

*Proposed Development at 2202 E. Johnson St.
EENA Position Statement and Recommendations*

Position Statement

The Emerson East Neighborhood Association (EENA) opposes the development of a Milio's sandwich shop (and an additional unknown tenant) at the proposed location of 2202 E. Johnson St. This property is located in the midst of a residential neighborhood; it is also very close to East High School and adjacent to the school's athletic fields. Because of the property's unusual surroundings, a business of this nature would drastically change the land use (both current and historical) and neighborhood dynamic for those who live in the surrounding blocks.

The Emerson East-Eken Park Neighborhood Plan states that it is a neighborhood goal to "preserve the existing land use pattern in the neighborhood," and EENA has every interest in supporting that goal, particularly when residential properties will be negatively affected by a particular development.

Milio's, or any business that exhibits the following, would be a poor fit for this location.

- Solicits a high volume of quick-turnaround customers.
- Draws most of its business during times of the day that are already high-traffic for a residential area.
- Draws a large portion of its business from the nearby high school students.

Of particular concern to EENA, is the resulting increase in automobile and foot traffic to and from the property during the lunch hour and immediately after school. The mix of heavy foot traffic and a higher volume of automobile traffic entering, parking in, and exiting the dead-end portion of N. 4th St. will undoubtedly impact the surrounding blocks.

EENA understands that development of the property at 2202 E. Johnson St. can positively impact the neighborhood, and also that a Milio's sandwich shop can be a positive presence in the neighborhood; however, EENA sincerely believes that this location is not the appropriate place for it.

Recommendations

EENA does not support the development of a Milio's sandwich shop (and an additional unknown tenant) at the proposed location of 2202 E. Johnson St. If the Plan Commission sees fit to approve the development, EENA recommends the following conditions be required of the applicant in order to lessen the impact on those who live in the surrounding blocks.

Zoning

- The owner should have the property rezoned from C3 (highway commercial) to C1 (limited commercial), as recommended in the Emerson East/Eken Park Neighborhood Plan.

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Lighting, Hours of Operation, and Noise

- The business should have hours of operation from 10:00 a.m. through 7:00 p.m. In their current locations, they are open until 10:00 p.m., which is too late for a residential neighborhood.
- The business should use window coverings after dark on the windows facing the neighboring residential properties.
- The business should turn off all lit signage (e.g., light shining on a monument sign) after business hours.
- The building should not contain air conditioning compressors, exhaust vents, etc. on the side of the building facing the neighboring residential and church properties. (With the storefront facing afternoon/evening sun, it will get hot in the summer causing the air conditioning compressors to run constantly.)
- The building should have awnings or eaves such that the need for air conditioning is mitigated.

Privacy and Security

- The developer should provide an 8-foot-tall, solid fence with sound muffling/deflecting properties between the proposed structure and the neighboring residential property. The fence should start at the front of the proposed building and continue to the back of the lot. The developer should work with neighboring residential property owners to agree upon the exact type/material of the fence.
- For security/crime reasons, the developer should not fence the portion of the property that faces the park (aside from a dumpster enclosure). The view of the park and property from E. Johnson St. should not be obstructed.
- The developer should plant deterrent vegetation (i.e., security shrubs) between the proposed building and fences to discourage nuisance behavior and criminal activity on the property.

Traffic, Loitering, and Littering

- The business owner should perform a traffic study to provide data on vehicular traffic to/from Milio's at its current locations on *both* North St. and Atwood Ave. The study should also include traffic estimates for the proposed location at 2202 E. Johnson St.
- The business owner should provide documented plans describing how they would mitigate litter removal in the blocks surrounding East High School; and a commitment from them to actively and frequently do so.
- The business owner should provide documented plans describing how they would address loitering and crowd management on and near the property.
- The business owner should provide cigarette and waste receptacles on or near the property.

Appearance

- The developer should provide detailed plans for landscaping the property in an appealing fashion. The front, back, and sides of the proposed development should be clean and simple as to avoid detracting from the beauty of the neighboring residential properties.
- The developer should retain as many of the lot's established trees as possible.