

To: Metropolitan Development Commission

4/10/2023

c/o: Brian Tuohy, attorney for the applicants

Re: Case #2023-ZON-023

Address: 8480,8508, 8510 Ditch Road

60 years ago my parents and grandparents purchased the undeveloped land on the southwest corner of West 86th Street and Ditch Road, excluding a then existing gas station at the very corner of the intersection.

Around 50 years ago, our family developed the Northbrook Shopping Center, for many years anchored by Marsh Supermarkets. Our family, through a partnership, continues to own the Northbrook Center, and I represent the General Partner of the owners. I am also a partner in our family partnership that owns the land subject to this petition.

Around 50 years ago the property that is the subject of this rezone petition was leased to the Standard Oil Company (now Amoco) and Indiana National Bank. The property has been vacant for almost 10 years after the bank and car wash / gas station closed. As the long time neighborhood residents and board members of the Nora Community Council know, when the Northbrook Shopping Center was built and the bank and car wash were developed, the commercial retail centers serving the northwest side of Indianapolis were essentially the Northbrook Center, Greenbriar Center across Ditch Road, and Nora Plaza. In the many years since then, retail and office development along West 86th Street has grown dramatically, from Westfield Blvd, past 86th and Ditch Rd., past Township Line Road to Michigan Road and then further north.

As owners of the Northbrook Shopping Center, we strongly support the development of a self-storage project on this site. The self-storage facility will provide a benefit for the surrounding neighborhood of houses, apartments, retail and offices that can use convenient storage space. Importantly this land use will not compete with the Northbrook Shopping Center for tenants in a market place greatly saturated with newer retail and office options.

Thank you for your consideration of this rezone request.

Sincerely,

Steve Falender on behalf of the owner of the Northbrook Shopping Center

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