

IF THE CITY VOTES AGAINST THE REZONING – MANY WIN, ARE SAFE, AND LESS \$ BURDEN ON CITY

(Compromise is possible)

1. First, I must say, after BSU's Department of Housing and Residence Life told me they can house 1/3 of BSU students and many apartment complexes telling me they are not full, I've yet to see proof of a shortage in student apartments.
2. Secondly, IF there was a need and IF Campus Crest wanted to develop student apartments in this area and really work with our community, they should replace existing run-down houses near campus with this complex. I was told this project would help prevent Layne Crest from being overtaken with student rentals like across Oakwood. Well, why not replace some of that with this. Win/win?? I still would limit the density and height (as traffic in this area would still be an issue b/c of density – and that sewer system over there is likely old as well).
3. Thirdly, if they wanted to build on new ground, then there's 28 acres of land on Morrison, north of McGalliard where they could build. This area would be more fitting due to the existing student apartment complexes over there. Only in that area should such apartment building heights be allowed.
4. Fourth, the city could budget funds from a project such as this and purchase land from Bradburn for a Muncie Welcome Center. If Bradburn was ok with this, then no change in zoning would even be needed.
5. Fifth, one of the best uses for the land would be a use which compliments the single-family owner-occupied nature of the Layne Crest addition and the neighborhoods across McGalliard. One type of development that'd fit without a change in zoning would be an Applewood type of development. Applewood's land is zoned as R-2, and it is a PUD. The residents own their physical portion of the building in which they reside.

So, there IS a way to compromise here. The community as a whole can win, and the local contractors and businesses can still gain from the growth. Like Sunday's Star Press article on this said: "We're trying to help Muncie help itself."

IF THE CITY VOTES FOR THE REZONING – MANY LOSE, ARE UNSAFE, AND MORE \$ BURDEN ON CITY

1. This isn't just any R-5 rezoning application. This is a specific one filed by Campus Crest themselves for apartments. Voting "yes" sends the message that the city agrees with the variances needed:
 - a. Height Variance. The 4-story buildings would TOWER over the nearby primarily single-story businesses and homes.
 - b. Frontage Variance: The Plan Commission stated frontage is defined by where the main entrance is and the sign. That is Oakwood. They said the width of the frontage on Oakwood must be 100'. However, this property only provides a 50' frontage.
 - c. Density Variance: This variance will go before the Plan Commission before going before the Board of Zoning Appeals.

2. A financial burden would be placed on the city for repairing of a failing sewer system as well as eventual need for a widening of Oakwood Avenue and installing of a stoplight at Oakwood and Bethel. This widening will become necessary over time, as BSU grows. This project would just advance that schedule.
 - a. A stoplight is possible at Oakwood and Bethel. The plan commission states the distance between McKinley and Oakwood is 500'. And the distance between N. Barr Street and Mall lights on McGalliard is approximately 550'. And the distance between Granville and MLK lights on McGalliard is 300'. And the distance between most lights downtown is 330'.
 - b. As a note: Linda who's been with the Public Works Department since 1979 stated there have been absolutely no plans to widen Oakwood, at any stage of the planning process. Plans would need to be made, before the city can state that the city is already planning to do this.
3. It's absolutely not going to be safe for the public, due to unnecessary traffic congestion caused by such overdevelopment, but Public Safety isn't the only concern.

GREEN SPACE IS ALSO A CONCERN – OUR PUBLIC IMAGE

1. I was once told by the decade-long President of the Kosciusko County Economic Development Department and Chamber of Commerce that: "Muncie is a city of concrete." This is someone who's seen many communities and that was her 1-sentence summary of Muncie. That's a public opinion of our city which needs changed through proper planning and development. I don't think anyone wants to look at another grey desert.

WE AS A COMMUNITY ARE FAMILY

1. I realize that some may only see the property as a field that needs developed and not focus too much on the safe and quiet neighborhood behind it. One resident said he remembers when McGalliard was a gravel road. Many of these families have been here a long time. The city's financial problem, which wasn't caused by us, shouldn't put the fate of a long-existing and functional neighborhood at risk.
2. I urge the council to think about all these points we've mentioned and vote with your hearts.
3. As a community, we should place serious consideration on preservation of functioning neighborhoods. We should not overdevelop and divide neighborhoods as the residents sell their homes and move away. Together we are like a family. Please leave no family behind.