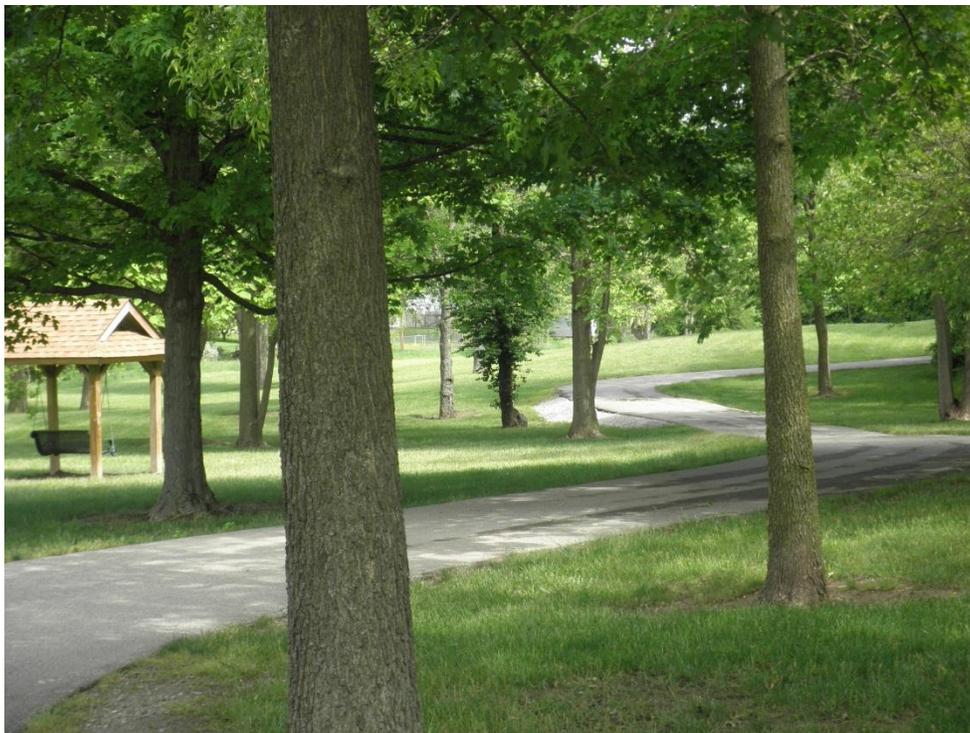


City of Westfield 2013-2018 Parks and Recreation Zone Improvement Plan



CITY OF
Westfield
Parks & Recreation

I. Table of Contents

II.	Introduction	4
III.	Statutory Requirements and Procedure	4
IV.	Impact Zone	5
V.	Nature and Location of Existing Infrastructure.....	7
A.	Asa Bales Park	7
B.	Freedom Trail Park.....	8
C.	Hadley Park	9
D.	Liberty Park	10
E.	Quaker Park.....	11
F.	Simon Moon Park.....	12
G.	Monon Trail.....	13
H.	Midland Trace Trail	14
I.	Natalie Wheeler Trail	15
J.	Armstrong Park	16
K.	Maple Knoll Park	17
L.	Raymond Worth Park.....	18
M.	Osborne Park.....	19
N.	Old Friends Cemetery Park	20
O.	Grand Junction Trail	21
P.	Cool Creek Trail	22
Q.	Anna Kendall Trail	23
VI.	Current Infrastructure Funding.....	24
VII.	Nature and Location of Projected Future Development	24
VIII.	Current Level of Service	25
A.	Programming	25
B.	Facilities.....	26
C.	Staff.....	27
D.	Other Providers.....	29
E.	Budget.....	30
F.	Quantitative Measure.....	32
IX.	Community Level of Service.....	33

A.	Demographics	33
B.	Trends	34
C.	Needs	35
D.	Desires.....	37
E.	Needed Infrastructure	39
F.	Recommended Future Infrastructure Funding	40
X.	Parks and Recreation Impact Fees of Nearby Communities.....	42
XI.	Impact Fee Advisory Committee Recommendation.....	43
XII.	Recommendation.....	43

Appendix (bound separately)

- Appendix A: IC 36-7-4-1300 Series
- Appendix B: Westfield Ordinance 97-23
- Appendix C: Osborne Park Development Study (HCLA)
- Appendix D: Westfield Ordinance 07-32
- Appendix E: Westfield Road Impact Zone Improvement Plan pp. 21-26
- Appendix F: Westfield Parks and Recreation Master Plan
- Appendix G: Park Impact Fees of Neighboring Communities

II. Introduction

In 1991, the Indiana General Assembly passed an impact fee bill that created an alternative funding mechanism for infrastructure improvements in rapid growth areas. (IC 36-7-4-1300) Rather than placing the burden on existing residents, the legislation allows local governments to pass onto new residents the cost of building the new infrastructure demanded by those very same newcomers.

An impact fee may not be collected for more than five years without a review and update of the infrastructure plan and new adoption of the fee by the City Council. (IC 36-7-4-1340) Westfield's current Parks and Recreation Impact Fee Ordinance expires in June 2013.

The City of Westfield has experienced exponential growth in the last decade. The official 2010 population count is 30,068, an increase of approximately 223% from the 2000 U.S. Census Bureau population figures. In 2008, Westfield transformed from a town to a third-class city. These changes, together with increased emphasis on quality of life, have caused considerable increases in Parks and Recreation Department budgets in the last few years.

Westfield expects significant residential and commercial growth to continue in upcoming decades. The 2007 Westfield-Washington Township Comprehensive Plan, the 2011 Westfield Parks and Recreation Master Plan, and the Westfield Thoroughfare Plan all specifically identify increasing demand for recreational facilities as a result of Westfield's exponential population growth. Public infrastructure systems such as roads, water and sanitary utilities, drainage, and parks, will strain to keep up with new demands.

To keep pace with projected rapid growth, new sources of capital improvement revenue are needed. Stresses placed on the Westfield Parks and Recreation system are greater than the City's ability to provide the new facilities identified in the Parks and Recreation Master Plan. Currently, available funds are spent almost exclusively on operating and maintaining existing park assets.

Anticipating these demands and recognizing the importance of quality parks, trails, and green spaces to economic development and quality of life, the City of Westfield has already updated its Road Impact Fee Ordinance and, with this Zone Improvement Plan, is updating its Parks and Recreation Impact Fee Ordinance. This Parks and Recreation Impact Fee will allow the city to keep abreast of population growth while maintaining appropriate levels of recreational services.

III. Statutory Requirements and Procedure

Before the Westfield City Council can enact an ordinance extending or modifying Westfield's current Parks and Recreation impact fee, it must first approve a new or updated Zone Improvement Plan. (IC 36-7-4-1318(a))

The Zone Improvement Plan must contain the following information:

A description of the nature and location of existing infrastructure in the impact zone;

A determination of the current level of service;

Establishment of a community level of service;

An estimate of the nature and location of development that is expected to occur in the impact zone during the following ten year period;

An estimate of the nature, location, and cost of infrastructure that is necessary to provide the community level of service for the expected future development; and

A general description of the sources and amounts of money used to pay for infrastructure during the previous five years. (IC 36-7-4-1318(b))

The Zone Improvement Plan becomes effective after it is approved as an amendment to the Comprehensive Plan. Once this has occurred, the City Council may adopt an updated Parks and Recreation Impact Fee Ordinance. (IC 36-7-4-1318(e)) The ordinance becomes effective six months after adoption. (IC 36-7-4-1340(a))

IV. Impact Zone

Westfield is located in central Hamilton County, Indiana. The main east-west thoroughfare of the Westfield community is State Highway 32 which traverses the entire county connecting Westfield to the City of Noblesville to the east and U.S. 421 to the west. Westfield is connected to the Indianapolis highway system via U.S. 31, which runs north and south, bisecting the corporate limits of the City of Westfield.

The study area of this plan includes all of Washington Township, from 146th Street on the south to 216th Street on the north; and between Gray Road on the east and the Hamilton-Boone County Road on the west. It is assumed that this defined region represents the service area to which the City of Westfield may ultimately provide park services.

The City of Westfield has planning and zoning jurisdiction over all of Washington Township pursuant to a May 11, 1977 joinder agreement (IC 18-7-6 [now IC 36-7-4-1200]) between the Township and then-Town of Westfield. However, there are some park and recreation facilities within the Township that are not subject to the jurisdiction of the City, but rather are controlled by the Township (MacGregor Park and Redbud Park) or the County (Cool Creek Park and Bray Family Homestead Park).

A Parks and Recreation Infrastructure Impact Zone was identified by ordinance when Westfield's first Parks and Recreation Impact Fee was established in 1997. (Ordinance 97-23) That zone was defined as a single zone coinciding with the boundaries of the corporate limits of the Town of Westfield, subject to

expansion from time to time through annexation. It remains the same for purposes of this Zone Improvement Plan except that it coincides with city rather than town limits. The subsequent growth projections and estimated costs described in this plan specifically relate to this zone.

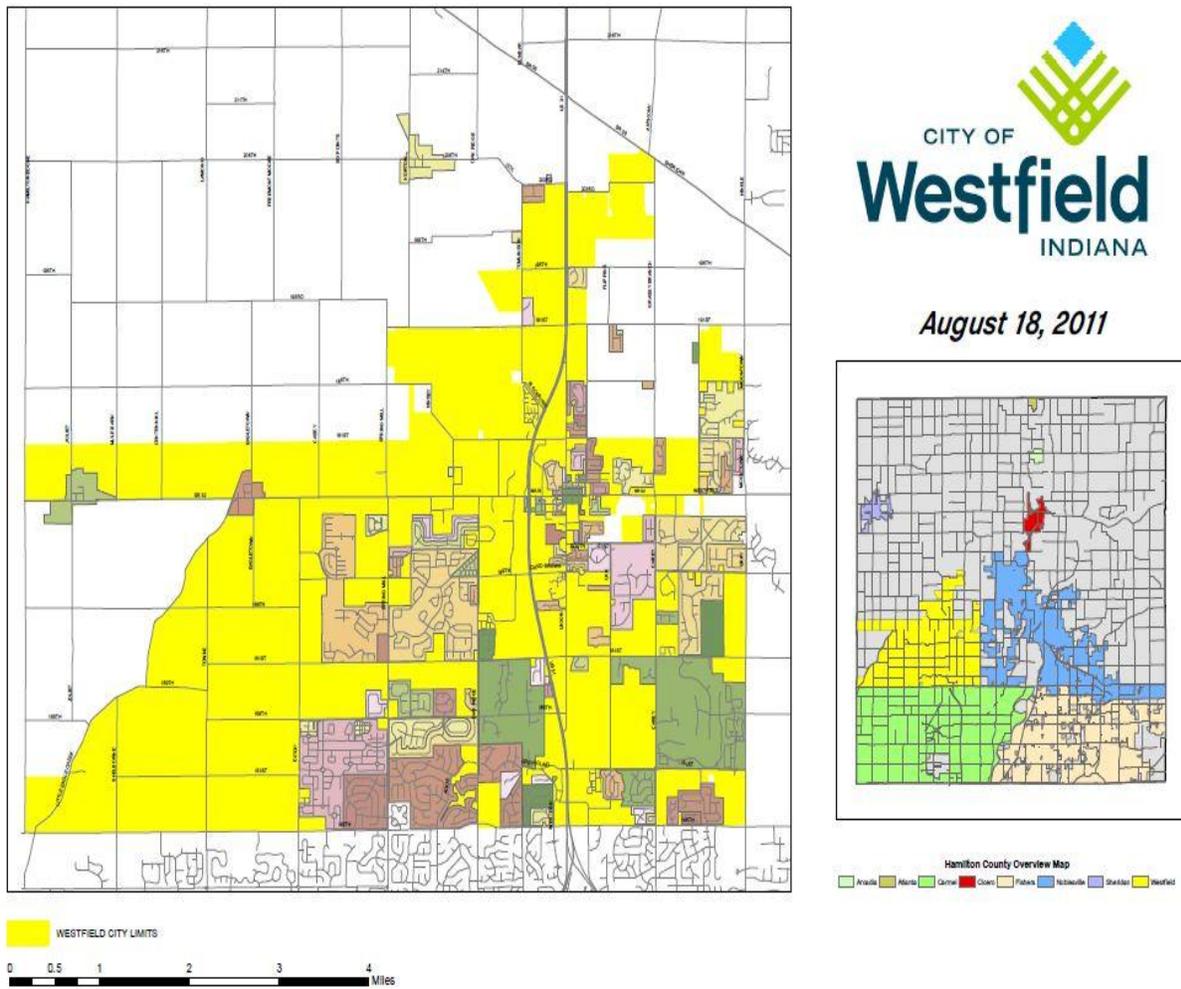


Figure 1: City of Westfield Map

V. Nature and Location of Existing Infrastructure

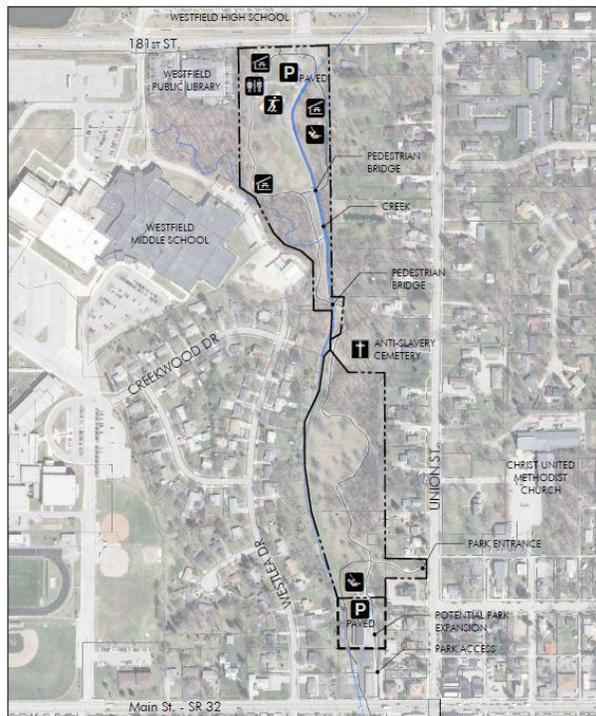
Westfield currently owns and operates 140 acres of parkland and 48 acres of trail. Following is a brief description of each of Westfield's parks and trails.

A. Asa Bales Park

Asa Bales Park is located at 205 West Hoover Street. A 13.05 acre, established linear park, Asa Bales Park is close to downtown and adjacent to Westfield High, Middle and Intermediate Schools as well as the Westfield-Washington Public Library. Vehicle access is from Hoover Street on the north and Camilla Court from the south. Pedestrian-only access is available from Union Street and Westlea Drive.

The park consists of open lawn with scattered, mature trees and a small stream running its entire length. It abuts and provides pedestrian access to Westfield's Anti-Slavery Cemetery. The park is completely developed with three shelters, two playgrounds, a drinking fountain, a paved trail, a restroom, a skate park, and two paved parking areas. Amenities include benches, tables, grills, a drinking fountain, and pet waste stations. There is space available for additional smaller recreation elements such as playgrounds and shelters.

Future needs include a disc golf course and playground replacement as necessary.



01

Asa Bales Park
WESTFIELD PARKS AND RECREATION MASTER PLAN
May 2011



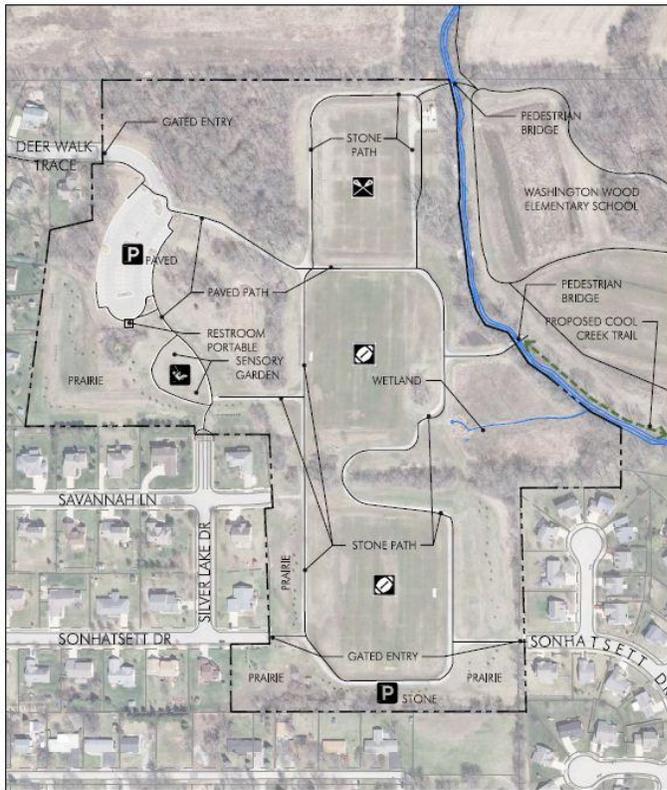
0 150 300
Scale: 1"=300'

B. Freedom Trail Park

Freedom Trail Park is located on 29.95 acres at 500 Deer Walk Terrace. It is adjacent to Washington Woods Elementary School on the east and sits between the Silver Lakes and Willow Creek subdivisions. The City acquired the land for Freedom Trail Park originally by donation from the subdivision developer and the school corporation. There is limited vehicular access through Silver Lakes and Willow Creek, with gated entries at each vehicular park entry. Paved parking is available at the end of Deer Walk Trace. Pedestrian access is available through the school as well. A planned extension of Hoover Street will provide an opportunity for improved vehicular access via City streets and pedestrian access to Savannah Lane and Sonhatsett Drive.

The park is a mix of open lawn/playing fields, mature trees, and native plantings. It features two football fields, one lacrosse field, a playground, a paved trail and a gravel trail, an all-inclusive playground/sensory garden, a paved parking area, and a gravel parking area. Amenities include benches, tables, and bicycle racks.

Future needs include expanded native prairie area, shelter with tables and grill, a permanent restroom facility, new drive access from the planned Hoover Street extension, and playground replacement as necessary.



02

Freedom Trail Park
WESTFIELD PARKS AND RECREATION MASTER PLAN
May 2011



0' 100' 200'
Scale: 1"=200'

C. Hadley Park

Hadley Park is located on .15 acres at 100 West Main Street in downtown Westfield. It is an historic pocket park at the core downtown intersection of Union Street and Main Street (State Road 32). Future plans for the Grand Junction Plaza contemplate incorporating elements of Hadley Park into the Grand Junction Plaza and redeveloping the current site commercially.

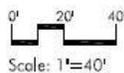
The park now consists of a shelter/landscape structure, a natural garden area, and a brick path and sitting area. Amenities include decorative lighting and benches. Future action includes reusing existing commemorative brick pavers and other landscape elements within the Grand Junction Plaza project as well as considering redevelopment options for the site.



03

Hadley Park

WESTFIELD PARKS AND RECREATION MASTER PLAN
May 2011



D. Liberty Park

Liberty Park is located on 14.79 acres at 16001 Westfield Boulevard. It is a passive park emphasizing wetland interpretation. It is adjacent to Cool Creek and fronts on 161st Street and Westfield Boulevard/Union Street. The Natalie Wheeler Trail runs past the park on the opposite side of Westfield Boulevard/Union Street.

Liberty Park consists of a natural wetland area, a boardwalk with interpretive signs, a gazebo/shelter overlook, and a gravel parking area. Future needs include improving the existing boardwalk, providing additional native tree plantings, reconfiguring the existing gravel parking area, and providing a connection to Natalie Wheeler Trail.



04

Liberty Park

WESTFIELD PARKS AND RECREATION MASTER PLAN
May 2011



0' 50' 100'
Scale: 1"=100'

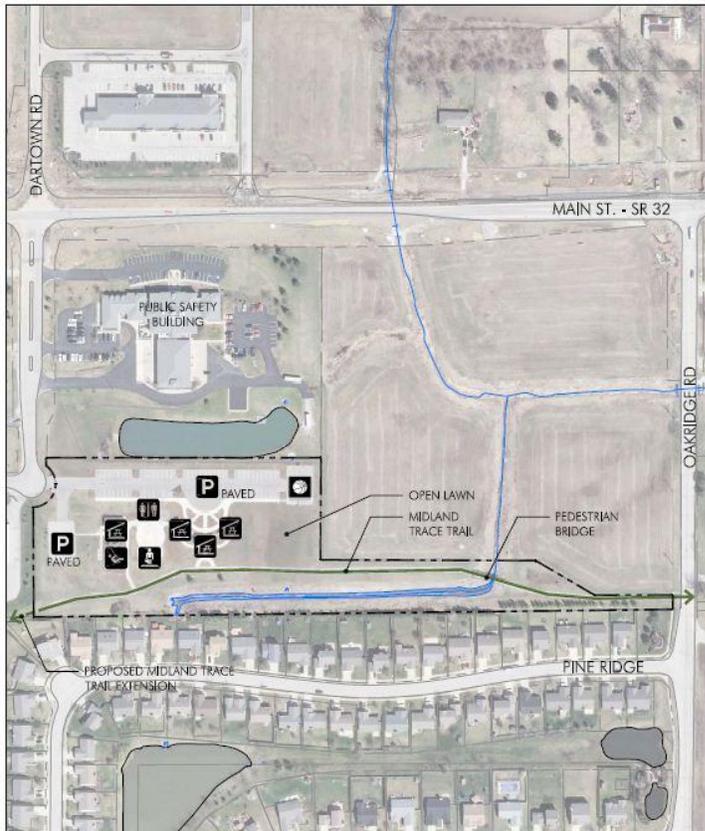
E. Quaker Park

Quaker Park is located on 6.89 acres at 17501 Dartown Road. It is a fully developed park adjacent to the Westfield Public Safety Building abutting Pine Ridge subdivision. Pedestrian access is via the Midland Trace Trail at Oak Ridge Road. Vehicular access from State Road 32 is by way of Dartown Road. The Midland Trace Trail forms the south edge of the park.

Quaker Park is the most popular park in the Westfield Parks and Recreation Department system. It is used for summer camps and programs and is a Westfield in Bloom site as well as site of the 2011 Westfield Arbor Day event.

The park consists of a full basketball court, four shelters, a playground, a spray ground, four drinking fountains, a paved trail, a restroom, and two paved parking areas. Amenities include benches, tables, grills, and pet waste stations.

Future needs include a trail connection to the Midland Trace Trail going west, additional tree plantings, rejuvenating existing turf areas, and replacing playgrounds as necessary.



05

Quaker Park
WESTFIELD PARKS AND RECREATION MASTER PLAN
May 2011



0' 100' 200'
Scale: 1"=200'

F. Simon Moon Park

Simon Moon Park is located on 5.81 acres at 2710 East 171st Street adjacent to the City Services Center and to Carey Commons subdivision. It is a fully developed park with open lawn areas, small trees, and a sledding hill. It consists of a shelter, two playgrounds, a paved trail, a sledding hill, one paved parking area, a Council Circle with fire pit, and a drinking fountain. Amenities include benches, tables, grills, and pet waste stations. There is a path connection to the Midland Trace Trail.

Future needs include a restroom facility, a pedestrian connection to the City Services Center parking area, and playground replacement as necessary.



06

Simon Moon Park
WESTFIELD PARKS AND RECREATION MASTER PLAN
May 2011



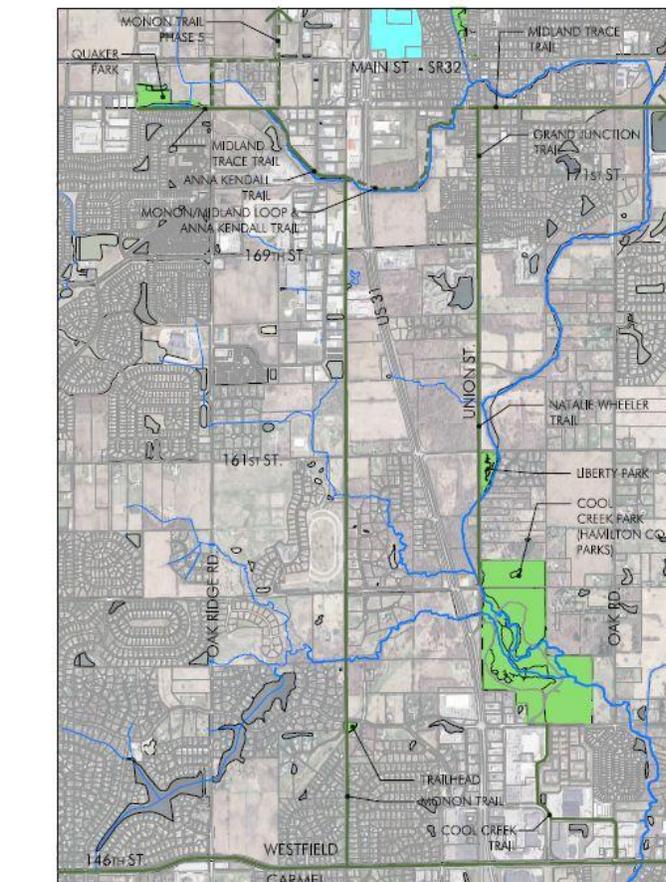
0' 100' 200'
Scale: 1"=200'

G. Monon Trail

The Monon Trail in Westfield is a 2.5 mile regional trail on old rail corridor, offering direct trail connection through Carmel and Broadripple to downtown Indianapolis. The trail is paved from 146th Street to 161st Street. From 161st Street north to Oak Ridge Road the trail surface is gravel. Trailheads with paved parking areas are located at 1155 East Greyhound Pass and Quaker Park.

Amenities at the Greyhound Pass Trailhead include benches, bike racks, pet waste stations, restrooms, and a drinking fountain. Quaker Park Trailhead amenities include park elements associated with the park. Mile markers provide emergency notification information.

Future needs include additional right-of-way acquisition for trail completion and paving the trail segment from 161st Street to Oak Ridge Road. The City anticipates that the Monon Trail from Oak Ridge Road and Midland Trace Trail to 191st Street will be constructed as part of the Grand Park project. Eventually, the trail will need to be extended from 191st Street north to the township limit at 216th Street.

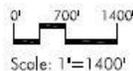
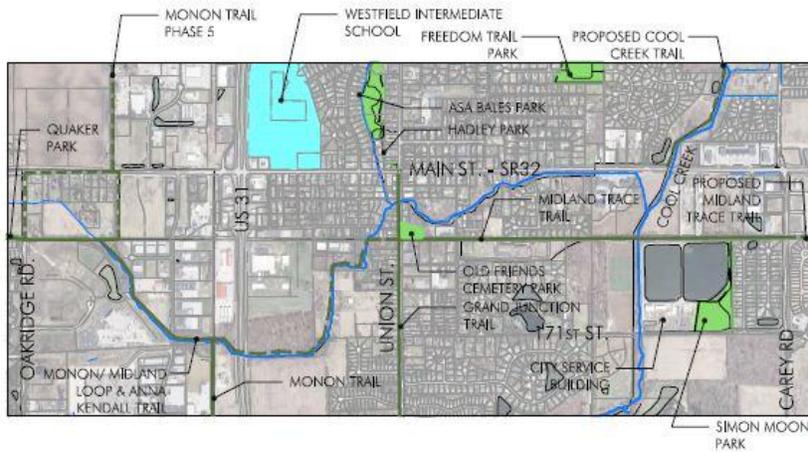


H. Midland Trace Trail

The Midland Trace Trail is a 2.11 mile trail on old rail corridor between Carey Road and Union Street at Old Friends Cemetery Park. It is a 12-foot wide trail with connecting paths to Simon Moon Park. It is the initial segment of a planned east/west regional trail. Future phases will provide connections to the Monon Midland Loop.

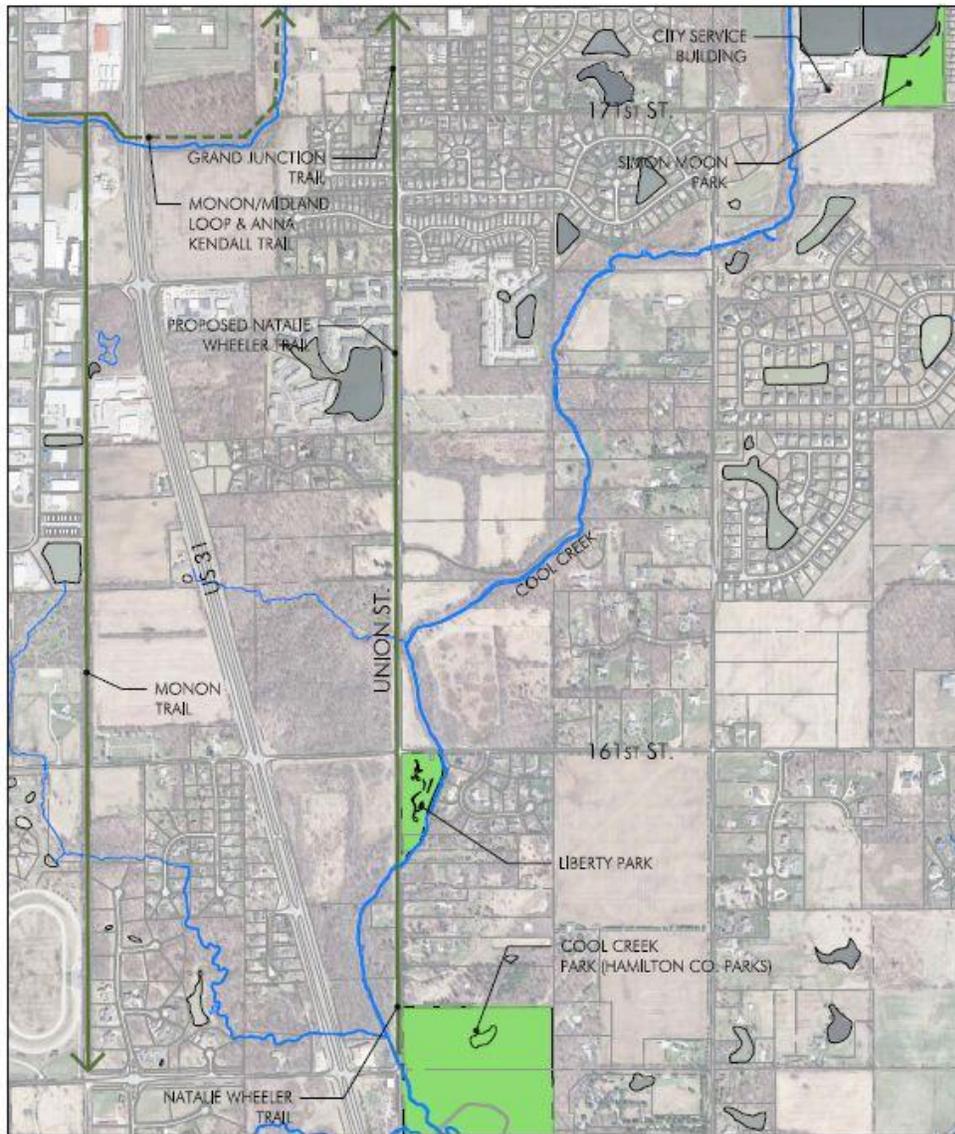
Completed sections of the Midland Trace Trail include Carey Road to Union Street, Quaker Park, and Sonoma Subdivision. There is a trailhead at Old Friends Cemetery Park with benches, bike racks, pet waste stations, and drinking fountains. Mile markers provide emergency notification information.

Future needs include acquisition of necessary right-of-way and construction of trail from Quaker Park to the Boone County Line, from Carey Road to Gray Road, and providing additional amenities such as benches and bicycle racks.



I. Natalie Wheeler Trail

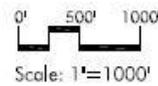
The Natalie Wheeler Trail is a 1.5 mile trail on the west side of Union Street/Westfield Boulevard connecting Cool Creek Park to the south and the Grand Junction Trail on the north. The trail consists of 8-foot and 10-foot wide asphalt sections. Future needs include a connection to Liberty Park via a crosswalk on Union Street.



09

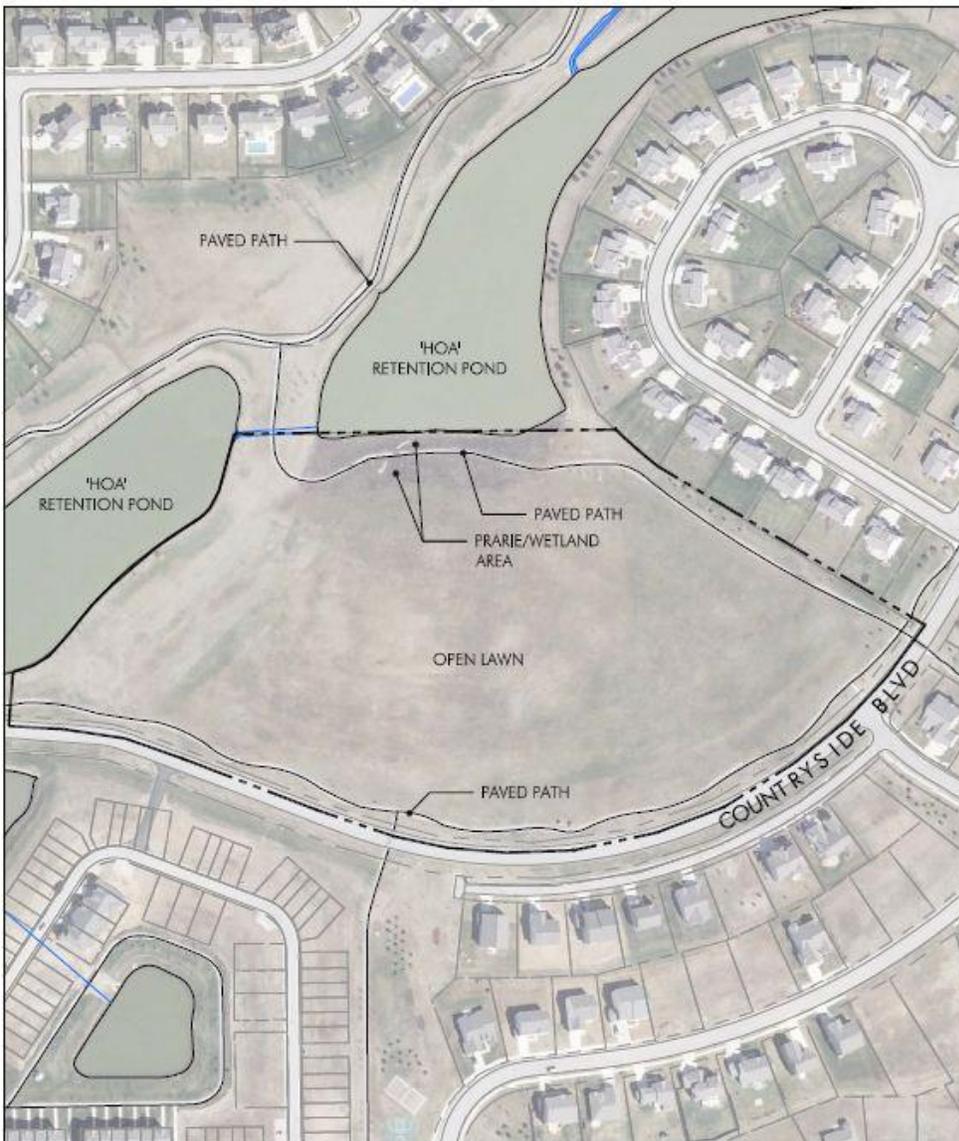
Natalie Wheeler Trail

WESTFIELD PARKS AND RECREATION MASTER PLAN
May 2011



J. Armstrong Park

Located on 15.62 acres at 16200 Countryside Boulevard in Countryside Subdivision, Armstrong Park is an undeveloped park with open lawn, a paved trail, a few small trees, benches, trash receptacles, and pet waste stations. The land was donated to the City by the developer of Countryside. Future needs include new information signs, development of a park design, and the construction of a paved parking lot, shelter, restroom, and playground. Further park improvements could consist of multi-generational amenities and additional trails.



10

Armstrong Park

WESTFIELD PARKS AND RECREATION MASTER PLAN
May 2011



0' 100' 200'
Scale: 1"=200'

K. Maple Knoll Park

Located on 6.03 acres at 201 Spring Lake Drive within Maple Knoll subdivision, Maple Knoll Park is an entirely wooded area adjacent to a small retention pond. The land was donated to the City by the developer of Maple Knoll. Park access will be limited over the next 20 years to allow the natural preservation and restoration of the existing woodland. Future needs include new information signs, understory plantings to naturalize the woodland edge, identify the potential location for a woodland path, provide dedicated on-street parking spaces on Spring Lake Drive, and construct an accessible path from the road to the woodland edge.



11

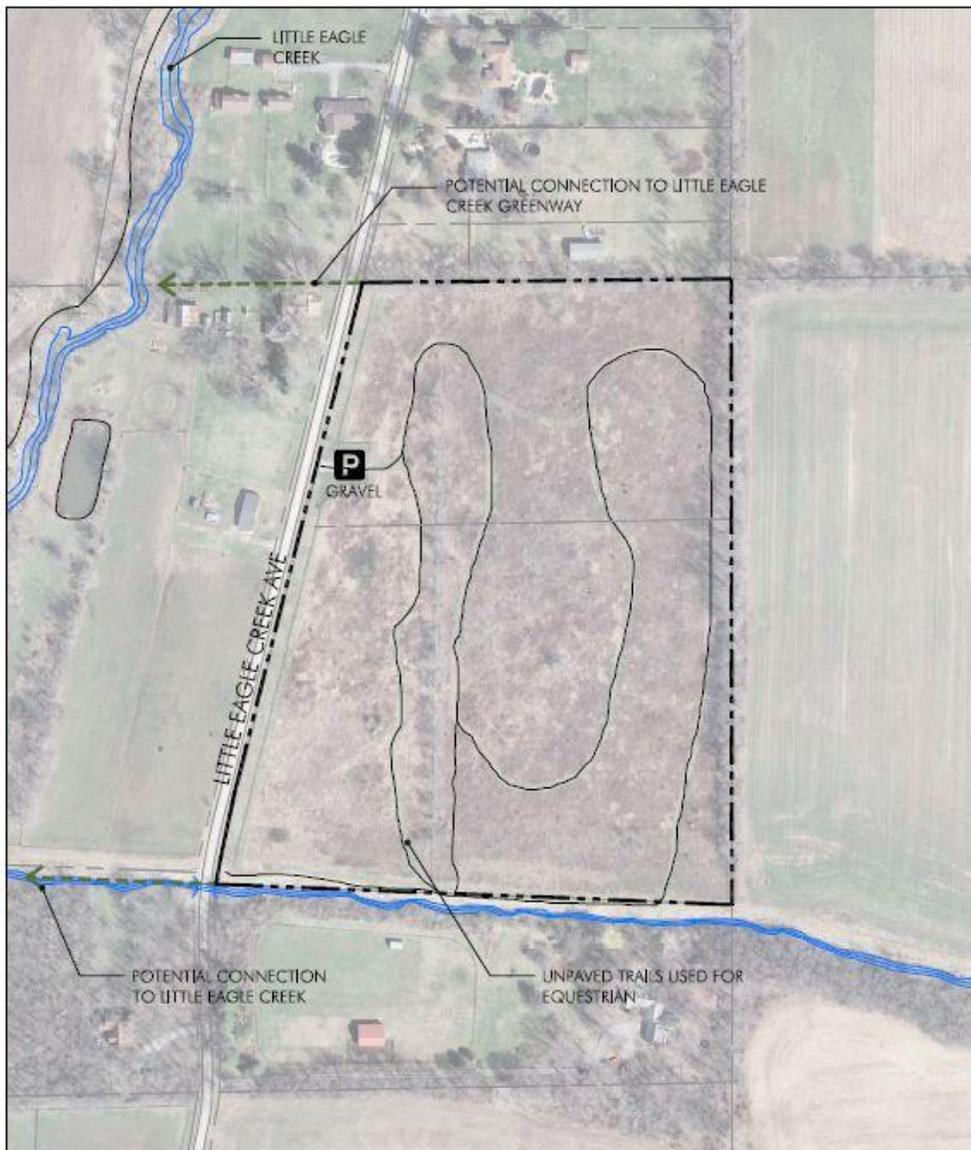
Maple Knoll Parkland
WESTFIELD PARKS AND RECREATION MASTER PLAN
May 2011



0' 50' 100'
Scale: 1"=100'

L. Raymond Worth Park

16.62 acres of natural park near Little Eagle Creek in western Washington Township, Raymond Worth Park is used primarily for nature and equestrian activity. The park currently consists of one gravel parking area and a lawn surface trail. Future needs include paving and expanding the parking area to accommodate horse trailers and to provide trailer loading and unloading capability.



12

Raymond Worth Park
WESTFIELD PARKS AND RECREATION MASTER PLAN
May 2011



0' 100' 200'
Scale: 1"=200'

M. Osborne Park

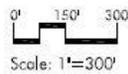
Located on 30.45 acres at 17001 Ditch Road adjacent to Maple Glen Elementary School, Osborne Park is currently undeveloped land that was donated to the City by the Westfield Washington School Corporation. It includes 20 acres of tillable farmland and a 5 acre retention pond.

In 2011, a team from the Hamilton County Leadership Academy conducted a study of the potential uses for Osborne Park and recommended development of the site as a dog park. (See *Hamilton County Leadership Academy, Class of 2011 Westfield Parks Department Osborne Park Development.*) The Westfield Parks and Recreation Department concurs with that recommendation and plans to construct a dog park there as residential development returns to the west side of Westfield.



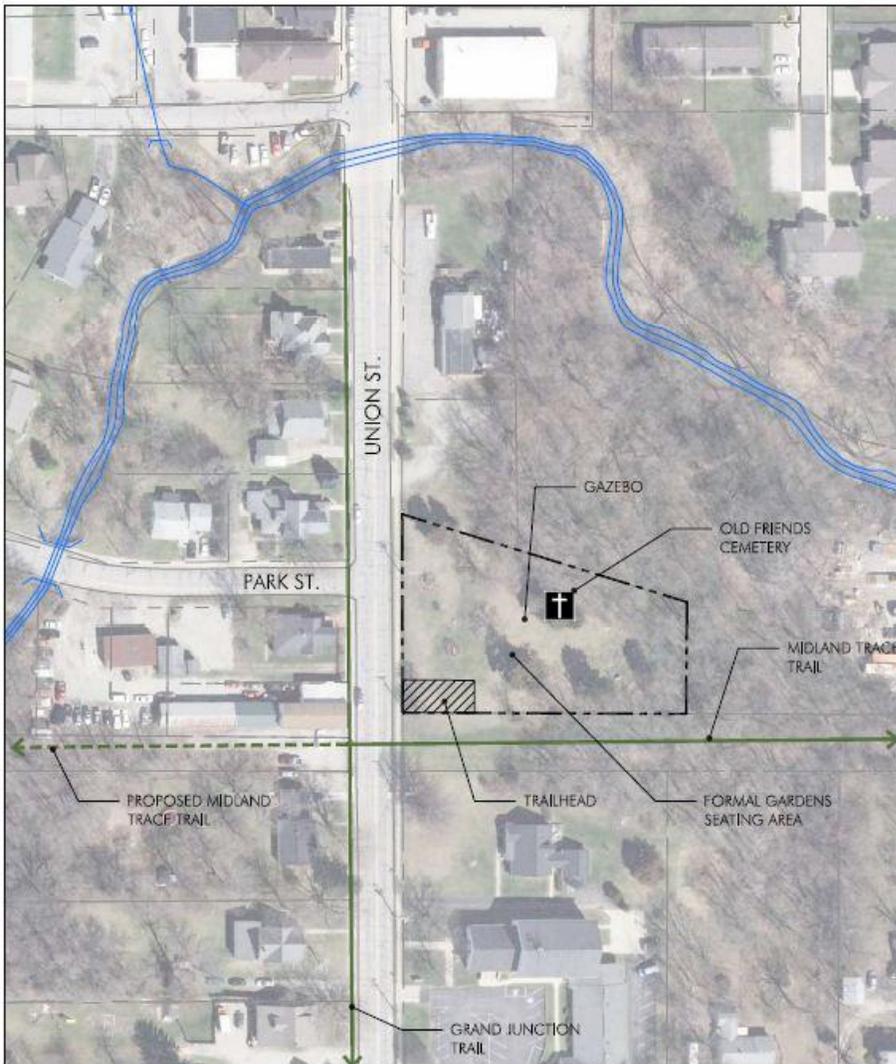
13

Osborne Park
WESTFIELD PARKS AND RECREATION MASTER PLAN
May 2011



N. Old Friends Cemetery Park

Located on .79 acres at 302 South Union Street in downtown Westfield, adjacent to the proposed Grand Junction Plaza, the former Martha Doan Gardens was renamed Old Friends Cemetery Park in 2011. The park currently consists of the original 1800's Quaker (Friends) Cemetery, a garden, a trailhead of the Midland Trace Trail, and a gravel walking path. Amenities include benches, bike racks, a drinking fountain, interpretive signs, and an open frame gazebo.



14

Old Friends Cemetery Park
WESTFIELD PARKS AND RECREATION MASTER PLAN
May 2011

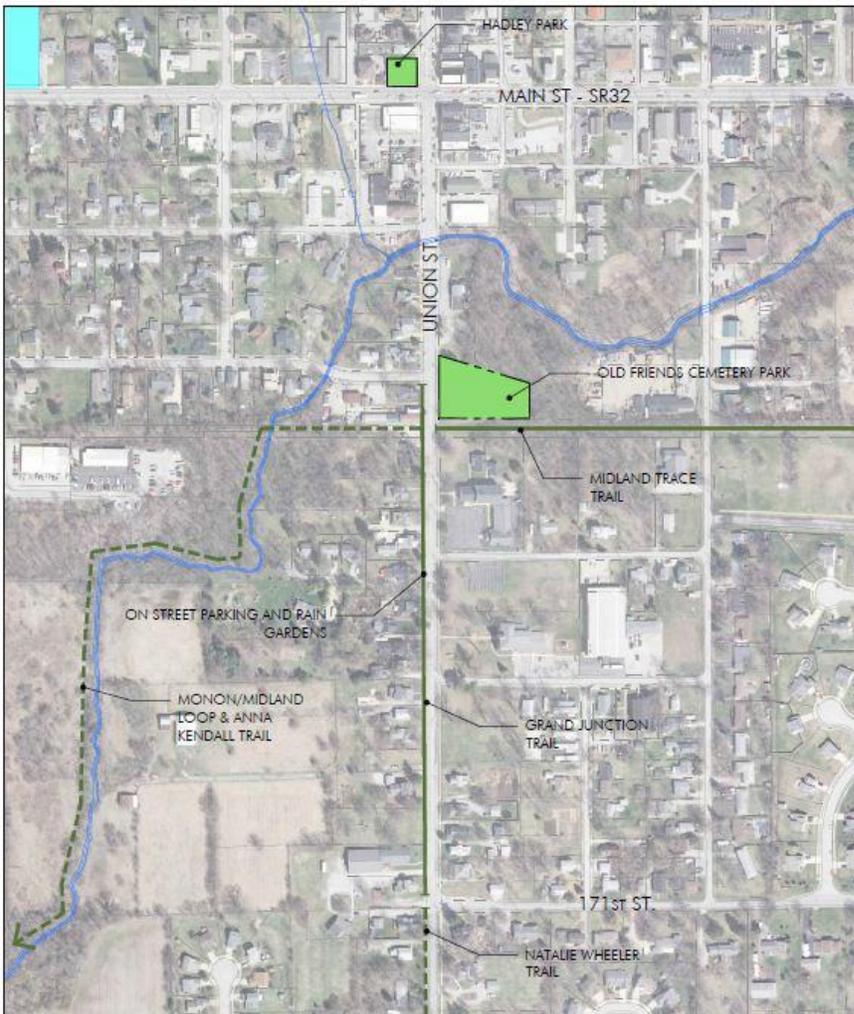


0' 50' 100'
Scale: 1"=100'

O. Grand Junction Trail

The Grand Junction Trail is an urban shared right-of-way trail on the west side of Union Street connecting the Midland Trace Trail with the Natalie Wheeler Trail. The trail runs between Jersey Street to the north and 171st Street to the south. Totalling one acre, the trail is a .4 mile long, 8-foot wide asphalt path with brick pavement areas. It utilizes sustainable design features with rain gardens and salvaged brick pavers.

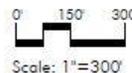
Future needs include identification and information signs as well as coordination with Grand Junction improvements as needed.



15

Grand Junction Trail

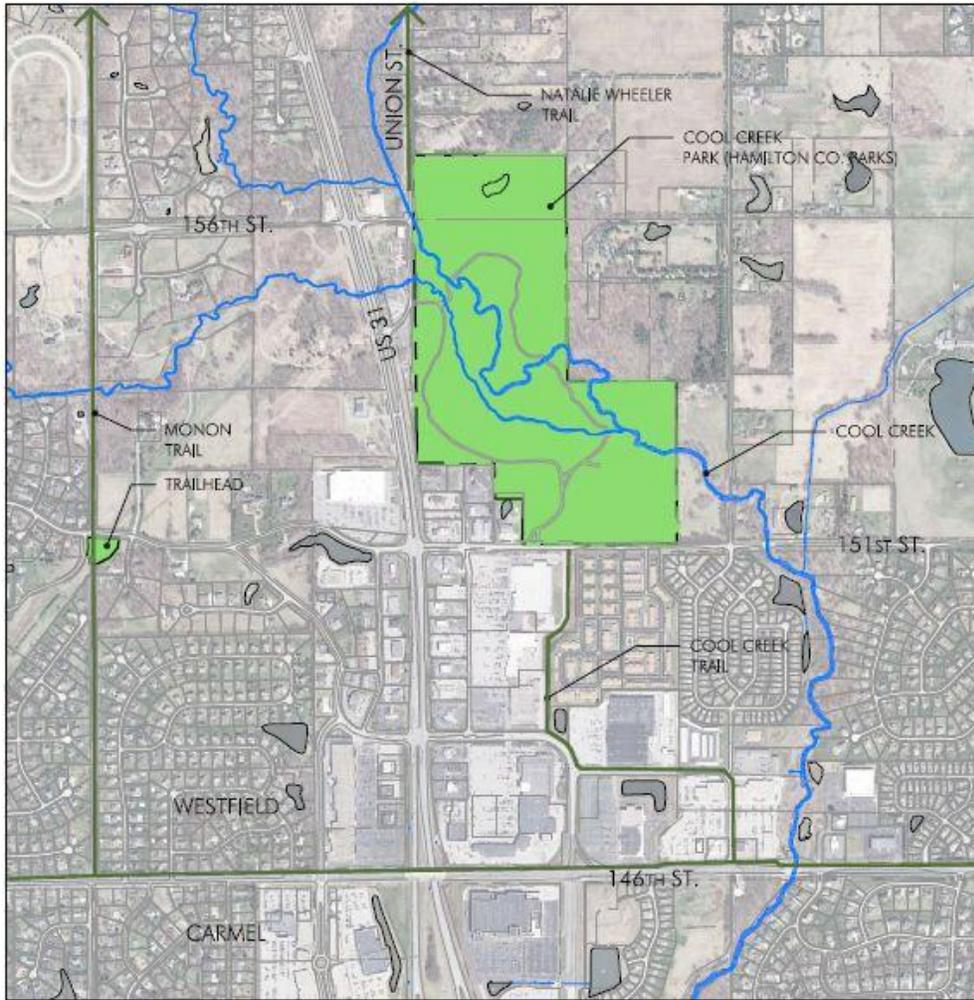
WESTFIELD PARKS AND RECREATION MASTER PLAN
May 2011



P. Cool Creek Trail

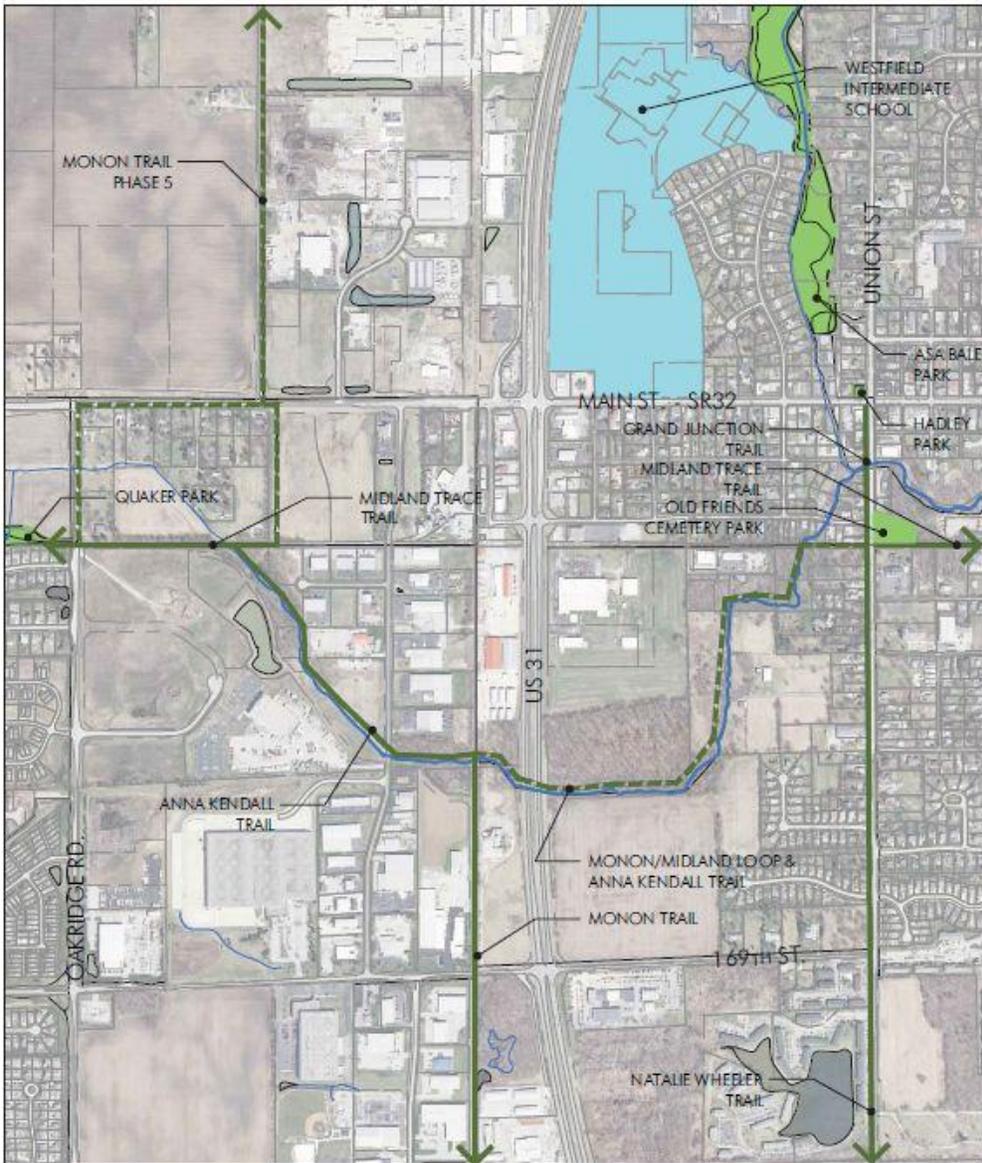
The Cool Creek Trail is an urban shared right-of-way trail beginning at 146th Street south of Cool Creek Park and connecting to the Natalie Wheeler Trail. The trail consists of an 8-foot wide asphalt path extending nine tenths of a mile from 146th Street to the entrance of Cool Creek Park on 151st Street. It provides the final link in the pedestrian connection from 146th Street into downtown Westfield by way of the trail system in Cool Creek Park to the Natalie Wheeler Trail, on to the Grand Junction Trail and ultimately to the proposed Grand Junction Plaza.

Future needs include significant expansion northward from Cool Creek Park.



Q. Anna Kendall Trail

The Anna Kendall Trail is a greenway trail consisting of a .49 mile long, 12-foot stone trail between the Monon Trail and the Midland Trace Trail at Oak Ridge Road and forms a section of the Monon Midland Loop.



17

Anna Kendall Trail

WESTFIELD PARKS AND RECREATION MASTER PLAN
May 2011



0 400 800

Scale: 1" = 800'

VI. Current Infrastructure Funding

The Westfield Parks and Recreation Department relies on a combination of outside grants, donations and proceeds from park impact fees for its capital project funding. There is no dedicated tax levy for parks and recreation in the City of Westfield. However, Washington Township has a park tax levy that is utilized entirely for Washington Township Parks operations and capital improvements. While Westfield residents pay a portion of this tax levy, none of these proceeds are used to help fund the Westfield Parks and Recreation Department.

Westfield has been very successful in garnering outside grants to fund a large percentage of the trails it owns, maintains, and operates. In fact, much of the land for the trail system has been donated by residents and businesses. Westfield will continue to aggressively seek outside grants for ongoing trail and park development. This will help minimize the need for local funding of capital improvements.

While ongoing maintenance and operations costs are budgeted from the City's general fund, Westfield currently utilizes grants, donations, and park impact fees to fund capital improvements to the park system. A \$930 park impact fee is assessed for each new dwelling unit permit issued within the city corporate limits. This is the current parks and recreation impact fee. (Ordinance 07-32)

VII. Nature and Location of Projected Future Development

This Plan uses residential development data that was presented in the city's 2011 Road Impact Zone Improvement Plan. That road plan estimated current household numbers by using information from the 2010 Census. The process it used for forecasting the number of households in ten years involved two steps. First, past trends and estimates were used to develop a target forecast for 2021. Second, the Westfield Comprehensive Plan was used to identify where in Washington Township household growth is most likely to occur in the next decade. Linear growth rates charted between 2000 and 2010 were then used to develop an overall 2021 population and housing unit forecast. Consistent with estimates in the Westfield Comprehensive Plan, this resulted in an estimate of 48,900 residents and 18,149 housing units in Washington Township for 2021. Specifically, the Road Impact Zone Improvement Plan estimates an increase of 5,942 housing units during that period. This figure of 5,942 households will be used later in this Plan to calculate the new recommended impact fee amount.

Township-wide housing forecasts were next compared to more specific information about planned development within the city. This resulted in an expectation that the largest concentration of development in the next 10 years will be around the Grand Park, Grand Junction and the Springmill Trails Planned Unit Development with the balance distributed fairly evenly throughout the rest of the township. (Road Impact Zone Improvement Plan, p. 21-26; see also IC 36-7-4-1318(b)(4))

VIII. Current Level of Service

Current level of service is defined as a quantitative measure of the service provided by a park or recreational facility. (IC 36-7-4-1302, 1308)

Westfield currently owns and operates 140 acres of parkland and 48 acres of trail. Most of the parks have been developed. Several parks have unique elements such as Asa Bales Park's skate park, Freedom Trail Park's inclusive playground and sensory garden, the Simon Moon Park sledding hill, and Quaker Park's splash park. Many park and recreation needs are being met by outside providers such as the school corporation and homeowner associations. School corporation playing fields and other active recreation components meet much of today's need. Parkland that has not been developed includes Armstrong Park and Osborne Park.

A. Programming

In its short existence, the Westfield Parks and Recreation Department has successfully managed a number of programs and special events. This has been possible primarily because Westfield counts as one of its most important assets a large contingent of active volunteers and local groups. Volunteer groups include Westfield in Bloom, Arbor Day volunteers, Master Gardeners, Wabash College Alumni, Girl and Boy Scouts, Westfield Youth Soccer Association, Westfield Youth Sports Inc., Downtown Westfield Association, and Westfield Washington School Corporation. Local government programming assistance has also been provided by Washington Township Parks and Recreation and the Hamilton County Parks Department.

A list of programs and special events that have utilized extensive volunteerism includes:

- Easter Egg Hunt, Asa Bales Park, organized by Washington Township Parks Department.
- Arbor Day – Annual activity where community volunteers plant trees.
- Annual Community Plant Day, Quaker Park, organized by Westfield In Bloom--40 volunteers assist in planting 8,000 annual plants.
- Annual Westfield Rocks the 4th, Fourth of July Festival. Events include a car show, children's activities, vendor booths, outdoor market, live music, and a fireworks display.
- Annual Fireside Tales, Simon Moon Park -- themed story time events conducted at the Council Circle fire pit.
- Various Summer Camps utilizing Quaker Park for children's programs.
- Westfield In Bloom, Floral Competition.
- Race to the New Year, 5-K Run.
- Westfield In Lights.
- Voices from the Past.

Local park and recreation programming needs are also being met by several outside providers; a provider list and a brief summary follows:

- Hamilton County Parks Department: Numerous nature oriented programming occurs throughout the year at Cool Creek Park. This includes organized nature hikes, bird watching activities, and various children’s programs. In addition, a concert series takes place in the park during the summer months.
- Washington Township Parks and Recreation: This department offers numerous children’s programs and adult programs throughout the year including art and science activities, exercise, and many other programs.
- Westfield Youth Soccer Association (WYSA): This association is active in developing youth soccer in the community through the development of competitive leagues, teaching, and recreational soccer. WYSA manages the Habig Field Soccer Fields.
- Westfield Youth Sports, Inc. (WYSI): WYSI promotes the development of amateur youth sports for school age children in Westfield and Washington Township. The focus is on instructional, recreational, and competitive leagues including baseball, basketball, cheerleading, football, lacrosse, softball, track and field, volleyball, and wrestling. Competition is encouraged with various local and national youth sports organizations. Football and lacrosse games are played on the fields at Freedom Trail Park.
- Westfield Washington School Corporation: Indoor and outdoor facilities are available at many schools. Primary utilization of these facilities is for school-sanctioned events and programming. However, they are made available to outside groups such as WYSI.

Currently, the Westfield Parks and Recreation Department relies on outside groups to operate and manage the programs they sponsor. To expand programming offerings in the future and gain more control of programming management, the department will need additional facilities to support programs and staff to manage the volunteer efforts. This may warrant the hiring of a program specialist and development of additional classrooms and meeting space.

B. Facilities

The Westfield Parks and Recreation Department offices are housed in the City Services Center on 171st Street. This is a recent building with good support facilities including quality office space, technology, and front office support. The maintenance staff offices are with the rest of the park staff. Material and equipment storage is shared with the Westfield Public Works Department staff in the public works garage on-site.

The shared use arrangement of equipment and material storage is generally sufficient. However, expansion opportunities with this arrangement are not available. On occasion this is evident with the

need for park maintenance staff to borrow public works equipment. For larger more complicated tasks, parks maintenance staff also rents equipment from outside vendors.

C. Staff

The Westfield Parks and Recreation Department has a full-time staff of five people. The staff descriptions below are divided into administrative and maintenance functions. The maintenance description also discusses current equipment owned and used by the parks department.

Administrative Staff

The Director of the Westfield Parks and Recreation Department reports directly to the Mayor. The Director is responsible for all park and recreation functions and oversees the parks department staff. The Director is responsible for the following functions:

- Parks and Recreation Department budget, fundraising, and grant writing;
- Day-to-day operations of the Parks and Recreation Department;
- Long-range planning, program design, special events, and volunteer management;
- Public relations and marketing;
- Facility maintenance and safety issues oversight;
- Preparing operating and capital budgets; and
- Managing and overseeing all capital projects.

The Administrative Assistant performs office operations and clerical and administrative tasks. Additional responsibilities include:

- Researching and responding to requests for park information;
- Researching grant opportunities;
- Updating web site and preparing newsletters and promotional materials;
- Maintaining calendars and schedules; and
- Providing overall support to the department, however primarily assigned to the Director.

Maintenance Staff:

The Supervisor of Maintenance reports to the Director and oversees two fulltime employees. The staff maintains 140 acres of parkland and 48 miles of trails. Maintenance Staff responsibilities include:

- Mowing, plantings, tree trimming and removal;
- Fertilization and herbicide applications;
- Maintaining irrigation system, including watering downtown hanging flower baskets;
- Traffic roundabout maintenance;
- Managing of volunteers;
- Assistance with capital improvements, playgrounds, park equipment, and landscaping;
- Playground inspections;
- Ongoing repair of indoor and outdoor facilities;
- Restroom maintenance;
- Vandalism repairs and graffiti removal;
- Specifying plant materials in parks; and
- Urban forestry, including tree assessments and inventories.

Repairs needed beyond the capabilities of maintenance staff are completed by skilled trades from Public Works staff or outside contractors. In winter the maintenance staff assists city staff with snow removal responsibilities. Most athletic field maintenance is completed by user groups.

Westfield Parks and Recreation Department staff has offices located in the City Services Center. Fieldwork and maintenance activities are conducted out of the Public Service garage. The parks department has a small area assigned in the garage for equipment storage and service such as oil changing, mower adjusting, and blade sharpening. Current Parks Department owned equipment includes three trucks, two trailers, two utility work vehicles, two mowers, a bobcat, and various weed eaters, blowers, and hand tools.

For larger, complicated maintenance and service activities, maintenance staff has access to Public Works equipment if it is available. This includes backhoes, dump trucks, and tractors. Parks Department staff is motivated and enthusiastic about their jobs and the work environment. They are well educated for the positions and in some cases over qualified for those positions. They have appropriate experience, skills, and knowledge to complete assigned tasks. The work environment is friendly and open. A sense of team spirit exists which extends to all city departments. The greatest current staff needs relate to programming assistance and performance of maintenance responsibilities.

D. Other Providers

Parks Department coordination with other providers is very good. There are close working relationships with Washington Township Parks and Recreation and Hamilton County Parks, as well as Westfield Washington Schools. Current programs and activities provided by each entity are complementary with very little overlap in programs and activities. The Westfield Parks and Recreation Department is a member of Hamilton Parks Association, a consortium of park and recreation and tourism providers in Hamilton County.

In the City of Westfield other public park and recreation facilities include Cool Creek Park and Nature Center (Hamilton County Parks), Bray Park, currently under construction (Hamilton County Parks) and MacGregor Park (Washington Township Parks and Recreation). Cool Creek Park is Hamilton County Parks' flagship facility with over 90 acres. The park includes administrative offices, a maintenance facility, and nature center. A wide variety of outdoor passive and active recreation elements are provided, including four miles of nature trails, vehicular drives and parking, playgrounds, softball, soccer, basketball, wetland areas, prairies, and shelters.

MacGregor Park is the primary park facility operated by Washington Township Parks and Recreation. This park was recently expanded to 50 acres with a 13-acre acquisition. Facilities are focused on natural and passive activities and include a park drive, parking, approximately two miles of nature trails, and restrooms. Much of the park is encumbered by conservation easements which limit recreational use. However, the recent acquisition is well-suited for active recreational uses.

Washington Township's other park facility is Redbud Park. On less than one acre of land, it is a passive park located at the Washington Township offices and consists of a gazebo and sitting area.

Westfield Washington Schools is currently the largest provider of active recreation in the community. There are a number of playing fields and ball courts jointly used by local sports groups and the schools.

E. Budget

The 2011 Parks and Recreation department budget was \$1,574,644. This represented a tenfold increase since 2006. The current capital budget represents an appropriated amount dependent on revenues from outside grants, donations, and park impact fees. None of the budget is derived from tax revenues dedicated to parks and recreation. The current budget, while considerably larger, lags behind similar park system budgets. (See Figure 2, below.)

Westfield Budget						
Year	Operating Budget	Capital Budget	Total Budget	Funding sources for capital	City Levy	% to Parks
2005	\$ 118,111	\$ 40,000	\$ 158,111			
2006	\$ 84,624	\$ 40,000	\$ 124,624		\$ 4,059,957	2.08%
2007	\$ 99,736	\$ 130,003	\$ 229,739		\$ 4,131,305	2.41%
2008	\$ 132,270	\$2,000,000	\$ 2,132,270	Grants, donation and Park Impact fees	\$ 7,612,037	1.74%
2009	\$ 144,994	\$2,000,000	\$ 2,144,994	Grants, donation and Park Impact fees	\$ 11,536,049	1.26%
2010	\$ 543,554	\$1,000,000	\$ 1,543,554	Grants, donation and Park Impact fees	\$ 11,715,227	4.64%
2011	\$ 574,644	\$1,000,000	\$ 1,574,644	Grants, donation and Park Impact fees	\$ 13,459,401	4.27%
Fairfield, Ohio Budget			\$ 3,870,000			
Liberty Township, Ohio Budget			\$ 1,175,000			
Mason, Ohio Budget			\$ 7,514,634			
Carmel, Indiana Budget			\$18,500,000			
Noblesville, Indiana Budget			\$ 5,810,000			

Figure 2: Budget Chart

The 2011 budget provided spending of approximately \$50 per resident. This is one third of the average spending of \$150 per resident of similar cities. (See Figure 3, below.) The Carmel Clay Parks and Recreation Department spends \$217 per resident, while Noblesville provides \$114 per resident in recreation spending. The Master Plan recommended that the Westfield Parks and Recreation Department budget be increased to \$3,500,000 by 2015. This would equate to spending of \$100 per resident based on a projected population of 35,000.

Large City	Park Acreage	% Land Area	Population	\$/Resident	\$/Acre	# Employees	\$ Spent	Employ/acre	Employee /1000	
Cincinnati	6,945.0	14%	314,154	\$ 166	\$ 5,135	343	\$ 35,659,499	0.049	1.090	
Cleveland	2,930.0	5.9%	458,684	\$ 84	\$13,209.55	559	\$ 38,703,975	0.191	1.220	
Toledo	2,206.0	4.3%	304,937	\$ 23	\$ 3,227.11	92	\$ 7,119,000	0.042	0.300	
Columbus	12,937.0	9.6%	730,008	\$ 82	\$ 2,186.24	304	\$ 28,283,406	0.023	0.420	
Indianapolis	11,020.0	4.8%	784,242	\$ 47	\$ 2,896.99	374	\$ 31,924,843	0.034	0.480	
Louisville	15,402.0	6.3%	700,030	\$ 41	\$ 1,565.39	472	\$ 24,110,187	0.031	0.670	
Average	8,573.3	7.5%		\$ 74	\$ 4,703.31	357.33	\$ 27,633,485	0.062	0.697	
Similar Cities										Acres
Fairfield, Ohio	300	2.2%	45,000	\$ 86.00	\$12,900.00	71	\$ 3,870,000	0.237	1.58	13,504
Liberty Township, Ohio	277	1.5%	33,000	\$ 35.61	\$ 4,241.88	4	\$ 1,175,000	0.014	0.121	17,920
Mason, Ohio	370	3.3%	25,000	\$300.59	\$20,309.82	136	\$ 7,514,634	0.368	5.44	11,264
Carmel	515	4.5%	85,000	\$217.65	\$35,922.33	393	\$ 18,500,000	0.763	15.72	11,456
Noblesville	854	7.5%	51,000	\$113.92	\$ 6,803.28	59	\$ 5,810,000	0.069	2.36	11,456
Average	463.2	3.8%	47,800	\$150.75	\$16,035.46	132.6	\$ 7,373,927	0.290	5.04	
Westfield	188.1	0.8%	30,068	\$ 49.44	\$ 8,391.51	10	\$ 1,486,556	0.056	0.33	
Westfield	Active	Passive								
	38%	62%								
Proposed Standard	350	1.6%								

Figure 3: System Comparisons

F. Quantitative Measure

The Current Level of Service for existing development within the impact zone can be calculated by taking the current value of existing park and recreation infrastructure in the community and dividing that value by the total number of current households. (See IC 36-7-4-1302)

Value of Existing Infrastructure:

❖ Land (188 acres at \$30,000 per acre)	\$5,640,000
---	-------------

Land comprised of 140 acres of parkland and 48 acres of trails. The acreage value was suggested by the developer and real estate members of the Impact Fee Advisory Committee. (See Section XI below)

❖ Improvements (as calculated by the Parks Director)	
--	--

Asa Bales Park	\$1,400,000
Quaker Park	\$1,200,000
Hadley Park	\$36,500
Freedom Trail Park	\$690,000
Simon Moon Park	\$359,200
Old Friends Cemetery Park	\$300,000
Liberty Park	\$100,000

Total:	<u>\$4,085,700</u>
--------	--------------------

LAND & IMPROVEMENTS	\$9,725,700
---------------------	--------------------

Divide by Current Number of Households	<u>12,207</u>
--	---------------

Estimated Current Level of Service	\$796.73
---	-----------------

Thus, the quantitative measure of the services currently provided by Westfield Parks and Recreation (Current Level of Service) is estimated to be \$796.73 per unit of existing residential development. (See IC 36-7-4-1302, 1308)

IX. Community Level of Service

Indiana Code defines “Community Level of Service” as “a quantitative measure of the service provided by the infrastructure that is determined by a unit to be appropriate.” (IC 36-7-4-1301) This may be described as the maximum fee that can be legally assessed on a new development unit.

A. Demographics

The Westfield Parks and Recreation Department Five-Year Master Plan contains a detailed discussion of Westfield’s demographics. It concludes that Westfield is an affluent growing community with a high percentage of families with children. Residents spend considerably more on recreation services than the national average.

The 2000 Census figures for then-Town of Westfield reflect a population of 9,293. By the 2010 Census, Westfield’s population had risen to 30,068, an increase of 20,775 or 225% in ten years. It is relevant to note that just before becoming a city in 2008 Westfield annexed a large and heavily populated portion of western Washington Township.

For demographic analysis and projection purposes, the Master Plan used a 2000 population figure of 15,437 to represent the current geographic area of the City. Using the modified 2000 population figure, an average annual growth rate of approximately 7% was derived.

Thirty seven percent of Westfield residents are between the ages of 25 and 44; one third (34%) of the population is below the age of 19. Senior citizens over the age of 65 represent less than 15% of the population, which is considerably less than the state average of 24.7%. Ninety percent of the population is white. Diversity has increased recently with the aggregate percentage of African American, Asian, and Hispanic residents doubling in the last ten years.

Home ownership rates are within recognized norms for a stable community. Average annual household income is \$95,102, below the Hamilton County average of \$114,588 but much higher than the state average of \$64,526. Westfield is highly educated. Thirty percent of the population has a college degree and nearly 13% has an advanced degree. Consistent with the highly educated population, 75.9% of the working population has a professional or white collar occupation. Nearly 90% of workers drive alone to work. The average commute time is 24 minutes, indicating that most people work outside Westfield.

The highest population density in Westfield is in the downtown area and north of 146th Street between Spring Mill Road and Carey Road. These areas have population densities between 1,100 and 2,000 people per square mile. The lowest population densities are in rural areas west of Spring Mill Road.

According to the Master Plan, 59% of Westfield residents fall into the socioeconomic category of “Up-and-Coming Families.” This is a mix of Generation Xer’s and Baby Boomers with a median parental age of 32. This is the youngest of the affluent family markets. Residents have young children. Most families

own their homes and live in newer houses with an average family income of \$78,000. Primary recreational pursuits are active recreation such as sporting activities and visits to zoos and theme parks.

Thirty five percent of Westfield residents are categorized socioeconomically as “Boom Burbs.” This is the fastest growing market segment in the United States and consists of busy, affluent families with parental median age of 34. They are well educated and have the highest percentage of two income families. Median family income is twice the national average. Many work outside their home county. Family vacations are a top recreational pursuit including visits to theme parks. At home, residents participate in exercise, tennis, golf, skiing, and jogging. Boom Burbs enjoy attending sporting events.

B. Trends

Recreation trends in recent years have concentrated on budget and finance issues. Doing more with less is a park and recreation standard but it has come to the forefront with the recent economic downturn. Many departments have started charging for programs which have traditionally been free. Nationally, parks departments on average have produced approximately 20% of their budgets from fees for programs and rentals. Many progressive departments now produce nearly 40% of operating budgets from fees. Cincinnati, Ohio has produced 35% of Recreation Commission budgets by charging for after school day care, programs, classes, and rentals.

Hamilton County, Ohio collects fees making up 38% of its budget with pay to play for golf, horseback riding, wedding event hosting, fishing, boating, and vehicle use fees. This is in addition to a stand-alone, county park operating levy passed by voters which produces operating and capital funding for the entire county park system.

Many park systems have added off-leash dog parks to their facilities in recent years. These facilities in some cases were beyond the budgets of the local park departments and were constructed using private funds raised by pet owning citizens on park lands. Other departments saw the need and used park capital budgets for the creation of these facilities.

Park departments are increasingly forming not-for-profit 501(c) 3 foundations to receive gifts and be eligible for more grant monies. Nationally, parks receive about 1% of funding from donations; some park departments with foundations and aggressive fundraising policies receive as much as 8% from gifts and endowments.

In recent years facility rentals for weddings and corporate meetings have been used to support overall park operations. Drees Wedding Center at Devou Park in Covington, Kentucky produces a \$400,000 annual profit to help operate historic Devou Park. Many parks departments take advantage of their wonderful landscapes and historic buildings as venues for corporate meetings, weddings, and special occasions.

Park systems have recently increased environmental demonstration projects. The Cincinnati Parks administration building has its power needs supplemented by a large array of solar panels and a wind turbine located in Eden Park. The system not only saves power but is an interpretive education element in the park. This demonstrated how we can have an impact on energy use and earn revenue by selling power back to the grid. A small Ohio city installed heating systems supplemented by heat pump systems to draw heat from the waters of a nearby lake. The system was used as an interpretive element to demonstrate energy saving resources.

Wi-Fi has been installed in some systems to enable increased visitation and enhance the visitor experience. Parks departments use GPS equipped vehicles to enable efficient vehicle routing, wise use of fuel, and time for maintenance. A Midwest city has installed litter receptacles in high use areas which alert the department with a Wi-Fi signal when they are full, saving time, and money.

Major changes have occurred in aquatics facilities. The “L” shaped Olympic pool, a standard for many years in communities, is being replaced with regional water park facilities with zero depth entries and play features in shallow splash areas. Many of these water parks also provide concessions, picnicking, and the ability to host large groups, enabling a return on investment. Small neighborhood pools are being replaced with spray grounds with no standing water, eliminating the need for lifeguards.

Community centers have gone from 25,000 square foot neighborhood facilities with one gymnasium to large multi-use buildings with gymnasiums, fitness facilities, classrooms, and indoor/outdoor aquatic playgrounds. Many are joint venture facilities with the parks department partnering with other groups such as the YMCA, Girls & Boys Clubs, or health facilities.

Many manicured turf areas in parks are being replanted using non-traditional turf and native plants and prairies to reduce mowing, save energy, and minimize maintenance costs. Exotic invasive plants and animals are becoming more harmful to the environment and to parklands because of the deleterious effect on native plants and landscape improvements in parks. Park departments have begun proactive efforts to control these plants before they negatively impact the urban forest and other desired landscape plantings. Over population of deer has become a major problem, decimating plants in parks. Many departments are systematically thinning herds to protect and preserve park plant life.

Recent planning efforts in Westfield are responding to these trends, including water spray grounds, use of native plant material, and GPS technology. The Westfield Parks and Recreation Department is also responding to the need for large scale community centers and aquatic centers by actively seeking partners and other outside providers for these facilities.

C. Needs

As previously stated, the Westfield Parks and Recreation Department currently controls 188 acres of parkland. This acreage makes up 0.8% of the land mass of the City. Other local and regional cities

average dedicated parkland of 3.8%. According to the Five Year Master Plan, a standard for Westfield given the light population density and amount of undeveloped rural land in the city should be about 1.8% of the city land mass or double the amount of existing parkland. The City of Westfield spends about \$49 per resident on park and recreation services each year. Similar cities locally and regionally spend an average of \$151 per resident. (See Figure 3, above) The Master Plan's recommended budget standard for Westfield is approximately \$100 per resident or twice the current budget amount.

The acquisition of parkland should be done within the next five years. Land prices will rise quickly as the economy recovers and development begins again. New development will likely occur on the western edge of the city where efforts to secure additional parkland acquisition should be focused. Land is likely the least expensive in the western portion of the city and has the greatest concentration of undeveloped natural areas, including stream corridors and woodland. These areas should be preserved as open space or parkland.

Westfield parks are well distributed in the community. A park is located within a 5 minute drive of most of the citizens as shown in Figure 5 on the Five Minute Drive Time map.

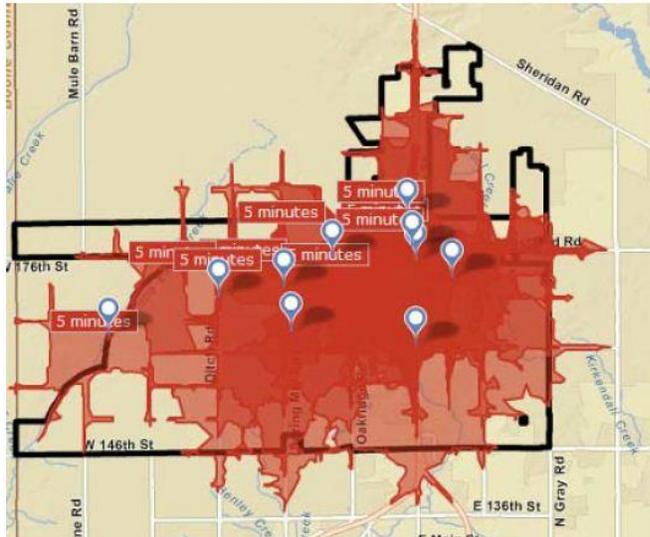


Figure 4: WPRD Drive Time Chart

Nationally, average parkland distribution is approximately 1/3 passive to 2/3 active. Westfield's distribution is currently inverted. Parkland distribution is 38% active and 62% passive. The heavy reliance on schools for active recreation explains the higher use of city parkland for passive activities. As long as schools continue to provide the active field sites, Westfield parkland active/passive use will remain in appropriate balance. When the Grand Park Sports Complex is fully operational, it will certainly affect this distribution more toward the active side.

Athletic fields in the city presently fulfill the needs of the residents, except for needed additional fields for the growing sport of rugby. Quaker Park provides the only basketball court in the system. The school corporation presently has ten tennis courts at the high school campus, but public access is limited. Westfield does not currently offer an off-leash dog park.

A plan for a major commercial development centered on the 300-acre Grand Park is under way. Grand Park will provide a venue for local user groups and will host regional and national tournaments. The plan proposes to provide all outdoor sports fields for youth and adult leagues.

Westfield is a growing city with a park department that has been established less than three years. Historically, programs have been provided by Washington Township Parks and Recreation and Hamilton County Parks. As Westfield grows in population, programs will fill quickly and additional programs and space will need to be expanded.

The Westfield Parks and Recreation Department presently has no indoor space for programs. The schools have a number of gyms, classrooms, and meeting areas which can provide important space for expanded programs. The present structure of the school rental/use policy restricts available use for Parks Department programs. Many communities get double use of tax dollars by having school facilities available for education functions during the day and recreational use in the evening.

Swimming pool facilities in the community are mostly provided by home owner associations. These are primarily small swimming pools. Quaker Park has a small spray ground which is heavily used. Westfield currently does not have a large scale community center. There is a need for a smaller community building for senior programs during the day and adult and youth programs in the evenings.

Westfield is aggressively pursuing development of trails with separate east/west and north/south regional trails. It is developing a secondary loop trail system to provide connections to the major trails, parks, and neighborhoods. Needs exist for feeder trails from neighborhoods to access regional loop trails. A gap study has been completed by the City and is being used to support the creation of a connective feeder system for safe and reasonable access to the trail system for all residents.

D. Desires

As part of the Five-Year Master Plan development process, community desires were communicated through a variety of methods. These included stakeholder meetings, public opinion surveys, public input meetings, and various discussions with Parks Department staff. To compare community desires with park and recreation needs, comparisons were made to similar communities' park departments and recreation trends.

Desired park and recreation activity and facility goals expressed by the community include:

- Establish Westfield as a community with a unique park and recreation experience and facilities, to raise the bar and set examples for other cities and towns similar in size and demographics.
- Utilize parks and recreation as an important quality of life component and driver of economic development.

- Utilize trails as a critical component of the community's growth and economic development strategy.

Additional improvements and facilities which will enable the Westfield Parks and Recreation Department to achieve the goals above include:

- Aquatic and water based facilities;
- Community Center;
- Improved park signage including identification, directional, informational, interpretive and warning signs;
- Additional playing fields and courts; and
- Improved trail connections to neighborhoods.

A public input meeting was held in 2011. Approximately two dozen people attended including local citizens and stakeholders.

Several questions were asked by the public during the presentation, addressing the importance of trails and connectivity and various park and facility needs. Brief questionnaires were distributed for attendees to answer. Following the presentation, the public was invited to discuss park and recreation assets and needs in more detail with staff members.

Needs identified by the public included:

- Internal loop paths connecting to trails.
- Improved connectivity including neighborhood and trail links.
- Sufficient shelters at future parks.
- Tennis courts, ice skating, dog parks, disk golf, and fishing.
- Retention of existing natural resources and qualities, including increased use of best management practices.
- Utilization of utility easements for trails.
- Land rights and options to secure future parklands.
- Visible parks and open space at main roadways.
- Increased public availability of school facilities, including open swim times at pools.

Another important component of the process leading up to the Westfield Parks and Recreation Master Plan was an internet survey of residents and park users. Key topics of the survey included demographic profiles, type and frequency of park and recreation participation, perceptions of park and recreation opportunities, perceived park and recreation needs, and payment for park and recreation improvements.

A total of 449 people responded to the survey, providing a good representative park user profile. The survey was conducted for six weeks in January and February of 2011. Approximately two-thirds of the respondents were between 30 and 50 years old; a little over half were women; 86% of respondents were married with children and over 90% were white.

The following points summarize the survey results:

- 90% of respondents stated they were aware of the Westfield Parks and Recreation Department.
- Over half the respondents felt facilities and programs were very good or excellent.
- Two-thirds of the respondents were very aware or somewhat aware of events, programs, and facilities.
- Parks with the greatest awareness were Asa Bales, Monon Trail, Freedom Trail Park, and Quaker Park.
- Parks with the least awareness were Osborne Park, Raymond Worth Park, and Maple Knoll Park.
- Three-fourths of the respondents felt that having three park departments operating in Westfield was very confusing.

The following topics relate to respondent park use:

- Nearly one-fourth of the respondents use parks at least once a week;
- Over half of the respondents visit a park at least once a month;
- The top participation is in the following activities:
 - Walking/Jogging/Running
 - Participating in play activities with children
 - Biking
 - Reading, enjoying nature, or just relaxing
 - Dog Walking
 - Participating in organized sports leagues.

Respondents felt the following programs or activities should be added:

- Walking paths/biking trails.
- Paved bike trails.
- Playgrounds.
- Nature programs/natural areas.
- Concerts or other special events.
- Children's programs/day camps.

Overall, Westfield Parks were rated good to excellent by most respondents. The highest ratings were given for cleanliness, safety, trails, and friendly staff.

E. Needed Infrastructure

With over 93% of Westfield residents categorized as either Up-and-Coming Families or Boom Burgs, there is a demonstrated demand for active recreation opportunities. Although the school system

currently provides the majority of such opportunities for residents, there is no guarantee that will last forever.

The Master Plan set forth an action plan for the Westfield Parks and Recreation Department that emphasized long-term growth and development of park and recreation opportunities in Westfield over the next twenty years. It called for systemic actions with a projected budget of \$57,750,000. Specifically, it recommended:

- ❖ Completion of the inner loop trail system -- \$3,500,000
- ❖ Completion of the outer loop trail system -- \$6,000,000
- ❖ Completion of neighborhood trail connections -- \$2,000,000
- ❖ Land acquisition for new regional park -- \$5,250,000
- ❖ Construction of new regional park -- \$25,000,000
- ❖ Land acquisition for a new community center -- \$15,000,000
- ❖ Construction of a Park Maintenance Facility -- \$1,000,000.

Additionally, the Grand Junction amendment to the Comprehensive Plan calls for the construction of a Grand Junction Plaza in downtown Westfield. Once completed the Grand Junction Plaza is expected to be maintained and operated by the Parks and Recreation Department. The estimated cost for the public portions of the Grand Junction Plaza is \$19,200,000. Add that to the projected budget for systemic actions of \$57,750,000, results in a total anticipated cost of \$76,950,000.

These systemic recommendations represent a big picture view of the future capital needs of the entire Westfield Parks and Recreation Department. Dividing the anticipated cost of \$76,950,000 equally among the 18,149 total projected households in 2021 yields a per capita household cost of \$4,240. While this Community Level of Service figure is clearly supported by the data, it is not a reasonable number to impose as a park impact fee on new development. Such a fee would likely be so burdensome as to negatively impact desired growth in Westfield.

Accordingly, a more measured approach to identifying needed park infrastructure is required to yield a sustainable result.

F. Recommended Future Infrastructure Funding

As stated earlier in this plan, new residential development over the next ten years is likely to be fairly balanced throughout the impact zone. However, the heaviest development is projected to occur in the downtown and the western area of the township. Demographics and public input demonstrate a need for more active recreational opportunities such as more trails, a dog park, a regional park, and a potential community center.

Rather than emphasizing systemic needs, this Plan focuses on trail development throughout the city and the development of Armstrong and Osborne Parks. The existing trail system benefits all residents of the

city, including those that move into new development homes. However, expanded trail development, i.e., continued trail extensions both northward and westward is needed in order to serve new residents at the same level as current residents.

The Midland Trace Trail expansion west from US 31 will benefit those new residents living in new developments in the western portion of the township as well as new residents in the downtown area. It will provide them pedestrian access to the west side of US 31 as well as to the Monon Trail system. Similarly, expansion of the Monon Trail northward will benefit new residents in the northwestern quadrant of the township, specifically, new development within the Springmill Trails PUD.

Cool Creek Trail is needed to help complete the downtown trail loops and will connect new residents in the Grand Junction area to the rest of the city’s trail system.

Armstrong and Osborne Parks will be the next city parks on the west side of US 31. While these parks will benefit all residents to a certain degree, they are especially needed because of future development that should concentrate on the west side of the township.

These new pieces of infrastructure are estimated to cost a total of \$7,775,356. (Master Plan, p. 47-- Action Plan) Dividing that figure by the 5,942 new households predicted in the Road Impact Fee Zone Improvement Plan yields a prospective impact fee of \$1,309 per new household.

Midland Trace Trail Expansion	\$1,975,000
Monon Trail Expansion Northward	\$2,100,000
Cool Creek Trail	\$1,810,000
Armstrong Park	\$1,015,000
Osborne Park	<u>\$875,356</u>
TOTAL	<u>\$7,775,356</u>
Divide total by new households	5,942
Per new household	\$1,309

It is important to note that these parks and recreation infrastructure needs are independent of and unrelated to the development of the Grand Park Sports Complex. These needs would exist with or without Grand Park.

X. Parks and Recreation Impact Fees of Nearby Communities

The prospective impact fee of \$1,309 per new household falls within the range of Parks impact fees that are collected by other communities in the area. For instance, the City of Noblesville collects the following Parks and Recreation Impact Fees (according to its website as of August 2012):

Zone 1 (areas of City of Noblesville other than Wayne Township)

- \$1,136 per single family dwelling, 3 bedroom apartment or condo
- \$1,080 per duplex
- \$966 per 2 bedroom apartment or condo
- \$738 per 1 bedroom apartment or condo or mobile home

Zone 2 (areas of Wayne Township within the City of Noblesville)

- \$1,426 per single family dwelling, 3 bedroom apartment or condo
- \$1,355 per duplex
- \$1,212 per 2 bedroom apartment or condo
- \$927 per 1 bedroom apartment or condo or mobile home.

According to electronic correspondence with Fishers town personnel in July 2012, the Town of Fishers collects the following Park Impact Fees:

- \$1,070 per single family dwelling
- \$1,017 per townhome or duplex
- \$1,070 per 3 bedroom apartment
- \$1,017 per 2 bedroom apartment
- \$696 per 1 bedroom apartment.

On June 15, 2012, the City of Carmel increased its Park and Recreation Impact Fee to \$1,526 per dwelling unit.

The Town of Zionsville collects the following Park and Recreation Impact Fees:

- \$1,221 per single-family detached dwelling unit
- \$977 per duplex or condo or townhouse
- \$733 per multi-family apartment.

Finally, the City of Greenwood's Recreation Impact Fee is \$1,175 per dwelling unit.

Westfield's current impact fee of \$930 per dwelling unit is lower than all the other examples of single family dwellings. While this may make Westfield more competitive in this regard, it makes it difficult to keep up with demonstrably needed capital infrastructure improvements. Raising the impact fee to \$1,309 per dwelling unit will place Westfield squarely in the middle of the pack relative to nearby communities.

XI. Impact Fee Advisory Committee Recommendation

Before an impact fee may be adopted, an impact fee advisory committee must be appointed by the mayor. The committee must include representation from the development, building, and/or real estate industries. (IC 36-7-4-1312(b))

The members of the Westfield Impact Fee Advisory Committee include Steve Henke, Jim Payton, Bob Robey, Renee Goff, John Schaaf, Curt Whitesell, Duane Lutz, and Karen Keinsley. The committee met to review an advance draft of this Improvement Plan on July 26 and August 23, 2012. After thorough analysis and discussion, it recommended adoption of a new Parks and Recreation Impact Fee in the amount of \$1309 per dwelling unit.

XII. Recommendation

This Zone Improvement Plan recommends that the current Parks and Recreation Impact Fee of \$930 per dwelling unit be increased to \$1,309 per dwelling unit.

This document prepared by:

Ken Kingshill
15606 Towne Road
Westfield, IN 46074
317-771-8003
kenkingshill@gmail.com

This document reviewed by:

Neil VanTrees
Reviewing Engineer
City of Westfield