

Johnson, Thad A

From: Fulton, Boyd on behalf of Ward3
Sent: Thursday, November 9, 2023 9:45 AM
To: Dennis Beringer
Cc: DS, Subdivision and Zoning
Subject: RE: Proposed amphitheater development for property NW of SW 15th and Sara Road

Hello again Dennis,

Our office has learned that the amphitheater ownership/developers have submitted a rezoning application to the City. We have not received the official date, but this proposed rezoning is tentatively scheduled to be heard at the December 14th Planning Commission, at the earliest. As of this writing, we do not have a Council hearing date. We have cc'd the Subdivision and Zoning office on here, so your protest can be submitted.

Thanks again –

Boyd Fulton

Special Assistant to the Council
City Council Office



The City of
OKLAHOMA CITY

boyd.fulton@okc.gov | 405-297-2402 | City Hall – 200 N. Walker Ave, 3rd Fl | Oklahoma City, OK 73102 | <http://www.okc.gov/>

From: Dennis Beringer <dr_who@swbell.net>
Sent: Monday, November 6, 2023 7:10 PM
To: Ward3 <ward3@okc.gov>
Subject: Re: Proposed amphitheater development for property NW of SW 15th and Sara Road

You don't often get email from dr_who@swbell.net. [Learn why this is important](#)

WARNING: The sender of this email could not be validated and may not match the person in the "From" field..

Boyd:

To continue the discussion about the proposed development on the west side:

The data underlying these comments come from the weekly full-color full-page ads in the Oklahoman, the television exposure of the proposed project on Channel 9 this evening, and Moly Young's article in The Oklahoman today, as well as comments we have received from those who attended the "town meeting" sponsored by the developer.

Mr. Roth appears to be taking an extremely aggressive approach to this "proposed" development. This is evidenced by the fact that he has already sold interest in a fair number of the firepit suites he has advertised, his weekly full-page newspaper ads, and the comments quoted by The Oklahoman. As of our last communication, no zoning/rezoning request had been received by the city and apparently no construction permits had been issued. However, Mr. Roth has stated that he intends to begin construction in January of 2024 (two months from now).

This seems to suggest that there is a belief, on his part, that getting any necessary approvals and permits is a fete accompli as it were, and that the project going forward is a certainty. Does this mean that the Council has already entered into discussions with Mr Roth and has indicated a willingness to award any necessary permits, etc.? Does this suggest that the Council believes that the concerns of the local residents, many of which I have seen expressed (attendees at the

"town meeting" indicated that they were not impressed with the statements being made by developer representatives; told the attendees what they wanted to hear or dismissed concerns people had), are without merit and need not be discussed or considered?

I have already lived through three disputes that local residents have had with developers, and the results of allowing the developments to go forward have been mixed (not all good, but not all bad).

Who does this development benefit? Certainly not the local residents (please refer back to my initial list of topics that needed to be considered; even Roth admitted that entertainment venues had failed in the past to adequately deal with expected traffic problems). It would seem to benefit the City, in terms of generating revenue, and the "wealthy" investors who can afford to purchase one of the offered fire-pit suites and then, essentially, lease it out. How does Ward 3 specifically benefit from this development in concrete terms that can be substantiated?

To reiterate the issues requiring consideration by topical area:

Traffic control/congestion: Sara widening is NOT complete nor is there any progress on renewing the road surface (or widening) of SW 15th, largely destroyed by heavy truck traffic during the construction of the tollway extension. Will the parking area really be large enough to accept the expected attendees without spillover into the adjoining neighborhood?

Noise: The developers keep making glib assurances, unsupported by any data, that residents east of Sara will not hear much, if anything, from the facility. Anyone having experience in sound propagation or sound measurement/control would dismiss those claims immediately as unsupported.

Law Enforcement presence: This area is likely to need an increased and quicker-response law-enforcement presence with a facility of this size and the expected influx of the number of people anticipated. Can we get a substation out here?

Flood control/drainage: If all of that area is paved over, there will need to be means created to provide a path for the likely runoff from the heavy rains that we occasionally have. Sara Road has flooded in the past and this could again be a real possibility without appropriate measures being employed.

Heat retention/heat island: This area is presently not subject to the "heat-island" effect that major areas of the city are subjected to, largely because we have a lower percentage of terrain that is covered by asphalt or concrete. The developed area would pave over a significant area of terrain and greatly change (increase) the retention of heat through the night.

My choice to locate here three decades ago was influenced by the isolated nature of the residential area (it was the only one here; there were no houses other than these north of the golf course, also now gone) and the advantage of not being IN the city but having access to it.

We have seen much in the way of change in that time, some good, some not as good. I don't make an argument, necessarily, in opposition to the proposed development, but I do believe it would be refreshing to see Council actually consider the issues that are of concern to the local residents and not accept unbinding assurances from the developer that all concerns will be taken care of to the satisfaction of the residents.

Previous experience with such processes: The local residents were uniformly opposed to development in this area based upon projections of traffic issues and potential flooding issues. Our previous representative on Council met with residents and agreed to vote on the matter according to the wishes of those he represented. He did so, but was the only dissenting vote and actually apologized to The Council for voting against the development. I believe that was entirely inappropriate and unnecessary as he was representing the opinions of his constituents. Isn't that the intent of representative government?

We have always been told that Ward 3 is a fringe ward (our locale is Mustang schools, Yukon postal address, OKC services...) and not generally of any interest to anyone other than the Ward 3 council person. I suspect that will continue to be true, so the outcome of the current process is probably predetermined.

Thanks for your dialogue on this. I realize that this was a long tome, but it appeared from the race forward in the media that it was either get all the comments on the table now or get off the tracks and let the train roar by. :-)

Please let me know what you might know about where the process is headed.

THANKS.
DBB

On Tuesday, July 18, 2023 at 02:44:33 PM CDT, Dennis Beringer <dr_who@swbell.net> wrote:

Boyd:

Last shot across the stern, as it were... yeah, you always think of things AFTERWARDS. :-)

Our church is also there, just across the street to the south from the schools.

I would estimate that property values will NOT increase in the adjacent neighborhoods after such a development.

In fact, I would expect the opposite given data from similar kinds of developments (I will need to document these; one needs to invest in actual data where available and not speculation) (invest... speculation... that didn't slip by you, did it?). Now, if one could populate the entire subdivision with youngsters who wanted to be able to WALK to concerts, etc., then maybe... :-). It's a world of possibilities, eh? *(yes, French Canadian on Mom's side)

Hope the rest of your week goes well. We survived the power outage today without incident. Hopefully this will continue to be true.

DBB

On Tuesday, July 18, 2023 at 02:19:39 PM CDT, Ward3 <ward3@okc.gov> wrote:

Hello Dennis,

It's always a pleasure. As I stated, I'll pass your email/comments onto Councilwoman Peck. As of this writing, no re-zoning applications have been submitted to the City. Also, if our office becomes aware of any public meetings hosted by the proposed developers, I'll make sure to share such information with you.

Thank you –

Boyd Fulton

Special Assistant to the Council

City Council Office



boyd.fulton@okc.gov | 405-297-2402 | City Hall – 200 N. Walker Ave, 3rd Fl | Oklahoma City, OK 73102 | <http://www.okc.gov/>

From: Dennis Beringer <dr_who@swbell.net>

Sent: Tuesday, July 18, 2023 2:01 PM

To: Ward3 <ward3@okc.gov>

Subject: Proposed amphitheater development for property NW of SW 15th and Sara Road

WARNING: The sender of this email could not be validated and may not match the person in the "From" field..

Boyd:

Thanks for the conversation today. I appreciate you checking on the road widening near us so that we can figure out our alternate routes when work on SW15th starts.

The information on the "proposed" development in the open area to the NW of SW 15th and Sara was also helpful (that no request for rezoning had yet been received and the specific development plan had, by inference, not yet been approved by the City Council). As I had started outlining to you during our conversation, there appear to be a number of indications that this particular use of that property would not be particularly beneficial to the residents in the immediately, and I stress immediately, surrounding residential areas. I will list those that I can assemble off-the-cuff as it were without doing a complete analysis, which I hope to do later in collaboration with the various neighborhood associations.

1) Traffic and congestion: The area across the street to the east of the proposed site is already an established residential area, and the property on the south side of SW 15th appears to be in the process of preparation for another residential development. That the roadways immediately adjacent to the proposed site are being widened to 4 lanes does not guarantee, in any way, that the likely traffic for a 12,000 seat amphitheater could be adequately handled by those widened streets.

2) Parking: If such a venue was constructed, then there would need to be parking sufficient to keep people attending events from spreading out into the residential area and parking there. There is a creek that runs through this area that is the primary watershed, and paving over all of that area either for building foundations or for parking (I would guess asphalt, being cheaper than concrete), would likely have a negative effect on runoff. It would also have a negative effect on heat concentration in the summer (paved areas absorbing the heat all day and releasing it overnight). This would substantially change the nature/ecology of the area.

3) Law enforcement availability: The increase in traffic would likely, for numerous predictable reasons that are well supported by the records of other such developments, increase the number of incidents and accidents requiring a response by law enforcement. As we discussed, our area previously was covered from the Santa Fe station but, as you have pointed out, is now covered by a "briefing station" near Will Rogers airport. What is the current response time? Our experience is that it has always been slow. We once reported a break-in and the response time was 45 minutes.

4) Noise: As it is now, we can sometimes hear the traffic on I-40 dependent upon weather conditions. I don't believe it requires a stretch of the imagination to envision the noise pollution likely from an outdoor music-performance venue.

5) Proximity of schools: There are two schools immediately adjacent to the proposed development property; a middle school and an elementary school. They are in the Mustang School System (as you know, our area is Oklahoma City services, Yukon postal address, Mustang schools). I don't believe that I need to enumerate all of the possible scenarios in which the proximity of the envisioned amphitheater might result in negative outcomes for the school properties (I could if you really need that made specific).

6) You are aware, I am sure, that the former golf course has been converted, in some part on the north side, to a retirement community, which has increased the overall housing density here. Whether they are or are not represented by any neighborhood association is something I do not know at this time. However, it is yet another constituent group which could be impacted negatively by this particular type of development.

That is the extent of what I can generate spontaneously without doing more detailed research. A development much like this one was proposed for a property in Idaho, as I recall, in 2022 and was not approved by the County. Some of the reasons they declined to approve that effort may or may not be relevant to the situation here. I would be greatly appreciative if you could pass these thoughts along to Barbara for her consideration in the event that a request does make its way to the Council. Please let me know if you become aware of any additional information regarding this proposal that exceeds that which appeared in the Journal Record article or similar news publications.

Thank you so much for returning my call and taking a few moments to convey the information that you had.

Regards,
Dennis Beringer
Ward 3 resident

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Johnson, Thad A

From: gary.reimer <gary.reimer@protonmail.com>
Sent: Friday, January 5, 2024 10:04 AM
To: DS, Subdivision and Zoning; Ward3
Subject: Protest to PUD-1983 Sunset Theater at Mustang Creek

You don't often get email from gary.reimer@protonmail.com. [Learn why this is important](#)

Good morning,

I am writing to express my strong opposition to PUD-1983, the proposed rezoning of 810 South John Kilpatrick Turnpike and subsequent proposed construction and operation of a commercial outdoor amphitheater concert venue. Notwithstanding the general information provided in the Environmental Noise Assessment (ENA), an outdoor amphitheater of this scale cannot reasonably be operated in the proposed location without producing noise which will cause "discomfort or annoyance, or which endangers the comfort, repose, health or peace of residents in the area," and I believe will be a public nuisance as per the City's noise ordinance § 34-11. In addition, this noise / public nuisance will potentially lower the property values of the nearby community.

This amphitheater would force nearby residence to endure annoying and inescapable low-frequency impulsive noise inside our homes. I understand the desire for economic development, but this would result in a gross and unfair tax on the nearby community; we'll be paying with our peace, our health, our ability to carry out our daily lives day after day, year after year, not to mention negatively impacting our property values and limiting the market of potential buyers.

I am urging all OKC Planning Commission Commissioners help protect existing individual property owners and disapprove any zoning changes for PUD-1985.

Further Discussion:

The Planning Commission Staff Report for PUD-1983 is noted, however, I do not believe the Technical Evaluation noise requirements can be satisfied:

"10. The Specific Plan for an outdoor/open air amphitheater or concert venue shall, in addition to Code requirements, also include a) physical sound attenuation measures along with a revised noise study showing compliance with the City's noise ordinance, including L90, L10, and L1 requirements" (PUD-1983 STAFF REPORT)

Low-frequency noise is a specific problem not clearly addressed by this recommendation. Assessment using solely L90, L10, and L1 compliance is flawed since it uses the decibel scale with A-weighting applied dB(A). This scale is not sensitive to low frequencies and is not appropriate for high sound level measurements, such as from live music production (C-weighting would be more appropriate). Low-frequency noise is most offending because it is impulsive (think bass guitar, bass drum...) and penetrates residential housing structures very well. The ENA even states "**Low frequency sounds are the hardest to reduce at a distance,**" but offers little assured mitigation other than the previously mentioned flawed measurement to be made at the FOH, not even even at the property boundaries.

Judging from the values presented in the ENA Aggregate Effect table for distant boundaries (such as "Across S Sara Rd ~2,300 NE"), the nearby residents will indeed be forced to endure annoying low-frequency impulsive noise, yet a decibel measurement using A-weighting would otherwise indicate compliance with the ordinance.

Noting § 34-6.(a)(3), regardless of PUD-1983 zoning, the Table § 34-1. noise limits for R-1 should apply for the Westbury Addition boundary. Also, since low frequency noise is percussive for the types of expected events/sounds produced, § 34-6.(a)(4) should apply, thus reducing the Table I limits by five. These modified values are reflected in the table below:

percentile sound level limits, dBA

Zoning	time	L90	L10	L1
R-1	7:00 a.m. - 10:00 p.m.	50	60	70
	10:00p.m. - 7:00 a.m.	45	55	65

These values will not even fully mitigate the low-frequency noise risk to residents due to the application of A-weighting to the decibel measurement.

Ultimately, I believe § 34-4. - Specific prohibitions.(6) simply cannot be met, even beyond a distance of 2,500 feet: “Radios, television equipment, electronic audio equipment, musical instruments and similar devices. Operating or permitting the use or operation of any device designed for sound production, amplification, or reproduction, including but not limited to any radio, musical instrument, phonograph, television set, tape recorder, loud speaker, or other similar device:

a. if plainly audible within any dwelling unit which is not the source of the sound;”

For reference, Plainly audible means where the listener clearly can hear the content of the sound produced by the noise source. Sounds which may be clearly audible include, but are not limited to, **musical rhythms**, spoken words, vocal sounds, and engine noises.

Again, I urge you all OKC Planning Commission Commissioners to protect existing property owners and disapprove the proposed rezoning.

Thank you for your continued service and support of our communities.

Respectfully,
Gary Reimer
Westbury Addition

Respectfully,

Gary Reimer

Westbury Addition

Sent with [Proton Mail](#) secure email.

Johnson, Thad A

From: Patricia Waken <pchristmas18@yahoo.com>
Sent: Friday, December 8, 2023 7:55 AM
To: DS, Subdivision and Zoning
Subject: Case # PUD-1983

You don't often get email from pchristmas18@yahoo.com. [Learn why this is important](#)

Please re-zone Case #PUD-1983.

Big reason too close to existing neighborhoods. My home is .5 miles from the area.

Thank you,

Pat Waken
Westbury North neighborhood

Johnson, Thad A

From: Fulton, Boyd on behalf of Ward3
Sent: Thursday, November 9, 2023 9:39 AM
To: Tim White
Cc: DS, Subdivision and Zoning
Subject: RE: timleah@sbcglobal.net

Hello Tim,

Thank you for reaching out to Councilwoman Peck's office. Your email/comments have been forwarded to her. Just as an FYI, we're not sure where this misinformation has come from, but this proposed rezoning will definitely not be heard today at Planning Commission. Our office has not received the official date, but this proposed rezoning is tentatively scheduled to be heard at the December 14th Planning Commission, at the earliest. We have cc'd the Subdivision and Zoning office on here, so your protest can be submitted.

Thanks again –

Boyd Fulton

Special Assistant to the Council

City Council Office



The City of
OKLAHOMA CITY

boyd.fulton@okc.gov | 405-297-2402 | City Hall – 200 N. Walker Ave, 3rd Fl | Oklahoma City, OK 73102 | <http://www.okc.gov/>

From: City of OKC <info@okc.gov>
Sent: Wednesday, November 8, 2023 9:29 PM
To: Ward3 <ward3@okc.gov>
Subject: timleah@sbcglobal.net

Message submitted from the <City of OKC> website.

Site Visitor Name: Tim White

Site Visitor Email: timleah@sbcglobal.net

Good Morning,

I wanted to e-mail and express my complete opposition to the Sunset Ampitheatre going in at Yukon Mustang Creek area. I live in the Westbury north and we have purchased a home here to retire. This music venue should not be allowed in this residential area. I went to that meeting where Notes Live gave their little explanation of what they are planning, and we were not able to give any feedback. Just because Carol Hefner owns that property does not give her a blank check from the city to run the residents of this area over because of the monetary gain to the city. They should pick a better location that is not nestled in a residential are. Crime will go up noise and traffic will be a problem and the value of my property will go down. This just is not right. Someone should listen to the people of the area who live here. I have tried to e-mail Mr. Meeks on the planning commission but I just discovered that this re-zoning was going to be tomorrow. I do not know his e-mail address. I am absolutely OPPOSED.

Respectfully

Tim White

10117 Banff Way
Yukon OK 73099
405-618-0819

Johnson, Thad A

From: lora koeninger <westburyinfo@yahoo.com>
Sent: Friday, January 19, 2024 9:55 AM
To: Ward3; Fulton, Boyd; Miller, Deborah K; Jerimy Meek; planningandzoning@okc.gov; DS, Subdivision and Zoning; Rupe, Chase
Cc: julie5.mccoy@me.com; Dennis Beringer; gary.reimer
Subject: Fw: Starred ingress..egress Sara Rd.. Narrow -Two (2) Lane SARA Road PUD 1983 Amphitheater - 3 Entrances off of Sara Road into proposed project
Attachments: Resized_20240115_093932.jpeg

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----- Forwarded Message -----

Sent: Friday, January 19, 2024 at 09:26:01 AM CST

Subject: Starred ingress..egress Sara Rd.. Narrow -Two (2) Lane SARA Road PUD 1983 Amphitheater - 3 Entrances off of Sara Road into proposed project

Group:

See the picture - page 396 Agenda OKC Planning Commission Meeting January 11, 2024. Watched the Planning Commission Meeting on January 11th (full meeting) along with other members of the association. The item that needs to be addressed at the OKC City Council Meeting (do we have a date?) is the Narrow two (2) Lane Sara Road north of SW 15th to Reno which has already been an issue with north middle school traffic backing up on Sara Rd to get to the school. This issue took a couple of weeks to partially correct with the help of Boyd Fulton and Chase Rupe.

Coming home from work traffic hits SW 15th and Sara Rd any time between 5-6:30 and lines are backed up all the way - full mile at the SW 15th/Sara Rd intersection and the SW Mustang/SW 15th Intersection and that is just coming home traffic - with the traffic (trying to get to the proposed Amphitheater) trying to get down SW 15th (which will be widened to 4 lanes which will help) and North/South Sara Rd (two (2) lane from SW15th to Reno - 4 lane from SW 15th to SW 29th) it will be a mess if SW 15th going north to Reno is not Widened.

The Amphitheater has offered in their PUD 1983 (starred below) to have assistance at the point of Ingress into the project off Sara Rd (whether police or whomever) but, this is still going to be a mess if Sara isn't widened to Reno or at least past the Westbury North area which is the furthest point of entry into the project giving coming home traffic a way to get through the traffic backed up to get into the project.

Westbury South has preached Infrastructure for years - putting in development before the infrastructure has been a nightmare in the SW side of Oklahoma City and we are in Oklahoma City limits. The 190 unit development on the southwest corner of SW 15th and Sara Rd will be completed by 2025 and this development will add more traffic at the intersection of SW 15th and Sara Rd. Don't know how many police officers your going to need to manage all this traffic?

Request is that you have studies done again to assess this prior to approving at City Council - or that the City of Oklahoma City approve a four lane to Reno - SW 15th to Reno Avenue. Existing

Taxpayers in the SW Sector should not be compromised in their traveling back and forth to work or just to go out and eat and not be able to use Sara Rd for travel.

There are only two other entrances to the project - one off of SW 15th going north and one off the Turnpike which will be a VIP entrance. So these two entrances are not going to take the impact of the Project Traffic on ingress at 5:30-6:30 on event nights or maybe they will if everyone avoids Sara Road. As I mentioned before the 190 unit project will be done by 2025 so studies on road traffic on Sara Rd will not reflect the additional cars and these folks will have to use Sara Rd or SW 15th to get out of addition.

Please have Barbara Peck, our Ward 3 City Council Person on board with this issue as she will be our representative at City Council.

Thank you and appreciate the review prior to approval of the Amphitheater project.

Lora
WSNA



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Meetings9389Packet_202401061

File | C:/Users/lkoen/Downloads/Meetings9389Packet_20240106153430901%20(2).pdf

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396 of 521

LEGEND

- ★ Police Controlled Driveway
- ★ Police Controlled Intersections
- ↑↑ Lane Configuration - Entry/Exit
- Revised Signal Timing Plans

On-Site Traffic Control (See Figure 11 & 12)

APPROXIMATE SITE AREA

Upgraded Lane Configuration Identified

RENO AVE

INTERSTATE 40

SW 10TH ST

SW 11TH ST

SW 12TH ST

SW 13TH ST

SW 14TH ST

SW 15TH ST

SW 16TH ST

SW 17TH ST

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Site and Infrastructure Recommendation

Sunset Amphitheater at Mustang Creek Traffic Impact Study

Kimley»Horn

Figure 14

3°F Sunny

Search

9:39 AM 1/15/2024

Johnson, Thad A

From: lora koeninger <westburyinfo@yahoo.com>
Sent: Wednesday, January 24, 2024 11:17 AM
To: Ward3; Jerimy Meek; The Mayor; Fulton, Boyd; DS, Subdivision and Zoning; Miller, Deborah K
Subject: Please see below Requests/Issues re: Live Note proposed Amphitheater SW Sector of Oklahoma City

You don't often get email from westburyinfo@yahoo.com. [Learn why this is important](#)

Oklahoma City Officials, Mayor Holt, Ward 3 Representatives Barbara Peck and Jerimy Meek:

Due to residents of the Westbury North and South Concerns on the proposed Amphitheater see Issues below:

1. Need a police substation in the SW sector due to overwhelming development and now the amphitheater project. We have tried for years to get a substation out here next to the 33 fire station but, now with Development and possible Amphitheater it is NEEDED!
2. Need four (4) Lane Sara Road from SW 15th to Reno Avenue. Sara Road not only 2 lane but, narrow 2 lane. Will not accommodate 3500 cars plus coming home traffic from work for the SEVERAL 1000's of residents boarding Sara Road and SW 15th. Even with police directing. Traffic will be coming North and South on Sara Road. WAITING UNTIL THE PROJECT IS COMPLETED WILL BE TO LATE.
3. Need signs at Westbury North entrances - "NO Parking ALLOWED VIOLATORS WILL BE TOWED".
4. Need Amphitheater to have arrangements for trash pickup as there will be trash either thrown out or blown out during the Oklahoma winds into Sara Rd and adjoining neighborhoods.
5. Need Noise Buffers not only on the west side of the Amphitheater but, also on the East Side of the Amphitheater.. it will help that their proposed project is adding covering over the amphitheater but, Buffers will be needed.
6. Need to make sure Dr. Beringer's yearly calibration be put in the project PUD.
7. Need the Live Note project marketing to "add" all addresses for the surrounding Westbury North, Westbury South, Mustang Creek and other developments surrounding the Amphitheater so they can transmit UPDATES on the amphitheater including dates that the "neighbor friendly" project has meetings that neighbors can attend or contact information neighbors can send questions.
8. Need the North Middle School and other surrounding schools to be in the loop on daily activities that will involve the school opening times and NO PARKING in School Lots during the Show Times or before/afterwards.
9. Need the Amphitheater and City of OKC to assess the 3500 parking spots for 12,500 seats. Those parking spots will also need to accommodate buses, taxis, ubers, VIP parking, police, workers, etc...etc... There is no way this parking is going to be able to accommodate all the people within this small area. WAITING UNTIL THE PROJECT IS COMPLETED WILL BE TOO LATE.

We have heard from many residents in Westbury South with Concerns and sure that Westbury North will be strongly impacted as they will be adjacent to the proposed project. The HOA President and wife are: Jack & Barbara Belanger and have been sending messages to Barbara Peck and Jerimy Meek also with concerns of the residents in North Westbury.

Many residents have trouble making the meetings due to work schedules but, will furnish them with all contact information for the City of OKC including the Ward 3 representatives: Barbara Peck, Council person and Jerimy Meek, Planning Ward 3.

This project was not actively announced to the residents of the SW Sector proficiently and no one knew about it until October last year at which time Live Note had a meeting in Mustang which most residents of the surrounding areas had no notice. Not sure how the OKC Planning Commission had enough time to address a "lot" of the above issues prior to their approval January 11th?

There's so much that goes into such a LARGE project and just the location is not always the major issue - it's all the INFRASTRUCTURE that needs to go in around it....same with development. Westbury South has shown up at many many meetings at Planning and Council over the last 20-30 years with 50-60 and even more people and the Petitions in the 100's and still the projects have passed but, at least we revisions.

Please review the above revisions and listen to the existing residents in Ward 3 regarding this LARGE project.

Thank you for Reading and make sure this is given to the OKC City Council Members who will be making the final decisions and City Officials who can make changes to help the SW Sector of the City which is in the Oklahoma City limits.

Appreciate.

Lora
WSNA

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 3:28 pm, Jan 22, 2024

From: [Simpson, Amy K](#)
To: [Hurst, Paula J](#); [Smiley, Dena L](#)
Cc: [Ward3](#)
Subject: FW: Westside Amphitheater
Date: Monday, January 22, 2024 2:36:27 PM

From: Kim Shelton <kshelton59@yahoo.com>
Sent: Monday, January 22, 2024 2:35 PM
To: City Clerk Email <CityClerk@okc.gov>
Subject: Westside Amphitheater

You don't often get email from kshelton59@yahoo.com. [Learn why this is important](#)

Dear Barbara Peck,

I am writing to as a constituent, to let you know of our opposition to the building of an Amphitheater in our neighborhood at Sarah and SW 15th We have lived in Westbury for almost 42 years. We have enjoyed the schools, the neighbors, and local developments.

I have watched with interest as Carol Hefner Coury has spoken many mistruths about the Amphitheater on Social Media:

- 1) She stated that they owned Red Rocks in Denver. Denver might be interested in that statement as it is owned by that city in Colorado.
- 2) She also claimed that the OKDOT would be widening the roads and planned to build a tunnel for traffic from the Kilpatrick Turnpike. OKDOT came in force denying those claims in a FB post.
- 3) She claimed on Social Media that the pre-purchase of fire pit suites would be refundable if things don't work out. On their FB page it clearly says that if things don't work out the \$100,000 down payment is non-refundable.

So you can imagine our distrust already for this company, Notes Live, as she is their public representative.

This building site is near two schools, a church, and several neighborhoods. We are concerned about increased traffic, noise, trash littering, and light pollution from this development.

We are a quiet area. Law abiding citizens. We go to work, pay our taxes, send our children to local schools, attend local churches, and contribute to an overall healthy economy. Please grant us some consideration in your decision making process. I pray you will research how detrimental this could be to property owners and vote a resounding NO.

We would appreciate very much your support in this matter.

Kim Shelton
405 226-8774
10020 Leeds Drive
Yukon, OK 73099

[Sent from Yahoo Mail for iPhone](#)

From: Kim Shelton <kshelton59@yahoo.com>

Sent: Monday, January 29, 2024 1:28 PM

To: City Clerk Email <CityClerk@okc.gov>

Subject: Opposition to Building an Amphitheater at SW 15 and Sara Road NOISE POLLUTION

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Attention Boyd Fulton: Please forward this email to all City Council members and the OKC Mayor, thank you.

Dear City Council Members and Honorable Mayor Holt

I am writing as a concerned citizen, constituent, and close neighbor to the Sunset Amphitheater planned for SW 15 and Sara Road. This will be a very larger, outdoor venue. Even if the amphitheater is pointed north, that will not silence the loudspeakers playing music. There will be significant noise pollution to all residential housing, churches, and schools in the area. I am concerned for the health, safety and quality of life especially for the children, the elderly, and those who are on hospice, they deserve peace and quiet to transition.

Bass soundwaves travel in all directions even through walls into the sanctuary of our homes. Distance is the only defense from loud music being played outside. In reading other reports from those who are already living near other amphitheaters, they say, "They can't enjoy their backyards or even escape into their homes because of window-rattling noise levels forced upon them." A resident who lived over three miles away from Hayden Homes Amphitheater in Bend, OR stated, "We do not hear music or the vocals. We feel and hear a low frequency vibrating bass that permeates the entire house. It is almost unbearable." In Round Rock, TX a resident complained that his family could feel the vibrations, from Round Rock Amphitheater, the vibrations traveled approximately four miles and prevented his child from sleeping. In Texas the 12,000 seat Brushy Creek Amphitheater earned complaints over a loud concert from residents 15 miles away!!!

Also, the audience will be facing south adding their own yelling, whistling, and applauding noise. Occasionally, Amphitheaters have all day concerts. Or loud sound checks during the day should be expected on concert days. Residents in other amphitheater locations, are assaulted with late-night noise pollution, are trying to get penalties passed for artists who play past 11 PM.

The Amphitheater is not considered beneficial to the health, safety, or quality of life for many of us who live in direct proximity to the Amphitheater. Another's fun and entertainment should not harm someone else. The CDC says noise pollution is an increasing public health problem.

This type of venue should be at least 10 miles from residential neighborhoods. We don't oppose OKC bringing it to the city, but consideration for location should be top priority.

Thank you very much for your consideration of our claims, we hope we can work together to find a better solution.

Kim
Shelton

10020 Leeds Drive Yukon, OK

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