

We, the residents of Layne Crest and surrounding neighborhoods, are opposed to the rezoning of the 2000 to 2300 block of West McGalliard Boulevard for the following reasons:

### **Contention I: Significance**

Rezoning the property to R-5 and allowing a 216 unit apartment complex would create multiple infrastructure problems for the surrounding neighborhoods.

1. McGalliard and the Layne Crest addition have flooding issues when there is any major storm. Removing vegetation and green space from the proposed site and replacing it with concrete and building structures would aggravate the problem, causing more flooding.
2. R-5 zoning would mean a sizeable increase in residences and traffic. The added stress and weight of an additional 500+ vehicles as well as service vehicles needed to maintain the proposed complex would result in a breakdown of local streets. Those streets would need to be rebuilt and possibly widened to support the perpetual increase in traffic.
3. The increased traffic congestion on Oakwood from the complex would cause significant traffic back-ups at the corners of Oakwood and Sherman, Oakwood and Bethel, and Oakwood and McGalliard, as well as other side streets.
4. There are constant issues with the existing sewage system in the Layne Crest addition. The increased strain of a multi-housing complex would tax the 50 year old sewer system, ultimately causing failure and replacement of the sewage line throughout the area.

### **Contention II: Harms**

The safety and well-being of the residents of the area neighborhoods and of Ball State students would be compromised if an apartment complex was allowed on the property in question.

1. Many young children live in the Layne Crest neighborhood. They play and ride bikes in the area. The increase in traffic would endanger their lives.
2. Middle school aged children in the area walk to school and from North Side Middle School. Ball State students living in the area also walk to and from campus. The increase in traffic flow on Oakwood would create safety hazards for students walking from the Layne Crest addition, other areas of the Anthony Northside Neighborhood, and the Vienna Woods areas.
3. Crime rates in the area could increase with an influx of 500+ people in the neighborhood. Students in the apartments as well as families and elderly in the neighborhood could be targets. Channel 13 reported in Dec. 2009 of a rash of burglaries in the IU campus area. They stated that robbers knew when students would be gone for holiday vacations. Burglars would act during those times. A similar situation could occur in our neighborhood. This could endanger the lives of those in the areas.
4. Allowing a complex that encourages "community activities" would undeniably create an increase in underage drinking and public intoxication citations and arrests. Since the fall semester began, there have been over 200 arrests in the areas surrounding campus.

### **Contention III: Workability**

Rezoning the property to R-5 and allowing a 216 unit apartment complex will not work.

1. According to Eric Kelley, a planning professor at Ball State, and past president of the American Planning Association, the proposed 200+ housing unit is far too dense for the space intended. He states that, 600 parking spaces would be needed, which would occupy at least four acres...fewer parking spaces would cause students to park on narrow neighborhood streets. The single traffic outlet to Oakwood is inadequate for such a large number of units, from operating and public safety perspectives. There is a question as to whether the property meets the requirement of the R-5 district; "the width and street frontage of multiple unit residential lots shall be a minimum of 100 feet at the building line....Oakwood has a bare 50 feet. "
2. Development of a large apartment complex in a residential neighborhood would be out of place. The building would tower over the surrounding areas and interfere with the character of the community. The unsightly appearance would not present a unified front to visitors entering the city of Muncie along McGalliard.

### **Contention IV: Solvability**

Rezoning the property to R-5 and allowing a 216 unit apartment complex would NOT solve any student housing problems in Muncie because there is no lack of student housing in Muncie.

1. Currently, there are over 2,200 off campus apartment units available to Ball State students. These existing complexes are not currently operating at full tenancy. There are also many rental houses in the surrounding area.
2. Ball State is currently renovating dormitories on campus and can house one-third of its student body in those dorms. It also has 521 campus owned student apartment units.

Campus Crest has declared their desire to develop the property should it be rezoned. This would not only fail to solve a fabricated "problem," it would create very genuine problems for the city of Muncie and Ball State students.

1. *The Columbia Heartbeat* news website reported in January of 2011, that Campus Crest was facing several lawsuits from former employees. Two employees were asked to "behave fraudulently and falsify occupancy reports." When one employee refused, she was terminated.
2. Campus Crest has not followed guidelines of permits in building. *Mountain Express*, another news website, reported, "It is clear that the Campus Crest developers violated their commitment to the city and the residents of Montford to protect an existing 80-foot buffer of mature forest along Montford Avenue, one of the key provisions for Council's collective decision to approve the project," Newman proclaimed in a Dec. 16 e-mail to his fellow Council members and this reporter.

3. Campus Crest student housing is not what it seems. Former tenants have raised numerous complaints. There is even an anti-grove facebook page.

"Student complaints from these complexes are troubling, and the same across the country," writes Fort Collins, Colorado resident Peggy Loonan in a **detailed Jan. 27, 2011 editorial** for the **Coloradoan**, which has closely covered Campus Crest's controversial appearance in Colorado State University country. "Appliances don't work; apartments aren't cleaned; move-in dates are pushed back because construction isn't complete; or students are moved into unfinished apartments."

Ball State students should not have to endure that type of housing situation. They need to focus their attention on attaining their higher education.

In conclusion, we, the residents of Layne Crest and surrounding neighborhoods, feel that the above stated claims are valid points to vote negatively for the rezoning of the 2000 to 2300 block of West McGalliard Boulevard.