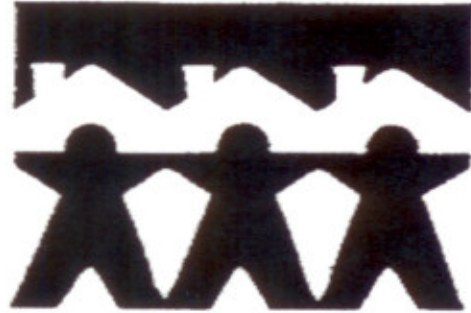


# Meridian-Kessler Neighborhood Association



October 15, 2008

Mayor Gregory A. Ballard  
2501 City County Building  
200 East Washington Street  
Indianapolis, IN 46204

Re: The Uptown Project Revitalization Initiative

Dear Mayor Ballard:

We are pleased to present this letter of support for the Redevelopment Project (The Uptown Project) proposed for the northwest corner block of 49<sup>th</sup> through 50<sup>th</sup> Streets and College Avenue.

Strong support of this project by the City of Indianapolis and the State of Indiana is vital and urgently needed. The undersigned neighborhood organizations believe this project will be a catalyst for future redevelopment and an overall Midtown Revitalization effort.

We understand you need a specific request from us. We are asking for the continued highest priority and the strongest support in the following ways:

1. the HOME funds and CDBG grants previously announced;
2. the application with Indiana Housing and Community Development Authority (IHCDA) support tax credits and grants previously announced;
3. tax abatements previously announced;
4. strong support from the Mayor for the application with IHCDA;
5. strong support for this project from the City (DPW) for infrastructure; and
6. as part of this comprehensive plan calls for environmentally sound construction presenting a green model for our Region, City, and State, we are requesting these programs also be strongly supported to prioritize Environmental Clean Up, Economic, Housing, Community and Energy Sustainability.

# Meridian-Kessler Neighborhood Association

We are not privy to the specific financial details for this project. However, if this plan can proceed as proposed, it's apparent that development of this area of our neighborhood would be of great benefit to our residents and businesses.

We thank you for your consideration and continued support.

Sincerely,



Carl R. Pebworth  
President, Meridian-Kessler Neighborhood Association

CRP/dks  
Attachment

**HARMONI**

HISTORIC MIDTOWN NEIGHBORHOODS INITIATIVE

November 17, 2008

Mayor Gregory A. Ballard  
2501 City County Building  
200 East Washington Street  
Indianapolis, IN 46204

Dear Mayor Ballard:

This letter is to reaffirm HARMONI's support for the mixed use redevelopment project that is proposed for the northwest corner of 49<sup>th</sup> Street and College Avenue, north to 50<sup>th</sup> Street.

Strong support of this project by the City of Indianapolis and the State of Indiana is critical for success. The Historic Midtown Initiative (HARMONI) recognizes that this project is pivotal and will be a catalyst for future reinvestment in Midtown.

As indicated previously, we request of the City:

1. Continued highest priority for HOME funds and CDBG funds applications.
2. Continued highest priority for tax abatement application
3. Strong support from the Mayor for the application with Indiana Housing and Community Development Authority (IHCDA).
4. Strong support for this project from the Department of Public Works.
5. As part of this comprehensive plan calls for environmentally sound construction presenting a green model for our Region, City, and State. we are requesting these programs also be strongly supported to prioritize Economic, Community, and Energy Sustainability

Thank you for your consideration regarding this critical project.

Sincerely,

Kathryn R. Shorter  
President



## Community Input Plan

To Whom It May Concern:

This letter is in regards to the proposed Uptown Project. The neighborhood has been consulted and continually advised as to the plans for this project.

Ever since the first hints about a proposed development project at 49<sup>th</sup> & College Avenue there has been a real and genuine excitement created in this area. The people in our neighborhoods have come together to discuss the project, talk to the developer and find ways to help make this happen. Just hearing of the possibility of revitalizing this critical portion of the College Avenue corridor brought everyone together in support of this project.

This project inspired a group of neighbors to come together to form the Midtown Community Development Corporation so that we could become actively involved in making sure this project happens. We all consider this to be the single most exciting project to come along in many years. We have also formed another support group called the College Avenue Neighborhood Development Organization. This group has been instrumental in getting the immediate neighbors of the project together for discussion and so they could give input on the details of the project. All neighbors have access to any and all of these groups and everyone has been encouraged to be active or contact us with any of their questions and give their own input on the project. The groundswell of people who support this project has been amazing to behold. The Meridian Kessler Neighborhood Association has taken an active role in this and stands in strong support of the project.

All these groups are working together to keep the community informed and will continue to do so through regular updates on the project, before, during and after completion of construction. These updates will also be available to the entire community through the MKNA Newsletter and website.

Sincerely,



Sarah Larkin

January 8, 2008

Mayor Gregory A. Ballard  
2501 City County Building  
200 East Washington Street  
Indianapolis, IN 46204

Re: Midtown Indianapolis Revitalization Initiative

Dear Mayor Ballard:

We are pleased to present this letter of strong support for the Redevelopment Project (the "Project") proposed for the northwest corner block of 49<sup>th</sup> through 50<sup>th</sup> Streets and College Avenue. The Project will consist of a mix of retail on the street level and affordable rental residential units on the upper two levels. The Project also includes the revival of two commercial buildings directly on East 49<sup>th</sup> Street.

Support of this project by the City of Indianapolis and the State of Indiana is vital and urgently needed. The undersigned neighborhood organizations believe this project will be a catalyst for future redevelopment and an overall Midtown Revitalization Initiative.

The Project site is currently comprised of neglected, deteriorating homes and vacant commercial buildings. The site has attracted vandals and is an eyesore to residents of the area.

Below, please find a succinct listing of benefits and overall reasons to redevelop the site, reverse the blight that has taken hold, while providing benefits to community residents and the City:

- **Crime Prevention** – The "broken window" theory has been proven time and again with regard to increased crime. This improvement project will reverse the blight at this intersection, replacing worn and neglected buildings with a vibrant attractive property, while reinforcing efforts such as the Front Porch Alliance in reuniting the community.
- **Walkability** – The neighborhood for many blocks in each direction from the intersection will benefit from the services located within the building. The Project will provide a safe and attractive conduit of connectivity to Meridian Street, the Monon Trail and the entire College Avenue corridor.
- **Transit Orientation** – The Project is located along an existing IndyGo route, which will further enhance its vitality and reduce sole dependence on automobiles. As congestion mounts, people are growing tired of time in traffic and a long commute. As an extension of the preservation of our downtown vitality, this project is attractive to those seeking urban and a "greener" lifestyle.



- **Tax Base** – The proposed Project will provide a stronger tax base than exists. Currently, there are vacant or neglected properties that create a fraction of the tax basis as compared to the new proposed project. This newly created mixed-use node will foster alternative sources of revenue through its new businesses and affordable housing.
- **Reversal of Suburban Flight** – Current and future community residents are eager to find services, leisure establishments and affordable housing within the neighborhood. Historically, families have been forced to go elsewhere to find these desired elements. In fact, a 10% decrease in neighborhood population occurred between 1990 and 2000, and this trend is forecasted to continue unless effective redevelopment efforts such as the proposed Project provide what is expected.

We understand that you need a specific request from us, and we are asking for support in the following ways:

1. The Project will file an application with the Indiana Housing and Community Development Authority ("IHCDA") on March 7, 2008 and such an application for state housing tax credits requires strong support from the Mayor. We will meet with you to outline this support in detail.
2. The Project will need to be rezoned to allow the development to proceed. This must be complete by March 7.
3. Entitlement communities such as Indianapolis control the disposition of certain federal dollars that support projects like this one. They include HOME funds and CDBG funds.
4. We ask that you support the Project in its application for tax abatement.
5. The Project will submit an application to the Federal Home Loan Bank for AHP (affordable housing program) funds and to other entities sensitive to the mission of the Project. We ask your strong support for each of these applications.
6. We understand that the Department of Public Works provides certain project support at times. We ask for that support also be given to the Project.

We hope that the value of the Midtown areas of Indianapolis will not be overlooked. This Project and the Midtown Revitalization Initiative represent a huge opportunity to revive the sense of community, prevent continued urban flight, reduce crime, provide jobs, and create affordable housing. This will undoubtedly become a template for future projects throughout our district and the City overall.

Thank you for your attention and anticipated support,

(Signatory Pages Follow)

Carl Pebworth

Carl Pebworth, President, Meridian Kessler Neighborhood Association

Caroline J. Farrar

Caroline Farrar, Executive Director, Meridian Kessler Neighborhood Association

William A. Blue

Bill Blue, Land Use Chairman, Meridian Kessler Neighborhood Association

Kathryn L. Shorter, Co-chair

Kathryn Shorter, HARMONI

Cynthia A. Zweber-Free

Cindy Zweber Free, HARMONI

John Barth, PRESIDENT, BTNA

John Barth, Butler Tarkington Neighborhood Association

Ellen Morley Matthews, President

Ellen Morley Matthews, Broad Ripple Village Association

Sharon Butsch Freeland, Executive Director

Sharon Freeland, Broad Ripple Village Association

Rob Bennett, President

Rob Bennett, Midtown Community Development Corporation

Sarah Larkin, PRESIDENT

Sarah Larkin, College Avenue Development Organization (CANDO)

Scott Lacy, President

Scott Lacy, College Avenue Development Organization (CANDO)

John Peoni, President

John Peoni, Meridian Street Foundation

Dax Peterson, Crown Hill Neighborhood Association

Marg Montgomery

Marg Montgomery

Dianne Montgomery

Dianne Montgomery, Watson McCord Neighborhood Association

Doug Day, Meridian Park Neighborhood Association

Scott VanKirk, President

Scott VanKirk, Watson McCord Neighborhood Association

Brad Beach, CNA PRESIDENT

Brad Beach, Canterbury Neighborhood Association



## Volunteer Associations - Supporting the Uptown:

- CANDO - College Ave Neighborhood Development Corp.
- Rehab Resource Inc. – Affordable Housing - Not For Profit
- MKNA - Meridian Kessler Neighborhood Association
- HARMONI – Historic Mid-North Initiative – Walk Able Streets
- BRVA - Broad Ripple Village Association
- Midtown Neighborhood Association
- Meridian Street Foundation
- Butler Tarkington Neighborhood Association
- Riley Area Development Corporation
- Watson McCord Neighborhood Association
- Meridian Park Neighborhood Association
- Crown Hill Neighborhood Association
  - **LETTERS OF SUPPORT! - Please Read**



January 14, 2008

To Whom It May Concern:

The enclosed letter states the strong support and request for your help, direction and support for the Midtown Initiative project located between 49<sup>th</sup> and 50<sup>th</sup> Streets on College Avenue in Indianapolis.

The signatories to this letter confirm wide community-based support for the project from a diversity of neighborhood organizations and leaders.

We face severe time constraints with approvals needed in February 2007 and an application due March 7 with the state. Please give this prompt and careful attention -- the organizations and neighborhoods represented in this request will remember and appreciate your help.

Sincerely,

Carl R. Pebworth  
President,  
Meridian Kessler Neighborhood Association

**January 15, 2008**

**To: Ryan Vaughn, City County Councilor**

**From: Carl Pebworth, President, MKNA  
Caroline Farrar, Executive Director, MKNA  
Robert Bennett, President, Midtown CDC  
Kathryn Shorter, Co-Chair, HARMONI initiative**

**Subj: 49<sup>th</sup>-50<sup>th</sup> and College Avenue Development/Midtown  
City requirements**

Thank you for taking time to meet with our neighborhood team last week. As you can see, our community is dedicated to improving conditions in the Indianapolis Midtown area, particularly where there is blight. This project has broad and fervent community support. Thank you for agreeing to help us meet these important deadlines.

Project Summary: 49<sup>th</sup> and College has been one of the most blighted corners of Meridian Kessler for many, many years. It has taken strong efforts from many to acquire and hold such a large pivotal parcel for development. Today, we have a singular opportunity to clear the squalor from the west side of College Avenue. We will build a beautiful 3 story structure that will be a beacon for future corridor development, will light up the corner, provide quality affordable housing (72 units), and create a retail center that will bring light to a corner and a community.

As you requested, this memo seeks to clarify the specific timing issues and critical action steps that require action by the Mayor and his staff. If requested, we can provide examples from the previous administration, of what specifically we the project will require to give you and the Mayor's staff a clearer understanding of the specific details of our request. The following provides a broader overview.

**The Big Deadline:** The project must submit a tax credit application to the state by **March 7, 2008**. Please appoint a person from your team to work towards making an educated decision for this catalytic project, how this will create a opportunity, the win / win partnership with our community and your honorable administration. For such an application to be a success, we request your assistance in obtaining the following support from the Mayor and his team:

1. **Letters of support:** The Project will file an application with the Indiana Housing and Community Development Authority (IHCDA) on March 7, 2008. Such an application for housing tax credits requires strong support in writing from the Mayor. A successful application requires three letters or documents from the mayor:
  - a. **A letter describing the project's contribution to community revitalization:** The letter should 1) describe the development in detail, 2) define the neighborhood where its sits, 3) describe intended uses, and 4) state the project's compatibility with and its material benefit to the neighborhood. This letter should be entitled Community Revitalization. If requested, we can assist with this item.



- b. A letter characterizing the project's benefits: This separate letter will state that 1) the project contributes to the housing needs of the City of Indianapolis and will help revitalize its surrounding community.
  - c. A form identifying the project as a high priority. Form C of the application (will be provided) must be completed and signed by the Mayor with our project marked as a **high priority**.
2. **Assistance with rezoning:** The Project must be rezoned before March 7 to allow the development to proceed. This is in process, but strong support and direction from within the administration would help insure that this is accomplished.
3. **Grant funding:** Indianapolis controls the disposition of certain federal dollars that support projects like this one. They include HOME funds and CDBG funds. If advised by the Mayor, Maury Plambeck and Jennifer Fults (Office of Metropolitan Development) are able to proceed with the award of adequate HOME, CDBG, and Housing Trust Funds to the project, in an amount that will permit it to proceed. This process must commence inside DMD before **February 1**. The award in writing must be included in the March 7 application. DMD must also complete Application Form A. The DMD staff are ready and willing to proceed if the Mayor and his staff give them authorization to do so. This step is time-sensitive and critical to the project's overall success.
4. **Tax abatement:** It is also important that the Mayor direct his staff to assist this Project in its application for tax abatement. The project in its previous iteration was presented an offer for ten years tax abatement. To work financially, the project requires this support, too.
5. **Infrastructure assistance:** The project requires DPW's commitment of infrastructure project support consistent with other important projects. By supplying this projects infrastructure with in the City right of way, the side walks, alley, utilities, sewer work, and landscape water swells, our City leaders would be helping ensure the other State Tax Credit Application, the project required sources, and the success of this most important project. The Mayor's strong support here is critical to project success.
6. **Affordable housing support:** The project will submit an application to the Federal Home Loan Bank for AHP (affordable housing program) funds and to other entities sensitive to the Project's mission. The Mayor's written support here will also be important for the project's success.

This project is seen as pivotal to many other positive Midtown community developments that will reverse blight. If is not completed, the undeveloped site will continue to have a major negative impact to this area. Other development is waiting for this key component.

We thank you for your help.



January 18, 2008

TO: Members of the Metropolitan Development Commission  
FROM: City County Councillor Jackie Nytes  
RE: Petition 2007-APP-865 and 2007-VAR-865 (Amended)

I am very pleased to write to you in support of this matter which is on the docket for your Thursday January 24<sup>th</sup> public hearing.

We face, in my district and in other older parts of the city, a challenge that we are still struggling to figure out how to address. While we have long recognized the work that was needed to revive the downtown core of Indianapolis, our "first tier suburbs" as they are known in the parlance of planning, have also suffered as populations have shifted and retail patterns have changed. But we find ourselves stymied as to how we can transform the old abandoned retail nodes that were once fed by our older transportation patterns and that prospered in the days before the big box approach to retail. The residents of these areas do not really want to drive to the far Northside to find quality retail opportunity or the other services they require for the kind of quality lifestyle that will keep middle to high income families in our neighborhoods. But the market needs a boost to address these needs just as our downtown needed a boost a few years ago.

Efforts such as the FOCUS initiative have explored the question at length and our tool chest has been somewhat limited in the past to tackle this challenge, but with this project, I believe that the developer has found the right combination of uses to justify generous City and State support of the project. The developer has made extensive improvements in his plan from the early proposals and I am very grateful for the creativity he has exhibited and the aggressive thinking that is represented in this new proposal. The recognition of the need to provide a range of housing options even as we develop new retail opportunities will strengthen the neighborhood. The quality of the construction he is proposing will attract the quality of retail neighborhood property owners seek and as a result will help to stabilize the area.

The requests reflect how limiting some of our development standards are when it comes to redevelopment in these urban areas. Our approach to parking, to outdoor seating, and building setbacks must be more flexible if we are going to be able to reinvent some of these older commercial nodes for new retail use.

The developer has consistently shared his plans with the neighborhood residents and interested groups, city staff and elected officials. I commend him for his willingness to listen to the ideas and suggestions all of these folks provided and I urge you to support the requests for modifications of the 2006 proposals.

This is clearly a winner for the neighborhood and a great model for other work to be done along several of our commercial corridors.



**CANDO**

## **COLLEGE AVENUE NEIGHBORHOOD DEVELOPMENT ORGANIZATION**

February 19, 2008

To Whom It May Concern:

The Meridian-Kessler Neighborhood Association presented a letter to the Mayor of the City of Indianapolis on January 8, 2008 making a pressing request for his assistance in helping to forward the Redevelopment Project proposed for the northwest corner block of 49<sup>th</sup>-50<sup>th</sup> Street and College Avenue.

This project offers a unique, but time sensitive, advantage to redevelop an entire block on a prominent, heavily used artery to create a high profile destination which would establish competition for further corridor investment and development.

The Meridian-Kessler Neighborhood Association continues to feel the pivotal importance of redevelopment at this site, and to give support for this project and it's projected impact. In addition, the College Avenue Neighborhood Development Organization, now in pursuit of CDC and 501c3 status, along with MKNA Past Presidents, Dr. Alicia Byers, Mary Owens and Vi Walker, make request for the establishment of a land bank capacity to hold contiguous the west side College Avenue block from 49<sup>th</sup>-50<sup>th</sup> Street, or other measure to hold this site for development next year.

"We hope that the value of the Midtown areas of Indianapolis will not be overlooked. This Project and the Midtown Revitalization Initiative represent a huge opportunity to revive the sense of community, prevent continued urban flight, reduce crime, provide jobs and create affordable housing. This will undoubtedly become a template for future projects throughout our district and the City overall." \*from letter dated January 8, 2008 referenced above.

Thank you for you attention and anticipated support,

Sarah Larkin- President

626 E 49<sup>th</sup> St, Indianapolis IN 46205 Phone: 283-1768 Cell# 501-4876





*Helping neighbors  
build communities*

January 28, 2008

Leif Hinterberger  
Carreau Design  
6528 Cornell Avenue  
Indianapolis, IN 46220

**RE: The Uptown Apartments/Retail Project**

Dear Leif:

Thank you for the update on the Uptown Apartments and Retail Project on College Avenue between 49<sup>th</sup> and 50<sup>th</sup> Streets. This unique and innovative project will provide affordable and high-quality residential units, live/work space, and commercial space. Well-designed, dense infill development such as the Uptown is a critical component to revitalizing struggling urban neighborhoods. Indianapolis and the College Avenue corridor, in particular, will benefit greatly by your ambitious plans for the College and 49<sup>th</sup> Street intersection.

The mixed-use, multi-story Uptown will likely increase pedestrian traffic on College and encourage a safe and active environment. The creation of attractive retail space will help create a destination on College Avenue. New development could jumpstart momentum for other projects nearby and lead to reduced retail and residential vacancies in the neighborhood.

We appreciate the significant progress you have made on this project and look forward to supporting your efforts financially. Real estate projects such as the Uptown will help ensure vibrant and sustainable neighborhoods in the city.

Sincerely,

A handwritten signature in dark ink, appearing to read "Will Pritchard", is written over a horizontal line.

Will Pritchard  
Senior Program Officer

LOCAL INITIATIVES SUPPORT CORPORATION

333 N. Pennsylvania Street, Suite 600 ■ Indianapolis, IN 46204 ■ Phone 317-396-0588 ■ Fax 317-396-0595

WWW.LISC.ORG



As a law enforcement officer, I have witnessed neighborhoods deteriorate and quality of life erode by neglected areas being ignored to the point that neighbors become frustrated and move away creating an even larger area that lacks ownership. I have been made aware of the proposed development around 49<sup>th</sup> – 50<sup>th</sup> and College, and feel that such developments can be a source of growth and revitalization to small areas before they become larger and out of control. Success of these projects depends upon ownership moving in, instead of absentee landlords sucking life out of a neighborhood. My understanding of this development is that affordable housing will be made available to people that want to "buy in" and become a part of the neighborhood. Working with the "broken windows" theory that is used in Community Policing, this kind of growth is what keeps a neighborhood viable and consistent. Too many of our neighborhoods are seeing an aging population that once they are gone, reverts to absentee rentals, thus eroding the quality of life and ownership that cares for their surroundings. Crime in this neighborhood has been a concern for all of us, and a well managed affordable development can not only reduce crime, it can be a crime prevention tool for many years to come.

Major John M. Conley  
Metro North District  
327-6100

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**PUBLIC SAFETY MEMORANDUM**

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**TO:** MEMBERS OF THE METROPOLITAN DEVELOPMENT COMMISSION  
**FROM:** DIRECTOR MKNA PUBLIC SAFETY  
**SUBJECT:** PETITION 2007-APP-865 AND 207-VAR-865 (AMENDED)  
**DATE:** 1/23/2008

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I am very pleased to submit to you my support of this matter which is on the docket for your approval.

The area along College Ave. between 49<sup>th</sup> and 50<sup>th</sup> Street has long been an eye sore and a bastion for crime. The buildings in this area are old, nasty, rat infested, over run with trash and abandon.

I'm very impressed with the developer in his forward thinking and willingness to make extensive improvements in the area. The developer has exhibited a willingness to work with the neighborhood in bringing this area in to a positive and functional development. More importantly, this development will aid in the decrease of crime in the area and serve as a positive deterrent in our fight against the elements that support the growth of crime in our neighborhood.

This project will serve as a landmark in our neighborhood, community and civic revival. Therefore, I ask that the commission vote its approval and support for this project.

Ladies and Gentlemen:

I had every intention of being at tonight's meeting, but something at the church has come up at the last minute that demands my immediate attention. However, I do have a couple of thoughts about Lief's proposed project that I would like to share with you. First, let me state publicly that I possess no expertise concerning the proper way to finance this undertaking. I will leave that to those of you who are infinitely more experienced and knowledgeable in conducting complicated business affairs.

What I do have is approximately 37 years of experience in convincing the members of my congregation and residents of the Meridian Kessler Neighborhood to undertake projects that conventional wisdom is convinced can't or shouldn't be attempted. Nevertheless, to everyone's surprise, including my own, we have been amazingly successful in combating blight, crime, and indifference. In so doing, we have transformed our neighborhood to one of the finest inside the I-465 beltway. Let me sight just a few examples to illustrate my point. Together we were able to stop the redlining and panic selling practices of the real estate and banking industry between 38<sup>th</sup> Street and 54<sup>th</sup> Street, we transformed the 42<sup>nd</sup> & College intersection from drug central to a center for governmental and cultural services, we brought 38<sup>th</sup> & College back to life, drastically improved the housing stock on the 38 and 39 hundred blocks of Winthrop Ave., and spearheaded the revamping of 38<sup>th</sup> Street from the fair grounds to the art museum. To top it all off, we will cut the ribbon at School 84 this Friday at 5 pm heralding the beginning of a 12 million dollar renovation of one of Indy's more historic elementary schools.

We were able to do all of this for three reasons. Meridian Kessler is blessed with a large numbers of talented, civic minded residents who possess an amazing "can do" spirit. We may not have solved all the problems confronting our neighborhood, but no one has every accused us of backing down from a fight or being too timid to seek new and innovative solutions. Second, we've always had a larger vision of what our neighborhood and the "old" city of Indianapolis could become. For over four decades our plan has been to hold the worst of urban blight as far south of 38<sup>th</sup> Street as possible, while the city fathers revitalized the mile square. Once that was accomplished, they moved north and we moved south. While far from eradicating all the blight between ourselves and the circle, who would have believed as recently as 5 or 10 years ago we could have made as much progress as we have? The third secret to our success has been our willingness to move one step at a time, always attaching our new projects to previous successes. By dealing with our problems one block and one intersection at a time, we have established a remarkable record of success that has served as a model for other parts of the metropolitan area.

This being said, let me close by asking each of you to put your imaginations to work so we can find a way for Lief's plan to redevelop the Westside of the 4900 block of College Ave. to move from dream to reality. It will be good for our neighborhood, for the College Ave. corridor, the north side of Indianapolis as well as the entire city.

Bill Novak, Pastor of Bethlehem Lutheran Church





BETHLEHEM LUTHERAN CHURCH  
526 E 52ND STREET  
INDIANAPOLIS, IN 46205

February 4, 2008

To whom it may concern:

As the pastor of a church located very close to the proposed development at 49<sup>th</sup> and College, I would like to express the interest that I and the people of Bethlehem Lutheran Church feel in developments which are aimed at improving that neighborhood.

I am happy to see a developer taking such an interest in providing the sort of residential and retail facilities which will enhance this neighborhood. Such a development should be encouraged in every possible way, especially financially, and particularly by the government, when it seems to be so clearly to the benefit of the entire surrounding community.

Please give this development the most serious favorable attention.

Pastor Marcus Felde

MPBF/klr

**From:** WILLIAM BLUE [mailto:wablue@hotmail.com]

**Sent:** Thursday, January 31, 2008 9:43 AM

**To:** MKNA; Alice Berger; Ann Stack; Anne Becker; Annie Bond; Beth Deane; Beth Rutherford; Carl Pebworth; Cindy Zweber-Free; Ed Potts; JANEANN PITZ; jim garrettson; Jim Hopkins; Joanne Sanders; John Creamer; John Dorgan; Judy Goldstein; Keith Lerch; Laura / Jim Corman; Laura Selm; Leif Hinterberger; Mary Owens; Matthew A Gernand; Molly Seidel; Monica Frost; Nancy Showalter; Novella Nedeff; Polly Spiegel; Robin Anderson; Sarah Masback; Scott Lacy; Stacey McCarthy; Susan Brown; Tammy Lieber; Vi Walker; Waldine Anderson; Joni Albright; Deb Farmer; Bill Novak; Kyle Sanders; Sara Larkin

**Subject:** Uptown Development

January 31, 2008

Dear Members of the MKNA Board:

I just read the email from Susan Smith of City Dogs Grocery and couldn't agree more.

**MKNA should support and sign the application for the development at 49<sup>th</sup> and College.**

I've also been to several meetings with neighbors, CANDO and MDC and the degree of involvement and enthusiasm about this project from the immediate neighbors is exciting and heartening. This is what great neighborhoods are about!

I won't reiterate what Susan described so eloquently. As a business owner at this location, she has been at ground zero. We need to support her, the Paw Patch, and the other businesses that have pioneered by locating at The Uptown.

MKNA has supported (successfully) this project at (at least) two Zoning Hearings downtown. We have been behind this project from the beginning. We should stay the course. This development will strengthen and reinforce College Avenue and the east side of MKNA. It will bring new businesses and residents back to this important location and encourage other improvements in the area.

Fortunately, for us, Leif is working with AXIS Architecture, one of the city's best design firms. They have won numerous city and state awards for their projects. They are informed and open to progressive ideas about housing, mixed-use developments, and green building. If another developer were to get hold of this site (which is inevitable) it's unlikely that we would be allowed the input and involvement we have had with this project. I believe, after working with him for a few years on this project and the Uptown Business Center, that Leif is truly committed to bringing a well-designed, well-built project to this site. We could not hope to have this kind of personal commitment from another developer. Leif and AXIS realize that a successful and ground-breaking (for Indianapolis) project of this type will be good for them, the neighborhood and the city. I see it that way, too.

Regarding an increase in density of residents and traffic, in a previous email, Susan Smith again makes a great point :

"Please look at this (density) as a positive. This is the best part of the development. Did you know that the Paw Patch was broken into and that Uncle Artie's was held up at gunpoint within the last few weeks? I am scared being down there ALONE. I want people around. There is safety in numbers. There will be more people to watch, witness and help. We won't be such sitting ducks. We can become a crime watch neighborhood. The very first thing I did when I moved in

was to get the city to install a street light at the end of the alley. It took an act of congress. Leif and I had to personally meet someone who came out and then requisitioned it for us after we made our case for safety. In November of 2006 it was totally dark in front of my store and I was afraid for my safety and my customers. More people like me as tenants will insist on making safety a priority. We won't give criminals opportunities."

I don't want to end on a down note of crime and fear. This project is a great opportunity for Meridian-Kessler and its residents. Vibrant business activity; new residents; increased street life (like a real, exciting neighborhood should have;) new employment opportunities; well conceived and executed design: these are all benefits to the neighborhood and the city that will happen with the success of this project.

Let's make the leap and make it happen!

Sincerely,  
Bill Blue  
MKNA Land Use  
4221 Broadway Street



From: jmsanders@msn.com  
To: wablu@hotmai.com  
Subject: MKNA Board meeting  
Date: Tue, 22 Jan 2008 19:09:07 +0000

Bill,

I regret that I cannot attend tonight's meeting. I have a previous commitment. I wanted to let you know how important I believe the project is on the west side of College from 49th to 50th. As you are aware, I have lived in the neighborhood since 1985 and have been on the Council since 2000. Very little has been done in that area in the time I've lived there and I believe this project will be the beginning of redevelopment that affects the entire corridor from downtown to the north side.

The commitment that Leif has put into the project shows vision and concern for re-building neighborhoods throughout MKNA and BTNA. As a Councillor, I have been trying to make sure he has the appropriate contacts at the city to get this done. He is facing critical deadlines of February 4th and March 7th to ensure that all the pieces are in place. I know this project has the full support of Councillors Nytes and Vaughn as well. I believe that this is a win-win for the Board, for the neighborhood and for the developer. I fully support this and trust that the MKNA Board will also be in support. Thank you for passing on my email. Please let the Board members know that they can feel free to contact me at 283-6040 or [jmsanders@msn.com](mailto:jmsanders@msn.com).  
Joanne

**Joanne M. Sanders**  
**International Representative**  
**IATSE**

**Indianapolis City-County Council**  
**Minority Leader, Councillor at Large**  
(317) 283-6040  
(317) 283-2890 (fax)

Thu, 31 Jan 2008

12:58:06 -0800

(PST)

From: "Viola Walker" <viwalkersilver@yahoo.com> [View Contact](#)  
Details [Add Mobile Alert](#)  
Subject: College Avenue  
To: "Carl Pebworth" <Carl.Pebworth@bakerd.com>  
"Bill Blue" <wablue@hotmail.com>, "Jim Garretson"  
CC: <SJUDGE@aol.com>, "MKNA" <meridiankessler@aol.org>, "Mary  
Owens" <Mtierneyo@aol.com>

Dear Carl, I also hope you and our entire leadership can find a way to send a letter fully supporting the proposed project at 49th and College. I remember your enthusiasm in early meetings for economic development of the College Avenue Corridor.

As a business owner on College and board member I encourage you to submit a persuasive letter to the appropriate city officials. I also believe you could circulate the letter via Email to board members for approval. This would allow submission before the due date downtown.

College is truly a MK Corridor that needs to be protected and upgraded for all of our residents. My vision of this project at 49th and our new market at 54th is very appealing.

Vi



**From:** [Stackams@aol.com](mailto:Stackams@aol.com)

**Sent:** Thursday, January 31, 2008 5:17 PM

**To:** [wablu@hotmai.com](mailto:wablu@hotmai.com); [MeridianKessler@aol.com](mailto:MeridianKessler@aol.com); [sharp2577@aol.com](mailto:sharp2577@aol.com); [aebecker@iquest.com](mailto:aebecker@iquest.com); [annie@anniebond.com](mailto:annie@anniebond.com); [bdeane56@hotmail.com](mailto:bdeane56@hotmail.com); [rutherford1@sbcglobal.net](mailto:rutherford1@sbcglobal.net); [carl.pebworth@bakerd.com](mailto:carl.pebworth@bakerd.com); [CZwebfree@aol.com](mailto:CZwebfree@aol.com); [brandyman@prodigy.net](mailto:brandyman@prodigy.net); [jpitz@arrow.com](mailto:jpitz@arrow.com); [SJUDGE@aol.com](mailto:SJUDGE@aol.com); [jim\\_hopkins@netzero.com](mailto:jim_hopkins@netzero.com); [jmsanders@msn.com](mailto:jmsanders@msn.com); [jcreamer@century21atc.com](mailto:jcreamer@century21atc.com); [john\\_dorgan@hud.gov](mailto:john_dorgan@hud.gov); [goldsteinjudy@sbcglobal.net](mailto:goldsteinjudy@sbcglobal.net); [keith\\_w.\\_lerch@hud.gov](mailto:keith_w._lerch@hud.gov); [cormanhome@yahoo.com](mailto:cormanhome@yahoo.com); [selm@earthlink.net](mailto:selm@earthlink.net); [leif@carreaudesign.com](mailto:leif@carreaudesign.com); [Mtierneyo@aol.com](mailto:Mtierneyo@aol.com); [mgernand@binghammchale.com](mailto:mgernand@binghammchale.com); [indymollys@aol.com](mailto:indymollys@aol.com); [HH19532H@aol.com](mailto:HH19532H@aol.com); [njwshow@earthlink.net](mailto:njwshow@earthlink.net); [nneideff@iupui.edu](mailto:nneideff@iupui.edu); [PPQS@aol.com](mailto:PPQS@aol.com); [rolander90@yahoo.com](mailto:rolander90@yahoo.com); [SJVogels@aol.com](mailto:SJVogels@aol.com); [sslacy8495@yahoo.com](mailto:sslacy8495@yahoo.com); [mccarthystacey@yahoo.com](mailto:mccarthystacey@yahoo.com); [fiddlethread@gmail.com](mailto:fiddlethread@gmail.com); [jeepgirl98@hotmail.com](mailto:jeepgirl98@hotmail.com); [vwalker@netdirect.net](mailto:vwalker@netdirect.net); [cddwa36@yahoo.com](mailto:cddwa36@yahoo.com); [jalbri1@clarian.org](mailto:jalbri1@clarian.org); [dfarmer@indygov.org](mailto:dfarmer@indygov.org); [bill@indylutheran.org](mailto:bill@indylutheran.org); [ksanders@jhnetwork.com](mailto:ksanders@jhnetwork.com); [VanGoFan@aol.com](mailto:VanGoFan@aol.com)

**Subject:** Re: Uptown Development

Dear Bill,

As a member of MKNA, not a board member, I support the development at 49th and College. Thanks for the description.

All the best,

Ann

**From:** Tina Morris [morris.clm@sbcglobal.net]  
**Sent:** Wednesday, January 23, 2008 7:44 PM  
**To:** Leif@carreaudesign.com  
**Subject:** Midtown Initiative - 49th and College

Leif,

We won't be able to attend the meeting tomorrow, but wanted to express our wholehearted support for the Midtown project. Please pass this along to the Metropolitan Development Commission.

We have lived in the Meridian Kessler neighborhood for over 30 years. Retail development on the blighted corner of 49th and College is vital to the quality of life in this area. We and our neighbors support businesses that we can walk to (or drive a short distance) at 49th and Penn, 54th and College, 52nd and College and 42nd and College. Our neighborhood needs projects such as this which are designed well and sensitive to the older architecture in the surrounding area.

This development would help prevent further decay along College Ave and the surrounding blocks. Leif Hinterberger is strongly committed to producing a high quality development. Please support this project.

Jim and Tina Morris  
33 East 55th St.  
257-8015



**From:** Creamer, John [jcreamer@century21atc.com]

**Sent:** Thursday, January 31, 2008 11:19 AM

**To:** JANEANN PITZ; WILLIAM BLUE; MKNA; Alice Berger; Ann Stack; Anne Becker; Annie Bond; Beth Deane; Beth Rutherford; Carl Pebworth; Cindy Zweber-Free; Ed Potts; jim garrettson; Jim Hopkins; Joanne Sanders; John Dorgan; Judy Goldstein; keith lerch; Laura / Jim Corman; Laura Selm; Leif Hinterberger; Mary Owens; Matthew A Gernand; Molly Seidel; Monica Frost; Nancy Showalter; Novella Nedeff; Polly Spiegel; Robin Anderson; Sarah Masback; Scott Lacy; Stacey McCarthy; Susan Brown; Tammy Lieber; Vi Walker; Waldine Anderson; Joni Albright; Deb Farmer; Bill Novak; Kyle Sanders; Sara Larkin

**Subject:** RE: [spam] RE: Uptown Development

I agree with Jane Ann and Bill.

I think this project will be a cornerstone in redevelopment of the remainder of our neighborhood and in returning College Ave to our main street that we can be proud of!

Good Luck,

John T. Creamer  
REALTOR Since 1986  
(317)250-5646

**From:** JANEANN PITZ [mailto:JPitz@arrow.com]

**Sent:** Thursday, January 31, 2008 10:03 AM

**To:** WILLIAM BLUE; MKNA; Alice Berger; Ann Stack; Anne Becker; Annie Bond; Beth Deane; Beth Rutherford; Carl Pebworth; Cindy Zweber-Free; Ed Potts; jim garrettson; Jim Hopkins; Joanne Sanders; Creamer, John; John Dorgan; Judy Goldstein; Keith Ierch; Laura / Jim Corman; Laura Selm; Leif Hinterberger; Mary Owens; Matthew A Gernand; Molly Seidel; Monica Frost; Nancy Showalter; Novella Nedeff; Polly Spiegel; Robin Anderson; Sarah Masback; Scott Lacy; Stacey McCarthy; Susan Brown; Tammy Lieber; Vi Walker; Waldine Anderson; Joni Albright; Deb Farmer; Bill Novak; Kyle Sanders; Sara Larkin

**Subject:** [spam] RE: Uptown Development

Bill,

as a former Board Member and current resident of MKNA, I couldn't agree more (either)!

Thanks to you, MKNA Board Members, MKNA Residents, and especially the business owners and Leif for believing in, supporting, and committing to this project.

Please continue the efforts and advise how and when you need assistance.

Janeann Pitz  
Territory Sales Manager  
317-735-0340 Office  
317-508-7525 Cell  
317-405-3739 Fax

Arrow ECS IBM Group  
4400 W. 96th Street  
Indianapolis, IN 46268



Dear Mr. Hinterberger:

I am writing to express my support of the Uptown Development proposal at 49th and College.

The project you propose will revitalize the neighborhood, and create a sense of community that we are currently lacking. As a ten year resident of the neighborhood I look forward to seeing the new mixed use development instead of the current eyesore. I believe that new retail/restaurants will bring back the neighborhood feeling.

Sincerely,  
Sharon Walsmith

A handwritten signature in cursive script, reading "Sharon Walsmith", with a long horizontal flourish extending to the right.

January 23, 2008

Dear Mr. Hinterberger:

I am writing to express my support of the Uptown Development proposal at 49th and College.

The project you propose will revitalize the neighborhood, and create a sense of community that we are currently lacking. As a six year resident of the neighborhood I look forward to seeing the new mixed use development instead of the current eyesore. I believe that new retail/restaurants will bring back the neighborhood feeling.

Sincerely,  
Tina Langevin

A handwritten signature in dark ink, appearing to read "Tina R. Langevin". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

February 1, 2008

Leif Hinterberger  
6528 Cornell Ave.  
Indianapolis, IN 46220

Dear Mr. Hinterberger,

We look forward to the development of the Uptown Project across the street from us between 49<sup>th</sup> and 50<sup>th</sup> on College and support it completely. We enthusiastically offer our full restaurant services to the residents of the Project.

Thanks,

*Mary Beth Gahimer*

Mary Beth Gahimer  
Barking Dog ~~Restaurant~~ *Cafe*  
115 East 49<sup>th</sup> St.  
Indianapolis, IN 46205



**From:** Marian Miller [millermarian@sbcglobal.net]  
**Sent:** Wednesday, January 23, 2008 8:21 PM  
**To:** leif@carreaudesign.com  
**Subject:** 49th and College

Leif--Tonight's meeting answered my questions and I now fully support your project as the best practical solution for improving the blighted corner. I would love to see fewer than 72 units if that could be worked out, and controlled parking in surrounding blocks will be key in nearby blocks, but these are smaller concerns. All good wishes in your endeavors.

Marian Miller, 4930 North Park

Subj: **Mid-North Revival**  
Date: 1/22/2008 12:12:10 P.M. US Eastern Standard Time  
From: Bikewave  
To: MeridianKessler

To Whom it may concern,

I would like to add my voice to the 1000s of residents who strongly support the re-developement along College Ave between 49th & 50th streets. That area has been an eye sore for more than a decade! Nasty rental houses, trash and rats have no place in our community, and the plan being tabled is exactly what our neighborhood needs.

As an experienced Indianapolis businessman, it is obvious that the opportunities that will be had here are attractive. It will be a huge asset for the MKN. Please support this plan to fullest extent. Thank you.

*jeffrey gold*  
The Bike Wave  
1343 W 86th st Indy 46260  
thebikewave.com

I RESIDE AT 5121 BROADWAY. MY PHONE# IS 317-319-6117. CONTACT ME ANYTIME.

---

Start the year off right. Easy ways to stay in shape in the new year.

**Leif Hinterberger**

---

**From:** DAVID W LITTLEJOHN [dwlittlejohn@gmail.com]  
**Sent:** Wednesday, December 19, 2007 2:50 PM  
**To:** leif@carreaudesign.com  
**Subject:** 49th & College

Leif,

It was good to see you yesterday, and thank you for coming into the neighborhood to discuss the new design for the 49th and College project. I think that this project has a lot of potential to restore the 49th and College area into a sustainable, walkable/bikeable, and healthy neighborhood. There were a couple of things that I thought might further advance your project in all three of those areas. My suggestions are to provide bicycle parking spaces and an area for buses to pull over and pick up/drop off commuters on the site.

By providing bicycle parking you would not only provide a place for people to safely leave their bikes, but you would also promote a healthier and alternative means of travel other than the car. People from farther away could ride their bikes to your development and therefore not need a car to get there. I would think that this could further justify your request for a parking variance. The bus pull-in would also promote alternative transportation as well as work as a traffic calming device and therefore making the streets just a little bit more safe for pedestrians and cyclists.

Thank you for your time in reading this email and considering my suggestions.

Sincerely,

David Littlejohn

12/19/2007



**From:** LAWRENCE KLOTZ [grymst@insightbb.com]

**Sent:** Thursday, January 24, 2008 10:32 AM

**To:** leif@carreaudesign.com

**Subject:** 49th & College project

Leif,

I am sorry that I am unable to attend today's meeting. Speaking from my experience serving on the Midtown Community Development Corporation, I can say that your project is vital to the growth and revitalization of that neighborhood.

A project like the one proposed will draw the right kind of traffic to the area, decreasing crime, and elevating property values in the surrounding area. The jobs created with the addition of affordable housing will create a sense of community that is not present currently. This project will spark other development up and down the corridor.

I wish you all the luck in your efforts!

Larry Klotz

Vice President

Midtown Community Development Corporation.

Subj: **Project at 49th and College**  
Date: 1/22/2008 12:44:41 P.M. US Eastern Standard Time  
From: Susan.Kessler@anthem.com  
To: meridiankessler@aol.com

This is to voice my support of the exciting business developments going on at 49<sup>th</sup> and College. As a neighbor, parent, and taxpayer, I am very interested in the continued revitalization of our homes and nearby businesses. I am thrilled that I am able to walk my dogs to the vet, and stop in and by them a treat at the beautiful new businesses on the corner. We are impatient to see the same growth in surrounding properties.

I would like to see pedestrian and bicycle interests taken into account at the intersection to help maintain safety in crossing this busy intersection.

Thanks for the vision in developing this previously blighted area, and for the continued concern for the neighbors in this area. Together we will continue to improve our homes and neighborhood businesses.

Susan Kessler  
5151 Broadway  
Indy 46205

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To MKNA and the City of Indianapolis,

Good morning, my name is Jim Boros. I live with my wife and our one year old son at 4821 Carrollton Ave. My wife operates the office for our family run fence installation company and I am a contractor for the same business as well as a professional firefighter. We have lived in our home for close to 4 years and have worked very hard and have spent a lot of hard earned money to bring it back to its former glory of the 1920's. Rachel and I are also active in local crime watch, our block club, as well as proud members of the MKNA. My family is in strong support of the redevelopment of the 49th and College Avenue intersection. This corner, as it stands today, is a blight on our community. The developer's proposal of tearing down the existing, run down, and or abandoned structures is the best idea I have heard in quite some time. To add to that, this corner's proposal will receive new retail outlets and new residences built with architectural integrity. This possibility of growth and re-newel has left a large majority of my immediate neighborhood very excited and with a new feeling of hope and promise. Several of us have attended the developer's local meetings and have spoken to him at great length about this subject. I have also personally looked at his projects downtown and the rehabilitation of the "Uptown" building and was surprised by the quality of work. So again, I wish to state my strong approval and support for the proposed construction project beginning at the northwest corner of 49th and College Avenue. Our neighborhood desperately needs this revitalization. Thank you for your time and keep up the good work.

Sincerely,  
Jim Boros



January 21, 2008

To Whom It May Concern:

The enclosed petitioners stand in strong support of the Midtown Initiative project between 49<sup>th</sup> and 50<sup>th</sup> Streets on College Avenue in Indianapolis.

NAME	ADDRESS	EMAIL	TELEPHONE
1. Nancy Shaefer	4830 Broadway		923-8241
2. Margaret Bernard	4826 Broadway		424-3226
3. Jan-Mark Wells	4824 Broadway		283-7971
4. Jimmy Cox	4906 Broadway		925-6438
5. Family Quits	4909 Broadway		924-3813
6. Jeffery Kinkade	4920 Broadway		283-2926
7. Barbara Kincaid	4920 Broadway		283-2926
8. India Hukewich	4924 Broadway		924-9833
9. Debra J. George	5014 Broadway		920-8083
10. John Warner	5018 Broadway		283-5450
11. Jennifer Behrens	5018 Broadway		283-5450
12. Rich Williams	649 E. 49th St.		924-7110
13. Jackie Wright	4905 Broadway		283-2259
14. Susan Smith	661 E. 49th St.		926-3647
15. Nick Fitzgerald	4850 N. College		(317)-253-5964
16. Wade Snyder	4851 N. College		317-925-5675
17. Bill Woods	5830 N. Lasalle St.		
18. Thomas J. Bovis	4901 N. College		317-283-6600
19. Pauline Lee	4913 N. College		925-7622
20. Cassie Boatright	4902 N. Broadway St.		283-1346
21. Jeff Sprague	519 E. 49th		216-1411
22. Alan Niles	4915 N. PARK AVE.		283-2688
23. Mary Ann Dodge	4923 N. PARK AVE		283-2505
24. Steve Smith	1639 Lawrence St.		753-1452
25. Devin Smith	5210 N. New Jersey		255-6278
26. Tim Caelius	4912 N. Park Ave		671-7130
27. Scott Lay	4455 N. BROADWAY		777-1805
28. Mr. Russell	4619 Broadway St		924-5785
29. Sarah Park	626 E. 49th St		283-1768
30. MARK DAVIDSON	4917 Broadway St	MARKDAVIDSON@Gmail.com	765-717-1771
31. Andrew Vinson	715 / 717 51st		317-507-2965
Marian Miller	4930 N. Park		317-283-4565
M. Owen Thompson	5027 N. Carrollton		319-6827
Rich Elson	5152 N College		317-490-5646
BREAN J. ELSON	5197 Broadway		317-109-0439
Math Demond	615 E 49th St		317-921-8175

January 21, 2008

To Whom It May Concern:

The enclosed petitioners stand in strong support of the Midtown Initiative project between 49<sup>th</sup> and 50<sup>th</sup> Streets on College Avenue in Indianapolis.

NAME	ADDRESS	EMAIL	TELEPHONE
MATT SMITH	5215 N. New Jersey St	demismsmith@stglobal.net	N/A
R. Scott Ferrell	5105 Carvel Ave	46205 cavalca@gsmd@yahoo.com	
Jesse M. FX	3117 N. Arsenal	UPS Delivery Driver	
Kevin Williams	7515 Edgewater Dr	KWMS@igwa.net	2577274



January 21, 2008

To Whom It May Concern:

The enclosed petitioners stand in strong support of the Midtown Initiative project between 49<sup>th</sup> and 50<sup>th</sup> Streets on College Avenue in Indianapolis.

NAME	ADDRESS	EMAIL	TELEPHONE
DAVID WINT	5021 N College Ave	twint@spc91001.net	(317) 730-7196
Molly Creamer	5030 Washington Blvd.		920-0258

January 21, 2008

To Whom It May Concern:

The enclosed petitioners stand in strong support of the Midtown Initiative project between 49<sup>th</sup> and 50<sup>th</sup> Streets on College Avenue in Indianapolis.

NAME	ADDRESS	EMAIL	TELEPHONE
Kathryn Hellems	5023 N College Ave	whitelane@spc91001.com	253-1113
Jeffrey Good	5121 Broadway	hikewave@icb.com	
Susan Kessler	5121 Broadway	SUSANK57@icb.com	

January 21, 2008

To Whom It May Concern:

The enclosed petitioners stand in strong support of the Midtown Initiative project between 49<sup>th</sup> and 50<sup>th</sup> Streets on College Avenue in Indianapolis.

NAME	ADDRESS	EMAIL	TELEPHONE
Glenn Davis	5028 Cavellton Ave		

January 21, 2008

To Whom It May Concern:

The enclosed petitioners stand in strong support of the Midtown Initiative project between 49<sup>th</sup> and 50<sup>th</sup> Streets on College Avenue in Indianapolis.

NAME	ADDRESS	EMAIL	TELEPHONE
George Reavis	4247 Central Ave		253 5285



Sarah Larkin  
626 E 49<sup>th</sup> Street  
Indianapolis, IN 46205  
317-283-1768

Steve Young  
Indianapolis Public Schools  
JMF Center for Educational Services  
120 E Walnut St  
Indianapolis, IN 46202

February 3, 2008

Mr. Young,

I am writing to you today to follow up with the conversation we had by phone last week regarding the Uptown Apartments project. I trust by now you have received the packet of information about the project from Debbie Kunce.

This letter is simply to advise the school corporation that we are seeking funding to get this project done. It is a mixed-use project with retail on the first level and 72 Section 42 Affordable Housing units on the 2<sup>nd</sup> and 3<sup>rd</sup> floors.

If you have any questions or would like further information please do not hesitate to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Sarah Larkin", with a stylized flourish at the end.

Sarah Larkin  
MKNA Board  
CANDO President  
Midtown CDC Board



City Dogs Grocery  
661 E. 49th Street  
Indianapolis, IN 46205

February 01, 2008

To Whom This May Concern:

City Dogs Grocery is a pet supply store across the street from the proposed Uptown development. It is my understanding that there will be seventy-two affordable apartments within the development. To welcome this new project and the new neighbors to our community we will be able to offer coupons and discounts. It is our store's policy to offer free delivery in the area. We know that this service is beneficial to those who are elderly, ill, handicapped or just time restrained.

Sincerely,

Susan K. Smith  
Owner



February 2, 2008

To Whom it may Concern,

This letter is to confirm that discounted veterinary services will be available to support the residents, in the units that own pets, upon completion of the project at our 4850 North College location.

In an effort to help those pet owning residents, we offer a wide variety of general veterinary health services such as diagnostic, surgical, and dental care, as well as preventative health care (annual examinations and vaccinations), nutritional, and behavioral counseling. We do offer support and referral for any other pet care that may be needed.

Upon confirmation of the housing project by the proponents, the developers, MKNA, and the city, we will provide details of the plan that we will offer to the residents of the units.

Please contact me at the number below for any questions about this plan.

Regards,

Erik G. Tysklind DVM  
Owner, Paw Patch Veterinary Hospital

5510 Lafayette Road  
Suite 290  
Indianapolis, Indiana 46254  
317-293-8363



February 1, 2008

Leif Hinterberger  
6528 Cornell Ave.  
Indianapolis, IN 46220

Dear Mr. Hinterberger,

We look forward to the development of the Uptown Project across the street from us between 49<sup>th</sup> and 50<sup>th</sup> on College and support it completely. We will offer residents of this Project a \$2.00 discount off our normal \$12.00 haircut price.

Thanks,

A handwritten signature in dark ink, appearing to read 'Craig Jackson', with a long horizontal flourish extending to the right.

Craig Jackson  
Craig's Creations Barbershop, Inc.  
4913 N. College Ave  
Indianapolis, IN 46205