

1414 South 6th Street
Terre Haute, IN 47802

February 09, 2021

Amy Auler, George Azar, Tammy Boland, Martha Crossen, Curtis DeBaun, O. Earl Elliott, Neal Garrison, Cheryl Loudermilk, Todd Nation

City Council Chambers
City Hall
Terre Haute, IN

Dear City Council Members,

As you are aware, since the S0-42 zoning request started in December the discussion about it has evolved significantly and there also has been a new development. Due to the generosity of the Thompson Thrift organization, Next Step has now acquired 1320 South 6th Street, which is directly across Washington Street from their main building, the old Presbyterian Church. I am pleased that Dana Simons is now advocating building her women's dormitory on that lot. As I see it, this is a slight betterment for the neighborhood, in that an old, almost unsalvageable eyesore of a building will be razed and a new building suitable for Next Step will be erected. However, this doesn't answer the concerns of the neighbors that have clearly protested *a commercial new construction dormitory in a historical residential neighborhood*. It is just a slight trade off.

This new property's lot size is 150' wide by 193' long. This is 28,950 sq. ft.
Lot 2 in SO-42 is 68.4' wide by 168' long. This is 11,491.2 sq. ft.
Therefore, the new building area is slightly more than 2 ½ times the space of Lot 2 in S0-42

The objection I have is to the latest development. Following is a quote from part of an email from Dana Simons to Spencer Carlson, President of the FGHD on 01/29/2022.

“Due to the fact that the acquisition of this property means we will be adding more residents to our community, we will be proceeding with the rezoning application, but we will be amending it to eliminate any request for residential use. Since your objections were related to housing 20 women, I hope this change helps to alleviate the source of the board's concerns. We will be in need of additional meeting rooms and offices in order to serve our growing community. In 1965, the Washington Ave. Presbyterian Church built an addition to address the needs of their growing congregation. That addition has been used to house our 20 women and now houses our offices and meeting rooms. It is attached to the historic church, faces the street and in no way does it fit the historic nature of the district. It is a cinder block construction that we fondly call “the bunker”. For the same reason (our “congregation” is growing) Next Step needs to build an addition to the church in order to add more conference rooms, small group rooms, and offices. We will

still follow the proposed architect's rendering and make the addition look and feel like it belongs to the church."

So in effect what Next Step is now proposing are 2 new commercial buildings. There would be 1 building on Lot 2 for meeting rooms and office space, and the other building, the dormitory, would be on the 1320 South 6th Street lot.

If Next Step really cares to be at all sensitive to the neighbor's well documented complaints why would they now advocate building 2 new commercial buildings? Their new additional space provides plenty of room to build everything they need on that lot and they could honor the very valid concerns of the neighborhood by leaving SO-42, Lot 2, a vacant lot.

As I now understand, there is some confusion as to the exact current zoning of both Lot 1 and 2 in SO-42. The FGHD board and I agree that proper zoning should be granted to Next Step on Lot 1 to maintain the good work that they are doing there, as long as dormitory use is not approved for that Lot.

Also, if I understand correctly, Lot 2 is now zoned RD-PD as a green space only. Considering the concerns of the neighbors, Lot 2 should remain as green space with no buildings and all of the new building/s should be placed at 1320 South 6th Street.

Thank you,

John Dice