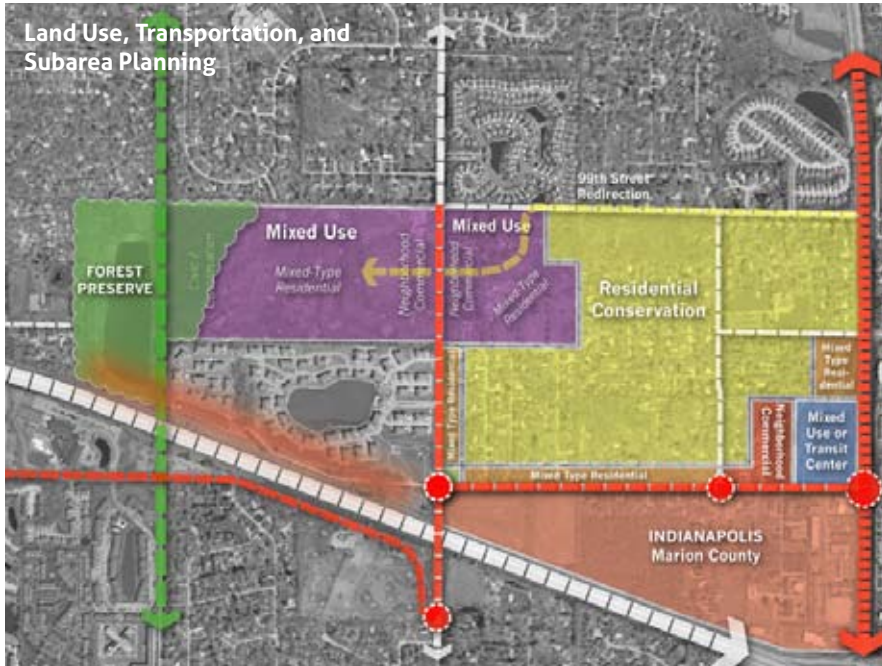




# 96th Street @ Westfield Neighborhood Plan

CARMEL, INDIANA



Land Use, Transportation, and Subarea Planning

**CLIENT:**

The City of Carmel, Indiana  
Department of Community Services  
*Michael Hollibaugh, Director*  
(317) 571-2417

**SERVICE AREA(S):**

Redevelopment + Neighborhood Planning

**TIMEFRAME:**

August 2005 - March 2006

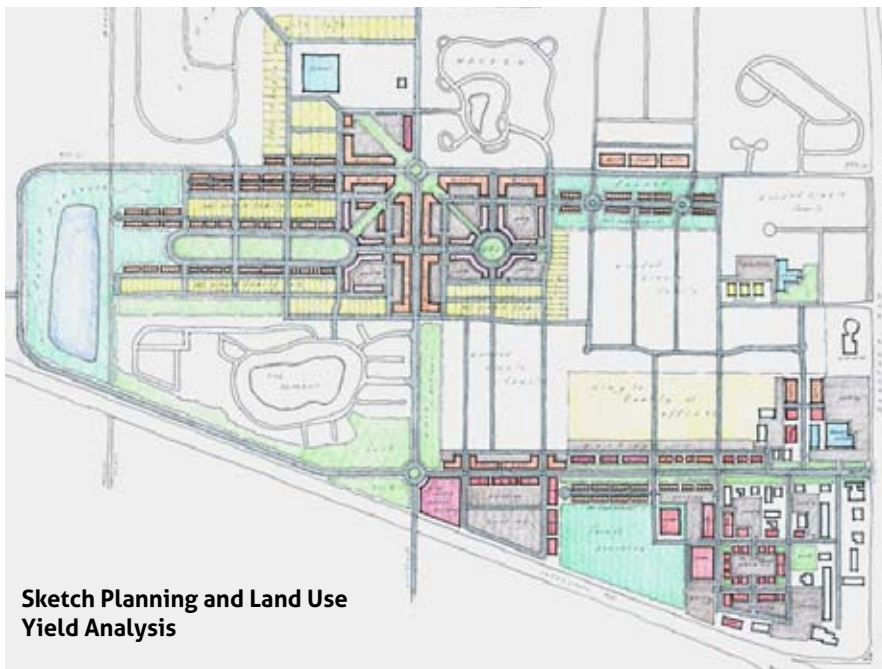
**PROJECT DESCRIPTION:**

Neighborhood planning in the community of Carmel, Indiana has traditionally been about the establishment of single land use districts or housing subdivisions. As society moves towards a culture that values a mix of land uses, this suburban model of development produces disconnected communities and places requiring additional automobile travel. In the 96th Street @ Westfield Blvd. Neighborhood Planning Study, the City sought to begin planning for future redevelopment pressure and guide that redevelopment in a way that would generate a strong, true neighborhood with a mix of accessible land uses for years to come.

EDEN was retained by the City to lead a process for developing a land use concept for the area. In this capacity, EDEN, worked with city planners, neighborhood organizations, citizens and private developers to develop a balanced plan for the future of the neighborhood. The plan included recommendations for transit accessibility, roadway improvements, redevelopment, and new development for mixed land use activities including neighborhood serving commercial uses.

**RESULTS:**

*The 96th Street @ Westfield Neighborhood Plan is currently awaiting final modification to be accepted into the Comprehensive Plan of the City of Carmel. Strong community opposition to change as well as long standing issues about this area's annexation into Carmel have held the plan from final adoption. Despite this delay, several development projects have been approved that utilize key principles of the plan as guiding elements.*



Sketch Planning and Land Use Yield Analysis



Illustration Credit: Jeremy Fretts



Illustration Credit: Lohren Deeg

Transportation Visioning