

The Cottages at Bridgewater Lakes
Neighborhood Meeting Notes
By: Harold Gibson, H. Gibson Land Surveying, Inc

Date: November 16, 2015

The following are notes from a neighborhood meeting held on November 12, 2015 at the Bridgewater Club Clubhouse, in the H.H. Gregg Room. The meeting was called to order by Mr. Peter Wang, Developer at 7:00p.m.

Those in attendance to present the proposed PUD Amendment and replat were:

Mr. Peter Wang, Owner, Developer, Bridgewater Masters, LLC
Mr. Dave Berman, Sigma Companies
Mr. Mark Humphrey, Real Estate Links
Mr. Harold Gibson, H. Gibson Land Surveying

The meeting was called to order by Mr. Peter Wang, Developer at 7:00p.m. Mr. Wang asked for a show of hands from those in attendance as to their place of residency:

The Garden Homes = 27
The Villas = 4
Townhomes = 1

Mr. Wang reviewed the history of his purchase of the Bridgewater Lakes properties in 2009 and subsequent development of The Garden Homes, Villas and Townhomes. The Garden homes and Villas are nearly completed, however, the Townhomes have been a challenge trying to finish. This new project is an attempt to improve on what is currently constructed and compliment it at the same time.

Reported results of an informal survey of residents in the Garden Homes and Townhomes in which residents were asked to make known development concerns within each respective community. He found the three (3) most common struggles were: Parking, Appearance and Consistency.

A few months ago meetings were held with Todd Pyatt of Pyatt Homes regarding some ideas to accomplish the goal of finishing the townhomes. After several weeks of review and considering market conditions, the product Mr. Pyatt and Mr. Wang agreed to pursue was a 22 foot wide detached, multi-story townhome, single ownership. The product included a variety of architectural features in exterior design. In order to compliment the detached nature of the structures, it was necessary to replat the current PUD by downsizing the number of units from 41 to 36.

Mr. Wang provided notes and diagrams via a power point presentation. Mr. Gibson was introduced who explained the highlights of the site layout. Mr. Gibson utilized a colored rendering of the site to point out the new units. Mr. Gibson noted there is not intended to be many site changes from the original plan filed with the townhomes. Landscaping mounds to stay in tact. Roads to be connected as planned. Existing utilities to be utilized where possible. Sea wall around the existing pond to remain.

Mr. Gibson introduced Mr. Berman who detailed his relationship with Mr. Pyatt and how the developer and builder came together. Mr. Berman explained the interest in townhomes and how that can be an advantage to certain homeowners/buyers. He outlined the series of meetings which have been held with the City of Westfield and a meeting with Dave Mennel of Bridgewater. At the current time there are five (5) home plans ranging from 20' – 22' wide. All planned to fit on a maximum of 28' wide lots with 6' between buildings. Setbacks are planned to be 20' in front versus the Townhomes which were developed with a 16' front setback. Some of the marketing aspects/options of the homes are:

- Highly livable floor plans (see attached)
- 1st floor bedroom/bath
- Technology center
- 3 story standard-4th floor option
- Elevator options
- Front Deck Options
- Coffee bar

Mr. Berman noted the focus on the design of the units hinged on the community as a whole and not simply the Cottages. He introduced slides comparing before and after elevations with the current Townhomes positioned against the new elevations. The new proposed elevations contain a variety of material elements in siding choices, which increases the architectural interest over the largely brick sided Townhomes. Corner or end units have been enhanced with more appealing architectural features. Specific lots will include units where the side has the appearance of a front façade.

The product began as a 20' x 50' unit but as a result of a brief review from the development team the plan was paired back.

What does this plan mean in terms of pricing? Mr. Berman presented evidence the current townhome plan averages \$89/sq.ft resulting in average sales of \$191,000. The proposed Cottage plan will exceed the average of the Townhomes as the minimum is projected to be in the high \$200K's with several reaching the upper \$300K's.

The current timeline for the project was updated to include filing the new plans with the City on November 13, 2015. Section or Blocks A & E are expected to be constructed first with construction to begin first 1/4 of 2016. Lot 9 is planned for the model. Unit 2351 of the plans attached is expected to be the floor plan.

The meeting was then opened up for questions from the residents in attendance.

Those were as follows:

It was desired that construction vehicles not be allowed to travel through the Garden Homes community. All agreed. How to manage that will be decided later.

The transition between the Garden Homes and the Cottages was a major discussion point. Some felt a gate was needed, others were concerned with speed of traffic. It was noted the roads are all private. Mr. Wang asked if a speed bump was a possible solution? Mr. Bob Schuyler who lives adjacent to the north on the east side feels as if a gate is the solution as that is consistent with other communities within Bridgewater. Mr. Schuyler doesn't want the traffic going through the Gardens.

The question was asked if a new entrance could be constructed from Guerin Way? At a minimum could the construction entrance come from Guerin Way?

Carol Schuyler asked of Mr. Wang how far away the units were from their home. Mr. Gibson stated he thought it was approximately 40 feet guessing. Mrs. Schuyler said the project was very appealing and asked what the colors were going to be?

Mrs. Schuyler also questioned the occupancy of the Townhomes, saying she didn't think they were full. Mr. Wang did agree there were a few units empty but that isn't unusual in a townhome community. Mr. Wang stated in his research he has not found townhomes to have "bounced back" as well as other types of residential communities.

Mrs. Schuyler asked if the number of stories contributed to the sales problems? And followed up with the question as to why the undeveloped space couldn't be used for more single-family homes, like the Garden Homes?

Mr. Wang replied his goal was to compliment the existing townhomes and he felt by doing single-story it would not blend well and enhance the community.

The audience asked what age group we were targeting. Mr. Berman felt with the elevator option the age target was very wide and non exempting.

A question was raised as to the ability to “hide” the unsightly utility boxes on the existing townhomes. Mr. Wang said he would check into the possibility of adding some landscaping pending utility approvals.

It was pointed out that one of the concerns in the other neighborhoods was the lack of parking for visitors. The group was asked about overflow parking and it was agreed to research the options for such.

The only resident in attendance from the Townhomes (name not provided) happens to live adjoining the proposed Lot 32. Immediately behind his home. Can that be moved?

It was also asked if we could move Lot 31 south?

It was asked if we could possibly shift the street to the east and reduce further the setback from Gray road to provide a view behind the townhomes?

Mr. Gibson reminded the audience this meeting was to collect information and to hear concerns. Although the concerns may very well be valid, without taking them back and studying them further after discussing with the City no decision could be made. The group understood.

Mr. Wang reminded the audience he was trying to compliment the existing homes and townhomes and to improve on what existed. The plan approved for the Townhomes was not much different than what is being proposed.

The suggestion was made that brick on the end of the homes might look better.

Mrs. Schuyler asked if the first homes would be built on Block A and sold before other homes built? Mr. Gibson explained the plan to start on Block A and E and the construct the site infrastructure and hopefully strategically move from south to north.

The question was asked if there was a neighborhood with this model up to visit? The group did not know of one like this.

Are there any other neighborhood meetings scheduled? Mr. Gibson detailed the plan for the public hearings but stated there would be no other scheduled neighborhood meetings at this time. He would however be sending out notices of other public hearings. Certain individuals asked to be exempted from Certified letters and only use regular mail.

The question was asked if a new HOA would be started or would the current townhome association be utilized?

It was noted that Mr. Mennel suggested using the same HOA.

Mrs. Schuyler questioned what the extra entrance looked like?

It was recommended the notes of the meeting be sent to a resident to pass along to the other attendees. Mr. Gibson agreed.

An opinion was offered that the Cottages didn't fit into the undeveloped space and it was preferred more of a mixture of single story homes be developed. In addition they were objecting to the height of the units and considered that to be non-appealing.

On the flip side an immediate reaction was voiced stating how well they enjoyed the new look along with the separation of the units.

Mr. Wang noted his research has found most buyers prefer the detached unit versus the attached unit. In that regard he has downsized the density by 5 units to capture the market preference.

Some residents again voiced their concern with connecting the street or completing the street as per the original plan. They would prefer to see a cul-de-sac at the current temporary one. They noted the existence of the community without a through street for years; didn't see why it couldn't continue.

Mrs. Schuyler asked us to put ourselves in her position and consider how we might feel with the change next to them.

Mr. Wang stated to the audience how is partner, Mike Deck challenged him with what they could do to bring up the value of the homes? He reminded the residents that some were caught in the very trap that many buyers were where they bought high and then the economy dropped in some cases \$200,000. Some of that value has not come back yet today.

Mr. Wang showed a graph of how in 2008 the market sales value of a Villa was \$276,000 and in 2015 the same villa is now \$411,000. He feels strongly this project will help maintain and improve the value of the Garden Homes and the Townhomes.

Mrs. Schuyler noted for the audience the Garden Homes development is currently working on a "beautification project" with new trees, etc... They do care about the undeveloped land and townhomes.

The concern for buffering the utility boxes was again voiced.

The meeting drew to a close with a brief recap of the main concerns:

Create more space at the north end of the project;
Create a cul-de-sac to separate the two project or eliminate a through street;
Street names conflict in times of emergencies;

Notes were to be sent to Mr. Neal Wixson, 15440 Mystic Rock.....

No certified mail to Tom Coil, 15561 Mission Hills Drive, 46033.

Cottages @ Bridgewater Lakes

Fall, 2015

COTTAGES @ BRIDGEWATER LAKES

by PYATT BUILDERS



[Bridgewater Masters, LLC](#)
Indiana Domestic Limited-
Liability Company (LLC).



Introductions- Project Team

Land Owner - Bridgewater Masters LLC (Peter H Wang – Partner)

Builder - Pyatt Builders (Todd Pyatt – President/Owner)

Engineering - Harold Gibson Surveying (Bill Evans - Project Engineer)

Sales/Marketing - ERA- Real Estate Links (Mark Humphrey)

Land Development - Dave Berman (Sigma Companies- Principal)

Funding – Farmers Bank

About Pyatt Builders



- Locally owned and operated out of Carmel, IN
- 5+ Year in Business (building 75-100 Homes / year at various price points in ~ 20 communities)

- Quality is top priority
 - Quality Inspections Process- 100% Complete
 - House is always open to customer
 - Weekly meetings throughout the process

\$379,990

Smokey Row Estates

4636 Calton Way, Greenwood, IN

[Map](#)

Available: Available Now!

Lot No.	Type	SqFt	Beds	Baths	Schools
22	2-Story	3047	5	3.5	Center Grove Schools

Additional Details:
Open House: Sunday (11/1) 3pm - 5pm

MODEL HOME \$4,990

Anson

6208 Bliss Point East, Zionsville, IN

[Map](#)

Available: Available Now!

Lot No.	Type	SqFt	Beds	Baths	Schools
42	2-Story	2652	4	2.5	Zionsville Community Schools

Additional Details:
Open House: Saturday: 11am - 6pm Sunday: 1pm - 5pm

- Relational Builder
 - Community | Trades | Homeowner
 - BBB Accredited with A+ , Member of the Builder Association of Indianapolis

General Project Information

Proposed Project- *Before and After*

Product / Lot Sizes:

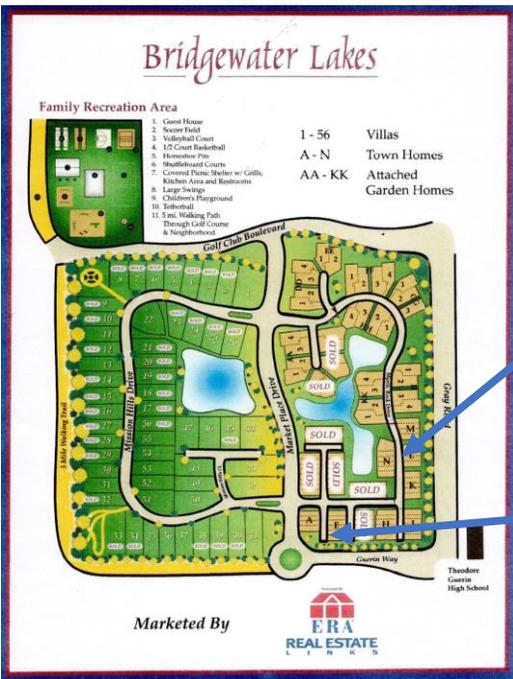
Before: Townhomes

(41 units | 20 & 24' product | 4 , 5 & 6 unit buildings)

After: Now Proposing Detached Single Family

(36 units | 20 & 22' product w / 6' separation and 20' Driveways)

Difference: Less Dense – Decreased from 41 to 36 Units <5>



Section Location

Phase II – Section H, J, K, L, M & N

Phase I – Section A & E

Product Overview

Standard Features:

- 5 Plans (1865, 2043, 2277, 2295, 2351)
- 20 and 22' x 46 House Dimension (min. 6' between homes)
- 16 x 20' Driveways
- 3 Story Standard- 4th Floor Option
- Technology Centers
- Coffee Bar on Bedroom Floor

Optional Features:

- Elevators
- 1st Floor Bedroom / Bath
- 4th Floor Mezzanine

Product – Front Elevations / Before and After



AFTER:

- Single Family Detached Homes:
- 6' between homes
- Mixed use of Architectural Materials:
- Masonry
- Board & Batten (Wood)
- Shake Siding (Wood)
- Lap Siding (Wood)
- Garage Door Options

Before:

- Attached Townhomes
- All Brick, little variations of Material
- 2 Plan Elevations



Product – Side Elevation / Before and After



Before:

- Brick
- Shutters

After:

- Stone and Masonry / Shake siding / Gables / Brackets
- Shown with 4th Floor Mezzanine (Optional)
- Varied Roof Line



SIDE ELEVATION
cottage 2351
MEZZANINE OPTION

Product – Rear Elevation / Before and After

Before:

- Town Homes- no separation
- No roof variation
- Standard



AFTER:

- Mixed use of Architectural Materials
- Variated Roof Systems (Option 4th Floor)
- Rear Decks



Product – PARKING / Before and After

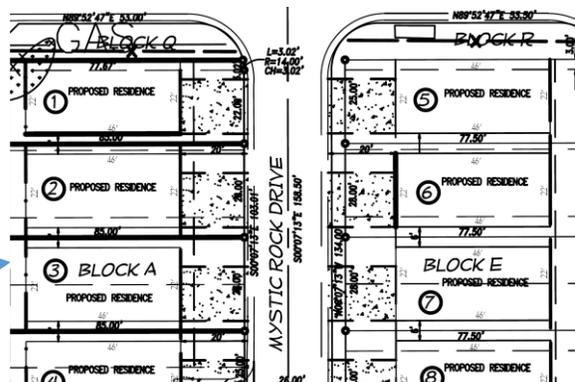


BEFORE:

- 16' Drive Ways- not deep enough
- Cars and trash cans in street

AFTER:

- 20' Drive Ways on all homes



Timeline / Key Dates

11.12.15 HOME OWNER MEETING

11.13.15 Submittals to City

BEGIN LAND DEVELOPMENT Early Spring '16

HOME CONTRUCTION Early'16 (Phase 1)