



Order Number: 15-08

Request: The Westfield Redevelopment Commission is seeking an order from the Westfield-Washington Township Advisory Plan Commission (the “Plan Commission”) to indicate that Redevelopment Commission Declaratory Resolution 13-2015, to amend the Spring Mill Station Economic Development Area, conforms to the Westfield-Washington Township Comprehensive Plan (the “Comp Plan”).

Exhibits: Exhibit 1 - Staff Report
Exhibit 2 - Order 15-08
Exhibit 3 - Declaratory Resolution 13-2015
Exhibit 4 – Spring Mill Station EDA Map
Exhibit 5 – Concept Plan
Exhibit 6 - Spring Mill Station Comprehensive Plan Addendum

Staff Reviewer: Andrew Murray, Associate Planner

PETITION HISTORY

The Westfield Redevelopment Commission adopted Declaratory Resolution 13-2015 (see **Exhibit 3**) to amend the Spring Mill Station Economic Development Area (the “Spring Mill Station EDA”, see **Exhibit 4**) at its October 28, 2015 meeting.

PROCEDURAL

The Plan Commission’s function for this agenda item is to determine that Declaratory Resolution 13-2015 conforms to the Westfield-Washington Township Comprehensive Plan, in accordance with IC § 36-7-14-15.8 (a). The Plan Commission shall issue its written order approving or denying Declaratory Resolution 13-2015, in accordance with IC § 36-7-14-15.8 (a). Plan Commission orders are not public hearing items.



PROJECT OVERVIEW

Project Description

Declaratory Resolution 13-2015 proposes to amend the Spring Mill Station EDA by creating a sub-economic development area of approximately twenty (20) acres located near the southwest corner of 161st Street and Spring Mill Road, 600' west of the intersection (the "Sub-Area", see **Exhibit 4**). As depicted on the concept plan for the development of the Property (see **Exhibit 5**), the developer has agreed to construct the roundabout identified at the northeast corner of the Property on 161st Street (the "Roundabout"). As a result, the City administration has agreed to support the request for reimbursement of costs related to the construction of the Roundabout by using tax increment generated from the development within the Sub-Area. This order is one of multiple steps in creating the Sub-Area within the Spring Mill Station EDA.

Project Analysis

In April 2014, the Plan Commission sent a favorable recommendation for the Spring Mill Station Comprehensive Plan Addendum and was later approved by the Westfield City Council. As discussed under the PROCEDURAL section of this report, the function of the Plan Commission is to determine that Declaratory Resolution 13-2015 conforms to the Comp Plan. Below is a summary of the financial planning objectives and policy recommendations stated in Chapter 11 of the Spring Mill Station Comprehensive Plan Addendum (see **Exhibit 6**):

Financial Strategy: The Study Group recommends that a financial strategy be developed and implemented that would advance the City's efforts to make infrastructure improvements within the Study Area consistent with the concepts envisioned in this Plan. The group suggested that the City explore the possibility of establishing an Economic Development Area for the Study Area that would provide the option of using Tax Increment Financing for making desired infrastructure improvements. The Study Group also recommends that the City explore other financial sources or mechanisms for making such improvements that may be available to the City.

The proposed amendment to the Spring Mill Station EDA will further the implementation of the Spring Mill Station Comprehensive Plan Addendum and the development of the Sub-Area.



DEPARTMENT COMMENTS

- 1) **Recommendation:** The Department recommends **approving Order 15-08 as presented.**
- 2) If any Plan Commission member has questions prior to the meeting, then please contact Andrew Murray at 317.379.9080 or amurray@westfield.in.gov.