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JUN 09 2025

CITY CLERK

From: [craig fox](#)  
To: [Edwards,Michelle](#)  
Subject: EXTERNAL -Fwd:  
Date: Sunday, June 8, 2025 4:55:56 PM

**\*\*External Email. - Think Before You Click\*\***  
--Help Desk

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From: craig fox <[1947cfox@gmail.com](mailto:1947cfox@gmail.com)>  
Date: Sun, Jun 8, 2025, 7:52 PM  
Subject:  
To: craig fox <[1947cfox@gmail.com](mailto:1947cfox@gmail.com)>

To Terre Haute citizens: show up June 12 at 6 PM , City Hall to voice these and other concerns:

Re Ohio Blvd rezoning and financing proposals:

Notes for concern:

1. Wetland designation where huge 100 year old tree area is bulldozed according to plan, as are forested areas.  
In fact, 19.91 acres of the total 44 acres are federally designated wetlands. Attached hereto and incorporated by reference are the following Exhibits:
  - A. Google Earth photo of the property showing 2 forested areas, which are The two designated wetlands on this site.
  - B. Map from US Fish and Wildlife Service showing this parcel with the designated wetlands marked in bright Green
  - C. Enlarged map from Google Maps onto grided paper allowing measurement of the area. The dark green next to Brown Avenue is 8.6 acres, and the dark green area n at the northeast corner of the property totals, 11.37 acres.
  - D. Therefore, only 25 acres of this parcel is buildable without special fill and grading permits from USDA: which are granted only where there is no alternative method of saving the wetland.
2. 94 houses on 66 ft wide lots on west 22 acres: 4 times the density of Edgewood Grove and higher density than Chicago!  
Exhibit E shows intrusion of planned buildings into wetland areas in yellow.
3. Area between houses and apartments at Adams Avenue intersection is left *undetermined* on plan map, but developer applied for both residential and commercial loans--gee, wonder if the dollar store and gas station or strip mall is already in the works? This is deliberate obfuscation and an attempt to pull off an end run around regulations.

4. Apartments at east end near Fruitridge face inward, putting the backs of the 3 story buildings and back yard fencing facing Ohio.

5. Entire area has been zoned R1 for my entire life of 78 years and was no surprise to anyone when it was transferred from the Hulman interests to the Gibson interests. They knew then what was approved, paid a sum commensurate with that zoning, and with the belief that it could be profitably developed as it was at the time of purchase. Denial of this requested change will not only NOT damage them, they will still make 3 or 4 times the profit expected due to the enormous price increases in recent years.

6. This is the premiere street address in the city and they want to junk it up with 10 ft lot lines, ( but claiming 30 ft between houses leaving only 36 ft for house, including 3 car garages and driveways from the back alley, and thus 0 backyards, minimal trees, inadequate parking for visitors, and increased congestion on Ohio which they want to narrow). The 94 houses all have exactly the same roof lines and pitch, so close together as to look like a wall instead of individual houses. There are about 4 or 5 floor plans for 94 houses, but all use similar and identical materials. Drawing of the streetscape presented to the City Council were misleading in that they showed houses on curved streets when none are on plan, they clearly plan to clear the wetlands and to completely destroy the mature trees that are the trademark of the neighborhood just so they can fit more townhouse appearing buildings jammed together; plus 11 3 story apartment buildings that will require fences with backs of buildings facing Ohio as if it were an alleyway.

7. Only 2 access drives, one dumping most of additional 2000 auto trips a day onto Brown Ave 1/2 block south of the Riley/Hudson--Brown intersection onto a 2 lane road.

8. Also contemplates narrowing Ohio from Brown to Fruitridge, and yet dumping all apartment and reserved area (available for commercial) space traffic into 1 intersection with Ohio. No visitor parking in alleyways on the property, and by narrowing Ohio none will be available on Ohio either.

9. No written contract or penalties if developer builds completely differently than plans submitted (see the result of a similar plan not followed from Adams to Fruitridge along Poplar). Any approval will OK any other R3 usage that any subsequent builder might come up with, plus smaller lots, smaller identical houses, uniform fronts.

# Untitled Map

Write a description for your map.

## Legend

- Marc Rogers-Guitar Teacher
- St Mark United Church of Christ

S Brown Ave  
EXHIBIT A

W Hudson Dr

McKinley Blvd

W Hudson Dr

S Frutidge Ave

S Frutidge Ave

St Mark United Church of Christ

Ohio Blvd

Ohio Blvd

Adams Blvd

W Adams Dr

Google Earth





June 8, 2025

# **Wetlands**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

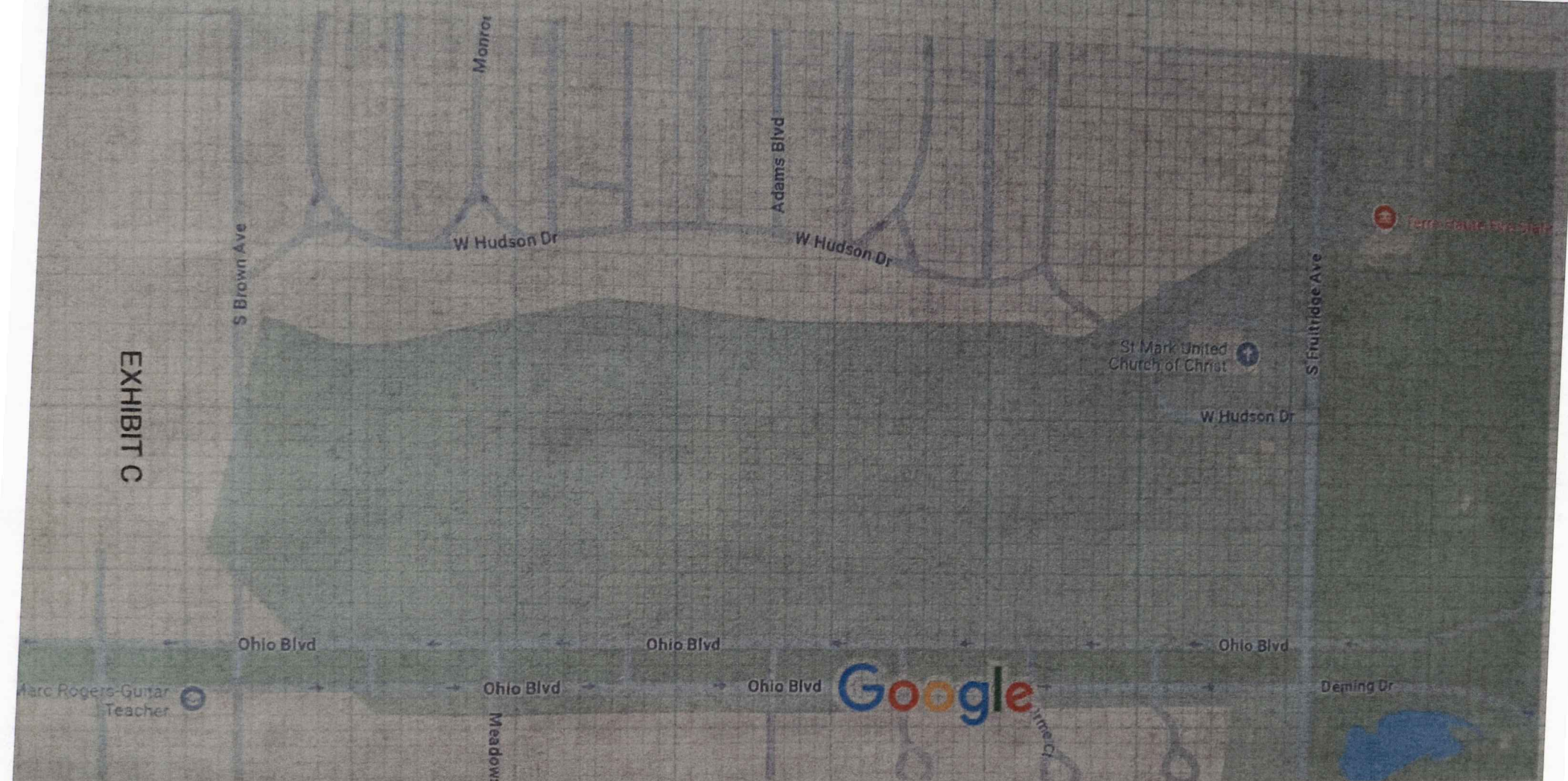
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper

EXHIBIT C



Map data ©2025 Google 200 ft