

Ms. Joanne Tindell  
Plan Commission  
Monroe Street  
City of Franklin  
70 E. Monroe Street  
Franklin, IN 46131

Dr. Emily A. Stauffer  
140 Reagan Circle  
Franklin, IN 46131

May 21, 2024

Dear Plan Commission:

I attended the Plan Commission meeting on April 16 hoping to learn more about PC-24-04 (PUD Concept Plan): Innovation Park at Franklin College and to express my concerns. As you know, the Ice Miller attorney claimed they were still working on the plan and asked for an extension until the next meeting. I will be out of the country on the date of the next meeting, so I am writing to you now, even though I have not seen the revised plan.

I moved from Jefferson Meadows to Jefferson Pointe almost two years ago. Like most of the residents of Reagan Circle, I am retired and was downsizing. We chose Reagan Circle because the duplexes are well-built and well-kept with yards and trees and views of the water or the fields. We also love this neighborhood because it is quiet, safe, affordable, and sensitive to the residents' mobility issues. I don't know of another neighborhood in town that has all these qualities. For most, this will be their last home.

Before I moved here, Reagan Circle residents were told of plans to build "luxury apartments" east of the circle. People assumed that these apartments would be landscaped and would not be so near to the property line. However, apartments were built so close to the residences on the east side of the circle that both the Reagan Circle residents and the tenants of the not-yet-rented apartments will stare into each other's windows. There is no more privacy. People here felt betrayed and do not want anything like that to happen to anyone else in the neighborhood.

According to the plans I saw, Franklin College hopes to build an office building for high tech, some retail stores, and lots of houses that are either attached or almost attached. I have heard conflicting reports of the housing plans. Some say the housing will be for people (college students or others) with low incomes. I am not against low-cost housing, as some are. I know the town needs that kind of housing. I am concerned, however, about the distance between the residences in Jefferson Pointe and Jefferson Meadows and any new housing development, parking lot, office building, or stores. We need to preserve the privacy and serenity that some of the best neighborhoods in town enjoy. If Franklin College would promise that they would not build close to our properties, that they would build affordable but also attractive new houses that people could be proud of, and that they would landscape the area and preserve our privacy and quiet, then I have no objections.

Franklin's downtown and many of the shabby looking houses on Jefferson just west of CVS and elsewhere downtown have become very charming in recent years. And while I don't like the

warehouses, I applaud the trees some have planted between their warehouse and their residential neighbors. I also admire some of the new housing developments with houses that are attractive and beautifully landscaped. I believe that we can make all of our new neighborhoods charming and affordable, while also preserving the peace, privacy, and beauty of the neighborhoods we have.

Sincerely yours,

Emily A. Stauffer, Professor *Emerita*