

Pamela Howard

From: Jim Grose <sprink44@ameritech.net>
Sent: Monday, April 4, 2016 5:11 PM
To: APC; Pamela Howard
Subject: 1604-PUD-04 IHC PUD Public Comment

April 4, 2016

Advisory Plan Commission
[130 Penn Street](#)
[Westfield, IN 46074](#)

Dear Members of the Advisory Plan Commission:

I am writing to provide public comment regarding Docket No. 1604-PUD-04, Indianapolis Hebrew Congregation PUD, which is scheduled to have a public hearing at tonight's meeting. I am not able to attend the meeting, so I wanted to provide written comment via e-mail. By no means am I writing in opposition of the proposal. I would simply like to provide my thoughts regarding the right-of-way provisions of the proposed PUD.

On October 14, 2013, the Thoroughfare Plan was amended and [161st Street](#) was reclassified from a secondary arterial to a primary arterial. The Thoroughfare Plan recommends a minimum right-of-way width of 150 feet for primary arterials, 120 feet for secondary arterials, and 100 feet for collectors. After review of the proposed PUD Ordinance and associated right-of-way exhibit, it appears that only a minimal amount of land is proposed to be dedicated as additional right-of-way. The additional land would increase the half right-of-way north of the centerline of [161st Street](#) to approximately 27 feet. Pulte Homes already dedicated land on the south side of [161st Street](#) so that the half right-of-way south of the centerline is 60 feet. When combined, that would provide a total of only approximately 87 feet of right-of-way, which is less than what is recommended for a collector. I understand this is a unique situation since there is an existing cemetery on the IHC parcel, but I wonder if the amount of right-of-way that is currently proposed to be dedicated is enough.

With [161st Street](#) being one of the few exits from US 31 and it leads to the up-and-coming Springmill Station area and other growth on the west side, I believe the section of [161st Street](#) just west of US 31 should essentially be treated as a gateway to the west side of Westfield. It is imperative that the IHC property, Retreat on the Monon property (owned by Pulte Homes and zoned under the Viking Meadows PUD), and the inevitable future expansion of [161st Street](#) are planned with that in mind. The roundabout intersections with IHC/Farr Hills Drive and Oak Ridge Road were constructed for four lanes on [161st Street](#). There needs to be sufficient right-of-way for future expansion of [161st Street](#) to be implemented properly. It is my understanding that Pulte Homes is preparing to submit a new proposal for the Retreat on the Monon if they have not done so already. Once the IHC and Retreat on the Monon projects are approved, it will not be easy to obtain additional right-of-way if it is determined that more would be needed.

I would also like to comment about the proposed six-foot concrete sidewalk to be installed on the north side of [161st Street](#). The Thoroughfare plan recommends that an eight-foot multi-use path be installed. The proposal may be due to the type and width of sidewalk that was installed by the Indiana Department of Transportation on [161st Street](#). It is unfortunate that narrower infrastructure was installed and I believe that it is necessary for a larger path to be installed where there is an option to do so. The IHC parcel borders the Monon Trail. There will most likely be a larger amount of people with various modes of transportation that will use the pedestrian

infrastructure in the area. Once infrastructure is constructed on all of the parcels going east from the Monon Trail to Union Street there will most likely be people that will use it to access the Monon Trail. Also, people west of the area may use the infrastructure to access areas that will be developed to the east, such as the remainder of the IHC parcel and the parcels on the east side of US 31.

It is my understanding that the Public Works Department is still in the process of reviewing the IHC PUD and will most likely provide feedback regarding these items. Obviously, the professionals employed by the Public Works Department will know what amount of right-of-way will be needed for the future expansion of [161st Street](#). That being said, I wanted to submit my thoughts based on the information that is currently available. Thank you for your time and your service to the residents of Westfield.

Sincerely,

Jim Grose