

Plan Vision

Plainfield aspires to continue its tradition of enduring excellence by providing a welcome environment for all. Through the creation and enhancement of quality places and the provision of amenities and services, the Town will preserve its distinctive character and increase its desirability as a premier community in which to live, work, play, and invest.

Goal A: Create attractive and distinctive places.

Goal B: Advance strategic economic growth and prosperity.

Goal C: Leverage and enhance assets.

Goal D: Expand mobility options and connectivity networks.

Goal E: Build strong and vibrant neighborhoods.

Goal F: Continue transparent, responsive, and responsible leadership.

Goals, Objectives, and Actions

Goal A: Create attractive and distinctive places.

A.1 Promote efficient use of land and a mix of compatible land uses.

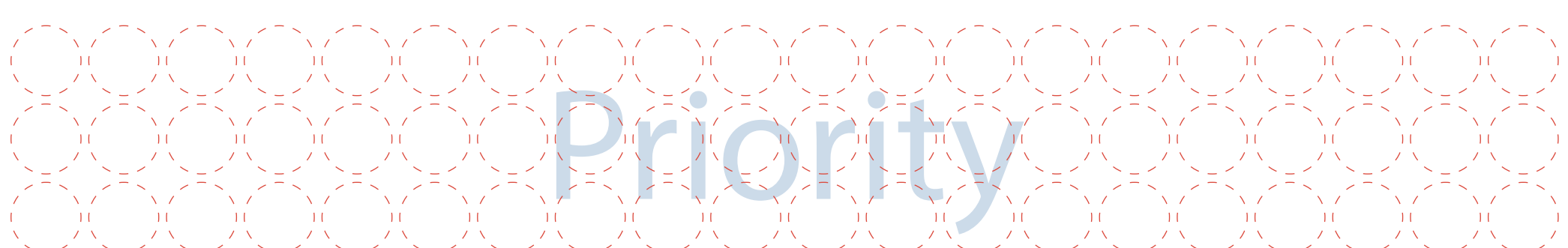
A.1.1 Pursue infill and redevelopment in selected locations as identified in the future character and land use map in this plan.

Plainfield's population is increasing. By allowing for higher density infill and redevelopment in selected locations, including the Focused Redevelopment Areas as shown on the Conceptual Framework Map, Plainfield will not be as burdened with the cost of new roadways, water, and sewer. Selected areas of higher density, especially if they include a mix of uses, can also help to create more vibrant, active places with a mix of amenities to benefit surrounding residential neighborhoods. The Town is already amending the Zoning Ordinance to decrease minimum lot area or increase dwelling units per acre for sites throughout the Town. This and similar policies can help the Town to manage growth and change without increasing costs.



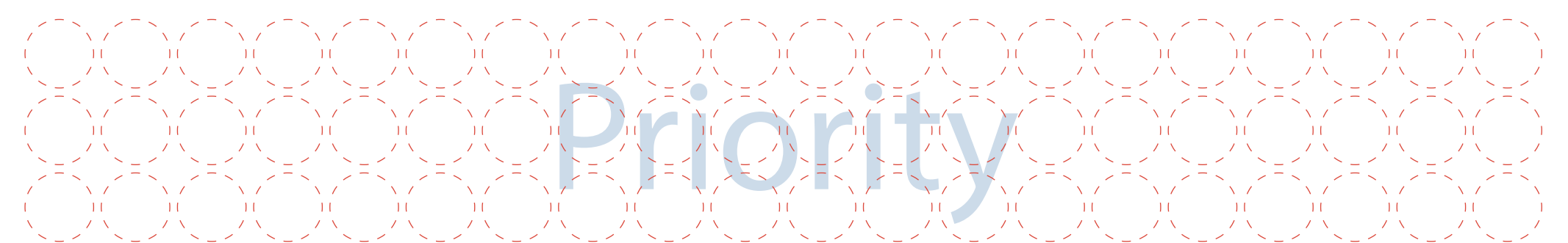
A.1.2 Implement policies that encourage a mix of uses in selected locations.

Plainfield already encourages a mix of uses in many locations through its zoning code. For example, mixed commercial and residential use is permitted by right in 60% of the Town's commercial districts. These policies should be continued, and new opportunities to encourage a mix of uses should be pursued. In areas identified for Tech Flex in this comprehensive plan, commercial uses should be allowed through the zoning code and other regulations to serve the area with amenities and services. All three residential character types (Traditional Neighborhood, Suburban Mixed Residential, and Suburban Residential) should also accommodate limited office and commercial uses in selected locations. This will help to create more complete neighborhoods that provide some opportunities for employment and locally serving retail for residents. Finally, the Town should encourage mixed-use development (commercial on the ground floor and residential above) in underutilized parking lots.



A.1.3 Investigate the implementation of a fiscal model that can be used to evaluate fiscal impact of development proposals.

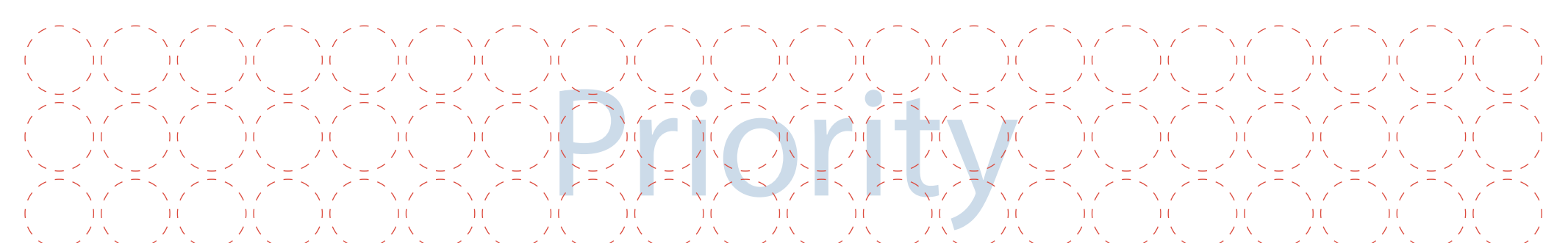
Not all development projects bring net fiscal benefits to the Town over the long term. Especially for large-scale development proposals that require changes to zoning, public infrastructure investment, or other financial incentives from the Town, an assessment of the net fiscal impact can be helpful in evaluating the proposal. While not the only factor that should be considered in determining the viability and acceptability of a proposal, a fiscal return on investment (ROI) analysis would determine the net fiscal benefits to the Town relative to costs for providing public improvements to support a development. Creation of a model that could be used for this purpose would allow the Town to make such assessments.



A.2 Plan for public utility and infrastructure upgrades or expansion to support development or redevelopment that is fiscally responsible.

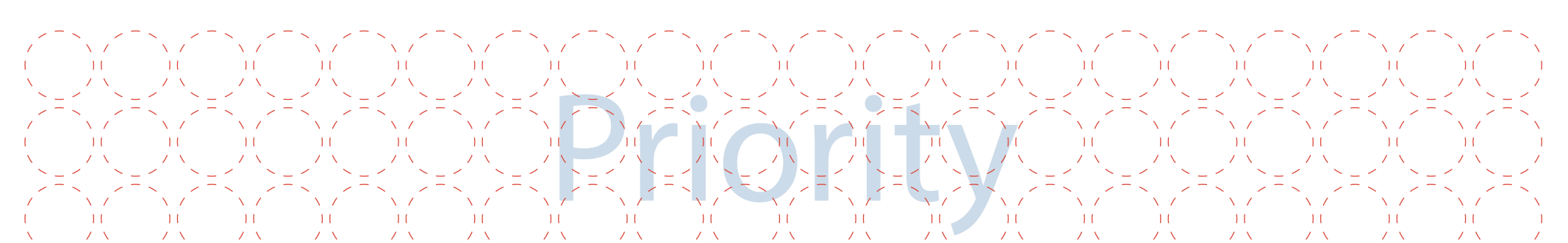
A.2.1 Evaluate utility and infrastructure capacity for new development or redevelopment as it is considered.

As new development takes place, it puts stress on existing infrastructure as demands for roadways, water, and sewer grow. The Town's current water and sewer plan should sufficiently accommodate growth anticipated by this comprehensive plan as depicted in the Future Character and Land Use Map and should be followed. However, continued evaluation of the Town's capacity relative to anticipated absorption over the next five to ten years is important as a major development could impact water and sewer availability in other parts of the Town.



A.2.2 Evaluate the use of impact and other fees every few years to identify opportunities for utility projects.

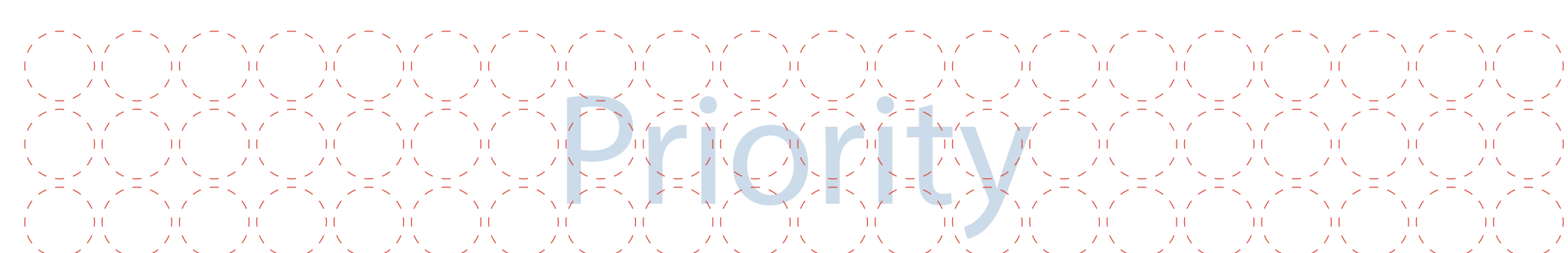
Development impact fees are one-time payments from developers to cover a calculated cost of the new development. The needs of utility maintenance are, however, ongoing. The Town should examine anticipated long-term costs to determine a variation in how fees are scheduled or how other options for impact fee implementation could better assist in supporting ongoing needs.



Goals, Objectives, and Actions

A.2.3 Pursue an Adequate Public Facilities Ordinance (APFO).

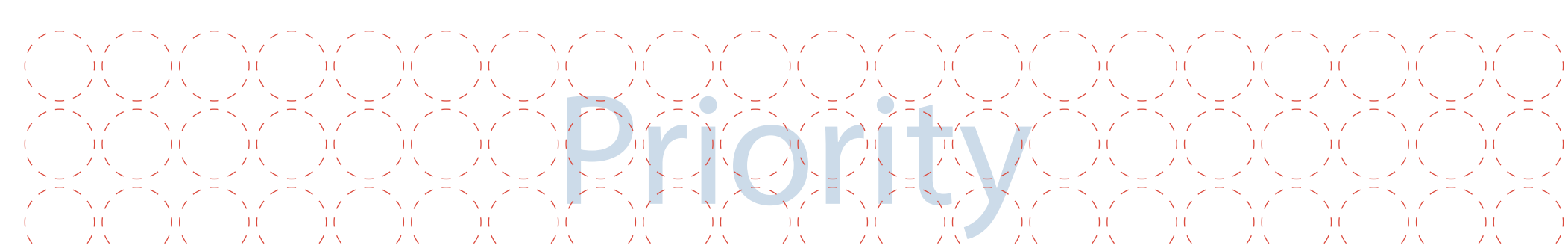
The Town uses several tools to mitigate infrastructure impacts in particular areas. This includes requirements for the provision of water and sanitary sewer service, certain road improvements, sidewalks, trailways and park facilities concurrent with development. The Town has completed a preliminary report on public facilities. A more comprehensive assessment that could inform an APFO should be conducted and an APFO pursued. By formally adopting an APFO, the Town would establish clear Level of Service (LOS) standards for all municipal facilities and services and require the provision of these facilities and services at certain LOS standards concurrent with development.



A.3 Develop and connect community members to available resources and funding that help property owners improve building and property conditions and aesthetics.

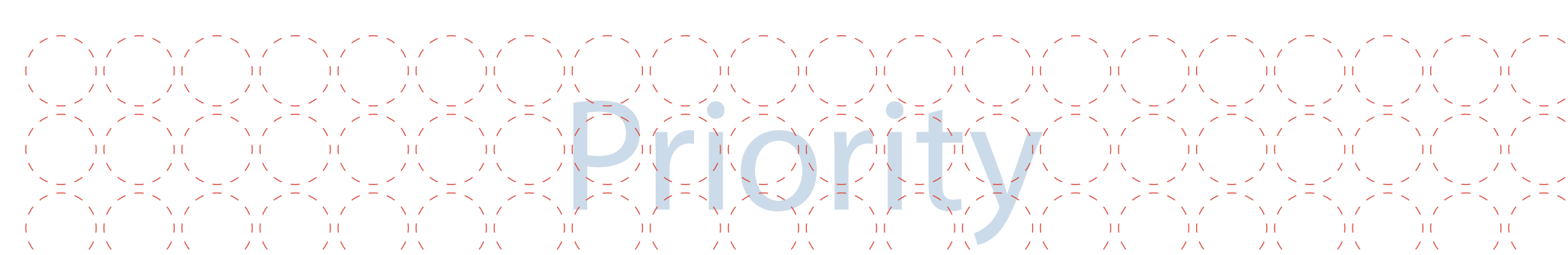
A.3.1 Promote grant programs and funding available to small businesses to incentive façade improvements for properties throughout the Town.

Storefront and other small business grants can assist business owners in making improvements to building exteriors while elevating the aesthetics of the Town's economic corridors and commercial centers. Grants are available to small businesses in Plainfield, including the Main Street Plainfield Façade Grant program, which is financed through the State of Indiana's Economic Development Income Tax (EDIT) funds. Grant funds should target areas in need of revitalization, both Downtown and elsewhere, with a focus on meeting the character-based intention statements expressed in the Future Character and Land Use Map. This Action is closely connected to Action 3.2, "Develop incentives to improve building aesthetics within established commercial areas."



A.3.2 Develop incentives to improve building aesthetics within established commercial areas.

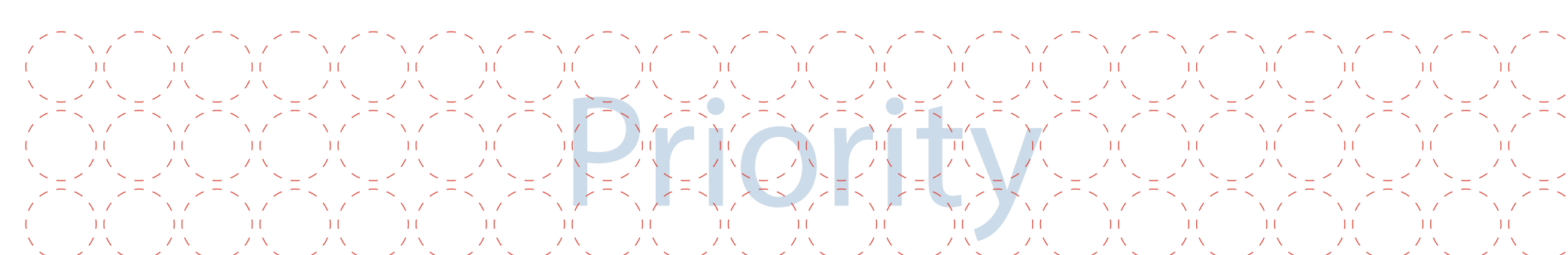
Places like the established commercial areas are important destinations for goods and services opportunities. They also present an opportunity to visually improve and re-invigorate their areas, creating more attractive, comfortable, and welcoming gathering places for residents and visitors alike. This can assist with marketability for businesses, help draw people to these areas, and contribute to increased property values. The Town can incentivize improvements to existing building aesthetics, such as through matching grants for façade improvements, coordinated enhancements to the public realm (lighting, sidewalks, street furniture, etc.), and technical/design assistance for renovations, including a focus on historic preservation, energy efficiency, and accessibility standards.



A.4 Improve standards and regulations to ensure development is high quality in design and sensitive to its context.

A.4.1 Periodically review and update design regulations for commercial development.

High quality commercial development—in terms of materials, architecture and public amenities—can help to create a strong sense of place and attract workers and customers to businesses. The Town should undertake a systematic review of design regulations on a regular basis, at least every three years, to determine if the regulations need adjustment in order to meet desired standards.



Goals, Objectives, and Actions

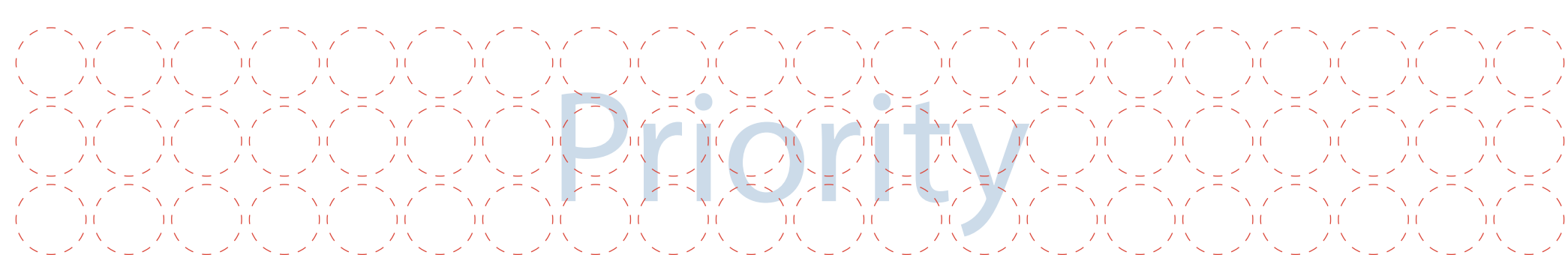
A.4.2 Undertake a periodic townwide review of submitted and approved development applications to ensure development reflects desired design, quality, and type.

While Town staff is deliberate about reflecting upon and evaluating approved development, this process should be formalized. This could include a more structured annual review Plan Commission that reflects on the past three to five years of approved projects (since the passing of time may impact the assessment). This should be conducted in combination with a townwide commitment to periodically reviewing and updating design regulations for commercial development. In tandem, these actions can help Plainfield to continue to "raise the bar" for development quality while learning from developers about ways in which the Town can help them achieve their goals.



A.4.3 Improve screening and buffering between industrial and commercial areas and other land uses.

The Town has been updating the Zoning Ordinance to strengthen regulations around screening and buffering industrial and commercial areas to minimize impacts to adjacent incompatible land uses. Additional screening requirements could include requirements for landscaping and berming, especially between industrial areas / gateway corridors and residential areas.



A.5 Promote building and development practices throughout the community that minimize impacts on the environment.

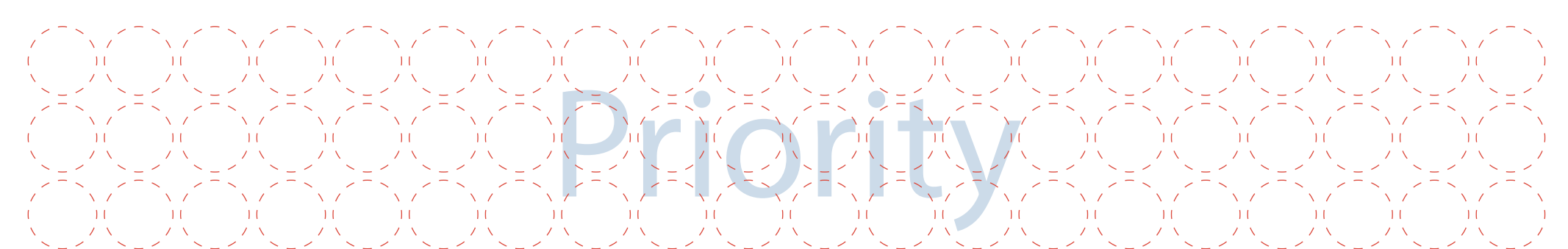
A.5.1 Revitalize surface parking lots by integrating green parking lot design practices.

To minimize hazards from flooding during major rain events and to preserve surrounding watershed ecosystems, the Town should implement Low Impact Development (LID) strategies that incorporate nature-based design techniques to manage storm runoff as close to the source as possible and to reduce peak flows during rain events. The Town should incentivize permeable surfaces in parking lots, when possible, to allow water infiltration into surrounding soils. Preserving and recreating natural landscape features within and adjacent to parking lots, utilizing bioretention facilities, and integrating rain gardens to collect rainwater are other examples of LID strategies that could be implemented.



A.5.2 Work with developers to ensure that new developments include techniques and practices that help preserve environmental assets.

Larger developments require choices in site design and building locations. Environmental assets such as the areas around wellheads, stream corridors, and sensitive natural and animal habitat areas, can be identified and intentionally preserved, while allowing for development in other areas. Encourage higher density development in less sensitive areas of a site can help to encourage conservation of these assets.

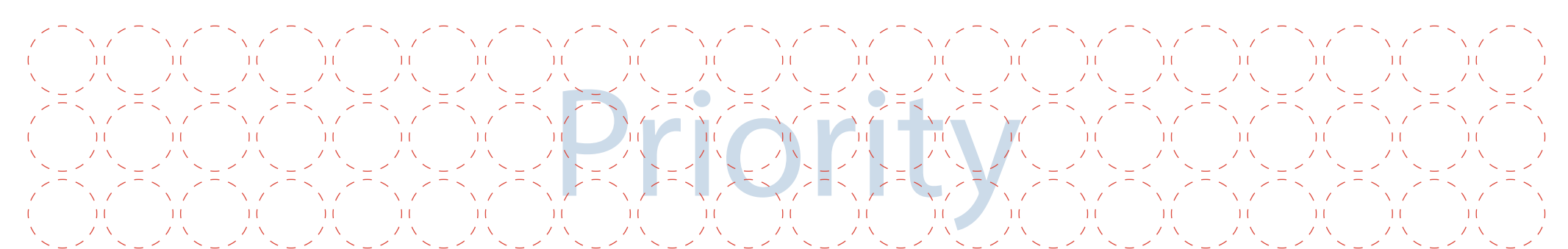


Goal B: Advance strategic economic growth and prosperity.

B.1 Build upon the existing commercial assets already established in the Town.

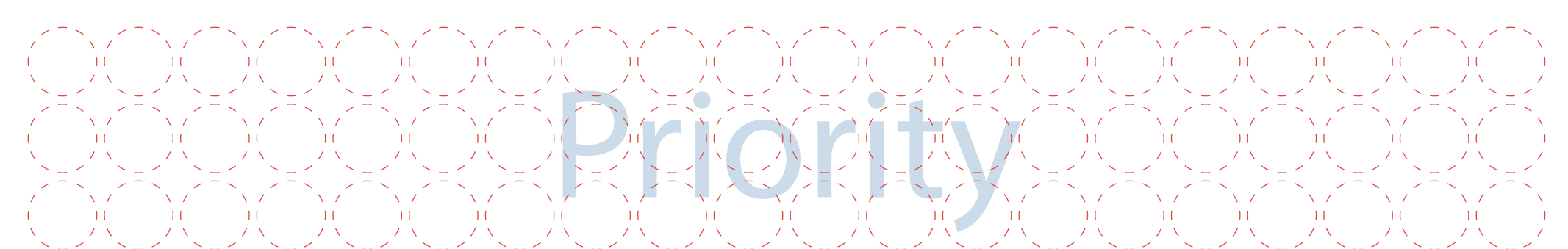
B.1.1 Expand commercial and retail uses adjacent to the Shops at Perry Crossing and area south of the mall, Main Street and Ronald Reagan Parkway, and Hobbs Station.

As the Town's population grows, existing commercial and retail areas in Plainfield should be expanded to support additional activities that serve as amenities to residents and help integrate these areas well with adjacent neighborhoods. The Town should continue efforts to enhance these areas to become attractive, walkable, regional attractions. This will require facilitating quality private development and enhancing public amenities such as sidewalks, crosswalks, small gathering places, and public art.



B.1.2 Strategically reinstate Tax Increment Finance (TIF) districts and abatements as they expire.

As TIF districts expire, new districts should be put in place. Districts should be located to promote redevelopment of vacant and underperforming commercial areas and structures. They should be used both for retaining and recruiting businesses.



Goals, Objectives, and Actions

B.2 Facilitate a supportive environment for businesses to grow and thrive.

B.2.1 Diversify employment and job sectors beyond logistics / warehousing through marketing, attraction, and new place types.

In 2022, five new industrial buildings were approved in the Town. Advanced Logistics and Manufacturing will continue to be a major industry in Plainfield, but the Town has an opportunity to diversify for a more resilient local economy. The logistics industry is becoming more advanced and reliant on technology, and it is becoming harder to find workers to fill those jobs, which also leaves the Town vulnerable. Policies encouraging sectors other than warehousing will help attract new talent, businesses, and individuals with a variety of income and education levels. For example, life science is a major growing sector in the Indianapolis metro and these types of jobs tend to gravitate toward places with amenities for workers (including outdoor activities). Such uses also require flexibility in building floor plates (25,000-35,000 sf) and layouts. Some of the more advanced biotherapeutics are very logistics sensitive, and Plainfield's proximity to the airport, plus the developing Indianapolis downtown life science cluster makes Plainfield a viable option with the right infrastructure and supporting services, e.g. specialized cold chain services. Going forward, Plainfield should encourage a range of building types, locations/sites, and amenities attractive to other sectors and should identify employment areas that can accommodate development within the Tech Flex character type and update zoning and relevant ordinances accordingly. For some life science activities, Plainfield will need to consider water and sewer demand.

Priority

B.2.2 Create a child care task force with leadership by major institutions and businesses.

Access to convenient, affordable child care is essential to supporting the workforce and making Plainfield an attractive community for families. High quality childcare has also been demonstrated to have developmental benefits that have lasting impacts on children's social and cognitive development. A child care task force can proactively work to develop and implement a comprehensive strategy to improve access to childcare in Plainfield, including addressing current barriers and working to attract and support childcare providers. The task force can coordinate with regional entities, like Child Care Answers, which provides referrals and resources in central Indiana and the Hendricks County childcare task force. Specific attention should be paid to opportunities to partner with large employers in childcare provision. It can also help connect low-income residents to state programs that can help cover the costs of childcare, such as the State of Indiana's Child Care and Development Fund.

Priority

B.2.3 Continue to support businesses with local tax abatements.

Plainfield supports certain businesses with tax abatements to attract desired long-term investments in the community and generate employment. A scoring system should be developed to allow for a more systematic and streamlined assessment and determination of which businesses should receive abatements. The scoring system could be used for all or just certain kinds of abatements.

Priority

B.2.4 Continue to promote redevelopment of vacant or underutilized properties for commercial and employment uses.

Plainfield can capitalize on existing infrastructure, foster revitalization, and support vibrant mixed-use areas by focusing on commercial and employment uses on sites that are vacant or underutilized. This action aligns closely with the overarching goal of promoting infill and redevelopment as expressed in Action A.1.1.

Priority

B.2.5 Encourage the creation of a range of space types that can accommodate the needs of existing, growing Plainfield businesses.

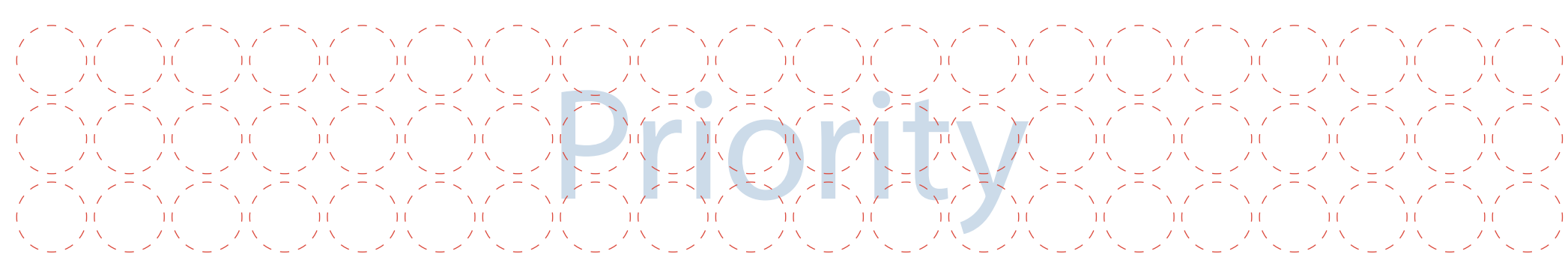
Plainfield is home to a mix of business types at a variety of sizes, scales, and operations. Accordingly, Plainfield should encourage the creation of spaces that can accommodate this range of business sizes and types. This would include new or rehabilitated office space that is easily subdividable to accommodate smaller users (less than 12,000 square feet); flex space that can accommodate contractors who need contractor yards, design and fabrication space as well as office space; maker-type businesses that may have assembly, shipping, and showroom facilities in one location. For some of these building typologies such as office space, a public private partnership model may be needed to facilitate the creation of this space given the uncertainties surrounding the office market generally. At this time, Plainfield should be cautious about large scale office development (more than 50,000 square feet in a single development) and consider it opportunistically if tied to a specific tenant.

Priority

Goals, Objectives, and Actions

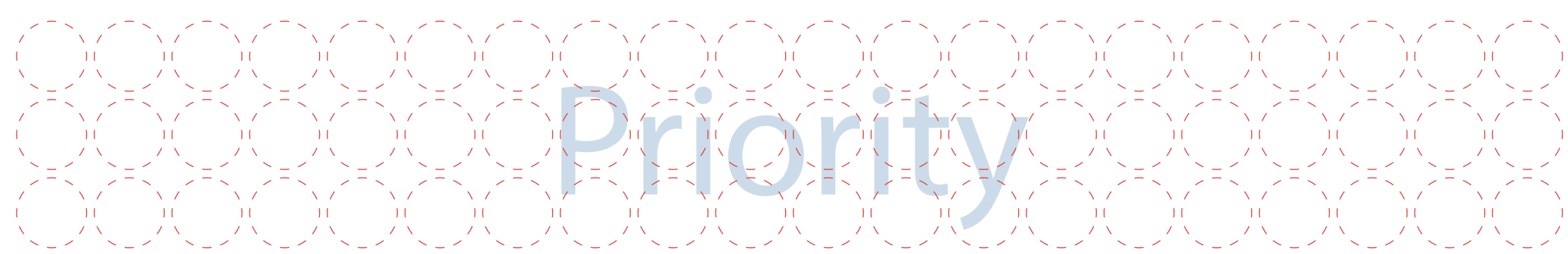
B.2.6 Promote interstate access to support business development.

While key decisions and funding about interstate improvement is most often managed outside of the jurisdiction of the Town, local officials should be advocates and support efforts to maintain and leverage interstate access. Interstate access opportunities can also be protected from encroachment by other land uses that could impact future improvement. This is especially important for specialized roadway needs of light industrial and commercial development opportunities, as identified in the Future Character and Land Use Map. Major interchanges should be monitored for traffic demand and options for addressing potential street limitations should be anticipated.



B.2.7 Promote airport access to support business development.

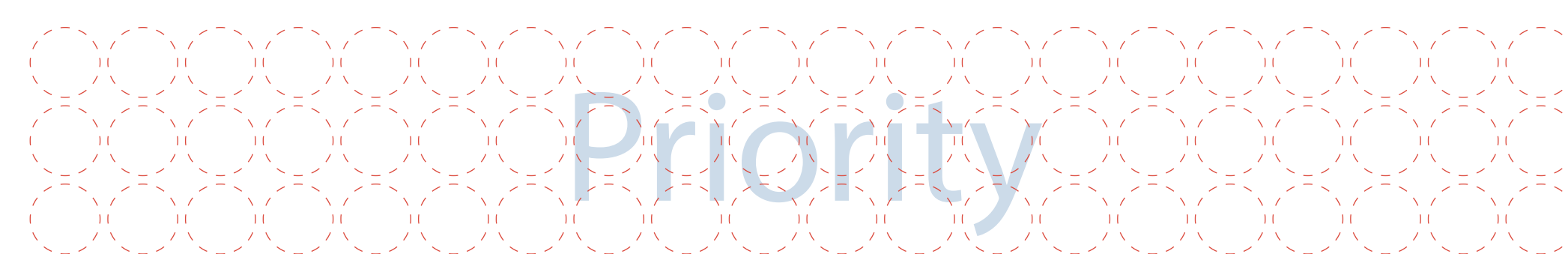
Plainfield should make investments that make the Town more attractive to the business traveler. The Town should consider the entire experience starting with landing at the airport, including travel to and spending time in the Hospitality Character Area as identified in the Future Character and Land Use Map, and traveling to and from other locations in and around the Town. At the same time, the Town should capture as many logistics and service jobs as possible as part of its overall economic development strategy.



B.3 Improve access to living wage jobs.

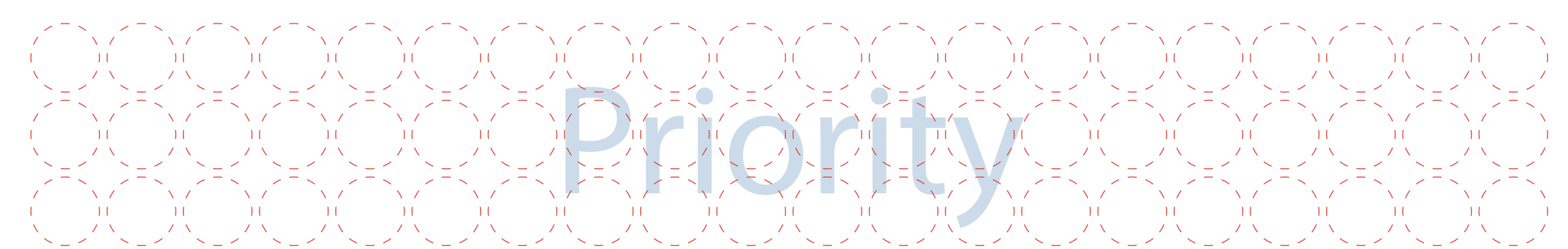
B.3.1 Continue the Town's program that provides tax abatement to businesses that have promised to provide living wages and verify its use.

Plainfield's tax abatements for businesses are tied to certain job numbers and wage requirements. As granted, these numbers should be verified. They should also be monitored over time to determine if businesses are still meeting the requirements over the years after abatements are granted.



B.3.2 Promote the community as a leading center for workforce training.

Between 2010 to 2020 Plainfield added more than 14,000 jobs while only increasing its local resident workforce by 4,000. To address the gap between jobs available and Plainfield residents, the Town has collaborated closely with major employers and others to support workforce development, including through the programs at MADE@Plainfield, which closely monitors trade needs, develops training, and brings awareness about opportunities. Plainfield should continue to develop programs that provide technical education and career pathways, especially as they relate to growing job sectors such as life sciences. This emphasis should also be featured in the district's marketing efforts. Individual stories should be highlighted, revolving around key themes that will help raise Plainfield's profile as a community focused on, and successful in, workforce development.

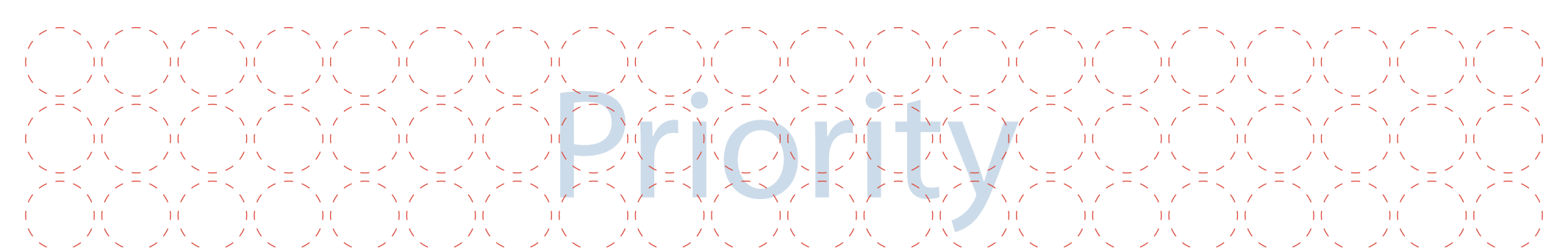


Goal C: Leverage and enhance assets.

C.1 Build upon the existing parkland and natural space amenities.

C.1.1 Improve and identify opportunities for more sports fields that align with changing preferences.

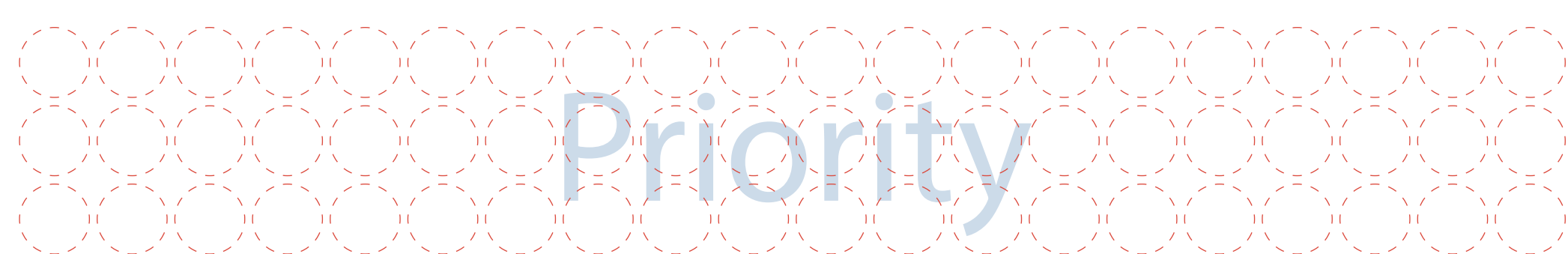
Preferences for sports change over time with different sports increasing or decreasing in popularity. Demographic change can also impact preferences. Cricket and pickleball are two sports identified by community members as potentially increasing in demand. The Town should monitor this change over time and consider new facilities that could accommodate community preferences.



Goals, Objectives, and Actions

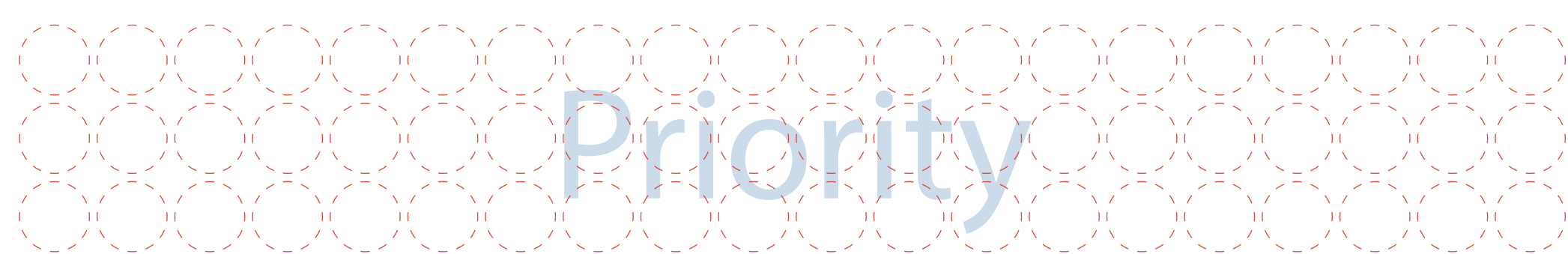
C.1.2 Expand the Aquatic Center to allow for year-round and all age activities and events.

Plainfield's aquatic center is a tremendous asset to the community, especially for youth in the summer. However, summer months are especially busy and camp programming relies on using the facility, which can limit access and enjoyment by others. Similarly, in non-summer months community members would benefit from more indoor recreational activities. A recommendation in the Town's Parks and Recreation Master Plan is to develop a strategy to begin addressing aging components to the Recreation and Aquatic Center. Adult fitness and wellness was also a top program type identified by community members as a need in Plainfield. Consideration of how improvements can support programming and focus on all ages should be coordinated with such upgrades and would increase the benefit of the aquatic center to the Town's population.



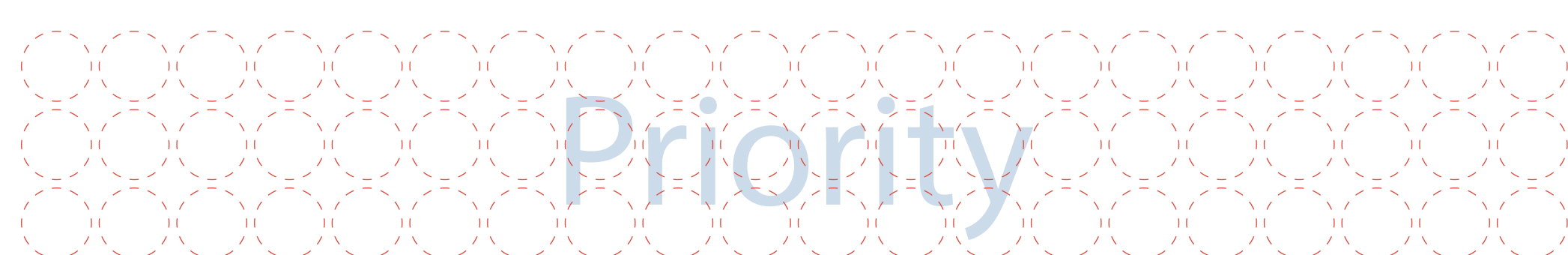
C.1.3 Improve access to the water and pursue linear park corridors.

Plainfield has trailway access along White Lick Creek and other locations. This could be expanded to increase access and expand park corridors along White Lick Creek and other waterways. These access points could include opportunities for limited small craft recreational canoeing and kayaking.



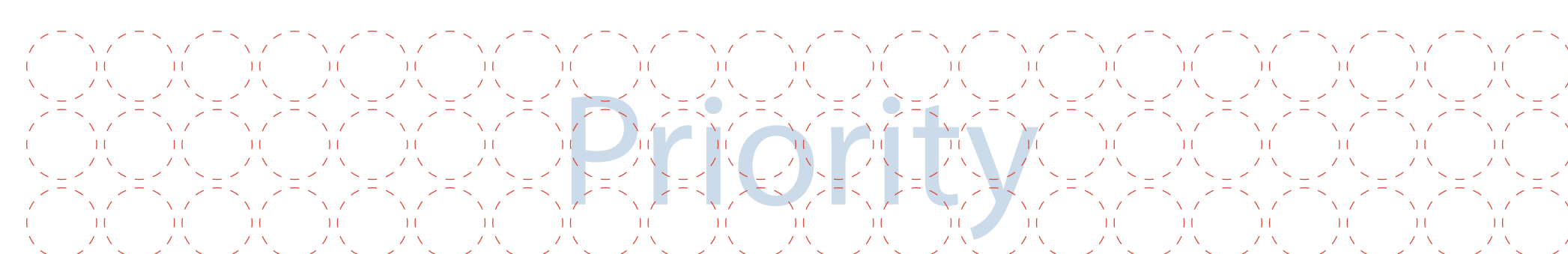
C.1.4 Continue master planning efforts for Echo Hollow (former Sodalis Nature Reserve).

The Town completed a land swap with a landowner south of I-70, bringing an additional 110 acres to this nature reserve. While master planning for the entire nature park is underway, the Town recognized the need for "early action" projects that were needed as soon as possible. Anticipated near-term improvements include a modern restroom with water and sewer service.



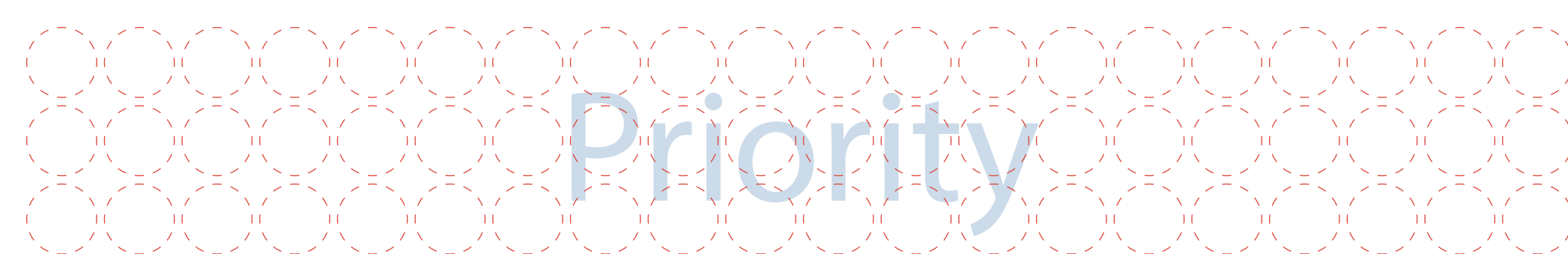
C.1.5 Evaluate any efforts to extend parks, trails and associated amenities against the recommendations of the Parks and Recreation Master Plan (2023-2027).

The Town's Parks and Recreation Master Plan sets forth priorities for parks and trailways as well as Level of Service (LOS) goals. As new development moves forward, new parkland should be aligned with the plan's targets. While the plan does not specifically address areas of anticipated residential expansion, it does include a short-term (1-2 years) recommendation to "Work with the Town Planning Department to identify potential parcels of property to acquire for preservation and future parks in growth areas to keep park deserts from increasing."



C.1.6 Develop standards that require high quality amenities, landscaping, and furnishings.

Any upgrades to existing parks or the addition of new public parks should include furnishings such as benches, picnic tables, bike parking, playground etc. Public safety should also be a priority and include lighting and implement regular safety patrols. Standards and amenities should align with the Parks and Recreation Master Plan. Some of the top priorities identified by community members through the engagement conducted as part of that plan include water access, multi-use paved trails, and restrooms.



C.1.7 Ensure new development is well-served by area parks.

Plainfield is known in the region for its quality parks and trailways. The Town has 436 acres of developed parkland and provides 12 acres of developed parkland per 1,000 residents, well over the national average, and 30 miles of trailways. Most existing neighborhoods have good access to parkland. As the Town grows, it is important that new neighborhoods are also well served by parks and trails. The Town has park impact fees whereby developers of new residential communities must contribute to a fund for park development and maintenance. The Town should explore methods of dedicating funds to the creation of parkland that is within or adjacent to new neighborhoods as they are built, especially as new residential areas are developed to the east and south. Requirements should include both quantitative and qualitative requirements.



Goals, Objectives, and Actions

C.2 Celebrate the Town's cultural, historic, and artistic assets.

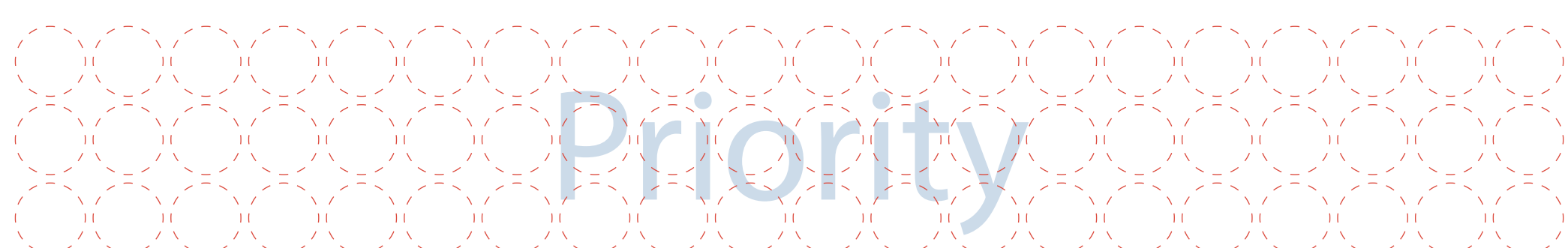
C.2.1 Update the Town's inventory of historic buildings within the Town's National Register District to determine buildings that have been demolished and identify priorities for investment.

Within this district buildings and structures were determined to be contributing if they possessed substantial historic integrity to the district's period of significance of 1831-1959. Buildings retaining massing, form, fenestration, and details representative of the period of significance were considered contributing resources. However, since the district was first nominated in 2010, it has changed because some properties have been demolished or altered. The district should be evaluated with respect to the integrity of the buildings originally determined to be contributing. This information can be used to help re-evaluate preservation, rehabilitation, and/or adaptive reuse priorities.



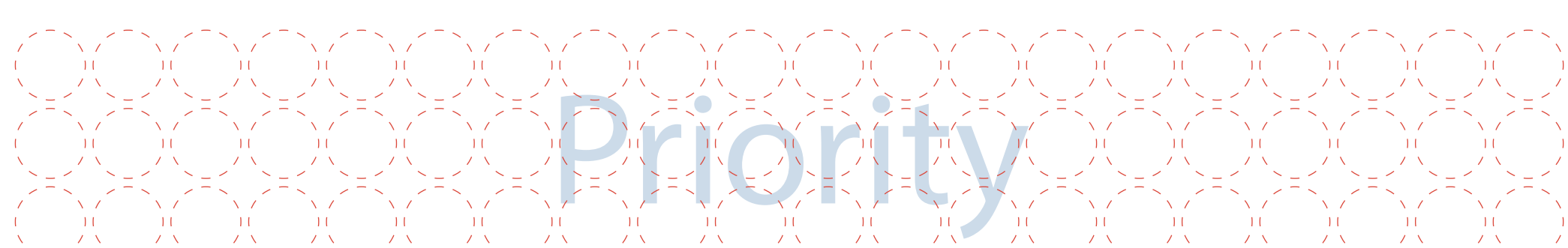
C.2.2 Leverage the history of the National Road as a tourism opportunity that incorporates informational signage and area tours.

Plainfield's location along the National Road (U.S. 40) is a significant reason why the Town developed during the 19th Century. Originally an agricultural community, Plainfield grew in part due to its location along this road that connected Maryland to Illinois. The Town should incorporate signage, public art, or other features to acknowledge the important role that the road played in the Town's development.



C.2.3 Work with current landowners to develop a property maintenance system seeking compliance to minimize enforcement relating to blighted, derelict properties.

Code violations for residential and commercial properties can be a signal of intentional neglect. They can also signify that property owners lack resources to maintain properties to desired standards. Punitive code enforcement policies can be helpful in certain situations, but some property owners could benefit from a more collaborative approach to addressing property maintenance. The Town of Plainfield should work with property owners to develop an approach to code enforcement that strategically focuses on maximizing compliance while minimizing intervention from local government. This might include helping property owners identify resources to assist with renovations and working with them on time frames for compliance that accommodate their particular circumstances.



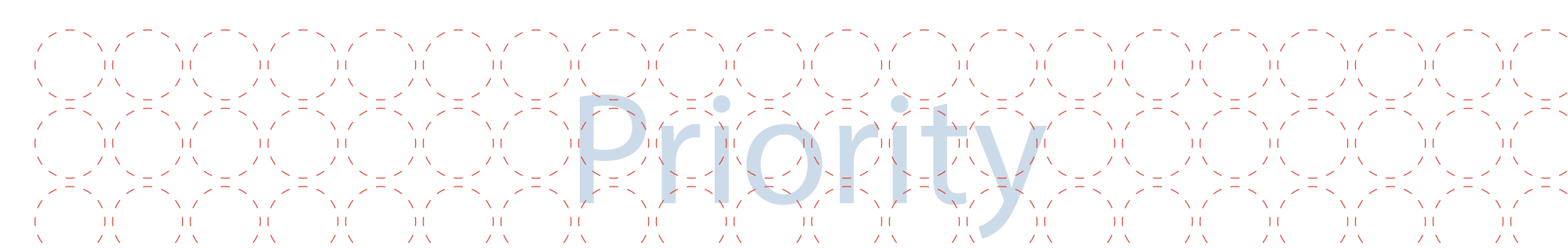
C.2.4 Establish standards through the Zoning Ordinance and other policies and guidelines for new development to make sure it is compatible with historic buildings in areas such as downtown.

Plainfield has benefitted from the preservation and renovation of historic buildings downtown. These projects have helped to retain the historic character of this area, while providing new opportunities for activities and vibrancy. Equally important to these preservation projects will be facilitating new construction that is contemporary but compatible with the historic context. The Plainfield Government Center and Hendricks Live! facility, for example, relate well to their surroundings while providing an exceptionally high-quality space for Town government operations and state-of-the-art space for performing and visual arts. The quality of design and materials, and sensitivity in how the building relates to its surroundings, should set the standard for future infill and redevelopment downtown.



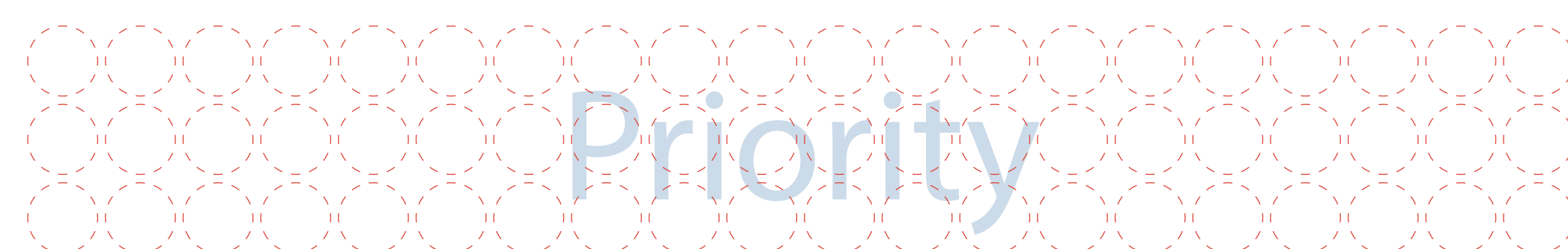
C.2.5 Evaluate current use of existing assets such as Hendricks Live! Performing Arts Center to identify new opportunities.

With the opening of Hendricks Live!, the Town has a tremendous asset for performing arts and arts programming. As the space is programmed over time, the Town should identify opportunities to more fully utilize the space beyond evening and weekend programming. This may involve allowing arts organizations to use the space during off hours and/or utilizing spaces that are not fully occupied at all times for art-related purposes, such as for temporary or permanent exhibit space.



C.2.6 Prepare and implement an Art in Public Spaces Master Plan.

Plainfield is undertaking an Art in Public Spaces Master Plan, which is focused on thoughtfully integrating more art into public spaces around the community. The plan will include guidelines and criteria to use in selecting art, identification of potential opportunities for the integration of art in public spaces, and development of a framework for how to care for and maintain the art. The plan should be completed in Fall 2024. The concurrent process has informed this comprehensive plan, and the comprehensive plan should, in turn, inform the Art in Public Spaces Master Plan.



Goals, Objectives, and Actions

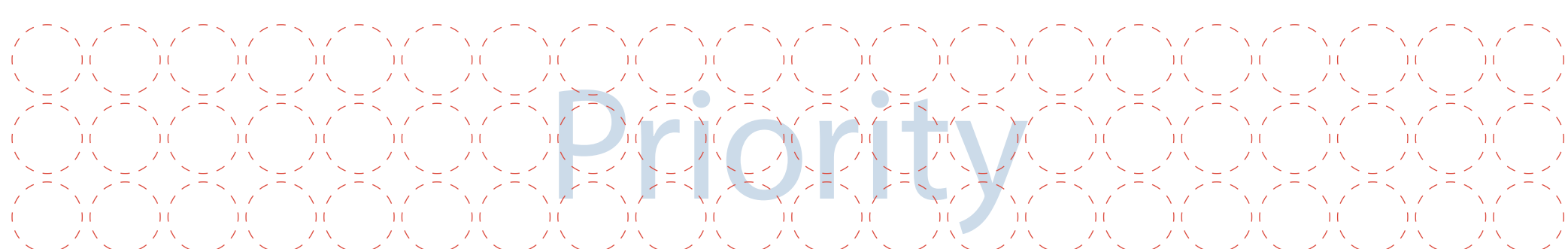
C.2.7 Integrate public art as part of a strategic streetscape plan along U.S. 40, at local parks, and as part of new commercial developments.

Public art can help to tell the story of Plainfield's history, express its values, create a sense of place, and reinforce a sense of pride in the community. In accordance with the Art in Public Spaces Master Plan, the town should integrate public art in locations where these outcomes are desired, either as part of new development or in an effort to contribute positively to existing areas.



C.2.8 Continue to use the Plainfield brand in all marketing and promotional efforts to reinforce the town's unique identity.

Plainfield's current branding has increased recognition of the community since it was developed. The recognizable logo should continue to be used to differentiate the Town from other communities.



C.3 Make a variety of programs and activities accessible to all ages and groups.

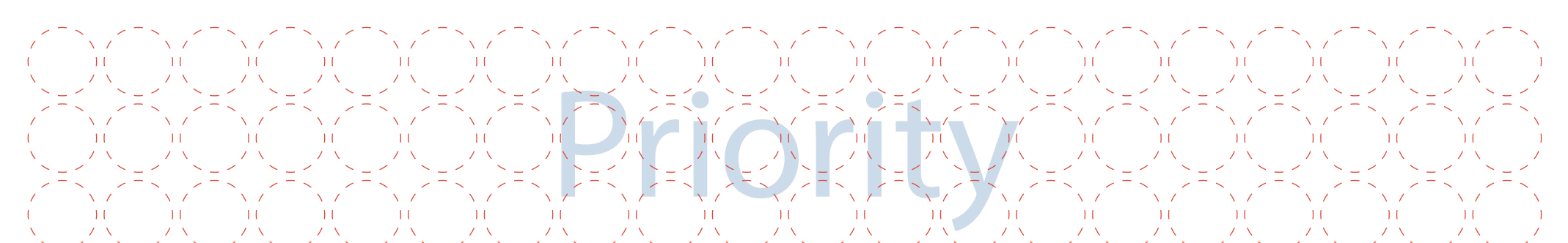
C.3.1 Program all-season activities for all age groups at public parks and indoor recreational spaces with a focus on currently underserved age groups.

In accordance with the Parks and Recreation Master Plan, the Town should pursue programs for underserved groups, including but not limited to older adults. Top program needs identified in that plan included adult fitness and wellness, nutrition programs for all ages, and senior fitness and wellness.



C.3.2 Make activities and services more accessible to the Town's changing demographics, including more multilingual programming.

As the Town and the region diversify, multilingual programming will provide opportunities to participate to community members for whom English is not their first language. Translation of materials and programs into other languages will signal that Plainfield is a welcoming community that affords community members of varied linguistic backgrounds the chance to enjoy programs in the Town. Partnering with regional cultural groups and securing grant resources are some ways in which multilingual programming could be pursued.

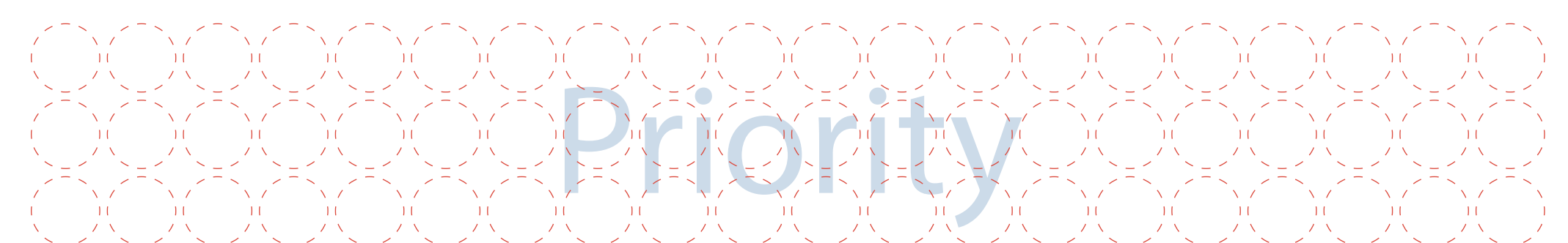


Goal D: Expand mobility options and connectivity networks.

D.1 Plan for and extend bike routes that connect to key parts of Plainfield.

D.1.1 Align bike route initiatives and facilities with the recommendations in the Sidewalk and Trail Master Plan Update (2021).

Dedicated bike lanes, sidewalks, and multi-use trails provide safe access to and from residential and commercial areas, as well as parks, schools, and other community amenities. The Town's Sidewalk and Trail Master Plan Update identifies specific locations where improvements should be made. This plan should be used to identify priorities, especially as new development is pursued in the Town.



D.1.2 Create and promote bike loops and lanes that connect to other key assets in Town (i.e., trails, parks, etc.).

A fully connected loop through Plainfield that intentionally connects destinations in the community will facilitate transportation to these destinations by bike, thereby reducing reliance on cars and traffic on roadways. Such a loop should be developed in accordance with the Sidewalk and Trail Master Plan Update, and should especially consider community members who might not be as comfortable riding on typical streets, such as children.

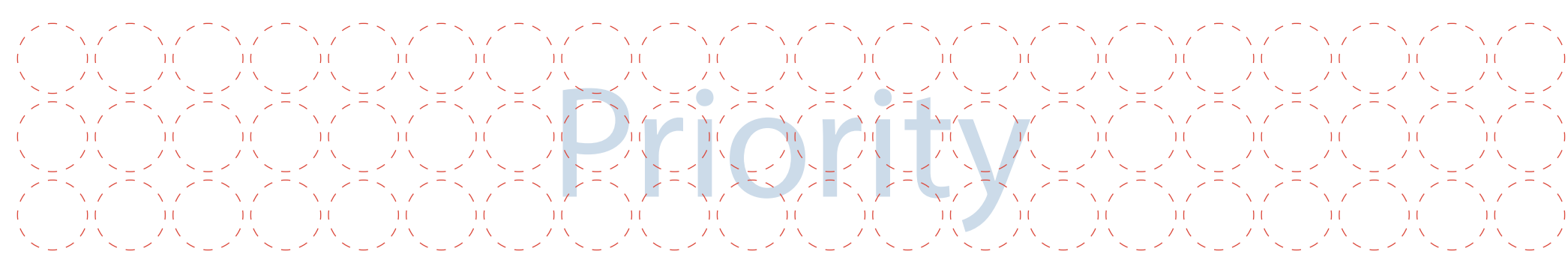


Goals, Objectives, and Actions

D.2 Extend the trail system to establish a well-connected trail network.

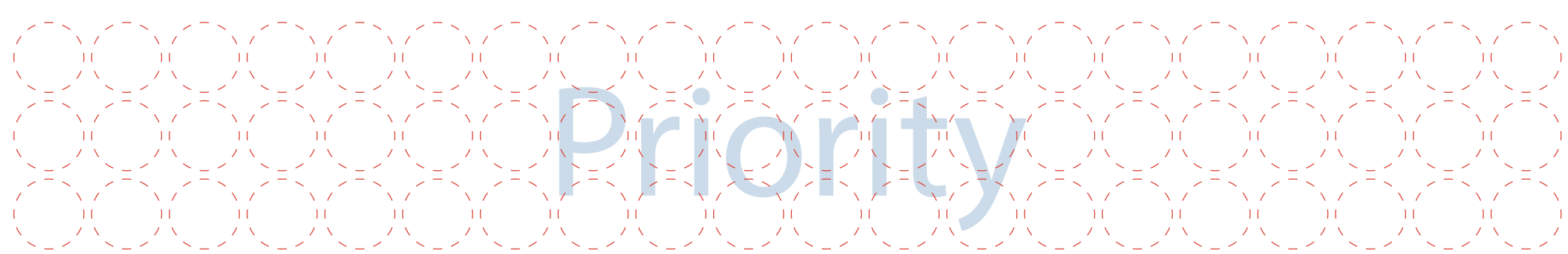
D.2.1 Amend the Subdivision Control Ordinance and Zoning Ordinance to require new residential developments to provide safe, and efficient non-motorized connections to the existing trail system.

The Town should require trail-oriented buildings and site design for new residential development to provide direct access to nearby trails. This will better connect these areas, attract residents, and help to ameliorate some of the traffic congestion that can be generated by new residential development. Wayfinding signage along trailways to indicate distances between and directions to different residential areas will help encourage use.



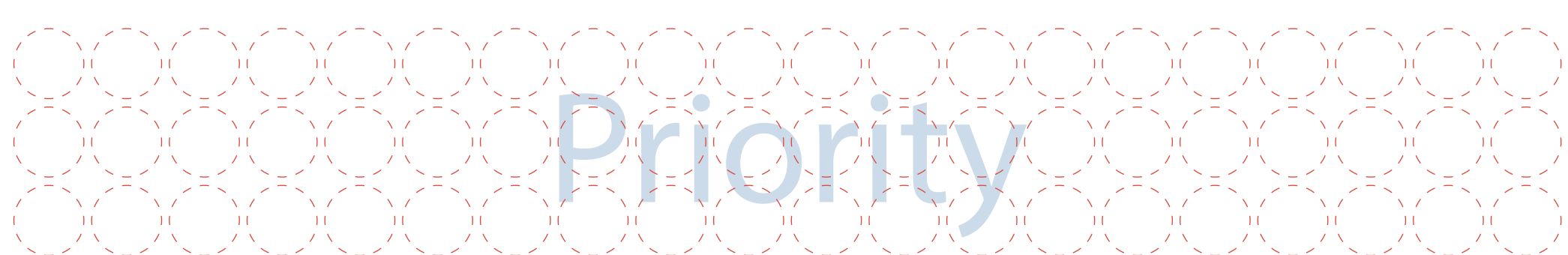
D.2.2 Continue initiatives to maintain, improve, and expand upon the Town's trail and sidewalk system, addressing conditions and gaps in the mobility network.

Plainfield's trailway system is well developed, and there are good connections between many neighborhoods for people traveling by a variety of modes. However, easy circulation routes within new developments are often lacking. These gaps were identified in the Town's Sidewalk and Trails Master Plan, which highlights opportunities to improve connections. Additionally, as new areas are developed it will be important to expand networks to and through them and connect between residential and non-residential areas (e.g. Main Street). This can be achieved, in part, by strengthening the Town's Subdivision Control Ordinance and Zoning Ordinance requirement for making connections. In addition, the Town should focus on securing funding, when possible, to improve maintenance of existing trailways, which is often harder to acquire than funding for new projects. This Action also strongly supports Goal D, to expand mobility options and connectivity networks.



D.2.3 Work closely with developers in the design phase to integrate trails and trail connections within emerging developments.

In addition to connectivity between newly developed areas and other locations in the Town, Plainfield should work to encourage trails and trail connections within new residential, commercial, and mixed-used areas. This can best be achieved by discussing opportunities early in the site planning and design process so that connections are prioritized before building configurations and other design concepts are fully developed.



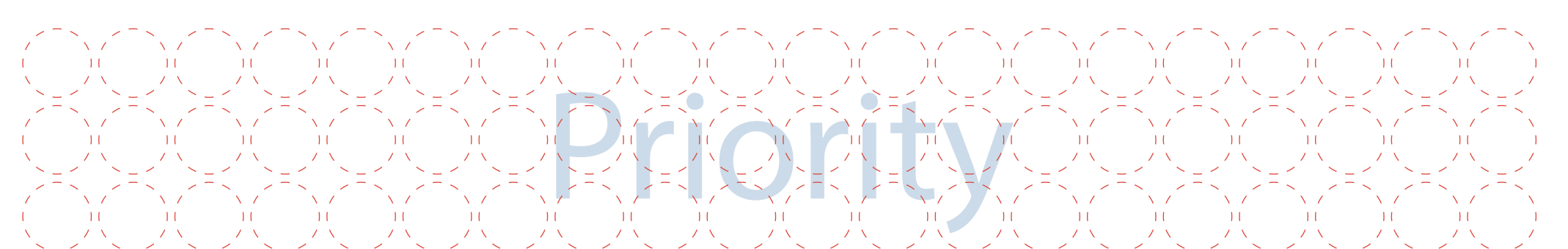
D.2.4 Install creative lighting and implement regular safety patrols along trailways.

Safety along the Town's trailways is of paramount importance. At selected locations, lighting can be added to enhance visibility to minimize accidents and deter crime. It can be designed to simultaneously add to the aesthetics of the area. Safety patrols can also help create an environment that feels safe, while potentially deterring theft, assault, or vandalism. A combination of lighting and safety patrols should be identified and planned for comprehensively Townwide to determine the most desirable locations.



D.2.5 Improve trailway connections between Plainfield and other communities.

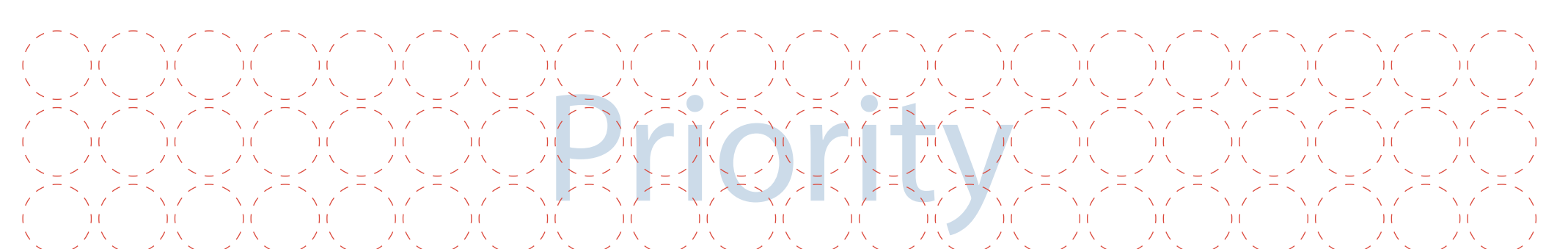
It is important to realize that many Plainfield residents work, shop, recreate, and spend time in surrounding communities. Beyond connections within Plainfield, trailway connections between Plainfield and other communities should be prioritized for improvement to help people access employment, goods, services, entertainment, and more outside of Plainfield without always having to travel by car. This may be especially important for neighborhoods that are at the edges of the Town, including potential new residential neighborhoods.



D.3 Create well connected neighborhoods through multi-modal options.

D.3.1 Strengthen Subdivision Control Ordinance and Zoning Ordinance requirement for connections between residential neighborhoods through a seamless, integrated network system.

New residential developments will not be well-integrated with existing neighborhoods without a deliberate effort to provide connections. Connections are important because they help to increase ease of navigation between areas and ensure that new neighborhoods are not isolated. Plainfield should modify its ordinances to require better connections that will support development in the Town that more closely approximates historic neighborhoods that, while distinct from each other, provided ease of access between each other and a sense of overall cohesion.



Goals, Objectives, and Actions

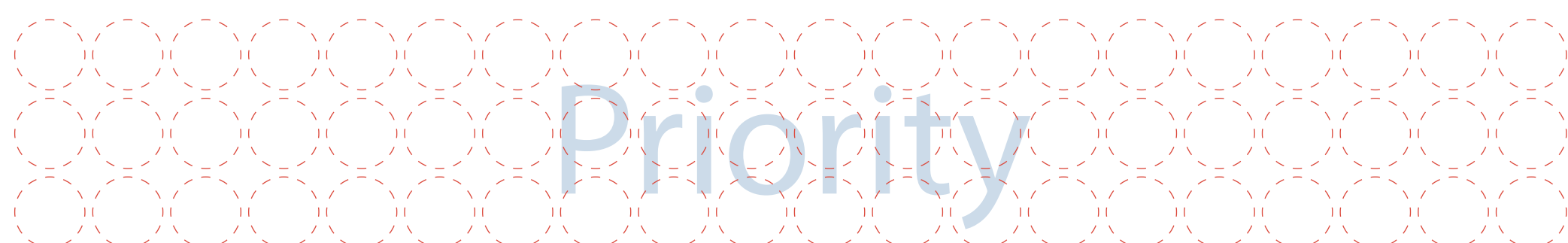
D.3.2 Strengthen regulations requiring connections between commercial areas.

Connections between commercial areas are important, especially as these areas expand, for example to keep people off of main roads and create effective internal circulation Plainfield should require connections in order to foster a sense of place within commercial areas, in keeping with the Character Type descriptions described in the Future Character and Land Use Map.



D.3.3 Update the Subdivision Control Ordinance to improve connections through residential and non-residential areas so they are connected internally.

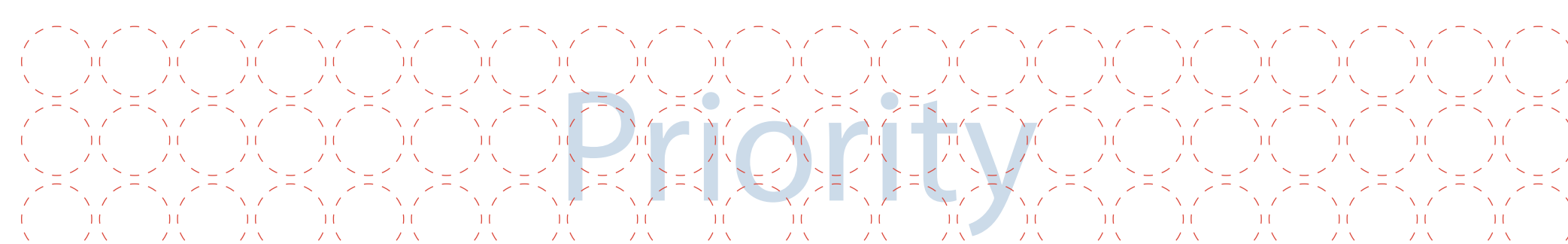
Plainfield has great connections from subdivisions to external trails, but the Town lacks connectivity through many of its subdivisions. In addition to bringing trailway connections through new residential areas, as described in Action D.2.3, connections in residential areas can be improved through sidewalks, crosswalks, bicycle lanes and amenities, signage, and other improvements that make traversing neighborhoods by foot and bicycle comfortable and convenient. For non-residential sites, easements should be designated between properties to reserve space for connections, and then appropriate infrastructure constructed within these areas for travel by multiple modes. Alternative ways of moving from the property to intersections rather than right-ins and outs should also be pursued.



D.4 Explore transit service as an alternative mode of vehicular transportation.

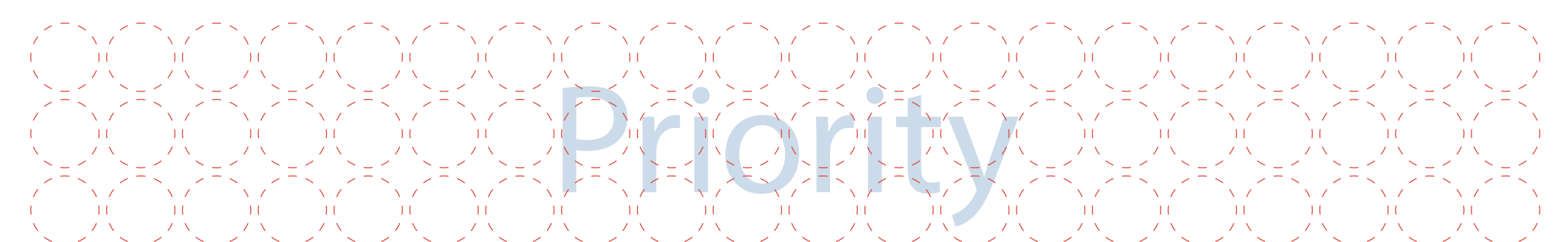
D.4.1 Continue to work with Central Indiana Regional Transportation Authority (CIRTA) to improve service and explore a potential new circulator route.

A new circulator route in Plainfield could connect key destinations and reduce dependence on car travel. For example, service could connect the hospitality area along Quaker Blvd. near I-70, to downtown, the mall area, and Hobbs Station. This would benefit both residents and visitors, providing an efficient way to travel between these locations, reducing congestion during peak times, and reducing parking demands.



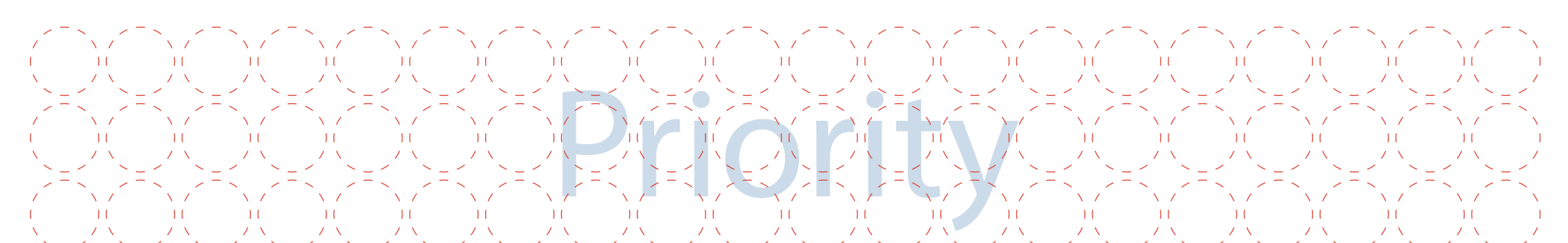
D.4.2 Undertake a study of transit service to and from Indianapolis.

Plainfield employs almost two times as many workers as it has working residents. Regular bus service between Plainfield and Indianapolis could benefit commuters to Plainfield as well as Plainfield residents who work in the city. As of January 2024, the Central Indiana Regional Transportation Authority (CIRTA) and businesses in the Plainfield and Whitestown Economic Improvement Districts (EIDs) Workforce Connectors launched a promotional offer of free shuttles from Indianapolis to industrial parks in Plainfield and Whitestown. A study of additional service options could explore regular bus service that would also connect other parts of Plainfield to Indianapolis.



D.4.3 Create a policy that encourages the design and development of streets that accommodate all users equitably and incorporate green infrastructure.

Streets should be designed and operated for the benefit of all users, including pedestrians, bicyclists, public transit riders, and drivers. Policies can be administered at the local level that include design recommendations such as curb extensions, accessible pedestrian signs, and modified vehicle travel lanes that encourage safety and mobility for all. Investments in streetscape features, such as sidewalks, street trees, and lighting, can also improve the Town's public spaces. Rain gardens and bioswales can help reduce the volume and speed of runoff so that storm water systems are not overloaded. These types of green infrastructure can reduce the cost of storm water treatment to the community. In combination, these improvements may reduce traffic speeds, make for a more aesthetically appealing environment for pedestrians, enhance the overall sense of community, and alleviate stress among community members.

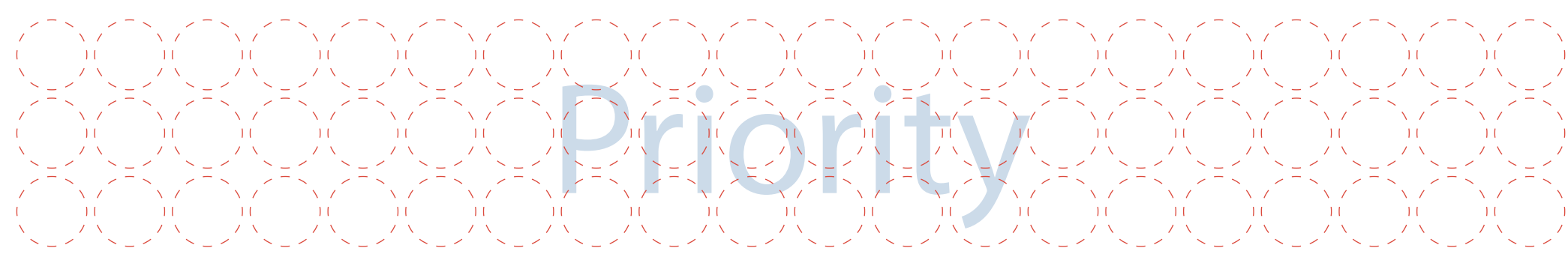


Goals, Objectives, and Actions

D.5 Address vehicular traffic congestion and roadway infrastructure needs.

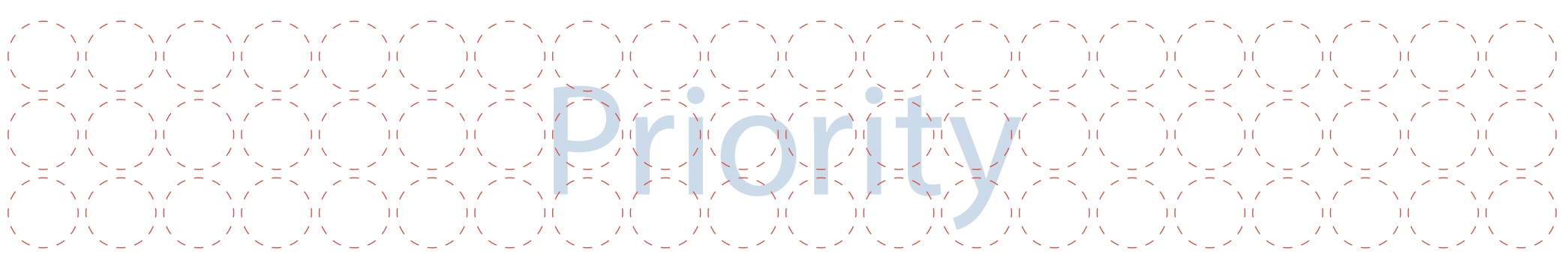
D.5.1 Continue conversations with INDOT to improve roadway infrastructure.

Plainfield supports design solutions for major corridors, most notably US 40, that promote more continuous movements at reduced travel speeds rather than considering it to be a through road to get through the Town. The Town should continue conversations with INDOT that acknowledge and support INDOT's expectation of restricting access in select locations to reduce conflict points, while simultaneously introducing designs that encourage desired travel speeds with the intent to reduce severe crashes along the corridor.



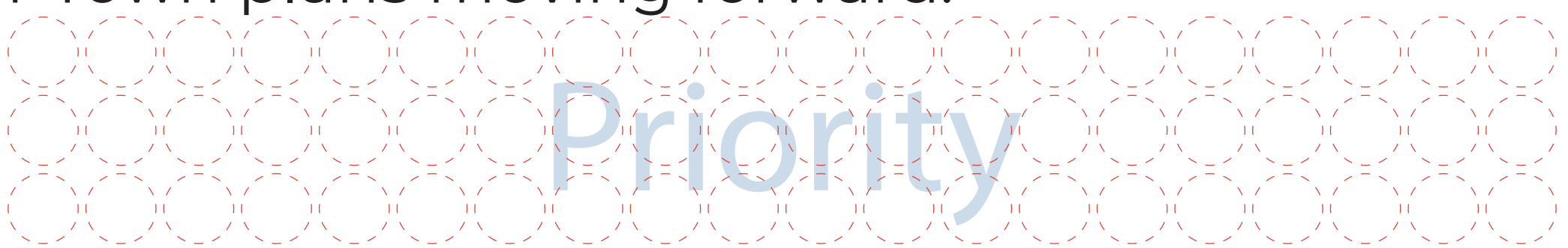
D.5.2 Upgrade intersections or modernize traffic lights and signals to help improve traffic flow.

In many locations, technology can be applied at intersections to help manage traffic without widening roadways. Plainfield should integrate technology such as smart sensors and communication systems into key intersections. As technology changes rapidly, it will be important for Plainfield to have staff with the appropriate expertise to be able to determine which types of improvements are best and to prioritize securing funding to implement these improvements.



D.5.3 Align roadway classifications in various Town plans and ordinances to improve clarity and facilitate access to funds.

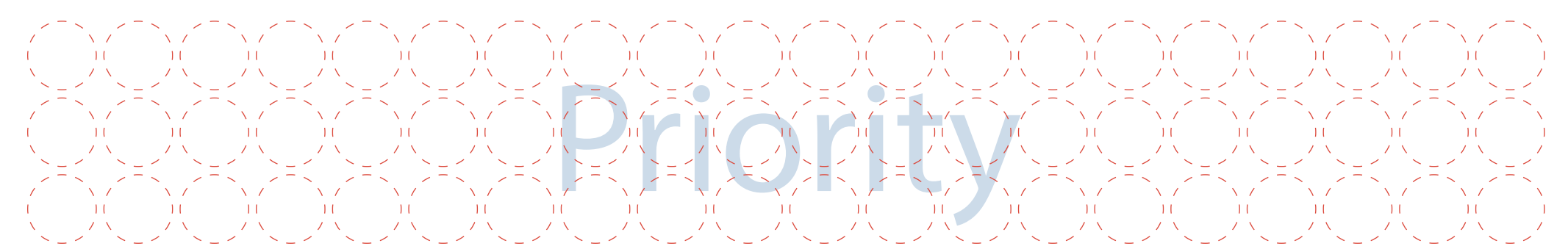
Plainfield is making updates to the classification language used by the Town's ordinances to align with the 2019 Thoroughfare Plan and FHWA/INDOT classification system. This follows changes to the 2019 Thoroughfare Plan that were made to bring it into alignment with Federal classifications. Using the same classifications will help to ensure clear understanding between the various agencies using plan documents and will better position Plainfield for Federal Funds. This classification is carried forward in this comprehensive plan and should be used in other Town plans moving forward.



D.6 Improve safety for pedestrians.

D.6.1 Ensure Americans with Disabilities Act (ADA) accessibility is applied to new or upgraded road and pedestrian mobility infrastructure.

In order for Plainfield to be a fully inclusive and accessible community, roadways and sidewalks accessibility is needed. There is an opportunity to make improvements as infrastructure is built or upgraded. This may include resurfacing, curb ramps, crosswalks and pedestrian signals, and other changes.



D.6.2 Establish a Safe Routes to School Program that encourages students and parents to walk and bike.

The Safe Routes to School (SRTS) program is a national initiative aimed at making it safer and easier for students to walk and bike to school. The program addresses several key areas to improve the safety, health, and well-being of children. Specifically, it promotes walking and bicycling to school through infrastructure improvements, enforcement, tools, safety education, and incentives to encourage walking and bicycling to school. Communities can apply for federal funding to address specific needs that they identify. Plainfield should coordinate with the National Center for Safe Routes to School (NCSRTS) to launch a program, design a plan, and pursue funding for implementation.



Goals, Objectives, and Actions

Goal E: Build strong and vibrant neighborhoods.

E.1 Promote a variety of housing types to accommodate different preferences at a range of price points.

E.1.1 Update the Zoning Ordinance to allow flexibility for diverse housing options.

A wide variety of housing options in Plainfield, from starter homes to high end/custom built homes, will accommodate different life stages and price points. An updated Ordinance should include definitions for a range of housing and other building types, their design characteristics, and their appropriate land use context. Residential development intensity should be determined by design characteristics such as building type, height, distance from the street, architectural variety, and streetscape features rather than by units-per-acre alone. Plainfield should identify specific areas (defined by criteria such as size, configuration, location, and ownership, etc.) with a high potential for diverse housing products and focus on allowing flexibility in these areas.

Priority

E.1.2 Develop aging-in-place policies.

As the number of Plainfield residents over the age of 65 grows, citywide policies focused on aging in place can help to ensure that the community is safe, comfortable, and appealing to older adults. Policies should be developed that might include supporting homeowners seeking to make changes to homes to address mobility issues, pursuing resources to assist with transportation needs, the development of age-targeted recreational amenities, identification of programs and services to meet the social needs of older adults, and others identified as important. The Town may consider creating an age-friendly strategy in association with the AARP's age-friendly community program. The strategy could help in determining where to direct public resources to support aging-in-place policies.

Priority

E.1.3 Develop a neighborhood reinvestment plan.

Plainfield should prepare a plan to invest in, to improve, and update older neighborhoods, for example those that include pre-WWII homes. This is a way to protect naturally occurring affordable housing and to address decline. The Town should leverage the plan to pursue funding through state programs including Indiana's Owner Occupied Rehabilitation Program. It should also explore the potential role of the Indiana Residential TIF to support neighborhood redevelopment. This plan, and funding that is acquired, can also be coupled with local programs, for example a grant program focused on improving residential "curb appeal" through exterior home improvements as described in Action E.1.4.

Priority

E.1.4 Promote incentives and financial assistance to low-income households for home repairs.

Low-income owners of older homes sometimes encounter difficulty in obtaining financing for maintenance and improvements. The Town could provide assistance to homeowners or owners of rental properties in the form of educational services or financial assistance. This could include a housing upkeep educational program to encourage the maintenance and upkeep of current housing stock by spreading awareness of available tools and programs. A housing improvement financing program could assist with financing home improvements. This program could take many forms including a property improvement fund or grant program, or a low interest loan through a partnership with local financial institutions.

Priority

E.2 Create a welcoming environment for all community members and future residents.

E.2.1 Plan for more diversity-oriented and cultural community events.

The Town's and the region's cultural diversity has increased. Community activities, like festivals, should reflect the variety of cultures and backgrounds now present in Plainfield and help to expose and educate old and new residents about the area's cultural diversity. It may be beneficial to partner with cultural organizations based in Indianapolis or other urban areas to harness their expertise while getting started. Events should be free or low-cost when possible.

Priority

Goals, Objectives, and Actions

E.2.2 Provide a senior assistance program for property maintenance requests.

An assistance program could mobilize existing community groups and resources to help the community's elderly population address their maintenance needs. Such a program can help to ensure that seniors can live in safe, well-maintained environments. A program could include assistance with basic home repairs, yardwork, seasonal maintenance, and more. This program could be connected to assistance provided to low-income homeowners, as described in Action E.1.4, or could be part of an age-friendly strategy that is developed, as described in Action E.1.2.

Priority

E.3 As new residential areas develop, encourage integration of amenities and services.

E.3.1 Adhere to character type descriptions in new neighborhoods, which emphasize integration of small-scale and community-serving commercial uses when possible.

As additional residential development occurs, there will be a growing need for small-scale commercial development that is neighborhood-serving. These are locations where residents have access to daily goods and services without having to travel across town or to another community. These areas should not be expected until significant residential growth in the area creates a viable market and should be developed as nodes around significant intersections rather than in a linear manner along corridors. Where feasible, neighborhoods should offer convenient pedestrian access to commercial nodes.

Priority

E.4 Continue to revitalize the downtown.

E.4.1 Evaluate and continue to implement the 2018 Conceptual Downtown Revitalization Plan.

The Conceptual Downtown Revitalization Plan provided important direction for future development downtown, emphasizing and identifying infill opportunities along Main Street, as well as redevelopment opportunities in other areas. While this overall orientation and some of the plan's specific opportunities are still relevant, the plan should be revisited to determine if adjustments should be made.

Priority

E.4.2 Manage downtown parking utilizing wayfinding and directory signage.

Drivers can perceive there to be a lack of parking, even if it is in ample supply, if it is not easy to find and navigate to it. The Town can utilize wayfinding and directory signage to make it easier and more convenient to find. Signage can also be used to better direct people from parking areas to their destinations. Design should be consistent with the Town's branding and standards.

Priority

E.4.3 Improve alley design to allow for alley-accessible parking lots.

Alley-accessible parking lots can allow for space to be used efficiently in denser areas and allow for parking to be hidden from public view in many locations. They can also help in creating combined lots that are used by multiple businesses and could be shared if the demands of different businesses have different peak times. These lots can also keep traffic flowing more freely on roadways, improving circulation and increasing safety.

Priority

E.5 Preserve and enhance environmental resources, natural habitats, and farmland.

E.5.1 As development occurs, ensure property owners and developers comply with the wellhead protection program.

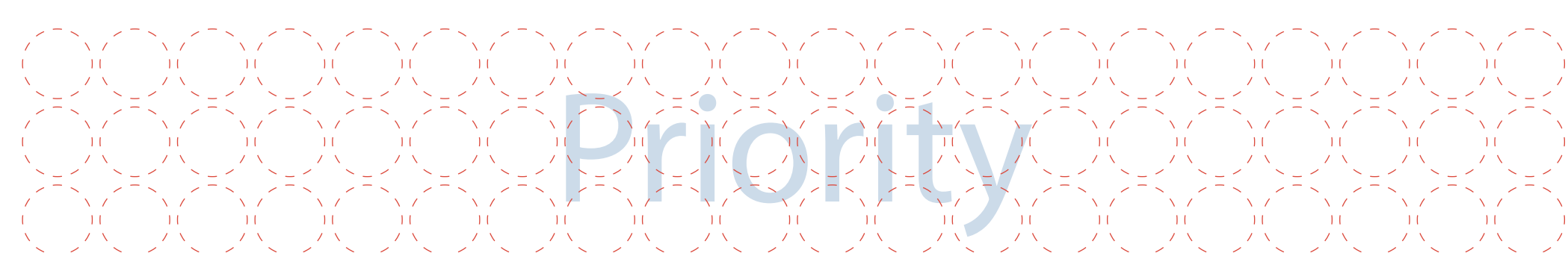
The Town's wellhead protection program helps to protect water quality by managing potential sources of contamination. The program sets certain requirements regarding where and how developers can build. Compliance with protection zones should be enforced to minimize water contamination and monitoring should be conducted over time on a regular basis.

Priority

Goals, Objectives, and Actions

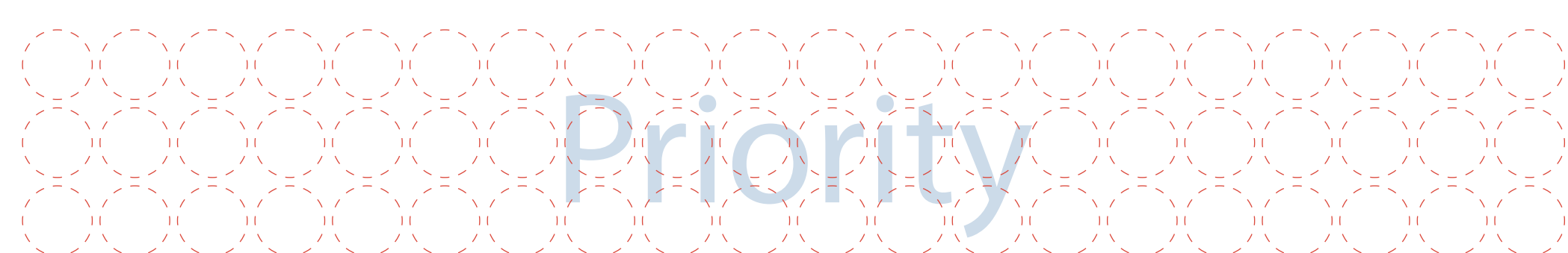
E.5.2 Prioritize wetlands for parks in Town growth areas.

Wetlands within Plainfield can be an appropriate location for passive recreation areas and natural parks. While wetland development is anticipated during the timeframe of this plan, the Town should consider opportunities, when possible, to utilize wetland areas for parks so as to prevent development. Preserving wetlands has numerous benefits to the Town, including stormwater management, protection of wildlife habitats, and reductions in pollution of waterbodies by providing filtration.



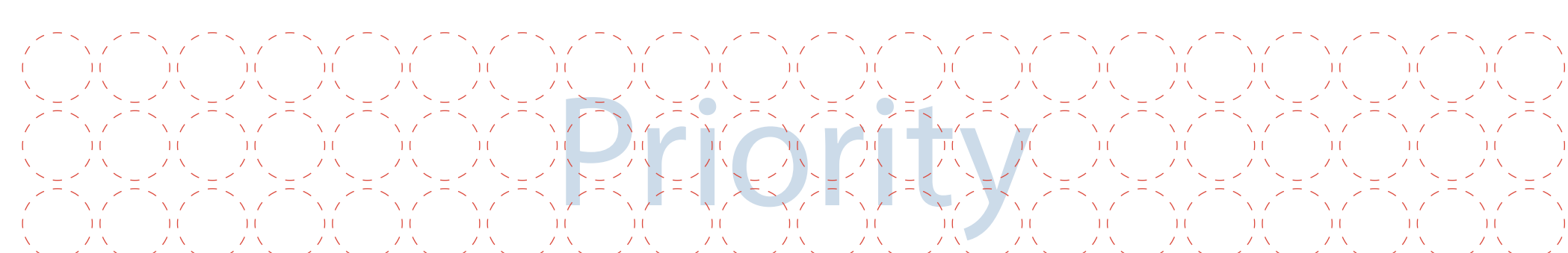
E.5.3 Encourage environmental preservation of important assets such as wetlands, stream corridors, and natural wooded areas.

As new development moves forward in accordance with the Future Character and Land Use Map, areas of environmental value should be preserved where possible. This will be especially important for the significant areas that are identified in this plan for southeastern expansion of residential areas. As with many other already-built residential areas, when possible important environmental features should be incorporated for open space and trailways. This can also benefit a specific development by adding to property values and avoiding the need for costly site improvements.



E.5.4 Coordinate with the Indianapolis Airport Authority, U.S. Department of Fish and Wildlife, and Hendricks County to develop a long-range plan for the bat conservation area and adjacent parcels.

The bat conservation area is an area that is specifically managed to promote the conservation of bat populations. A coordinated, long-term plan will help ensure that the area is protected, and that the various agencies, organizations, and jurisdictions that may impact the area or have some responsibility for it are coordinated and aligned.



E.5.5 Shape development to help preserve agricultural lands.

This comprehensive plan is consistent with the previous plan in its emphasis on prioritizing infill and redevelopment to support growth where there is existing infrastructure, promote fiscal responsibility, and use land resources wisely. This approach minimizes greenfield development so that existing agricultural lands are preserved where possible. The Future Character and Land Use Map does include some new development (mostly residential in nature) in existing agricultural areas to meet anticipated housing demand. However, residential development should advance in phases such that new development is first prioritized within existing developed areas and moves outward as additional land is needed, without “leapfrogging” over agricultural areas. Additionally, approaches to residential development that encourage smaller lots within a subdivision when possible and the conservation of existing agricultural areas should be encouraged.

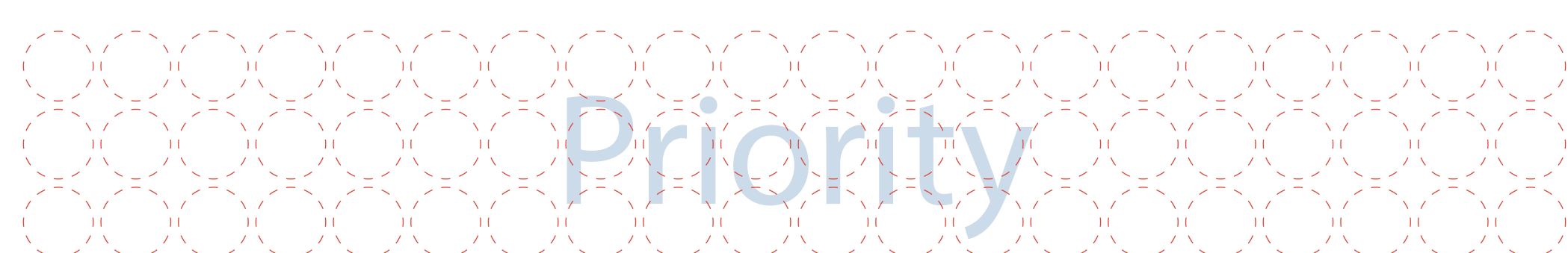


Goal F: Continue transparent, responsive, and responsible leadership.

F.1 Continue to communicate Town updates to community members.

F.1.1 Improve support systems for new businesses in anticipated growth industries and sectors.

Plainfield has an opportunity to build off its strong Advanced Logistics and Manufacturing base and competitive location due to adjacency to the airport, highway access, and geographic location. The Town is well-positioned to become a hub for logistically sensitive, tech-related businesses, such as those related to cellular and gene therapies and life sciences. This can be achieved through support for the growth of home-based and startup businesses. Success in implementing this Action will also depend on Action B.2.1, “Diversify employment and job sectors beyond logistics / warehousing through marketing and attraction,” which focuses in part on fostering a development approval process that supports the kinds of flexible space needed for these industries.



Goals, Objectives, and Actions

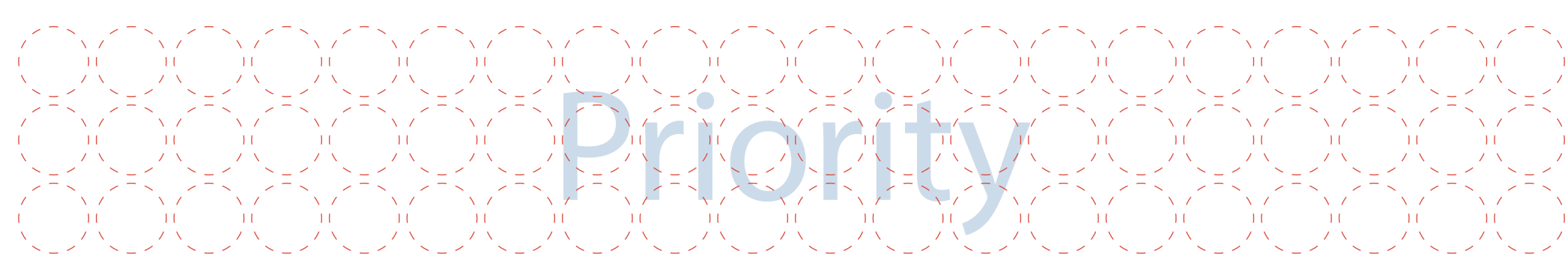
F.1.2 Supplement the Town's business development handbook with small business incubation program.

Plainfield's development handbook is a resource to assist community members in opening businesses. Other communities manage programs that involve a broader array of services, including support for getting a business license, information on meeting state and other requirements, and other support to foster small, local business development. While these programs can be resource intensive, Plainfield could take a targeted approach whereby the selected resources most in need are developed over the timeframe for this plan.



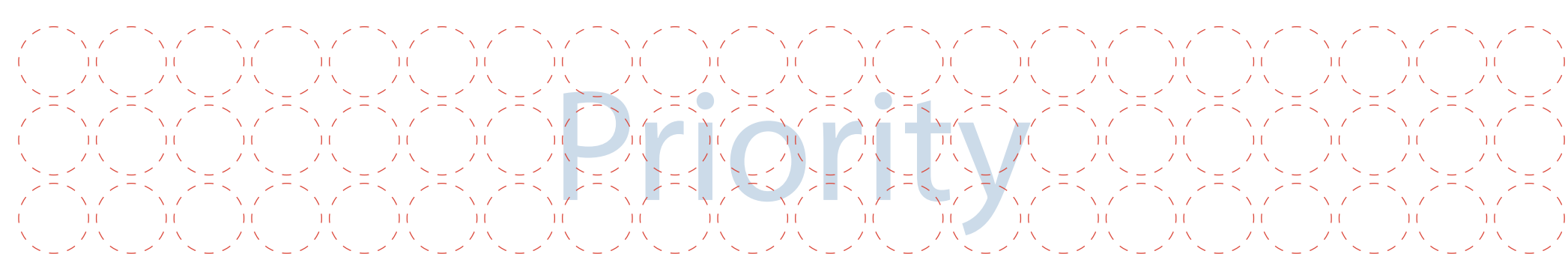
F.1.3 Expand communication to the community about development approvals.

While the Town of Plainfield is broadly acknowledged by many community members for its transparent and well-managed government, including aspects relating to the procedures that are followed to review new development, not all community members have a strong awareness of the process. This can lead to problems when interested parties hear late about development that has been approved and miss the opportunity to provide feedback or otherwise engage in the process. The Town should work within existing communications channels (for example, the Town could expand upon regular "Coming to Plainfield" posts about new businesses to include information about new development). The Town could also explore the use of technology, for example using RSS feeds, apps, or other means of sending "alerts" on development that community members could elect to receive. Ways of communicating that don't involve computers or smart phones should also be explored for less digitally connected community members.



F.1.4 Improve communications and awareness-raising about activities in the Town so more people know about and take advantage of them.

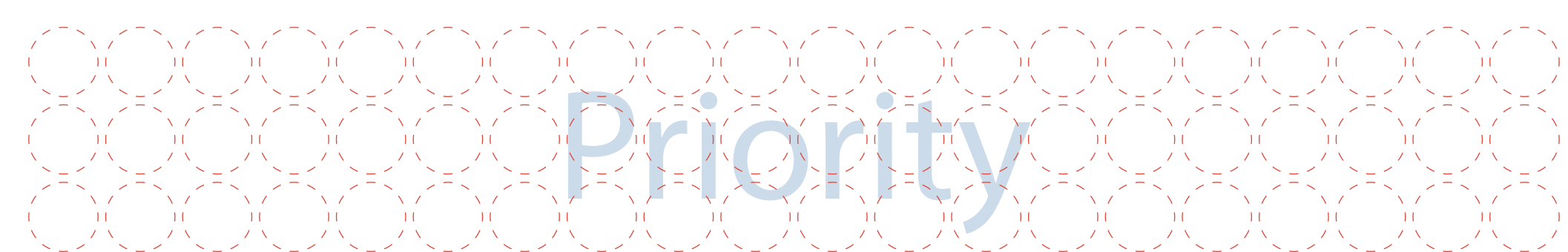
Focusing on "all things Plainfield," a communications strategy to expose community events, will provide residents with a better calendar of activities and programs throughout the year. The delivery model should be diverse and may include both online and other formats to ensure the messaging is received by all of the Town's audiences.



F.2 Ensure public service and resources serve current and growing population.

F.2.1 Engage the Department of Public Safety in regular meetings as the Town's population continues to grow.

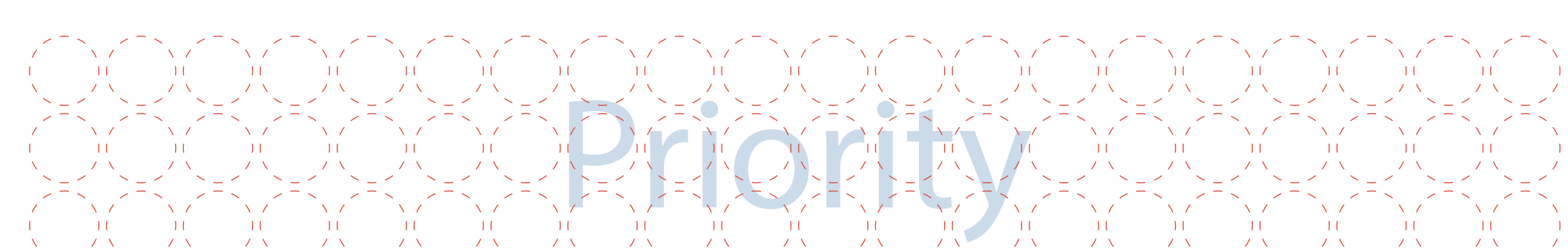
As new residential and commercial areas are built, it will be essential that departments are communicating and coordinating regarding the resources/funding needed to serve the community with high quality safety services (i.e., fire, police). A structured plan for this communication (e.g. semi-annual updates) will help to ensure that the Department of Public Safety has the information it needs to plan ahead, including for capital requests.



F.2.2 Establish Capital Improvement Program (CIP) expenditure targets for parks, open space, trails, and conservation investments by Town Council.

In order to advance desired expansions of and improvements to parks, open spaces, and trails as Plainfield grows, the Town needs clear targets for expenditures that are coordinated with its CIP. The Town can review industry best practices and community benchmarking from resources such as the Government Finance Officers Association and the National Recreation and Park Association to determine targets. They can then be adjusted annually to consider other priorities, as well as anticipated development activity as it relates to needs. Criteria for making determinations about park and trailway investments could include:

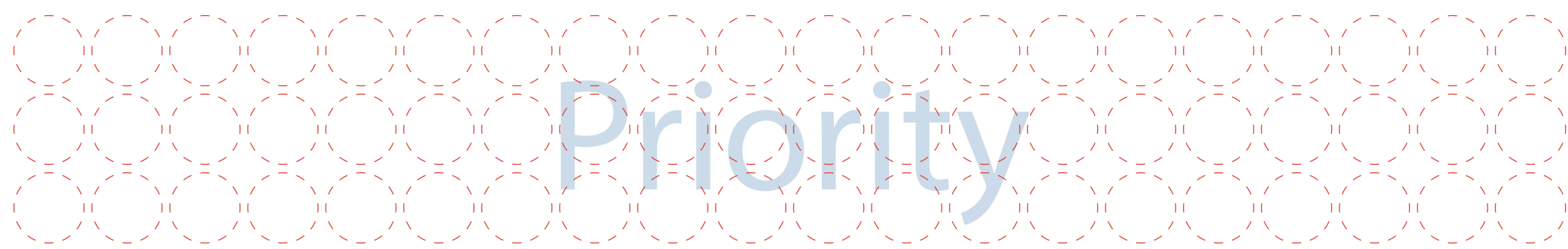
- Need – The current condition of the infrastructure, improvement cost versus the cost of inaction.
- Viability – The degree of understanding about the project, existing planning, or potential risk involved.
- Community benefit – Benefits to the Town, both direct and indirect (how many benefits and how).
- Strategic Alignment – Consistency with the Thrive! Plainfield Comprehensive Plan.



Goals, Objectives, and Actions

F.2.3 Coordinate with the Hendricks County Health Department to create a Community Resiliency Plan centered on emergency preparedness and management.

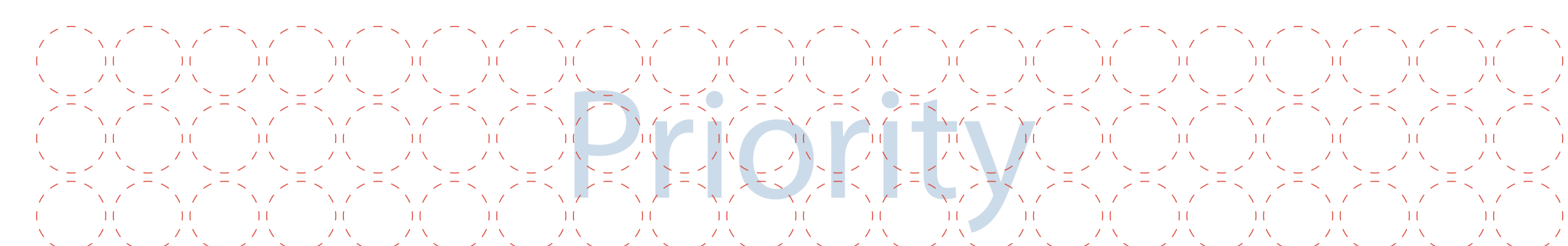
A Community Resiliency Plan can help Plainfield to adapt and respond to unexpected events that can have a major impact on the community. This could include natural disasters, public health emergencies, social disruptions, and more. With a plan to prepare for such events Plainfield will be better positioned to protect the health and well-being of its residents in a more timely, effective, and cost-efficient way.



F.3 Strengthen partnerships with entities outside of Town government.

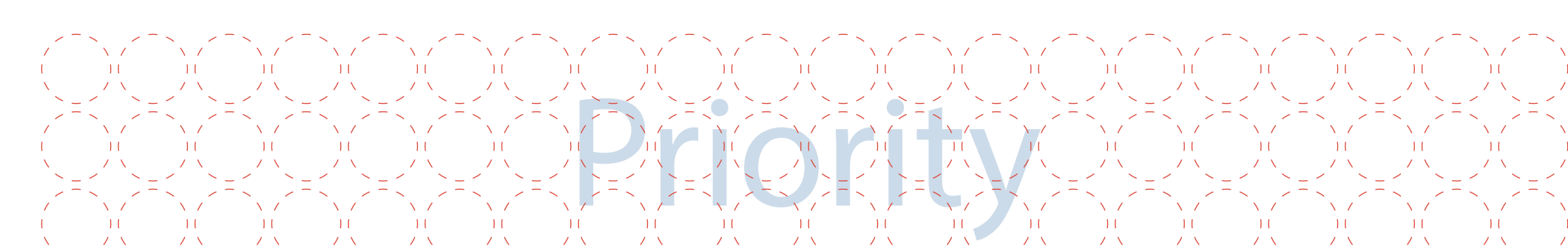
F.3.1 Continue to work with developers to discuss approaches to cost sharing for effective long-term infrastructure planning.

New development often necessitates water, sewer, roadway, fiber or other infrastructure improvements. As new infrastructure is constructed, consideration should be given to other potential future nearby development so that anticipatory investments can be made by the Town at the same time. For example, the Town may be aware that future development would require more capacity in the water and sewer system and could share the costs with a developer at the time of construction to build more capacity in advance. This cost sharing allows the developer to pay for a portion of the infrastructure to meet needs for the development moving forward at that time while the Town is paying for the additional capacity (e.g. larger pipes) that might be needed in the future for cost savings to the Town over the long term.



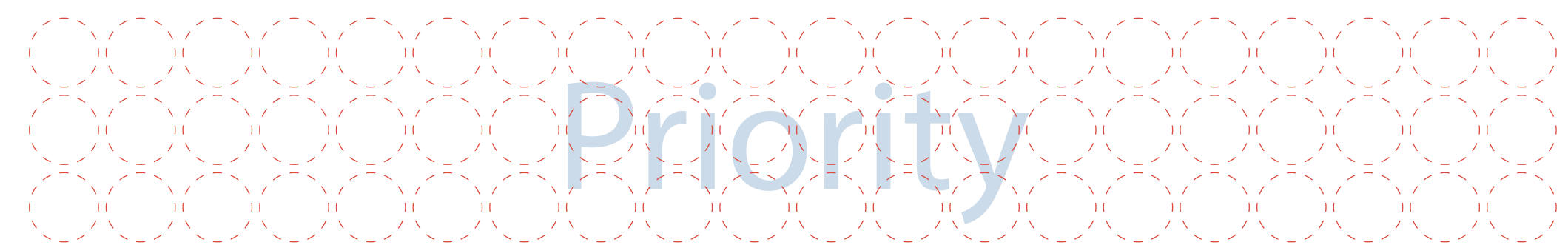
F.3.2 Coordinate with school districts on planning capacity and evaluate the compatibility of potential school locations with future land uses.

While educational policy is guided by school district plans, land use decisions can impact population, and thereby enrollment. Schools also need land and infrastructure, and compatibility with adjacent uses is important. Coordination with schools is important if plans for growth or new facilities are being considered and if adjacent uses to schools are changing. The Future Character and Land Use plan should create a level of predictability for schools with respect to potential future land use changes that could impact them. However, regular communication, which may take the form of an update on the anticipated timing of development as depicted in the comprehensive plan, could be useful.



F.3.3 Strengthen coordination with Town Departments and government agencies.

Coordination with the other county municipality staff is strong. Staff should regularly meet with municipalities, townships, and counties, including with leaders and representatives of Hendricks County, Marion County, Guilford Township, Liberty Township, and Washington Township.



F.3.4 Proactively coordinate with the Plainfield Correctional Facility and Heritage Trail Correctional Facility to stay informed about potential growth or operational changes.

Changes to the operations of the correctional facilities could impact the Town if not coordinated with other activities and land uses in the area. Continued coordination may also present other opportunities, such as for redevelopment, landscaping, or other changes or improvements that would positively impact the Town.



F.3.5 Identify potential sites and incentives that would support the expansion of large medical facilities as the town grows.

As Plainfield adds more residents, it will be important that their healthcare needs are met. The expansion of medical facilities also supports the Town's economic development objectives, including providing jobs in a growing sector in the region. The Town is well-positioned to attract medical facilities and should take action to create conditions that will lower the threshold for them to choose Plainfield as a location.

