

Senator Fady Qaddoura  
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Committees:  
Tax and Fiscal Policy, RMM  
Agriculture  
Appropriations  
School Funding Subcommittee  
Education and Career Development  
Insurance and Financial Institutions  
Natural Resources

December 19, 2023

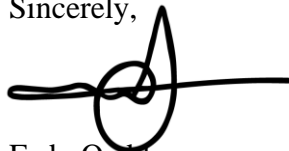
To Whom It May Concern:

**RE: Willows Event Center Property**

I am honored to share my support for the Marott Island Coalition (MICA) and their concerns about the current proposal for redevelopment of the Willows event center property. I have heard from dozens of residents on the density of the neighborhood, pedestrian safety, and traffic concerns that this redevelopment would cause.

As the State Senator for this district, I am proud to support MICA, and all of our neighbors and friends that are affected by this project. I stand in opposition to the project as proposed and am hopeful that you will hear and address the neighborhoods' concerns.

Sincerely,

A handwritten signature in black ink, featuring a stylized 'F' and 'Q' with a horizontal line extending to the right.

Fady Qaddoura  
Indiana State Senator  
Senate District 30

**FW: Apartments/Broad Ripple**

Blackham, Kathleen <Kathleen.Blackham@indy.gov>

Wed 12/20/2023 7:26 AM

To: Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>

Nancy,

Another one to add to the opposition.

Thank you,  
Kathleen

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**From:** John Kautzman <jfk@rkblegalgroup.com>

**Sent:** Wednesday, December 20, 2023 7:08 AM

**To:** Blackham, Kathleen <Kathleen.Blackham@indy.gov>

**Subject:** Fwd: Apartments/Broad Ripple

Kathleen: This email had been addressed to the MDC. Can you please add it to the Commission file/packet in the Willows/Elements rezoning hearing set for today? It was previously also shared with the Petitioners. Thank you.

John F. Kautzman  
Ruckelshaus Kautzman Blackwell  
317-634-4356

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**From:** Chris Helft <[chrishelft@gmail.com](mailto:chrishelft@gmail.com)>

**Sent:** Thursday, November 2, 2023 12:06:10 PM

**To:** John Kautzman <[jfk@rkblegalgroup.com](mailto:jfk@rkblegalgroup.com)>

**Subject:** Fwd: Apartments/Broad Ripple

See below.

Sent from my iPhone

Begin forwarded message:

**From:** Chris Helft <[chrishelft@gmail.com](mailto:chrishelft@gmail.com)>

**Date:** November 2, 2023 at 10:46:56 AM EDT

**To:** [jfk@rkblegalgroup.com](mailto:jfk@rkblegalgroup.com)

**Subject:** Apartments/Broad Ripple

Nora-Northside Community Council & Department of Metropolitan Development:

I write this as a Tenant having lived at The Line Monon Flats in Broad Ripple since September 1st, 2021. When I leased my apartment, the property was owned by (and built originally) JC Hart Company, in good condition and managed by a friendly and attentive staff. Not long after, the property was sold to Birge & Held who very quickly raised the monthly rent while the upkeep of the property and service has deteriorated. Most disconcerting, has been the conversion of many units to AirBnB status causing a constant flow of transient people, unknown to residents and probably management, in and out of the buildings which leads to safety concerns in my opinion.

I would recommend scrutiny in further apartment projects as I believe the above is a consequence

that could arise, though possibly unforeseen.

Respectfully,

Chris Helft  
Sent from my iPhone

## FW: Objection to not adhering to Indy's Comprehensive Plan when considering development of Willow's Project.

Pleasant, Matt <Matt.Pleasant@Indy.Gov>

Mon 10/30/2023 10:56 AM

To: Whitaker, Nancy G. <Nancy.Whitaker@Indy.Gov>

Cc: Blackham, Kathleen <Kathleen.Blackham@indy.gov>

**Matt Pleasant, AICP | Administrator**

**Division of Current Planning**

Department of Metropolitan Development | City of Indianapolis

[matt.pleasant@indy.gov](mailto:matt.pleasant@indy.gov) | O: 317-327-5812 | C: 317-452-0936

*Talk to a planner: [planneroncall@indy.gov](mailto:planneroncall@indy.gov)*

*Public comments: [DMDpubliccomments@indy.gov](mailto:DMDpubliccomments@indy.gov)*

*Submit a petition: <https://www.indy.gov/form/land-use-petition-submission>*

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**From:** Andrews, Scarlett A. <Scarlett.Andrews@indy.gov>

**Sent:** Saturday, October 28, 2023 1:10 PM

**To:** Pleasant, Matt <Matt.Pleasant@Indy.Gov>

**Subject:** Fwd: Objection to not adhering to Indy's Comprehensive Plan when considering development of Willow's Project.

Scarlett Andrews | Deputy Mayor of Economic Development | City of Indianapolis

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**From:** Ella Hurrell <[ellahurrell@gmail.com](mailto:ellahurrell@gmail.com)>

**Sent:** Saturday, October 28, 2023 1:09:31 PM

**Subject:** Objection to not adhering to Indy's Comprehensive Plan when considering development of Willow's Project.

Dear Govt Representatives of mine and local Officials of mine,

Summary:

Please **adhere** to Indy's **Comprehensive Plan** when considering development of the **Willow's** Project and you are reminded that use of the lake area in your calculations for this space is **completely prohibited**.

Detailed Objection:

We are writing to you as residents of the Spirit Lake Condominiums at 6720 Page Blvd. since 2004 with concerns regarding planning for a high-density monolithic apartment complex and townhouse development in the area now occupied by The Willows and The Lodge Event Centers located on Westfield Boulevard. Our understanding is that plans have been drawn up for 209 high density apartments on the west side of Spirit Lake and additional townhouses on the south end of the lake. It will have a parking level and 4 levels of apartments making it the

equivalent of a 5-story building. Such monolithic and high-density accommodations is inconsistent with the surrounding neighborhoods and would represent an increase of 11 times the current density of dwellings in the local communities north of the White River along Westfield Boulevard. This proposal is outside the development requirements set out in the Indianapolis Comprehensive Plan.

A key issue is the applicants are seeking to use the 13-acre lake to manipulate an appearance of lower density per acre. While using the lake a single time may be permissible, the problem is the same applicants **used the same lake already** for another unrelated project to gain density and to make more profits. The suggestion that the same developer could repeatedly use the same area more than once - perhaps indefinitely - is nonsensical and would set a very dangerous precedent for all future developments where developers could carve out one small acre at a time and repeatedly use the same common space over and over to create a fiction of each parcel being many acres larger for density calculations, to gain density of epic proportions. This double dip tactic for the developers so they can make more profit would be at the expense of hundreds of neighboring residents here who have lived in and cared for this community for years.

Our additional concerns for this proposal relate to the traffic and safety issues, environmental issues relating to the Spirit Lake and the White River, security issues brought about by more apartments in Broad Ripple, further degradation of the village and community atmosphere around Broad Ripple and the additional strain on already limited government services in the area.

In addressing these issues individually:

**Traffic and Safety:** The proposed number of units in the plan will add at least 500 more cars to be parked on the site. That doesn't include parking for visitors. There is no overflow parking except along Westfield Blvd, which is illegal. That is going to create an even greater hazard to that which already exists along Westfield Blvd.

The vehicle traffic along Westfield Blvd has increased significantly over the past 5-8 years as high-density apartments in Broad Ripple have been built. As you are aware there has been little or no road changes or improvements around the Village or the main access roads to accommodate the large influx of residents due to the surge in apartment building. In fact, the addition of the Red Line to College Avenue has put further stress on the roads around Broad Ripple. At peak hours the traffic along Westfield Blvd can be backed up past the Willows. Recently the congestion on College Avenue has moved people to use Westfield Blvd as an alternative route to travel to and from Broad Ripple. The backup of traffic going south into Broad Ripple is particularly problematic as there is a blind bend in the road, opposite the Oxbow entrance road which already causes accidents for people exiting Oxbow and also cars travelling south and rounding the blind bend to find stopped traffic in front of them. The narrow road, the Stop signs and the traffic light at Broad Ripple Avenue create a huge bottleneck for traffic. It should also be noted that residents of Spirit Lake Condominiums often currently have difficulty exiting Spirit Lake Drive onto Westfield Blvd at peak times. The poor street lighting in the area makes exiting and entering Spirit Lake Blvd and Oxbow hazardous at the best of times.

Given the already problematic issues with vehicle traffic in the area and on Westfield Blvd in particular, the addition of the proposed hundreds of apartments and townhouses will compound an already difficult traffic situation. Additionally due to the presence of the White River bridge and the levee wall alongside Westfield Blvd south of the bridge, a solution to even the current traffic congestion is not easy to see. We believe the proposed development would make an already difficult situation impossible. Then comes the issue of overflow visitor parking along Westfield Blvd for the proposed complex.

An additional traffic safety issue is the increased pedestrian traffic in the area if the development proceeds. Currently people run across Westfield Blvd from the west side of the road to access the Monon Trail. With increased vehicle traffic and many more people in the area the danger to

pedestrians will be significant as more people access the Monon Trail through higher density traffic. Presently, residents in Oxbow, Spirit Lake, and Winston Island Woods are allowed to walk in and through these Marott Island neighborhoods without restriction. We all, therefore, have ready walking access to the Monon Trail, Broad Ripple, and Marott Park Nature Preserve via Winston Island Woods. Given the influx of a large number of additional people in the area, the local neighborhoods will most likely restrict access via gates and fences. This will be made more likely to occur given the unsafe overflow parking situation and people attempting to park in the private Spirit Lake or Winston Island Woods neighborhoods.

The issue of pollution of the lake and hence the White River is of concern for the larger community. Spirit Lake connects to the White River so pollution or toxic runoff from the many hard surfaces in the proposed complex will find its way into the White River. The State of Indiana, the City of Indianapolis and Friends of White River have made large improvements to the water quality in the river. The large complex proposed will add to the pollution burden of the lake and the river and slow or cause some reversal of progress made.

As regards to personal and property security, The local area around Broad Ripple has seen an increase in both personal and property crime in the past 5 years. Spirit Lake has had car break ins (including our own) and vandalism/damage to our property. Having a large high density apartment complex, designed for "Millennials" (we believe this was mentioned at a previous information meeting) and without the pride of ownership which all existing local neighborhoods have, will undoubtedly cause an increase in personal and property crime. Such large complexes will attract visitors, some of whom may see an opportunity to cause mischief.

Overall, we are not opposed to the owner of the land putting units on his property so long as they are consistent with the density, look, the Comprehensive Plan of the city and the feel of the local Marott Island neighborhood. The traffic congestion issue will need to be addressed but that and other issues created by such a large high-density complex will cause large disruption and environmental degradation of the existing local neighborhood and we are against it as proposed.

Sincerely

Ella Hurrell, John Hurrell

Unit 300

6720 Page Blvd.

Indianapolis, IN 46220

John Hurrell: [johnh46220@gmail.com](mailto:johnh46220@gmail.com)

Mobile: 317 702 7784

Ella Hurrell

[ellahurrell@gmail.com](mailto:ellahurrell@gmail.com)

Cell/Text/WhatsApp

+1 317 695 1386

"Kindness is a language that the deaf can hear and the blind can see." -- Mark Twain

### **Land Acknowledgement:**

With recognition and respect I, here in Indianapolis, live in the traditional territories of the Miami and Lenape peoples and the wider Indiana region which encompasses the homelands of the Kickapoo, Shawnee, Peoria and Potawatomi peoples.

I acknowledge the traditional lands of all these peoples and their cultural practices and knowledge systems. I pay my respects to their elders, past and present and extend that respect to all Native American cultures.