Dear Neighbor,

We need your participation! A major development is currently planned for Devington Plaza at 46th and Arlington. The current proposed buyer is Skysoar (based in New York) and the developer is BWI. Despite input from various resident and community groups, they are proceeding with plans for significant housing.

* Phase I would include two mixed-use buildings along Arlington Ave., each with four stories, totaling 120 units of housing and 424 parking spaces.
* Phase II would include four additional buildings: two buildings five stories high with two 100 units of market rate housing each. Two additional buildings, four stories high with 200 units of affordable housing and then an additional 4 buildings of townhomes along 46th St.

The plan includes little commercial development along Arlington Ave, limiting public hours and available parking. This would also severely hamper the needs of Cathedral High School, our valued neighbor, who wants to use this area for overflow parking and sports activities. These sporting activities would continue to bring families and participants to the area that would welcome restaurants, retail, and other commercial opportunities.

The Devington Redevelopment Task Force has significant data to show this area would be better served as a destination type development. In other words, something that could serve as a community hub for sports, education, wellness, public safety (IMPD and IFD), restaurants, etc.. This would provide activities and employment opportunities for the area rather than concentrated housing, owned and managed by an out-of-town, potentially negligent landlord. Not to mention, a potential crime hub. Please keep in mind this is directly adjacent to Arlington middle school!

Currently, this area is not zoned for housing. There is a critical rezoning meeting planned for **December 19th** at 1:00 at the City-County building. We would like to encourage your presence at the meeting (City-County Building Room 230), and/or letters of support against this zoning change.

***If you are in agreement with blocking this zoning change, please consider sending a letter of support (via email) to Kathleen.Blackham@indy.gov by December 12***. Please copy the following:

* Devington Redevelopment Task Force, via Brendonparkpresident@gmail.com
* Keith Graves – City County Counselor *keith.graves@indy.gov*
* John Bartlett – State Representative h95@iga.in.gov
* La Keisha Jackson – Senator lakeisha.jackson@iga.in.gov

Suggested language for an email is as follows:

To: Kathleen Blackham, Senior Planner, Department of Metropolitan Development

Re: Devington Plaza 2024-ZON-040

***Kathleen.Blackham@indy.gov***

As a (resident/business owner) of the Devington community, comprised of neighborhoods with over 20,000 homes near Devington Plaza, I strongly oppose the current petition to rezone Devington Plaza to Mixed-Use (MU2). Instead, I advocate for the designation of this site as a Community Commercial Typology, which better serves the needs of our local schools, residents, and businesses. There is a growing and widespread desire to transform this area into a community hub, and I urge our elected officials to recognize and support this vision. I support the mission of the Devington Redevelopment Task Force to find a better solution for members of our community.

Sincerely,

(your name)

(your address)