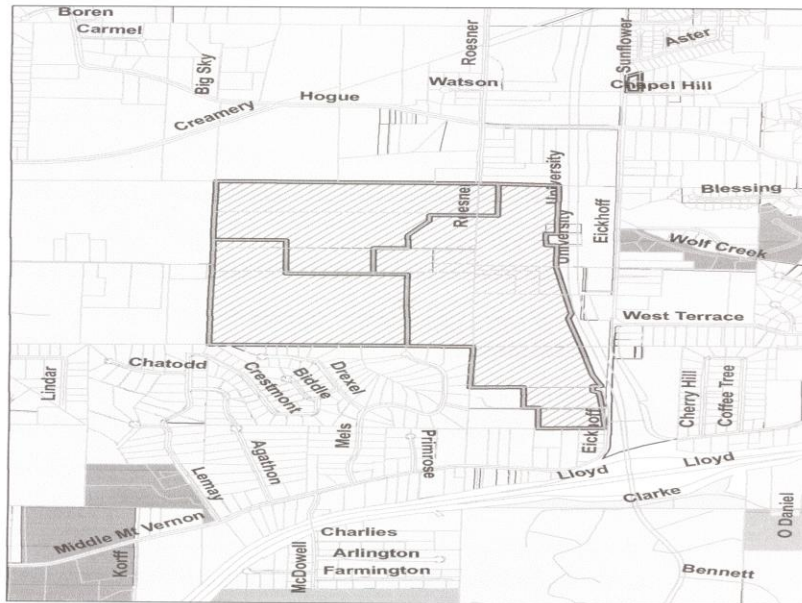


# CALL TO ACTION

## Make your voice heard on REZONING for University Parkway!

Did you know that developer, Gene Hahn and owner Gene Pfeifer have requested the county to REZONE 220 acres on the Westside of University Parkway between Middle Mt. Vernon and Hogue Roads from agricultural to commercial and high density apartments?



### Here is what you need to know:

The developers have proposed rezoning the property to allow construction of commercial/retail businesses on 110 acres; High Density student housing on 50 acres and High Density senior housing on 50 acres. We believe this development does not fit in the University Parkway area. Our concerns are as follows:

#### 1. **This is a monster development.**

- The 110 proposed acres of commercial development is 1 ½ times the size of Eastland Mall (70 acres); and 3 times the size of the Target Development on Burkhardt Road (37 acres)! And, what is going to happen to existing retail and commercial on the Westside? There is already significant vacancy of 30% in the area around Rosenberger, Red Bank Road and Pearl Drive. And, how about Franklin Street?
- 50 acres of student housing! By contrast, Eagle Village on Schutte Road is 6 acres and houses 2,000 students. U.S.I. officials have stated student housing is not needed but if it becomes needed it should be on campus.
- 50 acres of senior housing! Seniors are not going to share facilities and infrastructure with students.

#### 2. **Major Traffic Congestion:**

- The U.S.I. intersection with the Parkway is already overcrowded and difficult to get through.

- The Area Plan Commission (APC) staff report on this project states that traffic from this development could cause safety problems and additional congestion due to “significant traffic volumes.” This would include increased traffic on Hogue and Middle Mt. Vernon Roads. The report noted that the Comprehensive Plan for Vanderburgh County **requires** developments like these to submit commitments for infrastructure improvements to accommodate this congestion. Not only have they not done this, the developers have **refused to do a traffic impact study** as required by the Metropolitan Planning Organization until the developers decide what is actually going to be built on this property! This is not acceptable. As the staff report indicates, “access and traffic are issues which **must be addressed prior to rezoning** of land for higher density use. The road improvements necessary to accommodate growth **must be in place** when needed.” That time is **before** the project starts, **not after**. According to the Comprehensive Plan, **zoning changes should not be allowed** until sewer and road commitments are in place.

### 3. **Not “Smart” Development:**

- Our County’s “Comprehensive Plan” is our long range vision for the most desirable use of the land. This development is contrary to that Comprehensive Plan for the following reasons:
  - a. It does not fit with the current conditions and character of the neighborhood. This area is single family residential and agricultural. As noted in the Plan, “neighborhoods are an integral part of the quality of life in the city and county.”
  - b. There will be devaluation of property.
  - c. This project is not wanted by the neighbors.
  - d. It is not the most desirable use.
  - e. There are, as noted above, serious traffic and safety issues.
  - f. It is not responsible growth.
  - g. The development is contrary to the goal of using existing vacant or unused areas for “infill” to curb urban flight.

### 4. **T.I.F. (Tax Increment Financing):** The developers have argued that the rezoning is proper because a small part of the land lies in a “T.I.F.” district.

- Under “T.I.F.” the County sells bonds based upon speculative future increases in property taxes on the development. This bond money can then be **given** to the developers to help build streets and sewers on their project. Let the developers pay their own way and not take funds needed for police and fire protection, schools and infrastructure.

## **Here is what you need to do:**

- Stay informed and call neighbors and friends. Know that you can help whether you speak or just be present. Help us prevent this from becoming another Burkhardt or Green River Road.
- Attend a meeting on **January 6, 2009** at 7:00 p.m. at the St. Philip’s Conservation Club on Conservation Drive, off of Upper Mt. Vernon Road.
- Appear in force at the County Commissioners meeting scheduled for **January 20, 2009** at 5:00 p.m. and remonstrate against this development.
- Sign a petition to be given to the County Commissioners stating your objections.
- For further information, including transportation, contact Stan Blaszczyk at 985-9385 or Fred Padget with the Westside Improvement Association at 428-2529 or FCPadget@aol.com