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From: S.A. Leveridge <osagesusie@yahoo.com>
Sent: Thursday, January 4, 2024 7:43 PM
To: DS, Subdivision and Zoning
Subject: Opposition to SPUD-01581 Rezoning and Proposed Construction at 30th and Hudson

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Dear Member of the City of Oklahoma City Planning Commission,

I am writing today to express my opposition to the proposed development at the S.W. corner of NW 30th and Hudson Street. I live in Edgemere Park and own a duplex at 416-418 N.W. 30th Street. Further, I grew up in Cleveland and Venice neighborhoods before pursuing an out-of-state career. But I came home to the urban core. As homeowners in this historic area we are required to follow HPCA Guidelines for anything we want to do at our homes. We accept that, as it keeps our neighborhood lovely and desirable.

This proposed development is asking for rezoning under SPUD-01581 to get around several of the restrictions that have been set in place by HPCA and the City of Oklahoma City. Square Deal Capital (dba SFR-WR, LLC) is requesting the SPUD in order to make changes to rules the rest of us follow in order for their ill-thought out, over-sized apartment complex to work for their fiscal gain. All at the cost of two historic preservation communities filled with single family homes, duplexes and 2 story multi-family buildings. At the HPCA meeting on Wednesday, January 3rd, the developer had little to show as to what they are ACTUALLY planning for the corner. This presents a trust issue in by book.

The proposed 27 unit development with only 31 parking spaces is a completely out of scale structure at three stories in height and extending beyond set-backs and sightlines. I along with many of my neighbors in both Edgemere Park and Jefferson Park understand the push by OKC for higher density in the urban core. But this project far exceeds what is reasonable and safe for this corner location.

The limited and inadequate parking in this master plan will push cars out onto an already crowded Hudson Street. Currently when cars are parallel parked on the east and west side of Hudson, it becomes a treacherous one center lane street. If you live in the area you understand this. I am not sure how a garbage truck is to make a left or right turn and then negotiate the small parking area to remove garbage. And how is an emergency vehicle, especially an extremely large modern firetruck supposed to work in the small spaces that are proposed?

I strongly urge the Planning Commission to carefully consider the impact of this development to our NEIGHBORHOODS' historical character and overall quality of life. I trust that the City of Oklahoma City Planning Commission will make decisions that honor the historical significance of our neighborhoods and ensure a harmonious and safe balance between preservation and progress.

Regards,
Susan White
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