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CITY CLERK

From: [Shook, Amanda](#)
To: [Edwards, Michelle](#)
Subject: EXTERNAL -Ohio Boulevard - please forward
Date: Friday, June 6, 2025 10:14:46 AM

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--Help Desk

Good Morning Michelle,

Can you please forward the following email to the city council members? I want to ensure that it is received by all.

Thank you so much,

Amanda Shook Baker

Good Morning,

My name is Amanda Baker. I have previously communicated with you via email regarding the proposed development on Ohio Boulevard. I appreciate those of you that offered a response and truly hope the others have also considered the sentiments I delivered on behalf of our community.

I attended the City Council meeting last night (6/5/25) and honestly, I walked out with more questions than answers. We, as a community, have been given conflicting information.

For example, the initial proposal that we were presented with included a large area of "green space" in between the single family and multi-family parcels. Last night, the proposed slide/graphic had that area listed as "future development". When questioned about that, the property representative said that it was an outdated slide and the space is intended to be green space. Why would you present an "old picture" at such an important meeting? Furthermore, when pressed on the issue, the property representative admitted that in fact, they do intend to develop that area. In short, they are asking that you rezone that area with no guarantee of what they will build on that parcel.

The city has conducted a traffic study for that area. That traffic study has been presented as complete. At the meeting last night, it came to light that the traffic study in question has not been thoroughly vetted with an independent review (QAQC). That traffic study also failed to take into considerations the intersections at Hudson.

We have been told time and time again that this development is critical to the attraction of future employers to the community. Last night, when questioned about whether or not the city and property owner could "go back to the drawing board" and develop a new plan (that better serves the area) and reapply for the Tif and Rif, the mayor claimed "he would not do it again".

Why is that? If it is that imperative to develop housing, why is it "all or nothing". If it were actually so imperative, why would we not try again with a different proposal that better serves the area?

Furthermore, why did the city apply for the Tif and Rif for a property that was not zoned for the development they were proposing? The sense of urgency they are creating by doing this, does not allow for the opportunity to fully vet a proposal that would drastically alter the entire east end of our city for perpetuity. What an incredible disservice that is.

The city has repeatedly cited the Thrive study as proof that we need this housing. It was pointed out by a speaker at the meeting that the Thrive numbers in the report indicate a need for 6-9 houses at that price range on the east end of town. Not the proposed 93 homes and 176 apartment units.

At the Dobbs Park meeting, the property owner representative presented a density study attempting to illustrate that the proposed density was equivalent to the area. For that study, he used the neighborhood on the North side of Ohio between Brown and 19th. With one caveat, he said. He also included in that density study the nursing home at Ohio and 25th street. Including that nursing home skews the results in their favor and is not a realistic depiction. It is also important to note that Edgewood Grove was NOT included or used in any way in this density comparison.

Again, the proposed development of a 176-unit apartment complex on the east end of Ohio Boulevard is not a fully vetted proposal. There are many inconsistencies and incomplete information. The idea alone that you are being asked to rezone the parcels in between the single family and apartment units with only the vague explanation of "future development" is a red flag.

It is in the best interest of our community to keep the property zoning as is (residential 1). And, if acting as judicious caretakers of our city, I know a better solution can be developed. It is disheartening to hear the mayor say he would not try again. But, I ask you to act in the best interest of both our community and the eastside and act to preserve the beauty of this area. As I stated before, quality of life issues (such as availability of clean and peaceful green spaces, such as Ohio Boulevard leading into Deming Park) are also a vitally important draw for employers considering Terre Haute.

Thank you for your consideration,

Amanda Shook Baker