

VILLAGE FARMS NEIGHBORHOOD PLAN

an Addendum to the Westfield-Washington Township Comprehensive Plan



THE VILLAGE FARMS NEIGHBORHOOD PLAN

Village Farms Homeowners' Association Board of Directors (adopted February 16, 2016)
Council Resolution 16-105 (adopted April 11, 2016)

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Acknowledgments



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Chapter 1:

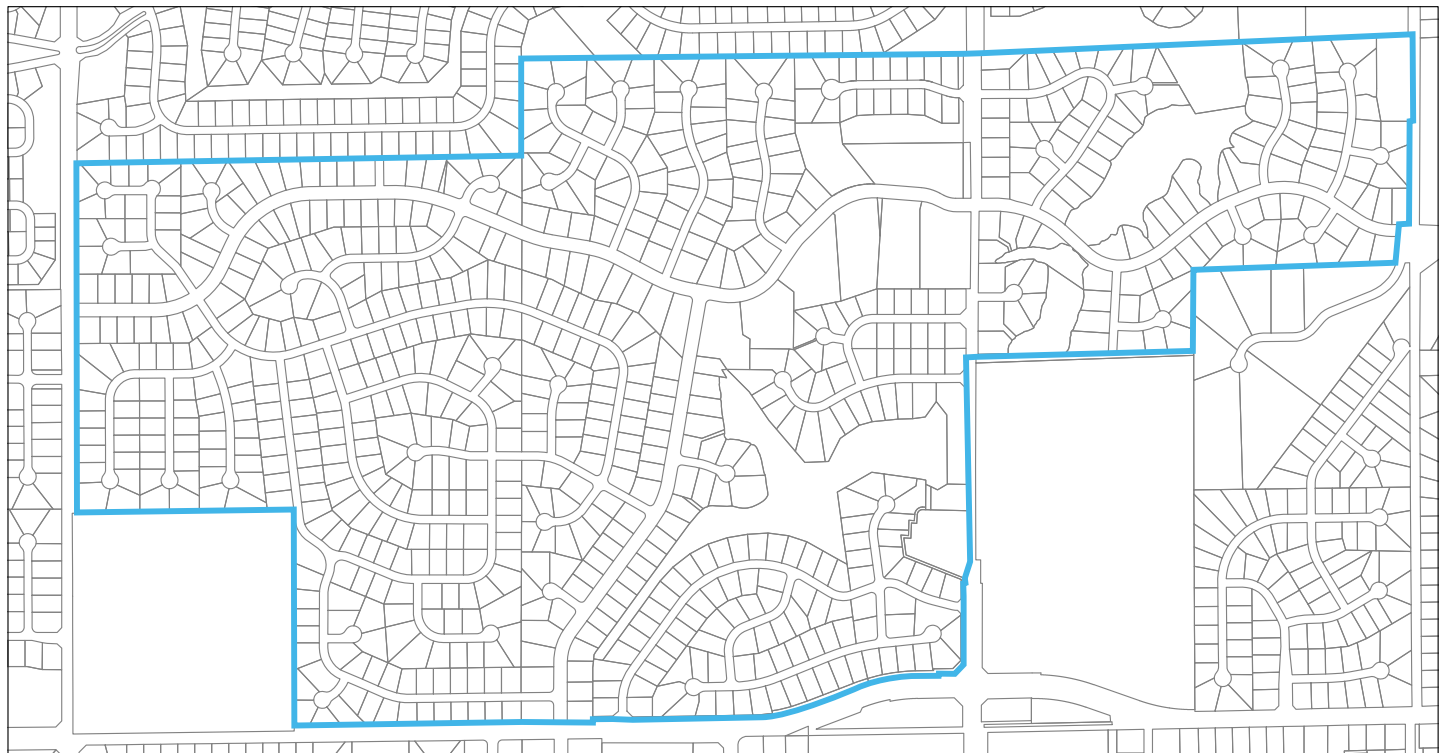
OVERVIEW



Source: Department Photo

The Village Farms Neighborhood Plan (the “Plan”) is intended to be adopted as an addendum to the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) under the IC 36-7-4-500 Series. The intent of this plan is to establish a vision for the future of the Village Farms neighborhood (“Village Farms”). Village Farms, as used in this plan, is defined by the geographic boundaries shown in **Figure 1.1** and includes approximately 1,700 residents. However, the scope of this plan includes areas outside and adjacent to Village Farms. The Plan’s comprehensive look at Village Farms includes: (i) an overview; (ii) an executive summary of the Plan; (iii) the purpose for conducting this study; (iv) a history of Village Farms and general context for the Plan and collaboration with the City of Westfield (the “City”); (v) a summary of the planning process, which identifies the rationale and organization for community input; (vi) recommendations of the planning process, identifying stakeholders to participate in those recommendations moving forward; and (vii) analyses and conclusions of the Village Farms planning effort.

Figure 1.1: Boundary of the Village Farms subdivision



Village Farms Boundary



Legend



Boundary of the Village Farms subdivision



Chapter 2:

EXECUTIVE SUMMARY

The Village Farms planning process occurred over the course of six months, from March to September 2015. During that time, the City's Economic and Community Development Department (the "Department") hosted Village Farms residents in an open house forum (the "Open House") to gather community input. Following the Open House, the Department met frequently with representatives of the Village Farms Homeowner's Association Board of Directors (the "Advisory Group"). After working in collaboration with the Advisory Group, the Department summarized and listed, in order of priority, the following six recommendations:

TRAFFIC:

- Study the existing conditions of the road network throughout the community and future impact of automobile traffic on the Neighborhood. Study should focus on traffic volume and rate of speed.
- The traffic study should work with the Advisory Group to develop strategies to: (i) improve existing intersections, especially Greyhound Pass and Oak Ridge Road; (ii) calm traffic and reduce automobile speed; (iii) repair and/or resurface interior roads identified by the study in poor or deteriorating condition.

PEDESTRIAN INFRASTRUCTURE:

Study the existing conditions of pedestrian connectivity throughout Village Farms. The study should evaluate opportunities to create safer pedestrian conditions across Oak Ridge Road along Greyhound Pass. This study should be completed in conjunction with the traffic study highlighted above.

AMENITIES:

- Study existing conditions of the amenities throughout Village Farms.
- The study should focus on the detention/retention ponds and the drainage between them along Greyhound Pass and Adios Pass.
- The study should also be completed in conjunction with a pedestrian connectivity plan and should consider way-finding and safety signage that may incorporate the Village Farms brand.

SOCIAL PROGRAMMING:

- Inventory existing social activities within Village Farms (i.e., survey community organizations and residents).
- Identify external resources for community engagement/social activities.
- Prepare a list of best practices among other neighborhoods, both in and outside Westfield.

BRANDING:

Create a revised brand and promotional strategy for Village Farms.

COMMUNITY ENGAGEMENT:

Identify opportunities for Village Farms to participate in activities with the City and Westfield-Washington School Corporation.

Chapter 3:

PURPOSE



Image 3.1: 151st Street underpass at US Highway 31

Village Farms is one of the largest single-family residential subdivisions in the City of Westfield. It includes an area of approximately four hundred and thirty-eight (438) acres and comprises seven hundred and sixty (760) single-family homes. The neighborhood was originally platted in November 1973, with the final section (Section 19), platted in 2014 (see **Figure 4.1**). Village Farms is home to an estimated 1,748 residents. Village Farms is characterized by a strong sense of community and neighborliness. It boasts established custom homes, mature trees, diverse housing and lot types, strong community amenities, access to the Monon Trail, and close proximity to shopping and access to US Highway 31.

As areas surrounding Village Farms began to develop as single-family subdivisions and the Town of Westfield transitioned to a City in 2008, Village Farms observed changes in how it relates and experiences the developing areas around it and to the community as a whole.



Image 3.2: 151st Street and E. Greyhound Pass

Changes continue to occur, like the US Highway 31 “Major Moves” project (see **Image 3.1**) and other planned improvements to respond to changing traffic patterns. With such changes planned and/or in process, it became desirable for both Village Farms and the City to explore related opportunities and potential issues.



Image 3.3: E. Greyhound Pass and Oak Ridge Road

Chapter 4:

HISTORY & CONTEXT



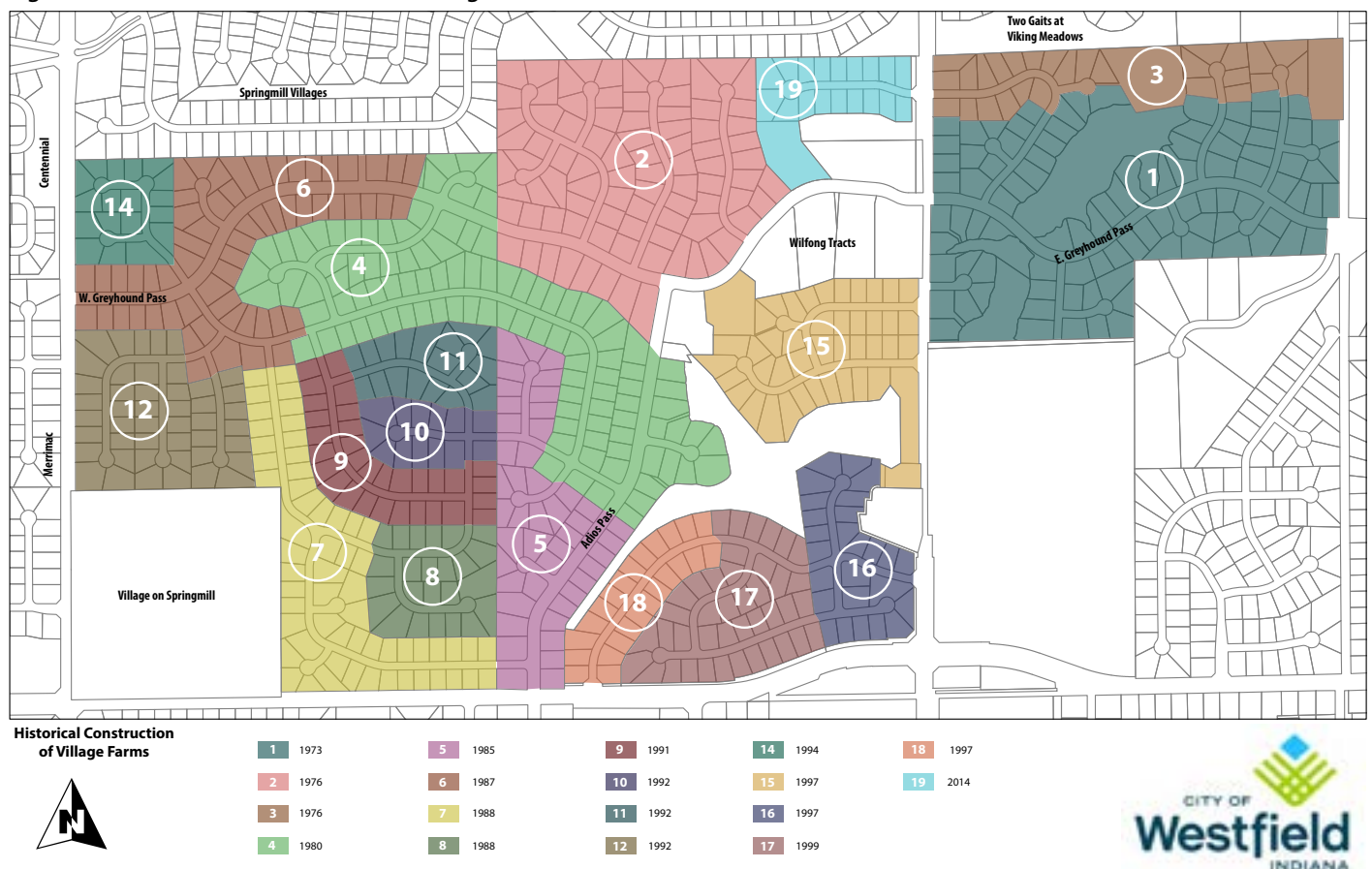
Image 4.1: Village Farms Lakes

Village Farms was first platted in 1973, by Ralph L. Wilfong, as a single-family subdivision. The development of the subdivision included the construction of Greyhound Pass from Spring Mill Road to US Highway 31. By 2000, most of Village Farms was platted, with homes under construction. Historical aerials are included at Appendix C, which show the development of the neighborhood from 1941 to 2015.

In 2005, the Town of Westfield annexed a significant portion of southwest Washington Township. This annexation included Village Farms and several surrounding subdivisions. In 2008, the Town of Westfield was incorporated as a city.

In 2011, construction began on the US Highway 31 “Major Moves” project (see **Figure 3.1**). These improvements affected the traffic circulation patterns of the community, including Village Farms, by reducing the number of signaled intersections and access points. While 146th Street and 161st Street were improved into full interchanges, 151st

Figure 4.1: Historical construction of Village Farms



Street and 156th Street were developed into underpasses, with limited or no access to US Highway 31.

In April 2014, the Spring Mill Station Comprehensive Plan addendum was adopted to provide for the long-term vision of the Spring Mill Station area, including a neighborhood commercial node and additional housing.

In 2014, the Village Farms Home Owners Association Board of Directors established a group, called the Long Range Planning Committee (the “LRPC”) dedicated to the long-term initiatives of Village Farms and its residents. In November 2014, Mayor J. Andrew Cook and Mathew S. Skelton, Director of the Department, met with the LRPC to discuss their current efforts. This Plan grew from this discussion as both the LRPC and the City saw an opportunity to collaborate and expand the scope of the planning effort.

In 2015, construction began to improve the Oak Ridge Road and 161st intersection with a roundabout.

Chapter 5:

PLANNING PROCESS



Image 5.1: Andrew Murray, Senior Planner, in group conversation at Village Farms Open House.

The planning process between the City and Village Farms occurred over several months. It involved close collaborative dialogue and included an open house/charrette with residents and several meetings with the Village Farms Advisory Group. The outcome of this collaborative effort is summarized herein, but can also be found elaborated in greater detail in the appendix materials.

In addition to the introductory meetings on March 4, 2015, the Department and the Advisory Group hosted an open house (the “Open House”) at the Village Farms clubhouse for all Village Farms residents. The City notified all residents in Village Farms by mail (see [Appendix C](#)) requesting their input and briefly outlining the planning process for their benefit.

There were thirty-two (32) participants (the location of these participants can be seen in [Figure 5.1](#)), including some City Councilors and Plan Commission members. The Open House was structured as a collaborative, group-based, brainstorming exercise. The participants were organized

into five groups, each including a facilitator from the Department. Each group was asked to conduct a Strengths, Weaknesses, Opportunities, and Threats (“SWOT”) analysis. Over the course of the Open House, each group completed two tasks, including individual response packets (“Individual Response”) and a group brainstorming exercise (“Group Response”).

In addition, residents were asked to identify their most favorite physical location in Village Farms and their least favorite (see [Figure 5.2](#))

At the end of the Open House, each group was asked to select from among the group responses in an effort to help reflect the priorities of the residents. Following the Open House, the Department compiled and organized the data from both the Individual responses and Group Responses (see [Appendix E](#)).

The Department, after analyzing this information, consolidated the responses (see [Appendix F](#)). The top three responses in each category are summarized in [Figure 5.3](#).



Image 5.2: Jesse Pohlman, Senior Planner, in group discussion with residents at Open House

On April 22, 2015, the Department met with the Advisory Group to discuss the results above. The Department provided each member with a handout including the raw data collected and the Department’s summary of that data (“Consolidated List”). The Department encouraged the Advisory Group to review the results and provide additional comments and insights.

5. Planning Process

Figure 5.1: Map of respondents



Map of Respondents



Legend

- Parcel location of respondents



Figure 5.2: Map of most and least favorite location



Map of Most Favorite and Least Favorite Places



Legend

- Most Favorite
- Least Favorite



Figure 5.3: "SWOT" analysis summary



On May 6, 2015 and May 27, 2015, the Advisory Group met with the Department. The Advisory Group shared their comments regarding the information organized by the City. The Department shared proposed solutions and also outlined the likely parties responsible for the work. The presentation led to a lively discussion and some debate concerning the appropriate solutions to the identified issues and the prioritization of those solutions. The Department then generated the following list (“Possible Solutions List”):

STRENGTHS:

1. **Neighbors:** “Neighbors” refers to the residents of Village Farms and the strong sense of community. “Neighbors” also refers to the network of personal relationships and community pride.

Possible Solutions: Solutions developed in this category are intended to create opportunities for increased social interactions. An inventory (i.e., survey) should be conducted to understand what the residents are currently doing; however, some possible solutions are: (i) coordinate neighborhood-wide yard sales; (ii) host neighborhood parties; (iii) establish a neighborhood-wide crime watch; (iv) join and establish a presence on the “Next Door” social network; (v) organize events like camping in the common areas, kickball tournaments, youth leagues.

2. **Amenities:** “Amenities” refers to both internal and external community assets. This includes, but are not limited to: (i) the lakes; (ii) clubhouse; (iii) park open space (by the pool house); (iv) the dam; (v) the quality / protection of the lakes (water quality, pollution); (vi) the proximity of surrounding shopping and quality of life assets (e.g., the Monon Trail). The Advisory Group prioritized the need for increasing safe access to the amenity areas throughout the community.

Possible Solutions: Conduct an inventory to catalogue and study existing community spaces/gathering places. The results of this study would identify weaknesses and opportunities as well as offer recommendations to either modify the space physically, in order to optimize their use, or offer recommendations to (re)program



Image 5.3: Monon crossing at E. Greyhound Pass

the spaces to encourage/attract further use/activity. Erect new way finding and identification signage in order to visually mark and attract residents to internal neighborhood amenities and toward external community assets safely and efficiently. If desired, this creates the opportunity to establish unique signage for Village Farms that further distinguishes the neighborhood amenities and promotes the brand.

3. **Custom Homes / Mature Trees:** “Custom Homes / Mature Trees” refers to the quality, style, age and maintenance for the homes and “soft scape” of the neighborhood. These are things Village Farms would like to protect. The lack of a “cookie-cutter” appearance of Village Farms were features seen as attractive in the housing market, thus a positive effect on property values. This could dovetail with the Village Farms branding and promotion efforts (see Opportunities).

Possible Solutions: Alternatives developed in this category are intended to promote the existing character of Village Farms: (i) consider changes to existing covenants, conditions and restrictions (the “Covenants”) in order to provide both education of the Covenants and encourage further enforcement. This may serve to protect existing community amenities and future ones from issues including, but not limited to: encroachment issues, tree preservation, and use of

lakes and common areas; (ii) create and offer a “Best Landscaping or Garden” award to encourage a high level of maintenance and “curb appeal” for existing residents. This award competition would require nominations from others, which would not only encourage increased social interaction among neighbors, but create further emphasis on the appearance and maintenance of homes; (iii) track the number of tear downs/rebuilds, additions, remodels, pools, and accessory structures throughout Village Farms. This will provide an inventory highlighting the value reinvested in Village Farms.

WEAKNESSES:

1. **Road Conditions:** “Road Conditions” refers to the overall automobile environment throughout Village Farms. Residents referred to street lights, curbs and the condition of paving when discussing road conditions. Additional information is needed in order to determine whether concerns about road conditions refers to a lack of street lights and curbs throughout Village Farms or in certain locations (i.e. intersections or mid-block level). However, residents did express concerns regarding the condition of the pavement surface due to cracking and pot holes.

Possible Solutions: Alternatives developed in this category are intended to clarify the issues and identify areas for improvement: Study existing infrastructure. This exercise should confirm the desires of the neighborhood residents, determine opportunities for improvement (i.e. re-paving, re-stripping, new street lights, new yard lights, etc.). This study may culminate in a capital improvement plan for Village Farms.

2. **Traffic Conditions:** “Traffic Conditions” primarily refers to the automobile traffic throughout Village Farms. Greyhound Pass has been a thoroughfare for the community, between Spring Mill Road and US Highway 31. Due to the improvements to US Highway 31, residents have observed increased traffic volumes and rates of speed on Greyhound Pass and Adios Pass.

The Advisory Group was clear that any solutions to address the issues identified as weaknesses must provide

for safety, reduce, divert, or calm traffic within Village Farms, while not precluding pedestrian connectivity. Drainage and existing road quality should inform the strategic implementation of any improvements to the road network. The Advisory Group also prioritized a solution to the Greyhound Pass and Oak Ridge Road intersection.

Possible Solutions: Study traffic impacts within and around Village Farms. Due to the improvements to US Highway 31 (and other surrounding thoroughfares) residents have observed an increase in traffic both internal to the neighborhood and external along perimeter thoroughfares. A study of traffic conditions would help determine the traffic volume and average rates of speed. This study should identify problem areas and make recommendations to calm or reduce traffic (e.g., speed bumps, increased signage, improved intersections, narrower streets or increased/consistent enforcement, etc.). The study should also identify the potential for intersection improvements. It should develop multiple alternatives and work in collaboration with the Advisory Group to evaluate those alternatives to determine the long-term viability of this traffic node in the neighborhood. A proposal for intersection improvement at Greyhound Pass and 151st Street should develop a strategy for “cut-through” traffic and pedestrian connectivity, in the absence of sidewalks.

3. **Sidewalks:** “Sidewalks” refers to the overall pedestrian connectivity throughout Village Farms. Additional information is needed in order to determine whether residents’ concerns regarding sidewalks refers to the lack of sidewalks throughout the entire community or just along Greyhound Pass and Adios Pass. Residents also referred to sidewalks as connections to surrounding amenities, including the Monon Trail nearby.

Possible Solutions: Study existing conditions of Village Farms’s pedestrian network. The results of this study should confirm the desires of Village Farms (i.e. where to add sidewalks, what kind of sidewalks, trails vs. sidewalks, and connections to internal and external assets) and identify opportunities to improve existing

right-of-ways with sidewalks, especially if roadways are narrowed in order to address traffic volume and rates of speed. The recommendations of this study may be incorporated as part of a wider capital improvement plan for Village Farms.

OPPORTUNITIES:

1. **Strong / Diverse Tax Base:** “Strong / Diverse Tax Base” refers to the City of Westfield’s fast-paced growth as an opportunity which Village Farms may utilize as a resource now and in the future. The surrounding economic development may provide opportunities to offer additional services for Village Farms residents and may increase home values.

Possible Solutions: Given the strong growth throughout the community it would be beneficial to identify financial and professional resources that may benefit the Village Farms planning process and implementation in the future.

2. **Engagement / Partnership with City:** “Engagement / Partnership with City” refers to opportunities for collaboration between Village Farms and the City. This may refer to opportunities for snow removal, infrastructure improvements and strategic code enforcement.

Possible Solutions: Identify and coordinate partnership opportunities between Village Farms and the City. As the Village Farms planning process matures, partnership opportunities will likely emerge for the provision of professional services, financial assistance and/or continued community services. These could include, but are not limited to: increased snow removal services (either through private contracts or city service); programs to support the rehabilitation of community amenities such as the pool house; and, establishment of a neighborhood crime watch in consultation with the City of Westfield Police Department.

3. **Social Programming:** “Social Programming” refers to opportunities for increased recreation and activities. Many residents mentioned opportunities to have

additional programming for adults (i.e. yoga or social clubs/activities) and upgrades to the clubhouse.

- **Possible Solutions:** Inventory and study the existing social activities. The results of this study should identify gaps in existing programming and provide recommendations for Village Farms to consider. This study should identify opportunities and constraints associated with existing venues in Village Farms.

4. **Branding & Marketing:** “Branding and Marketing” refers to the promotion of a neighborhood “brand,” which may include modernizing an existing logo and/or developing a marketing strategy which may be both internal to the neighborhood and external to the wider housing market. There are opportunities to emphasize that brand throughout Village Farms, once a “brand” has been established. The Advisory Group identified engagement with the City as an opportunity to make strategic improvements to the physical environment of Village Farms. The Advisory Group expressed the greatest priority among the identified opportunities was researching and potentially creating a branding/promotional strategy for Village Farms.

Possible Solutions: A clear and concise brand is desired. Study existing market material and strategies (print material, industry/trade outreach, social media, etc.). The study should compare these efforts with other neighborhoods of a similar size and identify opportunities. It should outline a process for the Advisory Group to engage residents to re-brand, update and modernize the existing brand. Once that brand has been established, then it can be reinforced in Village Farms by erecting uniform gateways, entrances or lighting features that incorporate a consistent motif, color or theme.

THREATS:

1. **Traffic Growth / Volume in and around Neighborhood:**

“Traffic Growth / Volume in and around Neighborhood” refers to the automobile traffic conditions throughout Village Farms. Greyhound Pass is identified as a thoroughfare (classified as a “Collector”) in the Westfield-Washington Township Thoroughfare Plan (the “Thoroughfare Plan”), between Spring Mill Road and US Highway 31. Due to the improvements to US Highway 31, many residents have observed that Greyhound Pass and Adios Pass have increased in traffic volume and rate of speed. These surrounding improvements have effectively made Greyhound Pass a “cut-through” for traffic between Spring Mill Road and US Highway 31. Additionally, Oak Ridge Road, which bisects Village Farms raised concerns about increased traffic volumes. The Advisory Group found that the greatest threats to the Neighborhood are changes to the road network and internal and external traffic circulation patterns.

The Advisory Group found that an expanded traffic study could address some of these issues, if it encompasses surrounding intersections (e.g., 156th Street & Spring Mill; Oak Ridge Road & 161st Street; Greyhound Pass & Oak Ridge Road).

Possible Solutions: (i) Re-evaluate roadway classifications set forth in the Thoroughfare Plan as it relates to Village Farms; (ii) study the Greyhound Pass and Oak Ridge Road intersection. This study should make recommendations to improve the intersection commensurate with residents’ desire to not preclude pedestrian connectivity across Oak Ridge Road and the community’s desire to relieve congestion.

2. **Economic Development:** “Economic Development” refers to the fast-paced growth in the City. The addition of new housing developments surrounding Village Farms is perceived as a threat, because of the contrast between an “old” community against a “new” backdrop with new amenities. This dovetails with the Advisory Group’s desire to brand and promote Village Farms (see opportunities).

Possible Solutions: Residents have expressed concerns about the possibility of Village Farms becoming somewhat marginalized by incoming developments that boast new home products and modern amenities. Residents identified an opportunity to create a regulatory environment that encourages reinvestment. This might be achieved by: (i) reducing the number of required permits, expediting the approval process or reducing permit fees; (ii) study/facilitate opportunities to further promote the existing brand internally, throughout Westfield and to the wider housing market. During meetings with the Advisory Group, residents identified a desire to increase the profile of Village Farms throughout Westfield. Additional information is needed in order to determine whether this is most effectively achieved through a re-branding process or a more robust marketing strategy.

3. **Change in Political, School, or HOA Leadership:** “Change in Political, School, or HOA Leadership” refers to the potentially shifting tide of political and/or leadership priorities. Residents desire to preserve the wishes and/or objectives of the community regardless of any change in community leadership. This includes the formal approval/adoption of this Plan as an addendum to the Comprehensive Plan.

Possible Solutions: (i) Engage closely with school administration to understand future plans (re-districting, class size, etc.). This may be achieved by organizing an open house with various school administrators, a meet-and-greet with the School Board or the superintendent; (ii) organize meet-and-greet (coffee, breakfast, open house, etc.) with the City Council and Plan Commission members and directors of the City’s various Departments.

Chapter 6:

RECOMMENDATIONS



The Village Farms planning exercise occurred over the course of six months, from March to September 2015. After close collaboration with the residents of Village Farms and the Advisory Group, as outlined above in Chapter 5, the Department summarized and listed, in order of priority, the following six recommendations:

TRAFFIC:

- Study the existing conditions of the road network throughout the community and future impact of automobile traffic on the Neighborhood. Study should focus on traffic volume and rate of speed.
- The traffic study should work with the Advisory Group to develop strategies to: (i) improve existing intersections, especially Greyhound Pass and Oak Ridge Road; (ii) calm traffic and reduce automobile speed; (iii) repair and/or resurface interior roads identified by the study in poor or deteriorating condition.

PEDESTRIAN INFRASTRUCTURE:

Study the existing conditions of pedestrian connectivity throughout Village Farms. The study should evaluate opportunities to create safer pedestrian conditions across

Oak Ridge Road along Greyhound Pass. This study should be completed in conjunction with the traffic study highlighted above.

AMENITIES:

- Study existing conditions of the amenities throughout Village Farms.
- The study should focus on the detention/retention ponds and the drainage between them along Greyhound Pass.
- The study should also be completed in conjunction with a pedestrian connectivity plan and should consider way-finding and safety signage that may incorporate the Village Farms brand.

SOCIAL PROGRAMMING:

- Inventory existing social activities within Village Farms (i.e., survey community organizations and residents).
- Identify external resources for community engagement/social activities.
- Prepare a list of best practices among other neighborhoods, both in Westfield and outside.

BRANDING:

Create a revised brand and a promotional strategy for Village Farms.

COMMUNITY ENGAGEMENT:

Identify opportunities for Village Farms to participate in activities with the City and Westfield-Washington School Corporation.

Chapter 7:

MOVING FORWARD



The Plan recommends that this planning document be revisited periodically. Ideally such an exercise would occur annually and is recommended to include the following elements:

ADDITIONAL INPUT:

Although the Plan placed strong emphasis on input from residents, the Advisory Group identified a desire for additional and ongoing input from the Village Farms neighborhood. Periodically revisiting the recommendations outlined in this Plan will help facilitate future neighborhood input.

MEASURING PROGRESS:

The Advisory Group should periodically review progress made toward accomplishing the recommendations identified in Chapter 6 of this Plan.

IMPORTANT FACTORS:

The Advisory Group should document any events or factors which have inhibited or facilitated progress toward accomplishing the recommendations stated in Chapter 6 of this Plan.

VALIDATION OF EXISTING OBJECTIVES:

Each recommendation stated in this Plan should be reviewed by the Advisory Group in order to determine if it is still a priority in order to accomplish the Plan's vision.

REVISING RECOMMENDATIONS:

The Advisory Group should identify any new or refined planning objectives not previously listed in the Plan and determine if it is desirable to add such items to the list of recommendations stated in the Plan. To the extent that any of the previously identified planning objectives are completed or substantially accomplished, the Advisory Group may choose to remove such items from the list of recommendation state in the Plan.

APPROVAL PROCESS:

It is recommended that the Village Farms Neighborhood Plan Addendum (the "Addendum") be adopted in accordance with the process for a comprehensive plan amendment as contemplated in the 500 series of Indiana Code 36-7-4.

Prior to the adoption of the Addendum, as outlined above, it should be approved by the Village Farms Board of Directors and recommended for approval by the City.

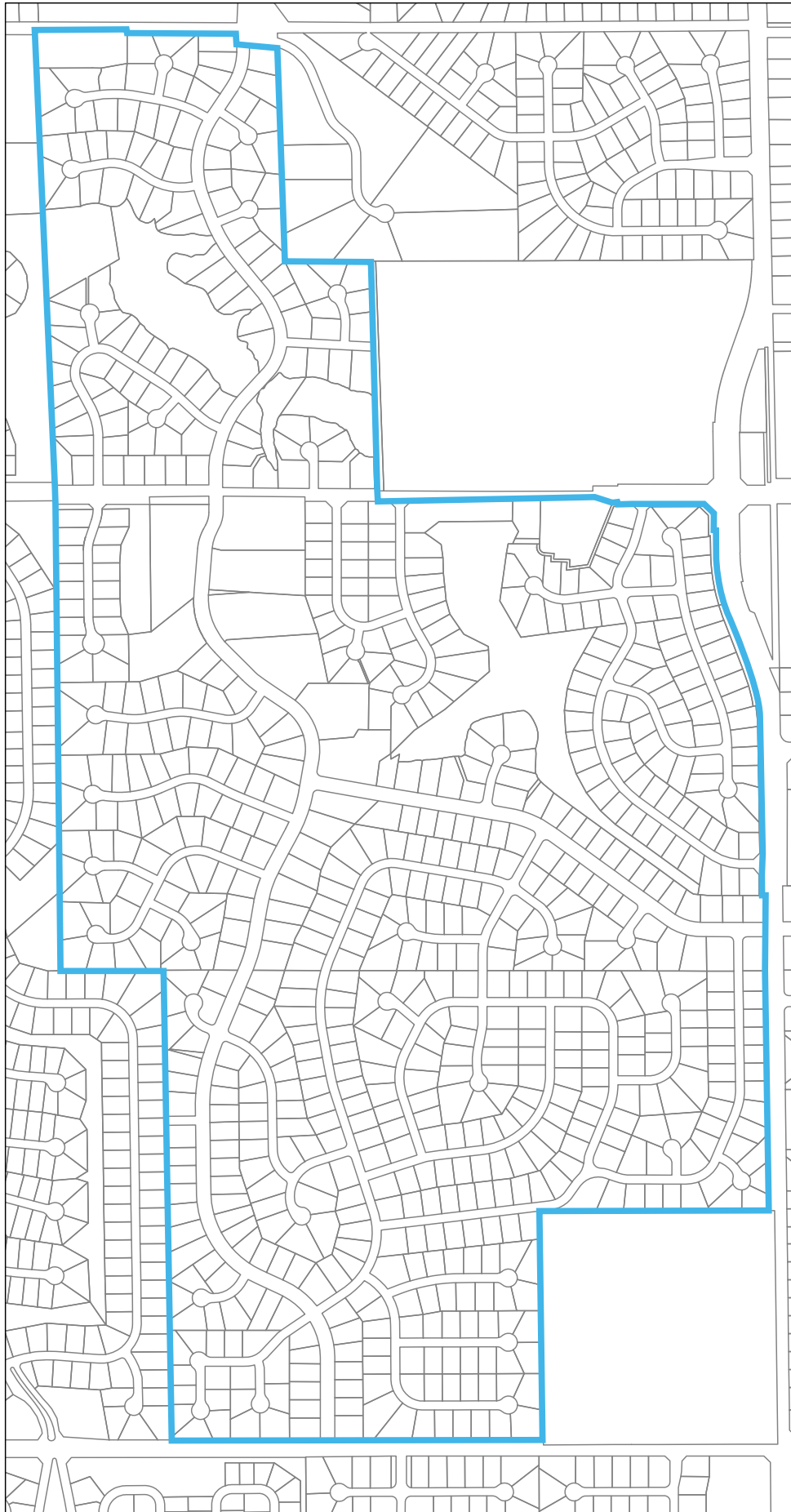
The Plan, as amended, is intended to act as a living, breathing document that chronicles Village Farms' accomplishments, charts a course through the often complicated process of neighborhood planning, and helps to coordinate the efforts and energies of stakeholders actively working to make the Plan a reality. By engaging in this planning exercise and dialogue on a regular basis, the Village Farms neighborhood, will be well-positioned to reach its goal of creating and maintaining the vibrant neighborhood envisioned in the Plan.

Chapter 8

APPENDIX

- Appendix A: Boundary map**
- Appendix B: Historical construction map**
- Appendix C: Historic aerials**
- Appendix D: Open house invitation letter**
- Appendix E: Planning process outline**
- Appendix F: Group SWOT analysis**
- Appendix G: Aggregate SWOT data**
- Appendix H: Likes/dislikes maps**
- Appendix I: Map of respondents**
- Appendix J: Alternatives analysis**
- Appendix K: Open house story boards**

APPENDIX A: BOUNDARY MAP



Village Farms Boundary



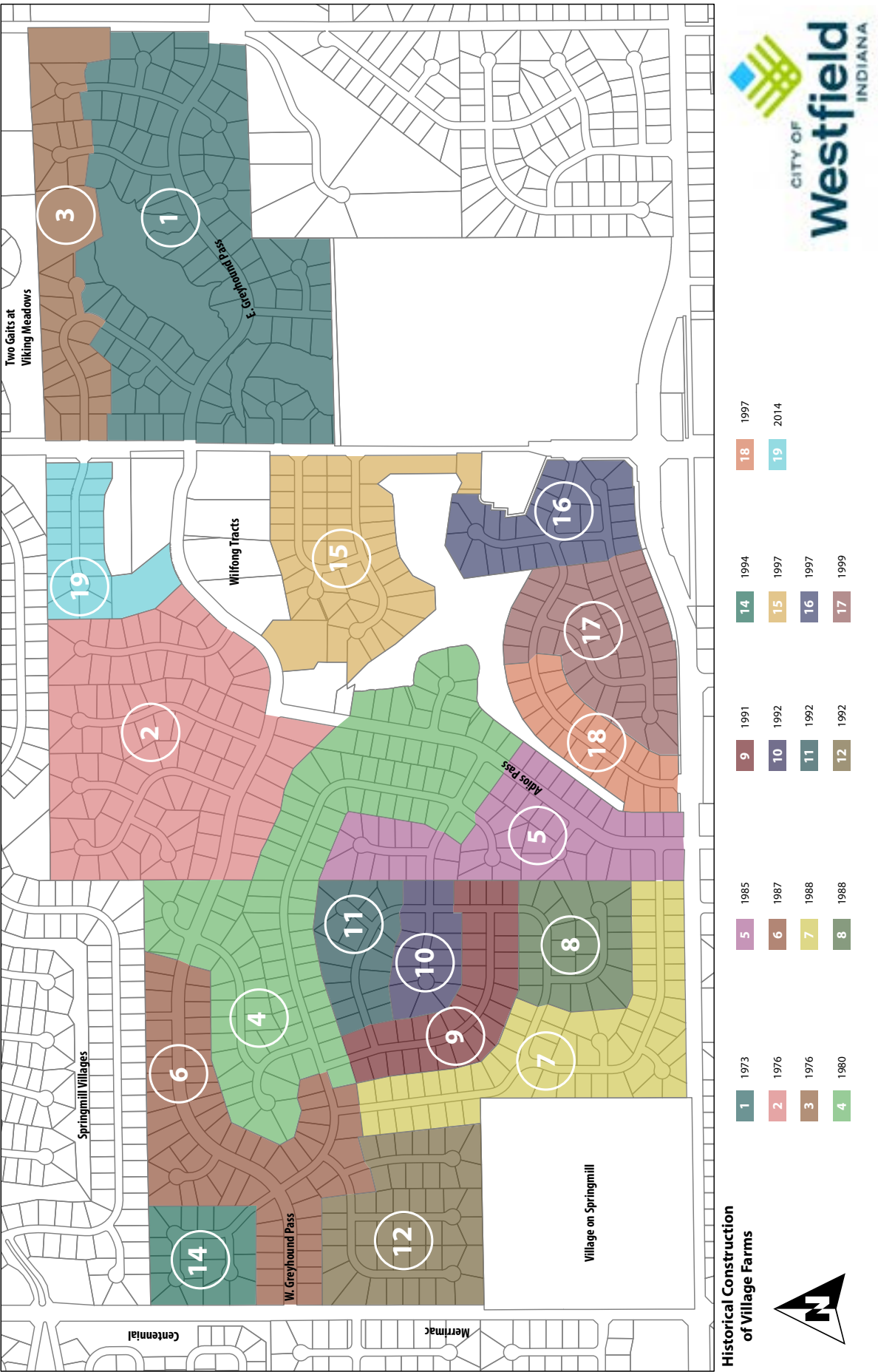
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Boundary of the Village Farms subdivision

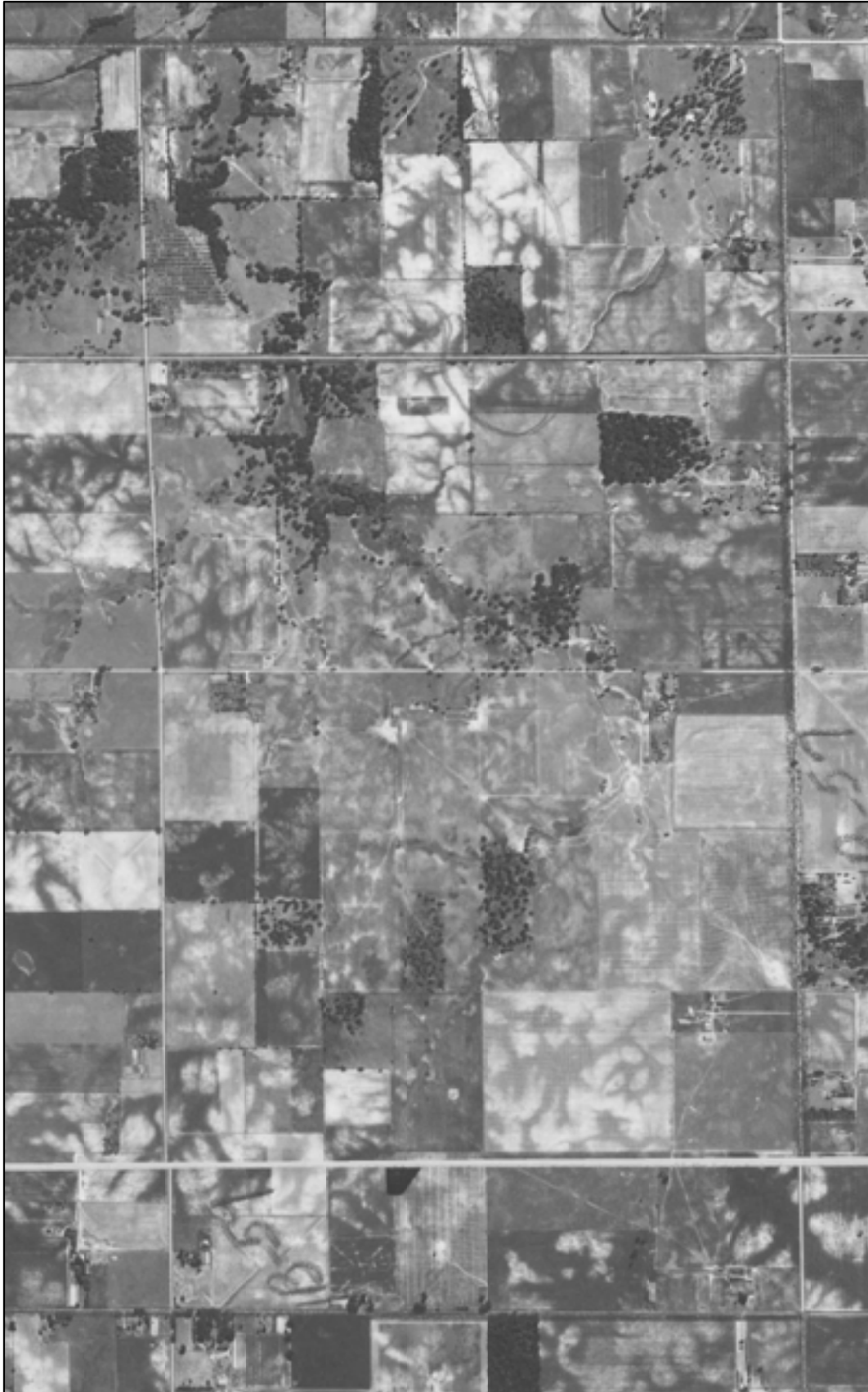


APPENDIX B: HISTORICAL CONSTRUCTION MAP



APPENDIX C: HISTORIC AERIALS

Village Farms 1941



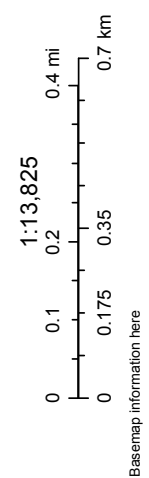
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Village Farms 1956



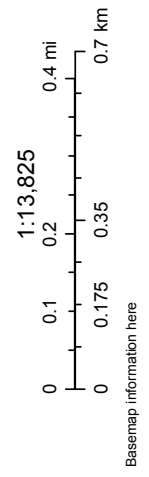
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Village Farms 1962



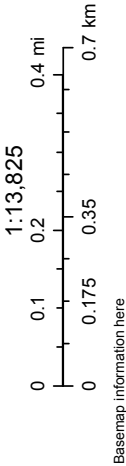
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Village Farms 1974



November 6, 2015



Village Farms 1976

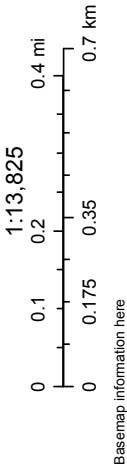


November 6, 2015

Village Farms 1985



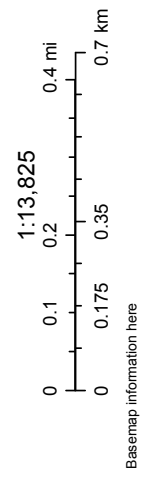
November 6, 2015



Village Farms 1994



November 6, 2015



Village Farms 1996



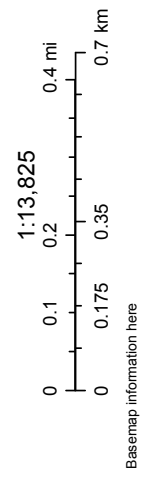
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Village Farms 1998



November 6, 2015



Village Farms 2000



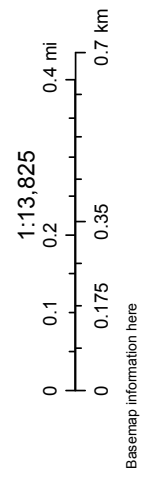
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Village Farms 2001



November 6, 2015



Village Farms 2004



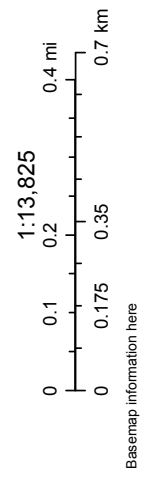
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Basemap information here

Village Farms 2005



November 6, 2015



Village Farms 2006



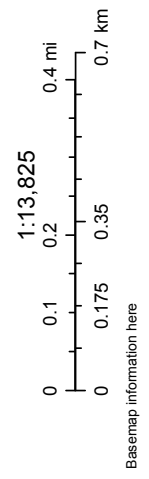
November 6, 2015

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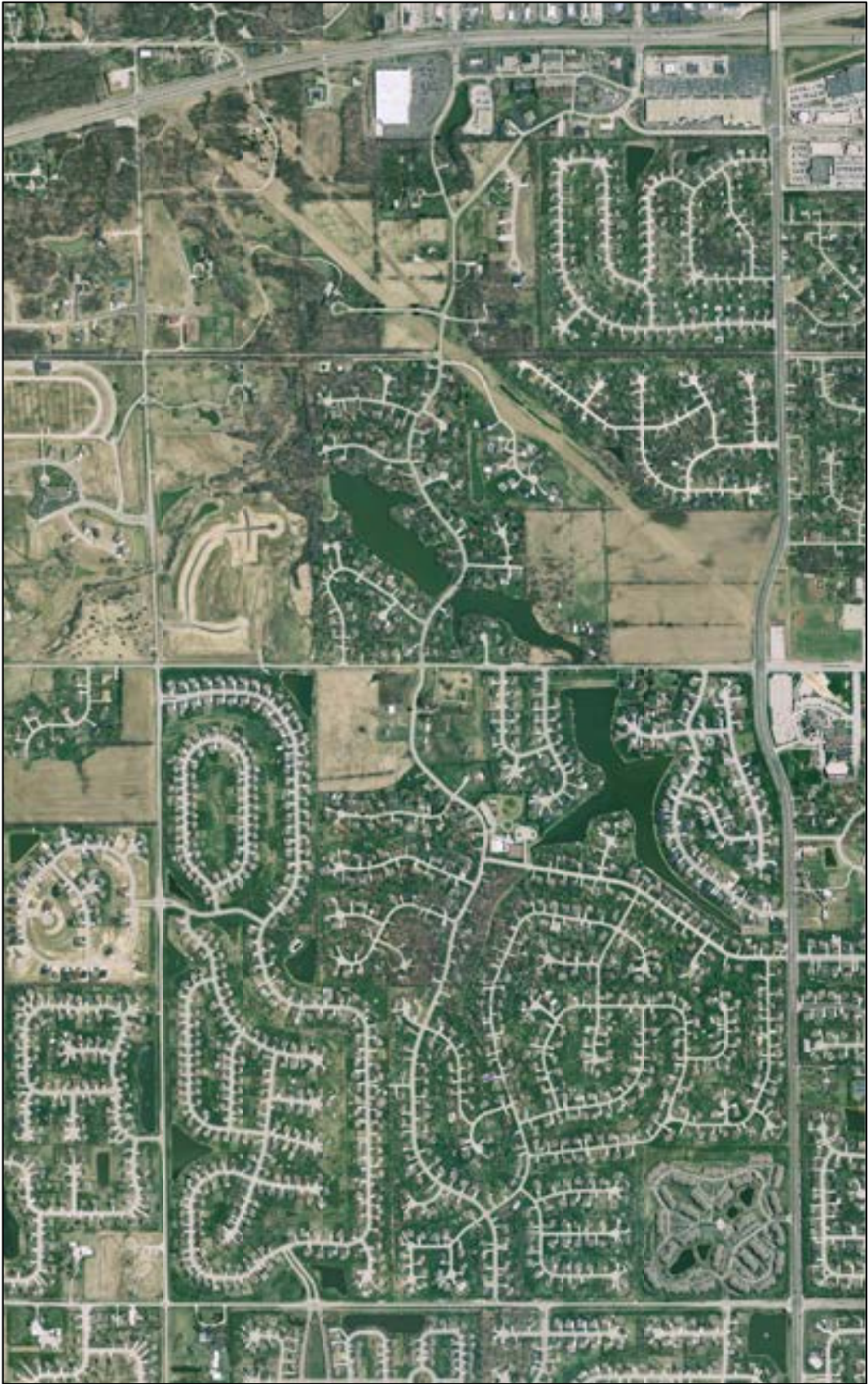
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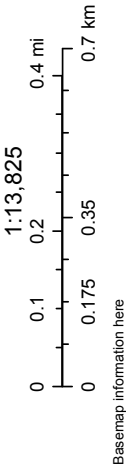
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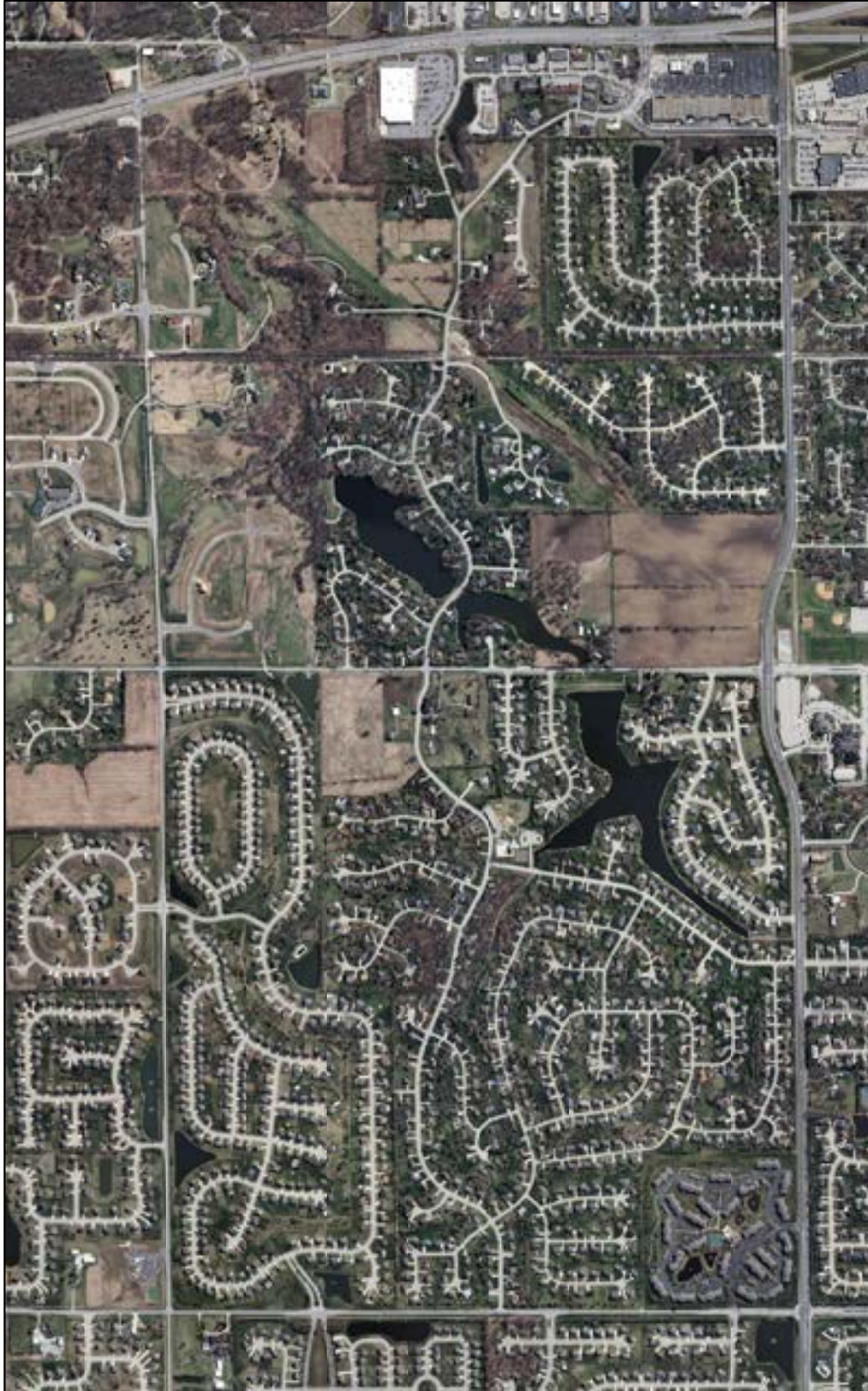
Village Farms 2008



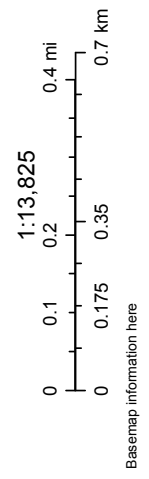
November 6, 2015



Village Farms 2009



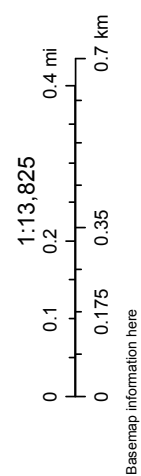
November 6, 2015



Village Farms 2010



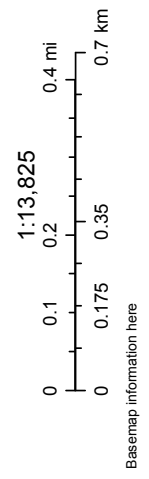
November 6, 2015



Village Farms 2011



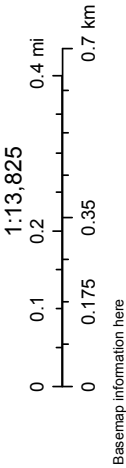
November 6, 2015



Village Farms 2012



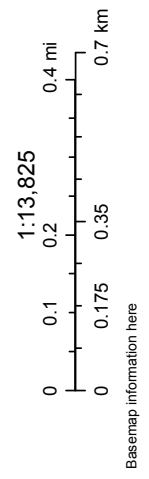
November 6, 2015



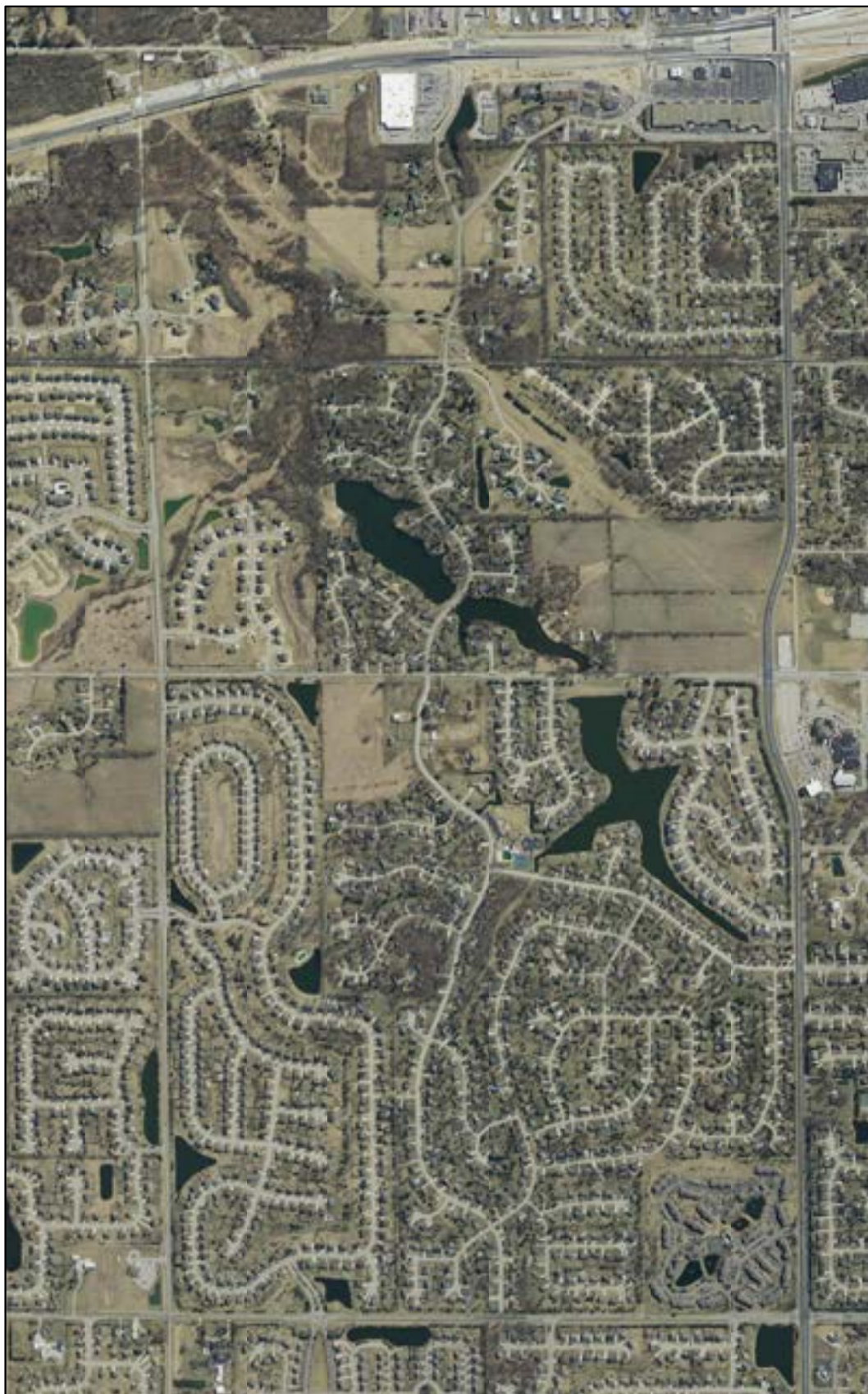
Village Farms 2013



November 6, 2015



Village Farms 2014



November 6, 2015

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Basemap information here

Village Farms 2015



November 6, 2015

1:13,825
0 0.1 0.2 0.4 mi
0 0.175 0.35 0.7 km
Basemap information here

APPENDIX D: MARCH 4, 2015 OPEN HOUSE INVITATION

Village Farms, Inc.
P.O. Box 717
Westfield, IN 46074
Office: (317) 816-7010
bod@thevillagefarms.com
www.thevillagefarms.com



FEBRUARY 6, 2015

Dear Village Farms Homeowner,

The Village Farms Homeowners Association would like to invite you to participate in a neighborhood planning session on March 4, 2015 at 7:00 PM in the upper level of the clubhouse. The Association has been working with the City of Westfield to explore opportunities to enhance and improve the Village Farms neighborhood. We would like to welcome residents of Village Farms to share their insights and comments with us as we plan for our neighborhood's future.

Some residents have already responded to requests for input into the long-range plan (see President's Message section of the July through October 2014 Village Farms newsletter). The March 4th opportunity identification session is part of a more formal process (see outline of process on the next page) that will be facilitated by the Economic and Community Development (ECD) staff of the City of Westfield.

This planning exercise will begin promptly at 7:00 PM and is planned to end at 9:00 PM. Your input is very important to the success of this process. Please plan to attend. We look forward to seeing you on March 4th.

Sincerely,

Norm Sesi
President
On Behalf of the Village Farms Board of Directors

APPENDIX E: PLANNING PROCESS OUTLINE

Village Farms Neighborhood Plan Process

1. Identify Opportunities (Public Meeting)
 - a. Village Farms PCA to host public open house
 - b. Facilitation by ECD staff
 - c. Informal meeting/discuss/notes taken by ECD staff
2. Develop Alternative Solutions for Working Committee Discussion
 - a. Information to be organized by ECD staff
 - b. Alternatives presented by ECD staff
3. Working Committee to Review Input and Evaluate Alternatives
 - a. Convene working committee (Policy HQA Board supplemented by Council Education on Ordinance Review)
 - b. Additional research/analysis (if needed) to be performed by ECD staff
 - c. Committee to select alternatives/generate preliminary recommendations
4. Organize Committee Recommendations/Prepare Plan Proposal
 - a. ECD staff to organize recommendations and generate plan proposal
 - b. ECD staff to disseminate plan proposal to working committee to review
5. Working Committee to Review Plan Proposal
 - a. Working committee meeting to discuss plan proposal
 - b. Working committee to agree on strategy for plan approval process
 - i. Open House?
 - ii. Committee representative participating in process?
 - iii. Other?
6. Plan Approval Process
7. Implement Plan Recommendations
8. Monitor Plan Performance & Make Adjustments

APPENDIX F: GROUP SWOT ANALYSIS

During the March 4, 2015 Open House, Village Farms residents participated in one of five workstations. Each workstation addressed the Strengths, Weaknesses, Opportunities and Threats of the group and recorded the information on large document pads supported by easels. These SWOTs of each group were then prioritized by using colored dots placed next to issues identified on the pad. The following Appendix includes the original pads for each group.

APPENDIX G: GROUP SWOT ANALYSIS**GROUP 1: STRENGTHS**

① (Green) STRENGTHS

- ^{HAVE} Good Neighbors - strong community
- Safe Neighborhood
- Style/Age of Homes - Diversity of Homes
- Convenient Location (Hospitals/shopping/schools/etc)
- Size of Lakes (recreation/relaxation)
 - Home values stay high → high care of homes
- Mountain Access
 - Quality amenities - well maintained
- Mature trees - noise cancellation/nature/walkable/transit
 - DO Attract good/quality homeowners

GROUP 1: WEAKNESSES

① WEAKNESSES (RED)

- AGE of INFRASTRUCTURE - Deterioration
 - POOR ROAD SURFACING
- - NO gutters/roll curbing → CAUSES DRAINAGE PROBS
- - Cut-through traffic on GREYHOUND (Both Directions)
 - (Too Hard)
- - TURNING ON Springhill from GREYHOUND (daylight hours)
 - BECAUSE OF CONGESTION
- - CONGESTION ON EGRESS STREETS (SM/196th) → at lunch hour
- - Lack of ^{DEDICATED} PEDESTRIAN ways throughout Village Farms (older sections except for Ground Pass)
 - parking ON PEDESTRIAN ways causes problems (Ground Pass)

GROUP 1: OPPORTUNITIES

① OPPORTUNITIES (YELLOW)

- PROMOTE VF IN REAL ESTATE MARKET → GAIN RESPECT IN MARKET
RESULTING IN HIGHER VALUES
- - STRONG LOCAL GOVT w/ VISION FOR SMART GROWTH CREATES STABILITY
→ GOOD LAND USE DECISIONS ADJACENT → MAINTAINING PROPERTY VALUES
- - COMMUNITY GREENBELT AROUND PERIMETER OF CITY
→ SERVES AS GROWTH BARRIER
- - STRONG/VIBRANT/DIVERSE COMMERCIAL ALONG SR 32 → ASSUMING PROPER INFRASTRUCTURE PLANNING

GROUP 1: THREATS

① THREATS (BLUE)

- - CHANGE in political leadership/vision could result in poor land use/fiscal decisions
- SUBDIVISION by development/land improvements (sound walls on 51)
- - ~~noise~~ UNMANAGED traffic growth hurts desired location (perimeter streets)
- - WEAKENING in school leadership could result in poor schools. Affecting desirability for buying in Village Farms/Life.
- Apathetic ^{future} residents won't want to be involved in HOA
→ will weaken VF HOA/neighborhood

GROUP #1

GROUP 2: STRENGTHS

Strengths (Green)

it #4

- Lakes (recreation)
- Custom Look
 - Kid Friendly
 - Accessibility to Retail & Monon
 - Maintenance/Upkeep → Property Owner
 - ~~Wide~~ Street Width → Like Wide Streets
 - Established Community
 - Amenities (Pool, trails, club house)
 - ↳ Events

GROUP 2: WEAKNESSES

GROUP # 2

WEAKNESSES

(RED)

1. SIDEWALKS (NONE PROVIDED)
 - OAK RIDGE TO MOUNTAIN
 - LACK OF SIDEWALKS (GREYHOUND & ADAMS)
 - DANGEROUS
2. TRAFFIC (GREYHOUND & ADAMS)
 - SPEED TOO HIGH
 - NOT CONTROLLED
 - CUT THROUGHS
 - STREET TOO WIDE, ENCOURAGES HIGHER SPEED
 - SEASONAL TRAFFIC (CHRISTMAS LIGHTS)
 - PARKING ALONG GREYHOUND & ADAMS
3. EXERCISE ROOM IN CLUBHOUSE
4. LACK OF ADULT SOCIAL EVENTS/CLUBS
5. SLOW SNOW REMOVAL (OFF MAIN STREETS)
6. STREET LIGHTS
 - LACK OF STREET LIGHTS ALONG GREYHOUND & ADAMS
7. TOO MANY GEESSE AROUND LAKE
 - AT ~~ADAMS~~ STAM & BETWEEN TWO LAKES

GROUP 2: OPPORTUNITIES

GROUP #2

(YELLOW)

OPPORTUNITIES

- 1.) OPPORTUNITY FOR ENGAGEMENT / PARTNERSHIP w/ CITY
- 2.) WESTFIELD'S GROWTH
 - METRO NET
 - SNOW REMOVAL
 - ROAD REPAIR
 - PLANNING & ZONING / LOC ENGAGEMENT
 - ~~YOUTH ACTIVITY IN HIGHWAY~~
 - ~~SUMMER SCOUTS~~
 - ~~YOUTH LIFE~~
- 3.) YOUTH ACTIVITY
 - SUMMER
 - YOUTH LIFE
 - BOY/GIRL SCOUTS
- 4.) FISHING (LAND BETW. TWO LAKES)
 - STOCKED LAKES, ANCHORAGE
- 5.) FINANCIAL OPPORTUNITIES
 - PARTNERSHIPS
 - PLANNING / ZONING
 - JOINT SERVICES
 - MORE EFFICIENT TO HAVE CITY EMPLOYEES THAN NOT
- 6.) CONNECTIVITY
 - TRANSIT LINK (INDIANAPOLIS / AIRPORT)
 - MORE SIDEWALK TO SURROUNDING NEIGHBORHOODS
 - MORE & MORE CONNECTIVITY → GOOD

GROUP 2: THREATS

Groups #2 (BLUE)

THREAT

1.) ROAD CONST./REALIGNMENT

- US 31 → EXTERNAL NEIGHBORHOODS GET THROUGH TO 31
- INCREASED TRAFFIC ON GREYHOUND
- TRAFFIC BACKUPS
- RUSH HOURS BACKUP (BRIDGE)
- AFTER SCHOOL (BUSES)

2.) DRAINAGE/POLLUTION

- NO RESTRICTIONS ON FERTILIZER
- RUN-OFF
- AQUATIC CONTROL - INCREASED COSTS

3.) CONTROLLING/GUIDING/KEEPING UP WITH

- BURDEN ON SCHOOLS, FIRE, POLICE SERVICE

4.) TAXES

- CITY GROWTH, TAXES INCREASE, WHAT'S IN IT FOR US?

5.) SHOPPING AT 31 & 161ST

- DON'T NEED IT
- TRAFFIC INCREASES THROUGH US
- UGLY

GROUP 3: STRENGTHS

GROUP #3

- friendly neighbors
- custom homes
 - unique / not cookie-cutter
- HOA
 - activity level / social
 - communication
- Trees / old growth
- modern / updated pool
- lakes
 - recreation value
 - fishing
 - aesthetics
 - wild life

STRENGTHS (GREEN)

- monon proximity
- maintenance of homes
 - property values maintained
- limited access
 - minimizes traffic volume
 - curved streets
 - cul-de-sacs
- proximity to amenities
 - shopping
 - highway
- surrounded by arterials

GROUP 3: WEAKNESSES

GROUP #3
WEAKNESSES
(RED)

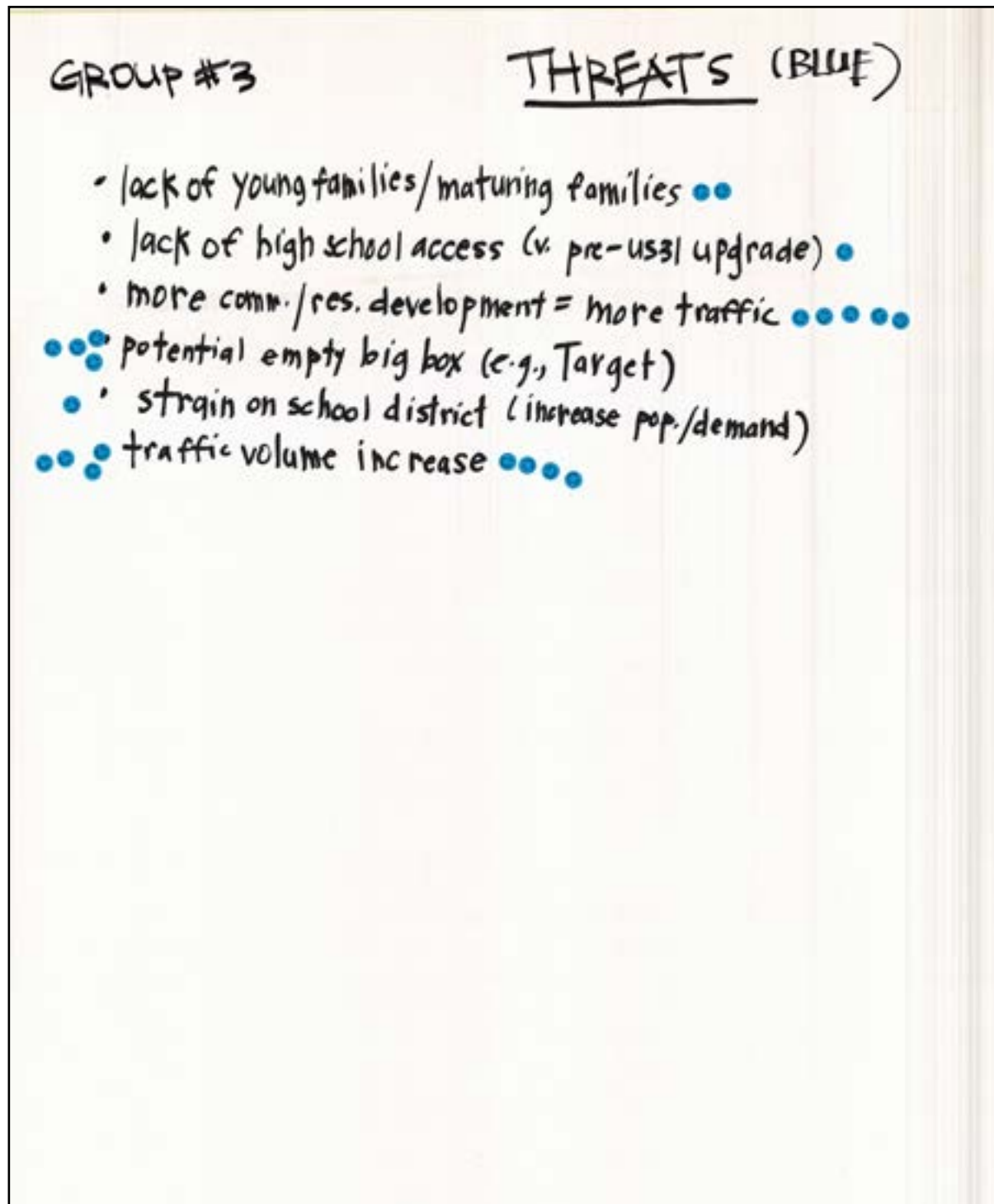
- Greyhound Pass
 - volume / US31 → other neighborhoods use
 - Fire Dept. route
 - int. w/ 151st → accidents/safety
- Traffic through neighborhood
 - north to south / surrounded by arterials
 - new developments to amenities / commuting
- Oak Ridge Road volume
 - can't get in/out
 - pedestrian can't cross
- Greyhound Pass
 - lack of traffic calming
- lack of street lights
 - walking in streets
- lack of sidewalks
- Monon Trail yield/safety
 - needs to be stop sign?
 - lack of education → traffic laws
- lack of golf cart policing
- coyotes → pets/safety

GROUP 3: OPPORTUNITIES

GROUP #3 OPPORTUNITIES (YELLOW)

- enhance Oak Ridge / Greyhound Pass
- lower taxes / business development
 - property values
- embrace home stock / variety to continue to differentiate from surrounding neighborhoods
 - property maintenance
- lake → neighborhood amenity
 - enhance / embrace

GROUP 3: THREATS



GROUP 4: STRENGTHS

Strengths (Green)

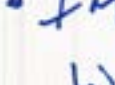
• Lakes (recreation) it #4

• Custom Look

- Kid Friendly
- Accessibility to Retail & Monon
- Maintenance/Upkeep → Property Owner
- ~~Wide~~ Street Width → Like Wide Streets
- Established Community
- Amenities (Pool, trails, club house)
↳ Events

GROUP 4: WEAKNESSES

Weakness (Red)

-  Cut-through traffic — too much #4
 ↳ Greyhound Pass
-  Covenant Enforcement (not enough)
 - ↳ Mailbox
 - ↳ Sheds
 - ↳ Siding
-  Lack of sidewalks
-  Speed Limits Enforcement > Not enough
-  Stop Sign Enforcement
-  Street Striping < Adios Pass (GHP + 146th St)
 ↳ Lacking
-  Too many Stop Signs (Internal Streets, Cul-de-sac)
-  Dated Entrances (Signage, Landscaping)
-  Improvement to Oak Ridge Rd
 would divide community.

GROUP 4: OPPORTUNITIES

Opportunities (Yellow)

- Convert Dam (Along Oak Ridge & NE Corner) Area to Wildflower area. → Cost Reduction
- Stable Property Values → Carbon Footprint Reduction
 - ↳ Variety of Architecture
 - ↳ Good Investment
- Recreation Options associated w/ Lake
 - More → Access to all owners
- Pedestrian Connectivity
 - ↳ Equestrian, horse trails, GHP, Adios
- Self-Maintained Entrance
 - Landscaping
- Clubhouse Accessibility/Events
- Storm Sewer Upgrade

GROUP 4: THREATS

Threats (Blue) #4

- Gas Line Infrastructure Improvement delaying this Plan.
- Overloaded School System prohibit relocation to VF.
- Crime Creeping North
- ~~Env~~ Environmental Damage to Lakes
 - ↳ Drainage
 - ↳ No BMP
- Oak Ridge Expansion → Divide Community
- Traffic (Quantity, Speed, Enforcement) due to increased development
 - Lack of Education / Awareness of Covenants

GROUP 5: STRENGTHS

Group 5

Strengths

Green

- ① Neighbors → Sense of Community
Active - walking - s
Age variety
- ② Swim team - whole community
Sense of community
- ③ Safe P.D in community
look out for each other
- ④ Beautiful Landscape & Lake
Common areas
- ⑤ Marketability Proximity Lot Size
Size Maturity
- ⑥ HOA Board / Communication Newsletter
Social Media

GROUP 2: WEAKNESSES

Group 5 Weaknesses Red

- ① Age
 - lakes dredging & dams = \$ for upkeep
 - road - potholes - curb - sustainability of new asphalt
already potholes in new
 - Drainage - from roads old ^{Asphalt Overlay}
by clubhouse
 - sidewalks/lighting - lack of options for future?
- ② Traffic
 - Intersection { 146/Adios traffic - speed/stops
not turn lane
 6HP/Oakridge Volume / Stop
 6HP/Springmill line of sight
 146/Sagehen traffic Sumner Ave
 - Cut thru town
- ③ Mailbox
 - Uniformity - lack
 Want Uniform
- ④ Bus
 - Shoreway East
 - "Hassle for bus driver to turn E onto 6HP
 from Oakridge"
 - Stop distance from Home
- ⑤ On Street Parking
 - Restricted in Covenants
 - Enforce Lack
- ⑥ Home turnover / disrepair
 - lack of maintain
 - "Older Suthers"

GROUP 5: OPPORTUNITIES

Group 5 Opportunities Yellow

- ① Sidewalks / lighting - To pool
 - To manon
 - Safety
 Streetlights - Property value - will improve value
 Intersection
- ② 148 Access from keystone
 Currently have to go to Target/151 to get back to 148
- ③ New Access Rd behind Target
 + Positive - could reduce traffic off GHP
- ④ HOA fees Feel they are fairly modest
 last increase of \$425/year - Could bolster capital improvements
 - Good cushion but
- ⑤ Access from Clay Terrace to 31 Need
- ⑥ Increased 31 Signage to increase business
 Not only business but more to publicize Village Farms
- ⑦ Parks in proximity to U.F.
- ⑧ Need parks closer
 Control of 146 / 0 - kids Both Opportunity & Threat

GROUP 5: THREATS

Group 5 Threat Blue

- ① 146 / Oakridge - what's gonna happen
 - on opportunity but could be threat
 How it develops - ~~that~~? Both
- ② City of Westfield Masterplan in conflict •
 - Rank on priority list resurfacing •
- ③ 146 expansion is threat → Raceway
 Safety
 Speed
 Need light @ 146 Action
- ④ Grand Park
 Potential tax implication
 Eggs all in one basket
- ⑤ Westfield Expansion
 • Increase in annexation may forget about
 existing subdivisions
 Smaller piece of pie less \$ for improvements

APPENDIX H: AGGREGATE SWOT ANALYSIS

Following the March 4, 2015 Open House, the Department entered the information from each group into a digital form, including the priority of each issue, as voted on by the residents who participated in that workstation. The following appendix is that digital Excel spreadsheet.

Group 1 and Group 2 Responses

	STRENGTH	PRIORITY	WEAKNESSES	PRIORITY	OPPORTUNITIES	PRIORITY	THREATS	PRIORITY
Group # 1 RESPONSES	Have good neighbors/strong community	6	Age of infrastructure/deterioration/poor road surfacing	8	Promote VF in real estate market: Gain respect in market resulting in higher values		Change in political leadership/vision could result in poor land use/fiscal decisions	8
	Safe neighborhood	4	No gutters/roll curbing: Causes drainage probs	3	Strong local gov't w/vision for smart growth creates stability: Good land use decisions adjacent, maintains property values	7	Subdivision by development/road improvements (sound walls on 31)	
	Style/age of homes/diversity of homes	2	Cut-through traffic on Greyhound (both directions)	4	Community greenbelt around perimeter of city: Serves as growth boundary	5	Unmanaged traffic growth (perimeter streets) hurts desired location	7
	Convenient location (hospitals/shopping/schools/etc.)	5	(too hard) turning on Springmill from Greyhound because of congestion (daylight hours)	3	Strong/vibrant/diverse commercial along SR 32: Assuring proper infrastructure planning	8	Weakening in school leadership could result in poor schools. Affecting desirability for buying in Village Farms/W'field.	6
	Size of lakes (recreation/relaxation)	2	Congestion on egress streets (sm/146th): At rush hour	2			Apathetic future residents won't want to be involved in HOA	
	Home values stay high-high care of homes		Lack of dedicated pedestrian ways throughout Village Farms (older sections except for G'hound Pass)	1				
	Monon access	2	Parking on pedestrian ways causes problems (G'hound Pass)					
	Quality amenities/well maintained Mature trees/noise cancellation/nature/wildlife/tranquil Do attract good/quality homeowners	2						
Group # 2 RESPONSES	Older homes: Room sizes, more character	1	Connectivity: Transit link (Indianapolis/Airport, more sidewalk to surrounding neighborhoods, more & more connectivity-good	1	Opportunity for engagement/partnership w/City (snow removal)	4	Road const./realignment: US31-external neighbors cut through to 31, increased traffic on Greyhound: Traffic backups-rush hours backup (Oakridge), after school (buses)	6
	History (horse farms)		Sidewalks(none provided): Oak Ridge to Monon, lack of sidewalks (Greyhound & Adios), dangerous Traffic (Greyhound & Adios): Speed too high, not controlled, cut throughs, street too wide, encourages higher speed, seasonal traffic (Christmas lights), parking along Greyhound & Adios	5	Westfield's growth: Metronet, road repair, planning & zoning & code enforcement	5	Drainage/Pollution: No restrictions on fertilizer, runoff, aquatic control-increased costs	3
	Mature trees	3		5	Youth activity: Swim team, young life, boy/girl scouts	2	Controlling/guiding/keeping up with: Burden on schools, fire, police service	
	Quite neighborhood	2	Exercise Room in Clubhouse	1	Fishing (land between two lakes): stocked lakes, amenity	1	Taxes: City growth, taxes increase, whats in it for us	5
	Bigger lots	1	Lack of adult social events/clubs	4	Financial opportunities: Partnerships- Planning/Zoning/joint services: More efficient to have City enforce than HOA	2	Shopping at 31 & 161st: Don't need it, traffic increase through VF ugly	2
	No cookie-cutter	2	Slow snow removal (off main streets)	1	Connectivity: Transit link (Indianapolis/Airport, more sidewalk to surrounding neighborhoods, more & more connectivity-good	1	Bigger lots	1
	Pool & Amenities: Lake, trails, clubhouse	4	Street lights: Lack of street lights along Greyhound & Adios	1			Pool & Amenities: Lake, trails, clubhouse	1
	Proximity to shopping		Too many geese around lake at dam & between two lakes	1			Neighborhood Association: Resident run, good organization, well represented	1
	Neighborhood Association: Resident run, good organization, well represented	3						

Group 3 and Group 4 Responses

	STRENGTH	PRIORITY	WEAKNESSES	PRIORITY	OPPORTUNITIES	PRIORITY	THREATS	PRIORITY
Group # 3 RESPONSES	Friendly neighbors		Greyhound Pass: volume/US 31-other neighborhoods use, Fire Dept. route, int vs/151st-accidents/safety	10	Enhance Oak Ridge/Greyhound Pass	7	Lack of young families/maturing families	2
	Custom homes: unique/not cookie-cutter	5	Traffic through neighborhood: north to south/surrounded by arterials, new developments to amenities/commuting	3	Lower taxes/business development: property values	8	Lack of high school access (v pre-US31 upgrade)	1
	HOA: Activity level/social, communication	2	Oak Ridge Road volume: Can't get in/out, pedestrian can't cross	3	Embrace home stock/variety to continue to differentiate from surrounding neighborhoods: property maintenance	4	More comm./res. Development=more traffic	5
	Trees/old growth	2	Greyhound Pass: lack of traffic calming, lack of street lights/walking in streets, lack of sidewalks	1	Lake: neighborhood amenity, enhance/embrace	2	Potential empty big box (e.g., Target)	4
	Modern/updated pool	2	Monon Trail yield/safety: Needs to be stop sign?, lack of education-traffic laws, lack of golf cart policing, coyotes-pets/safety	4			Strain on school district (increase pop./demand)	1
	Lakes: Recreation value, fishing, aesthetics, wild life	1					Traffic volume increase	8
	Monon proximity	5						
	Maintenance of homes: Property values maintained	2						
	Limited access: Minimizes traffic volume, carved streets, cul-de-sacs	1						
	Surrounded by arterials							
Group # 4 RESPONSES	Amenities: Shopping, highway	1						
	Lakes (recreation)	5	Cut-through Greyhound Pass traffic-too much	7	Convert dam (along Oak Ridge & NE corner) areas to wildflower area: Cost reduction, carbon footprint reduction	2	Gas line infrastructure improvement delaying this plan	
	Custom look	3	Covenant enforcement-not enough: Mailbox, sheds, siding		Stable property values: Variety of architecture, good investment	3	Overloaded school system prohibit relocation to VF	1
	Kid friendly		Speed limits enforcement-not enough	1	More recreation options associated w/lake: Access to all owners	6	Crime creeping north	1
	Accessibility to retail & Monon	1	Stop sign enforcement - not enough		Pedestrian connectivity: Easements, horse trails, GHP, Adios	2	Environmental damage to lakes: Drainage, no BMP	5
	Maintenance/upkeep: Property owner	2	Street stripping Adios Pass (GHP & 146th St.) lacking	4	Self-maintained entrance: Landscaping	3	Oak Ridge expansion: Divide community	5
	Street width: Like wide streets		Too many stop signs (internal streets, Cul-de-sac)		Clubhouse accessibility/events	1	Traffic (quantity, speed, enforcement) due to increased development	6
	Established community		Dated entrances (signage, landscaping)	3	Storm Sewer upgrade	1	Lack of education -awareness of covenants	
	Amenities/Events (pool, trails, clubhouse)	6	Improvement to Oak Ridge Rd would divide community.					

Group 5 Responses

	STRENGTH	PRIORITY	WEAKNESSES	PRIORITY	OPPORTUNITIES	PRIORITY	THREATS	PRIORITY
Group # 5 RESPONSES	Neighbors: Sense of community, active-walking, age variety	5	Age not good: Lakes-dredging the dam for upkeep, road-potholes/curb/sustainability of new asphalt already potholes in new, drainage-from roads Adios by clubhouse, old asphalt overlay, sidewalks/lighting-lack of options for future?	2	Sidewalks/lighting/street lights/intersection: To pool, to Monon, safety	4	1461 Oakridge: What's gonna happen, on opportunity but could be threat, how it develops both	5
	Swim team: Whole community, sense of community		Traffic: Intersection-146-Adios/GHP-Oakridge/GHP-Springmill/146-Saphire(traffic same as Adios), traffic-speed/stack up no turn lane, volume/stacking, line of sight, cut thru too much	7	146 access from Keystone: Currently have to go to Target/151 to get back to 146	2	City of Westfield Masterplan in conflict: Rank on priority list resurfacing	2
	Safe: PD in community, look out for each other	2	Mailbox: Uniformity/lack, want uniform	1	New access rd behind Target, positive could reduce traffic off GHP		146th expansion is threat-Raceway: Need light @ 146-Adios, safety, speed	
	Beautiful: Landscape & lake, common areas, clean	1	Bus: Shoreway East, hassle for bus driver to turn E onto GHP from Oakridge Dr, stop distance from home		HOA fees/\$425/year: Feel they are fairly modest last increase 08, could bolster capital improvements, good cushion but	1	Grand Park: Potential tax implication, eggs all in one basket	4
	Marketability: Proximity, size, lot size, maturity	2	On street parking restricted/covenants enforce lack		Access from Clay Terrace to 31 need	2	Westfield Expansion: Increase in annexation may forget about existing subdivision, smaller piece of pie-less \$ for improvements	2
	HOA Board: Communication, newsletter, social media	2	Home turnover: Disrepair, lack of maintain old section	2	Increased 31 signage to increase business/not only business but more to publicize Parks in proximity to VF/need parks closer: Control of 146/Oakridge both opportunity & threat	2		

APPENDIX I: LIKES/DISLIKES MAP

During the March 4, 2015 Open House, Village Farms residents participated in one of five workstations. Each workstation was asked to identify their most favorite and least favorite physical place within the Village Farms neighborhood. The following appendix material are the original maps upon which each workstation identified these locations. Red dots identify the least favorite location and green dots identify the most favorite location.

Group 1



Group 2



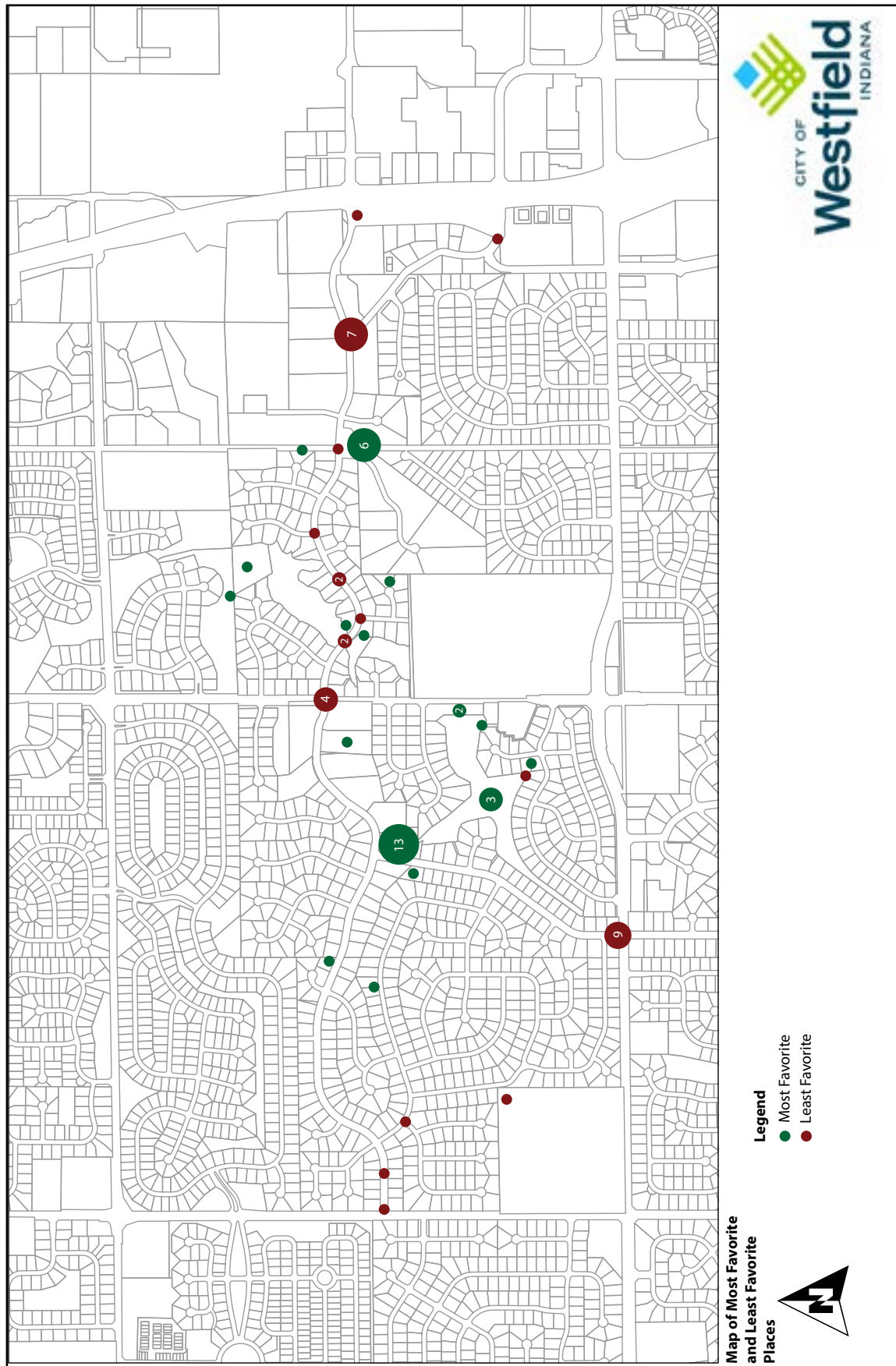
Group 3







APPENDIX H: MAP OF RESPONDENTS



APPENDIX J: ALTERNATIVES ANALYSIS

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VILLAGE FARMS NEIGHBORHOOD PLANNING EXERCISE

Developing Alternatives

1. STRENGTHS

▪ Neighbors

“Neighbors” refers to the residents of Village Farms and the strong sense of community among neighbors and across the neighborhood through the Village Farms Home Owners Association. “Neighbors” also refers to the network of personal relationships and community pride.

Alternatives:

Alternatives developed in this category are intended to create opportunities for increased social interactions. First, an inventory should be conducted to understand what the neighborhood HOA and residents are already doing; however, some possible alternatives are:

1. Coordinate neighborhood-wide yard sales
2. Host neighborhood parties
3. Establish a neighborhood-wide crime watch
4. Join and establish a presence on the “Next Door” social network
5. Organize events like camping in the common areas, kickball tournaments, youth leagues

▪ Amenities

“Amenities” refers to both the internal and external community assets. This includes, but is not limited to: (i) the lakes; (ii) clubhouse; (iii) park open space (by the poolhouse); (iv) the dam; (v) the quality / protection of the lakes (water quality, pollution); (vi) the proximity of surrounding shopping and quality of life assets.

Alternatives:

Alternatives developed in this category are intended to protect and enhance amenities throughout the neighborhood.

1. Conduct an inventory to catalogue and study existing community spaces/gathering places. The results of this study would identify weaknesses and opportunities as well as offer recommendations to either modify the space physically, in order to optimize their use, or offer recommendations to (re)program the spaces to encourage/attract further use/activity.
2. Erect new way finding and identification signage in order to visually mark and attract residents to internal neighborhood amenities and toward external community assets safely and

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efficiently. If desired, this creates the opportunity to establish unique signage to Village Farms that further distinguishes its neighborhood amenities and promote its brand.

- **Custom Homes / Mature Trees**

“Custom Homes / Mature Trees” refers to the quality, style, age and maintenance for the homes and “softscape” of the neighborhood. These were things to be protected. The quite, natural and not “cookie-cutter” appearance or experience of the neighborhood were features seen as attractive in the housing market, thus a positive effect on property values. This could dovetail with neighborhood branding and promotion (see opportunities).

Alternatives:

Alternatives developed in this category are intended to promote the existing character of Village Farms:

1. Review / modernize the existing covenants, conditions and restrictions (the “Covenants”) in order to provide both education of the Covenants and encourage further enforcement. This will also serve to protect existing community amenities and future ones from issues including, but not limited to: encroachment, tree preservation, use of lakes and common areas.
2. Create and offer a “Best Landscaping or Garden” award to encourage a high level of maintenance and “curb appeal” for existing residents. This award competition would require nominations from others, which would not only encourage increased social interaction among neighbors, but create further emphasis on the appearance and maintenance of homes.
3. Research the number of tear downs/rebuilds, additions, remodels, pools, accessory structures throughout the neighborhood. This should result in an inventory that could highlight the amount of dollars reinvested back into the neighborhood.

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2. WEAKNESSES

- Road Conditions

“Road Conditions” refers to the overall automobile environment throughout the neighborhood. Residents referred to street lights, curbs and paving or the condition of the paving. Following our meetings, it remains unknown as to whether concerns about the road conditions refers to a lack of street lights and curbs throughout the entire neighborhood, if desired throughout the entire community or only in certain locations (i.e., intersections or mid-block level). Additionally, it is unclear whether it refers to paving due to cracking or pot holes.

Alternatives:

Alternatives developed in this category are intended to clarify the issues and identify areas for intervention: Study existing infrastructure. Given the unknowns regarding the potential improvement of the automobile environment, it is necessary to inventory the existing conditions. The results of this study should confirm the desires of the neighborhood residents, determine opportunities for improvement (i.e., re-paving, re-stripping, new street lights, new yard lights, etc.). This study would culminate in a Capital Improvement Plan (this will be furthered discussed at our meeting).

- Traffic Conditions

“Traffic Conditions” primarily refers to the automobile traffic situation throughout the neighborhood. Greyhound Pass has been a thoroughfare for the community, between Springmill Road and US Highway 31. Due to the improvements to US Highway 31, many residents believe Greyhound Pass and Adios Pass have increased in traffic volume and rate of speed, creating potentially dangerous situations.

Alternatives:

Alternatives developed in this category are intended to address the traffic issues throughout the neighborhood: Study the traffic impacts on the neighborhood. Due to the improvements to US Highway 31 (and other surrounding thoroughfares) residents have observed an increase in traffic both internal to the neighborhood and external along perimeter thoroughfares. A study of the existing traffic conditions would determine the traffic volume and average rates of speed. This

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study should identify problem areas and make recommendations to calm or reduce traffic (e.g., speed bumps, increased signage, improved intersections, narrower streets and increased/consistent enforcement, etc.).

- **Sidewalks**

“Sidewalks” refers to the overall pedestrian environment throughout the neighborhood. Following meetings with the Village Farms advisory committee and the City staff it remains unknown as to whether this refers to the lack of sidewalks throughout the entire community or just along Greyhound Pass and Adios Pass. Additionally, residents also referred to sidewalks as connections to surrounding amenities, including the Monon Trail, which crosses the community to the east.

Alternatives:

Alternatives developed in this category are intended to clarify the issues and identify areas for intervention: Study existing conditions of the pedestrian environment. The results of this study should confirm the desires of the community (i.e., where to add sidewalks, what kind of sidewalks, trails vs. sidewalks, and connections to internal and external assets), identify opportunities to improve existing right-of-ways with sidewalks, especially if roadways are narrowed in order to address traffic volume and rates of speed. The culmination of this study may be incorporated as part of a wider Capital Improvement Plan (will be discussed further at our next meeting).

3. OPPORTUNITIES

- **Strong / Diverse Tax Base**

“Strong / Diverse Tax Base” refers to the City of Westfield’s fast-paced growth as an opportunity which Village Farms may utilize as a resource now and in the future. The surrounding economic development may provide an opportunity to offer additional services for Village Farms residents and may increase home values.

Alternatives:

Alternatives developed in this category are intended to identify potential community-wide resources: Given the strong growth throughout the community it would be beneficial to identify financial and professional

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resources to support the Village Farms Planning process and implementation in the future.

▪ **Engagement / Partnership with City**

“Engagement / Partnership with City” refers to opportunities for collaboration between Village Farms (i.e., the Home Owners Association) and the City of Westfield. This may refer to opportunities for snow removal, infrastructure improvements and joint code enforcement. These opportunities with the City may reveal themselves as this special planning project with Village Farms continues to mature.

Alternatives:

Alternatives developed in this category are intended to identify partnership opportunities to support / promote the Village Farms Plan:

1. Identify and coordinate partnership opportunities between Village Farms (Advisory Committee) and City of Westfield. As the Village Farms planning process matures further, partnership opportunities will likely emerge in which the City may provide professional services, financial assistance and/or continued community services. These could include, but are not limited to: increased snow removal services (either through private contracts or city service), façade grants to support the rehabilitation of community amenities such as the poolhouse, or facilitate/promote the establishment of a neighborhood crime watch in consultation with the City of Westfield Police Department.

▪ **Social Programming**

“Social Programming” refers to internal opportunities for increased recreation or activities. Many residents mentioned opportunities to have additional programming for adults (i.e., yoga or social clubs/activities) and upgrades to the clubhouse.

Alternatives:

Alternatives developed in this category are intended to identify opportunities to enhance existing recreational amenities and provide for future amenities: Programming analysis (existing activities, venue opportunities). First, it is important to inventory and study the existing social activities. The results of this study should conclude opportunity gaps in existing programming, especially remaining age conscious, and

VILLAGE FARMS NEIGHBORHOOD PLANNING EXERCISE

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provide recommendations for the Advisory Committee, HOA and neighborhood to consider. This study should also focus on the existing opportunities or constraints of the existing venues within the community.

- **Branding & Marketing**

“Branding and Marketing” refers to the promotion of a neighborhood “brand,” which may include modernizing an existing logo or establishing a new one, as well as, developing a marketing strategy which may be both internal to the neighborhood and external to the wider housing market, specifically targeting prospective buyers. However, once a “brand” has been established and promoted, there are numerous opportunities to emphasize that brand internally and throughout the community.

Alternatives:

Alternatives developed in this category are intended to encourage Village Farms to consider developing a marketing strategy. After meeting with the Advisory Committee it was obvious that a clear and concise brand is desired: Studying existing market material and strategies (print material, industry/trade outreach, social media, etc.). The results of this study should compare these efforts with other neighborhoods of a similar size and conclude opportunity gaps. It should provide a process for the Village Farms Advisory Committee to engage residents to re-brand, update/modernize the existing logo or establish a new brand. Once that brand has been established, this can be reinforced in the community by erecting uniform gateways, entrances or lighting features that establishes a consistent and uniform motif of color or logo throughout the neighborhood.

4. THREATS

- **Traffic Growth / Volume in and around Neighborhood**

“Traffic Growth / Volume in and around Neighborhood” refers to the automobile traffic situation throughout the neighborhood. Greyhound Pass has been a thoroughfare (classified as a “Collector”) for the community, between Springmill Road and US Highway 31. Due to the improvements to US Highway 31, many residents believe Greyhound Pass and Adios Pass have

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increased in traffic volume and rate of speed. Additionally, Oak Ridge Road, which bisects the community, and 146th Street, which serves as its western boundary, have raised concern about continued traffic volumes due to surrounding improvements.

Alternatives:

Alternatives developed in this category are intended to understand the traffic volume throughout the community, both existing and potential:

1. Review the City of Westfield-Washington Township Thoroughfare Plan to address the classifications of roadways internal to Village Farms and those adjacent.
2. Study the Greyhound Pass and Oak Ridge intersection. The results of this study should make recommendations to improve the intersection commensurate with resident's desire to not preclude pedestrian connectivity across Oak Ridge, but also the community's desire to relieve congestion.

■ Economic Development

"Economic Development," although broad, refers to the fast-paced growth in the City of Westfield. The continued addition of new housing developments throughout the community is perceived as a threat, because of the contrast between an "old" community against an otherwise "new" background with new amenities and the ability for prospective homeowners to build what they want. This dovetails with residents' and the HOA's desire to brand and promote Village Farms (see opportunities).

Alternatives:

Alternatives developed in this category are intended to address the surrounding economic development threats:

1. Encourage reinvestment. Neighborhood residents have expressed a concern about Village Farms becoming marginalized by incoming developments that boast new home products and amenities. Given this concern there is an opportunity to create a regulatory environment that encourages reinvestment. This could be achieved by reducing the number of required permits, expediting the approval process or reducing the cost of the required permits and inspections.

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-
2. Study/facilitate opportunities to re-brand the Village Farms neighborhood or further promote the existing logo internally, throughout the community and to the wider housing market. During planning meetings with the Village Farms advisory committee, it was clear that increasing the profile of the neighborhood is a high priority; however, it is unclear as to whether this is most effectively achieved through a re-branding process or a more robust marketing strategy.

▪ **Change in Political, School, or HOA Leadership**

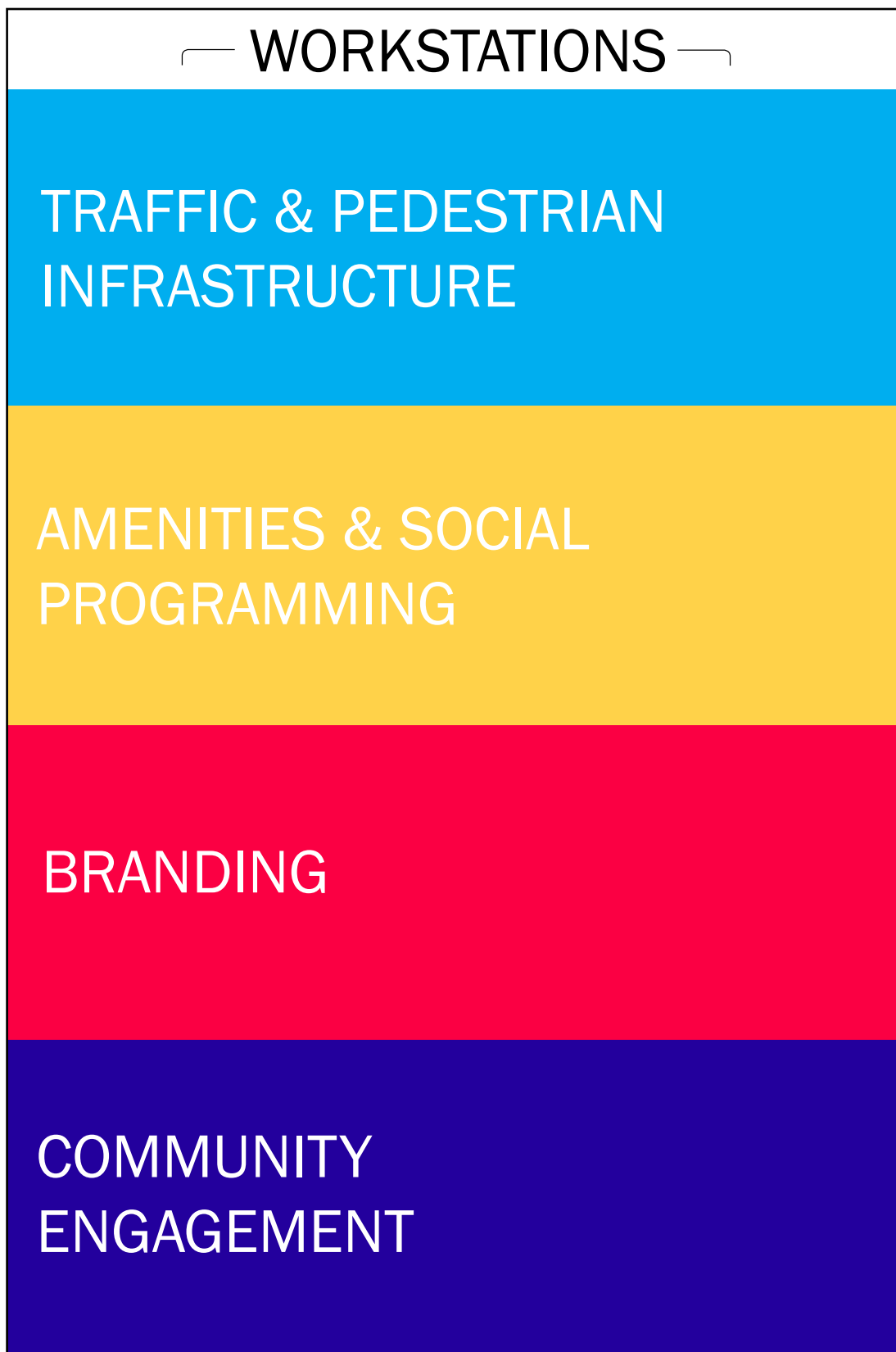
“Change in Political, School, or HOA Board Leadership” refers to the potentially shifting tide of political direction. Many residents expressed a desire to preserve the wishes and/or objectives of the community regardless of any change in leadership. This may require formal approval/adoption of the plan (i.e., the results of this special planning exercise).

Alternatives:

Alternatives developed in this category are intended to strengthen the link between Westfield’s political and school leadership and the Village Farms residents:

1. Engage closely with school administration to understand future plans (re-districting, class size, etc.). This could be achieved by organizing an informal open house with various school administrators, a meet-and-greet with the School Board or the superintendent.
2. Organize an informal meet-and-greet (coffee, breakfast, open house, etc.) with City Councilors, Plan Commissioners, Board of Zoning Appeals members and Department Directors.

APPENDIX K: OPEN HOUSE STORY BOARDS



TRAFFIC & PEDESTRIAN INFRASTRUCTURE

WHAT WE HEARD FROM RESIDENTS

- Residents have observed aging and deteriorating infrastructure.
- Desire for additional pedestrian ways/sidewalks throughout Village Farms, especially along Greyhound Pass and Adios Pass.
- Residents have observed increased speed of traffic on Greyhound Pass and Adios Pass.
- Residents have observed increased volume of traffic on Oak Ridge Road and "cut-through" traffic on Greyhound Pass.
- Opportunities to create safer pedestrian connections to neighborhood pool and Monon Trail.



POSSIBLE SOLUTIONS

- Study the traffic and pedestrian infrastructure to inventory existing conditions, focusing on impact of US 31 improvements, traffic volume and rates of speed through neighborhood.
- Study should confirm desires of the neighborhood, identify opportunities for improvement, and make recommendations to calm or reduce traffic (i.e. speed bumps, increased signage, narrower streets).



PLAN RECOMMENDATIONS

- Study the existing conditions of the road network throughout the neighborhood and future impact of automobile traffic. Study should focus on traffic volume and rate of speed.
- Advisory Group to develop strategies for: (i) intersection improvements, both within and surrounding the neighborhood; (ii) traffic calming to reduce automobile speed; (iii) repair/resurface roads in poor condition, as identified by the study.
- The study should focus on Greyhound Pass and Adios Pass, identify drainage issues, and consider opportunities to reduce runoff into detention/retention ponds.
- Study should: (i) identify existing conditions of pedestrian connectivity throughout the neighborhood. The study should (ii) evaluate opportunities to create safer pedestrian conditions across Oak Ridge Road along Greyhound Pass. This study should (iii) be completed in conjunction with the traffic study highlighted above.



VILLAGE FARMS NEIGHBORHOOD PLAN 2015

AMENITIES & SOCIAL PROGRAMMING

WHAT WE HEARD FROM RESIDENTS

- Desire more opportunities for youth and adult activities (i.e. swim team, Boy and Girl Scouts).
- Residents enjoy close proximity to shopping and Monon Trail.
- Desire to maintain quality of lakes for recreation, fishing and wildlife.
- Desire more recreation options associated with lakes, allowing access for all owners.



POSSIBLE SOLUTIONS

- Conduct a programming analysis of existing activities and the capacity of existing venues/recreational spaces.
- This analysis should identify opportunities to provide additional social programming in amenity areas. Proposed social programming should remain age appropriate.



PLAN RECOMMENDATIONS

- Study existing conditions of the amenities throughout the neighborhood.
- The study should focus on the detention/retention ponds and the drainage between them along Greyhound Pass.
- The study should be completed in conjunction with a pedestrian connectivity plan and should consider wayfinding and safety signage that may incorporate the Village Farms brand.
- Inventory existing social activities within the neighborhood (i.e., survey community organizations and residents).
- Identify external resources for community engagement/ social activities.
- Prepare a list of best practices among other neighborhoods, both in Westfield and outside of Westfield.



VILLAGE FARMS NEIGHBORHOOD PLAN 2015

BRANDING

WHAT WE HEARD FROM RESIDENTS

- Promote Village Farms in residential real estate market.
- Desire to remain relevant and competitive with surrounding subdivisions that are newer and offer different amenities.
- Desire to maintain property values and the neighborhood's custom and unique character.
- Opportunity to establish and emphasize Village Farms brand throughout the neighborhood.
- Create wayfinding signage to ensure pedestrian safety and enhance access to amenity areas.



POSSIBLE SOLUTIONS

- Study and compare current marketing efforts with neighborhoods of a similar size. Identify opportunities to further promote the revised brand.
- The study should outline a process to engage residents in re-branding exercise that would include proposals for print material and social media campaigns.
- The study should develop a process to engage neighborhood residents and real estate professionals.



PLAN RECOMMENDATION

- Create a revised brand and promotional strategy for Village Farms.



VILLAGE FARMS NEIGHBORHOOD PLAN 2015

COMMUNITY ENGAGEMENT

WHAT WE HEARD FROM RESIDENTS

- Identify opportunities for engagement and partnership within the Westfield community.
- Change in political leadership/vision could result in poor land use/fiscal decisions.
- What benefits will residents of Village Farms see from continuing city growth and increased taxes?



POSSIBLE SOLUTIONS

- Partnership opportunities and professional relationships will likely emerge in which the City may provide professional services, financial assistance and/or continued community services, including snow removal services, facade grants, and further neighborhood crime watch.
- Engage closely with school administration and elected officials.



PLAN RECOMMENDATION

- Identify opportunities for Village Farms to participate in activities with the City, Westfield-Washington School Corporation and others.

