

City County Council
200 E. Washington Street #201

Esteemed Councillors:

This is to let you know that I, as a negotiation team member, and with the unanimous support of the Nora-Northside Community Council, Inc. (NCC) Board of Directors, endorse the settlement of issues regarding the Alexander rezoning of the property at Haverstick and 86th Street.

Many hours and much effort have gone into developing an amended Alexander development plan and commitments which the negotiating team believes are in the best interest of the community and addresses the stated concerns of the Driftwood Hills neighborhood and perhaps even the wishes of tree advocates. (Indiana Forest Alliance E.D. Jeff Stant wrote in an April 5 email: “ If this settlement will actually reduce the foot print of the development, leave a significant portion of the forest alone and reduce the traffic problem in the area” (*ed. note: and share the results in a timely fashion*)...”maybe we could all be surprised by the result.”

The team has done that and much more. A brief summary: The building footprint has been reduced and moved to the west. At the same time, 49 parking spaces were eliminated on the eastern perimeter. These two changes resulted in an area of tree preservation abutting the saved ravine trees, thus protecting a significantly enlarged total canopy. Surface parking has been reduced 18% from the currently zoned “Kite” project to no more than 300 parking spaces. Underground storm water retention saves the clear cutting of the above referenced ravine which was planned in the Kite project for water retention. A commitment for residential development only rides on the north parcel.

The major concerns expressed by DH spokespersons were traffic control and safety. These issues were priority discussions of the negotiation team. As a result there are plans (and funding by the developer) for traffic calming devices on Haverstick and 91st St. and a mandatory left turn only out of the complex thereby limiting commercial traffic going north on Haverstick. The developer also provided funding for signalized crosswalks at Haverstick and 86th St. and is building a dedicated left turn lane at Haverstick and 86th St. with modified signalization at the intersection.

There’s more and we invite you, if time permits, to review a detailed list of agreements in the attachment.

This land use case, at it simplest, is confusing. Unfortunately, it has unnecessarily been made even more complex by an onslaught of erroneous claims, misunderstandings, and misrepresentations. The most egregious claim is that Driftwood Hills’ concerns and welfare have not been considered in the negotiation process. This is patently untrue. The self-appointed DH spokespersons had ample opportunities to participate in the process. They, however, actively opposed the call-down, negotiations, and any

future for the Alexander project. It would have been irrational, irresponsible, and obviously unworkable to include on the team those whose “horses would have pulled “ in an opposite direction to efforts for a successful conclusion. Team participant, long time DH president, and abutting property owner Karen Hamilton represented DH and was a very strong advocate for DH’s welfare.

It should also be noted that NCC is an umbrella organization encompassing some 12 square miles under which more than 60 neighborhoods (including DH) lie. For over 50 years, NCC was worked to protect, preserve, and promote the welfare of those neighborhoods, not only for their benefit, but for the good of the greater community. Over the past years, NCC has assisted Hamilton and the late Todd DeGroff on DH land use cases while the DH neighborhood at large gave little active participation. NCC cares about DH and gave great attention to its concerns during the negotiations.

We respectfully seek your support of what we believe is an outstanding effort by both the negotiation team and the developer. We trust that you see that this settlement provides “a better outcome” for Driftwood neighbors and the greater Nora community Thank you.

Ruth Hayes, President, Nora-Norhside Community Council, Inc.