

WRITTEN PUBLIC COMMENTS

Docket Number: 1610-PUD-19
Petitioner: CR White Aurora, LLC
Request: Petitioner requests a change of zoning to expand and an amendment to the Aurora Planned Unit Development (PUD) District, consisting of 317 acres +/-.

Enclosed Attachments:

1. McCullough, Dale (10/06/16)
2. Hinshaw, Seth & Melissa 20737 Anthony Road (10/12/16)
3. Hirschfeld, Will 5376 Sheriday Road (10/18/16)
4. Hall, Grace 3101 E. 203rd Street (11/02/16)
5. Hinshaw, Melissa 20737 Anthony Road (11/10/16)
6. O'Bryan, Rory (on behalf of The Responsible Growth Alliance of Westfield) (11/30/16)

Kevin M. Todd, AICP

From: Dale McCullough <daleretta@yahoo.com>
Sent: Thursday, October 6, 2016 10:14 AM
To: APC
Subject: Aurora

I witnessed the Apc (I believe you were on it) turn down Aurora unanimously when it was originally proposed, only to have it passed by theTown Council. Vested rights? How about the rights of residents who have forty years of history at or near this site?
Current usage is up-scale single family homes. No manufacturing, commercial or retail. None of this is needed.

Seth & Melissa Hinshaw
20737 Anthony Road
Noblesville, IN 46062

City of Westfield
Economic and Community Development Department
Planning & Zoning District
Kevin Todd, Senior Planner
2728 East 171st Street
Westfield, IN 46074

Dear Kevin Todd and Westfield -Washington Township Advisory Plan Commission,

We received a certified letter today informing us of the amendments to the existing Aurora PUD passed by the City of Westfield in late 2006. It's disheartening that our letter arrived so delayed that we were unable to attend the two meetings that occurred on September 29th and October 3rd, 2016. We would have like to express our concerns in person. I reached out to you on Monday and left a voicemail. Is there a good time for us to discuss my concerns over the phone?

Your decision to amend the original proposal that to include 218 acres of Warehouse space, over 2 ½ times the original proposal is a great concern to our family and our neighbors. We purchased our home nearly a decade ago. We chose this street for its privacy and security. Our decision to live on Anthony Road was a purposeful selection of a rural setting. This development will take that away from my family and everyone who lives in this area.

A warehouse district across US 38 from us will gravely depreciate the value of our home. We are raising our children here and believe the additional traffic, construction, noise and pollution will change the currently quiet and peaceful back yard that we spend a large amount of time enjoying. In addition, the traffic that results from a commercially zoned area of this size will cause additional stress for the multiple Westfield School busses who transport ours and many other children daily.

We plead that you take our sentiments into consideration when making your decision.

Sincerely,

Seth & Melissa Hinshaw

Kevin M. Todd, AICP

From: Will Hirschfeld <will.hirschfeld@gmail.com>
Sent: Tuesday, October 18, 2016 4:17 PM
To: APC; Kevin M. Todd, AICP
Cc: Hirschfeld, Ann
Subject: AURORA PLANNED UNIT DEVELOPMENT

My name is Will Hirschfeld, I live on SR 38 (5376 Sheridan rd.) with my wife 2 kids, 2 cats and dog. I am writing to voice my concerns related to the AURORA PLANNED UNIT DEVELOPMENT. I am specifically concerned with the already heavy traffic on SR 38 and the implications of commercial/ industrial traffic. I am also unhappy with the current PUD having very little limitations on how the land can be utilized.... 150' buildings, gas station (unacceptable), concrete, scrap, compost and so on? I also want buffering for the residents to the north on SR38, mounding to block sounds and lights from traffic. The approval of the original PUD was a mistake and this modification is only making it worse. There are a lot of estates in my area, with large lots and beautiful homes, this is not the ideal setting for industrial activity... This development seems like a half-baked plan to me, how do we know this development will be a success, has Mr. White completed an industrial project before? There are a lot of questions to be asked and it seems like no one representing Westfield or the Townships had many concerns.

I plan to attend all relevant APC meetings, and I hope my concerns are also the concerns of my community leaders...

Thank you,

-Will Hirschfeld

5376 Sheridan rd.
Cell: (317) 771-4480

Kevin M. Todd, AICP

From: Hall Family <hallfamily0@gmail.com>
Sent: Wednesday, November 2, 2016 2:58 PM
To: Kevin M. Todd, AICP
Subject: Aurora PUD Concerns

Hi Kevin,

My name is Grace Hall, I attended the Aurora PUD meeting at the Bridgewater last night but was unable to speak with you as I had to rush home to relieve our babysitter. I live at 3101 E 203rd Street, which is located just west of the intersection of 203rd and Grassy Branch rd., right behind Kevin Huff's property. I would like to apologize in advance if I get wordy, but please bear with me. I have stayed fairly quiet about this project so far, the home I live in now belongs to my Parents, Dale and Beth Redwine, who still live here as well. I grew up in this home and can remember my dad telling me at a young age that eventually there will be no more fields, only homes and developments. So going into this I assumed that there would be no stopping this project and it was pointless to speak up. However, the meeting last night raised some concerns and I feel like I need to speak for my family. If what Mr. White wants to do is allowed to happen, we will have roughly 10 homes spanning the length of our property. I have four children and have one on the way due in February, my oldest are 4 year old twins so you can probably imagine that we spend a large portion of our time outside in the yard. I'm not as concerned about the fact that there are homes going in, as I am about the quality of the homes combined with the industrial space. I was up in Alsip, Illinois a couple weeks ago, which if you don't know is a suburb of Chicago. The main living conditions that I saw in that area were cheap homes and industrial space. And it was a mess. It was dirty, low class and felt extremely unsafe just driving through there. When you put homes near industrial space you are asking for crime, you end up with homes that people who should be buying homes in Westfield will not touch because of the location, the prices will be lowered until you get a questionable group of people moving in. I'm concerned about what will be right next to the space where my children spend their days, what they will see and what they will hear. Westfield is a beautiful town, I loved growing up here and was always hoping to be able to call this area my permanent home. I said earlier that my parents and my family share this home, this was the home that my parents bought when they got married in 1988, this is where my siblings and I were raised and where up to now I had been proud to raise my children. My mom is now questioning whether or not we should sell this home and their nearly 7 acres and move north, unfortunately the truth of the matter is at this point is; we would be unable to sell for anywhere near what this home and plot of land are worth.

I suppose my main question is why is Westfield allowing this to happen? Why are they allowing a beautiful rural, residential area to be turned into a cheap industrial park with low quality homes? Does Westfield not have higher standards for what they allow to be built? And where? I know there are many other locations within Westfield where there is already industrial built that could easily handle what Mr. White is trying to build. At a meeting we had with some of the neighbors, Cindy Spoljaric attended. She told us that Westfield is in a position where they can not tell him that he can not build here because it was passed 10 years ago. Why not? It has been 10 years, there is a new council and honestly a new Westfield. I understand that at this point if you were to tell him that he can not build in this location, even if you offered other locations such as the area of 32 and Springmill rd. where industrial is already prevalent, that he could sue the City. What if he does? I would personally hope that any judge could look at these plans see that this is a down right terrible idea for this location and should never have been allowed in the first place. Shouldn't the council be willing to stand up for their citizens and for the City? Shouldn't you want to protect the quality of life in Westfield and the direction that it is headed. I implore you to speak with the council and encourage them to stand up for the residents and

the City. I don't want to leave beautiful Westfield, but more than that I don't want to see Westfield turn into a gross suburb of Indianapolis where people no longer want to visit or live.

You do not have to respond to this letter, I just want you to think about what is happening here. If you lived here, if you had young children who were about to be exposed to all that this project will be bringing, would you allow it to happen?

Thank you for your time,
Grace Hall

Kevin M. Todd, AICP

From: Melissa Hinshaw <melissa.hinshaw@cumberlandcg.com>
Sent: Thursday, November 10, 2016 10:22 AM
To: Kevin M. Todd, AICP
Cc: Seth Hinshaw
Subject: Aurora Traffic Impact Study

Importance: High

Dear Kevin,

I'd like to follow up to the Aurora Development meeting on Tuesday of last week.

I'm curious as to why Mr. White is trying to make Grassy Branch head straight North to Anthony Road. My concern is surrounding the types of vehicles he will be attracting to this area (semi's and tractor trailers). Anthony Road is not equipped for large vehicles. Not only is the road narrow, it also contains steep hills and sharp turns.

Was there a traffic impact study completed? If so, may I see the results?

It is unsafe and unreasonable to bring commercial vehicles on my solely residential street. This is a Westfield Washington Schools bus route that brings 3 bus loads of kids to and from school.

I appreciate some answers.

Kind Regards,
Melissa Hinshaw



Melissa Hinshaw

Recruiter

Cumberland Consulting Group

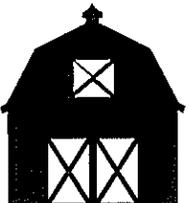
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RESPONSIBLE GROWTH ALLIANCE



WESTFIELD.IN

PROGRESS WITH PRESERVATION

Presentation
by
The Responsible Growth Alliance of Westfield
IN OPPOSITION TO
Aurora PUD Change of Zoning Application
Docket #1610-PUD-19, Filed September 2, 2016

- TAB 1:** Letter from Counsel, Harrison & Moberly, LLP, examining the 2016 Aurora PUD under the applicable standards, requirements and criteria of the Unified Development Ordinance
- TAB 2:** Color Illustrations Comparing the 2006 and 2016 Aurora PUD Concept Plans as filed by the Applicant
- TAB 3:** Letters from experienced residential brokers in the area regarding adverse impact on market values of existing homes
- TAB 4:** Letter explaining the important role of the Providence Wildlife Rehabilitation Center and destructive impacts of the 2016 Aurora PUD
- TAB 5:** Professional Opinion of Robert W. Hanley, PhD., TRC Environmental Corporation regarding adverse impacts and need for investigations regarding likely destruction of threatened and endangered species, wetlands, and significant cultural and historic resources resulting from the 2016 Aurora PUD
- TAB 6:** A&F Engineering's "traffic study" (one paragraph letter unsupported by any research or projected traffic data)
- TAB 7:** Transcript of remarks of Citizens Westfield spokesman (General Manager Randy Edgemon, GM of water, wastewater and gas) at Westfield Budget meeting on October 18, 2016, regarding potential high costs and rate increases that result from projects like the 2016 Aurora PUD, which require distant extensions of utility facilities
- TAB 8:** Letters of Opposition from Westfield Residents
- TAB 9:** Transcript of remarks of Greg Guerrettaz, CPA adviser to municipalities throughout Indiana, at Westfield Budget meeting on October 18, 2016, regarding adverse effects of warehouse/distribution and other typically low wage industrial/warehouse developments
- TAB 10:** Petition opposing the 2016 Aurora PUD signed by over 400 Westfield and other interested persons in less than one week of circulation time
- TAB 11:** Map of Aurora PUD Immediate Negative Impact Zones



TAB 1

**Letter from Counsel, Harrison & Moberly, LLP, examining the 2016 Aurora PUD
under the applicable standards, requirements and criteria of the Unified
Development Ordinance**

HARRISON MOBERLY, L.L.P.

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November 30, 2016

DELIVERED VIA EMAIL WITH HAND DELIVERY TO FOLLOW

Westfield Advisory Plan Commission
c/o Kevin Todd, Senior Planner
130 Penn Street
Westfield, IN 46074-9544

Re: Aurora PUD Change of Zoning Application
Docket #1610-PUD-19, Filed September 2, 2016

Ladies and Gentlemen:

A. INTRODUCTION

This law firm recently was retained by The Responsible Growth Alliance of Westfield (the "RGAW") to oppose the above-referenced application filed by CR White Aurora, LLC (the "Applicant"), on September 2, 2016 (the "2016 Application") to amend, restate and replace Aurora PUD Ordinance No. 06-55, adopted by the Westfield Town Council on December 11, 2006, recorded in the Office of the Hamilton County Recorder on January 1, 2007, as Instrument No. 2007002778 (the "2006 Aurora PUD") with an entirely different proposed PUD Ordinance (as filed and pending as of November 28, the "2016 Aurora PUD"). When we contacted the Department of Planning and Zoning Staff, we learned that a formal public hearing was held on the 2016 Application on October 3, 2016, and that the Westfield Advisory Plan Commission (the "APC") may elect not to open the floor to additional comments or testimony in opposition to the 2016 Application when it continues consideration of the 2016 Application (including significant revisions to the 2016 Aurora PUD) at the APC meeting on December 5, 2016.

The RGAW was formed by current residents and property owners of the City of Westfield directly impacted by the 2016 Aurora PUD. Members include not only property owners abutting or in the immediate vicinity of the subject property, but also Westfield residents who feel strongly about the negative impacts the 2016 Aurora PUD would have on the surrounding areas and on utility rates for all Westfield ratepayers, as well as what its adoption would signal to area citizens and developers alike about the City's commitment to responsible planning and economic growth in the future.

While we are submitting these materials in writing in advance of the December 5 APC meeting, **we strongly urge the Commissioners to allow further public comments at that meeting.** Not only did the October 3 hearing escape the notice of many interested residents, but the fact is the Applicant filed a revised 2016 Aurora PUD on November 28, 2016 (the "**Modified Aurora PUD**"). We did not receive a copy of the Modified Aurora PUD until less than 24 hours before this letter is going to Senior Planner responsible for this Application, and it will not be posted and available to the public until December 1, 2016, just four days prior to the hearing.

Nonetheless, we have reviewed the Modified Aurora PUD to the extent possible in the short time available and attempted to address in this letter some of the revisions made therein from the 2016 Aurora PUD examined in detail herein. However, finding the changes (including those specific to subdividing the "Commerce Parke" designated area into 3 sub-areas) was made more difficult because the organization of the Modified PUD is completely different from the 2016 Aurora PUD, and no redline or detailed reconciliation or explanation of the differences between the two were provided by the Applicant. **For purposes of this letter, therefore, all references to the 2016 Aurora PUD are intended and will be deemed to refer and apply to the Modified Aurora PUD, unless otherwise specifically stated.**

B. APC PROCESS, CRITERIA AND REQUIREMENTS FOR 2016 AURORA PUD

Consideration and approval of the Application is governed by Section 10.9.G, of the Westfield-Washington Township Unified Development Ordinance (the "UDO"), which states: "The procedure for amending an approved PUD District Ordinance ("text amendment") shall be the same as the procedure for the adoption of the initial PUD District Ordinance as set forth therein." Accordingly, the roles of the Advisory Plan Commission and the City Council in relation to the 2016 Application are the same as those applicable to "new Planned Unit Development (PUD) District proposals" (UDO Section 10.9.A). In particular, the 2016 Aurora PUD Ordinance must not only follow the same process as for a new application, but also must satisfy the intent, criteria and substantive requirements for approvals of a new PUD District Ordinance under UDO Section 5.6 and UDO Section 10.9.F. In addition, the Department in its report to the APC, the APC in its recommendation to the Council, and the Council in its decision, are required to examine each of the "Review Considerations" factors listed under UDO Section 5.6.J that are relevant to the proposed 2016 Aurora PUD. **IN SHORT, THE 2006 AURORA PUD IS IRRELEVANT. THIS APPLICATION MUST BE EVALUATED AND CONSIDERED AS IF NO PRIOR AURORA PUD ORDINANCE EXISTED.**

For all of the reasons explained below, the RGAW believes and urges the APC to conclude that:

- The 2016 Aurora PUD clearly does not meet several of the intent, criteria and substantive requirements under UDO Section 5.6 and UDO Section 10.9.F.

- The Review Considerations set forth in UDO Section 5.6.J weigh heavily against the APC 2016 Aurora PUD.
- The APC should make a recommendation to the Council that it not approve the 2016 Aurora PUD.

C. THE 2016 AURORA PUD FAILS TO SATISFY UDO SECTION 5.6

1. **UDO Section 5.6.C: Purpose and Intent.** The 2016 Aurora PUD violates several fundamental concepts of a PUD. Although the Applicant has included a number of pictures called “Character Exhibits” to *suggest* the types of buildings that might be built, nothing in the 2016 Aurora PUD *assures* that what is built will include flexibility, innovation, quality design and character, or a harmonious and appropriate mix of uses, all of which are required by UDO Section 5.6.C.1 through 3.¹

The attached color illustrations of the 2006 Aurora PUD Concept Plan and the 2016 Aurora PUD Concept Plan (**TAB 2 - Concept Plan Comparison**) show the stark contrast between the two plans. The 2006 Plan includes an array of colors representing significant areas of the PUD devoted to each of 8 different commercial, residential and business uses. No single use represents more than 85 acres (about 27%) of the 314 total acres in the 2006 Aurora PUD. By contrast, the “**Commerce Parke**” designation dominates the 2016 Aurora PUD, covering 218 acres (69%)² of the 317 total acres, leaving small areas designated for General Business, Local Business, and residential uses.

To make matters worse, the 2016 Aurora PUD permits virtually any commercial and industrial use throughout the 238 acres designated as Commerce Parke and Business Parke areas. At Page 2, the Applicant states that the underlying classification for the Commerce Parke areas is “OI” under the UDO. That, of course, is “Open Industrial” – which allows heavy industrial uses of all types. Then, in Exhibit B, Article III (Commerce Parke), of the 2016 Aurora PUD, the Applicant states that any and all of the following zoning classifications are permitted anywhere in the areas designated for Commerce Parke:

All uses permitted in the Commercial Business and Industrial Businesses sections of the Commerce Parke Permitted Uses (See Article XIV)(sic)[The cross-referenced section is actually Article XI]. Any other business that can be classified as either general business or light industrial business in the UDO will be eligible with the approval of the Director.

The section cross-referenced in this passage – “Commerce Parke Permitted Uses” (Article XI) (Page 33) states: “All uses provided as a permitted use in the Use Table Chapter 13 of the UDO in the LB or GB category shall also be a permitted in Commerce Parke.” Finally, in Article II.A of Exhibit B of the 2016 Aurora PUD, which lists permitted uses on the 20 acres of “Business Parke” area, the Applicant states: “Uses permitted in the Commerce Parke shall be permitted in the Business

¹ The Modified Aurora PUD includes language incorporating certain Character Exhibits by reference as “a compilation of images designed to capture the intended quality of structures to be constructed.” However, the actual architectural standards of the ordinance place very few limitations and allow a wide variety of building materials and almost unlimited design options.

² The Modified Aurora PUD shifts a mere 5 acres from Commerce Parke to the Villas, which is insignificant to the overall PUD.

Parke so long as all architectural requirements provided in Article II are met and no outdoor storage is visible from the Meridian Corridor.

In this roundabout way, the **2016 Aurora PUD permits anywhere on 75% of its land area all uses permitted in the OI, LB, and GB classifications under the UDO.** That combination under the UDO permits everything from industrial uses, warehousing and distribution centers, motor truck terminals, and heliports, to Childcare/daycare and Health, to fitness and exercise centers, to Garden and Lawn Centers, to Hotels and Motels, Fast Food, and Sit Down and Takeout Restaurants, Taverns (including Nightclubs), to Office Buildings, to High Intensity and other Retail categories, Amphitheaters, Indoor and Outdoor Theaters, Mortuaries, Assembly Halls and Auditoriums, to Hospitals, Religious Institutions, among other uses.³ Still more uses, including heavy industrial uses, amusement parks and race tracks, stockyards and salvage yards, Multi-family apartments and Manufactured home parks, and gas stations, are permitted with a special exception in the OI and/or GB categories.

Although the Modified Aurora Plan reduces the Commerce Parke designation to 213 acres and subdivides it into 3 sub-areas (disallowing OI and allowing EI instead in 2 of them), it does little to change the dominant industrial zoning character of the 2016 Aurora PUD. Indeed, the EI designation permits at least one use (Commercial Recreational Facility) not permitted in OI or GB, thereby increasing the number of potential uses from that in the original 2016 Aurora PUD. In addition, the Modified Aurora Plan does not provide acreage for its Commerce Parke 1 and 3 designations, leaving us to guess based on the Zoning Bubble Plan filed as a revised Exhibit B-1. **More important, the Modified Aurora Plan carries forward the provision allowing any District to be increased or decreased by up to 15% (so long as there is no increase in the total permitted number of residences). This would allow the Commerce Parke area to be increased by up to 33 acres, with no apparent limit on how much of that would be Commerce Parke 2 (which as noted above allows the widest variety and greatest intensity of uses).** Ironically, despite the carryover of the language limiting increases in the number of residences, the Modified Aurora Plan increases the number of residences in The Townes from 130 to 180 (on the same 40 acres) and increased the number of residences in The Villas from 64 to 70 (while increasing the area from 22 to 27 acres).

Thus, nearly 75% of the 2016 Aurora PUD land area is LITERALLY UNPLANNED DEVELOPMENT: All or any part of the 238 (now 233 plus up to 15% more) acres designated Commerce Parke or Business Parke is permitted to be used for any of the 40+ uses allowed under the LB, GB, and OI (or EI as to CP 1 and 3) Districts as listed in the Chapter 13 Use Table. **Simply put, the 2016 Aurora PUD is the antithesis of a PUD – an “open door plan” to allow the Applicant to develop whatever it can attract anywhere in the 75% of the PUD designated Commerce Parke or Business Parke.**⁴ It emphatically does nothing to “Encourage a harmonious and appropriate mix of uses” (UDO 5.6.C.3), nor does it assure that what is built will include flexibility, innovation, or quality design and character (UDO 5.6.C.1 and 2).

³ Notably, only in OI districts are Adult Entertainment Establishments are permitted. (UDO Section 6.2.B.2: “Permitted Zoning Districts: Adult Entertainment Establishments shall only be permitted in the OI: *Open Industrial District*.”)

⁴ The Modified Aurora PUD places some limits on Commerce Parke Areas 1 and 3, but not would still permit, for example, a 35 foot high (3-story), 65,000 square foot hotel, motel or industrial/warehouse building fronting on Grassy Branch Road less than a stone’s throw from the front yards of the \$500,000+ homes now existing on that street.

2. **UDO Section 5.6.D: Standard Criteria.** The 2016 Aurora PUD also fails to meet several of the Standard Criteria under UDO Section 5.6.D. Those criteria include the following:

• **Use design to provide compatibility between areas of different land uses and development intensities within the PUD District.** Contrary to this Standard Criterion, the 2016 Aurora PUD permits:

- office or hotel buildings up to 150 feet and industrial buildings up to 60 feet in height (or higher for steeples, chimneys, antennas and other appurtenances)(limited to 45 feet in CP 1 and 35 feet in CP 3 under Modified Aurora Plan)
- no maximum building floor area or lot area in the Commerce Parke or Business Parke areas (except a 65,000 SF limitation only in CP Area 3 under the Modified Aurora Plan)
- pre-cast concrete, metal panels, up to 70% glass commercial building exteriors
- industrial buildings with primary facades entirely of architectural concrete block or up to 50% EFIS (Dryvit) wall systems or steel or architecturally insulated metal panel systems, and secondary facades of up to 100% of any of the above or of architectural wall panels
- Side and rear yard setbacks as little as 10 feet between business uses and 45 feet from any residential use

The 2016 Aurora PUD does have a secondary height limit stating that a building's height may not exceed 40% of "the distance from any residential use or structure." In other words, a 15-story hotel could be as close as 375 feet – barely more than the 360 feet of a football field including the two end zones – to the back yard of an existing single family home on Grassy Branch Road (or the residences shown in the 2016 Aurora PUD, if those ever are built). With the lack of any maximum building floor area and the breadth of uses permitted by the OI and GB zoning classifications the door is open in the entire Commerce Parke and General Business areas to one or more mammoth manufacturing, warehousing and distribution, or retail shopping center and/or entertainment facilities, any of which could be alongside any other of the 40+ permitted uses in the OI and GB areas and as little as 45 feet from the areas designated for residential use.

CONCLUSION: The wide range of permitted uses combined with the absence of any significant limits on building heights and sizes, relatively low architectural standards and minimal setback requirements in 75% of the area of the Aurora PUD clearly violates the Standard Criterion under UDO 5.6.D to use design to provide compatibility between areas of different land uses and development intensities.

• **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.** The 2016 Aurora PUD does little or nothing to satisfy this Standard Criterion. The 2006 Aurora PUD included a 20 acre park amenity as a part of a substantial buffer between the residential and commercial/industrial uses and substantial buffer yard to protect the existing single-family homes along Grassy Branch Road. Nothing comparable is in the 2016 Aurora PUD. If anything, with

the greater density and higher intensity of industrial uses allowed in the 2016 Aurora PUD, even more land should be devoted to a park or nature preserve to buffer the existing homes (as well as any residential areas in the PUD) from the Commerce Parke areas. Instead, by eliminating the 20-acre park, the Applicant virtually thumbs his nose in the faces of the homeowners. It is inconceivable that the *even the specter* of what is permitted by the 2016 Aurora PUD (whether or not ever built) – a 238+ acre expanse of industrial and commercial buildings and all the truck and automobile traffic, noise, lighting and other associated impacts, all visible and some within a stone's throw of the back yards – will not have a substantial adverse impact on the existing homes on Grassy Branch Road, as well as the potential viability, much less potential market values, of the Applicant's residential development proposed for the area between those homes and the Commerce Parke area. (See TAB 3 – Letters from brokers regarding adverse impact on market values of existing homes.)

In addition, the 2016 Aurora PUD surrounds and fails to provide protection for an important existing facility – the Providence Wildlife Rehabilitation Center. As described in their website, Providence rescues and rehabilitates injured animals of all species, including but not limited to birds, ducks, geese, squirrels, hawks and owls, as well as larger wild and domestic animals (See <http://www.providencewildlife.org/>). As explained in the attached letter from Kristen Heitman, a Certified Wildlife Rehabilitator who is the Executive Director of Providence (TAB 4 – Letters in Support of Providence Wildlife Rehabilitation Center), the 2016 Aurora PUD presents a grave threat to this one-of-a-kind Central Indiana resource:

To provide optimal rehabilitative care for wildlife, they need quiet, serene settings, fresh air, and sunshine. What would be very detrimental would be artificial outdoor lighting at night, loud noises day and night, excess dust and air pollution, noxious odors, nearby traffic, et cetera...all components of the commerce/industry that is slated to surround us on all sides. This will impair patients' ability to recover successfully and be a constant stress to our education birds housed outdoors.

It is difficult to imagine that wildlife can be rehabilitated in the midst of the noise, lighting, and other side effects of the intensive industrial and commercial development contemplated by the 2016 Aurora PUD. It appears that the Applicant cares little about Providence. The Concept Plan illustration doesn't even acknowledge its existence or actual use (despite showing the smaller cemetery parcel to the northeast). Instead, it refers to it as "the Heitman Property" and ignores the Providence Wildlife Rehabilitation Center name, calling it an "agricultural and residential use" and expressly and insensitively contemplating its demise in Section 7.3: "If the Heitman Property is sold for a Commerce Parke use and is no longer utilized as a residential use, the requirements of this section 7.3(C)(2)(c) shall no longer apply to the Heitman Property."

CONCLUSION: The failure of the 2016 Aurora PUD to provide appropriate buffers for existing uses, including but not limited to the elimination of a 20 acre park buffer that is in the 2006 Aurora PUD, decreases the compatibility of uses permitted in the 2016 Aurora PUD with abutting existing uses and creates serious adverse impacts on existing homes as well as the Providence Wildlife Rehabilitation Center. This failure and resulting impacts violate the Standard Criterion under UDO 5.6.D requiring buffering of 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.

- **Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces and provide [or] enhance amenities and open space.** The 2016 Aurora PUD fails miserably to adhere to this Standard Criterion. A wooded area in the northeast corner of the northernmost part of the PUD (approximately 4.25 acres) would be lost to the Commerce Parke under the 2016 Aurora PUD Concept Plan. Another wooded area (approximately 6 acres) bordering on the west and south of a cemetery would be destroyed and incorporated into a detention pond under the 2016 Plan. At the same time, as noted above, the 2016 Aurora PUD does almost nothing to enhance amenities and open space. It provides for two small parks and a 3,000 square foot playground to be installed in the Townes and Villas residential areas, less than 3/10ths of 1% of the park provided in the 2006 Aurora PUD. Meanwhile, the lot coverage is allowed to be as high as 65% in the Business Parke area, 75% in the Shoppes Area, and even higher in the Commerce Parke Area (with parking lots allowed to extend to 20 feet from property lines of the developed lots). All that will be left of the existing woodlands and farms will be narrow strips of grass or ground cover and maybe some newly planted trees or shrubs incapable of sustaining any kind of wildlife or providing any respite from the monotony of asphalt and concrete.

CONCLUSION: The 2016 Aurora PUD will destroy areas of natural beauty and green spaces and does almost nothing to enhance amenities or open space, in violation of the Standard Criterion under UDO 5.6.D requiring PUDs to enhance the appearance of neighborhoods by conserving areas of natural beauty and natural green spaces and provide or enhance amenities and open space.

- **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.** As noted above, the 2016 Aurora PUD will eliminate two wooded areas aggregating approximately 10 acres. These areas create a habitat and ecosystems for a wide variety of wildlife and plant life. As an example, without adequate environmental impact studies, we have no way of knowing if either or both of the wooded areas destined for elimination may be a wetlands or a habitat for a threatened or endangered species, such as the Indiana Bat (*Myotis sodalis*). As stated in the attached affidavit of Robert W. Hanley, PhD (TAB 5), the 2016 Aurora PUD risks harm to threatened and endangered species (such as the Indiana bat), wetlands and significant cultural and historic resources, including MacGregor Park. In the opinion of Dr. Hanley, the site contains evidence of the likelihood of all of the above, there is no evidence of any studies having been done, and “the project proponent should undertake such studies necessary to document that the project will not adversely affect protected species, sensitive biological habitats, and significant cultural resources before proceeding with the proposed development.” (See Affidavit, TAB 5).

In addition, as noted above, the 2016 Aurora PUD threatens the viability of the Providence Wildlife Rehabilitation Center, which contributes to the preservation of all species of animals in Central Indiana.

CONCLUSION: The 2016 Aurora PUD fails to protect the environmental integrity of the site and its surroundings or to provide suitable design responses to the specific environmental constraints of the site and surrounding area, in violation of the applicable Standard Criterion under UDO 5.6.D.

- **Counteract urban monotony and congestion on streets.** The Applicant's Project Summary claims that the 2016 Aurora PUD "has frontage on both US 31 and SR 38 creating easy access to the site from all directions." This is an overstatement if not extremely misleading. **The PUD frontage on US 31 has no access to US 31. In fact, it in order for anyone driving past the PUD frontage on US 31 to get to any future building located there, they must drive about 3/4ths of a mile to the exit at SR 38, about a mile southeast from the exit along SR 38 to the proposed Aurora PUD entrance, then just over a mile back in a southwesterly direction to get to the building.** This circuitous route of nearly 3 miles, assuming adequate signage to avoid confusion and wrong turns, as well as no stoplights or traffic, would add at least 5 or 6 minutes to the 12 minutes the Applicant touts as the easy drive from I-465 to the site. (Actually, Mapquest computes the distance and travel time from I-465 to the US 31/SR 38 exit as approximately 12.5 miles and 14 minutes, so the Applicant's 12 minute estimate must be to the US 31 frontage with no access.)

Moreover, the 2016 Aurora PUD, despite its 300+ acre size, contemplates just one highway access to and from the site – at SR 38 across from Anthony Road. The only other ways to enter or leave the site will be along streets through suburban residential areas (per the Comprehensive Plan) including the East Street extension (if and when completed) and Grassy Branch Road. Because heavy trucks of the type that would be ubiquitous in the Commerce Parke and General Business zoning categories proposed in the 2016 Aurora PUD would not be allowed on those streets, they would have only one way in and out of the PUD. Truck backups at the SR 38 access point would cause the automobile traffic from the office, industrial, warehouse, retail and residential buildings to flow into and cause congestion on the neighborhood streets. The current road systems and traffic management systems are already stressed. Adding more traffic, particularly trucks, will cause extensive congestion and wear and tear to roads that are already under-maintained. In addition, traffic entering and exiting from SR 38 onto East street and Anthony Road will make an already dangerous intersection even more dangerous. For this PUD to make any sense, it needs to have an access point into SR 38 much closer to US 31, instead of or in addition to the one near Anthony and Grassy Branch Roads. If the developer cannot acquire land to create that route, the project should not be approved.

Of course, the foregoing analysis is somewhat hypothetical, but it is no less scientific than the one paragraph "traffic study" letter submitted by A&F Engineering in support of the Application. (TAB 6 – A&F Engineering Letter.) That letter fails to address the 140+ acre increase in the Commerce Parke area of from the 2006 to the proposed 2016 Aurora PUD, or the increase in intensity from the EI to the OI zoning category permitted in that area. Indeed, the 2016 "traffic study" letter not only fails to address the potential threefold increase in truck traffic from the 2006 to the 2016 Aurora PUD, it includes no data or actual analysis at all of the projected number of automobile or truck trips to support its conclusory statements regarding the capability of the existing or proposed improved road system to handle the likely monumental increase in traffic generated by the 2016 Aurora PUD. As a result, the APC and the Council have no hard data on which to assess the actual extent of road improvements on SR 38, East Street or Grassy Branch Road that will be needed to handle the traffic or to charge any impact fees to the Applicant to offset those costs.

CONCLUSION: The Applicant fails to make any assessment of, much less counteract, the increase in truck traffic and overall traffic congestion on streets from development contemplated by the 2016 Aurora PUD, which violates the applicable Standard Criterion under UDO 5.6.D.

**D. The 2016 Aurora PUD Fails to Satisfy
Various Requirements of UDO Section 10.9.F**

UDO Section 10.9.F.2 contains general and specific concepts required to be shown by the Concept Plan filed with all PUD applications and UDO Section 10.9.F.3 requires certain matters to be addressed in a Written Statement of Character of the PUD. The 2016 Aurora PUD Concept Plan fails to include or address several of the concepts matters required by these sections, including but not limited to the following:

- **Generalized location and dimensions of buildings, structures and Parking Areas.** The 2016 Aurora PUD Concept Plan does not include any indication of the locations and dimensions of buildings, structures or Parking Areas in the 239 acres designated as Commerce Parke and Business Parke. Of course, that follows from the fact that those designations under the proposed PUD ordinance permit virtually unlimited options that could include a few gigantic buildings or many large or small buildings associated with the 40+ different uses permitted in those areas.
- **Boundary lines and acreage of each land use component.** The 2016 Aurora PUD Concept Plan does not show the boundary lines and acreage of *each land use component*. The Plan roughly outlines the boundaries and provides the acreage of areas designated as Commerce Parke and Business Parke. As explained above, however, those designated areas, comprising 75% of the total PUD area, permit a hodgepodge of the *more than 40 land uses* allowed in the OI, GB and LB classifications under the UDO. Clearly, that does not comply with this requirement under UDO Section 10.9.F.2.
- **Other conditions on the site and adjoining land: topography (at 10-foot contours) including any embankments or retaining walls; use and location of buildings, railroads, power lines, towers and other influences; name of any adjoining subdivision.** The 2016 Aurora PUD Concept Plan fails to show the topography of the site or any adjoining land. Nor, except for the locations of roads and outlines of possible buildings and parking areas in the areas designated for residential and local business uses (comprising only 25% of the site), does the Plan show the use and location of buildings and other existing or contemplated structures on the site or adjoining land.
- **Existing utilities on the tract and preliminary feasibility reports for the infrastructure and facilities, including sanitary sewers, water supply system, and other utilities.** The Applicant claims in its Project Summary that most utilities exist at the site, including drainage, water, telephone and power, that an on-site sanitary lift station is planned to provide sewer service to the site, and that Citizens Utility is expanding their sewer lines and has capacity for water and sewer at this site. This appears to be a gross overstatement and fails to address the economic feasibility of constructing the infrastructure and utility facilities. At a recent meeting, Citizens Westfield General Manager Randy Edgemon indicated that bringing utilities to a site like the Aurora PUD will be costly increases in utility rates to current ratepayers would have to cover that cost, unless Westfield is willing to take action to impose impact fees on

developers (an idea that is not “off the table” (See TAB 7). The Applicant clearly is glossing over this issue in order to avoid disclosing the substantial utility infrastructure cost issues to the many Westfield citizens who already oppose the project or might do so if they knew they will end up paying those costs through increased water and sewer rates.

E. The Review Considerations in UDO Section 5.6.J
Weigh Heavily Against the APC 2016 Aurora PUD

UDO Section 5.6.J states: “In their consideration of a PUD District, the Department in its report to the Plan Commission, the Plan Commission in its recommendation, and the Council in its decision, shall consider as many of the following as may be relevant to the specific proposal.” That Section then lists 8 factors, all of which weigh heavily against the 2016 Aurora PUD.

- 1. The extent to which the proposed PUD District meets this Ordinance’s purposes and intent of a PUD District, the Comprehensive Plan, and any other adopted planning policies, objectives or regulations of the jurisdiction.** For all of the reasons set forth in Part C above, the 2016 Aurora PUD fails to meet the PUD Ordinance’s purpose and intent. It is actually a 75% UNPLANNED multi-category zoning district (OI, GB, and LB) attempting to masquerade as a PUD.
- 2. The extent to which the proposed PUD District departs from underlying Zoning District(s) and other regulations that are otherwise applicable to the subject property, including but not limited to, the density, dimension, bulk, use, required improvements, and construction and design standards and the reasons, which such departures are or are not deemed to be in the public interest.** The proposed Aurora PUD departs from the underlying zoning district regulations by permitting multiple categories in 75% of its land area, thereby rendering the differences between those uses meaningless.
- 3. The proposal will not be injurious to the public health, safety, and general welfare.** For all of the reasons set forth in Parts C and D above, it is impossible to conclude that the introduction of 238 acres of virtually unrestricted heavy industrial, retail and commercial uses to this quiet single-family suburban area, so near to MacGregor Park and surrounding the Providence Wildlife Rehabilitation center, will not be injurious to the public health, safety and general welfare. As just one example, the OI zoning category permits noise levels as high as 81 decibels as close as 125 feet from an adjoining business district and 75 decibels at 125 feet from an adjoining residential boundary. According to the website of IAC Acoustics sound engineers at <http://www.industrialnoisecontrol.com/comparative-noise-examples.htm>, 80 decibels of sound is equivalent to that of a freight train at 15 meters away or a diesel truck going 40 mph just 50 feet away, and may result in damaged hearing with an 8 hour exposure. The same website points out that 70 decibels of sound is comparable to a passenger car going 65 mph just 25 feet away or a vacuum cleaner nearby. How many people want to live near that kind of noise pollution? What will it do to wildlife in at Providence or elsewhere in the vicinity?
- 4. The physical design proposed by the PUD District and the extent to which it makes adequate provision for:**

- a. **Public services;**
- b. **Adequate control over vehicular traffic;**
- c. **Protection of designated permanent Open Space; and**
- d. **Furthering the amenities of light, air, recreation and visual appeal.**

As noted in Parts C and D above, the 2016 Aurora PUD is looking to existing Westfield ratepayers to underwrite the cost of extending public services; it is unsupported by any meaningful input regarding control over the drastic increase in truck and automobile traffic it would bring. And it eliminates rather than protecting or providing any significant open spaces or amenities.

5. **The relationship and compatibility of the proposed PUD District to the adjacent properties and neighborhood.** The area affected is made up of single family large lot residences. Industrial and commercial applications will have a catastrophic effect on property values as well as the current quality of life for those living in the area. Single family home developments are much better suited for this area as evidenced by the Chatham Hills development immediately across US 31 from the site. The residents living in the impact area have chosen this area for its natural beauty and rural setting, as well as nearby access to US 31, downtown Westfield and the surrounding communities, and they are adamantly opposed to the Aurora project (**TAB 8 – Opposition Letters from Westfield Residents**). The 2016 Aurora PUD is highly incompatible with the adjacent neighborhood and does almost nothing to minimize the adverse effects that it would visit on the residents who have chosen to invest in Westfield by owning property, raising families, participating culturally and paying taxes.
6. **The desirability of the proposed PUD District in relation to the community's physical development, tax base and economic well-being.** As stated by Greg Guerrettaz, a CPA adviser to Westfield and many other Indiana cities, industrial/warehouse and other minimum or low wage paying industrial uses pose risks of increased crime and have not worked out too well economically for some of the communities that have gone that route (See **TAB 9**). Aside from these potential adverse effects of the 2016 Aurora PUD proposal, the US 31/SR 38 interchange will be a front entry into Westfield, especially for southbound traffic on US 31. Do the citizens and leaders of Westfield really want to say "welcome to Westfield" with industrial and warehouse/distribution buildings as far as the eye can see?
7. **The development proposed by the PUD District will not cause undue traffic congestion, and can be adequately served by existing or programmed public facilities and services or improvements that are proposed by the developer as a part of the project approval.** As explained in Part C above, the 2016 Aurora PUD will cause undue truck and automobile traffic congestion and there is no assurance that any "programmed public facilities" or "improvements proposed by the developer" will alleviate the problems. The East Street extension is critical to the Aurora project and there is no plan in place to pay for that that extension.
8. **The development proposed by the PUD District preserves significant ecological, natural, historical, and architectural resources to the extent possible.** As set forth

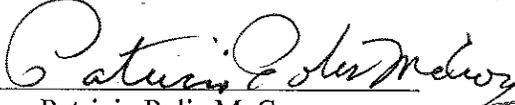
in Part C above, the 2016 Aurora PUD will destroy over 10 acres of woodland and eliminates a 20 acre park included in the 2006 Aurora PUD. There is no evidence that the Applicant has even investigated any ecological or environmental conditions, such as wetlands or endangered species, which may be adversely impacted.

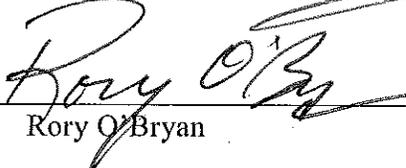
CONCLUSION

The 2016 Aurora PUD proposal is fatally flawed under the UDO standards and as a matter of good planning and public policy for the City of Westfield. It has extensive opposition (See **TAB 10** - Petition signed by over 400 people in less than one week after posting) and will have many negative impacts as detailed above and summarized and illustrated on the map of Aurora PUD Immediate Negative Impact Zones attached as **TAB 11**. It is the wrong project for the site. Wrong for the neighborhoods and land uses in the vicinity. Wrong for the taxpayers and ratepayers of the City of Westfield. And wrong in light of the sound planning and economic growth principles embodied in the UDO and evidenced by what has worked well for the City in other areas. Properly constrained by these principles, the Department should report the many flaws in this PUD, the Advisory Planning Commission ought to emphatically recommend against it, and the City Council must unequivocally decide against it.

Respectfully submitted,

HARRISON & MOBERLY, LLP

By: 
Patricia Polis McCrory

By: 
Rory O'Bryan

Enclosures: TABS 2 – 11
cc: All APC and City Council Members



TAB 2

**Color Illustrations Comparing the 2006 and 2016
Aurora PUD Concept Plans as filed by the Applicant**



EXHIBIT B-1 ZONING BUBBLE PLAN





TAB 3

**Letters from experienced residential brokers in the area regarding adverse impact
on market values of existing homes**



November 29, 2016

To Whom It May Concern:

I have been approached by several residents along State Road 38 and Anthony Road asking what impact the commercial development will bring to their home values.

Commercial development can provide a negative impact on home values for residents in this area. The commercial buildings/signage, natural or artificial barriers to protect nearby residents from the noise, traffic, excessive night lighting, and aesthetic deterioration all take away from the main reason why home owners want to move to this area. Residents buy and build in this area to be in the country. They want to get away from the hustle and bustle that city life brings.

It would be unfortunate to see parking lots and commercial buildings take away from the ambiance that is provided in this beautiful area.

Respectfully,

Karey J. Bredemeyer

Karey J. Bredemeyer
100 Lakeview Drive, Noblesville, IN 46060
Phone: (317) 776-0200 Cell: (317) 514-3158 Fax: (317) 493-2554
www.kareyb.com

Impact of Commercial Real Estate on Residential Property Values

NAR Library Research Request

November 29, 2016

Research Request Details

Requestor: Karey Bredemeyer, kareyb@talktotucker.com

Librarian: Abby Creitz, acreitz@realtors.org, x8830

Request date: November 29, 2016

Due date: November 29, 2016

Request: Do home values decrease when commercial/industrial real estate is developed nearby?

Impact of Commercial Real Estate Development on Residential Property Values

The Impact of Commercial Development on Surrounding Residential Property Values, (Journal of the Center for Real Estate Studies, April 2015).

Excerpt from Summary: Proximity to retail development is the most likely to be considered a neighborhood amenity and an important aspect to community revitalization—although it can take a few years for the submarket to fully incorporate positive price effects...lack of evidence for negative and significant impacts of commercial developments on housing values.

Commercial Development Spillover Effects Upon Residential Values, (Southwestern Economic Review, 2011).

Excerpt from Abstract: Commercial developments produce both positive and negative effects on residential areas which on net produce a rough quadratic relation between home values and proximity. The analysis finds that the net impact on all properties in the impact area is positive, but the positive impact is observed to fall with accessibility from its highest level at around a half mile from the district's boundaries.

The Impact of Industrial Sites on Residential Property Values: A Hedonic Pricing Analysis for The Netherlands, (Discussion Paper, Tinbergen Institute, 2009)

In order to quantify the negative effects stemming from industrial sites, we estimate – using a hedonic pricing model – the impact of distance to industrial sites on residential property values... The results reveal that the distance to an industrial site has a statistically significant negative effect on the value of residential properties. However, the effect is largely localized within a relatively short distance from the nearest industrial site.

The Effect of Proximity to Commercial Uses on Residential Prices, (Dissertation, Georgia State University and Georgia Institute of Technology, May 2006).

Excerpt from Results: In the older gridiron area in the Seattle portion of the study area, proximity to retail creates both a positive, or convenience, effect and negative, or spillover, price effect for residences; the effects play against one another. On the whole, the positive

effect outweighs the negative effect, but up to about 250 feet, the negative effect of disamenities results in a net loss. Beyond a distance of around 250 feet, the effect is positive for almost another 1,000 feet. Neighborhood layout and density have a significant effect on the magnitude and reach of the travel and straight-line effects on price. As neighborhood layout becomes more integrated, the positive price effect of proximity increases.

Economic Impacts of Commercial Real Estate, 2016 Edition (NAIOP)

eBooks from the NAR Library:

We offer a few eBooks on this topic, too (download the free Adobe Digital Editions software first, then checkout and download eBooks):

- Community by Design: New Urbanism for Suburbs and Small Communities
- Sustainable Urban Planning: Tipping the Balance
- Neighbors & Neighborhoods: Elements of Successful Community Design

To: Responsible Growth Alliance

I remember the days when Westfield, Carmel, Noblesville and Fishers were considered bedroom communities. These city leaders now have a huge responsibility to the residents who have lived here all their lives and to the new residents as well. This is a critical time for Westfield as they grow. We all understand that the city needs dollars to support their myriad of financial commitments. This should not be at the current resident's expense.

In my opinion, the areas around the proposed Aurora Development are estate lots and have met the zoning requirements established by the previous Town of Westfield and now the City of Westfield. All of these owners have met the cities requirements over the years for lots sizes, conforming uses and more. There have been occasional variances as allowed by the ordinances.

What Aurora is asking to be changed is significant and will forever change all of Westfield. This is even more significant for the homeowners you represent in this immediate area because it affects their finances too.

The "Responsible Growth Alliance" has brought many concerns to the table. There are still many other concerns that still need to be addressed. One concern that I would like to address is the valuation of the existing homes in the area and what Aurora will mean to their bottom line. I am sure you will agree that these few examples would have significant impact on property values. Just some possible issues listed as follows:

Traffic noise, traffic signals, 24 hour trash pick-up, High volume traffic generated by retail outlets, Gas stations and convenience stores, outside storage of equipment, commercial vehicle parking, semi parking, back-up beepers on lift trucks, loading equipment, High tension power lines, 24 hour business activity, mining or crushing equipment and processing conveyors, commercial dust and debris, possible contamination from these businesses to the surrounding environment, just to name a few. If you think it cannot happen then remind yourselves of the Guide fish kill on the White River or the "pcb" plume from Firestone.

These are all very possible issues for all of Westfield if Aurora is approved. I would ask all of you to just imagine a few of these above noted concerns in your backyard!

Besides the above mentioned annoyances is the cost to the area homeowners. It is impossible to put an exact value on the cost in general terms. Every property will be affected differently, but they will be affected negatively. If you think the properties may have future commercial potential then you are mistaken. The majority of the surrounding homes have a higher current value than their land would have at a commercial price per acre if you tore down the improvements.

Having sold real estate in Hamilton County for over 30 years I have seen a lot of development in our communities. I have actually been involved as a partner in small residential and commercial developments in the past. In the past I have not seen:

1.) Two major thru streets combined into one right at the exit to the project. This will cause a bottleneck and an incredible traffic flow on SR38.

2.) Major thru street to the project routed more than a mile away from the US31 corridor. An exit much further to the west seems appropriate. This appears to be a convenience to the developer because it is the only access he has to SR38.

3.) Much more detail on parcel sizes and exact uses are needed. This plan is currently a blank slate to the developer's advantage only.

4.) This proposal only has one or two layers of buffer zones. I commonly see commercial buffered by another level of commercial (maybe Office) then Apartments (Multi Family), then buffered by condominiums or paired patio homes (medium density), then one or two price ranges of residential.

Ultimately the areas along US31 will be commercial. Maybe office in nature as it is a much less intrusive as a neighbor and seems to match the Carrington property.

These are my opinions and my opinions only. I wish you the best of luck in formulation a plan that will work for all involved. I have also attached some statistics that represent the current average home price for all of Westfield. This may be helpful in getting more price support for the proposed residences in Aurora. The currently proposed homes have a much lower selling price than the area averages.

Respectfully,

Jon Hirschfeld, Broker

Facts and TrendsTM - Published November 2016*

Location: Washington Township (2913)

Property Types: Residential(SFH&CND) - All Properties - All Properties

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit



Date	8/15	9/15	10/15	11/15	12/15	1/16	2/16	3/16	4/16	5/16	6/16	7/16	8/16	9/16	10/16
For Sale	240	244	258	247	211	219	220	235	260	267	278	261	254	244	236
New Listing	94	91	99	60	48	80	72	117	147	147	136	104	89	99	89
Sold	101	92	60	64	76	45	52	82	76	96	134	128	98	90	68
Pended	99	63	63	58	57	63	65	97	108	118	114	89	80	86	65
Months of Inventory (Closed Sales)	2.4	2.7	4.3	3.9	2.8	4.9	4.2	2.9	3.4	2.8	2.1	2	2.6	2.7	3.5
Months of Inventory (Pended Sales)	2.4	3.9	4.1	4.3	3.7	3.5	3.4	2.4	2.4	2.3	2.4	2.9	3.2	2.8	3.6
Absorption Rate (Closed Sales) %	42.1	37.7	23.3	25.9	36	20.5	23.6	34.9	29.2	36	48.2	49	38.6	36.9	28.8
Absorption Rate (Pended Sales) %	41.3	25.8	24.4	23.5	27	28.8	29.5	41.3	41.5	44.2	41	34.1	31.5	35.2	27.5
Avg. Active Price	413	414	424	442	451	483	475	481	473	460	462	470	471	488	487
Avg. Sold Price	280	282	273	304	335	332	289	314	281	312	302	280	340	312	292
Avg. Sq. Ft. Price (Sold)	92	96	97	100	95	110	96	102	103	100	100	98	102	101	99
Sold/List Diff. %	97	97	98	98	97	98	97	98	99	98	98	98	97	97	98
Sold/Orig LP Diff. %	96	96	95	97	96	96	94	96	96	97	97	97	97	95	96
Days on Market	40	45	59	52	67	62	77	71	61	43	44	44	46	50	67
Median	245	254	284	285	300	270	240	255	218	286	252	237	282	255	255

All reports are published November 2016, based on data available at the end of October 2016, except for the today stats. This representation is based in whole or in part on data supplied by the Metropolitan Indianapolis Board of REALTORS® or its Multiple Listing Service. Neither the Board nor its MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Board or its MLS may not reflect all real estate activity in the market. This statistical information is produced by and for the exclusive use of the F.C. Tucker Company. Report reflects activity by all brokers participated in the MLS.

Facts and TrendsTM - Published November 2016*



Location: Washington Township (2913)

Property Types: Residential(SFH&CND) - All Properties - All Properties

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

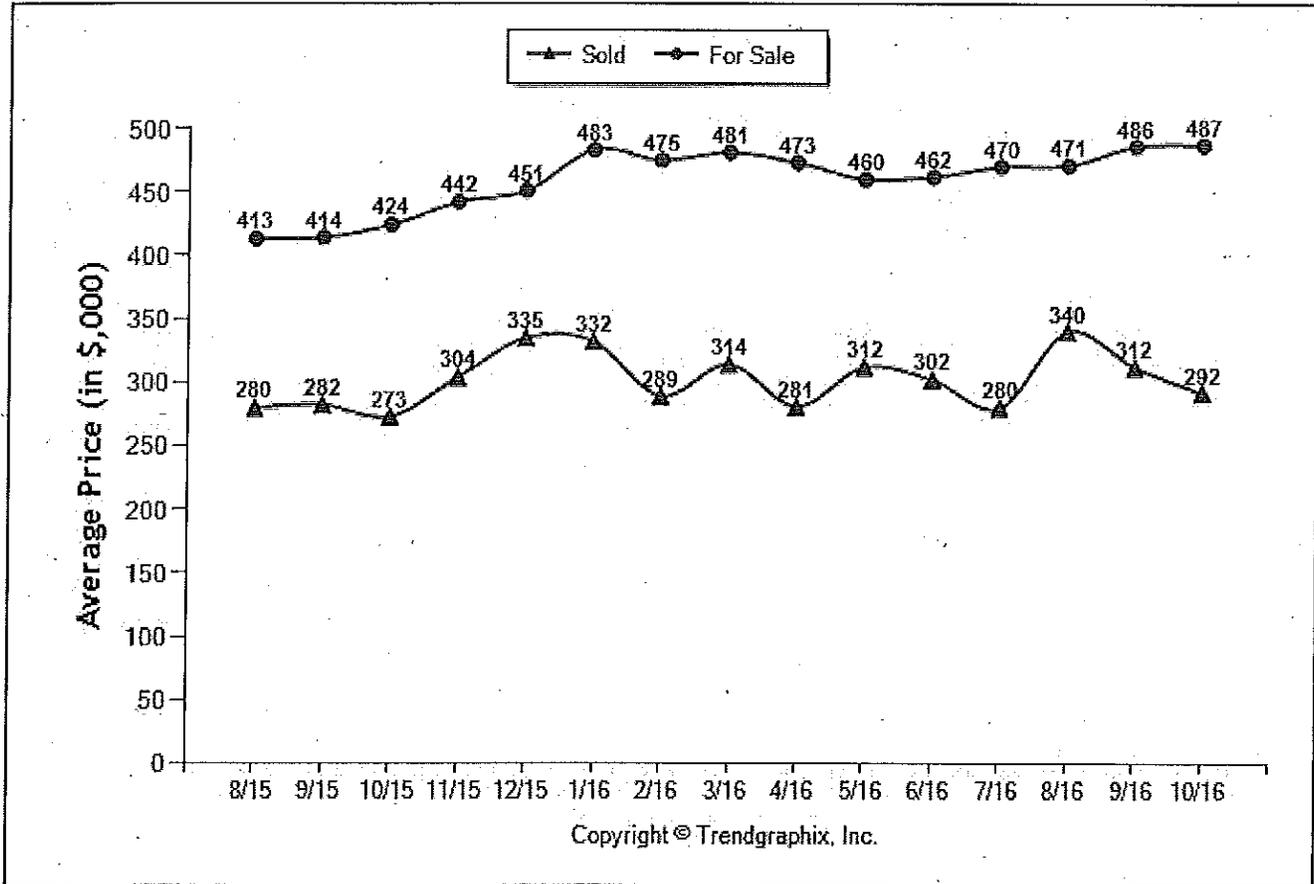
Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Average Price of For Sale and Sold (Aug. 2015 - Oct. 2016)

Prepared for you by: Jon Hirschfeld



	Curt vs. Prev Month			Curt vs. Same Month 1 Yr Ago			Curt vs. Same Qtr 1 Yr Ago			TODAY STATS		
	Oct. 16	Sep. 16	% Change	Oct. 16	Oct. 15	% Change	Aug. 16 to Oct. 16	Aug. 15 to Oct. 15	% Change	11/1/2016 - 11/28/2016	10/1/2016 - 10/28/2016	% Change
Avg. Active Price	487	486	0.2% ▲	487	424	14.9% ▲	481	417	15.3% ▲	494	487	1.4% ▲
Avg. Sold Price	292	312	-6.4% ▼	292	273	7% ▲	317	279	13.6% ▲	303	300	1% ▲

October 2016 Average For Sale Price is Depreciating**

Average For Sale Price (in thousand) in October 2016 is \$442. It is down 1.8% compared to the last month and up 8.1% compared to the last year.

October 2016 Average Sold Price is Neutral**

Average Sold Price (in thousand) in October 2016 is \$281. It is down 3.4% compared to the last month and up 3.3% compared to the last year.

**Based on 6 month trend - Appreciating/Depreciating/Neutral.

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November 28, 2016

Hello, my name is Sarah Starost and I am a Realtor with the F.C. Tucker Company. It was recently brought to my attention that the farm land that surrounds a number of properties in the Grassy Branch and SR 32 corridor is soon to undergo development but not just any development; commercial and industrial development. I attended the City Council meeting where a number of property owners voiced their concerns as we as myself and another Realtor. While the development of farm land and corn fields is a common occurrence in Indiana and with the amount of growth Hamilton County and Westfield in particular is experiencing, the obvious choice for the farm land would be quality built, single family homes which would go along with the already occurring trend in the area. However in this case that is not what the plans are.

As a Realtor is it my job to represent my clients and ensure that the biggest investment they are going to make is a good one. As it stands with the proposed plans there will be ranch style homes as well as townhomes in the \$200,000-\$300,000 that will be used as a "buffer" into this commercial/industrial park. Now, if I am to ensure my clients spend their hard earned money to achieve the American Dream, would I be fulfilling my role as their agent and allow them to purchase a "buffer home" knowing that one day when they go to sell their "buffer home" that it may sit on the market for much longer vs. another similar type home that is nestled in one of Westfield more appealing neighborhoods or that they will be under water and forced to sell for much less because the value will not be there? Not only am I concerned for these potential homebuyers but I am more worried for the home owners that have already put their precious time and hard earned money into their home not knowing that this is what is in store for their future and property values. In my professional opinion the Aurora project will have a significant impact on their property values as well as their home life with increased traffic with most likely large box trucks and semis coming in and out from these large, unsightly buildings as well as the construction that will be taking place.

It would be my recommendation that this project be reconsidered for this particular area. With this area being mainly used for residential area, bringing in large commercial and industrial buildings would have a significant impact on the homeowners.

Thank you for your time and consideration.

Sarah Starost, REALTOR®

317.332.7891

homesforheroes.com/affiliate/sarah-starost

The F.C. Tucker Company

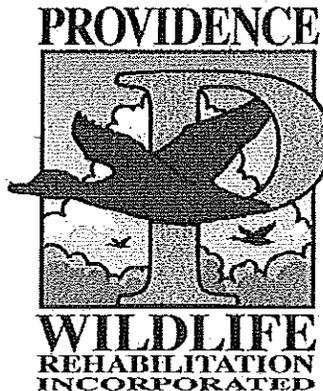
3405 E 86th Street 46240

317-259-6000



TAB 4

**Letters explaining the important role of the Providence Wildlife Rehabilitation Center and
destructive impacts of the 2016 Aurora PUD**



To Whom It May Concern:

I am the Executive Director of Providence Wildlife Rehabilitation, Inc., a 501 (c) (3) non/profit organization, located at 2425 E. 202nd Street, Westfield, IN 46074.

We are a wildlife center licensed by the Indiana DNR and the U.S. Fish & Wildlife Service, Dept't of the Interior, to provide wildlife rehabilitation and education/conservation programs.

Annually, we admit 1,100 - 1,500 patients, with the goal of releasing back to the wild in species-appropriate habitat. We also provide permanent housing for a dozen education birds. We will soon be entering our fourth year providing live bird programs for MacGregor Park in our township.

Compassionate citizens call us for rescues or bring orphaned/injured wildlife to us, even the Hamilton County Humane Society, Hamilton County Dispatch, Fishers Police, and Westfield Police.

To provide optimal rehabilitative care for wildlife, they need quiet, serene settings, fresh air, and sunshine. What would be very detrimental would be artificial outdoor lighting at night, loud noises day and night, excess dust and air pollution, noxious odors, nearby traffic, et cetera...all components of the commerce/industry that is slated to surround us on all sides. This will impair patients' ability to recover successfully and be a constant stress to our education birds housed outdoors.

I am trying to keep this brief. If you have questions or would like further information, please feel free to contact me.

Thank you,

Kristen Heitman, CWR



United States Department of the Interior



FISH AND WILDLIFE SERVICE

5600 American Boulevard West, Suite 990
Bloomington, Minnesota 55437-1458

IN REPLY REFER TO:

FWS/R3/MBSP/MB

MAY 26 2016

Providence Wildlife Rehabilitation, Inc.
Kristen E. M. Heitman
2425 202nd Street East
Westfield, Indiana 46074

Dear Ms. Heitman,

On behalf of the U.S. Fish and Wildlife Service, I would like to express our gratitude for the dedication to migratory birds that you and your staff exemplify every day.

We applaud your passion and we value you as both a leader and trusted partner for fish and wildlife conservation.

Please accept this plaque as a small testament to our sincere appreciation for your efforts.

Sincerely,

Charles M. Wooley
Acting Regional Director

To whom it may concern:

Over six years ago I brought first one, then two, orphaned ducklings to PWR. Having volunteered for another wildlife rehab center while in undergrad, I was missing that type of volunteer experience and asked Kristen if she needed volunteers. Luckily for me, she accepted me on the spot!

I have grown in my role with PWP during this time, and PWR has grown too. From husbandry and cleaning I have moved into providing veterinary care and am the Director of Education. Our Educational Outreach provides programs year round to community groups of children and adults year round. These programs increase our exposure to the public and have grown our patient load by over two fold over the last 4 years. We have admitted nearly 2000 patients in both 2015 and 2016.

The location of PWR is essential to the wellbeing of our patients. Many of them are prey species with strong fight-or-flight instincts. Many are secretive species only found in rural areas away from urbanization. We are able to keep our patients away from the sounds and smells of urban life. Away from the sounds and smells of predators such as humans, dogs and traffic.

Once our patients have been stabilized from their injuries, they need to be readied for life in the wild again. This often means moving them out of our triage/nursing care building and into an outdoor enclosure. While outside these native species acclimate to the current weather, gain flight endurance, forage for food, and mentally prepare for release.

The importance of this critical time cannot be emphasized enough. Commercial property surrounding PWR will perhaps most deeply impact this phase of rehabilitation of our patients. For adult patients, time in outside enclosures conditions them. For juvenile patients, it separates them from humans; they become increasingly wild; they stop seeing humans as a source of food and acclimate to the rural, quiet, wild outdoors. Surrounded by human sounds, cars, light pollution, run off from pavement and petroleum-based chemicals as well as deicing chemicals in the winter our very special patients will suffer emotionally and perhaps physically.

We know the role stress plays on many of these species. Being in captivity at PWR is already difficult enough for most of the native species we rehabilitate. With the proposed development I would expect to see decreased patient survival of high stress species such as wood ducks, grebes, loons, chimney swifts and countless others.

PWR is not able to pick up and move. Much of the facilities have been constructed with donated time and materials. Additionally, finding a suitable location that is easily accessible to the public is a challenge. Our patients arrive at the center from private citizens over their lunch breaks, after work or soccer practice, and while running weekend errands. Accessibility is paramount to providing this service to the communities of central Indiana.

I hope the plan to commercialize the land surrounding PWR will be reconsidered.

Regards,
Dr. Andrea Quigley, DVM

To whom it may concern:

I would like to voice my opinion regarding the commercial development surrounding Providence Wildlife. It seems that in this day and age no one cares what happens to our wildlife anymore. We keep taking their way of survival away from them due to over development of land. Providence Wildlife is the only place injured wildlife can be taken care of for rehabilitation and if this is developed for commercial/industrial the noise and traffic alone would be such a stress on these animals they would not have a chance to recover or a second chance in life. I am highly apposed of this development. Please give wildlife a chance.

Sincerely,
Becky Riskin

To Whom It May Concern:

The City of Westfield is a wonderful place to visit because of the welcoming small town feel. It's also home to a gem, Providence Wildlife Rehabilitation, which is now threatened by a plan to turn that area into an industrial, commercial and retail development. Licensed wildlife rehabilitation centers are few and far between. Providence is one of the best. Their contributions to the health and well-being of our native wildlife, and the educational programs this organization provides, should be of the utmost importance. The farmland and green spaces surrounding Providence Wildlife Rehabilitation are vital to their success. Replacing that valuable resource with strip malls, and/or commercial and industrial complexes would be a detriment.

Providence Wildlife Rehabilitation is something Westfield should be proud of. Please reconsider your plans to develop that area. I'm sure your consideration would be greatly appreciated by Providence, and by other property owners there who would see their property values decline as a result of the development.

Respectfully,

Jan Lockett
1150 East 54th Street
Indianapolis, IN 46220
janlockett@att.net

To whom it may concern,

Providence Wildlife needs to be protected from the negative impact development would bring. They are essential to the protection of countless animals in need which are important to the environment as well as providing countless hours of pleasure to the people of Central Indiana.

Sincerely,
Robert & Peggy Bolles

Providence Wildlife Rehabilitation is one of far too few organizations who take care of the animals we humans interfere with and cause injury to, all too often. These animals are forced to bend to our will, constantly. They aren't given proper options for survivability. They just keep living and surviving, until they can't any longer. We, humans, have options. We have the option of not taking up all of the land on this earth for building. I was going to say, "for our own use" but in truth, land as land is "for our own use" too – though not enough people understand this.

Development almost never plans for the loss of the natural environment which causes inevitably, the loss of animals. All of this creates loss, for every living being on this planet. We owe it to the planet, the animals, and to the people who started Providence, to ensure the safe environment that exists for them around the Providence property and adjacent areas.

The Aurora PUD does not allow for sufficient safety and safeguarding of the animals and the organization. It therefore is imperative, that the owners of Providence are carefully listened to, and their requests and suggestions are heeded. This isn't Billy-saving-a-cat-in-his-garage. These are professional wildlife rehabilitators and there aren't enough of them around. Their work and information should not only be safeguarded, but it should be valued and used in any development consideration.

Listen to the people. We are the City and the Township.

-jodi

Jodi Becker
18524 Harvest Meadows Dr E
Westfield, IN 46074
Jodi27@aol.com



TAB 5

**Professional Opinion of Robert W. Hanley, PhD., TRC Environmental Corporation
regarding adverse impacts and need for investigations regarding likely destruction of
threatened and endangered species, wetlands, and significant cultural and historic
resources resulting from the 2016 Aurora PUD**

AFFIDAVIT OF ROBERT W. HANLEY, Ph.D.

I, Robert W. Hanley, Ph.D., offer the following affidavit. I am a Senior Consultant employed by TRC Environmental Corporation (TRC) with more than 30 years of environmental consulting experience, during which I have performed wetland delineations, endangered species surveys, habitat assessments and ecological evaluations of sites in several states, including Indiana. I earned a Bachelor of Science degree, *cum laude* with honors from the Florida State University, where I majored in Biological Sciences with an emphasis on physiology and ecology. I earned a Master of Science degree from Duke University, with a major in Zoology and a minor in Botany. I earned a Doctor of Philosophy degree from the University of Alabama, with a major in Biological Sciences and minors in Computer Science and Environmental Engineering. My specialization was in physiological ecology and my dissertation research focused on responses of freshwater gastropods to changes in oxygen availability. I have provided ecological assessment services for proposed developments in Franklin, Hendricks and Ripley Counties in Indiana. I also am serving as a Senior Consultant to a site investigation and ecological evaluation of a site adjacent to the Wabash River. A copy of my resume is attached.

TRC was retained to provide an opinion whether or not adequate environmental studies have been conducted in support of a proposed planned unit development (PUD) site located south and east of the intersection of US Highway 31 and Indiana State Highway 38. The PUD site is bordered by Grassy Branch Road to the east and US Highway 31 to the west.

Information Review

In preparing this opinion, the following publicly available sources were accessed and reviewed:

- United States Fish and Wildlife Service (USFWS) Information for Planning and Conservation (IPaC) internet application, which identifies federally protected species that could be adversely impacted by proposed development activities.
- Indiana Department of Natural Resources (IN DNR) online List of Endangered, Threatened and Rare Species.
- United States Department of Agriculture (USDA) Web Soil Survey, which allows a user to prepare site specific soil maps and investigate properties of mapped soils.
- United States Army Corps of Engineers, Louisville District (USACE) online documentation of Waters of the United States (WOTUS) jurisdictional determinations.
- Indiana State Historic Architectural and Archaeological Research Database (IN SHAARD).
- Historic aerial imagery available on-line (Google Earth and Hamilton County GIS)

Findings – Threatened and Endangered Species

TRC could not locate documentation that the PUD site has been surveyed for the presence of federally or state protected species.

The USFWS IPaC report lists the Indiana bat, a federally and state protected endangered species, as potentially being adversely affected by the proposed activity. Indiana bat roost in trees with loose bark, and the PUD site has a number of wooded areas that may provide suitable Indiana bat nesting and roosting habitat. A copy of the IPaC report is attached to this affidavit.

The USFWS IPaC report lists nineteen migratory bird species protected by the federal Migratory Bird Treaty Act (MBTA) as potentially being adversely affected by the proposed development activity. The MBTA prohibits “taking” of MBTA protected birds without prior USFWS authorization.

The IDNR lists the eastern prairie fringed orchid as inhabiting Hamilton County. This federally and state protected vascular plant is typically found in moist, tallgrass prairie habitat, but may also occur in roadside ditches. Aerial photographs reviewed by TRC show a number of ditches on the PUD site and semi-open wooded area adjacent to the cemetery on 202nd Street East, all of which may provide suitable habitat for this species.

The IDNR lists the cerulean warbler as inhabiting Hamilton County. This state listed endangered species, which is also protected by the federal MBTA, inhabits deciduous forested. Two forested areas on the PUD site likely provide suitable nesting habitat for this species.

The IDNR lists the loggerhead shrike as inhabiting Hamilton County. This state listed endangered species, which is also protected by the federal MBTA, inhabits open to semi-open areas. The semi-open area adjacent to the cemetery on the PUD site provides suitable nesting and foraging habitat for this species.

Findings – Wetlands and Waters of the United States

The USACE Louisville District on-line jurisdictional determination database does not list any WOTUS jurisdictional determinations of the PUD site.

The USDA web soil survey maps two soil types on the site as having hydric soil characteristics, Brookston silty clay and Patton silty clay loam. Almost half of the site is mapped as these two soil types. Hydric soils are one characteristic of wetlands. The semi-open area adjacent to the cemetery on the PUD site is mapped as having Brookston soils. A copy of the Web Soil Survey map is attached to this affidavit.

Aerial images indicate that an area south of 202nd Street East and adjacent to a cemetery on the development site may exhibit wetland characteristics. This area is mapped as having Brookston soils, a hydric soil, and several of the aerial images TRC reviewed show an apparent drainage feature crossing this area.

Findings – Significant Cultural and Historic Resources

TRC could not locate publicly available documentation demonstrating that the PUD site and activity have been evaluated with respect to adverse effects to significant cultural and historic resources on or proximate to the PUD site.

The IN SHAARD database lists ten properties that contribute to cultural and historical resources that are located in that portion of Washington Township that is mapped on the United States Geological Survey 7.5' Noblesville Quadrangle Map. Of these, one, the Pleasant View Cemetery, is located on the proposed development site, and three, a house on US Highway 31, a farm on Indiana State Highway 38, and a farm on Grassy Branch Road, are either adjacent to or proximate to the PUD site. Development activities could adversely affect these resources by altering the ‘viewshed’, by increased traffic, and by construction related activities. A copy of the IN SHARD database print out is attached to this affidavit.

MacGregor Park is a 99-acre parkland situated northeast of the intersection of US Highway 31 and Indiana State Highway 38. One of the IN SHAARD listed structures is located in this park.

Opinions

It is my opinion that the PUD site has suitable habitat for federally and state protected species.

It is my opinion that the project proponent has not conducted appropriate environmental surveys to confirm that the proposed development will not adversely affect federally and state protected plant and animal species that may inhabit the site.

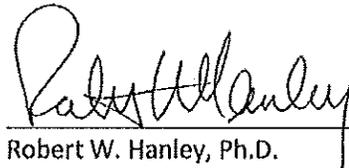
It is my opinion that the PUD site has areas that likely exhibit wetland characteristics.

It is my opinion that the project proponent has not conducted a delineation of features potentially exhibiting wetland characteristics and that may be WOTUS.

It is my opinion that the project proponent has not conducted studies to document that the proposed development will not adversely affect significant cultural resources located on adjoining or nearby properties.

It is my opinion that the PUD proponent should undertake such studies necessary to document that the project will not adversely affect protected species, sensitive biological habitats, and significant cultural resources before proceeding with the proposed development.

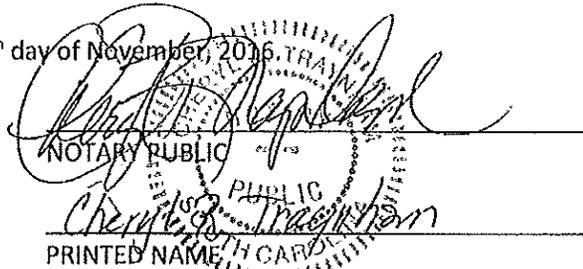
FURTHER AFFIANT SAITH NOT.


Robert W. Hanley, Ph.D.

STATE OF SOUTH CAROLINA)
) SS:
COUNTY OF GREENVILLE)

Before me, a Notary Public in and for said county and state, personally appeared Robert W. Hanley, Ph.D., who acknowledged the execution of the foregoing Affidavit, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal this 30th day of November, 2016.


NOTARY PUBLIC
Cheryl S. Trammell
PRINTED NAME

My Commission Expires: 4/14/2025
County of Residence: Greenville

ROBERT W. HANLEY, Ph.D.

EDUCATION

Ph.D., major - Zoology, minors - Computer Science and Environmental Engineering, University of Alabama, Tuscaloosa, Alabama, 1983

M.A., Zoology, Duke University, Durham, North Carolina, 1976

B.A., Biology, cum laude, Florida State University, Tallahassee, Florida, 1974

AREAS OF EXPERTISE

- Environmental and ecological assessments
- Environmental compliance auditing
- Environmental policy analysis
- Environmental systems management
- Permit preparation and negotiation

REPRESENTATIVE EXPERIENCE

Dr. Hanley has 30 years of environmental consulting experience, primarily for industrial clients. Robert has provided wetland delineation and permitting services, rare and endangered species assessments, habitat assessments, and environmental impact assessments. He is an experienced multimedia environmental compliance auditor with expertise in hazardous and solid waste management, water and wastewater treatment, and environmental management systems. His auditing experience includes specialized knowledge of RCRA and Toxic Substances and Control Act (TSCA) reporting and record keeping requirements. Robert has managed site investigation projects and has specialized knowledge regarding river and lake systems. He also provides pollution prevention consulting and has led several pollution prevention audits for forest products companies.

CWA 404 and Threatened and Endangered Species Permitting

CWA Jurisdictional Delineation, Permitting, and Restoration. Agricultural Chemical Formulating and Packaging Facility (South Carolina). Project Scientist.

Conducted a jurisdictional delineation for the owner of a closed agricultural chemical formulating and packaging facility that was under state mandate to excavate and remove soil and sediment effects by runoff from the closed facility. Examined on-site drainage ditches and waterways and an off-site stream, a portion of which is tidally influenced. Determined that an on-site cooling water pond and several drainage ditches were outside of Army Corps of Engineers (ACOE) jurisdiction. The Corps of Engineers verified the Jurisdictional Delineation without corrections.

Also prepared permit applications to the ACOE and to the state's coastal zone management agency for the excavation of impacted soil and sediment within the jurisdictional wetlands. Mitigation was accomplished by a combination of wetland restoration and enhancement and the use of a mitigation bank. Prepared the mitigation plan, including designing and implementing the restoration and enhancement of a freshwater wetland adjacent to the client's property.

CWA Jurisdictional Delineation, Permitting and Restoration. Closed Fertilizer Manufacturing Facility (South Carolina). Project Scientist.

Conducted a jurisdictional delineation on an 18-acre tract of land that was a closed fertilizer manufacturing facility. The site included streams and wetlands. Prepared a CWA 404 permit application for a corrective action that involved excavating materials from jurisdictional areas. Designed and implemented on-site mitigation of wetlands and a first order stream from which materials had been excavated. Mitigation included wetland and stream restoration.

CWA Jurisdictional Delineation, Permitting and Restoration. Closed Chemical Manufacturing Facility (Delaware). Project Scientist.

Conducted a jurisdictional delineation of a 100-acre tract of land that was a closed plastics manufacturing facility. The site includes tidally and non-tidally influenced freshwater wetlands. Prepared CWA 404 and Delaware Wetlands and Subaqueous Lands permit applications for a corrective action that involved excavating materials from jurisdictional areas. The applications included marsh restoration to return tidal influences to a portion of the marsh that had been drained and that was dominated by *Phragmites*.

CWA Jurisdictional Delineation, Permitting and Restoration. Closed Municipal Solid Waste Landfill (Georgia). Project Scientist.

Conducted a jurisdictional delineation of an area adjacent to a closed municipal solid waste landfill that is listed on the Georgia Hazardous Sites Inventory. Soil and groundwater investigations detected parameters exceeding state standards, and requiring corrective action. One action was removal and off-site disposal of sediments that had accumulated in a tributary that received surface water runoff from the site. TRC designed a sediment removal action and stream restoration. Prepared CWA 404 permit applications for the corrective action. Mitigation was accomplished by the stream restoration, which included improvements to stream channel morphology.

CWA Jurisdictional Delineation, Permitting and Restoration. Integrated Pulp and Paper Mill (North Carolina). Project Scientist.

Delineated wetlands on a 6,000-acre tract of land owned by a pulp and paper manufacturing company, and used GPS equipment to map wetlands. Prepared documentation of the assessment and mapping activities. Prepared CWA Section 404 and North Carolina Coastal Management Act permits for

constructing a new landfill haul road. Permit application included a mitigation plan.

Also conducted an ecological risk assessment of a CERCLA operable unit that involved former wastewater discharges into a tidally influenced creek and adjoining wetlands. Sampling in the wetlands demonstrated that the wetlands had not been adversely affected by wastewater discharges. The USEPA approved remedy for the stream included placement of a thin layer sand cap over portions of the stream where bottom sediments exhibited elevated concentrations of ecological constituents of potential ecological concern.

Wetlands Delineation and Discharge Permit Preparation. Inactive Disposal Site (Delaware). Project Scientist.

Delineated wetlands adjacent to two tidal marshes that had been used as industrial waste disposal sites. Prepared discharge permit applications and Delaware wetlands and subaqueous lands permit applications for proposed site restoration activities.

Wetland Delineation and CWA 404 Discharge Permit Preparation. Merchant Power Generating Facility (North Georgia). Project Scientist.

Delineated wetlands and prepared a Clean Water Act Section 404 discharge permit application for a combined-cycle, merchant power generating facility. Developed a mitigation strategy that was approved by the United States Corps of Engineers. Prepared documentation to support these delineations.

CWA Jurisdictional Delineation and CWA 404 Discharge Permit Preparation. Merchant Power Generating Facility (North Georgia). Project Scientist.

Delineated wetlands and prepared a Clean Water Act Section 404 discharge permit application for a combined-cycle, merchant power generating facility. Developed a mitigation strategy that was approved by the United States Corps of Engineers. Prepared documentation to support these delineations.

CWA Jurisdictional Delineation and CWA 404 Discharge Permit Preparation. Closed Municipal Landfill (Georgia). Project Scientist.

Delineated wetlands on a 6,000-acre tract of land owned by a pulp and paper manufacturing company, and used GPS software to map wetlands. Prepared documentation of the assessment and mapping activities. Prepared CWA Section 404 and North Carolina Coastal Management Act permits for constructing a new landfill haul road. Permit application included a mitigation plan.



Confidential Renewable Energy Project. Confidential Client (Lee and Bureau County, Illinois). Senior Consultant.

Prepared a CWA Section 404 discharge permit application for a proposed 110-turbine, wind powered, electric power generating facility.

Wetland delineation Industrial Facility (Alabama). Project Scientist.

Delineated wetlands on an 11-acre site used to manufacture hydraulic fracturing proppant.

Wetland Delineation and Discharge Permit Preparation. Mineral Mining Operation (Alabama). Project Scientist.

Delineated wetlands on a 700-acre site proposed for development as a quarry. Prepared post-Rapanos wetland delineation and jurisdictional determination forms. Demonstrated that several wetland areas and an unnamed tributary did not have a significant nexus to a traditional navigable water. Obtained USACE and USEPA concurrence with the delineation and jurisdictional determination. Prepared a discharge permit application for the proposed quarry operation.

Wetland Assessment and Mapping. BP Amoco (North Charleston, South Carolina). Project Scientist.

Assessed 6,000-acre tract of land for wetlands, identifying potential wetland areas for interpreting aerial photographs. Determined wetland boundaries by examining soils, hydrology, and vegetation. Used global positioning system (GPS) data logger to map wetlands area.

Threatened and Endangered Species Evaluations. BP Amoco (New Castle, Delaware). Project Scientist.

Researched threatened and endangered species potentially inhabiting areas slated for development or rehabilitation. Prepared site assessments documenting that proposed activities would not harm threatened or endangered species. Obtained Findings of the Significant Impact statements from state and federal agencies responsible for monitoring and protecting threatened and endangered species.

Wetland Delineation and Discharge Permit Preparation. Specialty Chemical Manufacturer (South Carolina). Project Scientist.

Delineated wetlands and prepared a discharge permit application for a proposed wastewater discharge pipeline at a specialty chemical manufacturing plant in South Carolina. Prepared documentation to support these delineations.

Wetland Delineation and Discharge Permit Preparation. Construction and Demolition Debris Landfill Siting (South Carolina). Project Scientist.

Delineated wetlands and prepared a discharge permit application for a proposed construction and demolition debris landfill in South Carolina. Prepared documentation to support these delineations.

Wetland Delineation. Residential Development (North Carolina). Project Scientist.

Delineated wetlands for two proposed apartment complexes in North Carolina, and worked with site developers to plan construction activities that avoided encroaching on jurisdictional wetlands. Prepared documentation to support these delineations.

Wetland Delineation. Proposed Natural Gas Pipeline (Texas). Project Scientist.

Delineated wetlands along a linear corridor for a proposed natural gas pipeline. Used global positioning system receiver to locate delineated upland:wetland boundary. Wetlands included palustrine emergent, palustrine scrub/shrub, palustrine forested and riverine. Prepared documentation to support these delineations.

Wetland Delineation. Proposed Electric Power Generating Facility (West Virginia). Project Scientist.

Delineated wetlands on the site of a proposed electric power generating station. Permit application will be prepared pending review of delineation report.

Environmental and Ecological Assessment

Prepared permit applications (Nationwide and Clean Water Act [CWA] Section 404) for site development activities requiring discharges of dredge or fill materials into jurisdictional wetlands. Managed RCRA facility investigations and CERCLA remedial investigation/feasibility study (RI/FS) investigations, including preparation of appropriate work plans and documents, sediment, soil and groundwater sampling and biological monitoring, and document preparation and review. Conducted endangered species assessments of sites proposed for industrial development. Designed and implemented soil and groundwater investigations at sites proposed as solid waste disposal facilities, at sites with suspected releases of toxic and/or hazardous chemicals, and at sites used for industrial waste treatment and disposal. Prepared environmental impact assessments of proposed construction and site development activities.

Some clients for which environmental and ecological assessment services have been performed are:

- Brunswick Cellulose, Inc. – GA
- Chemical Lime Company – AL
- International Paper Co. – LA
- Weyerhaeuser Company – NC
- Mueller Foundry – AL
- Clariant Corporation – SC
- Amoco Chemicals – SC
- Goodson Development Group – NC
- D. G. Griffin Construction – SC
- Inland Container – GA
- Hercules Incorporated – Brunswick, GA (Project Manager/Environmental Scientist)
- Identified habitats on and downstream from this CERCLA site. Identified flora and fauna in and downstream from the affected area. Identified potential ecological receptors.

LE Carpenter/Dayco Site – Wharton, NJ (Senior Consultant)

Designed and implemented an ecological evaluation in accordance with State of New Jersey ecological evaluation guidance of a surface water drainage system, adjoining wetlands and the Rockaway River all of which are adjacent to the LE Carpenter/Dayco CERCLA site. The evaluation included biological population studies, and surface water and sediment investigations. Based on the results, the recommendation was to engineer a corrective action for a portion of the surface water drainage adjacent to the site.

Air Products & Chemicals – Piedmont, SC (Environmental Scientist)

Conducted a wetland assessment to identify and map prospective jurisdictional wetlands on the property. Determined CWA 404 requirements related to proposed redevelopment of a closed industrial site, which resulted in a redevelopment plan that avoided disturbing wetlands and waters of the U.S.

Graniteville Company, Pond Investigation – SC (Project Manager)

Prepared and negotiated workplan to determine the nature and extent of sediment contamination in a 250-acre pond. The investigation included sediment sampling from the pond and major tributaries to the pond. Sediment samples were sectioned to enable profiling of constituents of potential ecological concern. Sediment profiling suggested that unaffected sediments would form a natural cap over affected sediments, and natural attenuation was the recommended course of action. The state and USEPA concurred with the recommendation.

Mineral Mining Operation, Wetland Delineation and Discharge Permit Preparation – AL (Project Scientist)

Delineated wetlands on a 700-acre site proposed for development as a quarry. Prepared post-Rapanos wetland delineation and jurisdictional determination forms. Demonstrated that several wetland areas and an unnamed tributary did not have a significant nexus to a traditional navigable water. Obtained USACE and USEPA concurrence with the delineation and jurisdictional determination. Prepared a discharge permit application for the proposed quarry operation.

BP Amoco, Threatened and Endangered Species Evaluations – New Castle, DE (Project Scientist)

Researched threatened and endangered species potentially inhabiting areas slated for development or rehabilitation. Prepared site assessments documenting that proposed activities would not harm threatened or endangered species. Obtained Findings of the Significant Impact statements from state and federal agencies responsible for monitoring and protecting threatened and endangered species.

Specialty Chemical Manufacturer, Wetland Delineation and Discharge Permit Preparation – SC (Project Scientist)

Delineated wetlands and prepared a discharge permit application for a proposed wastewater discharge pipeline at a specialty chemical manufacturing plant in South Carolina. Prepared documentation to support these delineations.

Construction and Demolition Debris Landfill Siting, Wetland Delineation and Discharge Permit Preparation – SC (Project Scientist)

Delineated wetlands and prepared a discharge permit application for a proposed construction and demolition debris landfill in South Carolina. Prepared documentation to support these delineations.

Residential Development, Wetland Delineation – NC (Project Scientist)

Delineated wetlands for two proposed apartment complexes in North Carolina, and worked with site developers to plan construction activities that avoided encroaching on jurisdictional wetlands. Prepared documentation to support these delineations.

Chemical Manufacturer, Wetland Assessment and Mapping – SC (Project Scientist)

Delineated wetlands on 3,500-acre tract of land owned by a forest products company, using GPS equipment to map wetland/upland boundary. Prepared documentation to support these delineations.



Robert W. Hanley, Ph.D.

Integrated Pulp and Paper Mill, Industrial Solid Waste Landfill Permitting and Construction – NC (Project Scientist)

Assessed wetlands on a 6,000-acre tract of land owned by a chemical company, and used GPS software to map wetlands. Prepared documentation of these assessment and mapping activities.

Westfield PUD

IPaC Trust Resources Report

Generated November 29, 2016 07:52 AM MST, IPaC v3.0.10

This report is for informational purposes only and should not be used for planning or analyzing project level impacts. For project reviews that require U.S. Fish & Wildlife Service review or concurrence, please return to the IPaC website and request an official species list from the Regulatory Documents page.

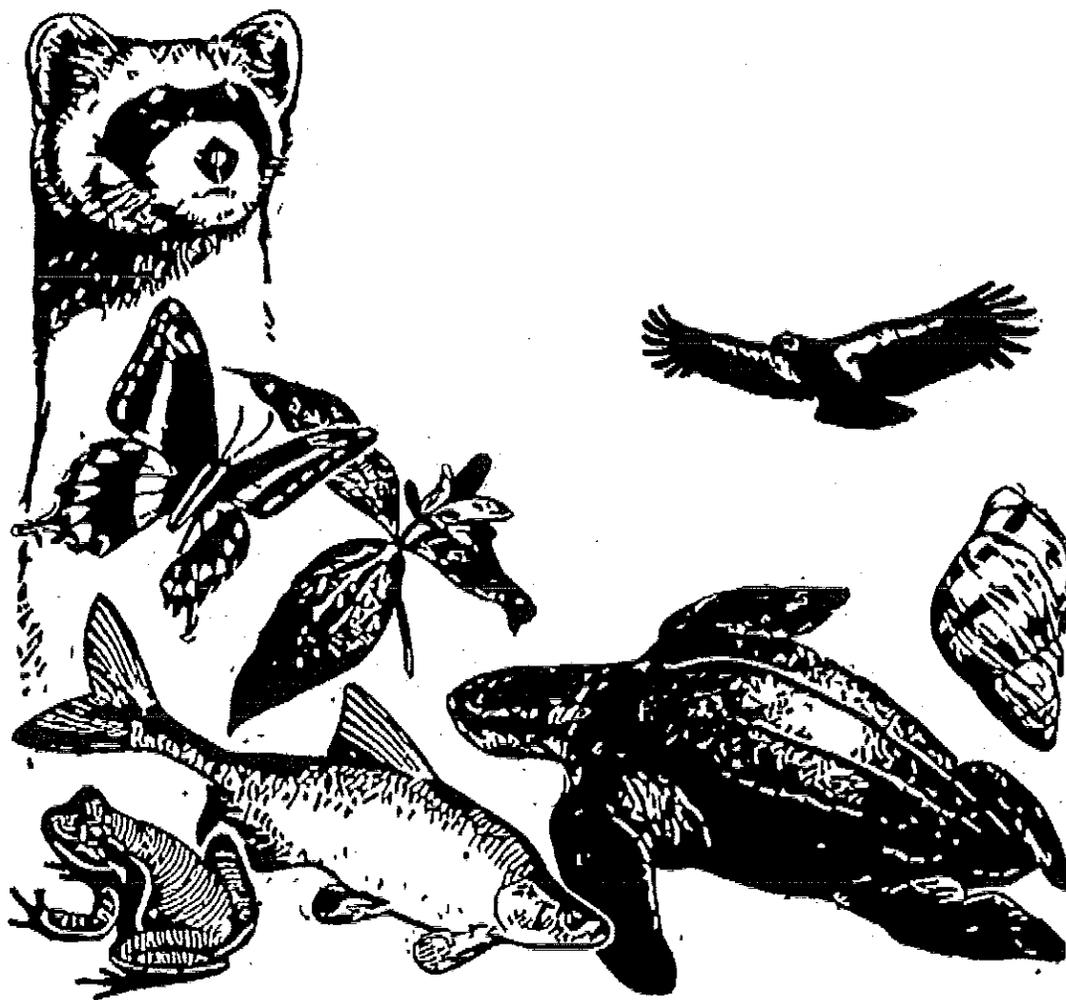


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U.S. Fish & Wildlife Service

IPaC Trust Resources Report



NAME

Westfield PUD

LOCATION

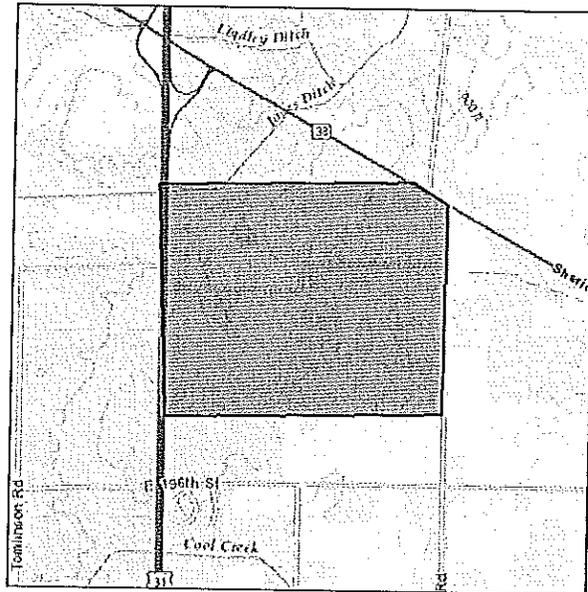
Hamilton County, Indiana

DESCRIPTION

Land clearing and development for multiple use project.

IPAC LINK

<https://ecos.fws.gov/ipac/project/BWAEN-Q5UJV-FA7KF-QE5TZ-KUI76E>



U.S. Fish & Wildlife Service Contact Information

Trust resources in this location are managed by:

Bloomington Ecological Services Field Office
620 South Walker Street
Bloomington, IN 47403-2121
(812) 334-4261

Endangered Species

Proposed, candidate, threatened, and endangered species are managed by the Endangered Species Program of the U.S. Fish & Wildlife Service.

This USFWS trust resource report is for informational purposes only and should not be used for planning or analyzing project level impacts.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list from the Regulatory Documents section.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency.

A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list either from the Regulatory Documents section in IPaC or from the local field office directly.

The list of species below are those that may occur or could potentially be affected by activities in this location:

Mammals

Indiana Bat *Myotis sodalis*

Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=A000

Critical Habitats

There are no critical habitats in this location

Migratory Birds

Birds are protected by the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act.

Any activity that results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish & Wildlife Service.^[1] There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible for complying with the appropriate regulations and implementing appropriate conservation measures.

1. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Additional information can be found using the following links:

- Birds of Conservation Concern
<http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Conservation measures for birds
<http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Year-round bird occurrence data
<http://www.birdscanada.org/birdmon/default/datasummaries.jsp>

The following species of migratory birds could potentially be affected by activities in this location:

Acadian Flycatcher Empidonax virescens	Bird of conservation concern
Season: Breeding	
Bald Eagle Haliaeetus leucocephalus	Bird of conservation concern
Season: Year-round	
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B008	
Bell's Vireo Vireo bellii	Bird of conservation concern
Season: Breeding	
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0JX	
Black-billed Cuckoo Coccyzus erythrophthalmus	Bird of conservation concern
Season: Breeding	
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HI	
Blue-winged Warbler Vermivora pinus	Bird of conservation concern
Season: Breeding	

Dickcissel <i>Spiza americana</i> Season: Breeding	Bird of conservation concern
Field Sparrow <i>Spizella pusilla</i> Season: Year-round	Bird of conservation concern
Henslow's Sparrow <i>Ammodramus henslowii</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B09D	Bird of conservation concern
Kentucky Warbler <i>Oporornis formosus</i> Season: Breeding	Bird of conservation concern
Least Bittern <i>Ixobrychus exilis</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B092	
Loggerhead Shrike <i>Lanius ludovicianus</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FY	Bird of conservation concern
Northern Flicker <i>Colaptes auratus</i> Season: Year-round	Bird of conservation concern
Peregrine Falcon <i>Falco peregrinus</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FU	Bird of conservation concern
Pied-billed Grebe <i>Podilymbus podiceps</i> Season: Breeding	Bird of conservation concern
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> Season: Year-round	Bird of conservation concern
Rusty Blackbird <i>Euphagus carolinus</i> Season: Wintering	Bird of conservation concern
Short-eared Owl <i>Asio flammeus</i> Season: Wintering http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HD	Bird of conservation concern
Willow Flycatcher <i>Empidonax traillii</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0F6	Bird of conservation concern
Wood Thrush <i>Hylocichla mustelina</i> Season: Breeding	Bird of conservation concern

Wildlife refuges and fish hatcheries

There are no refuges or fish hatcheries in this location

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

DATA LIMITATIONS

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

DATA EXCLUSIONS

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

DATA PRECAUTIONS

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this Inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

This location overlaps all or part of the following wetlands:

Freshwater Emergent Wetland

PEM1C

Freshwater Forested/shrub Wetland

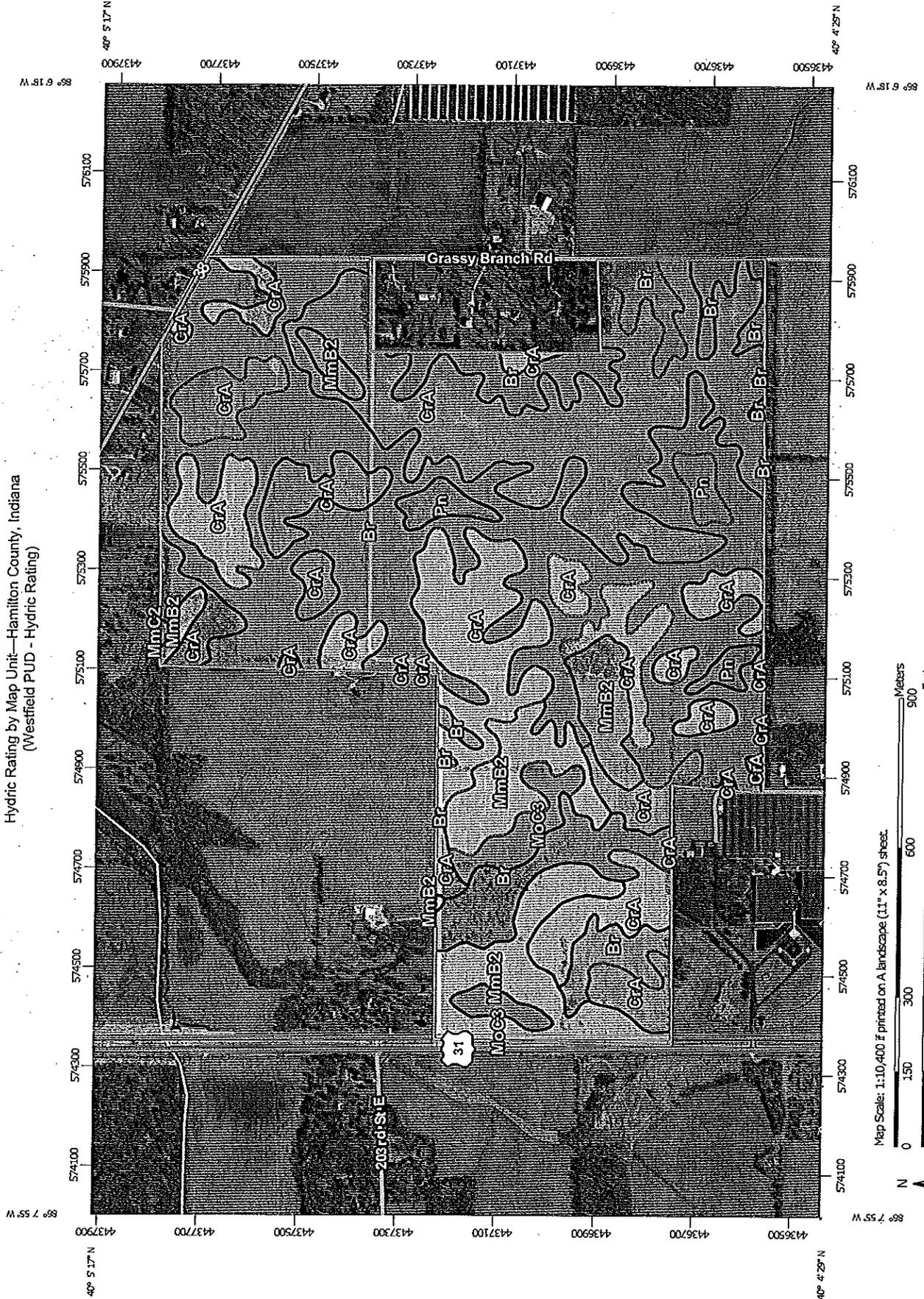
PFO1A

Freshwater Pond

PUBGx

A full description for each wetland code can be found at the National Wetlands Inventory website: <http://107.20.228.18/decoders/wetlands.aspx>

Hydric Rating by Map Unit—Hamilton County, Indiana
(Westfield PUD - Hydric Rating)



MAP LEGEND

 Area of Interest (AOI)	 Transportation
 Area of Interest (AOI)	 Rails
 Soils	 Interstate Highways
 Soil Rating Polygons	 US Routes
 Hydric (100%)	 Major Roads
 Hydric (66 to 99%)	 Local Roads
 Hydric (33 to 65%)	 Background
 Hydric (1 to 32%)	 Aerial Photography
 Not Hydric (0%)	
 Not rated or not available	
 Soil Rating Lines	
 Hydric (100%)	
 Hydric (66 to 99%)	
 Hydric (33 to 65%)	
 Hydric (1 to 32%)	
 Not Hydric (0%)	
 Not rated or not available	
 Soil Rating Points	
 Hydric (100%)	
 Hydric (66 to 99%)	
 Hydric (33 to 65%)	
 Hydric (1 to 32%)	
 Not Hydric (0%)	
 Not rated or not available	
 Water Features	
 Streams and Canals	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800. Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hamilton County, Indiana
Survey Area Data: Version 17, Sep 14, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 17, 2011—Mar 10, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Hydric Rating by Map Unit— Summary by Map Unit — Hamilton County, Indiana (IN057)				
Map unit symbol	Map unit name	Rating	Acres In AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	95	135.3	41.4%
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	2	140.0	42.8%
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	5	37.1	11.4%
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded	3	0.2	0.1%
MoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	0	7.4	2.3%
Pn	Patton silty clay loam, 0 to 2 percent slopes	90	6.9	2.1%
Totals for Area of Interest			326.9	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower



TAB 6

A&F Engineering's "traffic study" (one paragraph letter unsupported by any research or projected traffic data)

A&F ENGINEERING
Transportation & Site Engineering
Crossing Order Since 1966

WILLIAM J. FEHRIBACH, P.E.
OF COUNCIL

STEVEN J. FEHRIBACH, P.E.
PRESIDENT

R. MATTHEW BROWN, P.E.
VICE PRESIDENT

JOSEPH T. RENGEL, P.E.
VICE PRESIDENT

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STREET DESIGN • HIGHWAY DESIGN • TRAFFIC ENGINEERING
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CONSTRUCTION OBSERVATION • SITE ENGINEERING

REGISTRATION
INDIANA
ILLINOIS
KENTUCKY
KENTUCKY
OHIO
MISSOURI
TEXAS

October 19, 2016

Mr. Chris White
Site Solutions Group, LLC
15658 Bridgewater Club Blvd.
Carmel, Indiana 46033

Re: Aurora Site
SR 38

Dear Mr. White,

Based on your request, I have reviewed the concept plan with respect to the land uses and proposed roadway configurations. As presently planned, there will be one access point located along SR 38 at East Street. The proposed roadway is planned to be four lanes (two in each direction) with auxiliary lanes, left and right turn lanes at the major internal intersections. The old plan was to have land uses such as office parks, industrial parks, retail, apartments, and single family residences. The current plan is similar in nature, however, no apartments will be built on the site. Based on the review of the land uses and their locations, the proposed four lane facility will adequately serve the development. The proposed intersection at SR 38 will most likely require a signal in the future. However, at this time one will not be warranted. The need for the signal will come once the retail is developed. This intersection should be monitored and a signal installed when warranted.

If you have any questions, please contact our office.

Sincerely,

A&F Engineering Co., LLC



Steven J. Fehribach, P.E.
President



TAB 7

Transcript of remarks of Citizens Westfield spokesman (General Manager Randy Edgemon, GM of water, wastewater and gas) at Westfield Budget meeting on October 18, 2016, regarding potential high costs and rate increases that result from projects like the 2016 Aurora PUD, which require distant extensions of utility facilities

TRANSCRIPT OF RECORDING AT WESTFIELD BUDGET WORKSHOP 10/18/16
Speaker is Citizens Westfield Spokesman Randy Edgemon

Well, I mean quite honestly Chuck I think that the way we are going about it today we work together pretty well. We work closely with folks on the City Staff and we work closely with developers to try to understand where... what direction the growth is going in and also what the City needs to do in terms of growth infrastructure construction or if they are going to develop Aurora for example. We are constantly discussing ways to get service up there in a reasonable manner and I don't know that, I don't know that from our standpoint it makes a lot of difference. And as I said earlier, we have an obligation to serve and, I mean, I don't know if there's a lot of ways to minimize infrastructure costs. I don't think there are a lot of ways we can minimize the impact on the utility investment other than things that we anticipate in the next couple of years that we will reduce the overall cost of capital and make effective use other than the tax relief bill on the infrastructure and the lessen impact it has on ratepayers.

That discussion is going to center around we're trying to understand the impact of impact fees and from what we have heard to this point from BAGI is they pretty much aren't opposed to it but they also don't want to get priced out of the surrounding market.... Like I say it is not our role in the community to dictate how it grows or force it one way or the other. Our role is strictly to be there when the customer needs service.

... so we are trying to understand from their perspective .. and we've got to figure out if the market is there because we need to do something a little different because we are requesting an awful lot of money here.

.. so we are trying to program that in and what we are trying to do is program to the point where rate increases, future rate increases won't be double digits percentages...



TAB 8

Letters of Opposition from Westfield Residents

Keith Heitman
2429 East 202nd
Westfield Indiana 46074
kkheitman@aol.com

To Whom It May Concern:

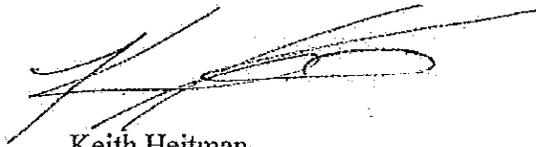
I am gravely concerned by the Aurora PUD, as it is a very poorly thought-out development.

I relocated to this area of rural Westfield for the land and pastoral setting with a multitude of trees, the quiet, and the lack of hustle and bustle. My privacy and tranquility will be eradicated if my property is left as an island amid an industrial park. The lack of adequate buffering between a residential property and heavy industrial use properties is a direct violation of the UDO and could become a serious legal issue.

As the PUD stands, I will no longer be able to enjoy my property as it is currently zoned. This is a very opened-ended PUD with no real direction of development, leaving us very uncertain of what to expect in our future. The one thing we can be certain of is new elements, such as substantial increase of truck traffic at all hours, continual night time lighting, unbearable noise levels, and health risk due to air-borne pollutants.

We pray that you would reject this PUD as currently presented because it is in direct violation of various sections of the UDO, strays far from the Comprehensive Plan, and ignores the US 31 Overlay.

Respectfully,

A handwritten signature in black ink, appearing to read 'Keith Heitman', with a long horizontal flourish extending to the right.

Keith Heitman

November 28, 20016

Kevin Huff
20244 Grassy Branch Rd
Westfield, IN 46074
317.797.7049
kevin@loghomecenter.com

City of Westfield
Economic and Community Development Department
Planning & Zoning District
Kevin Todd, Senior Planner
2728 East 171st Street
Westfield, IN 46074

To Whom It May Concern,

My wife and I both grew up in Hamilton County. I spent my youth riding bikes along the brick streets in the historic district of Noblesville while my wife played kick the can in the cool de sacs of her subdivision in Carmel. We have both watched towns grow into cities. We have watch them build identities and lose their identities. When we first arrived in Westfield is was to live in a small english cottage surrounded by grand trees on the Sheila Beals property. This property today is better know as Macgregor Park. It was a magical place to live and even throw an amazing wedding but it was not a forever home. When we decided to set out and purchase a home we looked all throughout Hamilton County but were pulled back to Westfield by a old white farmhouse sitting on the perfect three acre plot. This home had grand potential and geographically put us in a great location to access our family business, downtown Indianapolis, great schools and the exciting new city of Westfield. After watching the growing pains of the the other Hamilton County cities we felt that Westfield was in a perfect position to learn from the surrounding cities mistakes and capitalize on their strengths. This seemed to be the perfect foundation for building a family friendly, culturally diverse and resident focused city. Since purchasing our home on Grassy Branch Rd we have invested endless hours of time and large amounts of money to start slowly molding our house into the grand home we envisioned. We have added two little boys the equation that love spending their time playing outside and chasing our mastiff Tank around the property. Some may argue, but in my opinion the Grassy Branch/Anthony Rd corridor is one of the most beautiful rural areas in Westfield and maybe all of Hamilton County. I have spent a large part of my life climbing and trekking through the backcountry. I have been fortunate to take in some breathtaking vistas. Saying this, standing on my front porch looking across our rural landscape on sunny blue sky day is still in my top five.

Ten years ago, a day after closing on our Westfield home we were greeted in the mail by a certified letter from Chris White concerning the original Aurora PUD. Being on the tail end of the process and trying to settle into a new home it did not demand our full attention. We did attend a few meetings and even though not thrilled with the project, we understood this area was going to be highly desirable area for people to live. We understood the universal symbol for future progress in the area was empty farm land. As long as the future development stayed true to the existing homestead/estate style homes we could not complain. The original Aurora PUD was not ideal with it containing higher density housing but it was residential focused and had an elevated aesthetic. Ten years later Chris White wants to amend his original PUD and has shifted the focus to commercial / open industrial and a unrealistic residential buffer that is set up for failure from the start. Mr White has stated his reàsoning for the amendment is to accommodate the changes that have taken place over the last ten years in Westfeild. On the other side the city states that they must honor an agreement that was made ten years ago when Westfield was a town and a completely different animal to today. Most people moving throughout Westfield would agree that the epicenter of commercial and industrial uses are concentrated to the West along the Highway Thirty Two. This area would be a much better fit for the Aurora PUD. With the Aurora project being slated for a TIF area with the idea of long term and potentially renewed tax and utility abatements, this project could be a long term drain on the city as well an additionally tax burden on residents. I agree that Westfield must diversify its tax base through commercial and industrial development but placing this island of use amongst a beautiful

residential area is not the answer. It is also confusing to me why most of the new construction in our neighborhood area over the last ten years has a higher end residential focus and Chris White seems to think this is the perfect place for an industrial/commercial park. I am pretty sure living next to an industrial park is not high on the wish list of potential new home buyers. In the years of my family owning businesses we have learned that it is always good to let the market show you the demand. If this is the case, it proves our area is an area that families want to move and live in high quality homes in a perfectly located rural setting. Nothing about the Aurora PUD speaks to this. The East Street extension would create an amazing residential artery for families to access downtown, Grand Junction, Grand Park as well as the schools and library. These are community amenities that do fall high on potential homebuyers lists. It seems like such a shame to waste such a beautiful area on commercial / industrial use.

I have many hesitations and concerns with the new PUD. I have great concerns of property value loss as well as impact on the quality of life for my wife and sons. The increase in industrial / commercial traffic as well as residential to a road system that is already stressed would create a safety and traffic flow nightmare. The addition of light, noise and visual pollution to our currently beautiful rural area is upsetting. It is crucial that there are restrictions put on the uses in this PUD. In the original PUD the Town of Westfield put very few restrictions on use. Outside of the points above, lack of restriction could create multiple hazards including air pollution, water contamination, hazardous material containment and a overall safety hazard for adjacent properties. After addressing developer with these concerns, I was a bit taken aback when his solution to the problem is wrap everyones house with a six foot privacy fence. Through meeting after meeting it has become very clear Chris White is putting very little priority on the concerns of the existing residents of Westfield. I continually get the impression that he is going through the motions to appease the APC and city council. I understand as a developer it is not his job to protect us. I also understand that as an appointed member of the APC or an elected member of city council it is your job to protect the quality of life of your residents. I ask you to vote down the current amendment or ask for a continuation for further review. I believe that we need to form a comprehensive committee made up the APC members, city council members and residents to go through the Aurora PUD line by line and make sure this is a good fit for the city and the people of Westfield. As members of the APC or city council your job is to make tough decisions. I am sure it is easy to become numb to the process. I ask that you please remember that a vote or decision that takes you a few seconds to make can impact the lives of your residents twenty four hours a day three hundred sixty five days of the year. You must remember your vote is not just a vote it is directional arrow guiding the city of Westfield into the future.

In closing everyone knows the feeling you get when you see great potential in something. I saw it in our home and I saw it in the new City of Westfield. By moving to Westfield I have invested in both and I am working towards bringing out the full potential of our home. I now ask of you to invest in your residents and help us work to bring out the full potential of our City of Westfield . A response to this email via phone or would be much appreciated.

Thank you for your time,
Kevin Huff

Planning Commission

When my husband and I got married, we decided it was time to buy a house and start some roots. Both of us being from Hamilton County and having fond memories of our childhoods here, we knew we wanted to stay in this area. We wanted access to Indianapolis but with quality public schools, family friendly activities and a safe environment. We already lived in Westfield (in the middle of MacGregor Park before it was MacGregor Park, actually) but we weren't set on staying here and looked in Carmel and Noblesville as well. We spent our Sundays driving around looking at houses and envisioning our life in them. We drove down Grassy Branch and spotted a farmhouse in the country. It was close to the house we already lived in, but it had calmness and quiet of living in the middle of a park without the isolation of only the woods as our neighbors. It wasn't for sale but we agreed that was the exact type of place we wanted to live. As fate would have it, the very next day we drove past the farmhouse again and there was a for sale sign in the yard. Call it divine intervention or perhaps merely coincidental, but we felt the house was meant for us. We made an offer and were outbid. We lost the house, the dream we had started to chase. We were so disappointed and really didn't know what to do because nowhere else seemed to fit us. Again, fate stepped in and within a couple weeks, we learned that the people who had outbid us didn't work out and we were encouraged to put in our offer again. This time we became proud homeowners of 20244 Grassy Branch Road. I apologize for the long back story but I feel it is important to explain how we ended up here because it did feel like it was "supposed" to happen. That something, bigger than us, was leading us here. My husband grew up in Noblesville in an old, historic home in downtown and I lived in a subdivision in Carmel and had watched its rapid growth from the early eighties. But Westfield, to us, seemed different. It had all of the benefits of Hamilton County but still seemed to be maintaining some of the small town and rural charm that we had come to enjoy. Westfield had just become a city and we were going to start a family. It seemed like a perfect match, we would be establishing roots in a city strengthening its own. We were going to become a family unique of our own by giving our children a more rural environment and some acreage to roam, and Westfield was going to create its own identity unique as a standout city in a county where it is sometimes indistinguishable between them.

After we moved in and learned of the plans for Grand Park and Grand Junction, we were even more pleased with our decision. These seemed like great additions to our newly established hometown. We knew they were planning on developing around us and while we weren't thrilled with the plans, they seemed to fit in with the direction of the city and would hopefully have minimal effect on our lives. That was until we heard of the changes that Chris White wanted to make. We feel the addition of more industrial development will not only harden the beautiful landscape of our neighborhood but will also impact the peacefulness and safety of our area. The new plan of eliminating the apartment and condos and instead trying to squeeze single family homes next to industrial development will be an eyesore to our neighbors and us. If the houses really are to be 3 houses to 1 acre, that is the equivalent of me adding two more houses to my front yard alone! That is not at all in sync with the already established homesteads here. I am concerned that no one will buy those homes next to an industrial park and the builder will lower his prices, even further tanking our property value and attracting the wrong type of homeowners. We are very concerned with losing money on our homes as this area will no longer be seen as a desirable place to live. The new plans no longer have a tree line buffer and green space next to our home but instead want to take the entrance of the subdivision down our property line, which makes me concerned for the safety of my children and dog and will completely ruin the country feel of our property.

I believe that is area is better suited for more residents. The quick access to downtown from the new

East street addition will be very appealing to people looking to relocate to Westfield. It will grant very easy access to Grand Junction, Grand Park, the high school, library, parks, etc. I don't know of any other available land that has the same equal access to all of those amenities. I won't even pretend to act like I know what goes into planning a city or creating a tax base or any of the like. Up until a couple months ago, it wasn't even on my radar. But I do believe that making this area have more of a residential feel will attract others, that like me, want a safe place to raise their families.

It struck me at the last planning committee meeting when Chris White's attorney kept mentioning how these changes would benefit "our community". He is right about something...this is "our community". Not his, not Mr. White's. Yours and mine. I would like to think that we don't need outsiders telling us what is best for our community but rather we can work together to make a place we all can be proud to call home. Make Westfield that place. Please, deny approval to the changes to the Aurora PUD. Thank you for your time.

Kylene Huff
Homeowner

Melissa Hinshaw
20737 Anthony Road
Noblesville, IN 46062

City of Westfield
Economic and Community Development Department
Planning & Zoning District
Kevin Todd, Senior Planner
2728 East 171st Street
Westfield, IN 46074

To Whom It May Concern:

Your decision to amend the original proposal that to include 218 acres of Warehouse space, over 2 ½ times the original proposal is a great concern to our family and our neighbors. We purchased our home nearly a decade ago. We chose this street for its privacy and security. Our decision to live on Anthony Road was a purposeful selection of a rural setting. This development will take that away from my family and everyone who lives in this area, causing depreciated value to our homes.

I'm not anti-development. I agree high tax yielding projects are excellent for Westfield. My plea is that you keep like-minded businesses in the same area. Westfield has an Industrial Park. Please develop an industrial park in that area and maintain the charm of this area of the city. The PUD was for homes, I do not agree with amending it to include majority of industrial/warehouse buildings. This area is strictly residential and farming. Let's keep industrial businesses in appropriate places.

A warehouse district across US 38 from us will gravely depreciate the value of our home. We are raising our children here and believe the additional traffic, construction, noise and pollution will change the currently quiet and peaceful back yard that we spend a large amount of time enjoying. In addition, the traffic that results from a commercially zoned area of this size will cause additional stress for the multiple Westfield School busses who transport ours and many other children daily.

I'm also concerned about vagrancy at McGregor Park. This Park was donated to the City and drawing industrial traffic to this area will most certainly result in loitering and misuse of a private park. The trustee's office stated they will put up surveillance cameras; I'm concerned that will not stop the park from falling victim to non-residents unhealthy habits.

I plead that you take our sentiments into consideration when making your decision.

Sincerely,

Melissa Hinshaw

Seth Hinshaw
20737 Anthony Road
Noblesville, IN 46062

City of Westfield
Economic and Community Development Department
Planning & Zoning District
Kevin Todd, Senior Planner
2728 East 171st Street
Westfield, IN 46074

To Whom It May Concern:

I have deep roots in the City of Westfield. I am the 5th generation of my family to be born and raised here. For the last century, my family has contributed to the responsible growth of Westfield.

In the early 1900's, my great-great grandfather was on the board of trustees who built the first public high school in Westfield, IN. In 1995, my grandmother was on the board who built the new library. My grandmother, Betty Edwards, spent many years serving the library. Betty was in the last class at Westfield High School to travel to school by horse & buggy.

My father and I incubated and grew our healthcare company, maxIT Healthcare, right here in Westfield. At its maximum, this firm employed nearly 2000 people nationwide. The purchaser of this company, Leidos/SAIC still operates in Westfield today.

My point is that I realize growth is important. I also believe in responsible growth. That being said, I suggest you keep industrial parks with similar businesses.

Thank you in advance for your consideration,

Seth Parker Hinshaw

November 29, 2016

Elaine Hinshaw
1510 Woodside Drive
Westfield, IN 46074

City of Westfield
Economic and Community Development Department
Planning & Zoning District
Kevin Todd, Senior Planner
2728 East 171st Street
Westfield, IN 46074

Cc: RGA Westfield

I am concerned and opposed to the Aurora development based on the following points:

- A. Ability of the developer to "bait and switch". While that may be a bit of a misnomer, it is incredulous to have a statute on the books that allows a developer to obtain approval for one project and because they could not proceed at the original time come back ten years later with a significantly changed and totally less desirable project. This loophole is weighted too heavily in favor of the developer.
- B. Exposing nearby residential homeowners to the high probability of lowering their property values due to the type of newly proposed project. Additionally homeowners have the added issue of having purchased a home in a certain setting for specific reasons then faced with the uncertainty of not knowing what might be built right next door to them. Why do developers deserve more consideration than the homeowners?
- C. This development is completely the wrong aesthetic in this semi-rural area. Why isn't the commercial and light industrial being steered to be built in the industrial parks that are already zoned as such? Westfield deserves a better "face" than this on its perimeter.

Respectfully submitted,
Elaine Hinshaw

November 22, 2016

Dear Gentlemen and Lady of the Advisory Plan Commission and City Council of the City of Westfield,

My name is Marla Ailor and I live at: 1602 E 203rd Street, along with my husband Kurt and our son, Kohl. My grandparents, Madge and Clifford Bailey, built our home in 1965 and enjoyed their residence until their deaths in 1998 and 1999, respectively. We enjoy our home and had envisioned staying here well into retirement; however, these dreams may never come to fruition. While we grapple to imagine a new plan, we hope to protect our home and investment until we commit to a new vision.

Chatham Hills is under construction to the west of my home with plans to begin to the north in the near future. 203rd Street (on the West side of US 31) endured several closures and was officially closed by INDOT approximately one year ago. To the east of my home, within a quarter mile, the Aurora PUD was approved 10 years ago.

I write to you today, asking you to carefully consider the ramifications of the approval you may make regarding the proposed amendment to Aurora PUD. The more than 300 acres of commercial, industrial and retail parcels, in my opinion, will negatively impact the surrounding homeowners of Washington Township.

Westfield has seen exponential growth in the seventeen years during my residency, and it is not growth that I oppose. However, I vehemently oppose any plan that might be approved that does not accurately detail the type of industry built within it. I oppose a PUD that, at best, resigns itself to meeting only the minimum requirements of the City's Unified Development Ordinance. I resent the developer who has attempted to impress Township residents with pictures of metal and cinderblock buildings and promises of six-foot fences.

I attended the most recent APC meeting and the entire public hearing on Wood Wind PUD. While I did not speak, I echo the concerns presented by those residents who voiced opinions about it. It is not enough to accept a developer's word about aesthetics. Residents of this area, and any affected area in Westfield, deserve more than empty promises from developers of reforestation, buffer areas and green space. We live right here...right where Aurora is happening. I do not live in Wood Wind, I do not live in Bridgewater or Chatham Hills, I live in the Township, an area of rural and scenic landscapes with large lots, mature trees and privacy.

I am asking you to either oppose the amendment to Chris R. White's Aurora PUD or grant a continuance so the same due diligence and consideration can be applied to the affected residents as was done concerning Wood Wind. I also ask that the public hearing on the amendment be reopened for public comment on December 5th. The Aurora PUD, which has lay dormant for a decade, deserves the understanding and detailed attention of the citizens of Westfield. I look forward to any response you might offer addressing my concerns.

With great regard for your time and consideration,

Marla Ailor

Lucy and David Beck
20821 Anthony Road
Westfield, Indiana 46062

Dear Planning Committee,

I am writing this letter to you to let you know how much we have enjoyed our country living location for the past 15 years. It has been a perfect area for us to be out in the country in a quiet location for this much time. We are very concerned about the questions that have arisen regarding the Aurora PUD. Most importantly we are concerned about the heavy traffic on Highway 38 which is very busy already. The safety is a bit scary too to say the least. We need another study and/or time to continue the study the negative impact of a commercial complex at the end of Anthony Road. Would you consider giving us a continuation for more study by the Planning Committee. We also need a clarification of any and all building limitations in Aurora. Please respond to my email address as to what you can do to help our situation. Thank you so much in advance for any help you can give us and our neighbors around us.

Regards,
Lucy and David Beck

Nancy Austin
5143 Sheridan Road
Westfield, IN 46062

Dear Planning Committee

I live in the second house east of Grassy Branch Road and have lived here thirty-two (32) years. Moved here to be away the all the commercial and city congestion and have enjoyed it. I have always felt safe here but am very concerned on how Aurora will change this.

Certain concerns I have with Aurora are the following:

How will the industrial affect our wells and water supply?

Will there be a control on pollution and noise form from the businesses?

How much will the industrial portion affect the traffic on Sheridan Rd (38)?
Traffic is already heavy and hard to safely get out of drive during the day.

Will Sheridan Rd (38) have to be widened and therefore cause the loose of my front trees? These are important to the environment and my privacy.

What are the limitations in the PUD on the above concerns. Also what are the industrial building limitations in regards stories/height? Would hate to loose the country look by tall buildings.

I also ask for a review committee and/or analysis as was preformed with Wood Wind with a continuation in time so this may be obtained and reviewed.

Please respond to these concerns via email in regards to what can be done to help in this matter. Thank you in advance for your assistance.

Nancy Austin
jaus1950@aol.com

To Whom it May Concern -

We are opposed to the proposed Aurora project and specifically it's proposed heavy industrial and commercial uses. As a 20 year resident of Westfield, we moved to this particular area area of Westfield 3 years ago specifically to enjoy the rural setting and lack of commercial development. Aurora's proposed industrial and commercial uses would adversely and severely affect character of the area surrounding the project. There are other areas in Westfield which already host these types of uses and consequently are much better suited for this type of development. Grouping these types of uses together in areas with existing infrastructure seems to us to be the proper and most appropriate city planning strategy.

Patrick & Wendy Boyle
21312 Anthony Rd.
Westfield, IN 46062

To Whom It May Concern:

My name is Tori Grafe. In the summer of 2014, I had the opportunity to intern at Providence Wildlife Rehabilitation, learning all there is to know about Indiana wildlife and the means to heal, raise, care for, and release patients brought in for a plethora of reasons. During that time, I assisted in numerous educational programs designed to reach the public in order to enlighten the masses on different species and what they can do to help. Since then, I have been a volunteer for Providence, and plan to continue to offer my services until I am physically unable to any longer.

All too often, industrial operations jeopardize the livelihood of native species of wildlife, disrupting the delicate balance needed to sustain these individuals and their fragile populations. With the over urbanization of Westfield, Indiana, more and more sick, injured, orphaned, or otherwise displaced wildlife are having to recuperate at Providence Wildlife Rehabilitation. Providence Wildlife Rehabilitation is a rehabilitation center focused on aiding in the care and wellbeing of native species in order to get them back out into the wilderness where they belong. 24 hours a day, 365 days a year, one woman, Kristen Heitman, works tirelessly to ensure the patients brought in receive the upmost care and sets them on a path to growth and recovery. It is essential for these animals to have a quiet place to heal, a dark night to rest, and a breath of fresh air to breathe as they progress. As of right now, the location and setting that encompasses the center allows for these wild animals to recover peacefully. With more aggressive plans for development of the properties surrounding Providence Wildlife Rehabilitation, the purpose of this center will fall to pieces. It is essential for these animals to have a quiet place to heal, a dark night to rest, and a breath of fresh air to breathe as they progress. The plans that are in place are a blatant attack on Indiana wildlife and this rehabilitation center, which works so hard to restore balance and maintain order for Indiana wildlife.

My name is Will Hirschfeld, I live on SR 38 (5376 Sheridan rd.) with my wife 2 kids, 2 cats and dog. I am writing to voice my concerns related to the AURORA PLANNED UNIT DEVELOPMENT. I am specifically concerned with the already heavy traffic on SR 38 and the implications of commercial/ industrial traffic. I am also unhappy with the current PUD having very little limitations on how the land can be utilized.... 150' buildings, gas station (unacceptable), concrete, scrap, compost and so on? I also want buffering for the residents to the north on SR38, mounding to block sounds and lights from traffic. The approval of the original PUD was a mistake and this modification is only making it worse. There are a lot of estates in my area, with large lots and beautiful homes, this is not the ideal setting for industrial activity... This development seems like a half-baked plan to me, how do we know this development will be a success, has Mr. White completed an industrial project of this size before? There are a lot of questions to be asked and it seems like no one representing Westfield or the Townships had many concerns.

I plan to attend all relevant APC meetings, and I hope my concerns are also the concerns of my community leaders...

Thank you,

-Will Hirschfeld

5376 Sheridan rd.
Cell: (317) 771-4480

An eye to the future will see that housing additions in Westfield will very likely expand just a few blocks north and west, and an industrial area will be sure to discourage homeowners from moving in, which will be shown in a reduction in the value of the homes. Please also consider the view from US 31, as farmland or housing is considered by most to be more pleasant than a small commercial district. Thank you.

- David Birks

November 28, 2016

Sheryl Eickman

21551 Anthony Road

Westfield IN 46062

sheryleickman@yahoo.com

317-714-4931

I have lived in Westfield for 22 years and have raised all of my children in the Westfield school system. My family and I have enjoyed our lives here in the Westfield area. Westfield offers great schools, a low crime rate and very friendly families.

My husband and I moved from south Westfield to the very north end of Westfield eight years ago. We wanted to own some property and have a very quiet, country surrounding.

I have great concerns about the Aurora project. I would like to request another public hearing. The residents of this town deserve to be heard by our city leaders.

I do also believe that there should be a review committee and formal analysis performed to ensure that Aurora is the best situation for our community. I am not opposed to growth – I just do not believe that Aurora is the best fit.

I do also believe that there should be specific limitations in the PUD. The residents in our community do not want to have a project that spoils everything that Westfield represents.

Please respond to my concerns via email.

Kindest regards,



Sheryl Eickman

Dave Eickman

November 28, 2016

21551 Anthony Rd.

Westfield, IN 46062

Deickman21551@yahoo.com

317-908-9875

My wife and I have lived on Anthony Road for 8.5 years and moved here from south Westfield. We enjoy the lifestyle the area affords us and look forward to retiring here in the future.

Like our neighbors my wife and I have serious concerns about the Aurora project and the impact it will have on the area. The original plan presented and accepted 10+ years ago can't be seen on the revised plans now presented. We all understand the PUD allows for changes. But I believe what is being presented now is not in the spirit of what was originally approved. In addition, the revised plans seem to be out of line with the direction the current planning commission and the City of Westfield has outlined for the community.

We are not opposed to growth. It is necessary to maintain the lifestyle we want. However, planned responsible growth seems reasonable to expect. Therefore, a review of the revised plans for this project seem appropriate at this time. A new public hearing seems in order as well so the current planning commission can hear the residents' concerns.

For the future of Westfield it seems prudent to add specific limitations (time as well as amount of accepted changes) to PUD's.

We have a beautiful community and we are proud to live here. Let's take care of it together...responsibly.

Please respond to my concerns and suggestions via email.

Regards,

Dave Eickman

My husband Will and I moved to 5376 Sheridan rd 3 years ago where we remodeled our perfect little farmhouse to raise our daughters. When choosing this house we were not blind to the fact that one day the farm fields around us would one day be developed. We had hoped that they would become mid to high end residential homes to compliment the beautiful houses on Anthony road and allow our girls close by friends. When we found out the property across the street was slated for massive industrial complex and potentially a gas station on the corner we were hugely disappointed, not only by the fact of the amount of money we will instantly lose that has been, put into making our house perfect, but by the thought of having semi-trucks in and out of a gas station at all hours. I know the gas station is not currently in the plan, but Chris White has been quoted as seeking out that opportunity.

I personally would love to see a frontage road along 31 to keep the additional traffic from coming up 38. I know there may be very little that can be done to control this project from continuing, but please keep in mind the local residents to this area and the beauty that is currently the Anthony road corridor when making your recommendation for this project. Keep in mind controlling the uses of this commercial/industrial park. No open industrial, no gas station, no amazon distribution center (have you seen shift change traffic in Whitestown?).

Thank you very much for time and our neighborhood will be well represented at APC meetings.

Ann Hirschfeld
317-694-9329
Annhirsch13@gmail.com

November 28, 2016
Aaron Rice and Megan Brown
20002 Grassy Branch Road, Westfield Indiana

Dear APC Member,

Meg and I purchased our home at 20002 Grassy Branch Road in April of this year after getting married in October 2015. We both owned homes in nearby Fishers and Carmel but decided to start our new lives together in our dream home out in the country. We chose our beautiful Georgian Colonial home after months of searching because of its unique character and peaceful setting. The previous owners did not disclose any information about the Aurora Project during the purchasing process so as you can imagine we were quite surprised and disheartened. Since purchasing our home this spring we have spent countless hours and approximately \$30,000 in updating and in renovations.

From the moment we learned about the Aurora project, by a sign placed in our front yard, the information has been sparse and very vague. Our home on Grassy Branch is one of the main properties affected by this project. The proposed amendment has 8-10 two story homes that border the south side of our property. Directly next to the homes land will be available for industrial use. The guidelines for use of this land is very vague therefore worrisome to Megan and I. Will the industrial facility be open 24/7? Will there be restrictions on traffic, lighting and environmental concerns? My wife and I both work in the medical industry and are concerned about our quality of life, and ability for restful sleep with an industrial facility in very close proximity to our home. We feel an industrial facility will negatively impact residents and potential buyers for the homes that are planned to be built next to the facility. Will these homes sit vacant or turn into rental property? This again will greatly affect our property value.

We kindly ask for the city to consider the home owners in this area and reconsider the use of this land and perform an updated analysis. We would like to see single family homes, in the same price point as the existing homes. The land and the nature of this beauty could become an asset to Westfield.

Sincerely,
Aaron and Megan
Residents of 20002 Grassy Branch Rd.

These folks are the most unselfish volunteers I have ever met. Everyday there are injured animals around this area. Without these people these animals would just suffer until they just die. This could hours or even days. They do this for no profit or fame. This area would be at a great loss if they were forced to close their facility. I hope I can do anything to help these people to stay open and continue to save our wild friends.

Mike Goetz Brownsburg IN



TAB 9

Transcript of remarks of Greg Guerrettaz, CPA adviser to municipalities throughout Indiana, at Westfield Budget meeting on October 18, 2016, regarding adverse effects of warehouse/distribution and other typically low wage industrial/warehouse developments

TRANSCRIPT OF RECORDING AT WESTFIELD BUDGET WORKSHOP 10/18/16
Speaker is Greg Guerrettaz, CPA

I am seeing communities that are growing warehouse, after warehouse, after warehouse, all we see is \$13 an hour jobs fighting for \$14 an hour jobs fighting for \$15 an hour jobs and the workforce just does this – they jump from that warehouse to that warehouse to that warehouse. That is what I am constantly seeing now. Okay. Are those workers better off? Hell no. They are getting are getting another quarter but they are fighting themselves trying to go farther out of Indianapolis and get jobs and things like that. Do we see a tremendous amount of employees coming in from different locals in the warehouse area? Yes. Is that necessarily good? I don't think so. You know my biggest challenge this year when I have been doing budgets is having enough police officers to counter the drug addictions that are increasing and I am trying to fund a County Sheriff's Department after Count Sheriff's Department to put on more because people are coming out and shooting people up and then going back into different places. I am not going to name the places but the answer is I can't fund enough police officers because of all that movement going around. So I don't necessarily believe that is a good matrix for the next 20 years. I believe a good matrix is you have very good amenities, you have good quality homes being built and you don't hand out to everybody because you don't need to and you shouldn't because it just doesn't benefit the overall worker or the taxpayer that I see and so if you've got a good formula like you've got and I think the overall matrix is going to be working for you...



TAB 10

Petition opposing the 2016 Aurora PUD signed by over 400 Westfield and other interested persons in less than one week of circulation time

Protect Township Residents by Setting Limitations on Commercial Growth in Aurora PUD



Originally approved in 2006 with 30 acres of commercial property, Aurora Planned Unit Development has proposed an amendment to include 317 acres of commercial, industrial and retail development. Currently, there are no restrictions on the type or size of businesses that may be built within it. It has been suggested that the US 31 Overlay will not apply to this project, which is important in establishing the type and quality of buildings. We believe Aurora PUD will negatively impact all surrounding homeowners and property including damage to property values, heavier traffic, light and noise pollution as well as being a potential eyesore along the highway. This PUD is in the Northeast area of Westfield, adjacent to US 31 continuing east to Grassy Branch, extending north from 196th Street to State Road 38 also impacting homeowners on Anthony Road. It is visible from US 31 and the entrance of Chatham Hills. We believe this real estate would be better suited for single family residential neighborhoods that complement the existing residential properties, including MacGregor Park and the rural and scenic landscape in the northeastern boundaries of Westfield. We ask that the APC Commission and City Council of Westfield restrict industrial development in our already growing area and ask that they reject any plan that does not accurately detail businesses built in an Open Industrial Area.

Sign this petition

398 supporters

102 needed to reach 500

First name

Last name

Email

United States

Street address

Zip code

I'm signing because... (optional)

Sign

- Keep me updated on this campaign and others from Responsible Growth Alliance of Westfield
- Display my name and comment on this petition

By signing, you accept Change.org's [Terms of Service](#) and [Privacy Policy](#), and agree to receive occasional emails about campaigns on Change.org. You can unsubscribe at any time.

Sheet1

Name	City	State	Postal Code	Country	Signed On
Marla	Ailor	Westfield	Indiana	United States	2016-11-21
Bethe	Burton	Westfield	Indiana	46074 United States	2016-11-23
Heather	Humphrey	North	Manchester Indiana	46962 United States	
Mark	Humphrey	Noblesville	Indiana	46062 United States	2016-11-23
Kylene	Huff	Westfield	Indiana	46074 United States	2016-11-24
Andrea	Carroll	Noblesville	Indiana	46060 United States	2016-11-24
Courtney	Weintraut	Fishers	Indiana	46038 United States	2016-11-24
Spencer	Fields	Indianapolis	Indiana	46220 United States	2016-11-24
Melissa	Held	Carmel	Indiana	46033 United States	2016-11-24
Abby	McKean	Noblesville	Indiana	46060 United States	2016-11-24
Anika	Colvin	Port	Townsend Washington	98368 United States	
Andrea	Gollnick	Indianapolis	Indiana	46228 United States	2016-11-24
Paula	Wanner	Carmel	Indiana	46032 United States	2016-11-24
Sara	Byerline	Albion	Indiana	46701 United States	2016-11-24
Josh	Buck	Indianapolis	Indiana	46205 United States	2016-11-24
Shannon	Loomis	Noblesville	Indiana	46062 United States	2016-11-24
Jennifer	Williams	Carmel	Indiana	46032 United States	2016-11-24
William	Huff	Noblesville	Indiana	46060 United States	2016-11-24
Carol	Analco	Noblesville	Indiana	46062 United States	2016-11-24
Rachel	Yocum	Fishers	Indiana	46038 United States	2016-11-24
Ryan	Roberts	Greenwood	Indiana	46142 United States	2016-11-24
Susie	Pettijohn	Westfield	Indiana	46074 United States	2016-11-24
Bethany	Lambert	Westfield	Indiana	46074 United States	2016-11-24
Ed	Moore	Westfield	Indiana	46074 United States	2016-11-24
Courtney	Ullman	Carmel	Indiana	46032 United States	2016-11-24
Bhavna	Thapqr	Noblesville	Indiana	46062 United States	2016-11-24
Sara	Harris	Indianapolis	Indiana	46280 United States	2016-11-24
Ryan	Potter	Fishers	Indiana	46038 United States	2016-11-24
Janet	Needham	Noblesville	Indiana	46062 United States	2016-11-24
Dan	Montgomery	Westfield	Indiana	46074 United States	2016-11-24
Jane	Montgomery	Westfield	Indiana	46074 United States	2016-11-24
Linda	Naas	Westfield	Indiana	46074 United States	2016-11-24
Melanie	Fleenor	Noblesville	Indiana	46062 United States	2016-11-24
Amanda	Kilander	Indianapolis	Indiana	46220 United States	2016-11-24
Jerry	Bouschard	Noblesville	Indiana	46062 United States	2016-11-24
Tim	Armstrong	Noblesville	Indiana	46062 United States	2016-11-24
Jason	Hoffman	Westfield	Indiana	46074 United States	2016-11-24
Rick	McKinney	Westfield	Indiana	46074 United States	2016-11-24
Suzy	DuBois	Westfield	Indiana	46074 United States	2016-11-24
Ron	Brumbarger	Westfield	Indiana	46074 United States	2016-11-24
Debra	Snyder	Noblesville	Indiana	46062 United States	2016-11-24
David	Wieting	Westfield	Indiana	46074 United States	2016-11-24
Nick	Wieting	Westfield	Indiana	46074 United States	2016-11-24
Carolyn	Scott	Indianapolis	Indiana	46220 United States	2016-11-24
Melissa	O'Brien	Noblesville	Indiana	46062 United States	2016-11-24
Terry	O'Brien	Noblesville	Indiana	46062 United States	2016-11-24
Steve	Pavelka	Noblesville	Indiana	46062 United States	2016-11-24
Robert	Kwasniewski	Noblesville	Indiana	46060 United States	2016-11-24
Bob	Ramspacher	Westfield	Indiana	46074 United States	2016-11-24
amy	bang	fishers	Indiana	46037 United States	2016-11-24
Ilana	Porzecanski	Indianapolis	Indiana	46074 United States	2016-11-24
Carolyn	Demas	Cicero	Indiana	46034 United States	2016-11-24
JoAnn	chase	Springville	Indiana	47462 United States	2016-11-25
Keith	Heitman	Westfield	Indiana	46074 United States	2016-11-25

Sheet1

Don	Hahn	Carmel	Indiana	46033 United	States	2016-11-25
Alyssa	Wieting	Westfield	Indiana	46074 United	States	2016-11-25
Melissa	Hinshaw	Noblesville	Indiana	46062 United	States	2016-11-25
Brittany	Smith	Westfield	Indiana	46074 United	States	2016-11-25
Betsy	Humrichouser	Indianapolis	Indiana	46220 United	States	2016-11-25
Elizabeth	Searle	Noblesville	Indiana	46062 United	States	2016-11-25
Courtney	Tague	La	Porte Indiana	46350 United	States	
Jennifer	Siebe	Westfield	Indiana	46074 United	States	2016-11-25
Jean	Balgrosky	Hinshaw	Noblesville Indiana	46062 United	States	
Scotty	Winkler	Noblesville	Indiana	46062 United	States	2016-11-25
Zach	Arthur	Westfield	Indiana	46074 United	States	2016-11-25
Ted	Sommer	Noblesville	Indiana	46062 United	States	2016-11-25
Jon	Hirschfeld	Livonia	Michigan	48150 United	States	2016-11-25
Robert	Shuck	Westfield	Indiana	46074 United	States	2016-11-25
Jenny	West	Cicero	Indiana	46034 United	States	2016-11-25
Kathy	Niemann	Noblesville	Indiana	46062 United	States	2016-11-25
Jennifer	Barrows	Indianapolis	Indiana	46202 United	States	2016-11-25
Julia	Lowder	Noblesville	Indiana	46062 United	States	2016-11-25
Sheryl	Eickman	Noblesville	Indiana	46062 United	States	2016-11-25
William	Workman	Westfield	Indiana	46074 United	States	2016-11-26
David	Eickman	Noblesville	Indiana	46062 United	States	2016-11-26
Jill	Ryan	Noblesville	Indiana	46062 United	States	2016-11-26
Daniel	Miller	Indianapolis	Indiana	46203 United	States	2016-11-26
Nicholas	Doerfler	Westfield	Indiana	46074 United	States	2016-11-26
Ellen	Williams	Westfield	Indiana	46074 United	States	2016-11-26
Will	Hirschfeld	Noblesville	Indiana	46062 United	States	2016-11-26
Whitni	Harris	Noblesville	Indiana	46062 United	States	2016-11-26
Joey	Woodruff	Atlanta	Indiana	46031 United	States	2016-11-26
Colleen	Woodruff	Atlanta	Indiana	46031 United	States	2016-11-26
Kevin	Entwistle	Westfield	Indiana	46074 United	States	2016-11-26
Shelby	Miller	Birmingham	Alabama	35242 United	States	2016-11-26
Angela	Gascho	McCordsville	Indiana	46055 United	States	2016-11-26
TJ	GASCHO	McCordsville	Indiana	46055 United	States	2016-11-26
Elaine	Bishop	Noblesville	Indiana	46062 United	States	2016-11-26
Julie	McCord	Fishers	Indiana	46038 United	States	2016-11-26
Kim	Hirschfeld	Noblesville	Indiana	46062 United	States	2016-11-26
Anne	Fox	St.	Petersburg Florida	33701 United	States	
Brian	Bauer	Fishers	Indiana	46038 United	States	2016-11-26
Rhonda	Day	Westfield	Indiana	46074 United	States	2016-11-26
Jodi	Becker	Westfield	Indiana	46074 United	States	2016-11-26
James	Becker	Westfield	Indiana	46074 United	States	2016-11-26
Grace	Hall	Westfield	Indiana	46074 United	States	2016-11-26
Schneider	Ray	Noblesville	Indiana	46062 United	States	2016-11-26
Stanley	Hirschfeld	Noblesville	Indiana	46062 United	States	2016-11-26
Debbie	Hatfield	Noblesville	Indiana	46062 United	States	2016-11-26
Norman	Springer	Westfield	Indiana	46074 United	States	2016-11-27
Shelly	Justen	Noblesville	Indiana	46062 United	States	2016-11-27
Alan	Ferrara	Westfield	Indiana	46074 United	States	2016-11-27
Cheryl	McKinney	Westfield	Indiana	47074 United	States	2016-11-27
Jake	Vieke	Noblesville	Indiana	46060 United	States	2016-11-28
Lee	abernathy	Noblesville	Indiana	46062 United	States	2016-11-28
Stephanie	Baker	Indianapolis	Indiana	46250 United	States	2016-11-28
Jahana	Miller	Indianapolis	Indiana	46254 United	States	2016-11-28
Pam	Hume-Engle	Indianapolis	Indiana	46227 United	States	2016-11-28
Lauren	Sharp	Carmel	Indiana	46032 United	States	2016-11-28

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Gary	Jackson	Cicero	Indiana	46034	United States	2016-11-28
Kiley	Quinn	Greenwood	Indiana	46143	United States	2016-11-28
Karen	Sauer	Noblesville	Indiana	46060	United States	2016-11-28
cathy	wilson	Indianapolis	Indiana	46221	United States	2016-11-28
Daniel	Phenicie	Tipton	Indiana	46072	United States	2016-11-28
Elizabeth	Needler	Avon	Indiana	46123	United States	2016-11-28
Ashley	Stewart	Indianapolis	Indiana	46239	United States	2016-11-28
Brittany	Walston	New Castle	Indiana	47362	United States	
Tamara	Hoffbauer	Indianapolis	Indiana	46256	United States	2016-11-28
Jackie	Bade	Indianapolis	Indiana	46241	United States	2016-11-28
Caroline	Deyo	Clayton	Indiana	46118	United States	2016-11-28
Laura	Lines	Fishers	Indiana	46037	United States	2016-11-28
Andrea	McNeely	Greenwood	Indiana	46142	United States	2016-11-28
Amanda	Roche	Indianapolis	Indiana	46220	United States	2016-11-28
Shari	Roseboom	Avon	Indiana	46123	United States	2016-11-28
Lesley	Ballard	Greenwood	Indiana	46142	United States	2016-11-28
Kathy	Ogawa	Avon	Indiana	46123	United States	2016-11-28
Janie	Pemberton	Indianapolis	Indiana	46234	United States	2016-11-28
Danielle	Landfald	Indianapolis	Indiana	46260	United States	2016-11-28
Allyson	Hawkins	Danville	Indiana	46122	United States	2016-11-28
Becky	Riskin	Indianapolis	Indiana	46280	United States	2016-11-28
Mary	Harshey	Indianapolis	Indiana	46222	United States	2016-11-28
Linda	Landwerlen	Plainfield	Indiana	46168	United States	2016-11-28
Mollie	Beaumont	Greencastle	Indiana	46135	United States	2016-11-28
Erica	McCalley	Indianapolis	Indiana	46236	United States	2016-11-28
Samantha	Douglass	Fishers	Indiana	46038	United States	2016-11-28
Tori	Grafe	Indianapolis	Indiana	46239	United States	2016-11-28
Cailyn	Journey	Bloomington	Indiana	47408	United States	2016-11-28
Tammi	Peters	Fishers	Indiana	46038	United States	2016-11-28
Susan	Kingery	Indianapolis	Indiana	46234	United States	2016-11-28
Betty	Campbell	Sheridan	Indiana	46069	United States	2016-11-28
Jon	Hirschfeld	Noblesville	Indiana	46062	United States	2016-11-28
Deborah	Sauer	Indianapolis	Indiana	46229	United States	2016-11-28
Amanda	Bauman	Indianapolis	Indiana	46237	United States	2016-11-28
Kirby	Jewett	Westfield	Indiana	46074	United States	2016-11-28
Tiffany	Magid	Fishers	Indiana	46038	United States	2016-11-28
Gail	Heflin	Indianapolis	Indiana	46220	United States	2016-11-28
Laurie	Hamilton	Knightstown	Indiana	46148	United States	2016-11-28
Pamela	Ward	Bainbridge	Indiana	46105	United States	2016-11-28
Don	Maicher	Westfield	Indiana	46074	United States	2016-11-28
Mary	Morris	Carmel	Indiana	46032	United States	2016-11-28
Allison	Creekmore	Greencastle	Indiana	46135	United States	2016-11-28
Bryan	Hunt	Westfield	Indiana	46074	United States	2016-11-28
Cindy	Bush	Anderson	Indiana	46017	United States	2016-11-28
Sarah	Queck	Greenwood	Indiana	46143	United States	2016-11-28
Laura	White	Indianapolis	Indiana	46219	United States	2016-11-28
Jackie	Nowinski	Beech Grove	Indiana	46107	United States	
Kim	Hajduk	Westfield	Indiana	46074	United States	2016-11-28
Joy	K	Williamson	Indiana	46201	United States	
Luwanda	Hall-Lykens	Greenfield	Indiana	46140	United States	2016-11-28
Chris	Chung	Franklin	Indiana	46131	United States	2016-11-28
Dottie	Gullion	Indianapolis	Indiana	46268	United States	2016-11-28
Kathy	Dawson	Indianapolis	Indiana	46229	United States	2016-11-28
Erin	Cooper	Franklin	Indiana	46131	United States	2016-11-28
Julie	Mason	Fishers	Indiana	46037	United States	2016-11-28

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Ashlee	Locke	Westfield	Indiana	46074	United States	2016-11-28
Morris	Gieselman	Fishers	Indiana	46037	United States	2016-11-28
Stephanie	Galt	Cicero	Indiana	46034	United States	2016-11-28
Amy	Herrin	Indianapolis	Indiana	46219	United States	2016-11-28
Dorinda	Workman	Westfield	Indiana	46074	United States	2016-11-28
Tracy	Chandler	Indianapolis	Indiana	46240	United States	2016-11-28
Denise	Luttrell	Noblesville	Indiana	46062	United States	2016-11-28
Tammy	Lanum	Indianapolis	Indiana	46239	United States	2016-11-28
Mirantha	Wilson	Indianapolis	Indiana	46256	United States	2016-11-28
Erin	Barley	Fishers	Indiana	46038	United States	2016-11-28
Anton	Ringer	Greenwood	Indiana	46143	United States	2016-11-28
kristin	hackman	indianapolis	Indiana	46240	United States	2016-11-28
Lyndsey	Lindsay	Noblesville	Indiana	46062	United States	2016-11-28
Courtney	Paulshock	Sheridan	Indiana	46069	United States	2016-11-28
Maria	Ancich	Noblesville	Indiana	46062	United States	2016-11-28
Susann	Estle	Danville	Indiana	46122	United States	2016-11-28
Rebecca	Higgins	Fishers	Indiana	46038	United States	2016-11-28
Jennifer	Schmidt	Noblesville	Indiana	46062	United States	2016-11-28
Peggy	Bolles	Pendleton	Indiana	46064	United States	2016-11-28
Alissa	Madden	Indianapolis	Indiana	46220	United States	2016-11-28
Katie	Harrington	Indianapolis	Indiana	46217	United States	2016-11-28
Kristina	Knapp	Indianapolis	Indiana	46254	United States	2016-11-28
Jeffrey	Wetzel	Avon	Indiana	46123	United States	2016-11-28
Dana	Thomas	Indianapolis	Indiana	46220	United States	2016-11-28
Heather	Liston	Westfield	Indiana	46074	United States	2016-11-28
Leo	Angulo	Indianapolis	Indiana	46208-5087	United States	2016-11-28
Susan	Peterson	Noblesville	Indiana	46062-7164	United States	2016-11-28
Brandy	Akin	Fishers	Indiana	46037	United States	2016-11-28
Lynne	Woehike	Franklin	Wisconsin	53132	United States	2016-11-28
Sueanne	Esposito	Noblesville	Indiana	46062	United States	2016-11-28
Michael	Leigh	Fishers	Indiana	46037	United States	2016-11-28
zack	mckelvey	Whitestown	Indiana	46075	United States	2016-11-28
Sharon	Clifton	Seymour	Indiana	47274	United States	2016-11-28
Jennifer	Enriquez	Foothill	Ranch	California	92610	United States
Andy	Partida	Indianapolis	Indiana	46241	United States	2016-11-28
Beth	Bray	Indianapolis	Indiana	46260	United States	2016-11-28
Angie	Lundy	Indianapolis	Indiana	46237	United States	2016-11-28
Char	Walker	Beech	Grove	Indiana	46107	United States
Jennifer	Krueger	Martinsville	Indiana	46151	United States	2016-11-28
Daniel	Sturm	Westfield	Indiana	46074	United States	2016-11-28
Leigha	Rutan	Plainfield	Indiana	46168	United States	2016-11-28
Marcia	Conover	Pendleton	Indiana	46064	United States	2016-11-28
Leah	Derrick	Fishers	Indiana	46038	United States	2016-11-28
Richard	Berry	Noblesville	Indiana	46062	United States	2016-11-28
Sabrina	clark	Noblesville	Indiana	46062	United States	2016-11-28
Tracey	Davis	Noblesville	Indiana	46062	United States	2016-11-28
Debbie	Taylor	Indianapolis	Indiana	46256	United States	2016-11-28
Elanor	Bolles	Pendleton	Indiana	46064	United States	2016-11-28
Cheryl	Wright	Westfield	Indiana	46074	United States	2016-11-28
Sarah	Matthews	Indianapolis	Indiana	46219	United States	2016-11-28
Jennifer	Sumner	Indianapolis	Indiana	46280	United States	2016-11-28
Marsha	Alexander	Westfield	Indiana	46074	United States	2016-11-28
Cheryl	Bender	Westfield	Indiana	46074	United States	2016-11-28
Jerilyn	Dausch	Martinsville	Indiana	46151	United States	2016-11-28
Jackie	Tiede	Checkley	Westfield	Indiana	46074	United States

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Kelly	Reyes	Kyle	Texas	78640	United States	2016-11-28
James	Ellison	Noblesville	Indiana	46062	United States	2016-11-28
Elizabeth	Hahn	Carmel	Indiana	46033	United States	2016-11-28
Breann	Mundy	Indianapolis	Indiana	46236	United States	2016-11-28
Rhiannon	Friddle	Westfield	Indiana	46074	United States	2016-11-28
Peggy	Friddle	Westfield	Indiana	46074	United States	2016-11-28
Cheryl	Yoder	Noblesville	Indiana	46062	United States	2016-11-28
Dorothy	Christoff	Noblesville	Indiana	46062	United States	2016-11-28
Megan	Brown	Westfield	in Indiana	46074	United States	
Lindy	shuler	Camby	Indiana	46113	United States	2016-11-28
Lori	Ryan	Carmel	Indiana	46033	United States	2016-11-28
Brittany	Kilborn	Whiteland	Indiana	46184	United States	2016-11-28
Teresa	Conley	Carmel	Indiana	46032	United States	2016-11-28
Hindenburg	Hindenburg	Westfield	Indiana	46074	United States	2016-11-28
Kindra	Lang	Cicero	Indiana	46034	United States	2016-11-28
Jamie	Fink	Noblesville	Indiana	46062	United States	2016-11-28
Sarah	Starost	Noblesville	Indiana	46060	United States	2016-11-28
William	Lyons	Clearwater	Florida	33755	United States	2016-11-28
Tina	Risley	Noblesville	Indiana	46062	United States	2016-11-28
Sandra	Garvin	Westfield	Indiana	46074	United States	2016-11-28
Marie	Siroky	Indianapolis	Indiana	46220	United States	2016-11-28
Susan	Knose	Noblesville	Indiana	46062	United States	2016-11-28
Lisa	Barth	Carmel	Indiana	46033	United States	2016-11-28
Atif	Zafar	Carmel	Indiana	46033	United States	2016-11-28
Kimberly	Hall	Westfield	Indiana	46074	United States	2016-11-28
Lucy	Beck	Noblesville	Indiana	46062	United States	2016-11-28
Jen	Moss	Carmel	Indiana	46033	United States	2016-11-28
David	Birks	McCordsville	Indiana	46055	United States	2016-11-29
Tracy	Davis	Greenfield	Indiana	46140	United States	2016-11-29
Tamara	Lynch	Noblesville	Indiana	46060	United States	2016-11-29
Tina	Blackwell	Noblesville	Indiana	46062	United States	2016-11-29
Kelly	Thompson	Indianapolis	Indiana	46227	United States	2016-11-29
Krysten	Bayha	Carmel	Indiana	46032	United States	2016-11-29
Jeff	Burkett	Westfield	Indiana	46074	United States	2016-11-29
Wendy	Britton	Indianapolis	Indiana	46280	United States	2016-11-29
Alfred	South	Noblesville	Indiana	46062	United States	2016-11-29
SUSAN	PETERS	Noblesville	Indiana	46062	United States	2016-11-29
Dale	McCullough	Noblesville	Indiana	46062	United States	2016-11-29
Sherr	Effinger	Noblesville	Indiana	46062	United States	2016-11-29
Elaine	HINSHAW	Westfield	Indiana	46074	United States	2016-11-29
James	Burge	Noblesville	Indiana	46062	United States	2016-11-29
Emily	Hummel	Indianapolis	Indiana	46280	United States	2016-11-29
Nicole	Bosler	Noblesville	Indiana	46062	United States	2016-11-29
Stacy	Walker	Muncie	Indiana	47303	United States	2016-11-29
Jenni	Swinney	Greenwood	Indiana	46142	United States	2016-11-29
Mark	Easley	Noblesville	Indiana	46062	United States	2016-11-29
Sarah	Souriyasong	Fishers	Indiana	46037	United States	2016-11-29
David	Molloy	Brownsburg	Indiana	46112	United States	2016-11-29
Kay	Zimmerman	Noblesville	Indiana	46062	United States	2016-11-29
joan	popp	Westfield	Indiana	46074	United States	2016-11-29
Kaycee	Hinshaw	Sheridan	Indiana	46069	United States	2016-11-29
Adam	Weber	Hood	River Oregon	97031	United States	
Ann	T	Indianapolis	Indiana	46234	United States	2016-11-29
Anna	Skinner	Westfield	Indiana	46074	United States	2016-11-29
William	Clayton	Westfield	Indiana	46074	United States	2016-11-29

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Shonda	Cheever	Westfield	Indiana	46074 United	States	2016-11-29
Wanda	Moran	Westfield	Indiana	46074 United	States	2016-11-29
Dawn	Hagen	Plainfield	Indiana	46168 United	States	2016-11-29
Julie	Beckett	Westfield	Indiana	46074 United	States	2016-11-29
Kimberly	Armstrong	Noblesville	Indiana	46062 United	States	2016-11-29
Shannon	McGirr	Westfield	Indiana	46074 United	States	2016-11-29
Amy	Armstrong	Indianapolis	Indiana	46240 United	States	2016-11-29
Sora	Webb	Westfield	Indiana	46062 United	States	2016-11-29
Brit	Riggins	Westfield	Indiana	46074 United	States	2016-11-29
Jason	Eisberg	Carmel	Indiana	46032 United	States	2016-11-29
Jack	Simmons	Indianapolis	Indiana	46240 United	States	2016-11-29
Patrick	Boyle	Noblesville	Indiana	46062 United	States	2016-11-29
Greg	Hindenburg	Westfield	Indiana	46074 United	States	2016-11-29
Robyn	Roberts	Westfield	Indiana	46074 United	States	2016-11-29
Thomas	Vieck	Westfield	Indiana	46074 United	States	2016-11-29
Brian	Benak	Westfield	Indiana	46074 United	States	2016-11-29
Lori	Munoz	Westfield	Indiana	46074 United	States	2016-11-29
Yan	Guenette	Westfield	Indiana	46074 United	States	2016-11-29
Kevin	Huff	Westfield	Indiana	46074 United	States	2016-11-29
Nancy	Walker	Belleair	Florida	33756 United	States	2016-11-29
Alex	LaRoche	Rahway	New Jersey	7065 United	States	
Carole	Boleman	Carmel	Indiana	46032 United	States	2016-11-29
Susan	Norton	Carmel	Indiana	46033 United	States	2016-11-29
Courtney	Brown	Indianapolis	Indiana	46280 United	States	2016-11-29
Phil	Havlik	Westfield	Indiana	46062-1105 United	States	2016-11-29
Nicholas	Crutchfield	Indianapolis	Indiana	46250 United	States	2016-11-29
Martha	Strong	Muncie	Indiana	47303 United	States	2016-11-29
Julie	Lusher	Marion	Indiana	46952 United	States	2016-11-29
Sarah	Rohrman	Noblesville	Indiana	46062 United	States	2016-11-29
Kay	Delullo	Westfield	Indiana	46074 United	States	2016-11-29
Jill	Swartz	Westfield	Indiana	46074 United	States	2016-11-29
Jerry	Kousen	Noblesville	Indiana	46062 United	States	2016-11-29
Michael	Bailey	Westfield	Indiana	46074 United	States	2016-11-29
Brandy	Profancik	Greenfield	Indiana	46140 United	States	2016-11-29
Sarah	Megel	Carmel	Indiana	46032 United	States	2016-11-29
Mary	Barclay	Carmel	Indiana	46033 United	States	2016-11-29
Tricia	Dickson	Fishers	Indiana	46038 United	States	2016-11-29
Heather	Banks	Indianapolis	Indiana	46250 United	States	2016-11-29
Jan	Powers	Whitestown	Indiana	46075 United	States	2016-11-29
Ann	Catron	Westfield	Indiana	46074 United	States	2016-11-29
Amanda	Suiter	Indianapolis	Indiana	46205 United	States	2016-11-29
Robert	Eggleston	Carmel	Indiana	46032 United	States	2016-11-29
Julia	Mattern	Westfield	Indiana	46074 United	States	2016-11-29
Jill	Graber	Noblesville	Indiana	46062 United	States	2016-11-29
Keith	Kimbrell	Westfield	Indiana	46074 United	States	2016-11-29
Michelle	Winkler	Noblesville	Indiana	46062 United	States	2016-11-29
Brandy	Dravet	Westfield	Indiana	46074 United	States	2016-11-29
Susie	and	Randy	Tatum	Westfield Indiana	46074 United	
Richard	Levins	Westfield	Indiana	46074 United	States	2016-11-29
Cherie	Cook	Westfield	Indiana	46074 United	States	2016-11-29
Karie	Gauen	Noblesville	Indiana	46062 United	States	2016-11-29
Stacy	Hall	Westfield	Indiana	46074 United	States	2016-11-29
David	Sochar	Westfield	Indiana	46074 United	States	2016-11-29
Bruce	Van	Natta	Westfield Indiana	46074 United	States	2016-11-29
Lisabeth	Armstrong	Westfield	Indiana	46074 United	States	2016-11-29

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Diane	Atkinson	Noblesville	Indiana	46060 United	States	2016-11-29
Molly	Rodenbarger	Westfield	Indiana	46074 United	States	2016-11-30
Richard	Parker	Westfield	Indiana	46074 United	States	2016-11-30
Catherine	Parker	Westfield	Indiana	46074 United	States	2016-11-30
Brenna	Denhardt	Westfield	Indiana	46074 United	States	2016-11-30
Michael	Ondrusek	Westfield	Indiana	46074 United	States	2016-11-30
wade	hall	Westfield	Indiana	46074 United	States	2016-11-30
Sarah	Bast	Lebanon	Indiana	46052 United	States	2016-11-30
JoAnne	Davis	Franklin	Indiana	46131 United	States	2016-11-30
Jan	Luckett	Indianapolis	Indiana	46220 United	States	2016-11-30
Jeff	Tzucker	Carmel	Indiana	46033 United	States	2016-11-30
Debbie	Bell	Westfield	Indiana	46074 United	States	2016-11-30
Kate	Rosebrough	Carmel	Indiana	46033 United	States	2016-11-30
Jennifer	Cummings	Westfield	Indiana	46074 United	States	2016-11-30
Susan	Koehn	Westfield	Indiana	46074 United	States	2016-11-30
Jeanne	Milus	Whitestown	Indiana	46075 United	States	2016-11-30
Karen	Shatley	Westfield	Indiana	46074 United	States	2016-11-30
Kelly	Hamilton	Sheridan	Indiana	46069 United	States	2016-11-30
Melissa	Hoffman	Westfield	Indiana	46074 United	States	2016-11-30
Brian	Ferguson	Westfield	Indiana	46074 United	States	2016-11-30
Shannon	Meyer	Carmel	Indiana	46032 United	States	2016-11-30
Amanda	Cassada	Greenfield	Indiana	46140 United	States	2016-11-30
William	Hodges	Westfield	Indiana	46074 United	States	2016-11-30
Heather	Martin	Indianapolis	Indiana	46220 United	States	2016-11-30
Cameron	Fields	Westfield	Indiana	46074 United	States	2016-11-30
Rebecca	Pritchard	Chesterton	Indiana	46304 United	States	2016-11-30
Eric	Robe	Westfield	Indiana	46074 United	States	2016-11-30
Rebecca	Trock	Noblesville	Indiana	46062 United	States	2016-11-30
Shirley	Deloh	Arcadia	Indiana	46030 United	States	2016-11-30
Tessa	Phillips	Fishers	Indiana	46038 United	States	2016-11-30
Erica	Strahm	Carmel	Indiana	46032 United	States	2016-11-30
John	Christianson	Westfield	Indiana	46074 United	States	2016-11-30
Abby	Cannon	Noblesville	Indiana	46062 United	States	2016-11-30
Greg	Cruse	Westfield	Indiana	46074 United	States	2016-11-30
Tamrynne	Eblen	Westfield	Indiana	46074 United	States	2016-11-30

Comments

Name	Location	Date	Comment
Heather Humphrey	North Manchester, IN	2016-11-23	I live here because there is privacy and beauty
Anika Colvin	Port Townsend, WA	2016-11-24	I'm signing because my sister and her family have a beautiful home in this area and truly appreciate their rural location.
Carol Analco	Noblesville, IN	2016-11-24	The planning for homes and businesses has not been planned accordingly. Our roads (SR 32 and 38) cannot handle the traffic now. By adding more homes, businesses, etc. is adding a nightmare to our community. Go by SR 32 in front of the high school in the morning and it is absolutely ridiculous. Planning never happened just build, build build without any thought to our roads and schools.
Susie Pettijohn	Westfield, IN	2016-11-24	We need responsible planning in Westfield, not this hodgepodge of anything goes.
Ed Moore	Westfield, IN	2016-11-24	We have lived here 28 years and enjoyed our words and our land we hate to see Westfield grow like Carmel and be nothing but a traffic jam and it will destroy two or three wetlands also please let how are land stay beautiful without light pollution and noise pollution and traffic jams there needs to be more nature instead of big business
Courtney Ullman	Carmel, IN	2016-11-24	I'm signing because, the area is too beautiful to delevolp. There are so many houses for sale, apartments to rent and unleased business spaces. Please think before you build.
Sara Harris	Indianapolis, IN	2016-11-24	It is just not right. I understand that population increases, but that doesn't mean come into a area where people have bought homes to get away from exactly what you are trying to do. There is plenty of land for strip plazas, chain restaurants, and cookie cutter homes to be build. If somebody wants solidarity within their neighborhood community, then the zoning personael should respect the decision from the resident living within their city limits.
Ryan Potter	Fishers, IN	2016-11-24	signing this is the right thing to do
Dan Montgomery	Westfield, IN	2016-11-24	Don't want all the truck traffic this will mean to Grassy Branch
Jane Montgomery	Westfield, IN	2016-11-24	We need to have responsible development that serves the community, not just the developers.
Chris Kilander	Indianapolis, IN	2016-11-24	I'm supporting super awesome friends.
Rick McKinney	Westfield, IN	2016-11-24	Too much undefined wording in a PUD allows for variances that are not always positive for the public.
Suzy DuBois	Westfield, IN	2016-11-24	I strongly believe it is time for our city government to start listening to the people who live in this community and pay the taxes that support our community efforts!
Debra Snyder	Noblesville, IN	2016-11-24	Residential area only please
Carolyn Scott	Indianapolis, IN	2016-11-24	Farmland & trees are too precious to tear up. There is plenty of other space not being farmed & not in the country.
Missy O'Brien	Noblesville, IN	2016-11-24	It is the right thing to do!!
Ilana Porzecanski	Indianapolis, IN	2016-11-24	I don't want this industrial park and gas station next door.
Keith Heitman	Westfield, IN	2016-11-25	I live in the center of this mess, I will be surrounded by industrial buildings all because the developer doesn't have the funds to pay fair market value for my property.

Name	Location	Date	Comment
Scotty Winkler	Noblesville, IN	2016-11-25	This development is certainly going to have negative implications to families who have established homes in some of the most beautifully preserved country-areas still left in the city of Westfield.
Ted Sommer	Noblesville, IN	2016-11-25	potential traffic ramifications and future growth on the east side of grassy branch and Anthony. We moved here for the peace it provides.
Jenny West	Cicero, IN	2016-11-25	I am signing because I have several friends who's homes are in the middle of this project and they are in need of support. I would be absolutely devastated if this was taking place near my home.
Sheryl Eickman	Noblesville, IN	2016-11-25	I am very concerned about the lack of direction.
William Workman	Westfield, IN	2016-11-26	This will be an eyesore and also add mass traffic to the already overloaded streets. Extremely poor planning
David Eickman	Noblesville, IN	2016-11-26	I'm signing because what is now proposed does not remotely resemble what was originally approved.
Daniel Miller	Indianapolis, IN	2016-11-26	I grew up in Westfield. That area is beautiful, and do not want to see the abundant wildlife get dispersed.
Ellen Williams	Westfield, IN	2016-11-26	We need pull the wheels off this train. Stop.. Look at what we have and how to take care of it first..!
Jodi Becker	Westfield, IN	2016-11-26	I support responsible growth and, I support the residents directly and indirectly affected by this PUD.
Stanley Hirschfeld	Noblesville, IN	2016-11-26	Traffic problems should be resolved before building starts. Second, we do not need any more vinyl villages.
Karen Sauer	Indianapolis, IN	2016-11-28	We need this land for the animals!!! There are plenty of other places to build
Daniel Phenicle	Tipton, IN	2016-11-28	God's little creatures need our protection against greed.
Ashley Stewart	Indianapolis, IN	2016-11-28	Preserve the wonderful work that Providence does, along with the physical setting for them to do so!
Shari Roseboom	Avon, IN	2016-11-28	I have been working with the Providence Wildlife for years on the rescue and rehabilitation of all animals. This is a total injustice to Providence and the volunteers who have worked tirelessly to make Providence happen. Please consider building elsewhere.
Fred Cowan	Indianapolis, IN	2016-11-28	Time to save our towns and environment! So many more places to build IF this even necessary!
Danielle Landfald	Indianapolis, IN	2016-11-28	No further development is needed or wanted in this area.
Becky Riskin	Indianapolis, IN	2016-11-28	Our wildlifes safety.
Mary Harshey	Indianapolis, IN	2016-11-28	I CARE
Tori Grafe	Indianapolis, IN	2016-11-28	I am signing this petition because I fully support the rehabilitative care provided to hundreds of injured, orphaned, or otherwise displaced wildlife that Providence Wildlife Rehabilitation provides each year. More industry right outside of the parameters of Providence Wildlife Rehabilitation, which currently is very rural and very peaceful, will be devastating to the special care needed to get these animals healed, raised, and out on their own in the wild again.
Jon Hirschfeld	Noblesville, IN	2016-11-28	Think this land use is detrimental to the existing homeowners.
Deborah Sauer	Indianapolis, IN	2016-11-28	For the protection of Wild Life in need of rehabilitation
Gail Hefflin	Indianapolis, IN	2016-11-28	Providence Wildlife does amazing things for our community and the creatures big and small that live here!

Name	Location	Date	Comment
Don Maicher	Westfield, IN	2016-11-28	Please do something responsible for a change with regard to the expansion of Westfield I understand the council is only concerned with showing everyone how much they can expand Westfield. However, for once so the right thing to prevent this from affecting Providence.
Mary Morris	Carmel, IN	2016-11-28	We need to preserve this area to help our wild life. I have taken injured animals to this organization and we need their services.
Cindy Bush	Anderson, IN	2016-11-28	I'm signing because I support Providence Wildlife Rehabilitation and I feel it needs to keep it rural setting for optimal rehab of wildlife.
Luwanda Hall-Lykens	Greenfield, IN	2016-11-28	I'm concerned about industrial development and the effect it will have on Providence Wildlife Rehabilitation. The work they do impacts wildlife throughout all of Indiana.
Dottie Gullion	Indianapolis, IN	2016-11-28	Providence Wildlife Rehabilitation provides a much needed service. Please preserve this land and the habitat-appropriate setting.
Kathy Dawson	Indianapolis, IN	2016-11-28	Wild life need a place to live.
Ashlee Locke	Westfield, IN	2016-11-28	Providence is a wonderful organization and it would be a shame to interfere with that in any way..
Tracy Chandler	Indianapolis, IN	2016-11-28	I care about the environment and greenspace.
Mirantha Wilson	Brownsburg, IN	2016-11-28	Providence is a wonderful organization and I think it and the area around it should be preserved.
Anton Ringer	Indianapolis, IN	2016-11-28	I'm signing because I support providence rehabilitation center.
kristin hackman	Indianapolis, IN	2016-11-28	We need Beauty In our community, not more greed!!
Lyndsey Lindsay	Noblesville, IN	2016-11-28	Providence
Courtney Paulshock	Sheridan, IN	2016-11-28	The land around Providence and MacGregor park is beautiful and should be preserved.
Maria Ancich	Noblesville, IN	2016-11-28	To save the rural landscape.
Rebecca Higgins	Fishers, IN	2016-11-28	Providence wildlife serves a much needed rescue and rehab effort and must not be swallowed up by development. Please respect their important role and protect their environment
Susan Peterson	Noblesville, IN	2016-11-28	This area needs to be preserved! Westfield is not being responsible stewards of the environment with their zeal to overbuild their town. Where are the plans to retain some green spaces? Let this area be one of them!
Jane Montgomery	Westfield, IN	2016-11-28	We are building for humans and ignoring the wild life habitat that is being destroyed. This is one organization that is attempting to slow that.
Sueanne Esposito	Noblesville, IN	2016-11-28	I am concerned with the property value of my home, heavier traffic, noise pollution and the damage to full grown trees.
Michael Leigh	Fishers, IN	2016-11-28	We need to preserve the wildlife areas in our county . Between Fishers,Carmel,and Westfield we are destroying our land
zack mckelvey	Whitestown, IN	2016-11-28	I moved north of indianapolis, so that I could get away from traffic and the glow of the city lights. I like trees and open spaces and we have enough shopping in carmel and westfield as it is. The city continues to sprawl outwards, while existing areas fall apart.
Jennifer Krueger	Indianapolis, IN	2016-11-28	I grew up in Village Farms. It's tragic what has become of the once peaceful, naturally beautiful Westfield community. The expansion of this project will bring further damage to the area and degrade the quality of life of its residents.

Name	Location	Date	Comment
Daniel Sturm	Westfield, IN	2016-11-28	We moved to Westfield because it was a quiet residential community with great schools. This development will add noise and more traffic as well as stretchour police and fire departments. The roadways are only 2 lanes as it is and Westfield never upgrades the roads or infrastructure for these massive projects just look at the tiny roads they have leading into Grand park.
Leigha Rutan	Indianapolis, IN	2016-11-28	Providence does wonderful work and this is an area that does not need it's natural beauty disturbed by commercialism.
Marcia Conover	Pendleton, IN	2016-11-28	This is important
Leah Derrick	Fishers, IN	2016-11-28	Providence Wildlife Refuge is a necessary part of the community.
Richard Berry	Noblesville, IN	2016-11-28	We have to preserve habitat for wild animals
Debbie Taylor	Indianapolis, IN	2016-11-28	When I moved to Indiana a few years ago. Westfield was a beautiful place to drive to. Then they started construction all around 31, and started tearing away at Mother Nature. It's no longer a beautiful drive. Now they want to take away what beauty is left for the homeowners to live in. All to toss in a few more shops, and more apartments. There are so many empty building already that are just collecting dust. The Aurora project is a means to destroy people's homes, where families have grown up and loved. It also threatens the local wildlife rehab, Providence Wildlife. The wildlife also needs a chance to survive and heal. Taking away their tree covered solitude and tossing in commercial industries threatens their chance to persevere. Please click sign this petition to help keep Westfield beautiful and keep Providence Wildlife a safe place for wildlife.
Cheryl Wright	Westfield, IN	2016-11-28	I want to protect our natural landscape.
Marsha Alexander	Carmel, IN	2016-11-28	We must protect our green spaces and wildlife before it's all gone.
Cheryl Bender	Westfield, IN	2016-11-28	We MUST preserve some of our natural habitation and this rehab center is an important service that is provided in this community.
Kelly Reyes	Kyle, TX	2016-11-28	There mission of this organization creates a balance for their negative impact community growth has on their transitioning wildlife. I have personal experience with them good works of this organization
Peggy Friddle	Westfield, IN	2016-11-28	This developing is getting out of control. Please take in consideration the feelings of the property owners in the area
Megan Brown	Westfield in, IN	2016-11-28	I am a home owner on Grassy Branch road in Westfield. This will negatively affect our day to day life and property valu .
Lori Ryan	Carmel, IN	2016-11-28	Lori Ryan
Brittany Kilborn	Whiteland, IN	2016-11-28	They do amazing work for animals in Indiana, please reconsider
Hindenburg Hindenburg	Westfield, IN	2016-11-28	We need to be KIND not just to each other but to our animal friends. Animals have no voice, no way of getting themselves help. They depend on us to 'help them' in their hour of need. We actually need more places like this. AND places like this educate our children and grandchildren and teach them to respect the animals. Animals are vital to humans in so many ways. To have a place that protects and shelters them and turns them back into the wild where they came from is incredible to be able to do. These people are wonderful people that start places like these, they make no money off what they do. They just have a love for nature and the animals that God has so graciously blessed us with. They want to help, and that says a lot in todays world..... We NEED to protect this areall
Kindra Lang	Cicero, IN	2016-11-28	We moved to get away from the busy industrial world. Out to the country.
Jamie Fink	Noblesville, IN	2016-11-28	Traffic and noise from the highways are already out of control.

Name	Location	Date	Comment
Marie Siroky	Indianapolis, IN	2016-11-28	Im signing because Providence was the ONLY rescue to take in a Pileated woodpecker .. They have provided care to falcons and many many species. They provide education.
Susan Knose	Indianapolis, IN	2016-11-28	Citizens should be in control of their communities as part of the democratic process. I want to help save the Providence Wildlife center.
Atif Zafar	Carmel, IN	2016-11-28	I don't want to see a residential area disturbed by commercial real-estate
Lucy Beck	Noblesville, IN	2016-11-28	My greatest concern is the increased traffic on highway 38. I feel like the safety would be greatly jeopardized. Thank you in advance for considering this is issue.
Lucy Beck	Noblesville, IN	2016-11-29	My concern is the safety of increased traffic on Highway 38. It is known that the traffic is a great cause for concern. This area is a lovely area and should be preserved as such. Thank you
Tina Blackwell	Noblesville, IN	2016-11-29	I am signing this because I have found animals in need of care and dropped them off here! This place is a safe haven for animals in need!!
Wendy Britton	Indianapolis, IN	2016-11-29	I'm signing this petition because I'm concerned for the future of the providence wildlife rehabilitation center.
Susan Peters	Noblesville, IN	2016-11-29	All of the land is being developed. We moved here to get away from development.
Dale McCullough	Noblesville, IN	2016-11-29	Plans for the Aurora development
Elaine HINSHAW	Westfield, IN	2016-11-29	There should be a time limitation on for a proposed development if the developer does not go through with the originally approved development. The current proposal does not fit in this semi-rural area; it creates an extremely negative aesthetic for surrounding homeowners with the very real potential of lowering their property values.
Nicole Bosler	Noblesville, IN	2016-11-29	We have a duty to preserve the beauty and authenticity of Westfield and Noblesville. Can't we find a way to preserve downtown Westfield, Providence, the rural communities that never intended to be urban? Growth is inevitable, but this is overkill. The road infrastructure can hardly handle the current traffic. Are our schools prepared to handle the growth? Do we really want to be Fishers? So incredibly disheartening.
Mark Easley	Noblesville, IN	2016-11-29	Stop the over development of Hamilton county!!
David Molloy	Brownsburg, IN	2016-11-29	Development should not overwhelm existing facilities, especially ones doing important rescue work
Joan popp	Westfield, IN	2016-11-29	I don't agree with this and also it will affect the wildlife refuge that sits in that area.
Kimberly Armstrong	Newport, MI	2016-11-29	Stop building in Westfield. Keep open land for all of us to enjoy the beauty of wildlife and nature.
Patrick Boyle	Noblesville, IN	2016-11-29	Aurora's proposed industrial and commercial uses would adversely and severely affect character of the area surrounding the project. There are other areas in Westfield which already host these uses and consequently are much better suited for this type of development.
Thomas Vieck	Westfield, IN	2016-11-29	I don't believe Westfield needs low income housing and the original proposal is nothing like the amended one.

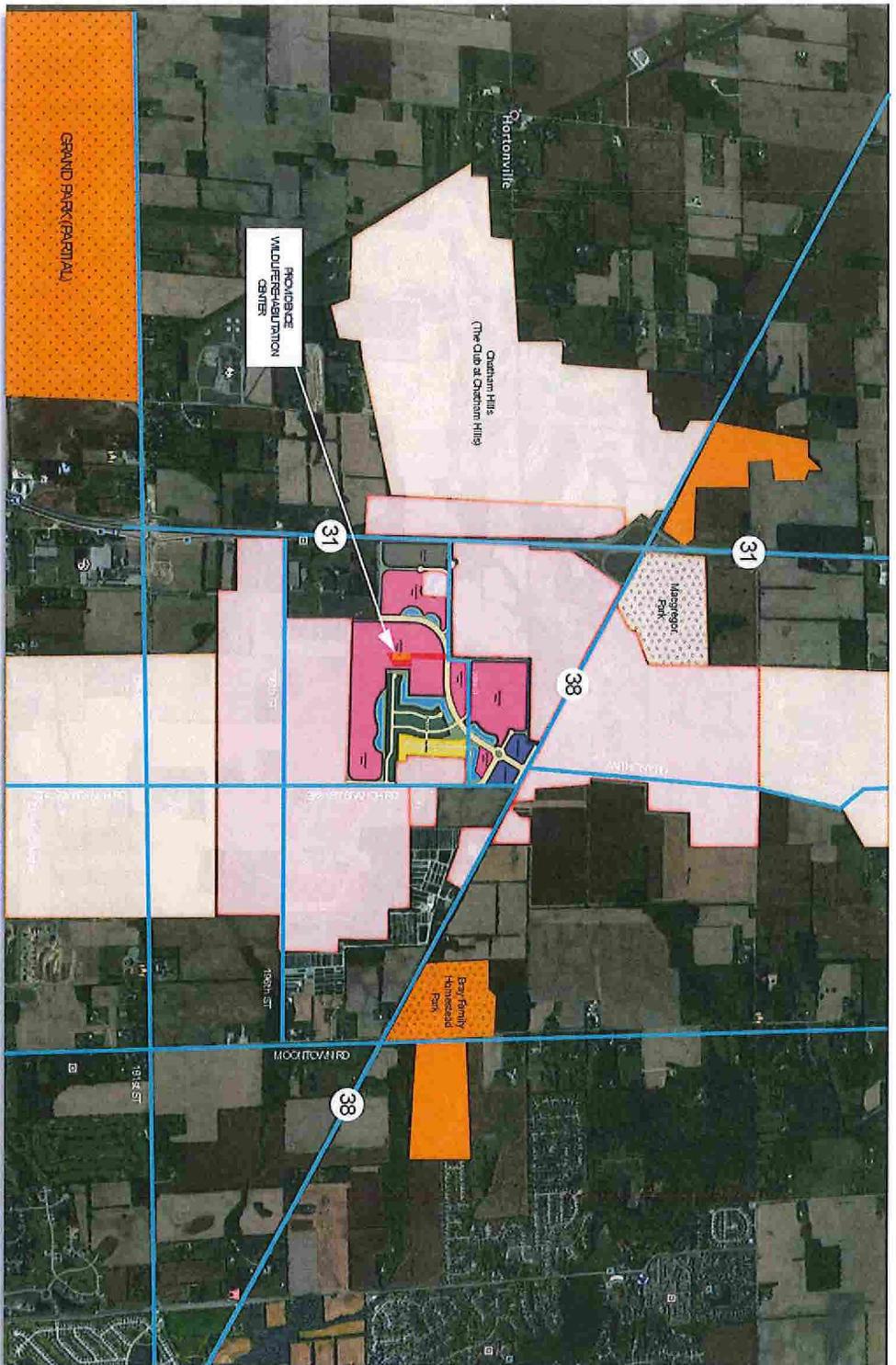
Name	Location	Date	Comment
Yan Guenette	Westfield, IN	2016-11-29	Westfield doesn't plan zoning very well at all , a well designed city has a very clear and clean transition between industrial, commercial and residential, the whole south west corner area of 31 and 32 is horrible, it has all 3 , and one of the transition is oak trace with heavy commercial/ industrial on one side of the road and residential right across I can only imagine the mess they would make up in a beautiful rural area
Kevin Huff	Westfield, IN	2016-11-29	I am signing this petition due to concerns I have regarding the impact of the Aurora PUD in my neighborhood. The Aurora PUD will have a potentially devastating impact on our property values and quality of life. This project is not cohesive or complimentary to the existing area. The area impacted is currently made up of nice single family larger lot homes. A commercial/industrial park would create an island of use that is not in balance with the current area use.
Susan Norton	Carmel, IN	2016-11-29	I feel this will cause property values to go down in areas close to where I live.
Nicholas Crutchfield	Indianapolis, IN	2016-11-29	Conservation is the key.
Martha Strong	Muncie, IN	2016-11-29	The animals have to have a place to live.
Sarah Rohrman	Noblesville, IN	2016-11-29	As a nature and wildlife enthusiast, I became concerned about the negative ramifications of the proposed and future plans for development around Providence Wildlife. This healing refuge is a gem for our community and surrounding area - something to be proud of. Please do not make decisions that will adversely impact this important facility for the sake of the animals in need and as a statement of your compassion for those creatures who can't fend for themselves. There are too few of these places to begin with and we certainly don't want to eliminate one.
Tricia Dickson	Fishers, IN	2016-11-29	We need to control pollution and industrialization. We should learn to co-exist.
Keith Kimbrell	Noblesville, IN	2016-11-29	Negative impact on surrounding property
Susie and Randy Tatum	Westfield, IN	2016-11-29	I believe in responsible developement.
Karie Gauen	Noblesville, IN	2016-11-29	Protect homeowners and green spaces.
David Sochar	Westfield, IN	2016-11-29	Enough is enough. All new development must stop while we all get a chance to see the effects of what has already been approved.
Lisabeth Armstrong	Westfield, IN	2016-11-29	I too, am trying to stop irresponsible development with the Wood Wind Pulte proposal. Like the Aurora PUD, negative impact to existing landowners, destruction of natural habitat and unmitigated density is why we are opposed to such outrageous and destructive development.
Diane Atkinson	Noblesville, IN	2016-11-29	I think it is important to keep from over building and removing our natural habitat. Also to keep a wildlife rehabilitation place open.
Sarah Bast	Lebanon, IN	2016-11-30	I strongly suport keeping a rural area as rural as it can be.
JoAnne Davis	Franklin, IN	2016-11-30	I am signing because I am a wildlife rehab volunteer, a biologist, and a conservationist. This expansion into still rural areas is completely unnecessary. There are plenty of spaces in already industrialized areas of the city, so why not utilize it?
Kate Rosebrough	Carmel, IN	2016-11-30	Providence Wildlife fills a crucial environmental need in our community. Endangering this facility would be tragic on many levels--not just for the humans who devote time, money, and energy to it, but for injured wildlife with nowhere else to go.
Susan Koehrn	Westfield, IN	2016-11-30	Our health, safety and property need to be protected, as do our property values. We have a right to know specifically what is planned and participate in approval.

Name	Location	Date	Comment
Kim Hajduk	Westfield, IN	2016-11-30	Balance is necessary as well as vital in preserving and enhancing the quality of life in any community, If we err on the side of over development at the expense of a necessary and much used refuge we limit the quality of our present life in addition to those who will come after us. What seems to some secondary I can assure you that a child would much rather play in paradise as opposed to that parking lot that Joni Mitchell alluded to in song.
Shannon Meyer	Carmel, IN	2016-11-30	Providence Wildlife Rescue needs to be saved!
William Hodges	Westfield, IN	2016-11-30	I believe in the rights and preservations of animals
Shirley Deloh	Arcadia, IN	2016-11-30	I lived and went through school in Westfield. One of my sons currently lives there with his family and I am concerned by this type of growth.
Laura Lambert	Zionsville, IN	2016-11-30	My daughter lives in Westfield and I care about the quality of living in her town as well as keeping taxes lowered
Shawn Mather	Westfield, IN	2016-11-30	Controls should be put in place regarding the size and type of buildings allowed in this and all PUDs.
Luke Santangini	Indianapolls, IN	2016-11-30	I'm signing for my family who live nearby who do NOT want this to be built.



TAB 11

Map of Aurora PUD Immediate Negative Impact Zones



AURORA PUD IMMEDIATE NEGATIVE IMPACT ZONES

IMPACT ZONE TABLE

EXTREME

- Quality of life reduction
- Property and home value loss
- Noise pollution
- Light pollution
- Visual pollution
- High commercial traffic
- Higher residential traffic
- Water table impact
- Wildlife and environmental and wetlands impact
- Air quality impact
- Hazardous material safety
- Evaluated crime

HIGH

- Quality of life reduction
- Property and home value loss
- Light pollution
- Visual pollution
- High commercial traffic
- Wildlife and environmental and wetlands impact
- Air quality impact
- Hazardous material safety
- Evaluated crime

EXTREME PUBLIC

- Quality of life reduction
- Noise pollution
- Light pollution
- Visual pollution
- High commercial traffic
- Higher residential traffic
- Water table impact
- Wildlife and environmental and wetlands impact
- Air quality impact
- Hazardous material safety
- Evaluated crime