

April 20, 2015

To the members of the City of Franklin Plan Commission:

I am Paul Fonstad, an assistant professor of mathematics at Franklin College, my wife is Stacy Fonstad, also an assistant professor of Mathematics at Franklin College, and we have a five-month old son. We live at 1255 Park Ave., immediately adjacent to the property TKE is considering developing. As professors at the College, we understand the desire of TKE to build their new house on this location due to its relative proximity to campus, and we appreciate the fact that Jeffrey Arthur has been willing to meet with us to go over some of TKE's plans and that he has already addressed some of our concerns. However, we still have some remaining concerns about TKE's request to develop this land, beyond the usual fears about what this new development will mean for the property values and general peace and quiet in our neighborhood, that we would like to mention to the Plan Commission as they consider TKE's request to move forward.

First of all, we do not think that the infrastructure of our neighborhood is ready for a large influx of new residents and the increased traffic associated with these residents and their visitors. In particular, Park Ave./Greensburg Rd. does not have any sidewalks or even a shoulder running alongside it, despite the fact that the road receives a lot of foot traffic from members of the community. On a nice day, you will see many people jogging or walking along the road between Forsythe and the proposed location, often en route to Grizzly Park to use the trails. Our family also likes our current ability to walk to the community pool, library, farmer's market, and other downtown locations by following Park Ave towards downtown. Because of the lack of sidewalks and shoulders on this road, however, anyone who walks along the road has to be very aware of vehicular traffic and be ready to get off the side of road whenever a car passes. If TKE's plans are approved, more students will be both driving and walking along this stretch, making the lack of sidewalks even more of a safety concern for everyone in the area who uses this stretch of road. We are aware that TKE plans on encouraging its students to walk through Grizzly Park to get to campus, but the truth is that the fastest route to get to the Spurlock Center, the Red Faught Stadium, and many other locations on campus is by taking Park Ave. Students being students, we foresee the increase in both foot traffic and car traffic without a sidewalk being a safety concern for students and other community members, especially when there are evening events either at the TKE house or on campus, since the combination of possibly inattentive pedestrians and/or drivers on a roadway without sidewalks or good lighting is just asking for an accident to happen.

A related concern is the distance between the proposed location and the main part of Franklin College's campus. While these two locations are technically connected via Grizzly Park, students living in the proposed new location would be more disconnected from campus than those living in other off-campus fraternity houses because of the large open expanses that make up Grizzly Park. We hope that students would not view their distance from campus security as an excuse to not abide by campus regulations involving Greek organizations, particularly

regarding noise and alcohol. We do not want to be put into the position of having to be the “neighborhood police”, making sure that the members of the organization are abiding by the rules because of our positions as professors at the college.

Another concern is what future development may occur on the rest of the property purchased by TKE. While we believe Jeffrey Arthur and other representatives of TKE are being genuine when they say they have currently have no plans for developing the rest of the property, the wording of the PUD zoning request does leave open the possibility of other fraternities also building houses on the leftover land, space permitting, in the future. Should the property turn into “fraternity row” with more than one house on it, we fear that there will be a feeling among future students that the area is ‘theirs’, and not a part of an existing neighborhood. Noise pollution and other issues may then become more prevalent as students feel entitled to behave as they would amongst their peers and not as part of a larger community. This problem of large groups of students not being respectful of their neighbors can already be seen in the neighborhood just north of the College where the issue made the front page of the Daily Journal, and it was also one of the concerns residents had voiced when the Lambda Chi Alpha fraternity was looking to purchase a house near campus.

Our final concern, which is more of a personal concern as opposed to one necessarily held by the entire neighborhood, is what this will mean for our utilities. Specifically, while we currently have city sewer, we are on well water. This is preferable to us, and is something we have invested in maintaining on our property. Should the TKE house use city water, we do not want to be put into a situation where we are also forced to convert, as this would be financially costly both in the short term for installation and in the long term with monthly water costs, all at a time when our property value will likely be negatively impacted as well.

Thank you for taking the time to read and consider our concerns.

Paul Fonstad & Stacy Fonstad

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