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Subject: EXTERNAL -Ohio blvd development and financing
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To Mayor , city council, and planning and zoning:

200 identical buildings is ugly. A variety could make a neighborhood. Front yards not paved with concrete, street trees, fire protection and not hearing your neighbor flush because there is 20 feet between houses makes a neighborhood. These current projects in Terre Haute that are started or proposed are designed for Chicago or other places where open land is rare and expensive-not where farm land surrounds the town. Quality of life brings more people, not jail cells.

It is not the business of government to maximize profit for 1 at the expense of quality of life for the rest.

It is not the business of government to provide access to redevelopment funds fraudulently where no prior development existed. The only previously allowed open land approval were "brownfields" like the polluted former coke plant. Redevelopment funds were designed for poor rundown areas no bank would normally have approved.

If hopeful developer cant afford it, its not government's job to help.

One final concern for now: at the planning and zoning meeting there was discussion of 2 Different Redevelopment requests for this property, one was for COMMERCIAL purposes. I must assure you that such use anywhere in that tract would cause such uproar as to be astounding, and result in massive opposition to entire project. Visions of a dollar store or gas station are what create lawsuits and fuel political unrest.

People generally welcome completion of original plan of this landmark district, and accept that the north half of the property will need to be multi-family, but with mandatory trees and buildings in scale with the homes in Edgewood Grove and Ohio Boulevard. 90 look-alike of anything without curving streets and yards and minimum setback from street along with variety of appearance and small groupings of 5 or 6 units per building violates the esthetics of existing homes and is unacceptable to everyone.

Zoning powers include the power to set and enforce such matters, and cities have had such powers since 1960s. I suggest that the Director of Planning and Zoning be tasked with compiling such regulations from the thousands of cities in the US that have successfully used such for 65 and more years, and to recommend a set of such general rules that would apply to single family, townhouse, condominium and the various types of commercial and industrial properties to the council. The council should include in its decision the power of zoning dept. to interpret such , with an appeal process to the council where the parties disagree. This is the process across the country. It protects quality of life for all.