

WARREN TOWNSHIP DEVELOPMENT ASSOCIATION

2023-CZN-817 / 2023-CVR-817

5959 East 38th Street and 3700, 3742, and 3790 North Arlington Ave

Dear MDC Hearing Examiner, and Staff Planner Kathleen Blackham,

The Warren Township Development Association is thrilled with the re-development of this area of our township, of our city. This is re-development that will be once in our lifetime, perhaps, once in our children's lifetime. This is why our concern is that the development must be well thought out and designed to provide for the residents over many years.

The Warren Township Development Association **supports** the Variance of Development requests:

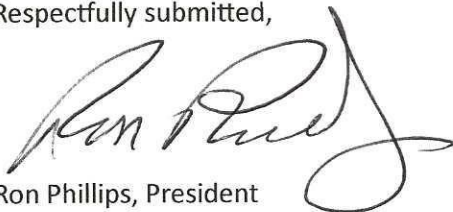
A, B, E, and F.

The Warren Township Development Association **opposes** the Variance of Development requests: **C and D**

We must protect the Stream protection Corridor of Pogues Run!

This development needs landscape. The residents deserve landscape. The residents deserve a walking trail, greenspace and shade for respite from the heat of asphalt, perhaps a playground for children. If we are to re-develop ... we need to re-develop for the people living there, not just for the developer.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ron Phillips", with a large, stylized flourish at the end.

Ron Phillips, President

WTDA

WARREN TOWNSHIP DEVELOPMENT ASSOCIATION

2023-CVR-817 Variances

5959 N Arlington and 3700, 3742, and 3790 N Arlington Avenue

Dear MDC Commission and Staff,

The Warren Township Development Association met on June 8, 2023, to readdress the above petition.

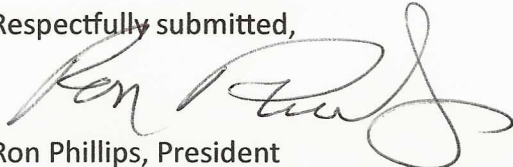
We are thrilled with the redevelopment potential for this corner. Redevelopment will not happen again in our lifetime, nor perhaps in our children's lifetime. For this reason, a project of this dimension must be constructed and designed for the long-term.

With the concessions in variance on height and setback, these changes in density make **greenspace** evermore important. Residents deserve **shade!** They deserve **walking paths** for their health and relaxation. Having two and three bedroom units, there will be families. These families will appreciate a **playground** for children and grandchildren.

Eskenazi, diagonally across the street, are beautifying Pogue's Run and the creek banks. This project needs to embrace Pogue's Run, as well. This water source needs to be protected by setbacks and the residents need to be protected from the waters flow during heavy rains. This area could be beautified for this project and perhaps tied into the walking trail path.

The Warren Township Development Association still **OPPOSES** any change to variances c) and d) on the above petition.

Respectfully submitted,



Ron Phillips, President

Warren Township Development Association

Blackham, Kathleen

From: Cat Ping <cping@datadudesofindy.com>
Sent: Tuesday, May 16, 2023 4:23 PM
To: Blackham, Kathleen
Subject: 38th & Arlington Project
Attachments: IMG_20230421_095817851.jpg; IMG_20230421_095652484.jpg

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Good Afternoon, Ms. Blackham.

As you may recall, I'm Mrs. Ping, and I reside at 5859 E. 38th St. We have spoken over the phone a few times concerning Horizon Bank Project wanting to rezone with several variances to the property at 38th and Arlington--The Lift Indy Project. I'm attaching some photos on Pauge's Run Creek that runs along my eastern property line, which is the same as the far back western boundary to the Bank's proposed project. Their portion of the creek encompasses the entire width of the creek plus approximately about six feet of the western bank. That leaves roughly around 30-35 feet between their property (and the creek) to my house. So, it is with obvious concern that the bank does this project with safety in mind. Ours to keep trespassers off (mostly children who are attracted to creeks) but also the bank's tenants' children, as the pictures will show, the creek is not safe.

The creek is full of debris that gets washed down stream every time it rains. When the creek bed is dry all the broken glass and rusty objects are exposed making it no less dangerous to them. Additionally, my back southern lot backs up to AES and adjoins the bank's SW property line. Without any barrier wall to keep the children out, they can continue to walk onto my property that is forested and full of dead fallen tree limbs and trees. This is not only dangerous for them to be walking in but in the summer could become a fire Hazzard, if they play with fireworks (or matches).

Mr. Ping and I want them to have a lovely safe environment to live and enjoy. Please understand we bring this to your attention without malice, but good intentions to the safety and well-being of the future tenants and their children.

Sincerely,

Mrs. Catherine Ping
5859 E. 38th St
Indianapolis, IN 46218
317-557-2687

P.S. I will be sending multiple photos which may require me to send them one or two at a time as I am sending them via my cell phone.

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Blackham, Kathleen

From: Cat Ping <cping@datadudesofindy.com>
Sent: Tuesday, May 16, 2023 4:27 PM
To: Blackham, Kathleen
Subject: Arlington Project creek photos
Attachments: IMG_20230421_095829349.jpg; IMG_20230421_095742941.jpg; IMG_20230421_095623884.jpg

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I'll be send a few at a time.
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