



Westfield Comprehensive Plan 2045

Pastries with a Planner
March 18, 2025



Meeting Purpose

To introduce you to Westfields Comprehensive Plan Process.

Consultant Team

Pastries with a Planner

March 18, 2025

Consulting Team Leads



Project lead, project management, planning, urban design, public outreach

PM: Cynthia Bowen, FAICP **Deputy PM:** Rose Scovel, AICP



Transportation and infrastructure planning & engineering

Leads: Cheryl Franks, PE and Kate Múspell, PE and Alexis Grabast, PE



Economic development and fiscal impact

Leads: Adam Carr and Gurleen Kaur

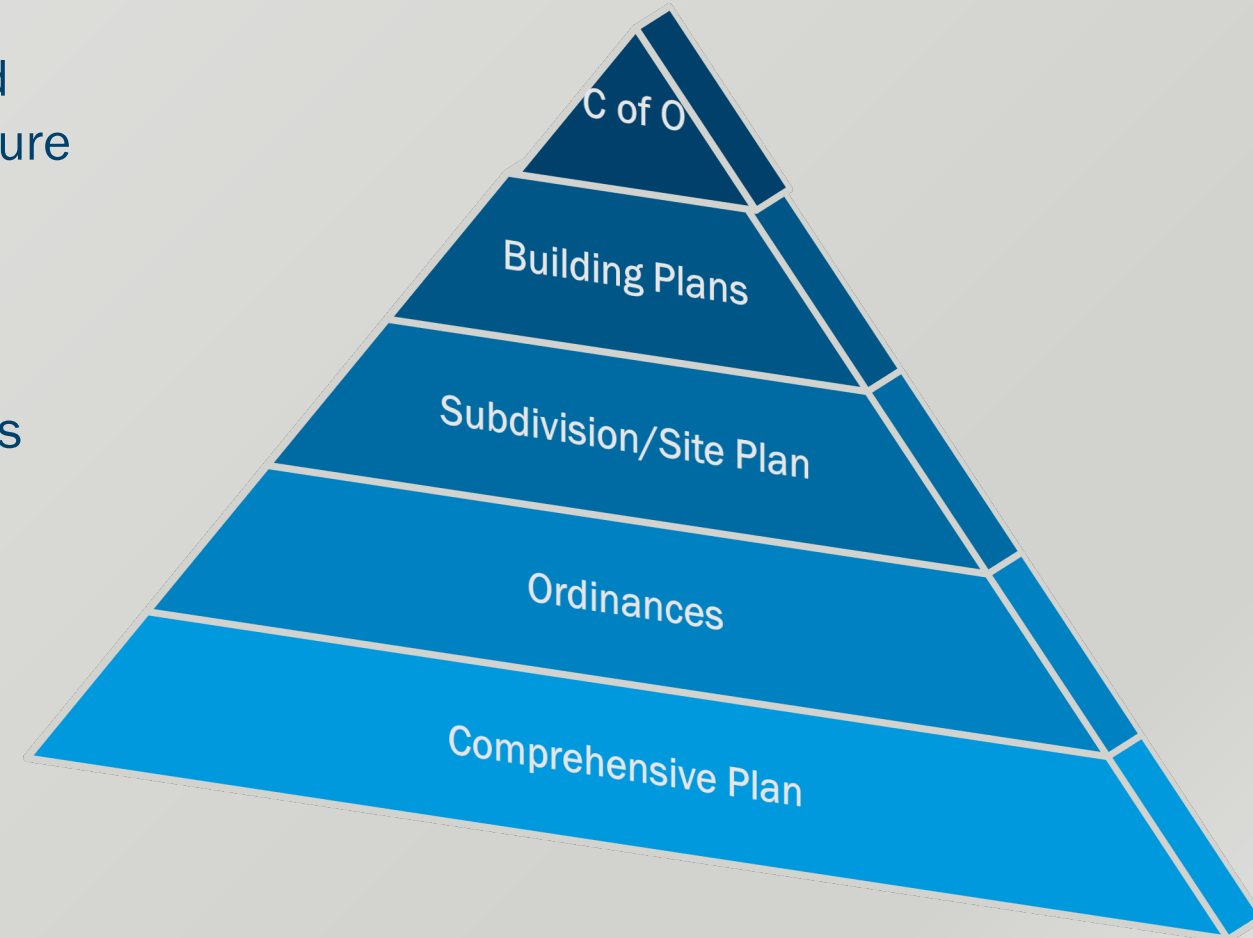
Process

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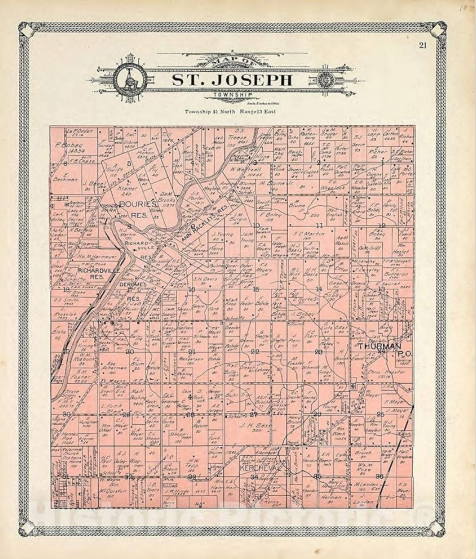
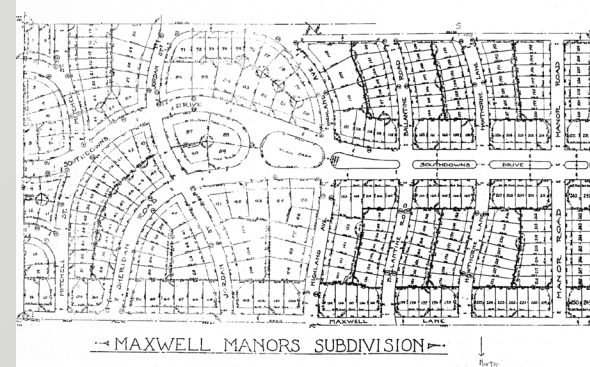
What is a Comprehensive Plan?

- A long-range vision that guides elected and appointed official's decision-making for future development and infrastructure.
- Tells a community the type, location, and quality of future development.
- Contains goals and objectives which directs how the community moves towards that vision.
- Guides community investments.
- Provides legal basis for ordinances.
- Used by staff to evaluate development petitions.
- Strong implementation component to implement various elements of the plan



Why Plan?

- ALL DEVELOPMENT IS PLANNED
- THE QUESTION IS:
 - **WHO IS DOING THE PLANNING?**
 - Industries were built by rivers for access and electricity
 - County seats were put in the center of the county so everyone could easily access them
 - Developers convert farmland to housing and employment/retail uses
 - Developers are driven by cost & profits
 - Homeowners split parcels to develop
 - For children or elderly parents
 - For retirement
 - Have gravel driveways instead of paved driveways



Characteristics of a Great Plan?



**IDENTIFIES THE ISSUES TO BE
ADDRESSED**

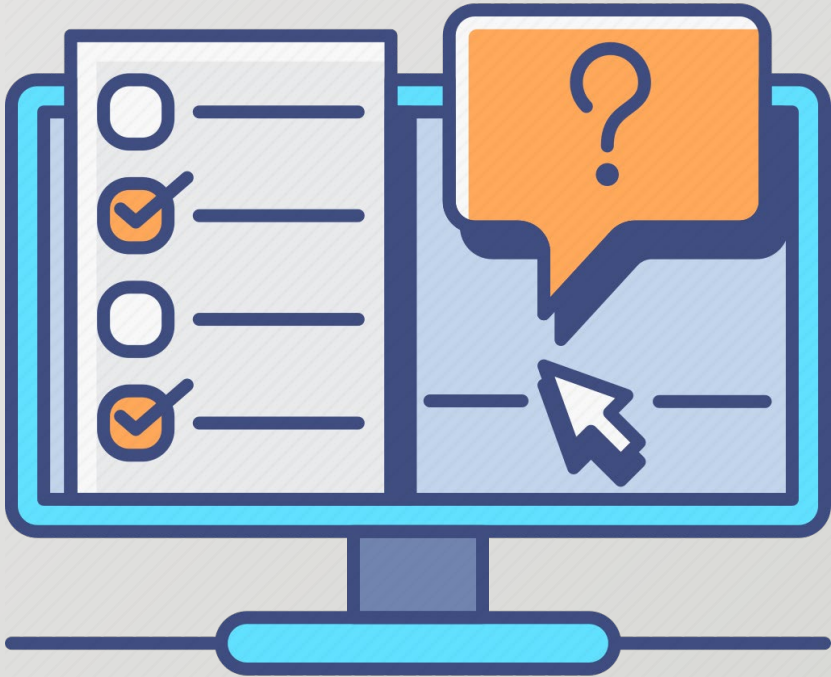


PLANS FOR WHAT IS KNOWN



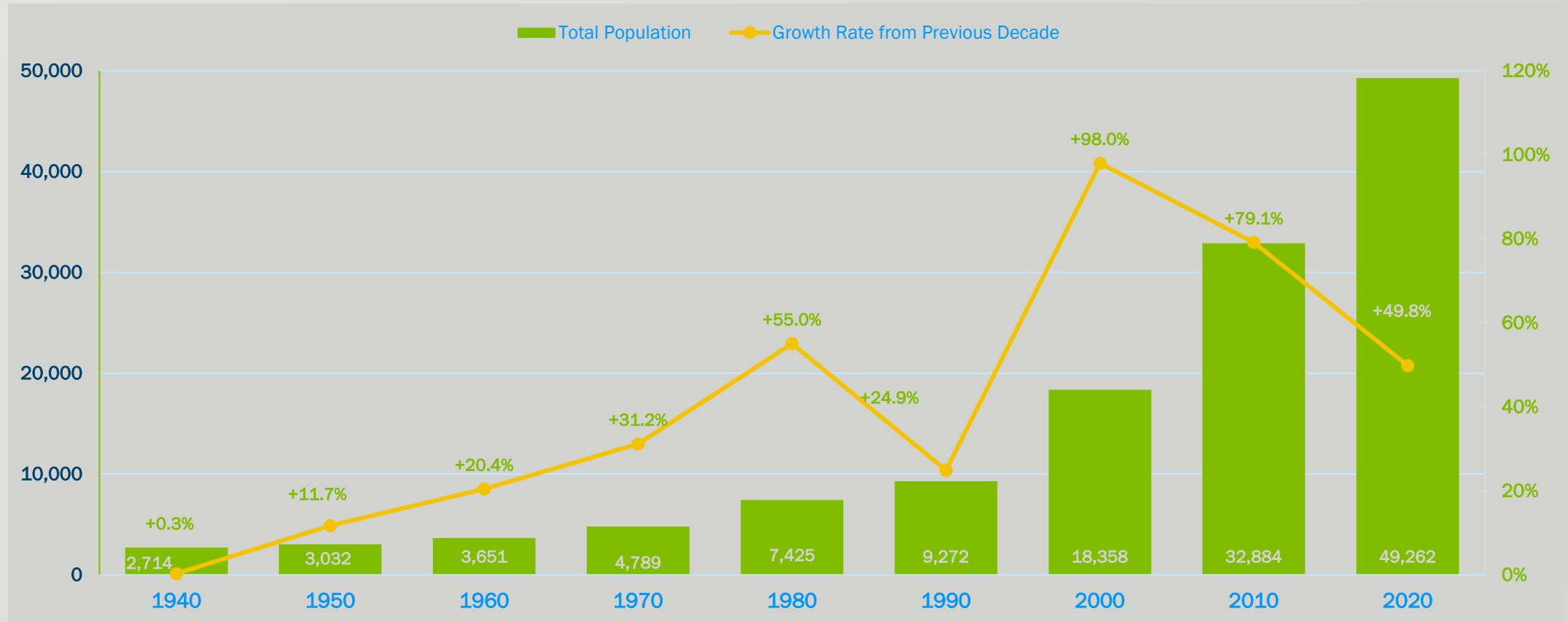
**CREATES A FRAMEWORK FOR
DECISION MAKING FOR WHAT IS
UNKNOWN**

What are We Producing?



- Long range planning document for the City of Westfield (20+ years)
- It contains text, pictures, maps, charts, & tables that tell the story of the future of Westfield
- Has a vision statement, goals, & recommendations
- Sets a general direction as a guide but doesn't determine it
- Will help the staff update the UDO
- Prioritizes where investment should be made

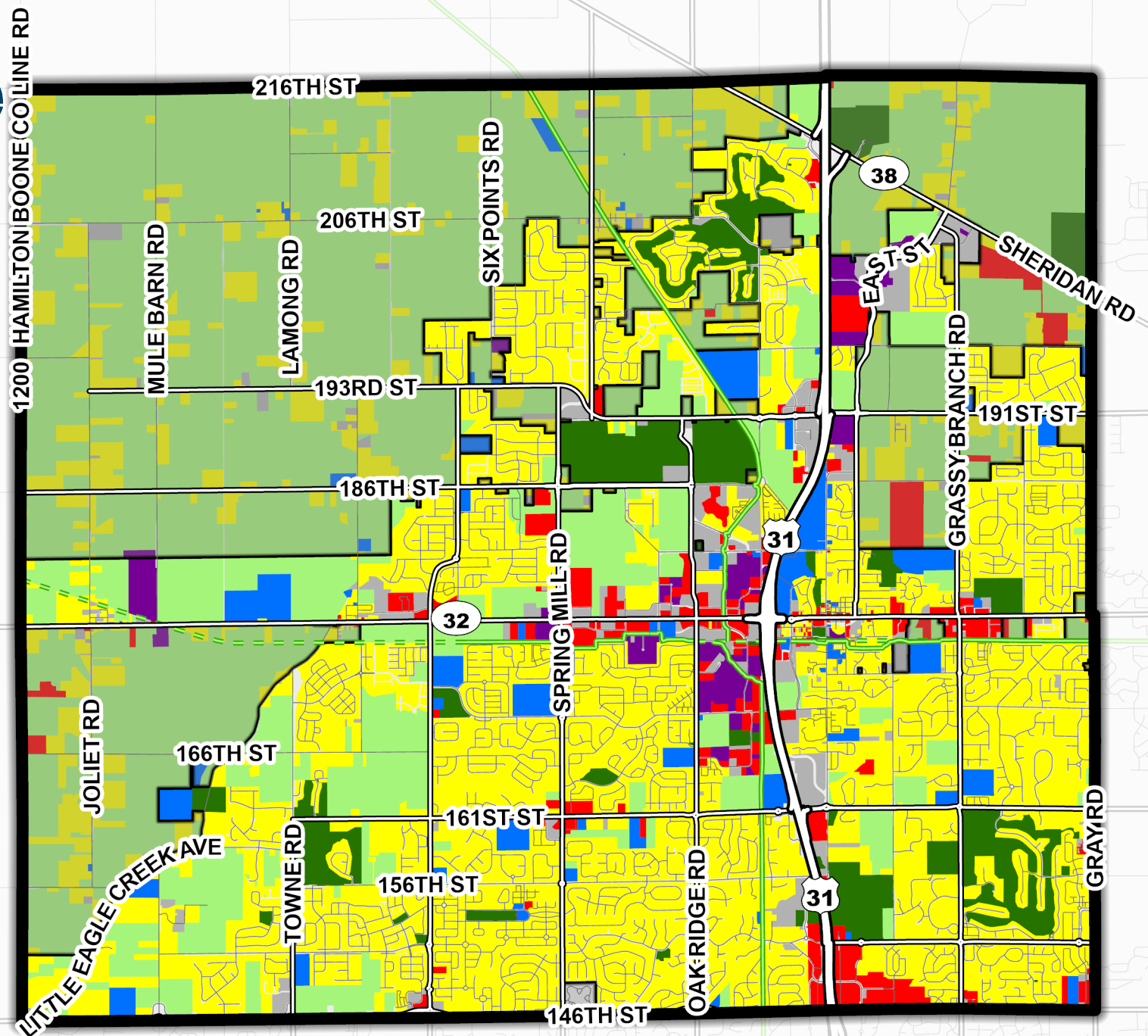
Population Growth



- From 1990 to 2000 the population doubled
- Westfield's rate of growth is outpacing its neighbors

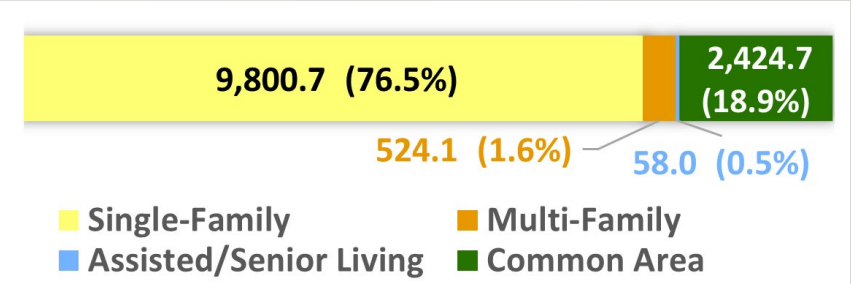
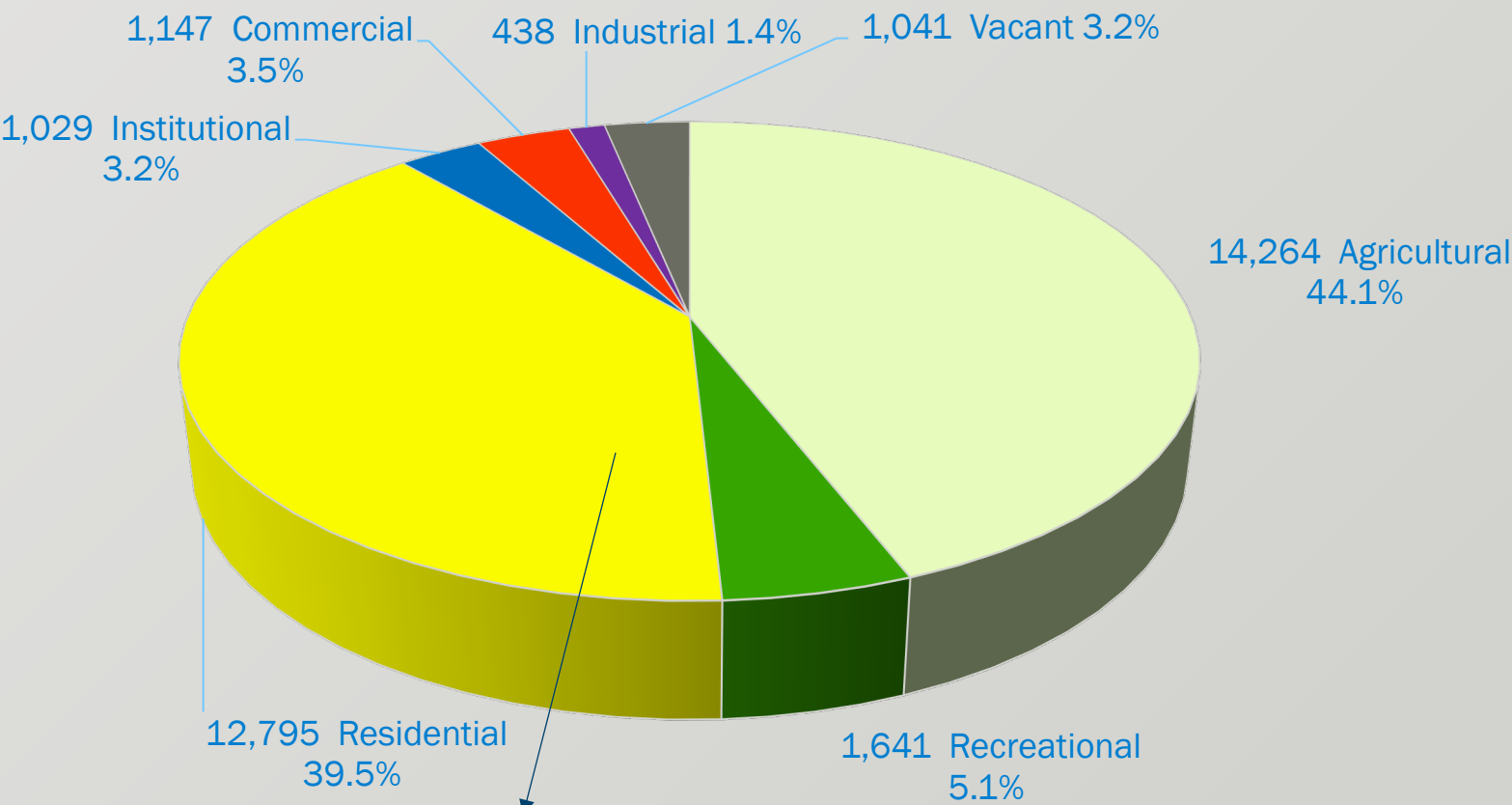
Land Use Profile

- Mixed-use, master-planned communities are on the rise across the Indy region, including Westfield
- Residential subdivisions, specifically PUDs are including a greater mix of land uses and more active recreational amenities such as swimming pools, pathways, and pickleball courts.
- Most residential neighborhoods have front-loaded garages, but recent developments in the region have shifted toward alley-loaded or side-loaded garages.
- Almost 20% of residential land use is designated as common areas.
- US 31 and SR 32 act as the commercial and industrial corridors of the community, developing like Campus Parkway in Noblesville



Land Use Development Trends

CURRENT LAND USE BREAKDOWN



Project Process

WESTFIELD COMPREHENSIVE PLAN PROCESS



Comprehensive Plan Brand



- Emphasizes forward thinking required to develop a comprehensive plan
- We want to meet the needs & challenges of a growing and evolving community
- We want to keep the public informed along the way as they learn “What is on the horizon” for Westfield

What are key issues that you think this plan should address?

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Next Up

- Winters Farmers Market
 - Saturday, March 18: 9am – 12N
- Community Planning Week
 - Public Open House, Session 1, Monday, April 14 5:00 pm – 7:00 pm
 - Westfield Washington Public Library Community Room
 - 17400 Westfield Blvd.
 - Public Open House, Session 2, Thursday, April 17 6:00 pm – 8:00 pm
 - Westfield Washington Public Library Community Room
 - 17400 Westfield Blvd.

Learn more at WESTFIELDIN.GOV/2045



Questions