

From: [MICA](#)
To: [Holdsworth, Keith L.](#)
Cc: [Scott Salmon](#); lscott@kidsvoicein.org
Subject: Fwd: Comments on proposed Willows development (case # 2021-ZON-149)
Date: Thursday, April 7, 2022 9:54:46 AM

Keith,

I'm forward to you the email below that Scott Salmon submitted to you per the case 2021-ZON-149 (6729 Westfield Blvd) on the off chance you didn't receive it yet.

Also, based on my measures in Google Earth and GIS it seems that most, if not all, of the parcel in question resides within 900 ft of the White River, including the 13 acre body of water called Spirit Lake.

I hope this letter from Scott Salmon sent on behalf of the Friends of the White River will be included in the report that you will provide to the MDC in advance of the hearing scheduled for April 20th.

Thanks,

Peter Lander
President
Marott Island Community Association, Inc (MICA)

----- Forwarded message -----

From: **Scott Salmon** <scott@friendsofwhiteriver.org>
Date: Tuesday, April 5, 2022
Subject: Fwd: Comments on proposed Willows development (case # 2021-ZON-149)
To: marottisland@gmail.com

Scott Salmon
Executive Director
[Friends of the White River](#)
scott@friendsofwhiteriver.org
C: 765-346-7044

----- Forwarded message -----

From: **Scott Salmon** <scott@friendsofwhiteriver.org>
Date: Tue, Apr 5, 2022 at 9:53 PM
Subject: Comments on proposed Willows development (case # 2021-ZON-149)
To: <keithholdsworth@indy.gov>

Mr. Holdsworth,

In this email, you will find Friends of the White River's guidelines and recommendations for environmental considerations that should be taken into account for projects in and near riparian areas. Some of these recommendations are applicable to the Willows development (case # 2021-ZON-149). Please acknowledge receipt of this email, and Friends of the White River requests it be added to the report being prepared for the April 20, 2022 meeting of the MDC. I will also be sending this same email from an alternate address, as recent important communications have been flagged as SPAM by whatever security system is used by the City of Indianapolis.

Comments Being

Friends of the White River, in accordance with our Policy on Taking Public Policy Stands (adopted 11/10/18), establishes the following recommendations to the City of Indianapolis regarding public works projects, as well as industrial, commercial, and residential developments, in proximity to the White River in Indianapolis. Friends of the White River requests the City of Indianapolis require these best practices of any public works project or private development as a condition of zoning changes, permits, or public funds being used for construction near our most precious natural resource.

Recommendations for Public Works Projects within 60' of the top bank of the White River.

1. Projects shall preserve water quality to the fullest extent possible. To that end, prevent all runoff during construction and incorporate larger bank stabilization efforts into the project.
2. Projects shall exclusively utilize natural-fiber erosion control blankets, coir fiber logs, and other materials.
3. Projects shall minimize impact on fish and wildlife habitat to the fullest extent possible. To that end, refrain from felling older, larger trees along the project corridor. The City of Indianapolis shall seek variances liberally in order to preserve large trees which provide shade to the White River. This will have the effect of preserving wildlife habitat along the riparian corridor as well as life in the river, as trees provide a canopy and shade for fish and other aquatic species.
4. Any native tree species removed as part of the Project shall be replanted within the pre-construction floodplain boundary.
5. Projects shall remove existing invasive plant species, including but not limited to Callery/Bradford Pear and cultivars (*Pyrus calleryana*) and Bush Honeysuckle (*Lonicera S.*), and City of Indianapolis shall remove invasive plant species from the property when observed. Erosion control grasses are exempted from this recommendation.
6. Projects shall ensure Public Access to the river. Recreational river access is very important to the people that live near the White River. The City of Indianapolis should maintain and improve recreational paddling and fishing access to the river in the Project area, while preserving privacy and tranquility elsewhere along the river.
7. Projects shall remove as few homes as possible. Friends of the White River

recognizes that it may be cost-prohibitive to save every structure along the river. However, residents intentionally own properties along the White River because it enhances quality of life, and therefore the City must minimize the destruction of existing homes or public buildings for any Project.

Recommendations for Industrial, Commercial, and Residential Developments between 60 feet to 900 feet from the top bank of the White River.

1. Developers shall not seek nor be granted a variance to build within 60' from the top of the bank of the White River.
2. Developers shall create bioswales, consistent with the current City of Indianapolis Stormwater Design Manual and Green Supplemental Document, to reduce water quality impacts of impervious parking surfaces. Owners shall maintain these structures.
3. Developers shall create rain gardens or other bioretention facilities, consistent with the current City of Indianapolis Stormwater Design Manual and Green Supplemental Document, to reduce water quality impacts of stormwater runoff from structures. Owners shall maintain these structures.
4. Developers shall exclusively utilize natural-fiber erosion control blankets, coir fiber logs, and other materials during construction.
5. Developers and owners shall exclusively plant Indiana native grass, forb, shrub, and tree species on the property. Developers will remove existing invasive plant species, including but not limited to Callery/Bradford Pear and cultivars (*Pyrus calleryana*) and Bush Honeysuckle (*Lonicera S.*), and owners shall remove invasive plant species from the property when observed.
6. Developers shall create a minimum 25' wide native prairie buffer between any water feature which captures stormwater runoff and any lawn or structure. Owners shall maintain the native prairie under the guidance and oversight of the Indianapolis Office of Land Stewardship's Native Planting Area Program.

Signed,
Friends of the White River President Adam Barnes
Friends of the White River Executive Director Scott Salmon

Comments End

Scott Salmon
Executive Director
[Friends of the White River](#)
scott@friendsofwhiteriver.org
C: 765-346-7044

From: [Jesse S](#)
To: [Holdsworth, Keith L.](#); [Pleasant, Matt](#); [Potts, Keith](#)
Subject: Case #2021zon149 ? 6729 Westfield Blvd
Date: Monday, January 31, 2022 9:24:33 PM

Good Evening,

I recently received a letter from a concerned river heights homeowner expressing their displeasure in regards to this development. I share some concerns with this individual, but I do believe in order for Indianapolis to grow we need to have more affordable apartments and condos.

They provided a small table detailing the units-to-acre for each of the small neighborhoods and I definitely see a discrepancy. Now, I am not a city planner, however, the Oxbow neighborhood is four times less dense than all of the surrounding neighborhoods. I believe that should be taken into consideration when looking at land to purchase and/or develop on. One of the issues I have seen with Indianapolis is the high-end neighborhoods that prohibit growth due to their wasted footprint at the heart of population centers.

I would like to see our city grow, I am only concerned about the lack of mobility broad ripple already has. I would love to see a portion of this development completed and impact measured prior to the fully proposed development being approved. If the plans included an assessment of the impact of the somewhat recently completed buildings on westfield and sixty fourth street, as well as their current occupation percentage that may provide more information to these concerned parties.

Your email addresses were provided by this concerned neighbor of mine and I apologize if this is not the correct path to use relaying concerns.

Have a good evening,
-- Jesse Snyder

From: [Scott Salmon](#)
To: [DMDpubliccomments](#)
Subject: Comments on proposed Willows development (case # 2021-ZON-149)
Date: Tuesday, April 5, 2022 10:08:40 PM

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Friends of the White River President Adam Barnes
Friends of the White River Executive Director Scott Salmon

Comments End

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