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Sent: Thursday, January 4, 2024 9:55 AM
To: DS, Subdivision and Zoning
Subject: Opposing SPUD 1581 Rezoning

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Good morning,

I attending the HP commission hearing yesterday to hear more about the proposed development at 408 NW 30th St.

I own a yoga studio caddy corner to the proposed plan and I have concerns after hearing more from the developers yesterday. I am all for a multi-unit residential space here. However, I have concerns with the proposal and with the integrity of the developers. They stated that they went around the neighborhood to share their plans, but yesterday was the first time to see or hear from them. Each time a community member stood up to speak in opposition of the plan, the 4 architects and developers used that time to speak among themselves.

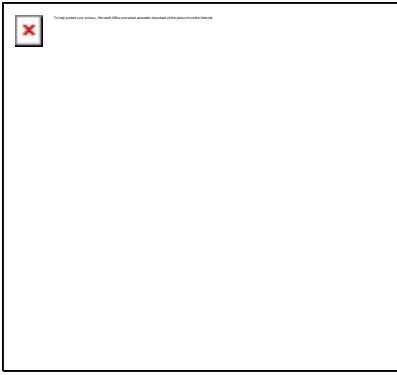
This was my first time to attend a hearing so I have no reference or experience, but as a resident and business owner in the neighborhood, I feel that my concerns should be addressed.

The developers are asking for a lot of allowances - so many that I lost track. They want to build higher and extend out further than HP allows. They argued their case against the community's valid parking and traffic concerns, stating that the apartment will attract people who bike and walk. This is a big assumption! I ride my bike regularly and use it as my mode of transportation often, but I still own a car. We live in a city where cars are a necessity. On the weekdays 30th street between Hudson and Walker is a parking lot during drop off and pick up traffic from the neighborhood school. On weekends our gravel lot is at full capacity and many patrons have to park along the street. Our streets and population density do not allow for a dwelling of their proposed size. It would be a nightmare.

Having moved from DFW in 2012, I have a deep appreciation for the community and local flavor here in OKC, specifically this neighborhood. An apartment of this size is a big step in the wrong direction and I worry how it will impact the future of our community.

Thank you for hearing my concerns.

Shannon



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