

Sarah Reed

From: Kevin M. Todd, AICP
Sent: Thursday, August 30, 2012 10:12 AM
To: Sarah Reed
Subject: FW: 161st & Springmill Development

From: Ara Wade [mailto:ara.wade@gmail.com]
Sent: Thursday, August 30, 2012 10:06 AM
To: Kevin M. Todd, AICP
Subject: 161st & Springmill Development

Kevin,

I will be traveling and won't be able attend tonight's meeting regarding the 161st & Springmill development. I have sent a question to my HOA to address to the Developer's representative and have listed that question for you as well.

What is the advantage to the City for providing an exemption to the comprehensive plan for this development? Why not locate in an area already designated for commercial activity?

I'm not against the development per se, but city leaders put in a lot of time to develop a comprehensive plan and I think we should ask developers to work with it.

The exceptions to the plan should be exceptional in their benefit to the community. I don't see how this project warrants an exception so would like to understand their justification.

Thanks,
Ara

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317-645-3221

Sarah Reed

From: Brian <brian46074@aol.com>
Sent: Monday, September 03, 2012 10:51 PM
To: APC; Kevin M. Todd, AICP
Cc: Matt Skelton
Subject: 1209-PUD-11 Springmill Corner PUD
Attachments: walgreens2.jpg; walgreens3.jpg

Hello everyone,

I hope everyone had a good weekend.

I had missed the public meeting last Thursday on this project and may miss the APC meeting, so I like to add some comments.

I am not against more commercial in this area. I am curious why a PUD?

What I am not in favor of is Exhibit B - concept plan and Exhibit C in the document that is currently online.

Attached are 2 pictures of Walgreens stores. Since 161st and Spring Mill is a high profile intersection, why can't more architectural features be used, similar to the store in Bridgewater? (146th & Gray) Why does the proposed store have to look like a standard store? Why can't it look more architectural pleasing like in the 2 pictures?

I'm not in favor of the right in-right out (RI-RO) entrances/exits closest to the intersection. What does Westfield's transportation (corridor) plan mention about the minimum distance from the nearest curb cut to a major intersection? Traffic would be pulling into the parking lot at these RI-RO when cars in the lot may be queuing up to exit. I don't like how a vehicle would be turning right into a traffic lane of a lot. Can the RI-RO's be eliminated? I don't like how the lot is situated so close to the entrances in all the cases. I can envision turning movement issues.

I hate to see right turn lanes that go on forever as shown on northbound Spring Mill and eastbound 161st. There is a current condition of this for westbound 161st that has turns into the Kroger, Chase Bank and then Spring Mill. Sometimes confusion happens when an westbound car gets in the right turn lane and a car pulling out of the shopping area thinks the car will be turning in, but doesn't, instead it passes the entrance and turns into the next turn.

What are the plans for Spring Mill and 161st in the future? Are they proposed to have additional travel lanes? Will this project allow for additional lanes with dedicated left and right turn lanes at the intersection?

In my opinion, the concept plan also denies any possible future commercial development to the east of this area to have an access point onto Spring Mill unless future development acquires the property to the south and adds another curb cut. Which would not be good. Basically with this project and plan, this looks to be the end for commercial property on this se corner.

Thank you.

Brian D. Morales
Countryside Resident





Sarah Reed

From: Jennifer Miller
Sent: Tuesday, September 04, 2012 11:01 AM
To: Sarah Reed
Subject: FW: Rezone at 161st & Spring Mill Road

Follow Up Flag: Follow up
Flag Status: Flagged

Sarah-
I believe this is in reference to your project.

Sincerely,
Jennifer M. Miller, AICP
City of Westfield | Economic and Community Development | Assistant Director

T: 317.804.3170 | DL: 317.223.6420 | F: 317.804.3181



Please consider the environment before printing this email. Thank you.

From: Diane Zeph [mailto:mzeph@indy.rr.com]
Sent: Tuesday, September 04, 2012 8:43 AM
To: community
Subject: Rezone at 161st & Spring Mill Road

This is to let you know how my husband and I feel about the proposed Walgreen's and other storefronts at 161st Street and Spring Mill Road. First of all, we oppose the further rezoning of business in the area. We feel that more business would best be developed along 32.

I attended the meeting at the church last Thursday evening. I have some comments:

If you allow this rezoning for business, then you must allow any of the rest of the neighbors (within, say a half mile) to rezone for business if the opportunity arises. Your rezone for business in the Kroger strip mall was a terrible mistake in my opinion and I believe that you owe the residents in the area at least the same opportunities. You have already caused our property values to drop dramatically.

Second. There seemed to be no real consideration of the intersection and impact on traffic. I think the developers (Kroger mall included) should stand the costs of redesigning the intersection. You seem to have plans for all of the other cross streets in the area but the one that needs it most is neglected. I propose a BIG roundabout with landscaping in the center.

Third. Please consider the noise of more business on the remaining residents in the area. The Kroger site is quite noisy with deliveries, garbage pickup, etc. even in the middle of the night. We really don't need more of that.

Fourth. The rendition of the buildings I saw at the Thursday meeting was appalling. It looked like an inner city low cost strip mall which would only deteriorate with time. If you should allow this you must dictate that the architecture be such that it will be pleasing to the eye and with some character. Also there should be a requirement that green space abound. Not just a grass strip here and there. There should be real landscaping required which includes deciduous trees, evergreen trees and bushes and flowers. There is no need to have a bunch of more concrete without embellishment. This is an opportunity for you to raise the bar for the development in the area.

I wish I could spend more time composing my thoughts on this but at the moment this will have to be it. Thank you for your time. I hope you will consider the residents when you make your decisions.

Diane Zeph
16310 Spring Mill Road
Westfield, IN 46074