

Project Overview

1. What is a Comprehensive Plan?

A comprehensive plan is a long-range planning document to help guide local leaders and staff when making decisions about future development, investment, and preservation.

2. What is the purpose of a Comprehensive Plan?

A comprehensive plan strives to do three things:

- Evaluate the existing conditions of the community.
- Establish a clear vision and goals for the future.
- Identify recommendations for achieving the vision and goals.

3. What topics will be addressed?

Land Use, Transportation, Housing, Community Facilities and Services, Utility Infrastructure, Quality of Life, Parks and Recreation, Economic Development, Public Safety, and more.

4. Where are we in the process?

The planning process started in August 2023. It is anticipated that the draft plan will be available for community review in April 2024.

Meet the HWC Team!



Adam Peaper
Project Manager



Alec Pormen
Planner



Rees Wimmer
Planner

Meeting Agenda

1. Sign-in at the welcome station and meet the project team.

2. Visit each numbered station at your own pace.

Please share your ideas with us by completing the exercise at each station. A brief presentation introducing the comprehensive plan process will be given at 5:00 pm and again at 6:00 pm.

3. If you have any questions, please ask a project team member.

4. Stay involved as the process progresses!

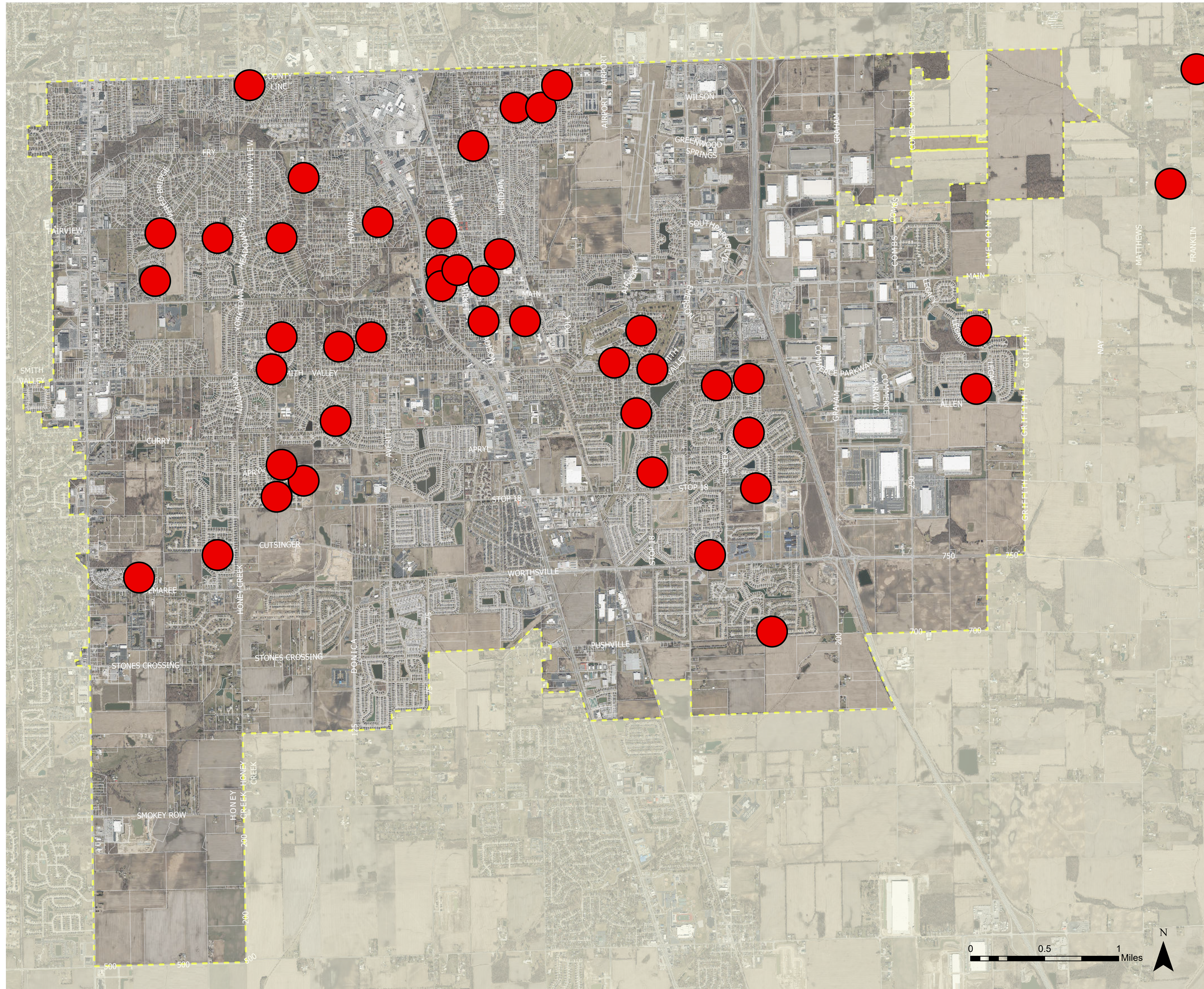
Visit the project website at www.plangreenwood.com to learn more, complete the online survey, and add comments to the interactive map.

Scan here to get involved!



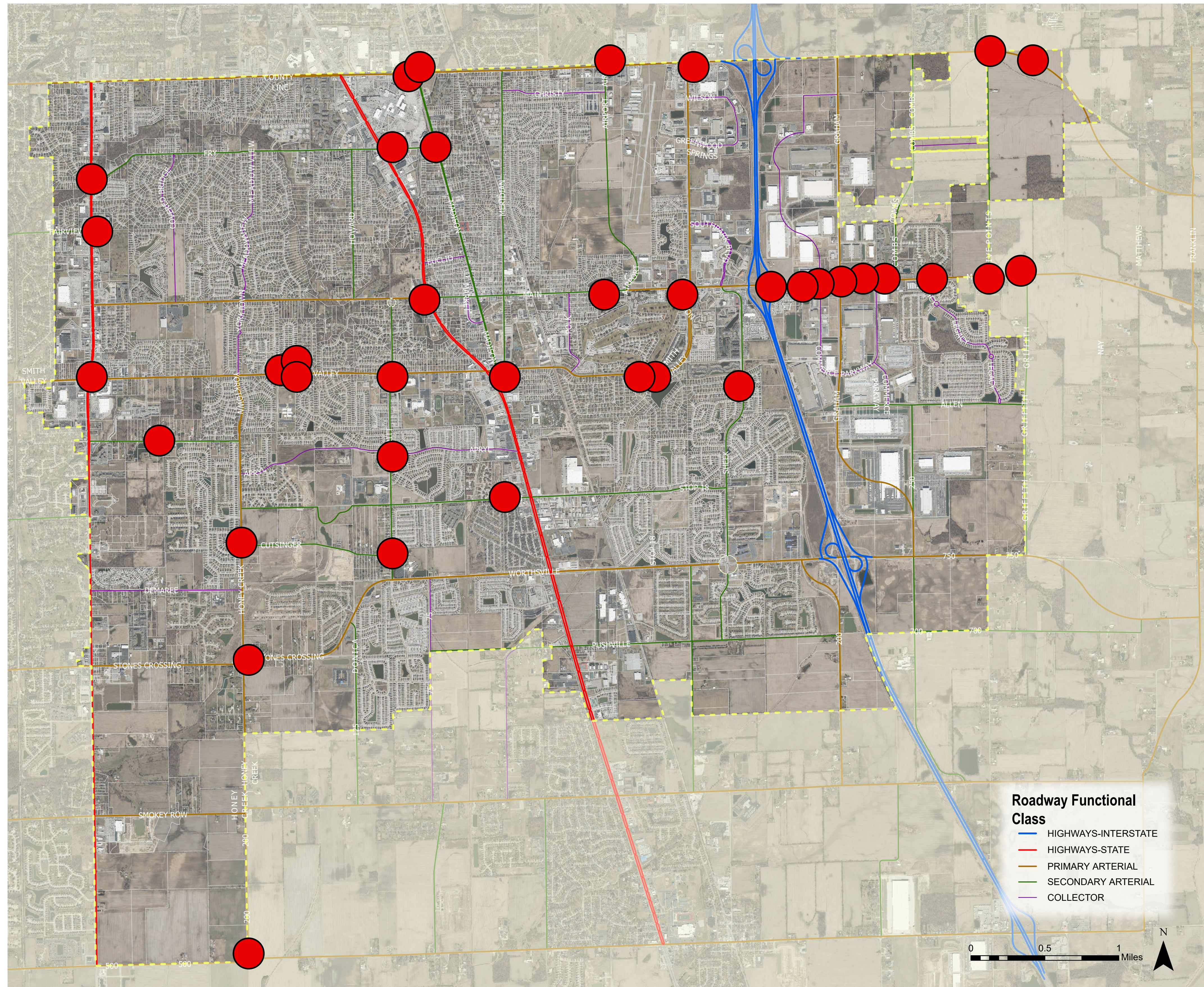
▶ GETTING STARTED

1



- 1 Place a dot sticker on the map in the area where you live.
- 2 Use a post-it note to record your **ONE WISH** for Greenwood's future in the space below.

- Greenwood is much more than Old Town
- A shared identify, connecting and preserving Old Town's past historic areas
- Less warehouses, they are cheap and unattractive, more dentists, vets, etc.
- Old Town restaurants
- Make Old Town the signature destination for Greenwood
- To have a safe community where families, adults, and all ages can thrive and small businesses can grow
- More green space and outside activities
- More local businesses and downtown restaurants
- Attainable housing
- Low-income housing
- Lights on walking trails
- Improve east/west traffic patterns
- Expand city for new housing, entertainment, businesses, greenspace, and trails
- Walkability and safety for families with young children
- Make Old Town a place where people want to be in their free time, more casual restaurants, small grocery, more fun activities
- Safe places for entering trails
- More stores that provide items for household daily needs
- Wider variety of businesses in Old Town, make sure all vacancies are filled
- Remove the plan to continue Stop 18 though Freedom Park
- Pedestrian infrastructure along and over US 31
- Contiguous sidewalks
- Eateries and local shopping in Old Town
- More small businesses and parking in Old Town
- Remove any plans to extend Stop 18 though Freedom Springs to Honey Creek
- Add the support necessary to maintain and improve our city rather than continuing to expand it, we need to manage what we have rather than reaching for more
- Careers to anchor our children and grandchildren



- 1 Place dot stickers on the map to identify needed roadway and intersection improvements.
- 2 Use a post-it note to provide more detail below.

- Roundabouts have been wonderful for the most part
- Some roundabouts aren't working as intended
- Main St east of I-65 is an infrastructure nightmare, needs to be paved and widened
- Continue making Old Town a destination, a place people want to come to, but not increase parking just because there is a perception of lack of parking in Old Town which has cost us many historic buildings the last 80 years
- I would rather have more buildings than empty parking lots
- Whiteland and Honey Creek Road intersection
- Need east/west enhancements on County Line Rd
- Add a roundabout to Smith Valley and Hacienda to slow traffic
- Safety improvements at County Line and Emerson
- Consider bike paths/trails as infrastructure not just quality of life, they need to be integrated with signage and signals
- Bike lands on Stop 18 between US 31 and ditch path
- Improve Main Street to the east
- Old Town is becoming more accessible which is great, but we need more to draw people downtown
- Improvements to County Line and Madison
- I really like roundabouts for safety reasons
- Stop light at Apryl Dr and Averitt would be useful if Apryl becomes a new way to move east/west in Greenwood
- Traffic pattern improvements at Main Street and Madison
- Remove right turn lane from the mall near Fry Rd and US 31
- Conceal that ugly red neon carwash on US 31
- Main Street towards Emerson needs repaved
- No extension of Stop 18 through Freedom Park
- Repave existing Pushville Rd but do not extend through future/existing development, leave where it is

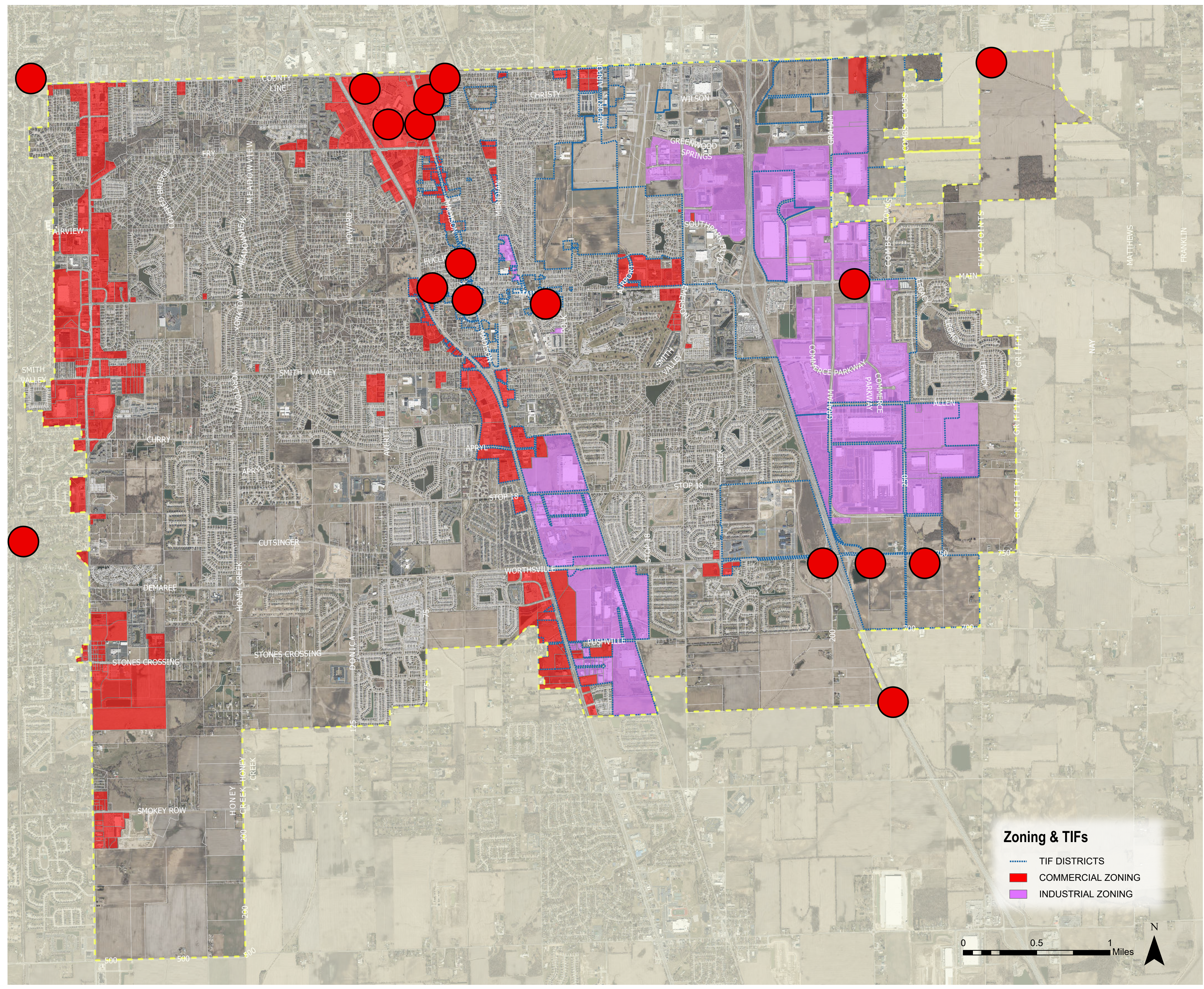
➤ INFRASTRUCTURE

Read the following INFRASTRUCTURE statements. Use dot stickers to select the TOP 3 statements you believe are most important for Greenwood's continued success.

Statement	Vote Here
Enhance east/west transportation corridors.	11% of votes
Enhance north/south transportation corridors.	3% of votes
Maintain existing city streets (resurfacing, filling potholes, and other general maintenance).	10% of votes
Improve streetscapes (lighting, trees, signage, furnishings) along major corridors.	13% of votes
Improve congested intersections (traffic signals, added turn lanes, conversion to roundabouts).	17% of votes
Expand parking availability in the downtown.	12% of votes

Statement	Vote Here
Improve crosswalks, curb ramps, and pedestrian signals along major roadways.	8% of votes
Identify areas for new roadway connections to alleviate existing congestion.	9% of votes
Collaborate with IndyGo to enhance public transportation options connecting Greenwood to destinations in Marion County.	5% of votes
Improve broadband service accessibility and speeds.	5% of votes
Extend sewer infrastructure to better direct future development.	3% of votes
Improve drainage and stormwater infrastructure.	4% of votes

ECONOMIC DEVELOPMENT



1 Place dot stickers on the map to identify commercial or industrial development and redevelopment areas.

2 Use a post-it note to provide more detail below.

- Get more high-end businesses and upscale restaurants in Old Town
- Support the 30+ year businesses that helped build Greenwood
- Interstate 69 extension
- Commercial development at exit 97
- Continue to develop downtown businesses
- Zone neighborhood commercial in area east of I-65 (Rocklane Rd)
- Madison Ave and County Line Rd east of the mall
- Expand east of the city
- need more code enforcement offices and less warehouses
- Stop selling all this beautiful farmland for warehousing, build more integrated communities/neighborhoods
- Code enforcement can't enforce without more bodies, rules are useless without follow through
- Advanced manufacturing businesses focused on AI
- Less warehouses, more local businesses
- Improve business types along I-65 and I-69
- What can be done with the green space at Madison and County Line Rd

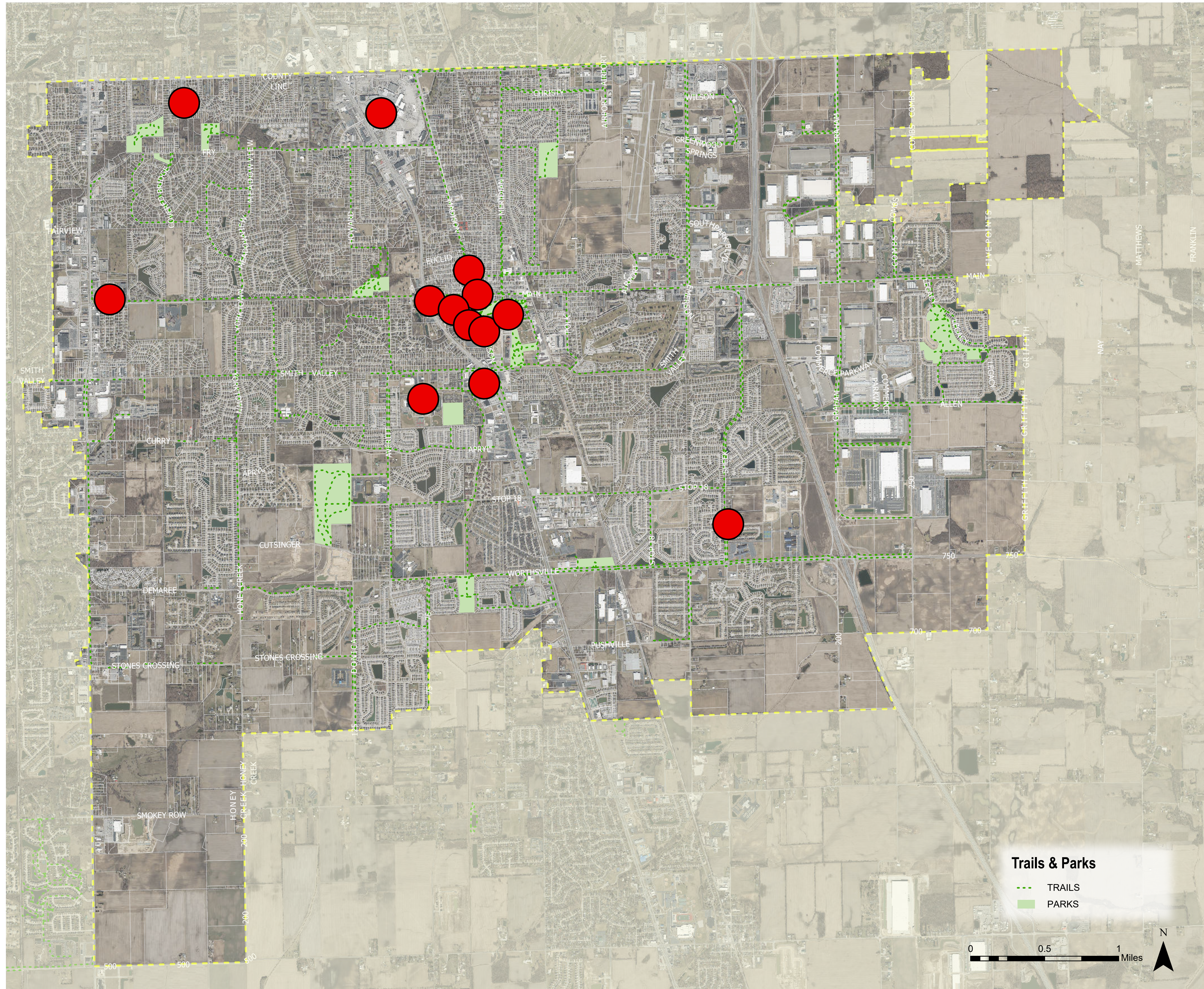
ECONOMIC DEVELOPMENT

3

Read the following ECONOMIC DEVELOPMENT statements. Use dot stickers to vote on the TOP 3 statements you believe are most important for Greenwood's continued success.

Statement	Vote Here
Focus on attracting small retail shops to downtown.	21% of votes
Focus on supporting development around the mall and along major commercial corridors.	8% of votes
Continue attracting warehouse and manufacturing-based developments along the I-65 corridor.	1% of votes
Acquire development or redevelopment parcels to take an active role in economic development projects.	3% of votes
Utilize placemaking and quality of life projects as a tool for resident and business attraction (parks, trails, entertainment, restaurants, etc.).	24% of votes

Statement	Vote Here
Focus on partnerships with local industries and educational institutions to expand workforce development options.	13% of votes
Focus on attracting high-wage industries and corporate offices to Greenwood.	13% of votes
Extend infrastructure to targeted development areas to attract development.	8% of votes
Use tax abatement, tax increment financing (TIF), and other tools to support business retention and attraction.	5% of votes
Minimize the city's role in economic development and let market forces drive the process.	4% of votes



- 1 Place dot stickers on the map to identify key bicycle and pedestrian destinations.
- 2 Draw lines with the marker to identify desired trail locations.
- 3 Use a post-it note to provide more detail below.

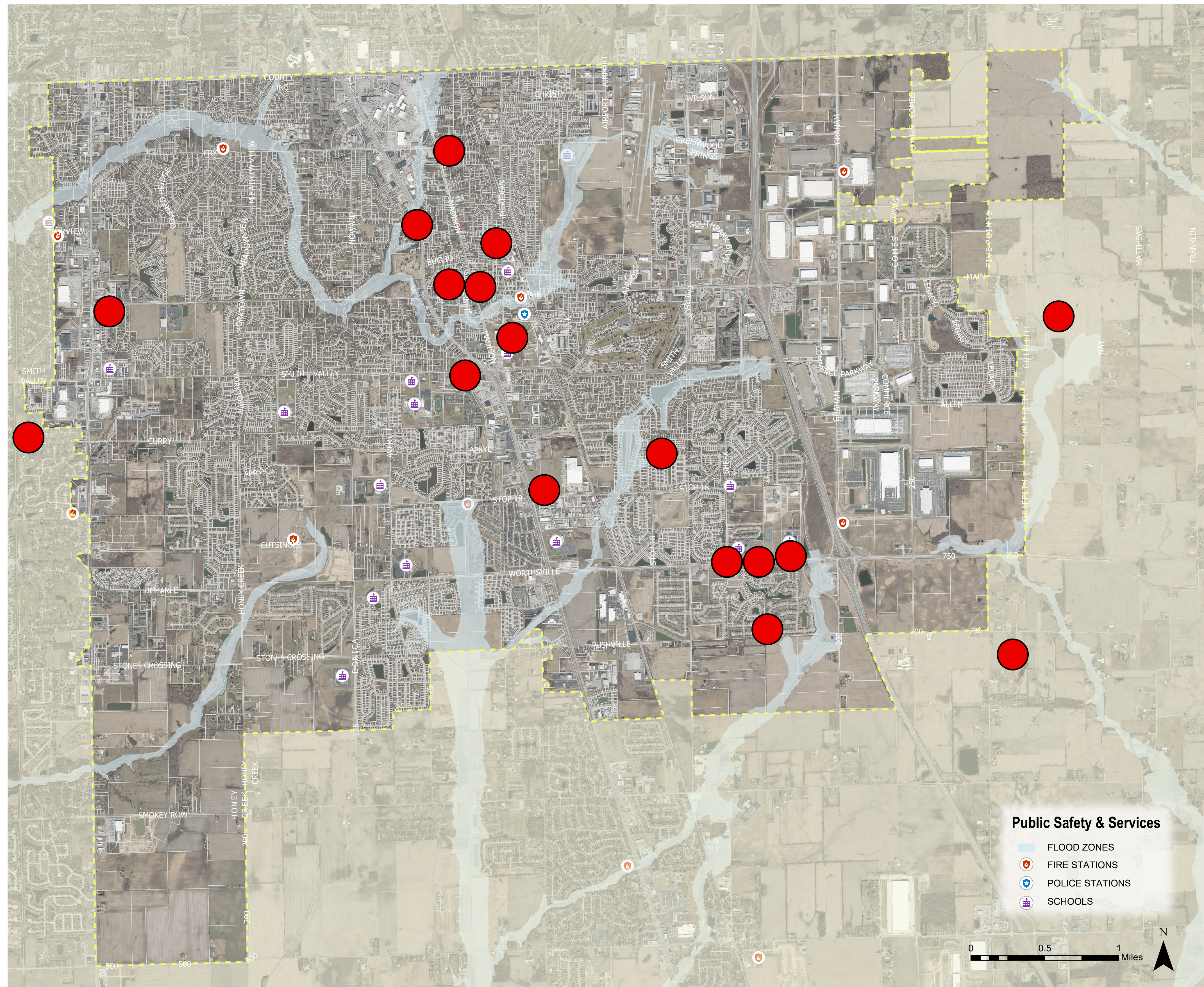
- Keep Greenwood Park Mall viable
- Connect residential with access to food
- Pedestrian bridge for bike/foot traffic to safely cross Smith Valley somewhere near Grassy Creek Ln
- A centralized location for the arts groups into the community, "a center for the arts"
- Pedestrian bridge or tunnel across US 31 at or near Smith Valley
- Walking/jogging paths by SR 135 and Main St
- Replace existing sidewalks with wider trails, you cannot ride bicycles on the city streets
- Bike paths are tremendously more useful when they are contiguous, please extend Madison St bike lane from Indy/Marion County
- Extend existing north/south asphalt path along creek to Proctor Park
- Increase shade on trails
- More greenspace and connecting trails through city and neighborhoods
- Market Plaza should hold a splash pad
- Convert some of the more heavily used paths from sidewalks to 6-8 foot wide asphalt paths
- Keep enhancing historic buildings and homes in Old Town, these properties are huge economic draws
- Bike trails that go somewhere
- Bike trails/walkable areas are wonderful for the city
- Indoor swimming/track/fitness, something like Carmel's Central Park, with community center, water park, surfing, wall climbing, play grounds, etc.
- Bridges or tunnels to cross safely on SR 135 and US 31
- Pedestrian walkways should be interconnected to allow access to all areas of the city
- Focus more on preserving mature trees and planning additional trees rather than small shrubs
- Create bike/pedestrian walkways not just along roadways but through open areas and parks
- Shops in the Madison Apartments will become destinations for pedestrians, hopefully local businesses will be able to afford the space

➤ QUALITY OF LIFE

Read the following QUALITY OF LIFE statements. Use dot stickers to vote on the TOP 3 statements you believe are most important for Greenwood's continued success.

Statement	Vote Here
Increase the amount of land dedicated to parks and preserved open spaces.	12% of votes
Increase recreational programming for all age groups (youth, families, senior citizens, etc.).	7% of votes
Expand the bicycle and pedestrian trail network.	16% of votes
Identify and fill sidewalk gaps to improve pedestrian connectivity and safety.	15% of votes
Support local arts and cultural programs that bring public art to Greenwood.	9% of votes

Statement	Vote Here
Ensure historic buildings are sufficiently protected and preserved.	9% of votes
Increase entertainment, shopping, and dining opportunities.	11% of votes
Enhance city gateways at major entrances to the community such as U.S. 31, SR 135, Main Street, and County Line Road.	7% of votes
Ensure housing is affordable for families and the local workforce.	10% of votes
Improve the appearance of development across the community.	3% of votes



1 Place dot stickers on the map to identify areas where you would like to see more city services (police, fire, code enforcement).

2 Use a post-it note to provide more detail below.

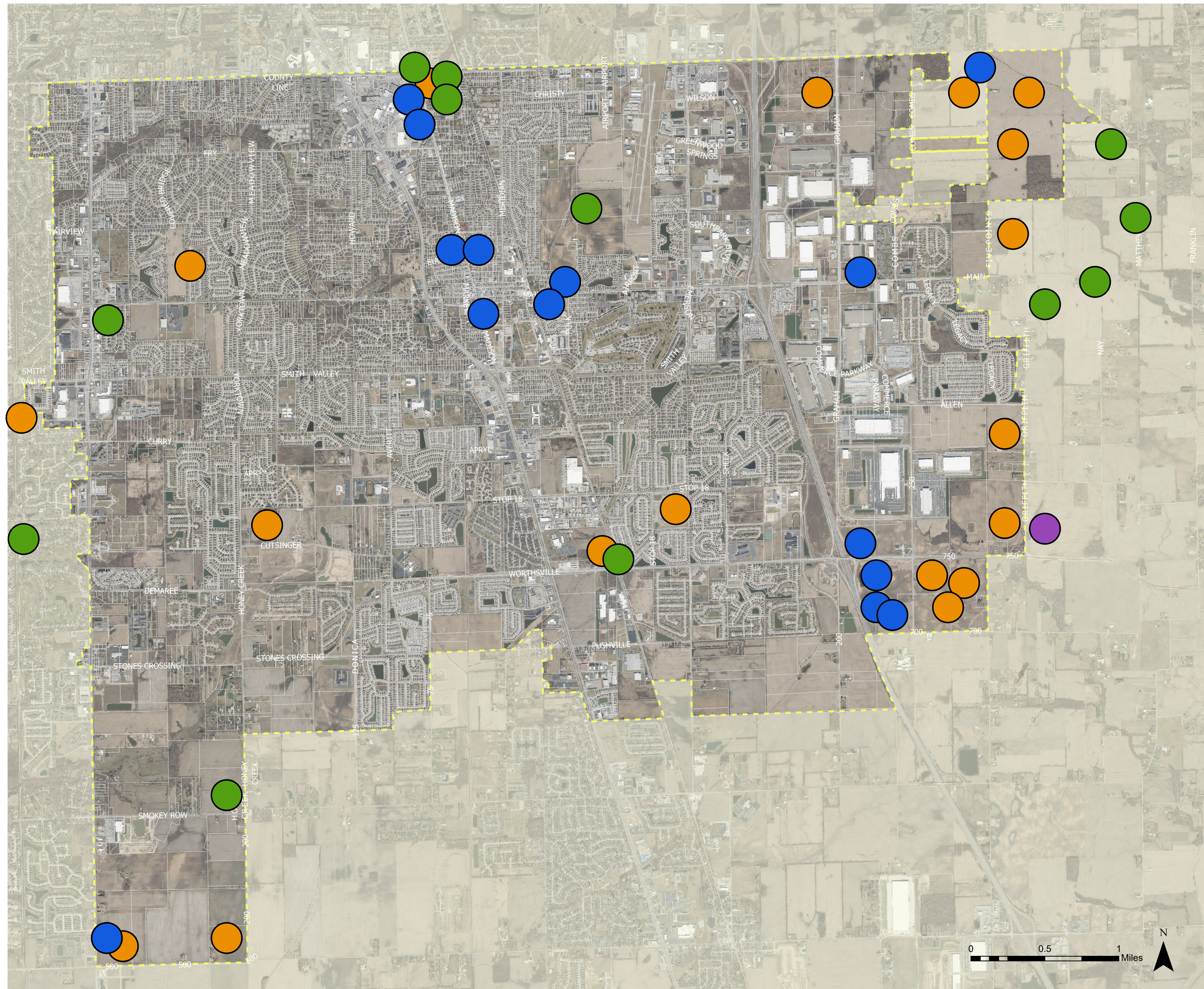
- Keep up with great snow cleaning, especially in neighborhoods
- More code enforcement
- Speeding/drag racing on US 31 between Fry Rd and Main St
- Where should police department be in 15 years
- We need more police and fire personnel under FBI
- Code enforcement
- Empower communication with residents to facilitate code enforcement
- Expand city east
- Code enforcement east of Madison Ave in Old Town
- Fire presence along southern corridors
- Right turn lane at north east corner of Stop 18 and US 31
- Need more support from the city to work with the community to improve safety, hiding negative reports and telling police department not to patrol certain areas to reduce numbers doesn't work
- Code enforcement for all neighborhoods, not just those historically picked on
- Need a lot more code enforcement officers as well as police and fire
- Need safe crossings on US 31 from Main St to Smith Valley
- More police presence on Worthsville Rd to hand muscle carts and motorcycles racing as well as speeding in school zones

➤ PUBLIC SAFETY

Read the following PUBLIC SAFETY statements. Use dot stickers to vote on the TOP 3 statements you believe are most important for Greenwood's continued success.

Statement	Vote Here	Statement	Vote Here
Continue to invest in public safety (fire, police, EMS) staffing, equipment, and training.	22% of votes	Continue working with Johnson County on hazard mitigation planning.	3% of votes
Invest in lighting, cameras, and other infrastructure to improve safety in public spaces.	19% of votes	Reduce the risk of flooding with continued stormwater infrastructure enhancements.	6% of votes
Enhance city communication with residents, businesses, and visitors.	17% of votes	Buy-out and remove existing structures within flood hazard areas.	3% of votes
Increase code enforcement efforts.	7% of votes	Continue to address traffic safety at high crash intersections and along roadways with excessive speeding.	23% of votes

FUTURE LAND USES



1 Place colored dot stickers on the map to identify growth and redevelopment areas for the following land use categories:

- Residential
- Commercial
- Industrial
- Parks & Open Space

2 Use a post-it note to describe specific uses or development types you would like to see.

- Grow city limits to the east
- Keep Greenwood green, need more beautification in areas other than “old Greenwood” as most visitors don’t go through there
- Make US 31 more attractive
- Quality commercial development at Worthsville Rd and I-65, small retail
- Attainable housing
- Copy success of Central Park in Carmel
- Development area north of Old Town fire station on Main Street
- A neighborhood commercial buffer on the land that faces Rockland Rd and Graham Rd so the warehouses are less visible
- Multi-use event complex for sports, concerts, and sponsored events
- Support for the businesses that helped build Greenwood
- If land is annexed east of I-65 please consider zoning for residential zoning
- Land at corner of Madison and County Line is perfect for a Survivors Salute Park with pathways, statues, and interactive/educational info
- Bike lanes and trails that go somewhere, connecting workers to jobs
- Old Town is our canary in the coal mine, we have to make sure the preservation efforts continue along with beautification and pushing for a variety of local businesses to make the area a draw again

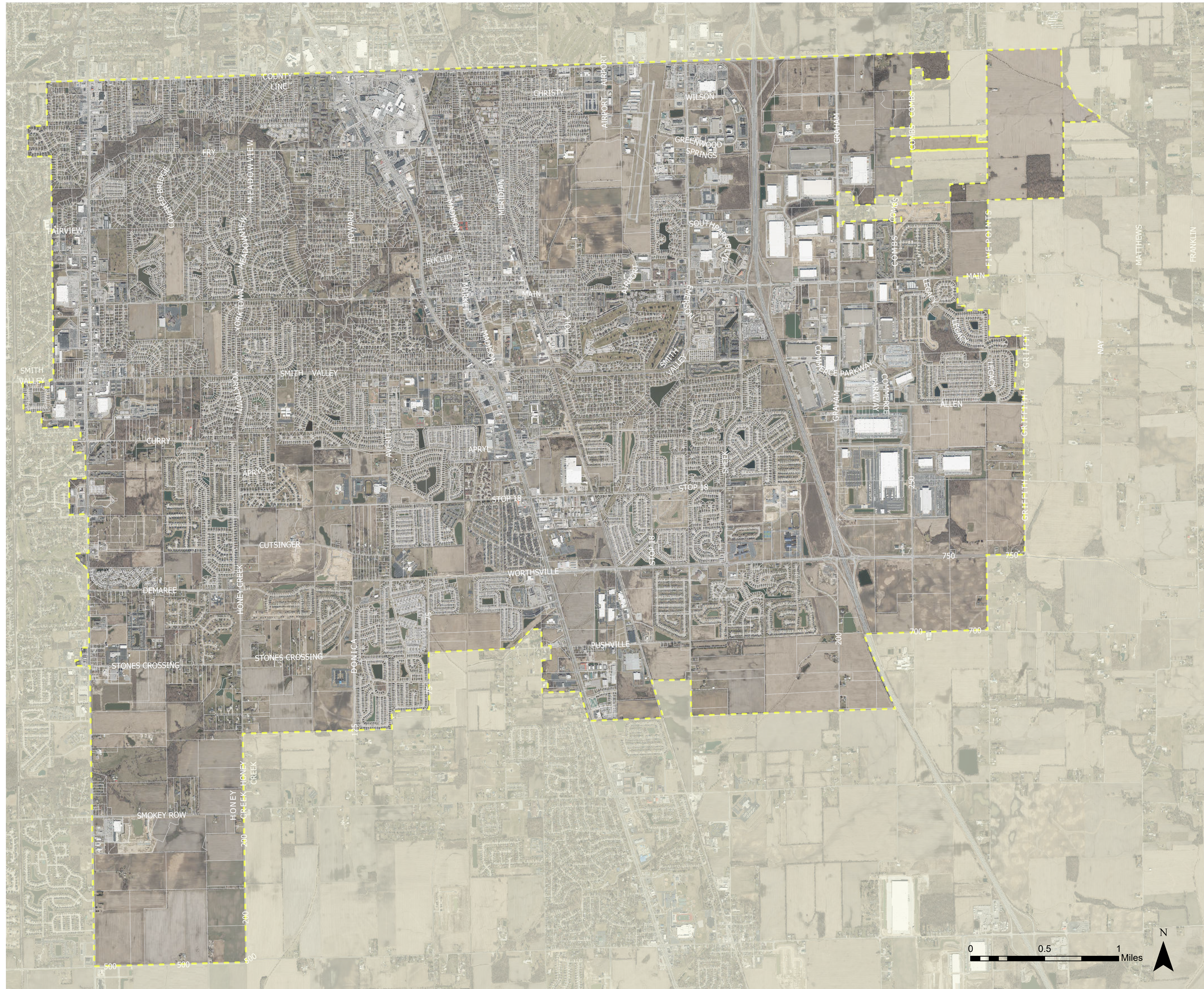
FUTURE LAND USES

Read the following FUTURE LAND USE statements. Use dot stickers to vote on the TOP 3 statements you believe are most important for Greenwood's continued success.

Statement	Vote Here
Encourage more housing for first-time home buyers.	9% of votes
Encourage more housing for "move-up" home buyers.	8% of votes
Encourage more rental housing.	1% of votes
Encourage more senior-targeted housing.	8% of votes
Encourage more affordable housing.	7% of votes
Encourage more preservation, infill, and redevelopment of Old Town.	18% of votes

Statement	Vote Here
Encourage small-scale retail and local businesses.	23% of votes
Encourage large-scale commercial businesses (retail, restaurant, hotel).	2% of votes
Encourage office development.	2% of votes
Encourage mixed-use development (commercial + residential).	4% of votes
Encourage warehouse and light-manufacturing development.	2% of votes
Encourage entertainment and recreation development.	16% of votes

➤ WHAT'S MISSING?



- 1 Draw and mark up the map in any way you see fit.
- 2 Use a post-it note to record what you believe we haven't talked about today in the space below.

