

DEVELOPMENT STATEMENT
6729 WESTFIELD BLVD.

SITE CHARACTERISTICS

The property is located at 6729 Westfield Blvd. (the “Property”). The approximately 21.44 acre Property includes a 13 acre lake and 8 acres of land to be developed. Since 1988, the Property has been operated as an event center, most recently known as “The Willows.” The Willows has two buildings: an approximately 25,000 sq. ft. Event Center located at the access from Westfield Blvd. and an approximately 13,000 sq. ft. Lodge located at the southern end of the Property. Both buildings will be demolished in connection with the project.

The Property is located west of the White River but is over 100 feet from the river bank at its nearest point at the southeastern end of the Property. The proposed development falls outside of the Stream Protection Corridor (as defined in the Marion County Zoning Ordinance) by in excess of 40 feet. No development shall be allowed within the Stream Protection Corridor. Other developments surrounding or adjacent to the Property include the Oxbow neighborhood to the south, the Island Woods Condominiums and the Reserve at Broad Ripple to the west, Spirit Lake Condominiums and Shore Acres of Broad Ripple Apartments to the east, and single family residential development to the north.

PROJECT DESCRIPTION

J.C. Hart Company proposes to redevelop the Property as an apartment community which will offer 192 residential living units in four buildings with parking located on the first level and along Westfield Blvd. as depicted in the filed site plan and as shown on the elevations. The Marion County Land Use Plan Pattern Book (the “Pattern Book”) states that multifamily housing should be part of the housing mix in a suburban neighborhood and should be located along arterial or collector streets, parks or greenways.

The townhome section of the project, which units will be “for-sale,” will be developed by Chase Development at the southern end of the Property. In accordance with the Pattern Book, this area is designed to create a transition in scale between the apartments and the Oxbow Estates residential neighborhood. The townhomes shall consist of eight (8) separate buildings with two (2) units per building, for a total of sixteen (16) townhomes. The townhomes shall be three and four stories with a two-car garage and parking for two additional vehicles in each unit’s driveway. A similar material palette to the apartments is used to create a cohesive development.

The multifamily section of the development separates the apartment units into four buildings. Each building complies with the Pattern Book recommendations that: (1) multifamily buildings have a footprint no greater than twice the size of existing residential structures; and (2) the height of each building be no more than one and a half times the height of existing residential structures. Moreover, the Pattern Book recommends that “[d]ensity intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways, or parks.” Pattern Book, p. 27.

Buildings are configured to maximize the amount of available green space and to provide residents with the best views of the lake and surrounding forested area. Aesthetically, the exterior design uses modern vocabulary and takes cues from the natural, park-like setting. The development name “Elements” is derived from this idea. Earth tone siding colors in dark blues and greens are used in combination with brick and wood tones to reinforce the *elements* concept. Large balconies encourage residents to extend their living spaces outdoors and enjoy the views.

The project will add additional green space to the Property. Landscape improvements seek to enhance the natural features of the site using prairie grasses, drought-tolerant native plants, a wildflower garden, and a green roof over the 3,000sf Leasing Office and Fitness Center. Other site amenities include an outdoor pool and covered outdoor gathering spaces. The lake is the other key amenity and residents will be able to view the water via a walking path around the water. There shall be no motorized boats allowed on the lake, except for electric trolling motors.

Each building has a clear sense of entry from Westfield Blvd. The garage level sits approximately 6.5’ below Westfield Blvd which limits visibility of cars coming in and out of the garage. Additionally, decorative screens, retaining walls, and plantings are used at the parking level to limit the visibility of cars in the garage. Earthtone porous pavers are used at the site entry to assist with storm-water runoff and reduce the visual impact of asphalt.

The development will be constructed in substantial compliance with the approved site plan and elevations.

PERMITTED USES

Permitted use of the Property shall be limited to multifamily dwellings and single family attached dwellings as depicted on the approved site plan and elevations.

DEVELOPMENT STANDARDS/SETBACKS

Building and other structures constructed on the Property shall be located as depicted on the approved site plan, including building locations and setbacks shown thereon.

UTILITIES DRAINAGE

All utilities are available to the site. Storm drainage will be professionally engineered to meet the City of Indianapolis requirements with respect to run-off rate, quantity, and water quality. Storm water run-off from the project will flow through a filtration system that will capture the vast majority of particulate matter before release.

SIGNAGE

Project and building identification signage shall be located in substantial conformity with the approved sign plan and subject to final approval by the Administrator. No off-premises outdoor advertising signs shall be permitted.

LANDSCAPING

Landscaping shall be located in substantial compliance with the approved landscape plan. Native, non-invasive and drought tolerant trees and shrubs will be used throughout the landscape design.

SIDEWALKS/CONNECTIVITY

Improving connectivity, both within the development, and in the surrounding area shall be an important aspect of the development. Pedestrian walkways and sidewalks shall be constructed within the development and along public right-of-ways as depicted on the approved site plan. The developer shall work with the Department of Public Works to bring necessary improvements along Westfield Blvd. for pedestrian access and cross-walks ultimately providing connectivity to the Monon Trail.

ACCESS AND PARKING

Primary access to the apartments and townhomes shall be via the existing access point off of Westfield Blvd., with only emergency ingress/egress permitted through a barrier controlled access point at the southern end of the Property to Westfield Road.

The project shall be fully self-parked and meet all municipal parking ratio requirements. Parking for the multifamily building shall consist of 124 parking spaces in the garage and 140 parking spaces at surface level as shown on the site plan for a total of 264 parking spaces. Also, there shall be 30 bicycle parking spaces, with 18 located in the garage. Each townhome unit shall be constructed with a dedicated two car garage for a total of 32 parking spaces and can accommodate two additional parking spaces within each townhome driveway for a total of 64 parking spaces for the 16 townhomes.