

WRITTEN PUBLIC COMMENTS

Docket Number: 1609-PUD-16
Petitioner: Pulte Homes of Indiana, LLC by Ice Miller, LLP
Request: Petitioner requests a change of zoning of 731 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course, single-family residential, multi-family residential and commercial uses.

Enclosed Attachments:

1. Mattern, Julia	Countryside	(08/26/16)
2. Porzecanski, Ilana & Darrel Timpany	917 E 199 th St	(08/27/16)
3. Sochar, David and Cindy	16116 Ditch Road	(08/29/16)
4. Good, Kristopher	Maple Village	(08/29/16)
5. Gibson, Erin and Rick	2131 W 166th St	(08/30/16)
6. Williams, Melissa and Steve	Centennial	(08/30/16)
7. Billman, Susan and John	14901 Little Eagle Creek Ave	(08/30/16)
8. Pote, Linda	Countryside	(08/31/16)
9. Smith, Denny and Jane	15951 Little Eagle Creek Ave	(08/31/16)
10. Levins, Richard and Sandy	15630 Towne Rd	(09/01/16)
11. Passman, Richard	3510 W 151st St	(09/01/16)
12. Lesniewski, Andrea	Countryside	(09/01/16)
13. O'Connor, J Andrew MD	15201 Shelborne Rd	(09/02/16)
14. Stafford, Stephen & Cynthia	15736 Towne Rd	(09/02/16)
15. Moyer, Greg	15001 Shelborne Rd	(09/02/16)
16. Hymbaugh, Karen	2929 W 159th St	(09/02/16)
17. Beckner, Martin and Renee	15340 Shelborne Rd	(09/02/16)
18. DiMascio, Mike and Thornburg, Brandee and Samara	17028 Towne Rd	(09/02/16)
19. Kingshill, Ken	15606 Towne Rd	(09/02/16)
20. Severson, Todd	2223 W 166th St	(09/02/16)
21. White, Gloria	1510 W 161st St	(09/05/16)
22. Goldman, Jim and Susan	Centennial	(09/05/16)
23. Barrett, M. Stephen	Carriages Homes at Oak Trace	(09/05/16)

24. Kemmer, Dennis and Patricia	1708 W 161st St	(09/05/16)
25. Kotsanos, James and Annetta	0 W 156 th St	(09/06/16)
26. Schaefer, Kristin	Brookside	(09/06/16)
27. DuBois, Suzy	1719 W 161st St	(09/06/16)
Dubois, John	Public Hearing Presentation	(09/06/16)
28. Todd, Dave	4125 W 156th St	(09/06/16)
29. Kartes, Jaimie and Tammy	2002 W 166th St	(09/06/16)
30. Harmeyer, Jennifer Foster and Robert	2222 E 161st St	(09/06/16)
31. Smith, Jalene	Pines of Westfield	(09/06/16)
32. Baker, Karna	1816 W 161st St	(09/06/16)
33. Homann, Kurt and Carol	0 Shelborne Rd	(09/06/16)
34. Davis, Joe	1631 W 161 st St	(09/06/16)
Whitson, Carol Davis		
Davis, Jim		
35. Levinsohn, John	0 W 159th St	(09/06/16)
36. Miner, Karen	Merrimac	(09/06/16)
37. Busch, Laurie		(09/06/16)
38. Van Natta, Bruce	1881 W 161st St	(09/06/16)
	Public Hearing Presentation	
39. Laufter, Ross and Tina	2702 W 146th St	(09/06/16)
	Public Hearing Presentation	

Jesse Pohlman

From: juliamattern@comcast.net
Sent: Friday, August 26, 2016 7:15 PM
To: Jesse Pohlman
Subject: Concerns about Pulte Development

Dear Jesse,

I am writing to express my concerns about the proposed development by Pulte on the Southwest corridor of Westfield, near the WoodWind golf course. My husband and I have recently moved to Westfield from Fishers. During our 15 years in Fishers, the town grew considerably and as a result, there were many growing pains, particularly with the schools and community services (police/fire), as well as infrastructure (roads). There has been a sizeable increase in traffic in that area (part of the reason we moved) and many natural areas have been disturbed. It is disheartening to see the same thing starting to happen in Westfield. This area is unique from the other surrounding cities and there is still unspoiled land that needs to be preserved. Already, we are watching Pulte build new developments along 161st Street and seeing them take down trees and fill the space with roads and structures. We fear that the two-lane roads around this area will soon be congested with traffic, much like what we experienced in Fishers.

Clearly, to add the number of houses Pulte is requesting is going to have an enormous effect on that area from an environmental perspective. It would also be heartbreaking to lose such a beautiful property as the golf course, something which needs to be protected against. This development will add students to schools that are already overcrowded and strain our available city fire and police resources. There is already a school referendum upcoming and my guess is that if further developments are allowed, that will only be the beginning of more taxes for everyone.

It feels like this area is being overrun with Pulte developments and it makes me wonder whether the interests of "big money" are being put before those of the city. I urge you to reject Pulte's plan and to consider the long-term, big-picture impact of such developments on the future of Westfield, to better balance economic development and growth with quality of life and preserving the beauty of the environment.

Sincerely,
Julia Mattern

Jesse Pohlman

From: Ilana Porzecanski <iporze@yahoo.com>
Sent: Saturday, August 27, 2016 3:04 PM
To: Jesse Pohlman
Subject: Against continued Westfield developments

RE: Public Hearing Tues, Sept 6, 2016

Dear Mr. Pohlman:

We are writing this letter to make you aware that we are against continued approval and development of new subdivisions in Westfield. They are popping up without regard the the capacity of the schools, capacity of the police/fire departments and the capacity the roads.

There is no comprehensive plan to ensure that the growth of the public services complements the growth in housing. There is no plan in place to ensure the roads can handle the increased capacity of cars. There is no plan for preserving the green spaces and creating more parks for the increased population.

Most people who live in Westfield do so because of its good schools and small town feel. Unbridled growth and development will ruin it. We don't want to see Westfield become a field of little boxed houses.

We strongly request that the City of Westfield and the Planning Department put a moritorium on approving additional developments until public input can be obtained and a comprehensive development plan can be made to properly grow Westfield into a city that we would all like to continue to live in.

Yours truly,
Ilana Porzecanski & Darrel Timpany
E 199th St.

Pulte – How Much Is Enough?

8.26.2016

The Pulte Development that is being proposed should be refused on several points.

1. The first point is that the current zoning for most of the parcels is AG-S/F -1 . This is adequate and appropriate for rural land in this district of the Township/City. Since zoning began in 1978, the AG S/F 1 has preserved the rural feel of this area. This is a trait that has been identified as one of the most important things that needs to be preserved as Westfield considers growth. This zoning class has allowed individuals to have 3 acres or more upon which to build and secure a home and a life in Westfield. Many of the families that farmed on AG S/F 1 properties or built homes here did such a nice job that they helped make this an attractive place to live.
2. The Pulte development – or should I say 'Mega Development' is far too large and far too fast. Infrastructure will be taxed, as will the residents. Roads will become inadequate, schools will be more overcrowded, children will be shifted about, creating chaos for already busy families. 1500 houses will mean how many vehicle trips per day? 3,000? 4,000? The roads are already crumbling from the constant flow of tri-axes – how will they handle the further construction traffic for this and then eventual residents? How about the sewer capacity? The water?
3. The Master Plan states that development is to be contiguous to the City. That was the intent when my study group requested it when the Plan was being developed. It was lobbied and altered a bit, but no matter, since it is widely ignored. Today, I ask that it be considered, and ask Pulte to come back with a smaller, more appropriate plan that makes use of the principle of Contiguous Development. This is how cities in Europe have grown for centuries and still preserved the core of the city and the walkable and ridable qualities of their towns. If Westfield continues to plan using contiguous development as a guiding principle, it will assure the commercial center of the City will be revitalized and expanded appropriately for auto, foot and bicycle traffic, ensuring the success and broad use of Junction City Center. The historic Center of the City will thrive, with incentives or coercion needed. The 'sprawl and chain' will happen as planned along 32, but our City will survive in style. Satellite strip malls with their tacky themes and short life spans will not be needed or forced on residents as has happened previously.
4. The Woodwind Golf Course is not guaranteed. This is a bit hard to believe. Lots of lip service, but no guarantee. This community asset is underused. In the first 15 years of its existence, it was busy all the time. Event planners always had catered events going on, with bus traffic and caterers busy

almost everyday at the course. The fact that the owner wants to sell belies the lack of interest in marketing and making the course – the only public course in the area- a busy and profitable community asset. His only interest is short term profit from a sale. A sale to anyone. Imagine how hard it would be to replace this asset should it be desired in the future? I am sure that every Westfield resident will agree that the golf course should be a part of any development in the area, and should never be turned into yet another crowded neighborhood.

5. It is not the job of the City or its residents to make the Township 100% amenable for any – every – development that comes to town. We are the residents. We have invested, pay taxes, volunteer, raise our families and have businesses in this City. We are the City, are we not? When we speak, our representatives should listen, not find reason to explain why what we want may not be what they want. I am a business owner, as are many folks in my neighborhood. If make a wrong decision, I will live with it. I will take responsibility for my decisions about the City also. My representatives will never again tell me that I do not know what is good for me and my neighborhood as they did – several times – during the forced placement of the strip mall at Spring Mill and 161st. That will live forever as the worst development decision leadership ever made.
6. I do not know what these houses that Pulte proposes will be like, but I bet they are mostly starter homes, with the first models representing buildings that are 20% to 40% higher cost than the bulk of what will be built. This forces the least of materials and design and lot sizes so that the neighborhoods will be crowded, driveways and streets with cars in them all the time as families grow. These houses will not age well, as materials design does not predict the material useful life lasting as long as the mortgage. Westfield needs to raise the bar, to get a more diverse population so as to not tax the elementary schools, to make for more interesting residents of different economic means and ages. With this endless parade of 'starter' housing, Westfield will have a difficult time attracting better buildings and better developments. And we will become a desert of sorts, with a single simple typecast resident. Diversity aids the stability, longevity and livability of a community. Universality is not a desirable trait.

At some point enough is enough. That point was reached as we approached a population of 35,000. Current developments – prior to this Pulte proposal – will take that population to near 60,000 as I understand it.

Yes, Enough Is Enough.

David R & Cindy R Sochar
16116 Ditch Road
Westfield, IN 46074

Jesse Pohlman

From: Kristopher Good <adresstokris@gmail.com>
Sent: Monday, August 29, 2016 1:41 PM
To: Jesse Pohlman
Subject: Westfield is over capacity.

Good afternoon,

Bigger is NOT better.

To boost Westfield from 36K to 60K in population would be amazing. But to have 60K population AND amazing at the same time, Westfield needs all of the amenities, infrastructure, public works etc. of a 60K population.

If Westfield keeps growing at the rate that it is currently at, we will not be able to send our kids to school, eat out at restaurants, drive on the roads or enjoy anything about Westfield. We will merely lose property value because of the crime increase, terrible roads, over crowded schools and terrible reputation that Westfield will gain. This area will soon be Lawrence with newer homes.

I cannot imagine that the city government would consider that a positive image.

Grow Westfield, but grow it at a pace that is sustainable. 4 kids per bus seat, 40 kids per class, 10 minutes to turn left ANYWHERE, water/sewer issues, crime rates increasing, this is only a FEW of the items that the city needs to be ahead of the game on BEFORE rapid development.

2 more police stations,
2 more fire departments,
2 more post offices,
More than 2 Kroger grocery stores
4 lane streets (without pot holes)
A few dozen stop lights or a hand full of roundabouts.

This City is not ready for 40K, let alone 60K

Please stop looking to the immediate future (AKA immediate \$\$)

The \$\$ will come ALONG WITH a reputation to sustain revenue flow if it is done right.

Pulte, Arbor & Beazer will be happy to build a problem for a lot of \$ then run to the next city, leaving Westfield to fend for it's self to solve the problem they created.

CONCERNED in Westfield!!!

Kris Good

Jesse Pohlman

From: Erin Gibson <elmgib@aol.com>
Sent: Tuesday, August 30, 2016 3:50 PM
To: Jesse Pohlman
Subject: Pulte Proposed Neighborhood

Hello Jesse,

We wanted to reach out to you as concerned homeowners about the proposed Pulte Development around the Wood Wind Golf Course.

Firstly, we are deeply concerned about the number of homes proposed in this plan!! What are all these homes (and people) going to do to our schools, public services, roads, etc. Pulte shows no concern for these issues.

Secondly, the buffer zones around this development are at best VERY minimal!!!!!! We want to see the buffer zones at least doubled or better before this proposal is considered. We moved to our location on 166th Street 16 years ago. We moved to the "country" for the space, peacefulness, wild life, privacy, and relaxing environment. We, over the years, have expected change, but this development is entirely too close to the existing homes that already exist around us and our neighbors. We, along with our neighbors, expected the City to respect the Conservancy plan. The proposed entrance / exit to the neighborhood from 166th street is unacceptable in our eyes and we are sure that our neighbors would agree.

Thirdly, we don't understand why the City of Westfield has to "sell out" to every developer that comes along?? Stand your ground, set your standards high, and tell these developers what this area stands for. The City of Zionsville isn't full of "track homes"

Westfield and Hamilton County are one of the most desirable areas in the State Of Indiana to build and settle down to raise a family. The City of Westfield should be able to state their expectations to the builders and the builders should follow the plans for the area or bottom line, they aren't approved to build. Pulte says it's all about the black wooden fences, and stone entries to their additions, but bottom line, Pulte is all about the almighty dollar. Let's put as many houses on a postage stamp for the most amount of money is their philosophy.

Fourthly, we truly believe that before this proposal is considered, Westfield should ask Pulte to enter into a contract that states the golf course at Wood Wind will remain a golf course for an extended amount of years (10, 20, etc.) and they cannot destroy the course and build more houses on it. Please stand your ground!! Pulte is a national builder and makes millions and millions and millions of dollars. They can certainly afford to take care and maintain this beautiful course.

Thank you for you time in reading this, and we hope that you take into consideration some of the concerns that we have, as I know our neighbors feel the same way.

Sincerely,

Erin And Rick Gibson
Concerned Westfield Residents

Jesse Pohlman

From: Melissa Noparstak <mnoparstak@yahoo.com>
Sent: Tuesday, August 30, 2016 4:47 PM
To: Jesse Pohlman
Subject: feedback on new pulte neighborhood proposal

Hi Jesse,

Hope you are doing well. I am writing to express my concerns regarding the new Pulte proposal. As with other recent development possibilities, I am disappointed that Westfield is changing so drastically from the community that I chose to move to just two years ago. We moved here to have a good combination of country and suburbs and to provide a good education for our children. The following are my main concerns:

Thank you for your consideration.

Sincerely,
Melissa (and Steve) Williams

- Too many dwellings (1,500) - Impact on your quality of life, schools, roads, public safety
- Not even close to following the Comprehensive Plan for density decreasing and open space on every parcel - not just the golf course
- Golf Course is not a guarantee
- Potential impact on property values

August 30, 2016

RE: Wood Wind Petition

Dear Jesse,

Thanks for allowing us the opportunity to express our views. John and I live on 14901 Little Eagle Creek Ave. We have been residents of Westfield since 1999.

We would like to express a few concerns related to the Wood Wind PUD and are sharing the following thoughts.

We believe the density of the areas not immediately by the golf course to be too high. We have been fortunate that Carmel and Zionsville continue to build value added neighborhoods as the property to the south and west are developed. We challenge Westfield to keep to the same consistent standards. Westfield is in the perfect sweet spot to be able to continue with lower density neighborhoods with high building standards. We understand a mix of housing prices is important but all high density is an issue which is a theme in all of the PUD's being considered.

Keeping assessed value up is equally important. Currently, Westfield has some of the highest school taxes. Even though this is the case, the school has worked to add more tax burden with additional tax referendums. This reflects that our assessed value in the county is too low. Pulte indicated that a 2 bedroom, 2 bath home could be sold with an assessed value of \$325,000. I find this fact hard to accept. The impact to the tax base should be carefully considered. Do not punish the good, long-term residents by allowing higher density homes that are easier to profit off of for the developers.

We also do not understand the multi-family and commercial aspect of the community. Once again, it appears that Westfield has several apartment complexes under consideration. I am not sure that apartment complexes make a community desirable. They have a place, but are more suited to areas that are close to major roads such as by State Road 32 due to the impact to the roads.

This is the same thought with the commercial aspect. We are not trying to say that we do not want it in our backyard but, careful placement of these buildings is critical as is the type. To drive down 146th, which I believe was only to be residential in earlier plans, and see strip center after strip center is not desirable to any of us.

Lastly, we have seen PUD's start with one promise and over time, the promises are replaced with lower standards than agreed upon. This has happened in Westfield with some very expensive neighborhoods where lower priced homes were eventually built. If the price points of these neighborhoods are eventually degraded, when we could already be starting the neighborhood at the lower end, would be problematic.

We moved to Westfield and Little Eagle Creek Avenue as we saw an area that had character that is hard to find in central Indiana. We also want to see our property value increase. We are hopeful that the Town of Westfield will plan for a community that will be desirable for the next 50 years or more. A place that everyone is proud to call home and continues to have a strong sense of community.

Susan and John Billman

14901 Little Eagle Creek Ave

Jesse Pohlman

From: Linda Ly <lindatly@yahoo.com>
Sent: Wednesday, August 31, 2016 9:53 AM
To: Jesse Pohlman
Subject: Overdevelopment of Westfield

Hello,

I'd like to express my concern over the overdevelopment of Westfield. Before allowing any more housing additions, please ensure that we have the infrastructure to have the capacity for all these new lives. Let's keep Westfield as a good place to live. Don't allow for over crowding in schools... 4 kids on one seat bus, children sitting in the aisles.

Please consider the long term growth to make this a good community.

Sincerely,
Concerned Citizen
Linda Pote
17050 Troy Lane,
Westfield, IN 46074

August 30, 2016

Westfield Plan Commission
c/o Mr. Jesse Pohlman
City of Westfield
Westfield, IN 46074

Re: Wood Wind Development Plan
Petitioner: Pulte Homes of Indiana, LLC
Docket No. 1609-PUD-16

Ladies and Gentlemen:

As residents of Westfield, and specifically, residents in close proximity to the development plan proposed by Pulte Homes for Wood Wind Golf Club and acreage in and around the area, we would like to comment on the proposal before the Plan Commission.

The City of Westfield has a Comprehensive Plan that includes the area involved. As residents and property owners, we rely on the Comprehensive Plan as both a guideline and a rulebook for investing in our homes and properties. We have invested in our properties based on that Plan. However, the proposal offered for the Wood Wind Development Plan by Pulte Homes does not meet the terms and requirements stated in the Comprehensive Plan. Until such plan adheres to the Comprehensive Plan in both letter and spirit, we would not be in favor of approval of the proposed development plan by the petitioner. Regardless of the scope and specifics of the proposed PUD, the intent of the Comprehensive Plan was to provide a backbone structure for all landowners to make reasonable decisions as to investments in their property. If the PUD as a whole circumvents the intent and specific guidelines of the Comprehensive Plan, it is only reasonable for a property owner in the vicinity of the PUD to be sufficiently concerned for the value of their own property.

We are grateful that Pulte Homes has reached out to the community for input. We are hopeful that they will continue to do so; and additionally, that they will modify their current plan to be in compliance with the Comprehensive Plan.

It goes without saying that developments will come to Westfield, and specifically to the area in and around Wood Wind Golf Club. As property owners in the area, we absolutely depend on our elected and appointed officials to go by the rules in place. Our concerns for our schools, and our roads, and our City supported health and safety services are heartfelt and real. Bypassing the underlying rules with a PUD that meets neither the intent nor letter of the law as provided in the Comprehensive Plan is a backdoor to uncontrolled development that simply doesn't meet the existing standards in place. Unfortunately, it will also give a very unfair economic disadvantage to existing developments, such as Bent Creek, and will drive off great custom builders and developers who have followed the Comprehensive Plan in their submissions and subsequent approvals before the Plan Commission.

The people representing Pulte Homes of Indiana, LLC have to date acted in good faith, and we trust they will be building beautiful, Comprehensive Plan appropriate homes for our future neighbors and friends. Indeed, some of us might someday own one of the homes in discussion. But it is patently unfair to those of us already residing in the community, including the developers with approved subdivisions, to be held to one standard, and the developers of a PUD to be held to a different standard.

We would respectfully request that the Westfield Plan Commission withhold their approval of any PUD until such time as it can be documented that the PUD in discussion is in compliance with the Comprehensive Plan in place.

Kindest regards,

Denny & Jane Smith
15951 Little Eagle Creek Avenue
Westfield, IN 46074

9/1//2016

Advisory Plan Commission

Westfield IN 46074

My wife and I, Sandy, have lived at 15630 Towne Rd. since 1980. Since that time we have seen many changes. Some are good, others not.

We continue to see building plans like Pulte Wood Wind which are built on tiny lots, cookie cutter style homes, and very little if any buffering to protect us from these new developments..

What will be the effect on the local schools and roads?

Towne Road and the adjoining roads are already overloaded, cars pass our house going well over the posted speed limit. The roads are also used by hundreds of bikers every week. Accidents and fatalities have occurred and will continue. Wood Wind will just add to the congestion.

We support our rural life lifestyle and landscape and want to maintain it.

Sincerely

A handwritten signature in cursive script that reads "Richard Levins". The signature is written in dark ink and is positioned to the right of the word "Sincerely".

Richard Levins

From: rpassman@indy.rr.com [mailto:rpassman@indy.rr.com]

On Sep 1, 2016, at 8:05 AM, "rpassman@indy.rr.com" <rpassman@indy.rr.com> wrote:

City Council,

Please review the attachment pertaining to the Pulte development PUD for Wind wood.

I am unable to attend the 9/6/16 meeting, but want to share with you my concerns. Bottom line, I think the proposal needs another iteration to address some key issues. I am not clear about the houses themselves. There is a color code, and the lot sizes / house footprints vary in the PUD, but it is not clear what that means. This is another thing that needs further review / clarification.

Thank you for your consideration,

Richard Passman

<Counter to Pulte Proposal pdf 160831.pdf>

From: Steve Hoover [mailto:shoover@westfield.in.gov]

Sent: Thursday, September 1, 2016 10:55 PM

To: rpassman@indy.rr.com

Cc: Council Members <CouncilMembers@westfield.in.gov>; Jesse Pohlman <jpohlman@westfield.in.gov>

Subject: Re: Prep for 9/6/16 meeting re: Pulte proposed PUD Wind Wood

Richard, thanks for your very detailed analysis of the comp plan as it compares to the present Pulte proposal. It will be helpful as this moves through the process.

I do wish to note however, that your references to streets on the comp plan (your page 9) appear to be incorrect. What you refer to as Towne Rd is actually Shelborne and what you refer to as Springmill is actually Towne Rd.

Thanks again,

Steve Hoover

From: rpassman@indy.rr.com [mailto:rpassman@indy.rr.com]

Sent: Friday, September 2, 2016 6:46 AM

To: Steve Hoover <shoover@westfield.in.gov>; Jesse Pohlman <jpohlman@westfield.in.gov>; Chuck Lehman <clehman@westfield.in.gov>; Council Members <CouncilMembers@westfield.in.gov>

Subject: RE: Prep for 9/6/16 meeting re: Pulte proposed PUD Wind Wood

Steve,

Thank you very much. You are right about Towne Road – sorry for my error on that – I was sure until I zoomed out & used the neighborhood road features to help confirm. This has an impact on the point I make about over-reach, so that should come off the table. But Shelborne road is further west than you are thinking – I'll cover that below. That line I thought was Towne, and you thought was Shelborne must just be a fence row. Please bear with me on what follows, it is worth the little bit of time it takes:

Please compare google maps view to the Comp Plan carefully. I was very careful in this aspect because I live on Shelborne Rd. The resolution is not great, but use the Little Eagle Creek Tree line feature which is visible. See where it intersects 146th St. See where it intersects US 32. Get the sense of scale, & compare to Google Maps for the same intersections. Then follow the tree line of the creek / Eagle Creek Ave, going North from 146th St. Find the place (little jog) where the tree line of Little Eagle Creek turns almost due East – coming up from the south. **On a south to north line, it is almost, but a little less than mid way between 146th and US 32 . This is critical.**

This is at 159th St, and you can see that on the Comp Plan & Google Maps. 159th St runs East from Little Eagle Creek / Eagle Creek Ave & that is visible on the Comp plan. **Use that due east jog at 159th St feature as reference on the Comp Plan.** Confirm again on Google Maps.

You will see that Shelborne Rd intersects the tree line of Little Eagle Creek / Eagle Creek Ave a little bit **West** of the due eastern jog feature we are using as reference. **Measured on a S to N line, between US 32 & 146th Street, Shelborne road intersects Little Eagle Creek / Eagle Creek Ave a little less than half the distance to US32. This is key.**

If other people need help getting oriented on the Comp Plan (like I did), please use these two e-mail texts to help them. I'll copy the Council members too so they can see what we are discussing – it is an important point.

So, my over-reach point needs to come off the table – I accept that. Also, my horror to find out there is a local commercial area planned at Towne and 146th St, - I have to accept that too, because it is in the Comprehensive plan. Please take that into consideration, but the rest of the points, I think are still valid. I really think we should avoid apartments and high density housing west of Towne Road though. It is such an abrupt change - much attention to transition / buffers needed.

I would revise my pages accordingly, but I cannot due to another commitment. Please help cover for me on this with the others as needed. Jesse can include this in the record I hope, since I can't fix my slides.

Thank you very much,

Richard Passman

Opposition to Pulte proposal for Wood Wind PUD

Richard Passman

8/30/16

Prerequisite for the Community of Westfield before seriously considering the Pulte Proposal

Given the housing development that has been completed in the past 3 years, and the housing development **already** approved as of 8/29/16:

What is the plan for **elementary schools, middle schools, high schools, school buses & the bus hub** – does the current plan provide the infrastructure capacity & **number of teachers** needed?

Will school administration or sports facilities need to increase as well?

What is Westfield's plan for **fire and police** – does Westfield's current plan provide the manpower & equipment needed?

What is Westfield's plan for **roads and other infrastructure needs** – does the current plan cover everything that will be needed?

Is there a plan / budget for new community use parks (suggestion: similar to Cool Creek) - where?

Are the costs for all this expansion well covered by the tax revenue that has been and will be generated?

Are there budget gaps (considering the above) that will require cutting costs, or raising taxes?

Only if all the planning and projected budgets are in good shape, should the Pulte plan for **another** 1000 homes even be considered at this time.

If the prerequisites listed above are satisfied, then the following slides should be included in the consideration of the Pulte Plan.

This is fundamental:

The comprehensive plan represents the collective voice of Westfield regarding development in our communities.

Two basic paths forward:

1. Ignore the voices of Westfield residents and all the motives for making a comprehensive plan.
2. Or follow the guidelines in the comprehensive plan.

Some appealing features & some opportunities

The Pulte proposal has some good features:

- The curvilinear roadways are a nice approach.
- The bike path through the development is a nice feature, although it could be enhanced into a great feature.
- The plan does a good job in orienting the fronts of homes toward the main roads.
- The approach of using “horse farm” type fencing will help it fit with the rural area.
- The plan includes buffers – but as highlighted in a following slide, many areas need more.
- There is some open / greenspace area – although not nearly enough outside the golf course portion.
- In many areas, the plan uses park-like green space between a currently planned buffer, and the homes along the main roads. Using a similar approach everywhere the development borders an existing property owner would address the buffer deficiency highlighted in a later slide.

Guidelines in the Comprehensive plan regarding development in the SW New Suburban area:

These lands should be developed according to rural standards. The key for this area will be land use **transitions and buffers** that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated **so as not to negatively affect the quality of life of long term rural residents.**

Ensure proper land use transitions between dissimilar types of residential development.

Use open space, parks, and less-intensive land uses as buffers in appropriate circumstances.

Require **appropriate transitions and buffers between neighborhoods, particularly those of differing character or density.** At interfaces between large lot residential property and new suburban development, baseline buffering requirements should be used to preserve the rural environment of those larger parcels (preferably through the use of reforestation to achieve natural conditions).

These are highlighted here to provide context for related comments that follow

Roads –The worst thing possible would be the divided boulevards as Pulte depicts in their plan

- The Pulte plan shows both Towne and 151st St as expansive divided 2 lane boulevards similar to Shelborne road south of 141th street or 136th street at Springmill. This is costly, unnecessary, and devalues current homes.
- 151st St only extends between Shelborne and at Ditch roads. Although it might look elegant in the Pulte plan, divided road does not make sense here.
- A check of the Thoroughfare Plan confirmed that this misrepresents what Hamilton County intended for 151st St in this area.
- In addition, the author asks that Westfield does **not** make the same mistake as Carmel: Divided 2 lane **boulevards require a very wide swath of land – this takes out existing residences' plantings and a large portion of their yards. This would devalue existing property dramatically.** The other horrible outcome, is that if cars are following a trash pickup truck, a person with car trouble, or if police pull someone over, traffic has no way to get around the obstruction.



The author focused on the most Southwest portion of the Pulte proposed PUD to highlight deviations from the Comprehensive Plan. Many of the author's points apply to other areas of the plan as well.

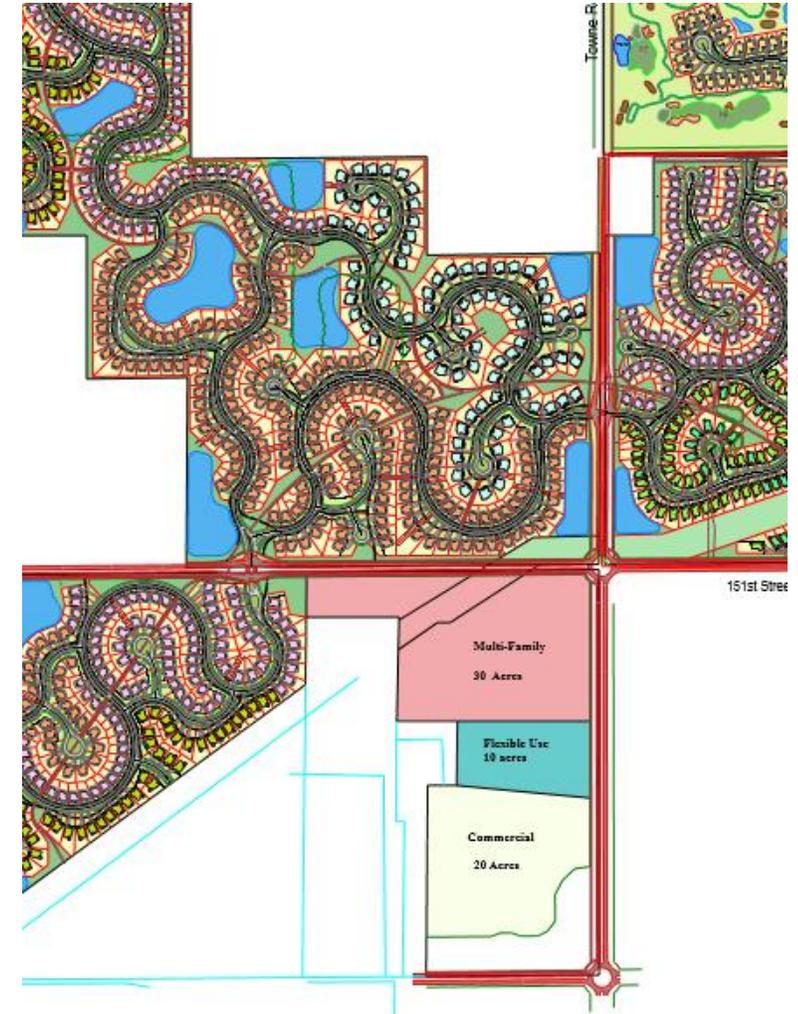
Figure below shows only one small portion of Pulte's expansive development plan

The Pulte proposal largely ignores the guidelines outlined in the comprehensive plan.

Some glaring differences from the comprehensive plan:

- It does not offer nearly enough green space in SW New Suburban areas (except for the area which includes the golf course). The most SW area (Existing Rural) has almost none.
- It does not reduce housing density as the neighborhoods extend west within the SW New Suburban zone.
- The neighborhoods proposed in "Existing Rural" are even higher density than Pulte proposes in "SW New Suburban".
- The plan includes commercial and apartments in the Existing Rural zone.
- Buffers are inadequate for existing residents in both the SW New Suburban and SW Existing Rural areas.

Pulte is not in business to make greenspace. They are in business to develop large areas and to sell houses. One might expect their first proposal to be in **their** best interest – see if it flies – why not?



Pulte proposal **overreaches** into “Existing Rural” area

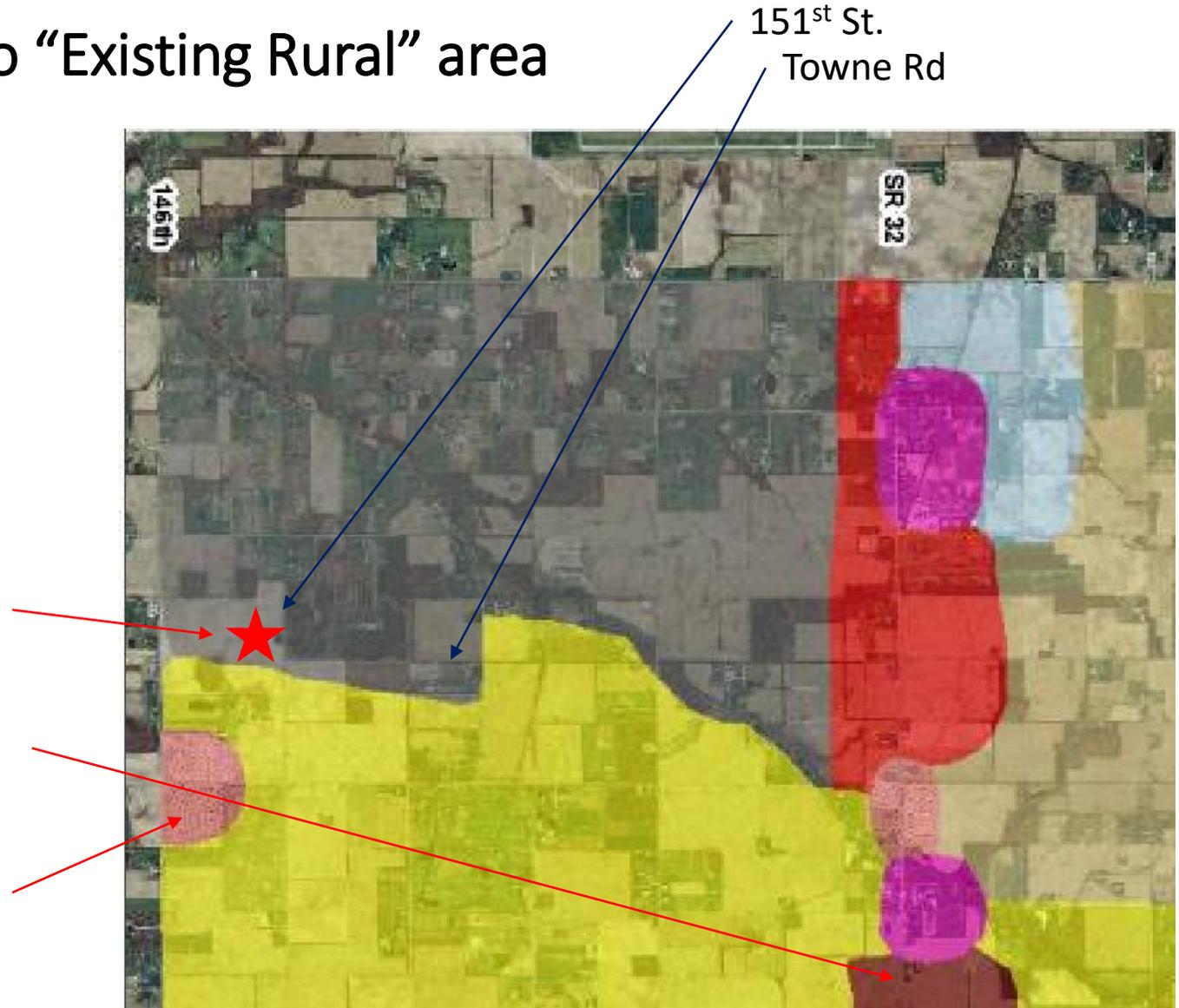
Comprehensive plan shows “SW New Suburban” (yellow) ending **east** of Towne Road at 151st St.

Pulte proposal includes wide swaths of dense neighborhoods in “Existing Rural” zone (gray)

Pulte proposal includes both commercial and Apartments west of Towne Rd in the Existing Rural zone

Commercial is intended for the brown area along US 32 (bottom of figure).

A “local commercial” zone is designated in pink at Springmill and 146th St.



This figure taken from current Comprehensive plan (2007)

Just West of Towne Rd

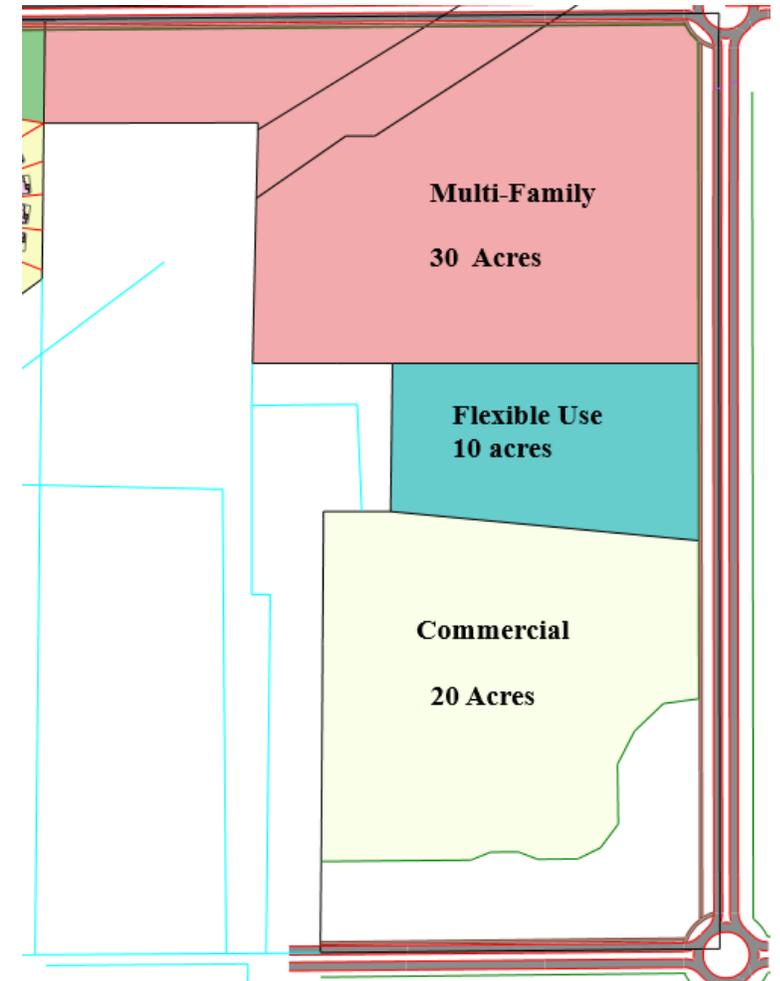
This portion of the Pulte Plan West of Towne road **should not be approved.**

This is clearly expanding commercial, flexible use, and high density housing into an area intended for a low density, rural life style.

Westfield has already approved 4 apartment developments between Towne and Ditch roads, 2 in the SW New Suburban area! What??

Draw the line on this at Towne Road – enough is enough!

If you accept the argument that it fits because nearby there is a commercial area, or an apartment building, then you may as well throw out the comprehensive plan.



Westfield respects that many people want to live in a rural environment instead of a housing development. Westfield supports these residents, and values the diversity of home environment choices in our communities.

Example of typical Existing Rural properties

From the comprehensive plan:
“Existing Rural Southwest” - This area is designated as Existing Rural, because it is largely already developed, and its rural character is viewed as a long-term condition: it is not intended to convert to other types of uses. **Specifically, this area provides not just a rural character that is valued by the community; it provides an area where residents can live a rural lifestyle ...**

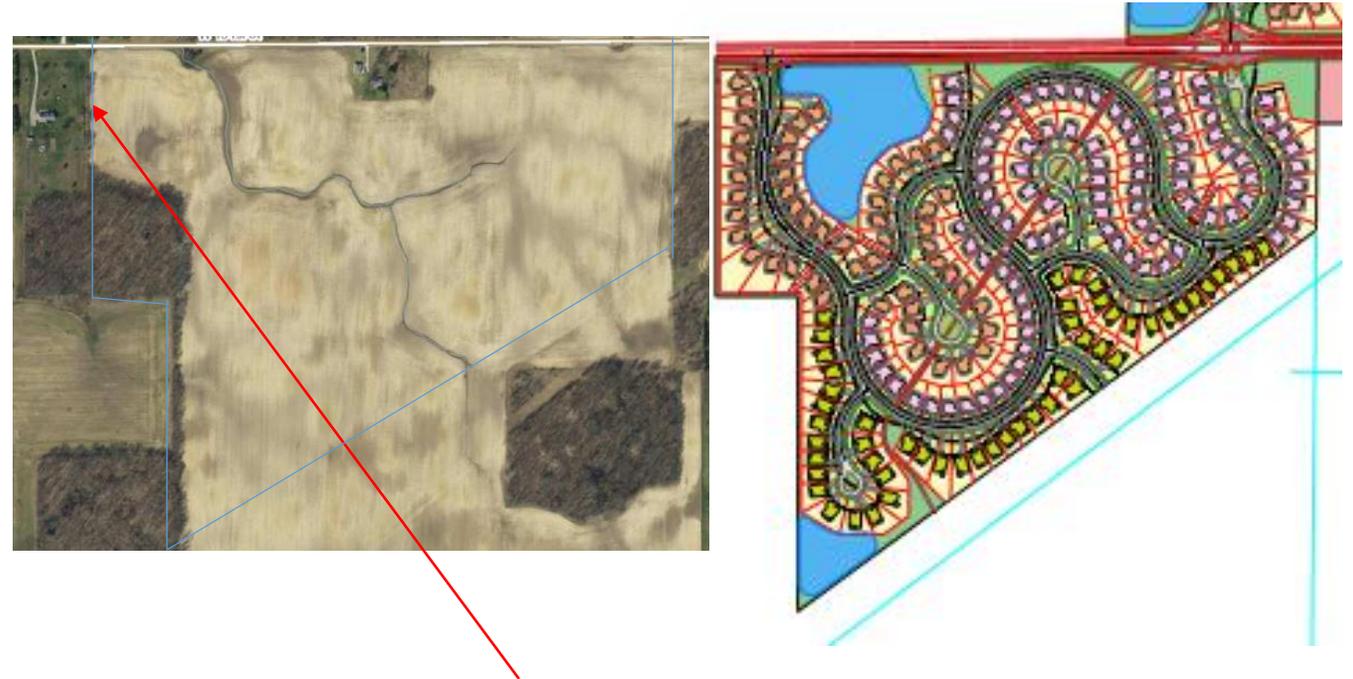


Forcing high density housing, apartments and commercial business into the Existing Rural area would be devastating to residents who selected this area, and negatively impact property values

Buffers – to minimize impact to existing residents

This is just one tiny example

From the comprehensive plan: The key for this (SW rural) area will be land use transitions and buffers that accommodate suburban development in such a way ... so as not to negatively affect the quality of life of long term rural residents.



Woefully inadequate buffer - The Pulte plan locates a row of tightly packed homes, with their back yards facing an existing SW Rural home on 7 acres. When this existing home owner steps outside and looks east, he will be looking at the backs of 10 Pulte homes running the length of his property. The plan for this adjacent area to his east has approximately 17 homes on the same foot print as his property.

In this specific example, an appropriate buffer would be to leave the stand of trees and eliminate all the homes planned for the west side of the retention pond.

Inadequate buffers are a problem everywhere the development impinges on an existing property.

Zoom in previous slide image for additional detail

From the comprehensive plan:
Preserve natural features such as stands of trees, water bodies, and wetlands when land is developed.

The proposed Pulte development (at this location) contains one of the very few remaining stands of mature hardwoods. Per the comprehensive plan, a responsible development would preserve this natural feature, perhaps in conjunction with a bike path. However, **the Pulte plan removes every tree** to accommodate more homes.



The guidance for useable open space is mostly ignored in the Pulte proposal

From the comprehensive plan:
Require open space in all new developments. **Open spaces should consist of usable areas or valuable natural areas.** Open space should not consist only of land that is left over in the site plan review process.

The open spaces in the proposed neighborhoods that are detached from the golf course, consist of several small retention ponds.

This approach renders the small fraction of open space almost useless. The smallest retention ponds will be considered by many people to be an eyesore, and only increase the risk of a toddler drowning.

The author suggests that if a retention pond approach is used, instead of many small ponds, make a few large ones so the water could be used for fishing or paddle boats.

Example photos show the current open, rural character of this area

From the comprehensive plan: Recognize that the southwestern area of the township identified as rural on the map is unique relative to the other rural areas. ... **the character of the southwest rural area should remain essentially unchanged. New growth and development in this area should be reviewed with the intent of ensuring that it is compatible both from a use and density perspective, with minimal impact on the natural and visual environment.**

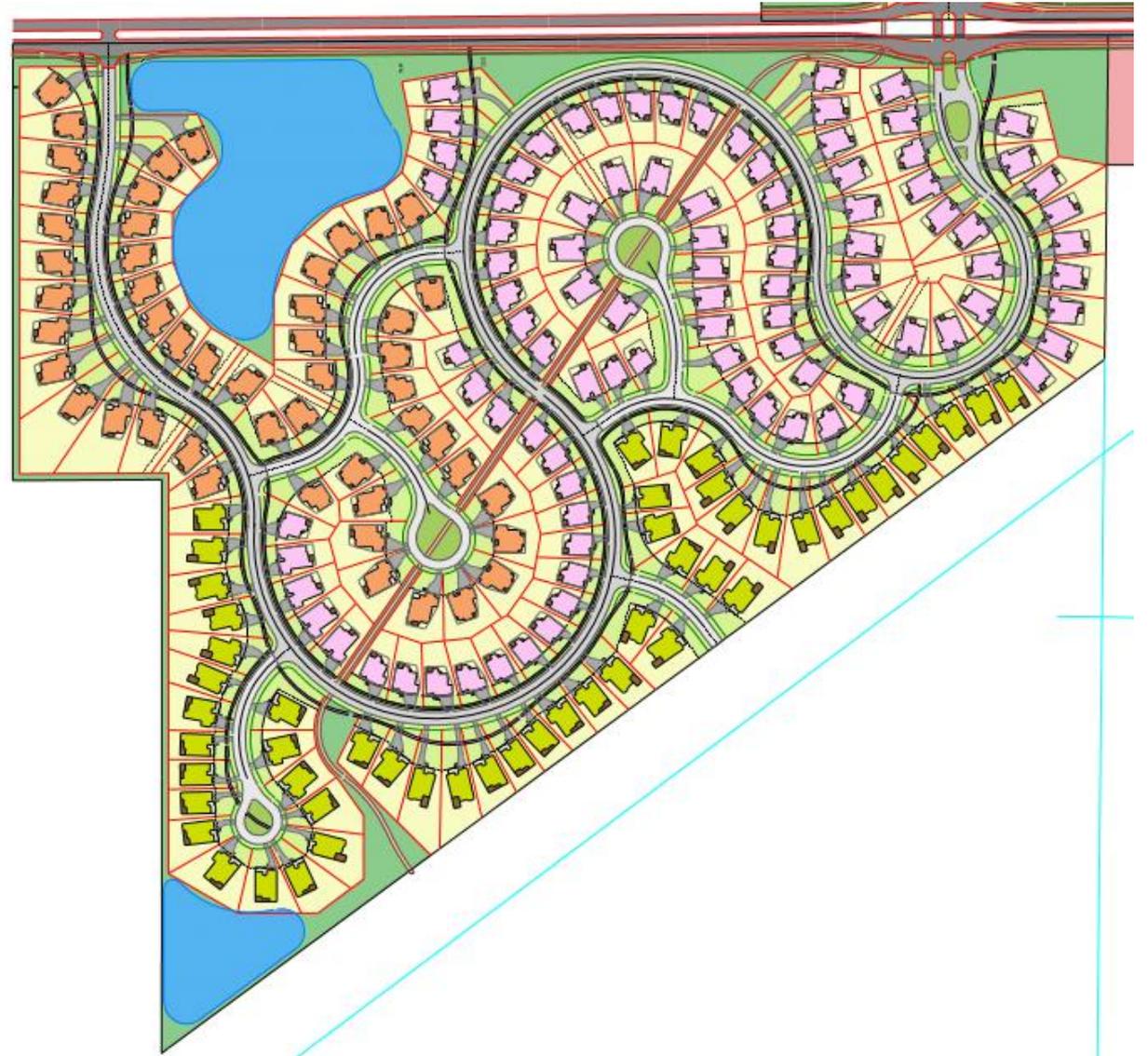


Where is the usable green space?

Bike path simply runs between homes – combine this feature with green space.

Could anyone squeeze in one more house on this layout?

This area has one of the highest housing densities, no useable green space, is planned to be next to apartment buildings, and it is offered in the Existing Rural zone!



Housing density

From the comprehensive plan:

... ensuring that it is compatible both from a use and density perspective, with minimal impact on the natural and visual environment.

... every effort should be made to encourage uses that preserve this open character. ... no more than one unit per three acres gross density. This area may have rural subdivisions, developed with substantial open space by using Rural or Conservation Subdivisions as described elsewhere in this plan. **Higher gross densities, up to one unit per acre, may be permitted only in Conservation Subdivisions ...**

This figure was clipped from the Pulte plan showing what **should** be the lowest housing density in their plan – Pulte’s most SW developed area – it is in the “Existing Rural” zone



In Conclusion:

- The voice of the Westfield community is captured in the Comprehensive Plan, expressing that new development of “Southwest New Suburban” and “Southwest Existing Rural”, should preserve the characteristics and lifestyle which currently exist. Parts of the Pulte proposal are in obvious conflict with this rural area.
- High density housing, apartments, flexible use, and commercial buildings should not be allowed to expand into what remains of the SW Existing Rural area.
- The Pulte proposal incorporates some aspects of Westfield’s Comprehensive Plan. But, largely does not conform to the Plan guidelines; it has some features in conflict with what the Westfield Community wants as their future.
- We would invite the Pulte representatives to put forth a proposal that fits well with Westfield’s Comprehensive Plan, and show that they are the right developer to work with, in the “Southwest New Suburban” and “SW Existing Rural” areas of Westfield.

Jesse Pohlman

From: Andrea Lesniewski <a.lesniewski6@gmail.com>
Sent: Thursday, September 1, 2016 12:18 PM
To: Jesse Pohlman
Subject: Against Woodwind Development/Pulte Plan

Hello, my name is Andrea Lesniewski and I live at 16752 Lakeville Crossing in Countryside.

My husband and I moved to Westfield in 2003. At the time we had a 2-year-old son and a 2-month-old daughter. We were so very excited to move to Westfield where there was still that small town feel but there was room to grow. Lots has changed in our town and in my family since then!

My husband and I still live in the same house in Countryside but now we have four kids! I currently have a freshman, a middle schooler, an intermediate student and the last one at Oak Trace Elementary. Yes, I have one in each school for the next two years! As a result, I have eyes and ears at the four schools and I can tell you the majority of the people I hear from are getting very nervous about the amount of homes being built in the city. What are we going to do with all of these people? Not only do we not have the infrastructure to support this growth, but we are also losing our small town feel for which so many people have moved here.

One of my biggest concerns with the infrastructure is the school buses. We currently have three different buses, drivers, routes and pick-up/drop-off times in my home. The only thing they all have in common is how overcrowded each bus is! My children are sitting three to a seat...which is probably fine on the elementary bus but is not fine on the other two buses. The kids simply do not fit! So...the kids are sitting on the floor. ON THE FLOOR! I realize that the district recently purchased buses. I was very excited to hear this...then I found out that they only bought two buses. I feel like this is putting two stitches in a wound that really needs ten. My middle/intermediate kids were lucky, one of the new buses took one stop off of their route. My kids have reported there are now a few seats with kids sitting two to a seat but the majority of them still have three. When these houses are done being built in the neighborhoods that have already started, how will these kids get to school? Is there money in the budget for more buses? If Pulte builds this huge neighborhood at Woodwind...what will we do then? The bus problem is just one concern we have with the growing number of homes. Once the buses get the kids to school...where are we going to put them?

I understand the benefits of responsible development but we've reached a point of too much, too fast. When do we say stop?

Thank you very much for taking the time to read my letter.
Andrea Lesniewski

From: Andy O'Connor [mailto:jandrewoconnor@gmail.com]
Sent: Thursday, September 1, 2016 8:03 PM
To: Daine Crabtree <dcrabtree@westfield.in.gov>; Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: Regarding Pulte and 1609-PUD-16

Esteemed Westfield Advisory Plan Commission

I write you to voice my concerned objection to the proposed Pulte housing edition in the area near my rural home in Westfield. The docket number in question is **1609-PUD-16**.

I purchased my land in Westfield in 2012 because my wife and I were charmed by Westfield and all it has to offer. We knew Westfield to be a smart and exciting town with superior schools and access to great shopping and entertainment, and we knew Westfield to be a place that was friendly to rural living. In particular, we wanted to escape from the overcooked suburban landscape in Carmel that had been our home for years. So, we built our dream home and nestled it among similarly lovely houses with great neighbors, all of us happily living a country lifestyle near one of "America's Best Small Towns".

Now, sadly, I fear that a housing developer which has no interest in our community is unleashing plans to take advantage of my favorite town and the people in it. This plan would disrupt the rural lifestyle that so many people here enjoy. It would threaten our infrastructure and bring increased traffic to country roads not designed for such travel. Further, and perhaps most importantly, I believe it would diminish the appeal that Westfield has by tarnishing the very things that make it so desirable.

My young family and I moved to Westfield and built a quiet house in the country because we knew the true character of this community. My neighbors and I take care of our land and we take care of each other. This is the Westfield that people think of when our town's name is mentioned. And it is this Westfield that my Carmel friends think of when they tell me they envy my choice to live in this beautiful rural environment. Naturally, our town needs urban, suburban, and rural environments. I do not argue this point, and I do not argue with anyone who chooses to live in a large suburban neighborhood. But Pulte hopes to capitalize on our enticing reputation by indiscriminately developing rural land into unnaturally-suburban spaces, irrespective of the existing, proper, and purposeful boundaries of these areas.

In your deliberations, I ask that you consider not just my opinion and the disappointment that may come to my neighbors and me, but also the obvious ultimate effects that would befall a charming town like ours if it abandons its most alluring features. Let us not squander the characteristics that make us special, and let us not become the victims of our allure.

Respectfully,

J Andrew O'Connor MD

15201 Shelborne Rd Westfield

Stephen & Cynthia Stafford

15736 Towne Road
Westfield, IN 46074

September 1, 2016

Westfield City Council
Westfield City Council and Advisory Plan Commission
City of Westfield
130 Penn Street
Westfield, IN 46074

Dear Council and Commission Members:

Well, here we go again! A major, residential land developer has submitted a plan to you for a curvilinear development design that doesn't fit with stated specifications of 1) the comprehensive plan, 2) current conditions and the character of current structures and uses in our rural district, 3) the most desirable use for which the land in our district is adapted, nor 4) the conservation of property values throughout the jurisdiction. Worst of all, the proposal in no way represents responsible development and growth.

The developer does not guarantee that Wood Wind Golf Course will be protected in the future. The argument has surfaced that the golf course may not survive anyway, so why not build homes on and around it? Perhaps the question should be: has the City of Westfield promoted the golf course as a vital city asset and amenity? For example, why not make golf cart paths available to walkers when the course is closed for golf? That type of promotion is a creative way to bring attention to Wood Wind's beauty and benefit to residents; thus, bring more people to the area.

When are you, our elected officials, going to take a strong stand against this type of rampant and invasive proposal? We reject the idea that we are to accept the "new reality" of houses on almost every square foot of Westfield. The reason for the current Pulte development is the oldest of realities: money.

Greenspaces like Wood Wind are documented resources for the public good and individual health; simply ask those who developed the Monon Trail or the city leaders in Carmel, for instance. When large greenspaces are destroyed, they cannot be replaced, rebuilt, or restored. Do you really want to be responsible for permanently obliterating an already invaluable community asset?

Please keep the comprehensive plan in place and vote to preserve unique and irreplaceable community assets.

Sincerely,

Steve and Cynthia Stafford

TO: Westfield Advisory Plan Commission
FROM: Greg Moyer
SUBJ: Wood Wind Planned Unit Development (PUD) District
DATE: September 2, 2016

When my wife and I purchased our home in 2013, we made immediate investments to improve the character of our land. We planted well over 200 native trees purchased from the DNR. We spent (& continue to spend) time and money replacing our lawn with native grasses and forbs. Throughout this time, we have trusted that the comprehensive plan will help protect our investment and preserve the rural life we chose. The plan established an agreed-upon vision for preserving the area's rural use and feel. The current Wood Wind PUD proposal clearly fails to satisfy the plan's vision in several key areas:

Lack of proper land use transitions

The first, and most obvious area where the current proposal falls short, is a lack of proper land use transitions. The proposed density and addition of commercial use leaves no room for an orderly transition from suburban to rural land uses. Development in this area should emphasize the interconnection between new development and existing uses. Special consideration should be given to protecting natural features and incorporating common open space in order to mitigate the impact of development on current residents. Lot size and open space should increase as the development moves west from existing developments on Ditch Road. Substantial reforestation buffers should be added in addition to making a concerted effort to preserve currently wooded lots.

Lack of consistency with recent zoning decisions

Residents who built homes along Shelborne Road in the last few years were asked to comply with the city's comprehensive plan. They built on lots greater than 3 acres. They were required to include substantial setbacks. They preserved trees along the street to screen their homes. Several parcels of the proposed development are within a few hundred feet of these recently built homes and contain the same dense pine habitat.

Even recently built homes near the golf course comply with the 0.33 homes per acre guidance contained in the comprehensive plan:

- 1929 W 156th, 3 acres, built in 2012
- 1933 W 156th, 3 acres, built in 2011

- 2101 W 161st, 3 acres, built in 2014
- 1924 W 161st, 3 acres, built in 2008

Approving substantially higher densities would not be consistent with these recent development decisions. The Wood Wind PUD lies within the same designated area under the comprehensive plan: Existing Rural Southwest. Why should developers be granted an exception to far exceed the 0.33 homes per acre guidance? Have any individuals asked for and received a similar exception? Spot zoning would create conflict where none should exist.

No clear consideration for the preservation of Little Eagle Creek

It appears that drainage of the development itself is all that has been considered. A development of this size will alter the volume and path of water flowing into Little Eagle Creek. The drainage of the land across the agricultural ground, through the woods along Shelborne, and into the creek is readily apparent from satellite views. Furthermore, the development will reduce the amount of rain water allowed to soak into the soil. Ground water recharge is essential to protect the private wells of current residents. A broader approach and more study are needed to protect the watershed.

Failure to preserve Little Eagle Creek Avenue as a scenic by-way

The roads in this area are immensely popular with bicyclists on the Little Eagle Creek Loop. The loop offers a peaceful ride with low traffic density and beautiful views of a diverse landscape. Even without the benefit of a traffic study, it is clear that adding 1,000 homes to this area will increase traffic substantially. This will reduce the viability of the bike loop. It will also make running and dog walking on narrow roads more dangerous for the current residents.

Failure to locate house lots so as to respect natural features

Development in this area should attempt to locate homes in ways that preserve the open feel and scenic views. The concept plan presented at the August 8th council meeting does little to respect natural features. The following design elements make this clear:

- The development along Shelborne Road would remove a large portion of the dense pine forest currently found there. This would substantially alter one of the most serene stretches of the bike loop. If the posted signage is correct, this parcel receives reduced property taxes as part of the DNR's classified forest program. Replacing the forest with a housing development is not consistent with good stewardship of the land.

- The views of open space at 159th Street and Little Eagle Creek Avenue will transition to views of suburban backyards. Homes should be set back much further from the road so as to preserve the open feel in that area.
- The development would mask and obscure the rolling hills found at Wood Wind and along 161st street. Homes should be situated so that current residents, prospective residents, and those traveling through the area can enjoy the natural topography.

Saving Wood Wind

The golf course is a valuable recreational asset that attracts visitors to Westfield. We should take reasonable steps to save the course. Damaging the credibility of the comprehensive plan in order to save the course seems too high of price to pay.

The course should be viable without additional homes or HOA fees. The city's population has more than doubled since the course was constructed. This increase in customer base has helped the course become one of the busiest courses in central Indiana (30,000 rounds annually). It is not clear why it has failed to prosper under these favorable conditions.

A third party review of the golf course's finances, business plan and long-term viability should be conducted. This would help ensure that one of the central goals of the Wood Wind PUD proposal would be met. It would also help identify other paths for saving the course.

In conclusion, it is clear that there are many issues that need to be resolved before the Wood Wind development can move forward. The beauty of this area is what attracted us to Westfield. Neither Carmel nor Zionsville can offer anything comparable. The open feel and natural beauty of the area will ensure that it remains a desirable place to live. Thank you for this opportunity to provide input.

Sincerely,

Greg Moyer
15001 Shelborne Rd
Westfield, IN 46074

September 1, 2016

Reference: Wood Wind Development/Pulte Plan

Dear Westfield Advisory Plan Commission,

I received a certified letter this week from Ice Miller about the continued over development in Westfield – specifically their request to rezone approximately 731+ acres along Towne Road. This will directly impact me and my way of life. This area is zoned agriculture and they want to change the zoning. Please, please consider the future of this area and what your decisions today will mean forever. You must put a stop to this rezoning and support responsible development and growth in Westfield.

The last time I spoke at one of your planning meetings, the good-old-boy Advisory Plan Commission snickered when I mentioned that Westfield is headed for slum conditions. As I mentioned, I have lived and travelled to more than 50 countries. Does anyone else on the commission have that experience? I have travelled and worked in some of the worst slums in the world (Mumbai slums for example). Has anyone on the commission done that? As an expert epidemiologist in communicable and non-communicable diseases, I have worked and published with some of the most world-renowned, public health experts at Centers for Disease Control (CDC) and the World Health Organization (WHO) for more than 30 years. That is what I do -- I study health problems and the environmental factors that lead to morbidity and mortality. I have studied and reported on infectious disease (polio, vaccine preventable diseases, HIV, etc.,) and non-infectious health problems including alcohol and drug abuse, fetal alcohol syndrome, domestic violence, suicide, etc.,. So, I do know what I am talking about and would be happy to give you my CV or provide references from CDC or WHO.

My definition of a slum is a heavily populated urban formal or informal settlement characterized by substandard housing and squalor.

Are you aware that Westfield has one section 8 housing location and two tax credit locations? The tax credit program, also known as the "federal low-income housing tax credit program" or simply LIHTC, is a popular "affordable" housing program that has been around since 1987. Unlike most housing programs that are administered by HUD, the tax credit program is administered by the IRS, in coordination with state housing finance agencies across the country. Landlords who participate in the program get to claim tax credits for 10 years for their tax credit properties in return for renting at least some of their apartments to low-income tenants at a restricted rent. Listed below is just a few examples of what we are already dealing with:

- Valley Farms on Union Street has 92 units,
- Commons at Spring Mill has 72 units at Maple Knoll,
- Casey Acres Apartments on Casey Rd. north of highway 32 has 252 units;
 - 40 units are still available and the apartment management group is actively advertising in Gary, Marion, Muncie and other impoverished communities,
 - Three people in Casey Acres Apartments have **over dosed** since the beginning of the year. One of these over dose victims was buried utilizing Township Trustee funding,
 - Casey Acres Apartments has utilized the entire third quarter relief fund from our Township Trustee office in just the last 30 days.
- Casey Acres Apartments and these other properties have created a significant drain on public safety and other local resources,
- According to our Township Trustee 20% of our current population receive some type of government financial aid. That means one in five people are getting tax-supported assistance.

Does the planning commission realize that there are currently four additional apartments already approved for the Conservancy area? This is already an additional 1,734 units. Please also consider the following when you are reviewing the Pulte proposal.

- Our unified development ordinance says that the Multifamily 1 complexes should not be within .75 miles of one another. The proposed Pulte apartment complex of 425 units is within .75 miles of the Town West 480 unit approved apartment complex and clearly violates our Unified Development Ordinance.
- Although it is tempting to approve additional apartments because of the 2% tax collection and the ability to TIF the apartments and divert the taxes to other community needs (e.g., pay bills for Grand Park), consider the long term consequences of what you are doing and the negative impact for our entire community.

I request that you please consider the comprehensive plan and do the right thing to support responsible development and growth in Westfield. Believe me, I have witnessed firsthand the consequences if we don't.

Sincerely,

Karen Hymbaugh
2929 W 159th Street
Westfield, Indiana 46074

Jesse Pohlman

From: mbeckner@americanestateplanners.com
Sent: Friday, September 2, 2016 11:34 AM
To: Jesse Pohlman
Subject: Re: Woodwind PUD-Sept 6 Hearing

Jesse Pohlman

Senior Planner

Thanks, for the information yesterday as to whether the proposed Wood Wind PUD would extend over to Shelborne Road. Now that I have examined the details on your website it appears that approval of this PUD would have a dramatic effect on the residents along Shelborne between 146 Street and Little Eagle. It appears that in using the sliver of real estate owned by my neighbor, Koss, would allow a tremendous amount of vehicular traffic to enter and exit on Shelborne Road right in front of my property.

As you are aware Shelborne between 151 and Little Eagle is a very narrow road that has a one lane bridge adjacent to my property. Along this road are large tracts and farmland. Many bike riders use this road because of the quiet nature and natural beauty of this stretch of road. As a resident and a taxpayer of Westfield I would strongly object to allowing this PUD to extend over to Shelborne.

Most of my neighbors were not even aware that Shelborne would be affected by this extremely large PUD. All publicity has indicated everything would be east of Shelborne. Allowing the extension into Shelborne would require a complete widened road with a new bridge over the creek at 151. Also, a significant amount of traffic exiting from this subdivision onto this Shelborne at rush Hour would cause a traffic jam at the four way stop at the intersection with 146.

Therefore, we voice our opposition to this PUD for all of the reasons cited by the Neighbor Meeting and specifically the use of the Koss property to involve Shelborne Road as a part of this PUD. We purchased this real estate 10 years ago specifically for the quiet, rural nature and large open tracts of real estate. The approval of this PUD as proposed would jeopardize the value of our property as well as to all the landowners along Shelborne between 146 and Little Eagle Ave.

Please bring this opposition to the attention of the Advisory Plan Commission prior to the September 6 hearing. Thank you for your immediate attention.

Martin Beckner and Renee Beckner

15340 Shelborne Rd, Westfield, In 46074 cell 317-217-9911

Mike DiMascio
Brandee Thornburg
Samara Thornburg
17028 Towne Rd
Westfield, Indiana

To: Jesse Pohlman
Date: Friday, September 2, 2016

We moved into Westfield in 2013, purchasing a beautiful home built in 1978 by long-time residents Kent and Nadine Eikenberry. We had to compete with 5 other offers received with 2 days of its listing! Why? Because not only are the house and its property beautiful, but the surrounding area exhibits so much natural beauty. Little Eagle Creek and its tributaries and watershed area have created incredible natural beauty in the area that includes and surrounds the Wood Wind golf course.

As residents, we have been spending a lot of money on home and property improvements: White vinyl picket fence - \$15,000, replacing old siding with new James Hardie fiber-cement siding - \$20,000 (and going on right now), replacing windows and doors, improving insulation, professional lawn and tree services and planting of many new trees - \$10,000. Soon will be a new roof - \$15,000. This is a lot of money for us! We didn't inherit a big farm with hundreds or thousands of acres like many big landowners did. We are doing this because it is beautiful around here, we plan to stay here, and we feel it will become even more beautiful with the proper development that honors the **Westfield-Washington Township Comprehensive Plan** and follows its guidance.

The Comprehensive Plan plays a major role in protecting our property values and the beauty and lives of Westfield. It sets parameters that we as loving residents want for all future development proposals. The current Wood Wind PUD proposal by Pulte does not comply with several key components of the Comprehensive Plan, and will quite likely hurt existing property values all around the area. The proposed homes and multi-family dwellings are much denser than the Comprehensive Plan designates, and they are of lower quality construction and design than the homes in the area. Our daughter Samara attends the Westfield school system. How will this impact the school infrastructure? Safety is also a huge issue on Towne Rd with many bicyclists and joggers already being run off the roads, if not run over. We do all three run and bike on this road.

We understand that great opportunities exist for developers in this area (how many "What's happening here?" signs are out there?). We understand that Wood Wind Golf Course could benefit from a well-designed and well-constructed residential neighborhood surrounding and integrated into it. Profit maximization is usually at odds with the Comprehensive Plan and with the health and value of Westfield, so caution and time is always warranted. We cannot stand by and let massive, high density, monotonous, profit-maximized construction of economy homes undeserving of the area hurt the value of our home and our hard work improving it.

Please stand with us and work with Pulte for higher level of design and construction, buffering and landscaping, and less density!

This project is massive. Let's make sure we take time evaluating this, and let's expect more than the weak home designs and construction that Pulte has proposed. Pulte CAN do much better!

Sincerely, Mike DiMascio, Brandee Thornburg, and Samara Thornburg

To: Advisory Plan Commission and City Council Members

From: Ken Kingshill

Date: September 2, 2016

Re: Wood Wind PUD

Thank you for the opportunity to express my thoughts regarding the Wood Wind PUD.

My wife and I have lived at 15606 Towne Road since April, 1997. Our property is the southernmost residential parcel on the west side of Towne Road at the intersection of Towne and 156th Street. We moved to Westfield from Southern California and were not familiar with the pace of development in Hamilton County at that time. When we bought our home, we estimated that the corn fields abutting our property to the south would develop within five years. So with that mindset, we feel like we have been playing with “house money” for the last 15 years.

I appreciate having had the opportunity to meet privately with Dave Compton of Pulte Homes twice in the past six months regarding this development.

Here are my thoughts:

1. **The Golf Course.** Preservation of the golf course is the paramount issue. I appreciate Pulte’s commitment to maintaining the viability of the golf course. Please be sure that the PUD language adequately preserves the land that is currently the golf course (and all new golf course land) as such for perpetuity. This is the cornerstone of the entire development. In fact, I believe that Pulte counts the golf course as part of their open space. If for some reason the golf course as a business no longer becomes viable, please ensure that the golf course land remains open space.
2. **Density.** Many of my neighbors in the general area are concerned about density and I do not disagree with them. They correctly cite the Comprehensive Plan’s recommendation that density gradually decreases west of Ditch Road and north of 146th Street. We did not do a great job of following that recommendation with Harmony. I think density is an issue that needs to be considered (understanding that Pulte states that they need a certain number of units in order to make the Golf Course viable.)
3. **Curvilinear Street Layout.** Finally a developer/builder has listened to our pleas to greatly reduce the number of homes that back up to our public thoroughfares! The curvilinear street design as currently depicted in the concept plan reduces the number of backyards directly facing the major streets in the area. Please ensure that the PUD language is strong enough to require the depicted layout. Too often we have approved a PUD partly based on an illustrative concept plan that then is hardly followed once building commences (example: Springmill Trails PUD).

4. **Building Materials, Architectural Design, and Lot Standards.** Please ensure that the PUD language requires quality building materials and architectural design and lot standards that will result in the homes actually built falling within the values that Pulte promises.
5. I would like to request that the speed limit on Towne Road be reduced. If this development is approved as proposed, traffic on Towne will clearly increase. Motorists are currently driving 55+ mph with the posted 45 mph limit.

In conclusion, I feel that this development is a viable opportunity to save the golf course for the entire community. While the sheer magnitude of the proposal is a shock to many people who live in the area and is arguably counter to the recommendations of the current Comprehensive Plan, and therefore needs some work, it might be the best viable solution.

A NOTE ABOUT THE COMPREHENSIVE PLAN: I was a member of the Southwest Quadrant Committee that provided input and helped to draft the portion of the Comprehensive Plan that is pertinent to this proposal. We routinely had 80+ people at our meetings discussing our wishes for the Southwest portion of Washington Township. This included people who had an interest in developing the area. I specifically remember Nels Ackerson, Caito & Carrigan, and the family who owned the land that was eventually rezoned as the Westgate PUD (Drees Homes) all attending and providing input at the meetings. I bring this to your attention because these people influenced the eventual outcome in such a way that probably tempered the true desires of the residents in the area. Without the input of these developers and landowners protecting their specific interests, the language of the Comprehensive Plan would likely have been even more restrictive in this area than it is. Again, this is just to give you some background and legislative intent with regard to the relevant portions of the Comprehensive Plan.

From: TS [mailto:seversons@sbcglobal.net]
Sent: Friday, September 2, 2016 3:24 PM
To: Jesse Pohlman <jpohlman@westfield.in.gov>
Subject: Gigantic Pulte Development

Hello,

My name is Todd Severson.

I live on property directly adjacent to the proposed massive Pulte development around Wood Wind.

While I would rather not have 15 generic houses in my back yard as opposed to the beautiful trees I have now, there is a bigger issue.

The issue is what Westfield is becoming. You see I can move and get rid of Westfield from my life, but I care about the city and it's future.

You see people moved to Westfield. They did not move to Fishers.

People moved here to have something different. A smaller town, with open spaces and smaller schools.

Westfield is on the road to becoming Fishers, with overcrowding, clogged traffic, and huge schools, and generic national home builder subdivisions as far as the eye can see.

The vast majority of citizens don't want that.

We need leaders with vision and fortitude to do something different. To say no to the massive cookie cutter subdivisions that are just like every other suburb around Indy.

Westfield has a chance to set the bar for development here and nationally by doing something different. By saying no to massive cookie cutter subdivisions and yes to open spaces, farm fields left to farm, and controlled development with larger lots and bigger homes with less impact on traffic and schools.

Why can't this city be the standard bearer for suburban development? Why cant we have true "out of the box" thinking for our future? Why cant we just say NO to developers who want to put up the same thing as Carmel, Fishers, Brownsburg, Avon, the list goes on and on?

Why do we have to succumb to the old line that you cant stop growth? Why cant we?

With the current style of development approvals, you might as well call Westfield, West Fishers or North Carmel, because there will be no difference in the towns.

I hope the city takes the citizens feelings about this huge matter into account. I hope the city isnt so hamstrung by failing parks and big ticket projects that it thinks it needs huge developments just to survive.

My hope is Westfield in 10 years is looked upon as the standard bearer for suburban development not only in Indiana but that we do things so differently that we are nationally known as the city that was truly visionary in it's growth.

Thank you,

Todd Severson
2223 W 166th St
Westfield, IN
317 777 1216

Jesse Pohlman

From: Gloria White <gwhite2@aol.com>
Sent: Friday, September 2, 2016 7:02 PM
To: Jesse Pohlman
Cc: Kristen Burkman
Subject: Woodwind/Pulte development

Jesse,

I would like to share how frustrated I am that the city leaders continue to focus on residential mass dense building vs commercial building expansion in Westfield. At the meeting on Tuesday will the city be able to share the economic benefits to the residents of adding approximately 5,000 people...what will be the NET economic benefit for the existing residents of Westfield. While new homes may slightly increase property tax revenue, the infrastructure will not sustain that level of new residents aka roads, sewer systems, public safety, schools (I understand our existing schools are already at capacity), not to mention you can hardly find parking at the Kroger at 161st St and Springmill, today...

It doesn't appear the city leaders are considering what lower level homes and apartments do to the property values of existing homes in the area. I'm pretty sure there are no plans to put these type of homes/development near Bridgewater where the mayor and other city/county leaders live. Their surrounding neighborhoods to Bridgewater are at \$375,000 and up...

I think it's VERY important that the city leaders clearly articulate the economic benefit to this area being developed for residents of Westfield, including the costs to build out the infrastructure, impact to existing property taxes, public safety etc.

How about the city leaders think about bringing more commercial building which does increase the city tax revenue and jobs for the residents of Westfield!! Then build residential areas that compliment the surrounding topography, not vinyl villages and apartments, just to clear.

Any development should benefit all the residents of Westfield...not just the people who own the land, develop the land and most importantly it should not benefit the elected city leaders. I can't make the numbers work for this development to benefit the residents of Westfield. As I mentioned above, clearly articulate to us how this benefits all residents of Westfield.

Thanks.

Gloria

Jesse Pohlman

From: Susan Goldman <skgoldman53@gmail.com>
Sent: Saturday, September 3, 2016 3:31 PM
To: Jesse Pohlman
Subject: Citizen concerns

Dear Mr Pohlman,

I am writing as a very concerned citizen of this rapidly expanding community.

It became abundantly clear today that the desired development to take Westfield to 60,00 homes does not seem to be taking our current infrastructure into account. With the Grand Park soccer tournament, the restaurants were severely overcrowded with no parking available. Not to mention the ability to navigate local streets.

We have a wonderful school system that is at capacity. One of the council people commented that the teachers will just have to deal with it! The teachers are amazing, commitment people who work with limited resources. Attitudes like that among Westfield leadership will lead to diminished education in this community that has been highly rated in that area.

The Westfield leadership appears to be financially oriented and not quality of life or citizen oriented. It is staggering to me that citizens were sued for expressing an opinion at an open meeting and then not protected by Westfield. Additionally disappointing is that Westfield caved in to a big utility instead of telling them that they could put their cell tower in the vicinity of the water tower on 166th st., which is already a utility area!
This would not have happened in Carmel or Zionsville.

Harmony residents who built in a new neighborhood understanding one thing are now facing the bait and switch to a 24hr convenience store with associated all night lighted and who knows what characters in the middle of the night. They trusted the plan that was in place and are now faced with their investments threatened by a council that seems to cave in very easily.

Now Pulte with his cookie cutter houses and apts! 156 is already a series of potholes! Of course the golf course will have to go due to the greedy developers who control this city!
They should pay for the new infrastructure instead of passing it on to citizens @ \$15/monthly!
You should know that this is the reputation that Westfield leadership has acquired! Many closed door meetings.
Beware before you ruin this community!

One last point is that we do not have the police/fire manpower to do the needed job at this point. People in this area speed constantly; run yield signs at roundabouts and seldom come to a full stop at a stop sign except in Village Farms. For some reason, that community has ongoing police enforcement. Perhaps one of the Westfield leaders lives there.

Please consider the quality of life of the current citizens and have some foresight and planning for the educational needs and infrastructure.

We moved here seven years ago and have been sad to see the direction that the current leadership has taken development.

Jim and Susan Goldman

Sent from my iPhone

Jesse Pohlman

From: M Stephen Barrett <forecharity@earthlink.net>
Sent: Monday, September 5, 2016 2:31 PM
To: APC; Jesse Pohlman
Subject: Wood Wind of Westfield proposal

Importance: High

Dear Mr. Pohlman and members of the Advisory Plan Commission,

Thank you for the opportunity to add my comments to those already submitted as part of the Public Comment regarding the Pulte proposal to develop a major project entitled Wood Wind of Westfield. Due to the scale, scope, and potential impact on the community, difficult decisions must be made regarding this proposal, and I appreciate the challenge before you.

I am a proud resident of Westfield, and was drawn to this issue during the consideration of the George Sweet proposal to turn Wood Wind into a housing development. I, along with several of my golfing friends, strenuously opposed that proposal because of its detrimental impact on one of this community's great assets. Although I am writing this letter as an individual, I know that my fellow golfers at Wood Wind are desirous of finding a workable option that allows Wood Wind to remain open and prosper.

Accordingly, with certain concerns, I am firmly in support of the Pulte proposal and hope that you will forward a favorable recommendation to the City Council that allows Pulte to move forward with certain modifications to the proposal.

Although the golf course has been my primary focus, it has been fascinating to read both the 2007 Master Plan and the concerns of those who oppose parts or all of the Pulte proposal. Certain points of concern seem perfectly reasonable. The density of housing in several sections does seem to be greater than advised in the Master Plan, and I hope that adjustments can be made to decrease the overall density levels. This would be especially pertinent to those smaller tracts that are in the areas that are currently designated as Existing Rural Southwest. Another legitimate concern is the impact on infrastructure. Clearly, improvements to roadways will have to be made to accommodate the increased traffic volumes that would be generated should the project be approved. The impact on sewage and stormwater is also an important consideration.

Where I find myself most at odds with those who oppose the proposal is that they seem to envision a Westfield that will remain static and unchanged for decades to come. It is of no surprise that Westfield has grown dramatically over the past 25 years, and that it will likely continue to grow rapidly in the coming years. Accordingly, it is my presumption that city staff, the APC, the City Council, and the School Board are all in various stages of assessment and planning for ways to best deal with this growth. While I have no direct knowledge of the School Board's plans, the fact that Westfield chose to fund a special census leads me to believe that the City is serious about developing and implementing sound policies to deal with this growth.

I also find it ironic that, while opponents of the Pulte proposal accuse the company of vast over-reach and violation of the 2007 Master Plan, the basic thrust of the so-called Conservancy Plan calls for the takeover of a vastly greater amount of land that would deny many property owners their legal rights, as well as overturning the guidelines for an area that is largely designated as New Suburban, not Rural. To be frank, I find the concept of dedicating the six square mile area that the Conservancy is targeting into an enclave that only those wealthy enough to afford to purchase a three acre tract to be anathema and contrary to the goals outlined in the Master Plan which call for "a diverse rather than homogeneous community, providing a range of housing, recreational, and economic opportunities for its residents."

After reading the Master Plan, I realized that one of my initial hopes, i.e. keeping the large commercial tract to a minimum, had already been addressed and was contrary to my personal preferences. I would prefer little to no commercial development along 146th. Since the Plan clearly has designated the intersection of 146th and Towne to be a commercial corner, I hope that the City will prevent further commercial incursions at other intersections along 146th.

Finally, I hope that the APC and the City Council will address the issue of green space, buffers and transitions. It does appear that the goal of lowering the density of the project could provide for more green spaces than the ponds described in the Pulte plan. It could also provide for improved buffers and transitions throughout the project.

Thank you for the opportunity to address my concerns and perspectives to the Advisory Plan Commission.

M. Stephen Barrett
16355 Meadowlands Lane
Cell: 214-693-6394

September 5, 2016

Having been residents of rural Westfield since 1995 (total population 6,505) we have seen a lot of changes in our area. New neighborhoods, new schools, new businesses. Among others, one thing we have not seen is corresponding change in travel ways. The streets are still as narrow as they were in 1995. Not much in the way of sidewalks either. Here it is 2016 with a Westfield population tipping slightly over 30,000 residents, still with 1990's era farm roadways. With adding the proposed, extremely dense development near western 156th, 161st, and 166th streets, one can readily imagine the heavy burden about to be placed on our already strained roads. What will be done to alleviate this invitation to danger?

As stated above, the current roadway system is only one among other issues affected by over-concentrated development. With the proposed sharp rise in new residents in the subject area, naturally there will be a sharp rise in new children, children that of course will have to enroll in school. Do our current schools have available space to absorb the influx? Are we sure? Do we have enough teachers to properly educate the children? Are we sure? Right now, the only logical answer is "We have to be sure".

Another new issue becomes apparent with new residents----who will protect them? Are our police and firefighters staffed to meet the influx? 1995 was a safe year. 2016 and beyond must be just as safe.

Roads, education, safety, protection. These must be addressed first before large scale growth. Alternatively, we ensure that proposed growth is adequately absorbed by these four (4) necessities.

Intense development must be met with corresponding infrastructures. Solving problems after they occur will not work. Solutions must be presented for anticipated issues so they do not develop into problems--given the issues cited above, addressing them after the fact is a very precarious position to be in for all involved.

Sincerely,

Dennis J. and Patricia A. Kemmer

1708 West 161st Street

Westfield, Indiana

Jesse Pohlman

From: James & Annetta Kotsanos <jagapk@yahoo.com>
Sent: Tuesday, September 6, 2016 4:41 AM
To: Jesse Pohlman; APC
Cc: David Compton; Nancy
Subject: Support for Development

Dear Mr. Pohlman and Council members,

We have owned our 20 acre parcel of land on the north side of 156th Street just west of Ditch Road in Westfield IN since 1999. We are supportive of the plans put forward by the Pulte Group to develop Wood Wind Golf Course. We oppose having additional restrictions, such as those being proposed by the Conservancy Group, placed on us.

Sincerely,
James and Annetta Kotsanos
jagapk@yahoo.com

Sent from my iPhone

Jesse Pohlman

From: kristin Schaefer <kristinschaefer@hotmail.com>
Sent: Tuesday, September 6, 2016 10:12 AM
To: Jesse Pohlman
Subject: Proposed Pulte development

Members of the Council,

I have been a resident of Westfield since 2004. I care deeply about this community and am incredibly concerned about the direction it is headed in. I have five kids, four of which are in Westfield schools. The schools are over crowded and class sizes are huge. Once you lose your schools good reputation housing values will drop as well. I am concerned about the amount of low priced housing in our community. We have truly become a community of "vinyl villages." I live on the east side of Westfield across from Bridgewater and am appalled when I drive on the west side of town. The infrastructure cannot sustain this growth as well. I'm incredibly concerned about the number of apartment buildings going up as well. They make look new and updated now but what will the clientele be like in them in 10-20 years, how will that affect our schools? We can do better. We only have one chance to plan our community, let's do this right. Let's put thought and intention into our plan. Please DO NOT put anymore apartments in our community. Please slow the growth. Please be more intentional and more "picky" about retail and housing that is going in. Lastly, we do not need to be a town the size of Fishers or Carmel. We can be more like a Zionsville. Smaller and quaint. I'm Embarrassed of our towns reputation when I talk with friends in surrounding communities. We can do better Westfield. What is the intention? What is the desire for our community and schools in the next ten years? I urge you all to please be intentional and thoughtful when planning our community.

Thank you for your time,
Kristin Schaefer
Mother of 5
Brookside resident

Sent from my iPhone

To: Jesse Pohlman, Council, APC

From: Suzy DuBois

To All,

I am notorious for my long and thorough correspondence and this will not disappoint. Hopefully you will embrace your role in this process and read it through to its completion. Unfortunately the three minutes permitted in our public hearing process does not allow for thorough explanation or discussion of the issues a large rezone project brings to light for an area. This is clearly a flaw in our current process.

According to recent research on land owners rights it indicates that the overall strategy of objecting to a proposed change in zoning is to get educated on zoning laws, band with other neighbors and interested people, and make sure the objections are heard at the public hearing with a detailed administrative record. We have done this.

The zoning change cannot grant a special privilege to the land requesting the adjustment to their zoning. The land under consideration is currently zoned AGSF-1 which is three acres per home site with a required road frontage provision. The residents in this area have met this requirement and have adhered to this rule. There are several recently constructed homes that are all built on three acres or more so this option is still viable in the market. You will likely hear public testimony supporting this fact. Based upon the vision established in the Comprehensive Plan not supporting high density housing for this area,(details in packet), the interpretation that these land owners would be receiving a significant special privilege if this was approved is present. In the Comprehensive Plan it says, "cluster higher-density development in areas that abut industrial, commercial, or other higher density areas".

The next step in the process includes thoroughly examining whether the change in use from granting the re-zone will alter the essential character of the neighborhood. Furthermore, if the change in use will negatively affect the neighborhood's property values. We have interviewed a realtor who currently has a listing in the area who indicated this will negatively impact property values in the area. We will be providing a presentation on the existing homes and demonstrating that what is being proposed is not within context to the surrounding homes. There is also a strong potential to negatively impact the lifestyles of the stakeholders who live in this region.

Does the change in zoning pose a threat to the health and safety of the neighborhood. There was a strong concern expressed at the recent neighbor meeting that the roads in this area will not be safe with additional housing and construction in the region and require improvements prior to the commencement of construction. There have been multiple fatalities on Town Road over the past few

years. The additional traffic will significantly impact the level of safety for drivers and cyclists in the area.

The extensiveness of the scale of the project should be considered. This project coupled with those already approved for this area have the potential to add 30% additional people to our city's population. The elimination of significant greenspace is also extremely impactful. This PUD decision will have far reaching consequences for our entire community and may create an undue burden on current residents.

It also should be considered if the denial of the rezone places an inordinate economic burden on the applicant. The ownership of the properties that are included in this proposal is predominately from the land investment community. Land investment like any investment it speculative. There is no guarantee that any parcel will be rezoned. Each and every property owner should consider the Comprehensive Plan for the area and make investments based upon that plan. The citizens of The Conservancy have made significant investments in their properties based upon the plan. No one should be permitted to disregard the plan for their own personal gains.

The final item listed is whether the change is a desired change by the neighborhood. The majority of the neighborhood would like to see the continuation of the golf course but not at the expense of their lifestyle, property values, and with total ignorance to the Comprehensive Plan developed by the people of this community.

Don't be short sighted with this major decision by blatantly disregarding the Comprehensive Plan and further alienating your tax paying citizens. Where is your accountability to following the Comprehensive Plan coupled with the Unified Development Ordinance? Where is your commitment to the people in this community? Many people have been actively working to preserve the vision established in the Comprehensive Plan. We received "support" prior to the election. Let's see you demonstrate support for your citizens and follow our community plan.

Thank you for your consideration,

Suzy DuBois

Advisory Plan Commission Meeting
September 6, 2016

Why the
Wood Wind Development PUD is

WRONG

For Westfield

Please find attached data presented this evening that clearly illustrates that this submitted PUD does not meet the 5 criteria needed for a zoning change, does not meet the comprehensive plan, does not meet the UDO in many areas, does not guarantee the golf course, and is not right for Westfield.

Over 700 citizens are speaking loudly against this plan and unbridled development in this community via a signed petition which is attached.

APC Decision Factors:

The zoning ordinance items that require consideration says in sec. 603 that in preparing and considering proposals under the 600 series, the plan commission and the legislative body shall pay reasonable regard to:

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

(1) COMPREHENSIVE PLAN

Presenter: Sarah Watkins

Source: 2007 Westfield Comprehensive Plan

Please note: Sentences throughout document that are *italicized* are direct statements from Comprehensive Plan.

New Suburban South West:

While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, **this development should be context-sensitive**. As development moves south from SR 32, north from 146th Street, and west from Ditch Road, **the density should decrease and open space should increase**. Within the Southwest New Suburban area, there is land that is not suitable for dense development because of steep slopes or other natural features. These lands should be developed according to rural standards. The key for this area will be land **use transitions and buffers** that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so **as not to negatively affect the quality of life of long term rural residents**.

Areas of Concern:

1. This residential development should be context-sensitive:

- *Current conditions and the character of current structures and uses in each district should be considered in any rezone.*
- *Create design standards for new buildings to ensure consistency with the character of the area.*
 - The homes in this area are predominately custom homes
 - The homes have unique architectural elements and the front elevations face the public roadway.
 - The current average home price along 161st Street is \$800,000
 - Homes being proposed in The Pulte plan along 161st Street \$324,000 - \$414,000
 - Homes set back from the road is contextual to the area

2. As development moves south of SR 32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase:

- The density does not decrease anywhere throughout this plan and the open space is very minimal.
- The golf course cannot be counted as green space in this plan for two reasons:

- The neighborhood will not own the course or have access to play the course without paying
- The golf course will become a private business because Pulte's intent is to sell the course
- Open space is an area where children can throw a Frisbee and run freely. *"Recognize location and configuration of open space is of importance along with the amount of open space. The location and configuration of open space should be primary design consideration in the development process, not an afterthought based on a determination of unusable land."*

3. Key for this area will be land use transitions and buffers:

- *"At interfaces between large lot residential property and new suburban development, baseline buffering requirements should be used to preserve the rural environment of those larger parcels. Between new suburban and more rural neighborhoods, use larger lots and increased open space."*
- The plan has some buffering but is not consistent throughout the plan. The UDO states a minimum of 30 feet against AGSF1 residents. This plan does not provide that to all rural residents. The Conservancy Addendum recommends a minimum of 50 feet which is appropriate for this area.
- There are no transitions to rural residents and in fact the plan transitions to be denser as it moves west. The underlying zoning for the single family homes is SF-4 across the entire project. *"Cluster higher-density development in areas that abut industrial, commercial, or other higher-density areas."*

4. Not to negatively affect the quality of life of long term rural residents.

- *"New development should be permitted only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts."*
- Current residents chose to live in this area, invest in their properties based upon the Comprehensive Plan, and selected a rural lifestyle. Many people have livestock, hobby farms, and local businesses. This type of development will decrease their property values and negatively impact their rural lifestyle.
- New development should be permitted only where the transportation network is sufficient for added traffic volumes. The roads are a major concern in this area. They are already busy and a number of fatalities have occurred on Towne Road. The addition of this many houses will cause the roads to not be sustainable especially over the next few years creating a significant public safety issue for current residents.

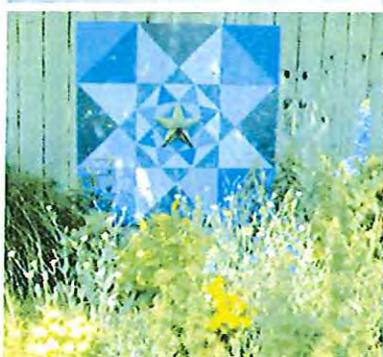
5. *"The town has expressed particular interest in innovative subdivision controls that will produce less sterile, more creative neighborhood designs. The concept of Conservation subdivisions, pioneered by Randal Arendt, should be incorporated..."*

- Rick Harrison, land planner from Pulte has made his career getting high density subdivisions approved for large developers. This curvilinear design is not new or innovative.
- The curvilinear requirement is present in the City of Carmel's Comprehensive Plan.
- Pulte has used this concept in nearby neighborhoods such as Saddle Creek and it provides nothing special in comparison to other subdivisions.

(2) CURRENT CONDITIONS AND THE CHARACTER OF THE CURRENT STRUCTURES AND USES IN EACH DISTRICT

The Southwest New Suburban area includes a diverse mix of uses: a town park, a golf course, open farmland, residential development, and a central core of large-lot residential and rural properties, equestrian uses and artisan farms. It is adjacent to the Village of Eagletown, and two highways: SR 32 and 146th Street. There also are institutional uses, including a school and a school transportation center.

* Please also refer to Conservancy Video - Presented by: Suzy DuBois



(3) THE MOST DESIRABLE USE FOR WHICH THE LAND IN EACH DISTRICT IS ADAPTED

Presented by: Rick Burkman

Tonight I'm covering the 3rd criteria used for evaluating a proposed zoning change. It Requires: "The most desirable use for which the land in each district is adapted."

The most desirable strategic use for the New Suburban South West is to maintain the larger residential home sites and here's why.

First let's take a moment and examine the strategies of our two closest neighbors:

Starting with West Carmel. The current comprehensive plan for west Carmel reads. . . This area is for people who desire a larger residential lot, enjoy secluded living, prefer living integrally with nature and require minimal city conveniences.

Sounds very similar to Westfield's current Comprehensive Plan for the area being discussed tonight.

Now, let's look at our neighbor to the west – Zionsville. Just 2 miles down the road is Willow Ridge where they have \$1 million plus homes on 1-4 acre lots.

Why are our close neighbors, Carmel and Zionsville, getting these highly desirable, high assessed value neighborhoods? **LOCATION, LOCATION, LOCATION.** Like Westfield these neighbors are close to the interstate, convenient to the airport and downtown and all in a beautiful setting. Why doesn't Westfield want a piece of this pie?

Let's get to the bottom line. How do you best utilize one acre? You can build 3 \$200,000 homes or 1 - \$600,000 home. So, why is a \$600,000 home better than 3 \$200,000 homes on one acre? It's not assessed value because those are the same.

Of course - It's the cost. The \$600,000 home carries only 1/3 the burden on schools, roads and public safety.

In closing, this isn't about creating a new market. It's about welcoming a market that's just across the street. This Suburban South West area of Westfield is in a picturesque, prime location with incredible upside potential. **To the City Leaders and Citizens of Westfield, let's not squander this valuable west side asset.**

(4) THE CONSERVATION OF PROPERTY VALUES THROUGHOUT THE JURISDICTION;

Presented by Dr. Bruce VanNatta

2007 Comprehensive Plan

- ◆ Westfield desires to be a diverse rather than homogeneous community, providing a range of housing, recreational and economic opportunities for its residents.
- ◆ ...encourage variety and diversity in housing while maintaining a distinct style or character and avoid the appearance of cookie cutter subdivisions.
- ◆ Density is to decrease east of Ditch Road
- ◆ New development should be context sensitive.

CURRENT INVENTORY - West of 31



CURRENT HOMES IN NEW SUBURBAN SOUTH WEST:



Record Demand for High End Development:

Pulte claims that the market doesn't want more high end housing citing that most \$1M homes sit on the market a while. While this fact is true—it applies to used homes. The mortgage companies report record demand for new home construction at the high dollar end. Chatham Hills has to conduct lotteries for their lots for new homes, many of which will be well over \$1 million.

“As of the end of May, buyers had closed on 188 homes in Carmel, Fishers, Noblesville, Westfield and Zionsville that cost at least \$500,000, according to data from Propertylinx.”
Source: IBJ June 2014

Golf Course – Not a Country Club Model – Not Even Part of the Neighborhood

Pulte wants to compare their plan for Woodwind to Bridgewater and Chatham Hills which is both ridiculous and disingenuous. Those communities retain their golf courses and the homes are extremely high end with significant green space throughout the development. Pulte is using, temporarily, the green space of the golf course but admits that they will sell it and have no intention of managing it.

The plan for social memberships to help support the golf course is a good one, however it costs Pulte very little. They carry the note at low interest rates for a few years and collect profit from the course. In return, they get the green space credit for it as part of their development to justify significant density surrounding the course. Then they sell it off with no responsibility for its future.

Pulte Has Much More to Offer:

Hamilton County Pulte Neighborhoods:

- Hamilton Proper: \$580-625,000
- Woods at Shelborne: \$560-757,480
- Village of West Clay: \$434-780,000
- The Woods at Lion Creek: \$741,000-1,072,280

Village of West Clay: \$724,990



Village of West Clay: \$572,990



Woods at Shelbourne: \$579,990

Woods at Shelbourne: \$559,000



The Woods at Lion's Creek: \$1,000,000

The Woods at Lion's Creek: \$832,000



Pulte Doesn't Bring Their Best to Westfield:

Pulte is clearly capable of producing higher end products, however they make more money for their corporation when they have less expensive homes and high density. This shouldn't be about what's best for Pulte, but what's good for Westfield.

Golf Course is Classic Bait and Switch Scheme:

Pulte is using the temporary ownership of the golf course to justify significant density, but they aren't retaining the golf course— it's a clever but classic bait and switch. They get the density they want and Westfield gets stuck with the significant burden on infrastructure.

“Indeed, home-building activity throughout central Indiana has increased in 13 of the last 16 months, BAGI reported in May. In Hamilton County, single-family permit filings were up 15 percent in April, compared to the same month last year.” Source: IBJ June 2014

If Pulte can bring contextual architecture and price points to Carmel, Fishers and Zionsville, they can do it in Westfield!

(5) RESPONSIBLE DEVELOPMENT & GROWTH

Presented by: John DuBois

This Plan is NOT Responsible Growth or Development:

Key Points Housing Inventory/Current Conditions:

- According to Nick Verhoff, Business Manager for Westfield Schools and Ken Alexander, previous Director of Public Works they need at least \$375,000 of assessed property value to cover the costs for students attending our schools and also in order to support the infrastructure costs for roads and other public works requirements.
- Housing inventory conducted by citizens has 33 neighborhoods between 146th north to 32, west of 31 and east of Town Rd. Of the 33 neighborhoods there are only seven that offer an average sale price of \$375,000 or above. What is important as well is that of the 8,282 homes in this area only 901 meet or exceed the necessary AV target. That is less than 11% of the homes.
- We have 18 neighborhoods under construction on this side of 31 south of 32.
- Comprehensive Plan 2007: "Westfield desires to be a diverse rather than homogeneous community, providing a range of housing, recreational and economic opportunities for its residents. No single socio-economic segment or housing price point should dominate the community nor be neglected." Based upon our housing inventory we are failing miserably at this area.
- Under the Fiscal Impact Methodology section of our 2007 Comprehensive Plan, which has to be considered in a rezone process says, "policies call for new development to pay its own way rather than place extra financial burden on taxpayers".

-We recently implemented a public safety tax because we are not covering our public safety costs.

-We have a school referendum that is being voted on in November and part of the reason is that we have not focused appropriately on the assessed values of our community homes.

-20% of our current population is receiving aid from the government as per our Township Trustee.

- We have almost 2,000 homes approved that have not broke ground and six apartment complexes with approximately 2,820 apartments. This could easily add over 10,000 people to our current total population of 36,000+.
- We need to focus on a more diverse housing offering with special attention paid to the potential assessed value. If we don't we are going to create an undue tax burden on our citizens who live here and pay taxes.

Westfield Neighborhoods

West of Highway 31, East of Town Rd., North of 146th St., and South of Highway 32

***Red highlight denotes currently under construction**

Neighborhood	Pricing	Builder	# Homes	Other
Maple Knoll Apartments	From \$777 per month			
The Villa's @ Oak Ridge	\$125,750	Epcon	44	
Sonoma	From \$130,000-\$150,000	Arbor Homes	200	Under construction *part of Maple Knoll PUD
Crosswind Commons	Average \$140,000	Dura	64	
Quail Ridge	\$138,000-\$173,000	Crossman	429	
Pine Ridge	\$148,450		299	
Oak Trace Carriage Homes	\$154,700		90	Under Construction
The Oaks	From the \$160,000's	Pratt	68	Duplex, Under construction
Ridgewood	Median list \$198,900		35	Built in 1979
Countryside	Median list \$199,900	Miscellaneous	2,148	SFD & MFD
Countryside	Starting at \$150,000	Shoopman		Under construction
Village Farms	\$195,000-\$650,000	Custom SF-2	771	
Maple Knoll	ASP \$301,000	Multiple/Pulte	255	Under Construction
Viking Meadows-Enclave	From \$206,990 ASP \$309,000	Pulte	128	Under construction
Westfield Farms	Median list \$209,900	Ryland/Trinity	102	Built in 1986
Mulberry Farms	Median list \$220,000	Production	81	
Springdale Farms	Median list \$225,000	Production	102	
Keenland	From \$230,000's ASP \$295,000	Beazer	178	Under construction
Beacon Pointe	Median list \$232,450	Ryland	104	Built in 1992
Viking Meadows-Blue Grass	ASP \$311,000	Pulte	126	
*Viking Meadows-Meadowlands	ASP \$384,000	Pulte	161	Sold out but still under construction

Springmill Villages	Median \$259,900	Pulte, Trinity, Beazer	379	Trinity was owned by McKenzies and was bought out by Beazer when Trinity went bankrupt due to mold issues
Maples @ Springmill	\$280,000	Epcon	57	Empty nester, under construction
Centennial	Median \$284,900	Estridge	1,197	
*Harmony	\$275,000- \$450,000	Estridge & David Weekly	980 (SFD&Attached)	Under Construction
*Viking Meadows- Manors	From \$319,990 ASP \$399,000	Pulte	46	Under construction
Merrimac	Median List \$335,000	Zaring/Drees	299	
*Derby Ridge	From \$350,000's ASP \$450,000	Fisher Homes	82	Under construction
*Viking Meadows- Two Gates	From \$351,990 ASP \$486,000	Pulte	43	Under construction
*Drees-Village Farms	Starting at \$414,700 ASP is \$580,000	Drees	18	Under construction
Springmill Park		Ryland	64	Under construction
Bainbridge		Custom	15	
*Viking Meadows- Valley View	\$1,000,000+	Custom	33	Under construction
Viking Meadow- Retreat on the Monon	?	Pulte Town Homes	86	Under construction
Rezoned/Approved: West Rail/Willshire		Beazer/?	269	Under Construction
Springmill Station			300 MFD	
Town West			570	SFD & MFD
Westgate			1012	SFD& MFD
Akerson Farms			1136	SFD & MFD
Bent Creek	\$400,000	Custom SF-2	168	

This information was validated and updated with the assistance of BAGI 4/18/2016

*** Denotes that average sales price meets or exceeds necessary Accessed Value of \$375,000 for Schools and Public Works Department**

Submitted PUD is Incomplete, Fails to Meet Basic UDO Requirements, Doesn't Follow Comprehensive Plan, Doesn't Guarantee Golf Course

Presented by: Tracy Peilemeirer

The last Master Plan was adopted in 2007, after a large and expensive survey the Town hired Ball State to do. Extensive questionnaires asked citizens about the values they wanted, and did not want. Small town feel, rural character, development contiguous to the existing town, no sprawl, no mega developments, very limited use of PUDs, etc.

As for development and change, The land in question is all zoned for larger lots - 3 acres or more. This land is 100% developable. And I am fine with that, as are many others. But most production builders want fast and easy. "Stack 'em deep and sell 'em cheap." But there are other successful approaches. Up at 206th St., Chatham Hills has sold their large-lot, very exclusive custom home lots so fast, THEY HAD TO HAVE A LOTTERY!

It isn't our responsibility to insure developers get these extreme zoning changes for their profit. Think of the very special communities that have held their standards high: Carmel, CA, Nantucket, Aspen, Hilton Head, even Zionsville, and other communities that are known for demanding requirements. Developers will jump through whatever hoops are demanded.

This proposal is just one. It isn't the right one or the best one. It isn't even the best Pulte has to offer, although the developer should never be a consideration with regard to a PUD, since the PUD once in place can be sold to anyone. The UDO, Unified Development Ordinance tells us what is the standard Criteria for a PUD:

A PUD District shall comply with the provision of this Ordinance. In addition, a proposed PUD District should include concepts and development and design standards that generally offer the following advantages over a standard Zoning District:

1. Address the policies included in the Comprehensive Plan specific to the neighborhood so as to encourage consistency with the community's vision as presented in the Comprehensive Plan. (Um, nope. This one doesn't do that.)
2. Use design to provide compatibility between areas of different land uses and development intensities within the PUD District. (Nope. The design and density are the same throughout the project. No transitional pieces. SF-4 zoning everywhere with little to no open space other than the golf course, which isn't deed restricted—so could change.)
3. Buffer different types of land uses and development intensities outside of the PUD District from those within the PUD District so as to increase compatibility or minimize any adverse impact which new development may have on existing or zoned development. (Um, no again. The level of inconsideration to long term rural

residents is embarrassing. The residents here have followed the rules of development, and this design undermines that and will negatively impact their quality of life.)

4. Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces and provide enhance amenities and open space. (No, again. There is no tree preservation plan as encouraged in our UDO. In fact they are planning to cut down over 1,000 trees. And other than the golf course which is a business that kids and dogs cannot play on, and that can be sold, the only green/open space appears to be retention ponds, utility and road easements)

5. Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area. (Nope. No thoughtfulness to the environment, the character of the area, the conservation of the region at any level)

6. Promote architecture that complements the surroundings. (Proposed housing is not in context to surrounding housing. This builder is capable of providing much more. Also don't be taken in by pretty pictures, read details in PUD because this is what they will deliver. Remember what happened at Viking Meadows when Pulte purchased the ground. What was supposed to be a custom neighborhood quickly declined to something much less.)

7. Counteract urban monotony and congestion on streets. (there are currently 18 neighborhoods under construction in this section of town with six apartment complexes and over 1,700 additional homes approved that could start construction tomorrow)

The UDO tells us what the PUD must do. This proposal fails on each point. This area can bring great results. Let them bring a design that will complement and enrich our city. There is absolutely no rush. Our police, fire and schools are barely keeping up as it is now. Try, try again.

Already 4 Apartments Approved in New Suburban South West WE HAVE ENOUGH APARTMENTS!

Presenter: Karen Hymbaugh – Expert Epidemiologist in Communicable and Non-Communicable Diseases, Employed by the Center of Disease Control and World Health Organization

Are you aware that Westfield has one section 8 housing location and two tax credit locations? The tax credit program, also known as the "federal low-income housing tax credit program" or simply LIHTC, is a popular "affordable" housing program that has been around since 1987. Unlike most housing programs that are administered by HUD, the tax credit program is administered by the IRS, in coordination with state housing finance agencies across the country. Landlords who participate in the program get to claim tax credits for 10 years for their tax credit properties in return for renting at least some of their apartments to low-income tenants at a restricted rent. Listed below are just a few examples of what we are already dealing with:

- Valley Farms on Union Street has 92 units,
- Commons at Spring Mill has 72 units at Maple Knoll,
- Casey Acres Apartments on Casey Rd. north of highway 32 has 252 units;
 - 40 units are still available and the apartment management group is actively advertising in Gary, Marion, Muncie and other impoverished communities,
 - Three people in Casey Acres Apartments have **over dosed** since the beginning of the year. One of these over dose victims was buried utilizing Township Trustee funding,
 - Casey Acres Apartments has utilized the entire third quarter relief fund from our Township Trustee office in just the last 30 days.
- Casey Acres Apartments and these other properties have created a significant drain on public safety and other local resources,
- According to our Township Trustee 20% of our current population receive some type of government financial aid. That means one in five people are getting tax-supported assistance.

Does the planning commission realize that there are currently four additional apartments already approved for the Conservancy area? This is already an additional 1,734 units. Please also consider the following when you are reviewing the Pulte proposal.

- Our unified development ordinance says that the Multifamily 1 complexes should not be within .75 miles of one another. The proposed Pulte apartment complex of 425 units is within .75 miles of the Town West 480 unit approved apartment complex and clearly violates our Unified Development Ordinance.
- Although it is tempting to approve additional apartments because of the 2% tax collection and the ability to TIF the apartments and divert the taxes to other community needs (e.g., pay bills for Grand Park), consider the long term consequences of what you are doing and the negative impact for our entire community.

I request that you please consider the comprehensive plan and do the right thing to support responsible development and growth in Westfield. Believe me, I have witnessed firsthand the consequences if we don't.

Tree Preservation Does Not Exist in this Plan:

Presented by: Mindy Martin

I would like to discuss tree preservation and the lack there of in the Pulte Plan. I would like to read a few items from our city's UDO section on Tree Preservation.

-The regulations specified herein are intended to promote the health attractiveness, and safety of the community, foster aesthetically pleasing and environmentally sensitive development that protects and preserves the appearance and character of the community, and

ENCOURAGES THE PRESERVATION OF NATURAL AREAS

-Developers shall take RESPONSABLE MEASURES to design and locate proposed buildings and related infrastructure in a manner that minimized the destruction of significant tree specimens.

-Plans for groups of structures should be designed so as to preserve areas of high tree concentrations, desirable individual tree specimens, and desirable stands of trees and shrubs.

Most city's have tree preservation requirements because trees deliver significant benefits.

-Did you know that the net cooling effect of a young tree is equivalent to 10 room size air conditioners operating at 20 hours a day?

-One acre of forest absorbs 6 tons of carbon dioxide and puts out 4 tons of oxygen. This is enough to meet the annual needs of 18 people.

-Trees can increase a property's value by 20%

-In one study 98% of realtors communicated that mature trees have a strong or moderate impact on the salability of homes.

-A mature tree can have an appraised value of between \$1000 - \$10,000.

And the list goes on about the benefits of trees.

I would like you to know that it is estimated that this Pulte Plan will destroy over 1000 trees many of which are mature fully grown trees. Beside my house I have counted over 100 mature trees that will be destroyed by Pulte.

Why would Pulte want to cut all these trees down? Sadly, the proposed Pulte plan does not follow or support the tree preservation requirements from the UDO.

Trees and other vegetation are suggested as buffering tools in our UDO and Comprehensive Plan. Our UDO requires a 30 foot buffer between our current zoning and the proposed Pulte plan. My neighbor and I received less than the required buffer. This is true in other areas throughout the plan. These developers are guests in our community and should treat residents and our community thoughtfully. This does not appear to be a very thoughtful plan.

I hope that you see the destruction this plan will have on beautiful trees and wildlife habitats in our community. They are beneficial to our health and we have a responsibility as stewards of the environment to protect and preserve them. As a wise man once said,

"We do not inherit the earth from our ancestors; we borrow it from our children."

THIS IS THE TRUTH ABOUT THE GOLF INDUSTRY

Presented by: Leah Severson

First Problem: This PUD doesn't guarantee the golf course stays. It is not deed restricted.

Second Problem: While those trying to sell the golf course would like to paint a gloom and doom picture for all of you, let's look at some facts for the industry.

Pete Bevacqua – CEO of PGA America

- Rounds played were up in 2015 for the first time since 2012 increasing approximately 2%
- 2.2 Million people started playing golf last year (record number 2.4 million at the peak of Tiger Wood's popularity)
- PGA Junior League Golf for youth under 13 has increased 233% since 2013

Tim Finchum – PGA Tour Commissioner

- Youth playing the game has increased by 20% from 2.5 million in 2010 to 3 million in 2015. An estimated 6.3 millennials play and they are playing often, an average of nearly 15 rounds per year.
- For the 2014-15 FedExCup season, television ratings for our tournaments were up 22% with more than 105 million people in the U.S. tuning to our broadcasts.

Source: The State of the Golf Industry in 2016

By: Darren Heitner

Written: May 8, 2016

Other Ways to Solve Golf Course Issue:

Each new home built in our community pays a park impact fee of \$1,309 per home in accordance to Ordinance 12-31.

By just taking the projects in process or just breaking ground on the west side within 5 miles of the golf course, the city will collect approximately \$1.7 million.

Should the city consider buying the golf course to secure this amenity for citizens for years to come? It should definitely be considered and there are funds being generated by new construction for this exact purpose – city parks.

Westfield has an Amateur Sports Capital Plan. Within this plan it states that Westfield will have recreational opportunities for all ages. A golf course is the perfect solution.

Westfield should be looking at the present and future for their competitive edge in attracting people to the community. Carmel, Noblesville, and Zionsville all have city golf courses. Shouldn't Westfield have one too?

In Summary

This Plan Isn't Right for Westfield . . . Please Bring Us One That Is!

Presented by: Kristen Burkman

This is obviously a complex situation facing our community and requires in depth analysis and careful consideration. But let's review what we've heard tonight.

Two groups and two very differing agendas. One group backs this plan for obvious reasons – to maximize profits for themselves and leave Westfield behind. The other group opposes the plan because they've already invested to live here and plan to stay here.

The bottom line is this – the plan presented tonight is not right for Westfield. It doesn't follow the comprehensive plan for this area. Density is way too high; the open space outside of the golf course is negligible. The architecture isn't in context and the buffers and transitions don't even meet the city's UDO. The proposed use of the land is not the most desirable – just look at our neighbors. This plan will undoubtedly devalue existing residents' properties. It is not responsible development and growth. Most of the projected price points presented in this plan are over saturated in Westfield and do not even meet the infrastructure target. And the icing on the cake is the golf course isn't even guaranteed to stay.

Why is this plan so far off? There really is no excuse. We've hosted a number of sessions with the development community to share and discuss the comprehensive plan. The petitioner at one point exclaimed, "I get it, we need to bring our "A" game to this area." You know what, he did bring his A Game – Unfortunately, it's an A Game for Pulte Corporation not the citizens of Westfield.

But here's the great news. Westfield has enough rezones to grow from 36,000 to 60,000. So it's time to get very astute in the evaluation of new development in Westfield. Developers are guests in our community and should bring enriching projects that are sustainable long after they leave.

It goes without saying, we all want the golf course to stay. This plan is the first solution presented. It's not the only solution and it's definitely not the best solution. We must not fall victim to a game that uses the golf course as a pawn for profits.

In closing, as the voice of concerned citizens throughout Westfield, we challenge the petitioner to go back to the drawing board. They are very capable of delivering a plan that embraces the ideals of the comprehensive plan and is respectful to this area, its residents and all citizens of Westfield. **That is most certainly the type of plan you as elected and appointed officials should demand and absolutely the type of plan the citizens of Westfield deserve!**

Over 700 Signatures - Stop Rampant Development in Westfield

Petition Name	City
Lisabeth Armstrong	Westfield
Suzy DuBois	Westfield
Laurence Armstrong	Zionsville
Carole Boleman	Carmel
James Armstrong	Indianapolis
Cherie Cook	Westfield
Samuel Armstrong	Zionsville
Leigh and Peter Dykema	Zionsville
Henry Armstrong	Westfield
Richard M. Shilts	Elizabethtown
Stacy Hall	Westfield
Pamela Wilson	Noblesville
Nancy Starke	Zionsville
Dean Shilts	Indianapolis
Kristen Burkman	Westfield
Edward Laurson	Denver
John Daly	Westfield
Tammy Kartes	Westfield
Brandy Dravet	Westfield
Molly Cummings	Westfield
Mibs McCarthy	Carmel Valley
Warren Cummings	Westfield
Nicole Holland	Greenwood
Joe McCarthy	Carmel Valley
Joe McCarthy	Westfield
Karen Hymbaugh	Westfield
Dan Hinel	Westfield
Malea Firestone	Westfield
Janet Pillsbury	Westfield
Tanya Miles	Westfield
Jeff Rodgers	Carmel
April Maki	Westfield
wade hall	Westfield
Jaime Snyder	Lebanon
Judith Culver	Westfield
Deborah Hajek	Westfield
Kari Rajer	Westfield
Milton Hatfield	Carmel
Noelle Dahl	Westfield
Megan Knight	Carmel
Abby Albright	Westfield
James Knight	Carmel
Bridget Kizer	Zionsville
Riley Pingleton	Westfield
Jennifer Sparano	Westfield
Amy Armstrong	Zionsville
Jeff Wilson	Westfield
Chris Redwine	Westfield
Randall Wilson	Noblesville
Sherri Effinger	Westfield
Jennifer Foster	Westfield
Desiree Lambert	Westfield
Susie and Randy Tatum	Westfield
Travis Ryan	Westfield
Erin Gibson	Westfield
Jessica Maicke	Westfield

Tabitha Licklider	Westfield
Alison Wessel	Westfield
Aimee Foster	Zionsville
Donna Curry	Westfield
Julia Gasaway	Westfield
Jennifer Mayberry	Westfield
Michelle Papacek	Westfield
Regina King	Westfield
Jerry Grink	Indianapolis
Jijun Chen	Westfield
Joanne Daggy	Noblesville
John Sciaudone	Noblesville
Jack Hiatt	Westfield
Stephanie Rodgers	Carmel
Erin Zidzik	Sheridan
Todd Severson	Westfield
Adrienne Maynard	Westfield
Mary Heredos	Westfield
Laurie Meder	Westfield
Amanda Hanavan	Westfield
Jennifer Buck	Westfield
Brian Young	Westfield
Kevin lefevre	Westfield
Paul Zawadzki	Westfield
DeLayne Lefevre	Westfield
Brandy Struble	Westfield
Heidi Cash	Westfield
Wanda Hague	Westfield
Erin Kim	Westfield
Cathy van matre	Sheridan
Laura Riggle	Westfield
David Petroni	Westfield
Joe Strawmyer	Carmel
Armando Tandy	Westfield
Dawn Knight	Zionsville
Alexis Derbique	Noblesville
Kelly Chapman	Westfield
Dan Schweibold	Westfield
Kate Benson	Carmel
Rebecca Longmire	Westfield
Brittany Colling	Westfield
Rachel Gallienne	Westfield
Ayesha Aiken	Westfield
Samantha Jones	Westfield
David Sochar	Westfield
Marissa Sindelar	Westfield
Christy Jennings	Noblesville
Tracey Hiatt	Westfield
Jennifer Stier	Westfield
Lori Moss	Westfield
Paula Shannon-Your	Westfield
April Hedgecraft	Westfield
Elizabeth Hahn	Carmel
Sharon Kotnik	Zionsville
Jacob Robinson	Boston
Stan Sekula	Westfield
Kayla Chizum	Westfield

Michelle Hammes	Westfield
Jennifer Milewski	Carmel
Michele Fairchok	Pendleton
David Todd	Zionsville
Theresa Kemp	Westfield
Jayne Wasserstrom	Westfield
Brian Meador	Westfield
Sonja Burkley	Westfield
Tim Beam	Westfield
Robert Ortiz	San Francisco
Denny Kemmer	Westfield
Danny Koester	Westfield
Justin Graue	Westfield
Matthew Sedor	Westfield
Jennifer Taylor	Westfield
Susan Dobbs	Westfield
Robyn Roberts	Westfield
Jacob Majors	Westfield
Kim Eldred	Westfield
Vicki Strohm	Westfield
DANIELLE POLLARD	Westfield
Adrienne Morelli	Westfield
Andrea Beale	Noblesville
Karla Frei	Westfield
James Sylvia	Westfield
Damon Dieckmeyer	Westfield
Richard Pfeiffer	Westfield
Richard Cain	Carmel
Lisa Rooney	Westfield
Amanda Horner	Westfield
Brandee Thornburg	Westfield
Brent Todd	Westfield
Barbara Meyer	Zionsville
Deborah Lawrence	Westfield
Madyson Ward	Indianapolis
Rob King	Westfield
Rachel Krueckeberg	Roann
Jennifer Schieffer	Westfield
William Wall	Westfield
David Mcfall	Noblesville
Chris Peltonen	Westfield
Mary Klinkose	Westfield
Michael McCulloch	Westfield
Andrew Bouse	Westfield
Jenna Little	Westfield
Stephenie Franco	Westfield
Koby Vest	Westfield
Theresa Owens	Carmel
Robert Behring	Westfield
Richard Levins	Westfield
Bonnie Robinson	Carmel
Kirby Jewett	Westfield
Nicole Heflin	Carmel
Magaly Gonzalez	Westfield
Julie Henson	Westfield
Kara Snyder	Noblesville
Sarah Watkins	Westfield
Vincent Smith	Westfield
John Scott	Westfield

Sunshine Staalenbur	Westfield
Erica Hoover	Noblesville
Cherith Carpenter	Westfield
Sarah Defendis	Westfield
Gretchen Wettschur	Westfield
Barbara Edwards	Westfield
Camilo Andrades	Westfield
Justin Litherland	Noblesville
Wanda Moran	Westfield
Molly Baker	Westfield
Kristin Vance	Westfield
Traci Meador	Westfield
Kristopher Good	Westfield
Richard Glanzman	Indianapolis
Becky Rinehart	Westfield
Linda Gray	Westfield
Cindy Skeoch	Westfield
Gary Gardner	Westfield
Alexys Sena	Westfield
John Slaney	Westfield
Arman Amirhamzeh	Westfield
Carolyn Haney	Westfield
Vince Billafana	Westfield
Sharon Blanding	Noblesville
Erica Strahm	Carmel
Anna Gerschoffer	Westfield
Adrienne Smith	Noblesville
Meagan Todd	Westfield
Kim M	Noblesville
Staci Neuhausel	Westfield
Lynda Lansdell	Noblesville
Sarah Kriesly	Westfield
Renee Butts	Sheridan
Brad Todd	Westfield
Beth Weingart	Carmel
Michael Kobrowski	Westfield
Eric Baker	Carmel
Erica Askren	Westfield
Bhagavan Hottengac	Westfield
Laura Medlen	Sheridan
Ashley Fish	Carmel
samantha brassard	Kokomo
Irina Kantar	Westfield
Amber Tilton	Westfield
Ryan Coons	Madison
Heather Boelke	Westfield
Ruby Burris	Westfield
dawn young	Westfield
Ryan Brassard	Westfield
Amy biggs	Carmel
Mitchell Kelm	Pendleton
Libby Aiken	Carmel
Ashley Quick	Westfield
Caleigh Dobson	Westfield
Eric Thompson	Westfield
Josie Myers	Westfield
Brooke Baldwin	Westfield
Carli Wyrick	Sheridan
Ara Wade	Westfield

Aljison Hettenbach	Westfield	Heather Good	Westfield
Perry Whan	San Francisco	Erin Mcqueary	Westfield
Damion Sturdivant	Westfield	S Davos	Westfield
Jennifer Brannies	Westfield	Angela Lehman	Westfield
Mike Hartung	Westfield	Richard McKeldin	Westfield
Jared Passman	Cypress	Shelby Goodnight	Westfield
Mekenzie Canada	Westfield	nate martin	Westfield
Ilana Porzecanski	Westfield	Christina DePasqual	Westfield
Darrel Timpany	Westfield	Brandi Neale	Pendleton
Lori Munoz	Westfield	Debbie Underhill	Westfield
Victoria Reinhold	Roann	Tyler Kane	Westfield
Kristen Balan DiBella	Westfield	Amy Schut	Westfield
Charity Rosandich	Westfield	Aaron Roberts	Westfield
Sunayana Venugopal	Westfield	Samantha Lyons	Westfield
Gwen O'Connor	Carmel	Kelly Brown	Westfield
Danielle Jenkins	Westfield	Jennifer Duncan	Westfield
Tracy Pielemeier	Westfield	Barbara Simonson	Westfield
John Ferentz	Westfield	Lisa Birkbeck	Westfield
Lynn Ratkey	Carmel	Leisa Burke	Westfield
Steve Gerke	Carmel	Stephanie Lewis	Westfield
Andrea Oros	Westfield	Leslie Lee	Westfield
Emily Jefferies	Westfield	Tracey Aiken	Carmel
Lisa Johnson	Westfield	Lawrence Murray	Westfield
Rebecca Ross	Westfield	Sarah Gabriel	Westfield
Lorenzo Salazar	Westfield	Josh Ransford	Westfield
R K	Westfield	Kandice Clevenger	Westfield
Laura Stutzman	Westfield	Lana Greene	Westfield
Heather Bridwell	Noblesville	Marcie Cole	Westfield
Susan Benner	Westfield	C. Smith	Fort Mill
Aaron Crider	Westfield	Joe Dickman	Westfield
Courtney Beam	Westfield	Courtney Cooney	Westfield
susan shaw	Carmel	Jeremy McQueary	Westfield
Megan Decraene	Pendleton	Sarah Mitchell	Westfield
Deena Young	Westfield	Carrie Richey	Carmel
Jill Hunsucker	Westfield	Cathy Waiter	Westfield
Suzanne Mefford	Westfield	William Davis	Lafayette
Diane Gharst	Westfield	Terry Wilds	Westfield
Chad Thompson	Westfield	amy bang	Westfield
Erin Hess	Westfield	Tsegy Wagner	Westfield
Phillip Lewis	Westfield	Daniel Lehnen	Westfield
Dennis Jason	Westfield	Richard Baughman	Westfield
Melissa Saddler	Noblesville	Bridget Hatcher	Westfield
Leslie Holleman	Carmel	Robert Hatcher	Westfield
Brenda Jordan	Carmel	Cynthia Ransford	Westfield
Cheryl Cain	Carmel	Mike Pote	Sheridan
Heather Wininger	Westfield	Hilary Wilson	Westfield
Alisha Hunter	Westfield	SEJAL PATEL	Westfield
Alan Virgin	Noblesville	Chris Benz	Westfield
Christina Sorgen	Westfield	Jennifer Sawa	Westfield
Barbara Keyes	Westfield	Bridget Bonham	INDIANAPOLIS
Lynn Eisberg	Westfield	Carrie Larrison	Carmel
Traci King	Westfield	Michelle Schwartz	Orestes
Michele Reynolds	Westfield	Rich Gilbert	Westfield
Cindy Beechler	Westfield	Jennifer Pote	Sheridan
Casey Lehman	Westfield	Marianne Besinger	Sharpsville
Nicole Wallace	Westfield	Bart Besinger	Sheridan
Elaine Steele	Westfield	Jack Bonham	Indianapolis
Michelle Foley	Westfield	Kyle Bonham	Indianapolis
Steven Rayl	Frankfort	Melinda Emgenbroic	Westfield

John Forbes	Carmel	Travis Cearlock	Noblesville
Heather Drozlek	Westfield	Erica Ketcham	Westfield
Adam Schut	Westfield	Jeanne Milan	Westfield
Heather Raymond	Westfield	Brian Koning	Carmel
Laura Spadaro	Westfield	Grace Richter	Carmel
Janice Abney	Annapolis	Abby Kovacs	Westfield
Danielle Lewis	Westfield	Schylar Castaldi	Westfield
Barb Kingma	Westfield	Amy Carson	Westfield
Todd Payne	Westfield	Aly Hook	Noblesville
Shannon Cooper	Westfield	Julia Mattern	Westfield
Alison Burnett	Westfield	Gwen Wilson	Westfield
Amy Rybarczyk	Westfield	Christina Thomas	Westfield
Amy Peterson	Sheridan	Dewey Humes	Westfield
Tricia davis	Westfield	Stephanie Smiley	Westfield
Thomas Armstrong	Westfield	Gracia Lane	Carmel
Cynthia Sochar	Westfield	Chloe McGuire	Westfield
Erick Cavalcanti	Carmel	Gabriel Lecea	Westfield
Elizabeth Neterval	Carmel	Lori Wardlow	Noblesville
Leah Severson	Westfield	Douglas Wilson	Carmel
Barb Bailey	Westfield	Jennifer Weber	Westfield
Carrie Nixon	Westfield	David Bunch	Westfield
theresa kelly	westfield	Jennifer Ciesialka	Westfield
Amy Payne	Carmel	Kim Davenport	Westfield
Twyla Arnold	Westfield	Kerri Degenkolb	Westfield
Melissa Brown	Westfield	Jerrold Backus	Westfield
Johnathan Brown	Westfield	Michelle Willis	Carmel
William Stephan	Westfield	Marcia Goldstein	Westfield
Stefani Gretencord	Westfield	MacKenzie Jones	Fishers
Susan Cress	Westfield	Lindsay Severson	Westfield
Lynn DeiDuco	Westfield	Melea Broekers	Westfield
Heather Ellis	Westfield	Alisha Fekete	Carmel
Matthew Branaman	Westfield	Jane Kenney	Carmel
Eli Richter	Carmel	Jennifer Zelik	Westfield
Michelle Haas	Springdale	Meghan Siurek	Westfield
Jenny Cox	Westfield	Stephanie Griffin	Westfield
Susan Beck	Westfield	Kara Beard	Westfield
Elizabeth Bouse	Westfield	Janice Mowry	Carmel
Jeff Larrison	Carmel	Robert Tipsword	Westfield
Jessica Hernandez	Marion	Kayla Dorton	Indianapolis
Deborah Picek	Westfield	Derek Oehler	Westfield
Tammy DeRue	Westfield	Stacy Parker	Westfield
Laura Donaldson	Westfield	RONALD WILLIAMS	WESTFIELD
Jennelle Hegnauer	Noblesville	Carey Wilmes	Sheridan
Ryan Skipper	Roann	Amy Morris	Westfield
Carol Benell	Westfield	Sagar Supanekar	Westfield
Rhonda Hall	Carmel	Kim Plumer	Westfield
Jenny Howe	Westfield	Stacy Walters	Westfield
daniel hall	Carmel	Denise Doran	Westfield
Kim Stalter	Westfield	Vicki Blake	Westfield
Brittany Dobson	Westfield	david connor	san diego
Deryl Benz	Westfield	Bhavna Thapar	Noblesville
Paige Switalski	Westfield	Amanda Montemer	Westfield
Kelsey White	Westfield	Toni Herron	SHERIDAN
Taylor Snyder	Noblesville	Lena Dixit	Westfield
Karen Meyers	Carmel	Rose Johnson	Carmel
Patty Ochoa	Westfield	Teresa Cepican	Carmel
Renee Gamberg	Bloomington	Rachelle Breaux	Westfield
Jennifer Seward	Westfield	Jan Miller	Westfield
Michelle Dumas	Carmel	Trisha Szklarek	Westfield

Lindsey Newton	Westfield
Carrie Farrow	Westfield
Sam Kazmier	Noblesville
Alicia Worthington	Westfield
Nina Huntsinger	Westfield
Mary Tuttle	Westfield
Chrissy Groves	Carmel
gloria bayer	Westfield
Rachel Salapka	Carmel
Todd Cook	Westfield
Emily Kooi	Carmel
Stephanie Wrona	Westfield
Dave Wrona	Westfield
Linda Donovan	Westfield
Katie Marsh	Westfield
Paul Dumas	Carmel
Rhonda Eads	Westfield
Lacey Kottkamp	Noblesville
Jennifer Gustafson	Sheridan
bethann buehler	Carmel
kate nielsen	Indianapolis
Debbie Weaver	Westfield
Anna Tidwell-Vieck	Westfield
Eva Simon	Noblesville
Nicole Bassett	Westfield
Teresa Anderson	Carmel
Heidi Rauch	Westfield
Danijela Cebic	Barrington
Dawn Menard	Westfield
Jillian Menard	Westfield
Stacey Govito	Beaufort
Alexa Helm	Westfield
Deanne Bullman	Indianapolis
Julie Washlock	Westfield
Susan Hall	Westfield
Lynsay Cassidy	Westfield
Kiersten Dilley	Westfield
Ashley Winn	Carmel
Sharon Wininger	Westfield
Hayley Murray	Carmel
Tim Monroe	Westfield
Bradley Boelke	Indianapolis
Alisona Van Natta	Westfield
Gerald Bellows	Westfield
Carl Winkler	Westfield
Jake Scott	Westfield
Adam Goodnight	Westfield
John Sidery	Westfield
Lisa Leahy	Carmel
Chris Williams	Westfield
Sara Masters	Westfield
Jessica Gipe	Westfield
Blake Collinsworth	Westfield
Kathy Dotson	Westfield
Patti Lipetz	Carmel
Gina Bostic	Carmel
Laura Mulligan	Carmel
Terry Decker	Westfield
Stephanie Boffo	Westfield

Andi Watson	Westfield
Leesa Marsh	Noblesville
Diana Kaufman	Westfield
Jennifer Barrows	Indianapolis
Robert Gantt	Westfield
Chris Hammack	Westfield
Jamie Myers	Westfield
Patricia Parsley	Westfield
Tamara Hoffbauer	Indianapolis
Amanda Mitchell	Indianapolis
Jessica Sanders	Westfield
Shelley Walker	Noblesville
Jeremy Joseph	Carmel
Matthew McWhorter	Carmel
Shirley Shearn	Westfield
Terri Garretson	Westfield
Katherine Cole	Westfield
Austin Davidson	Westfield
Reid Markus	Westfield
Chelsea Garland	Westfield
Roberta Schweitzer	Westfield
Terryn Mais	Westfield
Sam Mueller	Westfield
Kipp Koonce	Westfield
Ashley Parrish	Westfield
Katie Haugk	Westfield
Laurie Busch	Carmel
Debra Clement	Westfield
Sue Seitz	Westfield
John Binford	Westfield
Danner Clark	Westfield
Lisa Badger	Carmel
Hilary Scott	Bloomington
Kelly Herring	Carmel
Christine Isaacs	Westfield
Stephanie Bushur	Carmel
Hollie Carey	Sheridan
Suzanne Bilby	Westfield
Toby Carey	Sheridan
Marla Hoover	Carmel
Ryan Blastick	Westfield
Brad Servies	Westfield
Jennifer Lohman	Sheridan
Brad Manbeck	Westfield
Kristy Murphy	Carmel
Amy Henderson	Carmel
Rena Kessler	Noblesville
Margarete Blaas	Westfield
Tierra Maesch	Westfield
Edward Aromi	Westfield
Donna Horvath Eato	Westfield
Carl Eaton	Westfield
Angela Kirkendall	Carmel
Jessica Fross	Noblesville
Joelly Justus	Westfield
Mary Francisco	Westfield
Sandra Garvin	Westfield
Emily Bowen	Carmel
Pam Lorts	Westfield

Laura Monarrez	Westfield
Samuel Kolczak	Carmel
Alli Spangler	Westfield
Kim Capilla	Westfield
Brian Strother	Westfield
Stephenie Gookins	Sheridan
Nathan Flynn	Sheridan
Heather Pirowski	Westfield
Lisa Chubb	Westfield
Emi Smith	Westfield
Meaghan Neman	Westfield
Tracy Bryant	Westfield
Debra Michaels	Westfield
Richard Passman	Westfield
Abigail Dolbeer	Westfield
Tammie Pluchel	Westfield
Jeff Carroll	Fishers
Heather Michelstetter	Westfield
Gary Watkins	Westfield
Jennifer Hoke	Noblesville
Koby Vest	Westfield
Hannah Frei	Westfield
Meg Taggart	Westfield
Melissa Williams	Westfield
Cora Watkins	Westfield
Greg Moyer	Westfield
Jalene Smith	Westfield
David Ritenour	Westfield
Laura Newby	Noblesville
Katyn Sneath	Carmel
Natalie McGrath	Westfield
Sarah Strycker	Westfield
Randy Reitzer	Westfield
Mandy Cooley	Westfield
Marla Ailor	Westfield
Natalie Messmore	Carmel
Amber McClure	Westfield
Linda Pote	Westfield
Dawn Fisher	Westfield
Jason Condon	Westfield
Chera Shaub	Noblesville
Karen Matthews	Westfield
Chelsea Bleck	Westfield
Steve Williams	Indianapolis
Dineale Cross	Westfield
Laura McConaha	Carmel
Jason Oland	Westfield
Scott Frei	Westfield
Kelly Bishop	Noblesville
Matthew Kline	Westfield
Aaron Parker	Westfield
Teresa Hadley	Noblesville
Edward Huntsinger	Westfield
Robert Ciesialka	Westfield
Michele Oakley	Westfield
A G	Westfield
brian ipock	Westfield

Amy DeWitt	Carmel
Michelle Gilbert	Westfield
Kelly Braun	Westfield
Roger Black	Westfield
Sam Standridge	Carmel
Matt Haugk	Westfield
Karin Pineda	Westfield
Marjorie Dawe	Westfield
Kate Ristow	Westfield
Diana Suzo	Westfield
John Suzo	Westfield
Barb Moses	Westfield
Sarah Hutchinson	Westfield
Carrie Kass	Westfield
Kirsti VandeVord	Indianapolis
Cary Strycker	Westfield
Elizabeth Jansen-Mu	Westfield
Emily Reed	Westfield
Andrea Lesniewski	Westfield
Paul Klinker	Westfield
Rick Gibson	Westfield
Chris Lesniewski	Westfield
Teresa Gift	Westfield
Ed Seward	Carmel
Patricia Wiggers	Westfield
Erin Neale	Westfield
Marlo Pilcher	Westfield
Ted Wells	Carmel
Timothy Harvey	Bremerton
Erin Schaffner	Noblesville
Anita Boyer	Westfield
Laura Armstrong	Indianapolis
Andrea Huisden	Paramaribo
Christine Irwin	Carmel
Laura Sanders	Westfield
Monica Mishra	Westfield
Lara Sinclair	Indianapolis
Sheiletha McNeal-Sr	Westfield
Jim & Susan Goldma	Westfield
Kim Tibbets	Westfield
Jucianne Elliott	Westfield
Kristen Hope	Westfield
Julia Wolf	Westfield
Bruce V	Westfield
Kathy Goodnight	Westfield
Scott Sandstrom	Westfield
Sande Frutiger	Westfield
john DuBois	Westfield
Will Armstrong	Indianapolis
Angie Wall	Westfield
Jessie Armstrong	Zionsville
Denise Niec	Westfield
Parker Smitg	Westfield
Mary E Myers	Westfield
Sandy Allen	Carmel
Gary Icenoglr	Westfield
Michelle Young	Westfield

Name	City	Comment
Suzy DuBois	Westfie l	strongly agree with this statement and am very concerned about the issues this is creating community wide!!!
Lisabeth Armstrong	Westfie	Your voice will be heard and help stop out of control development, let's set a precedent!
James Armstrong	Indiana	I grew up in this area and appreciate it's rural lifestyle. City officials need to take a step back and consider the implications of n
Sam Armstrong	ZIONS	I have lived in Westfield since 1999, before most of the cookie cutter neighborhoods and apartment/town home complexes wer
Pamela Wilson	Nobles	Please everyone sign to keep Westfield peaceful and beautiful.
Laurence Armstrong	Zionsvil	Existing landowners/taxpayers are actually subsidizing the extent and pace of sprawl through local, state, which increases to fr
Kristen Burkman	Westfie	I'm highly concerned about the fast paced development in the community and the affect it's having on my children in the over c
John Daly	Westfie	It's the right thing to do.
Tammy Kartes	Westfie	The proposed PUD does not meet limitations set forth in the Westfield comprehensive plan and would directly affect the lifestyle
Karen Hymbaugh	Westfie l	oppose the uncontrolled development in Westfield. Specifically, this just does not adhere to the original comprehensive plan.
Janet Pillsbury	Westfie	The
Deborah Hajek	Westfie	This pulte development is bad for our schools, our neighborhood, our community, threatens the gulf course and doesn't compl
Milton Hatfield	Carmel	Concerned about golf course
Noelle Dahl	Westfie	As a new resident relocated from out of state a year ago with a small child just entering school we specifically chose Westfield
Riley Pingleton	Westfie	I'm signing this petition because it's terrible to imagine houses all around our home, cars zooming by our drive in even more at
Amy Armstrong	Indiana	Too much development happening.
Jeff wilson	Westfie	This city's growing too fast. As a previous student and having to deal with the crowded halls, I can't imagine what it's like now e
Aimee Foster	Zionsvil	Anyone who has visited the area knows it is beautiful ! Little Eagle Creek Avenue being just around the corner is a winding, co
Donna Curry	Westfie	The growth is so rapid and excessive! Why do we need more housing when there is already so much going in already? Will v
Jennifer Mayberry	Westfie	Part of the reason Westfield is so great is the open spaces that remain and our high performing schools. The roads, schools, a
John Sciaudone	Nobles	I saw what happened in Noblesville due to over-development. So I moved to Westfield.
Jackson Hiatt	Muncie	Because now even my home on grassy branch is in a crowded area :(
Erin Zidzik	Sherida	We just moved away from an over crowded subdivision in the southwest part of Westfield. Traffic, noise, and the loss of the r
Brandy Dravet	Westfie	We chose Westfield because of the rural, undeveloped land. Every morning, we *loved looking out at the rows of crops around
Mandy Hanavan	Westfie	We need green spaces within our community. We need a community golf course. We do NOT want our schools over crowded.
Kevin lefevre	Westfie	The city of Westfield needs to create a comprehensive long term development plan before anymore PUDS are approved.
Paul Zawadzki	Westfie	I think
Delayne Lefevre	Westfie	Our schools are over crowded; we need to plan for all aspect of residential growth, not just the physical location. Our communi
Brandy Struble	Westfie	My children's busses and classrooms are totally over crowded and enough is enough on adding more homes!!!
Wanda Hague	Westfie	Please don't let these developers destroy our rural community. Protect our land!
Cathy van matre	Sherida	lets preserve some rural area....we are going to turn into Fishers
Laura Riggie	Westfie	Keep our rural areas!!!
Dawn Knight	Zionsvil	I am worried about the rate of growth in Westfield and its impact on our schools and roads. We need to SLOW it WAY down ar
Alexis Derbique	Nobles	The buses were always very crowded. The school hallways was bad. And traffic since grand park has been made has been ter
Dan Schweißbold	Westfie	Sick of track homes ruining great cities.
Brittany Colling	Westfie	Stop the growth. Keep the golf course. Not every piece of land needs buildings.
David Sochar	Westfie	Enough is enough. This is not an appropriate development.
Marissa Sindelar	Westfie	Overcrowding schools negatively effects the education and opportunities for our children.
Andrew Bouse	Westfie	I have seen both sides of this argument and while I don't like people being told what they can do with their land. There are spe
Stephenie Franco	westfiel	I am affected by this plan and want to help preserve our rural environment. I also have a child in our Westfield Schools and agi
Bernie Robinson	Carmel	I live in westfield and it's starting to look like Fishers... nothing but houses and traffic jams. Missing the thoughtful growth.
Magaly Gonzalez	Westfie	We are already over crowded and schools are as well. I moved here for the education and this will hinder our children for gettin
Kara Snyder	Nobles	Im concerned about our schools and safety issues.

Sarah Watkins
 Vincent Smith
 Perry Whan
 Jennifer Brannies
 Lori Munoz
 charity rosandich
 Sunayana venugopal
 Danielle Jenkins
 John Ferentz
 Lorenzo Salazar
 Laura Stutzman
 Susie and Randy Tatum
 Jessica Maicke
 michelle hannes
 Michele Fairchok
 David Todd
 Denny Kemmer
 Danny Koester II
 Matthew Sedor
 Susan Dobbs
 Kim Eldred
 Bryanna Sena
 Amanda Harris
 Brandee Thornburg
 Barbara Meyer
 Mary Klinkose
 Billy Jean
 Paula Shannon-Young
 April Hedgecraft
 Sharon Kotnik
 Jacob Robinson
 Stan Sekula
 Kayla Chizum
 Sunshine Staalenburg
 Erica Hoover
 Barbara Edwards
 Linda Gray
 Arman Amrithamzeh
 Kim M
 Michael Kobrowski
 Eric Baker
 Erica Askren
 Heather Boelke
 dawn young

Westfie Please preserve the land and the beauty that Westfield is known for.

Westfie To rapid development in Westfield can be detrimental. Planning needs to work on current School overcrowding
 San Fra I'm from Westfield and this is important.

Westfie Too many kids already, not enough schools/buses.

Westfie Way too many new subdivisions. We are losing the "rural area" we came here for

westfiel I am concerned about public safety, overcrowding in schools and the eventual and inevitable increase in crime. And selfishly, I
 Hillsbor Stop taking away the corn field and horse farms .. Stop this rampage development

Westfie I feel like out buses, schools & roads are already too populated. It is dangerous to leave our subdivision Maple knoll & the neig
 Westfie Westfield was voted number one place to live because of how it is. With what it's turning into it will be lucky to be in the top 10.

Westfie Our school system cannot sustain these rapid growth and I'm concerned with crime due to rapid growth, especially from apart
 Westfie The schools are great! We moved from Carmel to avoid huge overcrowded schools!

Westfie I believe that we have enough cheap housing additions in Westfield. The Comprehensive Plan puts thought into the building a
 Westfie The schools are starting to be overcrowded. My daughter is sitting 3 to a seat on her bus. We are losing our beautiful countrys
 Westfie I am concerned that we are not building the infrastructure to support the population growth

Westfie I want to see a stop to residential development in Westfield. Schools are overcrowded, there's too much traffic and Westfield is
 Zionsvil development which is inconsistent with the zoning and long range plan of a community always spells problems for the future of

Westfie Unbelievable that everyone but the city "representatives" can see the inevitable danger in over populating an already choked i
 Westfie While I am not necessarily against growth, I think it is being done ass backwards here in Westfield. Infrastructure first so the c

Westfie I have seen what happens when communities overexpand. Builders keep on building until houses sit empty and communities ;
 Westfie We intentionally moved to Westfield not CARMEL and we are rapidly becoming Carmel.... way faster than Carmel became Car
 Westfie Our schools and roads are too crowded now.

Westfie I want to keep our community safe, and schools from being over crowded. We dont want this to be Carmel Indiana. Keep it We
 Westfie I can appreciate Westfield wanting to grow, but it needs to be sustainable growth, not rapid and unplanned. The last 15 years I

Westfie I completely agree the development is getting out of control. Our school systems and infrastructure are not ready for the amour
 Zionsvil My address is Zionsville, but I'm actually on the southwest corner of Waahington Twp in Westfield.

Westfie I want to see some farms left. This is why I moved here. ENOUGH!

Indiana Agenda 21 must be stopped at all costs.
 Westfie I agree with this view. Westfield is becoming Fishers 2. Our city would be a healthier place to live if we were left with some bre.

Westfie I want to keep our golf course along with help prevent overdevelopment of Westfield
 Zionsvil This is just too many homes to maintain the country atmosphere we enjoy. And NO APARTMENTS.

Salem Westfield planners should integrate smart growth and new urbanism principles into development strategy.
 Westfie Developin

Westfie We don't need another huge development!
 Zionsvil Not sure why it lists Zionsville. As a Westfield resident and neighbor of WW GC, we need to preserve this beautiful property as
 Nobles! My kids are in a school that is over crowded, buses over crowded. We do not need more homes, but more businesses

Round I We left a

Westfie We need more schools, not new houses! Leave the country alone.

Westfie I agree 100%. Westfield is growing too fast without appropriate infrastructure such as roads, schools, police officers, fire fighte
 Nobles! We moved from Westfield this past November. My son attended the intermediate school, my daughter the high school, and I lie

Westfie Carefully managing development more like Carmel or Zionsville is important! Make sure Westfield doesn't become the dump tc
 Carmel I've had 4 kids come up through Westfield schools. So far, two of them have for other high schools, due to feeling like they wer
 Westfie When my parents moved to Westfield in 1974 and my husband's parents moved here in 1968, they loved this community beca
 Westfie I grew up in this part of Westfield and benefited from the open country feel.

Westfie ENOUGH IS ENOUGH! slow it down. it was a great town when i moved here you are ruining it.

Ryan Brassard
Amy biggs
Libby Aiken
Heather Good
Erin Mcqueary
Brandi Neale
Lisa Birkbeck
Tracey Aiken
Lawrence Murray
michael collins
C. Smith
Suzanne Mefford
Diane Gharst
Leslie Holleman
Cheryl Cain
Christina Sorgen
Barbara Keyes
Steven Rayl
John Forbes
Adam Schut
Laura Spadaro
Janice Abney
Amy Rybarczyk
Tricia davis
Cindy Sochar
Carrie Nixon
Terry Wilds
Bridget Hatcher
Robert Hatcher
Cynthia Ransford
Bridget Bonham
Michelle Schwartz
Rich Gilbert
Jennifer Pote
Jack Bonham
Melinda Emgenbroich
Brian Koning
Grace Richter
Schlyer Castaldi
Aly Hook
Julia Mattem
Christina Thomas
Denny Kemmer
Stephanie Smiley

Kokomc Westfield is loosing its character with the constant building of cookie cutter homes, the stables are dissipating, beautiful homes Carmel Even if the Carmel I've lived in Westfield for 20 years and what it's turned into in the past 5-10 makes me sick. It's no longer a fun small town where Westfie I don't feel as though we have thought ahead as a community and have a reasonable plan in place for what the development w Nobles Westfield needs to start thinking about infrastructure before trying to keep building. The roads structures etc can't handle the Pendlet Schools and busses are over crowded!
Westfie Westfield should take the opportunity to preserve this unique landscape. If I wanted to live in another Fishers, I would have jus Carmel I care about the future of Westfield citizens
Westfie I am afraid our public systems, schools and infrastructure are not ready.
Brookly Cook is a joke. Runs the city at a deficit.
Fort Mill We have the same problems with overdevelopment in the Carolinas. Roads, schools, fire departments, etc. --- plus the natural Westfie I teach and classrooms are over crowded!
Westfie I totally
Carmel Stop the growth!!!!
Carmel School and bus overcrowding. Westfield needs a business tax base, not more housing.
Westfie I'm tired of people moving in without the proper infrustrature in place. We keep this up and we will have the same problems as Westfie We need
Franko I
Carmel Don't over stretch your already tapped limited budget. Build within your means, not for the sake of doing So!
Westfie Westfield can not upgrade the infrastructure fast enough to meet the needs of the growing population.
Westfie We moved to Westfield 15 years ago because we loved the quaint small town atmosphere. We made a conscious decision NOT Annapo Development should cease due to air purty alone.
Westfie I'm in support of responsible expansion of our community, but the proposed development is reckless and not what the Westfiel Westfie westfield is losing its small town feel. We are considering leaving Westfield because we cannot find a home with 1/2 acre lot or Carmel I am literally sick to dead over how westfields current leadership has apparently completely sold out to any and every developo Nobles! The development in our city is moving way too fast. There isn't enough supporting infrastructure and services to keep up. It's Westfie I am concerned about the home density and the impacts on the traffic and schools. We need to retain our beautiful countrysic Westfie I'm concerned about the classroom sizes and that our education will decline in quality. There are already so many kids that are Westfie mainly for school size and making sure our children are receiving the best they can from our community
Westfie Let's stop trying to be Carmel. Need to keep Westfield uniqueness and affordable taxes to keep the families you have living in INDIAN The problem won't go away & the developers will just keep coming. When do you draw the line?
Orestes I am very concerned about overcrowded schools!
Westfie I am against this housing project until we can successfully establish a plan that will absorb the growth. It appears we have inve Westfie Westfield is getting too big and not controlling the growth. Please control the growth so that our kids do not have to sit on the Indiana We were long term residents of Westfield and lived in this area of the township. There's so little "country" left and growth has Westfie I am a concerned Westfield citizen that wants to maintain a quality of education for my kids. Each time my sons 2022 graduati Carmel We have Carmel address but Westfield schools. Very tired of seeing so much growth. It's just government greed! STOP!!!
Carmel We need to consider the environmental and social impacts. Have environmental tests even been done? We also need to cons Westfie I grew up in Westfield and now hardly recognize the area. While I do understand that change is not always a bad thing, I fear s Nobles! I'm signing because I grew up in Westfield and i don't want to see the school systems struggle. Westfield school systems were Fishers I'm concerned about development in this area and it's potential impact on the quality of schools and services, not to mention th Westfie When we decided to move here 12 years ago we loved the country feel with all the horse farms and open farmland. It's almost Westfie Have we forgotten the reason behind the "KIDS FLRST" license plates I see all over Westfield? Where will they learn? Who will Westfie Westfield is a great city, but if it keeps growing without limits then the city will go from great to terrible. Overpopulation is a real

Chloe McGuire
 David Bunch
 Kerri Degenkolb
 Elizabeth Bouse
 Deborah Pricek
 Ryan Skipper
 Rhonda Hall
 Brittany Dobson
 Taylor Snyder
 Renee Gamberg
 Jennifer Seward
 Nina Huntsinger
 Chrissy Groves
 gloria bayer
 Todd Cook
 Emily Kooi
 Paul Dumas
 Marvin Goldstein
 Alisha Fekete
 Jennifer Zelik
 S Griffin
 Janice Mowry
 Bob Tipsword
 Carey Wilmes
 Sagar Supanekar
 Toni Herron
 Lena Dixit
 Teresa Cepican
 Jan Miller
 Trisha Szklarek
 Diana Kaufman
 Jennifer Barrows
 Jessica Sanders
 Matthew McWhorter
 Terri Garretson
 Rhonda Eads
 Lacey Kottkamp
 bethann buehler
 Debbie Weaver
 Teresa Anderson
 Heidi Rauch
 Dawn Menard
 Deanne Bullman
 Susan Hall

Westfie I'm signing because of the environmental impact this will have. I also believe that westfield will become over populated and this Westfie Our city is at capacity with our school systems and sports programs and the solution is not building more homes, prior to buildi Westfie I agree that Westfield's growth is outpacing the town's capabilities. We didn't move to Westfield to be part of a giant suburb. V Westfie actions have consequences

Westfie I'm concerned about the schools an d their ability to handle all the extra kids coming into the system. The school in my neighb Roann We need to be more careful about how fast this community grows. To fast and we create a problem that can't be reversed. Jus Carmel This development directly affects my son and his family. Please reconsider adding more people to a community that is already Westfie I've lived in Westfield since 2000 and I'm proud to call it my home. I miss the horse farms that were turned into Viking Meadow: Nobles! It's a problem in noblesville and it makes me sad Bloomir There is too much growth going on in that area already.

Westfie At some point, growth becomes a detriment not an asset. City leaders need to be wise enough to see that. Westfie 161st Sterett west of Springmill and Towne Road north of 146th Streets are already dangerous to travel when 2-way traffic me Carmel I'm signing because community is the center and heart of life. We specifically moved to Westfield school district to ensure our Westfie As a 50 year homeowner I am appalled at this administration being so greedy for rapid growth they are unable to handle. Westfie School is crowded enough and kids that need extra resources are going to have less help that they need. Carmel I believe bigger is not always better. Carmel .

Westfie As a teacher I'm aware of the negative affects of school overcrowding. Those schools not currently at capacity will soon be with Arvada I want rural areas to stay rural and farms to be farms. The schools are overcrowded and I moved to this area for the quality scr Westfie I want to hear the plan to keep the schools up with the population growth before we keep up growth at this pace. Westfie Be proactive, not reactive. Put proper education, fire, police, etc. In place before and during growth. It seems to be too much, t Carmel I'm signing this because I want our city officials to consider the impact that the proposed development will have on our school Westfie I have four grandsons in Westfield, and I am concerned about the school situation. We moved from a large Chicago suburb to Nobles! I live

Westfie I an signing because I am concerned about the over crowded schools and the resulting poorer quality of education for my child SHERIT We have to stop cutting down 100 year old trees just for another track house. Westfie My sons tells me how crowded the high school is already. If there was a proposal to build another high school or add space to Carmel Everywhere you look there is construction and beautiful trees being cut down.. For what, more homes? Too much building is Germar We moved to Westfield in 2008. We chose this town because of the small town out in the country type feel. We had to move ov Westfie Concerned about overcrowding of schools and city's too rapid residential expansion.

Westfie We need to make sure we can support all the growth first so Westfield stays the great city it currently is. Indiana Westfield is my home town & the environment & wildlife there has suffered. Westfie Growth needs the infrastructure to support it already in place not playing second fiddle Carmel The growth in population is not good for the city of Westfield. Look to Fishers to see what Westfield will look in the future. Westfie We have enough residential development already. What we need is nice local shops and restaurants. We gave enough housir Carmel Our schools and buses are too overcrowded as it is. They cannot support any more growth.

Nobles! Our once quiet road and "country" setting is slowly getting surrounded by huge housing developments. Not what we had in mir Carmel I'm saddened by the decline in Westfield. Crime is up. Classes at the high school have 30 kids (Spanish). We don't have enc Westfie I don't want our rural small town city to be like Fishers. I moved here for that reason Carmel Too many housing additions, too crowded schools, no land left, just too much of everything. This is not the town I have loved Westfie I want Westfield to keep the feel of a smaller, welcoming community, not become the next Carmel.

Westfie 3-4 kids per seat on intermediate school buses. Kids standing in the aisles and kids getting passed by at bus stops because th Indiana Save our environment ! Quit tearing down our trees and crops! Westfie We have seen what excessive growth can do without being prepared. Crime, congestion, and the inability to keep up. Our schr

Hayley Murray
 Bradley Boelke
 Carl Winkler
 Jake Scott
 Chris Williams
 Patti Lipetz
 Sam Kolczak
 Austin Davidson
 Kipp Koonce
 Ashley Parrish
 John Binford
 Hilary Scott
 Kelly Herring
 Stephanie Bushur
 Hollie Carey
 Jennifer Lohman
 Donna Horvath Eaton
 Angela Kirkendall
 Joelly Justus
 Mary Francisco
 Amy Dewitt
 Heather Pirowski
 Emi Smith
 Tracy Bryant
 Richard Passman
 Abigail Dolbeer
 Jeff Carroll
 Meg Taggart
 Melissa Williams
 Cora Watkins
 David Ritenour
 Randy Reitzer
 Maria Ailor
 Natalie Messmore
 Steve Williams
 Jason Oland
 Scott Frei
 Kelly Bishop
 Teresa Hadley
 Edward Huntsinger
 Bob Shushelka
 Marjorie Dawe
 Diana Suzo
 Barbara Moses

Fishers We moved out of Fishers because it became overly crowded. We would hate to see the same thing happen in Westfield.

Indiana Growing up in Westfield and being a member of the 2003 Graduating class, I am constantly shocked as to the amount of growth

Westfie We should allow some growth, but in a measured way. We have had several apartment developments with several under con;

Westfie We are growing quicker then we can build the resources to protect those citizens.

Westfie There are already to many homes here, the school is getting over crowded, and you are ruining the land Westfield is known for Carmel Too much high density growth.

Carmel People choose to live in westfield because it is not an overcrowded development city like fishers and carmel have become. Boi Westfie I live in Westfield and I love my city. I'm tired of seeing such beautiful scenic areas being trashed by all these new neighborhoc Westfie Stop builider greed with no consideration for the Community

Westfie Westfield does not have the infrastructure for the increased number of homes and apartment complexes that are being develop Westfie Our schools do not have the space for additional kids this would bring. Want to make sure that Wood Wind golf course stays ; Bloomir I was a baby in Westfield, attended kindergarten there. We moved to Sheridan and I grew up there. I love coming back to say I Carmel I am signing because schools and busses are overcrowded and I hate to see only buildings, homes and businesses on every s Carmel I'm signing because I have concerns with the high volume of residential homes being built contributing to over-crowding in our Sherida I believe Westfield is at its max capacity for homes and schools...keep our country life

Westfie My children go to Westfield schools and we live on the edge of Westfield. The developments and overcrowding are becoming. Westfie We need more LOW density housing developments. The city planners are approving too many high density developments wh Carmel I'm concerned about the repercussions excess residential development will have on Westfield Schools.

Westfie I'm signing because I don't want my children to have over populated school systems. I was born and raised in California in a sr Westfie Put our kids before greed of money.

Westfie Make it stop!

Westfie Current school system administration is not prepared for this type of growth. I'm encouraged that there's a new superintendent Carmel I'm concerned with school/class sizes with this rapid growth in our community. Our streets and parking lots are already overcro Westfie I moved to Westfield because of the small town feel but convenience of so many amenities. How long before our top rated schro Westfie I am concerned that housing development is running far ahead of infrastructure plans and want to see that the current taxes w Fishers I've lived in Westfield for 11 years and it is a completely different city now than it was when I grew up here.

Fishers I am a Real estate agent with a listing located within 1/4 mile of this proposed site. It will hurt home and residential land values Westfie I don't want my beautiful country fields and golf courses to be destroyed and turning into cookie cutter ugly houses.

Westfie To preserve the Westfield I moved to

Westfie We need to cherish the country we have left in Westfield. It's beautiful. We don't want to get rid of all that for more houses.

Westfie I'm a concerned Westfield citizen, not an ambitious Carmel or Fishers resident. Unfettered, irresponsible growth is advantageo Westfie While growth is inevitable, it needs to be done with expansion in mind. Perhaps a levy against new developments to fund exp;

Westfie I have serious concerns about the school district keeping up with growth, the current referendum, property taxes and the City's Carmel I'm signing because I am a teacher and a parent, and I care about this impact on our schools and community. I want Westfield Indiana To much too fast.

Westfie With all the growth proposed, I'm concerned that our schools will become even more overcrowded, and congestion and crime \ Westfie Westfield

Nobles\ Pay more attention to the budget and the school system. We need BETTER teachers, less students per classroom, and BET Westfie I have seen too much of the country destroyed and wildlife no where to go because of construction!

Westfie Roads are already crowded and in poor shape. All road need to be wider, too much construction on them. Going to need more Westfie if I wanted to live in Carmel or Noblesville, I would have moved there.

Westfie Please

Westfie I care about the quality of our schools.

Westfie I'm not against growth. I just would like it to be done properly. I don't want it rural here. Just lets be smart.

Jesse Pohlman

From: Dave Todd <dtoadnan@aol.com>
Sent: Tuesday, September 6, 2016 12:31 PM
To: Jesse Pohlman
Subject: Wood Wind Development

Westfield City Planners and elected officials
Re: "Pulte Wood Wind Development"

As a 15 year resident of this community I strongly oppose any action resulting in rezoning, and/or zoning variances, which allow for residential development deviating from the existing zoning and comprehensive plan for our area.

It is incumbent on the residents of any community to help regulate development of their surroundings. Deviations from the plans in place almost always result in drastic long term changes which prove to be major shifts in the aesthetics, use, and quality which makes an area attractive in the first place.

We all understand that more money can be made by land owners and developers if high density, cheaper, homes are allowed to be packed in. But the long term results are not what the citizens want, nor what they had their town officials do zoning for in the first place.

Please oppose the Pulte development plan for this area.

Dave Todd
4125 W. 156th St.

Jesse Pohlman

From: tammy kartes <tammysk@me.com>
Sent: Tuesday, September 6, 2016 12:59 PM
To: Jesse Pohlman
Subject: Woodwind/Pulte

Dear Jesse and to whomever else it may concern,

We would like to add our voice of concern to the proposed Pulte development of Woodwind Golf course and surrounding lands. We were members of the committee that developed the Westfield comprehensive plan for our area. During the development of the 20/20 plan we made compromises and concessions, we worked diligently to set standards for development within our area. That is the purpose of the comprehensive plan, as we understood it, a preemptive guide to future development and the developers seeking to build. So, we ask you, why must we always be placed in a defensive mode regarding the land use? Why is it that developers feel they can bully their way in our City and our area with their overreaching developments? This Pulte development does not follow the standards set for our area. We are not completely opposed to development, but any development that is allowed should pass stringent scrutiny and not detract from our neighborhood, but join it, in like kind (this PUD has regulations against growing food gardens!) and with compassion toward those of us who already live here, some for many, many years. Our main issues with this Pulte proposal:

-Density of housing, the density proposed is far beyond what the 20/20 plan allows

-Destruction of trees and natural growth, we have already seen the decline of wild animals over the past several years. The farmers have been systematically clearing fencerows, these corridors are/were used by deer, coyote, migratory songbirds as well as raccoon and opossum to travel from one area to the next. If developer is allowed to clear the forests/old growth trees too that will exacerbate the demise of the native wildlife in our area. Will the Bald Eagle continue to come around? I have a picture of this bird in a tree in my front yard. We should be celebrating the fact that Westfield still has natural wild growth and wildlife, not only seeing these areas as an opportunity for someone outside of our community to make a dollar. They have value of their own to us and future generations.

-The entrance/exit on 166th Street. Seriously? They are proposing 6-7 houses on this small area of land. This completely deviates from building like beside like. We all own and live on acreage, we personally own 6.25 acres, this density directly and negatively encroaches on our neighborhoods' way of living. The look of our neighborhood would be irreversibly altered and could quite possibly have a negative effect on our land values. The street lighting needed would in itself negatively affect us. Also, consider the fact that there are 12 existing homes on W 166th that would be affected by this entrance, every home is unique in style, size, color, landscaping etc...we deserve better than what this proposal, this developer offers.

-Light pollution. Noise pollution. Traffic pollution. Water pollution. Westfield needs a conservation district, and this area is perfect for one, lets work on that first and then consider the right development.

-Land/water pollution. The existing landowners all require private wells for our essential water. The density of this proposal could potentially create ground pollutant problems for us. The amount of lawn chemicals and runoff from a PUD of this density will be huge, are there studies regarding this potential hazard? The buffer size proposed does not come close to what adjoining landowners will need to continue to safely and happily continue the lifestyle they are accustomed to.

-I invite you to google "Pulte reviews" and to read the negative comments concerning their products and service. From coast to coast there are pages upon pages of negative reviews by Pulte homeowners including claims of loan deception/fraud. If I were buying a home I would read the reviews on the builder and I have to say that after doing so, I, personally, would never consider buying a Pulte home. Westfield deserves more, we deserve better. We can do better.

-Does the golf course need to be saved? I don't know, I don't golf, but we do enjoy the quiet setting it provides. I think the bigger question is does the golf course need to be saved with a high density PUD built by a company with a less than great reputation, who misrepresents what they are going to build by offering pictures that do not match the descriptions in the plan proposal? We can do better. We should do better. We owe it to our community to ask for and receive the best that a developer has to offer, not another cookie cutter neighborhood, but a truly unique development that will enhance not only our neighborhood, but the entire city of Westfield. Its time for Westfield to truly embrace the custom home builder and this is the area for that to happen. We need to embrace creativity in our community and it is achievable. I suggest that if someone will purchase a \$400k home on a

beautiful golf course then someone else will purchase a \$700-900k+ custom home with additional green space on a beautiful golf course. The city has the power to decide how our growth will look and I hope that this is not our absolute best.

-We are concerned with the fact that Westfield has not retained any companies that offer salaries to support a Westfield lifestyle. Why can't we be the city where people love to work AND live? We need economic development. Marketing companies, large attorney firms, architecture firms, medical facilities, etc... these types of businesses offer salaried jobs that provide for a standard of living that we should be developing in our city. We should want to be that self sustaining city, we have the access, the land, the infrastructure to accommodate economic growth not just housing growth.

-Every one of my neighbors from Ditch Rd to Town Rd on W 166th Street own their own businesses. Entrepreneurs. Small business owners. We are the type of people you want to retain and build on. We are not just being contrary to all development, we want and deserve development that will enhance our lives, our property values, our school systems, our wildlife, and our environment not developments that detract from them.

Thank you for your time and the opportunity to share our thoughts, Jaimie and Tammy Kartes
2002 W. 166th St.
Westfield, IN 46074
317-867-4511

Jesse Pohlman

From: Jennifer Foster <jennifer@fosteraccounting.com>
Sent: Tuesday, September 6, 2016 1:23 PM
To: Jesse Pohlman
Subject: Town meeting

Mr. Pohlman,

I am addressing you in a letter because due to other obligations, we are unable to attend this evening's meeting.

We have been residents of Westfield for the past 12 years and reside at 2222 E 161st Street. We have three children who have attended Westfield schools throughout their entire education. They are currently in 8th, 9th and 11th grades.

Additionally, I have had my business in Westfield for the past 10 years and employed many Westfield residents throughout that period.

12 years ago, we made the choice to move to Westfield from Fishers because we liked the smaller town feel without the traffic and congestion. There weren't housing additions every couple of miles. The kids could ride their bikes to Cool Creek Park. We didn't worry about crime. Our children could have a quality education with a reasonable teacher to student ratio in a school where they wouldn't be just a number. We could sit in our backyard each evening and enjoy the deer and wildlife that hung out.

Now there are crime postings several times each week. My kids can't even walk across the street to the mailbox without almost being hit (and biking on 161st is out of the question.). We can't get out of our driveway without waiting for a break in traffic. There are more students in their classrooms than ever before and teachers can't spend the time needed to provide instruction. Kids are riding 3-4 per seat on the overcrowded buses (and almost get hit getting off the bus at home.) With the housing developments overtaking our area, the deer have no where left to go and the herd of 10-12 that we would watch in our backyard each evening is now only 3-4 and we only see them sporadically.

The development to our west destroyed a huge wooded area and displaced several species of wildlife and birds as did the destruction of the wooded area southeast of our home. A huge redtail hawk that hunted in that area was so desperate for food last winter that it cleaned out my koi pond (fish are not high on their menu choice list, but since the mice and rodents were driven out of their habitat he had to find something to eat.) I don't blame the hawk for the destruction of my beautiful pond and loss of my VERY EXPENSIVE koi...I blame the developer who bulldozed EVERY tree in the now "Lantern Park" subdivision.

There are three new subdivisions being constructed within a one mile of our house and many more if we stretch to a five mile radius.

Our city (we wish we were still a town) needs to slow down development before our city loses all of the things that made people choose Westfield for themselves and their families. Unfortunately, we are afraid it may already be too late.

Westfield is looking more and more like Fishers, the city we left to relocate to the once wonderful town of Westfield.

Thank you.

Jennifer Foster Harmeyer and Robert Harmeyer

Jesse Pohlman

From: Smith, Jalene <smithj@wws.k12.in.us>
Sent: Tuesday, September 6, 2016 12:58 PM
To: Jesse Pohlman
Subject: Pulte development

The proposed Pulte development in the southwest area of Westfield is a huge concern for me. I am concerned as a homeowner, parent, and teacher in the district. We need to grow responsibly and with a vision for the future in mind. I don't want overcrowded land, roads, and schools.

Please keep Westfield's charm and quality. Westfield is beautiful and unique. I love it here!! (I grew up here, too). Because Westfield is great, I understand it will grow and change. I love Grand Park and Grand Junction. I just want growth/change to be responsible and to make our community better, not worse. The Pulte plan deviates from the Comprehensive plan. I voted for nearly everyone on the current council, and I expect them to communicate the plan that residents want and guide development in accordance with the agreed plan.

Thank you!

Jalene Smith

Jesse Pohlman

From: bakesmk@aol.com
Sent: Tuesday, September 6, 2016 2:17 PM
To: APC
Cc: bakesmk@aol.com
Subject: counsel meeting sept 6th/ Pulty Woodwind development

My name is Karna Baker at 1816 West 161st Street
We are west of this proposed development

I continue to be in opposition of this development. I continue to hope for conservation. Respect for wetlands, fence line animal pathways, mature trees that are not replaceable!! Disturbing wetlands, proposing an attempt to reestablish after utilities, infra structure in any aspect, IS THE ruination of that wetland--removing 100 year trees (IE on Town Road) is NOT a RE PLACABLE comparable--- additionally the schools and police and fire do not support this amount of population/density increase.

Conservation is a responsibility that we owe to future generations. A respect of the land, green space, water ways, diversified life style choices "living in the country" This needs to be supported and respected by everyone! You can NOT tear this all down and replace land in any aspect after it is violated by development.

Maybe an equestrian type community--a few homes supporting the conservation of land respecting the water ways, lines of trees--just and idea of compromise--NOT another cookie cutter cluster---like Fishers and Noblesville type density---watch your daily news--roads, schools, community services...strained..

Many of us chose to live in a less dense area or in the country.

Please support these voices that you DO HEAR..

respectfully

Karna Baker

Jesse Pohlman

From: Kurt Homann <khomann@sbcglobal.net>
Sent: Tuesday, September 6, 2016 3:21 PM
To: Jesse Pohlman
Subject: Wood Wind PUD Rezoning -- Docket No. 1609-PUD-16

Mr. Pohlman, your staff provided your email address to me so that I could weigh in on the above-referenced matter -- which is set for public hearing tonight at 7PM. I had planned to attend but now have a conflict and neither my wife, Carol, nor I will be present tonight.

I should add that Carol and I own 34 acres of land on Shelbourne north of 151st street adjacent, in part, to the Koss family land. We did attend a presentation by the Pulte people at the Wood Wind clubhouse last month. We also attended and, and spoke at, a public hearing last February where The Conservancy plan was considered by the Commission.

We are in favor of the requested rezoning. We are aware that the Conservancy movement has people who will speak in opposition. We feel strongly that these people are few in number and the most vocal opponents do not own land in or near the Pulte proposed development. Carol and I have reviewed the Pulte plans and have listened to their presentation and believe that the rezoning should be approved.

Thank you for your consideration.

Kurt R. Homann, Attorney No. 7768-54
Collier Homann, LLC
200 S. Washington St., Suite 200
P.O. Box 838
Crawfordsville, IN 47933
765-362-1099

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Jesse Pohlman

From: Joe Davis <ejcrdavis@gmail.com>
Sent: Tuesday, September 6, 2016 3:39 PM
To: Jesse Pohlman; APC
Subject: Pulte Proposed Wood Wind Development

Greetings,

I am writing to the area planning commission in support of the above proposed development on the APC agenda Sept 6, 2016.

My name is Joe Davis and I am part owner of V John Davis Family Farms, 80 acres, at 161st and Ditch Road. Our family has been resident in the area for over 80 years. We have seen significant changes in that time-frame and benefited through access to shopping, improved schools, roads, healthcare options, recreation, and general quality of life. I am the third generation to own the property and benefit from the changes..

I am in support for three reasons.

1. The proposed development saves the Wood Wind Golf course. This is a great asset and preserving this is a win for the area.
2. The proposed density for the development appears to be less houses per acre than Westfield area golf communities which is a positive for preservation of green space.
3. This proposal provides a guideline for development that is in line with the 2007 Comprehensive Plan.

Thank you for the opportunity to communicate my support.

Regards
Joe Davis

Jesse Pohlman

From: Carol Whitson <carol.j.whitson@gmail.com>
Sent: Tuesday, September 6, 2016 5:01 PM
To: Jesse Pohlman; APC@westfield.inlgov; Bill Whitson
Cc: Carol Whitson
Subject: Wood Wind PUD District

Mayor of Westfield and the Members of the Westfield Town Council:

I am Carol Davis Whitson, one of the co-owners of the 80 acres of V. John Davis Family Farms at the intersection of Ditch Road and 161st Street.

I support the Wood Wind PUD District to be developed by the Pulte Group. The golf course is a great idea to tie the area together and the proposed homes would secure the existence of the golf course for many years to come. The Wood Wind area is well designed to include green space, and the housing density is low compared to other subdivisions in the surrounding area. With this addition, the tax base for Westfield will increase so that more schools can be built and the infrastructure of roads in the area will be supported. The area will be completed in 10 - 12 years so the schools, roads, etc. can be upgraded over that period of time, not all at once.

Again I am in favor of the Wood Wind PUD District.

Sincerely,

Carol Davis Whitson

--

Carol Whitson
765-427-4783
carol.j.whitson@gmail.com
mydoterra.com/carolwhitson

Jesse Pohlman

From: Jim Davis <jim@cshomes.com>
Sent: Tuesday, September 6, 2016 6:37 PM
To: Jesse Pohlman
Cc: David Compton
Subject: Pulte

Jesse

Put my name down for a thumbs up for Dave's plan for the development of Woodwind
My father has owned land at 156th and Town rd for over 30 years. My uncle owned land on spring mill rd just north of 156th and my grandfather owned land at 161 to 156 on Ditch rd
I own just a small portion at 15501 town rd and my brother owns land next door
Westfield is a great city the schools are great, my grandkids go there
We need the revenue that this development will bring to better staff our schools and to enrich our governing body
I know you have a difficult decision to make
Vote your conscience
Best of luck
Keep up the good work
Jim Davis
14846 Victory Court
Carmel Indiana
317-590-3426

Jim Davis | Christopher Scott Homes

736 Hanover Place - Suite 100F | Carmel, IN 46032

Tel: [317.590.3426](tel:317.590.3426) | Fax: [317.257.7855](tel:317.257.7855)

jim@cshomes.com | www.cshomes.com

Jesse Pohlman

From: John Levinsohn <jlevinsohn@levirealty.com>
Sent: Tuesday, September 6, 2016 3:40 PM
To: Jesse Pohlman; APC
Subject: Conservancy

As a longtime property owner in Westfield, I have witnessed significant growth in throughout the city. To date, the officials in Westfield have managed this growth in an efficient manner. I have no reason to believe that they will not continue to do so in the future.

The concept of a conservancy district with 3 acre minimum lot size in the proposed area is ill conceived and based on the desires of very few landowners within the area. Landowners in the affected area overwhelmingly oppose such a drastic measure which would negatively impact land values.

I am in support of Pulte's effort to save the golf course with a carefully planned residential development surrounding the course .

Thank you for the opportunity to voice my opinion.

Respectfully,

John Levinsohn

-----Original Message-----

From: Karen [mailto:kjej4@juno.com]

Sent: Tuesday, September 6, 2016 10:07 AM

To: Jesse Pohlman <jpohlman@westfield.in.gov>

Subject: Westfield comm planning

As you decide on the future of the Woodwind golf course and surrounding community please know we the people don't want more high density housing in our community.

We don't want to become the next Fishers. We want to become the next Zionsville.

Thank you.

Karen Miner
14618 Henderson Ct
Westfield IN

Jesse Pohlman

From: Laurie Busch <busch_laurie@yahoo.com>
Sent: Tuesday, September 6, 2016 9:10 PM
To: Jesse Pohlman
Subject: Letter

To Whom It May Concern,

My name is Laurie Busch and my family moved to Westfield five years ago from Indianapolis primarily because of the excellent school system. This move added to my husband's commute, but he sacrificed this so that my son could attend a good school. I love living here in Westfield, as it has a wonderful small town feel with so many amenities and one of the best public school systems in the state. When I see articles in national magazines and newspapers listing Westfield as one of the top places to live in the United States, I am not surprised. I can't think of a better place to raise my son.

At first, I was happy to see all the housing developments going in. A sign of progress, I thought. However, it has become apparent to me that Westfield is developing at such a rapid rate that it is putting a strain on our public school system. Enrollment is up by 350 students so far this school year. That is half the size of an elementary school. Some of the affects of this that I've noticed are the following: class sizes have increased; additional teachers, instructional aids, and support personnel have had to be hired; many buses are overcrowded and more students have to walk to bus stops; computer labs have been taken out at the Intermediate School to make room for more classrooms; and additions are being made at two elementary schools. These may be considered minor problems or inconveniences for the schools and families to deal with right now, but will these situations get progressively worse as the population expands even more? My 5th grade son is in a class of 28 right now. More than likely that number will increase as the year progresses. He says that the lunchroom is so crowded that many of the students who go through the long food line have just a few minutes to eat. The outdoor space is also crowded. The high school is at capacity right now as well.

My biggest concern is how the school system is going to cope with these larger and ever increasing classes entering the upper grades in the coming years. The facilities and personnel will have to be expanded and more sacrifices will probably have to be made. I am concerned about how that will that affect the quality of our public education. I respectfully ask you to please take into account the effects of rapid expansion in Westfield on our public schools when you make your decisions.

Sincerely,

Laurie Busch

Sent from my iPad

Woodwind PUD

Westfield APC 9/6/2016

Bruce W. Van Natta

1812 W. 156th St

1881 W. 161st St

2007 Comprehensive Plan:

- ◆ Westfield desires to be a diverse rather than homogeneous community, providing a range of housing, recreational and economic opportunities for its residents.
- ◆ ...encourage variety and diversity in housing while maintaining a distinct style or character and avoid the appearance of cookie cutter subdivisions.
- ◆ Density is to decrease east of Ditch Road
- ◆ New development should be context sensitive.

CURRENT INVENTORY
West of 31







Context--Current homes in this area:











Pulte claims that the market doesn't want more high end housing citing that most \$1M homes sit on the market a while.

While this fact is true—it applies to used homes. The mortgage companies report record demand for new home construction at the high dollar end.

Chatham Hills has to conduct lotteries for their lots for new homes, many of which will be well over \$1 million.

Pulte wants to compare their plan for
Woodwind to Bridgewater and Chatham
Hills which is both ridiculous and
disingenuous. Those communities retain
their golf courses and the homes are
extremely high end with significant green
space throughout the development. Pulte
is using, temporarily, the green space of
the golf course but admits that they will
sell it and have no intention of managing
it.

The plan for social memberships to help support the golf course is a good one, however it costs Pulte very little. They carry the note at low interest rates for a few years and collect profit from the course. In return, they get the green space credit for it as part of their development to justify significant density surrounding the course. Then they sell it off with no responsibility for it's future.

Hamilton County Pulte Neighborhoods:

- Hamilton Proper: \$580-625,000
- Woods at Shelborne: \$560-757,480
- Village of West Clay: \$434-780,000
- The Woods at Lion Creek: \$741,000-1,072,280

Village of West Clay



\$724,990

Village of West Clay



\$572,990

Village of West Clay



\$433,990

The Woods at Shelborne



\$579,990

The Woods at Shelborne



\$559,990

The Woods at Lion's Creek



\$832,000

The Woods at Lion's Creek



\$925,000

The Woods at Lion's Creek



\$1,072,280

The Woods at Lion's Creek



\$1,000,000

The Woods at Lion's Creek



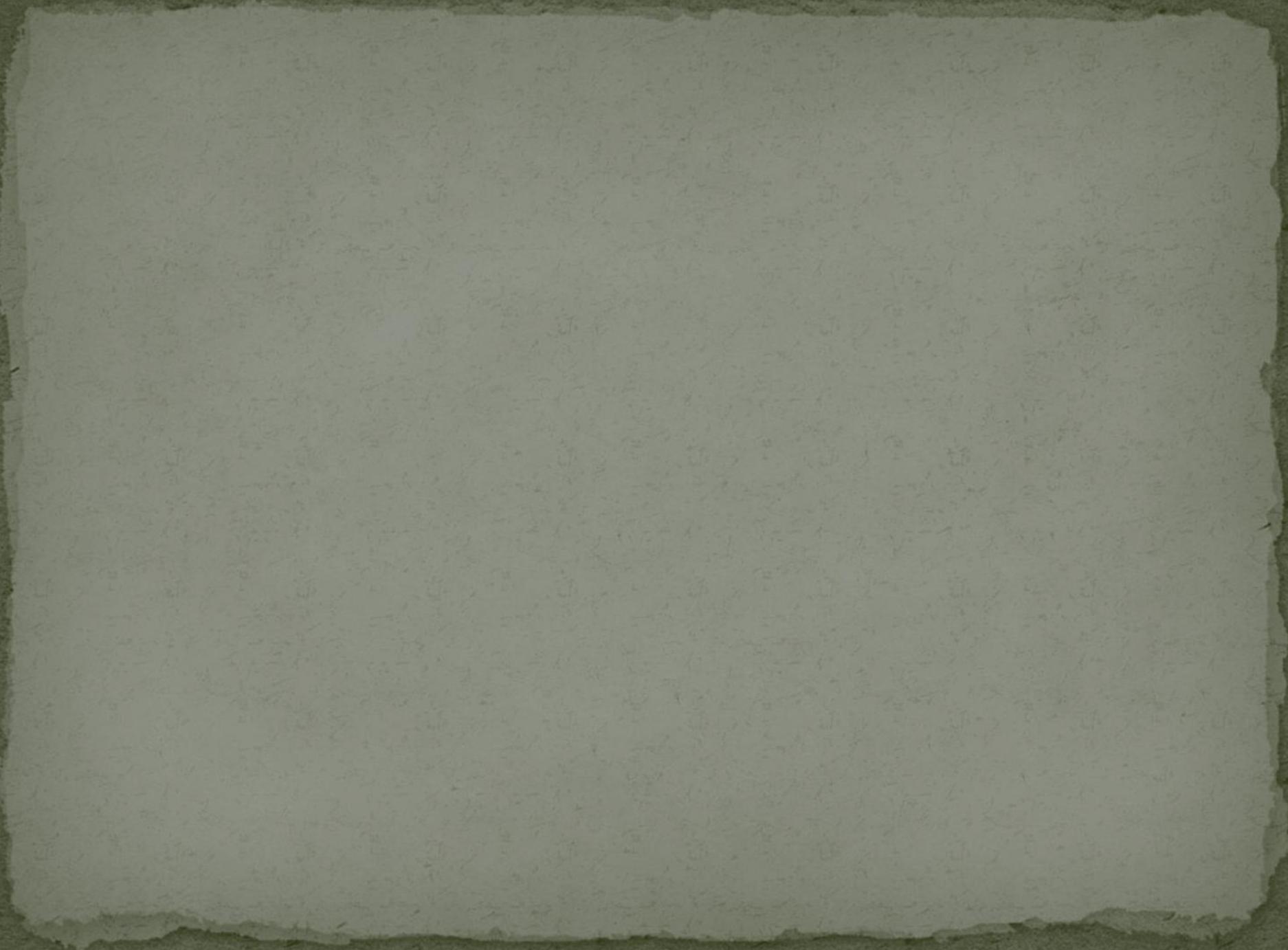
\$741,359

Pulte is clearly capable of producing higher end products, however they make more money for their corporation when they have less expensive homes and high density.

This shouldn't be about what's best for Pulte, but what's good for Westfield.

If Pulte can do it in Carmel,
Fishers and Zionsville,
they can do it in Westfield.





Pulte is using the temporary ownership of the golf course to justify significant density, but they aren't retaining the golf course— it's a clever but classic bait and switch. They get the density they want and Westfield gets stuck with the significant burden on infrastructure.

“Indeed, home-building activity throughout central Indiana has increased in 13 of the last 16 months, BAGI reported in May. In Hamilton County, single-family permit filings were up 15 percent in April, compared to the same month last year.”

IBJ June 2014

“As of the end of May, buyers had closed on 188 homes in Carmel, Fishers, Noblesville, Westfield and Zionsville that cost at least \$500,000, according to data from Propertylinx.”

IBJ June 2014



Home-A-Rama 2016

Chatham Hills





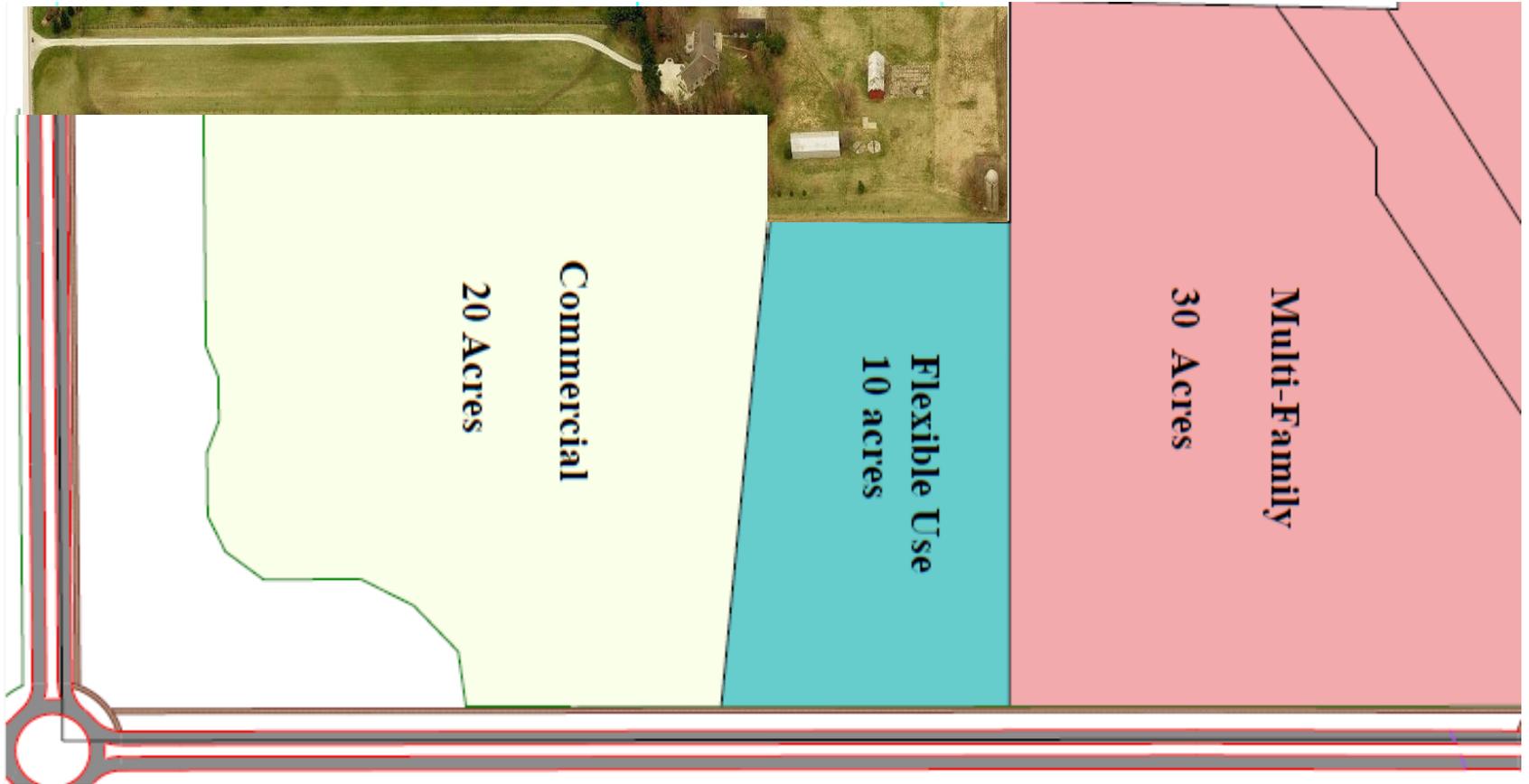
2702 W. 146 St.

Ross and Tina Laufter

- We have owned our 8 acre property since December 2000
- We do not want to back-up or adjoin to commercial property
 - We would like 30'+ buffers with mounds, walls, fences, trees and shrubbery around our property
 - This protects us and prevents people from coming onto our property

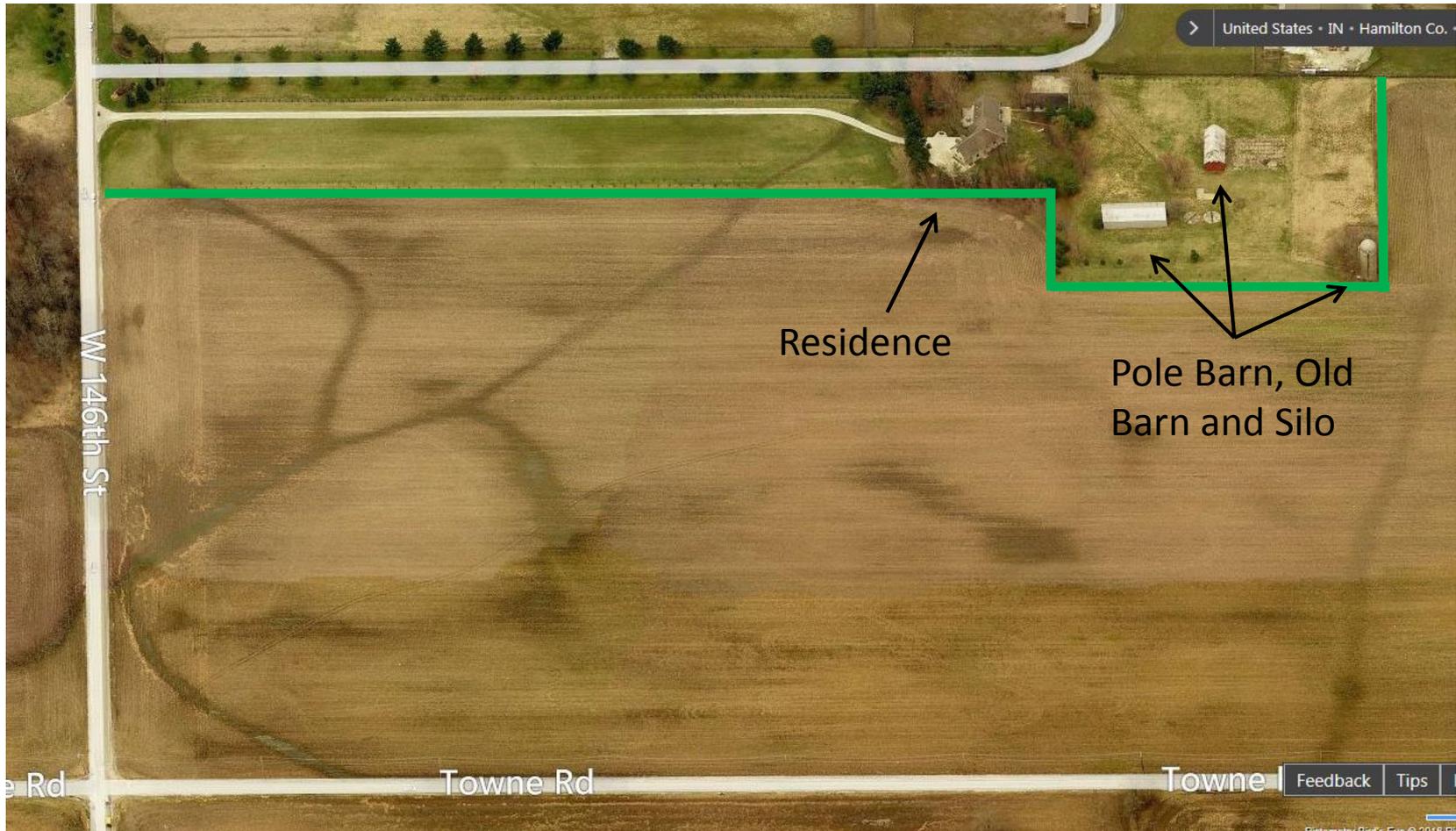
Commercial Overlay

- Very Concerned about...
 - Our Residence is very close to the property line
 - People trespassing and getting hurt in barns or Silo



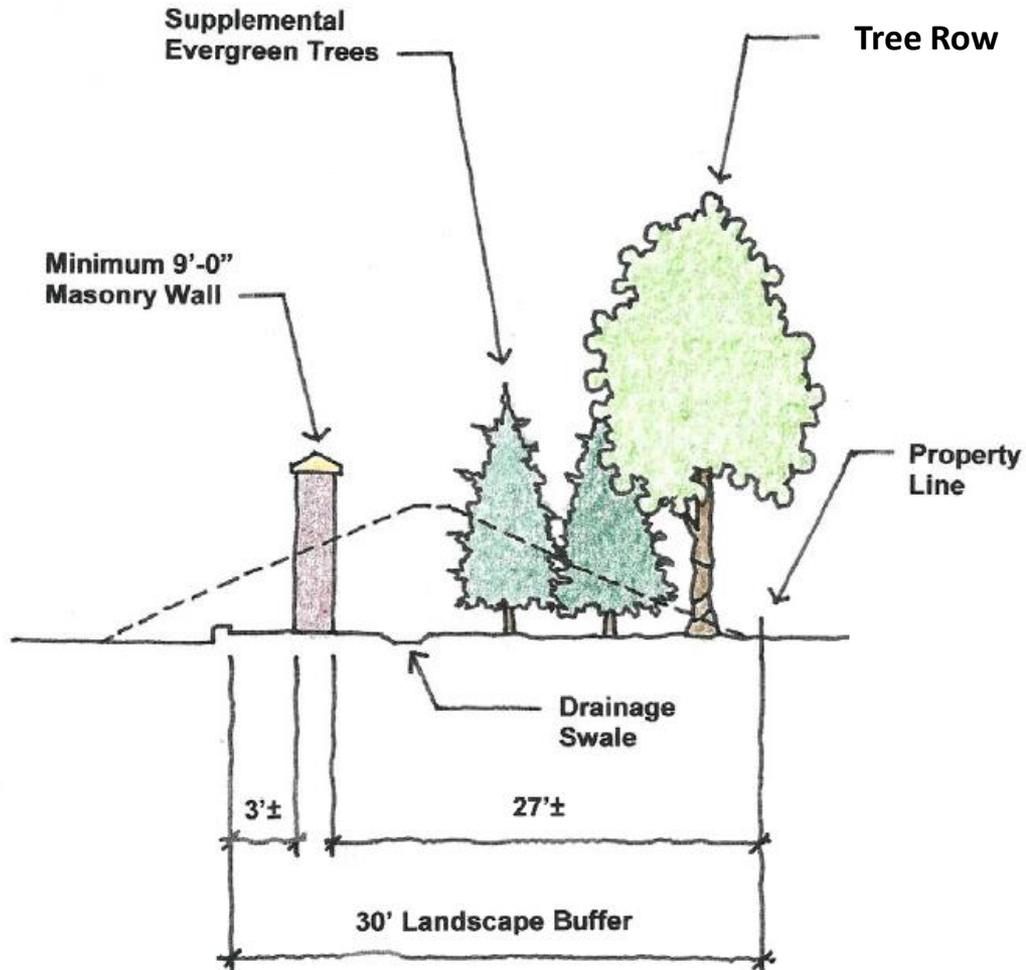
Buffer Proposed

See Green Line



Example Buffer

From Ordinance 13-06



Residence, Old Barn and Pole Barn



Silo



Silo

