

August 29, 2011

To: Members of the Delaware-Muncie Metropolitan Plan Commission
From: Interested Parties re Zoning Change

As concerned homeowners in the affected area we are asking that you vote **AGAINST** the rezoning requests petitioned by Bradburn Realty, LP and Wiltshire Properties, LLC and Campus Crest Development for the 2000-2400 blocks along McGalliard Ave.

We have several areas of concern regarding the development of a proposed 216 unit apartment complex and future business development at this location. Namely:

1. Muncie residents have long been concerned about the entry corridor into town and the image we project to incoming visitors. A large residence hall located in a residential area would not enhance our image. Such construction would create traffic congestion, increased noise levels and litter that would not be appealing to visitors or anyone else. Consider the unsightly trash that already lines McGalliard in front of the Wal-Mart/Lowes area. It seems that we were assured that that area would be kept clean and appealing and that barriers would be in place to keep those areas out of direct view.
2. McGalliard Ave. is already a heavily travelled and noisy thoroughfare that residences must endure. To add additional traffic flow created by 216 apartment dwellers does not seem to be considerate of local residents.
3. McGalliard is a main route for emergency vehicles, particularly to the hospital and fire protection for Ball State University. Additional traffic created by such a residence area could interfere with those services.
4. Creation of a large residence building and the additional congestion is also a great concern for the safety of middle school students walking and biking to and from school.
5. Development of a large business area in the midst of an existing residential area would/could significantly lower the value of existing homes and property. Residential areas that were developed as quiet neighborhoods where people chose to settle and raise their families would surely be compromised.

We thank your for your consideration of this matter that we consider of great importance.

Respectfully,