

March 12, 2024

JRB Office, LLC
621 N. Robinson Avenue
Oklahoma City, OK 73102

RECEIVED

FEB 20 2024

PLANNING DEPARTMENT

Re: Case No. SP-584
Applicant: The Protestant Episcopal Church Foundation of the Diocese of Oklahoma
Proposed use: To provide temporary shelter to the homeless

To The City of Oklahoma City,

JRB Office, LLC is adamantly objecting to the proposed use of providing temporary shelter to homeless people at the location of 127 NW 7th street, Oklahoma City, OK.

Reasons for Objection:

1. There are already numerous outreach programs and shelters near the proposed location – including organizations such as Men's Bridge to Life, Cardinal Community House, Homeless Alliance, and City Rescue Mission.
2. The above referenced proposed location is in a predominantly commercial district, this is a less than ideal location for a homeless shelter.
3. We are concerned the temporary homeless shelter will increase high levels of homeless foot traffic. The safety of our staff, tenants, and patrons is of the utmost importance.
4. We are concerned that cleanliness and excessive trash would become an issue affecting our business location as it relates to the proposed homeless shelter address.
5. We are concerned with disruptions to our day-to-day business activities with a homeless shelter so close to our business.

JRB Office, LLC asks that the proposed temporary shelter for homeless people be denied.

Sincerely,


JRB Office, LLC



PRECORRUFFIN

January 11, 2024

Re: Case No. SP-584

Applicant: The Protestant Episcopal Church Foundation of the Diocese of Oklahoma

Proposed use: To provide temporary shelter to the homeless

To The City of Oklahoma City,

701 Redevelopers is adamantly objecting to the proposed use of providing temporary shelter to homeless people at the location of 127 NW 7th street, Oklahoma City, OK.

Reasons for Objection:

1. There are already numerous outreach programs and shelters near the proposed location – including organizations such as Men’s Bridge to Life, Cardinal Community House, Homeless Alliance, and City Rescue Mission.
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5. We are concerned with disruptions to our day-to-day business activities with a homeless shelter so close to our business.

701 Redevelopers asks that the proposed temporary shelter for homeless people be denied.

Sincerely,

701 Redevelopers

January 11, 2024

JRB Office, LLC
621 N. Robinson Avenue
Oklahoma City, OK 73102

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January 11, 2024

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Proposed use: To provide temporary shelter to the homeless

To The City of Oklahoma City,

Urban Redevelopers is adamantly objecting to the proposed use of providing temporary shelter to homeless people at the location of 127 NW 7th street, Oklahoma City, OK.

Reasons for Objection:

1. There are already numerous outreach programs and shelters near the proposed location – including organizations such as Men’s Bridge to Life, Cardinal Community House, Homeless Alliance, and City Rescue Mission.
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Urban Redevelopers asks that the proposed temporary shelter for homeless people be denied.

Sincerely,

Urban Redevelopers

NO WAY THAT IS MY RESPONSE TO THE PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

date 1-11-24

name Jim Block

address 121 NW 6th St.

OKC 73102

In the Area I am a ☐ Property Owner ☐ Business Owner ☒ Employee ☐ Resident ☐ Other _____

RESPONSE TO PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

Location of Property: 127 NW 7th. Street

Owners: The Protestant Episcopal Church Foundation of the Diocese of Oklahoma

Legal Description: Lots 22 through 26, Block 2, Gault & Johnson's addition to the city of OKC, according to the plat there of.

I'm **NOT** in favor of the proposed use 8250.7 Emergency Shelters and Feeding Sites. I feel this will just bring more homeless, transients and vagrants to this area and escalate the adverse effects that are already happening here. We are already overloaded with these daily issues from homeless, vagrants and transients, as listed below:

- ☒ Trespassing- they have no respect for anyone else's property.
- ☒ Loitering- they do not hesitate to sit, lay or camp out anywhere they choose.
- ☒ Stealing- sometimes they have no idea of what they are doing.
- ☒ Littering on all properties – making clean up a daily task.
- ☒ Defecating anywhere – someone must clean up after them.
- ☒ Belligerent Outbursts and Behaviors – screaming and rampages little to no communication skills.
- ☒ Drug use and/or Intoxication - in public and on our private property.
- ☒ Nudity, Masturbation / Indecent exposure – they do not hesitate to expose themselves in public.
- ☒ Sleeping on private property and city sidewalks and streets.

If you allow this emergency shelters and feeding sites in this vibrant retail, commercial and up and coming residential area you will be forcing businesses and residents to move out of the downtown area because the homeless, transient, and vagrant behaviors are not safe or welcoming for visitors, tourists, families, employees, employers, customers, business, home owners or residents.

Additional Comments: _____

Signature Jim Block

Before Jan. 19th. deliver to: OKC Planning Department, 420 W. Main, Suite 910, OKC OK 73102

NO WAY THAT IS MY RESPONSE TO THE PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

date 1-11-2024

name Chris Gibby

address 121 NW 6th St

OKC, OK 73102

In the Area I am a ☐ Property Owner ☐ Business Owner ☐ Employee ☒ Resident ☐ Other _____

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Additional Comments: _____

Signature 

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NO WAY THAT IS MY RESPONSE TO THE PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

date 1-10-24
name Desiree Chavez
address 3801 NW 29th
OKC, OK 73107

In the Area I am a ☐ Property Owner ☐ Business Owner ☒ Employee ☐ Resident ☐ Other _____

RESPONSE TO PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

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Additional Comments: _____

Signature Desiree Chavez

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NO WAY THAT IS MY RESPONSE TO THE PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

date 01-10-24

name Kendrick Botiste

address 124 NW 6th St 73102

In the Area I am a ☐ Property Owner ☐ Business Owner ☒ Employee ☐ Resident ☐ Other

RESPONSE TO PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

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Additional Comments: _____

Signature Kendrick Botiste

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NO WAY THAT IS MY RESPONSE TO THE PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

date 1-10-23

name Natalie Schwenn

address 121 NW 16th St.

OKC, OK 73102

In the Area I am a ☐ Property Owner ☒ Business Owner ☒ Employee ☒ Resident ☐ Other _____

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Additional Comments: _____

Signature Natalie Schwenn

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NO WAY THAT IS MY RESPONSE TO THE PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

date 1-10-24

name MITCH STOKES

address 121 NW 6TH STREET

OKC OK 73102

In the Area I am a ☐ Property Owner ☐ Business Owner ☒ Employee ☐ Resident ☐ Other _____

RESPONSE TO PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

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Additional Comments: _____

Signature Mitch Stokes

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NO WAY THAT IS MY RESPONSE TO THE PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

date 1/10/24

name Christy Dnare

address 121 NW 6th St

OKC, OK 73102

In the Area I am a ☐ Property Owner ☐ Business Owner ☒ Employee ☐ Resident ☐ Other

RESPONSE TO PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

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Additional Comments: _____

The parking lots behind our buildings on 6th, including the fire station & Nichols Hills Bank buildings already have a lot of traffic & blind spots. Increasing pedestrian use in these areas can be dangerous, it not deadly for all employees parking in the area 6-7 days a week.

Signature Chane

Before Jan. 19th. deliver to: OKC Planning Department, 420 W. Main, Suite 910, OKC OK 73102

NO WAY THAT IS MY RESPONSE TO THE PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

date January 10, 2024

name Christyn Aubro

address 121 NW 6th St.

OKC, OK 73102

In the Area I am a ☐ Property Owner ☐ Business Owner ☒ Employee ☐ Resident ☐ Other _____

RESPONSE TO PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

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Additional Comments: _____

Signature 

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NO WAY THAT IS MY RESPONSE TO THE PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

date 1.10.24
name TERESSA BATISTE
address 121 N.W. 6th St.
OKC, OK 73102

In the Area I am a ___Property Owner ___Business Owner ☒Employee ___Resident ___Other ___

RESPONSE TO PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

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Additional Comments: _____

Signature Teressa A. Batiste

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NO WAY THAT IS MY RESPONSE TO THE PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

date 1-10-24
name Bethany Coppedge
address 10274 N Air Depot Blvd
Edmond, OK 73034

In the Area I am a ☐ Property Owner ☐ Business Owner ☒ Employee ☐ Resident ☐ Other _____

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Additional Comments: Thank you for your time.

Signature 

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NO WAY THAT IS MY RESPONSE TO THE PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

date Jan. 10, 2024

name Connie Root

address 121 NW 10th St.

OKC, OK 73102

In the Area I am a ☐ Property Owner ☐ Business Owner ☒ Employee ☐ Resident ☐ Other _____

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Additional Comments: _____

We are less than 2 blocks away from one of the top museums in the country. Do we really want our visitors to the memorial to encounter herds of homeless people as they walk around. How long will it be before the street campers are on sacred ground. There has to be a long term solution created & enforced.

Signature Connie Root

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NO WAY THAT IS MY RESPONSE TO THE PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

date 1/16/24

name Rogger Cook

address 305 SE 42nd st

Oklahoma City OK

In the Area I am a ☐ Property Owner ☐ Business Owner ☐ Employee ☒ Resident ☐ Other _____

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- ☒ Defecating anywhere – someone must clean up after them.
- ☒ Belligerent Outbursts and Behaviors – screaming and rampages little to no communication skills.
- ☒ Drug use and/or Intoxication - in public and on our private property.
- ☐ Nudity, Masturbation / Indecent exposure – they do not hesitate to expose themselves in public.
- ☒ Sleeping on private property and city sidewalks and streets.

If you allow this emergency shelters and feeding sites in this vibrant retail, commercial and up and coming residential area you will be forcing businesses and residents to move out of the downtown area because the homeless, transient, and vagrant behaviors are not safe or welcoming for visitors, tourists, families, employees, employers, customers, business, home owners or residents.

Additional Comments: _____

Signature 

Before Jan. 19th. deliver to: OKC Planning Department, 420 W. Main, Suite 910, OKC OK 73102

NO WAY THAT IS MY RESPONSE TO THE PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

date 1/12/24
name SHAWN BARRS
address 529 N.W. EUBANKS
OKC, OK 73118

In the Area I am a ☐ Property Owner ☐ Business Owner ☒ Employee ☐ Resident ☐ Other _____

RESPONSE TO PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

Location of Property: 127 NW 7th. Street

Owners: The Protestant Episcopal Church Foundation of the Diocese of Oklahoma

Legal Description: Lots 22 through 26, Block 2, Gault & Johnson's addition to the city of OKC, according to the plat there of.

I'm **NOT** in favor of the proposed use 8250.7 Emergency Shelters and Feeding Sites. I feel this will just bring more homeless, transients and vagrants to this area and escalate the adverse effects that are already happening here. We are already overloaded with these daily issues from homeless, vagrants and transients, as listed below:

- ☐ Trespassing- they have no respect for anyone else's property.
- ☐ Loitering- they do not hesitate to sit, lay or camp out anywhere they choose.
- ☐ Stealing- sometimes they have no idea of what they are doing.
- ☐ Littering on all properties – making clean up a daily task.
- ☐ Defecating anywhere – someone must clean up after them.
- ☐ Belligerent Outbursts and Behaviors – screaming and rampages little to no communication skills.
- ☐ Drug use and/or Intoxication - in public and on our private property.
- ☐ Nudity, Masturbation / Indecent exposure – they do not hesitate to expose themselves in public.
- ☐ Sleeping on private property and city sidewalks and streets.

If you allow this emergency shelters and feeding sites in this vibrant retail, commercial and up and coming residential area you will be forcing businesses and residents to move out of the downtown area because the homeless, transient, and vagrant behaviors are not safe or welcoming for visitors, tourists, families, employees, employers, customers, business, home owners or residents.

Additional Comments: _____

Signature 

Before Jan. 19th. deliver to: OKC Planning Department, 420 W. Main, Suite 910, OKC OK 73102

NO WAY

RESPONSE TO PROPOSED USE:

8250.7 EMERGENCY SHELTERS AND FEEDING SITES

1/12/2024

Walker Stamp & Seal Co. dba Walker Companies

121 NW 6th Street

Oklahoma City OK 73102

405-235-5319

RESPONSE TO PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

Location of Property: 127 NW 7th. Street

Owners: The Protestant Episcopal Church Foundation of the Diocese of Oklahoma

Legal Description: Lots 22 through 26, Block 2, Gault & Johnson's addition to the city of OKC, according to the plat there of.

We are NOT in favor of encouraging more homeless, transients and vagrants to this location as it will adversely affect our business, our employees, our lifestyle, and our home. We have been at our location since 1975. Our business in the bottom of our 2 buildings, our parking garage is for tenants and employee parking and live upstairs in one of our apartments with a rooftop patio and view of the church. We live and work here 24/7 and we have seen and experienced a lot of vagrants, homeless and transients every day. These people seem to have their own rules and do not have to abide by the law. They are not neighborly, kind, or respectful. We are already overloaded with these daily issues listed below from homeless, vagrants and transients in our area and we feel they would only escalate if you allow an emergency shelter and feeding site at the proposed location above.

Trespassing- they have no respect for anyone else's property.

Loitering- they do not hesitate to sit, lay or camp out in front of our front building and scare our customers away.

Stealing- the doors to business are not locked so they can come in and then we try to address the issues before they run out with things.

Littering on our property, our neighbors and city property- everyday we clean things up

Defecating on our property, our neighbors and city streets – everyday we clean things up.

Belligerent Outbursts and Behaviors – screaming and rampages making little to no sense of what is happening, with little to no communication skills.

Drug use and/or Intoxication in public and on our private property – you cannot really tell what they are on or how much.

Nudity, Masturbation / Indecent exposure – they don't hesitate to expose themselves to you.

Sleeping on our private property and city sidewalks and streets

If you allow this emergency shelter and feeding station in this vibrant retail, commercial and up and coming residential area you will be forcing businesses and residents to move out of the downtown area because the homeless, transient,

and vagrant behaviors are not safe or welcoming for visitors, tourists, families, employees, employers, customers, business, home owners or residents.

We know these people need help, we know the City and the Community has been trying to address these issues but popping up more and more (shelters and feeding stations) isn't a solution to their problems, this would be a 12 hour relief that turns into a 24/7 addiction to coming back every day and every week and every year. Maybe the Church could work with the City on the overall plan to help these people.

Sincerely,



Kenny and Kathy Walker

STILL NOT A GOOD PLAN

RESPONSE TO PROPOSED USE:

8250.7 EMERGENCY SHELTERS AND FEEDING SITES

Case Number SP-584

02/06/2024

Walker Stamp & Seal Co. dba Walker Companies

121 NW 6th Street

Oklahoma City OK 73102

405-235-5319

RESPONSE TO PROPOSED USE: 8250.7 EMERGENCY SHELTERS AND FEEDING SITES

Location of Property: 127 NW 7th Street

Owners: The Protestant Episcopal Church Foundation of the Diocese of Oklahoma

Legal Description: Lots 27 through 30, Block 2, Gault & Johnson's addition to Oklahoma City, Oklahoma County, State of Oklahoma.

We have received a letter from the Saint Paul's Episcopal Cathedral and we also had a chance to discuss their plan in detail with a volunteer from the cathedral, explaining this program so we could have a better understanding of this situation. We found out the cathedral has had this program in place since last winter and has continued the program this year. We appreciate what the cathedral volunteers are trying to accomplish but we still feel that this project is in the wrong place. We would encourage the cathedral volunteers to focus their time and money with other existing organizations or help develop a new place that is not just an emergency venue but a dedicated organization that is committed to all the ramifications of help for the homeless. We also do not feel that the volunteers at the cathedral are addressing the issues around their "emergency shelter/feeding area" which effects all its neighbors, property owners, visitors, employees, residents and even their congregation. We feel once you establish yourself as a shelter or "emergency shelter/feeding area," the word travels within all these organizations and soon everyone that thrives on this type of service, then starts to migrate there. Not only is it the homeless, vagrants and transients that follow, as we see on a daily basis, it is also the people that want to donate food and clothing. We know they mean well but they do more damage when they just drop food and supplies off around the dumpsters instead of finding a proper agency to help distribute it. We feel we will see more of what we are already dealing with regarding the food and clothing drop offs that are on our property or next to our dumpsters. We currently cleanup food rubbish, ransacked clothing, and assorted trash every day. If this permit is approved, we feel, we are going to continue to see more loitering, trespassing, littering, unlawfulness and more (see below) from the broad range of homeless, vagrant, and transient population that migrate to these types of services and emergency programs.

We know that the cathedral and the city have good intentions for this situation but we feel this is NOT THE RIGHT LOCATION. We all have worked too hard to make downtown OKC what it is today as a vibrant area, a great place to work, live and enjoy. We see this hurting the business, employees, customers, property owners, tenants, visitors, and the city's image overall, and just creates another problem for the city long term.

Our feeling still stands from our first letter of rejection as below:

We are NOT in favor of encouraging more homeless, transients and vagrants to this location as it will adversely affect our business, our employees, our lifestyle, and our home. We have been at our location since 1975. Our business in the bottom of our 2 buildings, our parking garage is for tenants and employee parking and live upstairs in one of our apartments with a rooftop patio and view of the church. We live and work here 24/7 and we have seen and experienced a lot of vagrants, homeless and transients every day. These people seem to have their own rules and do not have to abide by the law. They are not neighborly, kind, or respectful. We are already overloaded with these daily issues listed below from homeless, vagrants and transients in our area and we feel they would only escalate if you allow an emergency shelter and feeding site at the proposed location above.

Trespassing- they have no respect for anyone else's property.

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Stealing- the doors to business are not locked so they can come in and then we try to address the issues before they run out with things.

Littering on our property, our neighbors and city property- everyday we clean things up

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Belligerent Outbursts and Behaviors – screaming and rampages making little to no sense of what is happening, with little to no communication skills.

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Sleeping on our private property and city sidewalks and streets

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We know these people need help, we know the City and the Community has been trying to address these issues but popping up more and more (shelters and feeding stations) isn't a solution to their problems, this would be a 12-hour relief that turns into a location just like the rest of the outreach services. Sorry we just can not support this and hope the city does not either.

Sincerely,

A handwritten signature in cursive script that reads "Kenny & Kathy Walker". The signature is written in dark ink and is positioned above the printed names.

Kenny and Kathy Walker