

## FIELD TOUR NOTES: Warsaw, Indiana

### Overview

The information discussed during the field tour has been organized into four key categories to allow for easy review and comparison between communities. The categories are defined below:

#### General Considerations:

A portion of the information discussed during the field tour meetings was to provide general information the community, the history and the residents living and working within the area. Items that could not be included in the three categories below have been accounted for in this General Considerations category.

#### Aspirations:

Aspirations are the goals/ objectives/ projects that the community hopes to achieve during or after this planning process.

#### Strengths/ Opportunities:

Strengths are internal, positive attributes of your department and/or system. These are things that are within your control. Opportunities are external factors in your environment that are likely to contribute to your success.

#### Weaknesses/ Threats:

Weaknesses are negative factors that detract from your strengths. These are things that you might need to improve on to be competitive. Threats are external factors that you have no control over. You may want to consider putting in place contingency plans for dealing with them as/ if they occur.

## Summary

On Friday, February 26, 2021 members of the project team met with Justin Taylor, Warsaw City Planner and Jeremy Skinner, Community & Economic Development Director at various locations in town to discuss Warsaw's existing conditions, aspirations, strengths, and overall needs. James Turnwald, Stephanie Overbey, Katie Clark, Scott Siefker and Alec Pormen were in attendance from the project team.

#### General Considerations:

- Warsaw is the center of population density, economic growth, and new development within the county, many of the other communities visited during the field tours have residents to commute daily to Warsaw for work, daily necessities, and other amenities.
- A trail counter is being installed in the coming year to accurately assess the use of trails within the city.
- Starting early 2022, INDOT will be performing a Linkage and Environmental Study along U.S. 30. It is unclear currently if the study will fully represent the needs and issues of Warsaw and the other communities along the corridor.

## FIELD TOUR SUMMARY DOCUMENT

---

- Some believe that there is a disconnect between the city and county in terms of development, political views, etc.
- The airport area was recently annexed, causing a sewer expansion of \$6 million in infrastructure.
- The City of Warsaw has a population of approximately 15,458 residents.

### Aspirations:

- Finishing building up the north end of Buffalo Street with the new park and townhomes.
- A cricket field could be a regional attraction for the city.
- Developing the old school site along Union Street into mid income housing is currently underway in the works.
- The old grocery store along Market Street, west of the downtown, has the potential for a mixed-use development. Agreements and initial redevelopment steps are underway.
- Creation of an Escape Park.
- Continue development of the trail along Market Street into the downtown and out towards Hand Ave/Center Street.

### Strengths/Opportunities:

- Warsaw has a 5-Year Parks Master Plan and has actively been developing new trails, parks, and related amenities.
- About 5,500 people commute into Warsaw for work each day. It is believed that most are from the northeast section of the county, or those living around the lakes.
- The sewer plant was recently updated and should last another 20 years at current growth rates.
- There is a large sports complex (City-County Athletic Complex) along Old U.S. 30 which is one of the few within the northern Indiana region. There is a potential issue regarding the complex being located within the county, but the county doesn't provide funds.
- There is a new senior housing project on Market Street.
- The technology park north of U.S. 30 has lots still available for development of shell buildings or built-to-suit.
- Industrial properties on the south end of Argonne Road are either experiencing redevelopment, or have the potential for reuse or tear down and rebuilds.

### Weaknesses/ Threats:

- Most people are wanting to live on the northeast edge of the city, while the city itself is trying to develop 100+ acres it has to the south.
- There is a disconnect between the city and county regarding lot sizes suitable for septic/sewer, this could stem from more lax regulations within the county (20,000 sqft lots allow septic). These developments could lead to future issues for the city in terms of utility capacity and long term service and maintenance.

## FIELD TOUR SUMMARY DOCUMENT

---

- The city needs to work against the stigma of “affordable housing,” as not all people understand what affordable housing truly means.