

Devington Redevelopment Task Force
Indianapolis, IN 46226
Feb. 6, 2025

Skysoar Capital Partners, LLC
400 Rella Blvd. Suite 100
Montebello, NY 10901

To Clark Katz, Et. Al.

Dear Skysoar Capital Partners,

The Devington Redevelopment Task Force, in collaboration with our community supporters, stakeholders, and local representatives—including Cathedral, residents of Brendon Park, Brendonridge, Brendonshire, Brendonwood, Sheridan Heights, Millersville-Fall Creek, Arlington Woods, and Audubon Gardens neighborhoods, as well as City-County Councilor Keith Graves, State Representative John Bartlett, and Senator LaKeisha Jackson—hereby formally express our concerns and opposition to the proposed high-density multifamily housing development on the 33-acre property at the intersection of 46th Street and Arlington Avenue. Residents describe their vision of this site as a destination that will spur economic vibrancy and social connectivity to stabilize our communities.

Our Task Force has been actively engaging in ongoing dialogue with Skysoar Capital Partners and their various representatives, providing constructive feedback since February 2023. Despite our continuous efforts and valuable insights, it's concerning that, after two years, we're still being presented with high-density housing proposals. While we acknowledge the necessity of housing development, we firmly believe that the proposed project is incompatible with the character, needs, and long-term sustainability of our community. The Devington area possess a strong community identity that is at risk of being compromised by this development. According to the Climate and Economic Justice Tool, our neighborhood remains economically disadvantaged. Every dollar spent outside of our community further hinders its growth. Despite many requests to have a feasibility study conducted, to our knowledge, no study has been fulfilled. Devington Plaza has historically served as a vital community hub, and its redevelopment must reflect the interests and priorities of the residents. Residents and community partners demand high-quality, impactful, community-led development initiatives aimed at bringing much-needed and desired resources into our community, enhancing the quality of life for everyone, and providing enrichment activities for our residents and visitors as a place of destination.

Key concerns:

- 1. Infrastructure and Resources:** The proposed development would significantly strain existing infrastructure, including roads, schools, utilities, and public services. Our community lacks the capacity to accommodate the increased demand of over 1,300 new residents and is not equipped to handle the increased demand of high-density housing. Additionally, the project raises significant concerns regarding potential disruptions to water pressure, sewer and septic systems, waste management, air quality, and environmental safety—particularly regarding the lack of a clear plan for the demolition of the existing plaza and the extraction of underground fuel tanks. Greater level of attention to our well-being and economic stability needs to be a priority.
- 2. Traffic and Safety:** An increase in population density will inevitably lead to heightened traffic congestion, longer commute times, and increased safety risks for pedestrians and cyclists. The stretch of Arlington Avenue from 56th Street south to 46th Street is designated as a **High Injury Network** area, as identified in the Indianapolis Metropolitan Planning Organization Safety Action Plan. The risks associated with increased traffic and pedestrian activity in this corridor cannot be ignored.
- 3. Preservation of Neighborhood Character:** The Devington community is defined by its open spaces, historic significance, and family-oriented environment. The introduction of high-density housing would irreversibly alter this character, potentially undermining the health, safety, and overall well-being of residents. Furthermore, Indiana lacks robust oversight for apartment maintenance and tenant protections, contributing to one of the highest eviction rates in the nation. Addressing these systemic issues should take precedence over the construction of additional high-density housing.
- 4. Environmental Impact:** The proposed development threatens to reduce publicly accessible green space, increase pollution levels, and strain local environmental resources. A comprehensive environmental impact assessment must be conducted to evaluate the full scope of potential harm.
- 5. Property Values and Quality of Life:** A significant portion of our housing demographic landscape consists of owner-occupied single-family homes. The introduction of high-density housing would negatively impact property values and diminish the overall quality of life for current residents. The long-term economic and social consequences of such a development must be carefully considered.

Alternative Development Proposals

While we strongly oppose the current high-density housing proposal, we remain open to collaborative discussions regarding alternative community-centric development projects that align with the needs and character of our community. We urge Skysoar Capital Partners to consider investment in developments that provide long-term economic and social benefits, such as:

- **Health and wellness complex**
- **Pipeline programming that supports our community's education institutions**
- **Workforce readiness training facility**
- **Indianapolis Fire Department Station**
- **Indianapolis Metropolitan Police Department roll call center**
- **Financial institution**
- **Small business, co-working hub**
- **Restaurants and retail establishments**
- **Grocery experience**
- **Public green spaces, sidewalks, and walking trails**
- **Indoor/Outdoor event space**
- **High-end, lower-density American Senior Living facility with holistic amenities (<150 residents)**
- **Walk-in clinic(s) (Urgent Care, Sports Medicine, Optometrist, etc.)**

This approach would enhance economic stability, create employment opportunities, and reinvigorate the northeast corridor as a thriving community destination. We are confident that, through collaborative efforts, we can achieve sustainable and meaningful development that serves both investors and residents alike.

Call for Collaborative Development

We urge Skysoar Capital Partners to engage with the Devington Redevelopment Task Force and community stakeholders to develop a project that reflects the needs and aspirations of our community. Moving forward with high-density housing despite repeated opposition disregards the collective vision we have outlined and undermines the forward-thinking progress that can propel us forward. Our community faces ongoing challenges related to crime, economic disparity, and resource accessibility. Addressing these challenges **requires thoughtful, community-driven** development rather than a unilateral imposition of projects that fail to align with long-term neighborhood interests.

The Task Force has worked extensively with stakeholders to establish a redevelopment vision centered on **quality of life, economic equity, entrepreneurship, and sustainable employment opportunities**. Our commitment is to fostering **job creation, community reinvestment, equitable access and generational wealth-building** through strategic partnerships with local leaders, investors, and policymakers is purpose-driven to deepen our positive impact and build legacies beyond profit. The success of this redevelopment initiative depends on the establishment of **trust, collaboration, and forward-thinking investment strategies** that prioritize **long-term community well-being over short-term financial gains**.

We strongly urge Skysoar Capital Partners to reconsider the current proposal for our underserved community and actively engage with the Task Force to explore alternative, community-centered development plans. The Devington Redevelopment Task Force remains dedicated to building opportunities that reflect the diverse needs of our communities.

We appreciate your time and consideration.

In service to our community,

The Devington Redevelopment Task Force

Stephanie Marshall – Brendon Park

La Keisha Jackson – Senator

Cac Diehr – Millersville Fallcreek

Sharon Arnold – Brendonshire

Rolly Landeros – Cathedral

John Schnarr – Brendonshire

James Campbell – Sheridan Heights
Community, G7 neighborhoods

Gregory Garrett – United Northeast Community
Corporation

Carla James – Brendon Park

Kendall Bullock – Community Advocate

Debbie Black – Brendon Park

Jeanine Coleman-Miller – Local business owner

Keith Graves – City-County Councilor

Steve Talley – Public Safety Officer

John Bartlett - State Representative