

Kevin M. Todd, AICP

From: Linda Naas <linaas@logickey.com>
Sent: Monday, May 05, 2014 1:10 PM
To: APC; Kevin M. Todd, AICP
Cc: steve hoover; Cindy Spoljaric; Jim Ake; Rob Stokes; Bob Smith; Robert Horkay; Chuck Lehman; Andy Cook
Subject: Public Hearing Comments 1405-DP-14 and 1405-SPP-13 Retreat on the Monon

To the APC, Council, Mayor and Westfield Planning Department
May 5, 2014

As I am out of town, I am submitting the following on behalf of the 161st Street Neighbors and asking that our comments be read at the May 5, 2014, Public Hearing for the 1405-DP-14 and 1405-SPP-13 Retreat on the Monon. I spoke with Kevin Todd earlier today.

1. Elevations facing 161st Street: We ask that only front elevations be approved for 161st Street.

- Were there any discussions with Pulte regarding using front elevations instead of rear and side elevations facing 161st Street?
- Do we have any other developments on arterial streets with this kind of look?

2. Berms along 161st: Only rear elevations to 161st Street need berms per this plan.

- Side elevations should require berms also.
- This may be a moot point if front elevations face 161st Street.
- These side elevations on Parcel F and the one in Parcel E are as large as a typical home rear elevation and have such large areas with no windows (lower level) and small windows (upper levels), that they should require berms and landscaping to break them up.
- For example: Homes on 146th Street in subdivisions have walls and landscaping in many areas to disguise side and rear elevations, as do most residential properties on arterial streets throughout Westfield. (Still believe there should only be front elevations facing 161st Street. We discussed this in length regarding buildings along the Monon needing front facades on Monon side and street side.)
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3. Fencing: We would like to see them continue the black 4-board fencing along 161st Street and East side? (some removed during US31 and roundabout construction)

- This gives continuity, sets a break and back-off from the street with the trail.

4. More breaks on the side elevations

- These large side elevations need more breaks/windows/etc. as there are not even windows on the ground floor and these are very tall buildings and very small windows.
- We don't want to see these elevations on 161st Street.

5. Will there be trees on the median of Street A in Parcel F as this area will be seen from 161st Street with the large entrance area?

- If the plan changes to put front facades on 161st Street, this may be a moot point.
- However, Street A is over 65' wide which is as wide as a single family lot in Viking Meadows **plus** driveways on each side and as shown will be virtually hard surface only - perhaps grass on median, could be over 100' of hard surface.

- With 2 parking spaces per unit, will there be a little grass and/or landscaping between driveways?

6. Gravel path change to asphalt path.

- Parcel F has a 10' gravel path along the Monon west side - wouldn't this be better with asphalt? Gravel is not conducive to wheels of any kind or level walking.

7. Topography/grading: Are we seeing changes in height of ground as this is a sloping property on Parcel F east to West as it falls to the creek?

- These are already very tall buildings and will dwarf homes in Farr Hills and Viking Meadows.
- We would refer you to the new 3-story buildings in Bridgewater (south of 151st Street and west of Gray Road) showing how a 3-story can dwarf even the neighboring 2-story similar buildings and the nearby homes.
- PUD's/developments should not change the character of the neighborhood, so we ask the design, heights and landscaping enhance and keep with the neighboring areas.

8. 161st Street Right-of-Way: This plans calls for 60' ROW.

- Is that ROW in keeping with the reclassification of 161st Street changed in 2013?
- We believe a wider ROW may be required.

Respectfully submitted,

161st Street Neighbors
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