

What is the Westfield Horizon Comprehensive Plan?



At the core of Westfield Horizon is the development of Westfield's new comprehensive plan, is a collective long-term vision adopted to shape the vision of the kind of places that Westfield residents, businesses, and institutions want for their future.

EXISTING COMPREHENSIVE PLAN

The last major re-write of the comprehensive plan for Westfield was in 2007. It has been amended numerous times over the last twenty years. When the plan was initially drafted, the community had not yet established the vision for Grand Park or Grand Junction. Combined with broader regional, statewide, and national changes in the past 20 years, the time has come for a new plan for Westfield and Washington Township.

We are **LOOKING TO THE HORIZON** and planning for 2045.

What is the Westfield Horizon Comprehensive Plan?



The Plan sets forth a framework that provides support in making land use, decisions, managing the quality of development, determining the time and location of future growth, and directing investment and development activity.

To ensure that Westfield Horizon is an implementable plan, it will include the following components:

- i. A decision-making framework based on the community's core values and planning principles.
- ii. A set of priorities and goals for focused attention by public and private sector partners.
- iii. Guidance on “what goes where” via a map to shape future development and redevelopment in ways that support community goals.
- iv. Implementable strategies that will help the community work towards specific outcomes.

Comprehensive Planning Process



The comprehensive planning process follows a series of steps between the establishment of needing a plan and the final adoption of the plan.



Visioning & Values

CORE VALUES

A community's values are deeply held and widely-shared beliefs that serve as building blocks for the community's vision and shape how decisions are made. They can evolve over generations, but are durable and have a lasting impact. Once identified, these values and their complementary planning principles will form a decision-making framework for the new plan.

WHAT ARE OUR COMMUNITY VALUES NOW (2000-2025)?

Please list one-word descriptions for the City of Westfield over the past 25 years. Ask yourselves...

- What values have been at the core of the community for the past generation?
- Who have we been as a community in recent decades?

Write your description on a sticky note and place on this board. If your word is already on the board, place a dot sticker by that word.



Place sticky notes here

Visioning & Values



WHAT VALUES DO WE WANT FOR THE FUTURE (2025-FORWARD)?

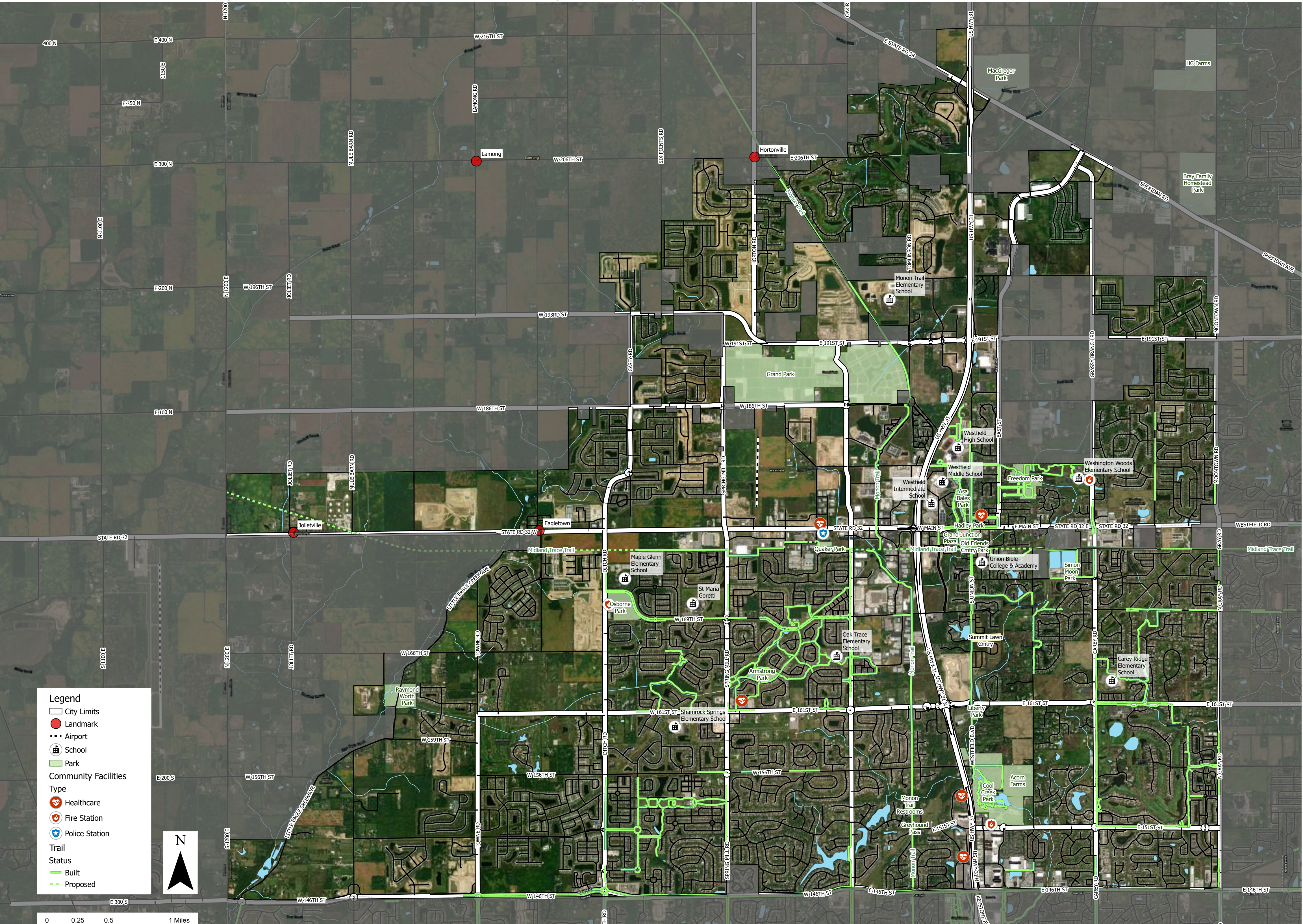
What values do you agree with? Place a dot next to those.
What values are missing? Write on a sticky note and add to the board.

Vibrant	Connected	Welcoming	Place sticky notes here
Activated	Safe	Resilient	
Balanced	Unified	Sustainable	

Community Character

Place a dot to highlight your favorite locations and areas of concern.

Please write a number on your dot that matches the line where you add your comment.



FAVORITE / IMPORTANT LOCATION

What places make Westfield special? (e.g., parks, commercial areas, neighborhoods, downtown)

1.	13.
2.	14.
3.	15.
4.	16.
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12.	24.

AREA OF CONCERN

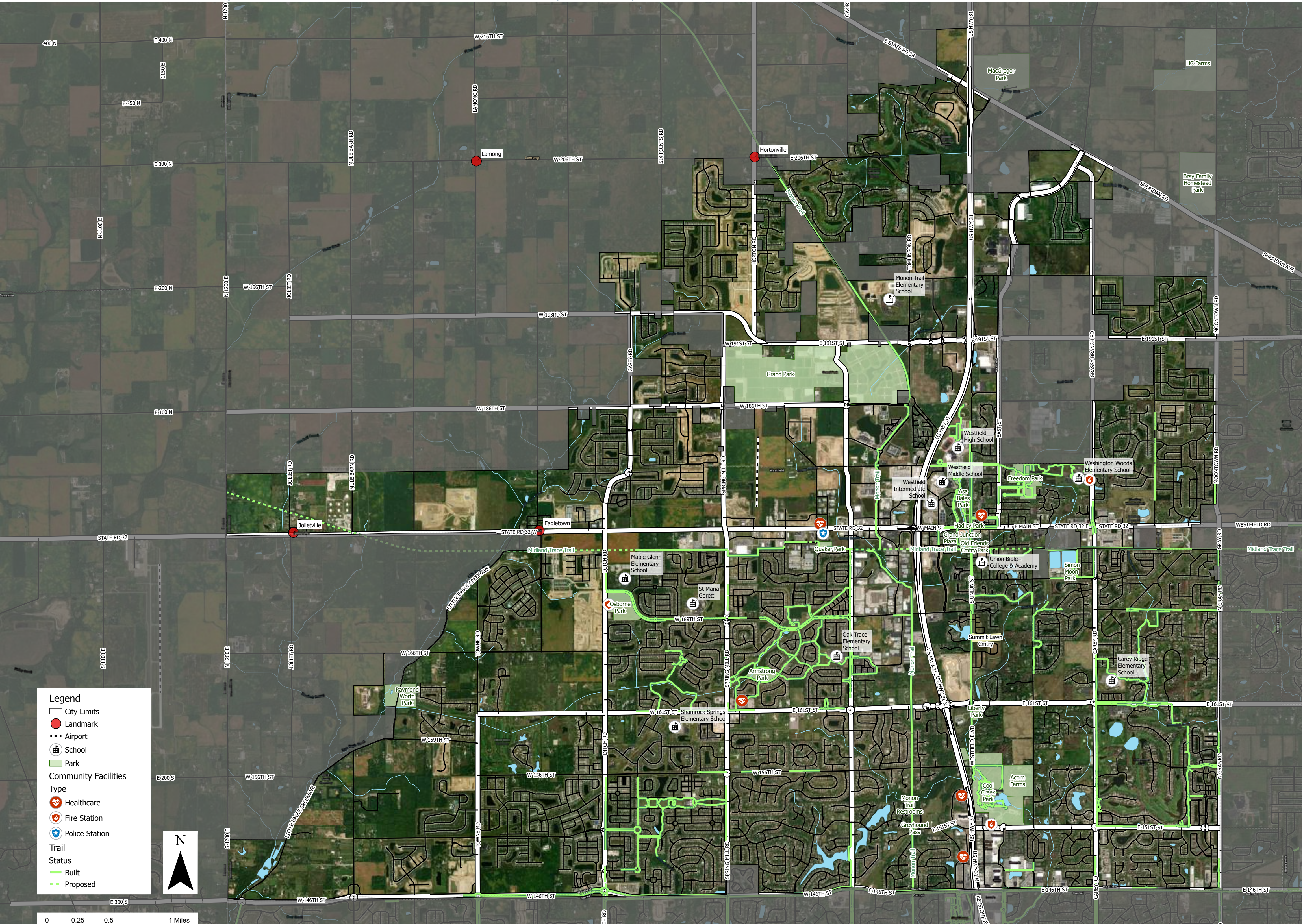
What areas need improvement or change?

1.	13.
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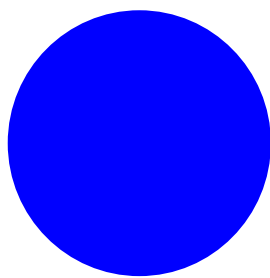
Community Character

Place a dot to highlight your favorite locations.

Please write a number on your dot that matches the line where you add your comment.



FAVORITE / IMPORTANT LOCATION



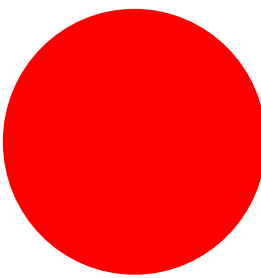
What places or experiences make Westfield special to you? (e.g., parks, neighborhoods, community spaces, favorite restaurants or shops, walking or biking routes, event locations, downtown, schools, or other meaningful spots)

1.	26.
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25.	50.

Community Character

Place a dot to highlight areas of concern.

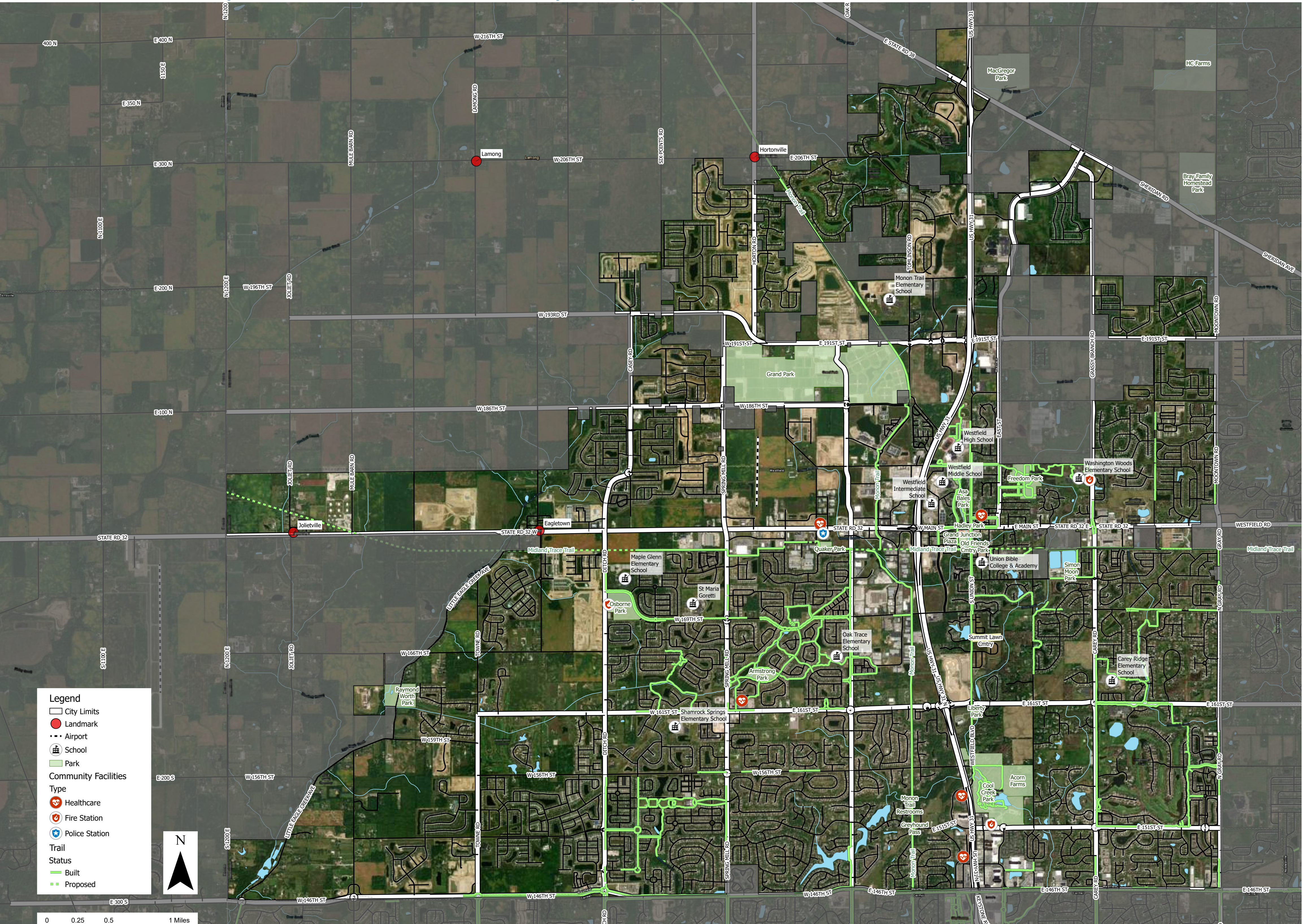
Please write a number on your dot that matches the line where you add your comment.



AREA OF CONCERN

What places in Westfield could use improvement or more attention? (e.g., traffic or safety issues, underused areas, places that feel disconnected, missing amenities, environmental concerns, or areas needing investment)

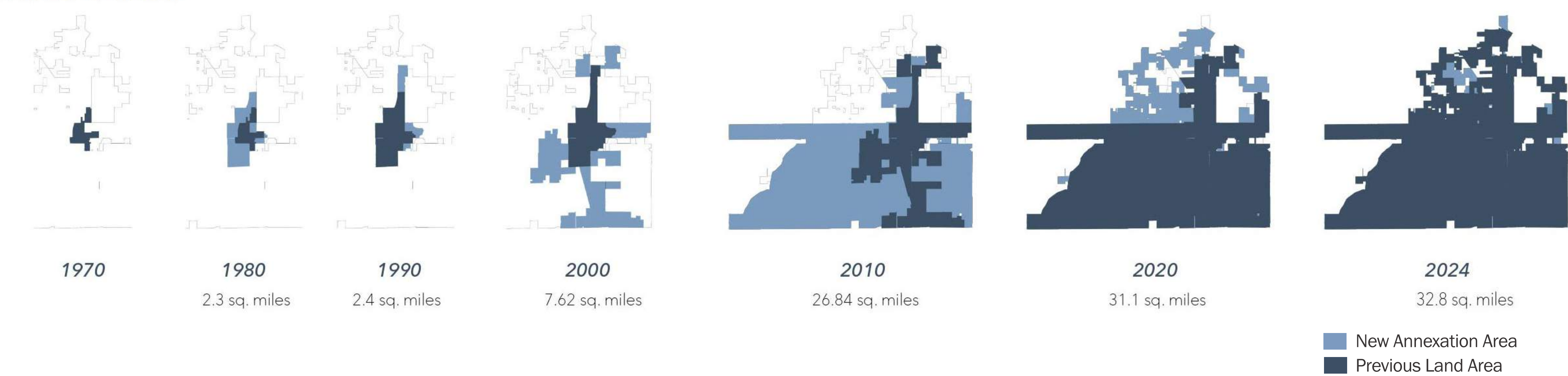
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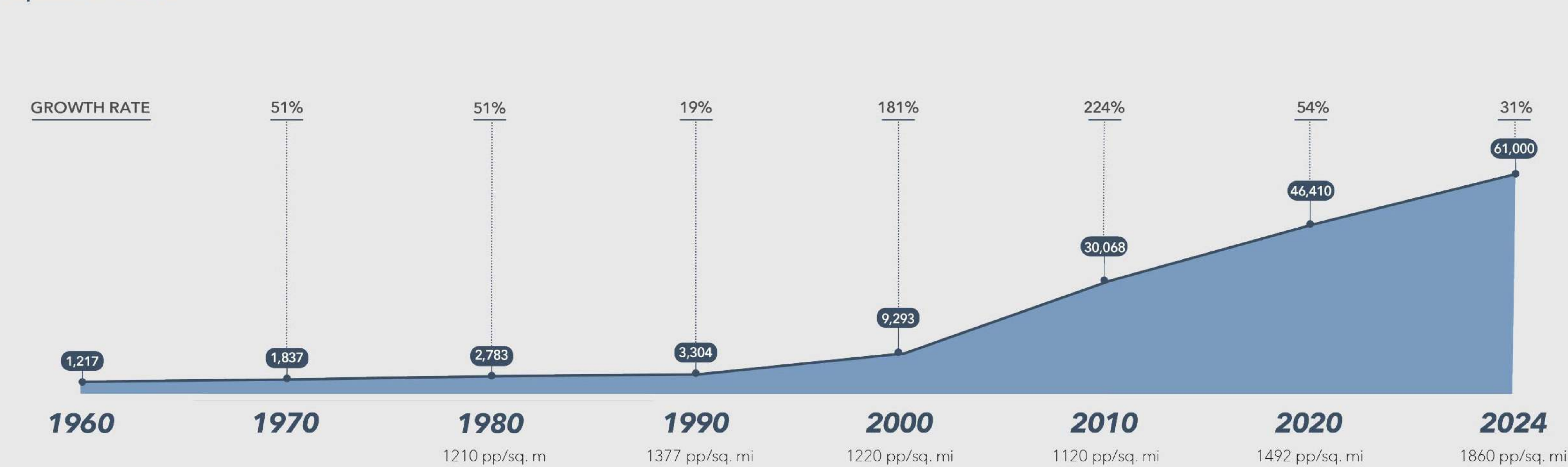
POPULATION AND LAND GROWTH TIME LAPSE



Land Area Growth



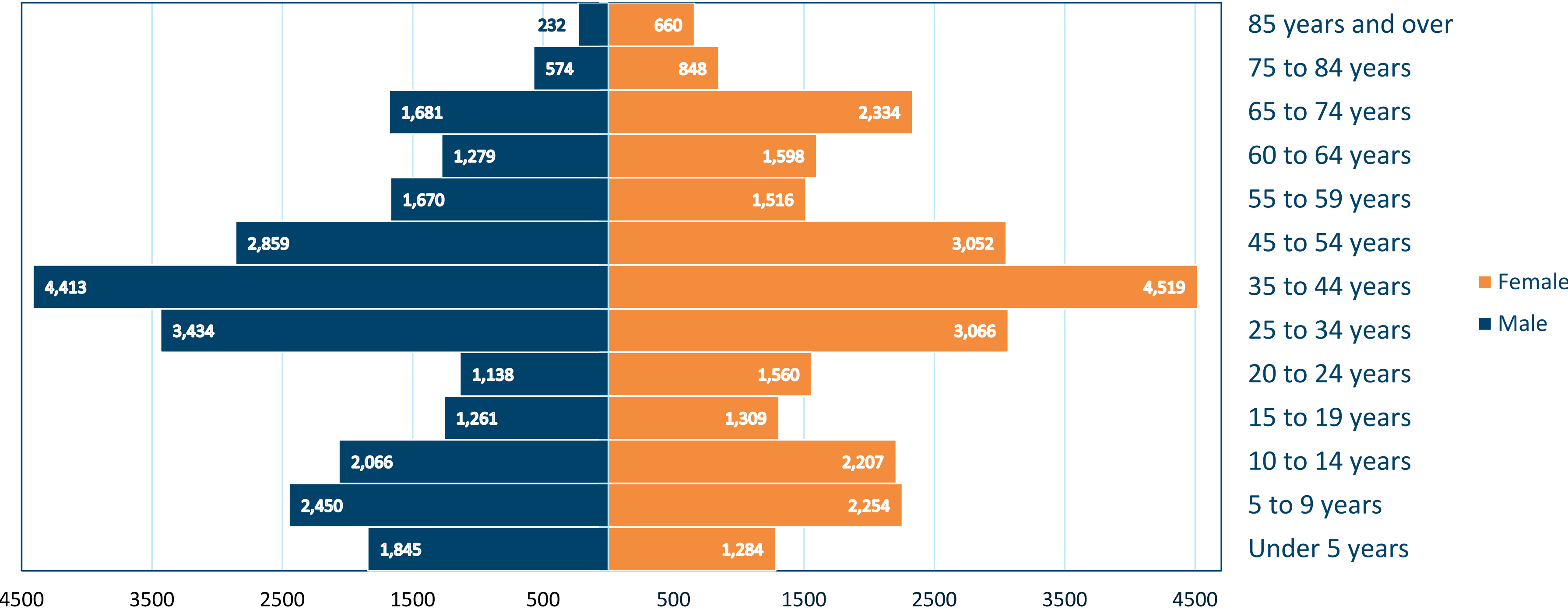
Population Growth



Population Characteristics



AGE PYRAMID

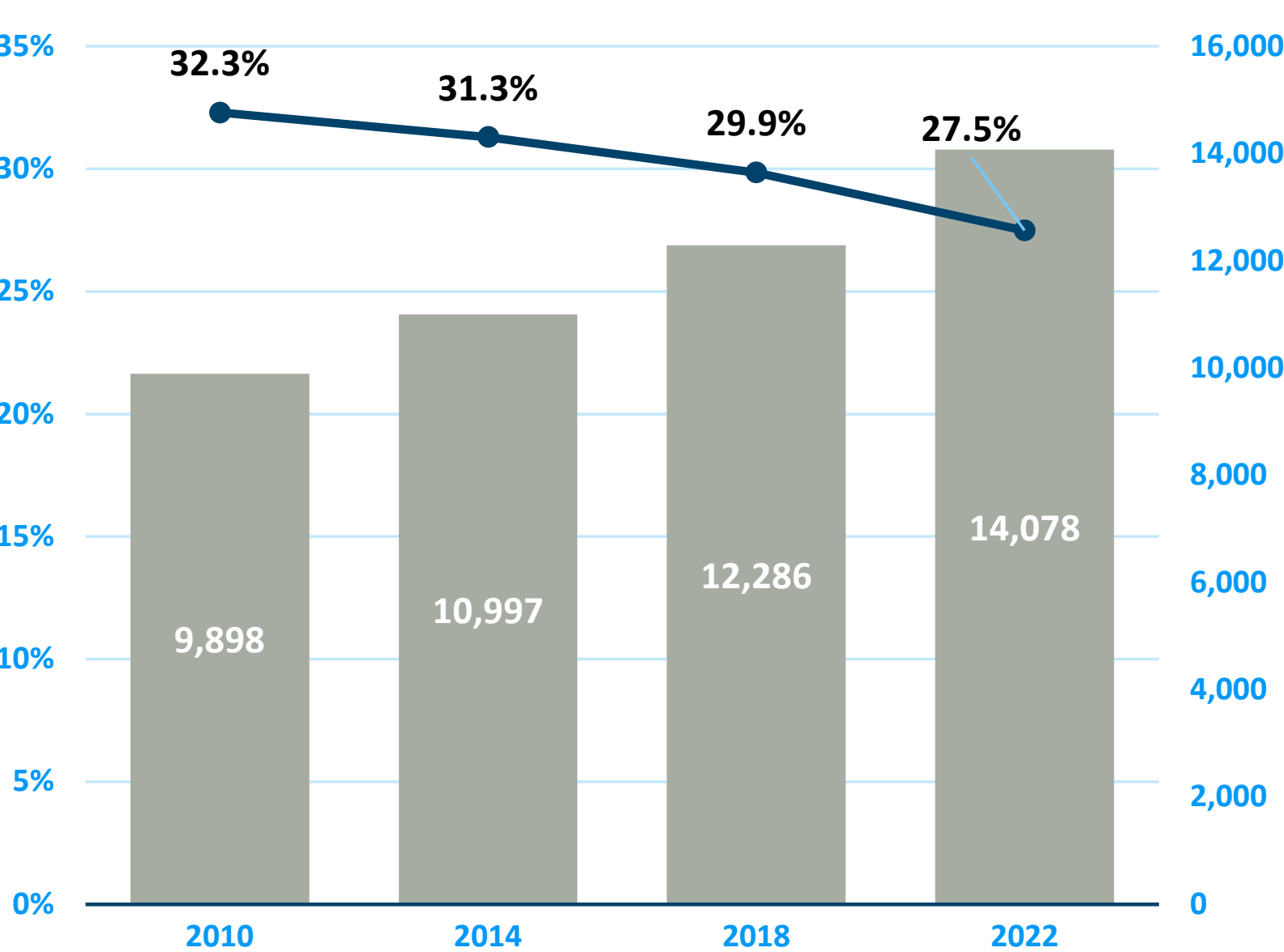


35 - 44
year olds are the highest
age group and the prime
working age adult.

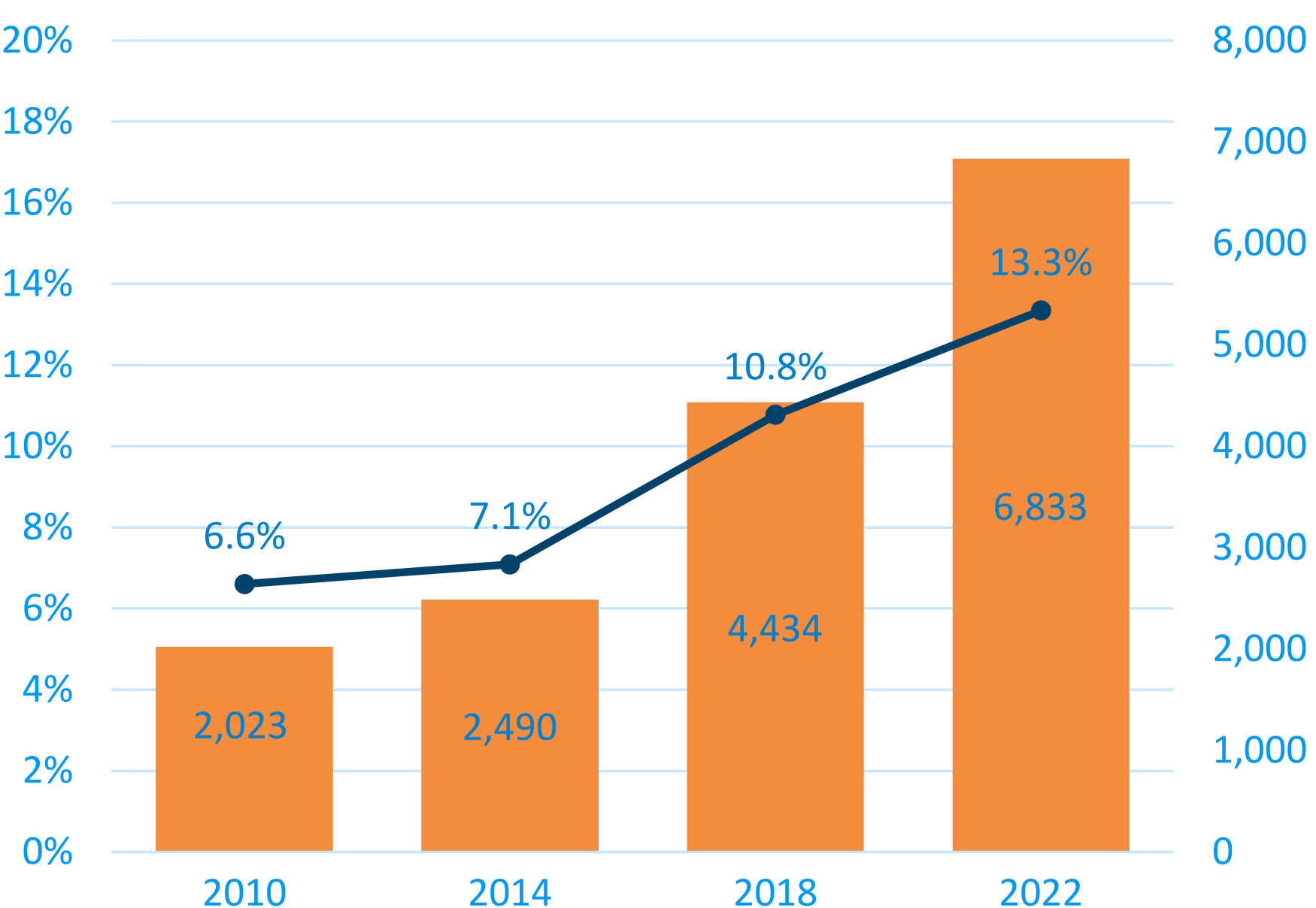
27.5%

As of 2022, 27.5% of the
population is under 18.

POPULATION UNDER 18 YEARS OLD



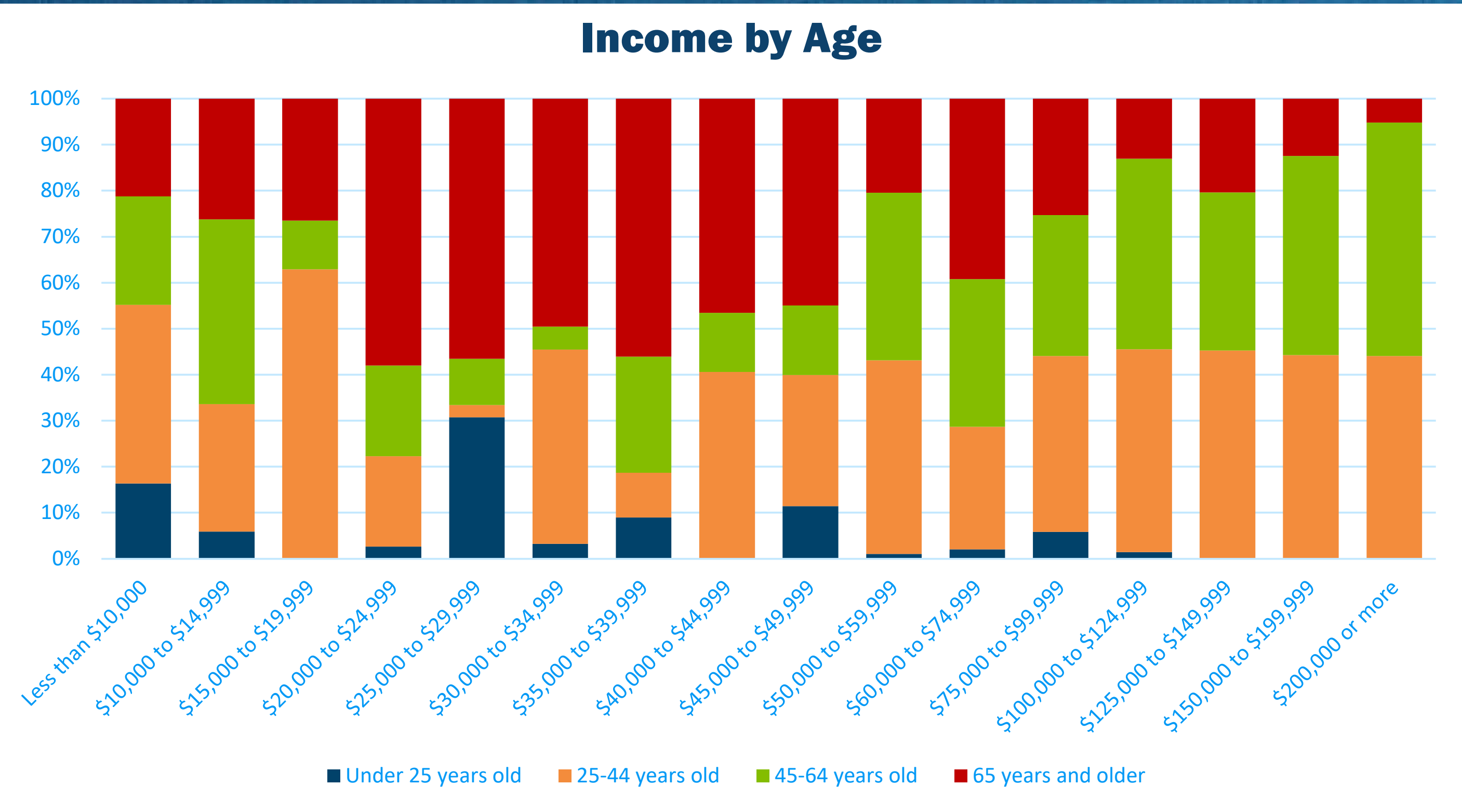
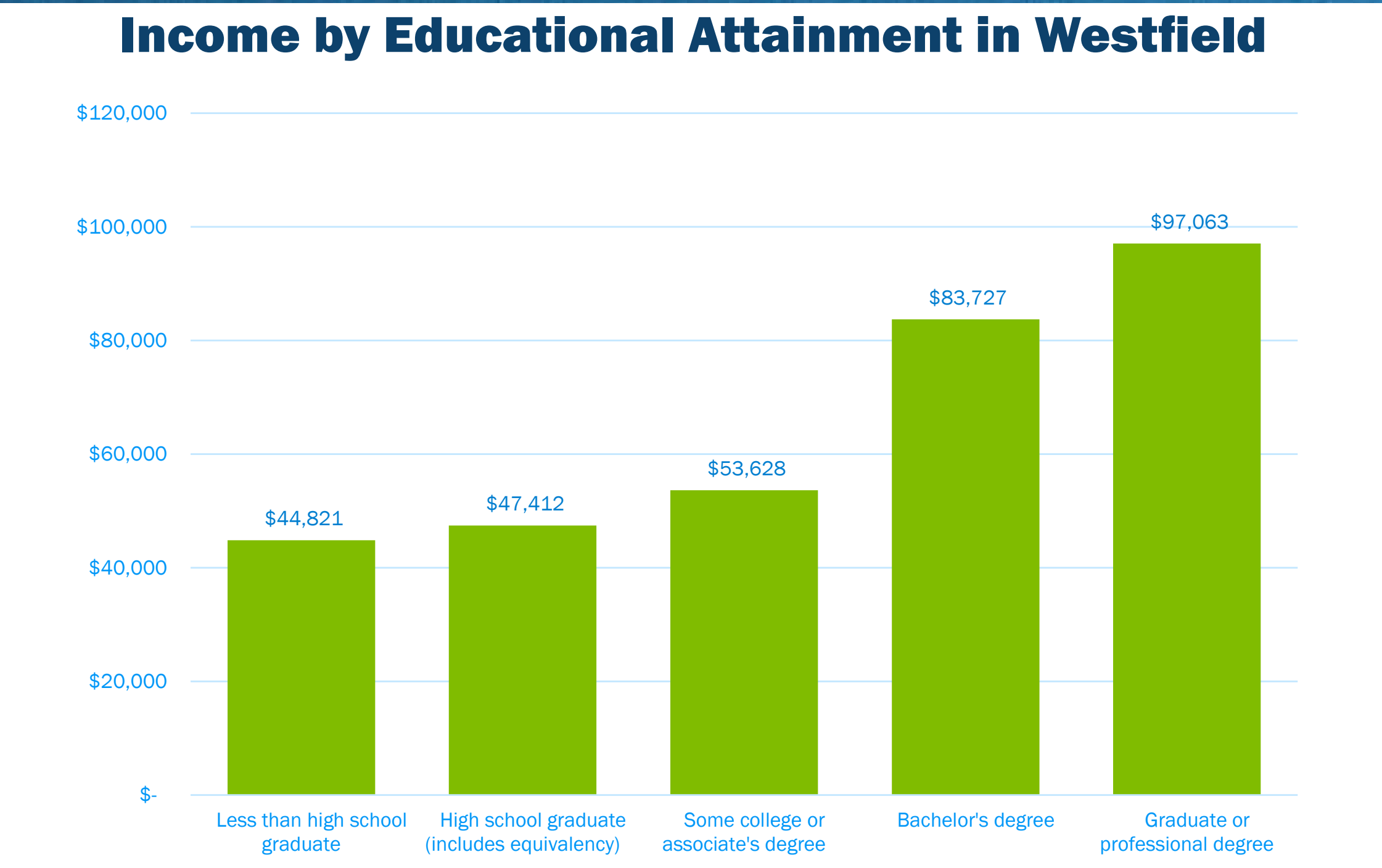
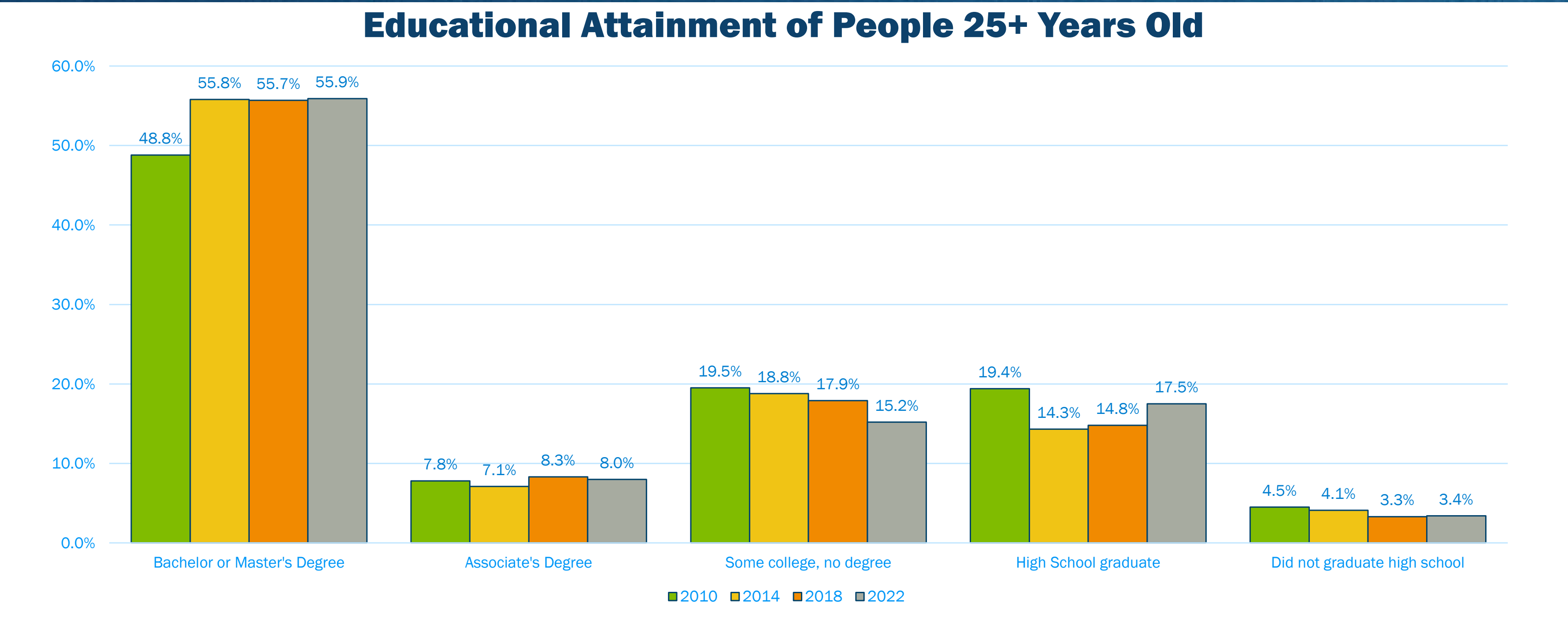
POPULATION 65+ YEARS OLD



6,833
older adults live in
Westfield. As this
number rises, so should
the accommodations
needed for an aging
population.

Education and Income

Westfield's population is highly educated.



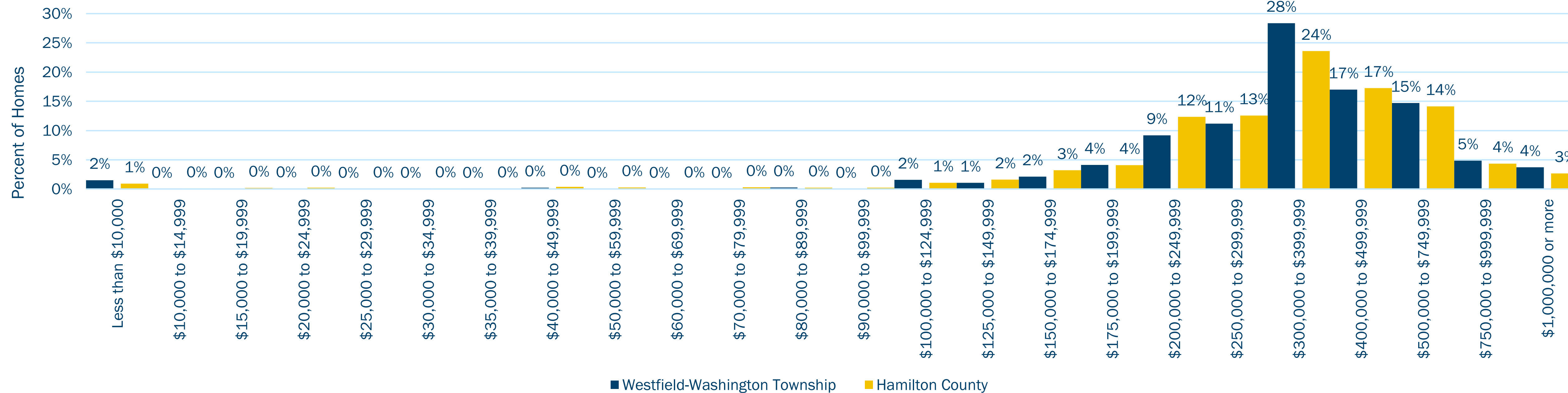
UNDERSTANDING THIS DATA

Westfield is strong and stable with a highly educated population. Higher levels of education earn higher wages. Those who have a Bachelors Degree make \$30k more than those with some college or a high school diploma. The income base is strong and growing. People between the ages 25-44 (young professionals to middle managers) and 45-64 (middle managers to c-suite) make the most in Westfield. 2,000 people in the community make over \$200,000 a year.

Housing



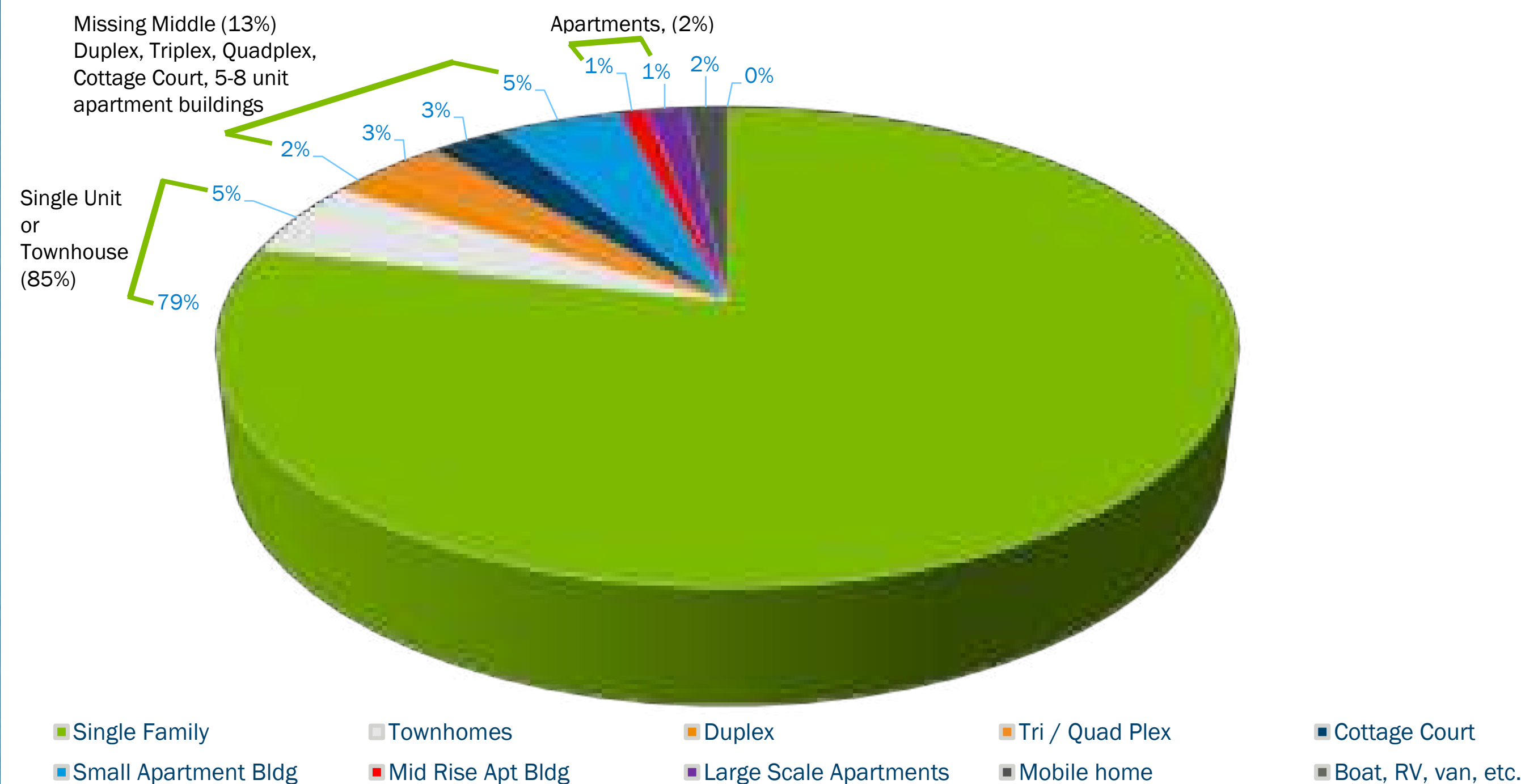
Home Values (Price Asked)



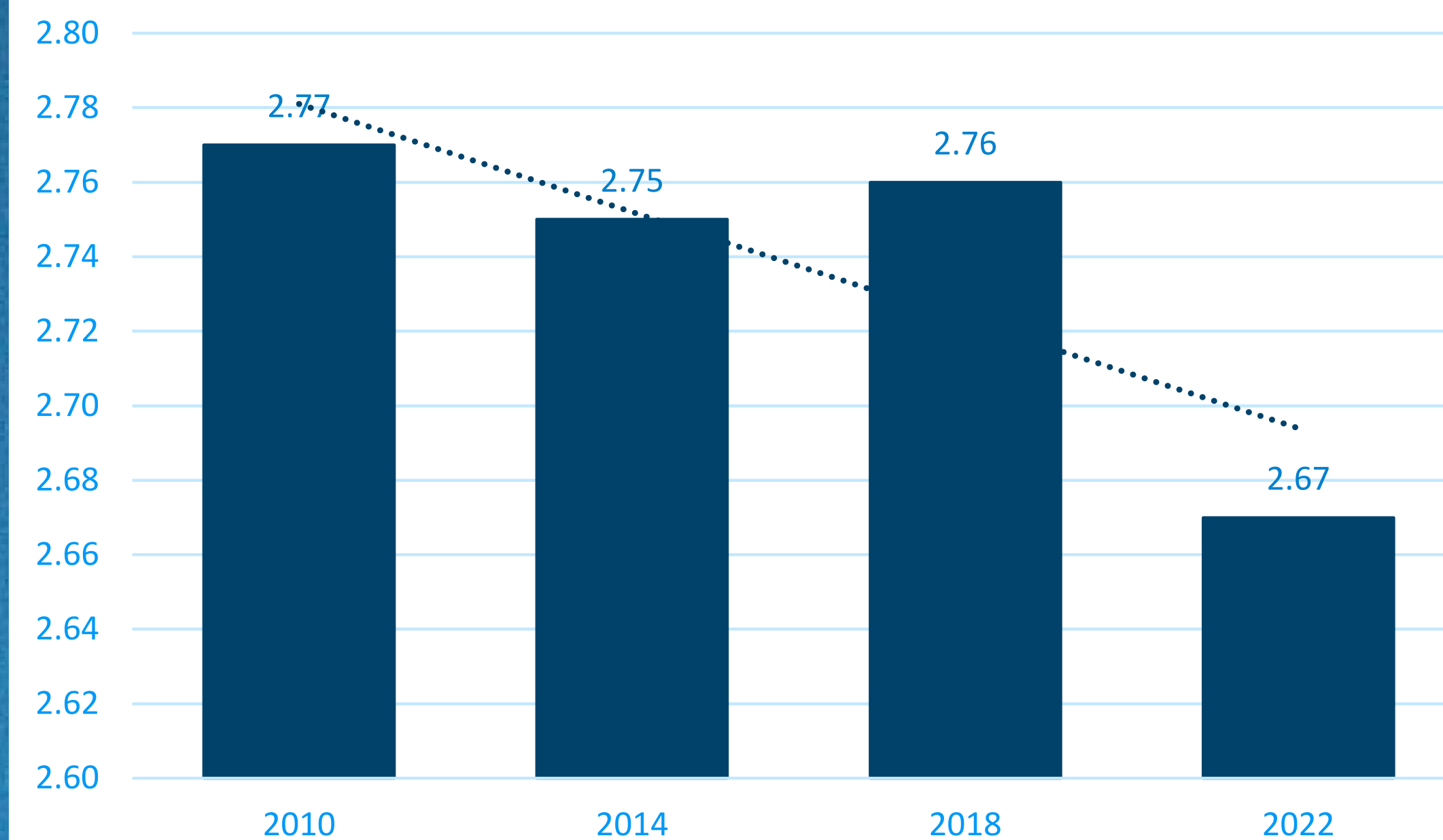
KEY DATA POINTS

- The average sales price was \$463k in 2024.
- Median home value was \$365,700.
- Median gross rent is \$1,431/month
- 90% of owner-occupied homes have a value over \$200,000.
- More than 60% of households in Westfield are spending more than 30% of their gross income on housing costs.
- 1/3 of renters are cost burdened
- Nearly 85% of housing is single-family or townhomes.
- The average household size has decreased from 2.77 pp/h in 2010 to 2.67 in 2022.

Housing Characteristics (Units in Building)



Average Household Size in Westfield



Choices in Housing Options



WHAT IS MISSING MIDDLE HOUSING?

Missing middle housing is a type of housing that fills the gap between single-family homes and big apartment buildings. It includes things like duplexes, triplexes, townhomes, and small apartment buildings.

What types of housing would you like to see more of in Westfield? Place a dot on the type of housing you think there needs to be more of in Westfield.

SINGLE UNIT HOUSE



A standalone house used as a single dwelling unit, made to be a residence for one family, person or household.

DUPLEX



A duplex is a building on a single plot of land with two residential units separated by a wall or floor. Units can be either side-by-side or stacked on top.

TOWNHOUSE



A townhouse is a type of a single-unit home that shares at least one wall with another home.

SENIOR HOUSING



Senior living is a residential community typically for residents age 55 and older. These typically have amenities and programming for residents.

MULTIPLEX



Triplex or quadplex, three to four units each, typically up to 2.5 Stories tall.

ACCESSORY DWELLING UNIT



A secondary house or apartment that shares the lot with a larger, primary home. Commonly called guesthouses, in-law apartments, or granny flats.

MID-RISE MULTIFAMILY (4-8 STORIES)



A single building set up to accommodate more than one family living separately. Multifamily homes include condos, apartments, and co-op buildings.

HIGH-RISE MULTIFAMILY (9+ STORIES)



A building set up to accommodate more than one family living separately. High rise multifamily include condos, apartments, and co-op buildings.

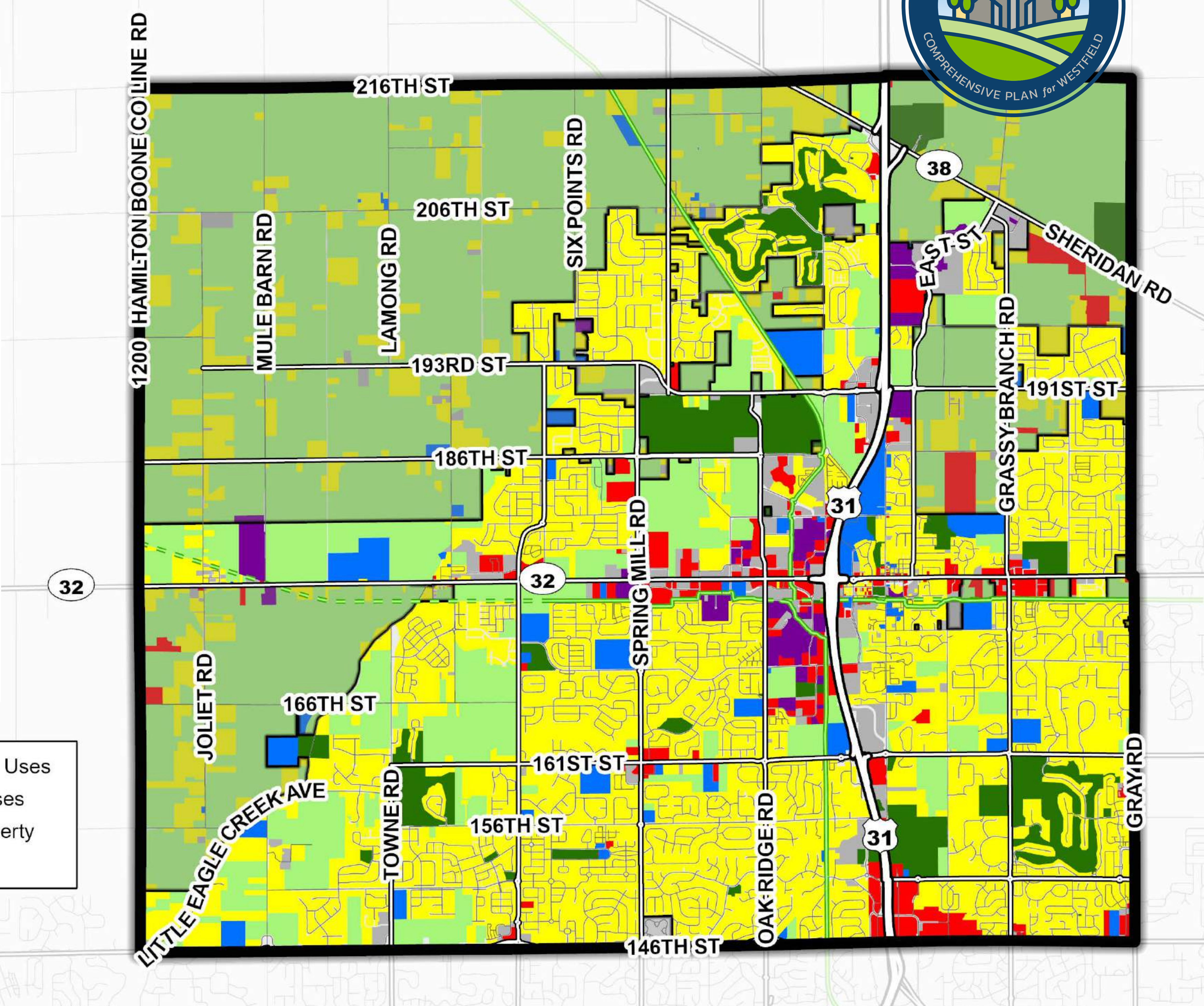
Land Use Profile



LAND USE MAP

The City of Westfield administers zoning and subdivision regulations over Westfield-Washington Township. The City relies heavily on planned unit developments (PUD), rather than standardized zoning districts, suggesting that the zoning ordinance is not conducive to current real estate market demand.

As of August 2024, according to data from the City, PUDs account for 71.2% (26,121) of approved building permits compared to 28.8% (10,581) for straight-zoned units/lots



Choices in Commercial Options



WHAT ARE COMMERCIAL USES?

Commercial uses are defined as places where business activity takes place. The purpose of commercial uses is to generate a profit of some kind.

What types of commercial uses would you like to see more of in Westfield? Place a dot on the type of commercial option you think there needs to be more of in Westfield.

FAST FOOD RESTAURANT



A fast food restaurant serves quickly prepared food with minimal table service. Customers often order at a counter or drive-thru.

LOCAL RESTAURANT



A local restaurant is independently owned (not part of a national chain) and typically reflects the tastes and culture of the local area.

SIT DOWN RESTAURANT



A sit-down restaurant offers table service, where customers are seated and served by waitstaff. It can be local or part of a chain.

LOCAL RETAIL



Local retail refers to stores that are independently owned and operated in one community or a small region. They typically sell local or handmade goods.

DESTINATION RETAIL



Destination retail refers to stores or shopping areas that people go out of their way to visit, often because of the experience or unique offerings.

CHAIN RETAIL



Chain retail consists of stores that are part of a larger national or regional company and look and operate similarly across locations.

DESTINATION ENTERTAINMENT (INDOOR)



This is a large-scale indoor attraction that draws visitors for fun, recreation, or a unique experience.

DESTINATION ENTERTAINMENT (OUTDOOR)



This is a large-scale indoor attraction that draws visitors for fun or recreation.

Choices in Non-Residential Options



WHAT ARE NON-RESIDENTIAL USES?

Non-residential placetypes are any use that is not strictly housing. This includes commercial, industrial, office, civic, and institutional uses. It also includes mixed-use development.

What types of uses would you like to see more of in Westfield? Place a dot on what non-residential uses you think there needs to be more of in Westfield.

SMALL INDUSTRIAL



A small industrial use involves light manufacturing, storage, or distribution operations, usually in compact buildings with limited noise or pollution.

SMALL OFFICE BUILDING



A small office building is a low-rise structure that houses one or more businesses or professional services.

HEADQUARTERS



A headquarters is the main office or central location for a company or organization where key leadership and administrative staff work.

COMMUNITY CENTER



A community center is a public space where people gather for events, classes, recreation, or support services. It often includes programs for all ages.

PED ESTRIAN PLAZA



A pedestrian plaza is an outdoor public space designed for people to walk, sit, and socialize. Usually car-free, with benches, trees, or food stands.

PUBLIC PARK



A public park is a green, open space maintained by a city or town for recreation and nature access.

HIGHER EDUCATION



Higher education refers to colleges, universities, or trade schools offering post-secondary education. Either unique or a branch of a larger university.

PERFORMING ARTS SPACE



A performing arts space is a venue for live performances like music, theater, dance, or spoken word.

WHAT USES AND AMENITIES ARE MISSING IN WESTFIELD?

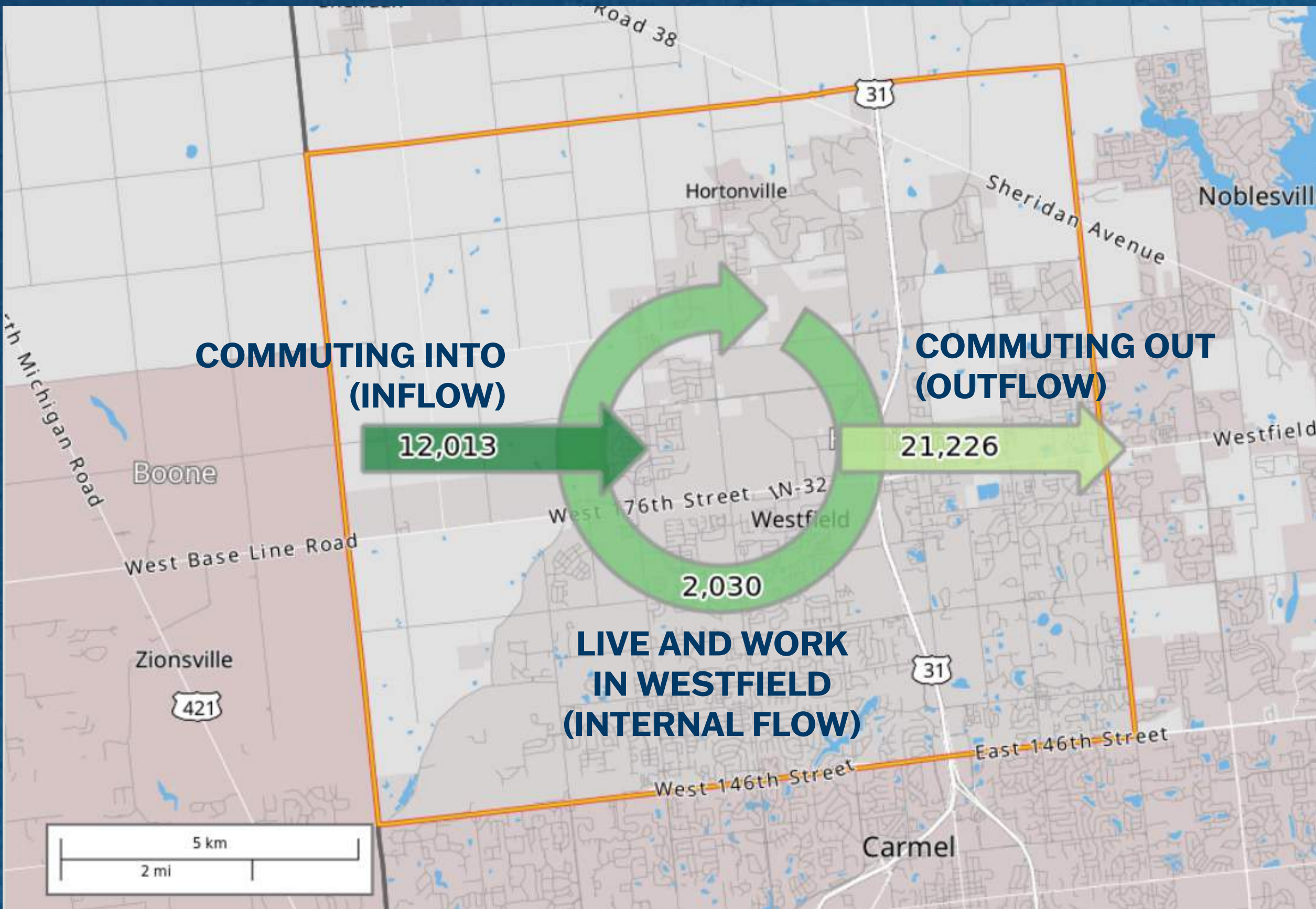
SINGLE-FAMILY HOUSING	DUPLEX	TOWNHOMES	NEIGHBORHOODS	PLAY SPACE	HOUSE OF WORSHIP
MULTIFAMILY (APARTMENTS AND CONDOMINIUMS)	TRIPLEX	COURTYARD HOUSING	DIVERSIFIED HOUSING TYPES	OPEN SPACE	PUBLIC ART
SENIOR HOUSING	QUADPLEX	SHORT-TERM RENTALS	PUBLIC GATHERING SPACE	SUPERMARKET	COMMUNITY GARDENS
MIXED-USE DEVELOPMENT	HIGHER EDUCATION	PERFORMING ARTS SPACE	SIDEWALK CAFES	NATURAL ENVIRONMENT	
BREWERIES/WINERIES/DISTILLERIES	SMALL BUSINESSES	PLAZA & PUBLIC SPACES	SIT DOWN RESTAURANT	WALKABILITY/CONNECTIVITY	
COMMUNITY CENTER	RETAIL	EDUCATIONAL	GREENSPACE	PARKING GARAGE	
MODERN MANUFACTURING	CO-WORKING SPACES	HOTELS	TRAINING	BIKE PATH	
PROFESSIONAL OFFICE	MAKERSPACES	MEDICAL	CIVIC	SIDEWALKS	

WHAT USES AND AMENITIES ARE MISSING IN WESTFIELD?

SINGLE-FAMILY HOUSING	DUPLEX	TOWNHOMES	PLAZA & PUBLIC SPACES	PLAY SPACE	HOUSE OF WORSHIP
MULTIFAMILY (APARTMENTS AND CONDOMINIUMS)	TRIPLEX	COURTYARD HOUSING	DIVERSIFIED HOUSING TYPES	ACTIVE OPEN SPACE	PUBLIC ART
SENIOR HOUSING	QUADPLEX	SHORT-TERM RENTALS	CIRCULATOR/ SHUTTLE AROUND CITY	TRANSIT	COMMUNITY GARDENS
MIXED-USE DEVELOPMENT	ENTERTAINMENT	WINTER OUTDOOR EVENTS SPACE	SIDEWALK CAFES	NATURAL ENVIRONMENT	
BREWERIES/WINERIES/ DISTILLERIES	SMALL BUSINESSES	TECHNOLOGY	SIT DOWN RESTAURANT	WALKABILITY/ CONNECTIVITY	
COMMUNITY CENTER	COMMUNITY RETAIL	HIGHER EDUCATION/ TRAINING FACILITIES	PASSIVE GREENSPACE	PARKING GARAGE	
MODERN (CLEAN) MANUFACTURING	CO-WORKING SPACES	HOTELS	OUTDOOR GAME COURT	TRAILS	
OFFICE/HEADQUARTERS	MAKERSPACES	STREET TREES	CIVIC	SIDEWALKS/BIKE PATHS	

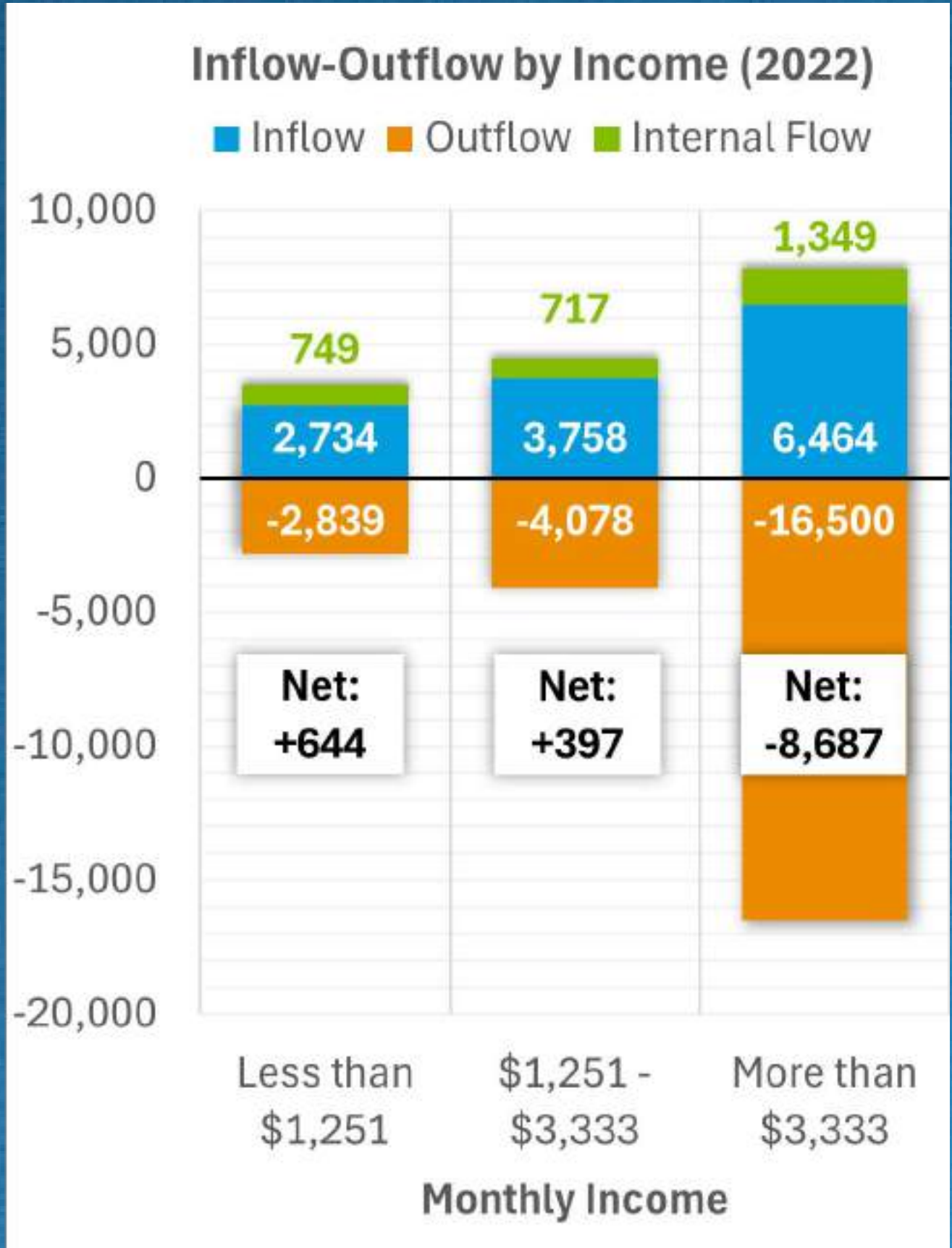
Commuting Patterns

Who is coming in and out of Westfield for work?



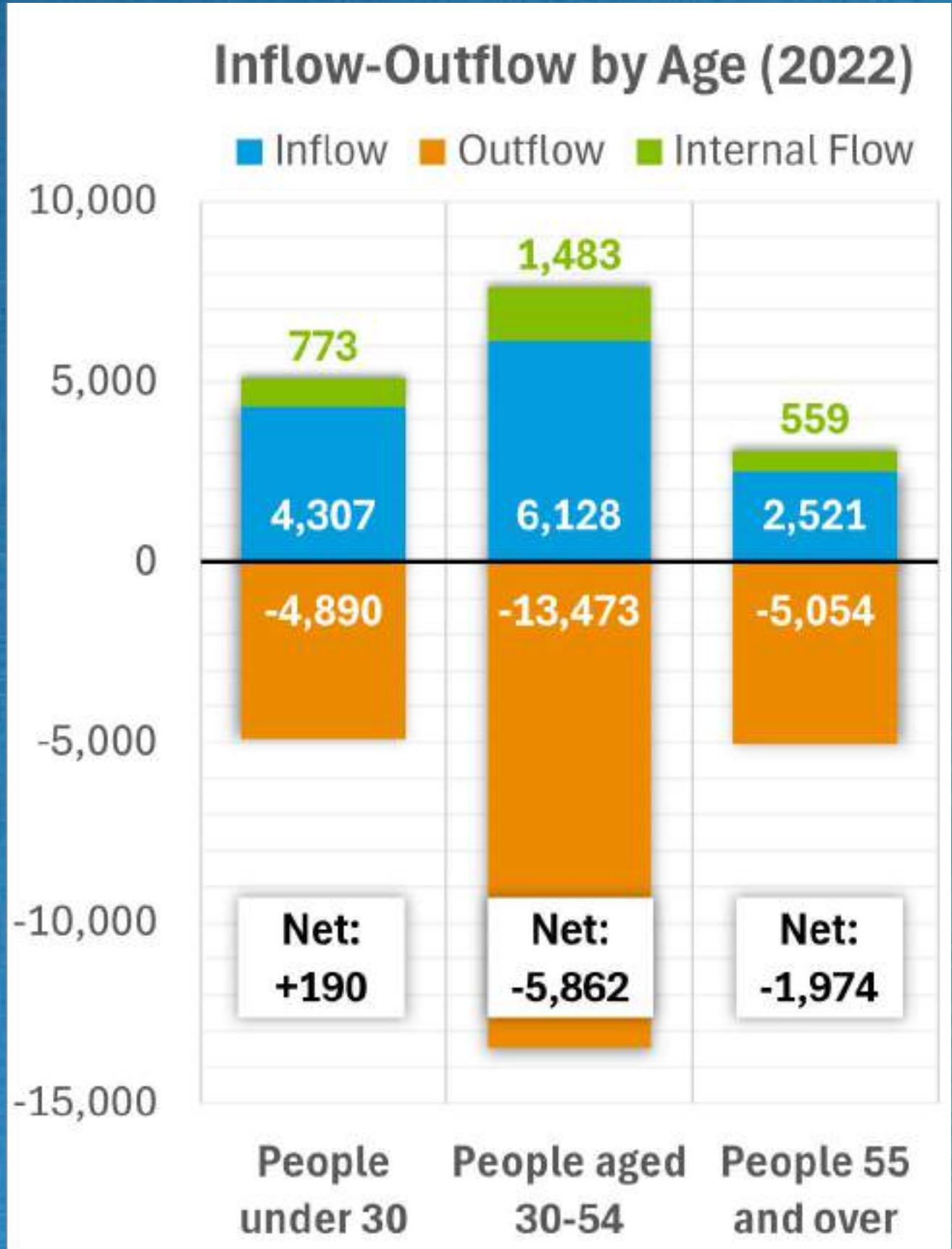
COMMUTER DATA

- More than 21k people leave Westfield to go to work daily
- Approximately 12k people commute to Westfield
- Only 2k live and work in Westfield
- Opportunities exist to capture more commuters and luring more jobs to the city
- 40% of Westfield's population commutes to Indianapolis
- 17% of the population commutes to Carmel



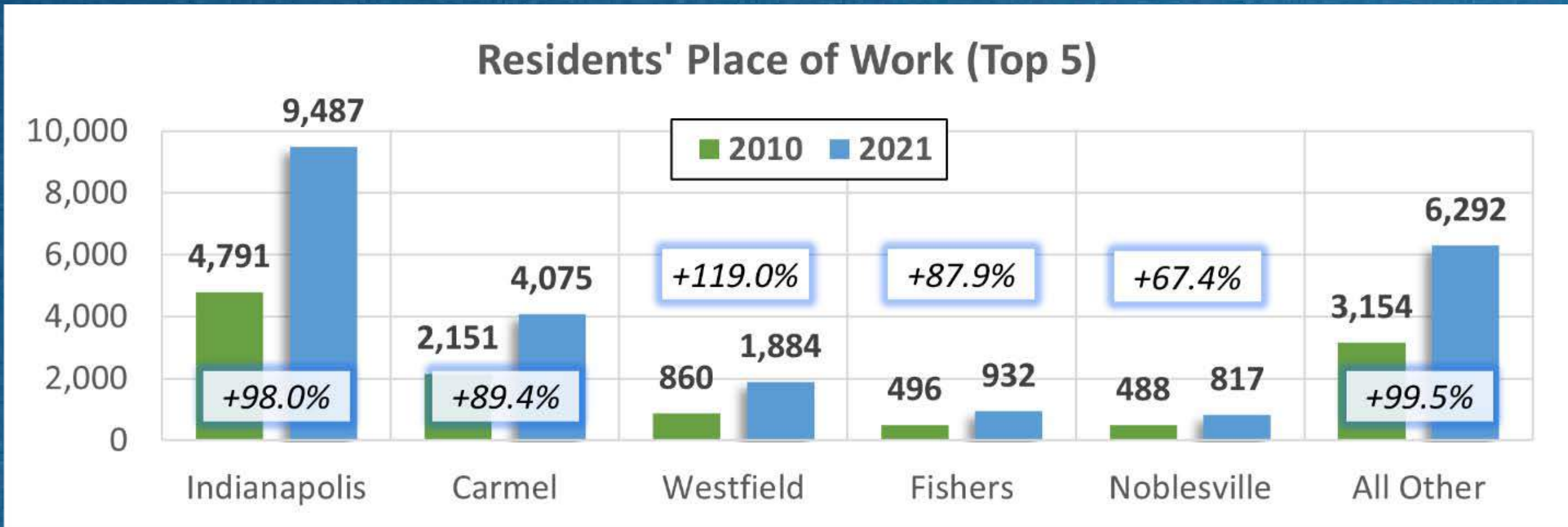
1. INFLOW/OUTFLOW BY INCOME

Over 8,600k commuters make more than \$3,333 leave the city daily. How can we capture these individuals into Westfield?



2. INFLOW/OUTFLOW BY AGE

Commuter in the 30-54 range are the greatest number of individuals who leave Westfield. These are middle/senior managers, and c-suite.



Street Function

What does Westfield's physical layout look like?



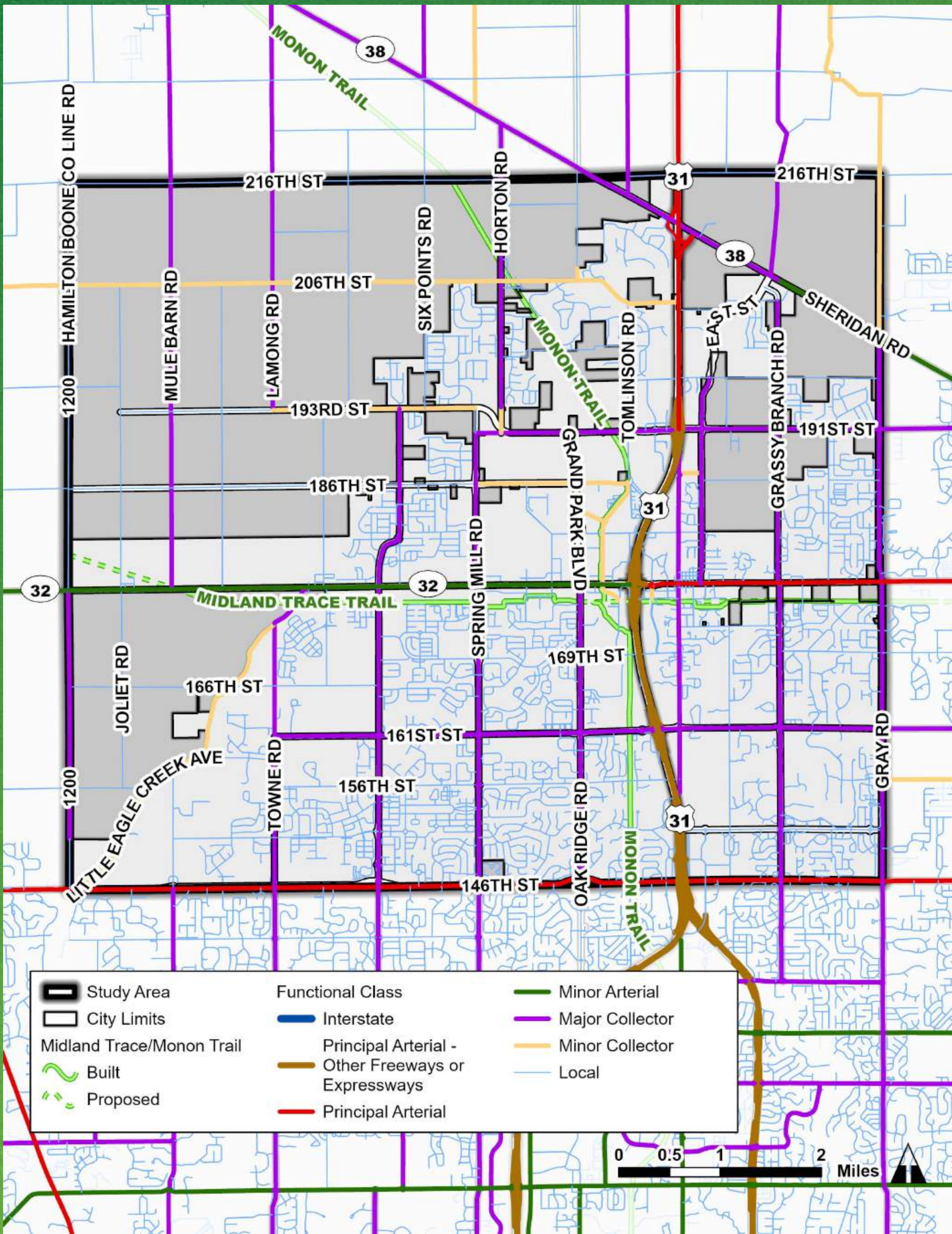
WESTFIELD STREET NETWORK

US 31 creates a barrier dividing the City while providing regional access

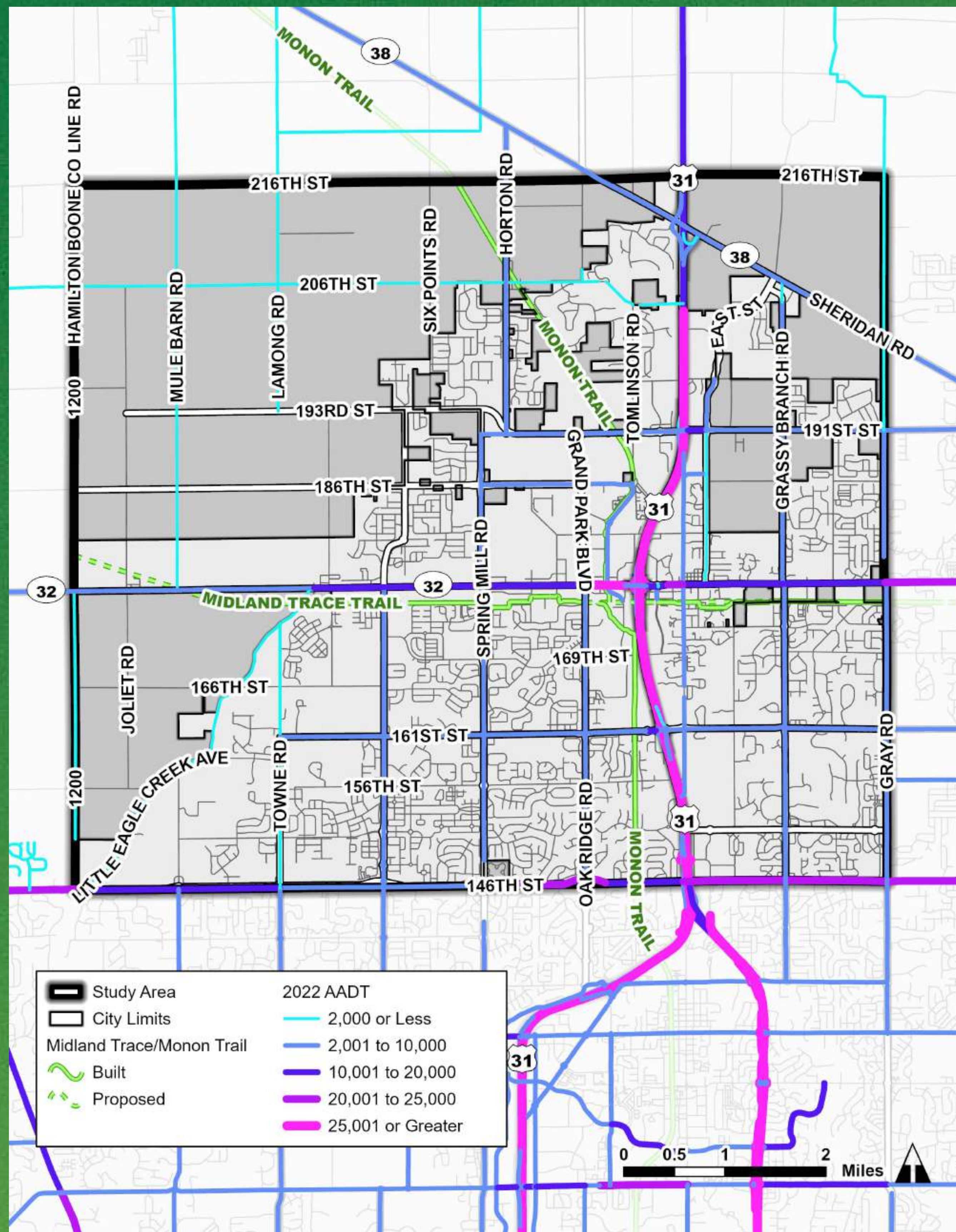
- Difficult multimodal crossings
- Reduces overall community connectivity by dividing the city into two

Arterials are barriers to multimodal crossings due to limited crosswalks and wide typical sections (5 lanes)

Collector roads are generally gridded, creating an easy to navigate road system



Average Daily Traffic (2022)



HIGHEST VOLUME ROADS

US 31

AADT is 74,702

SR 32

AADT is 27,425

E 146th St

AADT is 22,427

Level of Service

WESTFIELD LOS

Level of service (LOS) measures the delay experienced by motorists at intersections. Modeled using the Indy MPO Travel Demand Model for 2024 as the baseline year.

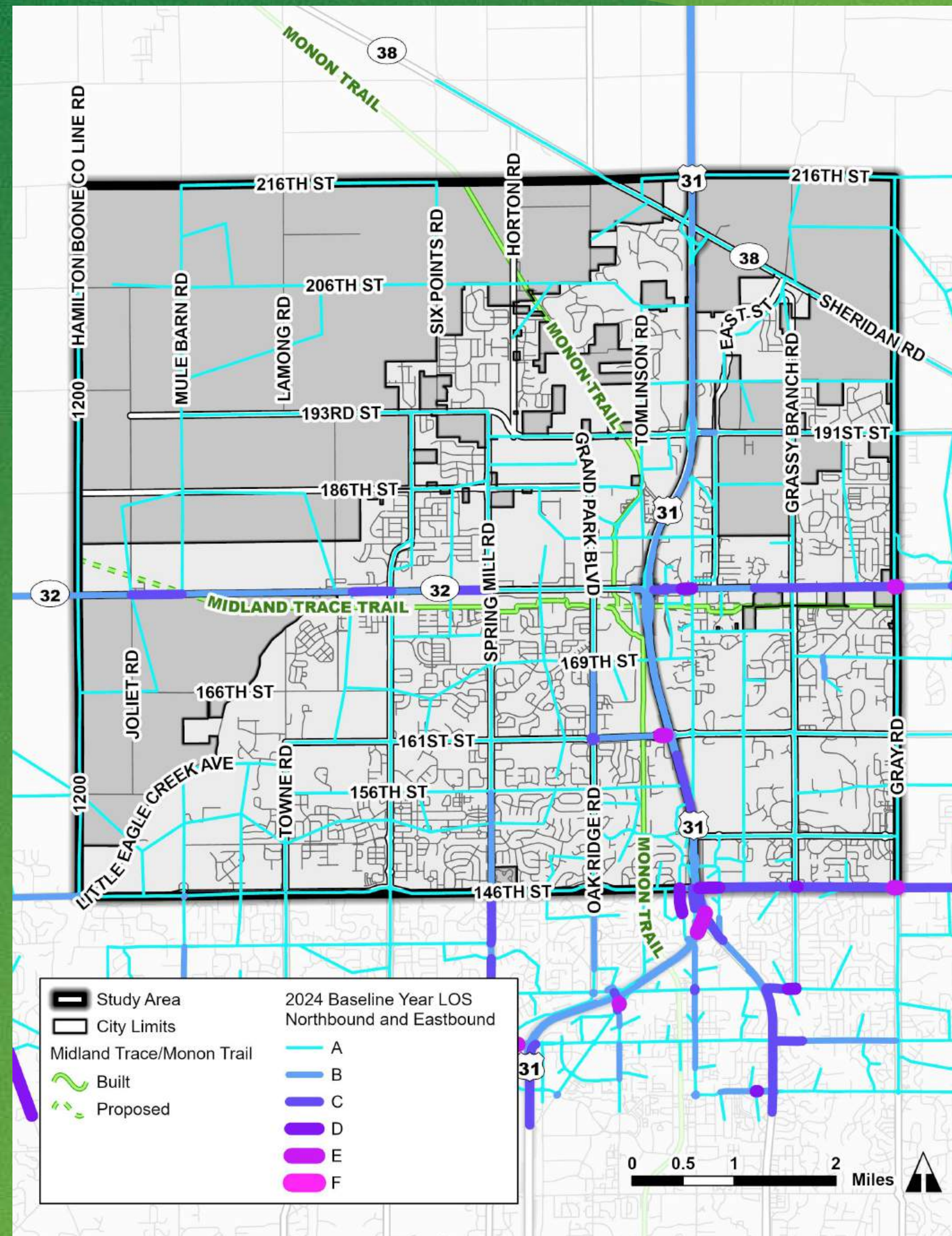
- “A” = Free-flowing traffic
- “F” = Slow moving traffic (“fully saturated”)

LOS “C” is normally used for roadway designs.

During afternoon rush hour (peak hour) v/c ratio for northbound and eastbound directions show LOS D or better across the network.

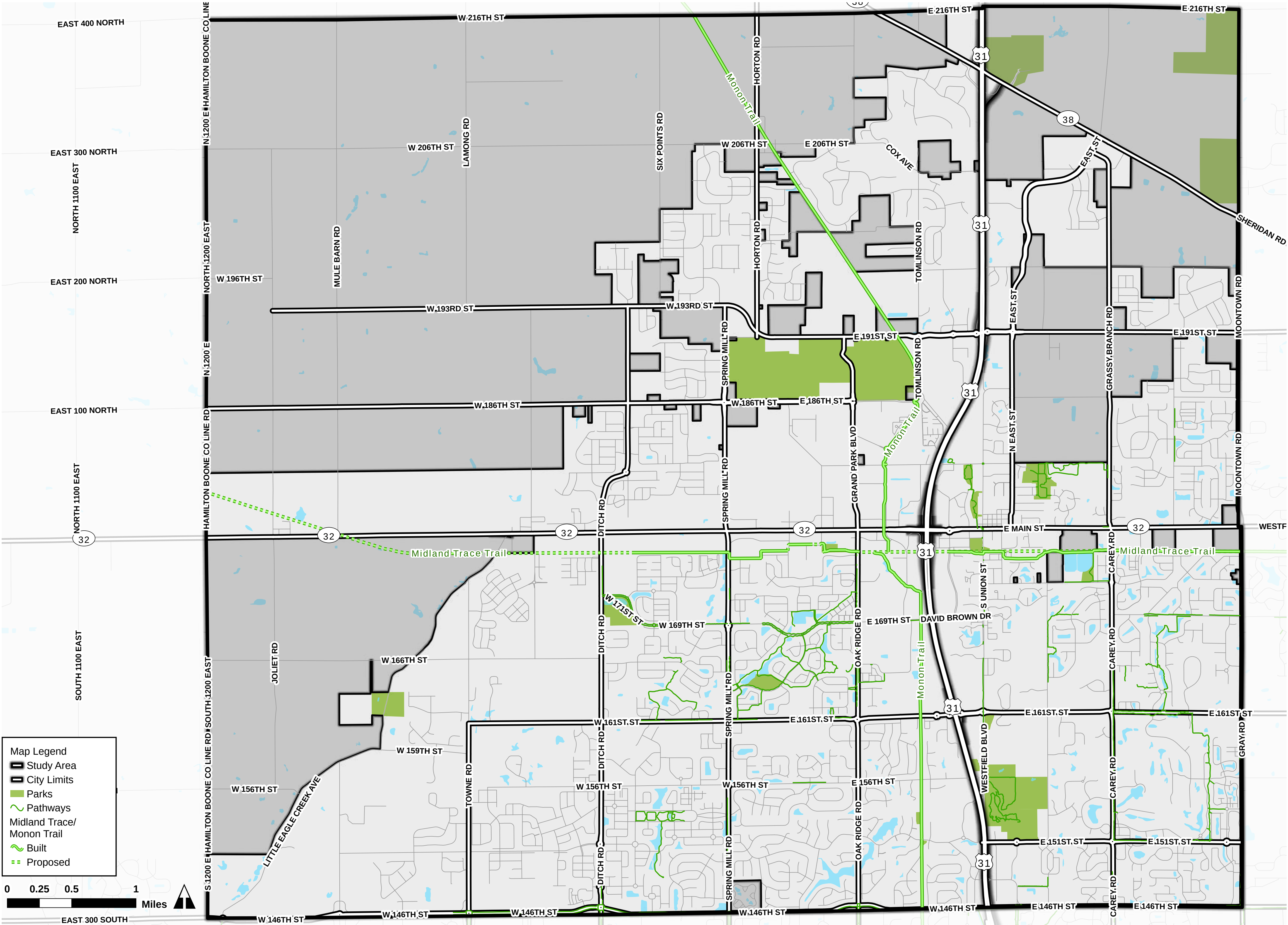
Select street segments operate at “E”

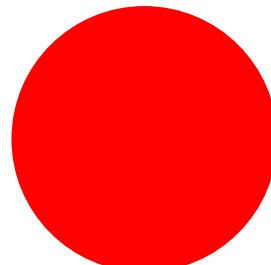
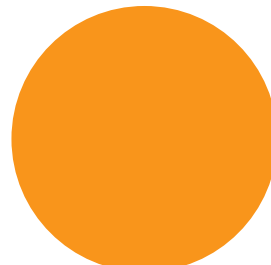
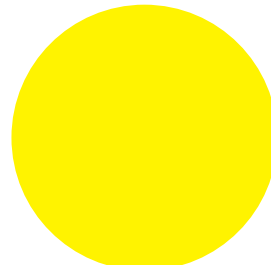
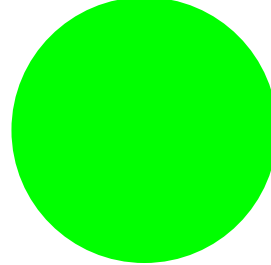
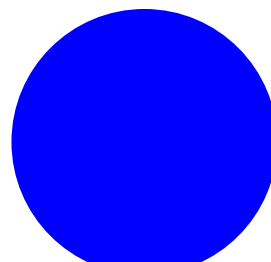
- SR 32 at Gray Road
- 146th Street at Gray Road
- 161st Street at US 31



Transportation Improvements

Where are improvements needed in street system? Place a dot on those locations.



-  **INTERSECTION IMPROVEMENTS**
-  **ROAD WIDENING OR IMPROVED DRIVE-ABILITY**
-  **NEW ROADS**
-  **ROADS WITH MORE ON-STREET PARKING**
-  **ROADS WITH TRAFFIC CALMING MEASURES**

Where are there gaps in bicycle & pedestrian connectivity? Place a dot on those locations.

