



# WOOD WIND OF WESTFIELD

PLANNED UNIT DEVELOPMENT

Presentation to Westfield Advisory Plan Commission

November 9, 2016



WOOD WIND  
GOLF CLUB



# LAND PLAN MODIFICATIONS

WOOD WIND OF WESTFIELD

# Area 1

North of 161<sup>st</sup> Street, Clubhouse Area



# Area 2

156<sup>th</sup> Street to 161<sup>st</sup> Street, Golf Course Area



# Area 3

East of Towne Road, between 151<sup>st</sup> and 156<sup>th</sup>



PARK CONCEPT - AREA 3

SCALE: NTS



Rick Harrison Site Design Studio

HRD HIRGreen



# Area 4

West of Towne Road, North of 151<sup>st</sup> Street

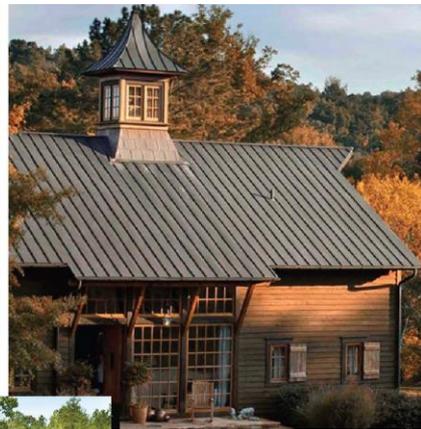


# Area 5

South of 151<sup>st</sup> Street



ARCHITECTURAL CHARACTER IMAGERY



**W**  
**WOOLPERT**  
ARCHITECTURE | ENGINEERING | GEOSPATIAL



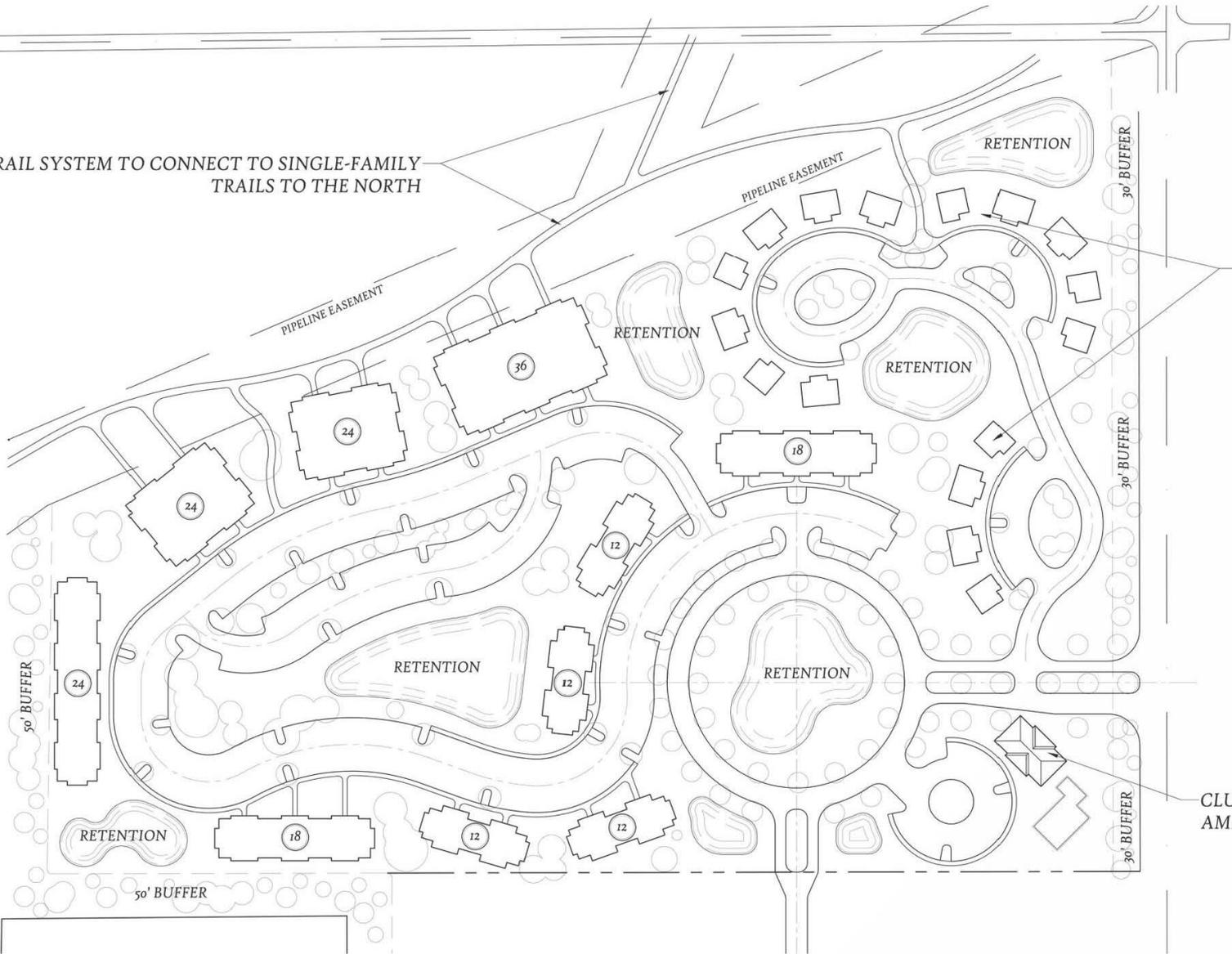


WOOD WIND GOLF CLUB

MULTI - FAMILY ARCHITECTURAL  
PATTERN & VERNACULAR  
INSPIRATION PAGE



TRAIL SYSTEM TO CONNECT TO SINGLE-FAMILY TRAILS TO THE NORTH



TWO-STORY DUPLEXES  
1 AND 2 BR  
32 UNITS

CLUBHOUSE, POOL, AND  
AMENITY CENTER

NTS



1 BR- Front

Typical Side

2 BR- Front

Typical Rear



# **COMMUNITY MODIFICATIONS**

**WOOD WIND OF WESTFIELD**

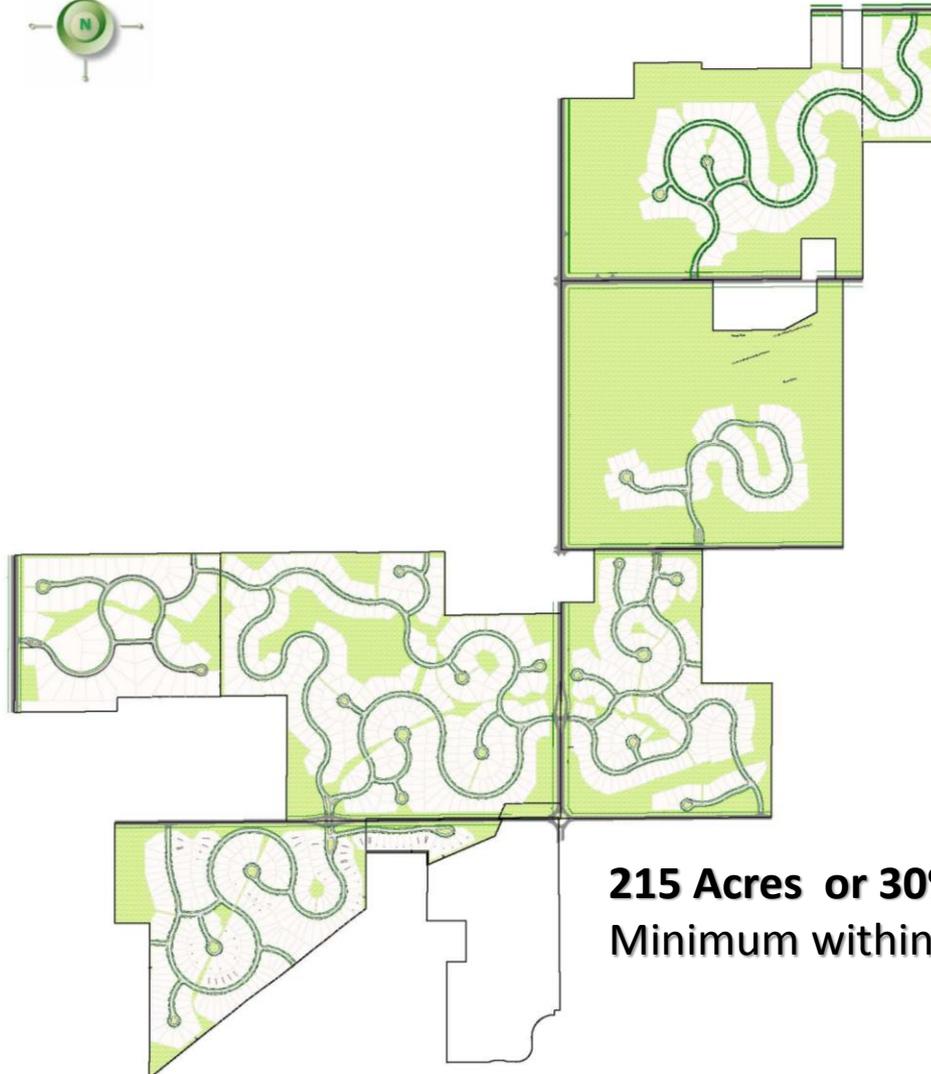
# Comprehensive Plan Analysis



	9/30/2016 Report by Staff				10/31/2016 Revised Plan			
	✓	?	✗	-	✓	?	✗	-
Overreaching Community Wide Development Policies (40 items)	14	15	8	3	30	7	0	3
Existing Rural Southwest (10 items)	3	1	2	4	4	2	0	4
New Suburban (21 items)	6	10	3	2	14	5	0	2
Local Commercial (14 items)	7	5	2	0	13	1	0	0
<b>TOTAL (85 items)</b>	<b>30</b>	<b>31</b>	<b>15</b>	<b>9</b>	<b>61</b>	<b>15</b>	<b>0</b>	<b>9</b>

✓ = generally embodies policy | ✗ = does not meet policy | ? = subjective or insufficient information

# Open Space



**215 Acres or 30% Open Space**  
Minimum within Single Family Areas

# Density

Chatham Hills

2.68

Ackerson Farms

4.77

**Pulte Homes**  
Wood Wind of Westfield  
Westfield, Indiana  
Rick Harrison Site Design Studio | HRGreen | LandMentor  
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Bent Creek

1.25

1.05

0.52

1.00

1.90

2.07

Harmony

3.00

2.31

Liberty Ridge

2.36

Bridgewater

1.83

# 1.43

Overall Density  
of Wood Wind  
Single Family



## **DR. MATTHEW WILL**

Director of External Relations Associate Professor of Finance  
University of Indianapolis School of Business



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# Wood Wind



**Pulte Homes**

**Wood Wind of Westfield**  
Westfield, Indiana

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