

April 6, 2018

Dear Indianapolis City Councilor,

It is imperative that you know the facts on the call-down of 2016-ZON-020, a proposed restaurant/office use of the wooded land at 86<sup>th</sup> & Haverstick.

- A “compromise” will be presented to you on Monday, April 9 by our City Councilor, Collen Fanning on behalf of her friend Ersal Ozdemir, owner of Keystone Realty Group.
- This “compromise” was fashioned by the Keystone Realty Group with a pair of Nora negotiators acting contrary to the clearly expressed preference of the residents of Nora.
- Keystone’s proposal was decisively rejected by a vote of 8-2-1 by the Nora Community Council (NCC) on August 3, 2017.
- February 1, 2018 NCC’s board voted to support the proposed call-down based on inaccurate information and the developer’s strongly stated, but implausible, threat to clear-cut the site (an illegal act according to our city planners). The decision was made behind a closed-door, in administrative session excluding neighborhood input.
- The 400 plus neighbors who are directly affected are not in accord with this call-down process. They have been intentionally excluded from the negotiation process by the Nora Community Council, the Nora Alliance and Councilor Fanning.
- The proposed development was vigorously opposed by the Driftwood Hills Neighborhood Association which, contrary to statements by Councilor Fanning, was equally opposed to calling down this issue.
- The Keystone project was opposed by the staff of the City Planning Department.
- The project was rejected by the Metropolitan Development Commission on October 4, 2017.
- Councilor Fanning misled many by saying the developer has the right to cut down all the trees on the 13-acre Haverstick site. He does not have that right. He is bound by the commitments agreed to in the original 2005 zoning petition. He has not supplied an approvable tree mitigation plan to date.
- This entire case is an end-run around the established legal procedure administered by the Metropolitan Development Commission. It is based largely on threats of tree removal to ram this project through after it was denied by the MDC for sound reasons: Commercial development of the Haverstick Woods will:

o worsen congestion at one of the city's most congested and accident-prone areas,

o create safety problems on Haverstick and 91<sup>st</sup> Street, both narrow residential streets,

o promote incompatible land use along 86st Street, violating the MDC's adopted planning concept for that designated Critical Area,

o endanger homes with potential increased flooding in the River Park neighborhood south of the project site.

On behalf of all the citizens of Marion County, who depend on equitable and transparent processes of development and your good judgement, please support the decision of the MDC and **Vote NO** on overturning that decision.

-- Elizabeth Mahoney & Morton J. Marcus