



Town of Westville, Indiana

Comprehensive Plan

ACKNOWLEDGEMENTS

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INTRODUCTION 1

Purpose of the Comprehensive Plan

The purpose of this document is to lay out a vision for the future of Westville. It is often referred to as a roadmap for directing growth and change overtime. The comprehensive plan:

- Reflects shared community values and aspirations;
- Provides a set of goals and objectives for preservation and change of the town;
- Establishes a foundation for future strategies and policies;
- Condenses goals and aspirations into a clear priority list; and
- Builds confidence about the community's future and direction.

The previous comprehensive plan was adopted in 2005 with a goal of growing and maintaining utilities and amenities, directing and encouraging growth of businesses and housing, and preserving the town's character.

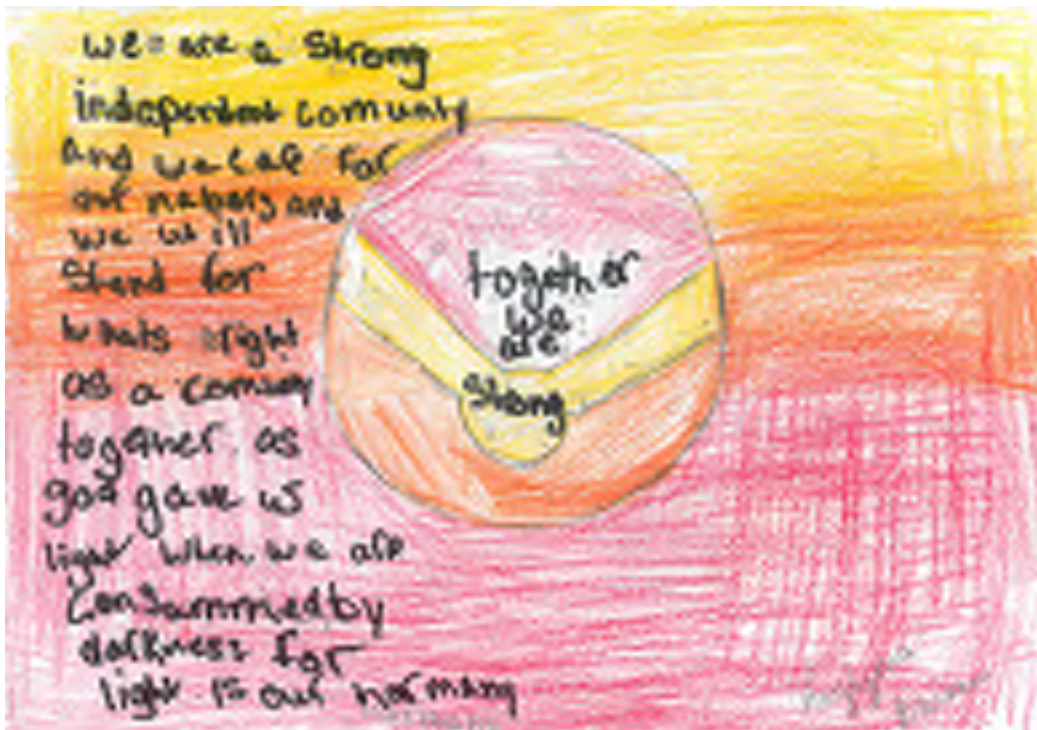
IN THIS SECTION

This section outlines the purpose and benefits of creating a comprehensive plan and the process undertaken to complete the plan in Westville.

The previous comprehensive plan was adopted in 2005 with a goal of growing and maintaining utilities and amenities, directing and encouraging growth of businesses and housing, and preserving the town's character. To create the current plan, information was pulled from a number of sources within the community. The process began at the start of 2016 when the town approached the Department of Urban Planning to ask for assistance in updating the previous comprehensive plan. At the suggestion of Dr. Burayidi a Steering Committee was formed. This was followed up by online data analysis, three meetings with the town, and field studies. Lastly,

a survey was sent out to the community to form a better understanding of the community's thoughts and concerns.

This plan will only have value if it is appropriately enforced and followed through zoning ordinances, regulations, and by implementing the suggestions laid out in the document. It will be the responsibility of the Town Council, Plan Commission, BZA, and other government officials to drive the plan forward.



A special thank you to the classes at Westville Elementary who contributed toward creating a brand and identifying the special characteristics of the Town of Westville. The artwork submitted will be featured throughout the plan.

Indiana Planning Law (IC 36-7-4)

The Indiana Code identifies the authority and extent of the law regarding the process of creating, implementing and enforcing a comprehensive plan in the State of Indiana. The Westville Comprehensive Plan applies to

the jurisdiction of the Town of Westville. The following section of the Indiana Code details both the necessity for a comprehensive plan and the required components:

IC 36-7-4-501 Comprehensive plan; requirement; approval; purpose

A comprehensive plan shall be approved by resolution in accordance with the 500 series for the promotion of public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development. The plan commission shall prepare the comprehensive plan. As added by Acts 1981, P.L.309, SEC.23. Amended by Acts 1981, P.L.310, SEC.26; P.L.335-1985, SEC.3.

IC 36-7-4-502 Comprehensive plan; contents

A comprehensive plan must contain at least the following elements: (1) A statement of objectives for the future development of the jurisdiction. (2) A statement of policy for the land use development of the jurisdiction. (3) A statement of policy for the development of public ways, public places, public lands, public structures, and public utilities. As added by Acts 1981, P.L.309, SEC.23. Amended by Acts 1981, P.L.310, SEC.27; P.L.335-1985, SEC.4.



Previous Comprehensive Plan

The previous Westville Comprehensive Plan identified goals for the future of Westville and information regarding the basic components of a comprehensive plan. Ranging from economics to land use to a growth management plan, the previous plan provided the initial goals to work toward, but the Town of Westville has continued to grow since 2005.

The updated Westville Comprehensive Plan will address the change in existing conditions as well as a more complete analysis of the demographic, housing, land use and business climate of Westville.

Furthermore, the plan will focus on aesthetic appeal and town branding as well as the important historic and cultural aspects of Westville in an effort to enhance the town's quality of place and identity.

The updated plan will also expand on the successes and accomplishments the Town of Westville has seen thus far and highlight the growth, opportunities and youth that have emerged as community leaders. Westville faces many of the same issues as other small Midwestern towns, but is positioned well to take advantage of the many resources and opportunities in the community and region. The updated Westville Comprehensive Plan is a blueprint for future success.

Community Participation and Planning Process

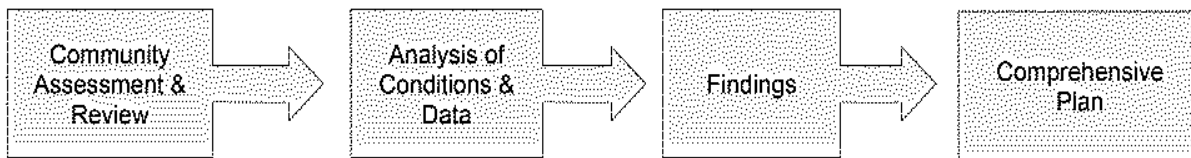


Figure 1.1: Community Participation and Planning Process

In order to obtain a better understanding of the Town of Westville as well as the residents and businesses in the community, various methods of data and information were used as shown in Figure 1. These methods included a survey, Census Bureau and ESRI data analysis, communication with a steering committee, a field study, and community meetings including a SWOT-A analysis.

Steering Committee

The steering committee was created to lead in the creation of an updated comprehensive plan. The twelve individuals representing the community were chosen by the Planning Commission from many different facets of the community including the school, town council, planning commission, business owners, Westville Chamber of Commerce, the Westville Correctional Facility, Westville Town Council and Purdue University

Northwest. The goal when choosing the members was to encourage diverse engagement from community residents.

The steering committee had a Skype meeting with the Ball State Planning studio on January 19th, 2017 at 4 pm. The goal of this meeting was to introduce the students to the committee, to better understand the community's situation and existing conditions, and outline the process for conducting the comprehensive plan. In addition to this inaugural meeting, two other meetings were held with eight of the Steering Committee members in attendance. These meetings were held to discuss the questions asked by the Ball State students regarding the current comprehensive plan. In addition, the members discussed Purdue Northwest and Westville Schools' current status and future development plans.

Census Bureau and ESRI Data Analysis

In order to get a better understanding of the community, American Factfinder and ESRI Community Analyst were utilized to research population, income, housing, economic, and market information, trends, and projections in Westville. This information was then compared to LaPorte County to see how the community is faring in respect to its larger political unit. The data was also compared to the survey results, SWOT-A findings, discussions with the steering committee as well as those obtained from the public forums to get a better understanding of the community conditions.

Survey

A survey was created by the students in the Department of Urban Planning at Ball State University and approved by the steering committee on February 2nd. The survey was administered to residents online through February 7th and 24th. The steering committee informed the residents of the survey through a press release and a link

on the Westville Indicator’s Facebook page. The survey was closed after two weeks and received approximately 160 resident responses. The questions ranged from demographic information to measures of residents’ level of satisfaction with utility and public services.

The responses were tabulated and analyzed to better understand the community’s issues and assets. Response data was used to inform the development of this plan. A full report on survey responses can be found in the appendix.

Field study

A field study was conducted on January 29th in Westville to identify key physical attributes of the community, detailed in figure 1.2.

The field study maps created in this process are used throughout the plan document and can additionally be found in the appendix.

| Summary of Field Study | |
|--|--|
| Sidewalk availability | Pedestrian crosswalks |
| Neighborhood quality | Street lights |
| Trash/garbage | Stop lights |
| Graffiti | Stop signs |
| Landscaping (trees & shrubs) | Open space |
| Condition (blight) | Erosion |
| Traffic flow | Unusual topography |
| Traffic conflicts (pedestrian, vehicular, bicycle) | Land conservation potential (wetlands) |
| Signage and directional signs (or lack thereof) | Flooding |

SWOT-A

On January 24th, a town meeting was held at the Westville Town Hall on Main Street. Twenty-four community members were in attendance. The meeting began at 5:30 pm. The meeting was arranged to get feedback on the strengths, weaknesses, opportunities, threats and aspirations of the community. To accomplish this goal, the residents were asked to sit at 4 different tables where each table was tasked to come up with a list for their respective topics: strengths, weaknesses, opportunities, and threats. While the tables were discussing, the residents were also asked to indicate on the map the locations of physical assets and liabilities in the community. Once the groups were finished discussing and marking up the maps, the lists were discussed with all residents in attendance to verify if any other items should be added and which should be removed from the lists. In addition, the aspirations were discussed by all in attendance. The maps were also discussed to verify aspects of the community that were considered liabilities and assets.

Public Forum

On March 28th, a community forum was held at the United Methodist Church with roughly 40 residents in attendance. At the forum, the Ball State Masters of Urban and Regional Planning students presented data, community analysis, and key findings to community residents both to obtain their feedback and to inform them of current progress on the plan. After the presentation residents split into eight focus-group tables in order to discuss and generate feedback on the specific plan proposals drafted by the students, as well as to discuss residents's overall aspirations for the town's development. Each table focused on proposals from a different section of the plan (housing, transportation and circulation, aesthetics and beautification, etc.), and included a student or faculty member acting as a group facilitator. After an hour of discussion a resident from each table was asked to briefly present the key points of their table's discussion to the rest of the forum, followed by comments and questions for each table. In addition, each focus group was assigned a resident to act as a scribe for their table, and those notes were then collected and analysed as part of the planning process. The input from this forum was ultimately used to reshape and inform the goals of each section of the plan, as well as to generate sound and relevant implementation strategies for each goal.





Source: www.monon.monon.org

BRIEF HISTORY 2

The most important town in the New Durham township, Westville was a place for considerable business and a heavy grain market. Much of Westville's small town character can be attributed to its history. The original town of Westville was located on the northwest quarter of section 29, in township 36, range 4 west by W. & J. A. Catron, and the town plat was recorded on May 1, 1851. Later, several changes and additions were made by Henley Clyburn, James Concannon, and others.

Westville's first residents began to settle in the 1830's. It was the development of the New Albany and Salem railroad in 1853 that catalyzed the town's growth. Planning on the railroad's arrival, Westville was first platted in 1851 and grew quickly. By the time Westville incorporated as a township

in 1864 it was already home to numerous small factories and businesses. The town became a station and shipping point at the junction of two railroads. By the 1880's, Westville had become a thriving small town with a reputation for successful businesses, productive farms, and an excellent school system.

Since incorporation, Westville has continued to grow at a moderate pace while maintaining its character and small town charm. Although the town's population has increased five fold, Westville today is recognized for many of the same qualities it was known for a century ago—successful small businesses, a historic downtown, and its agricultural heritage.

Sources:

Chapman, C. (1880). *History of La Porte County, Indiana*. pps. 781-782.

Daniels, E. D. (1904). *A twentieth century history and biographical record of La Porte County, Indiana*. pps. 87-88.

United States Department of the Interior, National Park Service. (1990). *National Register of Historic Places Continuation Sheet for Everel S. Smith House*.





WESTVILLE PROFILE 3

An Overview of Westville

In order to plan for the future of the community, it was important to understand the baseline conditions and establish the trends driving the Town of Westville. We thus analyzed the current condition of the community, including the demographic, social, economic, and physical conditions of the town. The population, housing, educational attainment, economic characteristics and trends data was collected and analyzed to help establish the current conditions and growth patterns of the community.

Data was also collected through a public forum, field study, and an online survey. Community residents' concerns and aspirations were gathered through these instruments to help create a plan that is tailored to their needs, desires and vision. The field study was utilized to examine some of the physical issues that aren't apparent through demographic data or online searches.

Figure 3.1 displays the desires and future goals for Westville that were derived from the survey and public meetings. The unifying vision of the community residents was the desire to maintain the small town feel of the community.

IN THIS SECTION

This section contains an overview of the demographic composition of the Town of Westville as well as an overview of the community analysis and aspirations collected throughout the planning process.

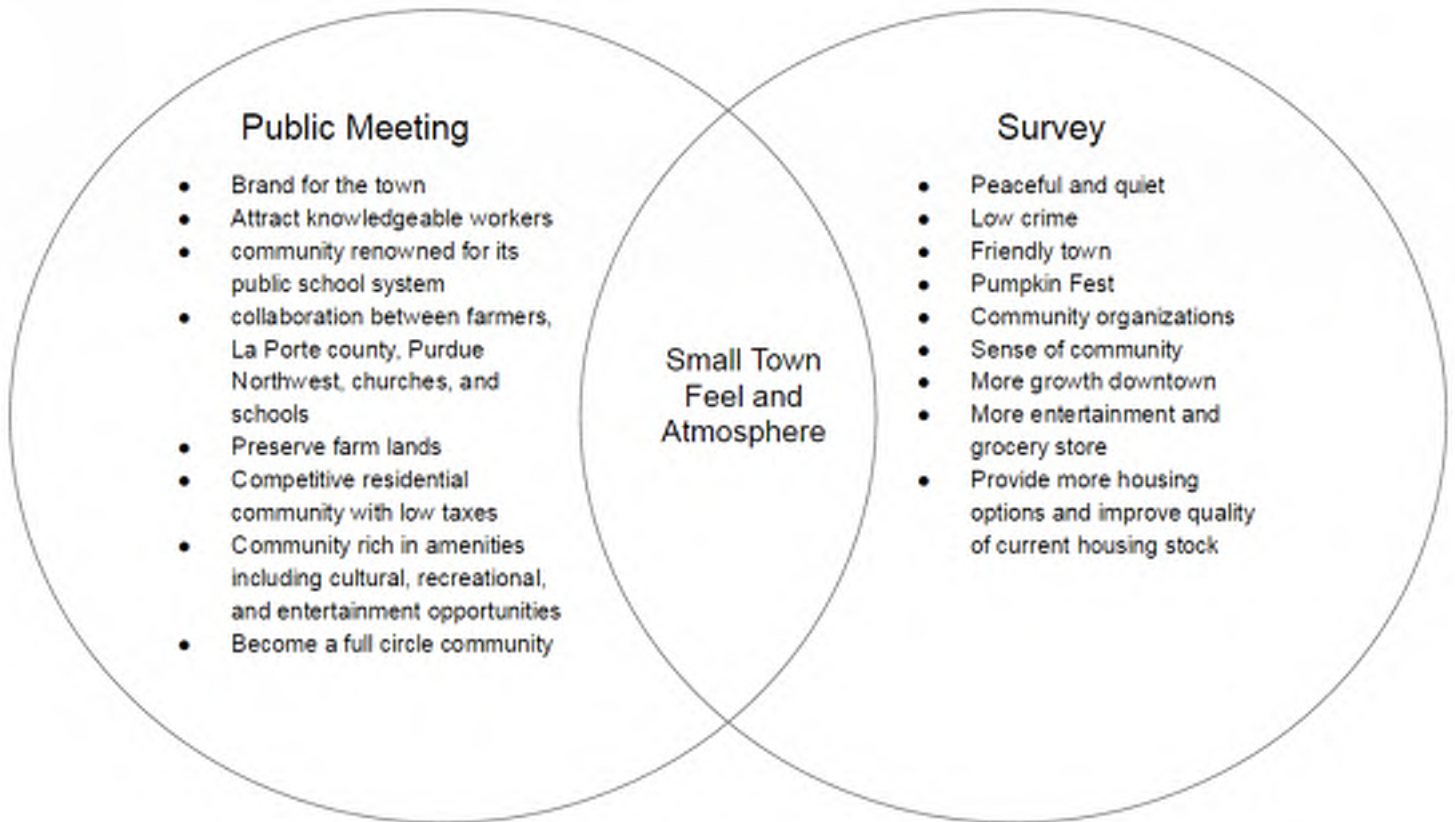


Figure 3.1: Vision of town residents about future development.

At the time of the previous comprehensive plan, Westville’s population was estimated to be 4,834. The town’s population has continued to grow, but at a slow and steady rate. The population in 2016 stood at 5,986. Westville has a large correctional facility that is located in the community and as a result, socio-economic data for the town is sometimes distorted by this institution. We analyzed the data to compare these socio-economic variables with and without the correctional facility.

Figure 3.2 shows Westville’s population with and without the correctional facility. The graph shows that Westville’s population will see a steady but slow growth regardless of the inclusion of the facility. In 2010 the total population was 5,853, then grew to 5,986 in 2016 and is expected to grow to 6,006 in 2021. If the correctional facility is removed from the data, there is still growth: 2,633 in 2010 to an expected population of 2,694 in 2021.

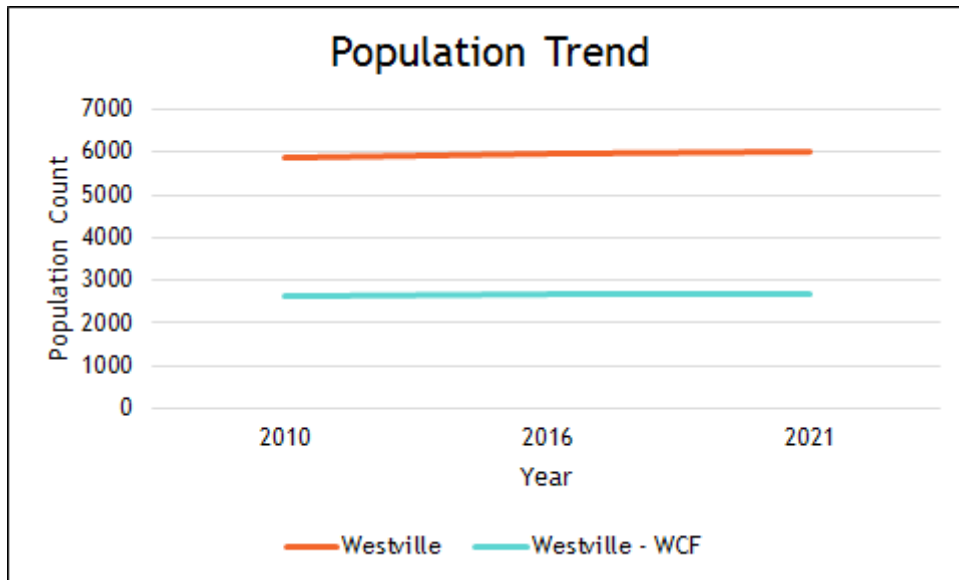


Figure 3.2 Westville population trend with and without the correctional facility.

Source: ESRI Business Analyst

Westville’s population growth is generally steady across all age cohorts (see Figure 3.3). Of the non-correctional population, 93.1% are white, 3.8% are black, and 1.5% are of two or more races (see Table 3.1). Only 6.1% are of Hispanic origin. The 65+ age cohort grew slightly faster than other groups, projecting to reach 429 from the 324 in 2010. Both the Workforce and Millennial cohorts (age 24 - 35 years)

increased between 2010 and 2016, but are expected to take a small dip by 2021. For example, the millennial population increased from 1,683 in 2010 to 1,705 in 2016 but is projected to decline to 1,699 in 2021. The workforce population which stood at 4,826 in 2010 rose slightly to 4,941 in 2016 and will also see a slight decrease to 4,928 in 2021.

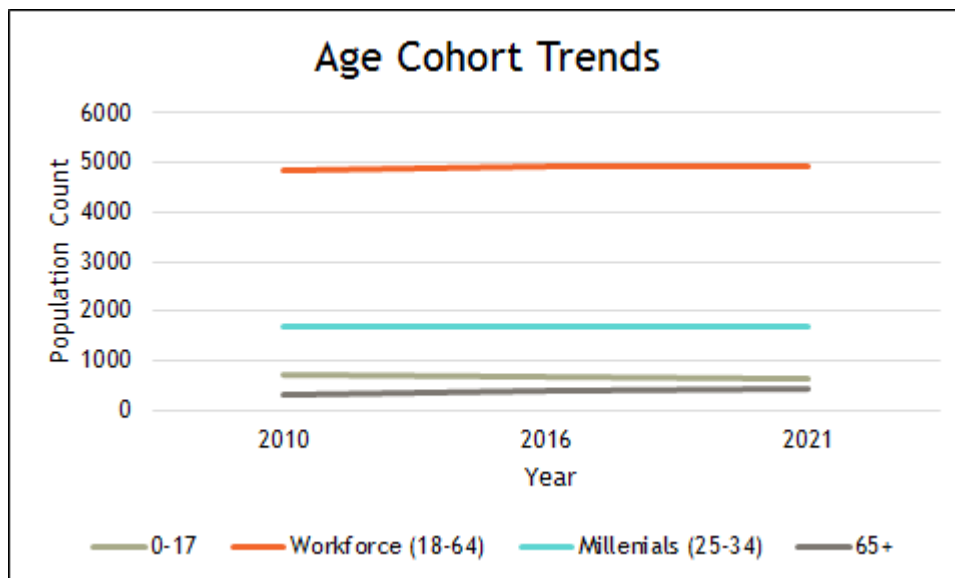


Figure 3.3 Westville Population by Age Group Trend

Source: ESRI Business Analyst

| | Westville | Westville without WCF |
|----------------------------|---------------|-----------------------|
| Total | 5,990 | 2,677 |
| White Alone | 4195 (70.00%) | 2491 (93.10%) |
| Black Alone | 1593 (26.60%) | 101 (3.80%) |
| American Indian Alone | 13 (0.20%) | 6 (0.20%) |
| Asian Alone | 20 (0.30%) | 12 (0.40%) |
| Pacific Islander Alone | 0(0.00%) | 0 (0.00%) |
| Some Other Race Alone | 119 (2.00%) | 28 (1.00%) |
| Two or More Races | 50 (0.80%) | 39 (1.50%) |
| Hispanic Origin (Any Race) | 432 (7.20%) | 162 (6.10%) |

Source: ESRI Business Analyst

Table 3.2 displays the educational attainment of Westville residents. We see here that 30.4% of town residents have a high school diploma, 6.8% have a college degree, and 5.3% have a graduate or professional degree.

| | Westville | Westville without WCF |
|-------------------------------|-----------|-----------------------|
| Total | 4,486 | 1,835 |
| Less than 9th Grade | 4.20% | 2.70% |
| 9th-12th Grade, No Diploma | 17.90% | 6.70% |
| High School Graduate | 18.10% | 30.40% |
| GED/Alternative Credential | 15.90% | 5.10% |
| Some College, No Degree | 24.60% | 24.70% |
| Associate Degree | 11.70% | 18.30% |
| Bachelor's Degree | 4.90% | 6.80% |
| Graduate/ Professional Degree | 2.70% | 5.30% |

Source: ESRI Business Analyst

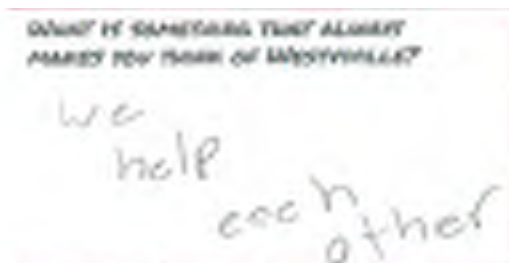


Figure 3.4 provides data on the educational attainment for individuals 25+ for 2010 and 2016. The number of Westville residents with only a high school diploma was higher in 2010 than in 2016, from 42.1% to 34%. The number

of Westville residents with a Bachelor's degree also decreased between 2010 (6.1%) and 2016 (4.9%). There was, however, an uptick in residents with some college, but no degree: 16.2% in 2010 compared to 24.6% in 2016.

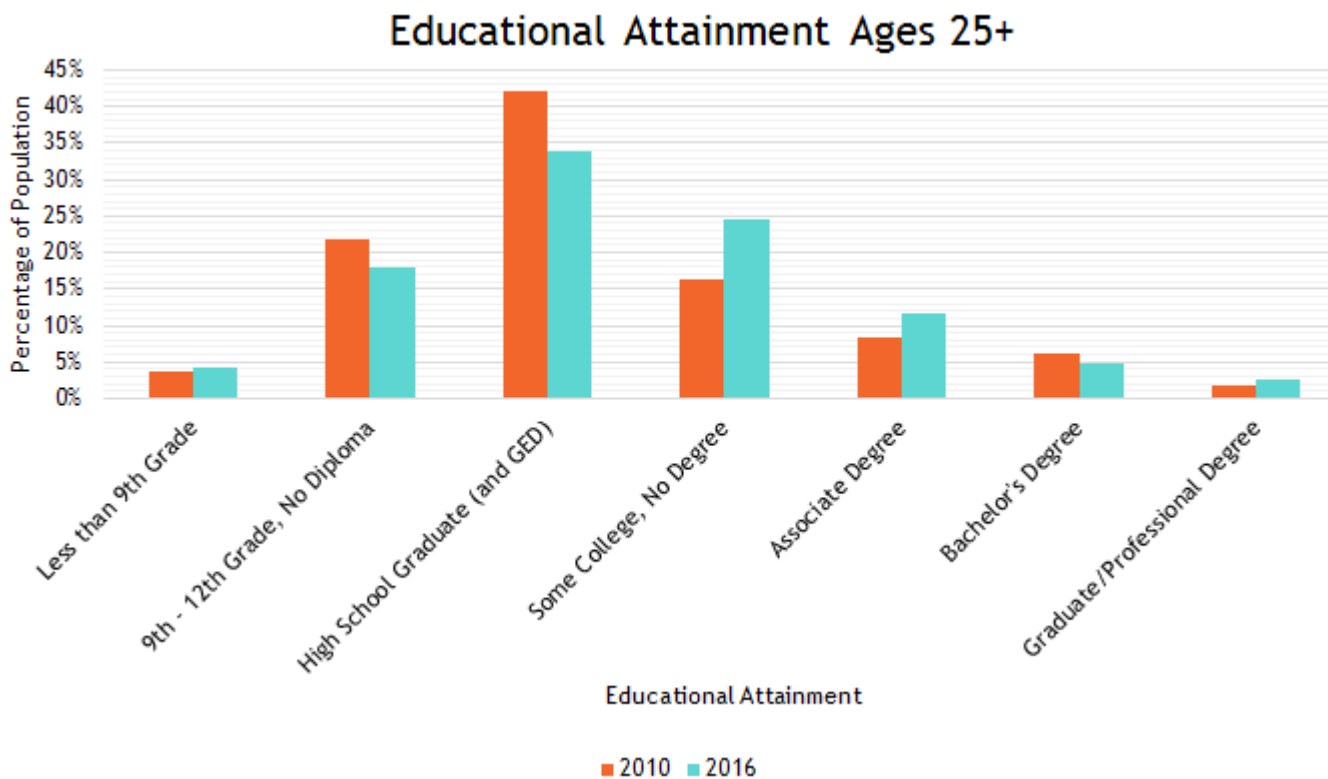


Figure 3.4: Educational Attainment Ages 25+ 2010 Compared to 2016
Source: ESRI Business Analyst

Labor Force and Income Characteristics
Figure 3.5 showcases Westville's cohorts with and without the correctional facility. Of those employed, 41% work in the service sector, 15.3% work in retail trade, 14.4% work in manufacturing, and 7.4% work in construction trade (see Table 3.3 and Figure 3.5). Table 3.4 indicates

51.1% of those employed are white collar workers and 34.5% are blue collar workers.

Median household income as depicted in Table 3.5 is \$55,047.00, median disposable income is \$44,412.00, and per capita income for workers is \$24,589.00.

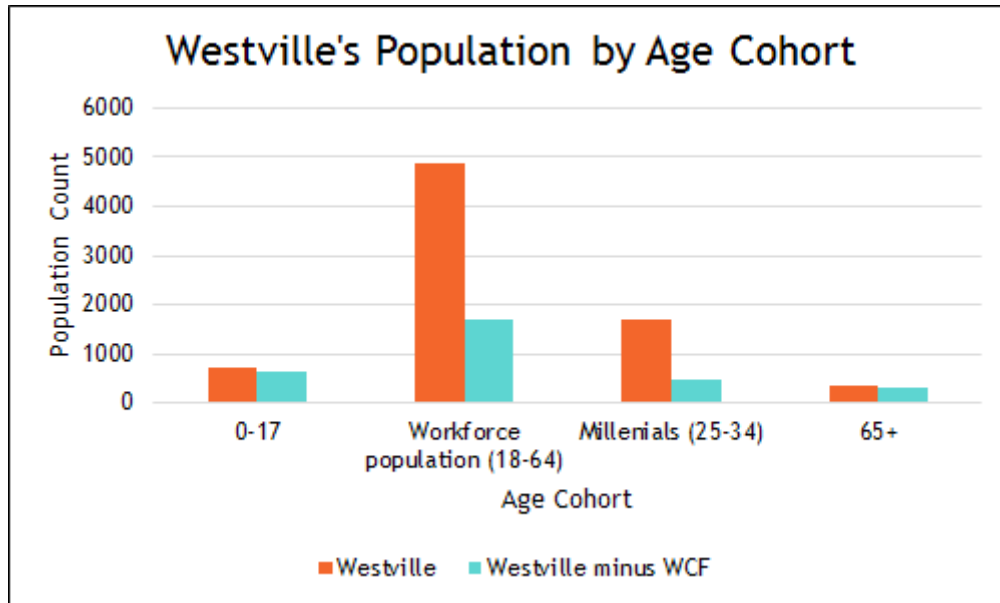


Figure 3.5: Westville Population w/ & w/out WCF in 2016

Source: ESRI Business Analyst

| | Westville | Westville without WCF |
|-------------------------------|-----------|-----------------------|
| Total | 1,228 | 1,184 |
| Agriculture/Mining | 3.20% | 2.90% |
| Construction | 7.20% | 7.40% |
| Manufacturing | 14.20% | 14.40% |
| Wholesale Trade | 2.50% | 2.60% |
| Retail Trade | 14.80% | 15.30% |
| Transportation/Utilities | 6.80% | 6.60% |
| Information | 1.10% | 1.20% |
| Finance/Insurance/Real Estate | 5.40% | 5.40% |
| Services | 40.20% | 41.00% |
| Public Administration | 4.70% | 3.00% |

Source: ESRI Business Analyst

| | Westville | Westville without WCF |
|--------------|-----------|-----------------------|
| Total | 1,226 | 1,182 |
| White Collar | 50.80% | 51.10% |
| Blue Collar | 34% | 34.50% |
| Services | 15.20% | 14.20% |

Source: ESRI Business Analyst

| | Westville | Westville without WCF |
|----------------------------|-----------|-----------------------|
| Median HH Income | \$54,966 | \$55,047 |
| Per Capita Income | \$21,631 | \$24,589 |
| Disposable Income (Median) | \$44,326 | \$44,412 |

Source: ESRI Business Analyst

Demographic Profile of Westville in Comparison to LaPorte County
 As Figure 3.6 and Table 3.6 display, Westville’s population is growing at a slow rate (0.06% annually). If the Correctional

Facility is excluded, then the projected growth rate from 2016 to 2021 is at 0.13% annually. This is slightly lower than LaPorte County’s annual growth rate of 0.17%.

| Table 3.6: Population Change Over Time | | | | | | |
|--|---------|---------|---------|------------------|--------------------|-----------------------|
| | 2010 | 2016 | 2021 | 2016-2021 Change | 2016-2021 % Change | 2016-2021 Annual rate |
| Westville | 5,853 | 5,989 | 6,006 | 17 | 0.28% | 0.06% |
| Westville Without WCF | 2,633 | 2,677 | 2,694 | 17 | 0.64% | 0.13% |
| LaPorte County | 111,467 | 113,309 | 114,300 | 991 | 0.87% | 0.17% |

Source: ESRI Business Analyst

Both the 2016 and projected 2021 median household incomes for Westville are higher than for LaPorte county. Median household income for Westville in 2016 was \$54,966 and is projected to rise to \$60,819 in 2021. By contrast median

household income in LaPorte county was \$48,034 in 2016 and will be \$53,651 in 2021, far lower than for Westville. Figure 3.7 also shows that the county disposable income is lower than that for Westville.

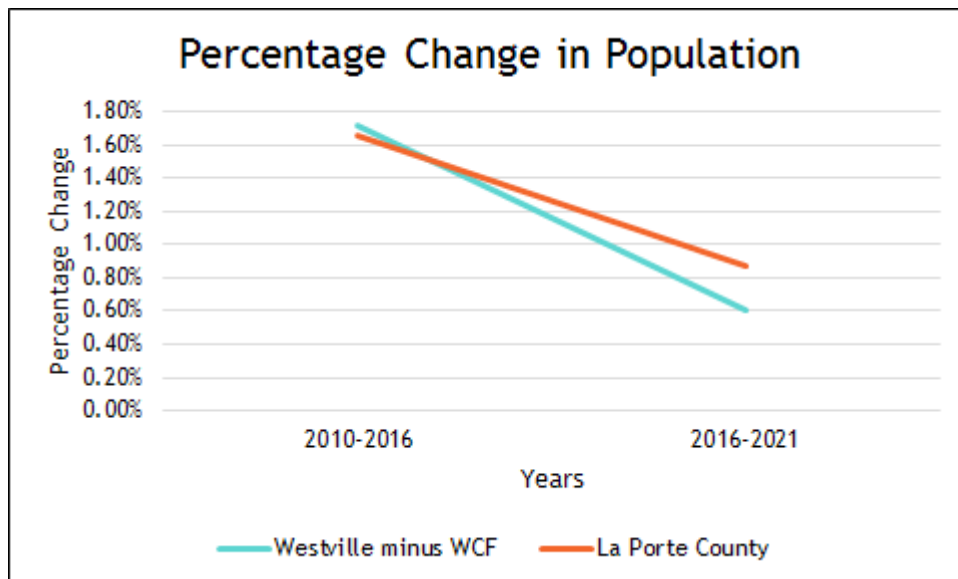


Figure 3.6: Percentage Change in Population Westville compared to LaPorte County

Source: ESRI Business Analyst

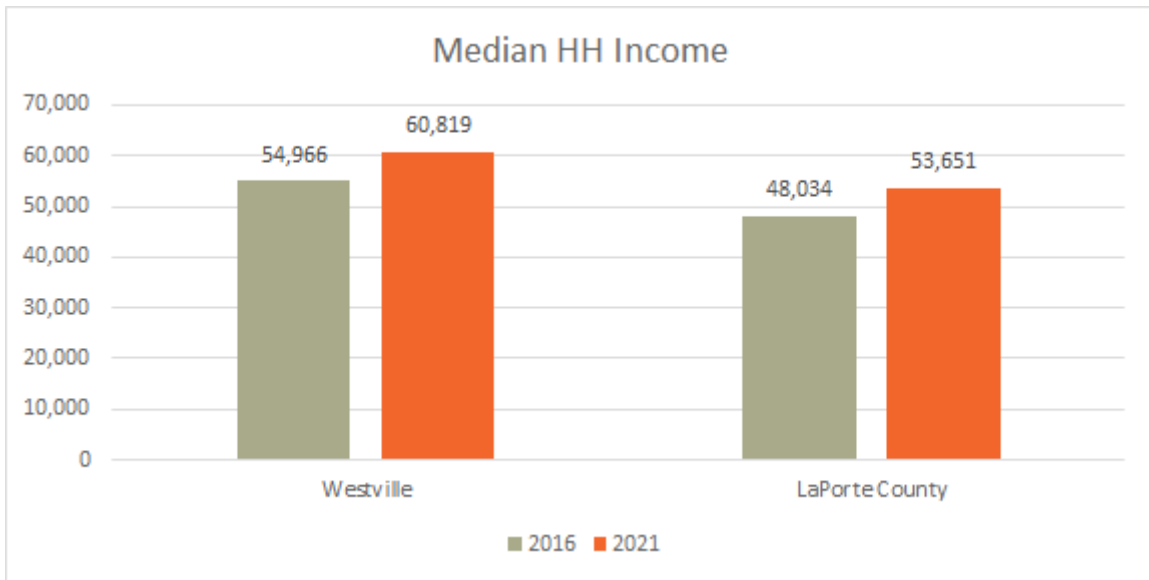


Figure 3.7: Median household income for Westville and LaPorte county, 2016 and 2021
Source: ESRI Business Analyst

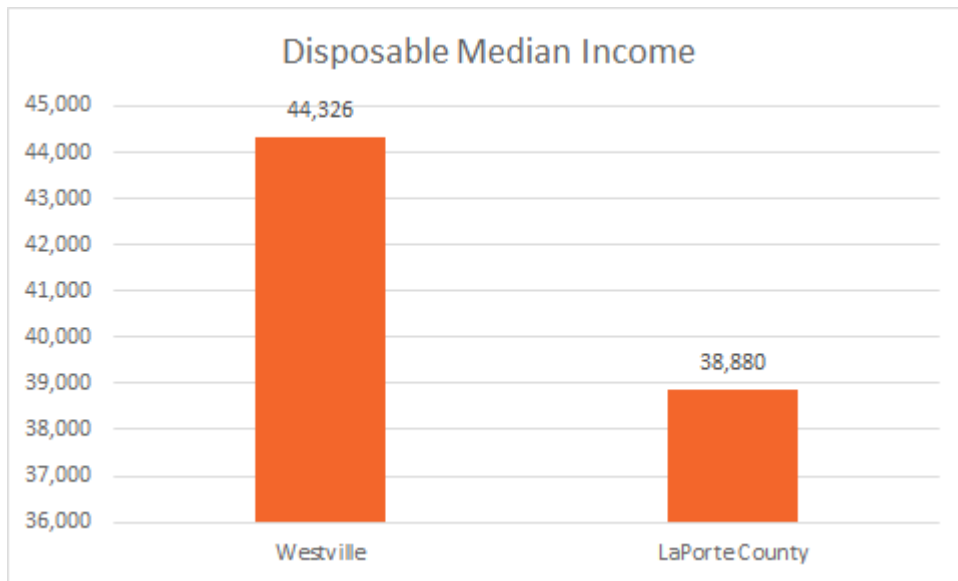


Figure 3.8: Disposable median income for Westville and LaPorte county, 2016 and 2021
Source: ESRI Business Analyst

Age distribution

The population of children between the ages of 0-19 is at 26.6% in 2016 when the correctional facility is not included in the data. This is higher than LaPorte County's at 23.%. The workforce population constitutes the largest proportion of town residents with a percentage of 80.6% in 2016. Without

the Westville Correctional Facility, the workforce population is at 63.3% which is higher than LaPorte County at 66.5%. Westville also has a smaller population of individuals 65+ who are the retired senior citizens, the population rate is at 5.4% compared to LaPorte County which has a 65+ population at 16.5%.

| | Westville without the WCF | | Westville | | LaPorte County | |
|------------------------------|---------------------------|------------------|------------------|------------------|-------------------|-------------------|
| | 2010 | 2016 | 2010 | 2016 | 2010 | 2016 |
| 0-19 | 659 (25.0%) | 713 (26.6%) | 720 (12.3%) | 832 (13.8%) | 28,152 (22.8%) | 20,462 (23.6%) |
| Workforce Population (20-64) | 1,640 (64.2%) | 1,695 (63.3%) | 4,894 (83.6%) | 4,826 (80.6%) | 67,448 (63.0%) | 74,035 (66.5%) |
| 65+ | 280 (12.5%) | 329 (10.5%) | 239 (6.4%) | 324 (5.4%) | 15,867 (14.2%) | 18,812 (16.5%) |
| Millennials (25-34) | 492 (18.7%) | 507 (18.4%) | 1,683 (28.8%) | 1,705 (28.1%) | 14,400 (12.9%) | 15,016 (13.2%) |

Source: ESRI Business Analyst

Educational Attainment

In 2016, the proportion of the population 25+ with a Bachelor's degree in Westville is at 6.8% which is low compared to LaPorte County at 11.5%. Also, 6.8% of the county's population has a graduate

degree compared to Westville's at 5.3%. However as shown in Table 3.8 both Westville and LaPorte county have similar proportions of their population that are high school graduates (30.4% and 31.0% respectively).

| | Westville without WCF | Westville | LaPorte County |
|------------------------------|-----------------------|-----------|----------------|
| Total | 1,835 | 4,486 | 79,713 |
| Less than 9th Grade | 2.70% | 4.20% | 3.00% |
| 9th-12th Grade, No Diploma | 6.70% | 17.90% | 8.90% |
| High School Graduate | 30.40% | 18.10% | 31.00% |
| GED/Alternative Credential | 5.10% | 15.90% | 7.50% |
| Some College, No Degree | 24.70% | 24.60% | 22.30% |
| Associate Degree | 18.30% | 11.70% | 9.00% |
| Bachelor's Degree | 6.80% | 4.90% | 11.50% |
| Graduate/Professional Degree | 5.30% | 2.70% | 6.80% |

Source: ESRI Business Analyst

SWOT-A Analysis of Westville

On January 24th a public forum was held to discuss the strengths, weaknesses, opportunities, threats, and aspirations of the community. Table 3.9 displays

what community residents considered to be the key assets and weaknesses of the town. Table 3.10 lists the community aspirations.

Table 3.9: SWOT-A Assessment of Westville

| Strengths | Weaknesses | Opportunities | Threats |
|--|--|---|---|
| Access to Highways- the location 10 minutes to Valparaiso, Michigan City, LaPorte, 45 miles to South Bend Police Department | Lack of branding | Central location | Cam-Or Superfund (Weakness) |
| Purdue North West | Need more sidewalks | Bike trails | Frank Patton (Great Basin Railroad) |
| Parks (room for improvement such as better utilizing resources) | No safe crossing for kids who want to walk to school (Intersection of Highway 6 and 2) | Purdue North - Job opportunity partnership | Movement of population |
| Streets are in excellent shape and road crew does an excellent job at clearing (however, garbage cans in streets are problems) | Need more street lights | Clear lake - potential to attract residents | Lack of development compared to surrounding communities |
| Employment that correctional facility brings to the community | Lack of upper-end housing | Transportation | Perception to outside individuals |
| Excellent housing for low and moderate income families | Main Street is very unactive | Proximity to county parks & recreation | Anxiety of gentrification (Weakness) |
| New water/waste water facility | Need to create more of a small town appeal to draw more people to Downtown | Industrial employment | Surrounding school district opportunities |
| 421 Corridor | More curb appeal needed | Vacant land | Drug activity from surrounding communities |
| Hardware Stores | A lot of empty store fronts | Zoning | Thinking and attitudes of community weakness: a) Lack of pride b) Branding c) Competitive Advantages |
| Restaurants (however, a limited variety) | Town doesn't emphasize history enough | | Traffic |
| Safe schools | Need more holiday decorations especially on Main Street | | |
| Transit Triangle | Need to revitalize entrance to town | | |
| Close proximity to healthcare | Need more signage | | |

Table 3.9: SWOT-A Assessment of Westville (Continued)

| Strengths | Weaknesses |
|---|--|
| Low Crime | Lack of advertising for current assets |
| Emerging group of young leaders | Lack of knowledge of current businesses |
| | Emphasize local successes |
| Vet hospital and animal care facilities | Welcome to Westville Sign |
| New fiber-optic, world class internet happening now | Signage for Bloom Park |
| Fire Department and EMS | No grocery store |
| Local Newspaper | Lack of shopping choices |
| Electric Car Charging facility | Want food variety-- coffee, breakfast |
| Local Organizations: Tri Kappa/ American Legion/ Lions Club/ Churches | Empty overgrown space at the old oil refinery |
| | Need more zoning |
| | Don't want industrial zoning at the entrances to the town |
| | More curb appeal for library, one of the oldest libraries in Indiana |
| | Emphasize historic nature |
| | Hold a community clean up |
| | Town doesn't utilize public spaces well |
| | Low use of Clare Lake park |
| | Too few recreational trails that kids can go on into town |
| | Surrounding trails don't connect to trails in town |
| | Need to host more events on holidays and other community events |

| Table 3.10: Community Aspirations |
|--|
| 1. The town that strives, the town that strides, the town that gets things done |
| 2. Small town feel |
| 3. Crossroads of central location of Indiana |
| 4. Change image to quiet/safe college town |
| 5. Attract Knowledgeable workers |
| 6. Best public school system |
| 7. Collaboration between farmers, county, PNW, Parks Dept, Churches, preserving farming, schools |
| 8. Preserve small town atmosphere |
| 9. Low taxes, competitive residential community |
| 10. Amenity rich (cultural, recreational, entertainment, community) |
| 11. Full circle community |
| 12. Eat / Work / Play / Learn / Shop |

Physical Attributes

A field survey of the community documented several assets and liabilities pertaining to land use, housing and

neighborhood characteristics, aesthetics and beautification, and circulation. These are provided in Figures 3.9 through 3.11.



Source: <http://www.monon.monon.org>



Figure 3.9: Land use issues field notes.

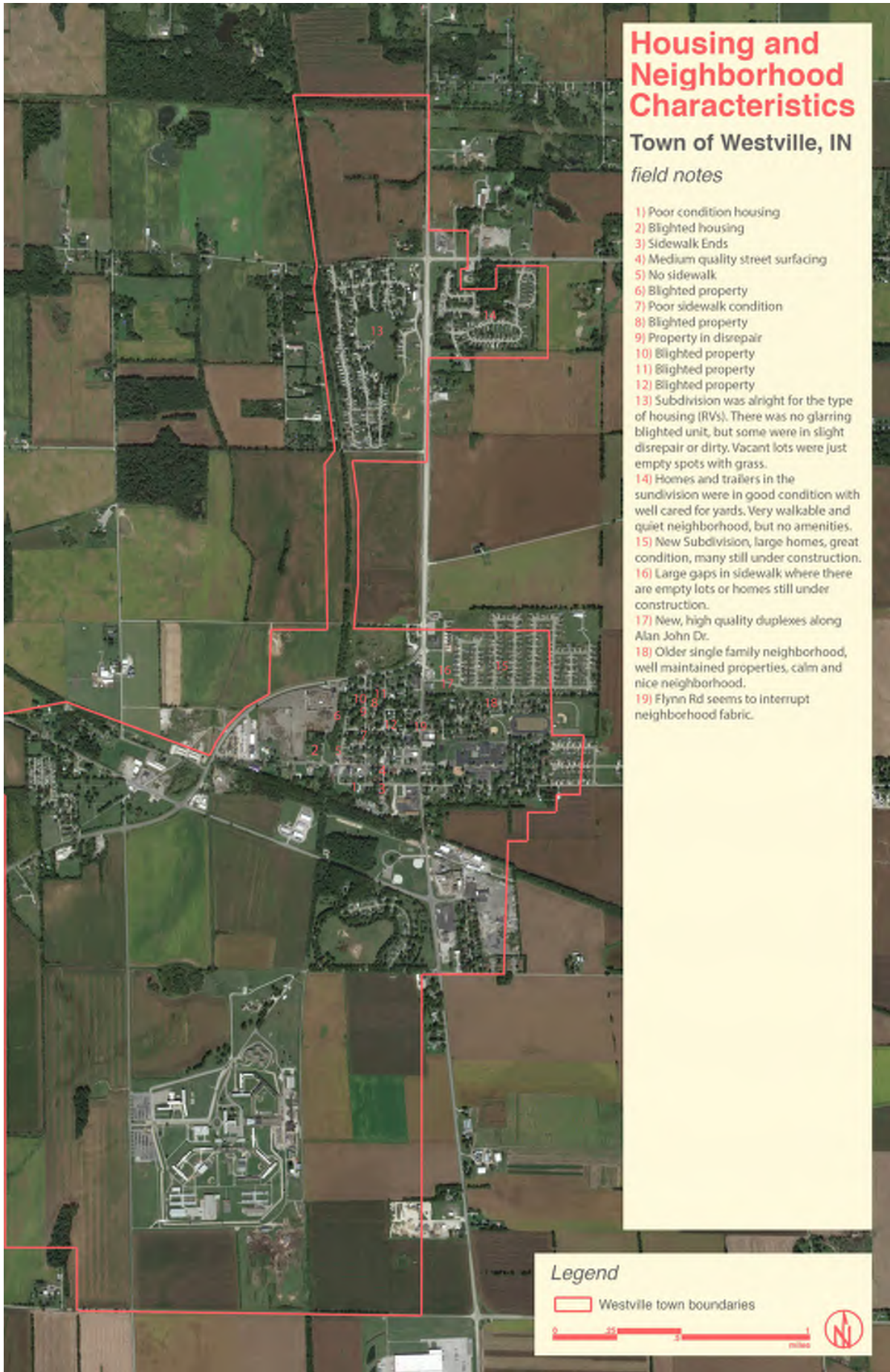


Figure 3.10: Housing and neighborhood characteristics field notes

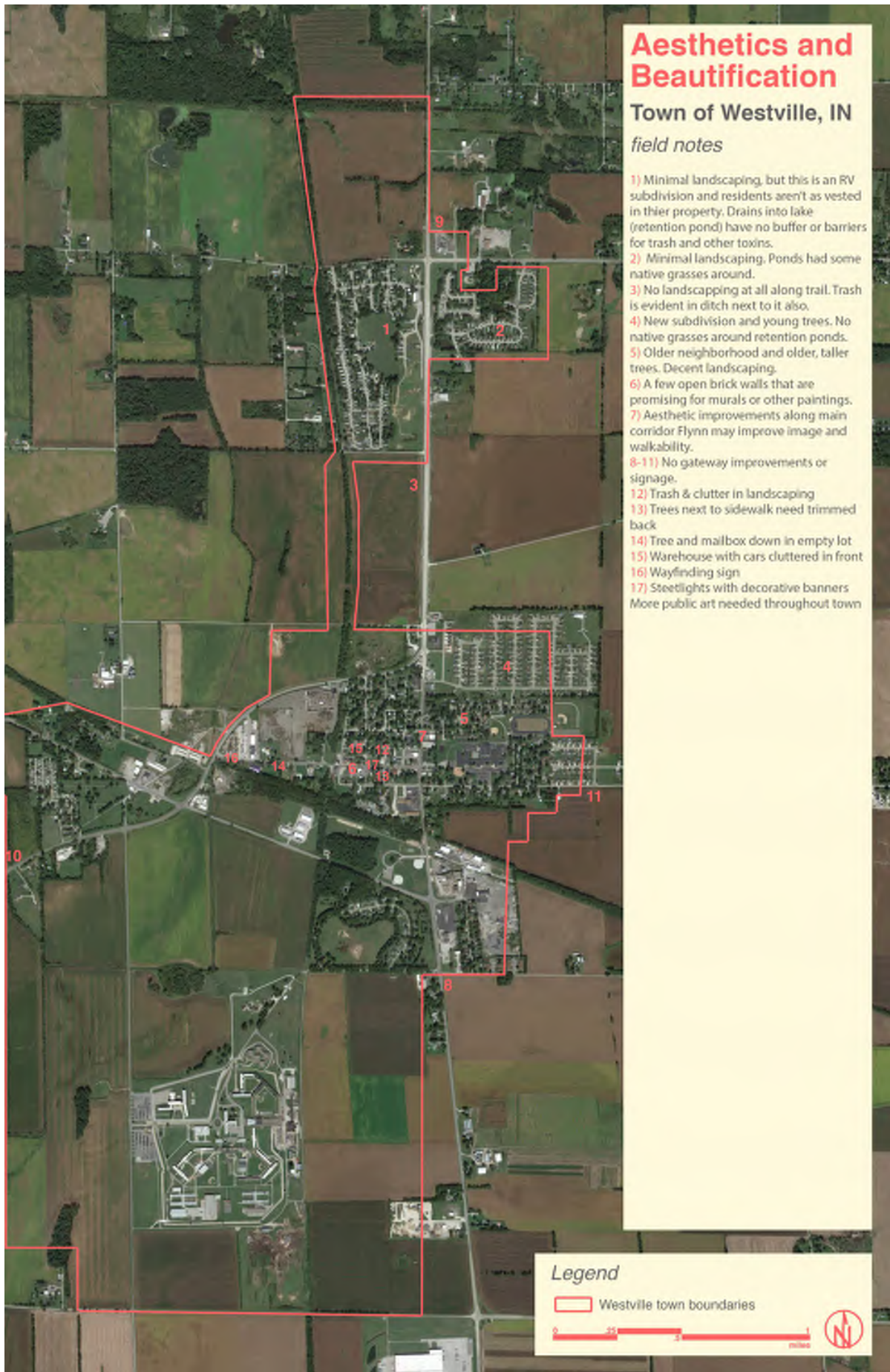


Figure 3.11: Aesthetics and beautification field notes

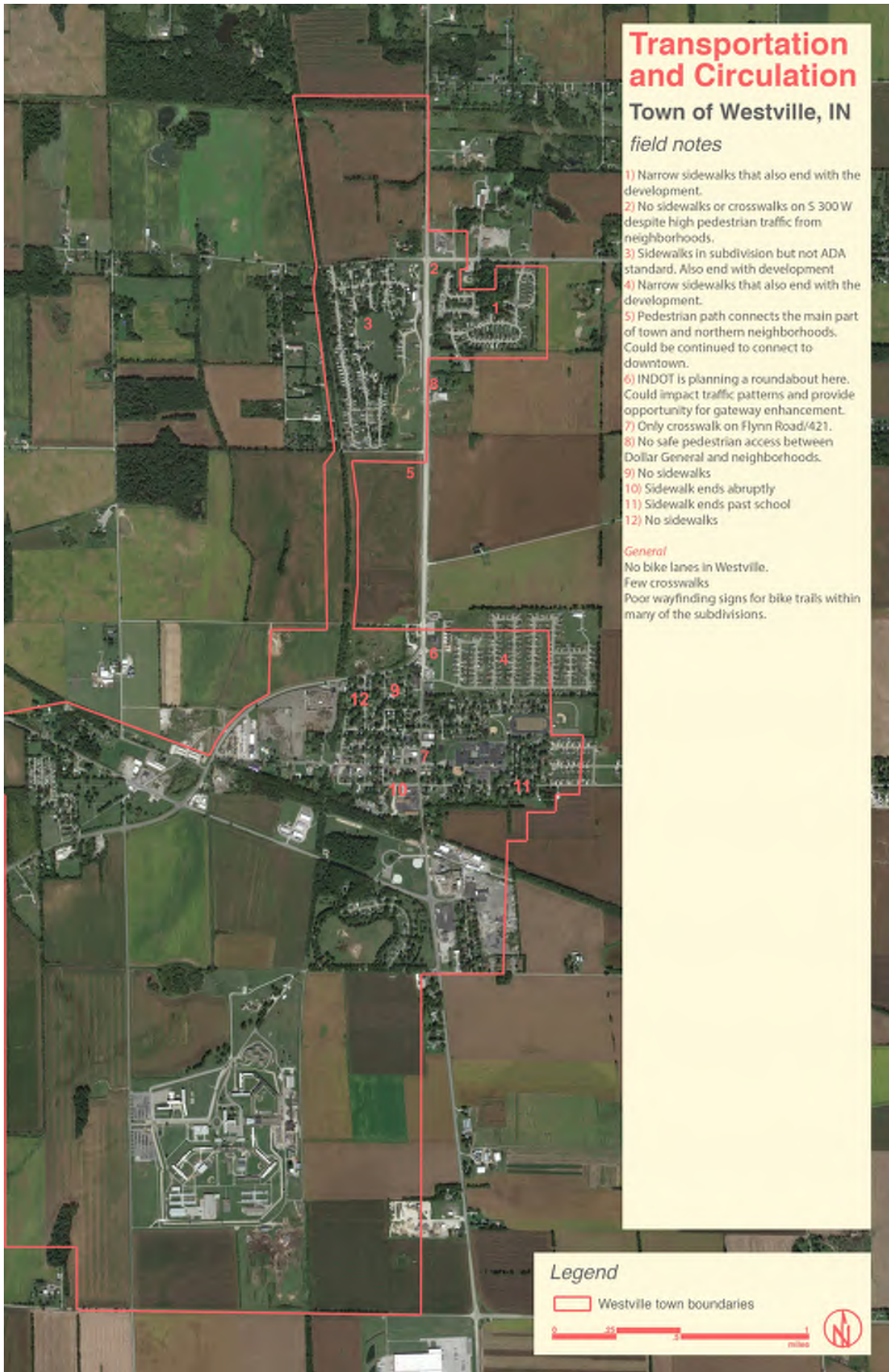


Figure 3.12: Transportation and circulation field notes.

The survey that was administered to community residents further shed light on the perceptions of residents about community life and their aspirations for the town. The main findings were that Westville residents greatly appreciate the small town atmosphere and community and would like to see it stay that way into the future. There was also a desire for more business development in the form of grocery stores, and restaurants.

Through the survey results residents expressed the following as their vision for the community's future development:

- Create a brand for the town such as “The town that strives,” “The town that gets things done,” “Crossroads of central Indiana,” and “The quiet or safe college town.”
- Attract knowledgeable workers.
- Be a community that is renowned for its public school system.
- Support collaboration between farmers, La Porte county, Purdue Northwest, churches, and schools.

- Preserve farm lands and small town atmosphere.
- Become a competitive residential community with low taxes.
- Be a community that is rich in amenities including cultural, recreational, and entertainment opportunities.
- Become a full circle community.

Figures 3.13 through 3.14 summarize the key words used in the open ended questions in response to how they feel regarding the community and what direction it should head. Figures 3.15 through 3.16 are results of the level of satisfaction for various infrastructure in the town. There was general satisfaction with the community's infrastructure and public services. However, residents were dissatisfied with sidewalks, water, and internet connectivity. Residents also expressed a need for a grocery store, retail, and entertainment venues. More of the survey responses can be found in the appendix.

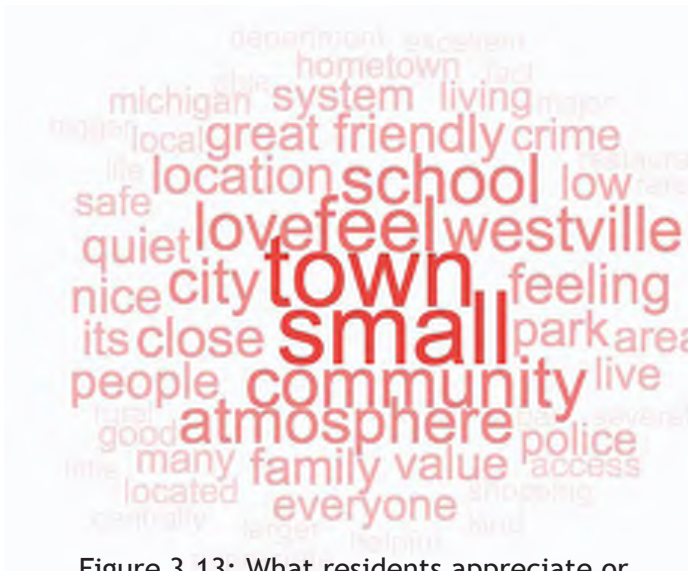


Figure 3.13: What residents appreciate or value about Westville



Figure 3.14: What things residents want to stay the same

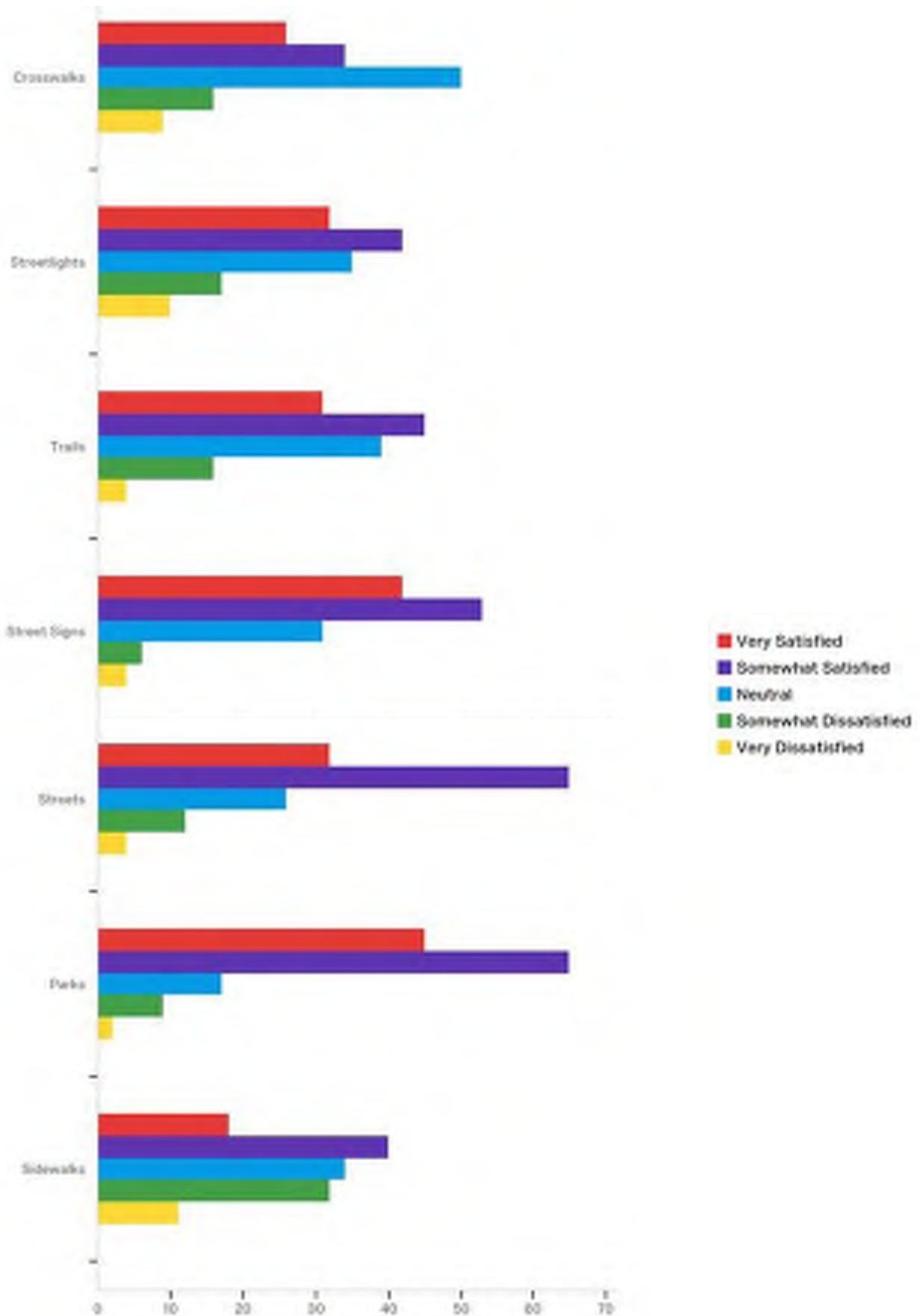


Figure 3.15: Satisfaction with town infrastructure

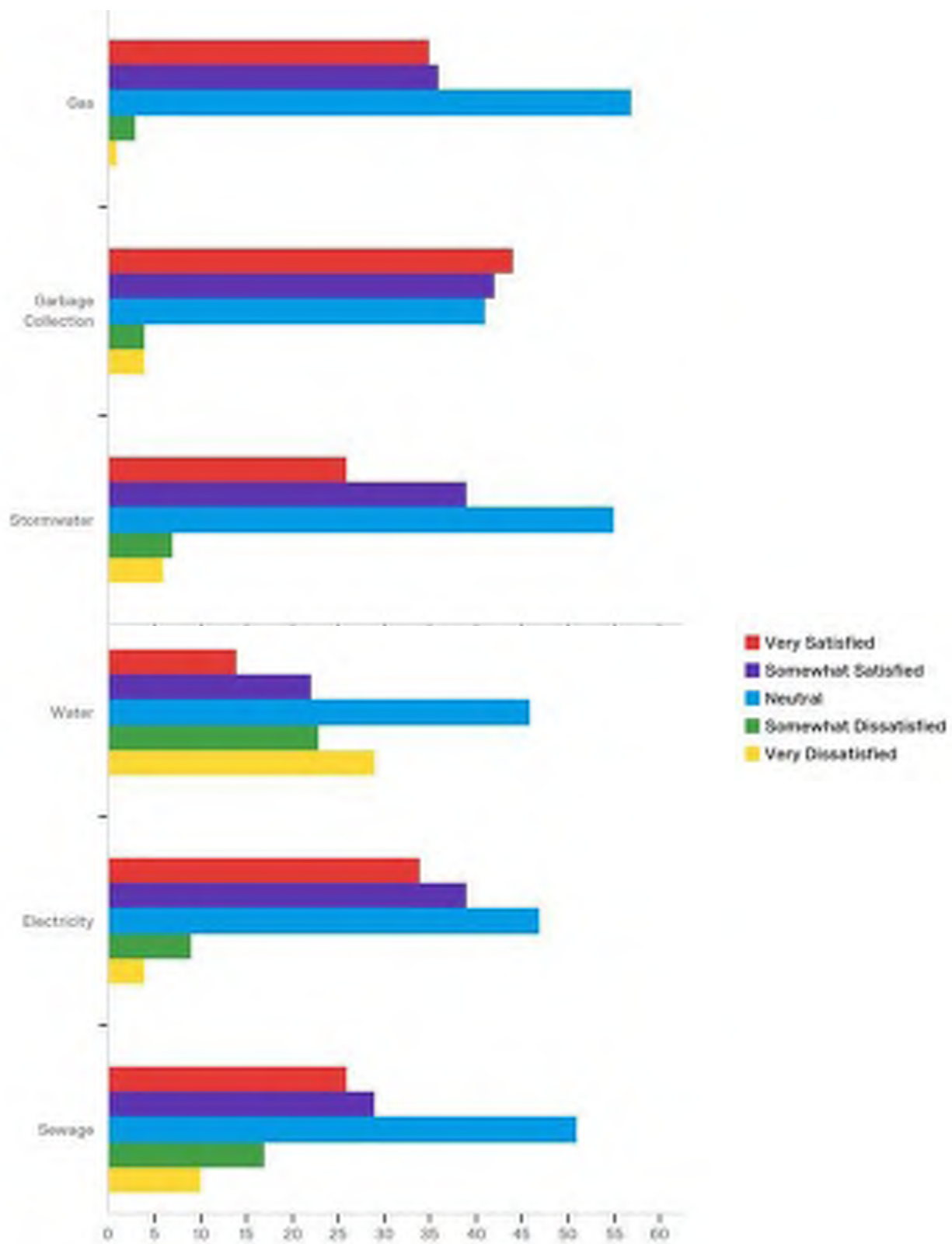


Figure 3.16: Satisfaction with public utilities in Westville

SHERRY DE DOODLE A TIRESD
THAT REPRESENTS WESTVILLE.

HOME OF
THE
CRACK BAKERS

WESTVILLE



ECONOMY 4

Westville's Economy

Westville's current economic climate can be described through the businesses that currently exist, the incomes, the jobs of the residents and industries that employ them. Retail market potentials describe what retailers could benefit from locating to Westville based on residents' spending habits. Based on the information uncovered through analysis as well as community feedback, economic development strategies are proposed ranging from new potential businesses to incubator spaces to placemaking strategies in order to encourage new residents and development.

IN THIS SECTION

This section outlines the current economic climate in the Town of Westville and the Town's potential for economic growth.

The factors that impact economic well-being include the wealth of the community depicted by disposable income, median household income, unemployment rate, and poverty rate; characteristics of the workforce including the types of jobs in which residents are currently employed as well as the industry; and whether the workforce is employed within or outside of the community, as depicted by the commuting patterns. This section also gives insight into potential retail opportunities within the community through a retail

market analysis uncovered using ESRI Business Analyst.

Community Wealth

Sustaining and improving the wealth of a community can help increase the revenue streams that communities rely on for better schools, infrastructure, and services. By creating a wealthier community, the community will be more likely to attract new development, new residents, and new businesses.

| Table 4.1: Household Income | | | | | | |
|-----------------------------|---------------------|-------------|-------------|-------------|----------------|-------------|
| | Westville Minus WCF | | Westville | | LaPorte County | |
| | 2016 | 2021 | 2016 | 2021 | 2016 | 2021 |
| Median HH Income | \$55,047.00 | \$60,888.00 | \$54,966.00 | \$60,819.00 | \$48,034.00 | \$53,651.00 |
| Per Capita Income | \$24,589.00 | \$27,356.00 | \$21,631.00 | \$22,992.00 | \$24,513.00 | \$27,182.00 |
| Disposable Income (Median) | \$44,412.00 | N/A | \$44,326.00 | N/A | \$38,880.00 | N/A |

Source: ESRI Business Analyst

Median household income is expected to grow significantly from 2016 to 2021 in Westville as shown in Table 4.1. In addition, the table shows that the Westville has a slightly higher median household income than LaPorte County. Also Westville has a

higher median disposable income compared to LaPorte County. This is a feature that we aim to sustain as well as continue to improve upon by creating more job opportunities with higher earning potentials.

Poverty rates in Westville without the Correctional Facility is about the same as those in LaPorte County, which is 15.3% in Westville and 15.1% in LaPorte County as shown in Table 4.2. The goal will be to decrease the poverty rate by creating more jobs within the community with higher earning potential.

The unemployment rate in Westville is 10.6%, which is slightly higher than in LaPorte County (6.8%) as shown in Table 4.3. The goal will be to decrease the unemployment rate in consonance with the larger region.

| | Westville Minus WCF | Westville | LaPorte County |
|-----------------|---------------------|-----------|----------------|
| HH Poverty Rate | 15.30% | 21.30% | 15.10% |

Source: ESRI Business Analyst

| | Westville without WCF | Westville | LaPorte County |
|---------------------|-----------------------|-----------|----------------|
| Civilian Employed | 89.10% | 89.40% | 93.20% |
| Civilian Unemployed | 10.90% | 10.60% | 6.80% |

Source: ESRI Business Analyst

Jobs by Occupation & Industry

About half of Westville’s population is employed in White Collar jobs (50.80%) which is almost identical to LaPorte County as shown in Figure 4.4. The percentage of people with Blue Collar jobs in Westville is higher than that of LaPorte County. For Services, LaPorte County has a higher rate at 18.1% than

Westville at 15.25%. These figures give a general idea of the skillsets and strengths of the residents living within Westville. In order to provide job opportunities within the community that have the potential of employing those that currently live within the area, these figures need to be taken into consideration.

| | Westville with-out WCF | Westville | LaPorte County |
|--------------|------------------------|--------------|----------------|
| Total | 1,182 | 1,226 (100%) | 51,443 (100%) |
| White Collar | 51.10% | 50.80% | 50.40% |
| Blue Collar | 34.50% | 34.0% | 31.60% |
| Services | 14.20% | 15.20% | 18.10% |

Source: ESRI Business Analyst

The industries that employ the residents of Westville, shown in Table 4.5, also gives insight into the capabilities and skillsets of the current population. As the

table illustrates, the town’s residents are primarily employed in the services industry, retail trade, and manufacturing boundaries.

| | Westville without WCF | Westville | LaPorte County |
|-------------------------------|-----------------------|--------------|----------------|
| Total | 1,184 | 1,228 (100%) | 51,433 (100%) |
| Agriculture/Mining | 2.90% | 3.20% | 1.30% |
| Construction | 7.40% | 7.20% | 5.80% |
| Manufacturing | 14.40% | 14.20% | 21.10% |
| Wholesale Trade | 2.60% | 2.50% | 2.30% |
| Retail Trade | 15.30% | 14.80% | 11.60% |
| Transportation/Utilities | 6.60% | 6.80% | 5.30% |
| Information | 1.20% | 1.10% | 1.00% |
| Finance/Insurance/Real Estate | 5.40% | 5.40% | 5.10% |
| Services | 41.00% | 40.20% | 43.70% |
| Public Administration | 3.00% | 4.70% | 2.80% |

Source: ESRI Business Analyst

Commuting Patterns of Workers

Table 4.6 shows that only 10.6% of Westville residents work in the town, 44% work in the county, and 52.8% work outside LaPorte County. This is an indication

that job opportunities may be lacking in the town. In order to attract and retain residents, the town should look into ways to create more opportunities for employing residents within the town.

| | |
|------------------------------------|--------|
| Worked in county of residence | 44.00% |
| Worked outside county of residence | 52.80% |
| Worked in place of residence | 10.60% |
| Worked outside place of residence | 89.40% |

Source: ESRI Business Analyst

Retail Market Analysis

In order to better understand the retail business potential in Westville, a retail marketplace profile was uncovered for the town from ESRI Business Analyst and shown in Table 4.7. The report shows that more than \$20 million is leaking out from the community. This dollar figure represents

the amount of money spent outside of the community by community residents. The largest leakages are occurring in the industries of automobile dealers and general merchandise stores. Figures 4.2 and 4.3 show the largest leakage factors by subsector and by industry group.

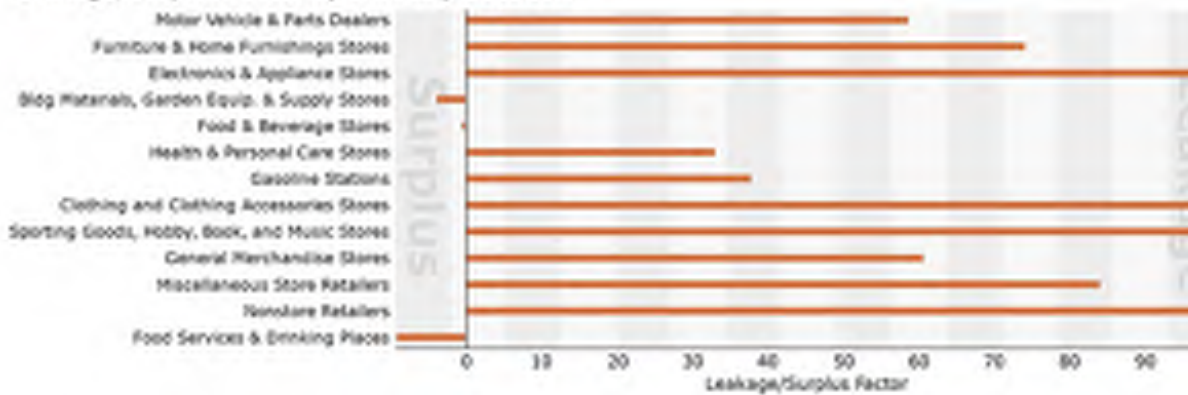


Source: Esri and Infogroup. Retail MarketPlace 2016 Release 1 (2015 data in 2014 geography) Copyright 2016 Infogroup, Inc. All rights reserved.

Figure 4.1: Retail MarketPlace Profile

Source: ESRI Business Analyst

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



Source: Esri and InfoGroup. Retail Marketplace 2016 Release 1 (2015 data in 2016 geography) Copyright 2016 InfoGroup, Inc. All rights reserved.

Figure 4.2 & 4.3: Leakage Factors

Source: ESRI Business Analyst

Goals and Implementation Strategies

Goal: Maintain the current level of slow population growth for the community, but with a goal of attracting more millennials and the creative class.

Implementation Strategies:

- *Continue the current strategy of providing internet access to every resident in the community.*

Fiberline is currently being installed in the community to address the lack of internet access to community residents that has become clear through community meetings and survey results. Fiberline is a fiber optic internet service and is much faster than broadband and more reliable than Wifi. With millennials and the creative class being highly reliant on internet for work, networking, and socializing, a reliable and fast internet connection is required to attract these individuals to the community.

- *Create a relationship between Purdue Northwest (PNW) and community leaders to ensure Westville's presence at major events such as orientation to attempt to attract more students and graduates to the town.*

With Purdue Northwest being less than a mile from the northern town boundary of Westville, it is reasonable to believe that the town could be a potential home for PNW

graduates and students. PNW currently has enrollment figures above 6,000 which creates an abundant opportunity for Westville. By creating a relationship with PNW to relay the positive and appealing characteristics of the community to the students, the community will have a better likelihood of attracting these young scholars and professionals. Community leaders can do this by being present at events such as orientation to relay the housing, job, convenience, mentorship opportunities, and amenities that Westville can provide to the incoming students and recent graduates.

- *Transform or remodel underutilized spaces and warehouses into businesses, restaurants, makers hubs, or incubator centers.*

- *Attract new residents by marketing businesses just outside of town limits*

Focus on marketing and advertising surrounding businesses just outside of town limits to draw people to Westville to live based on location. For example Garwood's Orchards, PNW, Coulter Farms, and the Vet Hospital could be used as potential attraction to live in Westville. In addition, the town lies within 10-20 miles of LaPorte, Michigan City, New Buffalo, Valparaiso, Portage, and Chesterton and within 45-50 miles of South Bend and Chicago.



Figure 4.4: Vacant building with potential for use as incubator space.

Millennials and the creative class are attracted to places with convenience and opportunities. Currently, Westville has a few restaurants and a bar. However, the town is lacking many other businesses which are seen as necessities to many young people. In addition, the town could benefit by turning unused building space into a maker

hub or incubator center in order to create opportunities for entrepreneurship for young professionals and the creative class. Figure 4.4 above shows an image of a potentially underutilized building in the town taken while doing the field research. Other types of businesses that tend to succeed in small towns are included in Table 4.8.

| Table 4.8: Potential Successful Businesses in Westville | | |
|---|---|-------------------------------|
| Food/ Beverage | Retail | Services |
| Coffee Shop | Lawn & Garden Market | Cleaning Services |
| Microbreweries | Flower Shop | Bed & Breakfast |
| Ice Cream Shop or Stand | Grocery Store (Cooperative?) | Hair Salon and/or Barber Shop |
| Bakery | Thrift Store (utilize the existing dropbox) | Fitness Center |
| Food Trucks | Bike Shop | Tutoring Services |

Source: ESRI Business Analyst

WHAT IS SOMETHING THAT ALWAYS
POPES UP WHEN YOU THINK OF WESTVILLE?

The pumpkin festival reminds
me of Westville.

SKETCH OR DRAW A SYMBOL
THAT REPRESENTS WESTVILLE.



Goal: Capitalize on the competitive advantage of pet care businesses in Westville to create a regional identity. Some of the competitive advantages within Westville are shown in Figure 4.5.

Implementation Strategies:

- *Showcase the existence of pet care businesses in the community to grow a regional market.*

Currently, there are a few businesses that attract pet lovers to the community including the Dawg Paradise and PNW North Central Veterinary Emergency Center. In order to take advantage of these existing strengths, the community should highlight these features in drawing interest to the area. The town could become the place where pet owners in the region come for all their petcare needs if utilized appropriately and expanded upon. Other pet-oriented businesses may decide to relocate or start in Westville due to the current existing businesses.

- *Develop a pet-friendly restaurant (business) strategy.*

With the pet-oriented businesses attracting new residents as well as consumers from outside of the town, the current restaurants may want to take advantage of the potential increase in customers by making their businesses pet-friendly. There are rules that regulate what entity can allow pets and what restaurants must do to remain in compliance with the health code. The town should work with the local and state health inspectors to create a guide for local restaurants to use to assist them in becoming pet-friendly.

- *Provide sidewalks between pet care businesses and other downtown amenities and businesses.*

In order to encourage out-of-town consumers to shop and visit the other establishments within the community, sidewalks should be installed between these businesses. Outside consumers may just decide to take a stroll to a downtown local restaurant while Fido gets groomed or has his play time.

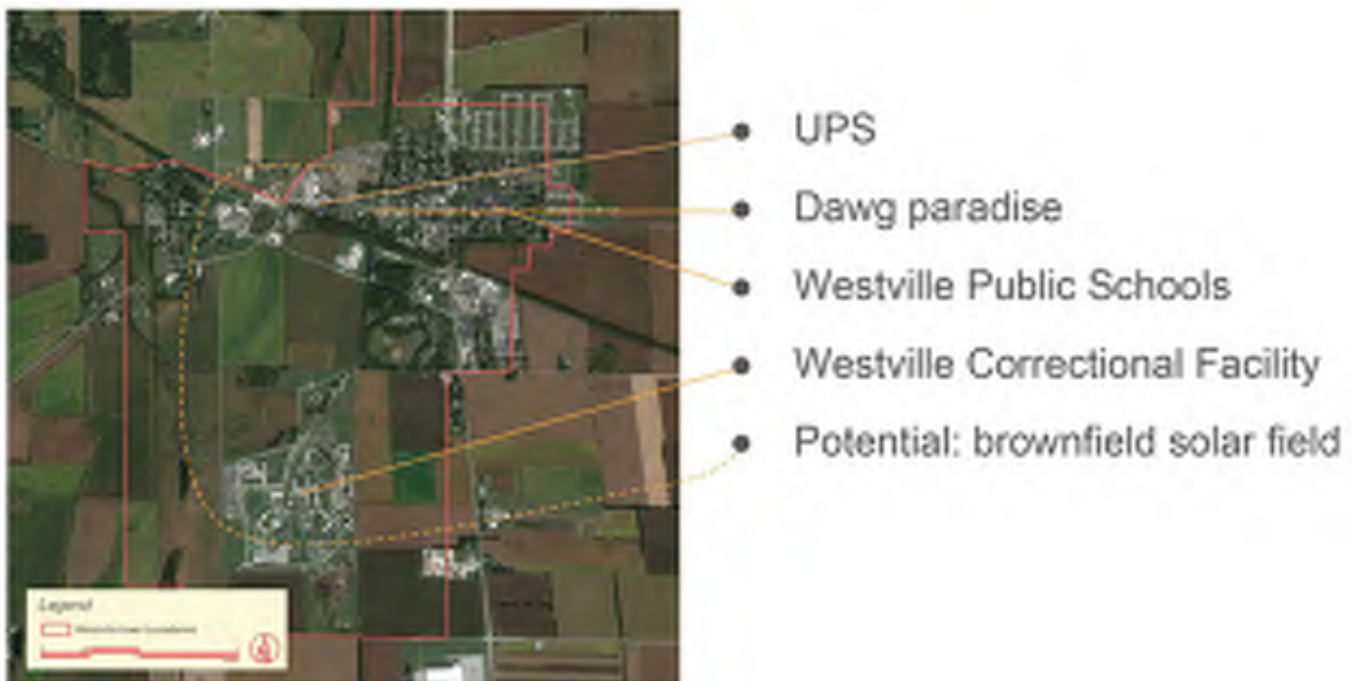


Figure 4.5: Competitive Advantages

Goal: Incentivize the growth of start-up businesses, particularly by millennials.

Implementation Strategies:

- *Partner with PNW Entrepreneurship program to create a community training program for potential start-ups.*

Purdue Northwest recently closed its Center for Entrepreneurship Success in Hammond. This establishment had worked since 1994 on assisting small business owners and encouraging entrepreneurship with public programs, free business plan seminars, and workshops. With the Westville campus offering programs in accounting, marketing, management, leadership, communication, and computer information technology, a new center could be created in Westville. By creating a partnership with the university, a mutually beneficially relationship could be formed to encourage and assist in small business growth.

- *Utilize vacant warehouses as incubator and co-working spaces for new businesses.*

In order to spur and encourage small business start-ups, Westville could utilize vacant spaces, possibly vacant warehouses, as incubator and co-working spaces. Incubator and co-working spaces provide working spaces for individuals looking to have a designated working space where a strong internet connection and other needed resources such as printing and faxing are provided. Individuals that utilize co-working spaces pay a rental fee in exchange for the working environment. In addition to having a space that is quiet and professional, these individuals also can

benefit from the collaboration between individuals using the space in order to further innovative thinking and create partnerships and network.

Genoa Springboard in Illinois is a good example of such a program being successful in a small town. Genoa Springboard is an incubator facility that started on Genoa's Main Street with only two tenants. The two businesses that once utilized the space are now self-sufficient. The incubator in Genoa acts as a catalyst for interest in entrepreneurship in downtown Genoa ("Genoa Springboard," n.a.)

- *Create venture capital opportunities by working with local financial institutions and nonprofit organizations to provide funding for young entrepreneurs.*

Venture capital is a form of funding where well-off investors and established organizations put up the funds or co-sign on loans with the hopes of above-average returns or positive economic growth. These returns may come in the form of monetary returns or in the form of benefits received from the establishment of this start-up. For instance, Purdue North Central may benefit from the formation of start-up businesses in Westville that make the town more appealing to younger individuals. This appeal may assist PNW in gaining higher enrollment counts. Other organizations such as the Chamber of Commerce may consider acting as a guarantor on a loan in order to spur economic development and encourage start-ups.

- *Establish a cooperative revolving loan program to provide funding for start-ups.*

This type of funding is formed by community residents and businesses that wish to see and assist in the growth and development of their community. Individuals, organizations, and businesses in the community pool their funds together to create a fund that new and existing businesses may borrow from in order to start or expand their establishments.

- *Initiate a business concierge program.*

A business concierge program would aim to increase tourism and aid small businesses. The program would be led by the professional services of a business development director. The services of the director would be offered free of charge and sponsored by the communities in the region that would benefit from the program and the services.

A business concierge program that has been successful and structured similar to the proposal is one established by a Main streets program in the waterfront communities in St. Clair County in Michigan (Writer, 2016).

Goal: Explore alternative and traditional economic development strategies.

Implementation Strategies:

- *Consider and implement a Business Improvement District (BID).*

A business improvement district (BID) is an area in which property owners and businesses pay higher tax in order to fund projects in the defined region. These projects are those that are otherwise

not funded through typical tax bases. These projects may be improvement in the streetscape, better marketing the area, facade improvements, among many others. The Indiana code that outlines the requirements and procedures is IC 36-7-22. The code outlines what projects qualify as economic improvement projects such as improving infrastructure, public right-of-ways, and promotions. It also outlines what is required within the petition for an economic improvement district such as the proposed members of the board, the outlines of the boundaries, as well as the proposed projects. The benefits of the projects proposed must benefit all parcels within the boundaries appropriate to the increased proposed taxes. The code requires a public hearing before the legislative body where all property owners are given sufficient notice and an opportunity to speak. If the legislative body finds that the district fulfills the requirements and that the majority of property owners have signed the petition, the district may be formed and the ordinance adopted.

The City of Kendallville, Indiana has created such a district in their downtown. However, they call it an Economic Improvement District. Those property owners within this district are paying an additional tax in order to implement project that will act as economic improvement and maintenance. In order to create and reinstate this district, the majority of property owners within it have agreed to the higher tax in order to receive the direct benefits of the proposed projects. The projects include snow removal, flower beds, promotion, business attracting and advertising, weed control, and street decorations. (General Ordinance, 2013).

- *Consider and implement a Tax Increment Financing District (TIF).*

Tax Increment Financing (TIF) has the ability to induce economic development where it otherwise would be inhibited. TIF's increase the tax receipts which then go toward furthering capital improvements to further economic development. They are able to do this through TIF Bonds which are used to make improvements. The increased taxable property values then are used to pay off the bonds while the base value taxable property values continue to finance the other elements required through property taxes. Westville must work with the LaPorte County Redevelopment Commission in order to create the TIF. The code that primarily regulates TIF's is IC-36-7-14. This code states that the area must be in need of redevelopment and that the TIF be created for the public purpose which includes increasing property values and spurring economic development. In addition, a redevelopment commission may not enter into any obligation payable from public funds without first obtaining the approval, by ordinance or resolution, of the legislative body of the unit unless the obligation is for real property valued at less than \$5,000,000.

- *Consider cooperative investing and coop property investing as a strategy.*

Cooperative investing and cooperative property investing entails multiple residents and businesses owners pooling their money together to share the risks and reward of an investment as well as improve their surroundings. This may entail a group of individuals in the community purchasing a property together and then renting it out to tenants to get a shared benefit of the rental revenues.

Institutions/organizations of implementation responsibility:

- Chamber of commerce
- Community Foundation
- PNW
- School District
- Town Council
- County Board
- Lions Club
- American Legion
- Tri Kappa



HOUSING 5

An Analysis of Housing in Westville

Housing is one of the most important considerations for Westville and its residents. This section, addressing housing, describes the Town of Westville's existing housing stock, and its current conditions. The majority of the town's residents live in owner occupied, detached single-family housing. Based on the information uncovered through analysis and field studies the comprehensive plan proposes development strategies that seek to create and maintaining high quality housing units.

IN THIS SECTION

This section outlines the state of housing in the Town of Westville.

Housing Units

Between 2000 and 2010 there was an increase of total housing units by 38% in Westville. The community was more stable between 2010 and 2016 with 0% change in the total number of units. For comparison, LaPorte county had a small level of growth in the same period. The majority of the housing in the Town of Westville is owner occupied with 72.7% in 2000 and 75% in 2016. This is very high when compared

to LaPorte County and the whole US. The renter occupied housing units for Westville was 19.5% in 2010 and 19.2% in 2016. This shows that there was a slight decrease in the number of renter occupied housing units between 2010 and 2016. In Westville there was also a decrease in the vacancy rate from 7.8% in 2010 to 5.5% in 2016, while LaPorte County was stable with 12.6% in 2010 to 12.7% in 2016.

| | Westville | | | LaPorte County | | |
|-------------------------------|-----------|---------|--------------------|----------------|---------|--------------------|
| | 2010 | 2016 | 2010-2016 % Change | 2010 | 2016 | 2010-2016 % Change |
| Total number of housing units | 1186 | 1186 | 0% | 48448 | 49,889 | 2.98% |
| | -100% | -100% | | -100% | -100% | -1,441 |
| Owner-occupied housing units | 862 | 893 | 3.59% | 31,173 | 31,115 | -0.19% |
| | -72.70% | -75.30% | -31 | -64.30% | -62.40% | (-58) |
| Renter occupied housing units | 231 | 228 | -1.29% | 11,158 | 12,442 | 11.51% |
| | -19.50% | -19.20% | (-3) | -23.00% | -24.90% | -1,284 |
| Vacant Housing units | 93 | 65 | -30.11% | 6,117 | 6,332 | 3.51% |
| | -7.80% | -5.50% | (-28) | -12.60% | -12.70% | -215 |
| Median home value | N/A | 151,678 | N/A | N/A | 135,537 | N/A |
| Institutionalized | 3,178 | N/A | N/A | 6,380 | N/A | N/A |
| | -54.30% | | | -5.70% | | |

Source: ESRI Business Analyst

WANT IT SOMETHING THAT ALWAYS
MAKES YOU THINK OF WESTVILLE?

My home

As Figure 5.1 also shows, in Westville there was a decrease in the housing vacancy rate from 7.8% in 2010 to 5.5% in 2016, while LaPorte County was stable with 12.6% in 2010 and 12.7% in 2016. The vacancy rate in the town is expected to continue to

decrease into 2021 with a vacancy rate projected to be 4.9%. This indicates a strong housing market, requiring an increased supply of housing in the community.

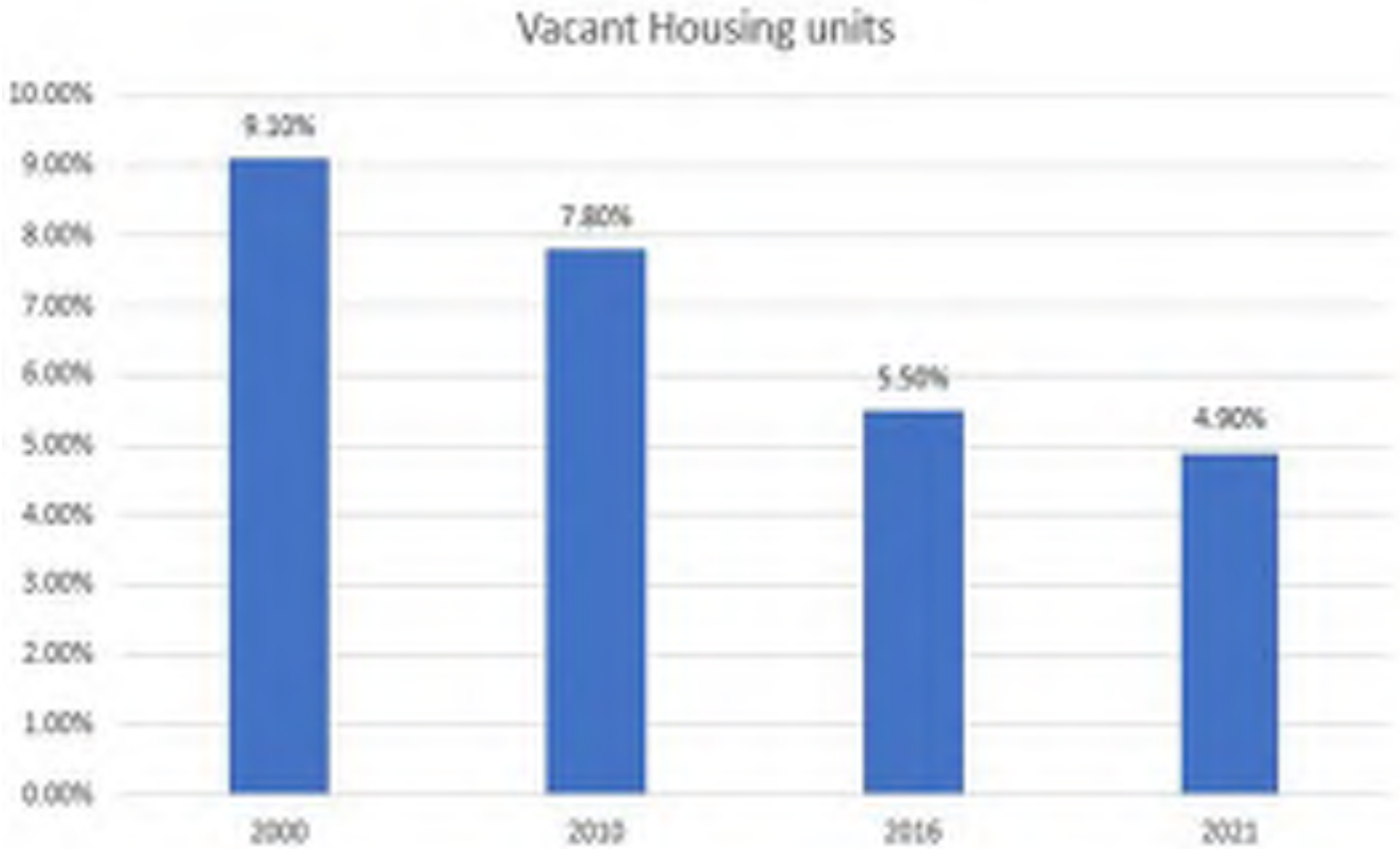


Fig 5.1: Vacant housing units
Source: ESRI Business Analyst

Households

Though the population in the town remained stable, there was an increase in the total number of households from 1,093 households in 2010 to 1,121 households in 2016. As Table 5.2 indicates in 2010 64.5% of Westville

residents in family households compared to 66.7% in LaPorte county. There were slightly more single-person households in Westville (29.2%) than in LaPorte county (27.3%). are being formed.

| | Westville Minus WCF | | Westville | | LaPorte County | |
|--------------------------|---------------------|-------|----------------|-------|-------------------|-----------------|
| | 2010 | 2016 | 2010 | 2016 | 2010 | 2016 |
| Total # of Households | 1,077 | 1,105 | 1,093 | 1121 | 42,331 | 43,557 |
| # of 1-person Households | 285 -26.50% | ‡ | 319 -29.20% | ‡ | 11,568 -27.30% | ‡ |
| Family Households | 729 -67.70% | 741 | 705 -64.50% | 750 | 28,228 -66.70% | 28,764 |
| Non-family Households | 63 -5.80% | ‡ | 69 -6.30% | ‡ | 2,535 -6.00% | ‡ |
| Group Quarters | 174 -6.60% | 175 | 3,178 | 3,250 | 6,632 | 6,819 -5.90% |
| Median Household Size | 2.28 | 2.27 | 2.45 | 2.44 | 2.48 | 2.44 |

Source: ESRI Business Analyst

‡ 2016 Data unavailable

Housing Types

Figure 5.2 indicates that while 60% of the housing in the Town of Westville is in the form of detached homes, a significant percentage (32%) of the housing stock is also

in Westville in the form of mobile homes. This shows a need to provide upper scale housing in the town.

| Subject | Westville town, Indiana | | | | | |
|--------------------------------------|-------------------------|-----------------|------------------------------|-----------------|-------------------------------|-----------------|
| | Occupied housing units | | Owner-occupied housing units | | Renter-occupied housing units | |
| | Estimate | Margin of Error | Estimate | Margin of Error | Estimate | Margin of Error |
| Occupied housing units | 809 | ±128 | 615 | ±108 | 194 | ±80 |
| UNITS IN STRUCTURE | | | | | | |
| 1, detached | 59.6% | ±7.0 | 61.1% | ±7.4 | 55.7% | ±21.3 |
| 1, attached | 2.2% | ±2.3 | 0.3% | ±0.6 | 6.2% | ±9.9 |
| 2 apartments | 1.6% | ±1.7 | 0.5% | ±0.8 | 5.2% | ±7.1 |
| 3 or 4 apartments | 4.4% | ±2.9 | 0.0% | ±4.8 | 18.6% | ±13.4 |
| 5 to 9 apartments | 0.2% | ±0.5 | 0.0% | ±4.8 | 1.0% | ±2.1 |
| 10 or more apartments | 0.0% | ±3.8 | 0.0% | ±4.8 | 0.0% | ±14.3 |
| Mobile home or other type of housing | 31.6% | ±6.4 | 38.0% | ±7.6 | 11.3% | ±10.9 |

Figure 5.2: 60% of the housing in the Town of Westville is in the form of detached homes. 32% of the housing stock in Westville is in the form of mobile homes.

Source: ESRI Business Analyst

Housing Stock

Figure 5.3 shows that about 31% of the housing stock in the town was built more than 50 years ago. This aging housing stock

indicates an increased need of maintenance and repairs.

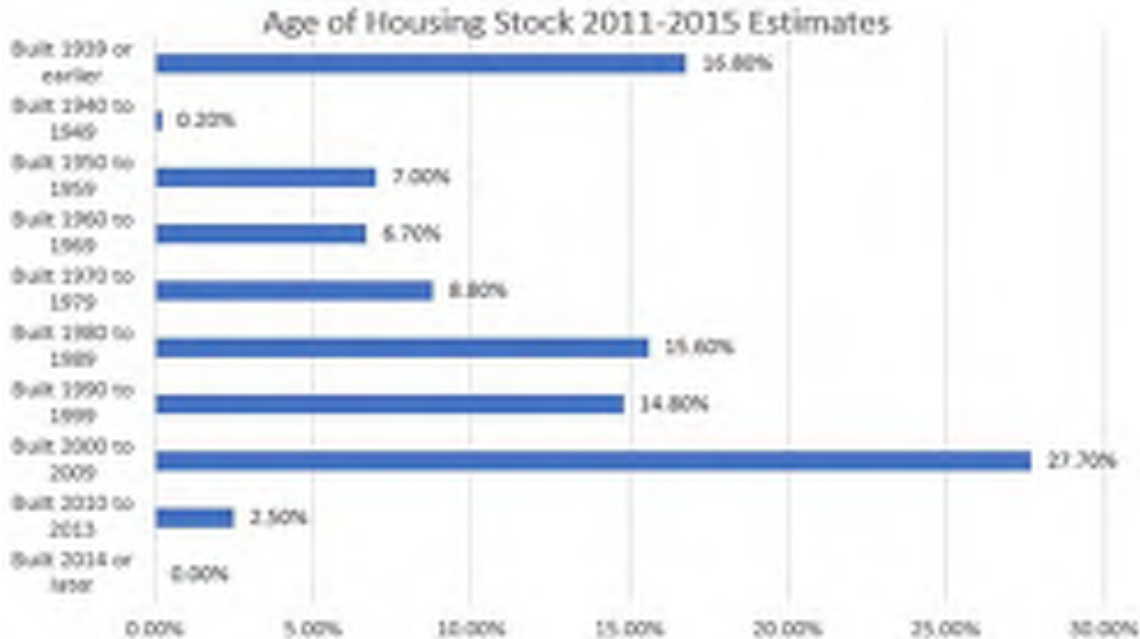


Figure 5.3: About 31% of the housing stock was built more than 50 years ago. This aging housing stock indicates an increased need of maintenance and repairs Source: ESRI Business Analyst

Goals and Implementation Strategies

Goal: Provide higher quality housing and other housing options to meet current and future housing demand.

Implementation Strategies:

- *Identify vacant land and use it for infill development.*

Vacant land is typically considered a blight that encourages illicit activities and reduces property values. To avoid this, vacant land needs to be identified and studied for housing suitability which can be used for infill development. The Town should also develop residential infill design standards to ensure the new housing development in established neighborhoods is compatible with existing neighborhood architecture and scale.

- *Work with developers to ensure that existing subdivisions are built out consistent with market demand.*

New housing development will continue to compete with existing, older neighborhoods. So, keeping existing housing competitive requires continued maintenance and modernization of homes. Hence, work with developers to build out the existing subdivisions consistent with the market demand.

- *Incentivize property owners to remodel upper floors of downtown commercial buildings into residential use.*

The idea is to develop a set of strategies that might aid owners in completing upper floor housing in the downtown. This helps in attracting the individuals to the existing downtown. The individuals renting or buying these upper story units might appreciate the ambiance, arts and cultural opportunities, shopping venues, restaurants, and service businesses that exist in revitalized downtown districts.

Goal: Improve the quality of housing stock.

Implementation Strategies:

- *Enforce building codes to keep up the quality of the existing housing stock.*

Enforce building codes that creates minimum standard to regulate proper maintenance and use of existing buildings, structures and premises. It helps in retaining the small town feel in the community.

- *Adopt design standards and form an architectural review board to work with developers.*

Adopt design guidelines that are standards intended to ensure the form, quality and design of new development with a certain theme. These design guidelines act as valuable tools to convey the developers and property owners their community desires and expectations of future development.

- *Hire a code enforcement officer.*

Code enforcement officers need to be hired as they are important local government professionals who play a vital role in keeping a community safe and appealing. They make sure building codes and land use ordinances are obeyed.

- *Use landscaping to improve the aesthetics of residential neighborhoods.*

Architecturally, landscaping in residential neighborhoods can articulate spatial relationships, provide privacy, screen an unpleasant view or reveal and frame unique vistas. The many contributions of

the landscape design goes well beyond the service it provides to the community in terms of aesthetics and function; it's greatest contribution is to the creation of a unique and special sense of place, and a community which beautifies as it matures.

Goal: Decrease foreclosure rates.

Implementation Strategies:

- *Work with Indiana Housing and Community Development Authority (IHCDA) to work on foreclosure rates.*

In 2007, Indiana began addressing the problem of foreclosure with the launch of a major statewide initiative to assist hoosiers in danger of losing their homes. Thus, working with IHCDA might help in decreasing the foreclosure rate.

- *Provide education for homeowners to prevent foreclosure*

There are HUD-approved housing counselors and trained professionals who can help in making decisions that are right for them. They provide homeowner education, pre-purchase and foreclosure prevention counseling, assistance with creating a budget and setting financial goals, fair housing information and a host of other services.

- *Monitor foreclosed homes on a quarterly basis.*

Town council needs to keep tracking the number of houses being foreclosed on a quarterly basis. They must manage and market a significantly expanded inventory of tax- foreclosed homes.



TRANSPORTATION 6

A Plan for Transportation and Circulation

As a smaller community, Westville has unique opportunities and challenges when it comes to transportation. Situated at the confluence of three major highways that serve as connectors between larger communities, it is Westville's strategic location as a crossroads town that has allowed the community to grow at its slow and sustainable pace. While highways 6, 2, and 421 direct a considerable amount of commuters through Westville each day, these roads are built to a standard where traffic and congestion are not issues for the town. This section analyzes the state of transportation in Westville and offers insight into what improvements can be made to benefit the town.

IN THIS SECTION

This section examines Westville's transportation infrastructure and puts forth a strategic plan to capitalize on the Town's location.

Automobile and Truck Circulation

While Westville is located at the crossroads of three major highways connecting the greater region, traffic and congestion do not seem to be issues for the town.

Table 6.1 displays Indiana Department of Transportation (INDOT) traffic count data in reference to federal traffic capacity standards.

| Date Counted | Street | Type of Street | Existing AADT | AADT Capacity | Current Operating Capacity | Average Speed | % Trucks |
|--------------|---------------------------|----------------|---------------|---------------|----------------------------|---------------|----------|
| 5/23/2016 | US 421 North | Arterial | 11,239 | 31,000 | 36% | 55.6 | 20.10% |
| 5/23/2016 | SR 2 (E. of 421) | Collector | 7,913 | 10,000 | 79% | 57.5 | 13.70% |
| 5/17/2010 | 300 S (W. of 421) | Collector | 844 | 10,000 | 8% | 43.3 | 5.50% |
| 5/23/2016 | US 421 | Arterial | 16,291 | 31,000 | 53% | 59.1 | 15.60% |
| 5/23/2016 | US 421 | Arterial | 22,665 | 31,000 | 73% | 40.3 | 14.10% |
| 6/6/2016 | SR 2 | Arterial | 10,140 | 31,000 | 33% | 44.8 | 10% |
| 5/23/2016 | N Flynn Road | Arterial | 7,706 | 31,000 | 25% | 35.3 | 18% |
| 5/16/2016 | S Flynn Road | Arterial | 688 | 31,000 | 2% | 40 | 19.90% |
| 5/16/2016 | US 6 South of town | Arterial | 7,390 | 31,000 | 24% | 48.7 | 31.10% |
| 5/16/2016 | SR 2 (N. of intersection) | Arterial | 10,236 | 31,000 | 33% | 44.9 | 8.40% |
| 5/23/2016 | US 6 (E. of intersection) | Arterial | 3,033 | 31,000 | 10% | 49.7 | 28.80% |
| 5/16/2016 | SR 2 (S. of intersection) | Arterial | 7,802 | 31,000 | 25% | 55.4 | 9.80% |
| 6/6/2016 | US 6 (W. of intersection) | Arterial | 6,438 | 31,000 | 21% | 36.5 | 16.40% |

Source: INDOT

The Annual Average Daily Traffic (AADT) is the number of automobiles that travel over a select road over the course of a typical weekday. As can be seen in Table 6.1, the number of cars traveling on all measured state roads in Westville are typically well below the capacity levels suggested by the Federal Highway Administration. The Current Operating Capacity column shows how much of the standard recommended capacity is currently being used. Roads are typically not considered stressed or

congested until use approaches recommended capacity levels, or until significant events or high commute destinations create unusually large peaks in traffic. As can be seen in this column, Westville’s has plenty of excess capacity in their road network. This excess roadway capacity generally indicates that the town has room to continue growing at its current steady rate without having to worry about building or widening roads in order to meet traffic demands.

While this excess road capacity is typically regarded positively, it can also have several negative implications that the town must consider. Having typical traffic levels that are too far below the engineered traffic capacity can encourage speeding, discourage motorists from stopping to support local businesses, and make the surrounding environment uncomfortable or unsafe for bicyclists, pedestrians, and nearby residents. While these roads may be good for efficiently transporting commuters through Westville, the numbers above suggest that they may not be efficiently luring motorists to stop and enjoy Westville.

Bicycle and Pedestrian Circulation

As a smaller sized and compact town, Westville has a very high potential for becoming pedestrian and bicycle friendly. Westville's developed core takes up less than a square mile of space (while the greater area of the town is only roughly 3 square miles), and the vast majority of residents live within a 20 minute walk of the center of Main St.

However, Westville is lacking the continuous pedestrian infrastructure necessary for creating a safe and convenient pedestrian environment, resulting in a low walkscore of 40 out of 100 (walkscore.com). While quality is generally high for the sidewalks that are there, many streets and neighborhoods have major gaps between sidewalks, or are missing sidewalks altogether. In addition, the high traffic speeds and a lack of sidewalks and crosswalks on the major thoroughfares contributes to an environment that is unfriendly or unsafe for pedestrians and bicyclists.

Transit

Westville is currently not connected to a public transportation system, and could likely benefit from connecting to a regional light-transit network like the Transit Triangle.



Figure 6.1 - A relatively new and high quality sidewalk ends abruptly.

Westville's Lincoln Trail currently acts as a major cultural and recreational asset, but is not yet connected enough to be a functional asset for active transportation. The map in figure

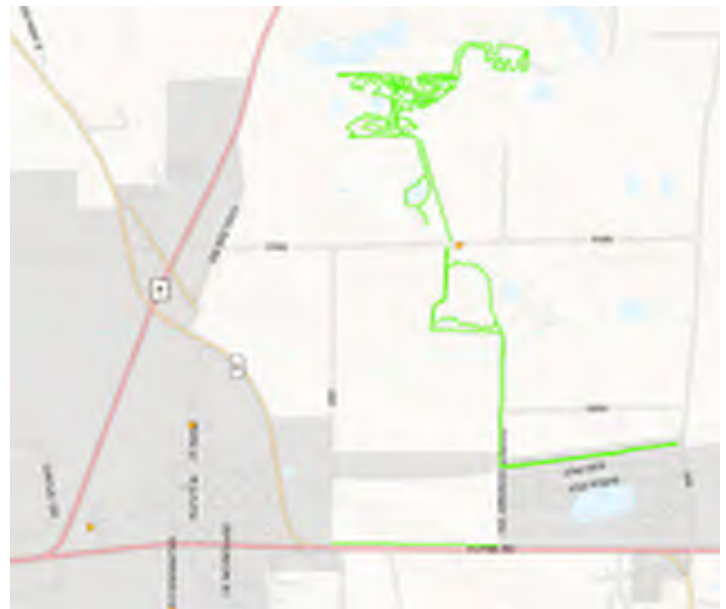


Figure 6.2 - Map of Westville's multi-use trails
Source: Google

6.2 shows how the rather extensive trail does not adequately connect to town. By connecting this wonderful community asset to other low-stress streets surrounding downtown, and ultimately to a larger regional trail network, it could serve as a world-class active transportation facility.

Goals and Implementation Strategies

Goal: Provide sidewalk connectivity throughout the town.

Implementation Strategies:

- *Explore adoption of an impact fee on future development to fund sidewalk connectivity.*

Field studies and resident input have indicated that even when sidewalk installation is required in cases of new development, sidewalks often end abruptly at the end of the lot and fail to connect with other sidewalks in the network. An impact fee on future development could help ensure that proper and safe sidewalks be provided while avoiding gaps in the pedestrian network.

- *Adopt a multi-year capital improvement plan and include funding for sidewalks, crosswalks, and ADA compliance.*

Pedestrian improvements are often the low hanging fruit of enhancing safety and quality of life, but are frequently overlooked for larger projects in Capital Improvement Plans. Westville's next CIP should include a provision for pedestrian improvements, especially where residential and commercial areas meet higher speed corridors along highways 2, 6, and 421.

- *Work with Safe Routes to Schools Partnership to create a local program.*

Increasing pedestrian and bike safety on school routes should be a top transportation priority for Westville. By working with the National Center for Safe Routes to School (<http://www.saferoutesinfo.org/>) and the Safe Routes to School National Partnership (<http://www.saferoutespartnership.org/>), federal and state funding can be obtained to identify key routes, create a Safe Routes to School policy, plan, or program, and improve infrastructure safety along those routes.

- *Create pedestrian access trail between Main St. and Prairie Meadow.*

Community input has indicated that even in times of high usage of Prairie Meadow Park, park users do not have a safe or convenient means of accessing Main St. on foot or bike. Especially as both the park and Main St. are prominent features of community life in Westville, a safe, inviting, and obvious pedestrian connection should be made between the two. This could either be made along the right of way of the former CSX line, or through the property already owned by the town along the outside of the park.

WHAT IS SOMETHING THAT ALONG
ROADS OR PARKS OF WESTVILLE?

I think of a crosswalk.

WHAT IS ONE CHANGE THAT WE
WANT TO SEE IN WESTVILLE?

We want growing
fast

SKETCH OR DRAW A THING
THAT REPRESENTS WESTVILLE.



Goal: Extend the regional public transit system to the town of Westville.

Implementation Strategies:

- *Work with Transit Triangle to connect Westville to transit network.*

Transit Triangle provides an important service to Michigan City, La Porte, and Purdue Northwest. Especially as Westville does not currently have any public transportation options, working with Transit Triangle to extend service to Westville could provide an affordable transportation option for Westville residents, as well as provide an additional connection between Westville's economy and residents in neighboring towns.

Goal: Connect the Lincoln Trail with a regional trail system.

Implementation Strategies:

- *Secure funding from state, federal, and special interest organizations to fund or implement a connections to a regional trail system.*

The social and economic impacts of trails grow exponentially when they connect with other trails. Especially as plans to extend and connect trails across the state grow with each coming year, connecting Westville to a future regional trail project could have a profound positive impact on the town. Working with Hoosier Rails to Trails Council (<http://www.indianatrails.com/>), Rails to Trails Conservancy (<https://www.railstotrails.org/>), and American Trails (<http://www.americantrails.org/>) could help the the town access funding opportunities for trail enhancement and stay close to opportunities for future

connection. Partnering with these organizations could also help to establish a local resident advocacy group for the trail system that could be imperative for growing momentum and obtaining future funding.

- *Extend Lincoln Trail to downtown.*

While the Lincoln Trail is currently a fantastic recreational asset, its economic value will not be truly felt until it is connected to the Main St. core. By connecting the trail through current state highway right of way or through right of way for the former Monon rail line, the town could establish a link between the central business district, residential areas, and parks in order to expand upon the positive impacts of the trail.

- *Provide landscaping and a buffer between Lincoln Trail and Flynn Rd.*

Although the portion of the Lincoln Trail that runs along the right of way of highway 421 is not in the town limits of Westville, it is primarily used by town residents. By working together with residents, the land-owner, the county, and the INDOT, the town could encourage landscaping in the trail buffer zone in order to increase safety, comfort, and use.

- *Fund a wayfinding system for trails and bike paths.*

Especially in conjunction with connecting the trail system to downtown, bike and pedestrian wayfinding signage can increase trail use and encourage users to participate in social and economic life in the downtown.

SPEED
LIMIT
10

SNOW ROUTE
NO
PARKING
AFTER 3 HOURS
ACCUMULATION
THE RMCY ZONE

**NO
OUTLET**

SLOW

**CHILDREN
PLAYING**

**CAUTION
HANDICAPPED
CHILD
IN AREA**





LAND USE 7

Land Use Planning in Westville

How land is used affects the whole community. Utilizing land correctly can help a community obtain its goals and aspirations. In order to maintain the small town aesthetic there needs to be effort placed into planning and zoning. Westville has already had growth spread outwards from the center in the form of two new subdivisions to the north and northeast.

It is also important when growth does occur to ensure that there is adjacent compatible land use that also transitions well. Infill development can help spur development downtown while simultaneously combating vacancies and blight. Another glaring issue is the Cam-Or Superfund site. This site is in the northern central region of the town and is still in the process of remediation.

IN THIS SECTION

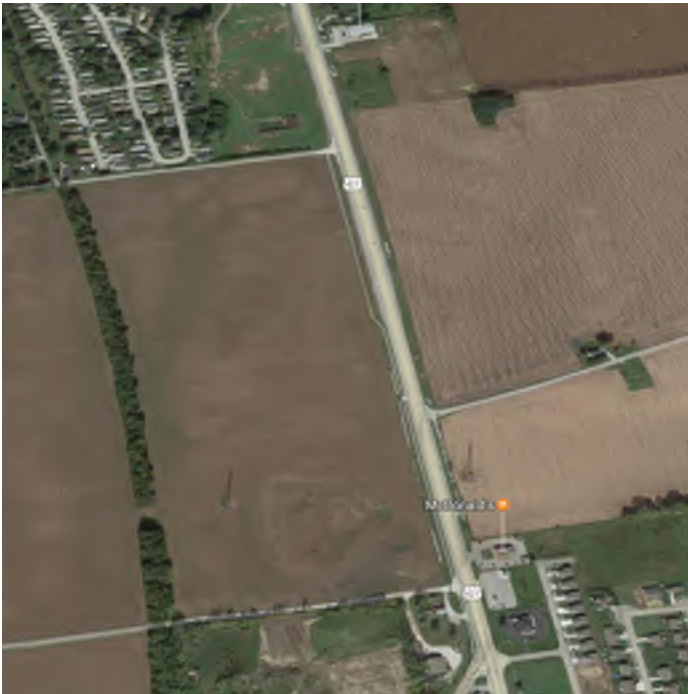
This section outlines the community-wide benefit of planning for growth through land-use tools as well as the tools to do so.

Westville has a number of issues that can be turned into opportunities for growth and innovations. One of the most glaring ones is the Cam-Or Superfund Site (Figure 7.1). This is a 15-acre piece of land northwest of US 421 and 2. The Environmental Protection Agency lists the site as an Active NPL

(National Priorities List), identifying it as one of the worst hazardous sites in the US. The site was home to Cam-Or Inc., an oil refinery that operated from 1934 to 1987. There is also a large auto yard directly to the west of the main downtown and residential area.



Figure 7.1: The brownfield (topright) and auto yard (bottomleft)



Figures 7.2 & 7.3: The stretch of land between the New Durham Estates and main part of town.

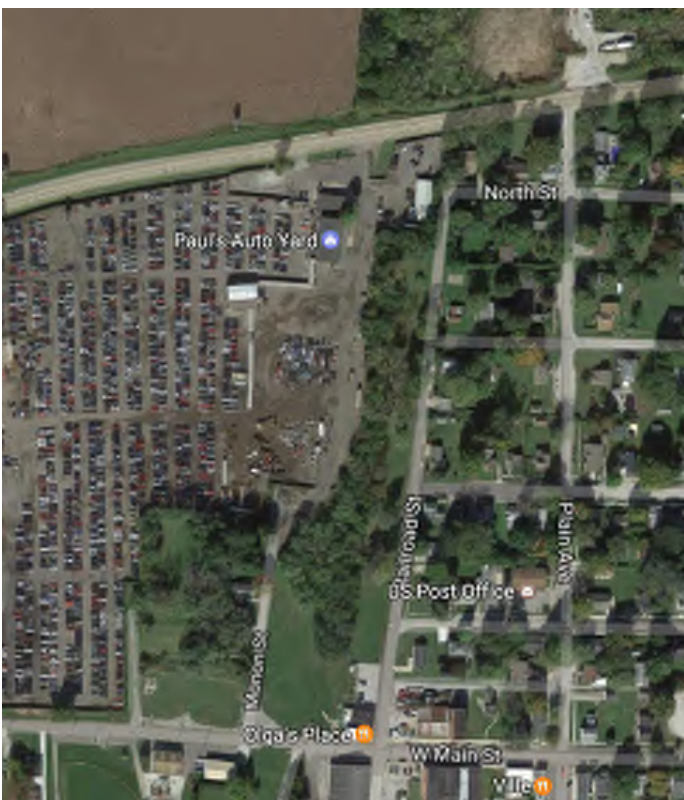


Figure 7.4: A small tree line separates residential from light industrial

There is also room for improvement with transitions between land uses. Two of the most noticeable instances occur on 421 (Figures 7.2 & 7.3), between the main part of town and the northern suburbs, and near the downtown. The former (Figure 7.4) involves travelling between light urban to agricultural and then to residential. There is no landscaping buffer or other signifiers of the change. The latter involves the downtown district surrounded by residential uses; thus anyone traveling west soon stumbles upon an auto yard. There is a slight buffer of trees along some of the property, but not on the main road.

Goals and Implementation Strategies

Goal: Preserve agricultural or farm land.

Implementation Strategies:

- *Adopt an agricultural or conservation easement program.*

The Uniform Conservation Easement Act is outlined in IC 32-23-5. This would allow landowners and the municipality to enter into an agreement to limit uses of land, in this case support only agricultural uses.

- *Pair with one of the two Land Trusts operating in LaPorte County*

Currently the LaPorte County Conservation Trust and the Shirley Heinze Land Trust, Inc. reside and operate near Westville. Land trusts are created to assist with land or conservation easement acquisition. The Shirley Heinze Land Trust focuses on natural environments. The town can work with these two organizations to assist farmers in maintaining their property in its natural state and prevent urban encroachment on their land.

- *Use zoning to designate agricultural land and protect it from development.*

Zoning is a major tool to conserve agricultural land in and around Westville. The town should project future land needs for urban development and then zone land outside such growth areas as agricultural or open space. This will help ensure that such land is maintained in an agricultural zone.

- *Establish and implement an infill development program.*

First, the town should identify vacant and underutilized land that is ripe for infill development. Developing existing vacant or blighted lots will bring more residents into established neighborhoods. Successful infill development should also match the character of the neighborhood in order to help complete the aesthetic of the community. Incentive zoning can be utilized to encourage this development. This form of zoning grants exceptions and less requirements when building in exchange for developing in certain location.

Goal: Ensure contiguous and compact development to preserve the unique character of the town.

Implementation Strategies:

- *Annex land between New Durham Estates and the rest of community for future development*

Annexation of this land will ensure that Westville has control over the land's zoning and any future development. Currently the county has control over the zoning of most land around Westville. IC 36-4-3-13 allows annexation by municipalities.

- *Adopt form based zoning for downtown*

Form based zoning will guide similar aesthetic development. This will also promote more landscaping and similar cohesive building materials. This method of zoning sets standards for a number of development features, such as building heights and number of floors, building setbacks, architecture, or right-of-way requirements.

- *Rezone for and encourage mixed use development in the Central Business District (CBD).*

Mixed use development will encourage higher density living while allowing more individuals to live closer to the downtown, the economic hub and social center of the community. There are already examples of this on the town's Main Street. The 1st floor is commercial use while upper stories are for residential.

Goal: Ensure aesthetically pleasing transitions between land use zones.

Implementation Strategies:

- *Create policy on landscaping to ensure effective transitions between land uses.*

Landscaping between districts and land uses help define boundaries while at the same time beautifying the area.

Goal: Transform brownfield site into a productive economic use.

Implementation Strategies:

- *Develop a brightfield on the Cam-Or Site.*

A Brownfield or superfund site that is transformed into a solar field. Field then provides cheaper energy to town and can also contribute to the remediation of the property. This can be done solely by Westville or partnerships can be forged with a company.

There have been a handful of successful brightfields implemented throughout the United States. Scituate, MA saves \$225,000 annually because of their brightfield. Currently energy costs 8.4 cents compared to 14.5 from the national power grid. It is located on a 12-acre landfill owned by the town. The 10,500 panels are owned by a private venture company. 100% of the town's municipal uses are powered by the array. The town is leasing the land to Scituate Solar for \$1 a year and in turn is selling electricity to the town.

There are a number of companies that specialize in brightfield installation and that can be worked with. Currently the Cam-Or site is owned by the La Porte County Board of Commissioners. There would have to be negotiations between Westville, the County, investors, and solar companies to bring a project to fruition. Members of the community also inquired about a cooperative solar field, which is another option to explore.

According to the National Renewable Energy Laboratory, Westville has 4.0 to 4.5 kWh/m² a day in terms of solar resource. A 5kW (5000 watts) solar panel costs between \$10,045 and \$13,475. While this is not a cheap endeavor, this would be the first of its kind project within Westville, generating buzz and publicity for the community. There is also a process to remediate the land while solar panels are installed.



Figure 7.5 Credit Brightfields Development, LLC. Neeham, MA 13-acre landfill converted into a brightfield. It provides 30% of the town's energy. Source: <http://solarbrownfields.com>

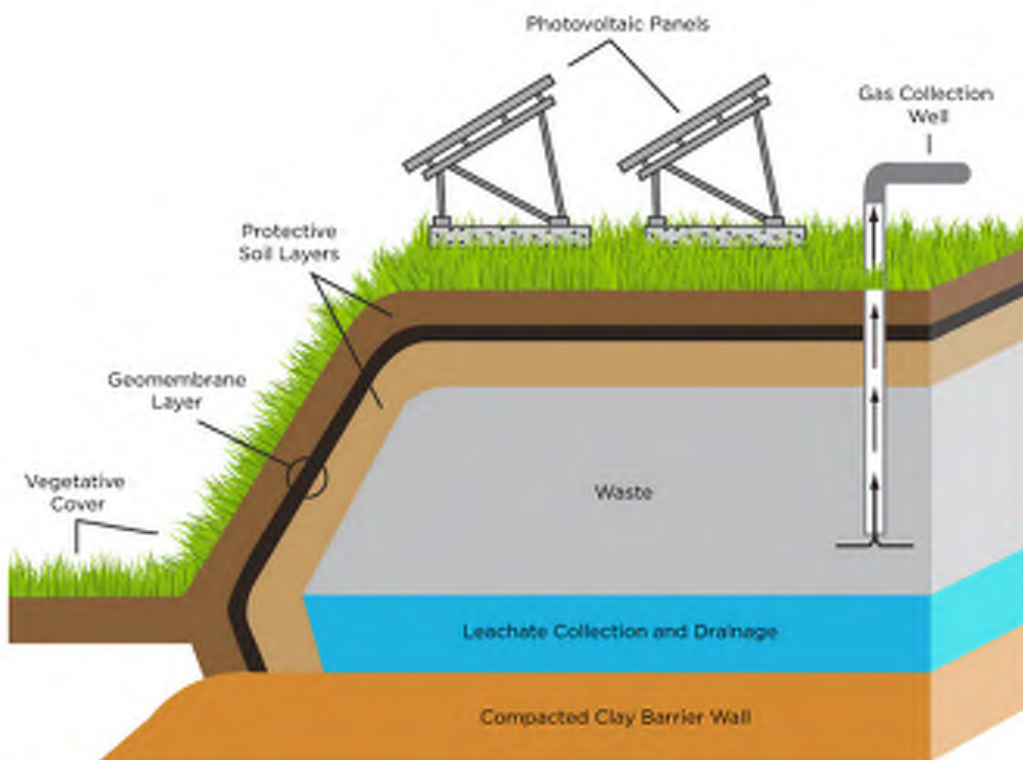


Figure 7.6 Credit Brightfields Development, LLC. Technology created by Brightfields Development, LLC. Source: <http://www.brightfieldsinc.com>



PUBLIC SERVICES & UTILITIES

8

Utilities, Infrastructure & Services

Most public utilities and infrastructure in Westville are operating below capacity. Specifically, the wastewater plant is using less than 10% of its capacity. While the excess capacity will allow Westville to grow without incurring additional infrastructure costs, the excess capacity is also impacting utility costs. Water prices are reported to be very high, possibly due to the operating costs of a large wastewater treatment facility. Additionally, water costs are increased for those located in the water conservation district. Figure 8.1 shows the various issues residents of Westville deem important, as documented by the community survey.

IN THIS SECTION

Public Services and Utilities refers to the existing public services and utilities in the Town of Westville and examines future need based on predicted growth and development. Study/plan examined the future needs of the town based on the study/survey etc.

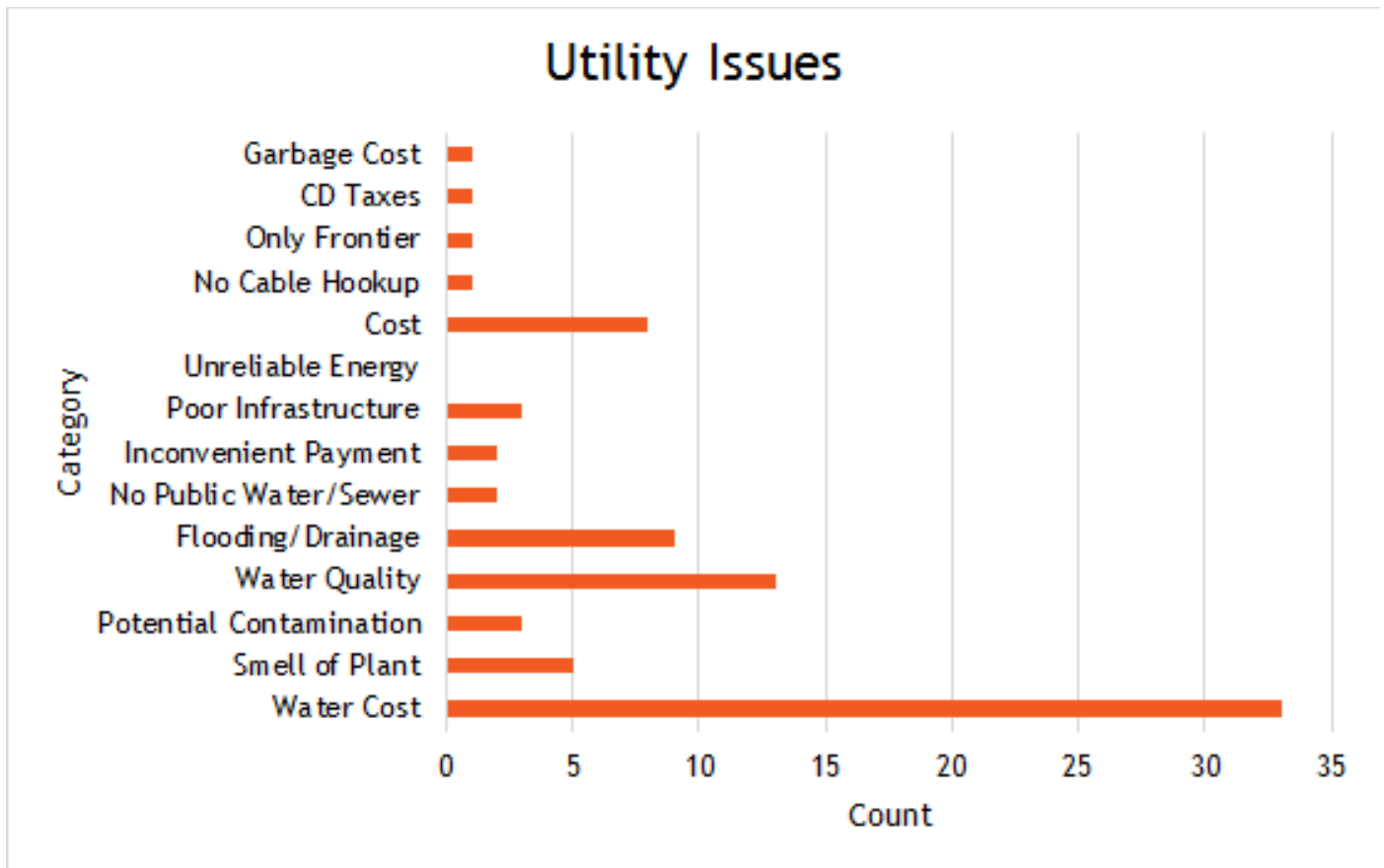


Figure 8.1: Survey Results Utility Issues

The police and emergency response services are able to reach the majority of the Town of Westville within two (2) minutes and the entire town and surrounding areas within five (5) minutes (depicted in Figure 8.2 and 8.3 on pages 57 & 58.) Though there is no hospital within the town boundary, these emergency

service times are typical for a small town.

As shown in Figure 8.1, the cost of water was the major issue raised by residents in the survey. This was followed by concerns over water quality, flooding and drainage issues.

Goals and Implementation Strategies

Goal: Capitalize on the excess capacity of its public utility system to grow the Town of Westville’s population and economy.

- *Sell capacity to WCF and surrounding communities*

Implementation Strategies:

- *Advertise the excess capacity to potential businesses and developers.*

The high cost of water could be offset by selling services to neighboring partners such as the Westville Correctional Facility as well as surrounding communities in order to offset and spread the cost of excess capacity.

The cost of impact fees and building new infrastructure can often be prohibitively expensive and/or a disincentive for developers and new businesses. By building or locating in an area with excess capacity, much of this additional cost is offset.

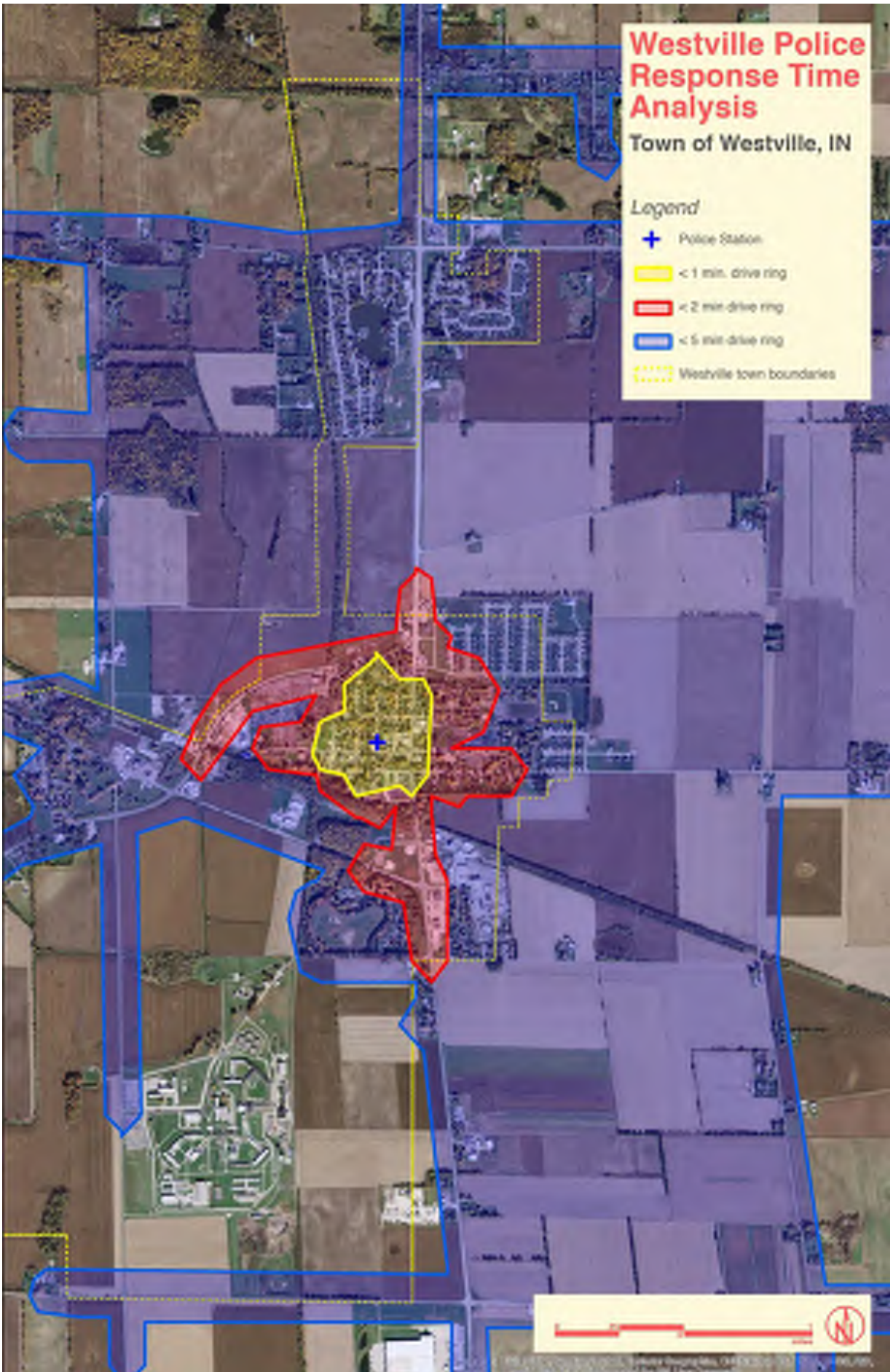


Figure 8.2: Westville Police Response Time Map

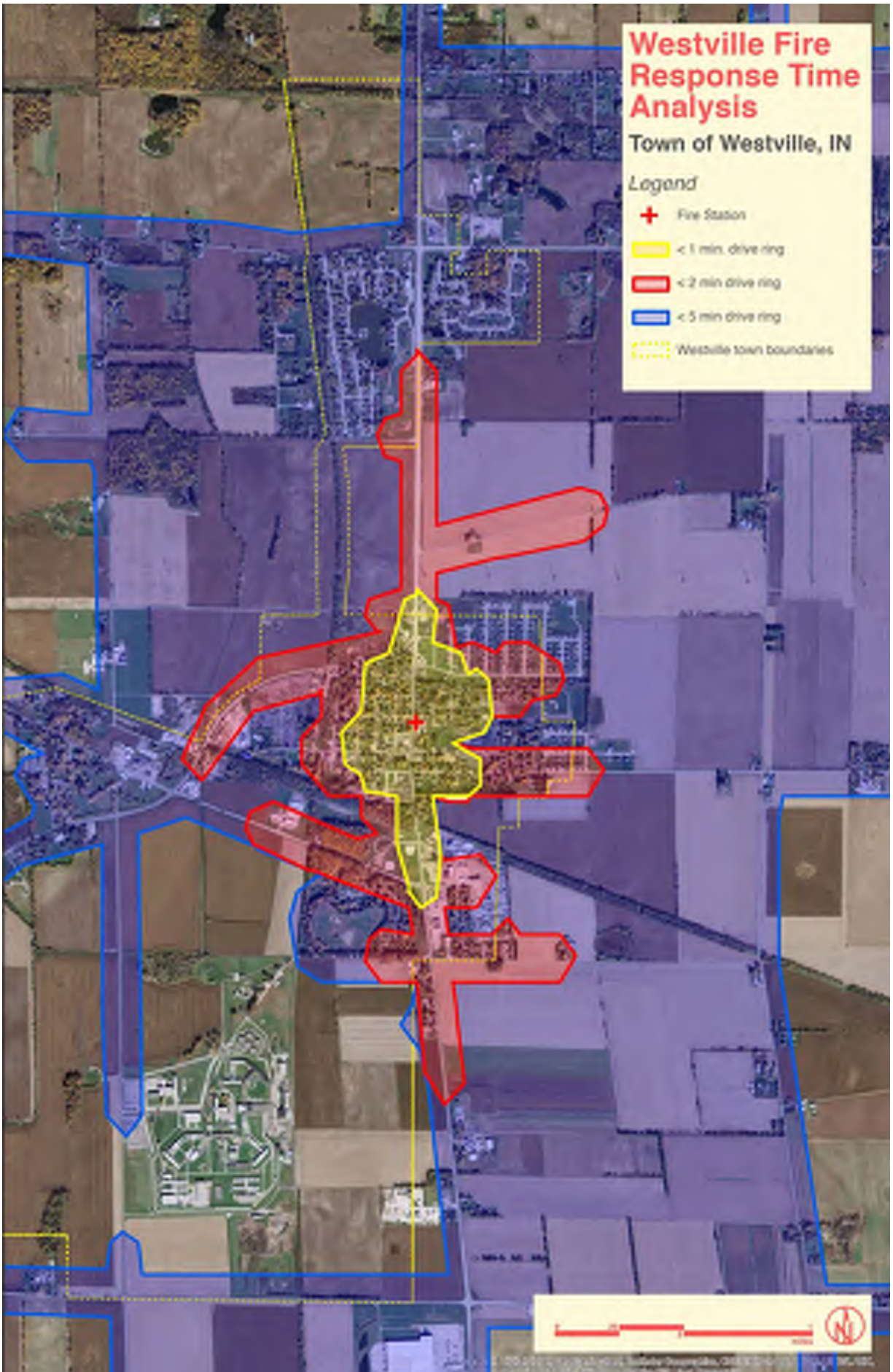


Figure 8.3: Westville Fire Response Time Map



Source: trekbikestore.com

PARKS & RECREATION 9

Westville: Parks & Recreation

Parks and recreation are the amenities currently available as recreational resources in the Town of Westville. We examined the concerns and opportunities of this sector of the community and established goals, objectives, and strategies for increasing the capacity of and protecting the parks and recreation resources of the town.

IN THIS SECTION

The Parks and Recreation section outlines the amenities currently available as recreational resources in the Town of Westville, what concerns and opportunities should be addressed, and the goals, objectives, and strategies for increasing the capacity of and protecting the Parks and Recreation resources in

There are multiple parks and recreation facilities in the Town of Westville. The largest facility, Bluhm Park (shown in Figure 9.1,) includes 96 acres of spring wildflowers, upland forest, wetland, a pond, and some of the best trails in Indiana. Bluhm park also offers paved trails, picnic shelter and tables, a playground, restrooms, a No-Leash Dog Exercise Area, and pull-chain showers.

Westville's proximity to Indiana Dunes National Lakeshore and other regional trail systems (Figure 9.2) creates economic opportunity, but the trails are currently underutilized. The trail along Highway 421 has minimal pedestrian traffic, does not currently connect to other trails and is perceived as dangerous and unpleasant due to car traffic speeds.



Figure 9.1: Entrance to Bluhm Park in Westville, IN



Figure 9.2: A map of the regional trails around Westville.
Source: <http://trekbikestore.com/articles/bluhm-county-park-westville-in>

Goals and Implementation Strategies

Goal: Create pedestrian access to the pavilion and other neighborhood parks.

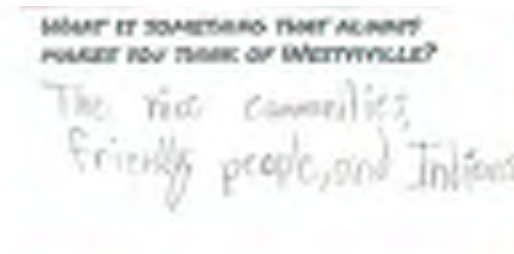
Implementation Strategies:

- *Include cost for providing sidewalks in the town's Capital Improvement Plan.*

Including the construction of sidewalks in Westville's Capital Improvement Plan signals that providing sidewalks is a community priority. Connecting Westville's parks by sidewalk will enable residents to access community recreation services more readily and encourage further pedestrian activity.

- *Connect the trail along Highway 421 to the Lincoln Memorial Trail and to sidewalks leading to downtown Westville and the surrounding community.*

By creating a small buffer between the trail and the road and connecting the trail to the Lincoln Memorial trail and to sidewalks leading downtown and within the community, Westville can increase use of the trail system and promote the town's recreational amenities as a tourist activity.







CIVIC & CULTURAL RESOURCES 10

Civic & Cultural Resources in Westville

Civic and cultural resources can be historic buildings, sites, places, or events that show the character of the community and contribute to its identity. The civic and cultural resources in Westville help define the area as a unique place and contributes to experience of the residents and visitors.



IN THIS SECTION

This section details the different civic and cultural amenities in the Town of Westville and how the Town can capitalize on the it's existing assets.

Survey results show (Figure 10.3) that residents appreciate and value the small town character. Westville has a wealth of various civic and cultural resources that have helped to maintain this small town character and feel.

Cultural Resources

- The Lincoln Memorial Trail, a handicap accessible 3 mile multi-use trail (Figure 10.1).
- The Everel S Smith House. Built 1879 and listed on the National Register of Historic Places (NRHP) in 1990, it is located on the northeast corner of West Jefferson Street and Clyborn Avenue (Figure 10.2).

Throughout the year, there are also festivals and events that bring residents of the town and from the surround areas together.

The Annual Pumpkin Festival is one of the most well know of these events and is a celebration of the pumpkin harvest in a true Midwestern-style family event. Residents and visitors get to enjoy pumpkin pie along with food and craft booths, tractor pulls, a parade, run/walk event and live entertainment.

Memorial Day weekend in Westville, Indiana is also a special day to remember an American hero who paid the ultimate sacrifice. The Birchfield Memorial tournament is an outdoor event put on to honor American veterans and draws residents from Westville and the surrounding areas into the town.



Figure 10.1: Information located along the Lincoln Memorial Trail



Figure 10.2: The historic Everel S Smith House in Westville, Indiana

The Monon Trail is also in close proximity to Westville. The Monon Trail follows the path of the historic railroad and can be used as a resource to draw tourism from the surrounding areas.

Civic Resources

The Trinity Lutheran Church of Westville and Westville United Methodist Church are two resources in the Town that often double as community spaces for local events and meetings. United Methodist Church in partnership with the Westville Community, whose mission is to provide food for children who may not have adequate food on weekends during the school year and during the summer months. Care and Share is also held at the Methodist church, which is a service that provides food staples such as cereal, peanut butter, and any other food that may be donated to the church.

Additionally, the Westville Public Library was one of the first libraries built in Indiana. Other civic resources include:

- Westville Schools
- Purdue University Northwest
- Westville Elementary School
- Westville High School
- Care and Share is ministry of the Westville
- Coulter's Farm Produce

Goals and Implementation Strategies

Goal: Showcase the community's unique identity through annual events.

Implementation Strategies:

- *Publicise the Pumpkin Festival*

The annual Pumpkin Festival should be publicised to attract more visitors, this

contributes to boosting the image of the town and allows residents and visitors to participate in recreational activities.

- *Promote and support cultural events and resources*

Cultural events such as theater, live music, ice-cream socials, and art shows with food trucks in the park could be organized and promoted in order to bring Westville residents together and even attract outsiders to the town.

- *Capitalize on pet-oriented business*

Westville can capitalize on the existing pet oriented businesses by holding an annual pet-themed event or festival, and the blessing of pets at the church during the pet parade

- *Celebrate railroad heritage and the history of Abraham Lincoln*

The town of Westville can celebrate the history of Abraham Lincoln with a 5k run and walk along the trail around May 1, 1865, the day when Lincoln's funeral train passed through the area.

- *Allocate funds and hire a tourism development officer in order to brand, market, and promote the town and events.*

It is important to have a tourism officer who will promote existing tourist attractions through advertising campaigns to economically benefit the town.

Goal: Build a community center

Implementation Strategies:

- *Explore options for building a community center preferably near the site of the former grocery store or the soon to be vacant fire house.*

There is currently no community center, and the residents of Westville have expressed a need for a place for the people to gather. The town should explore repurposing an underperforming property, the former grocery store, or the soon to be vacant fire house into a community center.

Goal: Highlight and preserve Westville's historic assets.

Implementation Strategies:

- *Create a historic preservation board responsible for identification and protection of the town's historic legacy.*

The Historic Preservation Board will have the mission of identifying, recognizing and protecting Westville's historic heritage. The board will safeguard the architectural and cultural heritage of the town's historic structures. The board will also be responsible for recommending properties to the Westville's Town Council for designation as historic landmarks and districts and reviewing proposed alterations to locally designated historic properties. The Westville Community Historical Society could help in the formation of this board.

- *Work with the Westville Historical Society to identify, maintain and remodel historic buildings*

Historic resources help maintain the local heritage and community character of the town, it is important for the town to work with the Westville Historical Society to identify the homes of prominent and historical persons in Westville. Identified historic sites should be maintained or remodeled particularly the library

- *Protect historic assets and adaptive reuse of structures*

The historic resources need to be protected from demolition and inappropriate alterations through the use of incentive programs to promote adaptive reuse of historic buildings. These may include Federal Historic Preservation Tax Incentives program which rewards private investment to rehabilitate certified historic structures. Under PL 99-514 Internal Revenue Code Section 47, tax incentives include:
-A 20% tax credit for the certified rehabilitation of certified historic structures.
-A 10% tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936.

- *Increase awareness and recognition of historic districts and landmarks*

Interpretive plaques should be installed at each of the sites in order to recognise the civic or cultural resources in the area. The town can capitalize on these assets to attract tourism and create a sense of place and uniqueness in the community.

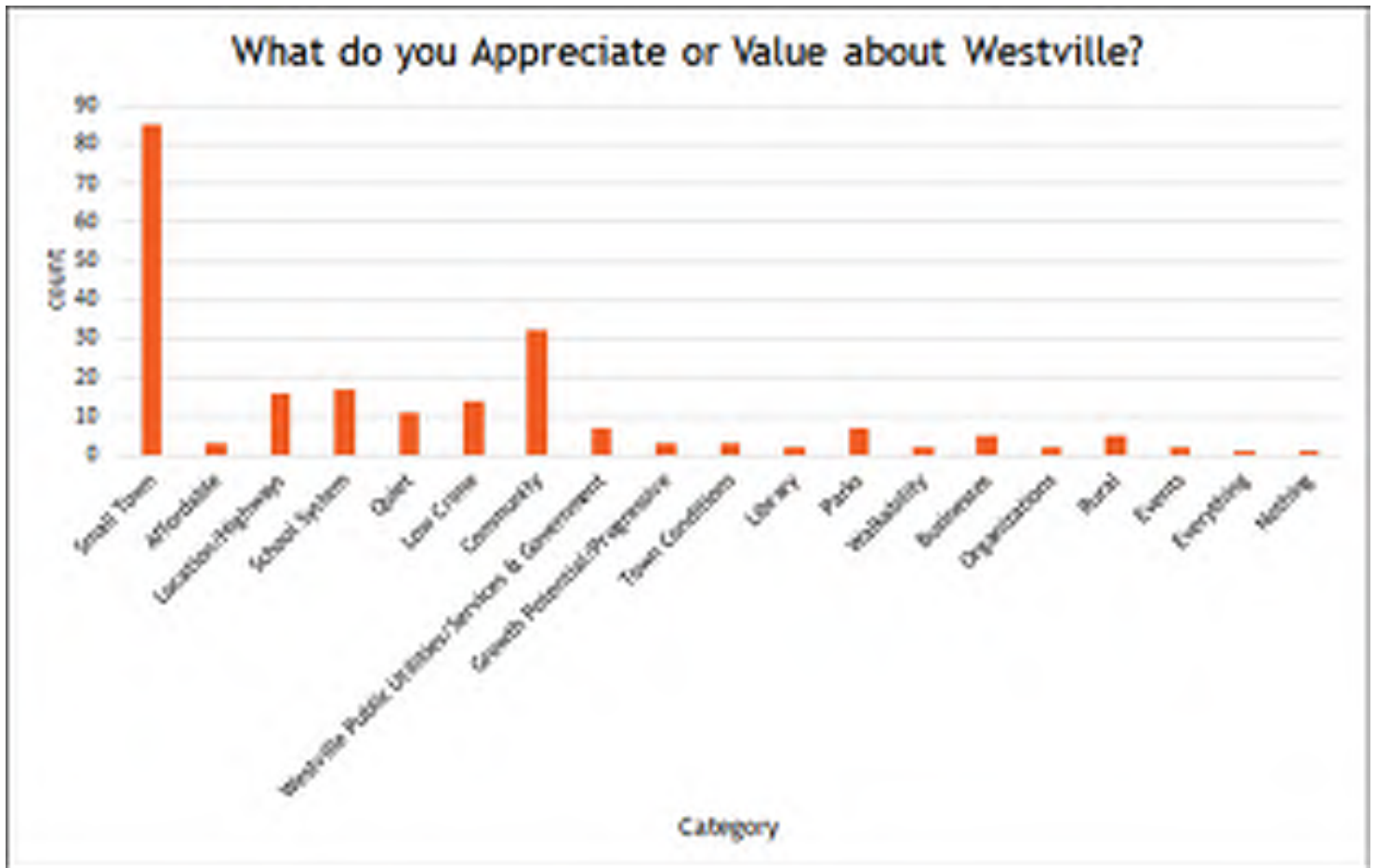


Figure 10.3: Survey results about civic and cultural resources in Westville.

WHAT IS YOUR FAVORITE PART OF
BREMSELLEY HISTORY OR CULTURE?
*Lincoln Abraham Lincoln
 went through Westville.*







AESTHETICS & BEAUTIFICATION

11

The Westville Aesthetic

The appearance of a community is one of the first opportunities to make a positive impression on potential residents and people passing through the city. Making it aesthetically and visually pleasing will enhance a sense of place and improve the quality of life of the residents.

Westville is a small town with minimal landscaping and public art or sculpture. The following physical attributes of the town were observed during the field study in assessing the aesthetics of the community:

- Placemaking
- Streetlights
- Gateways (roundabout)
- Wayfinding
- Facades
- Landscaping
- Public Art
- Branding
- Cleanliness/ Garbage pickup

IN THIS SECTION

This section outlines the benefit of creating uniform standards for the aesthetics of the Town and build a unique character and perception of Westville.

During the field study we observed that some neighborhoods had litter strewn about and some did not have trash receptacles. There were also some unkempt industrial buildings and large blank facades fronting Main Street. These detract from the visual appeal of the town.



Figure 11.1: Blank wall on a building in downtown Westville.



Figure 11.2: Steel Supply Company on Flynn Road

Goals and Implementation Strategies

Goal: Implement a wayfinding strategy

Implementation Strategies:

- *Prepare and adopt a sign ordinance to ensure uniformity and protect the character of the town*

A sign ordinance will ensure that directional, informational, and commercial signs conform to a uniform standard, that they are visible and legible and communicate the information

to residents and visitors alike. They will also prominently highlight attractions within the town.

- *Develop an online presence*

Create a community app to provide information about local amenities in the town and to highlight important events and sites for visitors.

- *Work with INDOT to add Westville directional signs on major highways.*

Work with INDOT to install directional signs on major highways that direct people to the town. These directional signs could also be used to guide people toward community amenities such as the downtown, local businesses, parks and trails.

Per the Indiana Manual on Uniform Traffic Control Devices (MUTCD) and the Indiana Administrative Code the town can work with INDOT to advertize town businesses along freeways. The Specific Services Sign program (also known as Logo Signs) permits eligible businesses to place their logos on Specific Service Sign panels that identify key services along designated freeways. It provides eligible businesses opportunity to let motorist know that the businesses are located at the upcoming exit. Each business featured on Logo Signs pay a monthly rental fee.

The Tourist Oriented Directional Signs (TODS) program provides directional signs for eligible tourist attractions located off the state rural roadway system. TODS are two feet tall by six feet wide sign panels with reflective sheeting that provide business identification and directional information day and night. Each business featured on a TODS pay an annual rental fee.

Goal: Create more welcoming gateways into the community, particularly at main thoroughfares.

Implementation Strategies:

- *Westville should create entrance signs at the major approaches to the towns*

Gateways provide the major entrances to the town and can be used to make the

community welcoming to visitors. Gateway signs should reflect the unique character and appearance of the town and can include the use of fieldstone or brick material to outline a greeting sign or wood construction, and lighting elements.



Figure 11.3: Example of an entrance sign
Source: <http://ignite-cny.org/gateway-makeover>

Goal: Standardize and provide streetscape improvements.

Implementation Strategies:

- *Prepare and adopt a uniform standard for installing streetlights, benches, planters, trash cans and other public furniture and amenities.*

The use of a uniform standard in installing these amenities will improve the overall appearance of the city and residents should be encouraged to help in maintaining and improving small pieces of public property within the town.

- *Removal of Blight*

The town of Westville should work on removing or replacing unattractive items around the community with more attractive options. This will make the town more attractive to residents and visitors passing by the town.

Goal: Establish programs that will help improve the quality of place of residents.

Implementation Strategies:

- *Organize volunteer cleanup programs to help contribute to the beautification of Westville.*

The Indiana Department of Environmental Management runs a Voluntary Remediation Program (VRP) that encourages environmental cleanups and facilitates the redevelopment, sale, and reuse of commercial and industrial properties; and reduces the risks that contaminants pose to human health and the environment. The town can work with the state agency to identify and clean up contaminated land and property in the town.

- *Form neighborhood association that can monitor aesthetics and improve neighborhood quality.*

Each neighborhood should be encouraged to form a neighborhood association with responsibility for promoting the welfare of neighborhood residents and enhancing the quality of place especially in maintaining common areas such as landscaping, sidewalks, and building exteriors.

Goal: Improve quality of place through public art.

Implementation Strategies:

- *Work with local artists and schools to transform blank walls into murals particularly at 365 West Main Street and other strategic locations in the downtown area. Public art such as murals, sculpture, and banners can be used to reflect the unique and artistic character of the town and help tell the town's story and history.*

Public art will reflect a unique and artistic aspect of the town, art elements such as murals, sculptures, banners will to beautify the environment especially at the downtown area.

Sources:

Indiana Department of Environmental Management. Retrieved April 17, 2017 from <http://www.in.gov/idem/cleanups/2350.htm>

United States Environmental Protection Agency (n.d). Retrieved April 17, 2017 from <https://www.epa.gov/enforcement/state-voluntary-cleanup-programs>

Indiana Department of Transportation (n.d). Retrieved April 17, 2017 from <http://www.in.gov/indot/3131.htm>



Figure 11.4: Example of a colorful mural
 Source: <http://blog.befunky.com/the-evolution-of-graffiti-and-urban-art/>

- *Fund artists to create strategically located sculptures that depict the community history and identity in and around the downtown and community parks.*

Art is a tool for beautifying and enhancing the community, Westville is a crossroad town and promoting art in the area will encourage residents, tourists and visitors to appreciate the uniqueness of the town. The town can incentivize such a program by establishing a volunteer art program or a public art grant program to encourage public art installations and tactical placemaking activities in the town.

- *Work with PNW to create a satellite location of their sculpture garden.*

Reach out to Purdue North West who are in charge of the annual rotating sculpture garden in order to incorporate Westville and the 421 corridor into the program.

- *Paint custom pedestrian crosswalks featuring the local school mascot or other local icons.*

To enhance pedestrian safety and incorporate municipal art into pedestrian crosswalks civic leaders can work with the local schools and PNW to paint pedestrian crosswalks with the local school mascot or other local icons to promote community pride and identity.

- *Create volunteer group to encourage community involvement and upkeep.*

Westville should consider forming a chapter of Keep America Clean and Beautiful, a volunteer group that will regularly organize clean up activities to help keep the town clean. An annual awards program can also be used to recognize and appreciate residents and business owners who contribute to beautification of the environment.





INTERGOVERNMENTAL RELATIONS 12

The Benefit of Local Involvement

Intergovernmental Relations are important for Westville in order to steer resources to the community, have a say in the direction of growth, and ensure Westville is apart of the region's and county's larger plans. Regardless of where the citizen's of Westville want the community to head, the county and region can sway change and funding at a much greater degree. Ignoring these entities and the potential help they can bring would be a costly mistake for Westville.

IN THIS SECTION

This section outlines the importance of local involvement in all levels of government.

Currently there is only one individual as indicated in Table 12.1, Tom Fath, who represents the community at a larger level. He is on the LaPorte County Board of Commissioners and also a Westville Council Member. Because of this Westville

has a voice in regards to the direction of the county, but none in terms of the region. Two major missed opportunities are representation at the state level and the Northwestern Indiana Regional Planning Committee.

| Table 12.1 Westville Representation | | | |
|-------------------------------------|---|---|--|
| LaPorte County Board of Commission | LaPorte County Strategic Planning Process | State of Indiana | Northwestern Indiana Regional Planning Committee (NIRPC) |
| Tom Fath | Regina Ruddel and Drew Buchanan | No representation on any state agency board | Tom Fath |

Goals and Implementation Strategies

Goal: Increase cooperation and communication with the LaPorte County government.

Implementation Strategies:

- *Increase the town’s involvement in the LaPorte County strategic planning process. Ensure a resident of Westville is on the LaPorte County Economic Development Board to represent the town.*

Goal: Increase cooperation and communication with state and regional government associations.

Implementation Strategies:

- *Increase the level of Westville’s representation and influence on Northwestern Indiana Regional Planning Commission (NIRPC).*

Research and contact the NIRPC in order to become involved in the organization. This will just require one citizen, who can then work with Westville officials to sway future planning in the communities favor.

- *Develop a strong working relationship with state agencies such as IHEDA, INDOT, IOTD, (etc.) in order to keep abreast of funding opportunities that may be available to the town.*

This will require a representative from Westville to reach out to agencies and find opportunities to work with or give input into future planning and keep abreast with changing policies of these state agencies.



HEALTH AND WELLNESS

13

A Healthy Westville

Currently facilities necessary for a healthy community are lacking within Westville that may be or become an issue in the attempt to attract and retain residents, businesses, and new development. Westville currently has features within the community that support a healthy community such as parks, ball fields, and trails. However, a few vital facilities that create and support a healthy community are lacking within the town: a grocery store, a healthcare clinic, and a fitness center. In the attempt to ensure a healthy community, a few initiatives are proposed.

IN THIS SECTION

This section outlines the necessary facilities for a healthy community that will attract, residents, businesses and positive development.

The nearest grocery store is further than 5 miles making the community a food desert as shown in Figure 13.1. A food desert describes a place that has low access to healthy food. This could be seen as an inconvenience and issue to potential residents and developers.

The nearest healthcare clinic is beyond 5 miles as well, as shown in Figure 13.2.

However, it should be noted that PNW is in the process of creating a student clinic on campus that will be open to the public. This clinic will not offer emergency or urgent care. However, a doctor will be on staff to provide basic care. Nonetheless, not having nearby emergency care and/or urgent care may be seen as an inconvenience and hazard to potential developers and new and current residents.

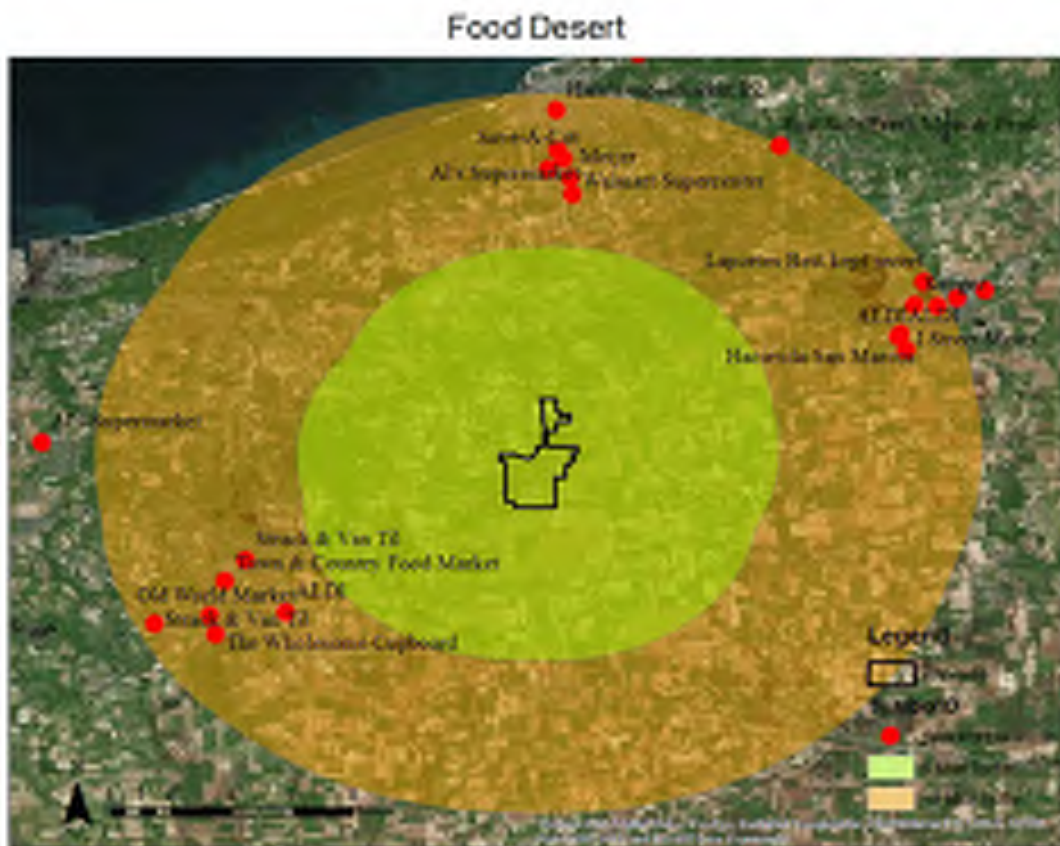


Figure 13.1: Food Desert map for Westville

In addition to these missing facilities, a field study as well as discussion with residents at public meetings has uncovered the absence of a fitness facility. This absence may discourage a healthy lifestyle and physical activity for the residents of the community.

many other rural communities in Indiana, Westville's retirees are expected to grow at a faster rate than the other age cohorts as shown in Figure 13.3 indicating an aging population. With the residents growing older, their specific health needs must be addressed to ensure a healthy community.

Another discovery was found through data analysis using ESRI Business Analyst. Like

Health Clinics Near Westville, IN



Figure 13.2: Health Clinic map for Westville

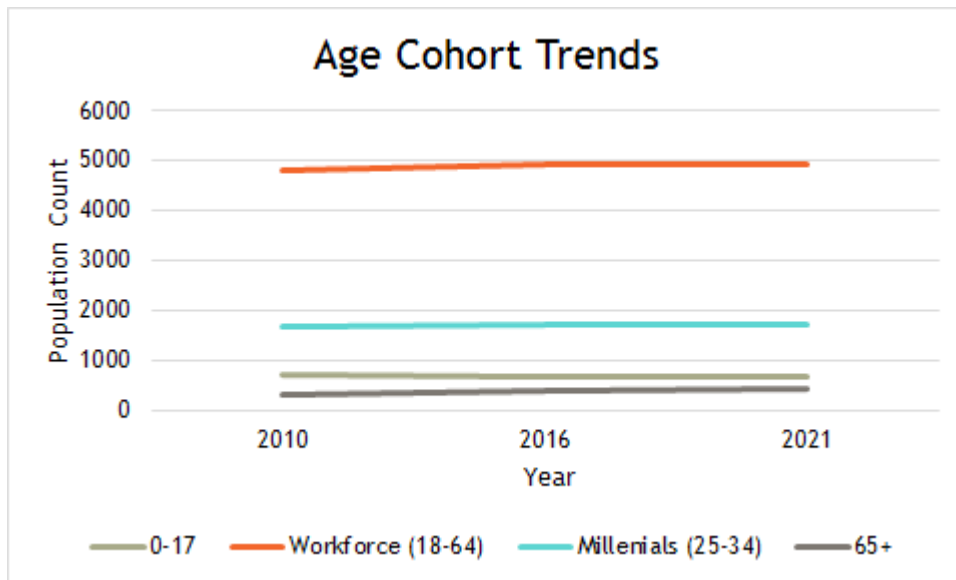


Figure 13.3: Age Cohort Trends for Westville
Source: ESRI Business Analyst

Goals and Implementation Strategies

Goal: Establish a community clinic.

Implementation Strategies:

- *Work with a healthcare provider to locate a clinic in Westville.*

In order to attract and obtain a healthcare facility within the town of Westville, the town needs to reach out to a healthcare facility such as IU Health, Meridian, Franciscan Health, or possibly even a smaller entity such as a minute clinic or urgent care. In order to showcase the viability of a successful clinic, the maps and community demographics and population counts could be utilized. In addition, the town may give incentive to such an establishment in the form of tax abatements.

Goal: Work towards creating an “all-ages” community.

Implementation Strategies:

- *Provide senior specific exercise equipment on local trails and in neighborhood parks.*

In order to ensure the health of Westville’s aging population, the town could create outlets for physical activity in the form of exercise equipment on the public trails and parks. Such equipment, as seen on many trails, would be designed for the specific physical capabilities and needs of seniors. This type of equipment would not only act as an outlet for further physical activity, it would also encourage the seniors to walk the local trails and frequent the parks.

- *Provide all-ages programming at community events and in the proposed community center.*

A community center is proposed for Westville in order to assist in community building and provide a place for public events & programming. One type of program that is proposed at the community center is community fitness for all ages such as Zumba, yoga, or an exercise class that can be modified for differing abilities and ages. Such a program would both further encourage community building as well as create an opportunity for physical activity for all ages including the aging population and the young.

Goal: Provide access to fresh food to combat the food desert issue in Westville.

Implementation Strategies:

- *Work with local growers to create an indoor farmer’s market to provide healthy, fresh food year-round to residents of the community.*

Please refer to the detailed strategy in the Economy section.



ORDINANCES 14

The Effectiveness of Ordinances

One of the most effective ways to implement many of the proposals outlined in the plan is through the town's ordinances. These range from standards for future developments to steering where new developments will take place, or regulating the size and location of building lots. Currently the town's zoning ordinance and land use map (Figure 14.1) dates back to 2009 and has not been updated or amended since. A fresh new look and updating of the zoning and subdivision ordinances is therefore needed.

IN THIS SECTION

This section details the effectiveness of ordinances in achieving the goals of a community.



Figure 14.1 2009 Land Use Map of Westville, Indiana

Goals and Implementation Strategies

Goal: Update the town's ordinances to support the implementation of the Comprehensive Plan.

Implementation Strategies:

- *Adopt architecture, design, lighting/ landscaping, and signage (ADLS) standards.*

By adopting ADLS standards the town will have much more control over the aesthetics and design of the community. The ordinance will help regulate new development that supports quality of place and make the town visually and aesthetically pleasing.

- *Adopt a green space/open space or maximum lot coverage.*

One of the aspirations of town residents is to preserve agriculture and open space. Thus, a maximum lot coverage requirement will help create more green space in the community. Development will have to include a certain percentage of open space or will only be able to build a certain percentage on the land, thus preserving open space.

- *Update zoning classifications*

Zoning classifications should be used to promote growth in designated areas and to control the type of growth that the town desires. Mixed use development for example is appropriate for the downtown while form based zoning could be used to designate near downtown neighborhoods.

- *Update subdivision control ordinances*

A concurrency requirement in the subdivision ordinance will ensure that new development provides infrastructure such as sidewalks and other utilities at the time that the new development is taking place.

- *Encourage infill development through zoning*

Adopt incentive zoning to draw development to the central part of town. This can be in the form of greater lot coverage or by allowing more floor area ratio in and near the downtown.



DOWNTOWN DEVELOPMENT 15

Planning for Westville's Downtown

As Westville looks ahead to future growth, the town must be prepared to direct its growth in a careful and deliberate manner that will maximize benefit. While the town should seek opportunities for growth and expansion in order to strengthen the local economy and enhance quality of life, this growth must be controlled in order to maintain the town's safe, quaint, small-town atmosphere. In order to accomplish this balanced growth, future development should take place in a manner consistent with either one of the two following development goals.

- Development Goal 1: Focus on infill redevelopment in the traditional downtown.
- Development Goal 2: Encourage compact, mixed-use, town-oriented development connecting the northern and southern sectors of town west of highway 421 between 350 S and 400 S.

Future development should be reviewed for consistency with these goals in order for the town to experience context-sensitive growth while maintaining its unique and valued character.

IN THIS SECTION

This section examines the future goals for the development of downtown Westville and a plan to manage growth while maintaining the small-town atmosphere of Westville.

Development Goal 1: Focus on infill redevelopment in the traditional downtown.

There are several benefits to focusing Westville’s future growth on infill redevelopment in the downtown. Main St. is already the active and walkable social center of town, located within walking distance to a majority of existing businesses, institutions, and cultural attractions. As the historic center of town, Main St. embodies the small-town character and atmosphere that is held so dearly by Westville residents and visitors. However, the downtown has experienced a slow trend of disinvestment and

aesthetic change over time, and many historic downtown buildings have been replaced with surface parking, empty lots, or modern buildings that don’t contribute to the valued character of a small downtown. By encouraging future commercial and residential growth to take the form of infill development in the downtown, Westville can slowly transform those underperforming properties into more productive uses that can expand the economic and social life of the downtown while contributing to the small town atmosphere. Figure 15.1 provides a visual example of what infill redevelopment could look like along Main St. in the downtown.



Figure 15.1: Visualization of infill redevelopment downtown.

Development Goal 2: Encourage compact, mixed-use, town-oriented development connecting the northern and southern sectors of town west of highway 421 between 350 S and 400 S.

Community input for this plan consistently demonstrated a desire to maintain the town’s steady growth and small town atmosphere. However, this common value may be jeopardized by the latent threat of uncontrolled development or sprawl at the town’s borders. To combat this, the town should focus any non-infill development on the currently undeveloped area between the northern and southern sectors of town west of Hwy 421 between 350S and 400S. Additionally, this area should be developed in a manner that is compact, walkable, mixed-use, and consistent with the aesthetic qualities of a small town. This space should also include ample public space, civic, and cultural amenities to accommodate the town’s steady population growth over time. Because of its location between the northern and southern sectors of town,

as well as its proximity and exposure to highway 421, encouraging appropriate, context-sensitive development in this area should contribute greatly to quality of life and the local economy.

Moving forward with this goal involves two proactive steps that the town should take. First, the town should work to annex this land in order to maintain more control over the nature of its growth and actively shape its future. The annexation of this land, coupled with the vision outlined in this plan, should act as tools for the town to both shape its own growth and to combat any proposed development that is inappropriate or inconsistent with the comprehensive plan. Second, the town should actively seek to implement the agricultural protection strategies outlined in the Preserve agricultural or farm land goal in the Land Use chapter of this plan. These measures should help ensure that future development occurs consistently with the pace and character of the town, while guarding against uncontrolled rapid growth and sprawl.

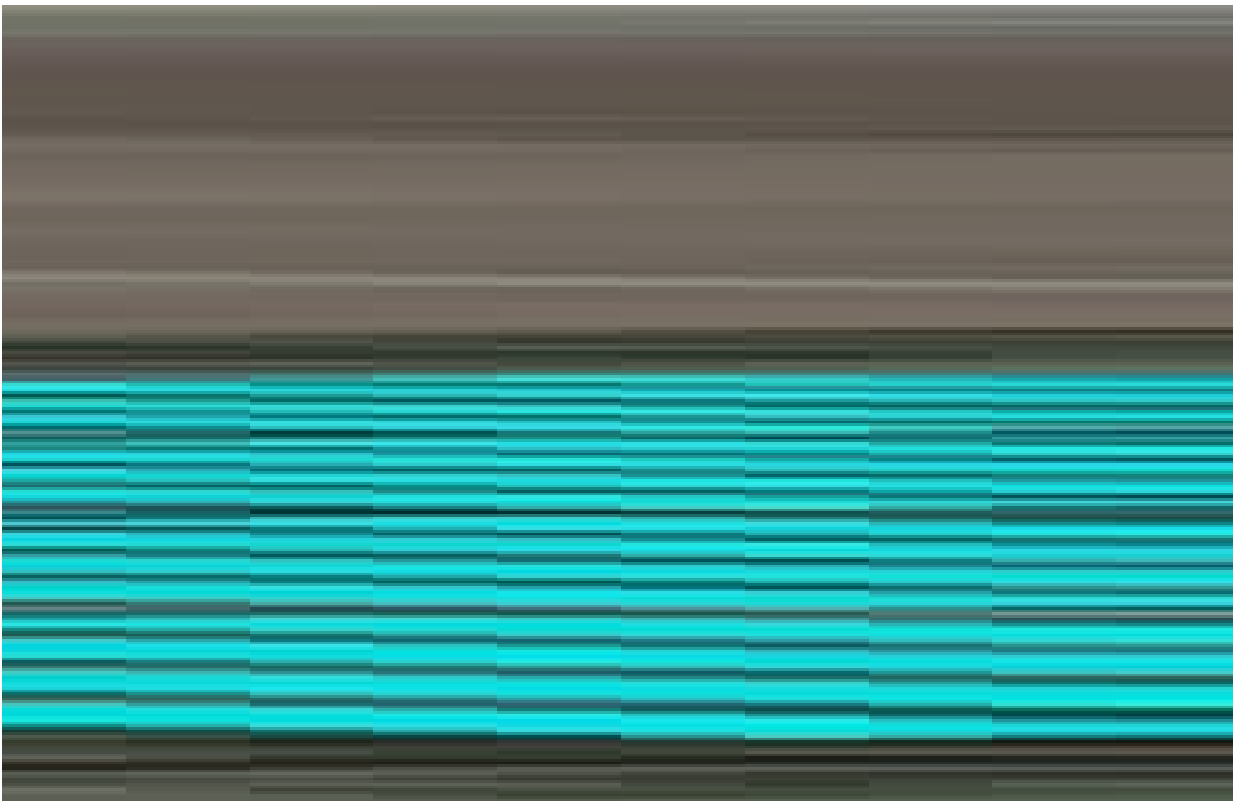


Figure 15.2: Aerial rendering of appropriate growth in the encouraged development zone.



Figure 15.3 - Bird's eye rendering of appropriate growth in the encouraged development zone.

SHORT TERM ACTION PROJECTS

It is important that the comprehensive plan is rolled out and implemented as soon as possible to demonstrate commitment to the proposals outlined. To do so several action items have been identified based on cost and funding availability, ease of implementation and

political support. These action projects outline the funding sources, the organizations that will be involved in their implementation and the timeframe for their implementation in Table 16.1.

Table 16.1: Short Term Action Projects

| | Project | Funding Source | Organizations/Agencies | Timeframe |
|---|--|-----------------------------------|---|------------------|
| 1 | Wayfinding | General Revenue | City of Westville | 0-2 year(s) |
| | | OCRA Grants | INDOT | |
| | | Impact Fees | LaPorte County | |
| | | Federal Funding | State OCRA | |
| 2 | Improve Quality of Place through Public Art | Donations | PNC Odyssey Arts and Cultural Events Series | 0-1 year(s) |
| | | Unity Foundation | New Durham Schools Arts Program | |
| | | Regional Initiative Grant Program | | |
| 3 | Architecture Design Landscaping and Signage (ADLS) Requirements | Funding not required | City Council | 0-1 year(s) |
| 4 | Streetscaping Projects (landscaping, sidewalks, benches, etc.) | General Revenue | City of Westville | 2-3 year(s) |
| | | Capital Improvement Plan | LaPorte County | |
| | | Municipal Bonds | State OCRA | |
| 5 | Explore alternative and traditional economic development strategies (TIF, BID) | Property owners and businesses | LaPorte County Redevelopment Commission | 1-2 year(s) |
| | | | Town of Westville | |
| 6 | Showcase the community's unique identity through annual events | | | 0-1 year |

Funding Opportunities

There are multiple outlets for funding projects. As discussed in the Economy section, Tax Increment Financing, Business Improvement Districts, or cooperative investing strategies could be used. In addition, funding may come from the general revenue fund of the town which is created through property taxes within the town limits. Other sources may include bonds and special fees. Private investment could also be used in some instances or private or corporate sponsorship. Grants may also be used to finance certain projects.

To assist in uncovering funding agencies for grants as well as apply for them, the town could hire a grant writer or create a committee for the purpose. There are multiple resources that could also be utilized to assist in the process which

include the following:

- Unity Foundation of LaPorte County which has databases and other resources
- Heather McCarthy, Grant Writer for LaPorte County
- Purdue Extension which has a grant writing program
- Websites including foundationcenter.org and grants.gov

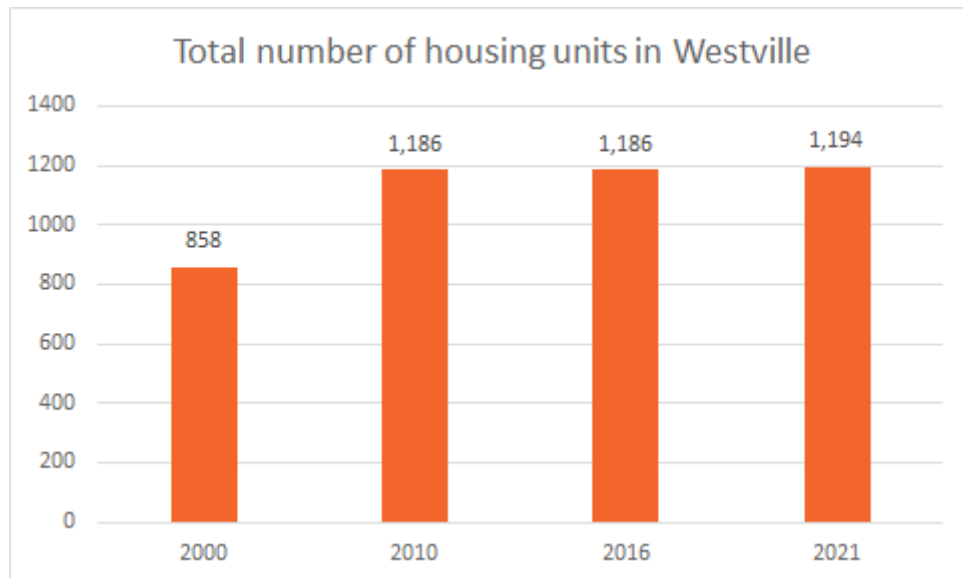
It should be noted that many grants do require a certain percentage of matching funds. When this is the case, other funding must be uncovered. In addition, applying for the grant is only the start of the process. Once the application is approved, the project must be implemented as described, and a follow-up evaluation must be submitted. Consequently, there must be either a person or committee responsible for these processes.

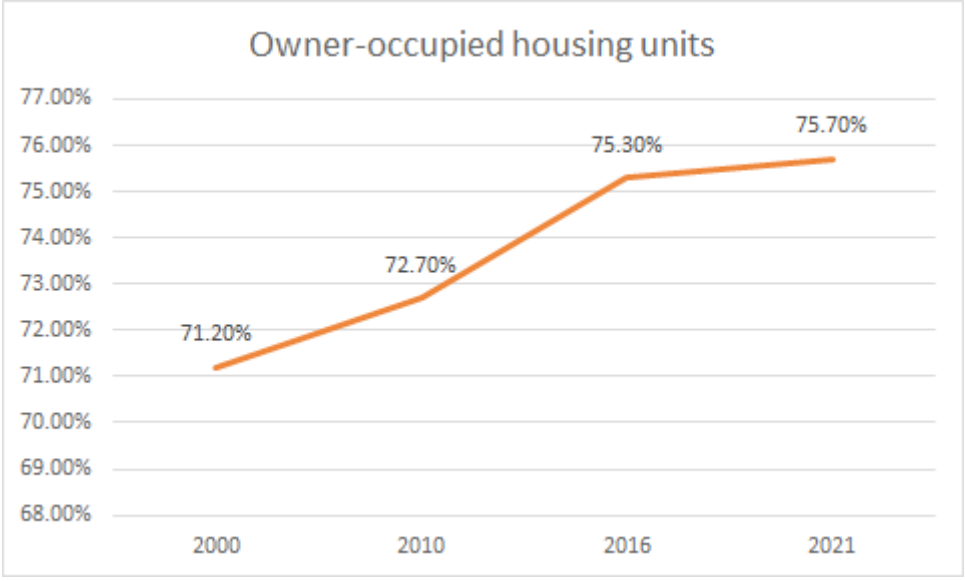
APPENDIX

IN THE APPENDIX:

- Appendix A: Housing Characteristics
- Appendix B: Field Study findings
- Appendix C: Survey Responses
- Appendix D: Branding Ideas from Elementary School Students

Appendix A





Appendix B

Field Study Findings

The field study gave insights into the physical attributes of the community. There is only so much one can learn about a community through census data and the internet. The table below showcases a summary of all the finding and observation from the field study. Later maps were created compiling every observation that

was made. They included land use, housing, economic development, public services & utilities, parks & recreation, health & wellness, civic cultural resources, and aesthetics & beautification. Included in the appendix, page xx, are all the field study maps.

| Summary of Field Study | |
|--|--|
| Sidewalk availability | Pedestrian crosswalks |
| Neighborhood quality | Street lights |
| Trash/garbage | Stop lights |
| Graffiti | Stop signs |
| Landscaping (trees & shrubs) | Open space |
| Condition (blight) | Erosion |
| Traffic flow | Unusual topography |
| Traffic conflicts (pedestrian, vehicular, bicycle) | Land conservation potential (wetlands) |
| Signage and directional signs (or lack thereof) | Flooding |

Westville, Indiana Strengths and Weaknesses Map




N
Legend
• Strength
• Weakness


Analysis of Local Economy

Town of Westville, IN

field notes

- 1) Major entryway into Westville. Opportunity for more development.
- 2) Dollar General acts as the closest thing to a grocery store within city limits.
- 3) Major corridor connecting the main part of town with the northern residential areas. Potential for growth here, it is mostly farmland and a bike path currently.
- 4) Vacant, underutilized building.
- 5) Rusty warehouse.
- 6) Fast food area seems popular and is walkable for neighborhoods. Opportunity for growth into other uses for residents.
- 7) Some small businesses and home businesses fronting Flynn. Potential for growth.
- 8) UPS logistics facility is a major local employer.
- 9) Paul's Auto Yard is a local economic resource, but is also an eyesore.
- 10) Dawg Paradise is a unique community asset which may attract regional business.
- 11) Water treatment facility has excess capacity and is an asset as the community can grow without additional cost.
- 12) Bike and pedestrian trail present opportunity for connecting to regional trails for economic development and tourism tool.
- 13) Downtown district presents opportunities for supporting, growing, and developing small business. Downtown could be more easily identifiable as an attractive, pedestrian friendly commercial district.
- 14) Events such as the Westville Pumpkin Festival promote regional tourism and spur local community economic development.
- 15) Westville Correctional Facility acts as a liability by depressing socioeconomic conditions, and an asset by providing quality employment and acting as an invested community partner.

Legend

 Westville town boundaries

 0 0.25 0.5 1 miles




Housing and Neighborhood Characteristics

Town of Westville, IN

field notes

- 1) Poor condition housing
- 2) Blighted housing
- 3) Sidewalk Ends
- 4) Medium quality street surfacing
- 5) No sidewalk
- 6) Blighted property
- 7) Poor sidewalk condition
- 8) Blighted property
- 9) Property in disrepair
- 10) Blighted property
- 11) Blighted property
- 12) Blighted property
- 13) Subdivision was alright for the type of housing (RVs). There was no glaring blighted unit, but some were in slight disrepair or dirty. Vacant lots were just empty spots with grass.
- 14) Homes and trailers in the subdivision were in good condition with well cared for yards. Very walkable and quiet neighborhood, but no amenities.
- 15) New Subdivision, large homes, great condition, many still under construction.
- 16) Large gaps in sidewalk where there are empty lots or homes still under construction.
- 17) New, high quality duplexes along Alan John Dr.
- 18) Older single family neighborhood, well maintained properties, calm and nice neighborhood.
- 19) Flynn Rd seems to interrupt neighborhood fabric.

Legend

 Westville town boundaries



Transportation and Circulation

Town of Westville, IN

field notes

- 1) Narrow sidewalks that also end with the development.
- 2) No sidewalks or crosswalks on S 300 W despite high pedestrian traffic from neighborhoods.
- 3) Sidewalks in subdivision but not ADA standard. Also end with development
- 4) Narrow sidewalks that also end with the development.
- 5) Pedestrian path connects the main part of town and northern neighborhoods. Could be continued to connect to downtown.
- 6) INDOT is planning a roundabout here. Could impact traffic patterns and provide opportunity for gateway enhancement.
- 7) Only crosswalk on Flynn Road/421.
- 8) No safe pedestrian access between Dollar General and neighborhoods.
- 9) No sidewalks
- 10) Sidewalk ends abruptly
- 11) Sidewalk ends past school
- 12) No sidewalks


General

No bike lanes in Westville.

Few crosswalks

Poor wayfinding signs for bike trails within many of the subdivisions.

Legend

 Westville town boundaries



Land Use Issues


Town of Westville, IN

field notes

- 1) Industrial use very close to residential areas.
- 2) Disconnect between main part of town and Northern neighborhoods.
- 3) Ease transition between fast food commercial and residential uses.
- 4) Warehouses adjacent to downtown are well located for adaptive reuse as downtown businesses or mixed use developments.
- 5) Newer subdivision provides a good example of mixing high end single family and light multifamily housing.



Legend

 Westville town boundaries




Public Services and Utilities

Town of Westville, IN

field notes

- 1-5) Stormwater retention ponds assist in flood prevention and prevent erosion. Potential for increasing passive recreational uses.
- 6) Coat and shoe recycling bin provides convenient way to donate and showcase philanthropic nature of the community.
- 7) Post Office
- 8) Police Station has an officer-resident ratio of 1:600.
- 9) Streets Department. There is a good public perception of pavement management.
- 10) Water and Wastewater Treatment Plant has significant excess capacity.
- 11) Fire Station has a volunteer-resident ratio of 1:166.

Legend

 Westville town boundaries

 miles



Parks and Recreation

Town of Westville, IN

field notes


1) Lincoln Memorial Trail can be linked with regional trails as a recreational amenity as well as regional economic development tool.


The following items are all good examples of recreational amenities for the community:


- 2) Basketball Court.
- 3) Picnic tables, benches, and fishing allowed.
- 4) Community park and pavilion.
- 5) Baseball field.
- 6) Privately owned basket hoop.
- 7) Stormwater retention pond with picnic area.
- 8) Stormwater retention pond, no recreational access, consider upgrade.
- 9) Stormwater retention pond, no recreational access, consider upgrade.
- 10) Stormwater retention pond, no recreational access, consider upgrade.
- 11) Great sports fields for school, opportunity for public/community access?



Legend

 Westville town boundaries

 0 0.5 1 1.5 2 miles



Civic and Cultural Resources


Town of Westville, IN


field notes


- 1) Lincoln Memorial Trail is a heritage resource with historic value to the community.
- 2) School seems to be large civic resource and centrally located.
- 3) Everel S. Smith house is on the National Register of Historic Places and can be used to promote tourism.
- 4) Pumpkin Festival is a potential asset that draws people from all over the region.



Legend

 Westville town boundaries

 miles



Aesthetics and Beautification


Town of Westville, IN

field notes

- 1) Minimal landscaping, but this is an RV subdivision and residents aren't as vested in their property. Drains into lake (retention pond) have no buffer or barriers for trash and other toxins.
 - 2) Minimal landscaping. Ponds had some native grasses around.
 - 3) No landscaping at all along trail. Trash is evident in ditch next to it also.
 - 4) New subdivision and young trees. No native grasses around retention ponds.
 - 5) Older neighborhood and older, taller trees. Decent landscaping.
 - 6) A few open brick walls that are promising for murals or other paintings.
 - 7) Aesthetic improvements along main corridor Flynn may improve image and walkability.
 - 8-11) No gateway improvements or signage.
 - 12) Trash & clutter in landscaping
 - 13) Trees next to sidewalk need trimmed back
 - 14) Tree and mailbox down in empty lot
 - 15) Warehouse with cars cluttered in front
 - 16) Wayfinding sign
 - 17) Streetlights with decorative banners
- More public art needed throughout town



Legend

 Westville town boundaries



Health and Wellness

Town of Westville, IN

field notes


- 1) Waste water treatment plant stinks.
- 2) Former grocery store now sits vacant.
- 3) Superfund site needs remediation before it can be put to productive use.
- 4) Trail system ends north of town without easy bike/ped access.
- 5) Great sports fields for school, opportunity for public/community access?

General

Nearest hospital is 10 minutes out of town.
No gym within city limits.



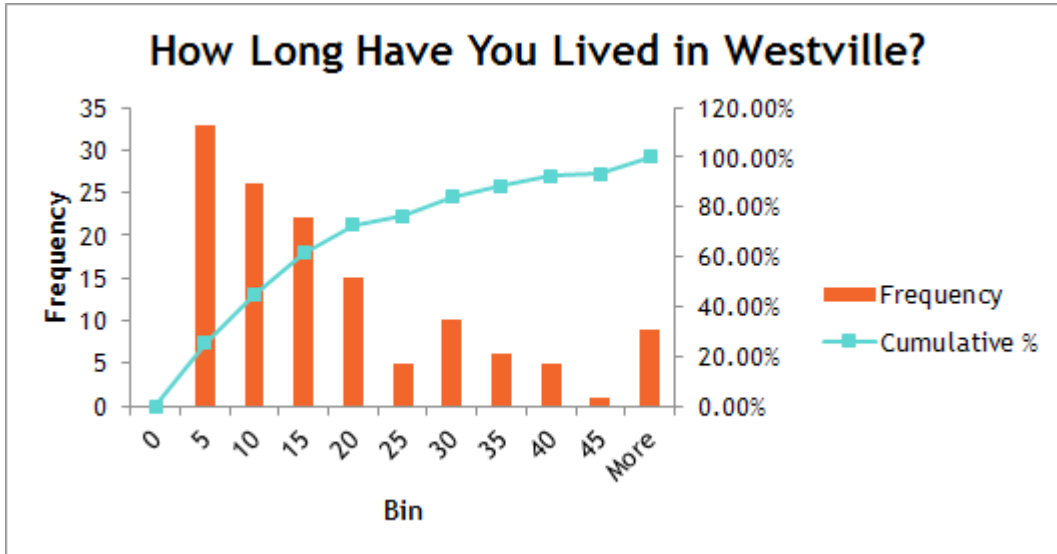
Legend

 Westville town boundaries



Appendix C

How long have you lived in Westville?



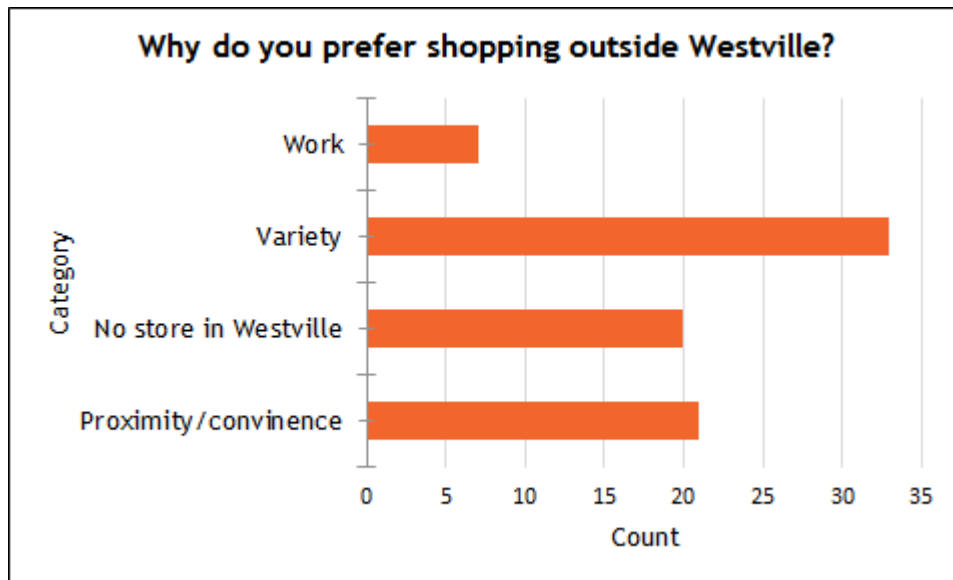
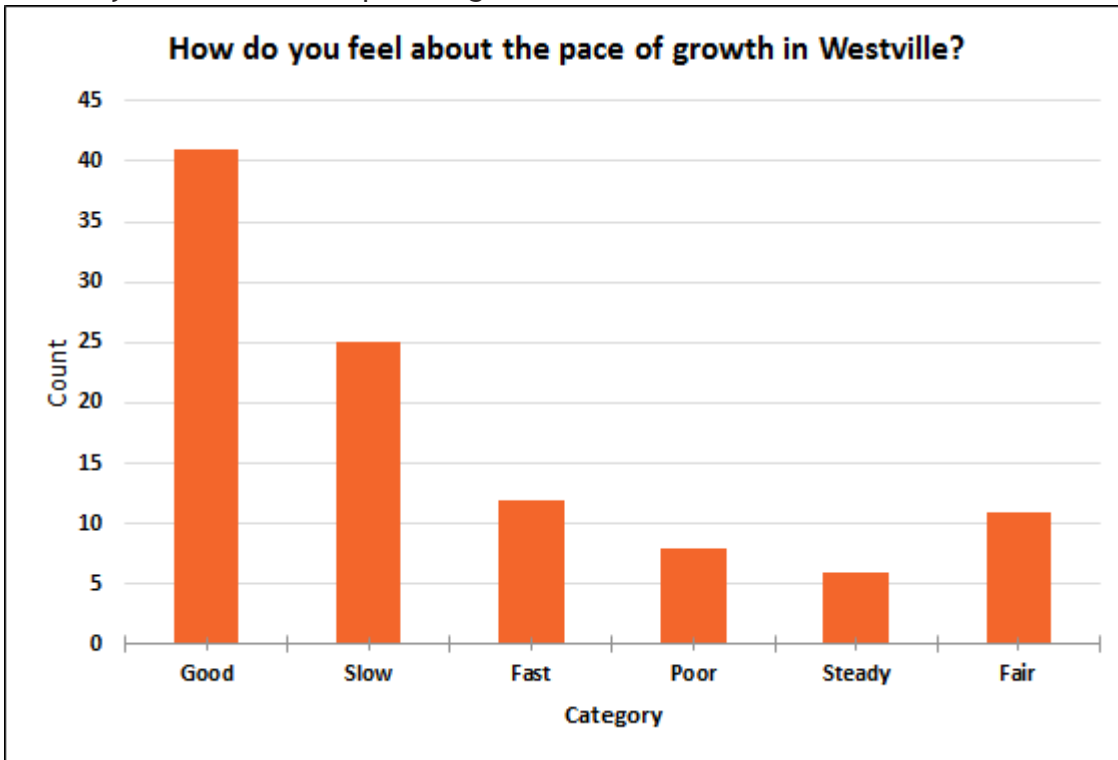
What things do you like to see changed?



What should be the key priorities on Westville's development?



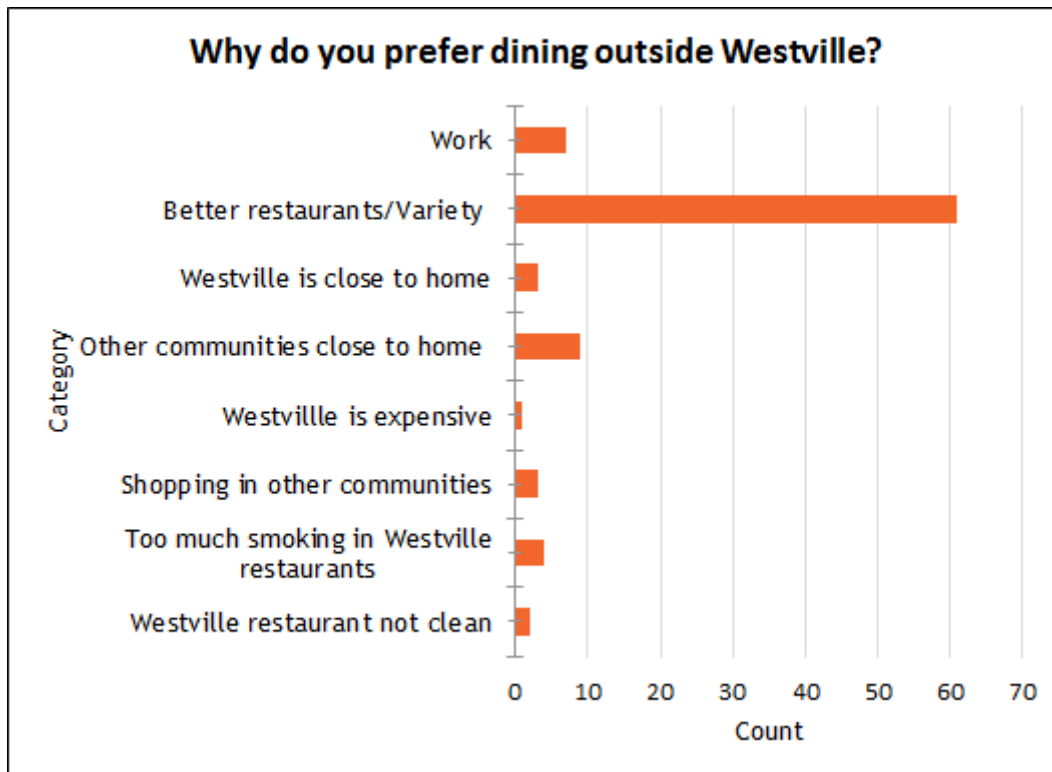
How do you feel about the pace of growth in Westville?



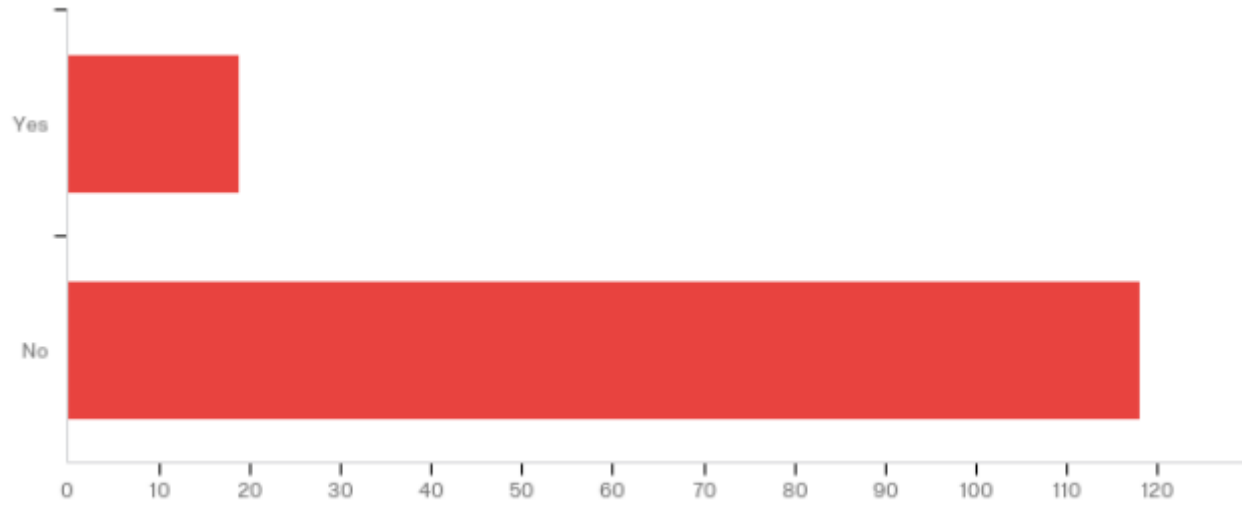
Where do you do your shopping?



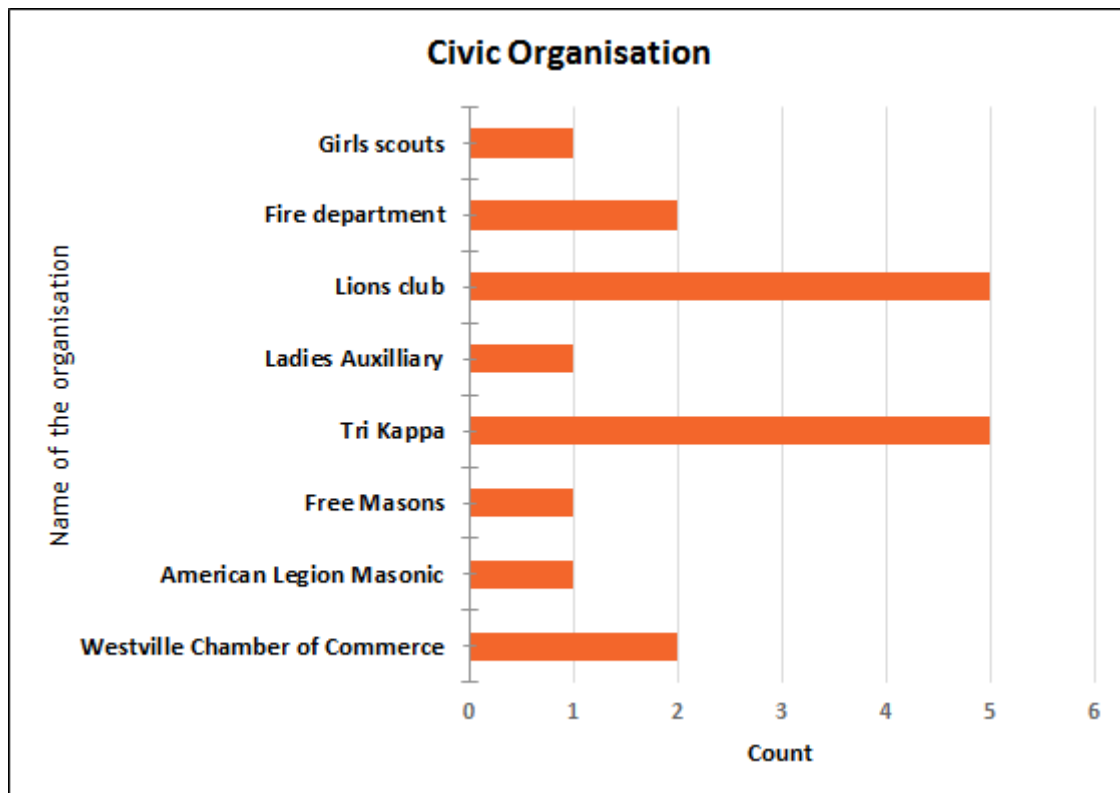
Where do you do your dining?



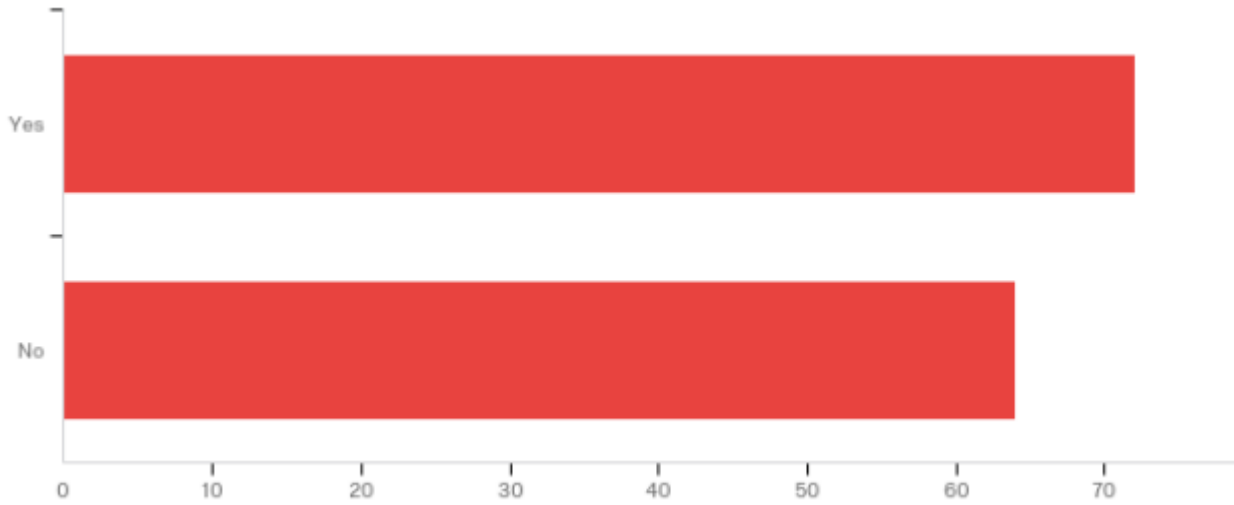
Are you a member of a civic organization?



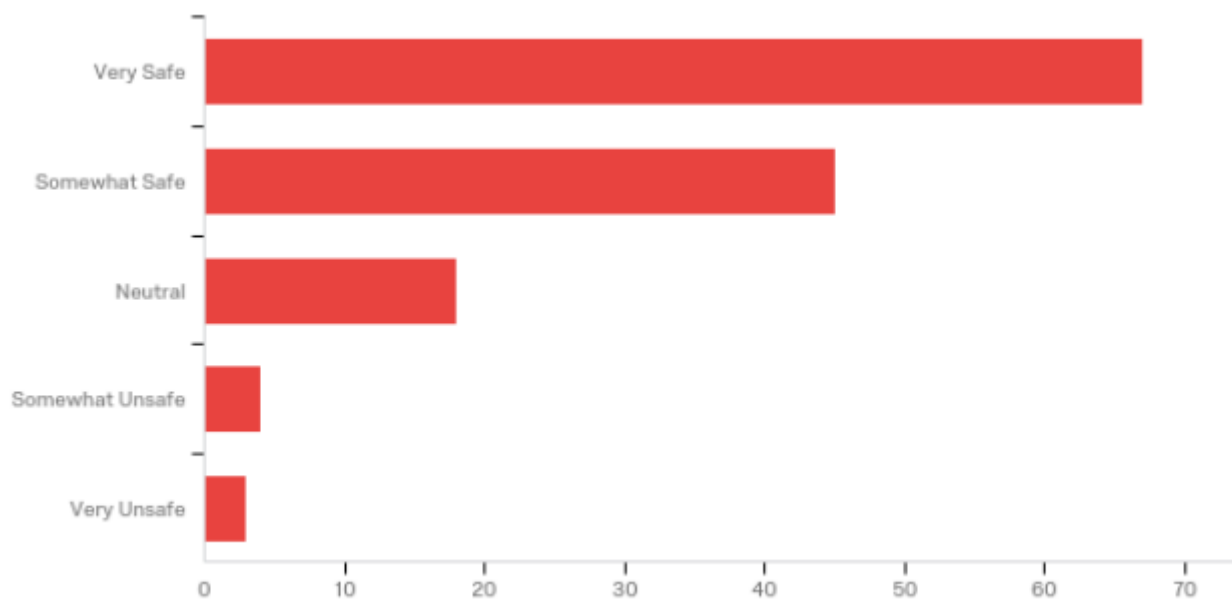
If you are a member of civic organization in Westville, please list.



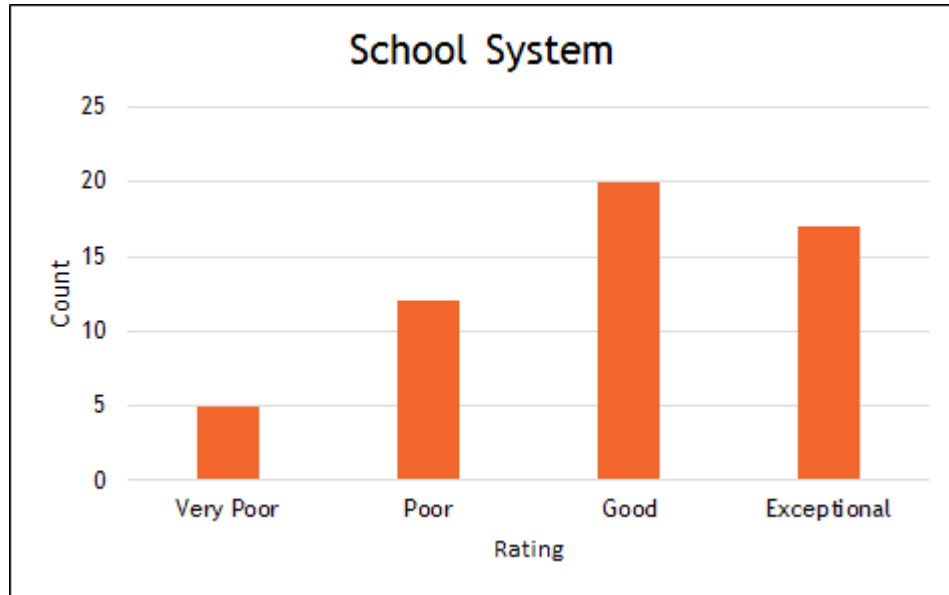
Are you well informed about events in the community?



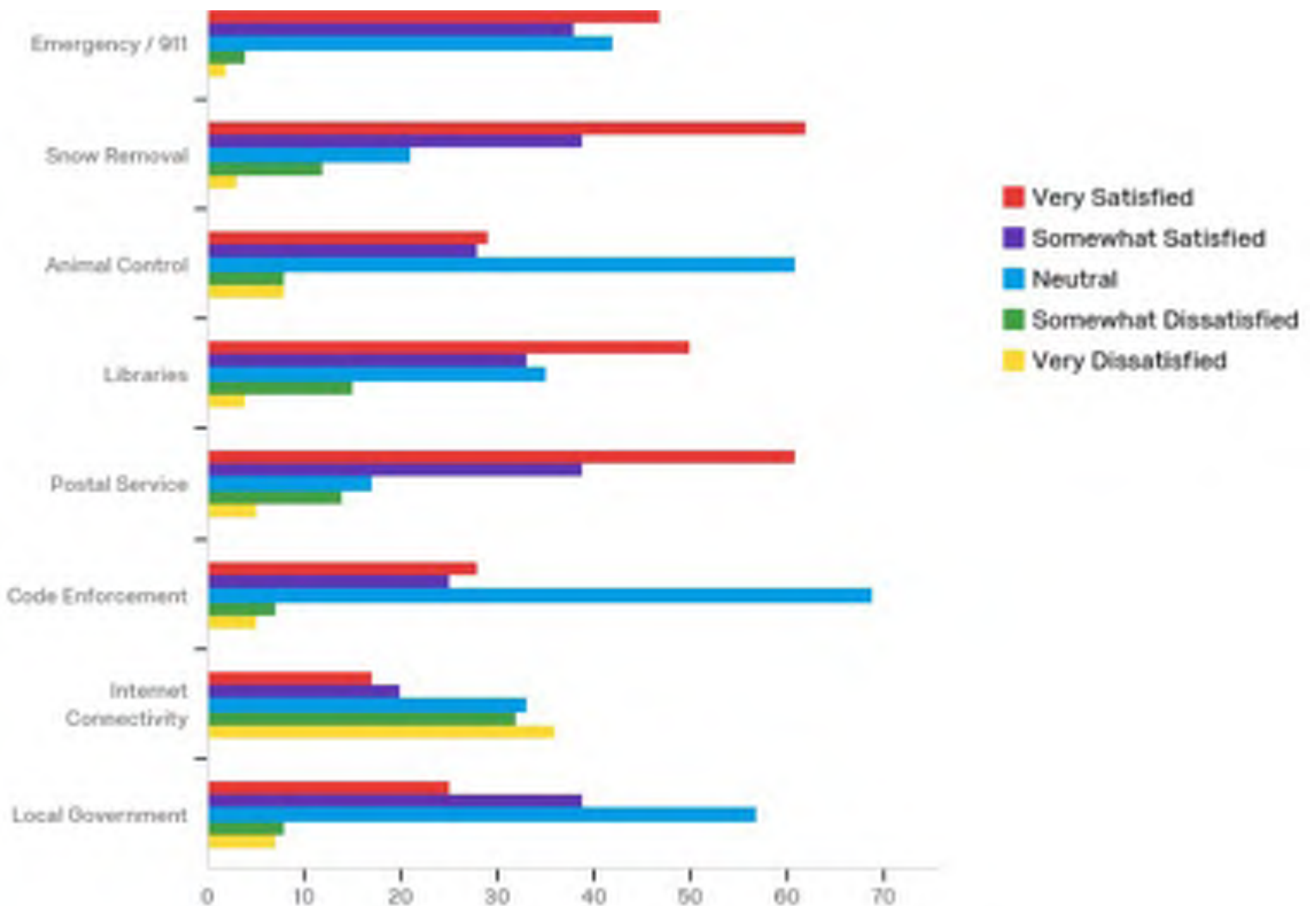
How safe is Westville?



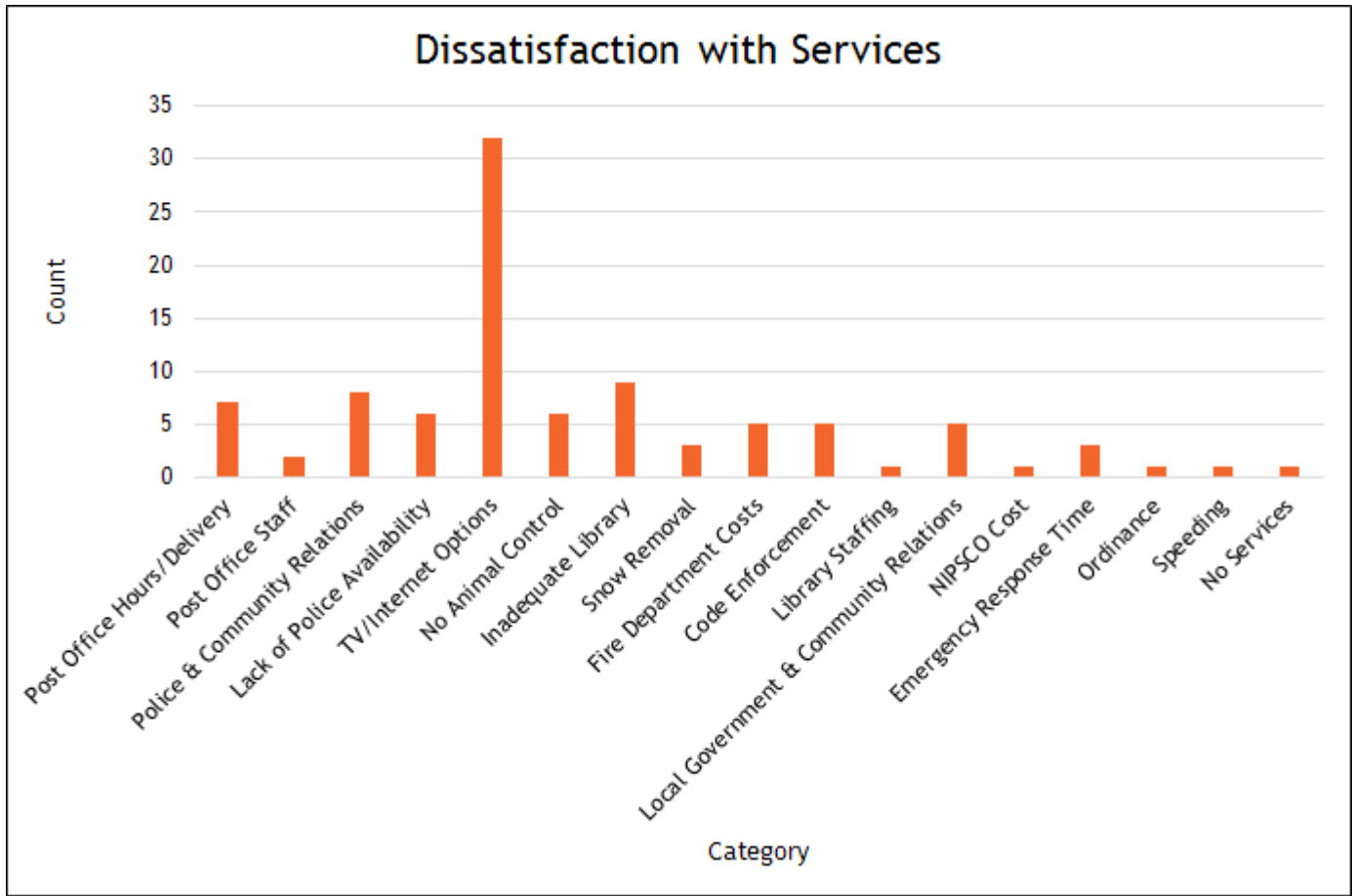
How do you feel about the quality of the school system?



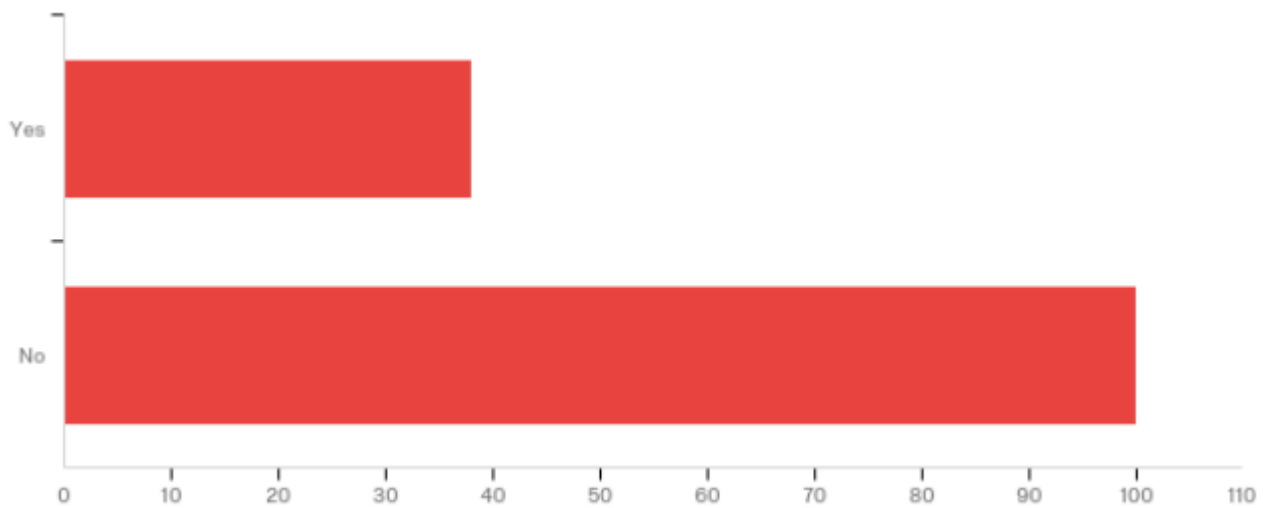
How satisfied are you with the following public services in Westville?



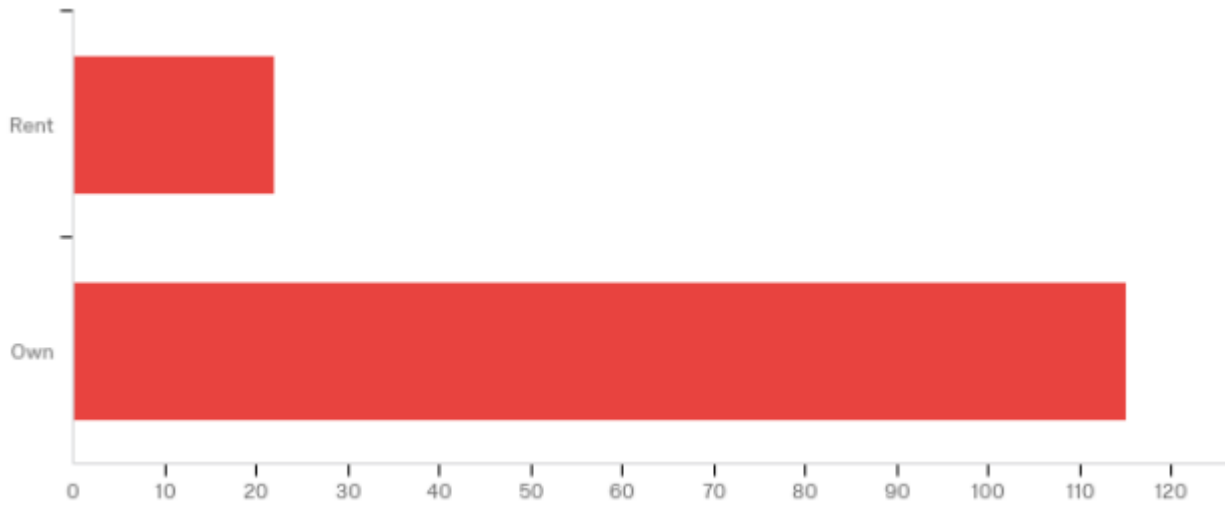
What services are you dissatisfied with?



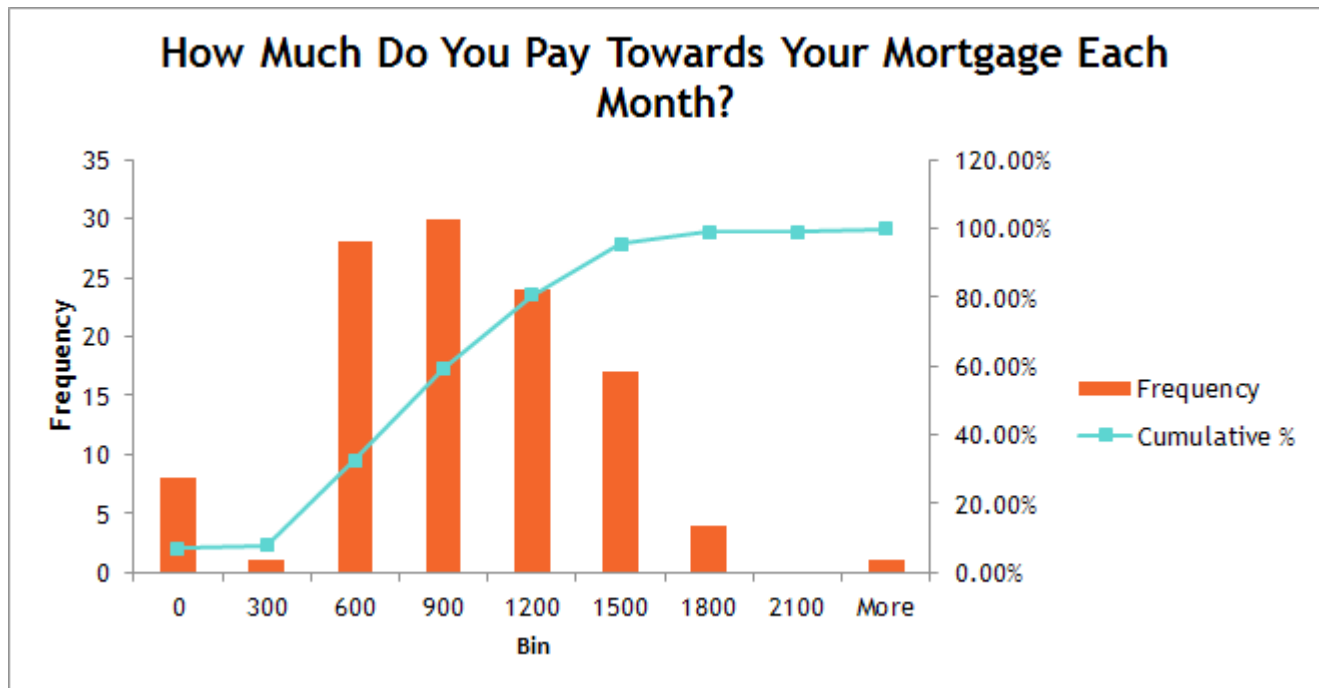
Do you work within city limits?



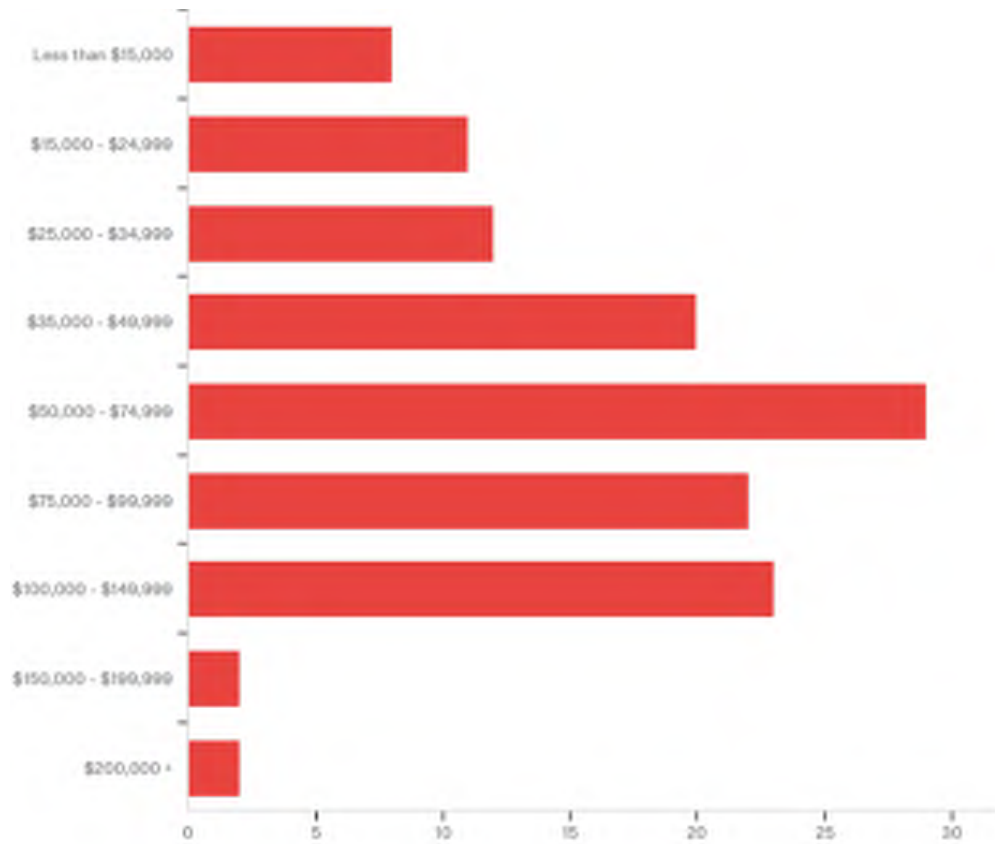
Do you rent or own your place of residence?



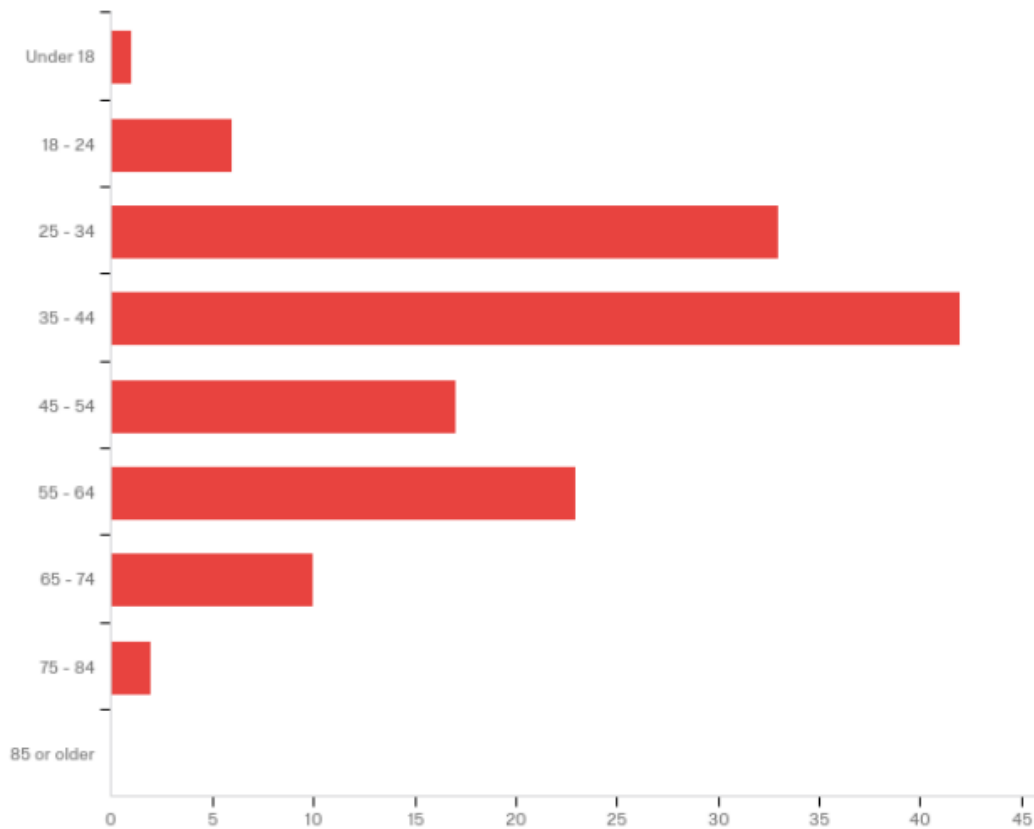
How much do you pay towards your mortgage each month?



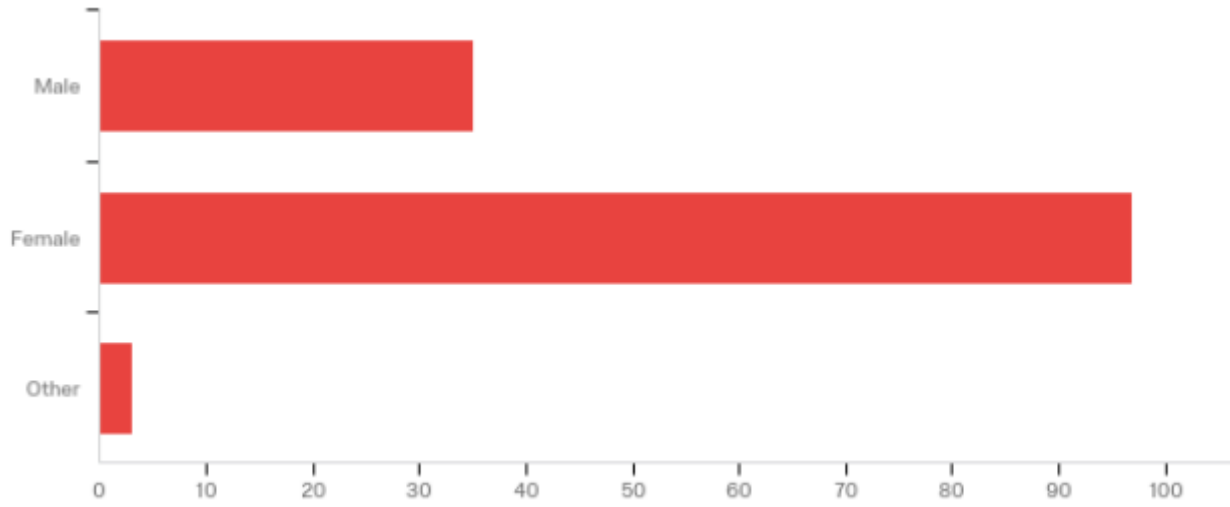
What income category would you classify yourself?



What age bracket would you classify yourself?



What is your gender?



Appendix D

Addison 6 Mi

WESTVILLE
COMMUNITY
LOGO DESIGN

WE'RE CREATING A NEW COMMUNITY LOGO FOR WESTVILLE,
AND WE NEED YOUR HELP!

Addison Sonaty

WHAT IS SOMETHING THAT ALWAYS
MAKES YOU THINK OF WESTVILLE?

We
help
each
other

WHAT IS YOUR FAVORITE PART OF
WESTVILLE'S HISTORY OR CULTURE?

The
people

PICK THREE COLORS THAT
REPRESENT WESTVILLE...



SKETCH OR DOODLE A SYMBOL
THAT REPRESENTS WESTVILLE...



A community
that stand together

Jackson 6 M

WESTVILLE
COMMUNITY
LOGO DESIGN

WE'RE CREATING A NEW COMMUNITY LOGO FOR WESTVILLE,
AND WE NEED YOUR HELP!

WHAT IS SOMETHING THAT ALWAYS
MAKES YOU THINK OF WESTVILLE?

The nice communities,
friendly people, and Indians

WHAT IS YOUR FAVORITE PART OF
WESTVILLE'S HISTORY OR CULTURE?

When people come into Westville
they didn't kick the indians of the
town they lived together and became
friends.

PICK THREE COLORS THAT
REPRESENT WESTVILLE...



SKETCH OR DOODLE A SYMBOL
THAT REPRESENTS WESTVILLE...



Mason GJ

WESTVILLE COMMUNITY LOGO DESIGN

WE'RE CREATING A NEW COMMUNITY LOGO FOR WESTVILLE,
AND WE NEED YOUR HELP!

WHAT IS SOMETHING THAT ALWAYS
MAKES YOU THINK OF WESTVILLE?

*all of my friends
and all of the fun stuff
there*

PICK THREE COLORS THAT
REPRESENT WESTVILLE...



WHAT IS YOUR FAVORITE PART OF
WESTVILLE'S HISTORY OR CULTURE?

*Even tho bad things
happen they still go
right through them*

SKETCH OR DOODLE A SYMBOL
THAT REPRESENTS WESTVILLE...

*Sketch on the
back →*



Racheal 6M

WESTVILLE COMMUNITY Logo Design

WE'RE CREATING A NEW COMMUNITY LOGO FOR WESTVILLE,
AND WE NEED YOUR HELP!

Racheal Holmes

WHAT IS SOMETHING THAT ALWAYS
MAKES YOU THINK OF WESTVILLE?

How peaceful and quiet
the little community
is. Everyone knows
everyone.

WHAT IS YOUR FAVORITE PART OF
WESTVILLE'S HISTORY OR CULTURE?

Businesses such as
Paul's Auto yard, and old time
food. everyone is so friendly.

PICK THREE COLORS THAT
REPRESENT WESTVILLE...



SKETCH OR DOODLE A SYMBOL
THAT REPRESENTS WESTVILLE...



Julia J 6Si

WESTVILLE COMMUNITY Logo Design

WE'RE CREATING A NEW COMMUNITY LOGO FOR WESTVILLE,
AND WE NEED YOUR HELP!

WHAT IS SOMETHING THAT ALWAYS
MAKES YOU THINK OF WESTVILLE?

The pumpkin festival reminds
me of Westville.

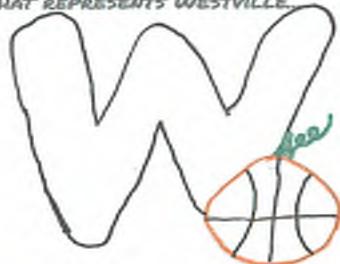
WHAT IS YOUR FAVORITE PART OF
WESTVILLE'S HISTORY OR CULTURE?

My favorite part of Westville's
history is when the High School Boys
Basketball team won the PCC Tournament.

PICK THREE COLORS THAT
REPRESENT WESTVILLE...



SKETCH OR DOODLE A SYMBOL
THAT REPRESENTS WESTVILLE...



Kaylynn 6Mi

WESTVILLE COMMUNITY LOGO DESIGN

WE'RE CREATING A NEW COMMUNITY LOGO FOR WESTVILLE,
AND WE NEED YOUR HELP!

WHAT IS SOMETHING THAT ALWAYS
MAKES YOU THINK OF WESTVILLE?

The food because
we got acheda
I love their
pancakes

WHAT IS YOUR FAVORITE PART OF
WESTVILLE'S HISTORY OR CULTURE?

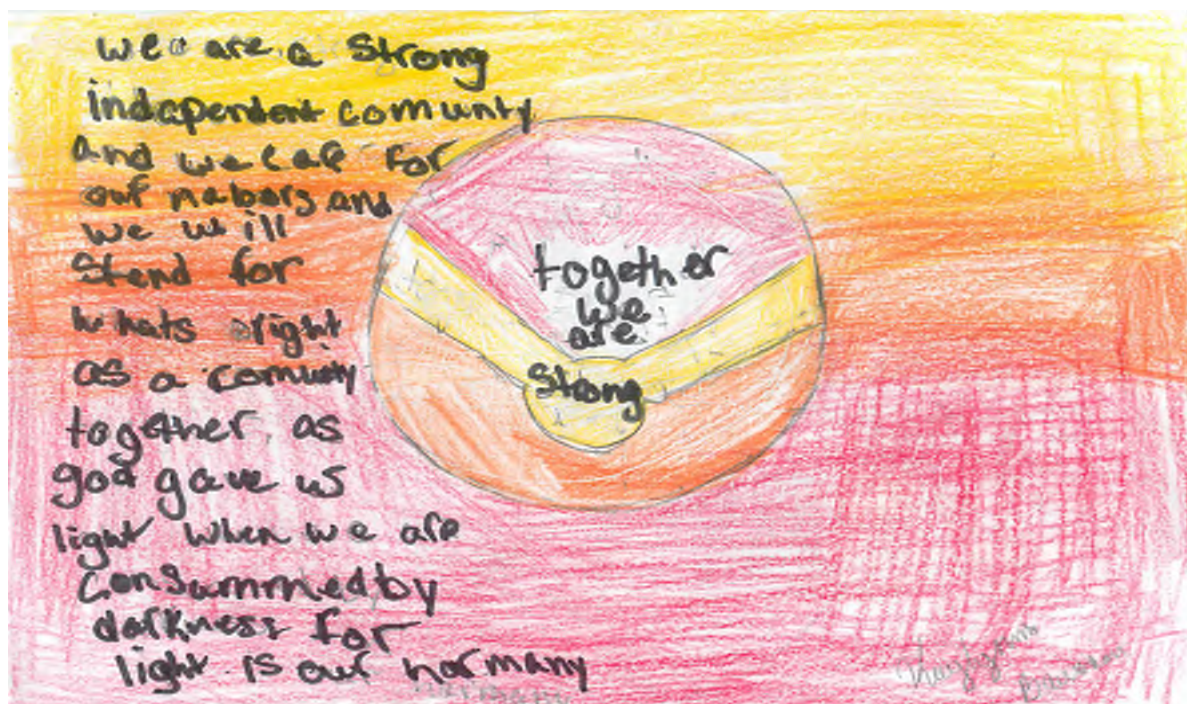
I don't know

PICK THREE COLORS THAT
REPRESENT WESTVILLE...



SKETCH OR DOODLE A SYMBOL
THAT REPRESENTS WESTVILLE...

ITS on the
back



Reese W/S

WESTVILLE COMMUNITY LOGO DESIGN

WE'RE CREATING A NEW COMMUNITY LOGO FOR WESTVILLE,
AND WE NEED YOUR HELP!

WHAT IS SOMETHING THAT ALWAYS
MAKES YOU THINK OF WESTVILLE?

Cornfields
Water tower

WHAT IS YOUR FAVORITE PART OF
WESTVILLE'S HISTORY OR CULTURE?

Community

PICK THREE COLORS THAT
REPRESENT WESTVILLE...



SKETCH OR DOODLE A SYMBOL
THAT REPRESENTS WESTVILLE...



Lizzy W/S

WESTVILLE COMMUNITY LOGO DESIGN

WE'RE CREATING A NEW COMMUNITY LOGO FOR WESTVILLE,
AND WE NEED YOUR HELP!

WHAT IS SOMETHING THAT ALWAYS
MAKES YOU THINK OF WESTVILLE?

My home

WHAT IS YOUR FAVORITE PART OF
WESTVILLE'S HISTORY OR CULTURE?

When Abraham Lincoln
went through westville.

PICK THREE COLORS THAT
REPRESENT WESTVILLE...



SKETCH OR DOODLE A SYMBOL
THAT REPRESENTS WESTVILLE...



Dylan LeSi

WESTVILLE COMMUNITY LOGO DESIGN

WE'RE CREATING A NEW COMMUNITY LOGO FOR WESTVILLE,
AND WE NEED YOUR HELP!

WHAT IS SOMETHING THAT ALWAYS
MAKES YOU THINK OF WESTVILLE?

I think of a crossroad.

WHAT IS YOUR FAVORITE PART OF
WESTVILLE'S HISTORY OR CULTURE?

We kept growing
fast.

PICK THREE COLORS THAT
REPRESENT WESTVILLE...



SKETCH OR DOODLE A SYMBOL
THAT REPRESENTS WESTVILLE...



Serenity LeSi

WESTVILLE COMMUNITY LOGO DESIGN

WE'RE CREATING A NEW COMMUNITY LOGO FOR WESTVILLE,
AND WE NEED YOUR HELP!

WHAT IS SOMETHING THAT ALWAYS
MAKES YOU THINK OF WESTVILLE?

~~fore~~ folds
forests and
farms

WHAT IS YOUR FAVORITE PART OF
WESTVILLE'S HISTORY OR CULTURE?

Its a nice little
quiete town and
I love our
parades

PICK THREE COLORS THAT
REPRESENT WESTVILLE...



SKETCH OR DOODLE A SYMBOL
THAT REPRESENTS WESTVILLE...

Draw