

August 24, 2016

Jesse Pohlman
City of Westfield
2728 East 171st Street
Westfield, IN 46074

RE: Woodwind PUD
 Neighborhood Meeting Summary

Dear Jesse,

Pulte Homes hosted a neighborhood meeting on August 11, 2016 and on August 23, 2016 to share information about the project. Copies of the materials presented and the sign in sheets for each meeting are enclosed.

At the August 11, 2016 meeting the key topics raised by attendees were:

- Traffic: Increased vehicular traffic, condition of roads, timing of improvements, safety, detour plan during construction.
- Density: Concerns that the project is too dense and does not fit with the rural character of the area.
- Buffers: Location, size and plantings.
- Financial impact: Concerns the project is not sustainable.
- Light Pollution
- Where golf carts can be driven

At the August 23, 2016 meeting the key topics raised by attendees were:

- Changes to the plan after zoning approval – ie if we show a pond, can the pond move and lots be built in that area.
- Impact to nature – trees, wetlands, animals.
- Comprehensive Plan – inconsistent to put homes ranging from \$325K - \$525K average sales price next to \$800K homes that are in the area today along with density.
- Can the ponds be more usable, with docks.
- That the golf course will not always be a golf course/open space. Would like to see a deed restriction.
- Development schedule.
- Buffer yards/protection for rural residents.
- Suggestion of forming a committee.
- Want to hear from and have a discussion with City officials.
- Lack of open space other than the golf course.

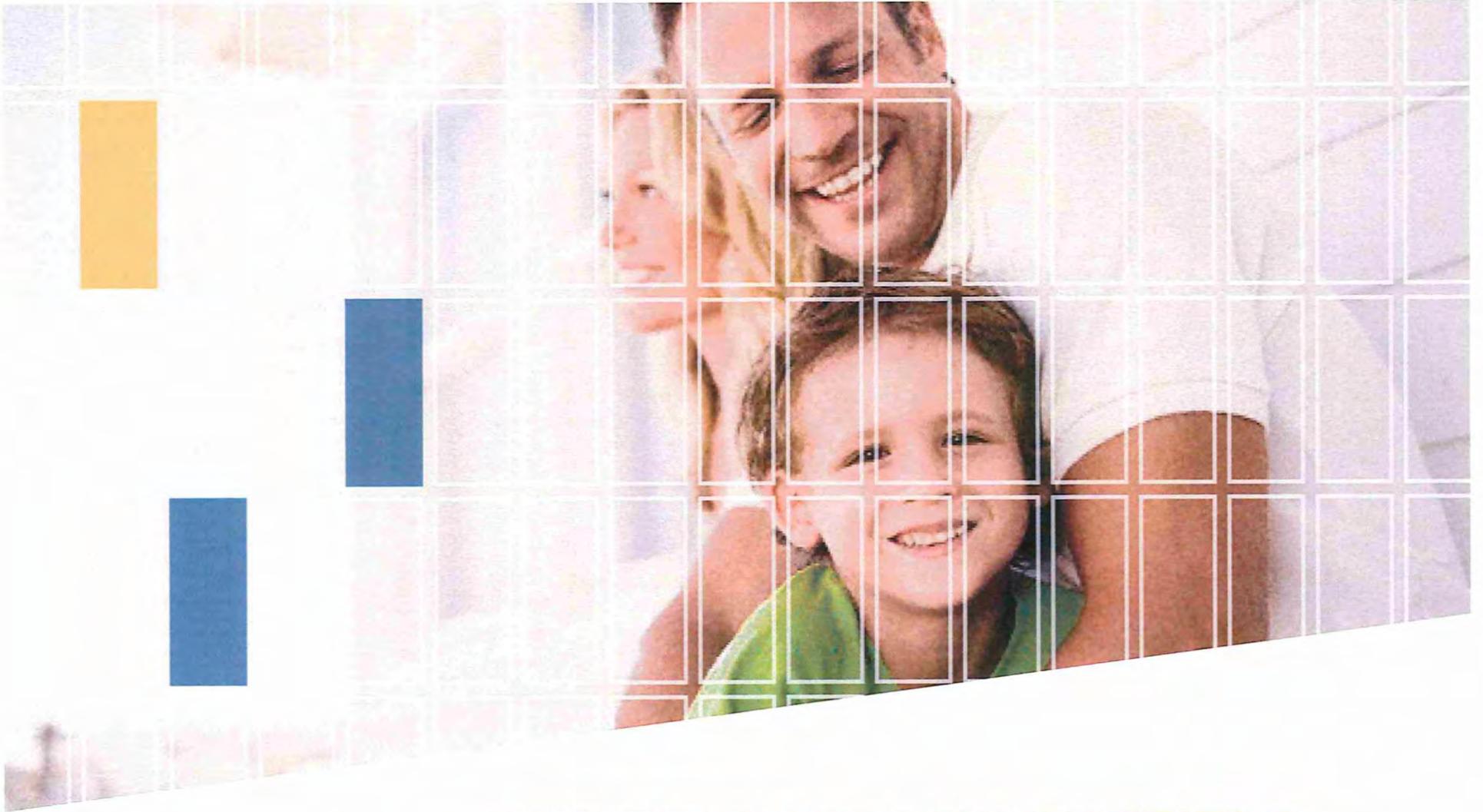
Our team did our best to provide answers to the above questions. We have met with several residents at their homes and will continue to meet and have an open dialogue with them. Please let me know if you have any questions or need additional information.

Sincerely,

Ashley Bedell

Enc.

AUGUST 11, 2016
NEIGHBOR MEETING
PRESENTATION AND
SIGN-IN SHEET



WOOD WIND OF WESTFIELD
PLANNED UNIT DEVELOPMENT
Neighborhood Meeting

August 11, 2016





We build consumer inspired homes and communities to make lives better.

Wood Wind Golf Club



- Founded in 1988
- Westfield's only public golf course
- Civic Partner – fundraisers at the course have raised over \$6,000,000
- Junior Golf Programs
- Evans Scholarship Program

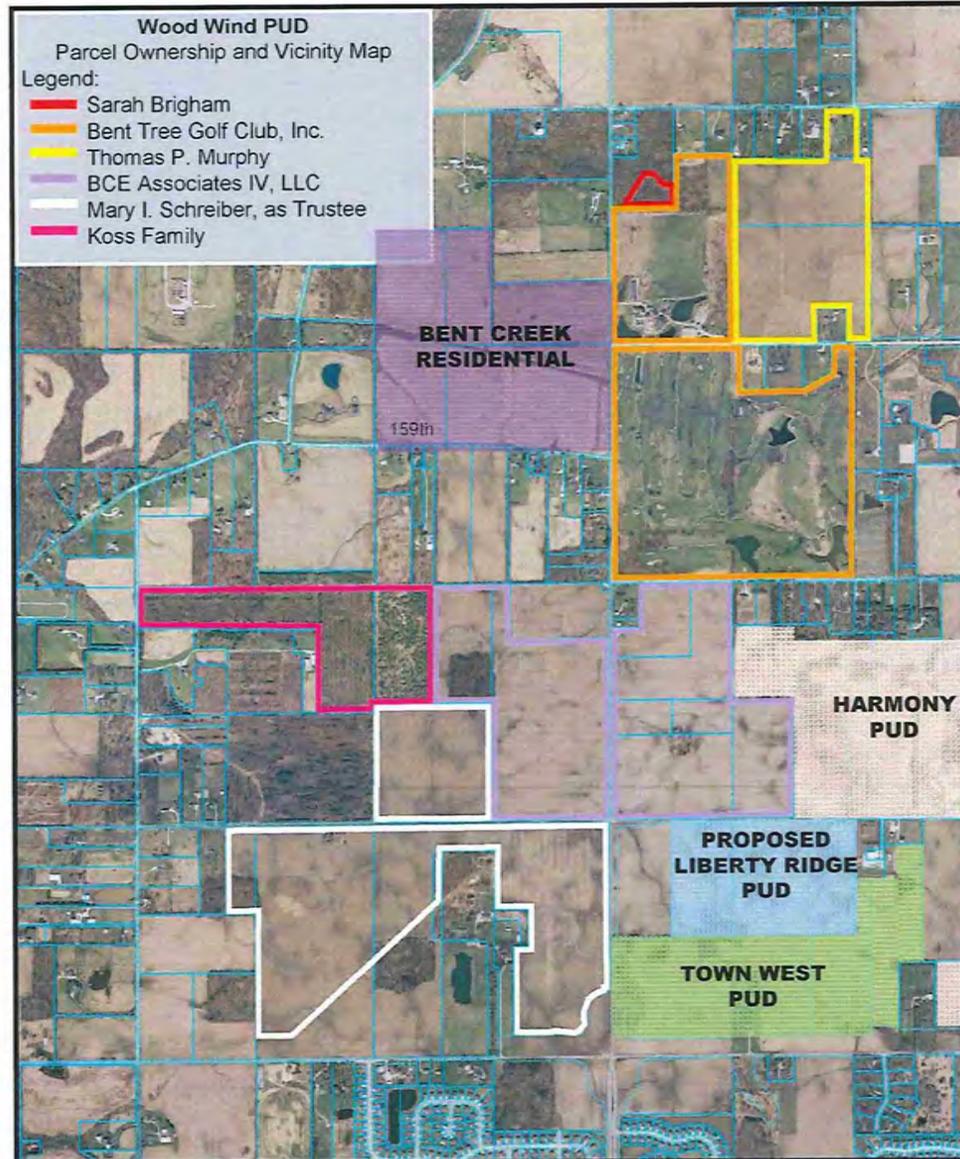
Wood Wind Community



Create an innovative, master planned, highly amenitized community with Wood Wind Golf Club as the centerpiece.

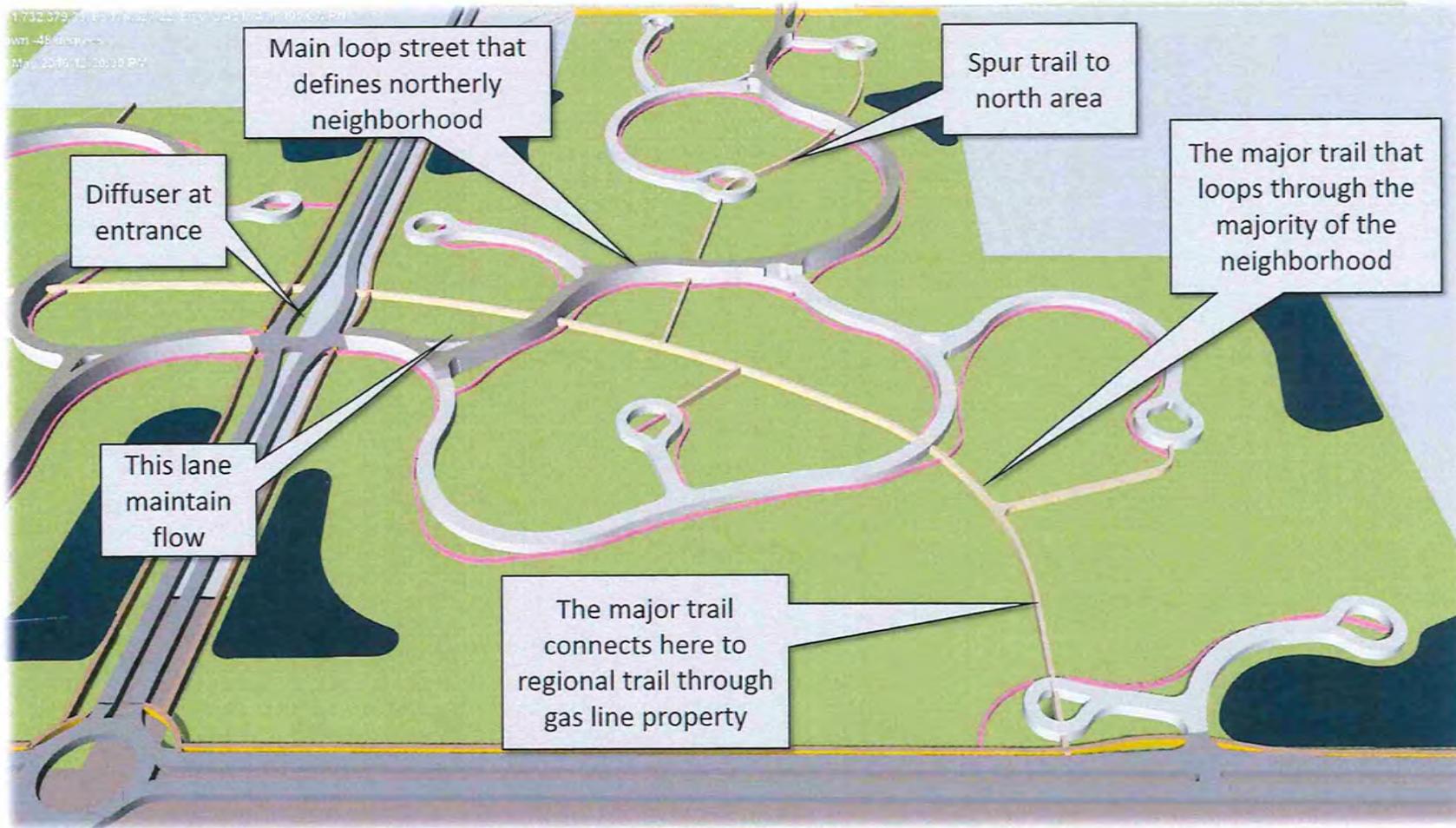


Wood Wind Parcels



Curvilinear Street & Trail System

Wood Wind of Westfield

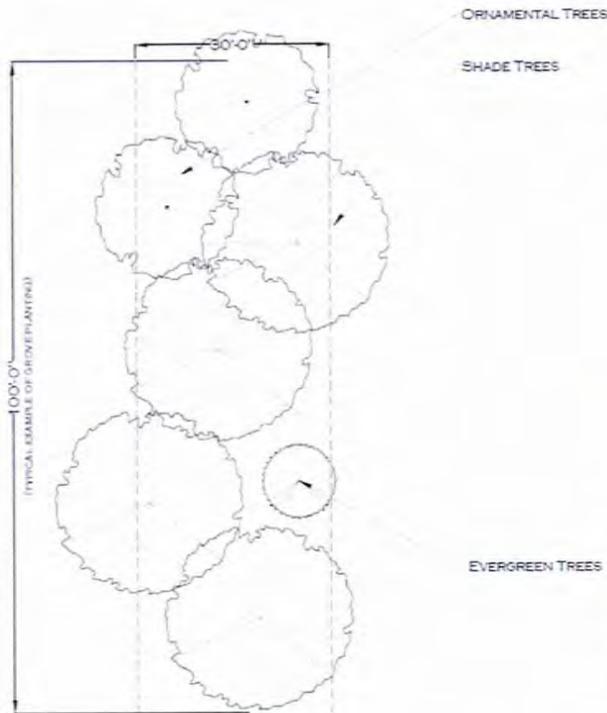


Rural Character

Wood Wind of Westfield



BUFFER B EXAMPLE



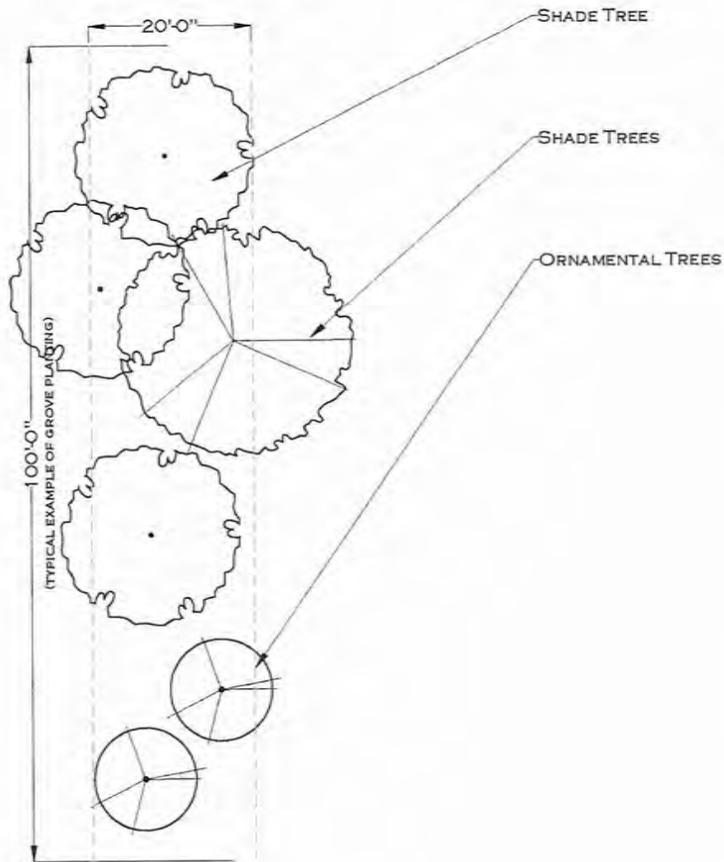
ENTRANCE EXAMPLE



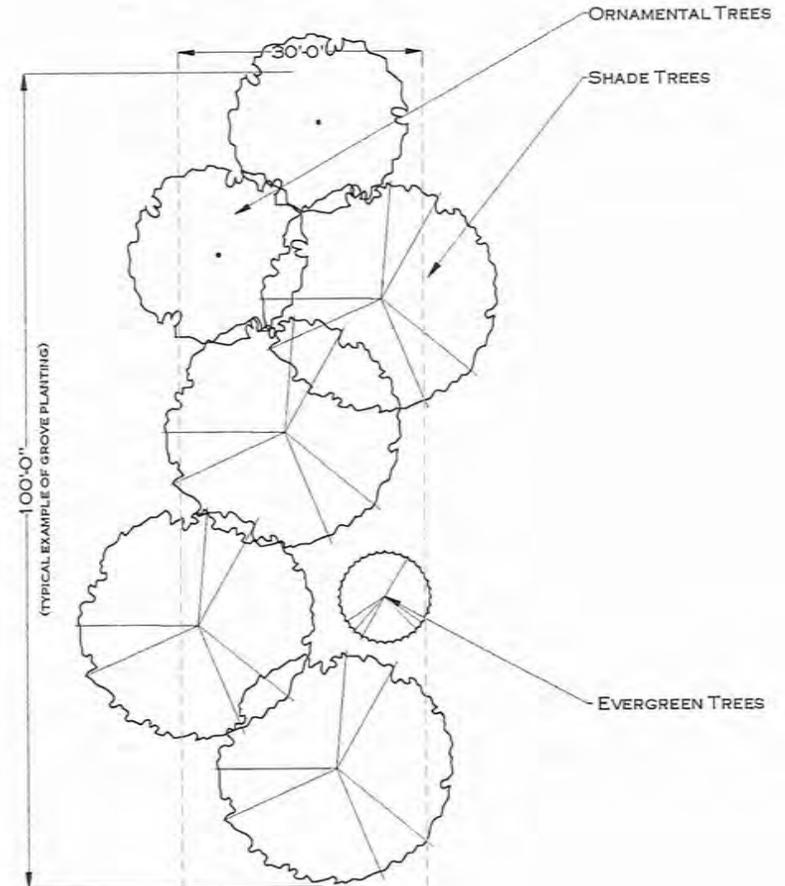
Buffer Types A & B



BUFFER A



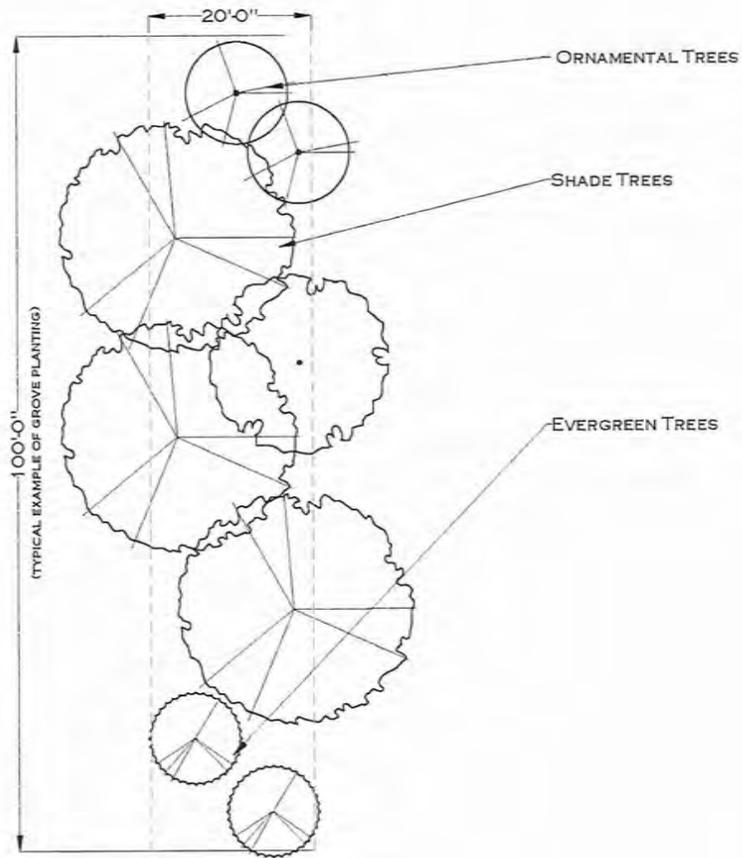
BUFFER B



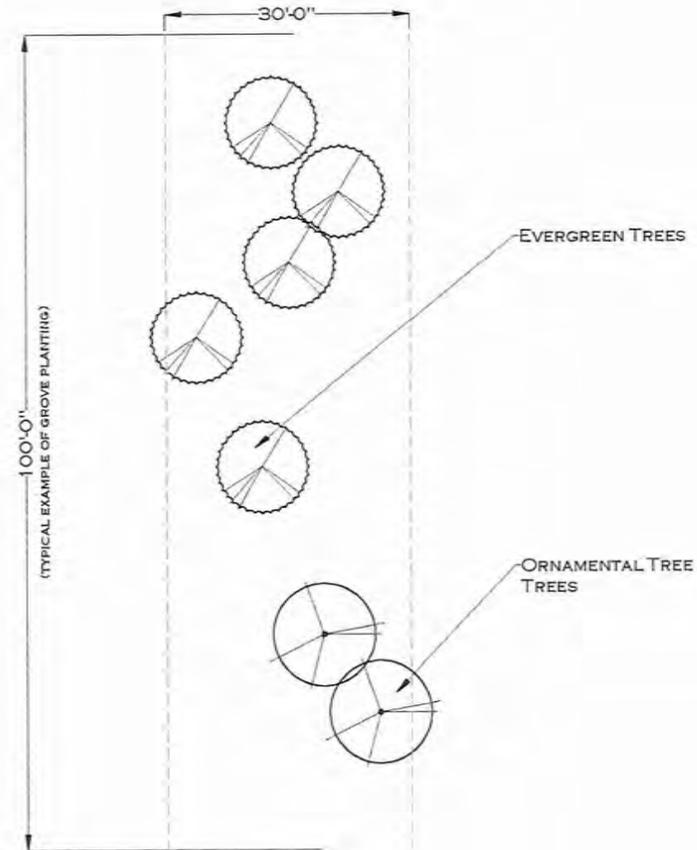
Buffer Types C & D



BUFFER C



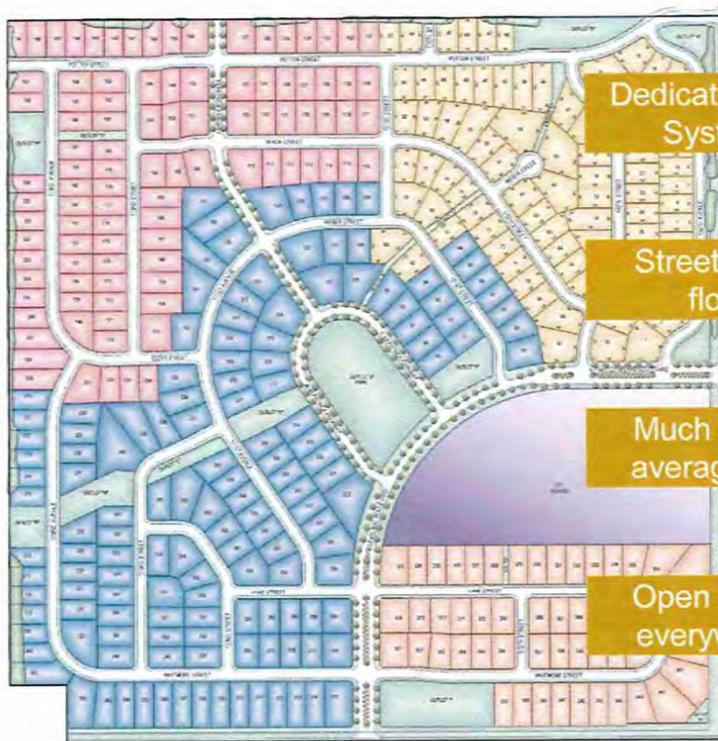
BUFFER D



Curvilinear Design Example



TRADITIONAL



Dedicated Trail System

Streets that flow

Much larger average lots

Open space everywhere

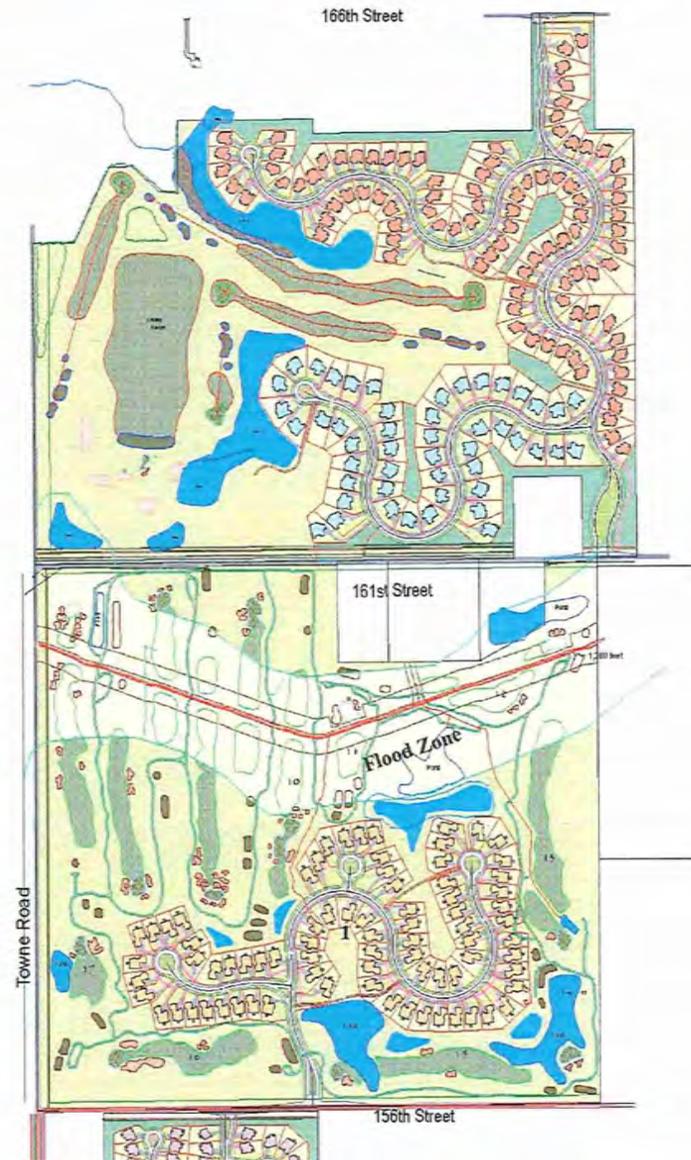
CURVELINEAR



20% less infrastructure!

Golf Course Improvements

Wood Wind of Westfield



Golf Operations & Amenity Area

Wood Wind of Westfield



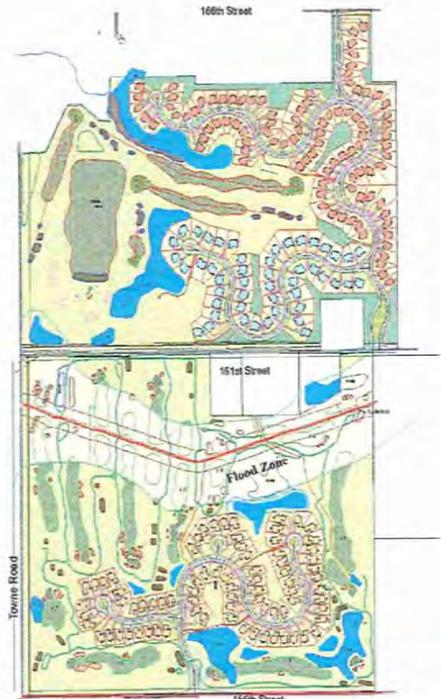
Housing Opportunities

Wood Wind of Westfield



A diverse range of home styles, using innovative architecture and design features to create a multi generational community.





146th & Towne

Architectural Examples



North of 161st

Wood Wind of Westfield

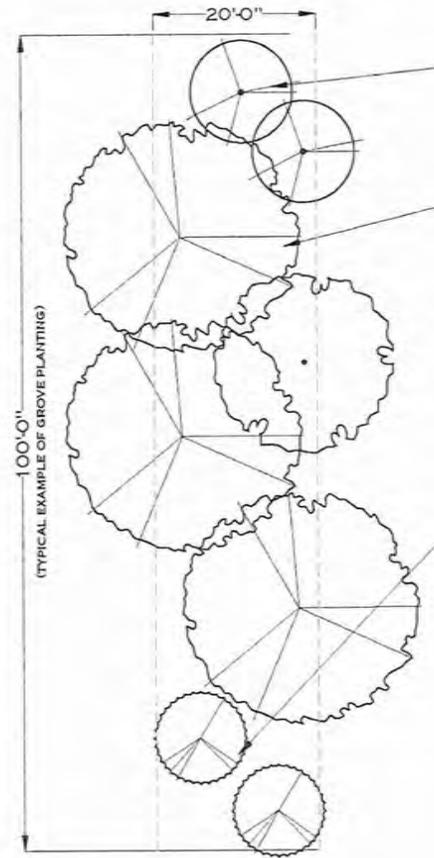


North of 161st

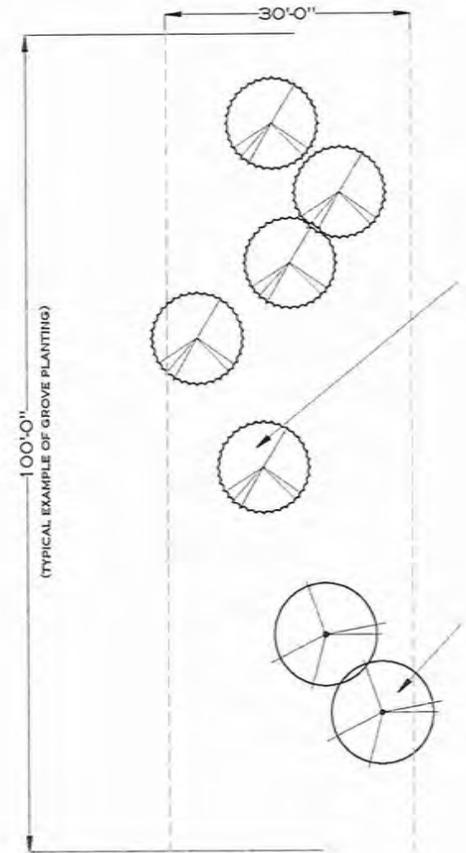
Wood Wind of Westfield



BUFFER C



BUFFER D



North of 161st

Wood Wind of Westfield



156th to 161st Wood Wind of Westfield

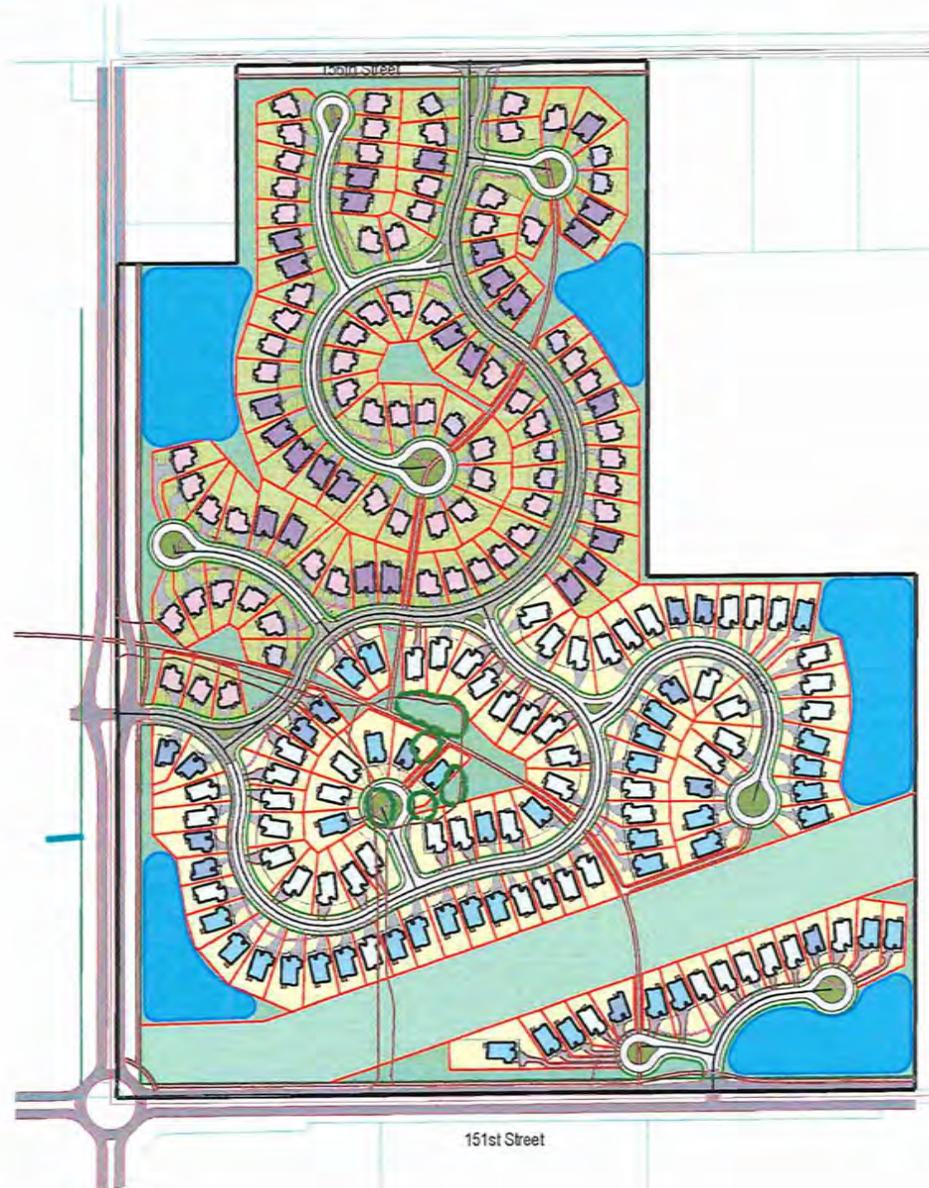


156th to 161st Wood Wind of Westfield



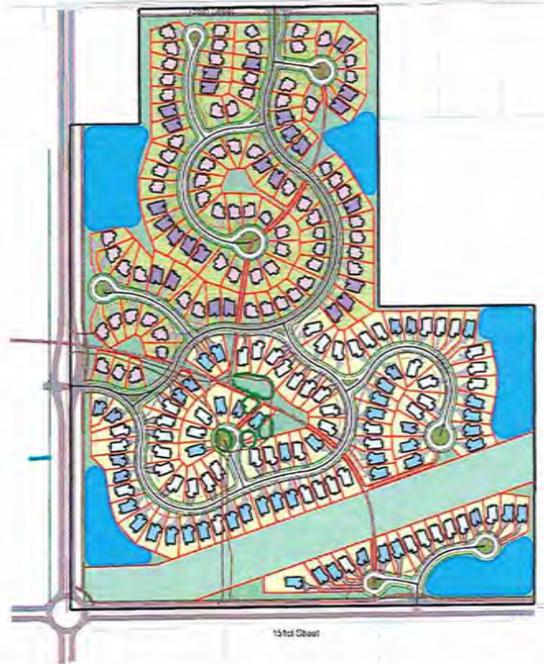
151st to 156th East of Towne Road

Wood Wind of Westfield

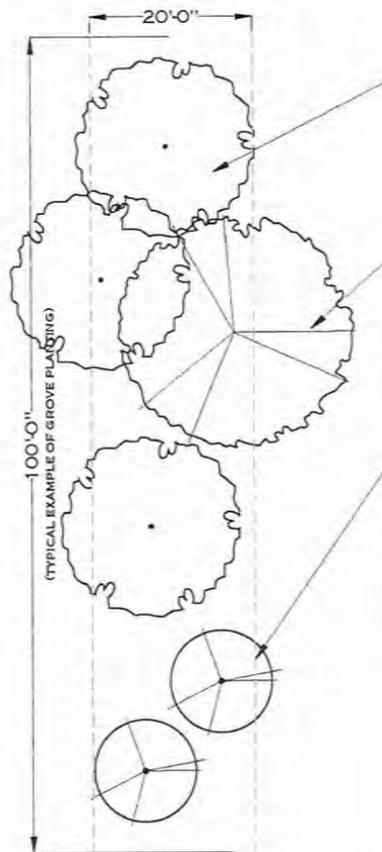


151st to 156th East of Towne Road

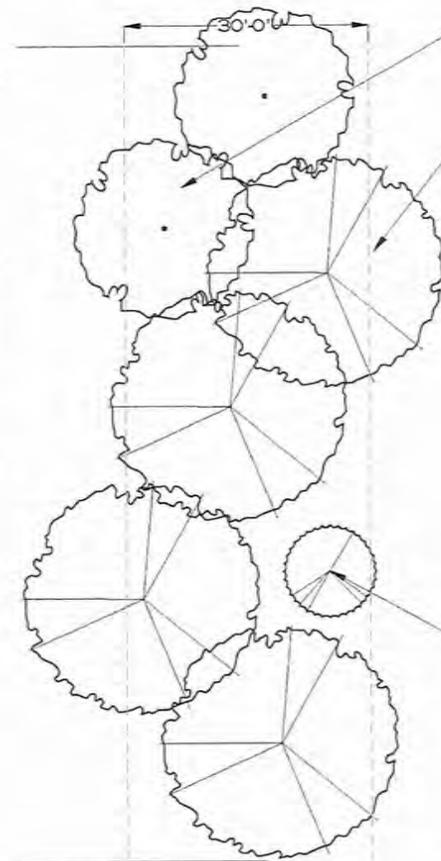
Wood Wind of Westfield



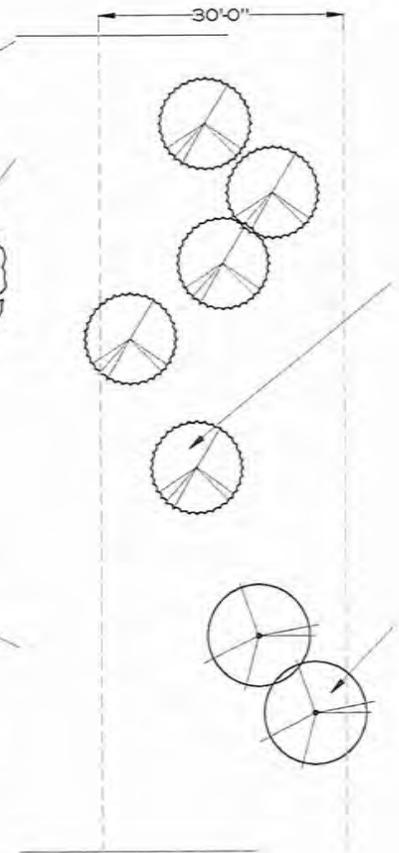
BUFFER A



BUFFER B

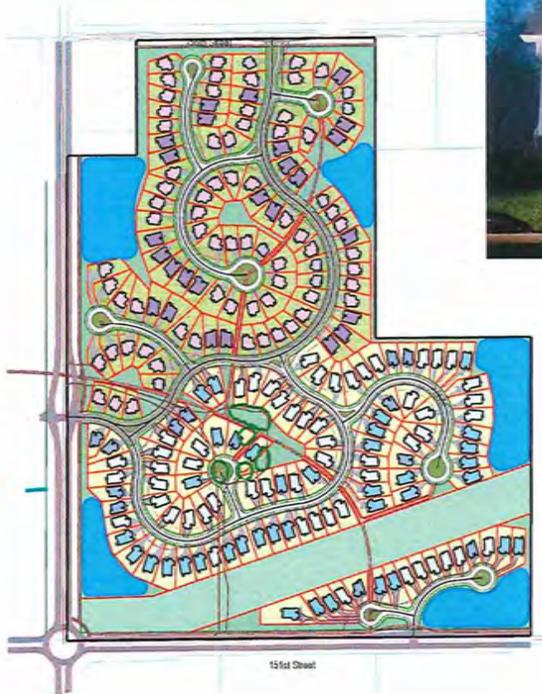


BUFFER D



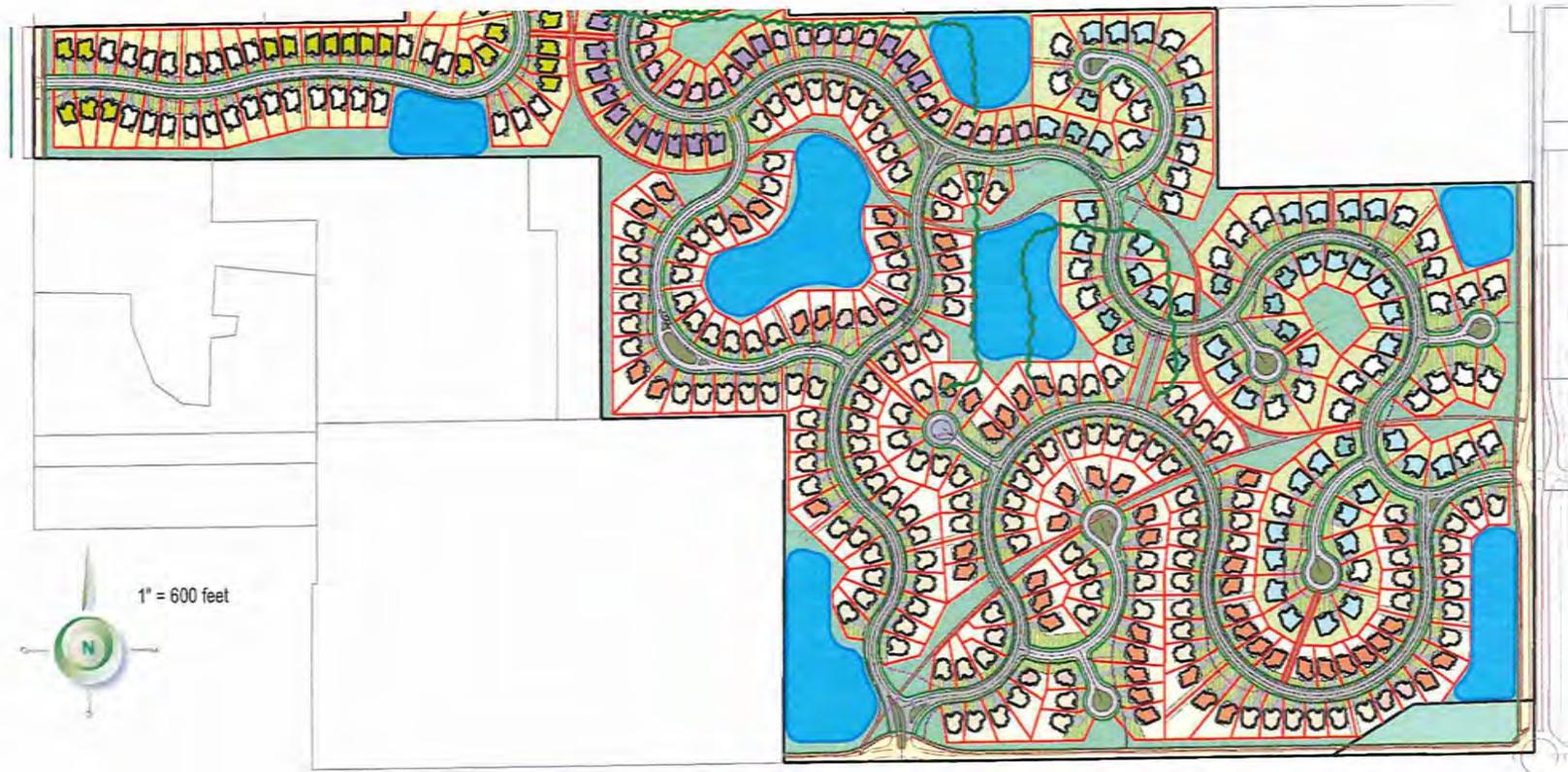
151st to 156th East of Towne Road

Wood Wind of Westfield



North 151st Street / West of Towne

Wood Wind of Westfield

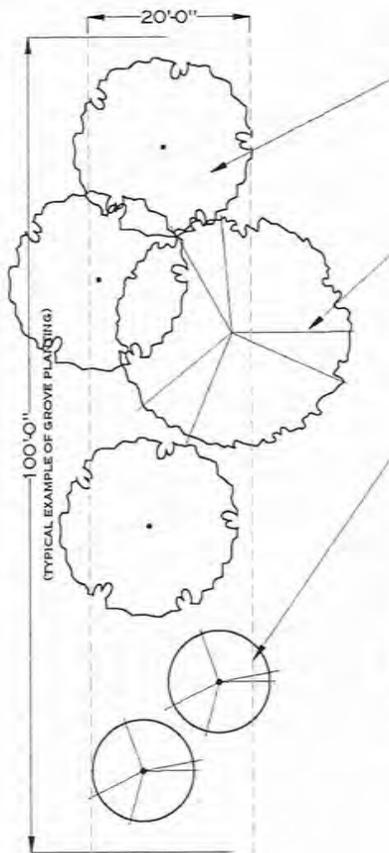


North 151st Street / West of Towne

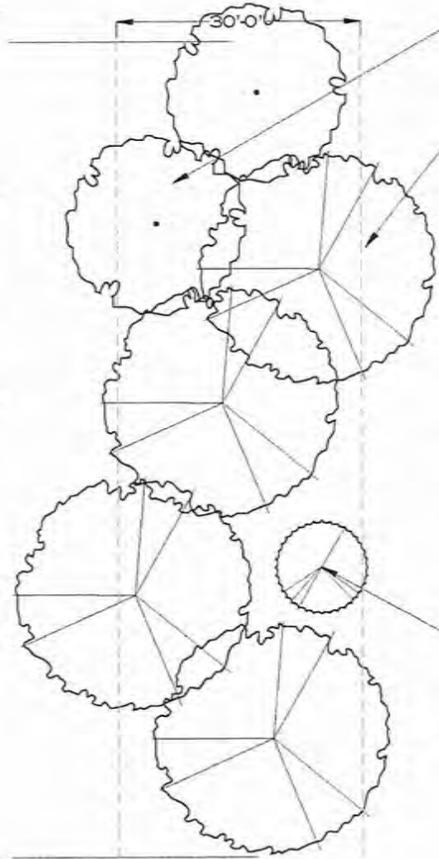
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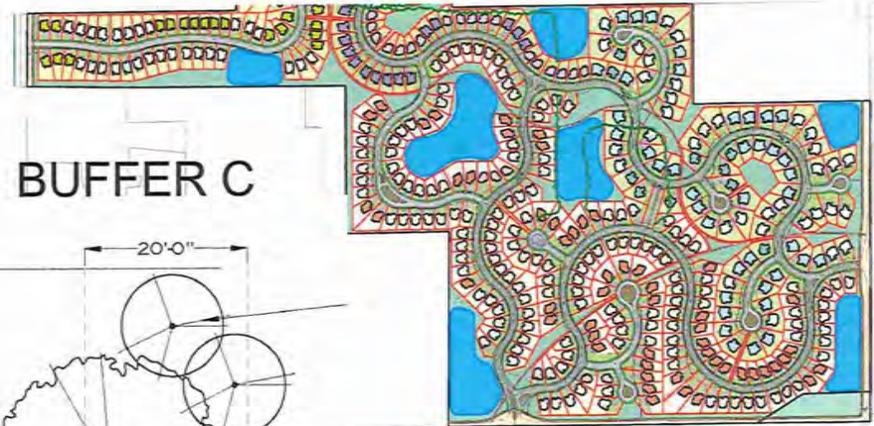
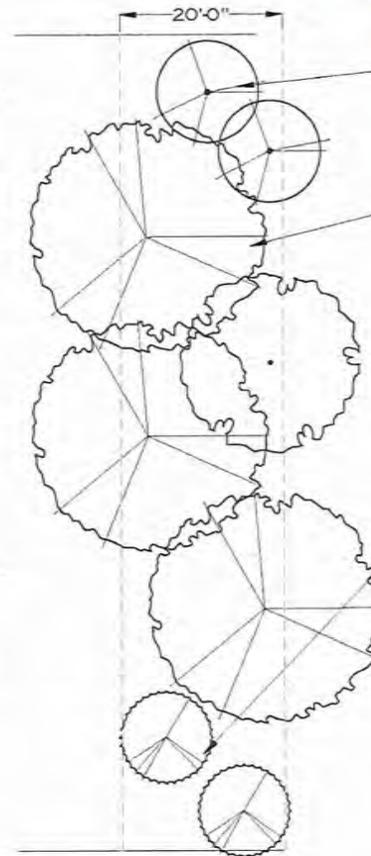
BUFFER A



BUFFER B



BUFFER C



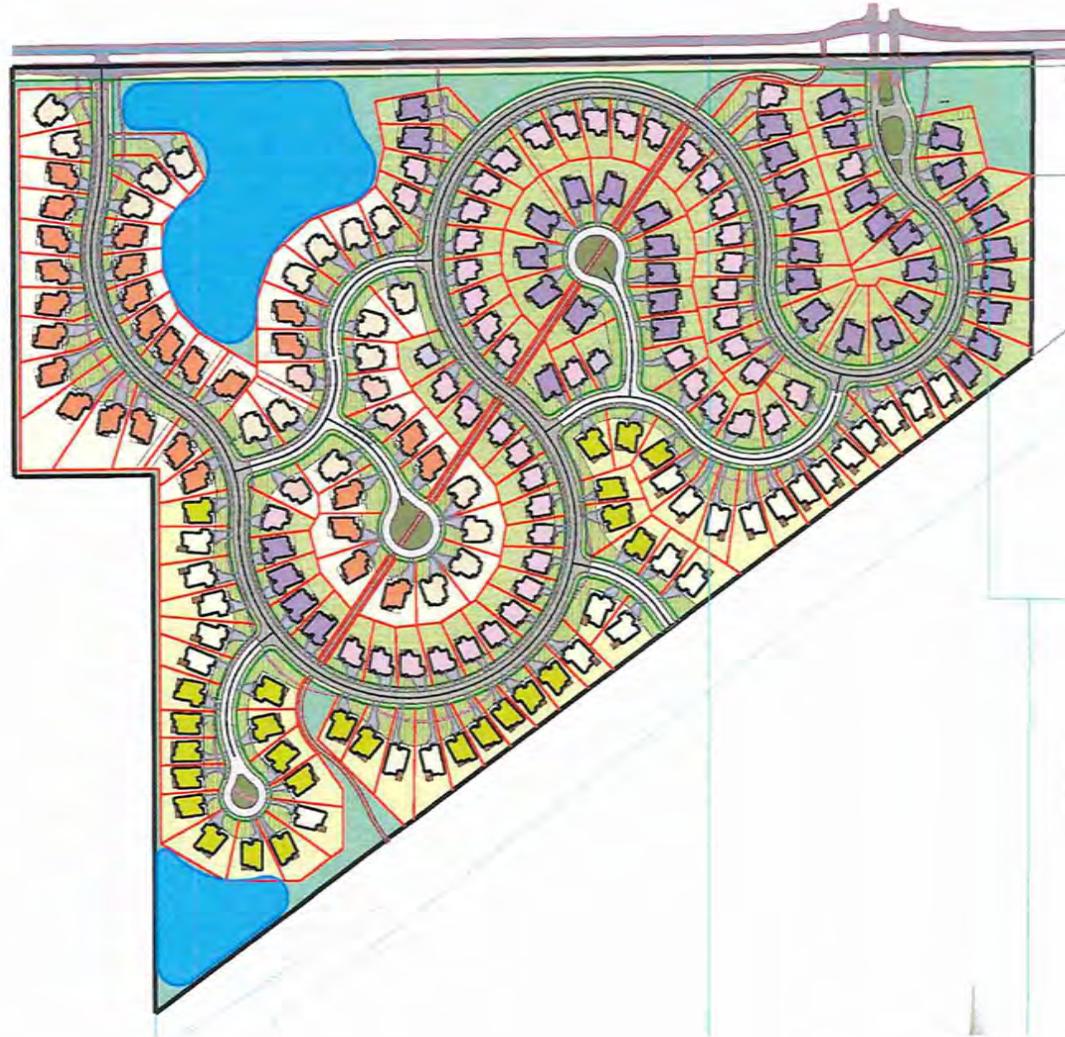
North 151st Street / West of Towne

Wood Wind of Westfield



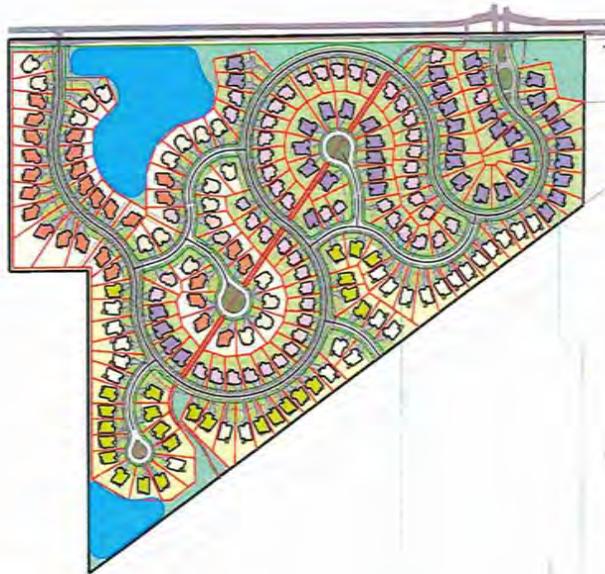
South 151st/West of Towne

Wood Wind of Westfield

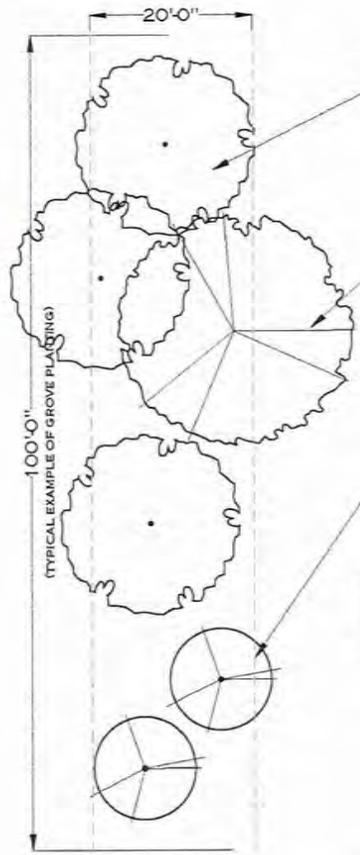


South 151st/West of Towne

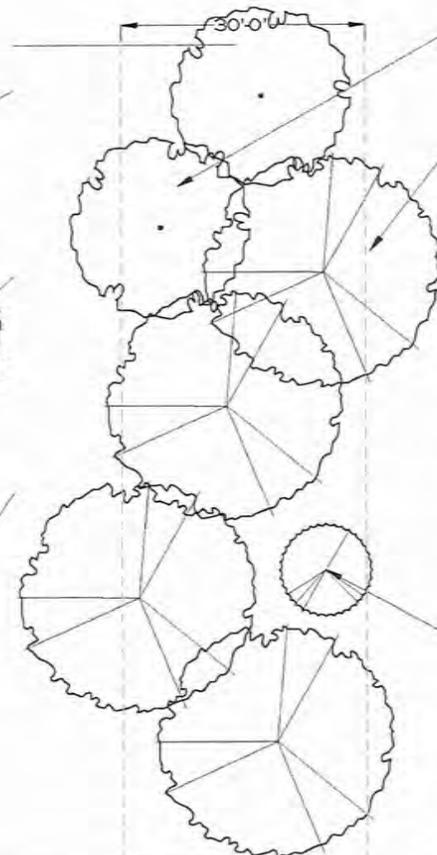
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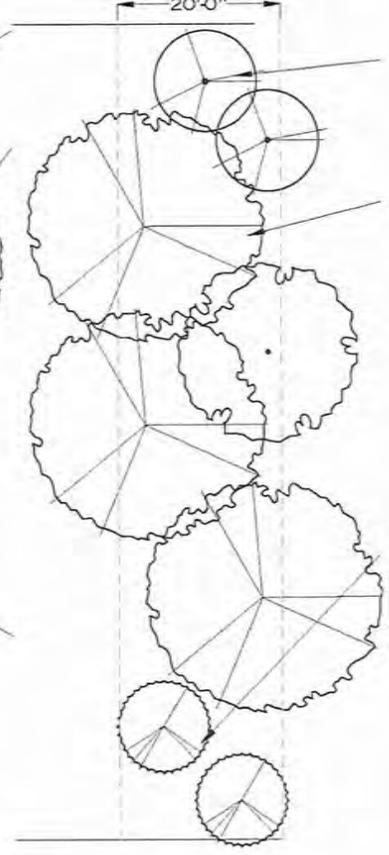
BUFFER A



BUFFER B

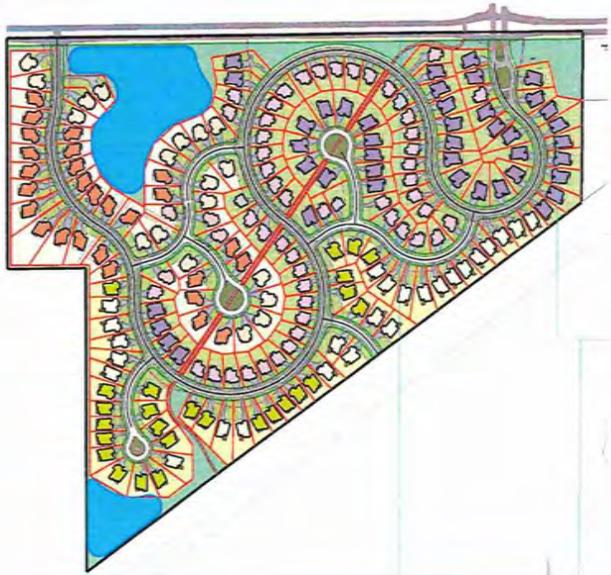


BUFFER C



South 151st/West of Towne

Wood Wind of Westfield



Wood Wind Community



Create an innovative, master planned, highly amenitized community with Wood Wind Golf Club as the centerpiece.



Future Meeting

Wood Wind of Westfield



**Second Informational Meeting
at Wood Wind Golf Course Pavilion
2303 W. 161st Street, Westfield IN 46074**

Tuesday, August 23rd at 6PM

8/11/2016
WW

NAME	ADDRESS	PHONE/EMAIL
William Hill	13241 MERCER ST. CARMEL	w.hill672@sbcsglobal.net
Danielle Carey Tolan		danielle@wrotowship.us
KENT ESSEX	1901 W 156 TH WESTFIELD	
Stephanie Franco	17527 Little Eagle Creek WESTFIELD	stephwinfranco@msn.com
Ben + Kendra Essex	1929 W. 156 th Street Westfield	JustJohnsCleaning@gmail.com
Charlie Pecunas	POB 15130 Athena Dr Nokes	CPotts1953@yahoo.com
Nancy Davis	13764 Langley Dr Carmel	davis7583@att.net
Amy Armstrong	2553 S. 1200 E. Zilla 46077	bellearm@gmail.com
Cynthia & Steve Stafford	15736 Towne Rd, Westfield	staff092@att.net
Beth + Henry Armstrong	16414 Towne Rd	lisabetharmstrong84@gmail.com
INSMET Kommer	1208 W 161 ST	3174964019

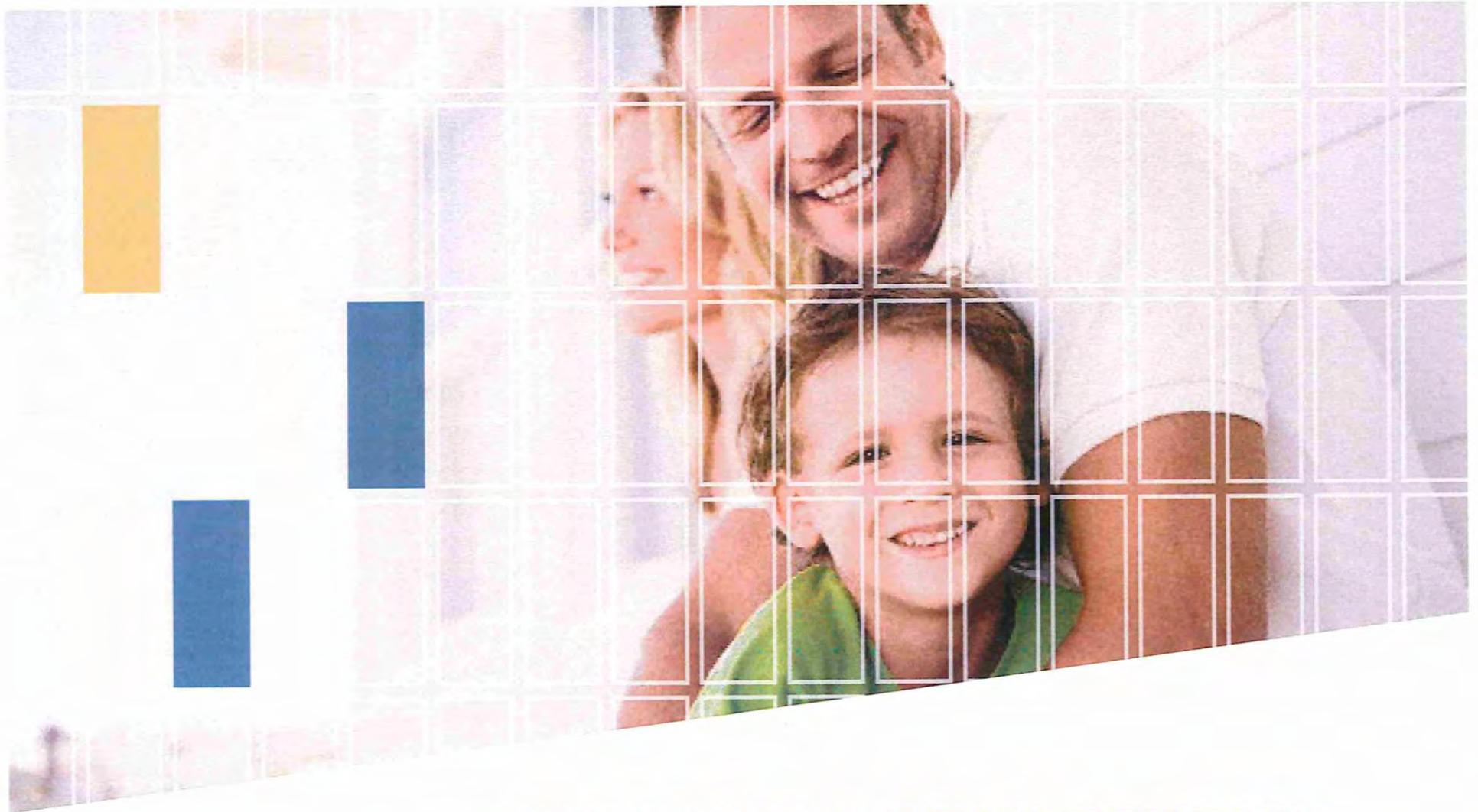
9/11/2016
WW

NAME	ADDRESS	PHONE/EMAIL
Bill Lewis	5903 TALL TIMBER RUN CARMEL	BOL1946@AOL.com
Steve Emerso	2505 W 159th Westfield	emersons@fastmail.fm
Cindy Spoljaric	Council	317-645-6673
Susan & John Billman	14901 Little Eagle Ck Ave	susan.billman@comcast.net
Dick Lewis	15030 Towhee Rd	317.489.1279 Rich@airapplications.com
Steve Hoover	649 Palmyra Dr Westfield 46074	317-607-4972
Brian & Kathy Goodnight	1934 W. 166th St Westfield 46074	(317)896-5879 bgoodnight@indy.rr.com
Wade & Stacy Hall	2001 W 166th St Westfield IN 46074	smhall729@gmail.com
Nate & Mindy Martin	1839 W. 166 St. Westfield 46074	317 4432318 mindy.martin@att.net
Chuck & Pat Lehman		
Rick & Kristen Burkman	19th West 161st St. Westfield, IN 46074	RRBurkman@gmail.com

8/11/2016
WW

NAME	ADDRESS	PHONE/EMAIL
RICHARD PASSMAN	3510 W 151 ST ST	RPASSMAN@INDY.RR.COM
DENNY SMITH	15951 Little Eagle Creek Ave. Westfield, IN 46074	Denny@wibc.com
John & Dee Davis	15515 Towne Rd	john;davis52@gmail.com
Charles Davis	15802 Spungmell RD	
J. Albrecht	543 Potomac Ct	j.albrecht@westfield.IN.gov
Jody Reed	16510 Joliet Rd	reedfamily6@comcast.net
RICK ANGRICK	16704 EAGLETOWN RD	RICK ANGRICK@CHUSHOLMILLWORK.COM
Jerry Spillane	1020 Lark Ct Westfield	J.spillane@yahoo.com
Mike + Katy Kaylor	2101 W. 161 ST St.	
Tom + Tracy Pielemeier	16101 Little Eagle Creek Ave.	longlane@frontier.com
BRUCE VAN NATA	1881 W 161 ST 1812 W 156 TH	

AUGUST 23, 2016
NEIGHBOR MEETING
PRESENTATION AND
SIGN-IN SHEET



WOOD WIND OF WESTFIELD
PLANNED UNIT DEVELOPMENT
Neighborhood Meeting

August 23, 2016





We build consumer inspired homes and communities to make lives better.

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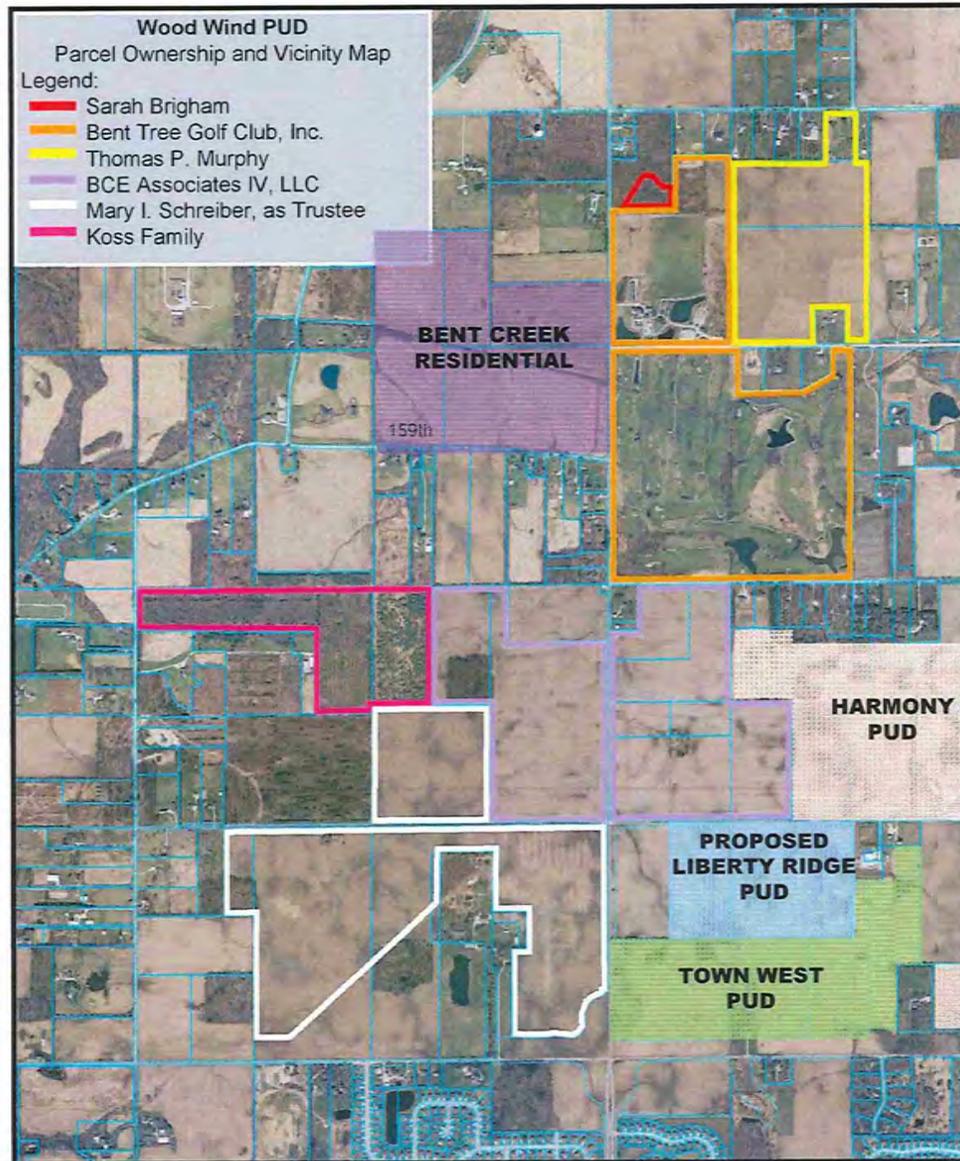
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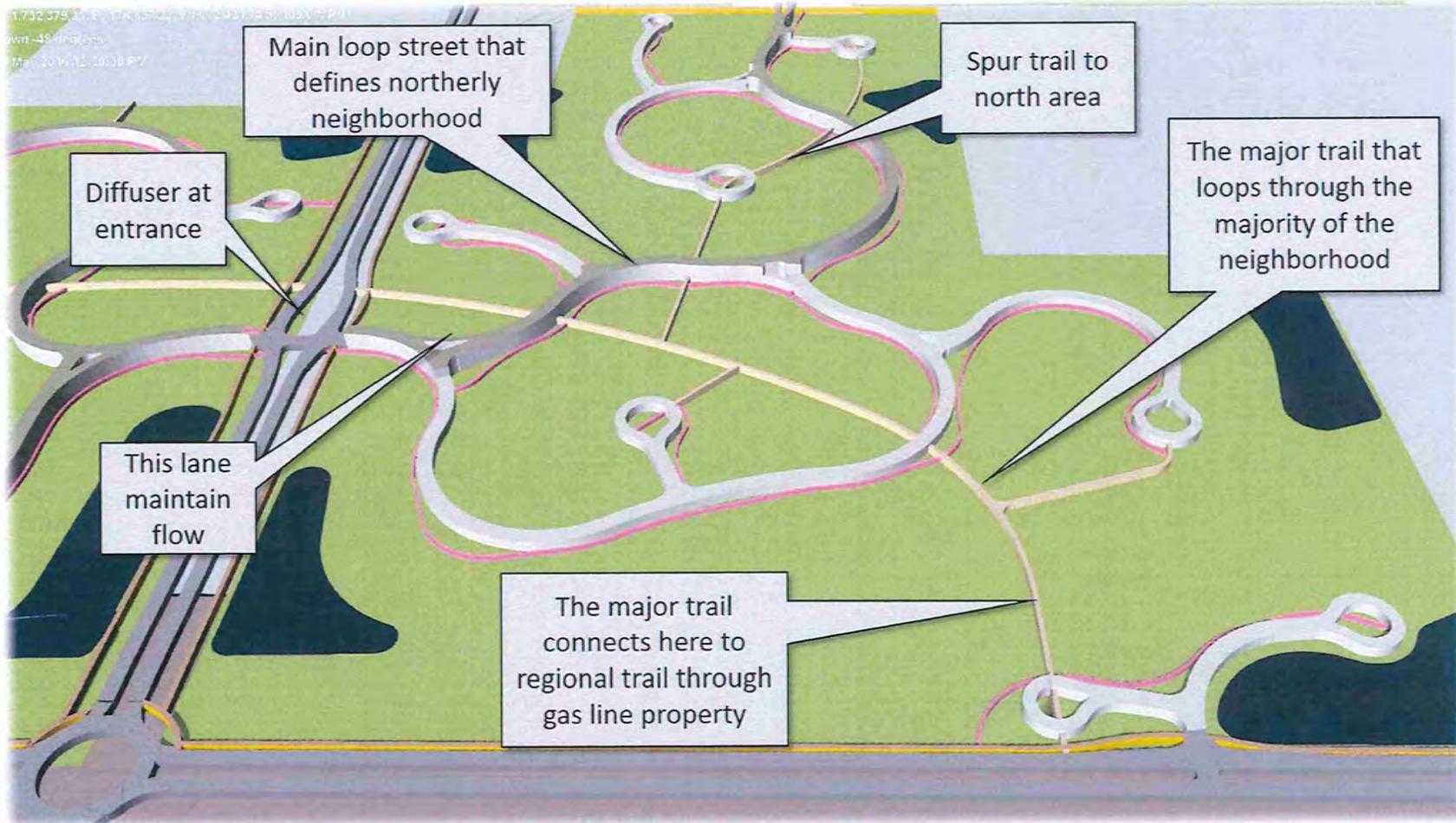


Wood Wind Parcels



Curvilinear Street & Trail System

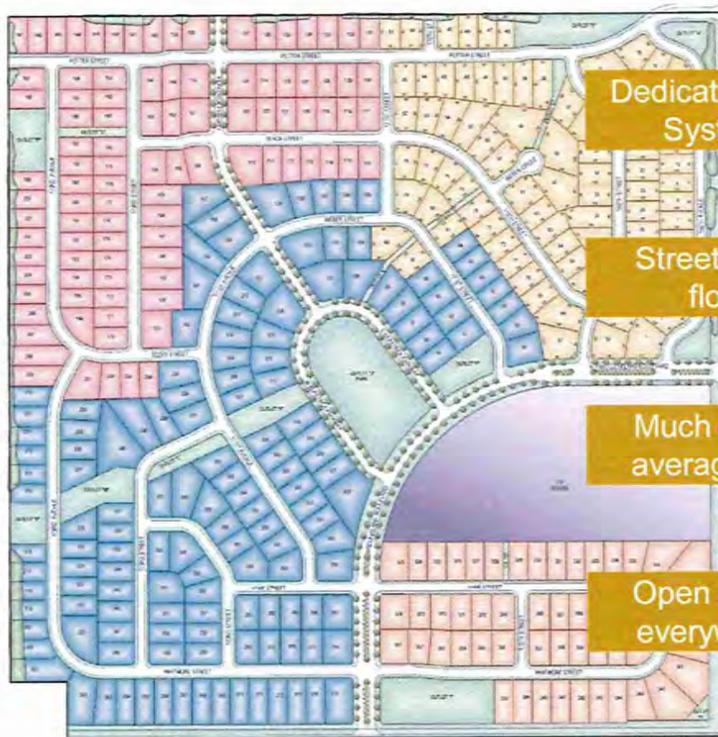
Wood Wind of Westfield



Curvilinear Design Example



TRADITIONAL



Dedicated Trail System

Streets that flow

Much larger average lots

Open space everywhere

CURVELINEAR



20% less infrastructure!

Curvilinear Design Example



Curvilinear Design Example



Curvilinear Design Example

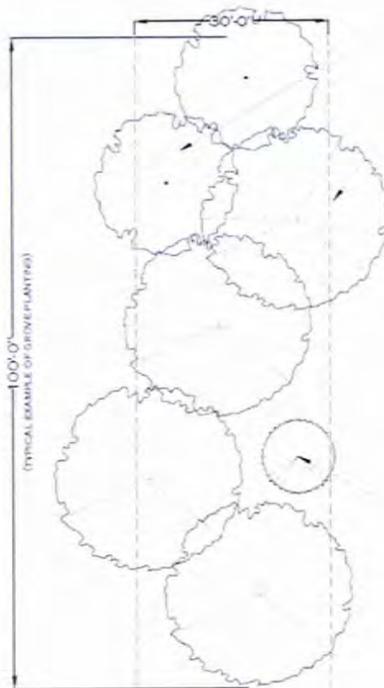


Rural Character

Wood Wind of Westfield



BUFFER B EXAMPLE

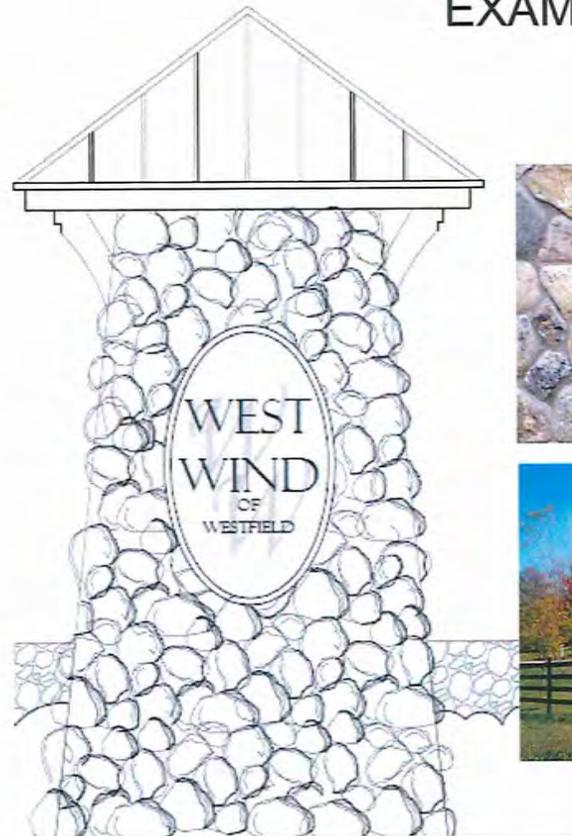


ORNAMENTAL TREES

SHADE TREES

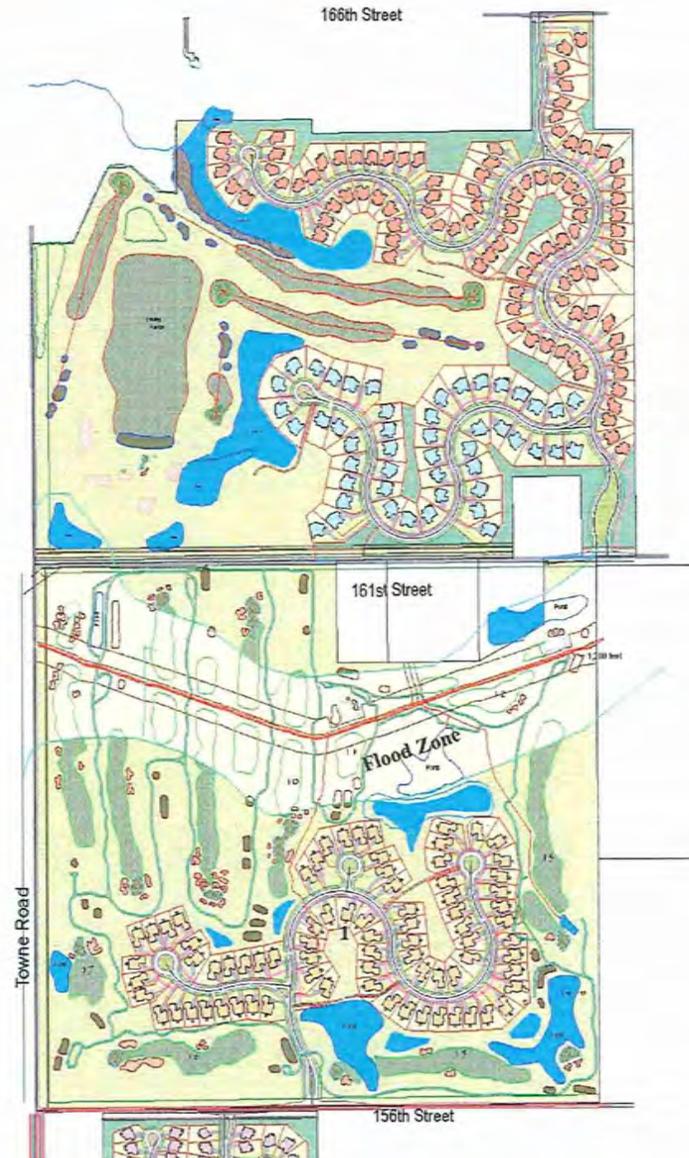
EVERGREEN TREES

ENTRANCE EXAMPLE



Golf Course Improvements

Wood Wind of Westfield



Golf Operations & Amenity Area

Wood Wind of Westfield



Housing Opportunities

Wood Wind of Westfield



A diverse range of home styles, using innovative architecture and design features to create a multi generational community.





Multi-Family
30 Acres

Flexible Use
10 Acres

Commercial
20 Acres



146th & Towne

Architectural Examples



North of 161st

Wood Wind of Westfield



North of 161st

Wood Wind of Westfield



156th to 161st Wood Wind of Westfield

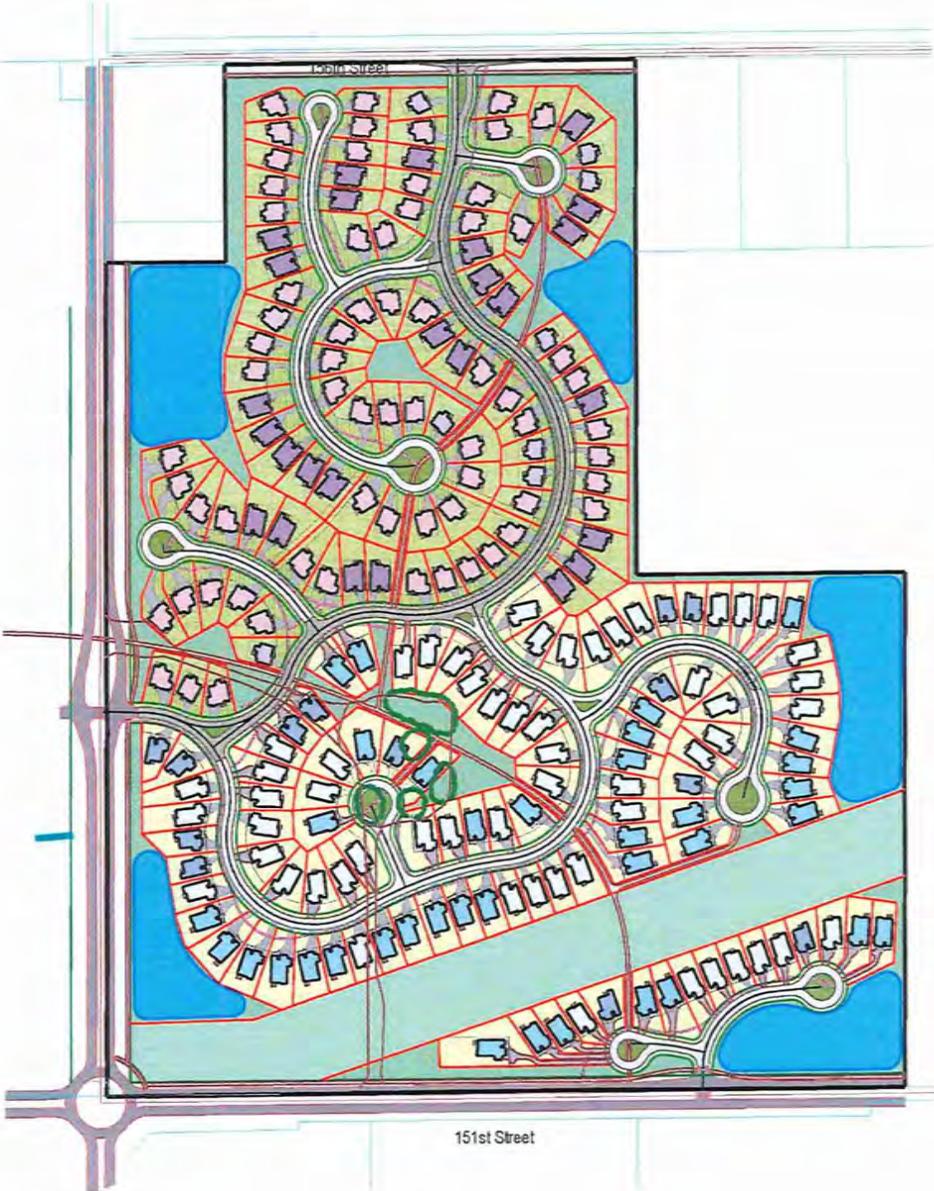


156th to 161st Wood Wind of Westfield



151st to 156th East of Towne Road

Wood Wind of Westfield



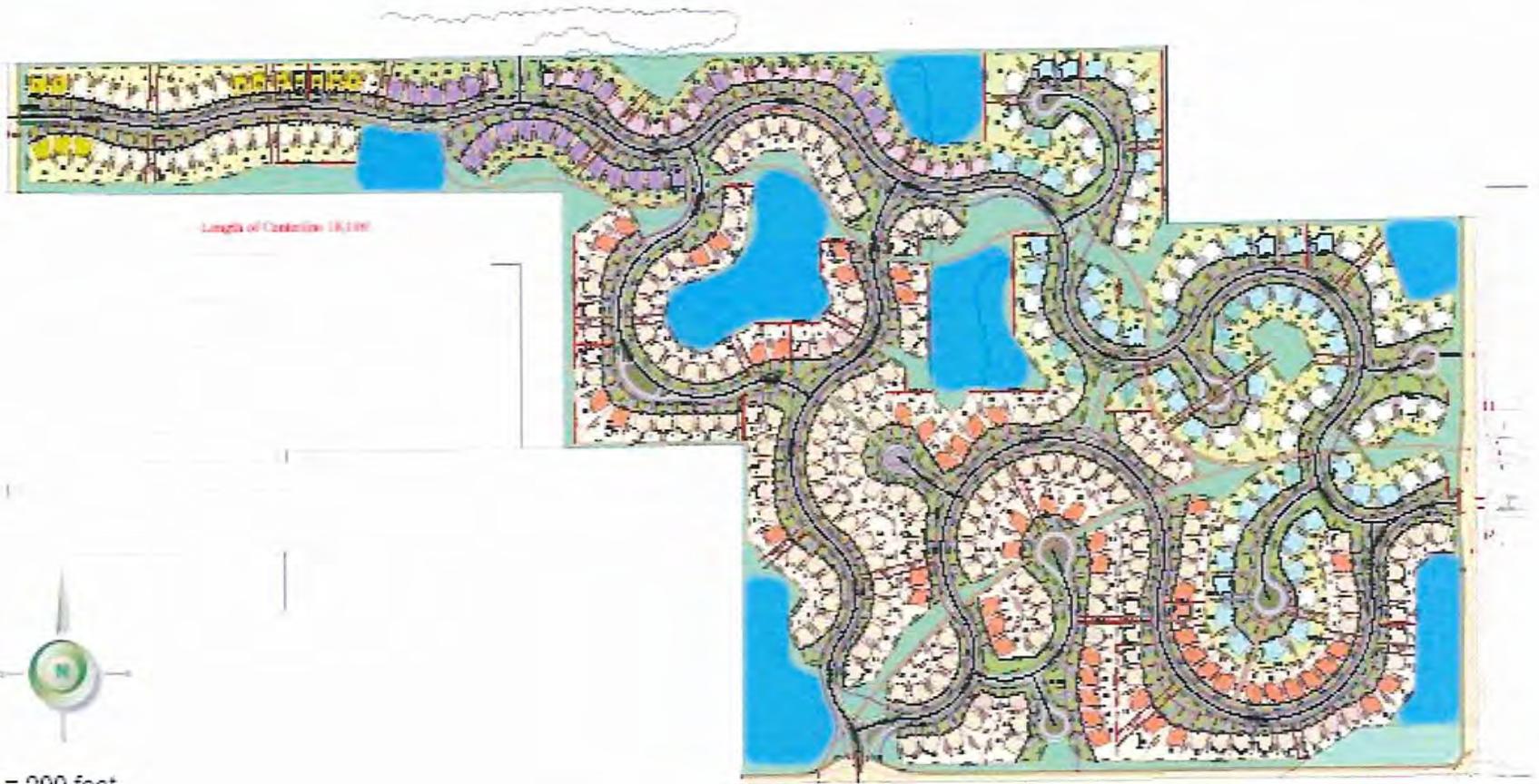
151st to 156th East of Towne Road

Wood Wind of Westfield



North 151st Street / West of Towne

Wood Wind of Westfield



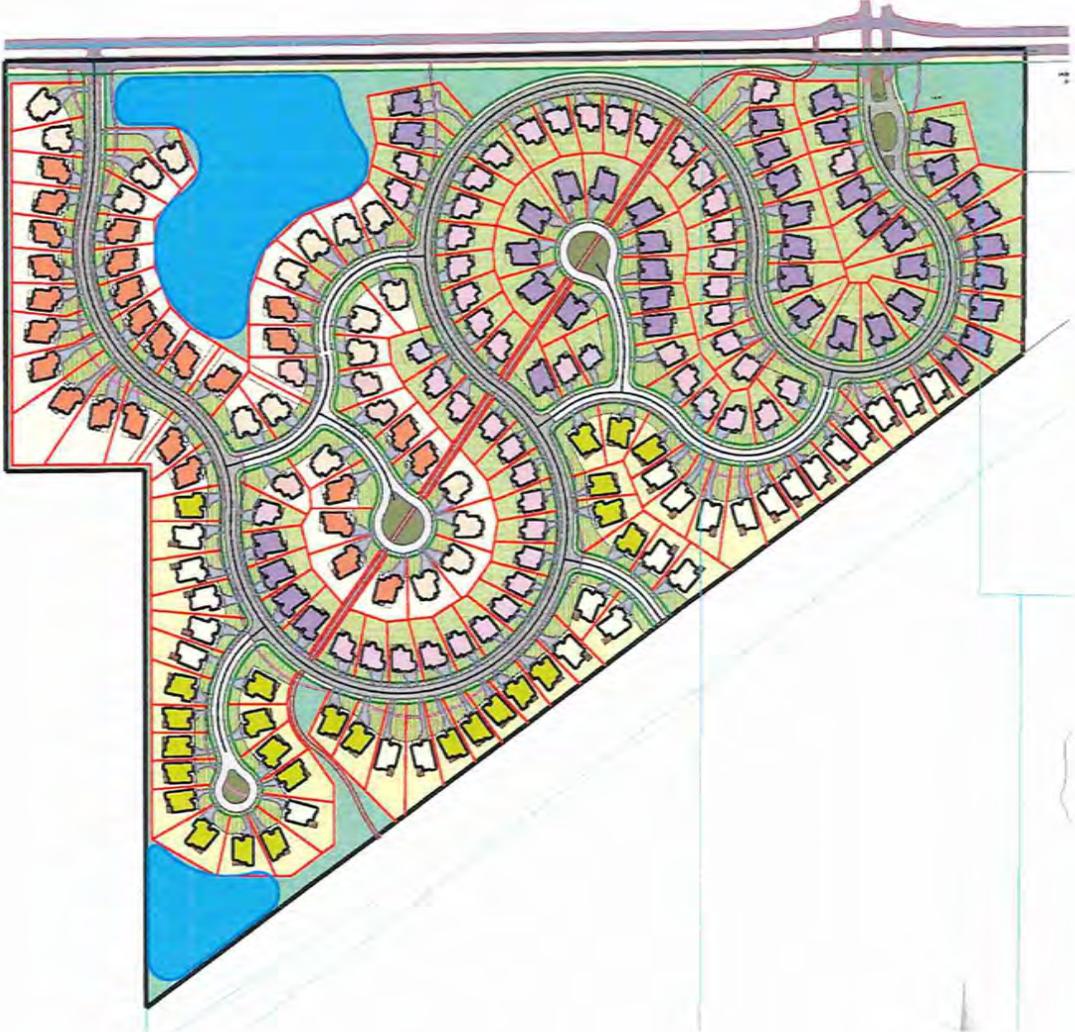
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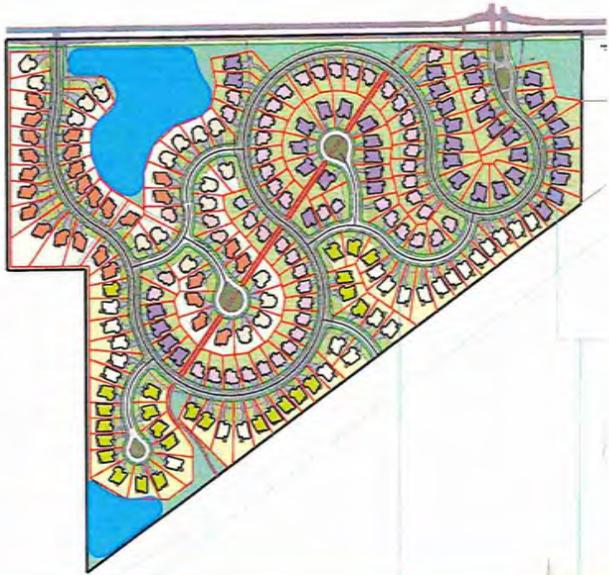
South 151st/West of Towne

Wood Wind of Westfield



South 151st/West of Towne

Wood Wind of Westfield

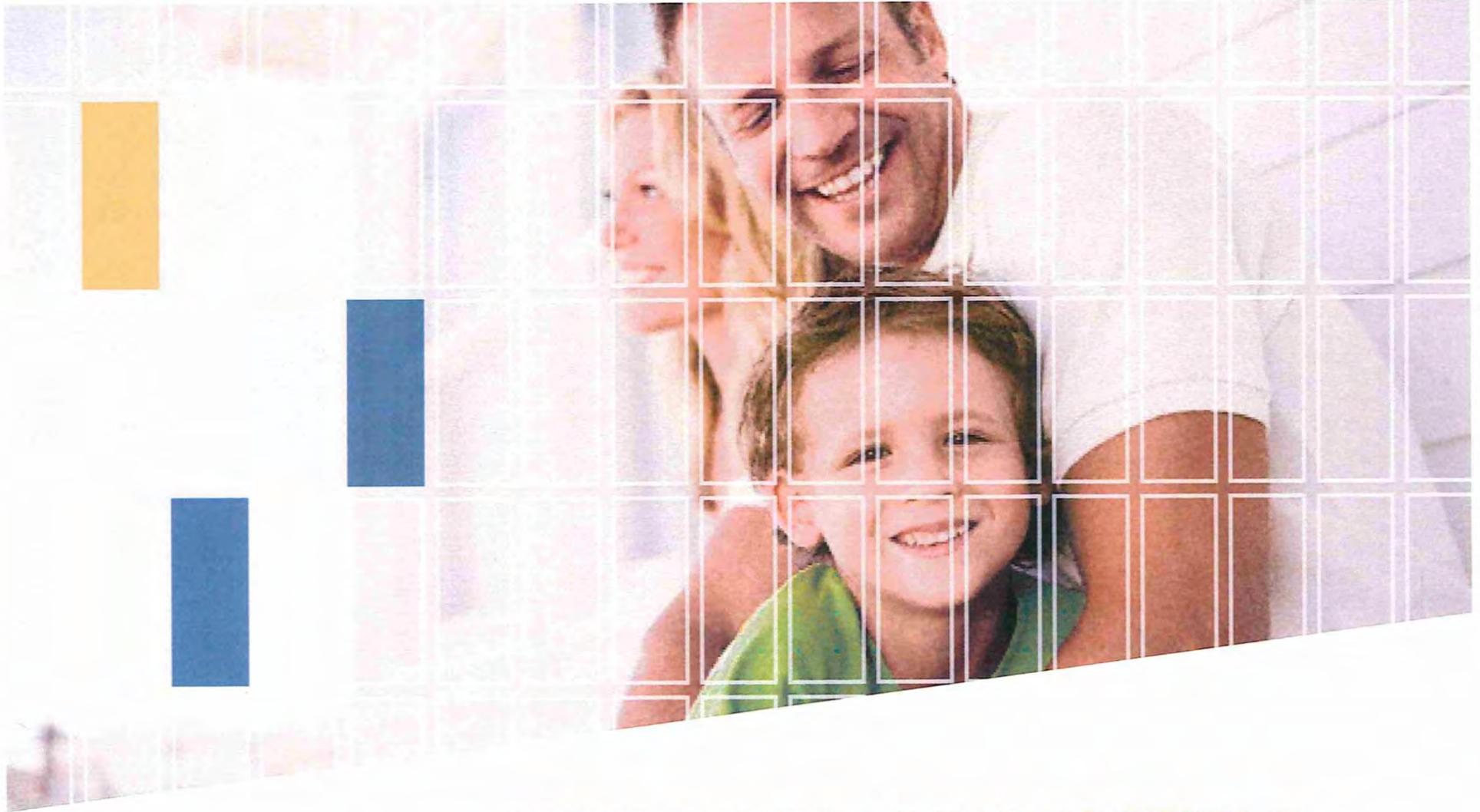


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WOOD WIND OF WESTFIELD

PLANNED UNIT DEVELOPMENT

Neighborhood Meeting

August 23, 2016





8/23/2016

NAME	ADDRESS	PHONE/EMAIL
John + Dee Davis	15515 Towne Rd	JohnJDavis52@gmail.com
Jerry McColgin	17040 Eaghtown Rd	jmccolgin@gmail.com
Steve Hoover	City Council	shoover@westfield.in.gov
Erin + Rick Gibson	2131 W. 166 th Street	erimgib@aol.com
Leah Severson	2223 W. 166 St.	leah.severson@gmail.com
Kurt + Carol Homann	520 Kennedy Pl. Crawfordsville 47133	Kurt.Carol@sbcglobal.net
Bill Koss	15412 Shelburne Rd	Westfield IN Koss7th@yahoo.com
Stevie Lehman	15848 Little Eagle Creek	Westfield SA Lehman 2003@yahoo
Kyle Arnold	2443 W 159 th St	WESTFIELD KTBARNBY@AOL.COM
Lois Smith	Pdon Commisn	

NAME	ADDRESS	PHONE/EMAIL
LARRY BURNS	1349 TAYSCOTT DR.	BURNS001@EDTOWN.NJ
Sarah Watkins	2191 W 166 th St.	sarah-watkins99@gmail.com
Gary Watkins	2191 W 166 th St.	
MARK HEIRBRANDT	16121 Chancellors Ridge Way	mheirbrand@aol.com
BAKERS	1816 W 161 st	Phn 317 867-0538

NAME	ADDRESS	PHONE/EMAIL
Jaime + Tammy Kertes	2002 W 166 th ST	tammysk@me.com
Mayer	15001 Shelburne Rd	mayer43@gmail.com
Tracy Pielmeier	LEC AVE	
MARI BRIGGS	4450 W 196 th St 46069	MTBRIGGS3@yahoo.com
Benzy Moskowitz	2003 W 166 th ST	Themoskowitz@gmail.com
Ken Billet	11935 Riley Ferry, Dist 1 Zionsville, IN 46077	Kenbillet@att.net
SCOTT FREI	2045 W. 166 th ST	SCOTT.FREI@TABS.TOSHIBA.com

NAME	ADDRESS	PHONE/EMAIL
R. GILBERT	WESTFIELD 518 HADLEIGH CT	317-326-2788
Steve Rownd	730 Hadleigh Pass Westfield	317-809-6750
PAUL PEGRAM	2731 W 146 th	317-873-5097
Anne + Cory Essex	1953 1953 W. 156 th St	anne.essex@gmail.com
Stacy Hall	2001 W 166 th St	317 460 0236
Wellspring Handicapped	12601 E 84 th 46236	—
Ryan Rybarczyk	16940 Tolief Rd.	765-729-8553
B. Simowson	15290 Service Cir	barbs2te/kfotcher.com
Marc Hillmer	16270 Dorsley CT	Marc Hillmer AOL.com
Dee Davis	15515 TOWN RD	—
Bruce Osborne	1206 W, 161 st	317 259 0258

NAME	ADDRESS	PHONE/EMAIL
Dawn Knight	4304 W. 152TH ST.	dawnknight1@yahoo.com
Mark + Kathy Spencer	3421 W. 151st St	mark.spencer76@outlook.com
Dave Schmitz	1501 Burnbridge Ct	dschmitz@gotown.net
Nate + Mindy Martin	1839 W 166 St.	mindy.martin@att.net
SHARILY BROOK JIM MAHONEY	16501 SOLIET RD	JIMMAHONEY26@YAHOO.COM
ED STEWART	16259 Dursley Ct	fostees@yahoo.com
Bruce Watson	1355 Prescott Dr.	Bruce@BOWATSON.US
Ginny Kelleher	3920 W. 166TH St.	ginnykelleher@gmail.com
Charles Davis	15800 Spingmell Rd	
Cindy Spoljar, C		
JOE PLANKS	514 STOCKBRIDGE DR.	jplanks@gotown.net