

**Narrative Statement**  
**Midtown at Westfield**

Henke Development Group, LLC respectfully requests this change of zoning for 138 acres± generally located at the intersections of 191<sup>st</sup> Street and East Street, and East Street and Union Street. The property's existing zoning is a combination of LB: Local and Neighborhood Business District, EI: Enclosed Industrial District, AG-SF1: Agriculture / Single-Family Rural District, and SF-3: Single-Family Medium Density District, and a portion of the property is currently subject to the US Highway 31 Overlay District.

The change of zoning is requested to accommodate a high-end mixed-use development to be known as "Midtown at Westfield", that is proposed to consist of a mix of land uses complimentary to the surrounding development patterns and US Highway 31 interchange. As depicted in the application and exhibits, the proposed Planned Unit Development (PUD) District ordinance establishes permits uses and establishes standards consistent with other gateway PUD District Ordinances approved by the City.

The proposed campus will include a mix of land uses complimentary to the live-work-play lifestyle with a design emphasis on pedestrian-orientation and access, and high-quality building architecture. The district is proposed to be anchored by a central node at the intersection of 191<sup>st</sup> Street and East Street. Development patterns and land uses compatible with the interchange are proposed along US31 and 191<sup>st</sup> Street and will include high-quality architecture and a mix of retail, hospitality and office uses. Secondary subdistricts along the East Street corridor and 191<sup>st</sup> Street corridor (east of East Street) are intended to transition from the vehicularly-dominated interchange and are envisioned to include a mix of uses typical of a business and technology park. Potential uses include office, medical technology, research and development, office/flex spaces, and potentially some residential. The secondary tiers of these corridors will further transition in design, land uses and buffering (including a combination of landscaping, detention and separation) towards the perimeter boundaries of the district.

The site is located within the "Employment Corridor" (or Highway Corridors) of the City's 2007 Comprehensive Plan, with a small portion of the eastern edge of the property within the "Business Park and "New Suburban" classifications. The development policies for the Highway Corridor area generally include the following:

- Encourage building design, height, scale, and mass that is appropriate to the surrounding area.
- Encourage building materials and colors that are appropriate to the setting. Metal buildings should be enhanced with other building materials, such as stone or brick, to improve their appearance.
- Maintain attractive highway corridors and appealing business and industrial areas through landscaping, setbacks, and building design.
- Promote large-scale employment intensive office uses on the US 31 Corridor. Appropriate land uses include: office and service uses, research and development, retail and institutional uses subordinate to and supportive of the office and service uses.
- Locate loading docks appropriately, generally at the sides or backs of buildings. Screening should be provided where it is needed to hide unattractive views.

As proposed, the development will meet the economic and design objectives and policies of the Comprehensive Plan. In addition, Midtown at Westfield will be an iconic development anchoring the 191<sup>st</sup> Street and US31 gateway to Grand Park as well as anchoring the south gateway to NorthPoint.