

## Thanh Dang

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**From:** Nicole Hostetter <mrs.hotpeppers@gmail.com>  
**Sent:** Wednesday, March 9, 2022 5:25 PM  
**To:** Thanh Dang  
**Subject:** Proposed rezoning of Chicago Avenue plot

**WARNING: This email was sent from outside of your organization.**

Good evening Thanh,

I just saw the article in the DNR regarding the proposed zoning change request for the lot behind La Morena on Chicago Avenue.

We live very close to this spot, and I have a number of concerns about this proposal, as do many others in the neighborhood (which can be found on the Northwest Neighborhood Facebook page).

While bringing more families into the neighborhood is a wonderful idea, the idea that 48 families could potentially be living in two buildings on less than three acres in an area of the Chicago Avenue corridor where there are primarily single-family homes and duplexes, is a bit concerning. Some specific concerns I have are as follows:

1. Waterman Elementary School is already using trailers to accommodate the number of students they have. Does the city plan to invest in renovating that school to handle an increase in enrollment?
2. Have plans been made for the Red Front space in the long-term? Using it as a shelter during the past two years has been good temporarily, but I know many residents would like to see something permanent go into place there that would enrich the local neighborhood and complement the nearby school and park's family-friendly environment.
3. How about the traffic that will be created, specifically at the intersection of Chicago and Waterman, which is where we live and where we daily witness people slamming on their brakes and horns because of the layout of the intersection (poor visibility when turning) and the heavy usage of the roads by trucks?

We know the area needs to be developed and that there is great potential along this corridor for growth. Residents are just wanting to make sure that there is some kind of cohesive vision on the city's part for how this growth will be managed. It could go one way or another depending on what is put in place there. We already have the defunct Red Front space and the Traditions shopping center at the corner of Mt. Clinton Pike and 42 that need attention. Hearing a new apartment complex will be put in is worrisome when there are other areas already developed that need attention to help get this neighborhood back to thriving.

These are some of the many questions I have, but hopefully there will be an opportunity for community input at another time.

Please keep me updated if such an opportunity arises. I appreciate your time!

Thank you so much,  
Nicole Hostetter