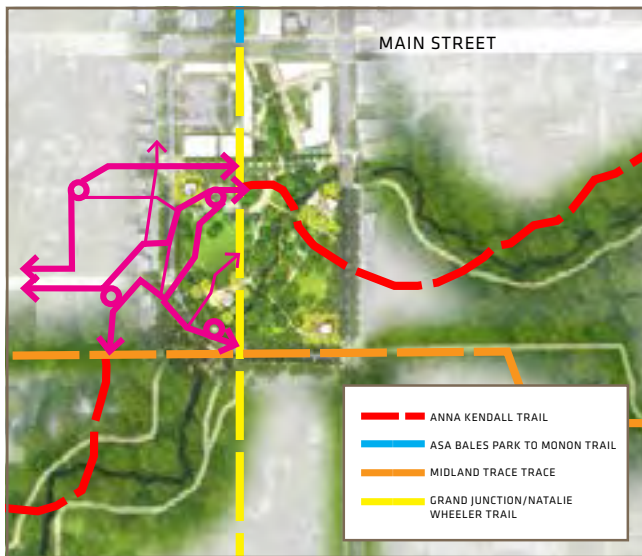


Figure 2.22.B: Grand Junction Trail

(Source: Department Photo)



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



## ACCESS & CIRCULATION

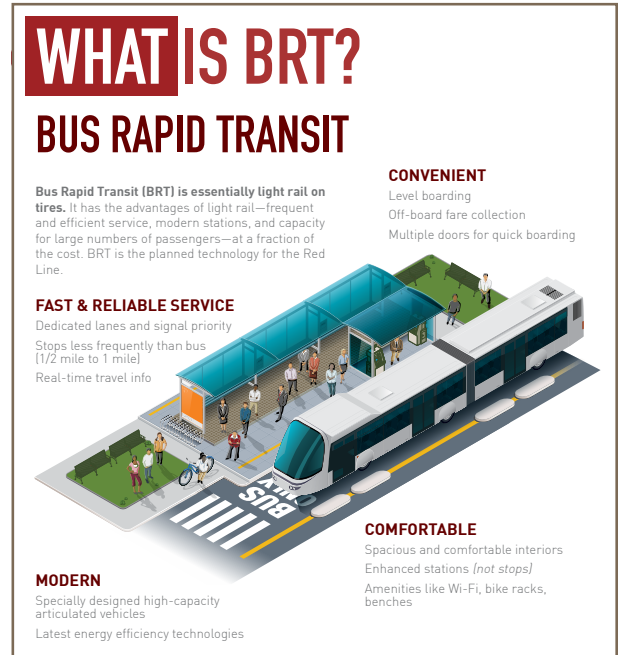
### A. Mass Transit

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

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

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

Figure 2.23: Bus Rapid Transit (Source: IndyConnect)



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

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

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

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



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

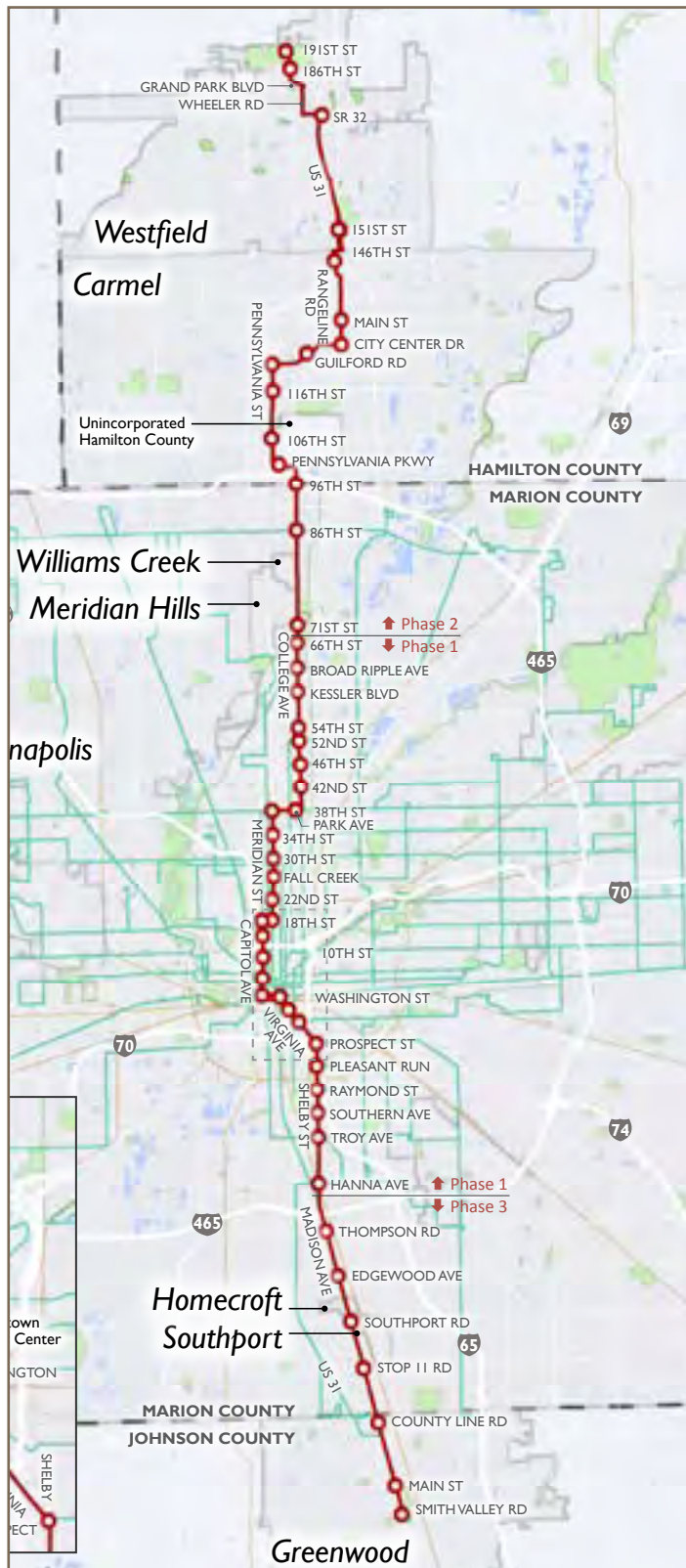


Figure 2.25: Examples of Local Bus Service



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

## B. Rights-of-Way & Alleys:

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

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

Figure 2.26: Street Cross-Sections

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

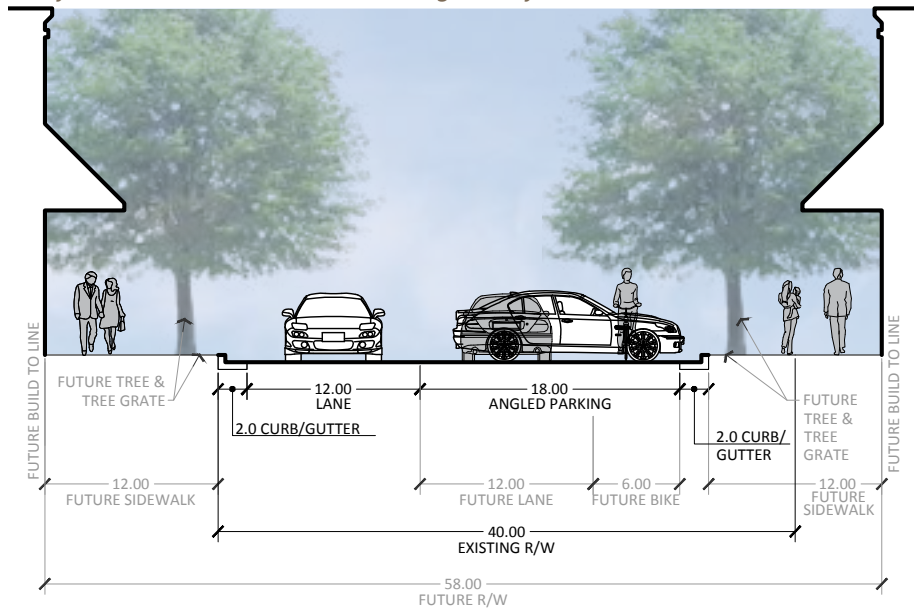


Figure 2.26.B: Right-of-Way with Existing Structures Setback (e.g., Park Street, Penn Street)

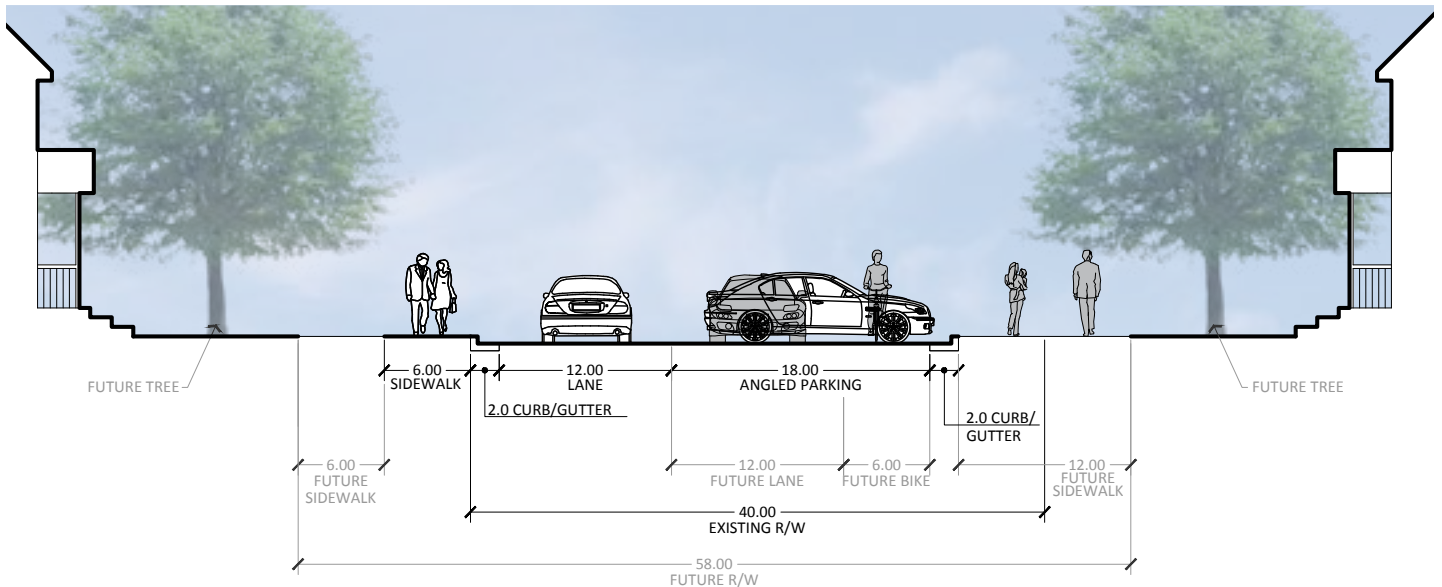


Figure 2.26.C: Jersey Street Right-of-Way Abutting Grand Junction Plaza

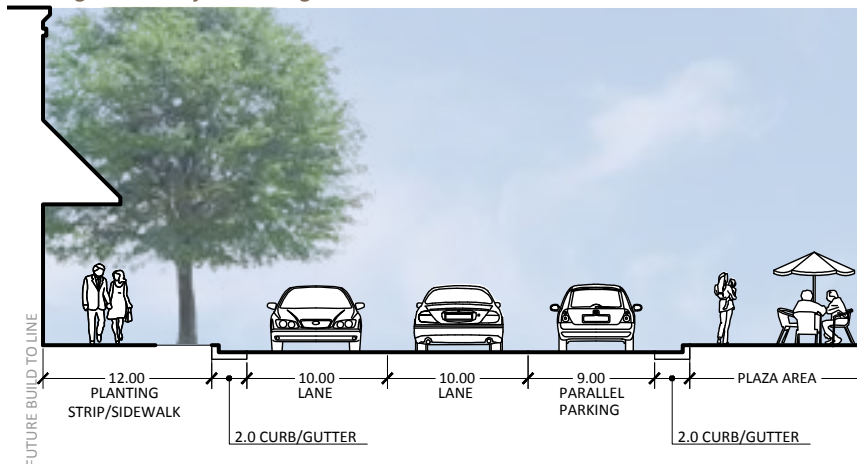
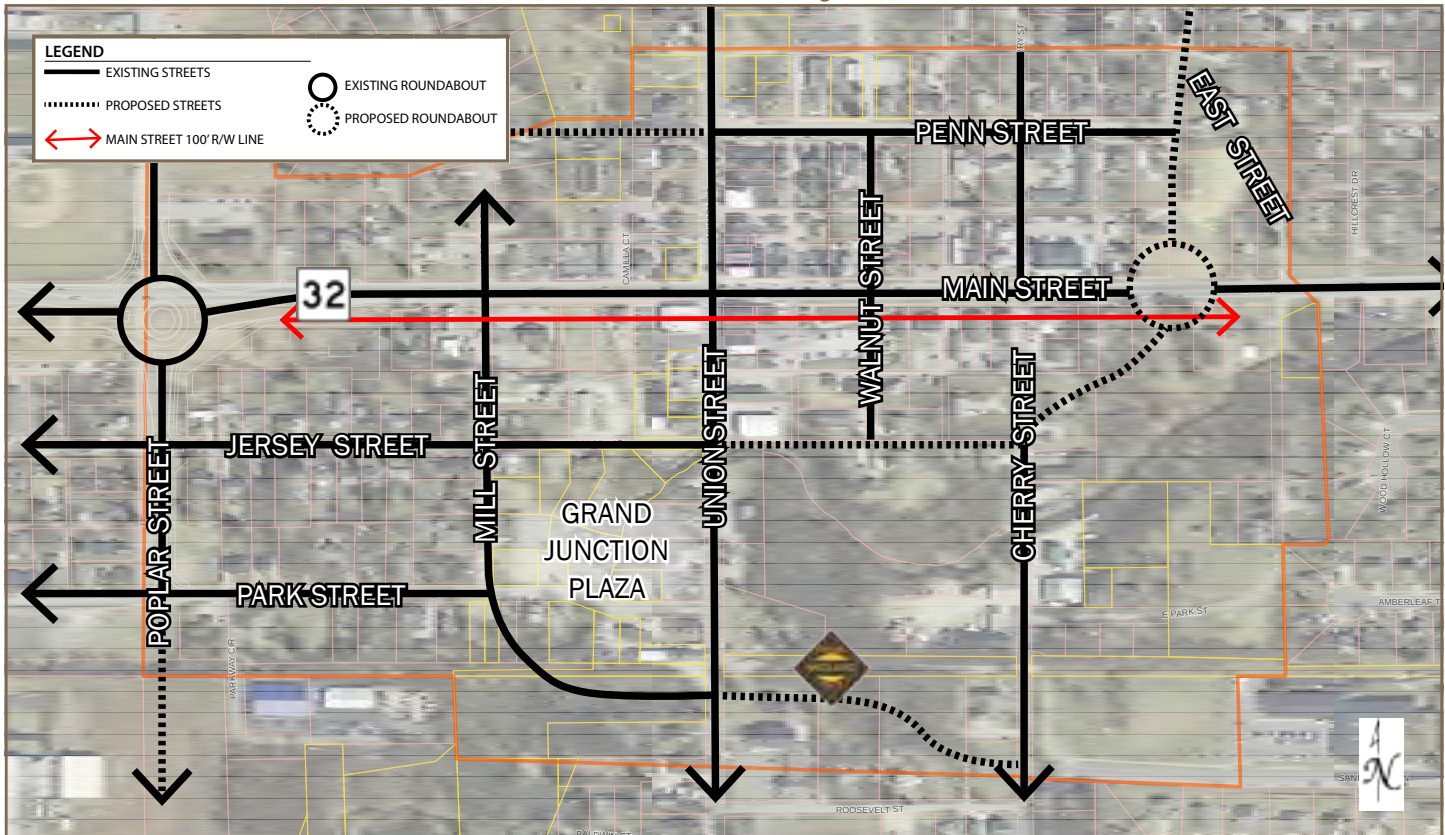




Figure 2.27: Junction Sub-District Street Network Exhibit



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

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

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

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

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

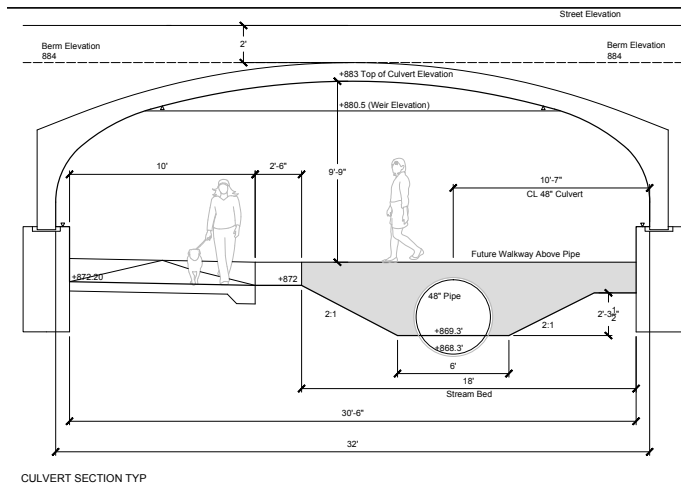
[Figure 2.26: Street Cross-Sections](#) is a series of cross-section scenarios that are appropriate for streets within this sub-district based on right-of-way widths that currently exist and that may need to be expanded.

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

All street rights-of-way shall be dedicated to the City pursuant to the Westfield Thoroughfare Plan and this addendum.

- 3. Mill Street:** As noted elsewhere in this chapter (see page 35), the Mill Street extension from Park Street to Union Street is anticipated to start Spring 2015 and be completed Fall 2016. The extension (see [Figure 2.28 Mill Street Pedestrian Tunnel](#)) includes the construction of the pedestrian tunnel/culvert under Mill Street for the Grassy Branch Trail and Midland Trace Trail (see [Figure 2.29: Mill Street Cross-Section](#)).

Figure 2.28 Mill Street Pedestrian Tunnel



Pedestrian connectivity includes increased pedestrian accessibility through the implementation of wider sidewalks, mid-block pedestrian crossings, intersection sidewalk bulb-outs, table speed bumps (where appropriate), bicycle parking amenities, shorter blocks and accessible ramps at crossings (see [Figure 2.30: Example Pedestrian Connectivity Amenities](#)).

Figure 2.30: Example Pedestrian Connectivity Amenities

Figure 2.30.A (Source: Department Photo)

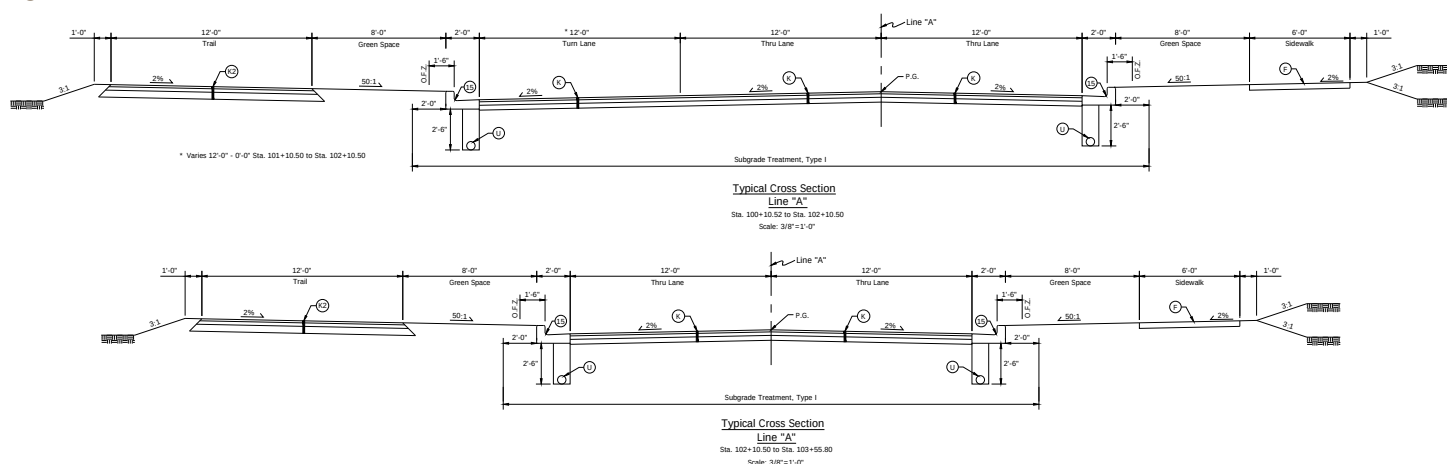


Figure 2.30.B (Source: www.nacto.org)



**C. Pedestrian Connectivity:** A priority within this sub-district is compactness, connectivity, and walkability with the intent to attract people. As a result, typical suburban prototypes of new buildings and site designs should not be permitted. Rather, features such as adjacent surface parking, drive-through lanes, lack of sidewalks, front entrances from parking areas rather than public realms, and the like are strongly discouraged.

Figure 2.29: Mill Street Cross-Section





Pedestrian pathways and crossings, whether public or private, shall be delineated (e.g., pavers, striping, edging, material) and distinguished from vehicular surfaces (see [Figure 2.31: Delineated Pedestrian / Raised Crossing](#)).

Additionally where appropriate, landscaping, street furniture, planters, walls, etc. should be used to further separate pedestrian spaces from vehicular spaces to create a safe environment for pedestrians.

*Figure 2.31: Delineated Pedestrian / Raised Crossing*  
*Figure 2.31.A (Source: www.nacto.org)*



*Figure 2.31.B (Source: Department Photo)*



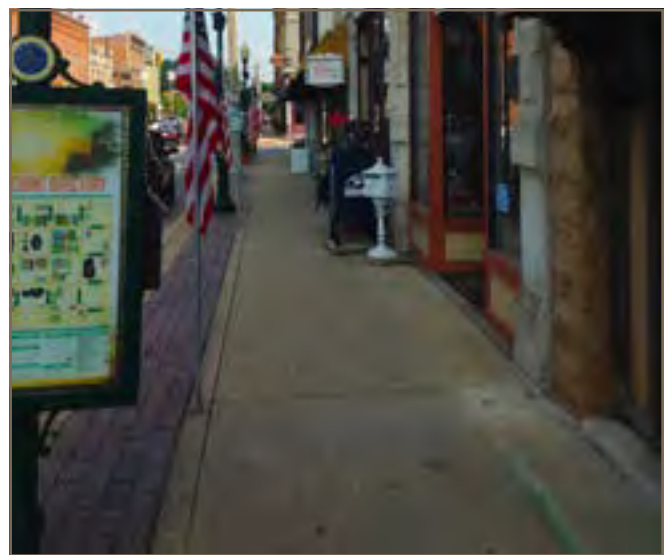
Public Spaces between buildings and the curb should generally include a wider pedestrian sidewalk (e.g., up to fifteen (15) feet wide on primary pedestrian streets and ten (10) feet wide on secondary pedestrian streets) that can accommodate: (i) a five (5) to six (6) foot wide unobstructed walking area; (ii) a two (2) to three (3) foot wide area for related street furniture and amenities (e.g., display space, outdoor dining)

abutting the building; and (iii) a two (2) to three (3) foot area abutting the curb for trash, street lights, signs, and then street trees where sidewalk widens (see [Figure 2.32: Example Public Sidewalk Space](#) and also [Figure 2.26: Street Cross-Sections](#)).

*Figure 2.32: Example Public Sidewalk Space*  
*Figure 2.32.A (Source: Department Photo)*



*Figure 2.32.B (Source: Department Photo)*



**D. State Highway 32 Corridor:** A priority action item of the Grand Junction Implementation Plan is to formalize a position with the Indiana Department of Transportation (INDOT) regarding a potential State Highway 32 expansion through Grand Junction. In addition to providing guidance to INDOT for the community's desired design, formalizing a position as a policy further provides guidance for future development that abuts the Main Street corridor (e.g., setbacks, design, building orientation). The following is intended to establish the community's position with regard to the State Highway 32 expansion through downtown.

1. **Preferred Alternative:** As summarized in the Grand Junction Implementation Plan, a Main Street Corridor Study was completed by American Structurepoint, Inc. in 2010, which recognized the required balance for Main Street to serve both regional and local needs. The vision of the community is a Grand Junction District that is a vibrant, walkable, mixed-use district where people can live, work, and shop, with much of the redevelopment effort anticipated to be concentrated along the Main Street corridor. As an integral part of the Grand Junction District, the Main Street corridor will have direct impacts on the success of this vision.

The purpose of the study was to identify and evaluate transportation improvement alternatives for the corridor as a regional thoroughfare, while also supporting the local redevelopment efforts, and the study concluded with a preferred alternative.

It is hereby established that the policy of the City is to generally adopt the recommended preferred alternative as depicted in [Figure 2.34: Preferred Alternative](#). Where possible, limiting left turns is desirable to increase efficiency of traffic moving through downtown, while also minimizing potential conflict points with pedestrians. In addition, a priority in the design of this corridor and other rights-of-way is for utility lines to be buried.

2. **Width and Location:** The preferred cross-section requires a right-of-way width of one hundred (100) feet (see [Figure 2.35: Preferred Alternative Cross-Sections](#)). The existing right-of-way width is approximately seventy (70) feet. As a result, consistent with the historic asset and character provisions herein, the recommendation is for the right-of-way to be expanded to the south, maintaining the existing north right-of-way line of Main Street. As such, new (re)development should dedicate this additional right-of-way and design building setbacks and public right-of-way improvements (sidewalks, lighting, street furniture) accordingly.
3. **On-Street Parking:** In addition, an emphasis that needs to be taken into consideration at the time of the final design and construction is for on-street parking and safe pedestrian crossings. On-street parking should be permitted on Main Street, even if only permitted during non-peak hours.
4. **Pedestrian Crossings:** Safe pedestrian crossings, particularly during community events and peak tourism seasons, is mandatory to ensure safe pedestrian crossing between the north and south sides of Main Street. Crossings should not only meet safety design criteria, but care should be given in the final design to ensure the crossing provides a welcome and aesthetically-sensitive environment (see [Figure 2.36: Enhanced Pedestrian Crossings](#)). Options to better facilitate pedestrian crossing could include increased pedestrian cycles, scramble (Barnes Dance) lights, or split phase.  
  
The primary pedestrian crossing that has been identified is the crossing of a realigned Grand Junction Trail at Union Street (see page 35). As a result, pedestrian traffic should be channeled and re-directed to Union Street with a wider, at grade crossing.
5. **Curb Cuts:** No new curb cuts onto Main Street should be permitted. Existing curb cuts should be removed upon redevelopment with vehicular access to properties via other streets or alleys.



Figure 2.34: Preferred Alternative  
(Source: Main Street Corridor Study)



Figure 2.35: Preferred Alternative Cross-Sections  
Figure 2.35.A: Cross-Section with Median

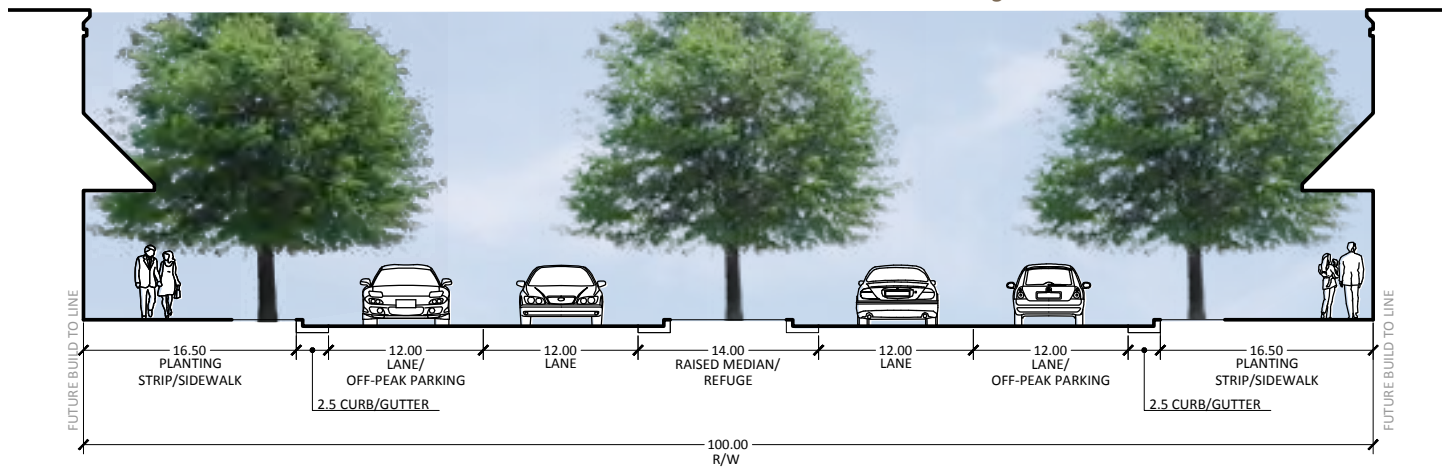


Figure 2.35.B: Cross-Section with Turn Lane

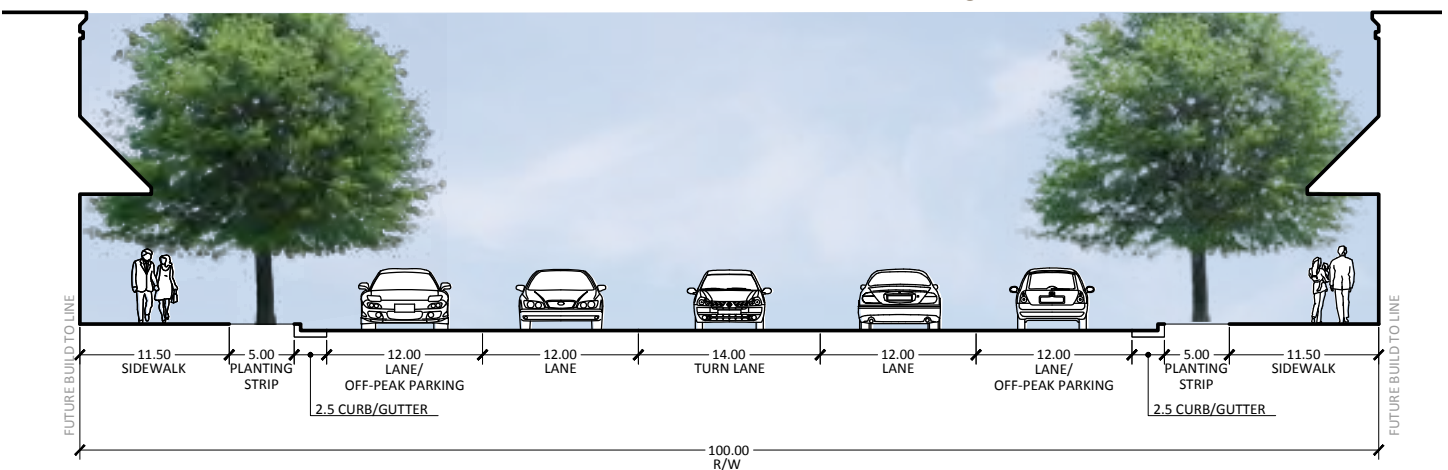


Figure 2.36: Enhanced Pedestrian Crossings

Figure 2.36.A (Source: [www.nacto.org](http://www.nacto.org))Figure 2.36.B (Source: [www.urbanindy.com](http://www.urbanindy.com))

## PARKING

The City's existing parking requirements are conventional for a suburban community and don't necessarily fit the needs of downtown. On-street parking is generally encouraged within the public right-of-way, while flexibility for off-street parking requirements within this sub-district should be provided. Parking requirements should be flexible, respond to market conditions, and address the intended mix of land uses, both short and long term, as development occurs within the sub-district.

In the more dense sub-areas (e.g., Main Street Corridor and Grand Junction Plaza Block) and in close proximity to public transportation hubs, on-site parking and parking structures should be required. In other sub-areas, parking requirements could allow for the ability to be waived or modified as parking is otherwise being provided within proximity of the site (e.g., parking located within four hundred (400) feet for patrons and seven hundred (700) feet for employees).

**A. Overarching Parking Policies:** The overarching parking policies for this sub-district include:

1. **Sharing Parking:** Minimize exclusive-use parking so that the value of public and private investment in surface and structure parking can be maximized.
2. **Convenient:** Ensure parking is conveniently located and accessible to encourage visitors and residents to be able to park once in downtown and be to walk to multiple destinations.
3. **Accessible:** Provide parking throughout the sub-district that supports mass transit and enhances pedestrian circulation.

**B. Basic Parking Policies:** The following sets forth the basic policies that should be considered as development and redevelopment is proposed within the sub-district:

1. **Park Street Corridor:** Off-street parking requirements should not be required, or at least should be minimal, for uses within this sub-area.
2. **Penn Street Corridor:** Some, but minimal, off-street parking should be required for uses within this sub-area.
3. **Other Sub-areas:** Off-street parking should be required within all other sub-areas. Off-street parking should be located to the rear and/or interior of buildings with minimal frontage along public streets; however, parking should be readily signed for ease of access and circulation.
4. **On-Street Parking:** On-street parking should not be counted toward individual site parking requirements, rather on-street parking is intended to supply needs for normal residential and visitor use while also offsetting lower parking standards for surrounding uses.
5. **Shared Parking:** On-site surface parking with more than ten (10) parking spaces should remain open for use of the public, as non-exclusive, at least during non-peak hours of the use.
6. **Structured Parking:** Structured parking may be available for exclusive or non-exclusive use.



**C. Parking Strategy:** In order to develop a broader parking plan for the sub-district, the City engaged a parking consultant in September 2015 to perform a parking study of the sub-district area to assist and complement the City’s planning efforts. As of the adoption of this chapter, that study was in progress; however, the scope of the study set forth its completion in a phased approach as follows:

1. **Phase One:** This phase is the initial parking supply and demand analysis, as well as shared parking analysis. The parking supply/demand inventory and analysis will be conducted, in addition to measuring the overall parking supply and occupancy during a typical day.

Potential shared-use opportunities will be identified and incorporated into the analysis. Current and future conditions will be projected which will pinpoint the actual parking issues and where potential issues will occur in the future as proposed future developments are brought on-line.

This analysis will provide the starting point and baseline from which to develop solutions for mitigating current and future parking issues.

2. **Phase Two:** This phase will be an analysis of alternatives that will build upon the knowledge developed in the first phase and include management strategies. This includes actual current parking conditions as well as projected future parking conditions.

Alternative solutions for mitigating current and future parking issues will be developed. The potential solutions will be evaluated and ranked using a weighted-value matrix that will be created mutually with the client. This way, the final selections of preferred alternatives will reflect community parking-related values.

3. **Phase Three:** This phase would be outside of the initial analysis, but is the next step to preliminarily plan for potential new parking facilities that would include potential sites, qualitative criteria, phasing, costs and funding mechanisms (such as development impact fee assessed on vehicle trips or a parking in lieu fee).

**D. Parking Design:** The design of parking areas is critical to the success of the sub-district, both for aesthetics and functionality. The parameters below are intended to promote efficient use of limited parking supply while ensuring that parking does not dominate or detract from the public spaces and is appropriately designed for pedestrian circulation.

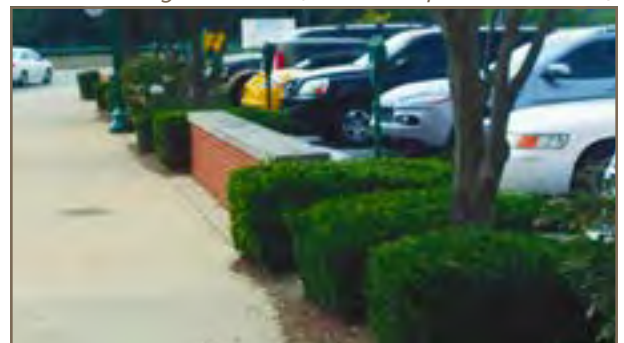
1. **Parking Structures:** In general, multi-story, above ground parking structures should have a retail and service industry presence at the street level. Parking structures may be incorporated into mixed use buildings or they may be stand-alone buildings as long as the street-level expectations are met. Structures should be architecturally consistent and compatible with nearby and adjacent buildings and should not contain visible parking areas (aside from access points), security grills, or other parking security methods.
2. **Surface Parking:** Surface parking areas may provide for short or long term parking solutions; however, long term surface parking areas will require greater sensitivity to location (limited street frontage); design (softened with landscaping, walls and fences); and, separation from pedestrian activity (see [Figure 2.37: Surface Parking Treatment](#)).

*Figure 2.37: Surface Parking Treatment*

*Figure 2.37.A (Source: Department Photo)*



*Figure 2.37.B (Source: Department Photo)*



Surface parking areas should not be allowed to be located between a structure and the Main Street right-of-way nor between a structure and any right-of-way abutting Grand Junction Plaza.

All surface parking areas, even if temporary, should be paved or equivalent (e.g., porous pavers) and landscaped. Larger parking areas should be broken up into smaller areas to reduce the overall area of paving and promote a friendlier pedestrian environment.

3. **Bicycle Parking:** Each principal building within the sub-district should include bicycle parking spaces/racks in order to accommodate and encourage bicycle use within the Grand Junction District. To the extent reasonable, consideration should be given to incorporate creative bicycle racks to function as public art, or as part of public infrastructure improvements.

*Figure 2.38: Bicycle Rack Examples*

*Figure 2.38.A (Source: Department Photo)*



*Figure 2.38.B (Source: columbusparksfoundation.org)*



*Figure 2.38.C (Source: Land Collective)*



- E. **Service and Loading Areas:** Service and loading berths should be oriented in a manner so that they are not visible from streets or trails (hereinafter, “rights-of-way”), but rather from interior loading areas or alleys.

1. **Screening:** Screening should include opaque walls or fences and should be consistent with the architecture and materials of the associated building. Screening should be used to minimize visibility from all rights-of-way and adjacent properties. If appropriate to the context of the site, then landscaping should be considered to help soften the visual impact of a screen wall or fence.

Elements such as meter boxes, utility conduits, roof projections such as vent and exhaust pipes, and basement window enclosures should be designed and located so as to minimize their visibility and visual impact.

2. **Dumpster Enclosures:** The City’s zoning standards for screening trash receptacles and compactors, pallet storage and recycling areas, and other similar facilities should be applied within this sub-district. In addition, a roof which is architecturally-consistent with the architecture of the associated building should be considered when abutting structures in excess of two-stories (see [Figure 1.4: Architecturally-Consistent Dumpsters](#)).

Exceptions for dumpsters and other similar containers (e.g., walk-in freezers) may be appropriate if not visible from rights-of-way (e.g., located along alleys and/or within building recesses) (see [Figure 2.39 Example Alley](#)).

*Figure 2.39 Example Alley  
(Source: Department Photo)*





## OUTDOOR STORAGE, DISPLAY AND DINING

**A. Outdoor Storage:** The City's zoning standards for outdoor storage (Article 6.12 of the Unified Development Ordinance) should be applied within this sub-district. The temporary storage of material inherent to serving the business's needs of products and deliveries (e.g., pallets) should be restricted to within buildings or screened from adjacent properties (e.g., within an enclosure for dumpsters or other similar receptacles).

**B. Outdoor Displays:** Outdoor displays in the downtown can create an interesting shopping environment that engages pedestrians and supports the business. As summarized herein (see page 26), outdoor displays enhance Public Spaces and attract people; however, outdoor displays can also result in a cluttered and unattractive appearance and create obstructions for pedestrians. If deemed appropriate, then a permitting process should be considered to effectively regulate outdoor displays.

The following provides guidance for outdoor displays within this sub-district, which are encouraged and supported if the following criteria are implemented (see also [Figure 2.32: Example Public Sidewalk Space](#)):

- ▶ Items displayed are limited to the merchandise sold by the business.
- ▶ Displays are located within the business's frontage and immediately adjacent to the building.
- ▶ Displays located adjacent to or in a right-of-way should maintain a minimum unobstructed sidewalk width of five (5) to six (6) feet and be a maximum depth of two (2) feet. Display would be subject to the appropriate encroachment permits if located within the right-of-way.
- ▶ Unobstructed access shall be provided to all building entrances, curb ramps, and fire access, including at least a two-foot linear clearance on each side of a building entrance.
- ▶ Materials and colors used for shelves, racks, easels and similar supports for displayed items

shall complement the architectural style and colors used on the adjacent building façade.

- ▶ Displays must be maintained in an orderly appearance and displayed only during hours of operation for the associated business and shall be removed at the close of each business day.
- ▶ Outdoor displays shall be secured to prevent movement. However, they may not be permanently anchored to the right-of-way nor attached or affixed to any public tree, sign or similar fixture.
- ▶ In no case shall the location of the display occur within an area required for vehicular circulation, parking or loading, or emergency vehicle access.
- ▶ Maximum display area restrictions should be implemented based on a ratio of the business's street frontage.

*Figure 2.40 Outdoor Display*

*Figure 2.40.A (Source: onemorefoldedsunset.com)*



*Figure 2.40.B (Source: Department Photo)*



**C. Outdoor Dining:** As summarized herein (see page 26), outdoor dining spaces enhance Public Spaces and attract people. The City's zoning standards for Outdoor Cafe and Eating Areas (Article 6.13 of the Unified Development Ordinance) should be applied within this sub-district.

*Figure 2.41 Outdoor Dining Spaces*  
*Figure 2.41.A (Source: Department Photo)*



*Figure 2.41.B (Source: Department Photo)*



*Figure 2.41.C (Source: Department Photo)*



In addition, the following guidelines should be considered:

- ▶ Outdoor dining areas abutting non-restaurant uses should consider barriers or screening to minimize the impact on adjoining properties.
- ▶ Furniture and fixtures relating to the outdoor dining area may not be stored on the public right of way and must be removed from the sidewalk when the restaurant is closed to the public every day and/or night.
- ▶ Outdoor dining areas permitted within the right-of-way are subject to the provisions herein (see also Article 6.13 of the Unified Development Ordinance), and would be subject to the appropriate encroachment permits.
- ▶ Outdoor dining areas located adjacent to or in a right-of-way should maintain a minimum unobstructed sidewalk width of five (5) to six (6) feet. Furniture and barriers should not be secured to trees, lamp posts, street signs, hydrants or any other right-of-way infrastructure.

## LANDSCAPING STANDARDS

The City's existing landscaping standards are conventional for a suburban community and don't necessarily fit the needs of downtown. As downtown becomes more impervious, the "urban forest" becomes more important.

**A. Purpose:** According to the United States Department of Agriculture's "[Sustaining America's Urban Trees and Forests](#)" report (June 2010), urban forests enhance the physical, ecological, and cultural aspects of a community, including:

1. **Environmental:** Trees and landscaping make important contributions by reducing air pollution, ameliorating heat islands, improving hydrological conditions, sequestering carbon, and contributing to wildlife habitat. Use of drought-tolerant trees and landscaping can aide in water conservation.
2. **Economic:** Trees and landscaping can increase property values, increase commercial spending, and reduce maintenance costs of other streetscape elements.



3. **Aesthetic:** The visual characteristics of street trees and landscaping (form, color, texture) add greatly to the aesthetics of streets and can enhance the civic qualities of the public environment.
4. **Psychological:** People derive psychological benefits from symbolic and physical contact with nature provided by a green environment. A planted streetscape provides relief from an otherwise built out environment.
5. **Social:** Opportunities for new social contacts, community identity, and the opportunity to contribute to the establishment and care of a community feature are afforded by the presence of street trees and planting.
6. **Safety:** Consistent tree plantings along a street narrow the perceived width of a street, encouraging decreased vehicular speed and increased awareness of pedestrians.

**B. Street Trees:** Street trees are a critical element of the streetscape environment. Appropriate tree species selection, location and design will ensure the health of trees, enhance the character of the streetscape, and maximize public and private investment.

Street trees typically include trees planted within the public right-of-way; however, street trees could include trees planted in the front yard in corridors where space within the right-of-way is limited and building setbacks are greater (e.g., Jersey Street, Park Street). Street trees in rights-of-way should be planted in sidewalks with tree grates (minimum size of four (4) feet by (4) four feet) or other treatment, or between sidewalks and streets where planting strips of sufficient width exists.

Figure 2.42: Street Tree Streetscape Examples  
Figure 2.42.A (Source: a2dda.org)



Figure 2.42.B (Source: permatill.com)



Figure 2.42.C (Source: www.terrafirmalandarch.com)



When designing a new or renovating an existing street, utilities and other elements should be relocated where feasible to establish regular tree spacing.

**C. Abutting Street / Public Spaces:** This landscaping area generally includes a space measured from the public right-of-way to the building facade. This area could include spaces identified as public spaces (see [Figure 2.15: Example Public Spaces](#)). General standards for lot or foundation plantings, as currently established by the City's zoning ordinance, do not address the nature of development envisioned in this sub-district (with the exception of single-family detached uses in the Penn Street Corridor).

The lack of yards and increase in impervious surfaces requires the primary focus for landscaping to be within the area immediately abutting the street, where the highest pedestrian activity will occur. This area should be landscaped with vegetation and/or hardscaped. If hardscaped, then window or ground planters should be considered to enhance the building's facade and soften the streetscape. The density of trees and flowers or shrubs will depend on the setback of the building from the street, as generally illustrated in the following exhibits.

Figure 2.43: Example Landscaping  
for Buildings less than 10' from Right-of-Way  
Figure 2.43.A (Source: destinationmainstreet.com)



Figure 2.43.B (Source: Department Photo)



Figure 2.43.C (Source: lotsafunmaps.com)



Figure 2.44: Example Landscaping  
for Buildings 10' to 20' from Right-of-Way  
Figure 2.44.A (Source: Department Photo)



Figure 2.44.B (Source: Department Photo)



Figure 2.45: Example Landscaping  
for Buildings Greater than 20' from Right-of-Way  
Figure 2.45.A (Source: Department Photo)



Figure 2.45.B (Source: Department Photo)



In general, these spaces abutting the right-of-way should be enhanced with natural vegetation to the reasonable extent possible to ensure best practices for the plantings health, while also maximizing the “curb appeal” and streetscape character of the various sub-areas. The building placement will dictate whether a lawn or hardscape is more appropriate.

**D. Off-Street Parking:** Surface parking areas require greater sensitivity when located along streets to aesthetically soften and to separate from pedestrian activity (see also [Figure 2.37: Surface Parking Treatment](#)).



Figure 2.46: Additional Surface Parking Treatment  
Figure 2.46.A (Source: phila.gov)



Figure 2.46.B (Source: Department Photo)



The City's existing perimeter and interior parking area landscaping requirements should be applied. It may be appropriate to reduce interior parking area landscaping requirements for parking areas surrounded by buildings. It is also appropriate for perimeter parking area plantings to be enhanced and supplemented with fences or walls.

**E. Landscape Buffers:** In general, landscape buffers should not be required in this sub-district due to the nature of the intended mix of uses. There may, however, be instances where buffering is appropriate adjacent to existing neighborhoods (e.g., Grassy Branch Quadrant). Additionally, there may be instances where more intense aspects of a use (e.g., outdoor dining) may require screening (e.g., walls, fences, landscaping) to minimize its impact on adjacent uses.

**F. Stormwater Management:** The design of landscaped areas should consider including appropriate conditions for improved stormwater detention and infiltration and low impact development opportunities (see [Figure 2.47: Example Low Impact Design](#)).

Figure 2.47: Example Low Impact Design  
Figure 2.47.A (Source: urbanlandscapes.info)



Figure 2.47.B (Source: Department Photo)



Figure 2.47.C (Source: www.seattle.gov)



Figure 2.47.D (Source: Department Photo)



## SIGNAGE STANDARDS

The City's existing sign ordinance is generally conventional for a suburban community. The existing sign standards allow wall signs and ground signs in this sub-district (if the ground sign is located a minimum of five (5) feet from the right-of-way and setback the applicable zoning district's setback for the side and rear lot lines). In addition, the existing sign ordinance permits projecting signs in some areas of the sub-district.

The existing zoning ordinance sign standards for multi-story, mixed use or multi-tenant buildings primarily anticipate these buildings in corporate or business parks and shopping centers, not necessarily in downtown. In addition, the existing design standards in the zoning ordinance are not as restrictive as may be desired (e.g., lighting, materials) and the standards are primarily intended for vehicular traffic without an emphasis on pedestrian traffic (e.g., size and location restrictions).

This sub-district is intended to be an area of high pedestrian activity with buildings of pedestrian scale and architectural interest. This intent is important when considering the use of signs, both permanent and temporary, to ensure the pedestrian experience is enhanced and the need to identify a use is balanced with the character of the building's architecture and streetscape.

Signs that are uniquely designed and placed with respect to the pedestrian-orientation and building's architecture can positively contribute to the character of the streetscape and the pedestrian's experience in this sub-district.

As a result, the following should be considered when alternative sign standards are proposed (e.g., variance, PUD District) within this sub-district:

### A. General Guidelines:

1. Signs should be primarily oriented and scaled to the pedestrian.
2. Sign colors, materials and lighting should be restrained and harmonious with the building architecture.
3. Signs should be compatible with adjacent signs and should not compete for attention (such as using excessively bright colors or disproportionately sized letters).

4. Businesses located in alleys, courtyards or arcades, and without a primary customer entrance from the street, should be permitted to be identified from the street.
5. Signs should be durable, well-designed and act as unique expressions of the business.
6. Street numbers should be prominently displayed at the main entrance to every business, and be clearly visible from the street or alley.
7. Electronic signs should be prohibited.

### B. Wall Signs:

1. Due to the pedestrian nature, projecting raceways or pins that cause a wall sign to protrude from the wall should not be permitted. Channel letters may be flush-mounted to the building.
2. Wall sign sizes should be limited to allow for the permitted sign area to be distributed for awning or projecting/blade signs.
3. Sign heights and sign area should be limited to a pedestrian scale (e.g., 18" or 24").
4. Internally illuminated signs are not preferred; but rather externally lit with decorative (e.g., gooseneck) light fixtures.

Figure 2.48: Example Wall / Blade / Awning Signs

Figure 2.48.A (Source: hammerworks.com)



Figure 2.48.B (Source: Department Photo)





Figure 2.48.C (Source: Department Photo)



Figure 2.48.D (Source: viewpointsign.com)



Figure 2.48.E (Source: redirectionsigndesign.com)



**C. Ground Signs:** Ground signs should not be permitted within the Main Street Corridor or the Grand Junction Plaza Block. Ground signs within other sub-areas are not preferred, but should only be permitted with the following guidelines:

1. Ground signs should only be permitted for single-tenant buildings with a front yard setback in excess of twenty (20) feet.
2. The design of ground signs should be unique to the business and match the style and materials of the corresponding building.

3. Other alternative types of signs do not provide adequate identification from the street.
4. The scale and location of ground sign complements the building and adjacent properties.
5. Landscaping is integrated with the sign to soften its appearance and not create a site or visual obstruction.
6. Ground signs should not be internally illuminated or back lit.

Figure 2.49: Example Ground Signs

Figure 2.49.A (Source: Department Photos)



Figure 2.49.B (Source: Department Photos)



Figure 2.49.C (Source: Department Photo (left))



(Source: architectural-lighting-and-sign-ideas.blogspot.com (right))

**D. Projecting Signs:** Projecting or blade signs is the preferred sign type for this sub-district. Projecting signs should be positioned along the first floor level of the facade. Projecting signs may take on their own special shape, or create their own symbol within the overall facade design.

*Figure 2.50: Example Projecting Signs  
(Source: Department Photo)*



**E. Window Signs / Displays:** Window signs and displays are an important aspect to engaging pedestrians along the streetscape; however, if done poorly can negatively contribute to the intended character. The following should apply.

1. Window graphics and displays should be tasteful and minimal, and designed to be pedestrian friendly.
2. Window graphics should use high quality, durable materials to prevent flaking and fading.
3. Window graphics should reinforce the identification of the store, and not compete with wall signs or distract from the business.
4. Illuminated window signs are discouraged. Signs such as “open” that are less than four (4) square feet in sign area are appropriate to allow.
5. Window graphics and displays should create an open and inviting appearance and express the nature or “personality” of the business without obscuring visibility.
6. Merchandise may be displayed but should not be stacked in the windows for storage, resulting in

visual clutter.

7. Flashing or moving signs visible from the street through or on windows should not be permitted.

*Figure 2.51: Example Window Signs / Displays  
Figure 2.51.A (Source: archinect.net)*



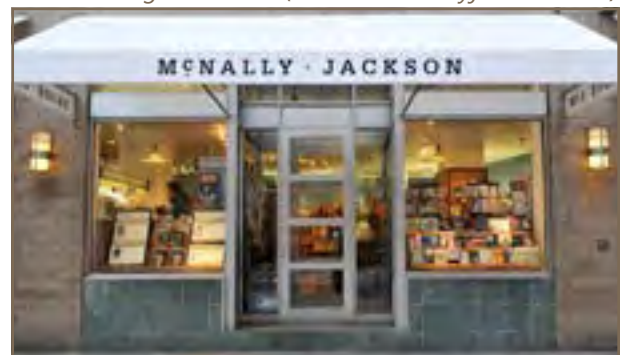
*Figure 2.51.B (Source: shelf-awareness.com)*



*Figure 2.51.C (Source: designsalononline.com)*



*Figure 2.51.D (Source: mcnallyjackson.com)*





## LIGHTING STANDARDS

The City's zoning standards for lighting (Article 6.9 of the Unified Development Ordinance) should generally be applied within this sub-district, except as noted below.

Street lighting should be provided as part of all projects, on both sides of the street when possible, and spaced approximately one hundred (100) feet apart, and be of a decorative design as established by the City. Light poles should not obstruct pedestrian circulation.

Figure 2.52: Example Street Lights

Figure 2.52.A (Source: panaramio.com)(left)

(Source: valmontstructures.com)(right)



Lighting of the building or site should be designed so that light is not directed off the site and the light source is shielded from direct offsite viewing. It is anticipated that exterior lighting will overflow to adjacent properties and rights-of-way; however, for any use abutting single-family residential uses, illumination levels should not exceed 0.5 foot candles at the property line (in accordance with the Unified Development Ordinance). The minimum amount of light possible for lighting sidewalks should be used to not wash out building facades but still maintain a safe environment.

Decorative exterior lighting is encouraged, but fixtures should be architecturally integrated with the building style, material and color. Fixtures should not obscure any building ornamentation. Rooftop lighting should be prohibited. All exterior architectural, display, decorative and sign lighting should be generated from concealed, low level fixtures.

Figure 2.52.B (Source: Department Photo)



The maximum height of light poles in parking areas should not exceed twenty-five (25) feet, in accordance with the Unified Development Ordinance; however, when light poles abut or are within ninety (90) feet of single family residential uses, then the height should not exceed fifteen (15) feet.

Figure 2.53: Example Decorative Fixtures

Figure 2.53.A (Source: kiterealty.com)



Figure 2.53.B (Source: cornerbakerycafe.com)



## GENERAL DESIGN REQUIREMENTS

The following guidelines apply to all Sub-District Sub-Areas.

### A. Franchise and Prototype Architecture:

Buildings that are stylized in an attempt to use the building itself as advertising or is contractually required as a standardized or prototype building by a use as a formula from or for another location should be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.

### B. General Architecture:

1. Street Level Architecture: The street level of a building should be designed with architecture that engages the street/sidewalk in a contextually appropriate manner, and integrates the building and landscape architecture.

#### 2. Pedestrian Scale:

- a. Pedestrian scale detailing should be incorporated on the front facade of all buildings.
- b. Particularly, the street level of building facades should incorporate a higher level of visual interest and richer architectural detailing.
- c. Overall façade composition should break the building down into smaller distinct portions to provide a small-scale impression.

#### 3. Building Composition:

- a. Building design elements should include an expression of a building base, a middle, and a top with articulated elements at the top of the first floor and the top of the building, as further described herein.
- b. The composition of all floors should be coordinated, which will usually be indicated by the alignment of upper floor windows and other features with openings and features of the first floor.

### 4. Mechanical and Electrical Elements:

Elements such as meter boxes, utility conduits, transformers, roof projections such as vent and exhaust pipes, basement window enclosures, and other mechanical systems should be designed and located so as to minimize their visibility and visual impact from rights-of-way and important view corridors.

### C. Building Materials:

1. Existing Buildings: Existing buildings include a variety of shake shingles, clapboard siding, vinyl siding, brick and stone. Renovations of existing buildings should include materials that include and complement the existing building.

2. Permitted Materials: New buildings should be faced with authentic natural materials such as wood, brick, and stone. Highly reflective materials, exterior insulation finishing systems (EIFS), vinyl siding, and concrete block should not be permitted. Precast is not preferred, though with attention to finishes and jointing, it could be considered appropriate.

3. Alternate Materials: The limited use of alternate materials (e.g., synthetic materials, fiber cement siding, vinyl siding, or other modern materials) as a secondary exterior building material may be appropriate on a case by case basis if used in the same way as traditional materials, and is consistent with an intended historical architectural style (e.g., shape, size, profile, texture matching the historical practice when these elements were used).

4. Durability: Building materials should be selected for longterm durability and minimal maintenance requirements, particularly at pedestrian levels. Less durable materials (e.g., stucco, fiber cement siding) should only be used above the first story.

5. Material Variation: The building material selection for all building facades should be supplemented with multiple colors and multiple textures (e.g., rough, smooth, striated, etc.).

6. Material Transitions: If material changes are proposed, then they should generally occur



at corners, changes of exterior planes, or be delineated by a specific horizontal transitional detail such as pronounced belt course or substantial reveal. The heavier material should always be placed beneath the lighter material.

7. **Trim Details:** Close attention should be paid to trim details such as corner beads, window and door trim, soffits and eaves, and accent surfaces to ensure a correct match to traditional wood.

**D. Four-sided Architecture:** All building facades should be constructed with the same building material quality and level of architectural detail (e.g., window number, type, and placement; trim; ornamentation) on all building facades (e.g., 360 degree architecture). Exemptions could be considered for facades along alleys or when zero-lot lines exist.

#### **E. Building Orientation:**

1. All principal buildings should face a street, with a primary entrance readily apparent as a prominent architectural feature visible from the street.
2. The front facade should provide relief for windows and surrounds, storefronts, doors and features such as coursing, pilasters and lintels.
3. When applicable, retail storefronts should be oriented along the street facade of the first floor, except for pedestrian entrances to parking areas or trails, or small entrance lobbies for upper floors.
4. Buildings should be sited so that service activities (i.e. loading docks, garages and dumpster enclosures) are not adjacent to the street or a trail. When a lot configuration requires such activities from a street, these components should be architecturally integrated into the design of the façade and screened.

#### **F. Building Entrances:**

1. Entrances should include a functional overhead weather protection such as porches, awnings or building recesses.
2. Awnings should complement the building's architectural style, material, colors and details, and be of a non-reflective material (metal or

aluminum awnings should be prohibited). Awnings should not be internally illuminated.

3. Doors and entryways should follow a traditional storefront design (usually recessed) and should be compatible with the architectural style of the structure. Other traditional elements include bulkheads, window displays and transom windows.
4. Entrances should be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the architectural style and details of the building as a whole.
5. Building entrances should be transparent and well lit at night for the pedestrian.

**G. Foundations:** Exposed foundations should be covered with masonry materials (e.g., limestone, granite, fieldstone) or architectural concrete that matches a color and texture that is historically consistent with the building's architectural style.

#### **H. Windows:**

##### **1. General Design:**

- a. All window designs should be compatible with the style, materials, color, details and proportion of the building and desired pedestrian scale.
- b. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows should be consistent with and complementary to the architectural style of the building.
- c. When a window design has been selected for a building, then the same design should be used on all facades. Use of other window designs as accents may be appropriate if consistent with the architectural style of the building.

2. **Window Trim:** Window trim and other architectural design elements designed to accent the windows should be on all windows (e.g.,

shutters, keystones, masonry arches, awnings, decorative stone frames, masonry row-lock frames, or other such trim).

3. **Shutters:** When shutters are used, they do not necessarily need to be used on all elevations. Shutters should be solid-paneled or louvered and they should be sized and mounted in a way that gives the appearance of operability and full coverage of the window.
4. **Window Materials:** Window frames should be made of wood and may have either vinyl or aluminum cladding on the exterior.

## I. **Roof Design:**

1. **Pitched Roofs:** Pitched roofs should have:
  - a. Minimum pitch of 5 (vertical units): 12 (horizontal units).
  - b. Three (3) or more roof slope planes.
  - c. High quality roofing materials such as natural clay tiles, slate, concrete tiles (with natural texture and color), wood shakes or shingles (with adequate fire protection), three-dimensional asphalt or fiberglass shingles.
2. **Flat Roofs:** Flat roofs should be:
  - a. Edged by a parapet wall with a distinct, three-dimensional cornice or molding.
  - b. Fully integrated into the architectural design of the building both below and above the roofline to create a seamless design transition (e.g., it should not be readily evident what portion of the wall extends above the roof line).
  - c. The rear of parapet walls should not be visible from the street level and should be designed with color, material and/or ornamentation that matches the front elevation.
3. **Pedestrian Weather Protection:** Roof design should incorporate measures to prevent falling snow or ice onto pedestrian areas.

- J. **Gutters and Downspouts:** Should be visually integrated with the architectural style of the structure. The color of gutters and downspouts should be selected to complement or to be consistent with the building materials.

## K. **Highly-Visible Buildings:**

1. Corner buildings should have a strong corner presence by defining the street intersection with distinctive architectural features such as tower elements, rounded walls, recessed entries or other design features.
2. Building corners should be treated with distinct massing and materials to heighten the sense of pedestrian visual interest.
3. Entrances, large windows with transparency, balconies, terraces and special rooms should be incorporated to take advantage of the important corner views.
4. Buildings located at visual focal points should demonstrate a higher degree of architectural strength to emphasize their location and important view corridors.

## L. **Walls and Fences:**

1. The design of fencing, sound walls, trash enclosures and similar site elements should replicate the architecture of the primary building in construction material and detailing.
2. Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches should be permitted in the established front yard to further define the streetscape.
3. Wrought iron, shadow box wood fences, or other approved fence, or brick or stone walls up to six (6) feet tall should only be permitted in side and rear yards.
4. Chain link fencing should not be permitted.

- M. **Accessory Buildings:** If accessory buildings are necessary, then they should be architecturally compatible with the principal building and otherwise comply with the Unified Development Ordinance.



## N. Adaptive Reuse:

1. **General:** The conversion of a building to a new use that is different from that which its original design reflects should be done in a way that enhances the existing building while minimizing the negative changes to the building's features.
2. **General Site Improvements:** A property proposed to be adaptively reused should be improved to ensure that any facade and/or yard that abuts a right-of-way enhances the streetscape and engages the pedestrian from the street. Such improvements should include, but are not limited to: installing a sidewalk; creating a prominent entrance; incorporating landscaping and hardscaped areas.
3. **Access:** No new driveways or curb cuts onto streets should be permitted. Driveways or curb cuts onto streets are deemed undesirable because driveways:
  - ▶ Increase the likelihood of pedestrian and bicycle accidents with automobiles.
  - ▶ Interrupt the continuity-frontage of buildings.
  - ▶ Decrease the ability to provide desired on-street parking.
  - ▶ Decrease the ability to provide desired streetscaping (e.g., sidewalks, landscaping, furniture).

In general, access to private property should be via an alley as opposed to a private curb cut. As properties are redeveloped, curb cuts should be eliminated unless otherwise deemed appropriate for vehicular circulation (e.g., access, parking, deliveries).

## 4. Rehabilitations / Additions:

- a. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize an existing structure should be preserved, enhanced and replicated as appropriate.
  - b. Additions should be compatible in scale, materials, and character with the main building.
  - c. Additions should not damage or obscure architectural details and materials of the main building.
  - d. Alterations that remove porches, original windows or doors, or other notable features should be avoided.
5. **Yards:** Existing yards and setbacks which do not meet the current zoning requirements or the guidelines of this addendum should continue to be permitted, provided any proposed improvements do not further encroach into the regulated yards.
  6. **Development Plan Review:** An administrative development plan review process should be required and implemented when residential structures are converted to non-residential uses to ensure compatibility and compliance with applicable standards.

- O. **Minimum Living Area:** Except as otherwise set forth herein, a general guideline for the minimum living area (as defined by the Unified Development Ordinance) of a residential dwelling unit within this sub-district should be seven hundred (700) square feet per dwelling unit.

## PARK STREET CORRIDOR DESIGN REQUIREMENTS

### A. Development Standards:

1. **Frontage:** No minimum or maximum.
2. **Lot Size:** No minimum or maximum.
3. **Building Height:** Minimum of two stories. Maximum of three stories.
4. **Building Size:** No minimum or maximum size; however, to maintain and enhance the desired character of the corridor, a single use or tenant should not exceed two (2) tenants or five thousand (5,000) square feet per building.
5. **Front Setback / Build-to Line:** Minimum of twenty (20) feet, subject to recorded easements. Maximum of forty (40) feet. New buildings should be sited in consideration to adjacent lots.
6. **Side & Rear Setbacks:** Minimum building separation of twenty (20) feet. Minimum rear yard setback of ten (10) feet. Minimum twenty-five (25) feet abutting Midland Trace Trail.

### B. Architectural Design:

1. **Roofs:** Flat roofs should not be permitted. Pitched, flat, gambrel or mansard roof are appropriate.
2. **Alternate Materials:** The use of alternate materials (i.e. synthetic materials, fiber cement siding, or other modern materials) is appropriate in this sub-area if consistent with existing buildings.
3. **Architectural Theme:**
  - a. The design of a new infill building or renovation/addition of an existing building should be designed to look appropriate and compatible with surrounding buildings.
  - b. Sensitivity should be given to the character of the building in relation to the corridor and adjacent buildings.

## PENN STREET CORRIDOR DESIGN REQUIREMENTS

### A. Development Standards:

1. **Frontage:** Minimum lot frontage of forty (40) feet, or fifty (50) feet for corner lots.
2. **Lot Size:** Minimum four thousand (4,000) square feet.
3. **Building Height:** Minimum of two stories. Maximum of three stories.
4. **Building Size:** Buildings should have a minimum first floor footprint of one thousand (1,000) square feet. No maximum.
5. **Minimum Living Area:** One thousand and five hundred (1,500) square feet.
6. **Front Setback / Build-to Line:** Minimum of ten (10) feet, subject to recorded easements. Maximum of twenty (20) feet. New buildings should be sited in consideration to adjacent lots using the average of adjacent buildings. Porches may encroach into this setback, subject to recorded easements.
7. **Side & Rear Setbacks:** Minimum side yard setback of eight (8) feet. Minimum rear yard setback of ten (10) feet.

### B. Architectural Design:

1. **Building Entrances:**
  - a. The front door of the main unit should face Penn Street with the front facade of the building parallel to Penn Street.
  - b. All buildings should incorporate a prominent front porch with a minimum depth of four (4) feet and size of thirty-six (36) square feet.
  - c. Porches on homes on corner lots should wrap around the corner facing the intersecting street and should extend a minimum of six (6) feet facing the intersecting street.



## 2. Roofs:

- a. Flat roofs should not be permitted. Pitched, flat, gambrel or mansard roof are appropriate.
- b. Minimum roof overhangs should be twelve (12) inches.
- c. Minimum roof pitch of the main roof structure of the primary building should be 7:12.

## 3. Driveways & Garages: Driveways and garages should be rear loaded (e.g., accessed from an alley) and should not be permitted to be located directly on or visible from Penn Street. If a lot is not accessible by an alley, then a front load garage may be appropriate if setback a minimum of twenty (20) feet behind the primary front elevation.

## 4. Preferred Materials: New buildings should primarily be faced with brick, stone or fiber cement siding and trimmed in stone, contrasting brick, stucco, wood, or wood composite. Exposed surfaces of chimneys should be masonry.

## 5. Alternate Materials: The use of alternate materials (i.e. synthetic materials, fiber cement siding, or other modern materials) is appropriate in this sub-area if consistent with existing buildings.

## 6. Windows: Each building should have a minimum of two (2) windows per floor per facade. Where architecturally appropriate, buildings should incorporate dormers, bay windows, or palladian or venetian style windows.

## 7. Example Character: [Figure 2.5: Existing Penn Street Corridor Examples](#) and [Figure 2.13: Example Detached Residential](#) includes examples of buildings that illustratively represent the intended quality and character of this sub-area.

# MAIN STREET CORRIDOR DESIGN REQUIREMENTS

## A. Development Standards:

### 1. Building Frontage: A building should occupy a minimum of seventy percent (70%) of the lot's frontage. Exceptions may be appropriate for buildings on lots with one hundred and twenty (120) feet or less of frontage provided the building still occupies the maximum frontage possible exclusive of driveways, sidewalks and landscape areas.

### 2. Lot Size: No minimum or maximum; however, traditional suburban outlots (e.g., single use lot, single story structure, parking area between street and building) should not be permitted.

### 3. Building Height: The minimum building height should generally be three (3) stories in this sub-area. It is expected that buildings near the intersection of Main Street and Union Street or in the Grand Junction Plaza Block (collectively, the "core") will be a minimum of three (3) to six (6) stories. A minimum building height of two (2) usable stories and thirty-four (34) feet is appropriate for buildings away from the core or for secondary or tiered sections of a taller building.

### 4. Minimum Ground Floor Height: Minimum of sixteen (16) feet ground floor-to-second floor height at the sidewalk level in order to allow conversions of commercial, retail, or other active uses. Adequate ventilation, mechanical and electrical equipment should be provided, or allowance for future conversion/expansion to a variety of tenant uses, such as a retail store or restaurant.

### 5. Minimum Ground Floor Building Depth: Along streets where retail is permitted, a minimum building depth of fifty (50) feet (from storefront to back of tenant space) should be provided for commercial tenant space to ensure functional viability.

### 6. Building Size: Minimum building footprint should be eight thousand (8,000) square feet.

The third and higher floor(s) should be at least fifty percent (50%) the size of the building footprint and oriented to the front of the building such that its front facade is equal to that of the first floor.

7. **Front Setback / Build-to Line:** The minimum should be zero (0) feet, subject to recorded easements. The maximum should be ten (10) feet; however, up to seventy-percent (70%) of the front façade may be recessed for entrances and outdoor seating; however, no entrance should be recessed more than ten (10) feet.
8. **Side & Rear Setbacks:** There should be no minimum side or rear setbacks; however, walkways to rear parking should be a minimum of six (6) feet wide.

**B. Architectural Design:** It is not the intent of this addendum to encourage one specific architectural theme or limit architectural styles. Variations in architectural designs, materials and textures are encouraged. As a result, other well executed quality materials and architectural styles that are not otherwise supported by this addendum may be considered.

1. **Preferred Materials:** New buildings should primarily be faced with brick or stone and trimmed (consisting of less than fifteen percent (15%) of the facade) in contrasting stone, brick, stucco, wood, metal, or precast concrete.
2. **Building Facades:** Building façades should provide relief by windows and surrounds, storefronts, doors, and features such as special brick coursing, pilasters and lintels.
3. **Building Massing:** Buildings in this sub-area are anticipated to occur in continuous rows, sharing party walls and with a continuous sequence of storefronts along the sidewalk; however, large massed blocks should be visually “broken up” into a series of smaller masses appropriate for the pedestrian-scale.

In general, continuous front façades more than fifty (50) feet in length should be designed with vertical offsets at intervals which evenly divide the façade into halves, thirds, or quarters, etc., or

designed at intervals not less than fifty (50) feet. Smaller massing could be accomplished with projections, recessions, or changes in building material or detailing.

4. **Pedestrian Passage:** Buildings with front facades, or facades that include multiple components sharing a common wall that create a single facade, greater than two hundred (200) feet in length should provide a pedestrian passage through the building with a minimum width of ten (10) feet.
5. **Building Base Design:** The base building facade is generally, depending on the overall height of the building, the lower facade from the ground to the beginning of the second story. It is approximately the lower twenty percent (20%) of the facade.
  - a. This portion of the facade is the most important part of the building as this is the facade that pedestrians will interact with at the ground level. As a result, this portion of building facade should be designed with architecture that engages the street/sidewalk in a contextually appropriate manner.
  - b. Pedestrian scale detailing should be incorporated along this portion of the facade by incorporating a higher level of visual interest and richer architectural detailing.
  - c. Overall façade composition should break the building down into smaller distinct portions to provide a small-scale impression.
  - d. The overall fenestration pattern should be vertically proportioned with columns or window mullions creating a rhythm. Window frames should be recessed or not otherwise flush with the exterior wall.
  - e. Overall window glazing of this portion of the facade should be a minimum of fifty percent (50%) consisting of non-reflective glass. Window displays, as addressed elsewhere herein, are encouraged.



- f. Retail, service, and other active uses that face a street or public space should have a minimum of sixty percent (60%) of the first floor facade (between three and eight feet above grade) consisting of non-reflective glass.

**6. Building Middle Design:** The middle building facade is the main mid-section of the facade, situated between the top building facade and base building facade.

- a. Fenestration should be organized to create a rhythmic pattern for the streetscape.
- b. Window frames should be recessed or not otherwise flush with the exterior wall.
- c. Overall window glazing should comprise a minimum of thirty percent (30%) of the facade but should not exceed seventy-five percent (75%).
- d. For buildings with residential uses, the window patterns should be generally vertical in proportion. Continuous horizontal strip windows should not be permitted.
- e. This portion of the facade may be flush with the base building facade or could be stepped back to provide a clear definition along the street.
- f. The massing, materials and colors of this portion of the facade should vary from the base building facade to create visual interest.
- g. Projections like balconies, bay windows, and horizontal or vertical shading devices should be incorporated to provide visual interest.

**7. Building Top Design:** The top, or upper building facade, includes approximately the top twenty percent (20%) of the facade.

- a. This portion of the facade could be flush with the middle portion of the building or could have discretionary setbacks to provide distinct definition along the street at the upper levels.
- b. Overall window glazing should comprise a minimum of thirty percent (30%) of the facade

but should not exceed seventy-five percent (75%).

- c. This portion of the facade provides the opportunity for building identity and visual interest against the sky with a distinct profile, materials and/or colors.
- d. Roof elements, such as pergolas or penthouse balconies should be integrated into the design.
- e. The roof line should be distinguished, as further described herein, with a cornice/parapet design and/or roof elements to create interest.
- f. Elements like terraces, balconies and pergolas, should be used to create interesting massing and relief from the building's facade.

**8. Windows:** Every facade with frontage on a street should have openings for windows in a pattern that suggests habitation, generally with a minimum of one (1) window per structural bay per floor. Blank, windowless walls should not be permitted.

## GRAND JUNCTION PLAZA BLOCK DESIGN REQUIREMENTS

The design requirements of the Main Street Corridor shall also apply to this sub-area.

## GRASSY BRANCH QUADRANT DESIGN REQUIREMENTS

This chapter (see page 23) establishes that land uses within this sub-area could include: higher density residential uses (e.g., apartments, townhouses); potential municipal uses; and, transitional uses that could include a blend of retail or restaurant uses, as supported by the market.

As a result, the design requirements for this sub-area should vary depending on the use, but in general, the following should apply:

- A. Multi-family Uses:** The Unified Development Ordinance standards (development and architectural) applicable to multi-family uses should generally apply.
- B. Mixed-Use Buildings:** The guidelines applicable to the Main Street Corridor should generally apply to mixed-use buildings or non-residential buildings with multiple stories or multiple tenants.
- C. Retail/Restaurant Uses:** The guidelines applicable to the Park Street corridor generally apply for single or two story buildings with single tenants.

## TEMPLATE ORDINANCE

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

- A. PUD Naming Convention:** Because there will likely be multiple PUD District Ordinances created for projects within this sub-district, it is highly desirable that a common and consistent naming convention be used for all projects within this sub-district. The following naming convention is suggested: “[Project Name] in the Junction PUD District”.
- B. Underlying Zoning:** As is true with every Planned Unit Development (“PUD”) District ordinance in the City of Westfield, any new PUD Ordinance within this sub-district will need to establish a base, underlying zoning district to serve as the foundation of the ordinance. Unless otherwise listed in the PUD Ordinance, the standards in a PUD District default to the Unified Development Ordinance. It is suggested that PUDs within this sub-district use the GB: General Business District (Article 4.16) as the underlying zoning district.
- C. State Highway 32 Overlay District:** The State Highway 32 Overlay District regulations of the UDO do not currently apply to downtown. Although many of the architectural standards of the overlay may be appropriate for consideration, this chapter incorporates all important Junction Sub-District-related issues that are regulated by the State Highway 32 Overlay District. As such, the State Highway 32 Overlay District regulations should not apply to this sub-district.



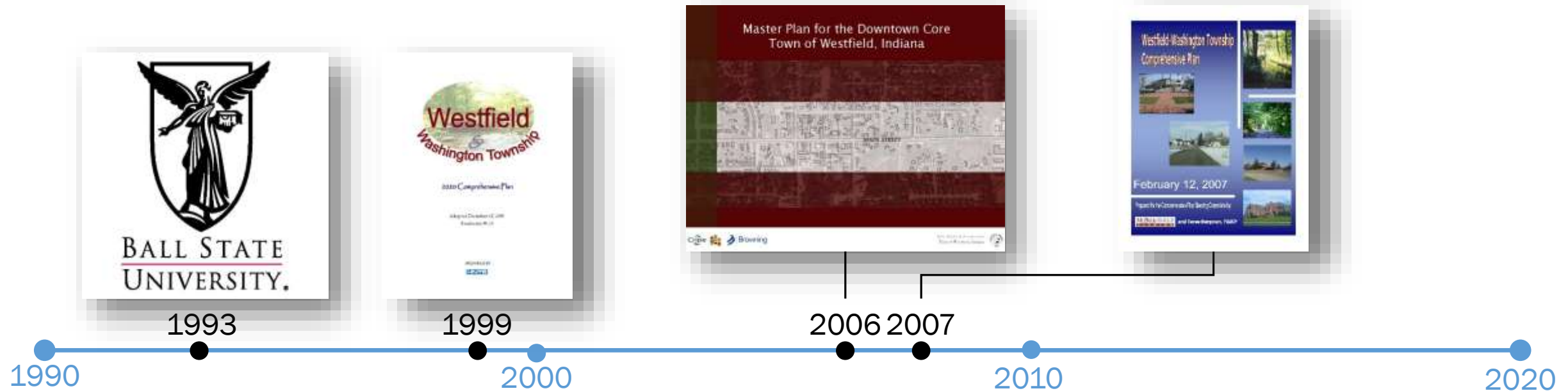
# Planning for Grand Junction

Economic and Community Development Department

Jesse Pohlman, Senior Planner

# Downtown Progress

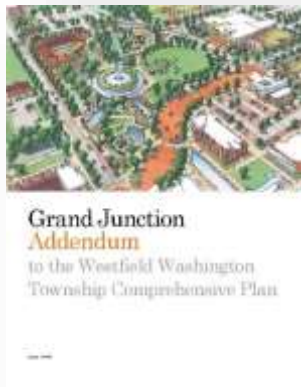
- 1993: Ball State University Study (Planning and Design Studies)
- 1999: 2020 Westfield-Washington Township Comprehensive Plan
- 2006: Cripe Plan (Master Plan for the Downtown Core)
- 2007: Westfield-Washington Township Comprehensive Plan





## Downtown Progress

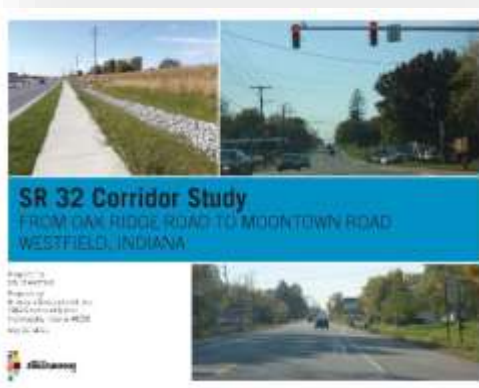
- 2009: Grand Junction Master Plan Addendum
- 2009: Grand Junction Conceptual Design Charrette
- 2010: Thoroughfare Plan Addendum
- 2010: South Union Street / Grand Junction Trail Project





## Downtown Progress

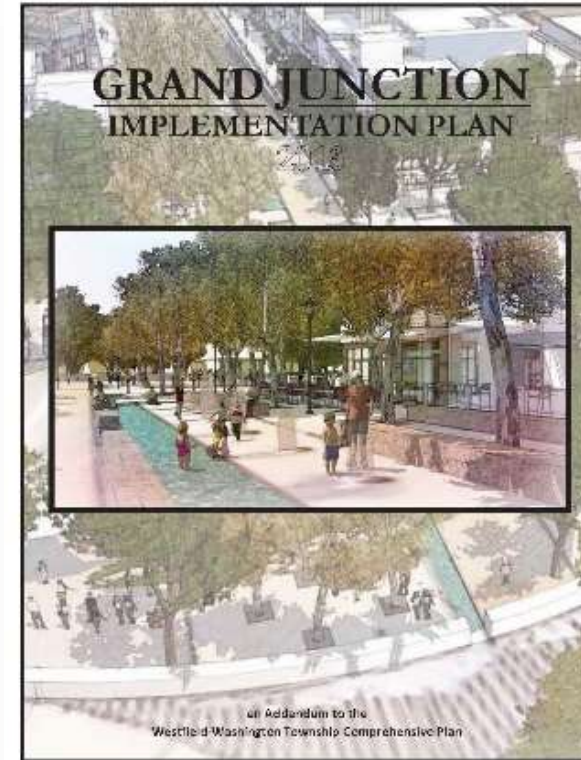
- 2010: Main Street Corridor Study
- 2011: Midland Trace Trail (Union Street to Carey Road)
- 2011: Façade Improvement Program
- 2011: Rededication of Old Friends Cemetery





## Downtown Progress

- 2013 Implementation Plan
  - Defines Grand Junction geographic boundary and sub-districts
  - Identifies 52 planning objectives
  - Prioritizes 10 planning objectives





# Implementation Plan

TRANSIT

HOUSEHOLD ATTRACTION

STREETSCAPE

REGIONAL DETENTION

LAND ASSEMBLY

THE PLAZA

BRANDING

PARKING

GATEWAY SUB-DISTRICT

JUNCTION SUB-DISTRICT

## TOP TEN PRIORITY OBJECTIVES

## SUB- DISTRICTS MAP



- 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



# Implementation Plan

TRANSIT\*

HOUSEHOLD ATTRACTION

STREETSCAPE\*

REGIONAL DETENTION\*

LAND ASSEMBLY

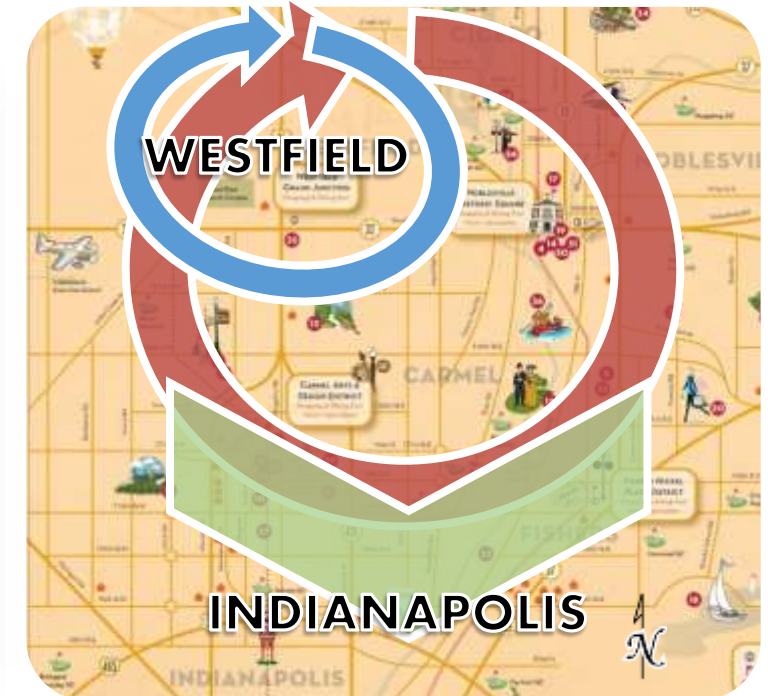
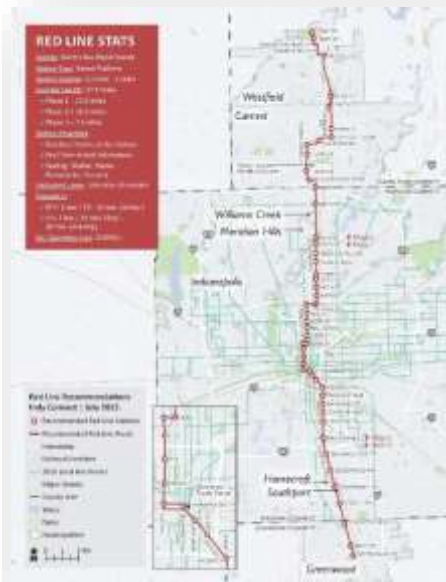
THE PLAZA\*

BRANDING

PARKING\*

GATEWAY SUB-DISTRICT

JUNCTION SUB-DISTRICT





# Implementation Plan

TRANSIT\*

HOUSEHOLD ATTRACTION

STREETScape\*

REGIONAL DETENTION\*

LAND ASSEMBLY

THE PLAZA\*

BRANDING

PARKING\*

GATEWAY SUB-DISTRICT

JUNCTION SUB-DISTRICT





## Implementation Plan

TRANSIT\*

HOUSEHOLD ATTRACTION

STREETSCAPE\*

REGIONAL DETENTION\*

LAND ASSEMBLY

THE PLAZA\*

BRANDING

PARKING\*

GATEWAY SUB-DISTRICT

JUNCTION SUB-DISTRICT



- South Union Street / Grand Junction Trail Project
- Sub-District addenda reinforce and expand streetscape objectives
  - Pedestrian experience
  - Front yard landscaping
  - Amenities / public spaces
  - Public art
  - Public infrastructure
  - Building facades

# Implementation Plan

TRANSIT\*

HOUSEHOLD ATTRACTION

STREETSCAPE\*

REGIONAL DETENTION\*

LAND ASSEMBLY

THE PLAZA\*

BRANDING

PARKING\*

GATEWAY SUB-DISTRICT

JUNCTION SUB-DISTRICT



- 2015: Phase One received regulatory approvals
- 2016: Construction of Phase One (in conjunction with Mill Street extension and pedestrian tunnel for Midland Trace Trail and plaza)
- Anticipate several future phases (e.g., in conjunction with Poplar Street extension)





# Implementation Plan

TRANSIT\*

HOUSEHOLD ATTRACTION

STREETSCAPE\*

REGIONAL DETENTION\*

LAND ASSEMBLY

THE PLAZA\*

BRANDING

PARKING\*

GATEWAY SUB-DISTRICT

JUNCTION SUB-DISTRICT



- 2014: Schematic Design (SD)
- 2016: Construction Documents (CD)





# Implementation Plan

TRANSIT\*

HOUSEHOLD ATTRACTION

STREETSCAPE\*

REGIONAL DETENTION\*

LAND ASSEMBLY

THE PLAZA\*

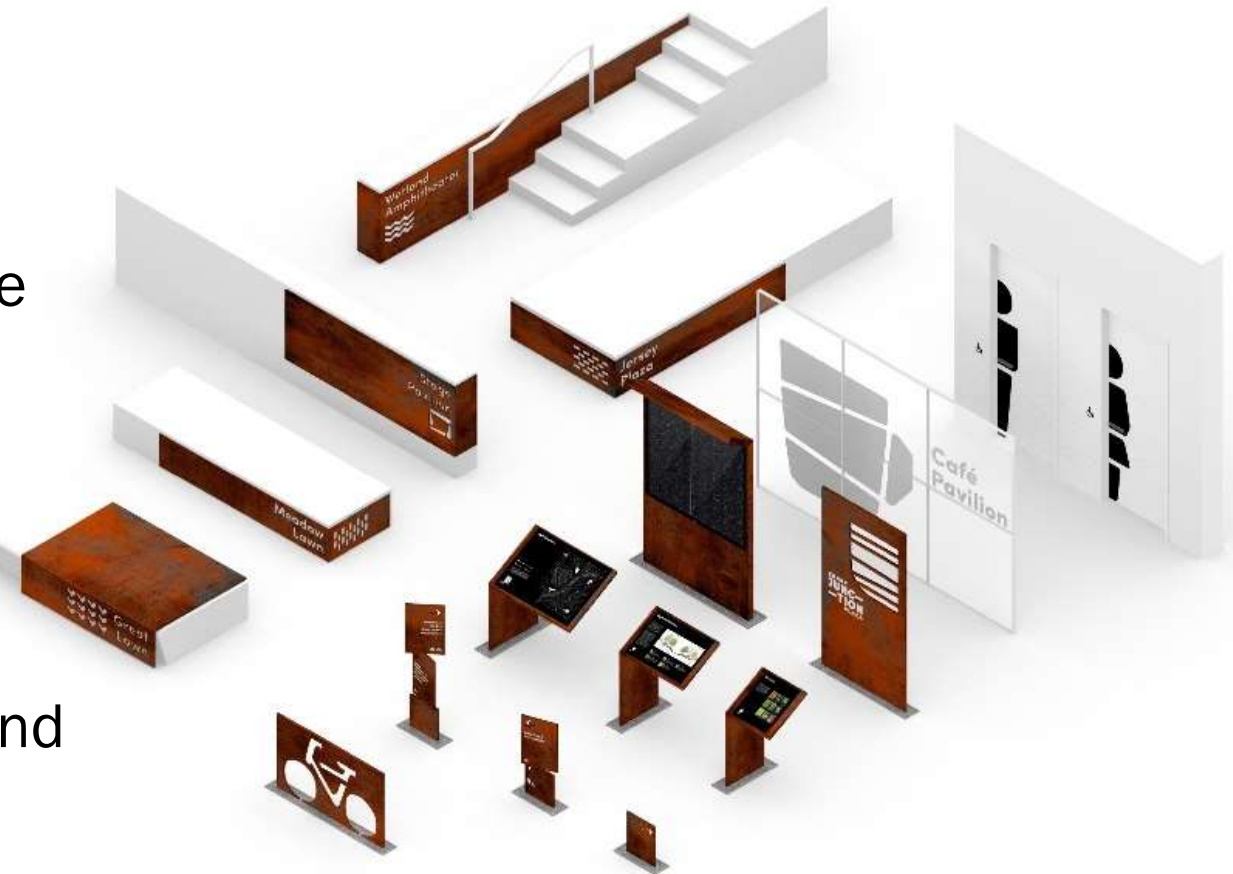
BRANDING

PARKING\*

GATEWAY SUB-DISTRICT

JUNCTION SUB-DISTRICT

- In-depth discussions specific to branding of the plaza
- Likely broader discussions to occur in near future for branding beyond the plaza



*Grand Junction Plaza branding concepts  
presented at January 7, 2016, Open House*



\*Benchmarked in Junction Sub-District

# Implementation Plan

TRANSIT\*

HOUSEHOLD ATTRACTION

STREETSCAPE\*

REGIONAL DETENTION\*

LAND ASSEMBLY

THE PLAZA\*

BRANDING

PARKING\*

GATEWAY SUB-DISTRICT

JUNCTION SUB-DISTRICT

- 2015: America's Best Communities quarterfinalist grant funds used to engage a parking consultant
- City continues to identify parking alternatives (short and long term)

Figure 2.26: Street Cross-Sections

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

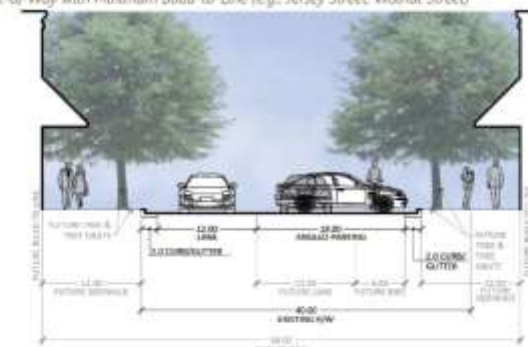


Figure 2.26.B: Right-of-Way with Existing Structures Setback (e.g., Park Street, Penn Street)

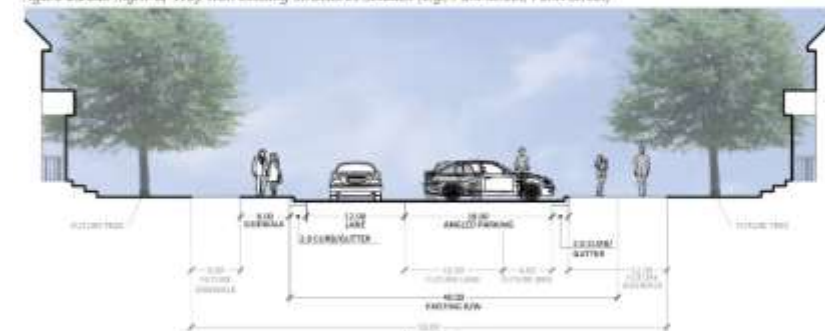
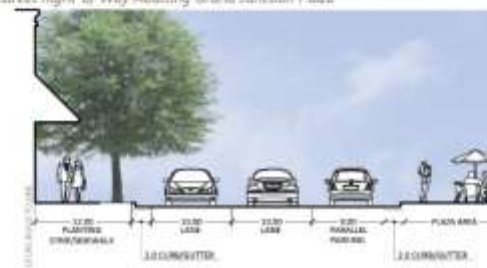


Figure 2.26.C: Jersey Street Right-of-Way Abutting Grand Junction Plaza





## Implementation Plan

TRANSIT

HOUSEHOLD ATTRACTION

STREETSCAPE

REGIONAL DETENTION

LAND ASSEMBLY

THE PLAZA

BRANDING

PARKING

GATEWAY SUB-DISTRICT

JUNCTION SUB-DISTRICT

Grand Junction  
“District”





# Implementation Plan

TRANSIT

HOUSEHOLD ATTRACTION

STREETSCAPE

REGIONAL DETENTION

LAND ASSEMBLY

THE PLAZA

BRANDING

PARKING

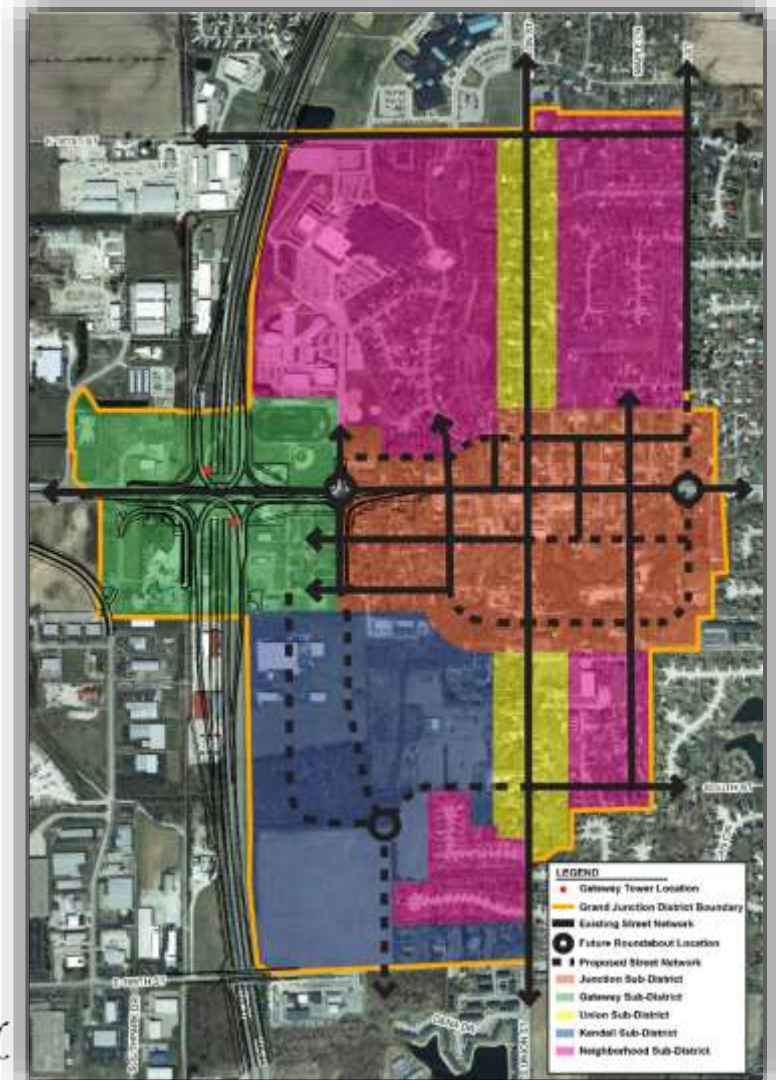
GATEWAY SUB-DISTRICT

JUNCTION SUB-DISTRICT

Grand Junction  
“District”

“Sub-Districts”

- Gateway
- Junction
- Union
- Kendall
- Neighborhood





# Implementation Plan

TRANSIT

HOUSEHOLD ATTRACTION

STREETSCAPE

REGIONAL DETENTION

LAND ASSEMBLY

THE PLAZA

BRANDING

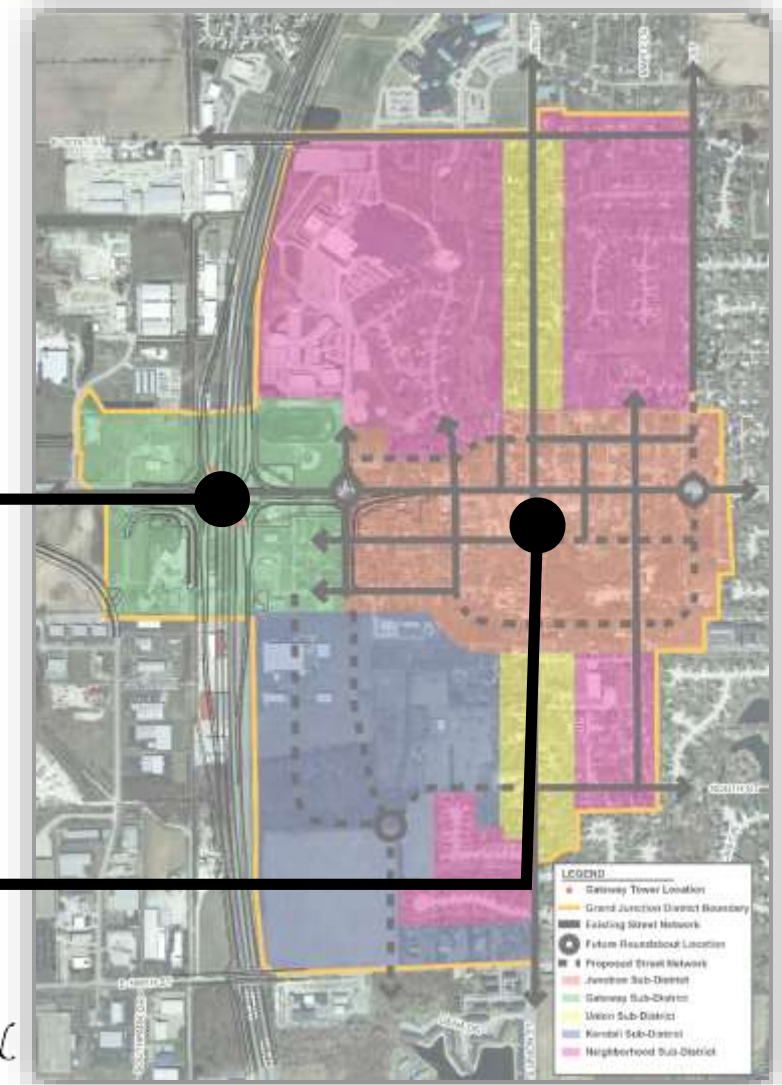
PARKING

GATEWAY SUB-DISTRICT

JUNCTION SUB-DISTRICT

Grand Junction  
“District”

“Sub-Districts”





# Implementation Plan

TRANSIT

HOUSEHOLD ATTRACTION

STREETSCAPE

REGIONAL DETENTION

LAND ASSEMBLY

THE PLAZA

BRANDING

PARKING

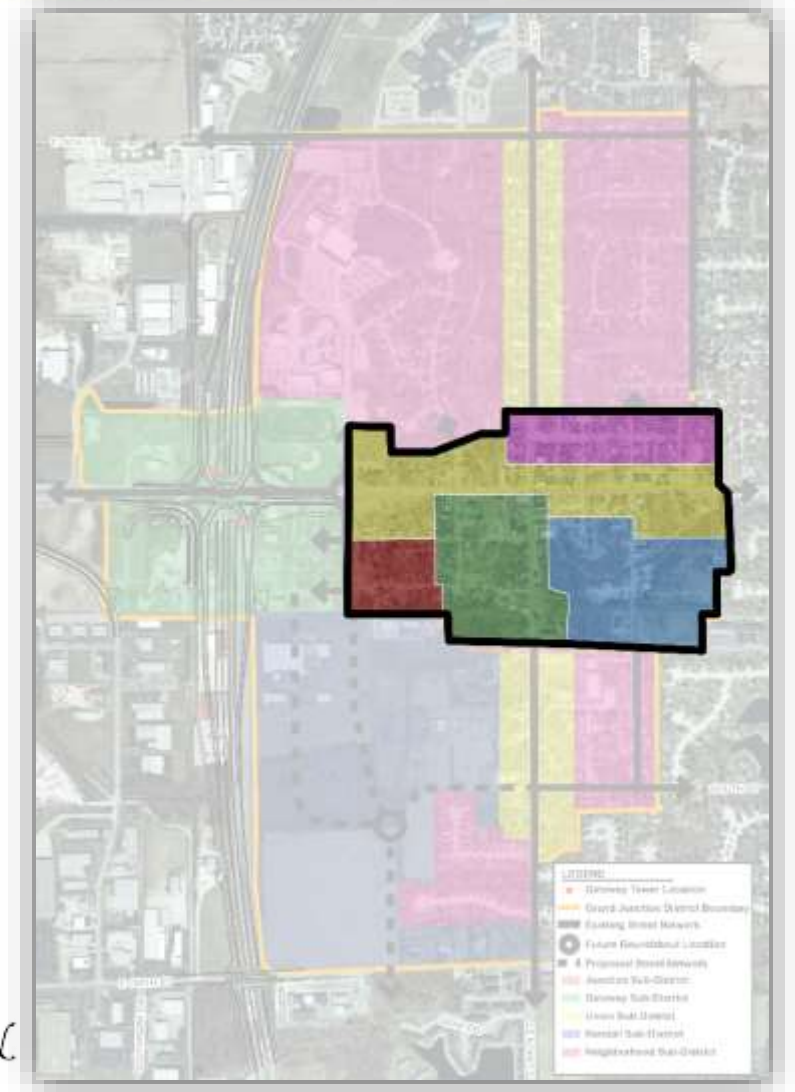
GATEWAY SUB-DISTRICT

JUNCTION SUB-DISTRICT

Grand Junction  
“District”

“Sub-Districts”

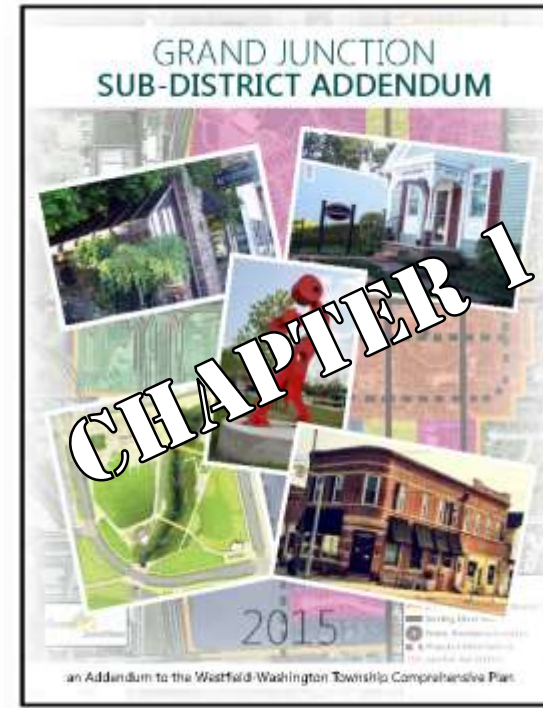
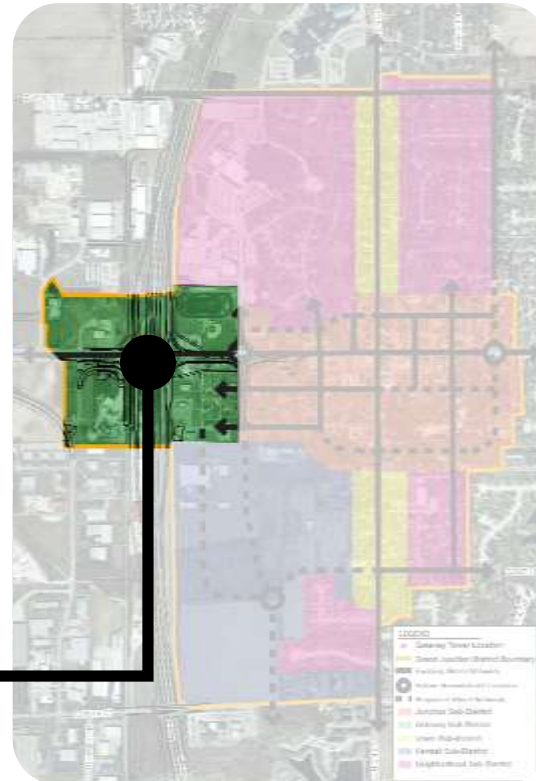
“Sub-Areas”





# Implementation Plan

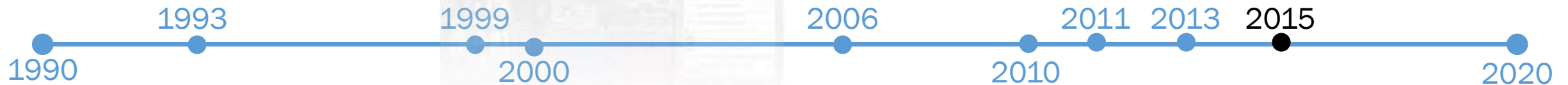
- TRANSIT\*
- HOUSEHOLD ATTRACTION
- STREETSCAPE\*
- REGIONAL DETENTION\*
- LAND ASSEMBLY
- THE PLAZA\*
- BRANDING
- PARKING\*
- GATEWAY SUB-DISTRICT**
- JUNCTION SUB-DISTRICT



**GATEWAY NORTHEAST CORNER**



**GATEWAY SOUTHWEST CORNER**





# Implementation Plan

TRANSIT\*

HOUSEHOLD ATTRACTION

STREETSCAPE\*

REGIONAL DETENTION\*

LAND ASSEMBLY

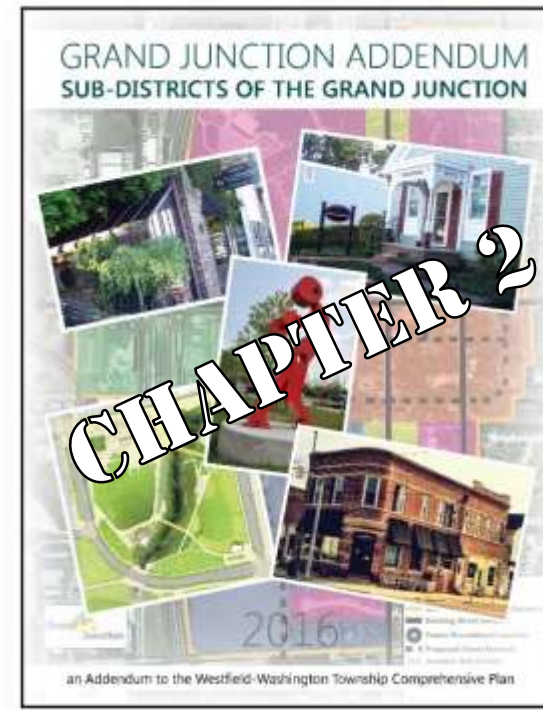
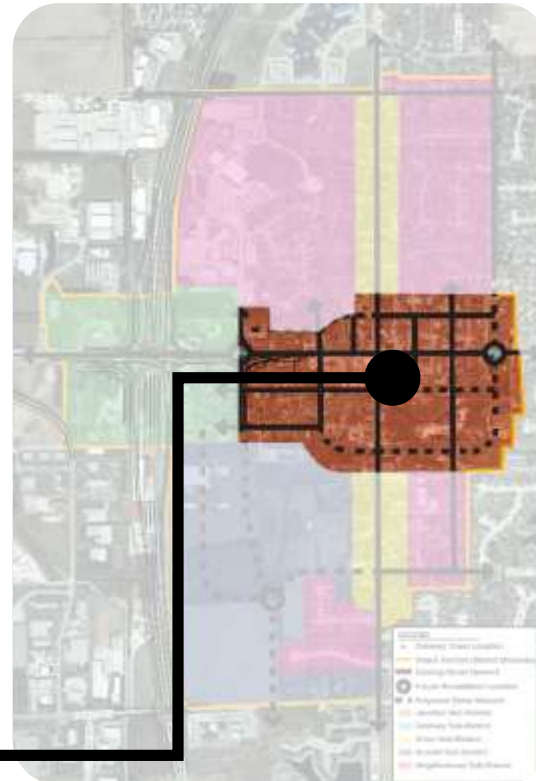
THE PLAZA\*

BRANDING

PARKING\*

GATEWAY SUB-DISTRICT

JUNCTION SUB-DISTRICT



- 03/14/16: Council Introduction
- 04/04/16: Plan Commission Public Hearing and Presentation
- 05/09/16: Council Adoption Consideration





## Junction Sub-District

- Comprehensive Plan document
- Benchmarks progress and refines vision and expectations
- Identifies land uses, development and design guidelines
  - Mixed use
  - Pedestrian emphasis
  - High quality building materials / eclectic architectural styles
- Broader guidelines
  - Amenities
  - Access and circulation
  - Parking
  - Outdoor display and dining
  - Landscaping
  - Signage
  - Lighting
- Sub-area specific guidelines



## Junction Sub-District

### SUB-DISTRICTS MAP LEGEND

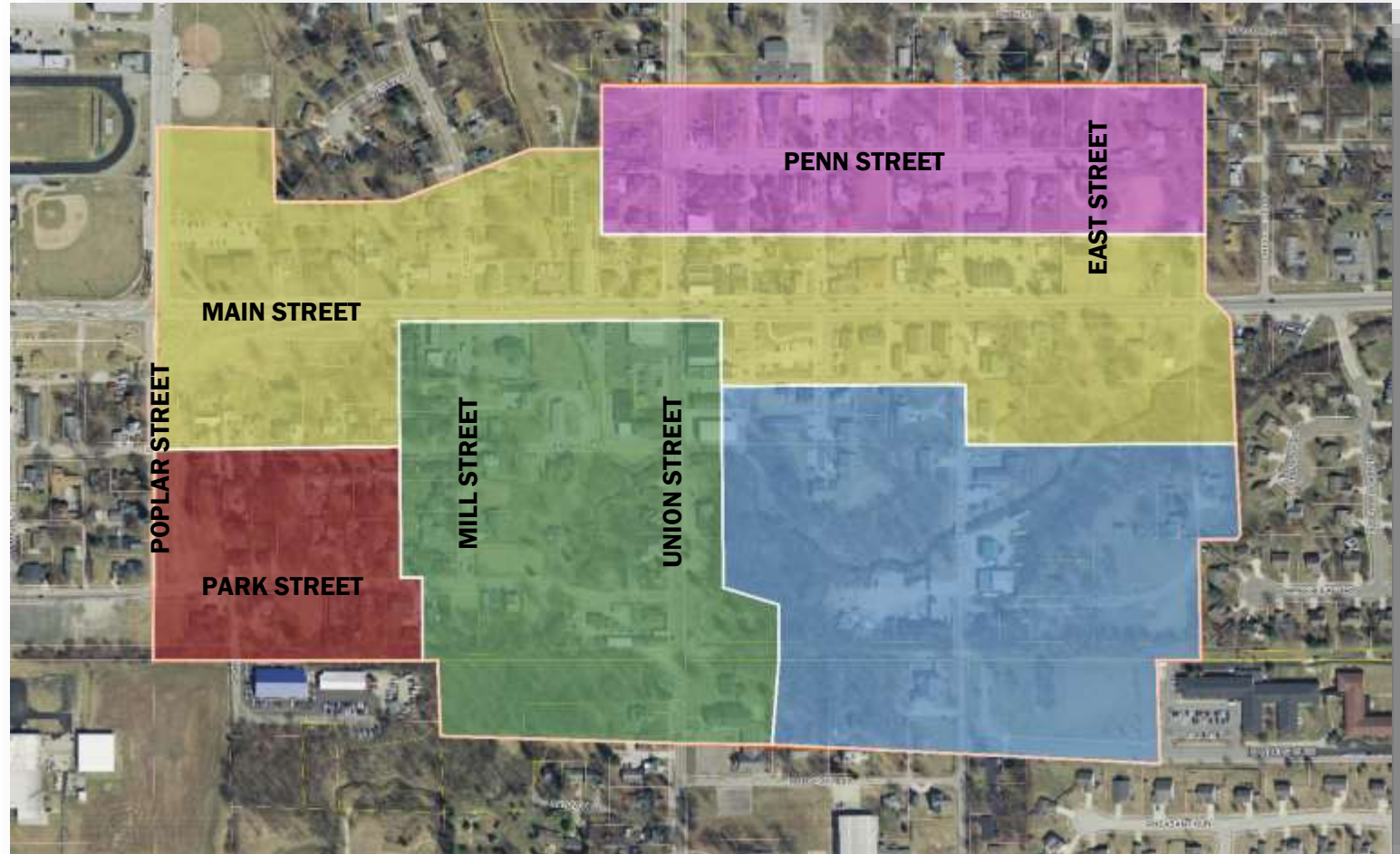


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N

### JUNCTION SUB-DISTRICT SUB-AREAS

- PARK STREET CORRIDOR
- MAIN STREET CORRIDOR
- PENN STREET CORRIDOR
- GRAND JUNCTION PLAZA BLOCK
- GRASSY BRANCH QUADRANT

A  
N

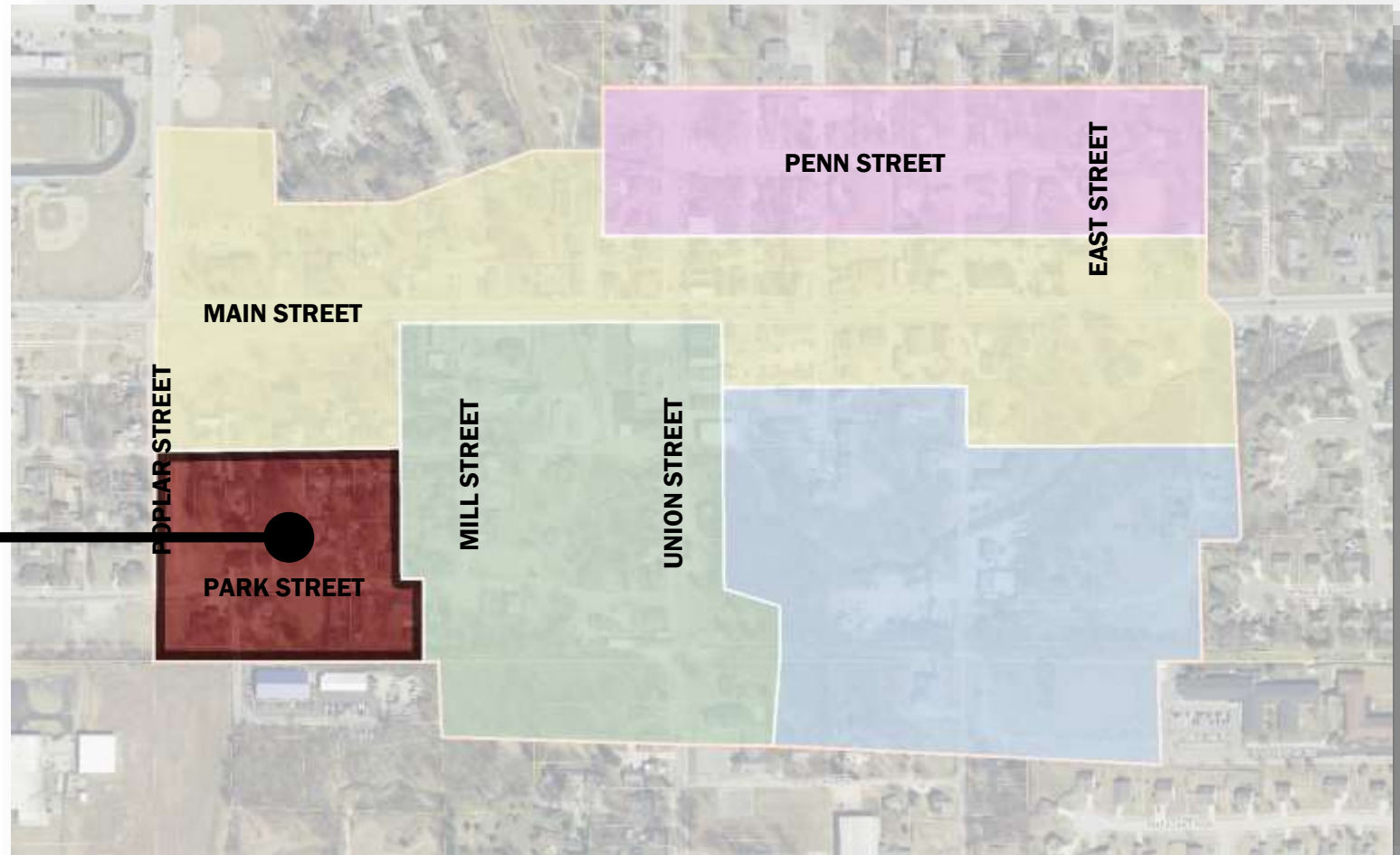




# Junction Sub-District

## Park Street Corridor Sub-Area

- Village character
- Infill development
- Adaptive reuse and infill of eclectic 1.5 to 2 story buildings
- Midland Trace Trail connectivity

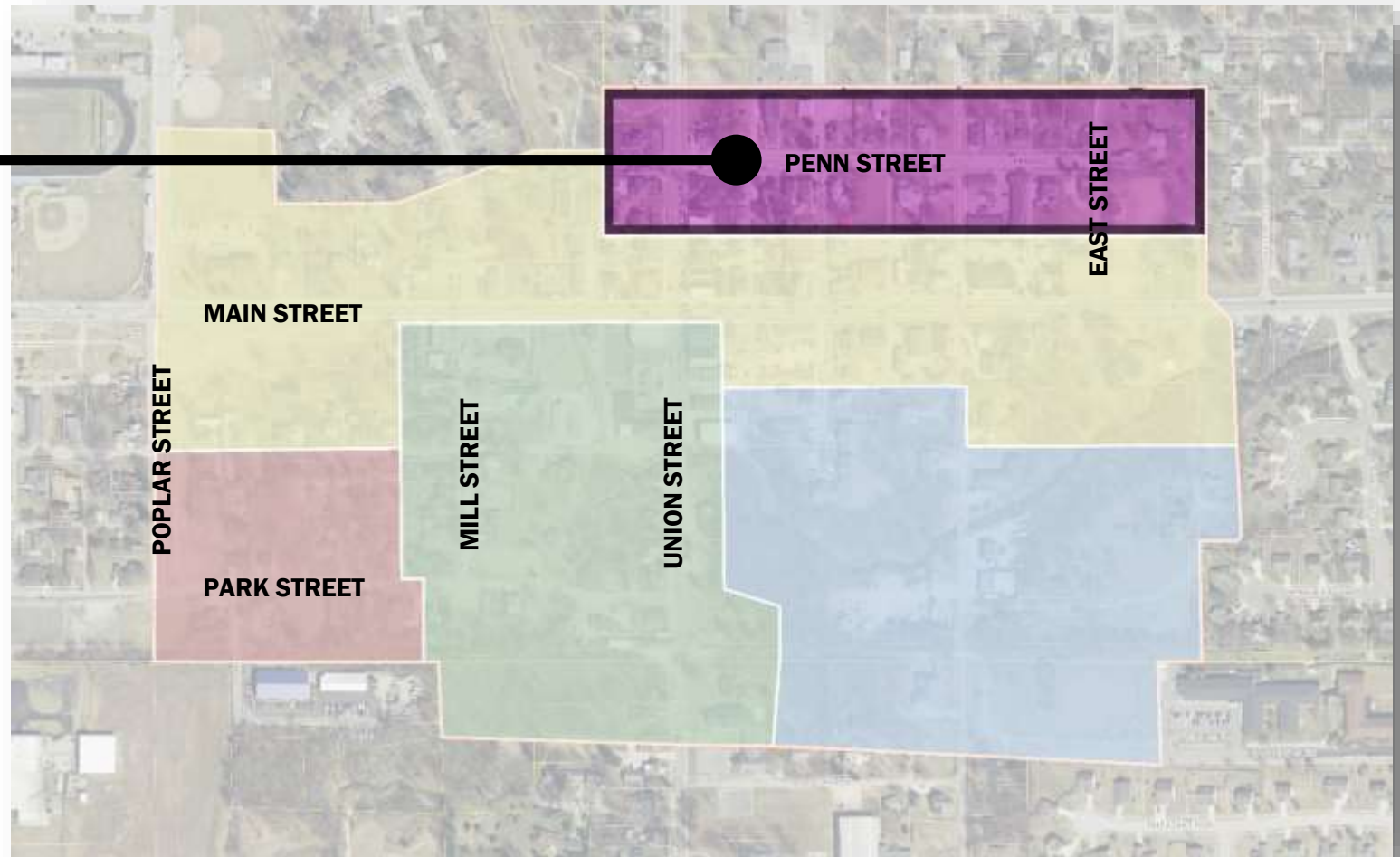




# Junction Sub-District

## Penn Street Corridor Sub-Area

- “Old Town” character
- Infill development
- Preserve and enhance existing two story single family form
- Primarily single family uses with low intensity conversions (e.g., office, B&Bs)

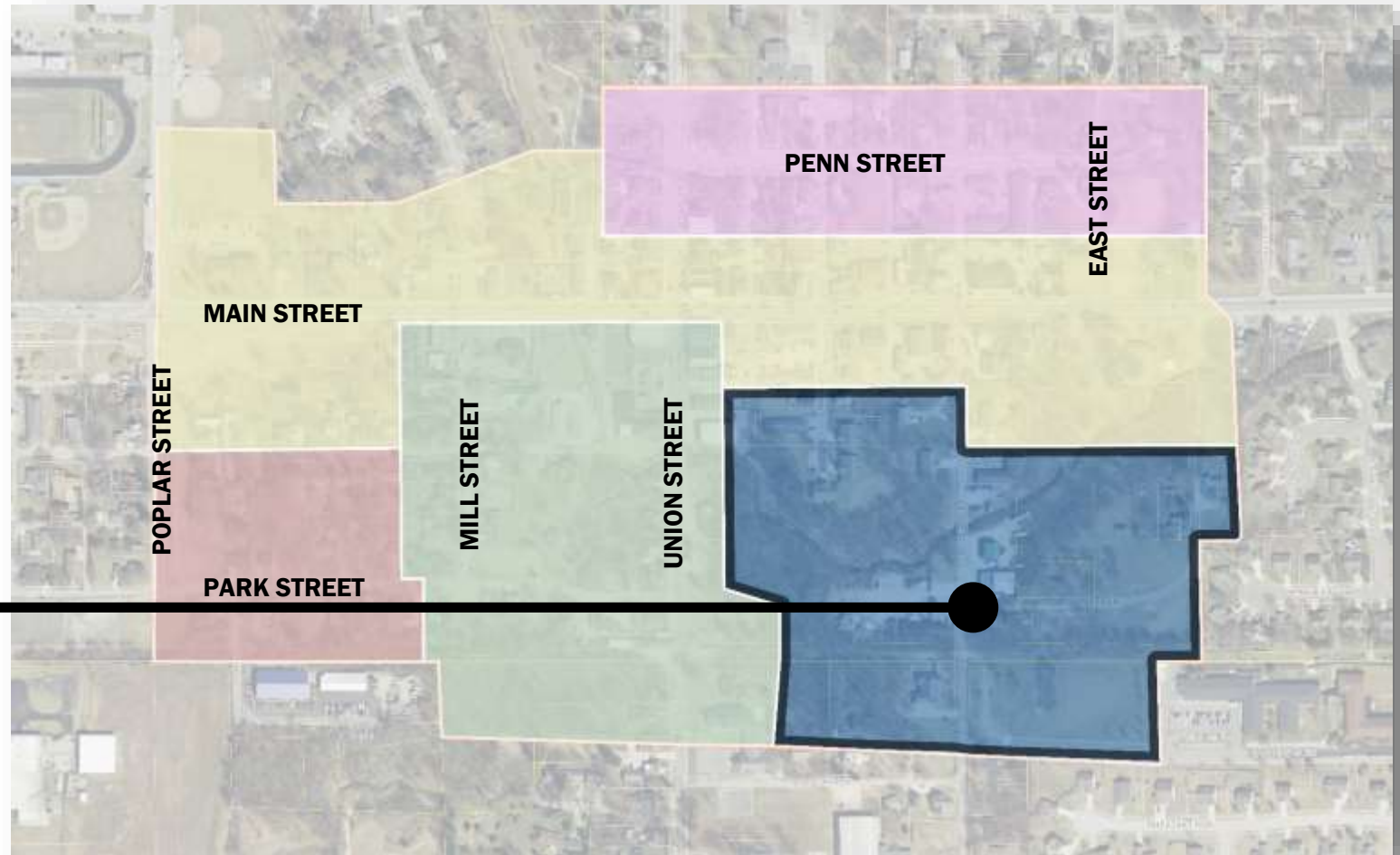




# Junction Sub-District

## Grassy Branch Quadrant Sub-Area

- Preserve and enhance riparian corridor
- Likely uses could include multi-family, mixed use or boutique shops and restaurants

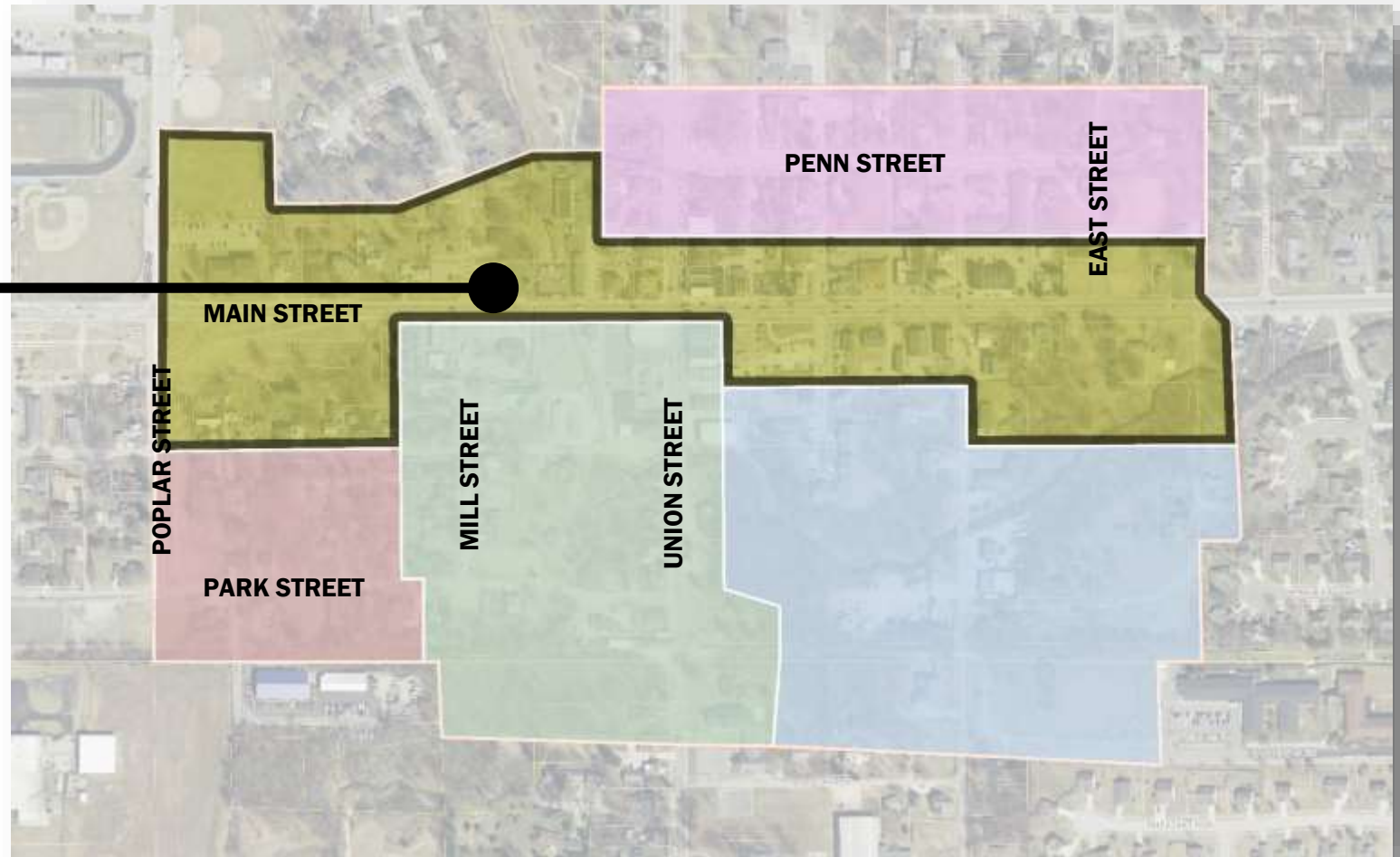




# Junction Sub-District

## Main Street Corridor Sub-Area

- Redevelopment
- 3-6 story buildings near core and Gateway; remaining anticipated as 2 usable stories
- Urban form
- Minimum build-to-lines and interior parking

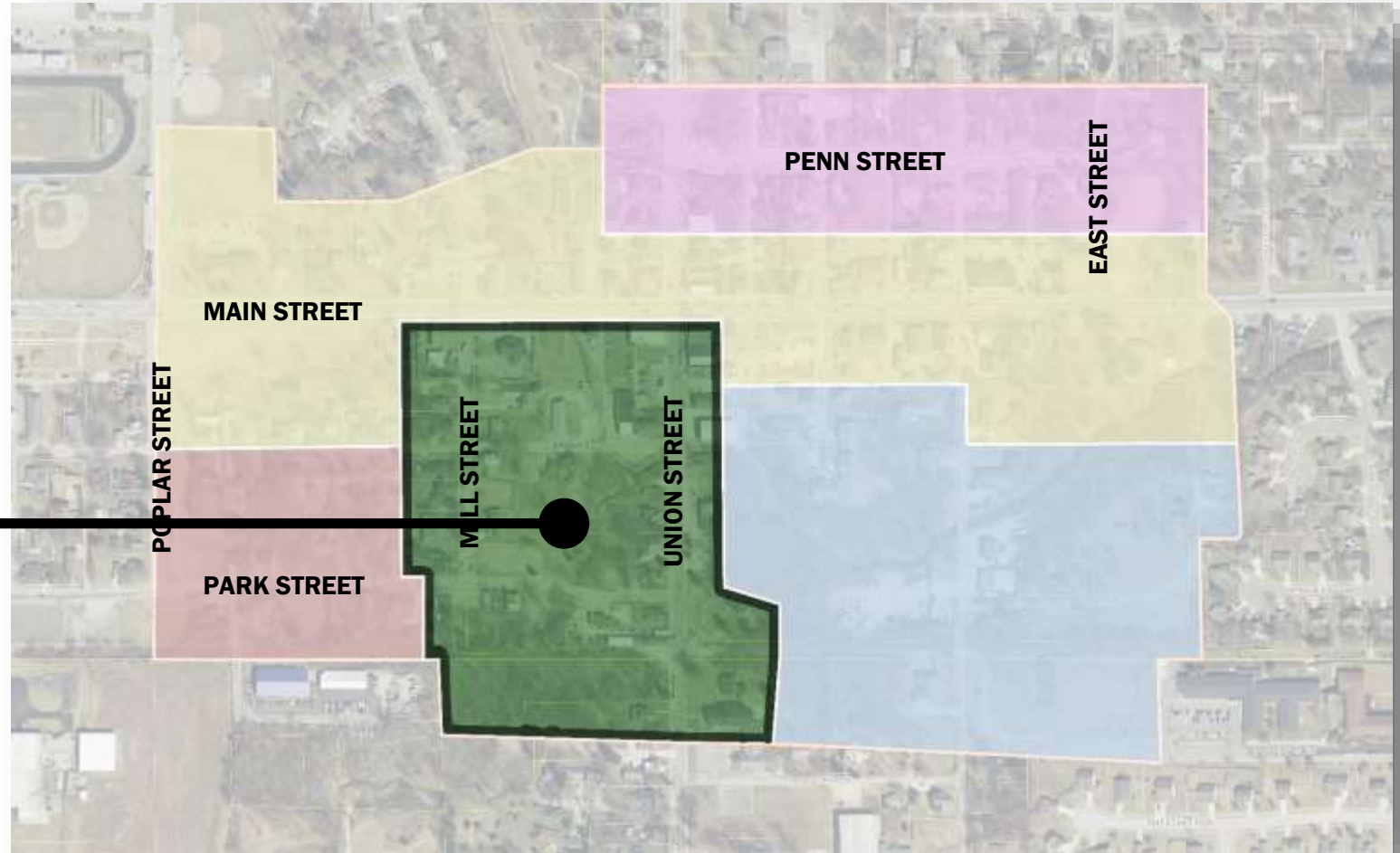




# Junction Sub-District

## Grand Junction Plaza Block Sub-Area

- Redevelopment
- 3-6 story mixed use buildings
- Urban form
- Minimum build-to-lines and interior parking
- Pedestrian-scaled architecture





## GRAND JUNCTION PLAZA



QUESTIONS?



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

April 18, 2016  
1604-PUD-04 & 1604-DDP-15

**Petition Number:** 1604-PUD-04 & 1604-DDP-15

**Subject Site Address:** 1191 W. 186<sup>th</sup> Street

**Petitioner:** Northview Christian Life Church, Inc. by Nelson & Frankenberger

**Request:** The Petitioner requests an amendment to the Springmill Trails PUD District and Detailed Development Plan review of a new church structure on approximately 11 +/- acres.

**Current Zoning:** Springmill Trails PUD District

**Current Land Use:** Agriculture

**Approximate Acreage:** 11 acres +/-

**Property History:** Ord. 11-19 (Springmill Trails PUD District Ordinance)

**Exhibits:**

1. Staff Report
2. Location Map
3. Ordinance 16-07
4. Site Plan
5. Building Elevations
6. Development Plan

**Staff Reviewer:** Amanda Rubadue

---

**PROCEDURAL**

**Public Hearing:**

Amendments to a Planned Unit Development District and Detailed Development Plan reviews are required to be considered at a public hearing by the Advisory Plan Commission (the "APC"). The public hearing for these petitions will be held on April 4, 2016 at the APC meeting.

**Planned Unit Development District:**

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

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

**Development Plan**

Approval of a Detailed Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.





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## **PROJECT OVERVIEW**

The applicable zoning district is the Springmill Trials PUD District, pursuant to Ordinance No. 11-19 adopted by the Council on September 12, 2011 (recorded as Instrument No. 2011046866, in the Hamilton County Recorder's Office on September 22, 2011). The PUD Ordinance establishes the SF5 District as the underlying zoning district.

The petition was reviewed by the Technical Advisory Committee at its March 14, 2016, meeting. The petition has been properly noticed for a public hearing at the Advisory Plan Commission's April 4, 2016, meeting.

---

## **DEVELOPMENT PLAN REVIEW (Chapter 10, Article 7 of the UDO)**

**The plans comply pending approval of Ordinance 16-07.**

### **Development Plan Approval – Application Documentation and Supporting Information (Article 10.7(G))**

1. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.
2. General Plan Requirements: An Overall Development Plan shall include the following, which shall be drawn to scale of not more than 1" – 100':
  - a. Title, scale, north arrow and date
  - b. Proposed name of the development
  - c. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
  - d. Address and legal description of the property
  - e. Boundary lines of the property including all dimensions
  - f. Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property
  - g. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated

- h. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers
  - i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper.
  - j. Location and dimensions of existing and proposed sidewalks pathways, trails or other alternate transportation plan improvements
  - k. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines
  - l. Location and dimensions of all existing structures and paved areas
  - m. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching)
  - n. Location of all Floodplain areas within the boundaries of the property.
  - o. Names of legal ditches and streams on or adjacent to the site
  - p. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephones and cable
  - q. Identify buildings proposed for demolition
  - r. Areas of the property reserved for Development Amenities, Open Space and other similar uses
  - s. Use of each lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area)
  - t. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines
3. Primary or Secondary Plat: If a property is being subdivided, then: (i) a Primary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Overall Development Plan; and (ii) a Secondary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Detailed Development Plan (see also *Article 10.12 Subdivision*)
4. Landscape Plan: A Landscape Plan in accordance with *Article 6.8 Landscaping Standards*, shall be required as part of any Development Plan. Landscape Plans for Overall Development Plans shall generally detail perimeter areas, Buffer Yards, common areas, entryways and any other Open Space as deemed appropriate by the Plan Commission or Director. Landscape Plans for a Detailed Development Plan shall generally be site or Lot specific showing compliance with Parking Areas, Buffer Yards, and on-site or foundation requirements



5. Open Space and Development Amenity Plan: A statement of the nature of extent of all existing and proposed Open Space and Development Amenities shall be provided either on the submitted Landscape Plan or in writing, along with any necessary explanatory materials or graphics as part of any Development Plan (see also *Article 8.6 Open Space and Amenity Standards*)
6. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan
7. Sign Plan: A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection
8. Building Elevations: Drawings of proposed buildings shall be filed in connection with the submission of a Detailed Development Plan and shall be drawn to scale and include the following (see also *Article 6.3 Architectural Standards*):
9. Integrated Developments: Documentary assurances may be required for integrated developments that ensure that the development will be provided with, at a minimum: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and Parking Area(s), including maintenance thereof
10. Traffic Impact Study: A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, of the Plan Commission. If a Traffic Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate scope of the study.
11. Statement of Development Build-Out: The Overall Development Plan shall include a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) development phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate of the time frame for build-out of the development

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**SPRINGMILL TRAILS PUD ORDINANCE (ORDINANCE 11-19, AS AMENDED BY ORDINANCE 16-07)**

**The plans comply pending approval of Ordinance 16-07.**

1. Permitted Uses – Church
2. Minimum Lot Area.
3. Minimum Lot Frontage on Road
4. Minimum Setback Lines
5. Minimum Lot Width at Building Line
6. Maximum Building Height
7. Architectural Standards



8. Lot Landscaping
9. Development Amenities

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**ZONING DISTRICTS** (Chapter 4 of the UDO)

**The plans comply pending approval of Ordinance 16-07.**

1. Minimum Lot Area – 7,000 square feet
2. Minimum Lot Frontage – 40 feet
3. Minimum Setback Lines
  - A. Font Yard – 20 feet
  - B. Side Yard – 8 feet
  - C. Rear Yard – 20 feet
4. Minimum Lot Width – 40 feet
5. Maximum Building Height – 25 feet

---

**DEVELOPMENT STANDARDS** (Chapter 6 of UDO):

**The plans comply pending approval of Ordinance 16-07.**

- |                                               |                |
|-----------------------------------------------|----------------|
| 1. Accessory Use and Building Standards       | (Article 6.1)  |
| 2. Architectural Standards (Residential Uses) | (Article 6.3)  |
| 3. Building Standards                         | (Article 6.4)  |
| 4. Height Standards                           | (Article 6.6)  |
| 5. Landscaping Standards                      | (Article 6.8)  |
| 6. Lighting Standards                         | (Article 6.9)  |
| 7. Lot Standards                              | (Article 6.10) |
| 8. Parking and Loading Standards              | (Article 6.14) |
| 9. Performance Standards                      | (Article 6.15) |
| 10. Setback Standards                         | (Article 6.16) |
| 11. Vision Clearance Standards                | (Article 6.19) |
| 12. Yard Standards                            | (Article 6.21) |
-





**DESIGN STANDARDS (Chapter 8 of UDO):**

**The plans comply pending approval of Ordinance 16-07.**

- |                                      |                |
|--------------------------------------|----------------|
| 1. Block Standards                   | (Article 8.1)  |
| 2. Easement Standards                | (Article 8.3)  |
| 3. Monument and Marker Standards     | (Article 8.5)  |
| 4. Open Space and Amenity Standards  | (Article 8.6)  |
| 5. Pedestrian Network Standards      | (Article 8.7)  |
| 6. Storm Water Standards             | (Article 8.8)  |
| 7. Street and Right-of-Way Standards | (Article 8.9)  |
| 8. Street Light Standards            | (Article 8.10) |
| 9. Street Sign Standards             | (Article 8.11) |
| 10. Surety Standards                 | (Article 8.12) |
| 11. Utility Standards                | (Article 8.13) |

---

**DEPARTMENT COMMENTS**

- 1) **1604-PUD-04 RECOMMENDATION:** The Department recommends forwarding this petition on to the Council with a favorable recommendation if the Plan Commission is satisfied with the proposed amendment ordinance.
- 2) **1604-DDP-15 RECOMMENDATION:** The Department recommends approving the petition with the following conditions:
  - Approval is contingent upon the Council's approval of the PUD Amendment (APC Petition No. 1604-PUD-04/Council Ordinance No. 16-07); and
  - All necessary approvals shall be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
- 3) If any APC member has questions prior to the meeting, please contact Amanda Rubadue at 317.432.6663 or [arubadue@westfield.in.gov](mailto:arubadue@westfield.in.gov).



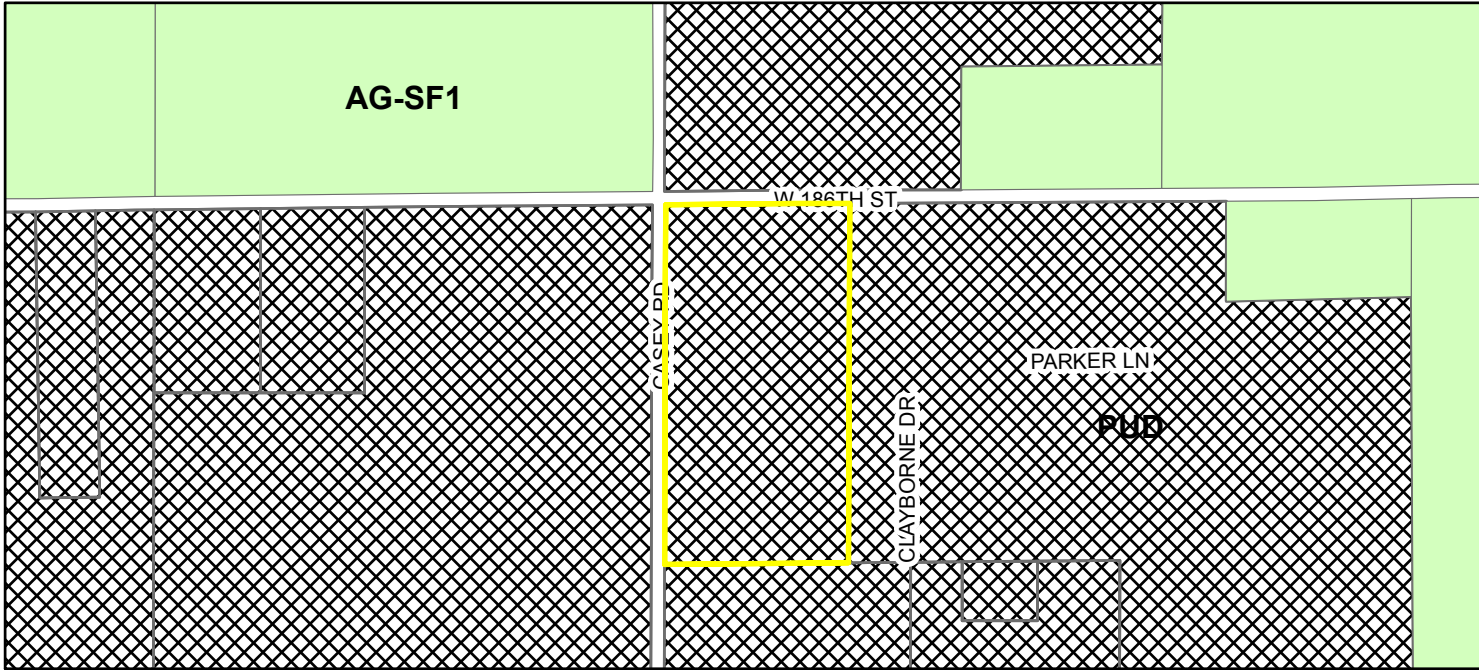
Property Location Map  
1604-PUD-04 & 1604-DDP-15  
Northview Christian Life Church  
PUD Amendment & Detailed Development Plan



Aerial Location Map



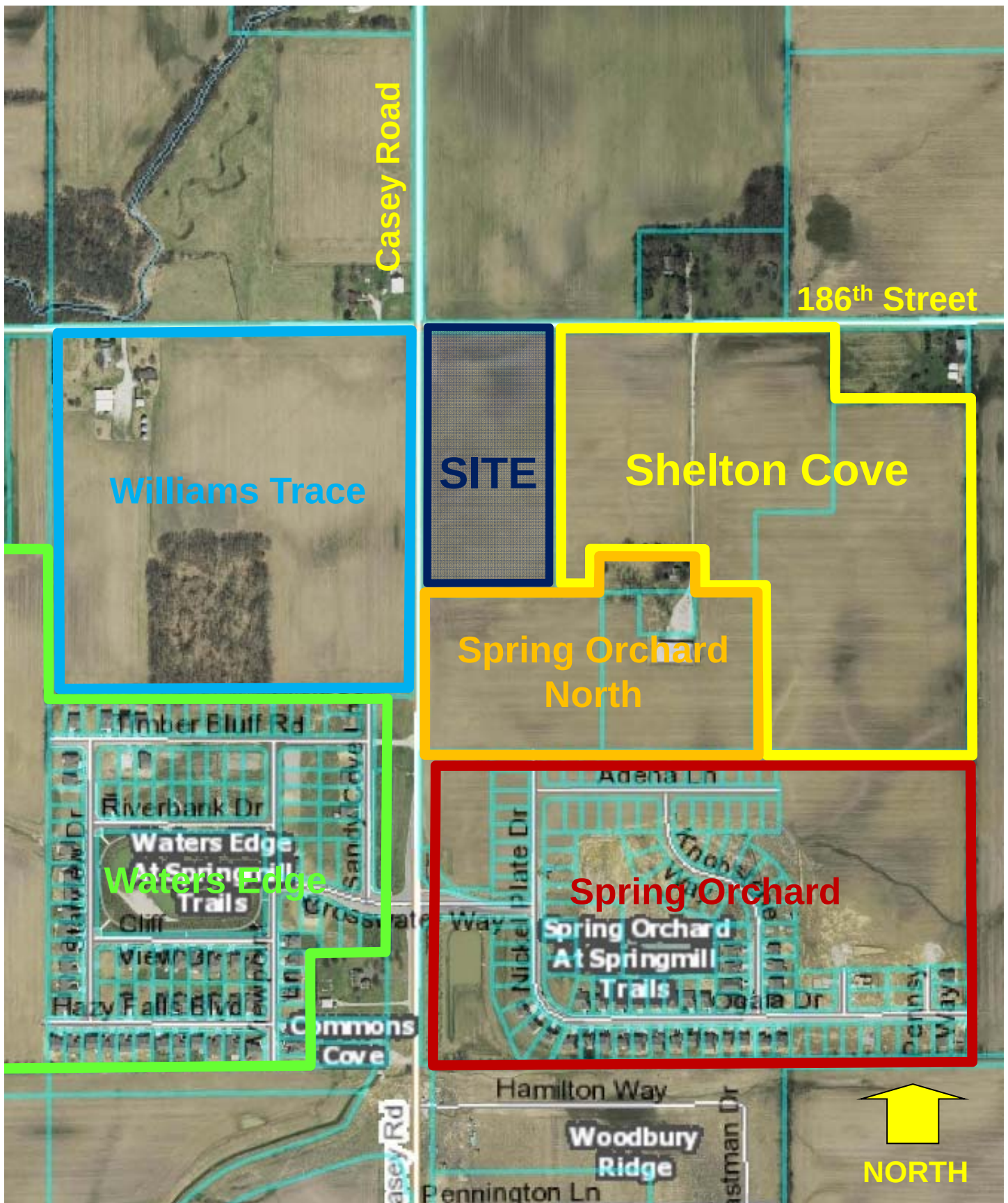
Zoning Map



**Zoning**

|                                          |                                |
|------------------------------------------|--------------------------------|
| AG-SF1 (Agriculture - Single Family - 1) | PUD (Planned Unit Development) |
| Parcel                                   |                                |





**Northview Christian Church  
Adjacent Development Map / Aerial Photograph**

## ORDINANCE NUMBER 16-07

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

This is an Ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

**WHEREAS**, the Common Council enacted Ordinance No. 11-19, The Springmill Trails Planned Unit Development District (the "The Springmill Trails PUD Ordinance") on September 12, 2011;

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1604-PUD-04**), requesting an amendment to The Springmill Trails PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

**WHEREAS**, the Commission forwarded **Petition No. 1604-PUD-04** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a [REDACTED] recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on [REDACTED], 2016;

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

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

#### **Section 1. Applicability of Ordinance.**

- 1.1 This Ordinance shall amend The Springmill Trials PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) The Springmill Trials PUD Ordinance; and (iii) the provisions of the Unified Development



Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or The Springmill Trails PUD Ordinance, as amended.

- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 All provisions and representations of (i) the Unified Development Ordinance or (ii) The Springmill Trails PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

**Section 2.** **Definitions.** Capitalized terms not otherwise defined in this Ordinance or the Springmill Trails PUD Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 Illustrative Character Exhibit: The architectural building elevations, attached hereto as **Exhibit B.**
- 2.2 Illustrative Site Development Plan (the “Concept Plan”): The Illustrative Site Development Plan, as set forth in The Springmill Trails PUD Ordinance, shall be replaced and superseded with the Concept Plan, attached hereto as **Exhibit C.**

**Section 3.** **Concept Plan.** The Concept Plan is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

**Section 4.** **Development and Architectural Standards.** The standards of The Springmill Trails PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- 4.1 Architectural Standards: The building on the Real Estate shall be constructed in substantial compliance with the Illustrative Character Exhibit.
- 4.2 Development Amenities: Section 2.4 Development Amenities of the Springmill Trails PUD Ordinance shall not apply to the Real Estate.

*[Remainder of page intentionally left blank, signature page follows]*

ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_ DAY OF \_\_\_\_\_, 2016.

WESTFIELD CITY COUNCIL

**Voting For**

**Voting Against**

**Abstain**

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

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Jim Ake

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James J. Edwards

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James J. Edwards

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Steven Hoover

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Steven Hoover

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Robert L. Horkay

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Robert L. Horkay

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Mark F. Keen

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Charles Lehman

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Charles Lehman

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Charles Lehman

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Cindy L. Spoljaric

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Cindy L. Spoljaric

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Cindy L. Spoljaric

ATTEST:

\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer

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



I hereby certify that **ORDINANCE 16-07** was delivered to the Mayor of Westfield

on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_ m.

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-07**

this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-07**

this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenberger  
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Springmill Trails PUD - 2016 Northview Text Amendment - Draft #3 041316

**SCHEDULE OF EXHIBITS**

- Exhibit A      Real Estate (Legal Description)
- Exhibit B      Illustrative Character Exhibit
- Exhibit C      Concept Plan



**EXHIBIT A**  
**REAL ESTATE**  
(Page 1 of 2)

Part of the East Half of the Northwest Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at a Harrison Marker at the northwest corner of the East Half of the Northwest Quarter of Section 34, Township 19 North, Range 3 East; thence along the North line of said East Half, North 89 degrees 28 minutes 35 seconds East (assumed bearing) 500.00 feet to the Northwest corner of a land tract conveyed to Universal Properties, LLC, recorded as Instrument number 2013070315 in the office of the Hamilton County Recorder's office; thence along the West line of said land tract and parallel with the West line of said East Half, South 00 degrees 11 minutes 11 seconds West 958.39 feet; thence parallel with the North line of said East Half, South 89 degrees 28 minutes 35 seconds West 500.00 feet to the West Line of said East Half; thence along said West line North 00 degrees 11 minutes 11 seconds East 958.39 feet to the Point of Beginning, containing 11.000 acres more or less.

**EXHIBIT A**  
**REAL ESTATE**  
(Page 2 of 2)



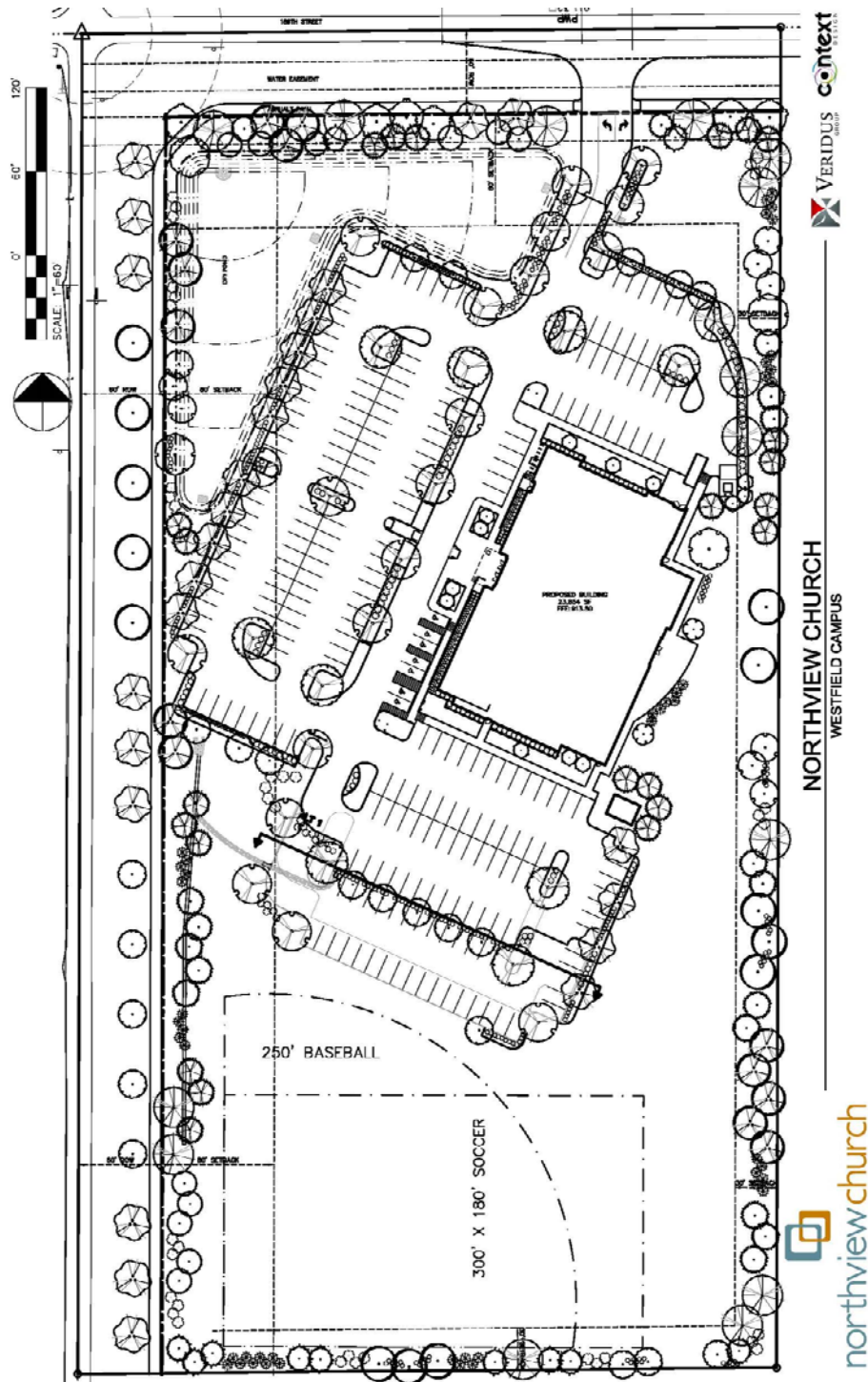


# **EXHIBIT B** **ILLUSTRATIVE CHARACTER EXHIBIT** (Page 1 of 1)



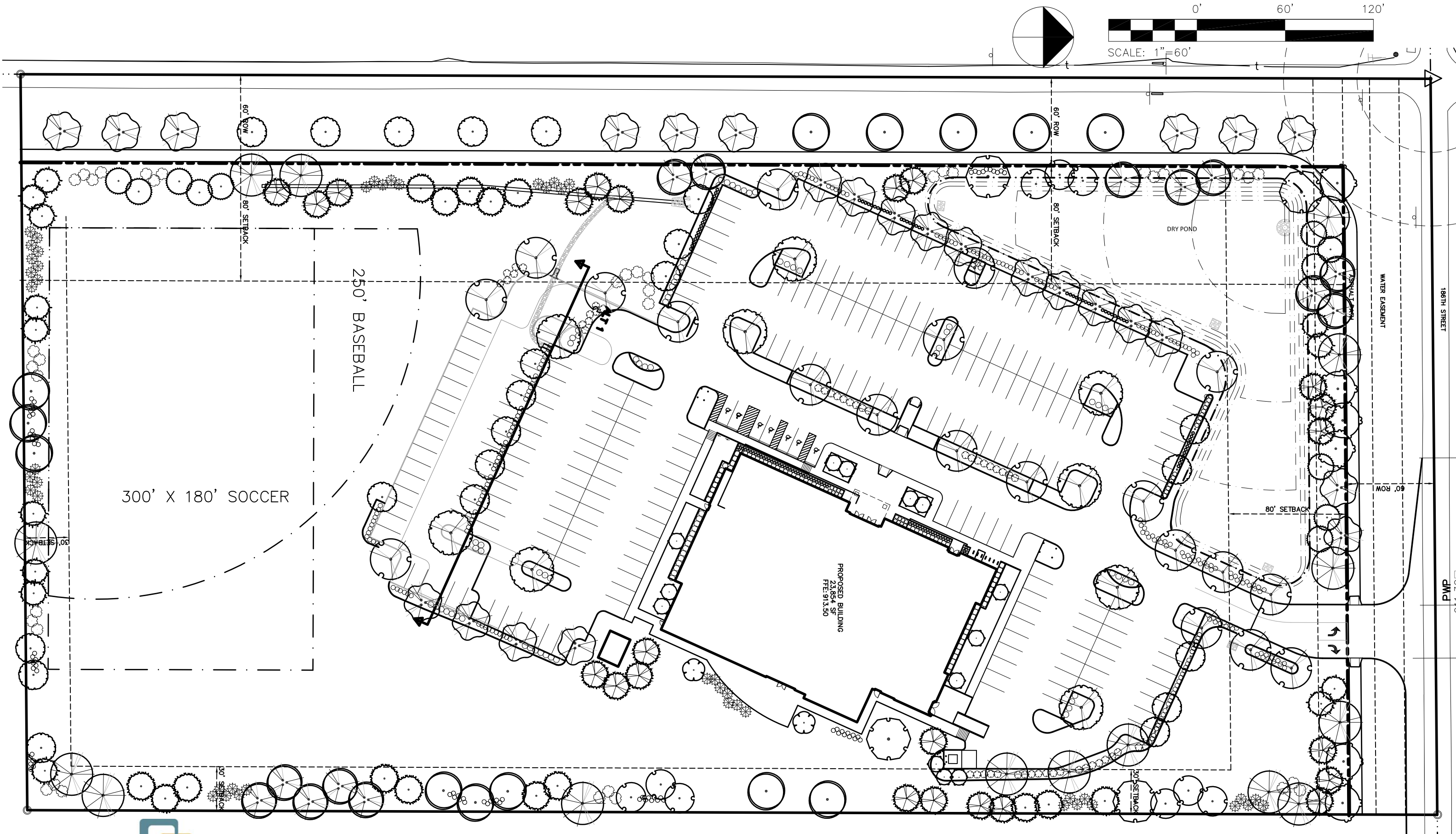
Note: Larger scale paper and digital copies of the Illustrative Character Exhibit are on file with the Department of Economic and Community Development under Docket Number 1604-PUD-04.

**EXHIBIT C**  
**CONCEPT PLAN**  
(Page 1 of 2)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1604-PUD-04.







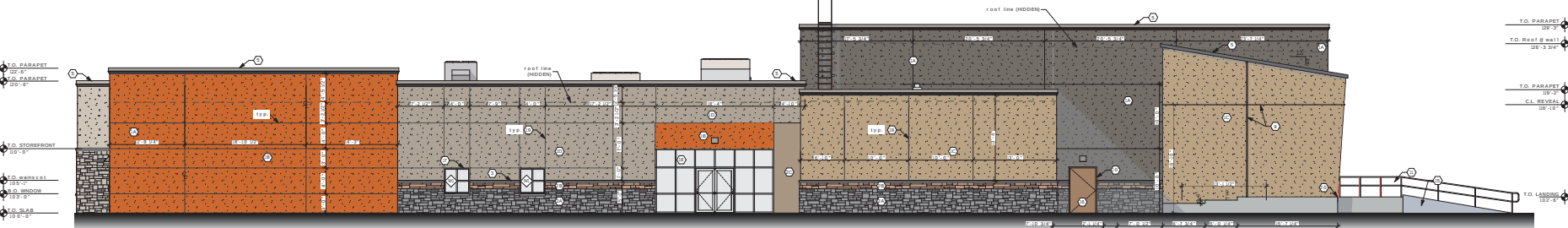






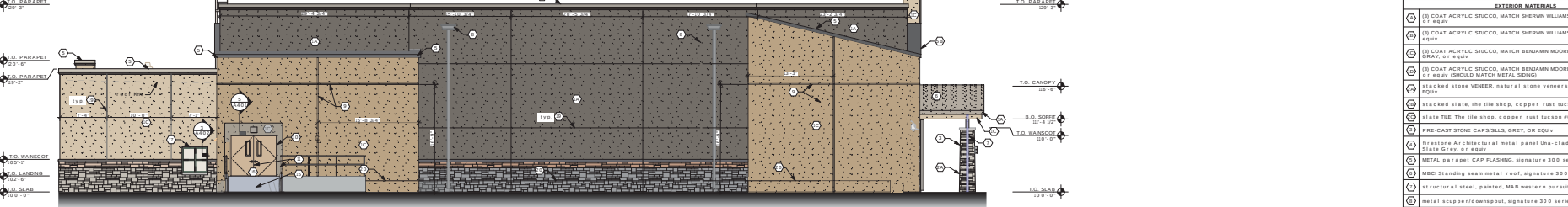






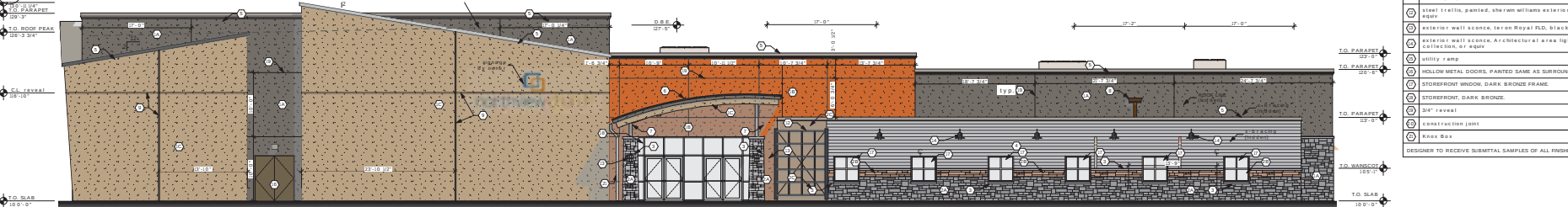
1 EAST ELEVATION

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



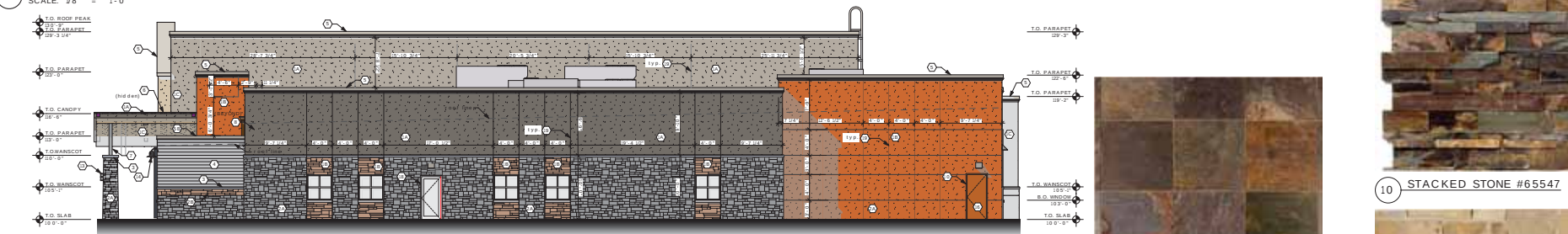
2 NORTH ELEVATION

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



3 WEST ELEVATION

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

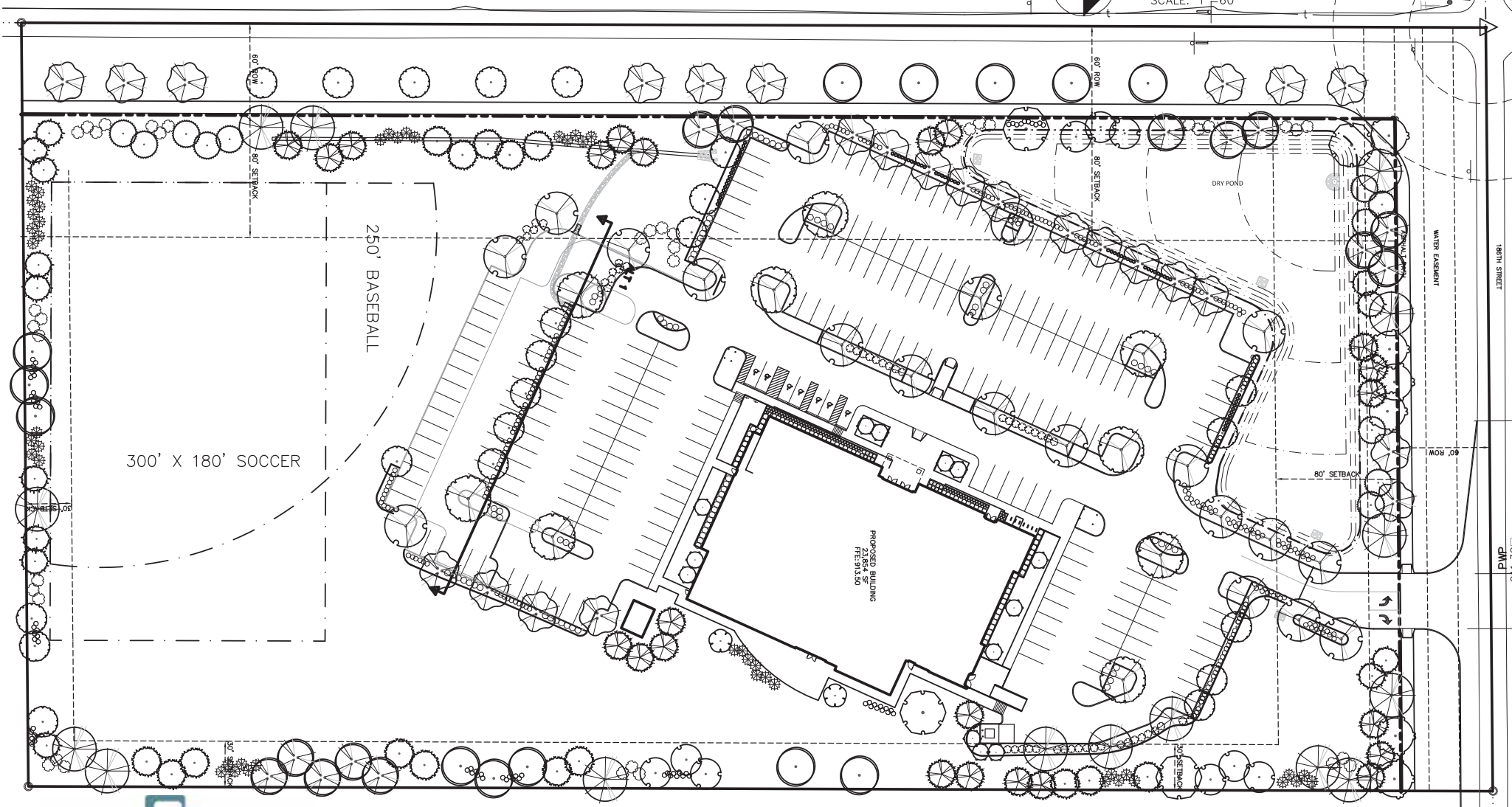
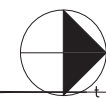


4 SOUTH ELEVATION

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

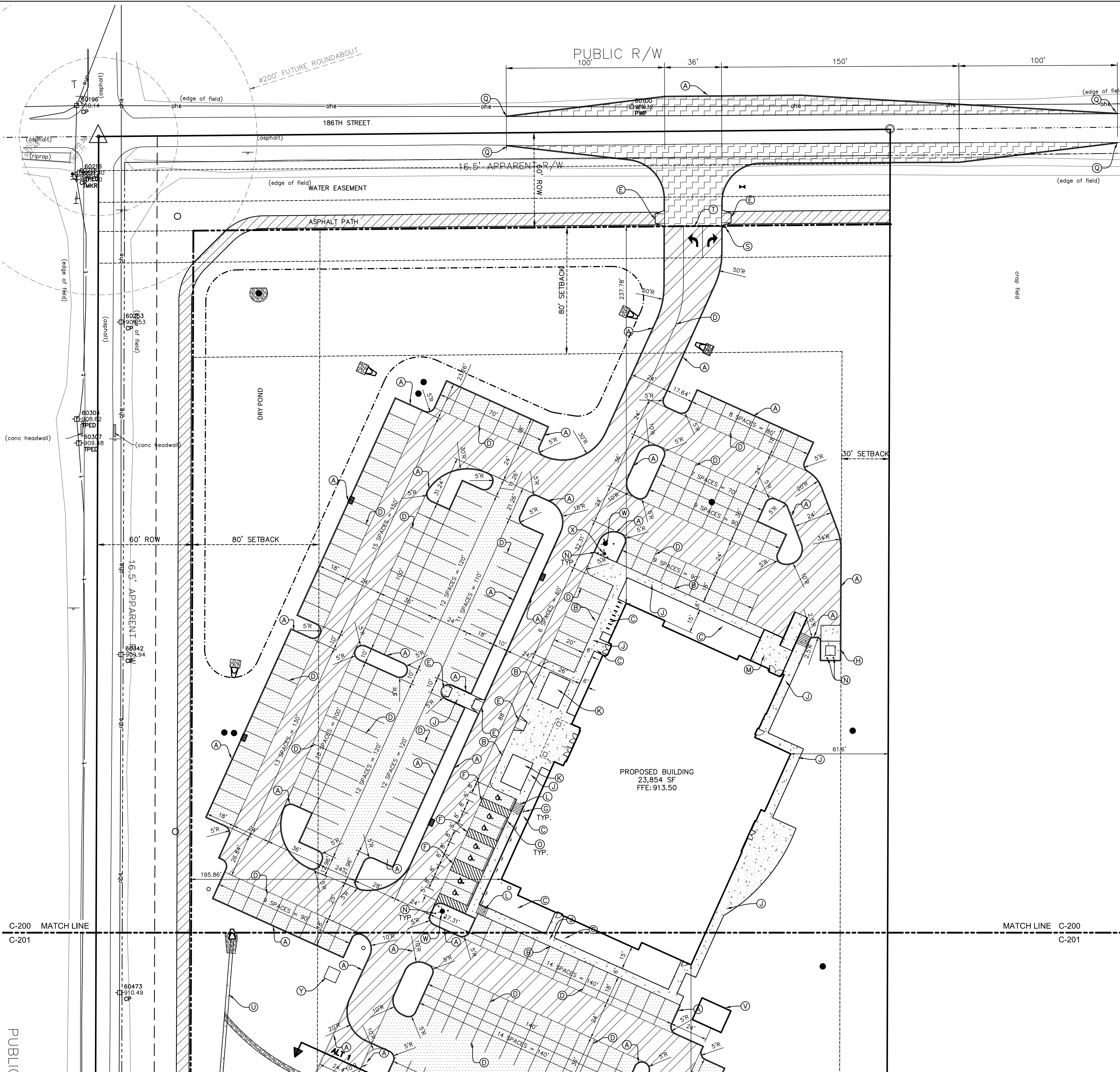


| EXTERIOR FINISH SCHEDULE                                                 |                                                                                                        |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| NO.                                                                      | DESCRIPTION                                                                                            |
| 1                                                                        | COAT ACRYLIC STUCCO, MATCH SHERWIN WILLIAMS SW 7019 GAUNTLET GRAY, 1/4" THICK                          |
| 2                                                                        | COAT ACRYLIC STUCCO, MATCH SHERWIN WILLIAMS SW 6354 ARMAGNAC, 1/4" THICK                               |
| 3                                                                        | COAT ACRYLIC STUCCO, MATCH BENJAMIN MOORE HC 82 BENNINGTON GRAY, 1/4" THICK                            |
| 4                                                                        | COAT ACRYLIC STUCCO, MATCH BENJAMIN MOORE AC 27 GALVESTON GRAY, 1/4" THICK (SHOULD MATCH METAL SIDING) |
| 5                                                                        | STACKED STONE VENEER, PATENT STONE VENEER'S INTL, CANYON CREEK, OR EQUIV.                              |
| 6                                                                        | STACKED SLATE, THE TILE SHOP, COPPER, RUST LUCON #65547, OR EQUIV.                                     |
| 7                                                                        | SLATE TILE, THE TILE SHOP, COPPER, RUST LUCON #65547, OR EQUIV.                                        |
| 8                                                                        | PRE-CAST STONE CAPSILLS, GRAY, OR EQUIV.                                                               |
| 9                                                                        | RECEIVE ARCHITECTURAL METAL PANEL ONE-CID UC-60; PROFILE, #902 SLATE GRAY, 1/4" THICK                  |
| 10                                                                       | METAL PARAPET CAP FLASHING, SIGNATURE 300 SERIES, "SLATE GRAY"                                         |
| 11                                                                       | MBCI STANDING SEAM METAL, RUST, SIGNATURE 300 SERIES, "SLATE GRAY"                                     |
| 12                                                                       | STRUCTURAL STEEL, PAINTED, MAB WESTERN PORTLAND CEMENT MATCHED                                         |
| 13                                                                       | METAL SCUPPER/DOWNSPOUT, SIGNATURE 300 SERIES, "SLATE GRAY"                                            |
| 14                                                                       | 2" REVEAL JOINT                                                                                        |
| 15                                                                       | HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH EXTERIOR STUCCO                                          |
| 16                                                                       | EXTERIOR METAL RATING, PAINTED, SHERWIN WILLIAMS EXTERIOR PAINT, "SLATE GRAY"                          |
| 17                                                                       | STEEL TRUSS, PAINTED, SHERWIN WILLIAMS EXTERIOR PAINT, DARK GRAY, OR EQUIV.                            |
| 18                                                                       | EXTERIOR WALL SCIENCE, TERRY ROYAL RLD, SLATE, 1/4" THICK                                              |
| 19                                                                       | EXTERIOR WALL SCIENCE, ARCHITECTURAL AREA LIGHTING, UNIVERSE COLLECTION, OR EQUIV.                     |
| 20                                                                       | WALKWAY RAMP                                                                                           |
| 21                                                                       | HOLLOW METAL DOORS, PAINTED SAME AS SURROUNDING WALL                                                   |
| 22                                                                       | STORAGEFRONT WOOD, DARK BRONZE FRAME                                                                   |
| 23                                                                       | STORAGEFRONT, DARK BRONZE                                                                              |
| 24                                                                       | 3/4" REVEAL                                                                                            |
| 25                                                                       | PAINT FUNCTION JOINT                                                                                   |
| 26                                                                       | WALKWAY                                                                                                |
| DESIGNED TO RECEIVE SUBMITTAL SAMPLES OF ALL FINISHES FOR FINAL APPROVAL |                                                                                                        |





PLOT SCALE: 1:2,544.9 EDIT DATE: 2013-01-14 -- 12:29 PM. DRAWING FILE: V:\PROJECTS\2013\2013.0115 - NORTHVIEW WESTFIELD.DWG. DRAWINGS AND DOCUMENTS\DRAWINGS\2013\0115.CE.C200.SITE.DWG

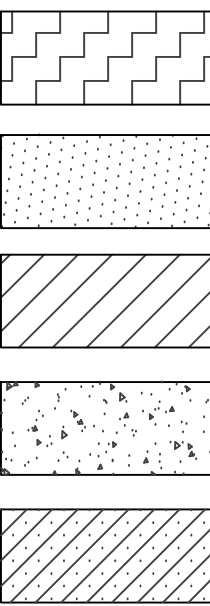


EXISTING LEGEND

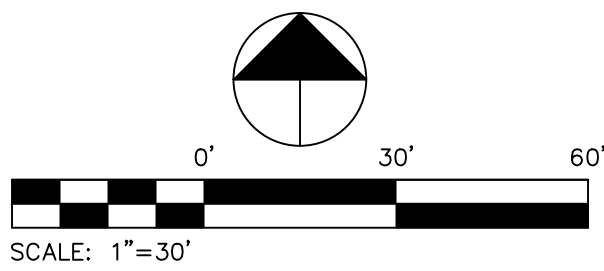
- Combination Pole
- Drainage Inlet
- Drainage MH
- Fire Hydrant
- Guy Wire
- Post
- Sign
- Telephone Marker
- Telephone Pedestal
- Telephone Pole

PROPOSED LEGEND

- 6" STRAIGHT CURB
- COMBINED CURB AND WALK
- FOUNDATION PLANTING BED
- PARKING STRIPING (WHITE)
- ADA RAMP (TYPE A)
- ADA STRIPING (BLUE)
- ADA SIGN
- DUMPSTER ENCLOSURE (SEE ARCH.)
- SIDEWALK
- LANDSCAPE PLANTER
- ADA RAMP (TYPE K MODIFIED)
- SERVICE RAMP AND PLATFORM (SEE ARCH.)
- BOLLARD (SEE DETAIL)
- PARKING BUMPER (SEE DETAIL)
- TRUNCATED DOMES
- CURB TAPER
- BICYCLE PARKING (SEE DETAIL)
- STOP SIGN
- 4" WHITE PAINTED STOP BAR
- CONCRETE CHANNEL
- FUTURE OUTBUILDING
- HYDRANT
- FDC
- TRANSFORMER PAD



- RIGHT OF WAY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE
- ASPHALT PATH



GENERAL SITE NOTES

- Any discrepancy in the plans shall be immediately reported to the Engineer for review.
- All work to conform to State and local regulations as appropriate.
- All dimensions are to edge of pavement (EOP) or face of curb, unless noted otherwise.
- All dimensions are to face of brick or facing material, where applicable.
- All dimensions are parallel with or perpendicular to base lines, property lines or building lines unless noted otherwise.
- Contractor shall verify all dimensions in the field prior to start construction the contractor shall be responsible for all field dimensions. If any discrepancies are found in these plans from actual field conditions, the contractor shall notify the engineer immediately.
- Contractor responsible for verification of all utilities and elevations prior to construction. Contractor to notify engineer immediately if any discrepancy is discovered. Any damage to existing facilities will be correct and paid by the contractor.
- Contractor shall provide smooth transitions from new areas to existing features as necessary.
- All excavated areas shall be seeded after finish grading or if left undisturbed for more than 7 days unless otherwise noted. All new seeded areas shall have a minimum of 4" of top soil.
- All utility trenches under and within 5 feet of pavement shall be completely backfilled with granular material.
- All sidewalks shall comply with ADA standards, with a maximum cross slope of 1/4 FT. & maximum linear slope of 1:20.
- The contractor shall protect and not destroy the property corner monuments during construction. If a corner monument is moved or damaged, Contractor shall immediately notify the Engineer or Surveyor of record.
- Concrete joints to be provided in accordance with ACI guidelines.
- Horizontal layout plan for construction staking to be provided by the Contractor prior to construction.

BENCH INFORMATION (88 DATUM)

LEE 12A21  
RDISK DNR "LEE 12A21" ON THE EAST SIDE OF CASEY ROAD ±3' EAST OF EDGE OF PAVEMENT ±25' SOUTH OF MAILBOX 17908.  
ELEV = 915.74

LEE 12  
DISK STAMPED "LEE 12"; ±15' WEST OF E CASEY ROAD AND ±40' NORTH OF E 186TH STREET.  
ELEV = 910.25

TBM 80  
BOAT SPIKE WEST SIDE UTILITY POLE #8388737; ±5' EAST OF EAST EDGE OF PAVEMENT CASEY ROAD AND ±650' NORTH OF E OF ENTRANCE TO WATER'S EDGE SUBDIVISION.  
ELEV = 915.23

| PARKING ANALYSIS                   |       |
|------------------------------------|-------|
| BASE BUILD                         |       |
| STANDARD PARKING (10X18)           | = 206 |
| ADA PARKING PROVIDED               | = 7   |
| (INCLUDES 4 VAN ACCESSIBLE SPACES) |       |
| ALTERNATE PARKING ADDITION         |       |
| STANDARD PARKING (10X18)           | = 37  |
| TOTAL BASE PROPOSED PARKING        | = 213 |
| TOTAL ALT PROPOSED PARKING         | = 250 |
| SEATING POSITIONS                  | = 508 |
| REQUIRED PARKING                   | = 127 |
| (1 SPACES PER 4 SEATS)             |       |
| BICYCLE PARKING                    | = 14  |
| FRONT SETBACK                      | = 80  |
| SIDE YARD SETBACK                  | = 30  |
| AGGREGATE SIDE YARD                | = 60  |
| SETBACK                            |       |
| REAR YARD SETBACK                  | = 30  |



6280 N. Shadeland Avenue, Suite A  
Indianapolis, IN 46220  
Phone: (317) 598-6647



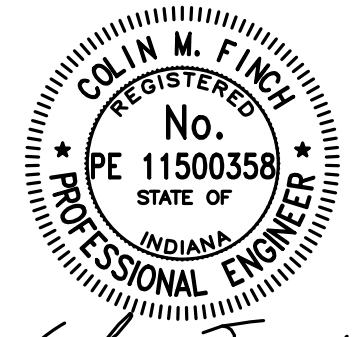
Lindberg Road  
West Lafayette, IN 47906  
(765) 463-6825

PROJECT  
NORTHVIEW CHURCH  
WESTFIELD CAMPUS  
1191 W 186TH STREET  
WESTFIELD, IN 46074

| REVISIONS: |       |             |
|------------|-------|-------------|
| REV.       | DATE: | DESCRIPTION |
|            |       |             |
|            |       |             |
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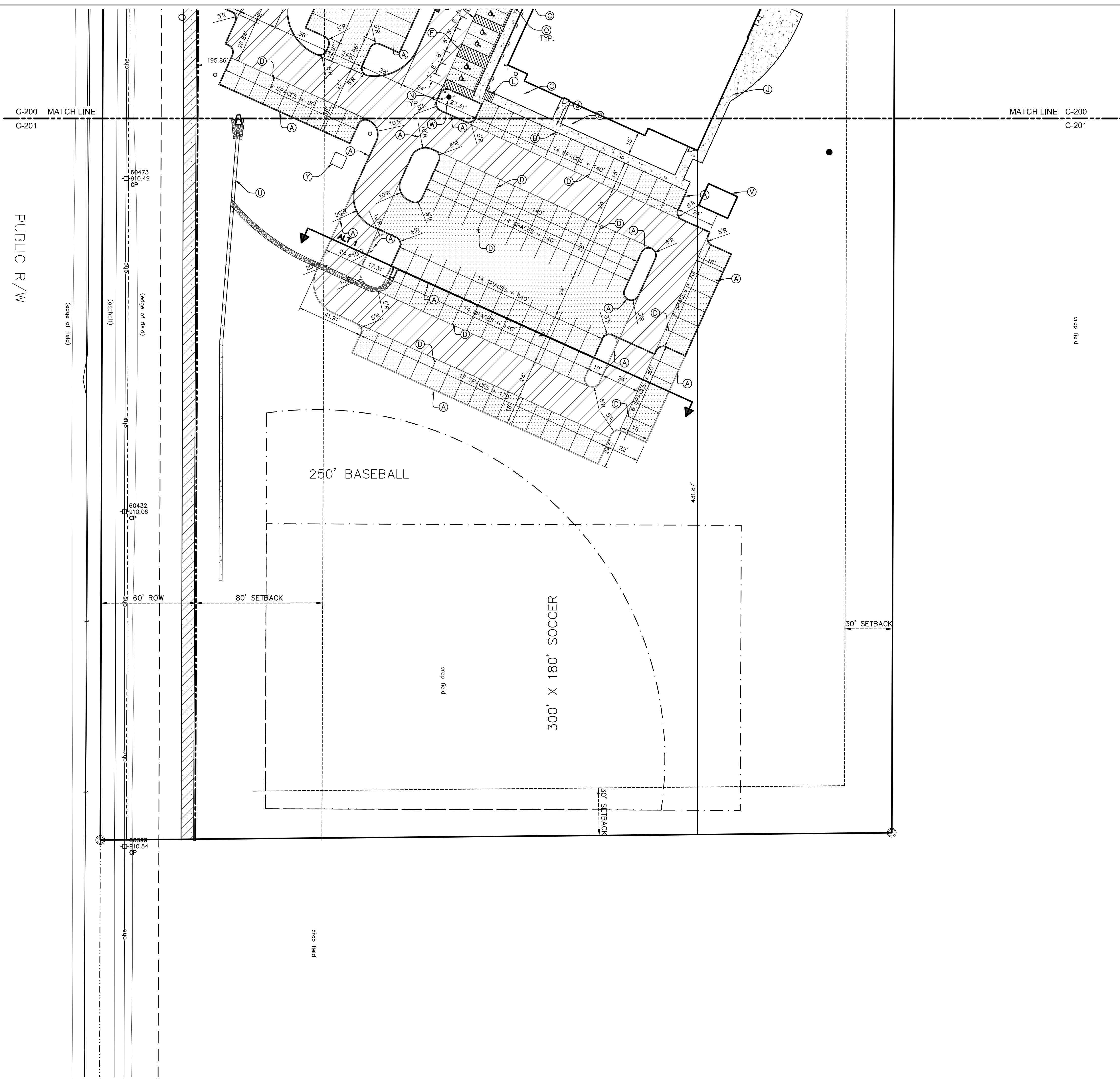
ISSUE DATE: 02/29/2016  
DRAWN BY: DCR  
CHECKED BY: CMF

DRAWING TITLE  
SITE PLAN



DRAWING NUMBER  
C-200  
PROJECT NUMBER  
2013115

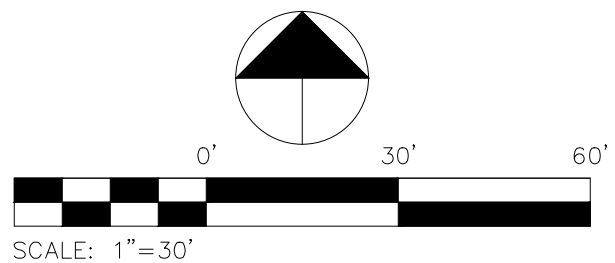




- PROJECT NUMBER  
2013115

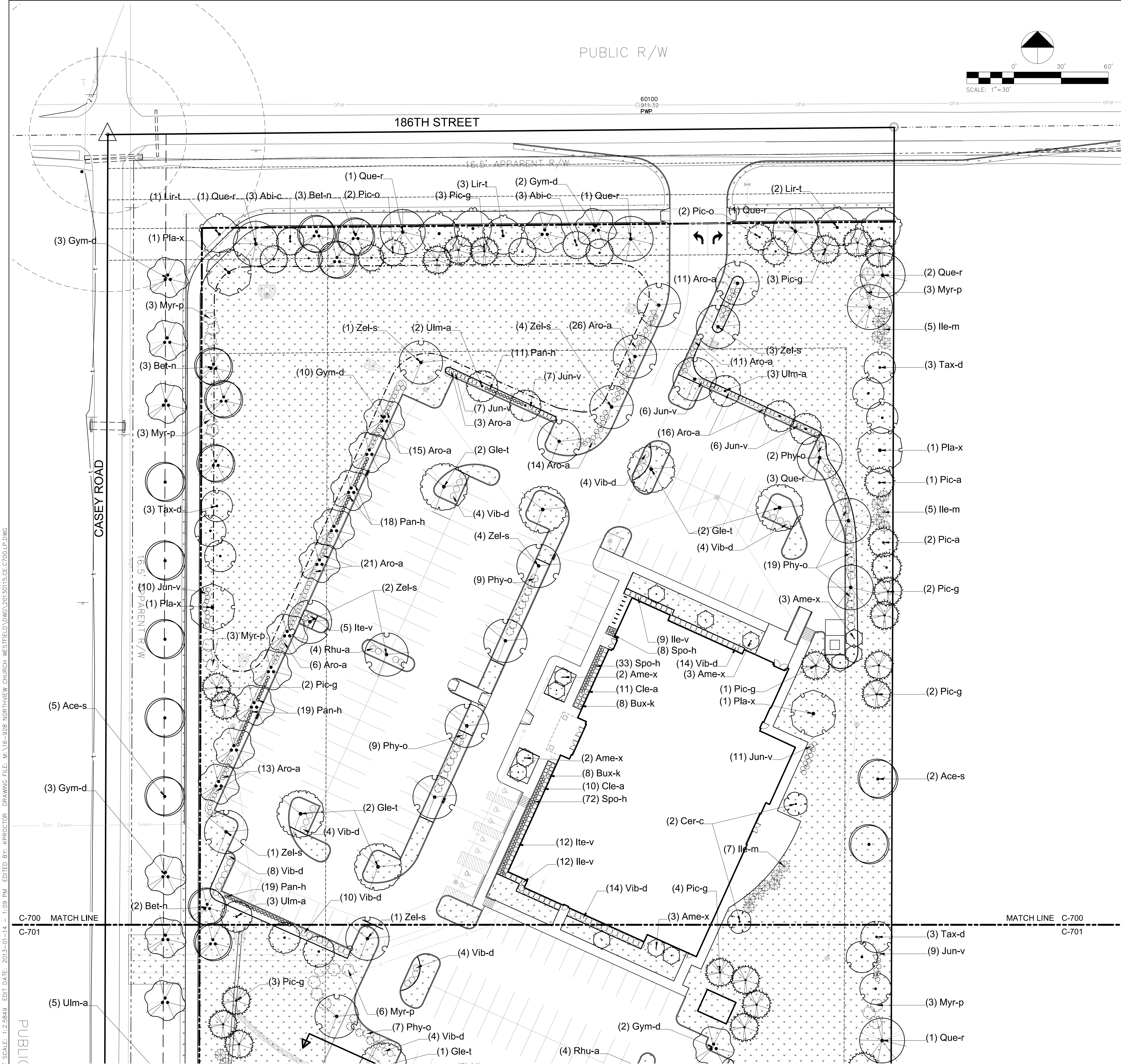


PUBLIC R/W



186TH STREET

60100  
911.52  
PWP



GENERAL LANDSCAPE & PLANTING NOTES

- Plant material to be installed and maintained by a qualified and experienced landscape installer.
- All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. Stake all plant locations for review and approval by the Landscape Architect before planting. On-site adjustments may be required. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
- Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
- Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
- All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or other treatment.
- The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for lawn areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
- Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
- Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
- Maintain all plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
- Satisfactory Seeded Lawn: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 3 by 3 inches. Reestablish lawns that do not comply with requirements and continue maintenance until lawns are fully satisfactory to the Owner.

ORDINANCE CHART

Zoning: Institutional under Spring Mills Trails PUD

OVERALL SITE REQUIREMENTS: 11 acres  
Requirement: 2 shade + 3 ornamental/evergreen + 10 shrubs/acre  
Required: 22 shade + 33 ornamental/evergreen + 110 shrubs  
Provided: 100 shade + 35 ornamental/evergreen + 459 shrubs

BUFFERS (from PUD):  
Requirement: 1 tree (shade or evergreen)/30 l.f. + 3 evergreen shrubs/30 l.f.

North (186th Street): 483 l.f.  
Requirement along 186th Street: 1 shade tree + 1 evergreen tree/30 l.f.  
Required: 16 shade trees + 16 evergreen trees  
Provided: 16 shade trees + 16 evergreen trees

East: 900 l.f. (measurement does not include ROW)  
Required: 30 trees + 90 shrubs  
Provided: 23 shade trees + 15 evergreen trees + 67 evergreen shrubs

South: 483 l.f.  
Required: 16 trees (shade or evergreen) + 48 shrubs  
Provided: 16 trees + 48 shrubs

West (Casey Road): 900 l.f.  
Required: 30 trees + 90 shrubs  
Provided: 30 shade trees + 18 evergreen trees + 36 shrubs

STREET TREES: Carey Road: 900 l.f.

FOUNDATION PLANTINGS:

Requirements:  
Front Facades: 1 shrub or tree/12 l.f.  
Facades over 80 l.f. to be broken up

Required:  
West (front): 170 l.f. -14 plants  
South (rear): 109 l.f. - 1 area of plantings  
East (rear): 170 l.f. - 2 areas of plantings  
North (front): 109 l.f. - 9 plants

Provided:  
West: 4 ornamental trees + 16 shrubs  
South: 2 ornamental trees + 7 shrubs  
East: 2 ornamental trees  
North: 1 ornamental tree + 8 shrubs

PARKING

Interiors: (base project)  
Requirement: 1 tree + 4 shrubs/island; 19 islands  
Required: 19 trees + 76 shrubs  
Provided: 19 trees + 76 shrubs\*

\* for islands that have utility conflicts, trees and shrubs have been relocated to other island areas

Perimeter: 73 spaces @ 10' width + 455 l.f. drive aisle  
Requirement: 1 tree + 10 shrubs/30 l.f. for parking bays; 1 tree + 10 shrub/60 l.f. for drive aisles  
Required: 32 trees + 319 shrubs  
Provided: 33 trees + 319 shrubs

NOTE: 6 trees + 30 shrubs will be added if add alternate is accepted. This will address the additional drive length and added parking spaces along the perimeter.

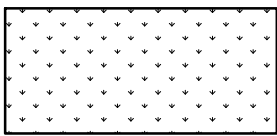




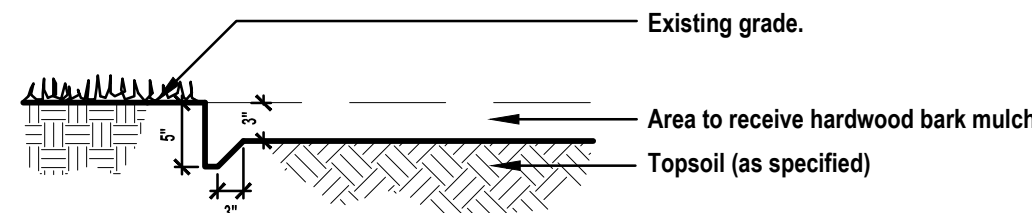


PLOT SCALE: 1:2,5849 EDIT DATE: 2013-01-14 -- 1:09 PM EDITED BY: KPROCTOR DRAWING FILE: M:\16-928 NORTHVIEW CHURCH WESTFIELD.DWG\20130115.DEC700.LP.DWG

| PLANT SCHEDULE   |     |                                               |                                |           |             |                                                                                |
|------------------|-----|-----------------------------------------------|--------------------------------|-----------|-------------|--------------------------------------------------------------------------------|
| TREES            | QTY | BOTANICAL NAME                                | COMMON NAME                    | CONT      | CAL         | REMARKS                                                                        |
| Ace-s            | 13  | Acer saccharum `Legacy`                       | Legacy Sugar Maple             | B & B     | 2"Cal       | full, strong central leader, matched                                           |
| Bet-n            | 13  | Betula nigra                                  | River Birch                    | B & B     | 2"Cal       | full, strong central leader, matched                                           |
| Gle-t            | 9   | Gleditsia triacanthos inermis `Skycole`       | Skyline Thornless Honeylocust  | B & B     | 2"Cal       | full, strong central leader, matched                                           |
| Gym-d            | 25  | Gymnocladus dioica                            | Kentucky Coffee Tree           | B & B     | 2"Cal       | full, strong central leader, matched                                           |
| Lir-t            | 6   | Liriodendron tulipifera                       | Tulip Tree                     | B & B     | 2"Cal       | full, strong central leader, matched                                           |
| Pla-x            | 4   | Platanus x acerifolia                         | London Plane Tree              | B & B     | 2"Cal       | full, strong central leader, matched                                           |
| Que-r            | 15  | Quercus rubra                                 | Red Oak                        | B & B     | 2"Cal       | spring dug, full, strong central leader, matched                               |
| Tax-d            | 9   | Taxodium distichum                            | Bald Cypress                   | B & B     | 2"Cal       | full, strong central leader, matched                                           |
| Ulm-a            | 22  | Ulmus x americana `Princeton Elm`             | Princeton Elm                  | B & B     | 2"Cal       | full, strong central leader, matched                                           |
| Zel-s            | 20  | Zelkova serrata `Green Vase`                  | Green Vase Sawleaf Zelkova     | B & B     | 2"Cal       | full, strong central leader, matched                                           |
|                  |     |                                               |                                |           |             |                                                                                |
| EVERGREEN TREES  | QTY | BOTANICAL NAME                                | COMMON NAME                    | CONT      | CAL         | REMARKS                                                                        |
| Abi-c            | 11  | Abies concolor                                | White Fir                      | B & B     | min. 6' ht. | full, strong central leader, matched, symmetrical                              |
| Pic-a            | 15  | Picea abies                                   | Norway Spruce                  | B & B     | min. 6' ht. | full, strong central leader, matched, symmetrical                              |
| Pic-o            | 13  | Picea omorika                                 | Serbian Spruce                 | B & B     | min. 6' ht. | full, strong central leader, matched, symmetrical                              |
| Pic-g            | 23  | Picea pungens glauca                          | Colorado Blue Spruce           | B & B     | min. 6' ht. | full, strong central leader, matched, symmetrical                              |
|                  |     |                                               |                                |           |             |                                                                                |
| ORNAMENTAL TREES | QTY | BOTANICAL NAME                                | COMMON NAME                    | CONT      | CAL         | REMARKS                                                                        |
| Ame-x            | 13  | Amelanchier x grandiflora `Autumn Brilliance` | Autumn Brilliance Serviceberry | B & B     | 2"Cal       | multi-trunk; matched                                                           |
| Cer-c            | 2   | Cercis canadensis                             | Eastern Redbud                 | B & B     | 2"Cal       | multi-trunk, matched                                                           |
|                  |     |                                               |                                |           |             |                                                                                |
| SHRUBS           | QTY | BOTANICAL NAME                                | COMMON NAME                    | SIZE      | HEIGHT      | REMARKS                                                                        |
| Aro-a            | 192 | Aronia arbutifolia `Brilliantissima`          | Brilliant Red Chokeberry       | container | 18"         | space @ 3'-0" o.c.                                                             |
| Bux-k            | 16  | Buxus x koreana `Winter Gem`                  | Winter Gem Boxwood             | container | 18"         | space @ 3'-0" o.c., allow to mass                                              |
| Cle-a            | 21  | Clethra alnifolia `Hummingbird`               | Hummingbird Summersweet        | container | 24"         | space @ 3'-0" o.c.                                                             |
| Ile-v            | 21  | Ilex verticillata `Red Sprite`                | Red Sprite Winterberry         | container | 18"         | space @ 4'-0" o.c., allow to mass; provide 1 Jim Dandy per 5 Red Sprites       |
| Ile-m            | 47  | Ilex x meserveae `Blue Princess`              | Blue Princess Holly            | container | 24"         | space @ 8'-0" o.c., allow to mass, provide 1 Blue Prince per 5 Blue Princesses |
| Ite-v            | 17  | Itea virginica `Henry's Garnet`               | Henry's Garnet Sweetspire      | container | 18"         | space @ 3'-0" o.c.                                                             |
| Jun-v            | 113 | Juniperus virginiana `Grey Owl`               | Grey Owl Juniper               | container | 18" spread  | space @ 3'-0" o.c., allow to mass                                              |
| Myr-p            | 38  | Myrica pensylvanica                           | Northern Bayberry              | container | 24"         | space @ 8'-0" o.c., allow to mass                                              |
| Pan-h            | 67  | Panicum virgatum `Heavy Metal`                | Heavy Metal Switch Grass       | pot       | #2          | space @ 2'-6" o.c.                                                             |
| Phy-o            | 52  | Physocarpus opulifolius `Summer Wine`         | Summer Wine Ninebark           | container | 18"         | space @ 5'-0" o.c.                                                             |
| Rhu-a            | 12  | Rhus aromatica `Gro-Low`                      | Gro-Low Fragrant Sumac         | container | 18" spread  | space @ 4'-0" o.c., allow to mass                                              |
| Spo-h            | 113 | Sporobolus heterolepis                        | Prairie Dropseed               | pot       | #1          | space @ 2'-0" o.c.                                                             |
| Vib-d            | 84  | Viburnum dentatum `Christom`                  | Blue Muffin Viburnum           | container | 18"         | space @ 4'-0" o.c.                                                             |

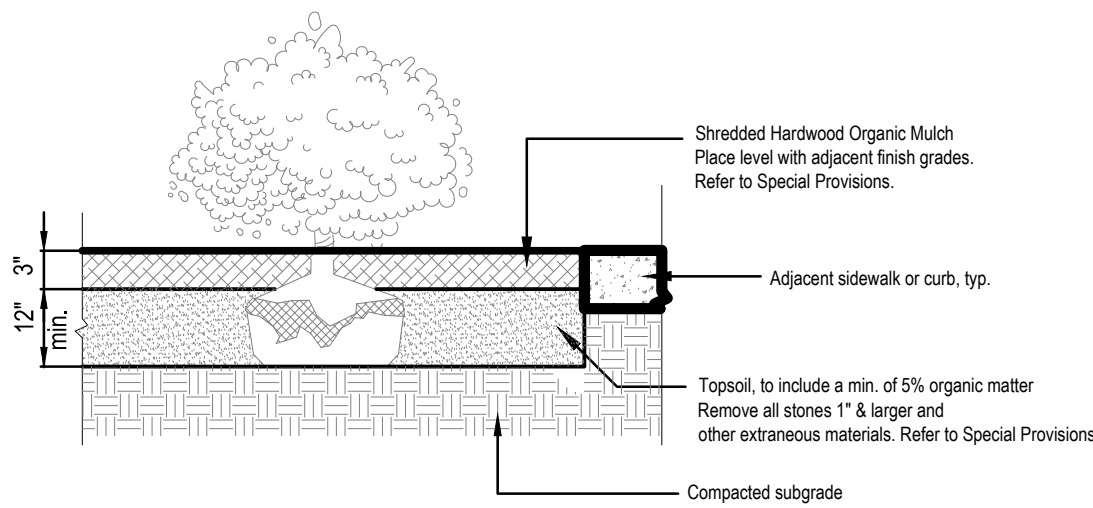


Area to receive lawn



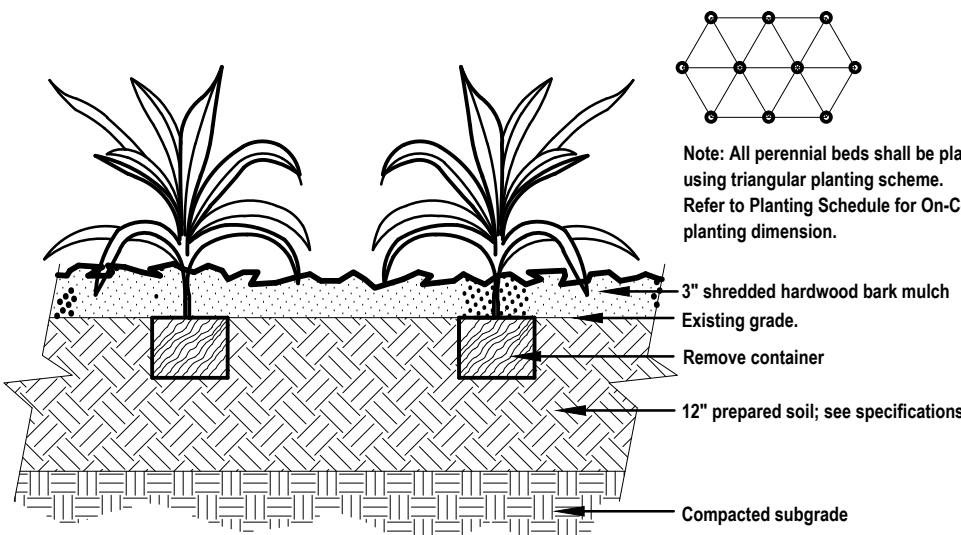
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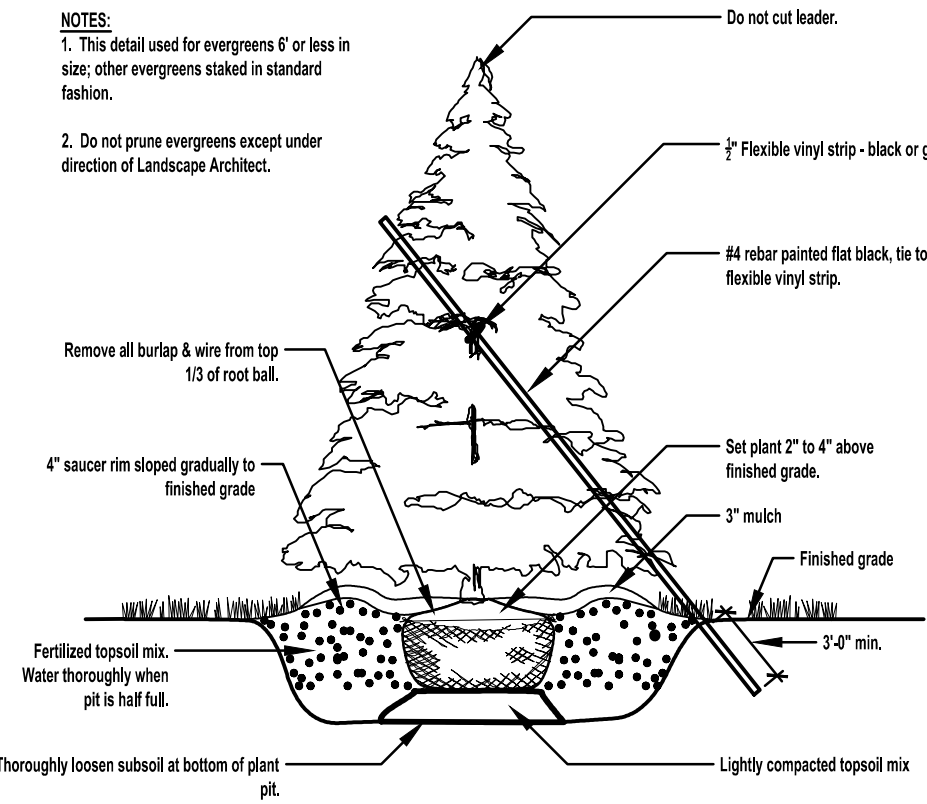
LANDSCAPE BED PREPARATION

Not to Scale



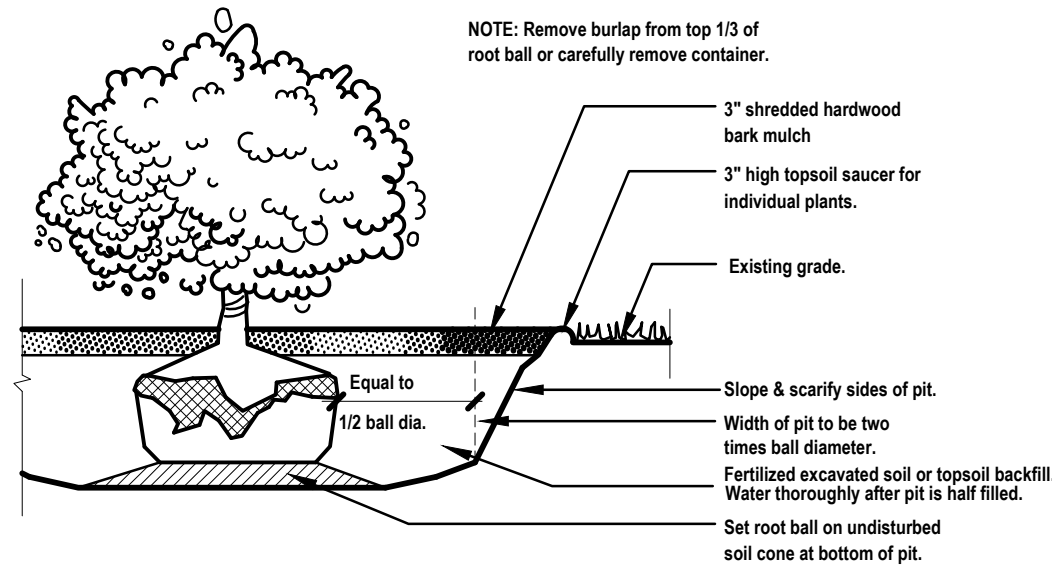
PERENNIAL PLANTING

Not to Scale



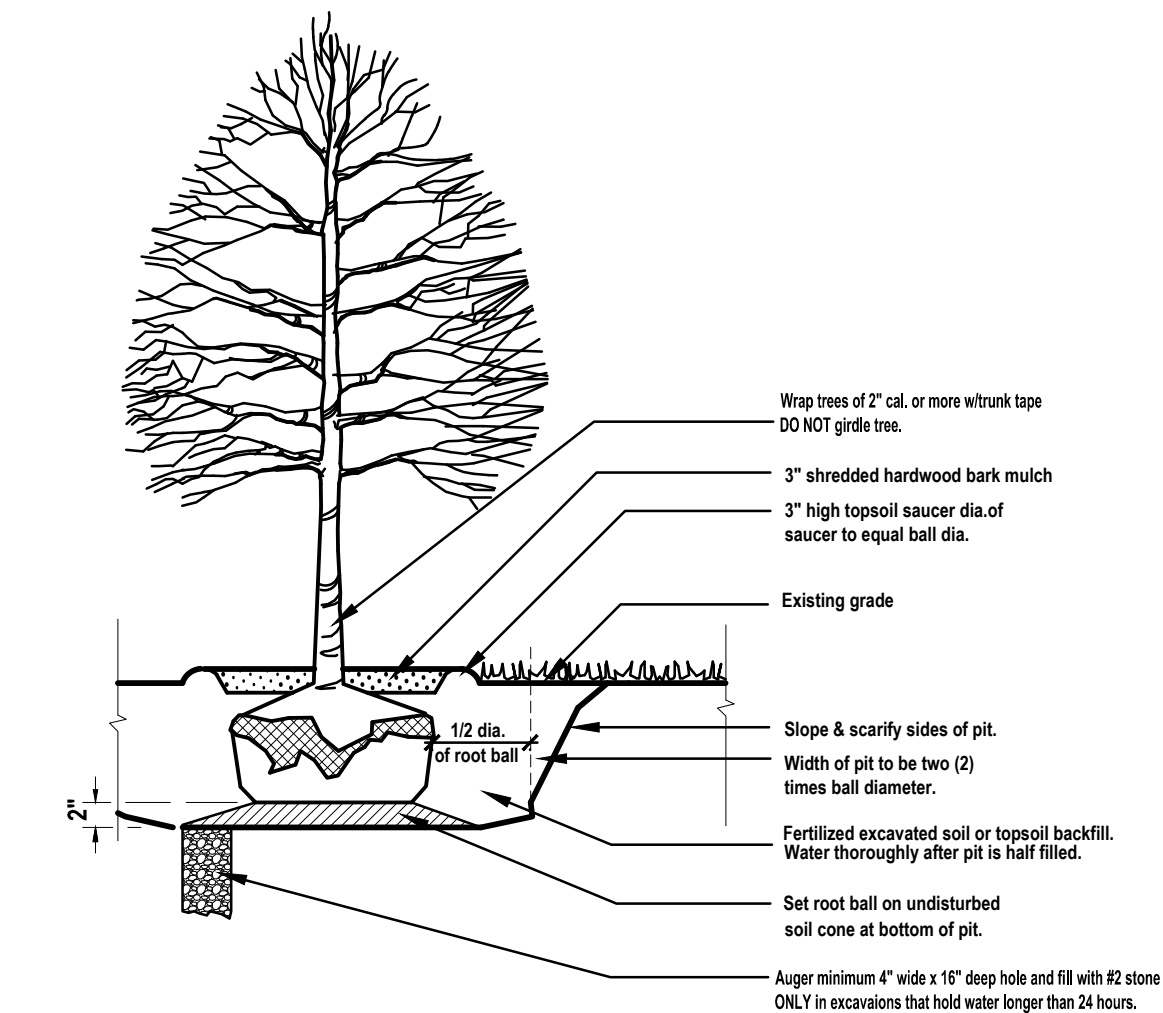
EVERGREEN TREE PLANTING

Not to Scale



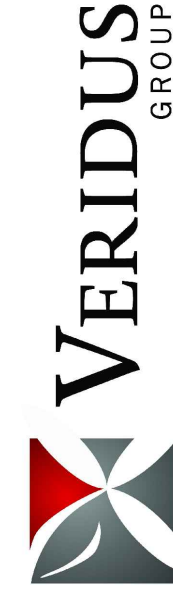
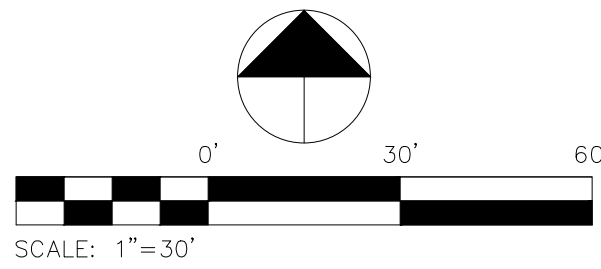
SHRUB PLANTING

Not to Scale



TREE PLANTING

Not to Scale



7440 N. Shadeland Avenue, Suite 202  
Indianapolis, IN 46250  
Phone: (317) 598-6647



12 S Main St. Ste 200  
Fortville, IN 46040  
317-485-8900  
www.context-design.com



Lindberg Road  
West Lafayette, IN 47906  
(765) 463-6825

PROJECT  
NORTHVIEW CHURCH  
WESTFIELD CAMPUS  
1191 W 186TH STREET  
WESTFIELD, IN 46074

REVISIONS:

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
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|     |      |             |

ISSUE DATE: 02/11/2016

|          |            |
|----------|------------|
| DRAWN BY | CHECKED BY |
| DCR      | CMF        |

DRAWING TITLE

PLANTING  
DETAILS

DRAWING NUMBER

C-702

PROJECT NUMBER

2013115



**Petition Number:** 1604-DDP-09

**Subject Site Address:** 16504 Oak Ridge Road (Oak Trace Elementary)

**Petitioner:** Westfield Washington Schools by Schmidt Associates

**Request:** Detailed Development Plan review of the expansion of an existing elementary school.

**Current Zoning:** SF2: Single-Family Low Density District

**Current Land Use:** Institutional

**Approximate Acreage:** 21.61 acres+/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscaping Plan

**Staff Reviewer:** Amanda Rubadue, Associate Planner

---

### **PROCEDURAL**

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

### **PROJECT DESCRIPTION**

The applicable zoning district is SF2: Single-Family Low Density District. The project is for the expansion of the existing elementary school.

The petition was reviewed by the Technical Advisory Committee at its March 14, 2016, meeting and received a public hearing at the Advisory Plan Commission's April 4, 2016, meeting.

---

### **DEVELOPMENT PLAN (Article 10.7(G) of the UDO):**

**The plans comply.**

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.





- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

---

**DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):**

**The plans comply.**

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
  - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
  - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
  - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

---

**DISTRICT STANDARDS**

**The plans comply with Article 4.5 (SF2 District).**

Permitted Uses: The proposed use is an elementary school. The use is permitted in the SF2 District.

- |                                     |                                       |
|-------------------------------------|---------------------------------------|
| 22) Minimum Lot Area:               | 3 acres                               |
| 23) Minimum Lot Frontage:           | 250 feet                              |
| 24) Minimum Building Setback Lines: |                                       |
| a) Front Yard:                      | 100 feet along Expressway or Arterial |
| b) Side Yard:                       | 30 feet                               |
| c) Rear Yard:                       | 30 feet                               |





- 25) Minimum Lot Width: No minimum
- 26) Maximum Building Height: Two and one-half (2 ½) stories
- 27) Performance Standards (see Article 6.15)

---

**DEVELOPMENT STANDARDS (Chapter 6 of UDO)**

**The plans comply.**

- 28) Accessory Use and Building Standards (Article 6.1)
- 29) Architectural Standards (Article 6.3 (D))
- 30) Building Standards (Article 6.4)
- 31) Fence Standards (Article 6.5)
- 32) Height Standards (Article 6.6)
- 33) Landscaping Standards (Article 6.8)
- a) General Screening Standards (Article 6.8(H))
  - b) Detention and Retention Areas (Article 6.8(I))
  - c) Minimum Lot Landscaping Requirements (Article 6.8(K))
  - d) Foundation Plantings (Article 6.8(L)):
  - e) External Street Frontage Landscaping
  - f) Buffer Yard Requirements
  - g) Interior Parking Area Landscaping
  - h) Perimeter Parking Area Landscaping
- 34) Lighting Standards (Article 6.9)
- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
  - b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
  - c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
  - d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.



- 35) Lot Standards (Article 6.10)
- 36) Outside Storage and Display (Article 6.12)
- 37) Outdoor Café and Eating Areas (Article 6.13)
- 38) Parking and Loading Standards (Article 6.14)
- 39) Setback Standards (Article 6.16)
- 40) Sign Standards (Article 6.17)
- 41) Vision Clearance Standards (Article 6.19)
- 42) Yard Standards (Article 6.21)

---

#### **DESIGN STANDARDS (Chapter 8 of UDO)**

**The plans comply.**

- 43) Easement Standards (Article 8.3)
- 44) Pedestrian Network Standards (Article 8.7)
- 45) Storm Water Standards (Article 8.8)
- 46) Street and Right-of-Way Standards (Article 8.9)
- 47) Surety Standards (Article 8.12)
- 48) Utility Standards (Article 8.13)

---

#### **DEPARTMENT COMMENTS**

- 1) The Detailed Development Plan complies with the applicable zoning standards.
- 2) **RECOMMENDATION:** The Department recommends approving the petition with the following condition:
  - a. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit
- 3) If any APC member has questions prior to the meeting, please contact Amanda Rubadue at 317.432.6663 or [arubadue@westfield.in.gov](mailto:arubadue@westfield.in.gov).

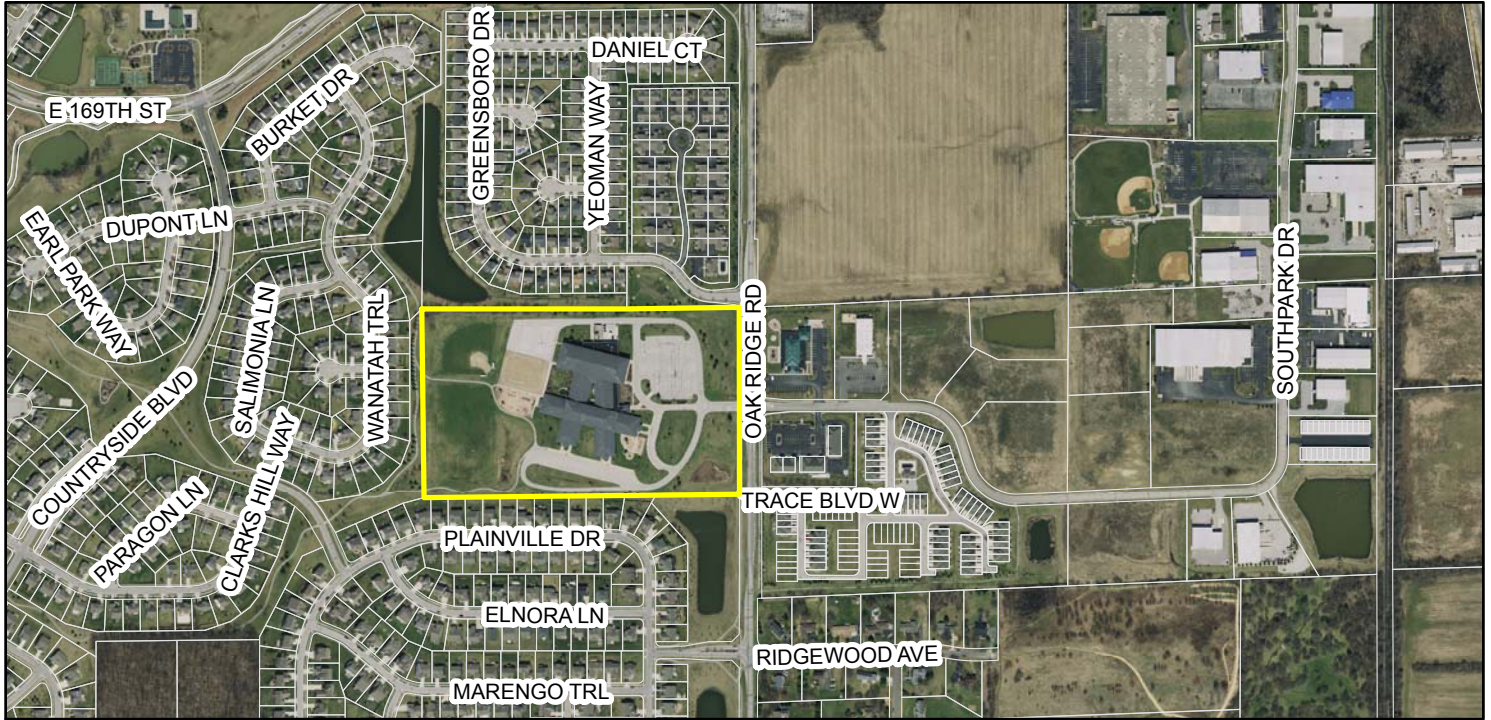




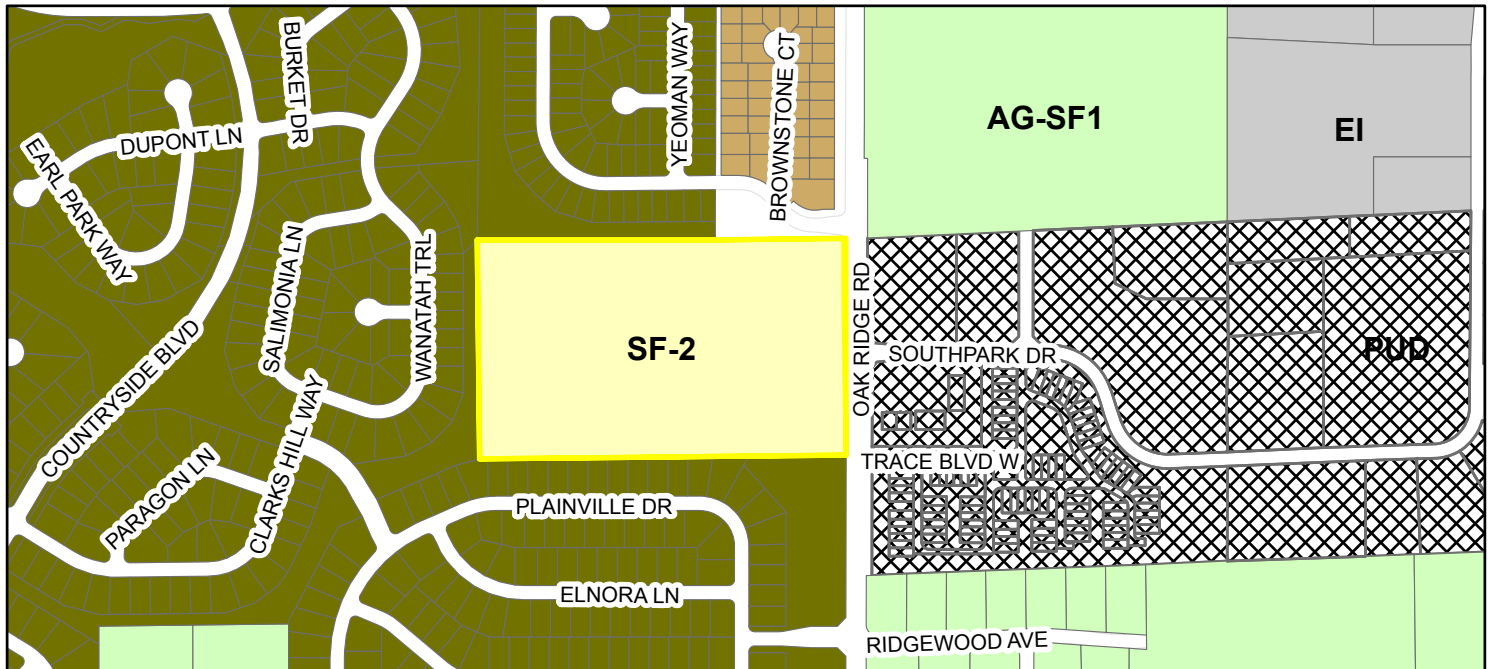
Property Location Map  
1604-DDP-09  
Oak Trace Kindergarten  
Detailed Development Plan



Aerial Location Map



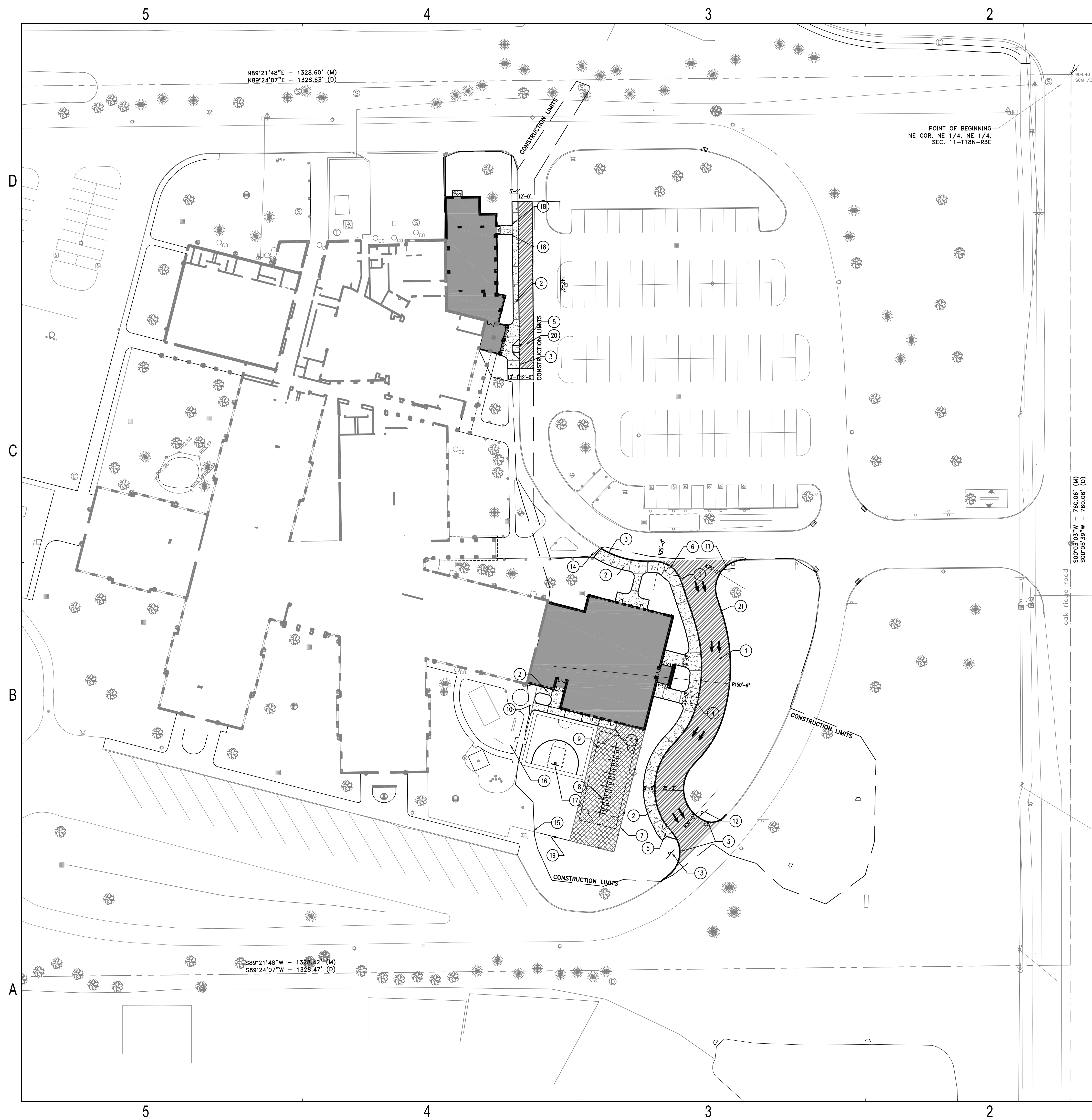
Zoning Map



Zoning

- |                                          |                                |
|------------------------------------------|--------------------------------|
| AG-SF1 (Agriculture - Single Family - 1) | PUD (Planned Unit Development) |
| EI (Enclosed Industrial)                 | SF-2 (Single Family - 2)       |
| MF-1 (Multiple Family - 1)               | SF-3 Cluster                   |
|                                          | Parcel                         |





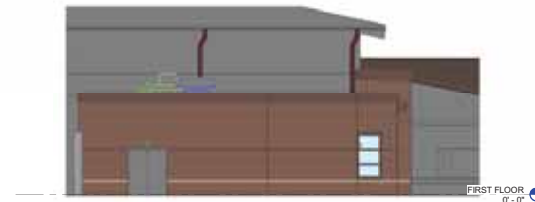




OAK TRACE



WASHINGTON WOODS



2 COMMUNITY ROOM ELEVATION 2  
1/8" = 1'-0"



OAK TRACE



WASHINGTON WOODS



1 COMMUNITY ROOM ELEVATION  
1/8" = 1'-0"

Westfield Washington Schools

# WASHINGTON WOODS & OAK TRACE ELEMENTARY

COLOR ELEVATIONS | 03.04.2016



OAK TRACE



WASHINGTON WOODS



2 KINDERGARTEN ADDITION 3  
1/8" = 1'-0"



OAK TRACE



WASHINGTON WOODS



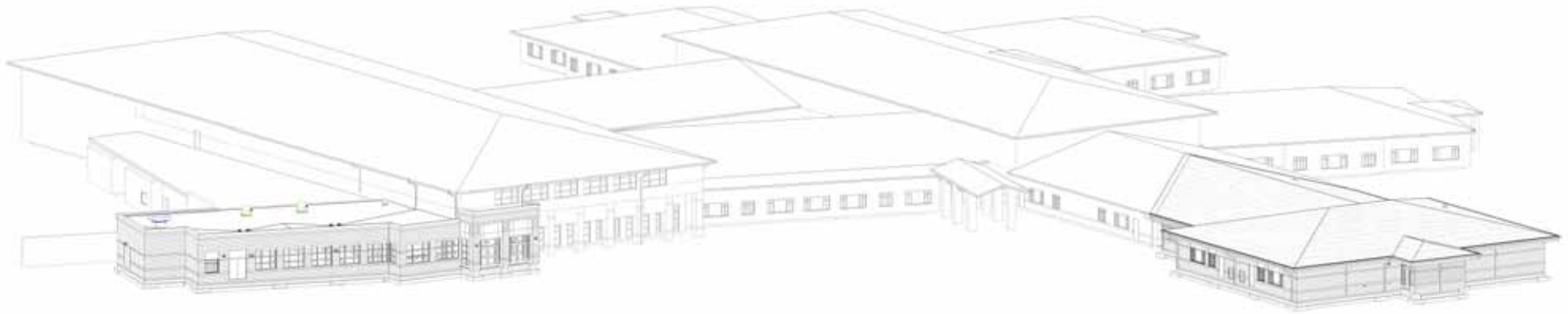
1 KINDERGARTEN ADDITION 1  
1/8" = 1'-0"

Westfield Washington Schools

# WASHINGTON WOODS & OAK TRACE ELEMENTARY

COLOR ELEVATIONS | 03.04.2016





2 OVERALL PERSPECTIVE  
1/2" = 1'-0"



OAK TRACE



WASHINGTON WOODS

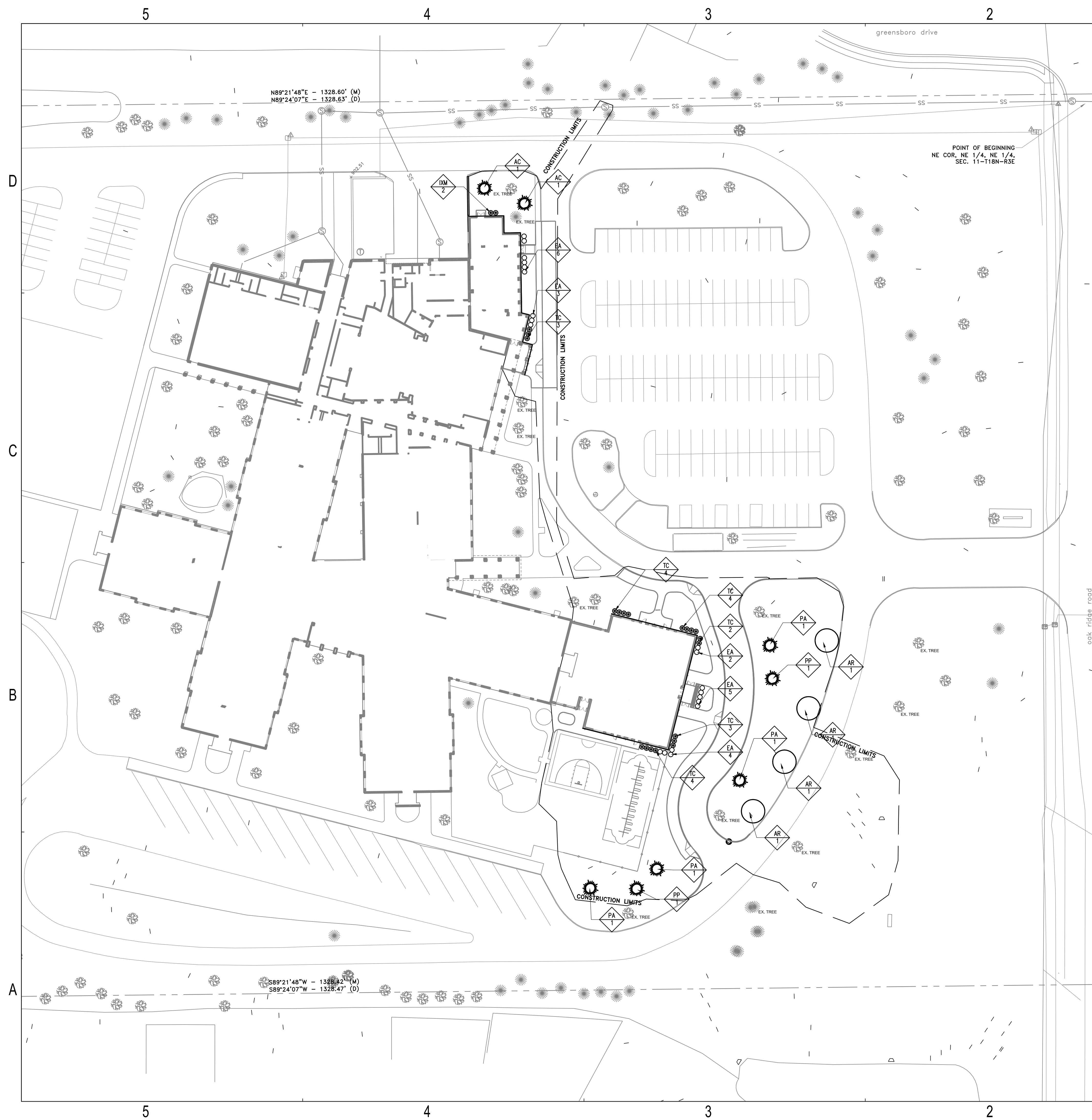


1 KINDERGARTEN ADDITION 2  
1/8" = 1'-0"

Westfield Washington Schools

# WASHINGTON WOODS & OAK TRACE ELEMENTARY

COLOR ELEVATIONS | 03.04.2016



## Planting Plan

(COUNTS ARE FOR CONTRACTOR CONVENIENCE ONLY, IN  
CASE OF DISCREPANCY ACTUAL PLAN AMOUNTS SHALL  
RULE.)

| I.D.  | Quantity | Botanical Name | Common Name     | Size   | Condition | Comments |
|-------|----------|----------------|-----------------|--------|-----------|----------|
| Trees |          |                |                 |        |           |          |
| AC    | 2        | Abies concolor | White Fir       | 6' Ht. | B&B       |          |
| AR    | 4        | Acer Rubrum    | Red Maple       | 2"Col. | B&B       |          |
| PA    | 4        | Picea abies    | Norway spruce   | 6' Ht. | B&B       |          |
| PP    | 2        | Picea pungens  | Colorado spruce | 6' Ht. | B&B       |          |

### Shrubs

|     |    |                                  |                    |        |       |  |
|-----|----|----------------------------------|--------------------|--------|-------|--|
| EA  | 20 | <i>Euonymus alata</i> 'compacta' | Dwarf Burning Bush | 24–30" | Cont. |  |
| IXM | 2  | <i>Ilex</i> x <i>meserveae</i>   | Meserveae Holly    | 5 gal. | Cont. |  |
| TC  | 20 | <i>Toxus cuspidata</i>           | Japanese Yew       | 5 gal. | Cont. |  |

NOTE: SEED ALL LANDSCAPE AREAS

SCHMIDT  
  
 ASSOCIATES  
 415 Massachusetts Avenue  
 Indianapolis, Indiana 46204  
[www.schmidt-arch.com](http://www.schmidt-arch.com)

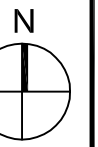
Project No. 2015-145.OTK  
Project Date 03.02.2016  
Produced LZ, QL

QC REVIEW  
SET  
NOT FOR  
CONSTRUCTION

These Drawings and Specifications, and all copies thereof are and shall remain the property and copyright of the Architect. They shall be used only with respect to this Project and are not to be used on any other Project or Work without prior written permission from the Architect.

| # | Revision | Date |
|---|----------|------|
|---|----------|------|

16504 OAK RIDGE ROAD  
WESTFIELD IN 46074



WESTFIELD  
WASHINGTON  
SCHOOLS

# OAK TRACE KINDERGARTEN EXPANSION

# PLANTING PLAN

## LP101





**Petition Number:** 1604-DDP-10

**Subject Site Address:** 17950 Grassy Branch Road (Washington Woods Elementary)

**Petitioner:** Westfield Washington Schools by Schmidt Associates

**Request:** Detailed Development Plan review of the expansion of an existing elementary school.

**Current Zoning:** SF2: Single-Family Low Density District

**Current Land Use:** Institutional

**Approximate Acreage:** 50.17 acres+/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscaping Plan

**Staff Reviewer:** Amanda Rubadue, Associate Planner

---

### **PROCEDURAL**

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

### **PROJECT DESCRIPTION**

The applicable zoning district is SF2: Single-Family Low Density District. The project is for the expansion of the existing elementary school.

The petition was reviewed by the Technical Advisory Committee at its March 14, 2016, meeting and received a public hearing at the Advisory Plan Commission's April 4, 2016, meeting.

---

### **DEVELOPMENT PLAN (Article 10.7(G) of the UDO):**

**The plans comply.**

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.



- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
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- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
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- 15) Identify buildings proposed for demolition.
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- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).



---

**DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):**

**The plans comply.**

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

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- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

---

**DISTRICT STANDARDS**

**The plans comply with Article 4.5 (SF2 District).**

Permitted Uses: The proposed use is an elementary school. The use is permitted in the SF2 District.

- |                                     |                                       |
|-------------------------------------|---------------------------------------|
| 22) Minimum Lot Area:               | 3 acres                               |
| 23) Minimum Lot Frontage:           | 250 feet                              |
| 24) Minimum Building Setback Lines: |                                       |
| a) Front Yard:                      | 100 feet along Expressway or Arterial |
| b) Side Yard:                       | 30 feet                               |
| c) Rear Yard:                       | 30 feet                               |



- 25) Minimum Lot Width: No minimum
- 26) Maximum Building Height: Two and one-half (2 ½) stories
- 27) Performance Standards (see Article 6.15)

---

**DEVELOPMENT STANDARDS (Chapter 6 of UDO)**

**The plans comply.**

- 28) Accessory Use and Building Standards (Article 6.1)
- 29) Architectural Standards (Article 6.3 (D))
- 30) Building Standards (Article 6.4)
- 31) Fence Standards (Article 6.5)
- 32) Height Standards (Article 6.6)
- 33) Landscaping Standards (Article 6.8)
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  - d) Foundation Plantings (Article 6.8(L)):
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  - f) Buffer Yard Requirements
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  - h) Perimeter Parking Area Landscaping
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- 36) Outside Storage and Display (Article 6.12)
- 37) Outdoor Café and Eating Areas (Article 6.13)
- 38) Parking and Loading Standards (Article 6.14)
- 39) Setback Standards (Article 6.16)
- 40) Sign Standards (Article 6.17)
- 41) Vision Clearance Standards (Article 6.19)
- 42) Yard Standards (Article 6.21)

---

#### **DESIGN STANDARDS (Chapter 8 of UDO)**

**The plans comply.**

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- 44) Pedestrian Network Standards (Article 8.7)
- 45) Storm Water Standards (Article 8.8)
- 46) Street and Right-of-Way Standards (Article 8.9)
- 47) Surety Standards (Article 8.12)
- 48) Utility Standards (Article 8.13)

---

#### **DEPARTMENT COMMENTS**

- 1) The Detailed Development Plan complies with the applicable zoning standards.
- 2) **RECOMMENDATION:** The Department recommends approving the petition with the following condition:
  - a. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit
- 3) If any APC member has questions prior to the meeting, please contact Amanda Rubadue at 317.432.6663 or [arubadue@westfield.in.gov](mailto:arubadue@westfield.in.gov).



# Property Location Map

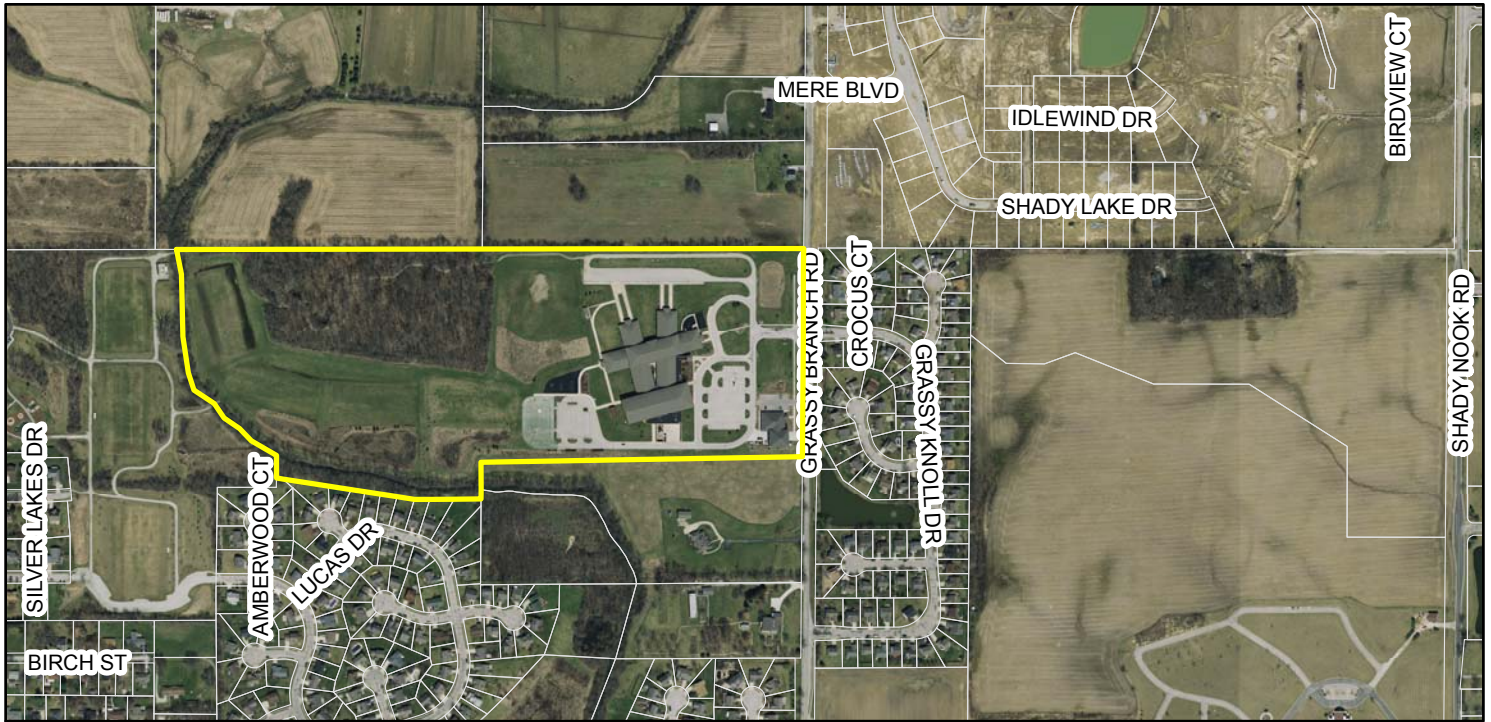
## 1604-DDP-10

### Washington Woods Kindergarten

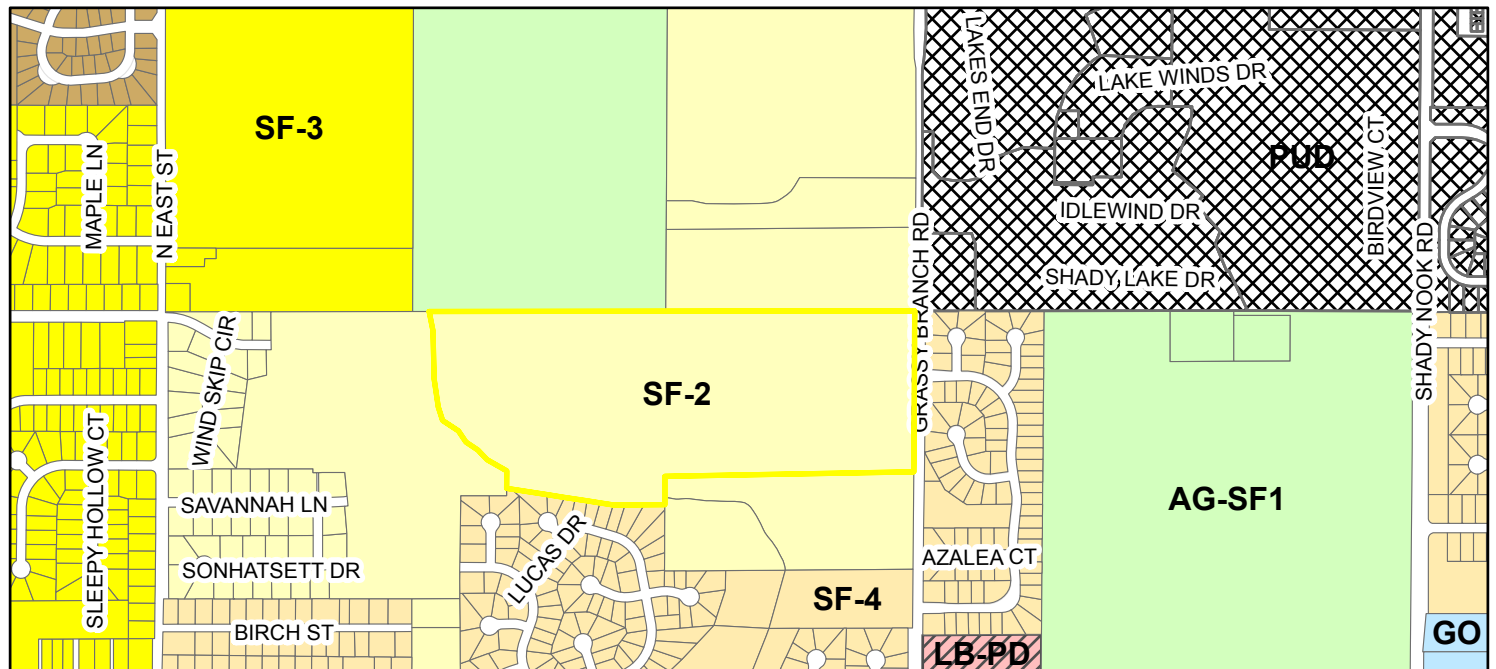
### Detailed Development Plan



**Aerial Location Map**



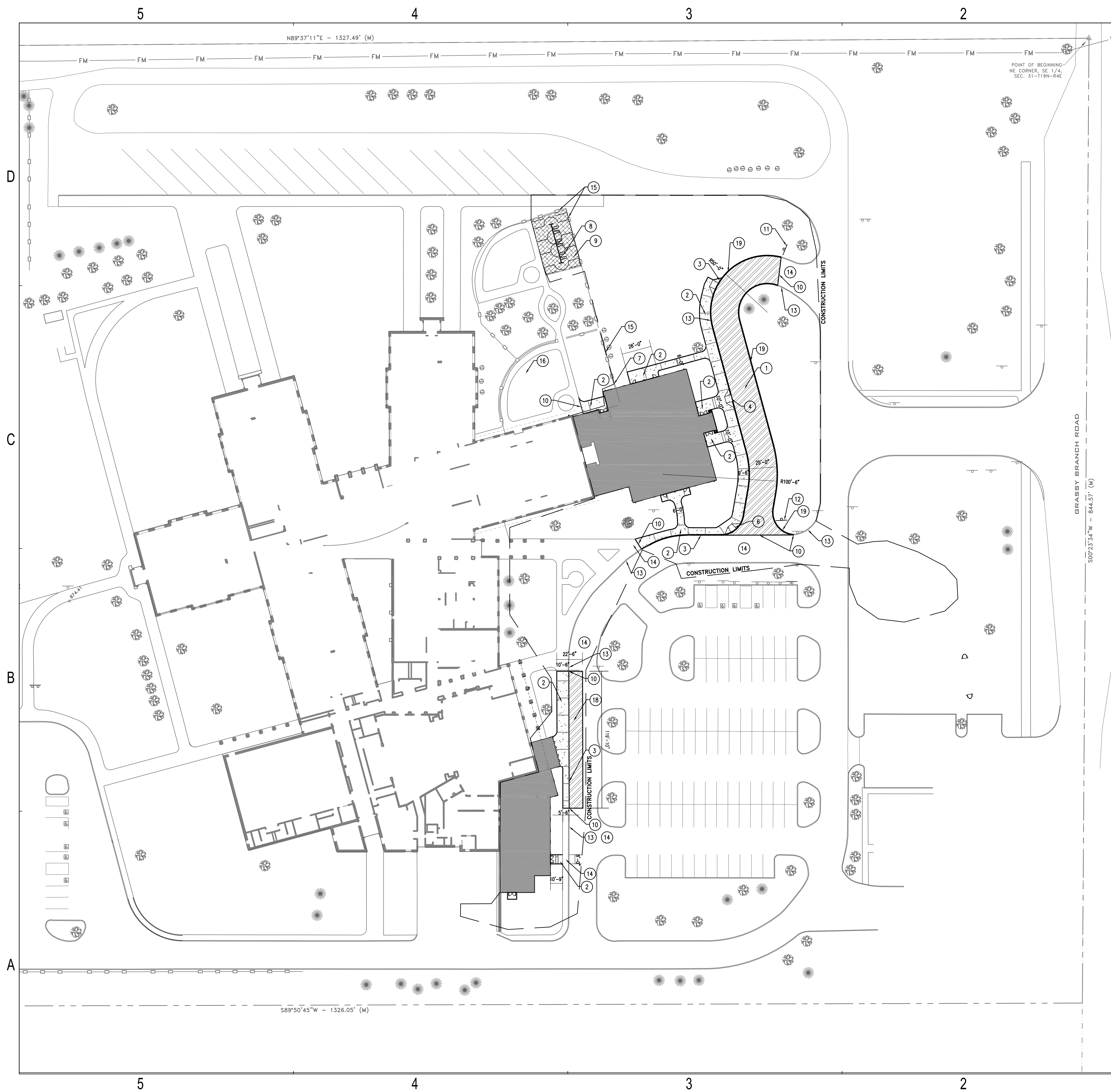
**Zoning Map**



**Zoning**

- |                                              |                                |
|----------------------------------------------|--------------------------------|
| AG-SF1 (Agriculture - Single Family - 1)     | MF-1 (Multiple Family - 1)     |
| GO (General Office)                          | PUD (Planned Unit Development) |
| LB (Local Business)                          | SF-2 (Single Family - 2)       |
| LB-PD (Local Business - Planned Development) | SF-3 (Single Family - 3)       |
|                                              | SF-4 (Single Family - 4)       |
|                                              | Parcel                         |





CL101

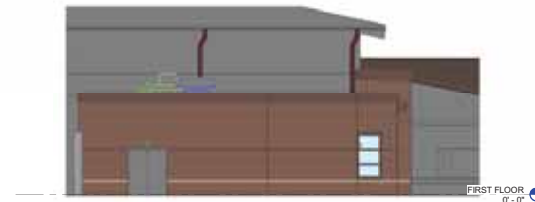




OAK TRACE



WASHINGTON WOODS



2 COMMUNITY ROOM ELEVATION 2  
1/8" = 1'-0"



OAK TRACE



WASHINGTON WOODS



1 COMMUNITY ROOM ELEVATION  
1/8" = 1'-0"

Westfield Washington Schools

# WASHINGTON WOODS & OAK TRACE ELEMENTARY

COLOR ELEVATIONS | 03.04.2016





OAK TRACE



WASHINGTON WOODS



2 KINDERGARTEN ADDITION 3  
1/8" = 1'-0"



OAK TRACE



WASHINGTON WOODS

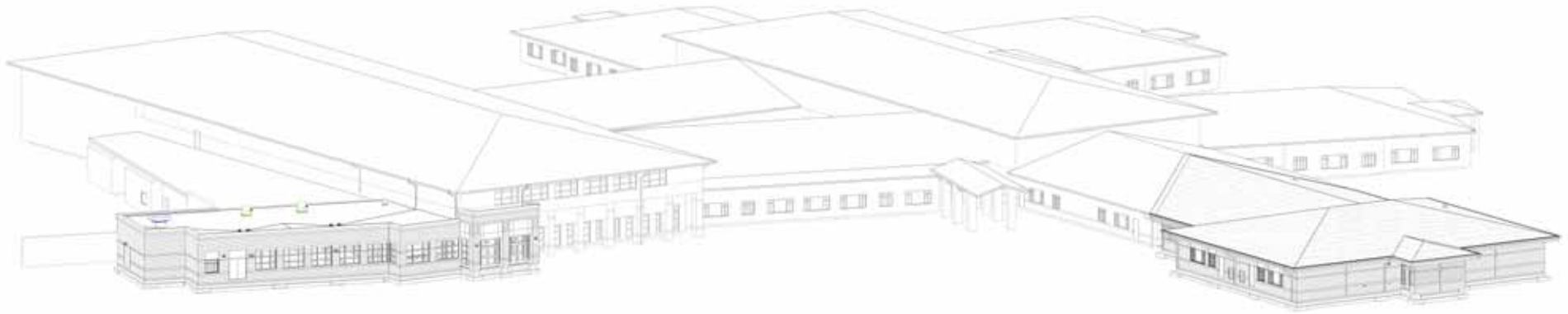


1 KINDERGARTEN ADDITION 1  
1/8" = 1'-0"

Westfield Washington Schools

# WASHINGTON WOODS & OAK TRACE ELEMENTARY

COLOR ELEVATIONS | 03.04.2016



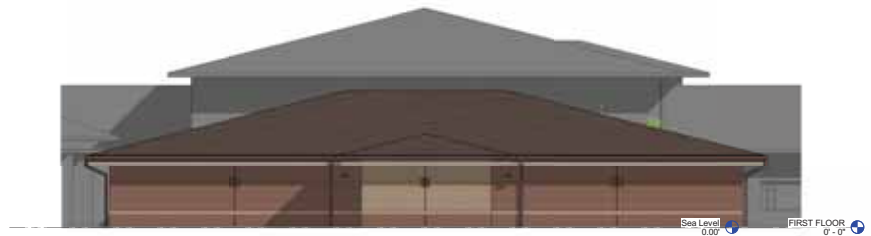
2 OVERALL PERSPECTIVE  
1/2" = 1'-0"



OAK TRACE



WASHINGTON WOODS



1 KINDERGARTEN ADDITION 2  
1/8" = 1'-0"

# Westfield Washington Schools WASHINGTON WOODS & OAK TRACE ELEMENTARY

COLOR ELEVATIONS | 03.04.2016

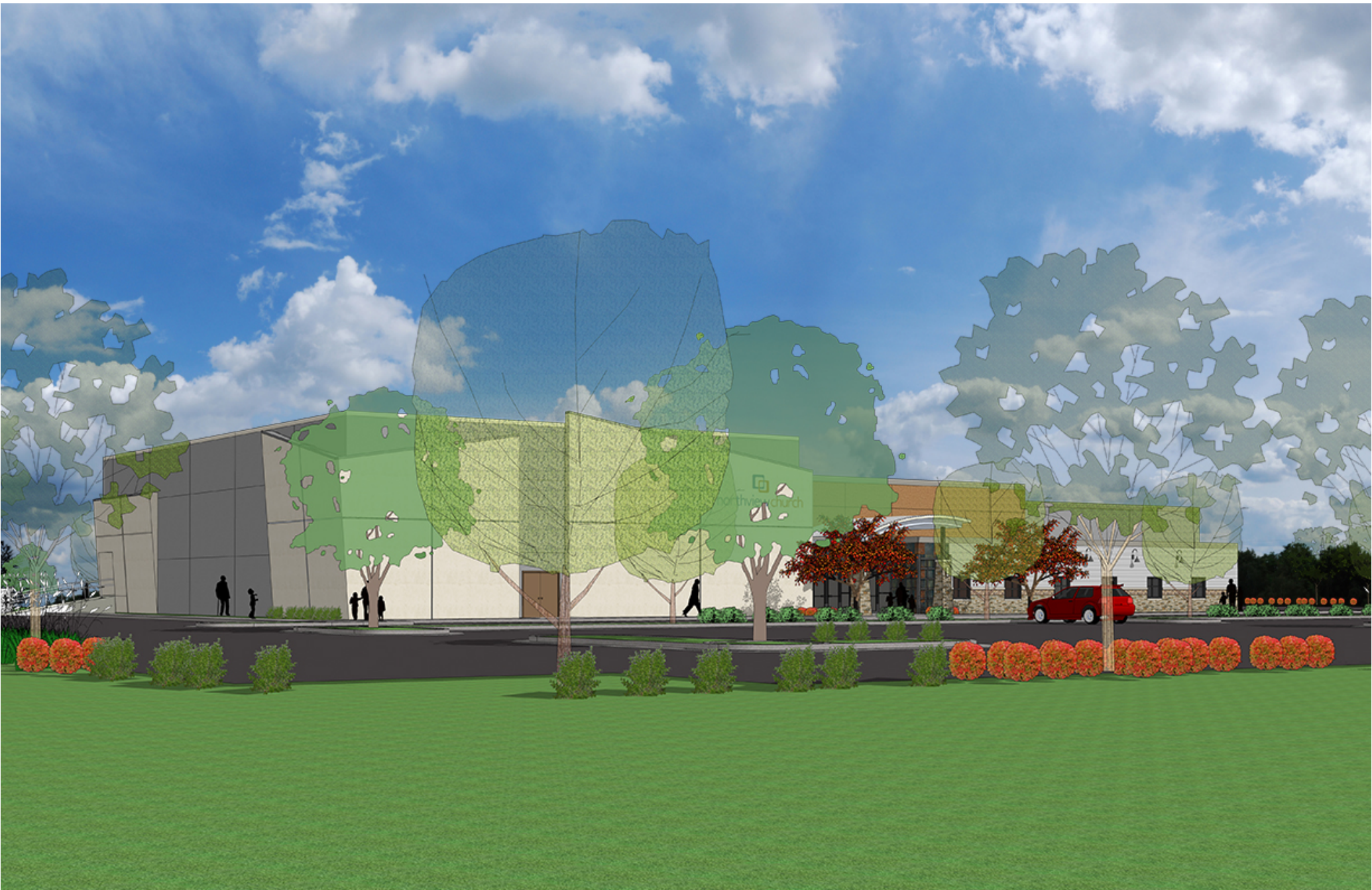




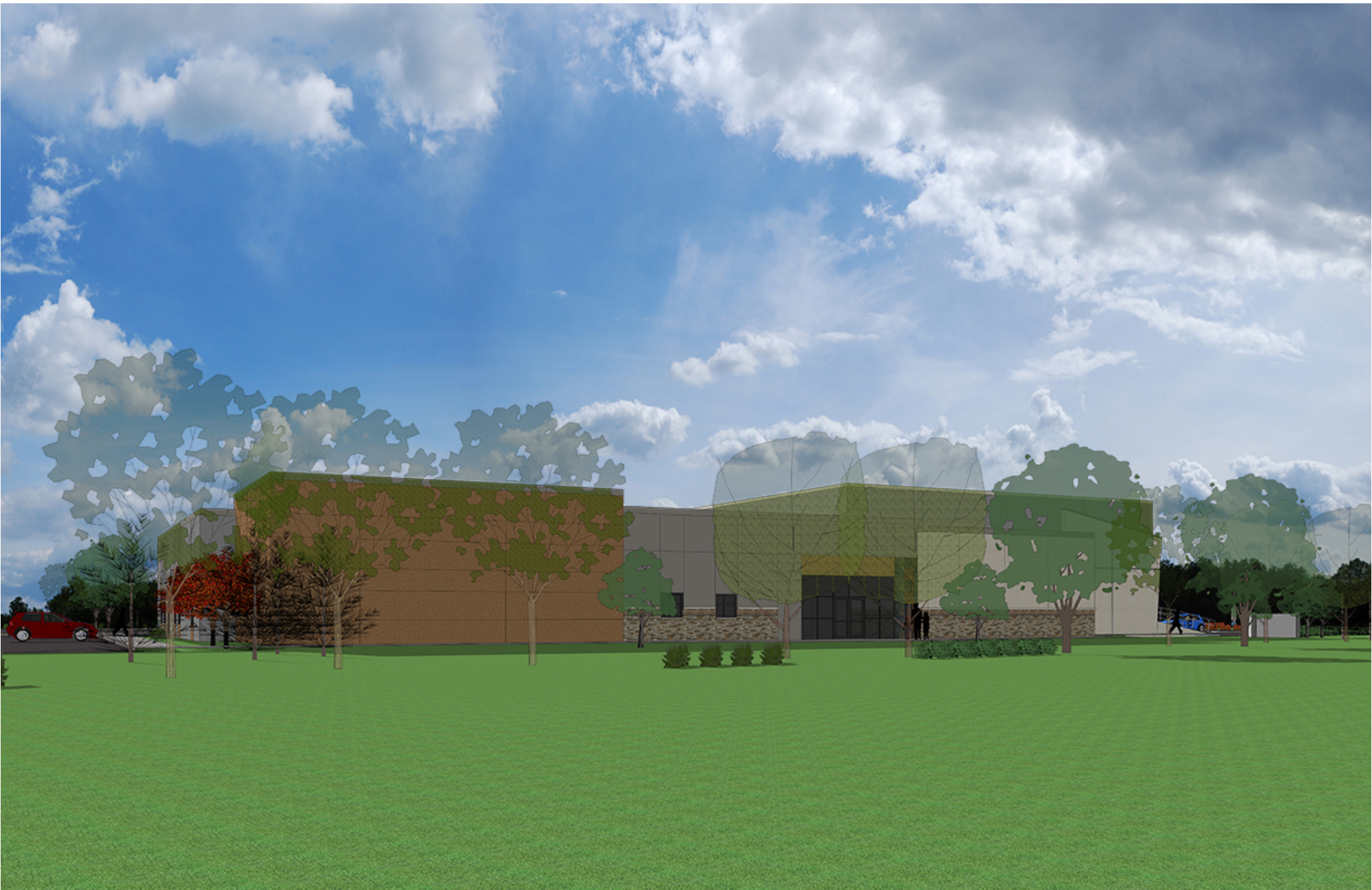








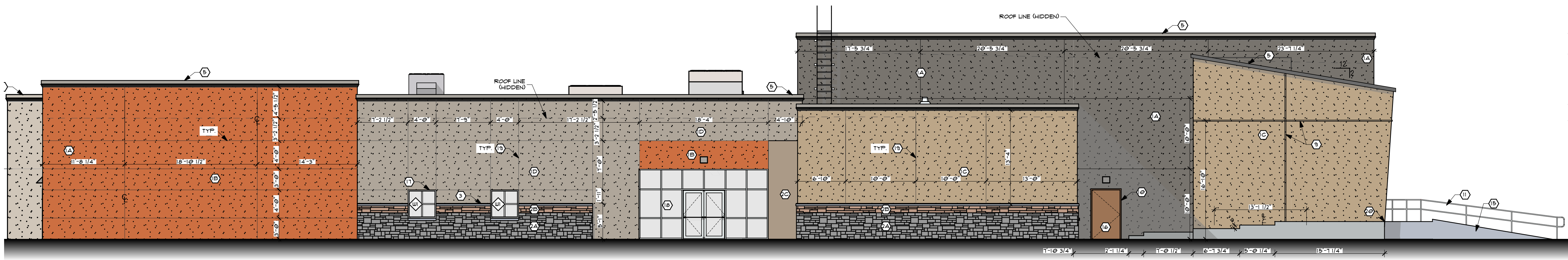




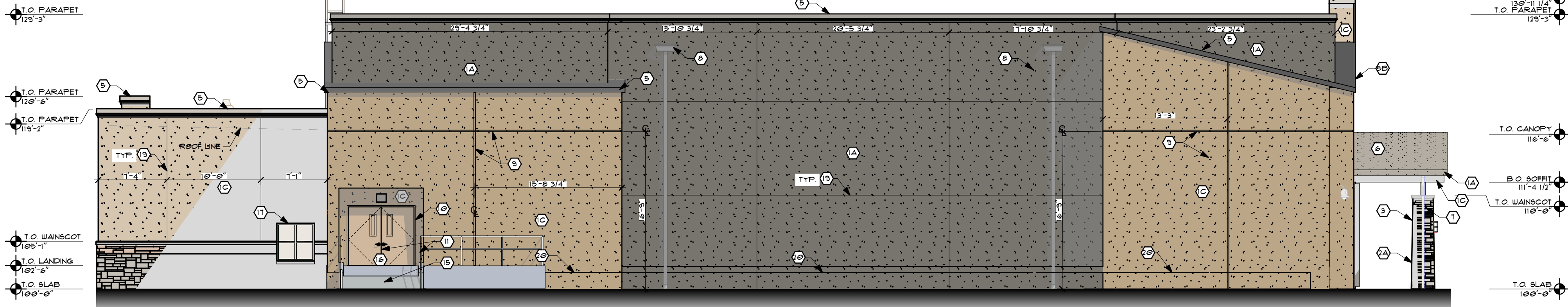




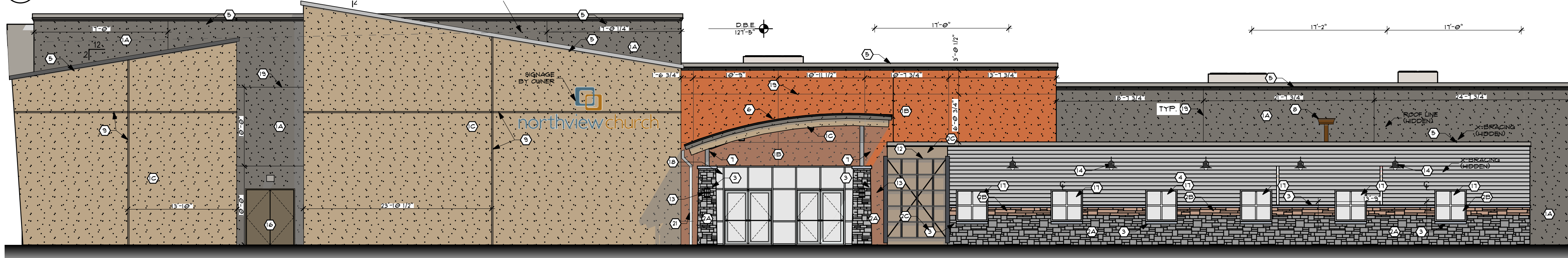




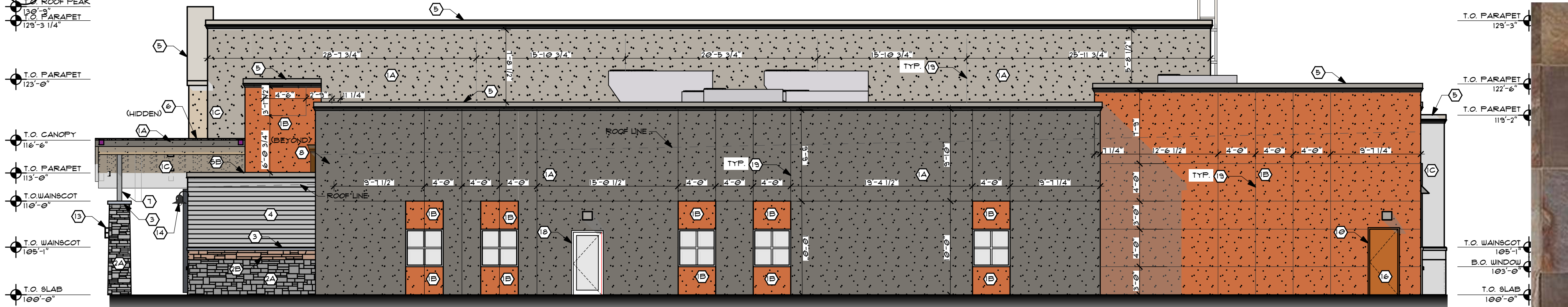
1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



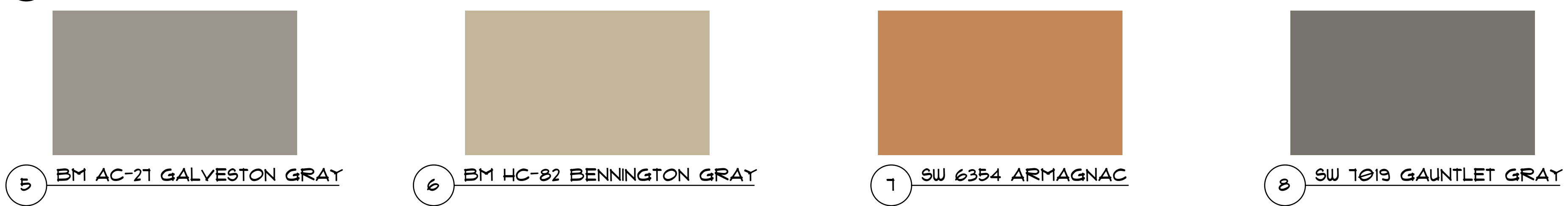
2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



4 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



| EXTERIOR FINISH SCHEDULE |                                                                                                           |
|--------------------------|-----------------------------------------------------------------------------------------------------------|
| EXTERIOR MATERIALS       |                                                                                                           |
| (5)                      | (5) COAT ACRYLIC STUCCO, MATCH SHERWIN WILLIAMS SW 1019 GAUNTLET GRAY, OR EQUIV.                          |
| (6)                      | (6) COAT ACRYLIC STUCCO, MATCH SHERWIN WILLIAMS SW 6354 ARMAGNAC, OR EQUIV.                               |
| (7)                      | (7) COAT ACRYLIC STUCCO, MATCH BENJAMIN MOORE HC 82 BENNINGTON GRAY, OR EQUIV.                            |
| (8)                      | (8) COAT ACRYLIC STUCCO, MATCH BENJAMIN MOORE AC 21 GALVESTON GRAY, OR EQUIV. (SHOULD MATCH METAL SIDING) |
| (9)                      | STACKED STONE VENEER, NATURAL STONE VENEERS INT'L, CANYON CREEK, OR EQUIV.                                |
| (10)                     | SLATE TILE, THE TILE SHOP, COPPER RUST TUCSON #65541, OR EQUIV.                                           |
| (11)                     | PRE-CAST STONE CAPS/BILLS, GRAY, OR EQUIV.                                                                |
| (12)                     | FIRESTONE ARCHITECTURAL METAL PANEL UNA-CLAD UC-601 PROFILE, #9322 SLATE GRAY, OR EQUIV.                  |
| (13)                     | METAL PARAPET CAP FLASHING, SIGNATURE 300 SERIES, "SLATE GRAY"                                            |
| (14)                     | MBCI STANDING BEAM METAL ROOF, SIGNATURE 300 SERIES, "SLATE GRAY"                                         |
| (15)                     | STRUCTURAL STEEL, PAINTED, MAB WESTERN FURBUT 5858N MATCHED                                               |
| (16)                     | METAL SCUPPER/DOWNSPOUT, SIGNATURE 300 SERIES, "SLATE GRAY"                                               |
| (17)                     | 2" REVEAL JOINT                                                                                           |
| (18)                     | HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH EXTERIOR STUCCO                                             |
| (19)                     | EXTERIOR METAL RAILING, PAINTED, SHERWIN WILLIAMS EXTERIOR PAINT, "SLATE GRAY"                            |
| (20)                     | STEEL TRELLIS, PAINTED, SHERWIN WILLIAMS EXTERIOR PAINT, DARK GRAY, OR EQUIV.                             |
| (21)                     | EXTERIOR WALL SCOFF, TIRON ROYAL FLD, BLACK, OR EQUIV.                                                    |
| (22)                     | EXTERIOR WALL SCOFF, ARCHITECTURAL AREA LIGHTING, UNIVERSE COLLECTION, OR EQUIV.                          |
| (23)                     | UTILITY RAMF                                                                                              |
| (24)                     | HOLLOW METAL DOORS, PAINTED SAME AS SURROUNDING WALL                                                      |
| (25)                     | STOREFRONT WINDOW, DARK BRONZE FRAME                                                                      |
| (26)                     | STOREFRONT, DARK BRONZE                                                                                   |
| (27)                     | 3/4" REVEAL                                                                                               |
| (28)                     | CONSTRUCTION JOINT                                                                                        |
| (29)                     | KNOX BOX                                                                                                  |



10 STACKED STONE #65541



11 STONE CANYON CREEK