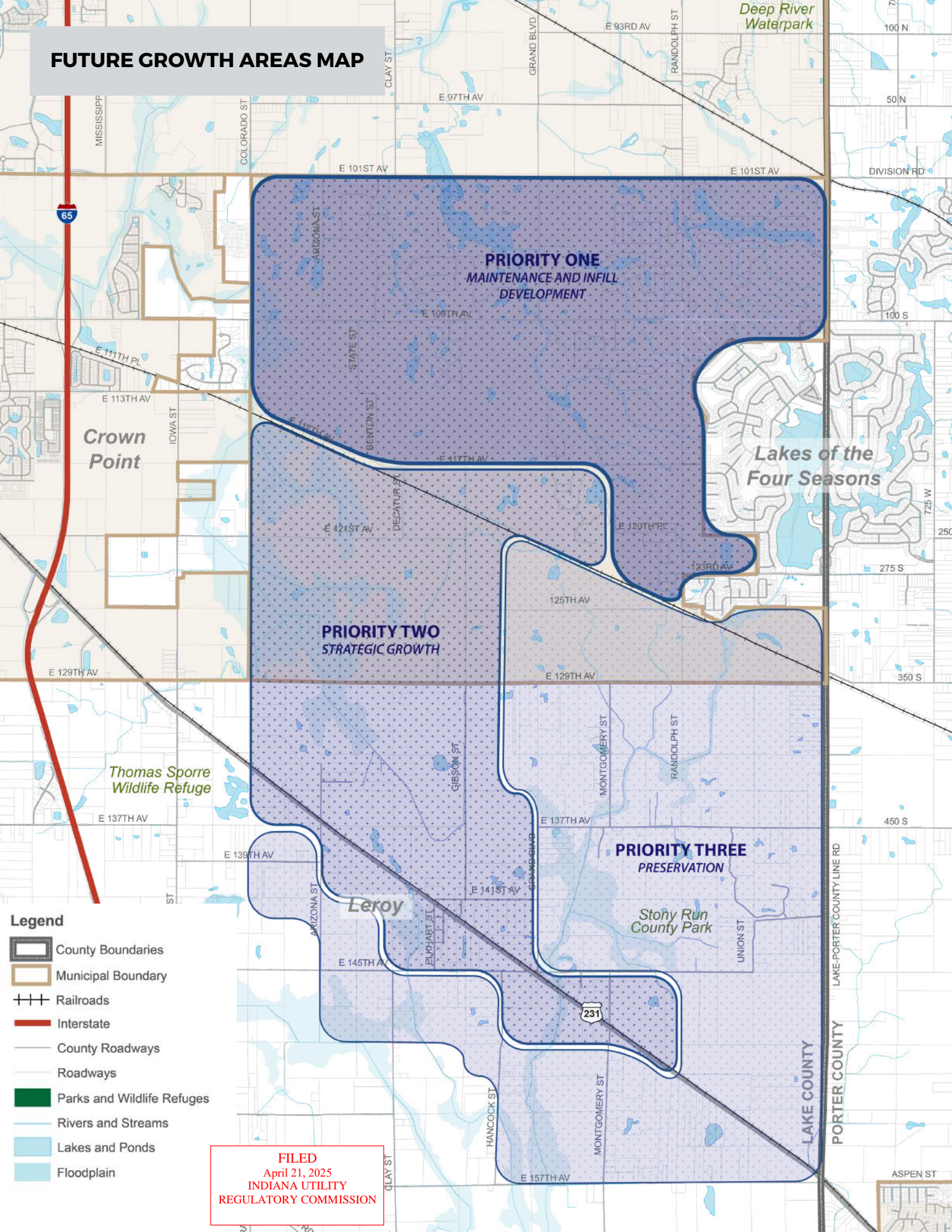


# FUTURE GROWTH AREAS MAP



# 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

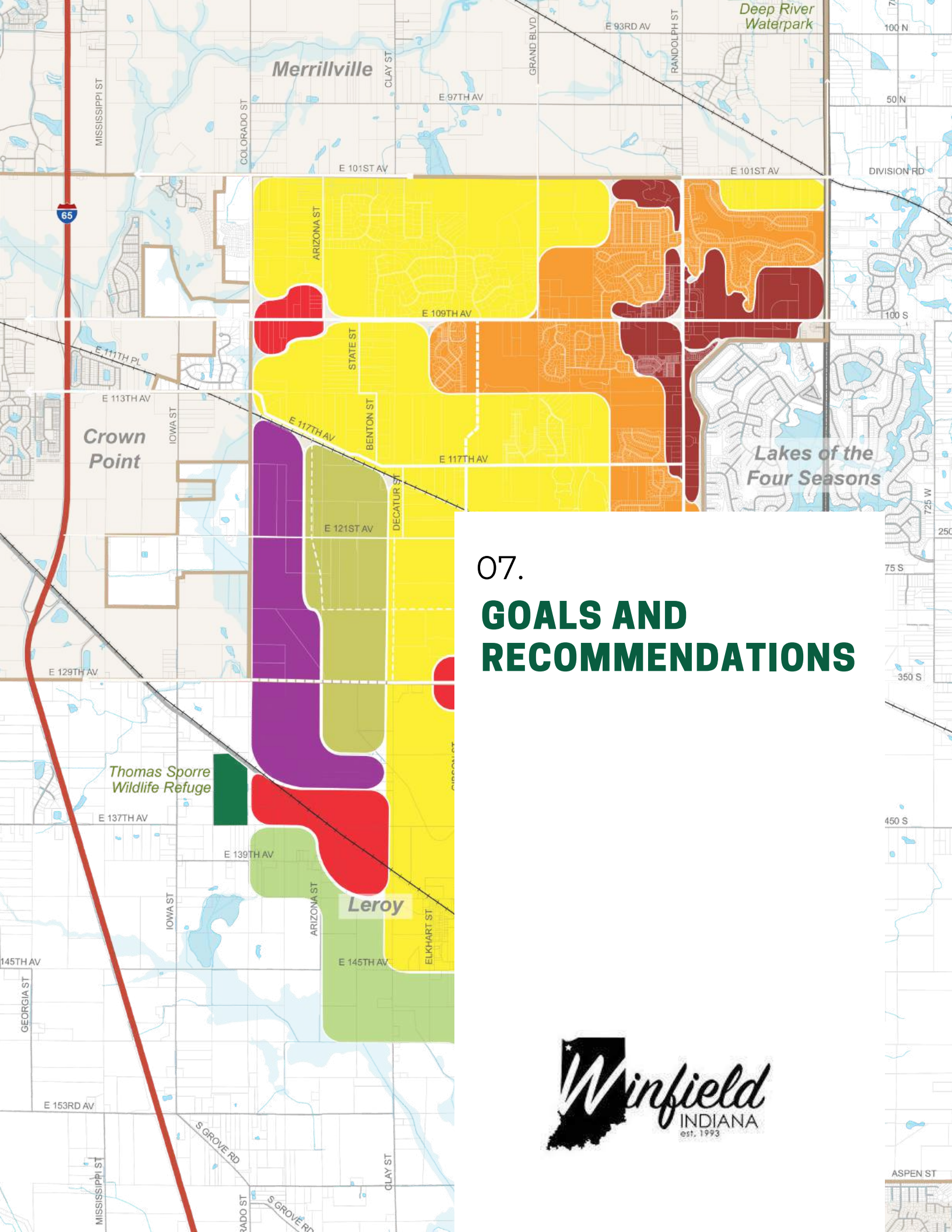
This area provides an opportunity for strategic growth since these areas of the community are largely undeveloped. Development within this area will need public utilities such as water, sewer, and stormwater as well as public-serving systems and facilities including schools, and emergency services. With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

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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

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## 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

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## 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

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## 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

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## 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

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## 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.

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## 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

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## 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

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## 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

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## 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.

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## 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

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## 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.

Low

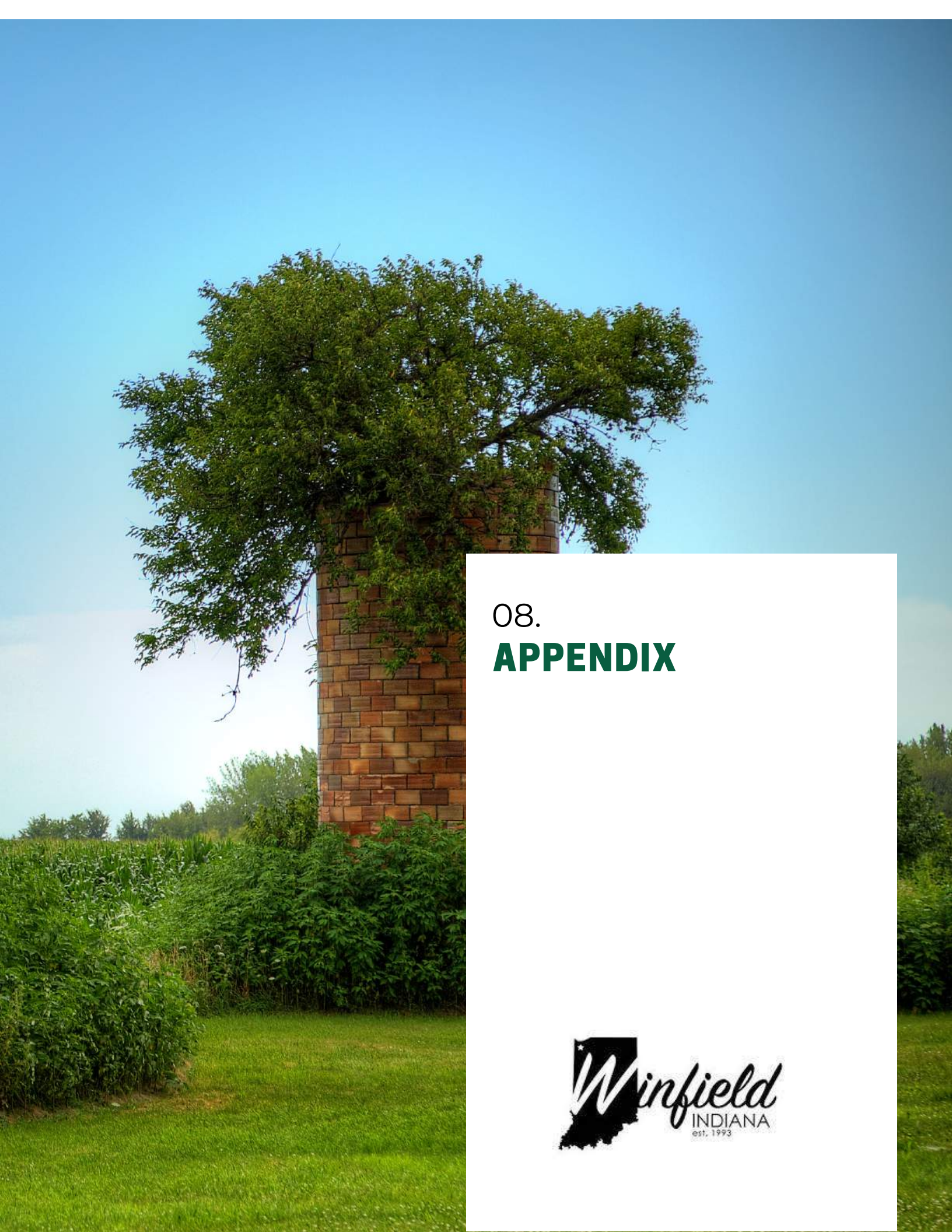
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08.

## APPENDIX



# APPENDIX

2016 Winfield Downtown Master Plan

2016 Sanitary Master Plan

2019 Thoroughfare Plan

2021 Park Impact Fee

Town of Winfield Zoning Map 2022

