

Blackham, Kathleen

From: Ross Reller <rossreller@gmail.com>
Sent: Thursday, July 20, 2023 9:40 AM
To: Blackham, Kathleen
Subject: Support for The Crossings at Traders Point

The Metropolitan Development Commission
Ms. Judy Wertz-Hall
Hearing Examiner
200 East Washington Street
Indianapolis, IN 46204

RE: Support for The Crossing at Traders Point

For over 40 years, I have been an active resident in the Traders Point community and I am one of the founding members of the Traders Point Rural Historic District on the National Register of Rural Historic Districts. In the 1990s I created and still maintain the website [https://urldefense.com/v3/__http://www.historictraderspoint.org__;!!AqUccmB9Oakh!wxaDAzXv8lc4rl9gOU1B7QKRvFbWHFLMANMMHCV-hkG5eGzp_2_win77FeRSkcgk48ga9L3g6hVIKPaXGo3bNilewy4\\$](https://urldefense.com/v3/__http://www.historictraderspoint.org__;!!AqUccmB9Oakh!wxaDAzXv8lc4rl9gOU1B7QKRvFbWHFLMANMMHCV-hkG5eGzp_2_win77FeRSkcgk48ga9L3g6hVIKPaXGo3bNilewy4$) which chronicles the historical significance of this part of central Indiana.

In the 1990s and in recognition of the future development of the property, I worked with Dr. John Beeler (prior owner of the subject property in SWC of 465 and West 86th Street) and his Ice Miller attorney Zeff Weiss (deceased) in an effort to preserve the 100 year old barn on the subject property, which by the 1990s was the tallest standing barn in Marion County. It has since been demolished. A few years later I worked with Indiana Landmarks Foundation, and its director Mark Dollase, to preserve and resell the Cotton/Ropkey residence, (located on the subject property in the northwest quadrant of W. 79th St. and I 465) which at the time was one of the oldest brick homes still standing in Marion County, dating to the Civil War era. Knowing at that time that the house's surrounding acreage was shown on comp plan maps as Highway Commercial, we created a plan to offer the property for FREE to anyone who could relocate it to their property. No one stepped forward over a three-year period and that property too has since been destroyed.

While the loss of these two significant historical structures was tragic, I believe their destruction paved the way for this large swath of land to be marketed and sold as a single development parcel with a comprehensive master plan such as is contained within the Petitioner's proposal.

I believe this proposed development is an outstanding opportunity for Pike Township and Marion county to capture a major land development and taxable improvement that will otherwise occur outside of the county.

As a Marion County resident and taxpayer I have seen a tremendous exodus of smart taxable development to the surrounding counties, due in large part to the lack of suitable large development sites for these projects. I

I commend the city staff and its professionals for insisting upon the thoughtful mixed use development potential of the subject property. I believe the city staff is capable of shepherding the developers to achieve the highest and best economic and taxable uses for the township, the county and the rural historic district.

I have met with the developer and reviewed their development plans. I am familiar with their expertise and professional capabilities, and I believe they represent the most qualified development proposal for the property that I have seen in my 40+ years in Traders Point.

Although my professional career included representing landowners and developers throughout Central Indiana, I do not have a role in representing any of the parties on either the buyer or seller sides of the subject transactions. I do not have a dog in this fight. I simply believe the petition and those behind it represent the highest and best uses of the subject property.

I am available to discuss further and answer any questions that you may have.

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