

Gentlemen;

I am reaching out to you all with regards to the proposed development of the Ellen Daum horse farm along SR 267 and CR 825 E. In a recent meeting with the developer, they discussed the communication they have had with the town and how the town believes that a multifamily mixed use community was the best fit for this location. I couldn't disagree with you more. Just the sheer volume of traffic that 312 apartments will create is way more than the road can handle, and then there will be an additional 25-30 single family homes which would account for 50 to 60 more vehicles on that same stretch of road. The proposed entrance is only around ¼ mile from SR267 on 825E which would create a line of traffic the length of the road during rush hour with no turn lane to go East.

I know there is a comprehensive plan for the town and during some public meetings for that I believe most people said we need single family homes – why can't this development be used for that? A high density apartment makes no sense on the West side of 267 as we are not connected to any of the trail system so walking or riding a bike to the other side of 70 would be dangerous. The other issue for our neighborhood would be the amount of traffic “cutting” through our neighborhood when the traffic congestion starts. We live on a cul de sac and when there is any type of backup/construction etc. people drive down our street looking for a short cut – this would be a nightmare with 312 apartments and as people turnover in those apartments it would continue to happen. Our neighborhood has mature trees and creeks running through it, and our house backs up to the woods. With an apartment complex adjacent to us people will be wandering through the neighborhood and we will be running them out of our woods constantly.

With a number of warehouses on the West side of 267 close to WaWa why not just construct a few more and be done with this side of the road. The East side of the road could then be developed with high density apartments (not ideal) but at least it would be close to Echo Hollow park so the apartment tenants would have access to a park without having to cross 267 or 70?

This doesn't even take into account the round about going in on the 90 degree turn so that would also greatly impact traffic as 267 will be closing and everyone will be driving down Black Oak and or 825E to get anywhere. The other huge project that will affect this is the redesign and construction of the I70 -267 interchange which will exacerbate the traffic South of I70.

I am asking that you as a group reconsider the development plans for this parcel of land. I am not against growth in Plainfield, but do believe it has to be the right kind of growth with the corresponding infrastructure.

Thank you,  
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