

April 23, 2026, rev. May 13, 2026

Kevin Whaley - Planning Director
Town of Plainfield
206 West Main Street
Plainfield, IN 46168

Dear Kevin,

On behalf of our client, Helix, we respectfully request to be placed on the schedule for the July 6, 2026 hearing of the Town of Plainfield Commission for consideration of a Final Detailed Plan for the multifamily residential project known as Airtech Apartments. Please consider this document our letter of intent.

Location

The project is located on a parcel of ground that is approximately 3.8 acres in size and lies along the west side of Airtech Parkway, immediately south of the fire station. The site is owned by the Town of Plainfield Redevelopment Commission.

Zoning

The site was rezoned to RF – Residential Flex by the Town of Plainfield Town Council to allow for a mixed use project with multifamily residential uses and an early learning center use.

Access

Access to the property will be provided by development of a new public roadway connecting to Airtech Parkway and extended west towards Clover Drive and an eventual connection to City Center Way. The project will also have a new driveway cut at the north end of the site onto Airtech Parkway.

Proposed Development

The purpose of the project is to provide attainable workforce housing adjacent to an employment center. A total of 132 units will be developed. The project will provide a total of 190 parking spaces utilizing 142 surface parking lot spaces, 22 parallel on-street parking spaces on Airtech Drive and 26 back-in diagonal parking spaces along City Center Way. This results in a parking ratio of 1.43 spaces per unit.

Utilities

The Town of Plainfield will serve the sanitary sewer and water needs of the development. Private utilities are in place to be extended to serve the development as well.

Drainage and Detention

The detention basin constructed as part of the Airtech Park development was designed to accommodate the storm water detention needs of this site. As such, no new onsite detention facilities will be constructed. Storm water runoff from this site will be conveyed to the existing basin through a combination of new and existing facilities.

Pedestrian Facilities and Amenities

The project will include public sidewalks along Airtech Parkway and along City Center Way. A pocket park will be created at the SW corner of the site near City Center Way for benefit of the residents and public. The project will also include a clubhouse for the residents and a pocket park for residents and public use.

Schedule

It is anticipated that construction of the project's infrastructure will begin in September of 2027 in hopes that the project can have units available by the fall of 2028.

Sincerely

A handwritten signature in black ink that reads "Steven A. Brehob". The signature is written in a cursive style with a large, stylized "S" and "B".

Steven A. Brehob
VP Development Services