

Leif,

As a resident of the Johnsons Woods neighborhood (south of 46th and north of 44th including Park and Broadway) within Meridian-Kessler, I am extremely excited about the extension of your "Uptown" development to the northwest corner of 49th and College.

College Avenue, the east-end main corridor of MK and the west-end corridor of Broad Ripple, is key to overall community vitality. Reuse and redevelopment of this blighted corner would feed the initiative to improve College Avenue. The condition of the existing structures located at this corner is very poor, to say the least.

The need for retail shops offering services and neighborhood amenities within this pocket of Meridian Kessler is great. The inclusion of residential units above this retail space takes the project to the next level. It meets the desire of those who wish to live in a safe, convenient urban environment within the Meridian Kessler community.

As a resident, I am behind this all the way. As a real estate broker working for a national commercial developer, I have knowledge of various locations and types of projects all over the country. Your building and use of this corner has 100% of my support. The proposed elevation reflects unique, yet complementary design, with quality materials.

My specialty in retail real estate development and leasing allows me to have an understanding of the real estate needs of various sectors of the retail industry. Retailers are continuing to realize that shoppers and customers look for neighborhood alternatives to suburban, large format shopping centers.

Key urban projects within areas of good population density and good income are in high demand. This 49th Street corner meets those retailer requirements and also features visibility and access from a main traffic corridor, which is key to success. There will undoubtedly be great interest from local merchants and the retail industry overall.

Your project will continue the improvement to the south that is already taking place on this College Avenue corridor; from the Art League area to the north through Kessler/College, 54th/College and the 52nd/College intersections.

Thank you for your work on Uptown thus far, I offer continued solid support of the next phase of your project.

I also appreciate your interest in our community and your efforts overall.

Scott Lacy  
VP Retail Leasing, Duke Realty Corporation  
4455 North Broadway Street

I am so glad someone is working on changing that corner...and LOVE the idea that we may have a coffee shop or (could it *really* happen?) a bakery nearby.

My comments would be that I am all for the retail concept, but would be happier with a more traditional looking facade. In fact, my preference would be to have it be brick and look like it was built when the neighborhood was built and has just been restored. Also, I really hope someone is keeping an eye on signage, lighting, and the like to prevent anything too garish from popping up/being out of our control. I realize that the other side of the street isn't changing anytime soon, but we need to work on perfecting what we can *when* we can.

Thanks so much for keeping us in the loop!

Karen Momper  
4508 North Broadway

Scott,

I am excited to see development at that intersection. Based on the rendering you shared with us, Jennifer and I are very supportive of this initiative. It is difficult to tell which types of materials that the builder is planning on using. We would like to know more about that and we would encourage the use of as many natural materials as possible to ensure that the development keeps with the neighborhood.

Please feel free to share this e-mail regarding our support and concerns with others. Jennifer and I will also contact the MKNA to let them know that we are supportive of the zoning changes and the proposed building design - and that we encourage the use of natural materials and would like to see more on that topic.

Eric and Jennifer Scroggins  
4426 North Broadway

Scott,

I am all for the re-development. I know Leif. He will do a good job.

Thanks

Brent Silcox

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Scott,

Huge proponent of this project! Definitely want to get more retail places closer by. Could do without the bank, however, coffee shop, restaurants, day spa, gallery, and bakery definitely. Boutique with specialty gifts similar to Chelseas, Turandot etc. would be nice. Now we have to travel to downtown Broad Ripple.

Karen and Jack Henderson  
4505 North Broadway

Scott,

Thank you for providing this information. I am familiar with this developer's work on Mass. Ave. JB and I are eager to see continued revitalization of this area and support this project.

Suzann Lupton  
4520 North Broadway

Scott,

The plan sounds great so far. I would like to hear more.

Linda Ferreira  
(4586 North Broadway)

All this is great, Scott.  
Best,

Rick Spilly  
4444 North Broadway

We are 100% supportive Scott!

Fritz and Jody Lamprey  
4560 North Broadway