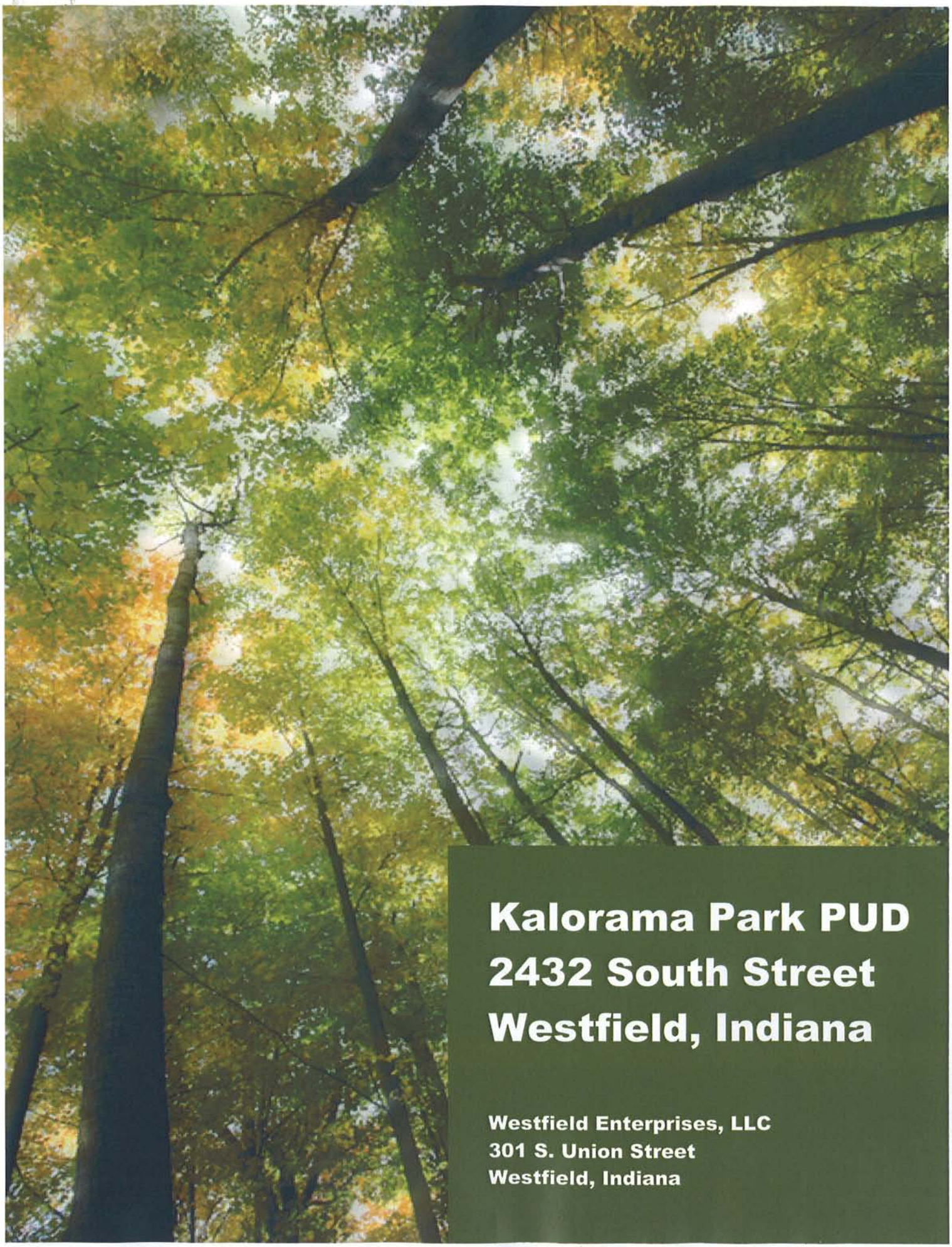


Kalorama Park PUD
2432 South Street
Westfield, Indiana

Westfield Enterprises, LLC
301 S. Union Street
Westfield, Indiana

KALORAMA PARK PUD

Executive Summary

The proposed rezone, Kalorama Park, is located at 2432 South Street, at the intersection of Oak Road and South Street. The Midland Trace will cross the northern section of this 9.5 acre parcel, which is currently zoned AG-SF1. The site is in the process of being annexed, and no public utilities currently serve the parcel.

The site design is driven by two fundamental factors: people and nature. A collection of homes and cottages will be clustered to encourage social interaction, helping to foster a sense of community. The site is also designed to enhance the experience of Midland Trace trail users.

The parcel enjoys gently rolling terrain and an abundance of diverse trees. It is our intent to preserve the natural contours of the land when developing this site, conserving natural features and growing them into attractive focal points throughout this community. Streets and utilities will be efficiently developed.

Our target market will be buyers interested in living large while leaving a small footprint on the earth. We anticipate that our "not so big" detached single family homes and cottages will appeal to empty nesters, single parent households, and single women. Our homes will emphasize quality and efficient "less is more" design.

Westfield Enterprises, LLC respectfully requests the first of a two-phase rezone of this property.

KALORAMA PARK PUD

2432 South Street, Westfield, Indiana

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMIL TON COUNTY, INDIANA

This PUD Ordinance (the "Kalorama Park PUD") amends the Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended;

WITNESSETH:

WHEREAS, the Plan Commission of the City of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to the application for a change of zone district designation filed by Westfield Enterprises, LLC. (the "Developer") for the real estate containing approximately 9.5 acres, legally described on Exhibit "1," attached hereto, and incorporated herein by this reference, and located in Washington Township, Hamilton County, Indiana (the "Real Estate");

WHEREAS, the Commission has sent to the City Council of the City of Westfield, Indiana (the "City Council") its recommendation adopted on the ____ day of _____, 2010; and

NOW, THEREFORE, BE IT ORDAINED by the City Council meeting in regular session, that the Westfield Washington Township Zoning Ordinance and the Westfield Washington Township Zone Map are hereby amended as follows:

ARTICLE I.

KALORAMA PARK PUD

SECTION 1.1. LEGISLATIVE INTENT. Having given reasonable regard to (i) the comprehensive plan, (ii) current conditions and the character of current structures and uses in the Real Estate, (iii) the most desirable use for which the Real Estate is adapted, (iv) conservation of property values throughout the City of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the Plan Commission in recommending, and the Council in adopting, to:

A. Encourage flexibility in the development of land in order to promote its most appropriate use;

B. Improve the design, character and quality of new development;

C. Encourage a harmonious and appropriate mixture of housing types;

D. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;

E. Preserve the natural environmental and scenic features of the Real Estate;

F. Encourage and provide a mechanism for arranging improvements on-site so as to preserve desirable features utilizing modern storm water management design techniques; and

G. Mitigate the problems which may be presented by specific site conditions.

SECTION 1.2. EFFECT. The development and other standards created by this Kalorama Park PUD supersede the standards of the Westfield Washington Township Zoning Ordinance (the "Zoning Ordinance"). Unless otherwise specified herein, the owner(s) of the Real Estate shall comply with the terms, conditions, and procedures of PUD Ordinance 02-01 (WC 16.04.190) as they existed and were in force on the date of filing of this Kalorama Park PUD (the "Westfield PUD Ordinance") attached hereto as Exhibit 14.

SECTION 1.3. DEFINITIONS. Unless otherwise specified in (i) this Kalorama Park PUD or (ii) what is attached hereto and incorporated herein by reference as Exhibit 2, the definitions of the Zoning Ordinance shall apply to words and terms set forth in this Kalorama Park PUD.

ARTICLE II.

PUD STANDARDS

SECTION 2.1. The Real Estate is reclassified on Westfield Washington Township Zone Map (the "Zone Map") from the AG-SFI District Classification to the Planned Unit Development District (PUD) Classification. The SF-4 District development standards and the WC 16.04.165 Development Plan Review provisions, which were in force at the time of the filing of this Kalorama Park PUD and which apply to the Real Estate, except as modified in this Kalorama Park PUD, are made a part hereof as Exhibit 9 and Exhibit 10 respectively.

SECTION 2.2. USES. The Real Estate shall be developed for residential use as more particularly shown on the concept plan attached hereto as Exhibit 4 (the "Concept Plan") and Exhibit 5 ("Phase I Master Plan"). The total number of residential units on the Real Estate shall not exceed 40 units.

Permitted uses are as follows:

A. RESIDENTIAL AREAS: Permitted Uses in the residential areas of Kalorama Park PUD, identified as "Cottage Clusters (Handy Spot)," "Small Home Clusters (Forest Glen)" plus a Phase II development which will conform to the cottage cluster and/or small home cluster standards on the Concept Plan, shall include the following:

1. Single-family detached residential and accessory uses, together with model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons;

2. Residential common areas and Home Owners Association owned amenity areas along with accessory uses, structures, and improvements located thereon. Approval for the construction of said amenity improvements shall be approved by the Community Development Department Director and shall not require an additional DPR; and

3. Home Occupations shall be permitted per the terms and conditions of the SF4 District in force at the time of the filing of this Kalorama Park PUD.

SECTION 2.3. DEVELOPMENT STANDARDS. The Residential Development Standards for the Real Estate shall be as set forth in what is attached hereto and incorporated herein by reference as Exhibit 8 and to the extent they conflict with those set forth in Exhibit 9, Exhibit 10, and other provisions of the Zoning Ordinance and amendments thereto, they shall replace and supersede those Ordinances and amendments thereto.

SECTION 2.4. STREETSCAPE STANDARDS. The Streetscape Standards for the Real Estate shall be set in what is attached hereto and incorporated herein by reference as Exhibit 12 and to the extent they conflict with those set forth in Exhibit 9, Exhibit 10, and other provisions of the Zoning Ordinance and amendments thereto, they shall replace and supersede those Ordinances and amendments thereto.

SECTION 2.5. STREET STANDARDS. The street standards pertaining to streets, private drives, driveway locations, paths, gates, road cuts, etc. for the Real Estate shall comply with the Westfield Washington Township Subdivision Control Ordinance, the Westfield Utility and Infrastructure Construction Standards and amendments thereto unless otherwise provided herein and/or in Exhibit "12" attached hereto.

SECTION 2.6. LANDSCAPING STANDARDS. Section WC 16.06 of the Westfield-Washington Township Zoning Ordinance (the "Landscaping Standards"), which were in force at the time of filing of this Kalorama Park PUD and which apply to the Real Estate, except as modified in this Kalorama Park PUD, are made a part of this PUD. The only exception to these standards shall be the modification of Section 16.06.050, as follows:

Shade trees, evergreen trees, ornamental trees and shrubs shall be as follows:

	Small Home	Cottage
Shade and/or evergreens	2	1
Ornamental trees	1	1
Shrubs	8	8

SECTION 2.7. AMENITIES AND MAINTENANCE.

A. Amenities. The following amenities as referenced in Exhibit 7 shall be provided on the Real Estate:

1. Recreational Trails and Pathway System;
2. Tree preservation area
3. Courtyard open space
4. Boardwalk
5. Sculptures
6. Focal Parks (to highlight focal points and view sheds);
7. Benches

The Kalorama Park Commons Area as shown on the Conceptual Plan will include benches and Midland Trace pathway system, and it shall be as shown on the Kalorama Park Concept Plan, attached as Exhibit 4. For Amenities and Maintenance, see Exhibit 7.

B. Membership. All property owners within the residential areas of the Real Estate shall automatically, upon taking title to the property, become a member of a Property Owners Association.

SECTION 2.8. SIGNAGE. Section WC 16.08.010 of the Westfield-Washington Township Zoning Ordinance which were in force at the time of filing of this Kalorama Park PUD and which apply to Real Estate are hereby made a part of this PUD.

SECTION 2.9. OUTDOOR LIGHTING. Section WC 16.07 of the Westfield-Washington Township Zoning Ordinance which were in force at the time of filing of this Kalorama Park PUD and which apply to Real Estate are hereby made a part of this PUD.

Upon motion duly made and seconded, this Kalorama Park PUD was fully passed by the members of the Westfield City Council this ____ day of _____,2010.

CITY COUNCIL, CITY OF WESTFIELD

AYE		NAY
_____	Tom Smith	_____
_____	John Dipple	_____
_____	Ken Kingshill	_____
_____	Steve Hoover	_____
_____	Bob Smith	_____
_____	Rob Stokes	_____
_____	Bob Horkay	_____

ATTEST:

_____
Cindy Gossard, Clerk-Treasurer
City of Westfield, Indiana

KALORAMA PARK PUD
TABLE OF CONTENTS

DEVELOPMENT

Exhibit 1	Land Description
Exhibit 2	Definitions
Exhibit 3	Tree Analysis and Inventory
Exhibit 4	Concept Plan
Exhibit 5	Phase I Master Plan
Exhibit 6	Tree Protection Plan
Exhibit 7	Amenities and Maintenance

HOMES

Exhibit 8	Residential Development Standards
Exhibit 9	Cottage Cluster Standards
Exhibit 10	Small Home Cluster Standards

STANDARDS

Exhibit 11	Street Standards
Exhibit 12	Streetscape Standards

Exhibit 1
LAND DESCRIPTION

A part of the Northwest quarter of Section Six (6), Township Eighteen (18) North, Range Four (4) East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows, to wit:

Beginning on the east line of said tract at a point 421.95 feet North of the Southeast corner thereof, thence continuing North on said East line 860.2 feet to the South right-of-way line of the Central Indiana Railway Company, thence West along the South right-of-way line of said Railway 350.7 feet, thence South parallel with the East line of the Northwest quarter of said Section Six (6), a distance of 859.4 feet to an existing fence line, thence East along said fence line 350.7 feet to the place of beginning, containing 6.923 acres, more or less.

Parcel II
A part of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, in Hamilton County, Indiana, being more particularly described as follows:

Fifty (50) feet in width East and West, beginning on the South line of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, at a point fifty (50) feet West of the Southeast corner thereof, thence North parallel with the East line of said Northwest Quarter Section a distance of 422 feet more or less to an existing fence line; thence East fifty (50) feet along said fence line to the East line of said Northwest Quarter Section; thence South 422 feet more or less to the Southeast corner of said Quarter Section; thence West fifty (50) feet to the place of beginning.

Parcel III
Part of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, Hamilton County, Indiana, and being more particularly described as follows:

Beginning at a point on the South line of said quarter section being North 90 degrees 00 minutes 00 seconds West (assumed basis of bearing) 50.009 feet from the Southeast corner thereof; thence continue North 90 degrees 00 minutes 00 seconds west, along said South line 221.74 feet; thence North 0 degrees 10 minutes 07 seconds East, parallel with the East line of said quarter section; 422.00 feet; thence South 89 degrees 59 minutes, 24 seconds East 221.74 feet; thence South 0 degrees 10 minutes 07 seconds West, parallel with said East line, 421.96 feet to the point of beginning and continuing 2.148 acres, more or less.

Exhibit 2
DEFINITIONS

The following words and terms, not defined elsewhere in the Kalorama Park PUD or its Exhibits, shall have the following meanings:

1. **Architectural Review Committee.** The board established by a Declaration of the Developer for the purpose of reviewing the design of all structures to be constructed in a particular Area.

2. **Association**. A home owners association, property owners association or other organizations formed in order to govern and maintain the various Districts as established by Declaration.

3. **Building Height**. Building height shall be measured (i) from the average ground level at the foundation of the residence and/or structure facing the street (ii) to the highest point of the roof for a flat roof; and to the mean height between eaves and ridges for gable, hip and gambrel roofs. Chimneys and other similar structures shall not be included in calculating height.

4. **Build-to Line**. A designated line at which construction of a building front porch is to occur.

5. **Cluster.** A collection of homes, no less than 4 and no more than 12, designed to take maximum advantage of the natural setting, amenities and promote social interaction within.

6. **Corner Break**. An exterior corner along the façade of a structure.

7. **Declaration**. A Declaration of Covenants, Conditions and Restrictions for one (1) or more areas of the Real Estate which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.

8. **Design Vocabulary**. A code of architectural style and massing recommendations, building detail guidelines, listing of acceptable materials and colors, and landscape and streetscape details adopted by a Developer and applied by an Architectural Review committee in considering plans for structures to be constructed in the Real Estate.

9. **Developer**. The Developer shall be the entities engaged in the development of the Districts within the Real Estate, and the successors or assigns of such entities.

10. **Development**. The entire parcel of land subject to rezone.

11. **Director**. The Director of the Westfield Community Development Department.

12. **Dormer**. Projecting framed structure set vertically on the rafters of a pitched roof, with its own roof (pitched or flat), sides (dormer cheeks), and a window set vertically in front.

13. **DPR**. The process of Development Plan Review.

14. **External Street.** South Street, Oak Road.

15. **Front Load Garage.** Garages which (i) are not at an angle from the primary residence to which they are attached, but instead, (ii) are parallel with the front elevation of the primary residence to which they are attached.

16. **Gable.** That part of the end wall of a building between the eaves and a pitched or gambrel roof.

17. **Internal Street.** Any Public Street, Private Street, or Shared Drive other than an External Street.

18. **Kalorama Parkway**. The primary north/south street connecting each of the clusters.

19. **Lots.** Individual parcels sold fee simple for construction of homes.

20. **Lovers Lane.** 8' multi-use trail connecting South Street/Oak Road intersection to Midland Trace. The surface on this path will vary, materials may include asphalt, stone and wood chips/mulch.

21. **Low Slope Roof.** A roof surface with a maximum slope of 4 inches rise for 12 inches run.

22. **Masonry.** Wall building material, such as brick or stone which is laid up in small units or blocks. Synthetic stone is not permitted.

23. **Model Home.** Dwelling temporarily used in the connection with the sales of similarly built residential dwellings that will eventually be sold as a residential dwelling.

24. **Natural Materials.** Brick, wood, limestone, fiber cement siding, or natural stone.

25. **Open Space.** Any part of the Real Estate not covered by public streets, private streets, buildings, or parking areas. Open Space may include, but shall not be limited to, preserved wetlands, preserved woodland areas, trails, parks, plazas, courtyards, landscaped and screening areas and recreation areas. Open Space shall be located generally in the areas as denoted on the Concept Plan, which supersedes all other Open Space requirements set forth in the zoning Ordinance. Except as provided above, any of the area of this Kalorama Park PUD

(except for required retention ponds) that is dedicated to a neighborhood association, the public, or whose ownership is transferred to a municipal entity for public use shall be factored into the total amount of Open Space.

26. **Pitched Roof.** The angle of roofs is defined by the ratio of rise over run.

27. **Preserved Woodland Area.** The areas of land within the Kalorama PUD preserved in its natural state containing mature trees.

28. **Rakes.** The inclined edge of a sloped roof over a wall from the eave to the ridge

29. **Real Estate.** The real estate, as described in Exhibit A.

30. **Rear Load Garage.** Garages which (i) are not at an angle from the primary residence to which they are attached, but instead, (ii) are parallel with the rear elevation of the primary residence to which they are attached.

31. **Subdivision Control Ordinance.** The Subdivision Control Ordinance for the City of Westfield and Washington Township in force at the time of the filing of this Kalorama PUD.

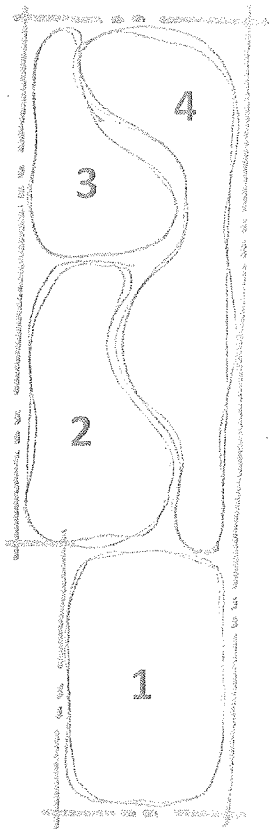
32. **Zoning Ordinance.** The city of Westfield and Washington Township Zoning Ordinance.

Exhibit 3
TREE ANALYSIS AND INVENTORY

Due to the extensive volume of trees, it would be cost prohibitive to inventory all trees. There are hundreds of trees greater than 8" in diameter on this site. It is hoped that the following descriptions and analysis will provide an appropriate image of site conditions.

We have identified 20 species of trees on site. These species are noted on the attached Tree Species and Abundance list. The predominant species are Ash, Sugar maple, Black cherry, Sycamore, Hackberry, Black walnut, with smaller amounts of White pine, Mulberries, Oak and Tulip trees. This site has a healthy mix of trees, ranging from young seedlings to mature trees.

We have divided the site into four distinct sections: The southern third (Area 1 on Tree Analysis Map); the middle third (Area 2); and the northern third (Area 3); and the eastern edge (Area 4). Each section is distinctively different.



North

South Street

Area 1

The southern third of the site has a treed fence row along the eastern and western property lines with a grassed meadow between.

There is one specimen quality Dogwood along the eastern property line. The fence row along the eastern property line has fair to poor quality Hackberry, Elder, Elm and Cherry.

The western property line of this section has groupings of evergreen and deciduous trees. These trees are in excellent to good condition, with the best quality trees being non-indigenous species. The best quality trees (excellent) are White and Scotch pines. Along the fence row are smaller Ash, Hackberry and Mulberry. Between the eastern and western edges the front third is manicured lawn.

Area 2

The middle area is mature trees with manicured lawn. This area is predominantly Ash and Sugar maple, with some Walnuts. One mature White pine, approximately 50' tall, is also located in this section. There is no understory and the ground cover is grass.

Area 3

The northern third of the site contains disturbed and undisturbed woodland.

There is a healthy mix of young and mature trees in the undisturbed area located on the eastern half. The predominant species is a mix of Ash, Sugar maple, Cherry, Oak, Hackberry and Sycamore. These trees are mostly good to excellent quality.

The disturbed section has trees varying from fair to poor. The disturbed area is likely the result of mass earthwork associated with the construction of the subdivision and apartment housing projects to the west many years ago. This area has many volunteer species and some trees in this area are being choked with an invasive vine. These vines need to be severed to prevent further invasion. Most trees in this area have been disfigured and strangled by these vines. The understory is a thicket-like environment with some trash and construction debris.

Area 4

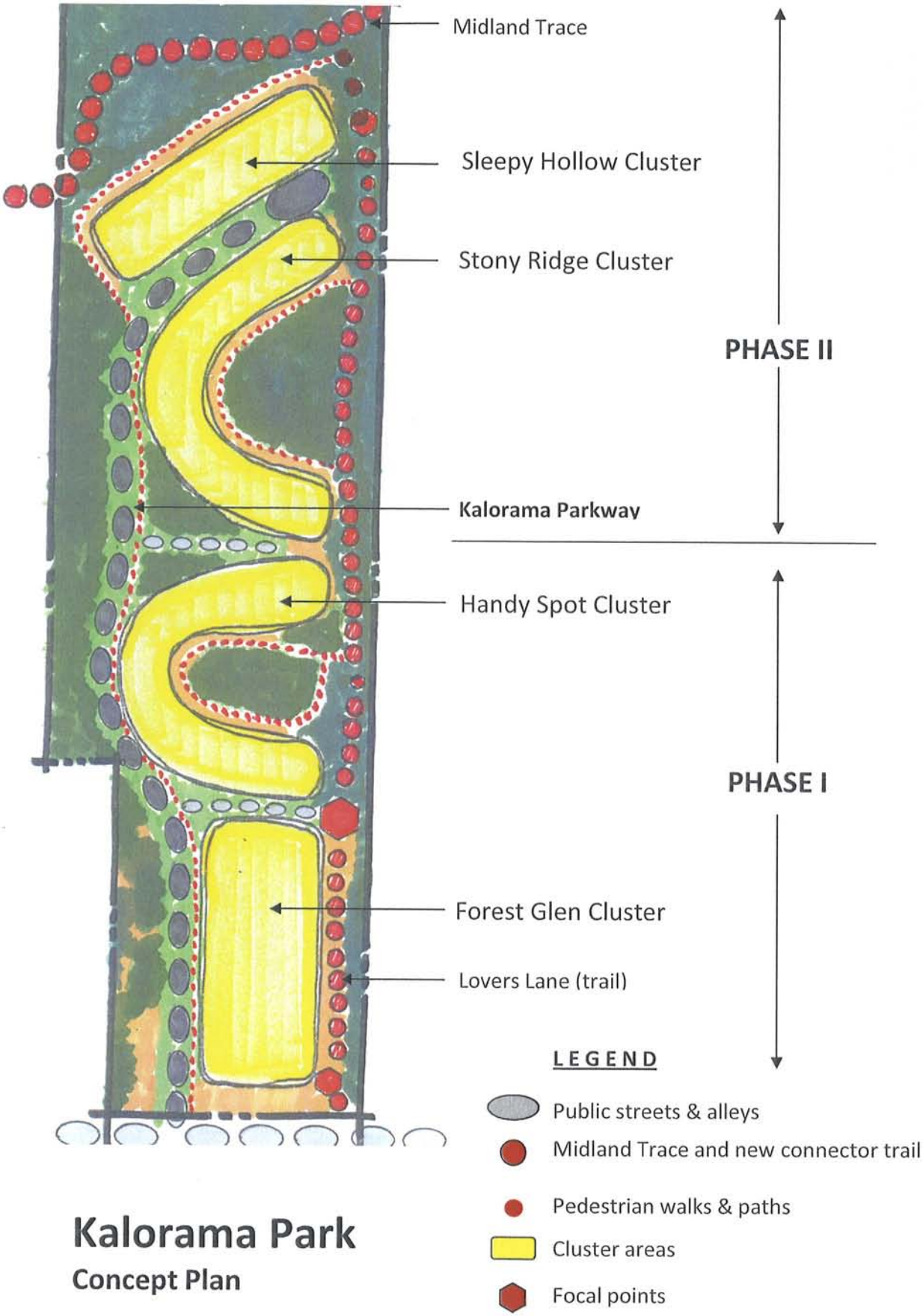
The eastern edge (Area 4) represents the highest quality woodland on the site. This area has a healthy mix of excellent Sugar maples with Oak, Cherry and Ash trees, with an undisturbed woodland ground cover. Several Walnuts and Sycamore are found on this area with a spattering of Oaks, Cottonwood, Sweet gum and Tulip trees. There is a tree of distinction in the northeast corner; this tree is a multiple trunked Sycamore with a diameter of approximately 25 feet.

In conclusion, this site has many excellent to good trees. The eastern edge of this property is a good example of high quality urban forestation. The remainder of the site also contains many excellent, good and fair trees.

Tree Species and Abundance

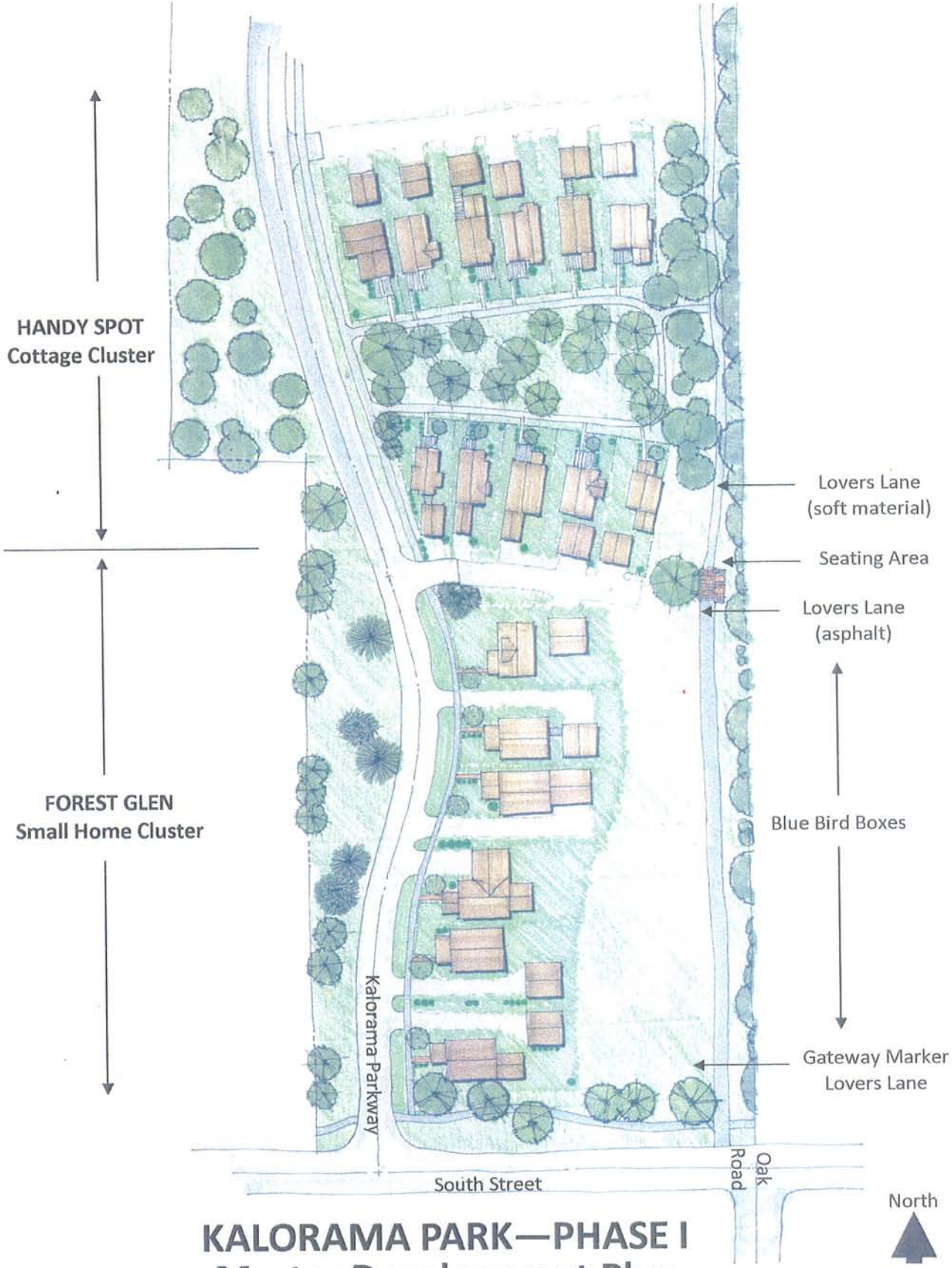
	Tree Species	Botanical Name	Approx.% of total
1	Ash	Ulmus americana	27
2	Black cherry	Prunus serotina	14
3	Black walnut	Juglans nigra	8
4	Boxelder	Acer negundo	1
5	Cottonwood	Populus deltoides	1
6	Elderberry	Sambucus canadensis	1
7	Flowering dogwood	Cornus florida	1
8	Hackberry	Celtis occidentalis	8
9	Red bud	Cercis canadensis	2
10	Red oak	Quercus rubra	2
11	White oak	Quercus bicolor	1
12	Sassafras	Sassafras albidum	1
13	Scotch pine	Pinus sylvestris	1
14	Siberian elm	Ulmus pumila	1
15	Silver maple	Acer saccharinum	3
16	Sugar maple	Acer saccharum	18
17	Sweet gum	Liquidambar styraciflua	2
18	Sycamore	Platanus occidentalis	5
19	Tulip	Liriodendron tilipifera	2
20	White pine	Pinus strobus	1

Exhibit 4
CONCEPT PLAN



Kalorama Park
Concept Plan

Exhibit 5
PHASE I MASTER PLAN



KALORAMA PARK—PHASE I
Master Development Plan

Exhibit 6
TREE PROTECTION PLAN

A single tree can have a significant impact on the community. All individuals, developers and contractors on the site shall follow each standard of the tree protection plan with care. All planners, utility and construction crews and individuals associated with the project shall be made aware of each standard and specification along with the consequences for violating them.

General Standards

1. All woodlands and trees to be preserved shall be enclosed by an appropriate construction barrier, such as a snow fence, and identified by signs stating "Tree Preservation Zone" prior to commencing any land disturbance. Fences need to remain in place during all phases of construction. They are not to be removed until the construction is finished unless the community development director or city arborist gives written consent.

2. The protective zone for woodland groups and specimen trees should be specified in the final plan, but shall be no less than the total area beneath the trees' canopy defined by the farthest canopy of the tree(s) plus an additional 5 feet, except as noted in the Architectural Standards.

3. Designated material and debris holding areas along with construction parking areas should be established at least 25 feet from any preservation zone.

4. Prior to commencing any land disturbance, a meeting shall be held with the city arborist and representatives from the developer, contractor and builder.

5. If the trees being preserved will be affected by construction activities, the individual trees need to be listed in the site specifications. If there are branches or roots that need pruning, it should be done by trained personnel using equipment designed specifically for that purpose. For installation of utilities, tunneling or directional boring is encouraged to limit the destruction of the root systems. Any trenches affecting tree root systems should be immediately backfilled and mulched or covered as addressed in the erosion control site specifications (327 IAC 15-5 Rule 5).

6. Areas adjacent to tree preservation zones shall be mulched (a minimum of 6') to provide additional protection to tree roots. Care needs to be taken, especially around driveways and "housepad" areas so that no substantial disruption, or removal of major roots, takes place except by approved plan, or with the arborist's consent.

7. No materials or construction debris should be stored, discharged, or abandoned in the tree preservation zones. This includes but is not limited to construction materials, paint, oils, solvents, asphalt, concrete, wash-out, etc. This also includes backfill that substantially changes the grade over any root system.

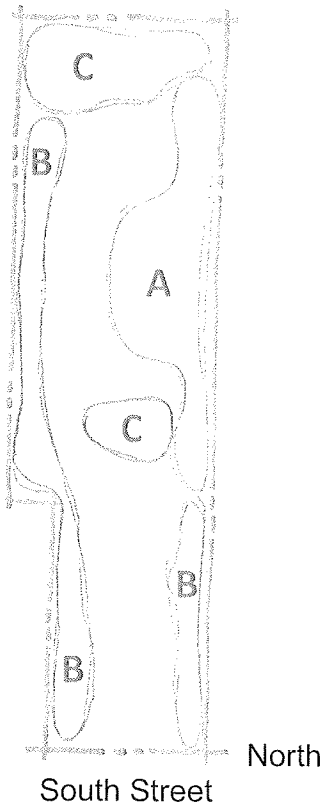
8. No equipment or construction traffic should be driven or parked within the tree preservation zones.

9. The developer shall agree to keep an arborist on staff until completion of the construction project.

10. Post-construction tree care and maintenance (including watering) of newly planted vegetation should be specified in the final plan site specifications.

Summary

The object of these standards is to provide construction practices that will cause the least amount of destruction to a property's assets, namely its trees. The developer voluntarily adopts this tree preservation plan. The general standards and site specifications should be closely followed and not changed unless prior approval is given in writing from the community development director or city arborist.



1. **Tree Conservation Area.** The Builder and/or Developer will endeavor to conserve trees within Common Area A, Common Area B, and Common Area C as outlined below.

2. **Common Area A:** Generally described as the east perimeter of the real estate. This area is designated to be maintained in a reasonably "natural" state. Quality young and mature existing trees will be valued and preserved. This area is considered a distinguishing feature, and efforts will be made to protect and preserve it during design, construction and post-construction. Trails may be constructed in this area using stone, wood chips or mulch.

3. **Common Area B:** Generally described as the area within the development designated for circulation, passive and active recreation, and areas designated for storm water management. This area will have varying levels of maintenance. Quality, mature existing trees will be valued and efforts to preserve trees will be maintained throughout design, construction and post-construction periods.

4. **Common Area C:** Generally described as the tree conservation and courtyard area for each of the four housing districts. Existing trees in these areas will remain as shown on the Concept Drawing. Quality, mature existing trees will be valued and efforts to preserve will be maintained during design, construction and post-construction periods. Barriers will be installed and maintained around existing trees from the start of site construction until all hard surfaces are completed in this area.

Exhibit 7
AMENITIES AND MAINTENANCE

Amenities

1. Extensive preservation of natural areas and open space (approximately 50%).
    a. Protection of approximately 40% of site as woodland through covenants and platted open space.
    b. Preservation of approximately 10% of site in open space.
2. Extensive trail and walk network within development.
    a. Accommodations for Midland Trail through wooded area of site.
    b. A north/south trail (Lovers Lane) connecting Midland Trace to South Street/Oak Road interchange.
    c. Cluster connections via internal walks and connections to trails and sidewalks.
3. Network of points of interest throughout entire development.
    a. Gateway markers to Lovers Lane.
    b. Enhancement of "Big" Sycamore Tree.
    c. Linear arboretum along Lovers Lane (highlight 5 existing trees, plant 5 new species) with identifying markers and explanation of trees
    d. Two wooden bridges (boardwalks) along Lovers Lane
    e. Blue bird boxes along south paved section of trail.
    f. Walks and/or paths in front of cottages.
    g. Sculptures (3 minimum)
    h. Wildflower area between Kalorama Parkway and west at southern end.

Maintenance of Common Areas

1. Mowing (except tree preservation areas) throughout the growing seasons.
2. Trimming, weeding, and mulching where appropriate.
3. Cleaning of all clippings and debris from walks and streets.
4. Turf insect control, if necessary and appropriate.
5. Pruning of shrubs with removal of debris where appropriate.
6. Leaf removal in cluster courtyard areas.
7. Trimming and edging along streets and sidewalks and obstacles in any common area.

Exhibit 8
RESIDENTIAL DEVELOPMENT STANDARDS

The Following architectural standards shall be required and applicable to all residences constructed upon the Real Estate:

1. Each house shall be named by the Developer, and the name will appear on the house. Names can be changed by Owner with written approval of Developer or Homeowners Association.

2. Brick, stone, stucco, wood or composite siding (hardie board) materials are permitted on levels above the first floor. Wood; composite board; aluminum, vinyl clad and fiberglass windows and/or soffits are permitted. The use of wood and aluminum fascia and guttering are also permitted.

3. Windows shall appear on all four (4) elevations of houses.

4. Developer's vendor will install one mailbox grouping for each Cottage Cluster and Small Home Cluster.

5. Each residence shall have at last an 8-inch eave and overhang.

6. Chimneys occurring on the exterior of the house will be constructed of natural materials.

7. Driveways may be of porous material. Concrete, stone or brick pavers may be permitted with Committee approval.

8. Exterior color selection shall be submitted and approved by the Committee prior to exterior materials being installed. Exterior colors shall be in harmony with the cottage home development of the Real Estate. Each cluster shall have a unique palette of colors from which to select.

9. Residences must have a minimum roof pitch of 8 vertical, 12 horizontal. Special exceptions may be made by the Committee for porches and covered walkways.

10. Roofing shall be of standard 3-tab shingles. Copper and metal roofing shall be permitted with Committee approval.

11. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detail and exterior wall materials. Long, massive, unbroken exterior building walls shall be avoided.

12. Crawl space foundations and/or garage foundations may be poured wall or concrete block construction. Slabs are not a permitted floor system, with the exception of garages and porch areas.

13. Single 9 x 7 foot garage doors are preferred over 16-foot garage doors. Sixteen foot doors may be permitted by approval of the Committee.

14. Equipment vents are to be located to be minimally visible from the street frontage and will be color coded to match the trim or roofing materials.

15. Before commencing construction, the Owner and/or Builder will submit to the Committee a landscape plan and obtain committee approval of the plan. This plan shall address all yards; however, the front yard must contain the following:

    a. All houses shall have a 10' planting area running lot line to lot line, separating the build-to line and leading edge of the structure.

    b. One (1) tree, measuring at least four (4) inches in caliper at the time of installation, located in the front yard (an existing mature tree will count as satisfying this requirement).

    c. Fifteen (15) shrubs, the proposed size of which is to be specified on the plan submitted to the Committee; and

    d. All trees are to be of a specie listed on the "Approved Plant Materials List" and comply with Kalorama Park Landscape Standards.

16. All residences shall have a minimum square footage of finished space, exclusive of garages, based upon standards set forth for Small House Cluster Standards or Cottage Cluster Standards.

Exhibit 9
COTTAGE CLUSTER STANDARDS
SECTION B "HANDY SPOT"

Purpose.

The purpose of this division is to:

1. Provide a housing type that responds to changing household sizes and ages (e.g., retirees and single-parent households);

2. Provide opportunities for ownership of small, detached dwelling units within a single-family neighborhood;

3. Encourage creation of more usable open space for residents of the development through flexibility in density and lot standards;

4. Support the growth management goal of more efficient use of urban residential land;

5. Provide guidelines to preserve and conserve high quality natural resources.

6. Encourage high quality design of simple, energy efficient homes;

7. Create and encourage interaction between neighbors in intimate settings;

Cottage Cluster Size.

Cottage Clusters shall contain a minimum of four and a maximum of 12 houses located in clusters or configurations, on no less than one-half acre, to encourage a sense of community among the residents. A development site, Kalorama Park, may contain more than one Cottage Cluster.

Special Site Requirements for Cottage Clusters.

1. Density, Lot Coverage, Height, Build-to Lines and Parking Requirements.

a. **Intent.** The site requirements chart establishes the basic dimensional requirements for cottages. Development standards are intended to define design parameters of cottages to achieve compatibility with adjacent single-family residential uses.

b. Requirements – Cottage Cluster Site Requirements Chart.

	Site Requirement
Minimum Lot Frontage (in feet)	32'
Distance between the build-to line and the property line facing the cluster courtyard or Kalorama Parkway	10'
Build to Lines	Established by cluster plat
Minimum Distance Between Structures (including accessory structures)	6'
Maximum Lot Coverage for Structures	40 percent
Maximum Impervious Surface Area	60 percent
Minimum Open Space	600 s.f./lot
Maximum Height for Cottages with Minimum Roof Slope of 8:12	24'

2. Cottage Floor Area.

A. Intent.

i. Scale of Development. To ensure that the overall size, including bulk and mass of cottage structures, remain smaller and incur less visual impact than standard-sized single-family dwellings, particularly given the allowed intensity of cottage dwellings.

ii. Variety. To provide variety in cottage clusters through a mixture of building sizes and building footprints.

B. Requirements.

i. The total floor area of each cottage home shall not exceed 1,500 square feet or 1.6 times the area of the main floor, whichever is less.

ii. Cottage areas that do not count toward the total floor area calculation are:

a. Basements.

b. Attached garages.

c. Unheated storage space located under the main floor of the cottage.

d. Architectural projections, such as bay windows, fireplaces or utility closets not greater than 18 inches in depth or six feet in width.

e. Attached roofed porches.

f. Detached garages or carports.

g. Spaces with a ceiling height of six feet or less measured to the exterior walls, such as in a second floor area under the slope of the roof.

iii. For the purposes of this calculation, the area of interior stairway may be allocated between floors served plus attached garage.

iv. Each cluster shall have a variety of shapes, sizes, colors and architectural details. No two houses in a cluster shall appear alike.

3. Required Minimum Open Space.

A. Intent. Courtyard or common open space shall provide a centrally located focal area for the Small Home Clusters. Open space is usable for active or passive recreation activities and provides visual relief. Private open space shall provide private area around the individual dwellings to enable diversity in landscape design.

B. Requirements.

i. Common open space shall:

a. Be a minimum of 600 square feet per cottage.

b. Abut the cottages in a cottage cluster.

ii Cottages shall:

a. Be oriented around and have a main entry from the common open space.

iii. Private open space shall:

a. Be a minimum of 320 square feet of private, contiguous, usable open space adjacent to each dwelling unit, for the exclusive use of the cottage resident. It shall be oriented toward the common open space as much as possible, with no dimension less than 10 feet.

b. Cottages shall have a roofed porch at least 64 square feet in size with a minimum dimension of eight feet on any side.

c. Cottage porch elevations shall be a minimum of 24" above the average elevation of the build-to line.

d. All cottages shall be separated by a wood fence constructed on the courtyard property line side, which shall be no less than 24" tall and no greater than 36" tall.

4. Screening.

A. Intent. To ensure that cottage clusters do not create adverse visual impacts for residents of the cottage clusters and adjacent properties. This subsection sets out requirements and guidelines for minimizing potential impacts resulting from the parking structures and other storage and waste facilities.

B. Parking Requirements. Parking shall be:

i. Located on the cottage cluster property.

ii. Screened from public streets and adjacent residential uses by landscaping or architectural screening.

iii. Located in clusters of not more than five adjoining spaces.

iv. Prohibited in the front yard setback area.

v. Prohibited within 40 feet of an external street right-of-way and 10' of Kalorama Parkway right-of-way.

vi. Allowed between or adjacent to structures only when it is located toward the rear of the principal structure and is served by an alley or private driveway.

vii. A pitched roof design is required for all parking structures. A parking structure (attached or detached) shall be reviewed by the Design Review Board.

C. Screening Requirements.

i. Boundaries between small home dwellings and other sections within the development shall be screened with landscaping to reduce the appearance of bulk or intrusion onto adjacent properties, or otherwise treated (e.g., through setbacks or architectural techniques) to meet the intent of this section.

ARCHITECTURAL STYLES – COTTAGE CLUSTERS

Exhibit 10
SMALL HOME CLUSTER STANDARDS
SECTION A, "FOREST GLEN"

Purpose.

The purpose of this division is to:

1. Provide a housing type that responds to changing household sizes and ages (e.g., retirees and single-parent households);

2. Provide opportunities for ownership of small, detached dwelling units within a single-family neighborhood;

3. Encourage creation of more usable open space for residents of the development through flexibility in density and lot standards;

4. Support the growth management goal of more efficient use of urban residential land;

5. Provide guidelines to preserve and conserve high quality natural resources.

6. Encourage high quality design of simple, energy efficient homes;

7. Create and encourage interaction between neighbors in intimate settings;

Small Home Cluster Size.

Small Home Clusters shall contain a minimum of four and a maximum of 12 houses located in clusters or configurations, on no less than one-half acre, to encourage a sense of community among the residents. The development site, Kalorama Park, may contain more than one Small Home Cluster.

Special Site Requirements for Small Home Clusters.

1. Density, Lot Coverage, Height, Build-to Lines and Parking Requirements.

a. **Intent.** The site requirements chart establishes the basic dimensional requirements for small homes. Development standards are intended to define design parameters of small homes to achieve compatibility with adjacent single-family residential uses.

b. Requirements – Small Home Cluster Site Requirements Chart.

	Site Requirement
Minimum Lot Frontage (in feet)	42'
Distance between the build-to line and the property line facing the cluster courtyard or Kalorama Parkway	10'
Minimum Distance Between Structures (including accessory structures)	6'
Maximum Lot Coverage for Structures	40 percent
Maximum Impervious Surface Area	60 percent
Minimum Open Space in Cluster	600 s.f./lot
Maximum Height for Small Homes with Minimum Roof Slope of 6:12	32'

2. Small Home Floor Area.

A. Intent.

i. Scale of Development. To ensure that the overall size, including bulk and mass of small home structures, remain smaller and incur less visual impact than standard-sized single-family dwellings, particularly given the allowed intensity of small home dwellings.

ii. Variety. To provide variety in small home clusters through a mixture of building sizes and colors.

B. Requirements.

i. The total floor area of each small home shall not exceed either 1900 square feet or 2 times the area of the main floor, whichever is less. Attached garages shall be included in the calculation of total floor area. Basements shall not be included in the calculation of total floor area.

ii. Small home areas that do not count toward the total floor area calculation are:

a. Basements.

b. Attached garages.

c. Unheated storage space located under the main floor of the small home.

d. Architectural projections, such as bay windows, fireplaces or utility closets not greater than 18 inches in depth or six feet in width.

e. Attached roofed porches.

f. Detached garages or carports.

g. Spaces with a ceiling height of six feet or less measured to the exterior walls, such as in a second floor area under the slope of the roof.

iii. For the purposes of this calculation, the area of interior stairway may be allocated between floors served.

iv. Each cluster shall have a variety of shapes, sizes, colors and architectural details. No two houses in a cluster shall appear alike.

3. Required Minimum Open Space.

A. Intent. Courtyard or common open space shall provide a centrally located focal area for the Small Home Clusters. Open space is usable for active or passive recreation activities and provides visual relief. Private open space shall provide private area around the individual dwellings to enable diversity in landscape design.

B. Requirements.

i. Common open space shall:

a. Be a minimum of 600 square feet per small home.

b. Abut the small homes in a small home cluster.

ii Small homes shall:

a. Be oriented around and have a main entry from the common open space side.

iii. Private open space shall:

a. Be a minimum of 420 square feet of private, contiguous, usable open space adjacent to each dwelling unit, for the exclusive use of the cottage resident. It shall be oriented toward the common open space as much as possible, with no dimension less than 10 feet.

b. Small Homes shall have a roofed porch at least 64 square feet in size with a minimum dimension of eight feet on any side.

c. Small Home porch elevations shall be a minimum of 24" above the average elevation of the build-to line.

4. Screening.

A. Intent. To ensure that small home clusters do not create adverse visual impacts for residents of the small home clusters and adjacent properties, and to maintain a single-family character along public streets. This subsection sets out requirements and guidelines for minimizing potential impacts resulting from the parking structures and other storage and waste facilities.

B. Parking Requirements. Parking shall be:

i. Located on the small home cluster property.

ii. Screened from public streets and adjacent residential uses by landscaping or architectural screening.

iii. Located in clusters of not more than five adjoining spaces.

iv. Prohibited in the front yard setback area.

v. Prohibited within 40 feet of a public street.

vi. Allowed between or adjacent to structures only when it is located toward the rear of the principal structure and is served by an alley or private driveway.

vii. A pitched roof design is required for all parking structures. A parking structure, attached or detached, shall be reviewed by the Design Review Board shall be required.

C. Screening Requirements.

i. Boundaries between small home clusters and other sections within the development shall be screened with landscaping to reduce the appearance of bulk or intrusion onto adjacent properties, or otherwise treated (e.g., through setbacks or architectural techniques) to meet the intent of this section.

ARCHITECTURAL STYLES – SMALL HOMES

Exhibit 11
STREET STANDARDS

Kalorama Parkway shall be a public street. Except as noted below, all streets shall be designed and constructed per the standards contained in the Westfield Specifications and Standards Manual:

Streets

1. The minimum width for any street shall be 22 feet.
2. Kalorama Parkway shall have a minimum ingress/egress easement width of 50 feet.
3. Off-street parking shall be prohibited on Kalorama Parkway.
4. Curbs shall not be required.
5. A five-foot concrete sidewalk shall be provided along Kalorama Parkway on one side only.
6. Streets shall have a design speed of 20 mph with a posted speed limit of 20 mph.
7. There shall be no minimum tangent distance between horizontal reverse curves.
8. The maximum cul-de-sac length shall be 1200 feet.
9. Streets may be constructed using pervious materials of equal or greater structural capacity than bituminous or concrete pavement sections required in the Manual.
10. If permeable materials are not used, streets shall comply with the minimum cross section for pavement thickness as required in the Manual.

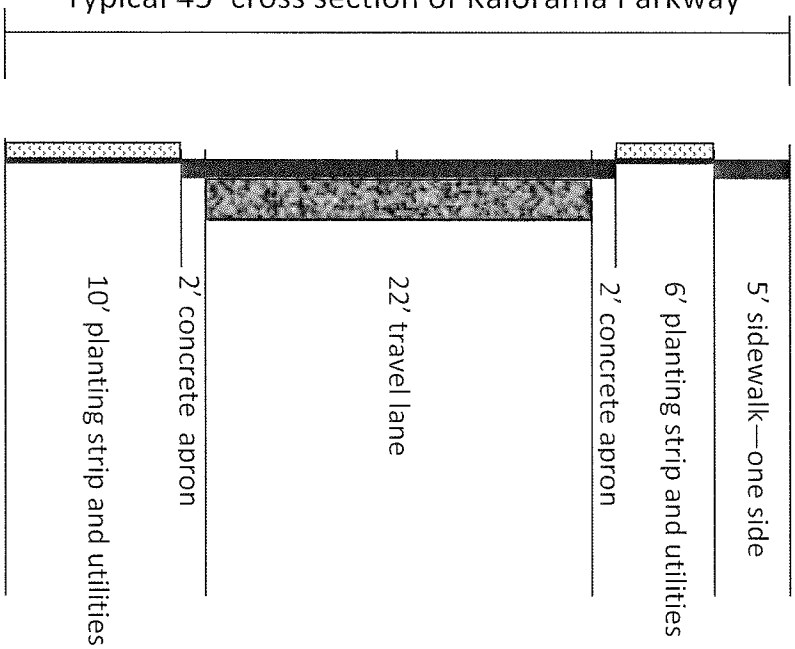
Alleys

1. The minimum alley width shall be 14 feet.
2. There shall be no minimum tangent distance between horizontal reverse curves.
3. Alleys shall be private and may be constructed using crushed stone or natural gravel in lieu of bituminous or concrete pavement.
4. Alleys shall have a minimum easement width of 20 feet.
5. Each respective property owner shall be responsible for driveways and aprons connecting garage and alley.

Stormwater

1. All development shall generally adhere to the City's Stormwater Technical Standards Manual. Where applicable, low-impact design principles may supersede the requirements in the Manual and shall be reviewed by the City's Public Works Department on a case-by-case basis.
2. All development shall adhere to erosion control requirements.
3. All Development Plan applications shall be submitted to the Hamilton County Surveyor's Office for review.

Exhibit 12
KALORAMA PARK STREETSCAPE

1. 5' sidewalk on one side of Kalorama Parkway.
2. Small street trees on the opposite side at 50' minimum density of one tree every 50'.

Typical 45' cross section of Kalorama Parkway