



COMPREHENSIVE MASTER PLAN

2023



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2016 Winfield Downtown Master Plan
2016 Sanitary Master Plan
2019 Thoroughfare Plan
2021 Park Impact Fee
Town of Winfield Zoning Map 2022

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01.

INTRODUCTION



Purpose



The primary purpose of a comprehensive plan is to articulate the broader vision of the community and establish guiding principles and policies for future growth and development. Indiana Code states that a comprehensive plan should promote the public health, safety, morals, convenience, order, and the general welfare for the sake of efficiency and economy in the process of development. A comprehensive plan does not focus on the needs and desires of one property owner, business, or neighborhood. This Plan is intended to be broad in nature to provide community leaders with the flexibility to implement the community-wide vision, goals, and strategies while responding to changing community conditions that are likely to occur over the life of the Plan.

The State of Indiana has developed specific requirements and minimum content for a comprehensive plan (500 series of IC 33-7-4). The elements of a comprehensive plan, at a minimum, should include:

- A statement of objective for future development of the jurisdiction;
- A statement of policy for the land use development of the jurisdiction;
- A statement of policy for the development of public ways, public spaces, public lands, public structure, and public utilities.

A comprehensive plan may also include a multitude of additional topics, community issues and strategies, such as surveys/studies of current conditions, maps/graphics, reports, and recommendations.



What is a Comprehensive Plan



The 2023 Town of Winfield Comprehensive Plan is a guide for decision making that identifies and encourages a common vision for Winfield. The plan is based on forward-thinking strategies that promote community strengths and avert local challenges.

Key elements to the comprehensive plan include:

DATA & ANALYSIS

Assessment of existing community conditions regarding demographic and socioeconomic trends, market trends, barriers, and regional influence.

COMMUNITY INPUT

Public feedback on perceptions of Winfield collected from residents via community meetings and an online community survey.

VISION & FOCUS

Statements that strive to create a goal for Winfield in the future and provide direction toward that desired outcome

LAND USE & STRATEGIES

Recommendations for strategies and land use guidance intended to serve as planning and development tools.

The comprehensive plan document will be used as a policy guide to direct the decision-making process regarding development and growth management. This includes land use, transportation, utilities, and public services. At a minimum, a comprehensive plan should be a tool for land use planning. However, the Winfield Comprehensive Plan also includes several strategies to support community initiatives regarding quality of place, connectivity, and economic development. These topics are important as they can influence and support the town's growth, development, and investment decisions.

Key Findings



Since 2000, Winfield is one of the fastest growing communities in the state of Indiana. It is encouraging that the Town has experienced tremendous growth as this suggests Winfield is a desirable community. However, rapid growth can create challenges for local government that must provide and maintain quality services to support and keep pace with growth.

Managing new development associated with growth to support highest and best land use may also be a challenge. The Comprehensive Planning effort will account for, and leverage key factors affecting the Town and development. This will include guidance and recommendations on land use, development, transportation, and utility improvements.

The plan's final strategies will include catalytic projects to help the Town achieve the vision laid out in the Comprehensive Plan.

Updating the Plan



It will be important for the town to update the current version of the comprehensive plan moving forward as vision and goals evolve. The main purpose of the plan is to outline the current vision and goals of the town which are likely to evolve in the next few years. The plan must be periodically updated to verify the vision and goals are still relevant and true to the town's residents and businesses. Continued population growth and new development could be a driver of plan updated in the future.

Development comes with both opportunities and challenges. Residents of Winfield expressed concern about unplanned rapid growth and the impact this type of development could have on their community. Over development could destroy the natural rural character that many residents value. The 2023 Town of Winfield Comprehensive Plan strives to promote smart strategic growth and balanced development while limiting overdevelopment. The goal of this approach is to promote community sustainability and provision of town services while preserving the community character that contributes to Winfield's identity.



COMMUNITY VISION STATEMENT

The Vision Statement is an articulation of the values and aspirations of the Winfield, Indiana community. The goals and policies of the Winfield Comprehensive Plan are designed to help the community achieve this broad vision.

The Vision for the Town of Winfield was developed by the Comprehensive Plan Steering Committee, and is based on the input provided by Winfield citizens and stakeholders.

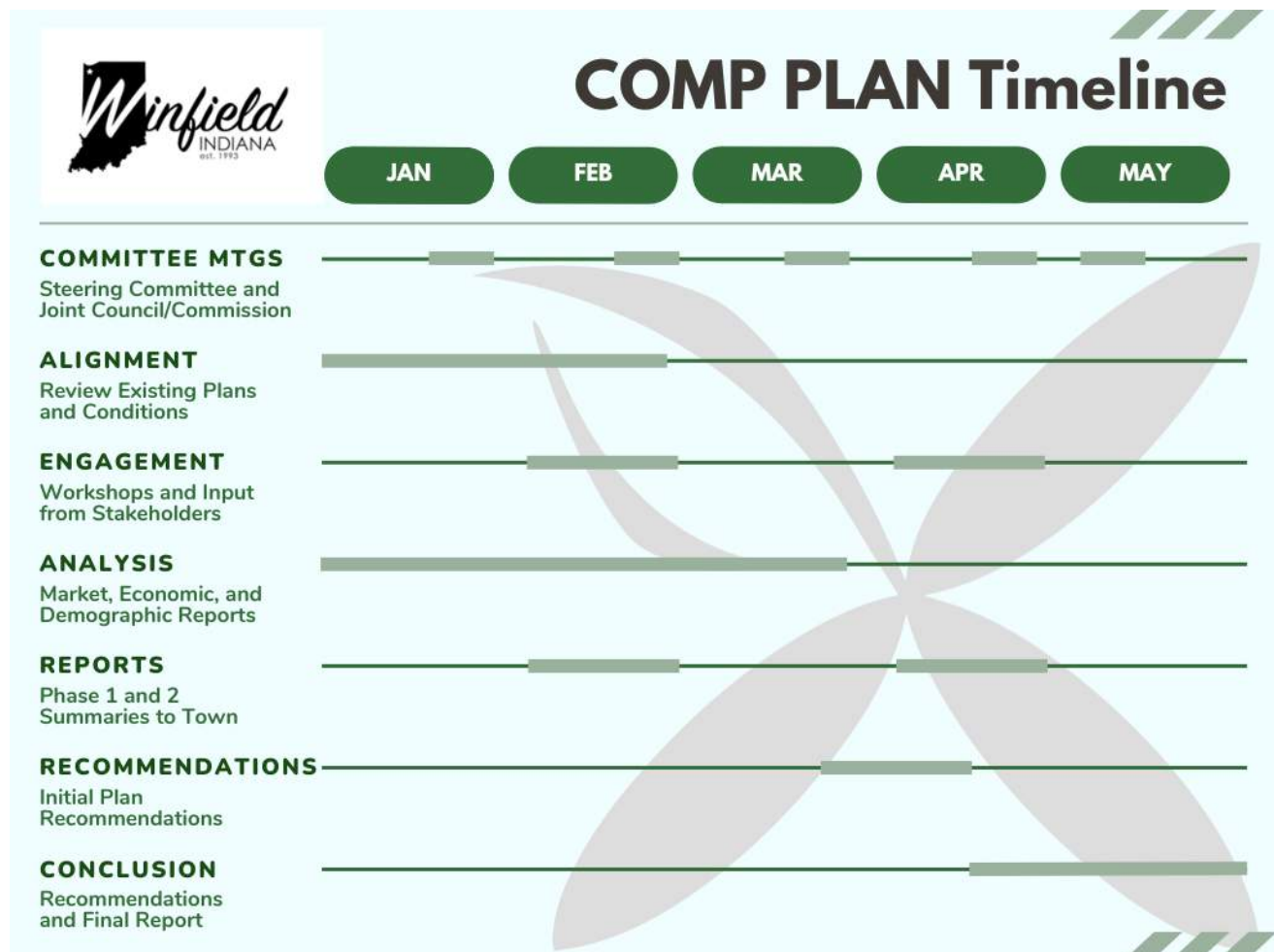


Winfield is a vibrant and welcoming place committed to sustainable growth and development, while preserving our community character. We offer a high quality of life, with excellent schools, healthcare, modern amenities, and recreational opportunities. We are a community building upon strong foundations of the past for a bright future, and a lasting sense of Winfield pride through the enhancement of place.



Planning Process Timeline

The Town of Winfield partnered with the Veridus Group and Taylor Siefker Williams (TSW) to complete a new Comprehensive Plan, and the six-month planning process began on January 2, 2023. The methodology for this plan included data gathering and analysis on existing conditions, public engagement and consensus building, and development of recommendations and a final plan. The process aimed to identify strengths, weaknesses, opportunities, and threats that are currently affecting or could impact the town in the next 10 to 20 years. The planning process also set out to establish a community vision and create strategies and tools that enable Winfield to maintain its quality of life.



An aerial photograph of a town, likely Winfield, showing a grid of streets, residential areas, and a river or large body of water in the upper left corner. The image is in black and white, with a dark, slightly grainy texture.

SCOPE OF WORK



Existing Conditions and Analysis This phase kicked off the project with a steering committee of town leadership and elected officials. Once underway, the planning team reviewed existing planning documents, assessed demographic and market data affecting the town, identified existing land use conditions, and formed a public engagement strategy.

Public Engagement and Consensus Building The second phase of the process included two public meetings and an online survey to receive feedback from Winfield residents. The first public meeting allowed residents to provide input and identify potential land uses for the town. A draft future land use map was shared during the second public meeting based on phase one findings and input from the first community meeting. Residents provided edits and feedback to the proposed land use scenarios as well as goals and recommendations to guide future policies on development, during the second meeting. The community survey was an accessible opportunity for a broad range of residents to participate in the planning process and share their priorities for the town's future.

Draft Plan Development and Growth Scenarios The third and final phase of the planning process compiled findings and elements from the previous two phases into a planning document that identified future land use recommendations, recommendations and strategies for plan implementation, and a guiding vision for the Town of Winfield. Growth scenarios were included within the land use recommendations which illustrate how the town may change if the plan is implemented.

SECTIONAL AND ROAD MAP
LAKE COUNTY, INDIANA.
BY T. H. BALL.
1891.

COPYRIGHT 1891 BY T. H. BALL.

COMMUNITY
HISTORY



HISTORY OF WINFIELD

The Town of Winfield is located in Winfield Township, Lake County, Indiana and was incorporated in 1993. Prior to incorporation, Winfield was part of Winfield Township as an unincorporated town. Regional growth pressures from neighboring communities and the potential for annexation were threats to the unincorporated town, which led local leaders to officially incorporate. Preserving the town's unique character remains a priority for community members.

The town has grown substantially since its founding. Much of this growth has been single-family residential development and has been driven by the town's proximity to Chicago. The town offers residents a semi-rural quality of life while being able to access the third largest metropolitan area in the United States. The appeal of Winfield has caused the town's population to increase by nearly 5,000 people between the 2000 and 2020 census.

The 2020 census recorded Winfield's population at 7,181 residents and the most current estimates suggest the town's population is 7,546 residents. The pace of growth places Winfield in the top 10 fastest growing communities in Indiana. Despite this growth, Winfield has maintained its quality of life and added amenities including commercial and retail developments. Low taxes, the availability of utilities, strong schools, and proximity to major roadways like I-65 and U.S. 231, have made Winfield a very desirable place to live and build.



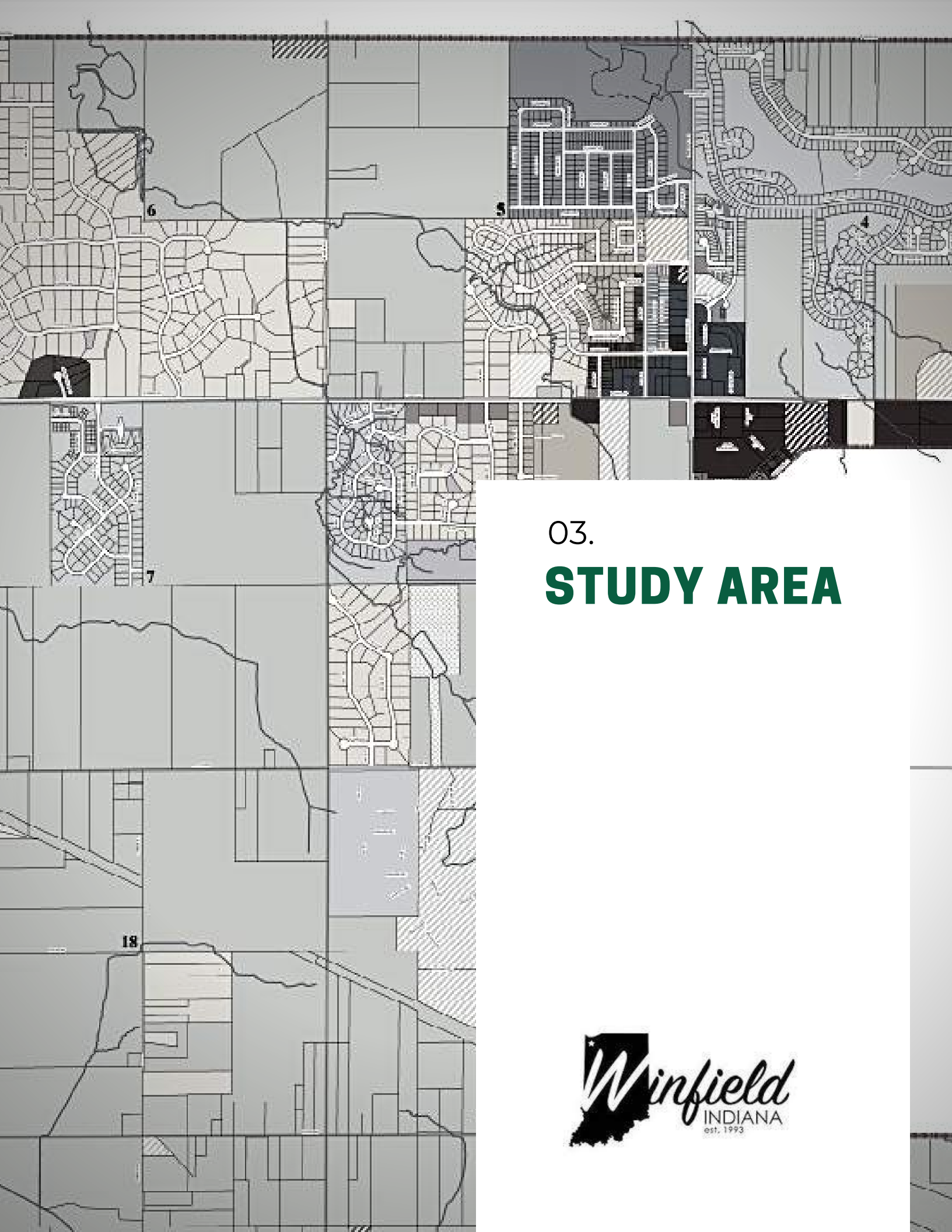
HISTORY OF WINFIELD

In 2011, a new interchange was opened at I-65 and 109th Avenue which greatly improved accessibility to Winfield and spurred additional residential and commercial development. Growth pressures from other communities including Crown Point and Merrillville also shaped Winfield's ability to grow as the town is landlocked by these two communities to the west and north respectively. Lake of the Four Seasons and an unincorporated community, also border Winfield to the east. For these reasons, future growth for the town will likely occur south toward U.S. 231.

The town's growth and pressures from surrounding areas has necessitated Winfield to adapt and change policies, services, and ordinances. These changes and evolving needs necessitated the town create this new Comprehensive plan as the previous document was completed in 2007. The new comprehensive plan seeks to equip the town with tool necessary to maintain a high quality of life and sustainably provide services to residents.



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STUDY AREA



The study area focused on the Town of Winfield defined by its town boundaries as well as the proposed southern growth area and fringe areas where Winfield borders other communities. The southern growth area extends past U.S. 231, south to E 157th Ave. covering the unincorporated land in this area. Though outside town boundaries at the time this plan was completed, it was important to account for this growth area as it represents the only opportunity for Winfield to expand due to the surrounding communities. The influence the communities have on land use around Winfield was also considered and described in the existing conditions analysis.

As part of the planning process, input from a steering committee was critical to informing findings of each project phase in relationship to the study area. The steering committee was made up of representatives from town council, plan commission, redevelopment commission, stormwater board, and town planning staff.

RELATED STUDIES

The planning team reviewed previous plans and studies completed by the town which included elements that were applicable to the new comprehensive planning process. These documents included:

- 2007 Town of Winfield Comprehensive Plan
- 2016 Winfield Downtown Master Plan
- 2014-2018 Lake County Parks Master Plan
- 2016 Sanitary Master Plan
- 2019 Thoroughfare Plan
- 2021 Park Impact Fee
- Town Zoning Map

The final comprehensive plan pulls from these documents and incorporates their findings and recommendations into the new comprehensive plan. This allowed the planning team to build from an established foundation that aligned with the town's current efforts and priorities.

Additional analysis completed by the planning team informed gaps and additional priorities for the town based on current and future trends.

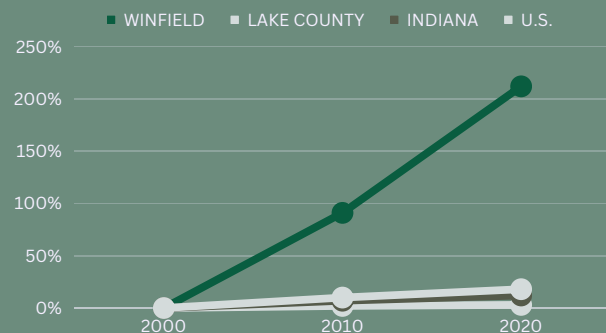
DATA ANALYSIS

DEMOGRAPHIC AND POPULATION TRENDS ANALYSIS

The planning process began with a review of existing demographic, socioeconomic, and market trends. A report was drafted indicating initial findings from the first phase of the project. These findings were used to identify key factors affecting and driving growth and development in the Town.

The analysis of these conditions has been compiled in this document to understand how socioeconomic, demographic trends, existing housing stock, and commuting trends have impacted the Town's development and could impact future growth considerations.

2000 - 2020 GROWTH COMPARISON



WINFIELD SNAPSHOT

212%

Percent population growth Winfield has experienced between 2000 and 2020

9th

Winfield is ranked the 9th largest growth rate for a town or city in the State of Indiana

7,181

The 2020 U.S. decennial census estimated Winfield's population over 7,000 residents

Data Source: Esri Business Analyst & the US Census Bureau

DATA ANALYSIS

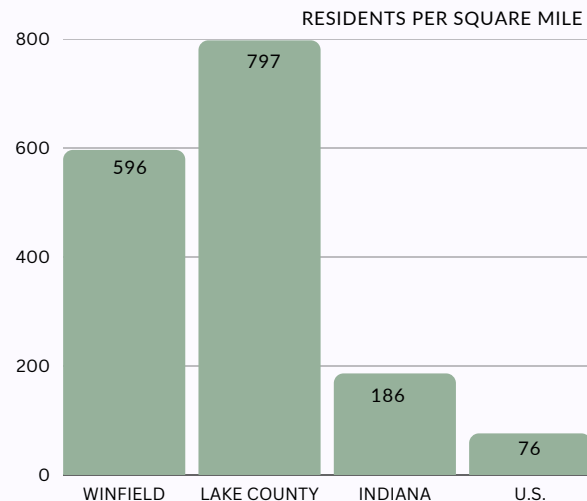
DEMOGRAPHIC AND POPULATION TRENDS ANALYSIS

While comparing Winfield's percent growth to Lake County, Indiana, and the United States, Winfield outpaced all three of these locations by a large margin which further demonstrates the significance of the Town's growth and the importance of sound planning to ensure new development does not overwhelm the Town's resources or services.

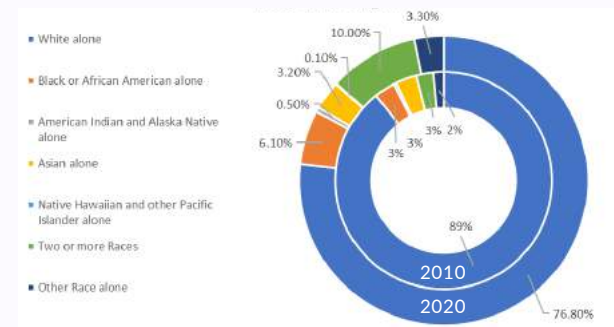
Winfield's population is fairly dense with an average of 596 residents per square mile. This is much greater than the population density of Indiana and the United States but lower than Lake County as a whole. Lake County's significant density is likely influenced by more urban development around the City of Gary and Chicago.

The following charts compare population composition including age, race, and education trends for residents in the Town.

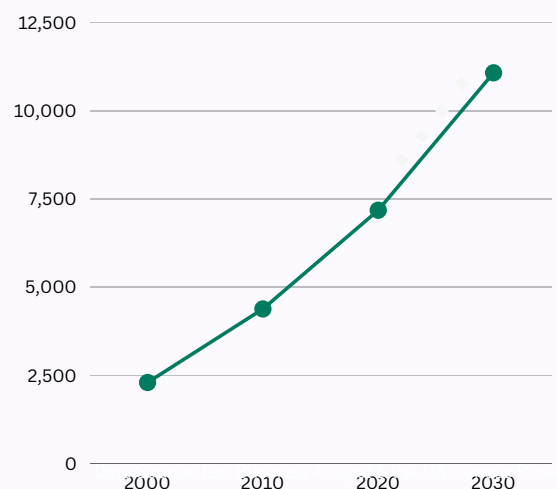
Data Source: Esri Business Analyst & the US Census Bureau



WINFIELD RACE & ORIGIN



WINFIELD POPULATION GROWTH PROJECTION



COMPOSITION OF WINFIELD POPULATION

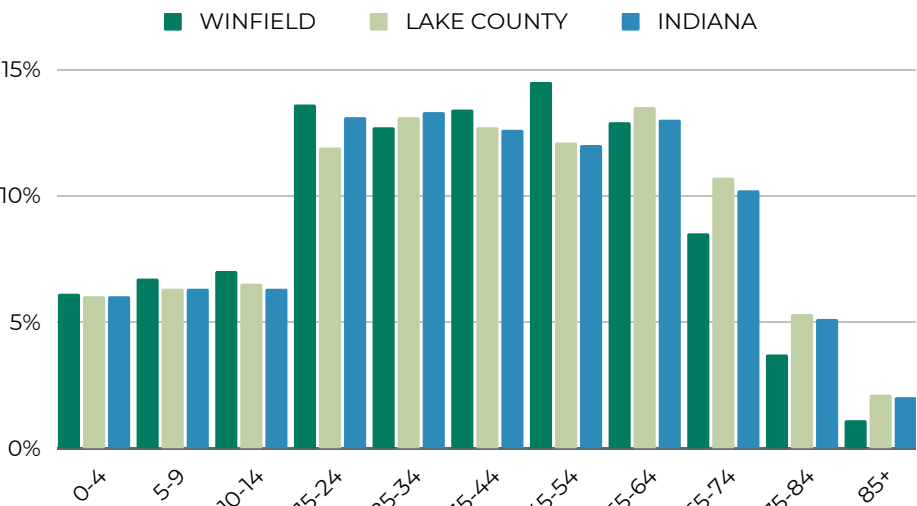
Age is important to consider in a planning process as the needs of residents in various age groups may differ considerably. Communities with aging populations may be more conscious about the impact new development has for older residents and how development address unique needs of older populations. Younger residents will also have unique preferences from a and development standpoint and planning efforts need to consider how communities can promotes spaces and amenities that server all ages.

Though younger overall, Winfield has a lower percentage of residents in the 25-34 age bracket than all areas of comparison. This age group represents young adults that may be starting a family or buying homes and is important for promoting sustainable growth in the community. Planning efforts may want to consider strategies that help Winfield attract more residents in this young adult age group through consideration in regard to housing stock and amenities.

Data Source: Esri Business Analyst & the US Census Bureau

Population by Age

This section compares key socioeconomic and demographic trends for the Town of Winfield, Lake County, Indiana and the United States.



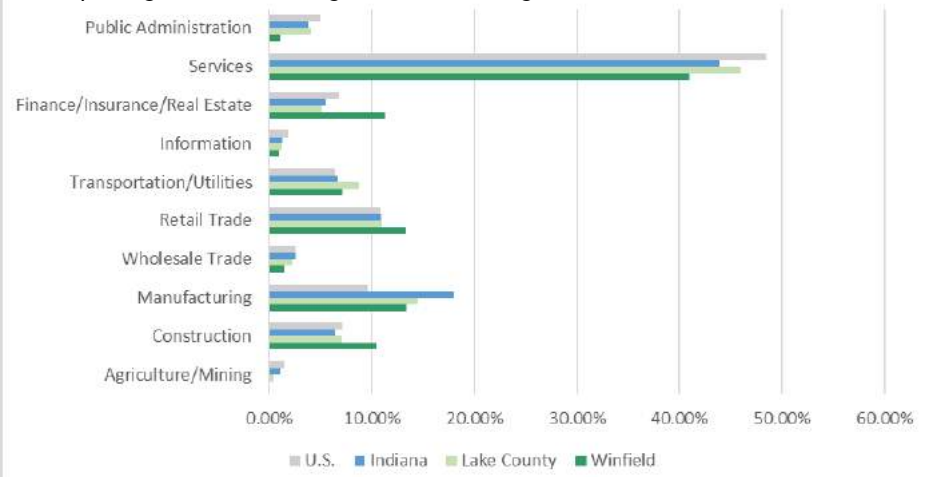
6 out of 10 Winfield Residents hold an associate degree or higher

38.3

Winfield Median Age

- The population of Winfield has a median age that is 1.5 years younger than Lake County as a whole however, the Town's median age is only half a year younger than Indiana and the United States.
- Data points were developed and identified utilizing Esri Business Analyst, the Census Bureau, and STATS Indiana. The Town's boundaries were used as the area of analysis.
- Winfield is a predominantly white (non-Hispanic) population but diversity is increasing when comparing 2010 to 2020 figures.
- Between 2000 and 2020, the Town population increased by 212% which is the 9th largest growth rate for a town or city in the state of Indiana.

Employment by Industry

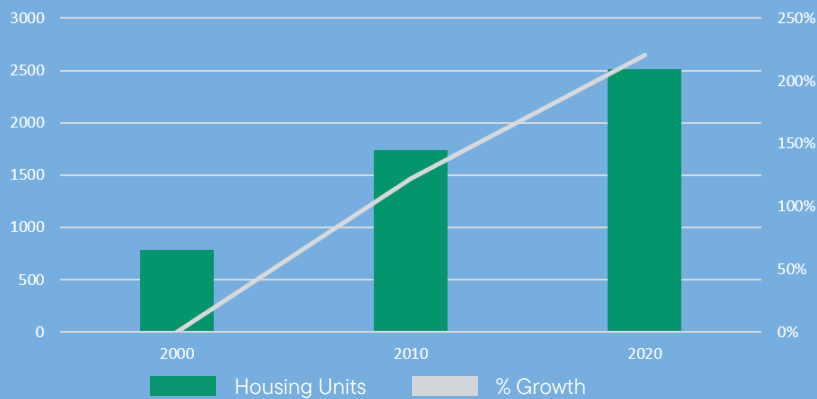


WINFIELD HOUSING & HOUSEHOLDS

74% Winfield
Homes valued

> \$250,000.00

WINFIELD HOUSING UNITS & GROWTH



Data Source: Esri Business Analyst & the US Census Bureau

Housing growth and development in Winfield has coincided with the Town's substantial population growth. Growth of total housing units in Winfield mirrors population growth trends as population is typically a driver of housing development. This figure illustrates the total number of units and percent growth of total units in Winfield from 2000 to 2020. During this period, the Town added 1,728 new units, an increase of 220%.

HOUSING GROWTH

Winfield's housing growth stands out when compared to state, county, and national growth rates over the same period. A comparison of Winfield's housing growth to the other areas of analysis is illustrated in Figure 10. In the last 20 years Winfield has outpaced national growth rates by nearly 200% and Lake County rates by 210%. It should be noted that County's growth rate may be affected by demolition of vacant and blighted units in more urbanized portions of the County.

DATA AS OF 2020

2.98 Average Household Size

240 Estimated New Housing Units

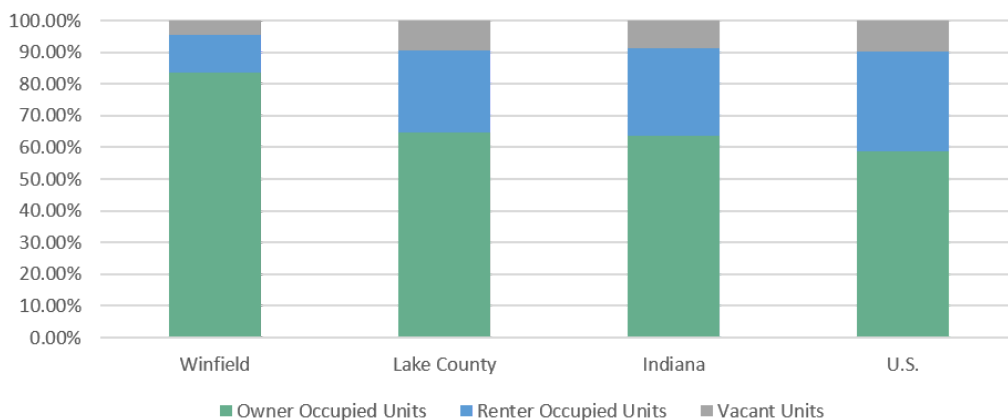
2,411 Estimated Number of Households

HOUSING STOCK

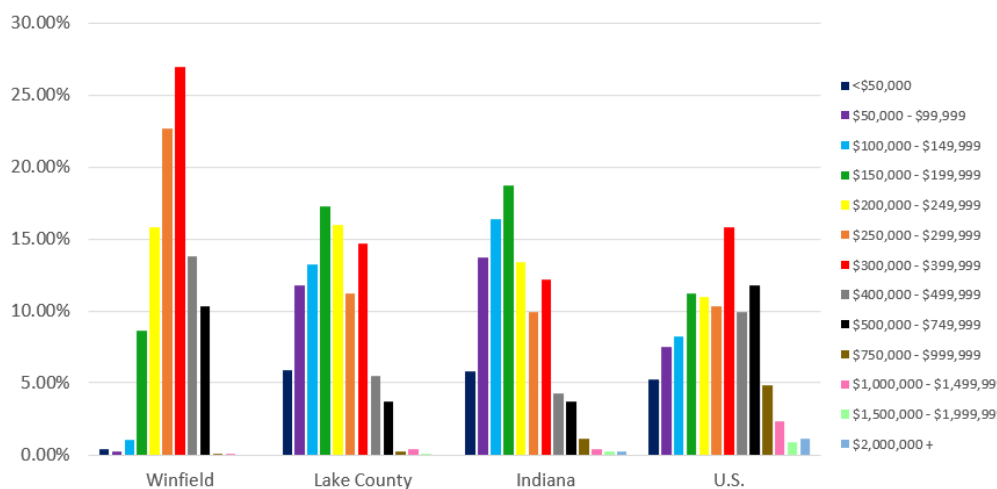
Winfield's housing stock mostly consists of owner-occupied units which, account for nearly 84% of all housing units in the Town. This is the greatest percentage of owner-occupied units for any of the areas of comparison as Lake County has the second largest percentage of owner-occupied units (64.7%).

Winfield's percentage of vacant homes is also very low at 4.4% which is approximately half the vacancy rate of Indiana, Lake County, and the United States.

WINFIELD HOUSING COMPARISON



WINFIELD HOUSING BY VALUE



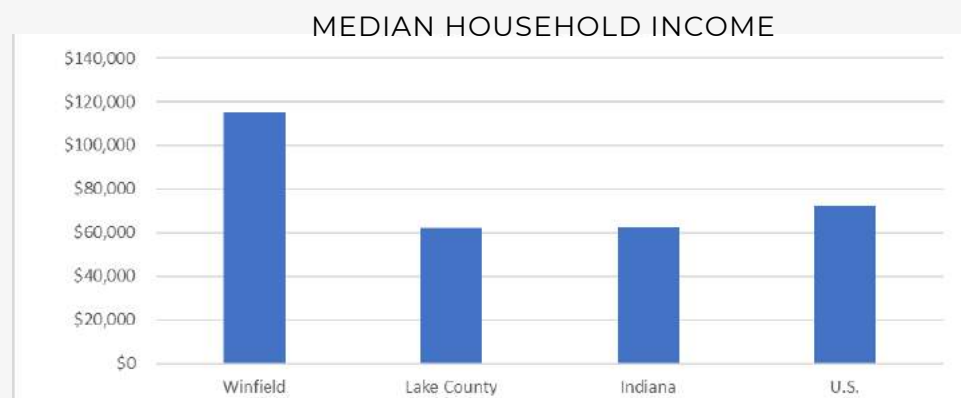
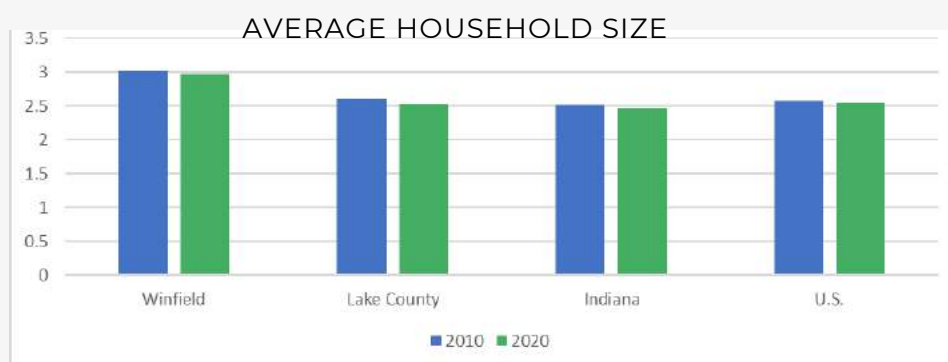
Data Source: Esri Business Analyst & the US Census Bureau

The low number of vacant units and significant number of higher value homes suggests that Winfield has a high-quality housing stock.

Housing units by value is demonstrated on page 23. Winfield has a much higher percentage of homes valued over \$250,000 (74.0%) than the areas of comparison. The low number of vacant units and significant number of higher value homes suggests that Winfield has a high-quality housing stock. However, this may create challenges for younger adults and younger families to find attainable homes in the community. This may be a factor affecting the lower percentage of residents age 25-34 which was illustrated on page 21.

The average number of individuals living in Winfield homes is larger than Lake County, Indiana, and the United States. This is likely due to a larger percentage of families with younger children living in the community. This trends may be driving development of larger more expensive homes in order to accommodate the housing needs of families with children. Planning efforts should give considerations to these trends in order to ensure the Town is able to support the needs of families from a housing perspective.

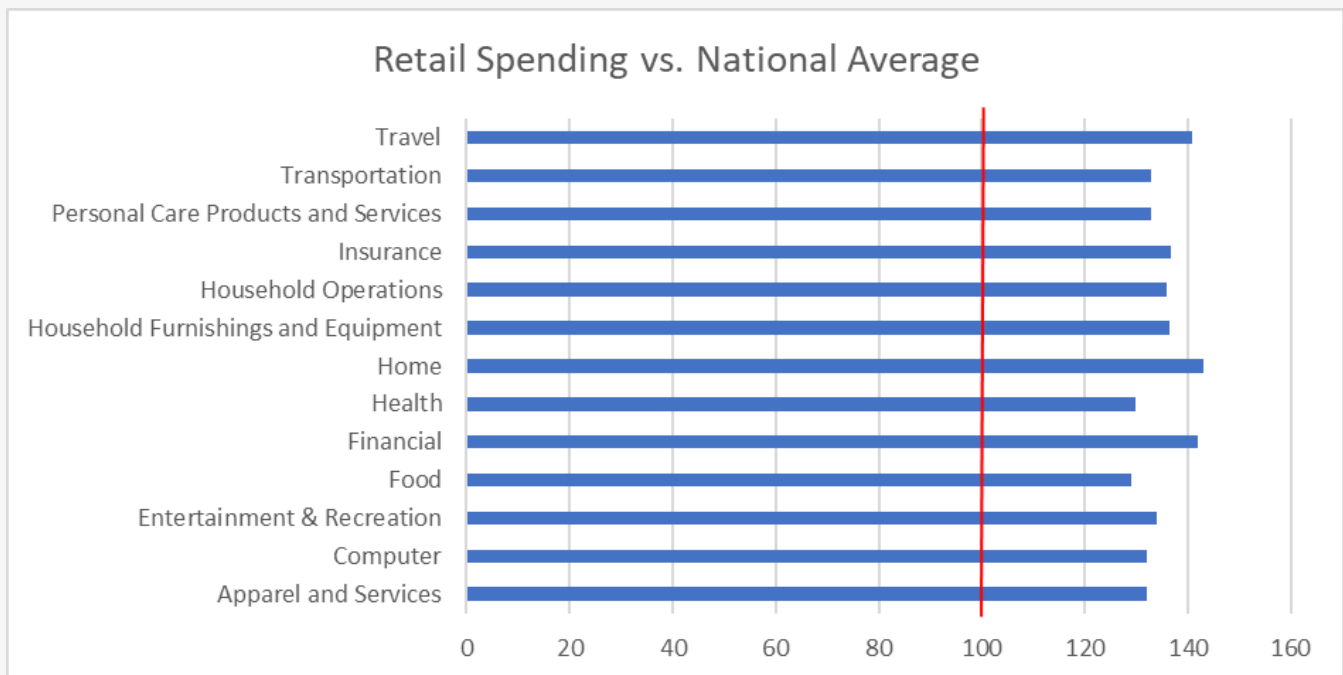
Median household income for residents in Winfield is over \$115,000 annually. This is almost twice as large as the median household income of Lake County and Indiana. Residents with higher incomes are likely to afford more expensive homes and spend more on commercial and retail services. The Town is positioned to grow its commercial base and could leverage positive socioeconomic and demographic trends.



WINFIELD HOUSEHOLD EXPENDITURES

Household expenditures on retail products illustrates that Winfield Residents are spending more than the national average. The below figure measures the Spending Potential Index (SPI) of Winfield Households.

SPI is household-based, and represents the amount spent for a product or service relative to a national average of 100. Winfield has an SPI greater than 100 in all categories meaning Winfield residents are spending more on these good and services than the national average. A higher SPI suggests a favorable environment for commercial growth.



Data Source: Esri Business Analyst & the US Census Bureau

SPI takes into account factors such as income levels, disposable income, and overall economic prosperity of households within a given area. Higher income levels indicate greater purchasing power and the ability to spend on non-essential items or services. SPI also considers the spending habits and consumer behavior of area households. Factors like lifestyle choices, cultural influences, and demographic characteristics play a role in determining the propensity to spend on certain commercial products. In this case, Winfield households spend more than the average household on all identified retail categories.

The table below identified spending potential index in Winfield for family restaurants/steak houses and fine dining establishments. Nearly every category examined has an SPI greater than the national average indicating Winfield residents are more inclined to spend generously on their dining outings. Furthermore, SPI increased at each higher spending thresholds.

Family/Fine Dining	
Product/Consumer Behavior	SPI
Went to family restaurant/steak house in last 6 months	109
Went to family restaurant/steak house 4+ times/month last 30 days	109
Spent at family restaurant/steak house last 30 days: \$1-30	90
Spent at family restaurant/steak house 30 days: \$31-50	106
Spent at family restaurant/steak house last 30 days: \$51-100	112
Spent at family restaurant/steak house last 30 days: \$101-200	121
Spent at family restaurant/steak house last 30 days: \$201+	131
Went to fine dining restaurant last month	111
Went to fine dining restaurant 2+ times last month	121
Spent at fine dining last 30 days: \$1-100	102
Spent at fine dining last 30 days: \$101+	112

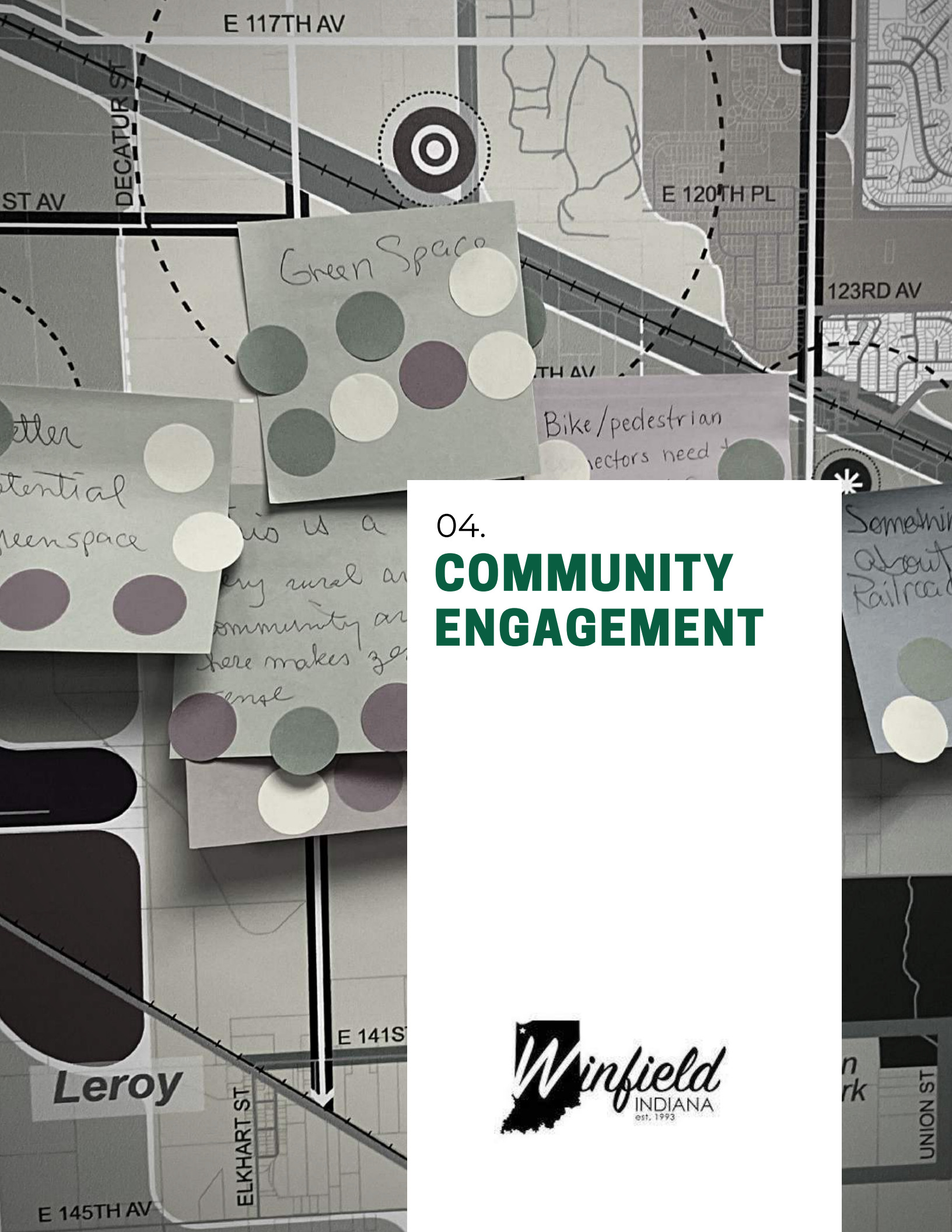
Data Source: Esri Business Analyst

SPI of Winfield households was also examined for fast food establishments. Trends for fast food spending were similar to trends for fine dining and family restaurants as they tended to demonstrate higher spending potential on fast food compared to the national average. SPI also grew as spending ranges increased, similarly to the other types of restaurants examined on the table above. The table on the following page suggests that Winfield households spending patterns at fast food establishments are greater than the average household. This may indicate a strong market for development of additional restaurants in the town.

Fast Food	
Product/Consumer Behavior	SPI
Went to fast food/drive-in last 6 months:	109
Went to fast food/drive-in restaurant 9+ times/month	109
Spent at fast food restaurant last 30 days: <\$1-10	90
Spent at fast food restaurant last 30 days: \$11-\$20	106
Spent at fast food restaurant last 30 days: \$21-\$40	112
Spent at fast food restaurant last 30 days: \$41-\$50	121
Spent at fast food restaurant last 30 days: \$51-\$100	131
Spent at fast food restaurant last 30 days: \$101-\$200	111
Spent at fast food restaurant last 30 days: \$201+	121

Data Source: Esri Business Analyst

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04.

COMMUNITY ENGAGEMENT



COMMUNITY ENGAGEMENT

SURVEYING THE NEEDS OF WINFIELD

The Town of Winfield Comprehensive plan include a variety of engagement opportunities for residents. These opportunities included two public open houses that allowed for input on the plan, process, and recommendations.

The engagement process also included a public survey that was hosted online and available to all residents of Winfield. The survey was open between March 22, 2023 and April 13, 2023 and collected over 580 responses.

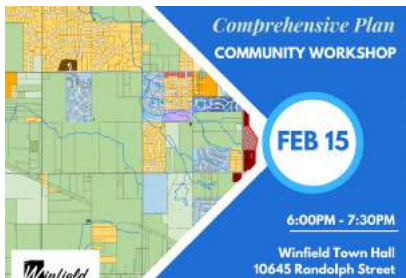
The goal for public engagement was to receive feedback from a broad cross section of the town by reaching residents, business owners, and employees working in Winfield. A description of each engagement opportunity and analysis of findings has been provided in this section.

The planning process began with a review of existing demographic, socioeconomic, and market trends. A report was drafted indicating initial findings from the first phase of the project. These findings were used to identify key factors affecting and driving growth and development in the Town. The analysis of these conditions was presented to the community during the first community workshop on February 15, 2023 and the group received input from the attendees regarding the socioeconomic, and demographic trends, existing housing stock, and commuting trends have impacted the Town's development and could impact future growth considerations.

Based on this first community meeting, the Veridus Group and Taylor Siefker Williams drafted a land use map, definitions, and characteristics of the town for use in the comprehensive plan. Initial goals and recommendations were drafted and introduced to the residents of the town at the second community workshop.

COMMUNITY WORKSHOPS

On February 15th, 2023, the Town of Winfield held its first Community Workshop for input into the town's comprehensive master plan. Approximately 40 area residents attended and completed a mapping exercise to explore growth and development within the town. Residents were provided color-coded stickers indicating development types of Residential, Commercial, and Parks/Recreation, as well as post-it notes, and markers to map a plan for growth. Aerial maps with key roadways and geographical features were laid out on tables as residents were invited to provide input and asked to consider the town's population growth, pain points relating to traffic and commercial/retail industries, as well as housing, and future development opportunities.



COMMUNITY WORKSHOP # 1

The first of two community workshops was held February 15, 2023. Approximately 40 residents attended and completed a mapping exercise.

Community input using a mapping exercise to show where residents would like to see specific growth types and focus on certain locations with three key focus areas: Residential, Retail/Commercial, Parks and Greenspace. Additional findings also incorporated infrastructure and corridor improvements.

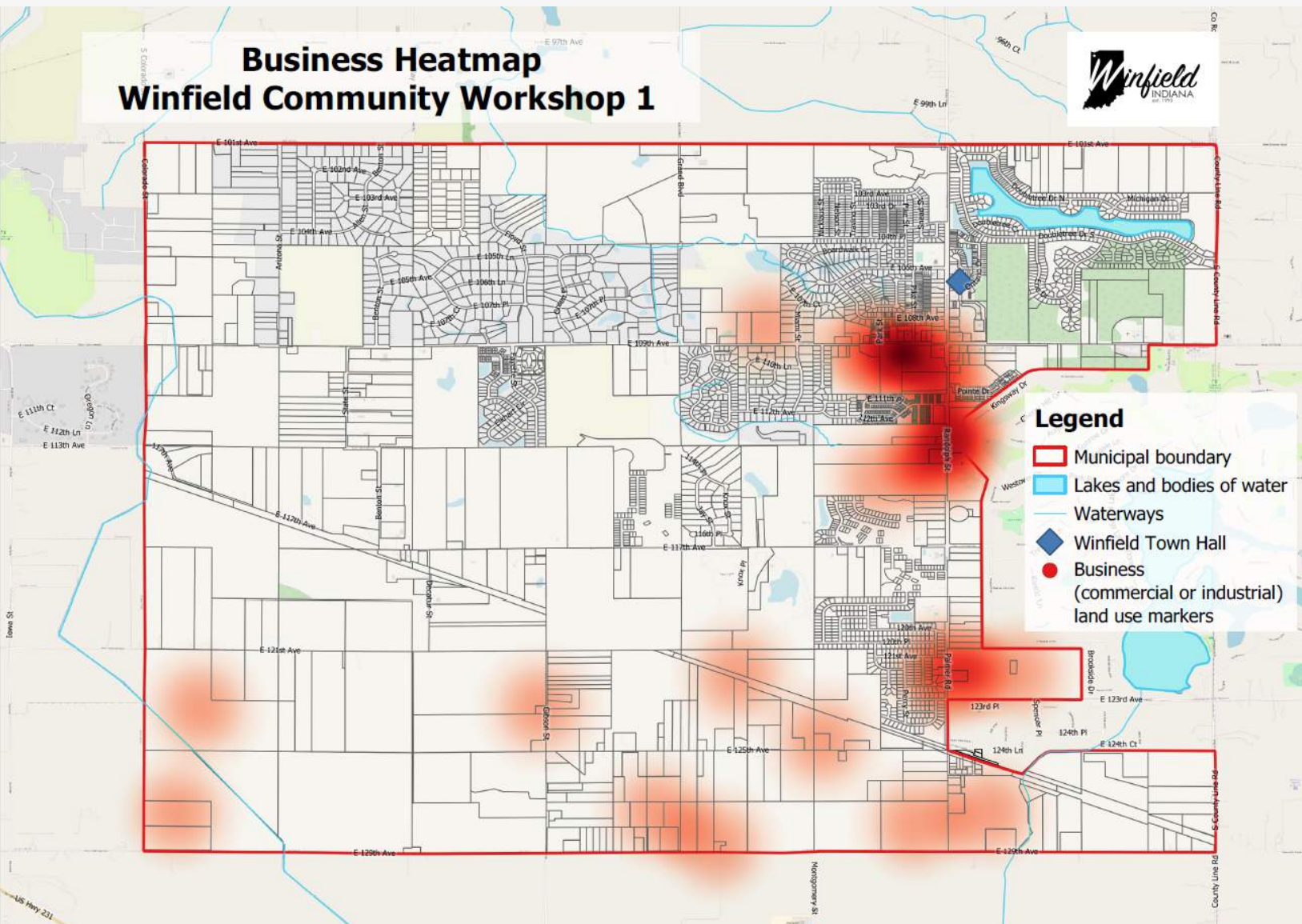
Key Findings:

- Focus on Trails and Connectivity, walkability
- Lower Density High Quality Housing
- Desire for Additional Retail/Commercial
- Address Road Congestion
- Integrate planned corridor improvements
- Preserve Greenspace and Community Character



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COMMUNITY WORKSHOP # 1 BUSINESS HEATMAP



On February 15th, 2023, the Town of Winfield held its first Community Workshop for input into the town's comprehensive master plan. Residents were provided color-coded stickers indicating development types of Residential, Commercial, and Parks/Recreation, as well as post-it notes, and markers to map a plan for growth. This section provides a visual heatmap representation of the feedback provided during the February 15, 2023 community input session.



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COMMUNITY FEEDBACK WINFIELD LAND USE



Reviewing existing land use patterns provides a broad understanding of growth patterns including areas of concentrated uses such as industrial parks, business, entertainment corridors, and residential subdivisions. A review of existing and proposed land use patterns can also identify the ways in which a community has grown, the way they hope to grow in the future, and the continued pressures being applied to the community based on adjacent patterns of growth and/or decline.

Land use describes how a property is being or could be used. It does not refer to what is allowed to occur on a property in terms of development standards or development location.

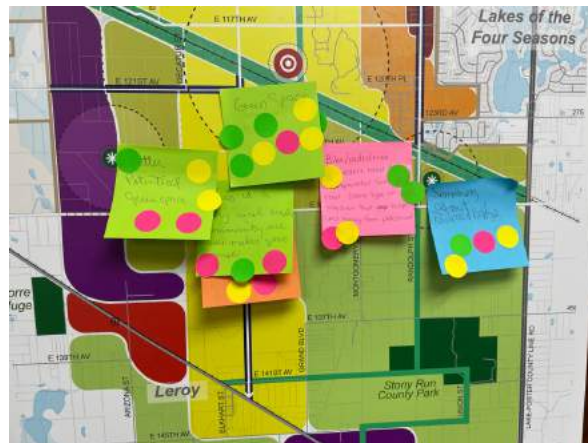
The community input received during the April 19th Community Workshop was consistent with the survey findings, the community is united in preservation and increasing greenspaces and quality of place amenities associated with public and private parks, community assets, and gathering places.



COMMUNITY WORKSHOP #2

On April 19th, 2023, the Town of Winfield held its second Community Workshop for input into the town's comprehensive master plan. The presentation reoriented approximately 20 area resident attendees on the purpose of the planning process and comprehensive plan with an overview of survey responses, the draft land use scenario, and focus areas, goals, and recommendations.

After the presentation, the draft land use map, draft land use descriptions, and goals on large posters were set up around the room. An activity was facilitated to allow community members to give feedback and vote on additional goals and priorities or changes to proposed goals. Residents were provided post-it notes to add to or refine the provided goals, and color-coded stickers to dot vote for consensus on the topics provided.



COMMUNITY SURVEY

A public survey opened following the first community meeting to collect feedback from a broad range of town stakeholders. The survey was open between March 22, 2023 and April 13, 2023 and collected over 580 responses. This amount of participation demonstrated that there is significant public interest in the planning process. The survey helped the project team understand community perceptions about Winfield's future, new development, quality of life, public services, and infrastructure.

The vast majority of survey respondents were town residents as 97.1% indicated that they lived in Winfield. Most respondents were also under the age of 44 with residents age 35-44 making up the largest age cohort at 39.6% of responses. Most respondents have lived in the town for less than five years and newer residents were also well represented in the survey as 33.2% of respondents have been residents for 0-5 years. After assessing the demographic make-up of respondents, the survey gathered information on the town's strongest assets and challenges.



WINFIELD SURVEY TOPICS

ASSETS

Quality of local schools, quality of place/community character, public safety, parks, open space, and recreation opportunities

CHALLENGES

Walkability and pedestrian amenities, local business, parks, open space, recreational opportunities, utilities and infrastructure

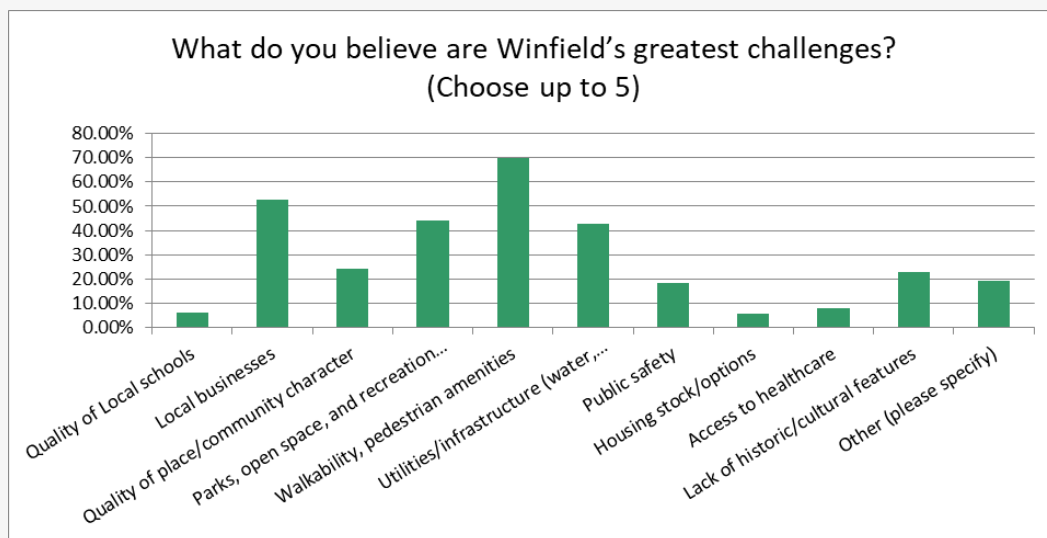
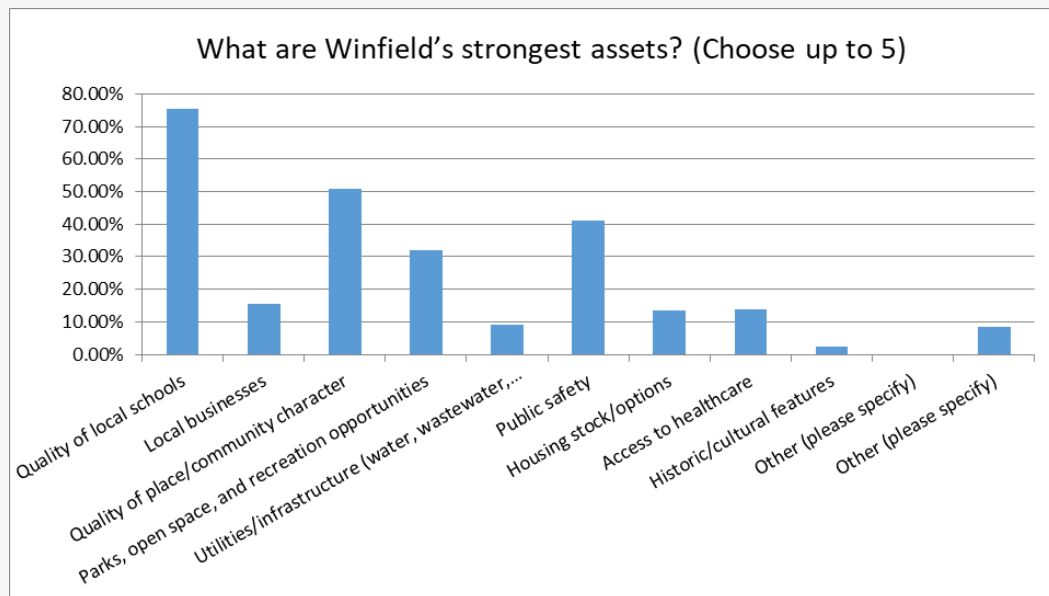
GROWTH & DEVELOPMENT

Preservation and promotion of greenspace, balanced growth of residential and commercial developments

WINFIELD SURVEY SNAPSHOT

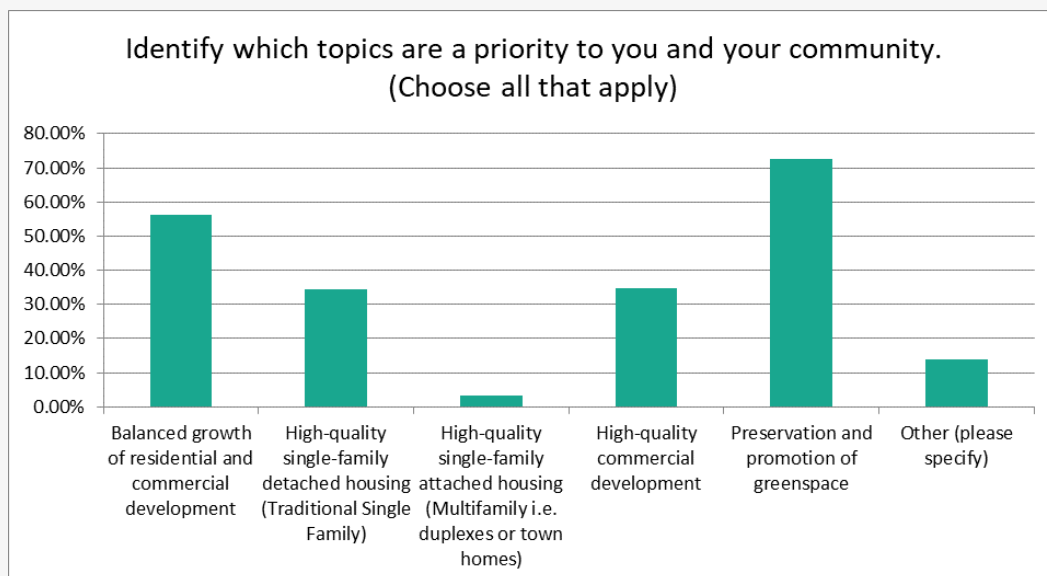
COMMUNITY ASSETS AND CHALLENGES

Participants were able to provide open ended responses to survey questions. The most common theme noted as an asset was the town's quiet rural setting and country feeling. This sentiment aligns with responses to additional questions as participants place a strong emphasis on maintaining Winfield's more rural small-town feel.



Respondents' answers are suggestive of the impact rapid growth may have on a community which, can strain utilities, infrastructure, and roadways. Residents may also perceive growth as a threat to parks and greenspace.

Open ended responses indicated a perception that growth could be detrimental to Winfield's small town character and balance is needed between residential development and the addition of new local businesses such as restaurants or retailers. Despite these challenges, respondents were generally positive about the quality of life in Winfield as 86% rated quality of life good, or better.

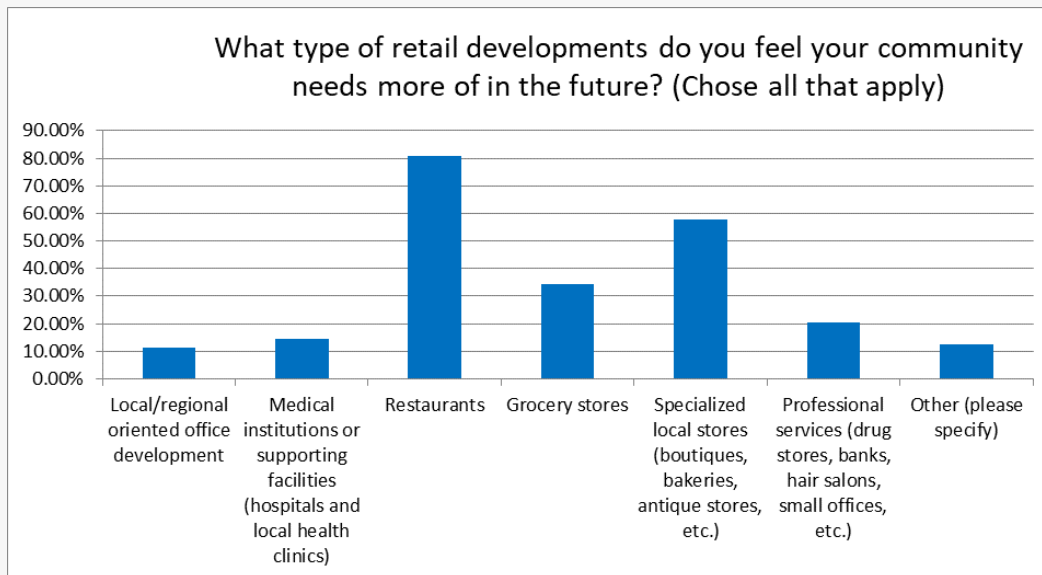
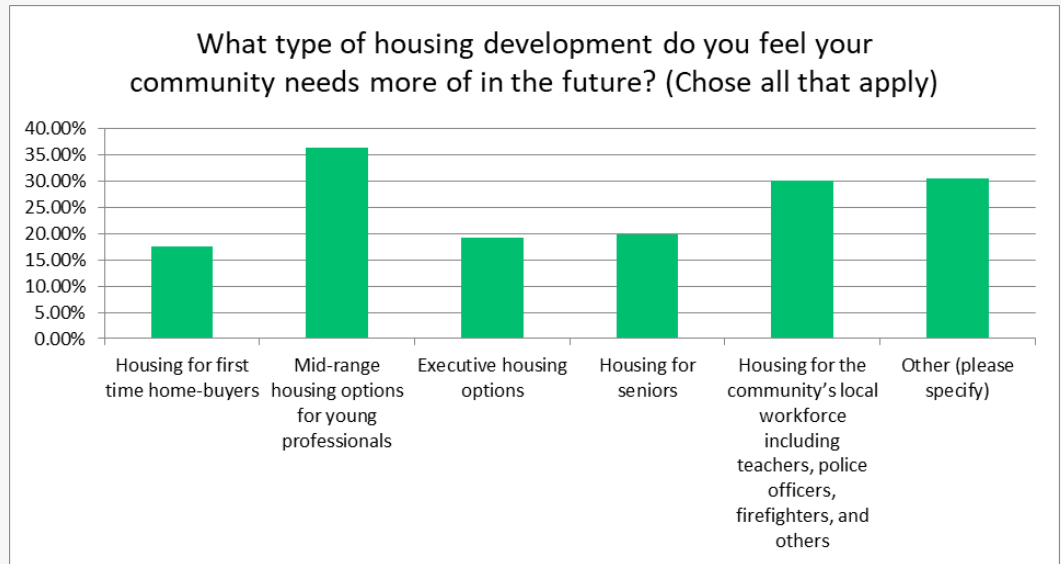


Responses indicate concern that high levels of rapid residential growth can create sustainability challenges and that the town should consider future impacts of growth on services, infrastructure, and open and natural space conservation.

WINFIELD SURVEY SNAPSHOT

HOUSING AND COMMERCIAL DEVELOPMENT

Respondents were asked to specify residential and commercial development types that they felt Winfield needed more of in the future. Participants were allowed to select all answers that applied and two types of residential development were selected by 30% or more survey takers. These housing types included mid-range housing options for young professionals (36.5%) and housing for the community's local workforce including teachers, police officers, firefighters, and others (30.15%).



In addition to residential development, survey participants were asked to identify commercial/retail development types needed in the future. Two answers were selected by at least 50% of respondents. These answers included:

- Restaurants – 80.6%
- Specialized local stores (boutiques, bakeries, antique stores, etc.) – 57.6%

Respondents were more supportive of new commercial offerings than residential offerings and their answers indicated that they would like to see new and more diverse retail establishments.

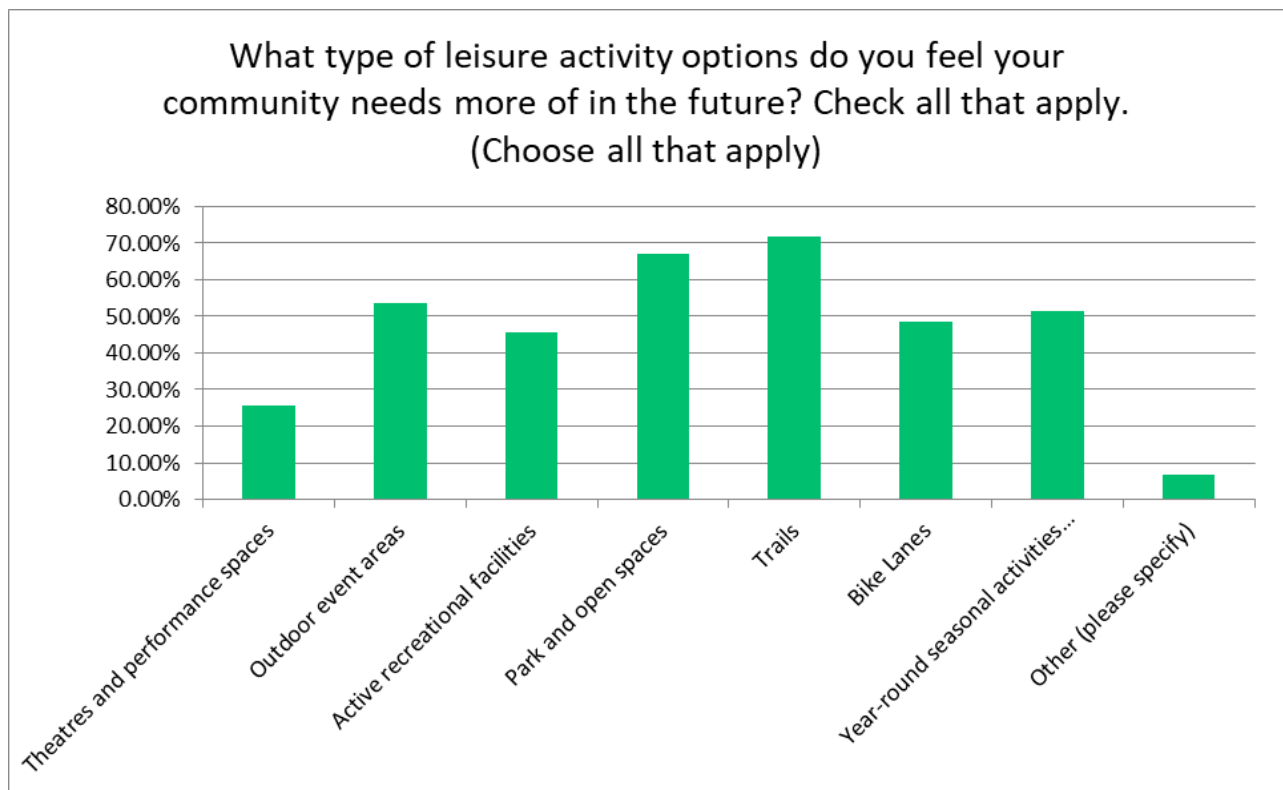
WINFIELD SURVEY SNAPSHOT

COMMUNITY RECREATION & ACTIVITY



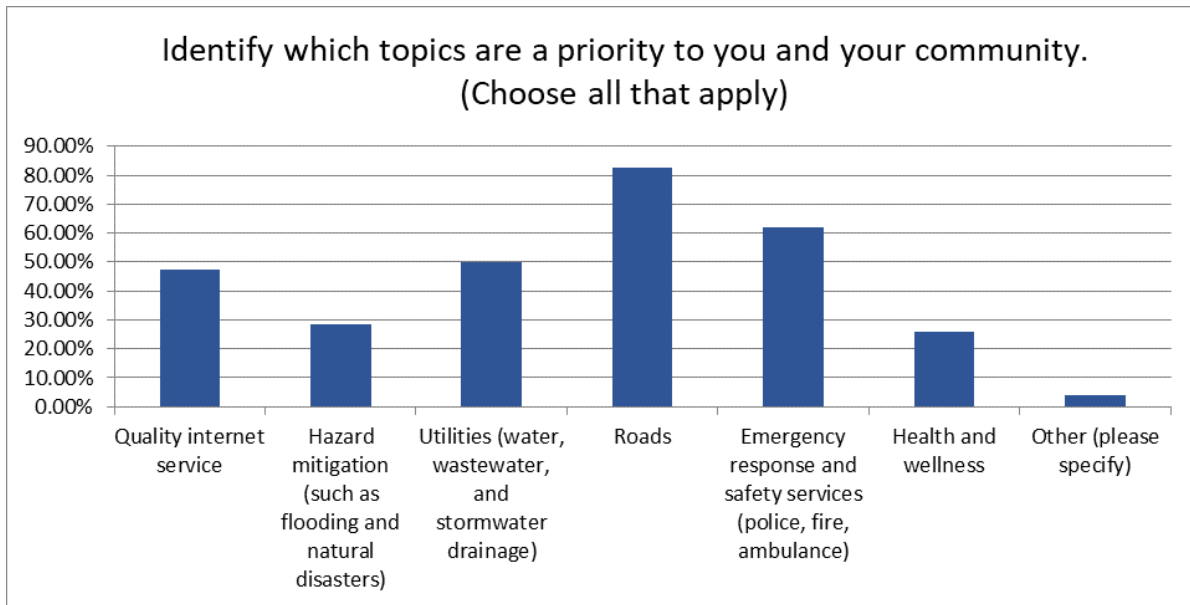
Survey participants were asked to identify community-oriented facilities and events that could be a priority for the town. Public facilities such as parks and community centers received nearly 80% of responses. This aligns with feedback received throughout community engagement opportunities where stakeholders placed a strong emphasis on parks and greenspace.

Survey responses also indicated that there is demand for program offerings such as recreational activities, programs, and services, as well as destinations, events, and festivals, as these answers received the second and third most responses respectively. Open-ended responses commonly noted a need for additional trails, bike paths, walkability, and connectivity.

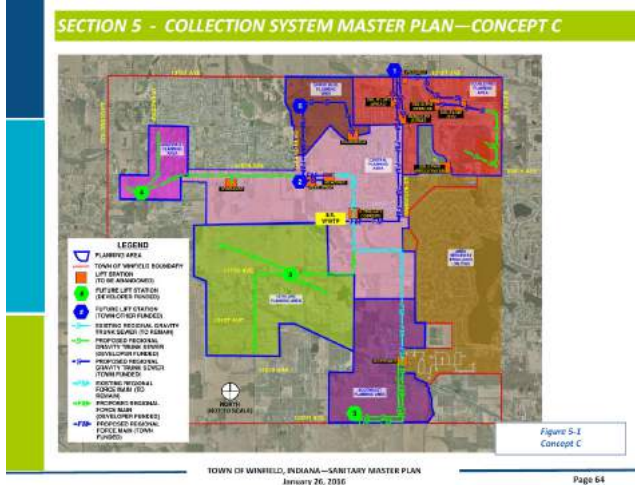


WINFIELD SURVEY SNAPSHOT

INFRASTRUCTURE AND PUBLIC SERVICES



Excerpts from Winfield 2016 Sanitary Master Plan



The survey gauged participants' perception of public services. The two answers receiving the most responses were roads and emergency services. During other community input sessions, stakeholders noted that road congestion is becoming a greater issue as more development occurs in and around Winfield.

The town has completed roadway improvements but increases in traffic flow and the strain placed on local roads is likely driving these answers.

In open-ended responses, participants noted that they would prefer development of more sidewalks. This was similar to previous feedback that increased walkability is a priority for community stakeholders.

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05.

COMMUNITY CHALLENGES



COMMUNITY CHALLENGES

Winfield has experienced significant development and growth over the past two decades which bring benefits and challenges. Two of the largest issues identified during the planning process was how Winfield can maintain its existing community character amidst new development while promoting smart growth and best practices that promote a diversity of land uses. This section identifies these challenges and the impact they may have on the town.

MAINTAINING COMMUNITY CHARACTER



- Winfield is one of the fastest growing communities in Indiana.
- Residents are concerned that additional growth may threaten the town's rural quality of life.
- It will be important for the community to focus on intentional growth that adds to community character and promotes sustainability.

HOUSING AND GROWTH



- Housing products in Winfield are primarily larger single-family homes.
- Winfield lacks homes that may appeal to young professionals and senior-residents.
- There are opportunities to promote development of high-quality housing that offers more diversity in housing types.

COMMUNITY CHALLENGES

ROADS AND INFRASTRUCTURE



- At peak times, Winfield's roadways cannot handle large volumes of traffic and are congested.
- Roads and infrastructure need to be improved at a rate that keeps pace with growth.
- Not improving existing infrastructure will magnify the impact of users and increase wear and tear at a more rapid pace.

COMMUNITY CHALLENGE: MAINTAINING COMMUNITY CHARACTER

Summary:

Winfield's population grew by 212% between the 2000 and 2020 census. This growth has not slowed as single-family homes continue to be built throughout the town. It is positive that Winfield offers a community that is appealing, however this growth could threaten the town's semi-rural quality of life that many residents enjoy. New growth needs to be intentional and developed in a way that does not detract from the rural atmosphere. This could require developers to maintain a certain amount of public greenspace or parkland in new developments. Additional development has stressed existing roadways and created traffic problems in some parts of the town. This was noted by residents during community engagement opportunities. Despite these challenges, it will be necessary for the town to grow in order to fund services, maintain and expand roads, and support local businesses. Many residents noted that they would like to see commercial options expanded and this will not happen without growth to support new business. Furthermore, if additional business options do not occur in Winfield, residents will likely spend their money outside of the community.

Impacts:

Aligning the public perception and economic impacts of land use patterns is an opportunity for town leadership and employees. Many community stakeholders pushed back against new development and noted that overdevelopment could detract from Winfield's community character. The town needs to be intentional about new growth as some new development is important to sustain and improve public services. Without any new development, the town will be limited in its ability to increase revenues and address challenges that many residents described such as the need for roadway improvements to deal with increased traffic flows. There are opportunities to have new development while maintaining the community character of Winfield. This would include concentrating new development around existing nodes of development and preserving green space. The town could also require developers to create park space or maintain a specific amount of greenspace in new developments. Town officials and leadership could work to educate residents on town needs and potential solutions related to growth and maintaining community character. Winfield should be working to raise awareness of the benefits of having a diverse land use pattern to mitigate negative public reaction to development.

COMMUNITY CHALLENGE: HOUSING AND GROWTH

Summary:

Winfield's growth has primarily been driven by single family residential development. The homes that have been built in the Town are high quality, tend to be more expensive, and are tailored to higher income earners. It is a community strength to have such a large number of higher-end single-family homes, but it may be challenging for some groups to live in Winfield. Younger professionals and older residents that may be retired are the most likely to be affected by the lack of "middle housing". Middle Housing provide diverse building types which, support walkable communities and serve local retail. The effect of missing middle housing may be seen in demographic trends of the town as Winfield's population of residents between the age of 25-34 is noticeably lower than Lake County, Indiana, and United States averages. Residents over the age of 65 are less represented in Winfield compared to Lake County, Indiana, and the United States.

Impacts:

Lack of variety in both housing type and price could limit the ability of younger and older residents to live in Winfield. Many thriving communities provide housing options for residents of all ages. The age structure of Winfield's population and the available housing types is likely related. Common themes may be associated for desired housing type be each age group. Middle-aged residents may desire longer-term stability and larger homes with multiple bedrooms for children. Retiree and empty nesters may look to downsize later in life and purchase retirement homes that require less maintenance. Older Winfield residents may experience more challenges aging in place due to a lack of housing diversity. This could cause older residents to move to other communities as they pass retirement age and look for more senior friendly housing options.

A limited variety of housing options also impacts younger individuals and their ability to live in Winfield. Some community stakeholders noted that their adult children moved away from Winfield after completing higher education because there are few housing options that appeal to younger people. Young professionals may prefer homes that are easier to maintain and more attainable. If Winfield wants to retain young professionals, newly established families, retired residents, and senior adults, more diversity in housing types could be supported moving forward. It is important to note that newer more diverse housing options can and should also be high quality products that maintain Winfield's community character.

COMMUNITY CHALLENGE: ROADS AND INFRASTRUCTURE

Summary:

Winfield's growth has increased demand on public infrastructure and roadways. The town has completed roadway improvement projects, but these have not completely solved the town's traffic challenges. Thoroughfares such as 109th Ave. have seen significant increases in traffic created by an increase of subdivisions. Greater connectivity, including the I-65 interchange at 109th Avenue has also increased traffic flows through Winfield and stressed road infrastructure. Passthrough traffic adds additional stress to town roadways beyond traffic of local residents. This often leads to congestion during peak commuting hours, especially on major roadways or intersections. Increased traffic volume can result in delays and slower travel times. Residents whose neighborhood streets feed into major roadways may have trouble pulling into traffic during certain times due to continuous flow of cars.

Additionally, Winfield's roadways are primarily catered to vehicles and there is a need to increase multimodal transportation opportunities. This could include complete streets, sidewalks, and trails for bikes and pedestrians.

As the town grows, it will need to consider how to appropriately scale and expand service of other utilities including water and sewer. It will be critical to maintain and improve these services to keep up with the pace of growth.

Impacts:

Residents that participated in community feedback opportunities typically rated quality of life in Winfield very well. However, one issue commonly described was the ability of town roadways to handle traffic. Impacts include increased travel times for commuters and decreased walkability, which can contribute to a diminished living experience. The amount of traffic on Winfield's roadways also places additional strain on road infrastructure, leading to more wear and tear on roads, bridges, and other transportation facilities. It may also require extra maintenance and repair work to keep infrastructure in good condition. Addressing congestion and its impacts often requires a comprehensive approach, which may include infrastructure improvements, traffic management strategies, and land-use planning to reduce the need for extensive commuting. By alleviating congestion, a town can enhance mobility, improve the local economy, and enhance the overall quality of life for its residents.



06.

FUTURE LAND USE



LONG-RANGE PLANNING TOOLS

As described earlier in the document, the focus of this comprehensive plan is to seek responsible and purposeful growth that enhances the quality of life, provides a dynamic mix of land uses, and preserves scenic beauty for Winfield residents. To achieve those goals, the comprehensive plan proposed the use of three separate, yet complementary maps to guide public and private development and investment within and adjacent to the community.

The suite of long-range planning maps cover the built environment and the infrastructure and amenities those built components need to thrive. While each map provides recommendations related to a specific topic (land use, transportation, and infrastructure) they should be used independently and together to make decisions related to the community's future condition.

All long-range maps were developed to meet the following objectives developed in response to existing condition analysis and community engagement themes:

- Preservation and promotion of greenspace
- Balanced growth of residential and commercial development
- Expansion of utility infrastructure to and through future growth areas
- Expansion and maintenance of safe and efficient transportation networks that meet the needs of vehicles and pedestrians

In Indiana, advisory plan commissions are authorized under certain conditions to exercise planning and zoning jurisdiction over territory outside the corporate boundaries. This “Fringe” area can be up to two miles from its municipal boundaries. The Town of Winfield Advisory Plan Commission utilizes this planning law to assume jurisdiction for the area south of their municipal boundary. So, while the Town's existing development patterns are within their current municipal boundary, the future land use, transportation, and growth area maps accommodate the additional area to the south.

Future Land Use

Future Land Use Map

The future land use map is a community's visual guide to future planning and is a complement to the written goals and policy objectives found within this Plan. The future land use map should bring together most, if not all, of the elements of the comprehensive plan and should serve as a representation of what the town wants to have to happen in the future. The Town of Winfield Planning Commission shall have the ability to analyze specific proposals and uses based on current market conditions and impact on adjacent properties while making future land use decisions.

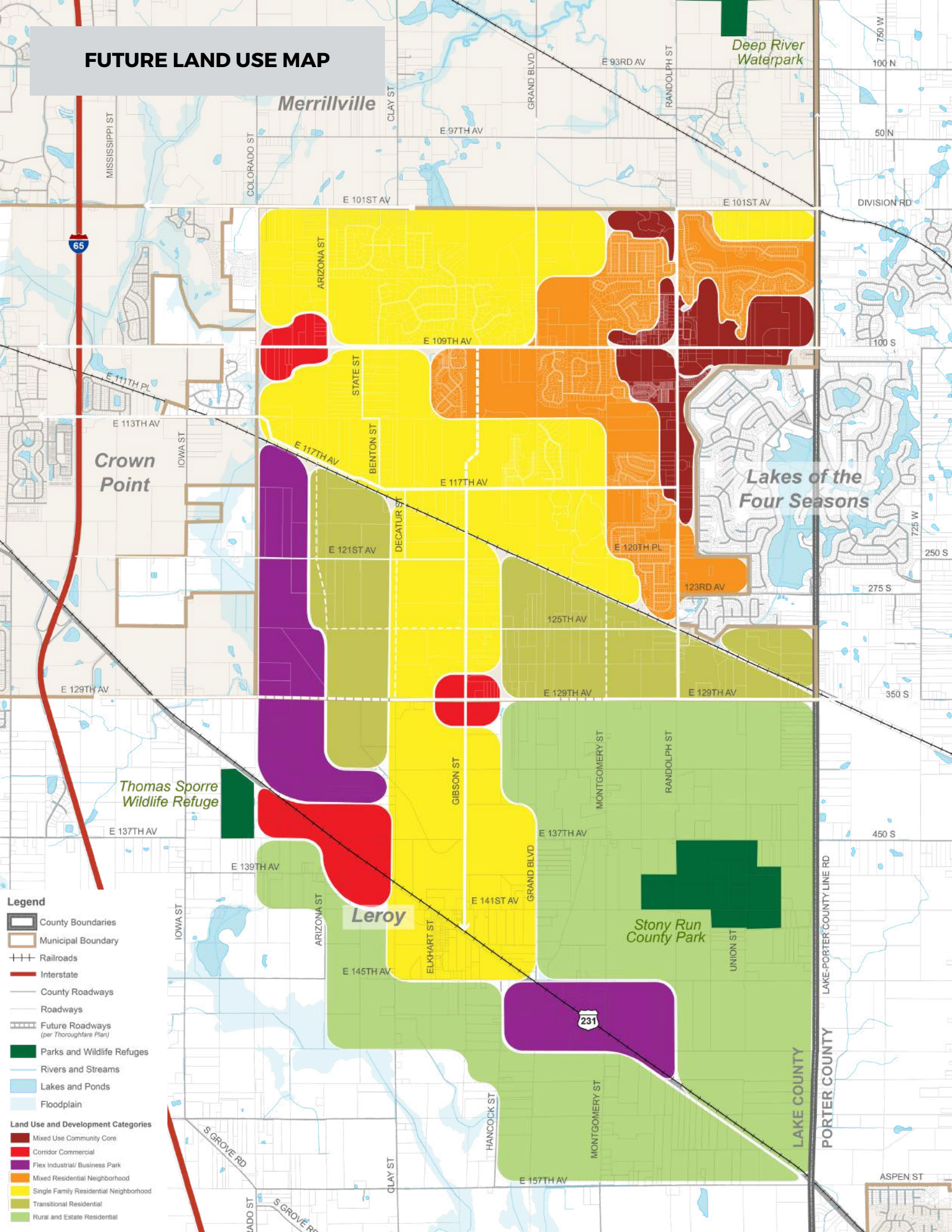
Organization

The Future Land Use Map includes 9 land use categories ranging from rural residential uses to mixed-use developments. The designations highlighted in the Future Land Use Map provide for a clearer separation of future uses and intensities than previous Future Land Use Maps and provides a more defined set of descriptions that include character elements such as development form, access, and amenities. These refined designations still provide for development flexibility, which will allow the proposed development pattern to respond to economic and market changes over time, but provides a more defined set of criteria that can be used by local leaders and staff when making decisions on future development scenarios.

Using the Map

The Future Land Use Plan is not a zoning map, which would otherwise address specific development requirements on individual parcels. Instead, the Future Land Use Plan should be referenced and used by the Winfield Officials and staff to guide land use decisions including all public and private development proposals.

FUTURE LAND USE MAP



- Legend**
- County Boundaries
 - Municipal Boundary
 - Railroads
 - Interstate
 - County Roadways
 - Roadways
 - Future Roadways (per Thoroughfare Plan)
 - Parks and Wildlife Refuges
 - Rivers and Streams
 - Lakes and Ponds
 - Floodplain
- Land Use and Development Categories**
- Mixed Use Community Core
 - Corridor Commercial
 - Flex Industrial/ Business Park
 - Mixed Residential Neighborhood
 - Single Family Residential Neighborhood
 - Transitional Residential
 - Rural and Estate Residential

Land Use and Development Categories

Mixed-Use Community Core



The Mixed-use Community Core is intended to serve as a commercial activity node with residential opportunities. This mixed-use typology will include a horizontal and/or vertical mix of uses ranging from attached single-family units to retail, dining, and office spaces.

Pedestrian connectivity will be encouraged through compact, walkable development patterns with connected sidewalks (6-foot minimum).

Development Amenities and Characteristics

- High-quality building architecture, public spaces, and civic destinations promote social interaction and celebrate the town's history and identity.
- Any attached residential development including townhomes and/or condominiums should have increased setbacks for taller buildings, architectural designs that are consistent with the neighborhood, and appropriate transitions in density and scale.
- More intense uses should be located near the edge of developments with enhanced landscaping.
- Future development should be encouraged to preserve open space and accommodate public recreation and community facilities when appropriate.

Development Amenities and Characteristics

- Future development should be encouraged to provide designated open space that provides gathering space; preservation of large tree stands, and helps manage stormwater runoff.
- Future development should provide pedestrian pathways ranging from sidewalks (5-foot minimum) and/or shared-use paths (10-foot minimum).
- Encourage new developments to provide comfortable, pedestrian-oriented environments utilizing seating areas, shade, and lighting.
- Wide, highly visible crosswalks and sidewalk bulb-outs should be utilized to enhance pedestrian safety.
- Future development should provide more than one entry/exit point to enhance connectivity between adjacent neighborhoods.
- Parking is provided through private driveways and designated off-street parking areas for multi-family units.
- Off-street parking areas are encouraged to be located at the rear of the building.

Land Use and Development Categories

Corridor Commercial



Commercial Corridor uses are generally located along a high-volume roadway and are designed to be accessible primarily by automobile. This land use typology includes larger commercial structures such as retail strip centers, entertainment centers, and grocery stores that produce high vehicular traffic.

Development Amenities and Characteristics

- High-quality building architecture, public spaces, and civic destinations promote social interaction and celebrate the town's history and identity.
- Because of its proximity to existing neighborhoods, commercial operations should be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development.
- Buildings should face the street with prominent entrances into the building. Any buildings on corner lots should be oriented to the corner and public street fronts.
- Future development should be encouraged to provide open space that provides preservation of large tree stands and helps manage stormwater runoff.
- Future development should provide pedestrian pathways ranging from sidewalks (5-foot minimum) and/or shared-use paths (10-foot minimum).
- Wide, highly visible crosswalks and sidewalk bulb-outs should be utilized to enhance pedestrian safety.

Development Amenities and Characteristics

- Encourage new developments to provide comfortable, pedestrian-oriented environments utilizing seating areas, shade, and lighting.
- Off-street parking areas are encouraged to be located at the rear of the building.

Land Use and Development Categories

Flex Industrial/Business Park



Flex Industrial uses include an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution, and wholesaling facilities. This land use typology can also include supporting or complementary commercial uses. Serving as an employment destination, Flex Industrial can have both large-scale isolated buildings with numerous employees as well as areas containing multiple businesses that support and serve one another.

Development Amenities and Characteristics

- High-quality building architecture, public spaces, and civic destinations promote social interaction and celebrate the town's history and identity.
- Because of its proximity to existing neighborhoods, flex industrial and business park operations should be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development.
- Structures should be designed in “business park” settings, typically with surface parking and an adequate amount of landscaping and buffers to serve as a transition between uses.
- The bulk of the flex industrial or business uses must be contained within a building or facility.
- If light industrial use requires outside storage, the storage must be limited in area and appropriately screened.

Development Amenities and Characteristics

- The development's primary vehicular access should be from a primary thoroughfare; however, common or shared access points between adjacent developments are encouraged to limit curb cuts along streets.
- Parking is provided in designated off-street parking areas. Future development should consider shared-use parking areas.
- Off-street parking areas are encouraged to be located at the rear of the building and appropriately screened.

Land Use and Development Categories

Mixed Residential Neighborhood



Mixed Residential Neighborhoods include several housing types — single-family detached units, single-family attached units, townhomes, condominiums, and/or senior living — that provide a range of home choices (lot sizes and home types) in the same neighborhood. This mixed approach accommodates residents at all stages of life.

Institutional uses such as parks, schools, religious facilities, and community facilities are encouraged within the 'Mixed Residential Neighborhood' areas.

Development Amenities and Characteristics

- Future development should be encouraged to preserve open space and accommodate public recreation and community facilities when appropriate.
- Future development should be encouraged to provide designated open space that provides gathering space; preservation of large tree stands, and helps manage stormwater runoff.
- Future development should provide pedestrian pathways ranging from sidewalks (5-foot minimum) and/or shared-use paths (10-foot minimum).
- Future development should provide more than one entry/exit point to enhance connectivity between adjacent neighborhoods.
- Parking is provided through private driveways and short-term on-street parking.

Land Use and Development Categories

Transitional Residential



Transitional Residential primarily consists of single-family detached residences, which are characterized by mid to large lot sizes, open spaces, and characteristics that preserve and/ or enhance the natural environment. This Transitional Residential typology can be developed as traditional subdivisions or individual lots.

Development Amenities and Characteristics

- Future development should be encouraged to preserve open space and accommodate public recreation and community facilities when appropriate.
- Future development should provide pedestrian pathways ranging from sidewalks (5-foot minimum) and/or shared-use paths (10-foot minimum).
- Future development should provide more than one entry/exit point to enhance connectivity between adjacent neighborhoods.
- Parking is provided through private driveways and short-term on-street parking.

Land Use and Development Categories

Rural and Estate Residential



Rural and Estate Residential uses include large lot residential estates or subdivisions. The Rural and Estate Residential typology allows for the development of low-density, detached single-family homes with lower urban services and amenities. Additionally, the Rural and Estate Residential typology can accommodate agriculture businesses, and/ or agritourism businesses with an emphasis on preserving and enhancing the surrounding natural environment.

Development Amenities and Characteristics

- Within developments, existing natural features, such as rolling fields, pasture areas, and tree rows enhance the area and should be preserved.
- Due to the rural character of these areas, urban amenities such as curbs and gutters, internal sidewalks, multi-use pathways, and public utilities can be limited.
- If developed as a subdivision, future development should provide more than one entry/exit point to enhance connectivity between adjacent neighborhoods.
- If developed as a subdivision, future development should provide pedestrian pathways ranging from sidewalks (5-foot minimum) and/or shared-use paths (10-foot minimum).
- Parking is provided through private driveways and short-term on-street parking.

Land Use and Development Categories

Neighborhood Center



Neighborhood Center uses include public, semi-public, and private facilities intended to provide residential services and amenities including government, educational, cultural, and religious and both active and passive recreation. Facilities under this category can be both publicly and privately owned. Neighborhood center amenities should be included within and adjacent to new development within this area to ensure residents have access to amenities such as parks, open spaces, schools, and government facilities.

Land Use and Development Categories

Community Center



Community Center uses include public facilities intended to provide residential services and amenities at a large scale. Facilities under this category should be publicly owned and open to the public for daily and seasonal use.

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Future Transportation Map

Future Transportation Map

The Future Transportation Plan contains recommendations for the Town of Winfield and is intended to guide discussions and evaluations on the functionality and visual character of the community's motorized and non-motorized transportation systems. As outlined earlier, a primary driver for the community is to appropriately expand infrastructure, public services, amenities, and programs to meet the changing needs of the community. A key component of this expansion is related to motorized and non-motorized connectivity. By providing a diverse transportation network that promotes, provides, and supports safe and efficient mobility choices for all, including driving, walking, and biking, the Township can ensure that its transportation system is both functional and enjoyable.

Organization

The final Future Transportation Plan was developed by understanding the existing motorized and non-motorized transportation systems, reviewing the recommendations provided within the 2019 Town of Winfield Thoroughfare Plan, analyzing the impacts of the Future Land Use Plan, and aligning the functional elements of the system to the community's goal of providing vehicular and pedestrian connectivity throughout the community while also preserving the natural character of the town.

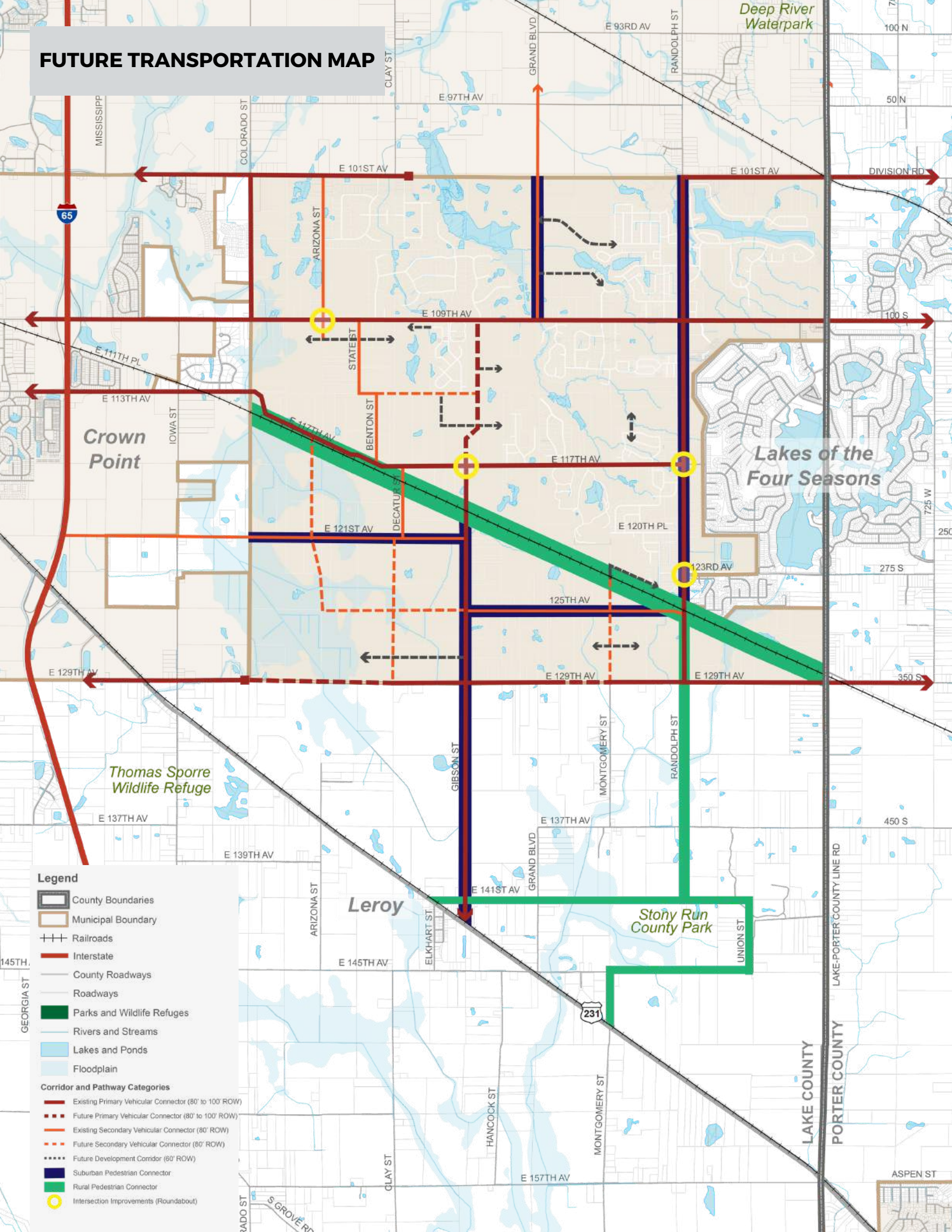
The Future Transportation Plan ties the future development character of an area to the way the roadway functions and looks, with an emphasis being placed on establishing contextual elements that carry out the community's desire to preserve the rural, natural character of the town. Each category includes a description of the elements commonly present that contribute to the specific roadway character and pedestrian connectivity amenities. The description of elements focuses on the area outside of the vehicular zone (travel lanes, turn lanes, and curbs) and relies on local departments and agencies to establish specific design standards such as the number and width of lanes and overall right-of-way widths.

Future Transportation Map

Using the Map

The Future Transportation Map is not intended to be a listing of proposed projects or a prioritization tool. Instead, it is a map that outlines the proposed condition and location of vehicular and pedestrian corridors that would support and/ or drive development activity. The Future Transportation Map should be referenced and used by the Winfield Officials and staff to guide decisions regarding transportation improvements and additions. This map can also serve as a resource during development negotiations to ensure that pedestrian amenities are accommodated in development proposals.

FUTURE TRANSPORTATION MAP



Future Growth Areas Map

Organization

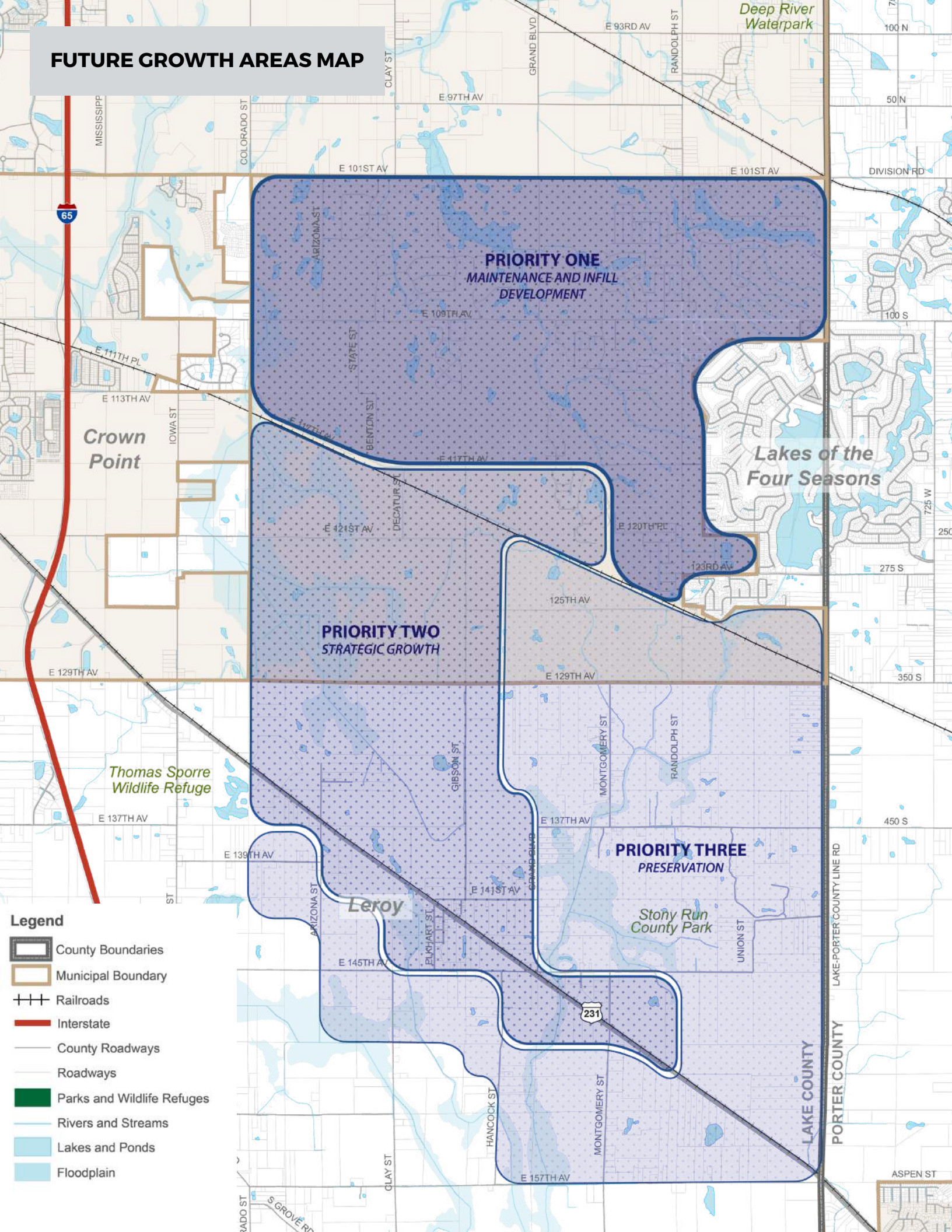
To provide further oversight of the town's growth and development, the 2007 Comprehensive Plan included recommendations on growth priority areas and associated procedures and practices. As an update and refinement to those recommendations, the Future Growth Areas Map is intended to highlight the prioritization of areas of the community based on existing growth patterns, available transportation and utility infrastructure, and planned investment over a period of 5-10 years.

While development and capital projects can be proposed and implemented in any area of the community, the Future Growth Areas Map is intended to show priority areas based on residential and commercial activity- both existing and proposed. This prioritization can then be used to identify gaps in infrastructure and services as development occurs moving forward. This plan is intended to assist community leaders in meeting both the financial and physical needs for infrastructure that supports new residential, commercial, and industrial growth.

Using the Map

The Future Growth Areas Map should be used by elected officials when determining the allocation of funding and resources towards capital improvement projects for infrastructure such as roads, stormwater systems, and/or sewer expansions. In areas where capital investment in transportation and utility systems is not planned, development decisions should be made accordingly so that existing infrastructure is utilized prior to building new.

FUTURE GROWTH AREAS MAP



Growth Categories

Priority One: Maintenance and Infill Development

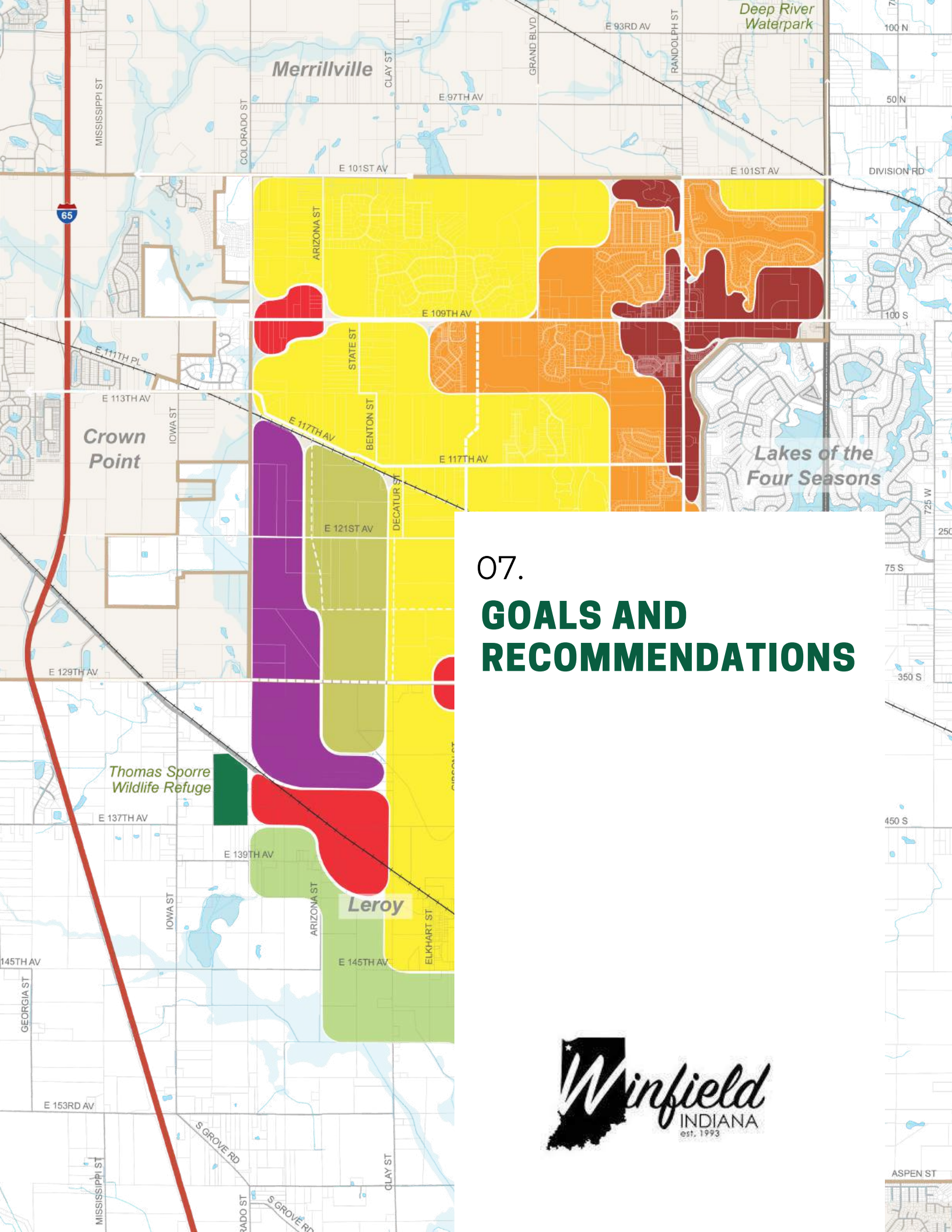
The area includes the northernmost portion of town, where most development has already occurred. The recommendation is to prioritize new infill development where possible to leverage existing utilities and infrastructure. Infrastructure investments, including transportation and utility projects, should focus on maintenance and modernization to ensure that development is well-served within this key area of the community.

Priority Two: Strategic Growth

This area provides an opportunity for strategic growth since these areas of the community are largely undeveloped. Development within this area will need public utilities such as water, sewer, and stormwater as well as public-serving systems and facilities including schools, and emergency services. With strategic growth being prioritized for the area, community investment within this area of the community may be needed to facilitate development and overall growth.

Priority Three: Preservation

The third priority area includes the areas outside the Town's current boundary south towards SR 231. This priority area was intended to preserve natural areas and prime agricultural land and it is anticipated that little development change would occur. While development may occur in this area based on local zoning regulations, this area is not intended to be a focus for local capital investment.



07.

GOALS AND RECOMMENDATIONS



MEASURING PROGRESS

Goals and Recommendations: This section demonstrates how town officials are taking the lead and giving direction to the community's comprehensive planning efforts. This includes feedback received during the community workshop sessions and the community survey.

The matrix below demonstrates the town's operational and technical understanding of the impact and responsibility to the people of Winfield as it aligns with the Comprehensive Plan.

Importantly, it also builds the community's trust and confidence in town officials and in the plan itself.

Six focus areas have been identified based on community feedback and findings from previous phases of the planning process. The focus areas aim to promote sustainable smart growth while protecting Winfield's existing quality of place. These focus groups and associate goals are listed below:

1. Land Use
2. Economic Development
3. Housing & Neighborhoods
4. Transportation
5. Parks, Recreation, Open Space & Natural Resources
6. Infrastructure

LAND USE

Goal 1:

Achieve land use patterns that guide intentional development, promote community sustainability, and maintain our community's character.

Policy Statements

- Promote appropriate development densities based on proximity to development and preservation areas.
- Ensure a mix of commercial and residential development types to support the needs of residents and generate revenues to promote sustainability and fund service provision and improvements.
- Discourage homogenous development and prototypical corporate brand architecture.
- Develop subarea plans that recognize uniqueness of different areas of Winfield to preserve these unique features
- Preserve, promote and enhance the features that make Winfield unique.

Action Items:

- Work with property owners in key growth areas identified in the comprehensive plan to share the long-term vision for the town and encourage open dialogue about future plans.
- Review the town's zoning resolution in comparison to the findings in the 2023 comprehensive plan to identify potential conflicts.
- Encourage rezoning of property so that it is consistent with the future land use.
- Review landscape, architectural, lighting, and signage design standards to ensure they are still meeting goals of preserving the town's identity. Update any design standards that do not meet the objectives of existing development goals and policies.

Priority

Medium

High

Medium

High

LAND USE

Goal 2:

Winfield will provide coordinated land uses to meet the needs of a growing community with thriving residential neighborhoods, commercial business areas, and civic places.

Policy Statements

- Use planned development to guide strategic growth.
- Provide areas for mixed use development to serve as a buffer between commercial and residential areas.
- Encourage collaboration between the town and the real estate community to increase awareness of opportunities in Winfield.

Action Items:

Priority

- Engage local and regional developers to help navigate the development process to allow the town to better dictate the types of development that are appropriate in Winfield to ensure a comfortable scale and style of new development.
- Identify catalyst nodes that would benefit from subarea planning to promote highest and best land use such as:
 - 109th Ave. and Randolph St. intersection
 - E. 129th Ave and Gibson St. intersection
 - 109th Ave. Corridor between Colorado St. and Arizona St.
 - Buffer areas along proposed commercial and industrial development areas
 - E 117th Ave. and Gibson St. intersection
- Create open lines of dialogue with developers about future growth opportunities in subarea planning regions.

Medium

High

Medium

ECONOMIC DEVELOPMENT

Goal 1:

Create an environment supportive of development which enhances the community's quality of life and place.

Policy Statements

- Incorporate meaningful community engagement into planning and land use decisions.
- Strengthen existing community hubs and infill areas while preserving less developed areas.
- Improve diversity of commercial, retail, and recreation offerings.
- Focus development efforts in strategic areas identified on the future land use map.

Action Items:

- Conduct a market study and/or business sector analysis to vet the potential for new commercial development and opportunities for business attraction.
- Consider establishment of a business owner outreach program to share ideas and information.
- Explore increased engagement opportunities with businesses such as a business recognition program / event to increase local business retention and expansion.

Priority

Low

Medium

High

ECONOMIC DEVELOPMENT

Goal 2:

Enhance the town center to maximize service and meet demand driven by Winfield's rapid growth.

Policy Statements

- The town center should be easily accessible to residents by vehicular and pedestrian traffic.
- Development of the town center should be environmentally sustainable.
- The town center should be capable of serving needs created by historic and future growth.

Action Items:

- Identify a plan to enhance town facilities in order to meet demand of a growing community including finalizing location, understanding users and needs, total cost, site control, and financing resources.
- Engage community stakeholders and align town center objectives with key policies.
- Identify a vision and vision principles for Winfield's Town Center.
- Develop correlating land use guidelines with vision principles.
- Identify sustainable funding sources to address potential financing gaps.
- Engage development community and share community vision for the town center.

Priority

High

High

High

High

High

Medium

ECONOMIC DEVELOPMENT

Goal 3:

Establish a land strategy to allow the town to exercise site control and proactively influence development.

Policy Statements

- Pursue a strategy around growth, annexation, and infrastructure expansion plans to US 231.
- Identify key growth areas to influence development such as 109th Ave. Corridor, 117th Ave. Corridor, and 129th Ave. Corridor.
- Identify priority parcels, valuation, and assembly. Meet with landowners as needed to inform property characteristics.
- Determine financial need based on goals, priority areas, and scale for land acquisition.

Action Items:

- Complete a needs analysis in order to facilitate development and identify budgets for implementation.
- Create a working group to ensure strategy is being implemented and complete policies detailing approach to potential opportunities.
- Complete acquisition on initial parcels.
- Develop marketing collateral, engage developers, and issue RFPs.
- Select the development team and negotiate Economic Development Area.

Priority

Medium

Medium

Low

Low

Low

HOUSING & NEIGHBORHOODS

Goal 1:

Provide high-quality housing that reinforces and expands existing residential offerings to add value and promote sustainability.

Policy Statements

- Maintain existing neighborhoods and community assets while continuing to be a community primarily composed of residential neighborhoods.
- Build community assets and services like schools, parks, and public safety facilities that define and maintain neighborhood identity.
- Encourage development of informal meeting centers as building blocks and community hubs for neighborhoods.

Action Items:

- Align zoning with residential growth areas identified in the comprehensive plan to ensure appropriate residential uses.
- Create an inventory list of area property owners near the Taft Middle School development site and engage identified owners to share long-term vision for the town and encourage dialogue about their future plans.
- Evaluate and update residential development regulations, policies, and ordinances to better encourage private developers to incorporate public amenities and gathering spaces into new projects.

Priority

High

High

Medium

HOUSING & NEIGHBORHOODS

Goal 2:

Winfield will preserve the quality of existing neighborhoods.

Policy Statements

- Consistently enforce property maintenance standards in a fair and regular manner.
- Partner with HOA's and community organizations to encourage additional investment into residential properties and shared spaces.
- Promote identities for individual neighborhoods or groups of neighborhoods to create a sense of community and for wayfinding purposes.
- Align streetscape elements such as sidewalks, streetlights, and street trees within neighborhoods to create maintenance and upkeep efficiencies.

Action Items:

- Build and maintain good working relationships with Home Owners Associations (HOA) through engagement, touch points, and communication methods with an emphasis on maintaining high-quality neighborhoods.
- Evaluate the success of organizational tools and communication methods with HOAs and continually work to improve them.
- Based on engagement, evaluation the need and feasibility of partnering with HOAs to updated neighborhood amenities including paths, landscaping, and street lights.
- Review code enforcement policies and regulations to ensure appropriate and uniform protocols and compliance.
- Identify and implement necessary changes or amendments to code and enforcement procedures based on review.
- Standardize streetscape furnishings and elements including trash cans, lighting, wayfinding signage, trees, shrubbery, and benches. Apply new standards when negotiating with developers and approving new developments.

Priority
Medium

Medium

Low

High

High

Low

HOUSING & NEIGHBORHOODS

Goal 3:

Winfield will support developments of communities that meet the needs of current and future residents.

Policy Statements

- Provide desirable housing options that are close to shopping and related amenities indicated and determined in the future land use map.
- Encourage use of Planned Development Residential (PDR) in critical areas to provide high quality cohesive designs while offering developers more flexibility to meet goals.

Action Items:

Priority

- Simplify process for obtaining PDRs by creating a streamlined application process and providing clear guidance on how to apply and obtain permits.
- Develop design guidelines for PDRs in critical areas to ensure they meet high-quality design standards.
- Showcase successful PDR projects in public settings to demonstrate how they can benefit use of open space and community gathering spaces.
- Monitor success of PDRs by taking number of projects, quality of design, and community feedback to inform decision making.

Medium

Medium

Low

Low

TRANSPORTATION

Goal 1:

Improve and maintain accessible, safe, and efficient transportation systems that meet the needs of both pedestrian and vehicular traffic and are integrated with regional transportation and trails networks.

Policy Statements

- Maintain and extend sidewalks throughout the town.
- Ongoing coordination with residents to assess areas of greater need for sidewalk and trails improvements.
- Emphasize inclusion of trails and other pedestrian amenities in new residential and mixed-use development.
- Align future sidewalk and trail improvements with countywide plannings such as the Lake County trails plan.

Action Items:

- Implement improvements and new connections identified in Winfield's Thoroughfare Plan.
- Provide clear signage and wayfinding to navigate the town's growing transportation network.
- Encourage appropriate safety elements and barriers on heavily trafficked trails and sidewalks such as along the Randolph Street Corridor.
- Continue to coordinate with regional and county entities on development of the Erie Lackawanna Trail.
- Identify and apply for state and federal transportation funding sources to assist with sidewalk and trail improvement funding (Community Crossings Grant; Federal Transportation Alternatives Program).

Priority

Medium

Low

Medium

Medium

High

TRANSPORTATION

Goal 2:

Reduce traffic congestion and enhance safety for all users of Winfield's trails, roadways, and sidewalks.

Policy Statements

- Implement strategies to alleviate traffic congestion and improve traffic flow in key corridors and intersections.
- Prioritize the safety of all road users, including pedestrians, cyclists, and motorists, through enhanced infrastructure design.

Action Items:

- Conduct traffic studies as needed to identify areas of congestion and develop targeted solutions such as signal optimization, lane expansions, and intersection improvements.
- Improve pedestrian safety by constructing crosswalks, installing pedestrian signals, and enhancing sidewalk connectivity.
- Enhance cyclist safety by providing designated bike lanes, shared lane markings, and bicycle-friendly infrastructure, considering the needs of all age groups and skill levels.
- Use performance indicators to track improvements in traffic flow and congestion reduction, adjusting strategies as needed.

Priority

Medium

High

Medium

Medium

PARKS, RECREATION, OPEN SPACE & NATURAL RESOURCES

Goal 1:

Promote preservation of natural space and parkland to enhance the natural beauty and well-being of the community.

Policy Statements

- Encourage planting of new trees and support the care of existing trees throughout Winfield.
- Promote high quality landscaping to protect the town's visual identity and promote healthy environments.
- Reinforce the rural character of the town through land preservation efforts and site development standards that specify tree lines, fence rows, pockets of open space, natural vegetation, property setbacks, and landscape buffering.

Action Items:

- Implement 2016 park plan to create parks in areas identified in the plan.
- Establish long-term parks plan that includes goals for preserving greenspace and opportunities for new parklands that are not currently identified.
- Consider establishment of a parks board or committee to increase focus on development of new parks, park improvements, and recreational programming.
- Review and update necessary development standards and code to ensure buffering, screening, and landscaping requirements are appropriate to protect the town’s visual identity and natural features.
- Encourage tree replacement policies that require developers to replace and trees that are removed during construction.

Priority

Medium

Medium

Medium

High

Medium

PARKS, RECREATION, OPEN SPACE & NATURAL RESOURCES

Goal 2:

Winfield will protect its natural assets and maintain a superior quality built and natural environment by advocating for sustainable growth.

Policy Statements

- Consider appropriate development-oriented regulations such as setbacks, parking regulations, and building materials.
- Recognize unique features within Winfield and establish appropriate regulations and subarea plans to preserve these assets.

Action Items:

- Conduct a comprehensive review of current ordinances and regulations related to setbacks, parking, and building materials.
- Update guidelines for setbacks, parking, and building materials as needed to align with the town's vision for growth and sustainability.
- Identify unique features to preserve such as forests, wetlands, and open space. This may include public engagement.

Priority

High

Medium

Medium

INFRASTRUCTURE

Goal 1:

Ensure water and wastewater infrastructure can efficiently serve current and future residents while maintaining high-quality service.

Policy Statements

- Winfield will prioritize strategic investments in water and wastewater infrastructure to meet the needs of our current and future residents.
- Winfield will actively engage and collaborate with stakeholders to ensure efficient water and wastewater infrastructure service delivery.

Action Items:

- Conduct regular assessments and studies to evaluate the condition and capacity of existing infrastructure systems.
- Implement asset management strategies to optimize the lifecycle of water and wastewater infrastructure.
- Explore partnerships with federal, state, and regional agencies to access grants, loans, and other funding opportunities for infrastructure projects.
- Foster open and transparent communication with residents, businesses, and community organizations by proactively communicating information about infrastructure projects through multiple channels.

Priority

Medium

High

Medium

High

INFRASTRUCTURE

Goal 2:

Winfield will support expansion of utility infrastructure to and through future growth areas.

Policy Statements

- Improve infrastructure to serve future development and the southern growth area.
- Build on the economic benefits of the I-65 and 231 corridors by maximizing development in commercial and light industrial development in future growth areas.

Action Items:

Priority

- Enhance infrastructure south along Gibson Street to US-231 to activate southern growth area.
- Where possible, update zoning based on comprehensive plan recommendations and/or be prepared to zone land in future annexation areas in accordance with the comprehensive plan.
- Evaluate and adjust progress toward development goals as needed to ensure success. This may involve revising land use, updating infrastructure investments, or refining engagement strategies with stakeholders.
- Complete feasibility study to identify specific types of uses that could succeed along I-65 and 231 corridors.

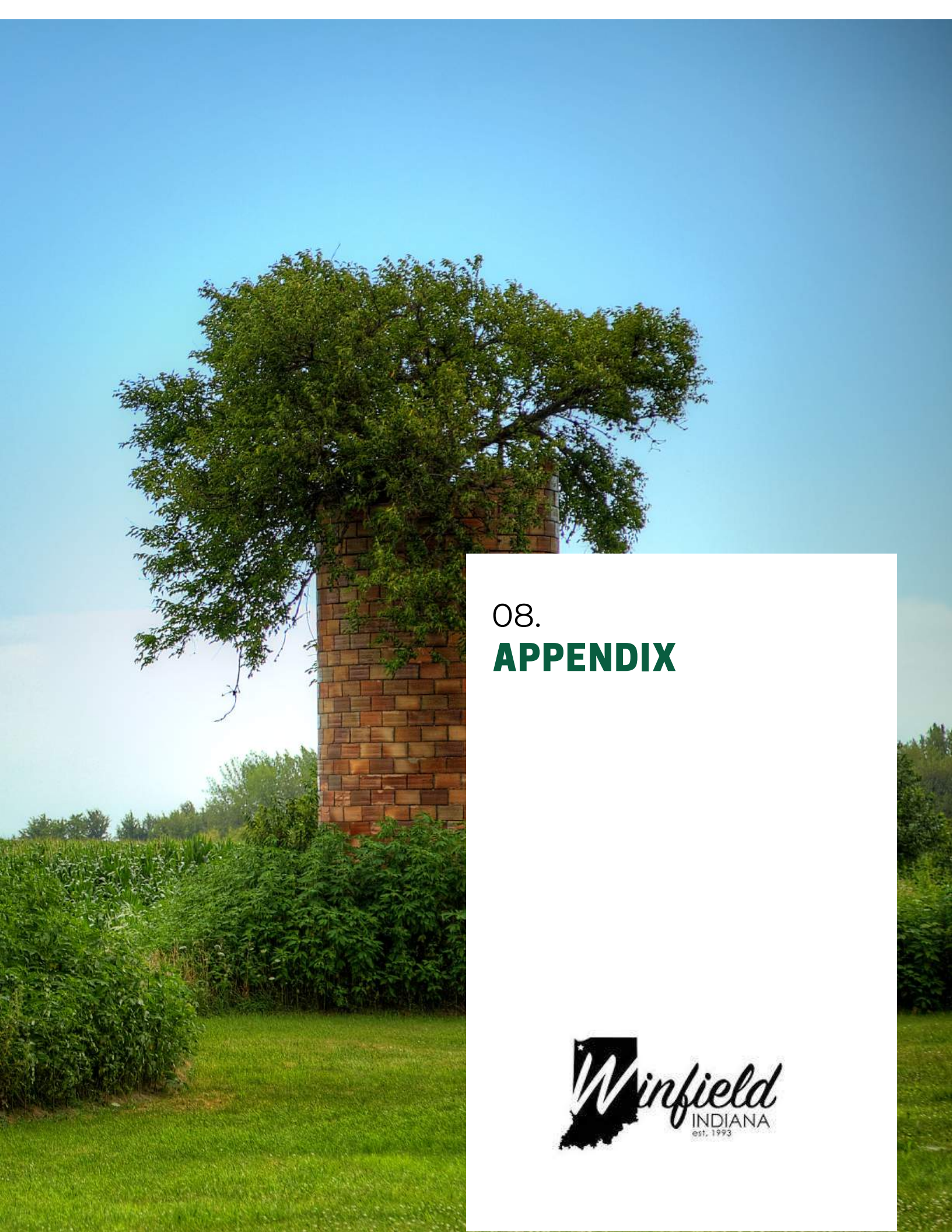
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APPENDIX



APPENDIX

2016 Winfield Downtown Master Plan

2016 Sanitary Master Plan

2019 Thoroughfare Plan

2021 Park Impact Fee

Town of Winfield Zoning Map 2022

