

DREXLER WOODS

Platinum Properties is pleased to present a new concept plan for a neighborhood called Drexler Woods. This past Friday (November 4) Platinum Properties filed the request for the Drexler Woods PUD. This new proposal will be introduced at the November 14th City Council meeting and then be heard by the Plan Commission on or after December 5th.

Platinum Properties has been the most successful developer of Westfield communities for over 20 years. Our additions to the Westfield include Countryside, Andover, Crosswind Commons, Maple Villas, Maple Knoll, Sonoma and Mulberry Farms. As part of these neighborhoods we have provided a wide range of home styles and prices as well as land for elementary schools, the Westfield Bus depot and hundreds of acres of parks, trails and open spaces. Drexler Woods will continue this tradition of public / private cooperation between the City and Platinum Properties.

The 230 acres includes land that is part of the Grand Park Master plan. In discussions with City staff and Engineering Department we have accommodated the future right-of-way needs for the connections of Springmill Road to Horton Road and 191st Street to 193rd Street. In addition, our "Area A", follows the concept plan with an initial Local Business ("LB") zoning classification. The uses in this area will be restricted to those contemplated under the "Sports Village Mixed Use" portion of the Master plan. To the north of the new roadways and the LB area is approximately 35 acres of Single Family Attached ("SFA") zoning. This area will be restricted for "for sale" uses and no apartments will be permitted. We will present housing alternatives here that include attached and higher density detached homes with standards that will assure an attractive architectural presentation. The SFA area is bounded on the west by a large wooded area that will remain a parkland and a buffer to the single family uses to the west.

The western portion of the neighborhood will feature an active adult community with a large, multi-million dollar amenity center and an extensive trail network. These trails will connect Areas A, B, and C to each other, Grand Park and the preserved areas. We will be seeking a range of lot sizes in this area that will make way for a wide variety of homes targeted at the active adult market. This portion of the site will feature extensive open spaces, landscaping and pathways. A comprehensive maintenance program will assure this community will be a very desirable new home alternative for the City of Westfield.

Please see attached (i) a Site Location Map, (ii) a context map including Grand Park and (ii) a Concept Site Plan for the neighborhood.

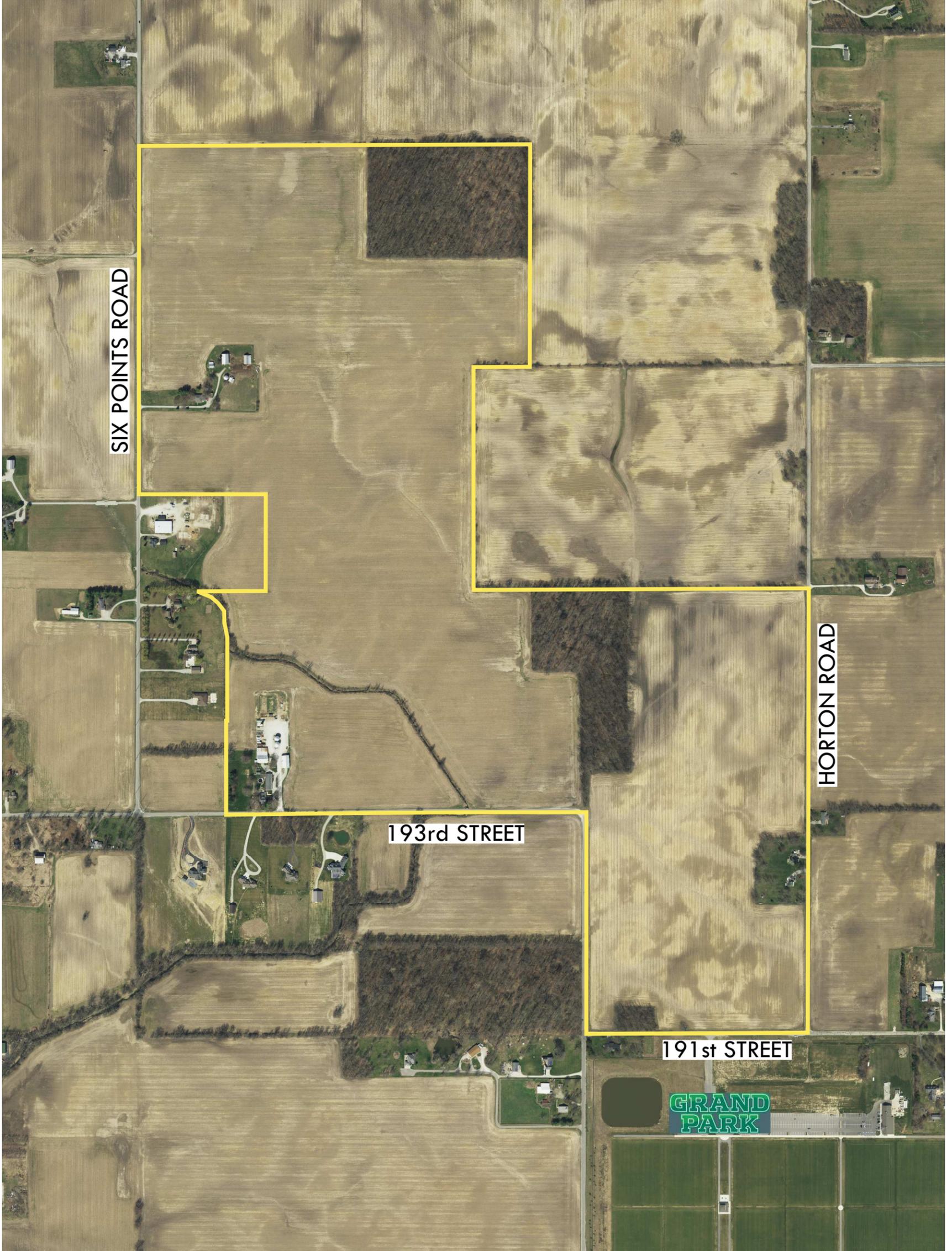
If you have any questions regarding the amendment please give me a call. We will be reaching this week to schedule meetings to update you on this matter.

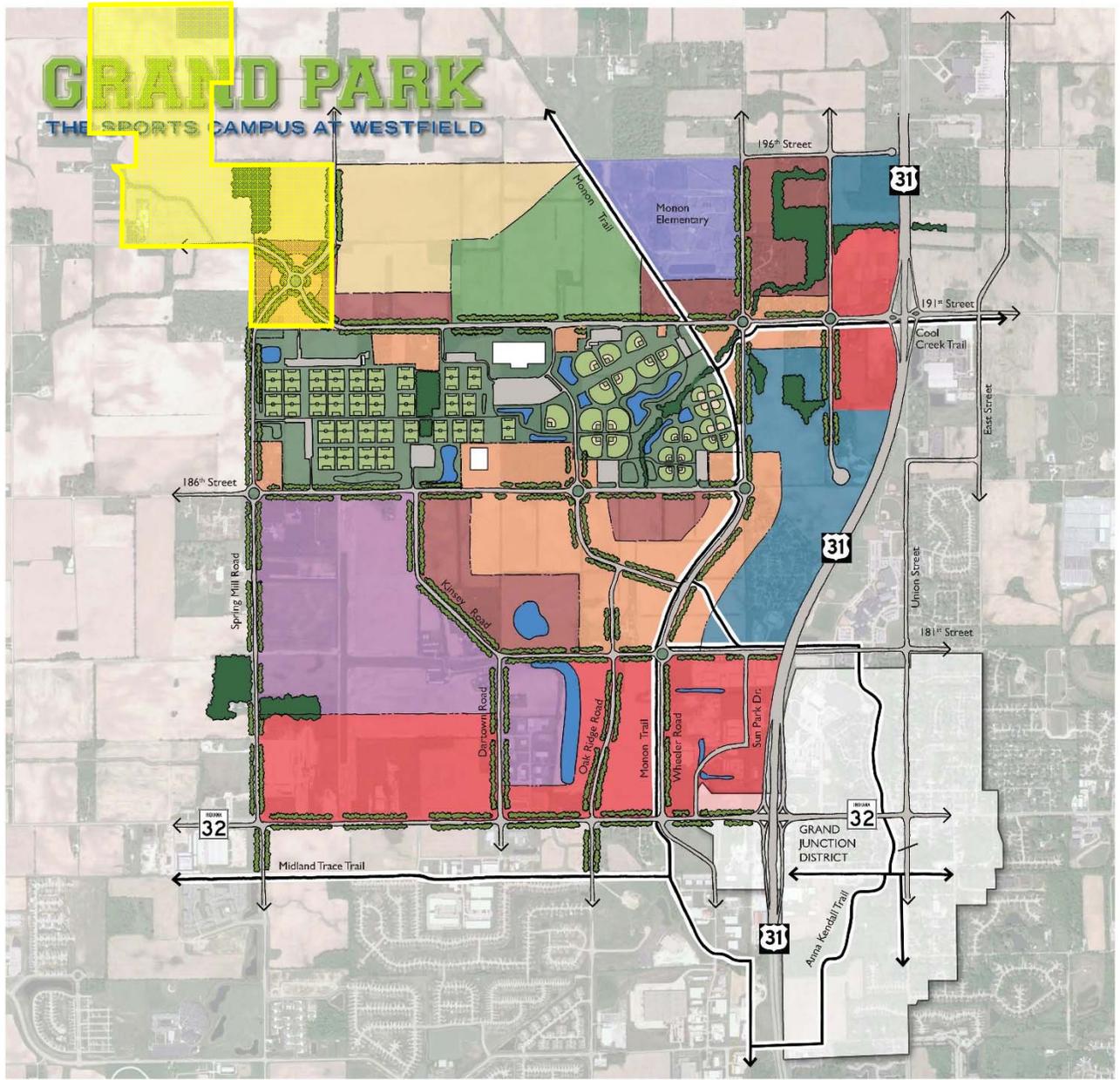
Thank you,

Jon Dobosiewicz
(317) 428-8393

DREXLER WOODS

Westfield, Indiana

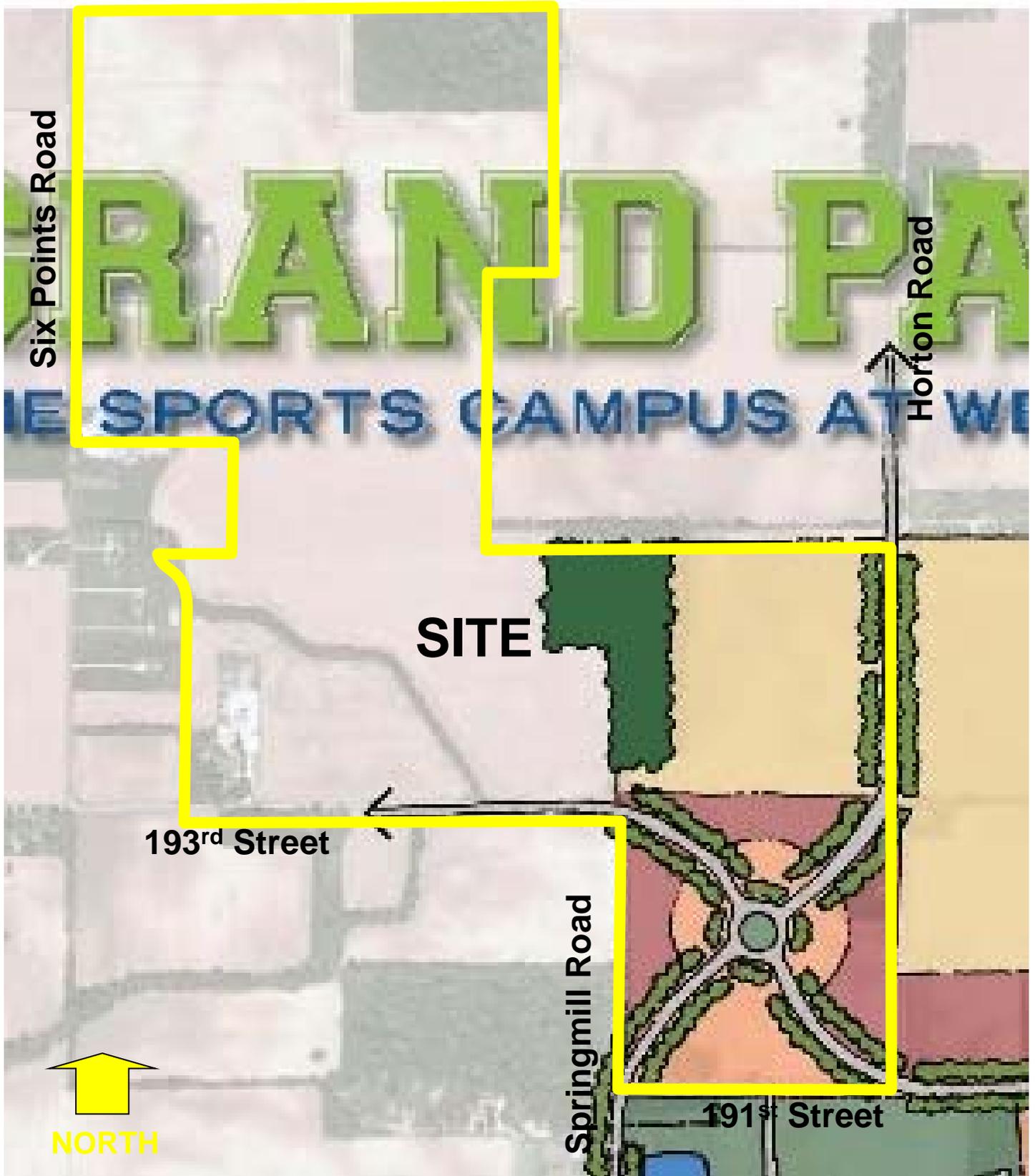




Land Use Plan

- Regional Retail & Hospitality
- Sports & Recreation Mixed-Use
- Sports Village Mixed-Use 1
- Sports Village Mixed-Use 2
- Sports Corporate Campus
- Life Science Mixed-Use
- School
- Sports Residential

Drexler Woods – Westfield, IN
Grand Park Context Map



**Drexler Woods – Westfield, IN
SITE COMPREHENSIVE PLAN MAP**

DREXLER WOODS

Westfield, Indiana

