



**THE COUNCIL  
CITY OF INDIANAPOLIS  
MARION COUNTY**

**KEITH POTTS**  
Councillor, District 2

28 February 2022

Department of Metropolitan Development  
City of Indianapolis  
Metropolitan Development Commission  
c/o Keith Holdsworth, Senior Planner  
200 East Washington Street, Suite 1842  
Indianapolis, IN 46204

Re: 2021-ZON-149      6729 Westfield Blvd.

Dear Commissioners,

Please let this letter serve as my letter of support for the above-referenced petition for rezoning of the property located at 6729 Westfield Blvd., currently operated as The Willows Event Center, to the DP zoning classification to permit a multifamily and townhome development.

Over the past several months, I have spent considerable time studying the site and the surrounding area and reviewing the site plan, elevations, renderings, traffic studies, and other information filed with this Petition and have watched those plans evolve as the Petitioners met with and listened to neighbors. I personally helped organize a meeting between the developers and the community, where I was joined by nearly a hundred nearby residents. In addition, I met with representatives of the surrounding neighborhood to walk the site and learn more about concerns they have expressed regarding the project, which I understand to be primarily related to density, traffic generated by the development, environmental and ecological concerns, and safety on Westfield Blvd. I have also reviewed information that has been submitted in opposition to the Petition, which includes dozens (if not hundreds) of letters, emails, and messages.

I have heard from so many members of our community, and I have expressed their biggest concerns clearly and often to the Petitioners. The Petitioners have responded to these concerns by breaking down the massing of the building and eliminating access from Westfield Rd. They have communicated with the Department of Public Works to consider traffic safety and infrastructure options, and they have performed a traffic study demonstrating that there will be no reduction in levels of service at intersections at or near the development. The Petitioners have also expressed a commitment to address the environmental and ecological concerns presented by the community.

I am sure that these concessions and compromises will not be enough to prevent some neighbors from strongly opposing this project. This does not mean that the Petitioners did not negotiate in good faith or that I did not advocate on behalf of my constituents. I believe the multifamily and townhome development, as proposed, is an appropriate and positive reuse of the property. The project architecture and overall project plan is thoughtfully developed, with great attention to detail, particularly as it relates to design, building materials, treatment of the elevation along Westfield Blvd., transition to townhomes to the south, and the ecology of Spirit Lake and the White River. I also appreciate that there is an affordable housing component to this development, which is greatly needed in District 2.

For these reasons, I am offering my support for the project. If you have any questions, please let me know.

Sincerely,

Keith Potts  
Councillor, District 2