

NELSON & FRANKENBERGER

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

JAMES J. NELSON
CHARLES D. FRANKENBERGER
JAMES E. SHINAVER
LAWRENCE J. KEMPER
JOHN B. FLATT

3105 EAST 98TH STREET, SUITE 170
INDIANAPOLIS, INDIANA 46280
PHONE: 317-844-0106
FACSIMILE: 317-846-8782

FREDRIC LAWRENCE
DAVID J. LICHTENBERGER
JESSICA S. OWENS
Of Counsel
JANE B. MERRILL

March 9, 2009

Kevin M. Todd, AICP
Town of Westfield
2706 East 171st Street
Westfield, IN 46074

**RE: Report of Neighborhood Meeting
Proposed Union Street Flats Planned Unit Development**

Kevin:

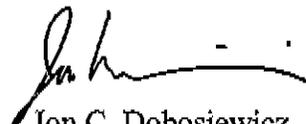
J.C. Hart Company, Inc. held a neighborhood meeting on Thursday, February 26, 2009 at 7:00 p.m., at the Westfield City Hall. The purpose of the meeting was to present the plans for the proposed Union Street Flats Planned Unit Development. A copy of the meeting notice with mailing list is attached as well as a list of public attendees at the meeting. There were 40-45 people in attendance.

The planned development was presented to those in attendance including the use of a power point presentation. The zoning process was also explained and the time and date of the upcoming Plan Commission Workshop Meeting on March 2nd and Public Hearing on March 16th was provided. These dates were also included in the meeting notice. At the conclusion of the presentation there was a question and answer period. A copy of the questions asked (including public comments) is attached. The development team fielded individual questions and provided additional information prior to and after the meeting. John Hart, Todd may, Gary Weaver, Beau Wilfong, Jim Shinaver and I met with residents from 6:40 prior to the meeting and stayed until 8:45 addressing questions. Residents were encouraged to call or e-mail questions to us for review and incorporation into the plan. In addition each attendee was advised that a complete copy of the application materials is available on the City of Westfield Website.

If you have any questions or need any additional information please do not hesitate to contact me at 317-844-0106 (office) or 317-428-8393 (mobile).

Very truly yours,

NELSON & FRANKENBERGER, P.C.



Jon C. Dobosiewicz

Neighbor Questions and Comments from the February 26, 2009 Neighborhood Meeting

1. An individual explained that her property is just north of the proposed site and her property is listed on a historical bulletin. She wanted confirmation as to the property boundaries between her parcel and the J.C. Hart property. She also asked questions about fencing along the property line between her property and the project.
 - A. This neighbor also explained that her home was previously used as part of the underground railroad and this area of Union Street has historical significance. She wanted to make sure that the J.C. Hart took this into account when planning for this project.
2. A resident of the South Ridge Subdivision asked questions and expressed concerns about the location of buildings No. 16 and 17 and their proximity to homes in the South Ridge neighborhood.
 - A. She also asked about the height of the proposed apartment buildings.
 - B. She asked if there would be visibility from the windows of the apartment buildings into the homes within the South Ridge subdivision.
 - C. She also expressed a concern about a potential increase in traffic due to the development of an apartment community.
 - D. She also asked if J.C. Hart would be utilizing local labor in the development and construction of the project, as well as the management of the community.
 - E. She asked if it was a good business idea to build an upscale apartment project in these hard economic times.
 - F. She asked if the development's impact on fire and police protection and been addressed.
 - G. She expressed a desire to potentially see some fencing or some type of security by the trail to protect the property owners from the trail users.
3. Another resident from the South Ridge neighborhood spoke and asked questions about the effect of drainage our development may have on the overall area.
 - A. This neighbor indicated that he is concerned about drainage problems in this area and whether the proposed project will have a negative impact on the drainage in the area.
4. A neighbor who resides on Park Street asked questions about the location of the culvert and where it opens from the drain into the wooded area.
 - A. This neighbor explained that there is floodplain in this general area and he was concerned about drainage. He expressed concerns about drainage problems in the general area and whether our project may add to those issues.

5. Another neighbor from the South Ridge subdivision asked questions about the proposed road extension.
 - A. This neighbor indicated that the neighbors in South Ridge would prefer some level of privacy.
 - B. This neighbor also explained that there was a large burr oak tree located within the area that contained the proposed road extension. This neighbor was hoping that the developer and the city may be able to take this tree into account when planning the final location of the road in the hope of preserving this tree.
6. Another neighbor asked for clarification regarding the entrance location to the apartment community.
 - A. She also asked how many acres were included in the development proposal and if the City has expressed a concern about the density of the project.
 - B. She also asked questions about the number of 2-story buildings and the number of 3-story buildings.
 - C. She was concerned that the proposed buildings may not fit the character of downtown Westfield.
 - D. She also asked questions about the current occupancy rates for other J.C. Hart communities.
 - E. She also asked some questions about the location of green space. She expressed a desire to see more green space areas within the community.
7. Another neighbor asked some questions about the location and type of light fixtures for the apartment community.
8. Another neighbor asked questions about how many vehicles may be entering and exiting the apartment community in the morning and in the evening.
 - A. This neighbor expressed concern about traffic in the downtown area.
 - B. However, she indicated that she did not want a passing blister or excel/decel lanes constructed as part of this project. She indicated that it was her preference to maintain the character of Union Street.
9. Another neighbor asked questions about whether the City would be responsible for snow removal.
10. Another asked if J.C. Hart expected a lot of families to be residents in this community. She also asked questions about how this development may affect the City's tax base.

11. Another neighbor claimed that he was concerned about the type of potential tenant that may be a resident in this community.
 - A. This neighbor claimed that there were certain renters within the Westfield community who were allowing extended family members and friends to stay with them in their apartment units.
12. Another individual asked questions about the amenities and the clubhouse. He asked whether or not there would be an indoor basketball court.
 - A. He asked what was the current zoning classification for the property in question.
 - B. He asked whether or a not a PUD was appropriate for this type of project.
 - C. He asked if we had taken into consideration the location of the flood plain areas.
13. Another neighbor asked if the site may need to be raised during development with additional fill dirt.
14. Another resident spoke and explained that he had been in construction for approximately 36 years and he believed that the project may actually be beneficial in that it would begin to address some of the drainage issues in the area.
15. Another neighbor asked about the size of the clubhouse and if it may be rented to the public.
16. A question was asked about the expected time frame, if zoning were approved, from site development to completion.
 - A . A question was also asked about the volume and patter of construction traffic.
17. A question was asked about whether the developer was seeking any tax abatements to construct the project.
18. A neighbor asked about the wooded area to the west and how many trees may be affected by the development.

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FREDRIC LAWRENCE
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February 16, 2009

**RE: Notice of Neighborhood Meeting
Proposed Union Street Flats**

Dear Neighbor:

I would like to invite you to a meeting on **Thursday, February 26, 2009 at 7:00 p.m.**, at the Westfield City Hall (130 Penn Street). During the meeting we would like to discuss with you a proposed development for property on the west side of South Union Street just north of South Street.

The plan includes the development of an upscale multi-family apartment community, construction of a portion of Westfield's Monon-Midland Trail Loop and the dedication of more than 6 acres of public open space. Please see the following pages containing a proposed concept plan of the real estate and character illustration.

Following the neighborhood meeting, a noticed Workshop Meeting and Public Hearing will occur before the Westfield-Washington Township Advisory Plan Commission on March 2nd and March 16th respectively, each starting at 7:00 p.m. for which you will receive an additional notice by regular mail and a notice by certified mail. You are welcome to attend each of these meetings in addition to the Neighborhood Meeting.

We look forward to meeting with you and discussing the plans at 7:00 p.m. on Thursday, February 26, 2009. In the interim, should you have any questions or are unable to attend the meeting, please do not hesitate to contact me at 317-844-0106 (office) or 317-428-8393 (mobile).

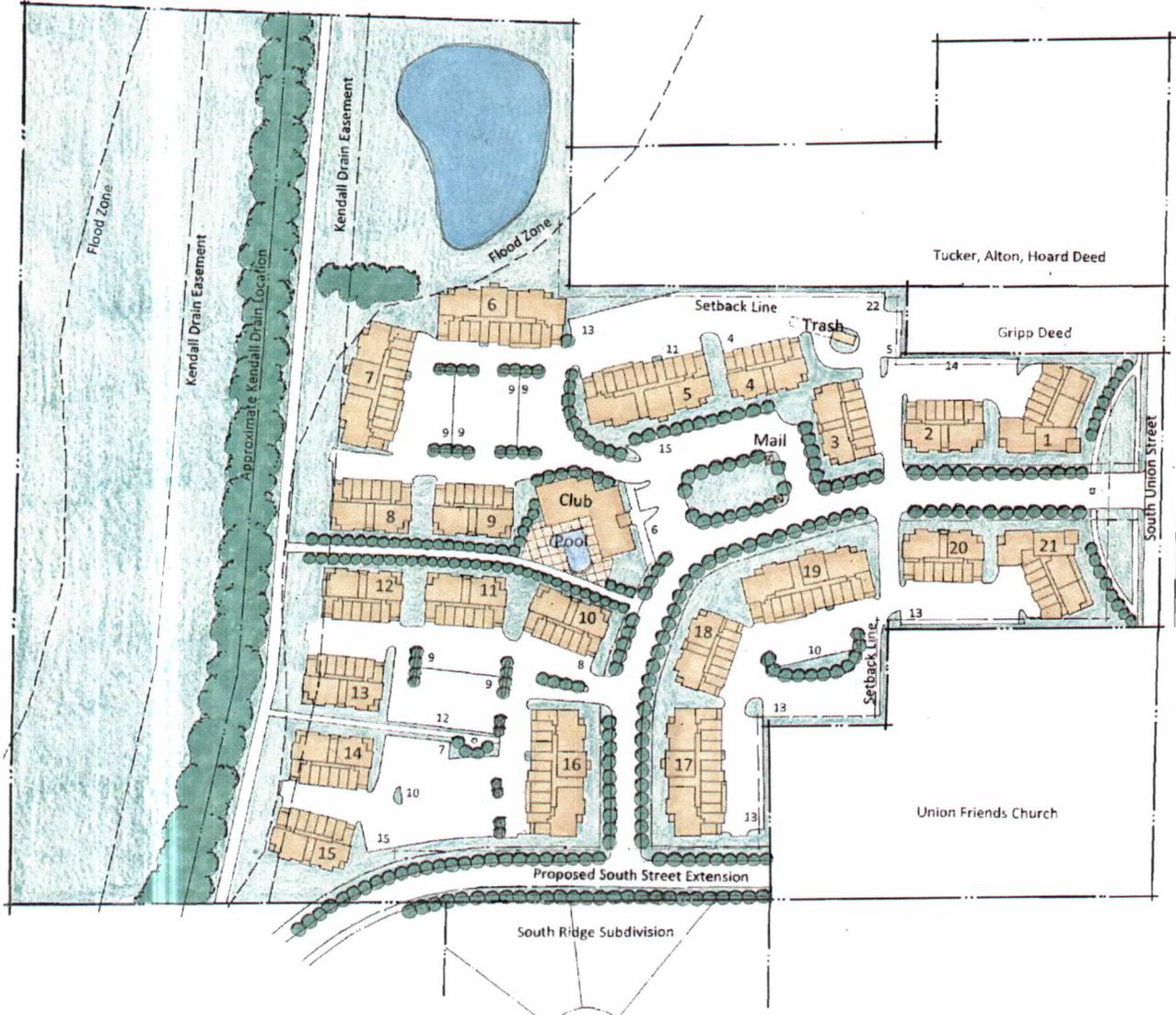
Very truly yours,

NELSON & FRANKENBERGER, P.C.

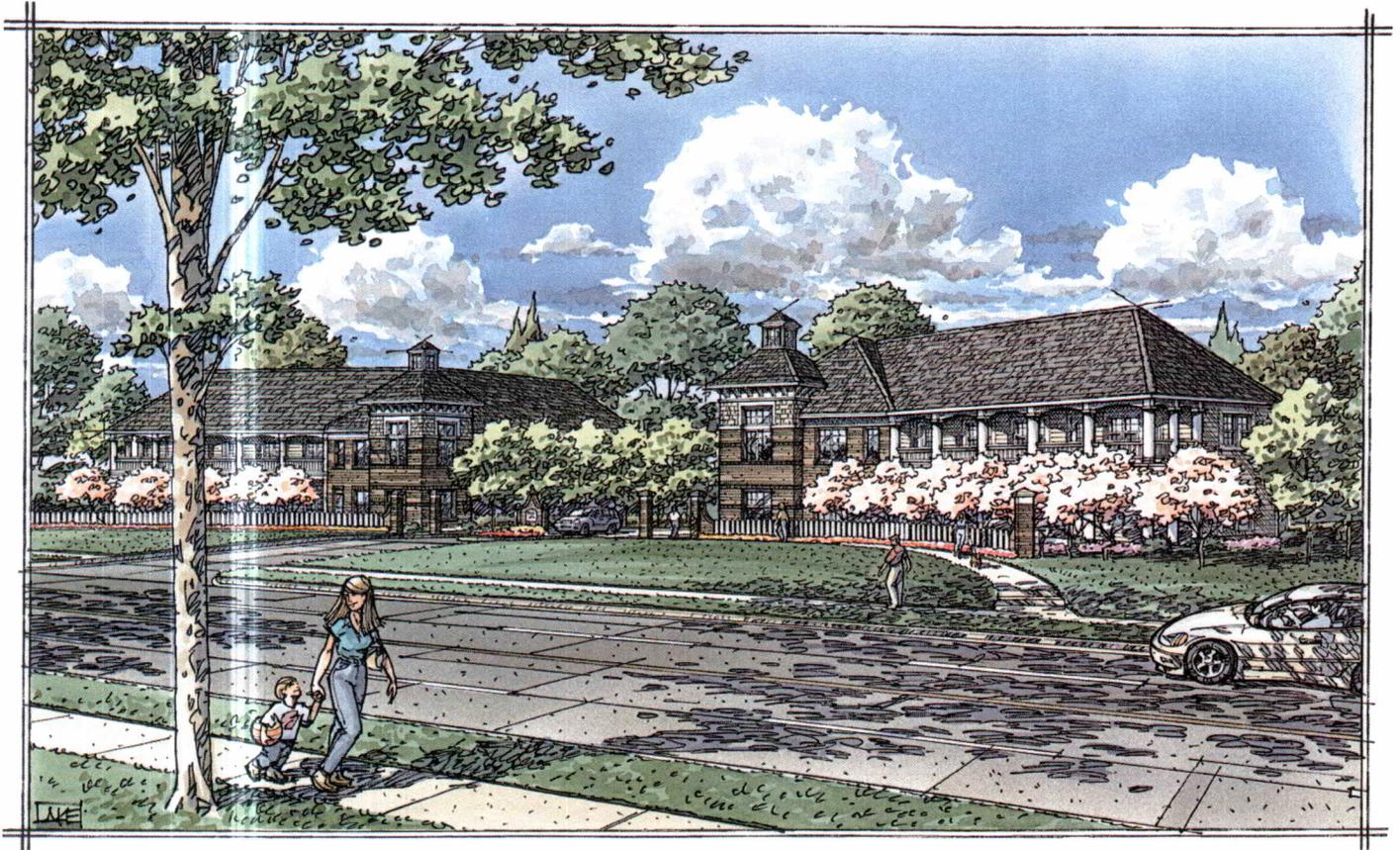


Jon C. Dobosiewicz
Land Use Professional

Concept Plan



Character Illustration



View looking southwest across South Union Street from the Union Bible College

Adamson, Kenneth & Thelma
520 Walnut St. S.
Westfield, IN 46074

Adcock, Terry L & Colleen K
612 Southridge Ct.
Westfield, IN 46074

Allison, Ricky Lee & Becky J
150 Southridge Lane
Westfield, IN 46074

Beatty, Jason & Kirstie L.
165 Southridge Lane
Westfield, IN 46074

Bemis, J David Jr. & Kimberly J
606 Union St. S.
Westfield, IN 46074

Bilby, David E & Suzanne M.
645 Southridge Ct.
Westfield, IN 46074

Birfield, Karen L.
157 Southridge
Westfield, IN 46074

Bonney, Warren P. & Karen A.
604 Southridge Ct.
Westfield, IN 46074

Bowden, Darrell L & Carol A
604 Union St.
Westfield, IN 46074

Bowden, Lou Dell Trust
515 Walnut St. S.
Westfield, IN 46074

Boyer, Patsy L
137 Baldwin Ct.
Westfield, IN 46074

Bruns, Ralph L
P.O. Box 393
Carmel, IN 46082

Bussell, Robert Douglas
636 Southridge Ct.
Westfield, IN 46074

Cassidy, Kevin T & Dawn R
141 Southridge Lane
Westfield, IN 46074

Cave, Rachel A.
207 South St.
Westfield, IN 46074

Chandler, Christopher E &
Catherine
637 Southridge Ct.
Westfield, IN 46074

Christianson, John J & Michele L
131 Park
Westfield, IN 46074

City of Noblesville
16 Tenth St. S.
Noblesville, IN 46060

Coffey Dennis Lee & Victoria J
327 Union St. S.
Westfield, IN 46074

Cook, Benjamin H & Allison L
421 Union St. S.
Westfield, IN 46074

Cooprider, Robert E & Carlotta
Kozlowicz Cooprider
301 Bliss N.
Muncie, IN 47304

Critser, Timothy & Jack & Linda C.
Critser Jt/Rs
601 Union St. S.
Westfield, IN 46074

Darts, Sara L
609 Union St. S.
Westfield, IN 46074

Dawson, Richard K & Joan L.
103 South St.
Westfield, IN 46074

Dotson, Delbert Wade & Christine
Julie
605 Southridge Ct.
Westfield, IN 46074

Dougherty, William P & Kay L
10311 206th St E.
Noblesville, IN 46062

Edwards, Evelyn L
205 Park St.
Westfield, IN 46074

Ellis, Jeffery Scott
117 Southridge Lane
Westfield, IN 46074

Falquist, Ryan J & Haley R
652 Southridge Ct.
Westfield, IN 46074

Fenimore, Gerald J & Tonya L
653 Southridge Ct.
Westfield, IN 46074

Four Dimension Homes LLC
13615 Flintridge Pass
Carmel, IN 46033

Fox, Rita L
611 Union St. S.
Westfield, IN 46074

Friddle, Peggy A.
518 Union St. S.
Westfield, IN 46074

Friends LLC
515 Park St W
Westfield, IN 46074

Fry, Charles & Lois
629 Southridge Ct
Westfield, IN 46074

Garcia, Angel & Margarita
Raymundo Jimenez Jt/Rs
173 Southridge Lane
Westfield, IN 46074

Godby, Dwight
319 Park St.
Westfield, IN 46074

Greyvenstein, Jacobus P &
Henriette
109 Southridge Lane
Westfield, IN 46074

GPG Properties LLC
320 Parkway Cir.
Westfield, IN 46074

Gripp, John C & Juanita D.
P.O. Box 405
Westfield, IN 46074

Hapak Family LLC
502 Round Hill Road
Indianapolis, IN 46260

Harmon, William L & Debra K
323 Union St. S.
Westfield, IN 46074

Helgemo, Scott
139 Baldwin Ct.
Westfield, IN 46074

Henry Keith E. Jr & Barbara A.
620 Southridge Ct.
Westfield, IN 46074

Hoard, J Alton & Nedra
433 Union St. S.
Westfield, IN 46074

Hurst, Forrest T & Denise Sue
415 Union St. S.
Westfield, IN 46074

Hutson, Rev Ronald L. Trustee Liv
Trust W L/E
231 Park St W.
Westfield, IN 46074

Killen, Terry C.
333 Union St. S.
Westfield, IN 46074

Licklitter, Marc A. & Vicky S.
401 Union St. S.
Westfield, IN 46074

Lilly Investment Group LLC
17830 Casey Road
Westfield, IN 46074

Mag Seven LLC
P.O. Box 297
Westfield, IN 46074

Mag Seven LLC
17335 U.S. 31 N.
Westfield, IN 46074

Magee, Jeffery T & Sarah L
613 Union St. S.
Westfield, IN 46074

McBryant, James W & Sandra S
LE & William C McBryant
21665 Six Points Road
Sheridan, IN 46069

McConohay, Benjamin D &
Natosha L
121 Park St.
Westfield, IN 46074

Minks, Stanley J & Barbara A.
427 Union St. S.
Westfield, IN 46074

Morris, Richard S & Cheri L
125 Park St.
Westfield, IN 46074

Nigh, Mark T & Marcia
3517 Tangier Ter
Sarasota, FL 34239

Papineau, Daniel D & Marina K
126 Southridge Lane
Westfield, IN 46074

Peery, Mark E.
P. O. Box 443
Westfield, IN 46074

Peyton, James M & Diana L
20202 Grassy Branch Road
Westfield, IN 46074

Phillips, Craig A & Lisa R
142 Southridge Lane
Westfield, IN 46074

Platt, Barry A & Karen D
613 Southridge Ct.
Westfield, IN 46074

Poynter, Clarence R & Debra A
102 Southridge Lane
Westfield, IN 46074

Rettig, Tricia L.
1599 296th St E.
Atlanta, IN 46031

Rigdon, Oscar S & Mary M.
219 Park St. W.
Westfield, IN 46074

Saettel, Wallace B & Diana Lee
P. O. Box 225
Westfield, IN 46074

Schoenenberger, Duane D &
Veronica J
134 Southridge Lane
Westfield, IN 46074

Scott, Judith Ann
149 Southridge Lane
Westfield, IN 46074

Secretary of Housing & Urban
Development
8600 Bryn Mawr Ave Ste 60
Chicago, IL 60631

Sendi, John Louis & Rebecca
Jeanne & John F Jt/Rs
101 Southridge Lane
Westfield, IN 46074

Skelton, Matthew S & Teresa O.
547 Union St N.
Westfield, IN 46074

Southridge Homeowners Assoc, Inc.
157 Southridge Lane
Westfield, IN 46074

Southwood, Thomas S.
110 Southridge Lane
Westfield, IN 46074

Steffen, Michael J
621 Southridge Ct.
Westfield, IN 46074

Town of Westfield
130 Penn St.
Westfield, IN 46074

Union Bible College of Hamilton
County
P.O. Box 900
Westfield, IN 46074

Union Bible College, Inc.
108 South St. E.
Westfield, IN 46074

Union Bible College, Inc.
P.O. Box 900
Westfield, IN 46074

Union Bible Seminary
P.O. Box 900
Westfield, IN 46074

Union Friends Church, Inc.
P.O. Box 542
Westfield, IN 46074

Vankirk, David G & Doreen
181 Southridge Lane
Westfield, IN 46074

Vanriper, Guernsey Jr.
4745 Kessler N.
Indianapolis, IN 46208

Westfield Friends Church
324 Union St. S.
Westfield, IN 46074

Wheeler, Joseph S.
1602 Woodside Dr E.
Westfield, IN 46074

Willaert, James P & Jenifer L
118 Southridge Lane
Westfield, IN 46074

Woten, Frank & Lana
628 Southridge Ct.
Westfield, IN 46074

WW Real Estate, Inc.
3738 193rd St. W.
Westfield, IN 46074

Zamora, Esbeidy & Jorge Gomez
125 Southridge Lane
Westfield, IN 46074

<u>Name</u>	<u>Address</u>	<u>Phone Number</u>	<u>Email Address</u>
1. Tom Osborne (HAPAK FAMILY)		317-258-0179	TOSBORNE@ALRE. COM
2. LEE HARMON		317-867-2408	theharmonhouse @yahoo.com
3. TIM CRITSER		765-623-7718	DESIRE A CALL
4. PEGGY FRIDDLE		317-896-5774	peggers41@aol.com
5. Dian + Walby		317-896-2014	Desire a call
6. Darrell Bowden			
7. Wesley McBryen			
8. Terrel Gray queso Blanco Inc		867-5200	
9. CONRAD MEGINNIS		896-2561	PLEASE CALL
10. Tom Dittinger			
11. Todd Hound			
12. Karen Beisfeld Southridge Condominiums		867-3655	
13. Delbert & Christine Nelson 605 Southridge Ct.		317-896-9572	
14. Michelle + Martin Egler		317-867-0132	

15. JAN SMITH - POND ST.

16. Jimmie D Lewis

17. Oscar Rigdon - 219 Park St.

18. Ben Cook 421 S. Union 317-867-0664 bcook@tradewinds.net

19. Roy Baker

20. Joseph Cassidy

21. James Fulton

22. Joe Euyart

23. TERRY RILLEN

24. JOHN WHITAKER

25. Al & Nedra Hoard - 896-2784

26. Barb Ymkes 896-5311

27. Ed Ory

28. DR. Michael Williams

29. Jerry Adcock

30. Colleen K. Adcock

- 31. Warren & Karen Bonney 317 896 9075
Please call or
kbonney@gregory
appel.com
- 32. DWIGHT GODBY
- 33. RICHARD Scott MORRIS 317 867-0566
CALL ABOUT
DRAINAGE
Questions
- 34. 
- 35. Ethan Fry 317-896-5913
- 36. Karen Platt
- 37. John/Juanita Gripp home Gripp, Inc 896-3700
896-2377
- 38.
- 39.
- 40.

PEGGY FRIDDE (Flowers)