

Feedback Received from Public about 4600 E Morningside Drive

1. 5/6/2024 via email to David (Planning Director), City Council, and Plan Commission

Greetings, Representatives:

Our neighborhood association recently announced a planned storage unit development at 4600 East Morningside by Tyler Curry. At this time I am unfamiliar with where in the development process this project is, and likewise I am uncertain on what leverage may be available to the City in influencing the development.

However, I wanted to go ahead and get ahead of the ball to note preliminary reservation. Our neighborhood (Park Ridge East) was delighted to recently have had Greenway improvements installed after years of advocacy to enhance aesthetics, walkability, safety, and the like. This planned development is at essentially the east "destination" point of what has been long planned as an east-west Bloomington bicycle and pedestrian corridor across the span of Bloomington. This route should connect residents with places they frequent (where they live, play, eat, and work), not where they store their stuff. A storage facility is inherently designed for vehicular use, and more realistically is designed for no use at all. It is often a predatory business model that exploits low-income individuals who lack space of their own and a model that feeds into an anti-environmental and otherwise largely unethical model of American consumerism.

In Bloomington, I acknowledge a few such facilities may be useful due to the transitory nature of being a college community. But: 1) this location is a horrible location for such a business that should be used for superior Bloomington goals, and 2) the industry is nearing saturation. Self-storage due to a number of market reasons has been seen as a superior real estate investment opportunity, especially post-pandemic, in comparison to housing, so heavy institutional pivoting into this traditionally independent "ma and pop" business model has been occurring. Should this business inevitably fold (whether that be 2 years from now or 20), self storage can be even worse than "big box" stores in leaving behind structures not well-suited for alternative repurposing.

On a more personal note, I likewise have no aesthetic interest in walking by a storage facility between a beautiful City park and a fantastic ice cream store on the regular. It doesn't fit and is not needed. I additionally carry some concern for other unanticipated impacts as Curry's housing development at Pete Ellis and Longview made sense for a housing location but was built in such a way that bicycling near that parking garage and crossing the nearby intersection both feel much less safe than before development. So I fear mitigation attempts by this developer are not something I hold high trust in.

Thank you for your consideration of what is best for the long-term future of Bloomington. I speak as a resident, but additionally hold wider lenses as a former Assistant Director to the City's Housing & Neighborhood Development Department and a long-time Neighborhood Association Executive Member for PRENA until recent years. I am not anti-development, as would love something in that location, but this is the wrong project.

Word has also gotten out from our association on social media today (5 hours ago), so far with unanimous opposition from residents. I have been asked by neighbors to circulate a petition of opposition. June 10 there is a Plan Commission meeting where a resident noted the development would be presented and/or approved. I see a Zoom link for the meeting but what would be the best way to present a petition and/or written comments?

Much appreciation for your service,
Eric Sader (4021 E. Morningside Drive)

2. 5/8/2024 via [uReport](#)

Not sure how to lodge opposition but heard Curry is wanting to build self-storage at 4600 Morningside. Total waste of a valuable piece of property on a Greenway. That East/West Greenway should be places people want to bike and walk to, not a wasteful self storage area that will be all vehicular traffic. Not to mention it's in a residential neighborhood and there is not a traffic light there and it will be THREE stories of nothing but storage? We can do better, Bloomington. If the City can reject for any reason please do so. – Anonymous

3. 5/8/2024 via [uReport](#):

Hello. If there is a better way to provide input please let the neighborhood know but we learned that self-storage is going into Park Ridge East on Morningside. The industry is low-income predatory and operates on a model that intends for low engagement. This is the opposite for what should be at the intersection of a Greenway (Longview) and a major road (3rd). Surely there are more industrial locations for the city suited for such a business. It is not true commerce (which would be awesome in that area) but is "set it and forget it" investing. Ugly, wasteful, and most importantly the wrong choice for the location. Definitely build something, but something that people will regularly access and use. – Anonymous

4. 5/12/2024 – via email

Hello,

I hope this email finds you well. I was hoping to lodge an opinion about Tyler Curry's proposed development on Morningside Drive. He wants to build a self-storage building

right next to a park and a family neighborhood, which I find completely inappropriate. This is the same area where children play soccer, go sledding in the winter, and walk to the local ice cream shop. All of this would stop if Tyler Curry gets his way.

Ours is a safe, quiet neighborhood that should not have a self-storage facility placed in it. Such a facility would bring in issues of light pollution, antisocial behavior, traffic, and unreasonable levels of noise, to say the least. Please consider telling Tyler Curry no.

Thank you for considering my opinion.

Best wishes,
S (sarahjschmitt@gmail.com)

5. 5/14/2024 – via email to David

Good afternoon,

I am a resident in the Park Ridge East neighborhood and it was recently brought to my attention that there is a proposed development by Tyler Curry to build a drive thru storage facility. I wish to let you know that I greatly oppose this idea and feel it would not be in the best interest of this neighborhood or its residents. There are plenty of locations for a storage center that would be more appropriate than a neighborhood. This is a residential area, not a place where we want business development. This area would be a great area for something that would directly benefit those that are living here, but this is not that. A specific concern that I have is that while I understand that the proposed operating hours are not 24/7, I find it very difficult to believe that will not end up happening as that is how the majority of these storage facilities operate. Regardless of the hours, the commercial traffic going into and through PRE will not be welcomed nor appropriate. Our neighborhood has already had to install calming measures along Morningside because of excessive speeds and reckless driving (passing stopped school buses nearly striking young children with their vehicles). More traffic in our neighborhood from people from all over the area is the last thing that we need. Please vote no on this proposal.

Ian Sons, isons429@gmail.com

6. 5/16/2024 – via email to me

Dear Katie,
I am lodging an opposing opinion about Tyler Curry's proposed development on Morningside Drive. He wants to build a self-storage building right next to a park and a family neighborhood, which our neighborhood association finds completely inappropriate. That lot is the same area where children play games, go sledding in the winter, and walk to the local ice cream shop. Ours is a safe, quiet neighborhood that should NOT have a self-storage facility built in it. Such a facility would bring in issues of light pollution, non-local traffic at all hours of the day and night, and numerous safety concerns, to say the least. Please tell Tyler Curry no.

A concerned resident,
Kim Evans

7. 5/16/2024 – via email to me

Dear Katie,

Our neighborhood (Park Ridge East) was delighted to recently have had Greenway improvements installed after years of advocacy to enhance aesthetics, walkability, safety, and the like. This planned development is at essentially the east "destination" point of what has been long planned as an east-west Bloomington bicycle and pedestrian corridor across the span of Bloomington. The Greenway constitutes an important part of the July 8, 2019, Bloomington Transportation Plan's Priority Bicycle Facilities Network featured in Plan Figure 21. This route should connect residents with places they frequent (where they live, play, eat, and work), not where they store their stuff. A storage facility is inherently designed for vehicular use, and more realistically is designed for no use at all. As similarly outlined in the 2035 Long Range Transportation Plan, "One of the most important benefits of an alternative transportation and greenways system is to minimize the use of cars." Approval of this project directly contravenes stated Bloomington Planning goals.

Moreover, self-storage is often a predatory business model that exploits low-income individuals who lack space of their own and a model that feeds into an anti-environmental and otherwise largely unethical model of American consumerism (e.g. <https://jerseydigs.com/dark-side-self-storage-meth-labs-poverty-homelessness/>). In Bloomington, I acknowledge a few such facilities may be useful due to the transitory nature of being a college community. But: 1) this location is a horrible location for such a business that should be used for worthier Bloomington goals, and 2) the industry increasingly needs to be monitored for saturation. Self-storage due to a number of market reasons has been recently seen as a superior real estate investment opportunity, especially post-pandemic when realities of eviction became easier in the context of storage than in housing with the introduction of new tenancy protections, so heavy institutional pivoting into this traditionally independent "ma and pop" business sector has been occurring. Many proactive communities around the nation are paying attention to this concerning trend and have been taking steps including but not limited to bans on self-storage in order to preserve space for superior uses: (e.g. Providence - <https://www.providencejournal.com/story/news/local/2023/07/21/new-self-storage-facilities-banned-in-providence-to-make-room-for-housing/70443364007/>). Should this business inevitably fold, or alternatively push older such facilities in town out of business, (whether that be 2 years from now or even a fully-depreciated commercial building life of 39 years), self storage can be even worse than "big box" stores in leaving behind structures not well-suited for alternative repurposing.

This project fails to comport to the bright and vibrant future Bloomington's Plan Commission should be promoting. It neglects community utility in its pursuit of investor profits. Please explore all available lawful options to say no to this project and instead ensure our limited land resources are utilized appropriately in concert with City goals.

Best regards,

Eric A. Sader, JD, MSW, LSW

Lecturer of Business Law & Ethics, Kelley School of Business

Former Bloomington Assistant Director of Housing & Neighborhood Development

8. 5/16/2024 – via email to me

Please pass along our families request to not have this building developed in this space. I'm sure you've been overwhelmed with PRENA residents expressing their frustration with this development and would like to join that chorus.

Best,
Mark D. Miller

9. 5/19/2024 – via email to Jackie and David

Mr. Hittle and Ms. Scanlan - I am a resident of the Park Ridge East neighborhood. I strongly oppose Tyler Curry's proposed development on Morningside Drive.

He wants to build a self-storage building right next to a park and a family neighborhood, which is completely inappropriate. This is where children play games, go sledding in the winter, and walk to the local ice cream shop.

Tyler Curry's proposed facility would bring in issues of light pollution, non-local traffic, and numerous safety concerns -- it belongs in an industrial or less populated area, not in our backyards. Please tell Tyler Curry no.

Thank you,
Kelly Eskew
4521 E Wiltshire Ct