

Chatham Hills Public Hearing:

TO: Jesse M. Pohlman
FROM: Brad Henke
DATE: October 29, 2013
RE: The Club at Chatham Hills – Neighbors’ Meeting Report

October 30, 2013 Neighbors’ Meeting (began at 6:30 p.m.; ended roughly 8:15 p.m.).

Meeting Location: The Ritz Charles (12156 N. Meridian St. Carmel, IN 46032)

Approximately fifty (50) neighbors attended in addition to the development team (Betsy Garfield, Brad Henke and Steve Henke with Chatham Oaks LLP, the petitioner) and one (1) City of Westfield representative from the Economic and Community Development Department (Jesse Pohlman).

As host, Steve Henke greeted everyone at the front entrance to the presentation room. Steve introduced the Chatham Oaks LLP team and Jesse Pohlman from the City of Westfield Economic and Community Development Department. Steve shared the vision and overall development details and planning of the Chatham Hills PUD. The comments received throughout the meeting are generally described below.

Steve Henke explained the development and went through a PowerPoint presentation and introductory video (which was also showed at the City Council preliminary meeting) which included overall location, conceptual plan, and development images indicating amenities, trails, residential types, mixed use, pedestrian and vehicular plans, Farmstead and other related conceptual images. He also explained the vision of Chatham Hills, the golf course architect, the styles of Chatham Hills and how important it is to preserve the ground, history, the natural features and terrain that comprise the future Chatham Hills.

Questions and Comments:

1. Several questions pertained to location, including location of the course, houses, clubhouse, streets/trails and utilities.
 - a. Response: Steve Henke started off with the location of the clubhouse and helped orient the audience on the exact area (SW of 203rd and Tomlinson Rd.), then explained the design of the course and went through each Championship golf hole individually and described where most of the residential would be on the Championship golf course, with some housing near the Monon trail on the West side of the course. In regards to the

streets/trails, Steve Henke explained that there would be a main thoroughfare through the development to help with ease of access and to help the residents get to their properties. Additionally, he explained the unique trail system that we have created in the development. Starting on the East side of the property, there will be a lake/park area and as you travel west, there is a system of trails that will connect the entire development, with a variety of parks along the trail. For utilities, Steve Henke explained that we have met with all of the different utility providers and they are aware of the development. We will have an abundance of lakes to help with drainage. Drainage runs towards 203rd street, where we will have several lakes. We will probably have a lift station in the valley near 203rd as well.

2. There were several questions regarding the zoning process, why the City is involved and whether or not they were being annexed.
 - a. Response: Steve Henke and Jesse Pohlman (City of Westfield) were able to explain the zoning process and that zoning changes would only apply to the real estate in the Chatham Hills PUD and not to surrounding neighbors. Jesse Pohlman explained that the City's comprehensive plan was adjusted a couple years ago and that this area would fall under the residential class. He said areas near the prime intersections in Westfield on US31 would likely be commercial. Jesse Pohlman then explained the City of Westfield's involvement in the process and stated that the City of Westfield helps in the zoning process for Washington Township. He said plan commission will make the recommendation. Additionally, Jesse Pohlman was able to discuss annexation and that Chatham Hills would be annexed, however, the surrounding property is all voluntary annexation.
3. There were a few questions about traffic, how the roads around the general area would be able to handle the additional traffic coming to the area and if any widening of roads was in the plans.
 - a. Response: Steve Henke replied, the City of Westfield has plans to do a roundabout at Tomlinson and 191st street, which controls a lot of that traffic. There will also be northern entrances to this development along SR38. We are unaware of any plans to widen roads around the development at this time; however, the City of Westfield is planning to widen 191st street. The City's thoroughfare plan also calls for an interior road on the West side of US31, which will help with traffic. Steve Henke also explained the routes he anticipates cars traveling to get to the clubhouse and that many of the residents of the community will be utilizing golf carts and traveling the community's internal road system.
4. There were questions on a few details of the project.

- a. Response: Steve Henke discussed that given the time needed to obtain required permits; the course construction will likely begin in a year. He also mentioned that we have planned for 2 units per acre and that other developments are typically much higher than that. He elaborated on how much we preserve the land when creating our developments. We love the trees, creeks, topography and history and plan to incorporate all of it into our development.
- 5. There was a question pertaining to utility hook ups and whether they could hook on to utilities being brought to the development.
 - a. Response: Steve Henke told them that he was not aware of any city requirement at this time and that the parties on Tomlinson did not have to hook on when utilities were extended from Monon Elementary to Grand Park.
- 6. Closing Remarks:
 - a. Steve Henke:
 - i. Steve Henke encouraged anyone that had additional questions to feel free to stay and discuss with him following the meeting, which several did. Steve also gave every person there his cell phone number and encouraged them to call him with any specific questions or comments.