

President Prather,

Thank you very much for the quick and thorough response.

I understand that the law firm is responsible for not sending notifications to everyone, but I wanted you to be aware of what is being done, or not done on your behalf since Franklin College is seen by the community as the main player in this project.

I am not sure what the official name is for the houses that are in the plans, but we all noticed that they are about a 1/3 of the size of Jefferson Pointe houses (on the provided plans), and they are all attached. If they are not called "low-income" housing, they appear to be houses that will be for people with lower incomes. But this is not as important to me as the adequate space and the green buffer between our community and the new construction. I had mentioned "low-income housing" mostly because some of my neighbors are against this type of housing in our neighborhood.

For me personally the priority is to have an adequate stretch of land between Jefferson Pointe and the new construction site, and most importantly to plant a minimum of 3 rows of these large and tall evergreen trees to form a solid green tall wall that will keep our neighborhood from seeing any of the new construction so that we can maintain the quality of life, tranquility, and well being that currently exist on this side of our neighborhood. Also, a tall privacy fence on the new construction side would be helpful so that people feel safe in our community.

Maybe the planting project could be led by biology students at FC? They could for instance research what type of trees should be used for what is needed, and the long term viability of the plantation, considering global warming, and based on the local soil. They could maybe work with the Purdue extension to do their research. Just a thought.

Thank you for being open to suggestions and for caring about the neighborhoods along which FC development will be located.

Franklin College has a great opportunity to improve its image vis a vis our town by creating very desirable new neighborhoods, and I trust that you will do everything possible to achieve this.

We will be in Europe for the next two months (including leading a tour in France with FC former faculty members) and so we will not be able to attend the May 21st meeting.

Best,

Louise de Sinety

De : Prather, Kerry <kprather@franklincollege.edu>

Envoyé : mercredi 17 avril 2024 17:07

À : Louise de Sinety <lidesinety@gmail.com>

Cc : jmyers@franklin.in.gov <jmyers@franklin.in.gov>

Objet : Re: Franklin College PUD project - Jefferson Pointe neighborhood

Louise,

Thank you very much for reaching out to me and for your suggestions. To be clear, many aspects of this complex project are being coordinated by professionals in their respective fields, including the notifications you referenced having been coordinated by counsel at Ice Miller. If that effort failed to connect with neighbors adequately, I apologize and assure you that was not intentional.

In terms of “low income housing” in the concept plan submitted, there is none that I am aware of. In fact, what we have assured the city is that we will help attract the types of volume of housing options the city deems most in need to enable the continued growth and prosperity of the community. The College benefits as the city prospers and vice versa. If the College simply wanted to monetize this real estate, that decision could have been made long before now. Our goal is to thoughtfully and collaboratively help this section of the city grow in a way that benefits everyone, and that includes neighbors surrounding it.

As you may know, I have lived not far from you for 40 years, so I agree that our end of town has the best neighborhoods. Our goal for the residential components of this project is to create more of the same.

I will make sure your suggestions are included in the conversations that proceed. Please feel free to reach back to me at any time with more questions or ideas. This is an incredibly exciting project for the College and the city, and we want to make sure we get it right for everyone.

Kerry Prather

Kerry N. Prather | President

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From: Louise de Sinéty <ldesinety@gmail.com>

Date: Wednesday, April 17, 2024 at 1:14 PM

To: Prather, Kerry <kprather@franklincollege.edu>

Cc: jmyers@franklin.in.gov <jmyers@franklin.in.gov>

Subject: Franklin College PUD project - Jefferson Pointe neighborhood

President Prather:

I am a resident of Jefferson Pointe in Franklin, and I was at the Plan Commission meeting yesterday (April 16th) to discuss FC PUD project, but we were not able to speak.

First I would like to say that we have been surprised and disappointed about the lack of communication to the residents of Jefferson Pointe from the start of this project.

I did receive the law firm flyer to announce this project, and found it very vague and confusing, so much so that it took us a while to figure out that our neighborhood was directly involved. Then when I asked my neighbors if they were aware of this project, none of them had received the notification. I just hope that this was not by design, nor was the postponement of yesterday's meeting, in order to discourage opposition to the project.

I made a point of informing every resident of our neighborhood of this project, and after speaking with a number of them they were also disappointed by FC's lack of consideration for our residents.

In regards to the project, first I oppose the re-zoning of the parcel that is located directly South of our neighborhood. The planners originally zoned this area as RT-1 for a reason. This end of town has the best neighborhoods in Franklin. Why ruin this area now with low-income housing and, based on your plans, will have no grass or trees with construction heavy with concrete right on the edge of our neighborhood. This will ensure that all the houses will lose privacy and tranquility.

Jefferson Pointe (Reagan Circle) is a very pleasant, peaceful, and green retirement community. People here have fixed-income and have chosen this area because it is quiet and it has a good amount of space between houses. I hope that you will take the time to drive over here and see what they have already done on the east side of Reagan circle, which has already ruined the privacy of a good number of our community's houses.

On the east side, they built so-called luxury apartments that look like low-income housing from the outside. They have been built way too close to Reagan Circle houses and have no grass or trees, and they have put up 2 'wide- spread-apart' rows of tiny trees that will never be sufficient, even after they are grown, to keep any privacy on either side. Please check it for yourself.

I am hoping that we will not make the same mistake on the south side of this neighborhood, or it will be completely ruined. Does FC want to be responsible for ruining a neighborhood? I wouldn't think so.

I believe that Franklin needs to maintain this side of town as attractive neighborhoods.

Low-income housing could be located along Greensburg road on the other side of the field. The residents of such housing would still have quick access to downtown Franklin in that location.

What I propose would be for FC to allow for a strip of land of 10 to 20 yards between our existing houses and the new construction. FC could then plant a minimum of 3 rows of large and tall evergreen trees (offset from one another) to create a green buffer zone that would completely block the view of the new construction from any house in our neighborhood.

In addition, a tall privacy fence could be added on that strip of land as well. This would benefit both the new houses as much as the existing ones. Ideally, there would be no view at all of the new construction from either neighborhood. Trees are good for the environment and for the well being of people. They also absorb noise and pollution. I believe that FC ensures that its campus has many trees and green areas and that there is no ugly new construction that would be in sight of the college. Please do the same for others.

Louise de Sinety (FC Class of 1996)
Jefferson Pointe Resident
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