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CITY CLERK

From: [Jenny Mueller](#)  
To: [Edwards, Michelle](#)  
Subject: EXTERNAL -Ohio and Fruitridge rezoning concerns  
Date: Wednesday, May 28, 2025 9:47:13 AM

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PLEASE DISTRIBUTE TO ALL CITY COUNCIL MEMBERS: Thank you!!

Dear city council member,

As an educator of future civil engineers and a resident of Edgewood Grove, I have serious concerns regarding the proposed rezoning of the parcel at Ohio and Fruitridge. I have included these concerns in my opinion letter published in the Tribune Star this morning.

I urge you to be intentional and considerate of the future of our community when voting on the rezoning next week. Please vote "no" on the proposal to rezone the parcel to R3 at Ohio and Fruitridge.

[http://tribstar.com/opinion/letters\\_to\\_the\\_editor/letter-development-should-enhance-not-detract/article\\_0901421c-90d4-4047-95fe-88494fd74753.html](http://tribstar.com/opinion/letters_to_the_editor/letter-development-should-enhance-not-detract/article_0901421c-90d4-4047-95fe-88494fd74753.html)

Edgewood Grove Beautiful: Trees, Trees, Beautiful Trees!

Perhaps you recognize this as the title of an original advertisement selling plats in the Edgewood Grove subdivision on the east side of Terre Haute. The ad goes on to state that "over 1250 of these beautiful shade trees in this subdivision, and less than 150 of them will need to be removed in improving the property and building houses . . . the object being to preserve the best that nature gives for the complete enjoyment of the home."

When I first heard of the proposed Brickyard Estates and Paddock at the Park developments bordered by Edgewood Grove, Fruitridge Avenue, Ohio Boulevard, and Brown Avenue, my initial thought was that the number of units being proposed was preposterous. My analytical brain kicked in and considered the impacts of increases in traffic due to almost 270 family units (93 single-family homes and 176 units in a multi-family development) proposed to be built on 21 acres of land. For those who have traveled along Ohio Boulevard at the intersections of Fruitridge Avenue and Brown Avenue, traffic congestion is already an issue at peak travel times each day. As Ohio Boulevard is one of the few corridors in Terre Haute with bike lanes, how will the increased vehicular traffic from these developments impact the safety of cyclists and pedestrians traveling down Ohio Boulevard to visit Deming Park? Then, I thought about available schools. Where will the children in these 270 family units attend school when the nearby schools already seem crowded, or at least without the capacity to handle that large of an influx?

Beyond these concerns, I questioned the market demand for housing at the price point of \$400,000 for a home on a 6,600 square foot lot in Terre Haute. When I raised this question, I was referred to the Thrive West Central Indiana Housing Analysis of 2022 (Thrive 2022). Upon reviewing the housing demand portion of this report, my takeaways were that there is a net positive inflow of workers to Vigo County, the median price of home sales in the year

prior to the study was \$135,000, and there is a projected shortage of homes in Vigo County based on 2030 projections (Thrive 2022). Further, the report states realtors noted characteristics in highest demand are homes between \$130,000 to \$250,000, large yard or acreage, single-level homes priced around \$150,000, and single family detached homes (Thrive 2022). This report does not show the need for \$400,000 homes in Vigo County (and perhaps people prefer to live in more rural settings of surrounding areas, hence the net inflow of workers). A quick check for comparisons in that price range led me to homes in Phoenix Hills priced around \$300,000-\$400,000 on close to half-acre lots (not 0.15 acre lots, as proposed for Brickyard Estates).

Then, my creative brain kicked in. What about the beautiful historic value in the architectural design of homes along Ohio Boulevard and in Edgewood Grove? The designs of the single-family homes and multi-family complexes in the proposed development do not reflect that distinctive architectural character. What about the trees, trees, beautiful trees? The old-growth trees currently on the property do not exist on the Brickyard Estates and Paddock at the Park plans. As stated in an original ad for Edgewood Grove subdivision, only 12% of the trees were removed for housing and infrastructure. The proposed development does not honor the intention of the adjacent neighborhood, nor does it align with the preservation of rich history of Ohio Boulevard, Deming Park, and Edgewood Grove. Ohio Boulevard is a recreational corridor for Deming Park, a treasured destination for recreation by many people living throughout Terre Haute. Several organizations utilize this corridor for community runs/walks, races, and parades. Would a development that detracts from the historic nature of the corridor and increases traffic congestion lead to a loss of this corridor for such substantial city-wide, community events?

Finally, I am not against development. I do support development that is carried out in a way that aligns with the characteristics of the surrounding community – development that enhances the surrounding community, as opposed to detracting from what already exists.

I appreciate your consideration.

Thank you!  
Jenny Mueller