



December 10, 2025

Subject: Support for Implementation of Road Impact Fee

Dear Council and Planning Commission Members,

On behalf of the Whitestown Road Impact Fee Advisory Committee, we respectfully submit this letter in support of implementing a \$318 per 24-hour trip Road Impact Fee.

The Advisory Committee convened on four occasions: July 15, September 10, October 30, and November 21, 2025, to review and discuss the proposed Zone Improvement Plan. These meetings provided a thorough opportunity to evaluate the methodology, assumptions, and recommendations presented. The study process was led by EMCS Inc., whose expertise guided the development of the Zone Improvement Plan. After careful review, the Advisory Committee concurs with both the process and the findings. We believe the resultant fee of \$318 per 24-hour trip is a fair, data-driven measure that will ensure Whitestown can responsibly manage growth while maintaining the quality of its transportation infrastructure. As an example, \$318 would result in a fee of \$2,989 for a single-family residential unit.

We recognize that Whitestown continues to experience significant development pressures. Implementing this fee will provide the necessary resources to address roadway capacity needs and sustain mobility for residents, businesses, and visitors alike.

Accordingly, the Advisory Committee unanimously recommends adoption of the proposed Road Impact Fee.

Respectfully submitted,

Whitestown Road Impact Fee Advisory Committee Members

- **Dan Patterson, Council President, Whitestown**
- **Cheryl Hancock, Council Member & PC, Whitestown**
- **Mark Pascarella, RDC President, Whitestown**
- **Drake Branda, Chief Executive Officer, BAGI**
- **Rex Ramage, Vice President Land Development, PulteGroup**
- **Adam Braun, Developer, Braun Property**
- **Phil Sundling, Developer, Lor Corporation**
- **Matt Doublestein, Asst. Superintendent Operations, Zionsville Schools**