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From: Pam Bigham <pam@okpropertynow.com>
Sent: Friday, January 5, 2024 12:42 PM
To: DS, Subdivision and Zoning
Subject: Letter opposing SPUD 1581
Attachments: Jefferson Park letter to planning commissioners 408 NW 30th Street December 2023.pdf

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Please find attached a letter from Jefferson Park Neighbors opposing SPUD 1581.

Pam Bigham
Jefferson Park Neighbors
405-301-0411

JEFFERSON PARK NEIGHBORS ASSOCIATION

PO BOX 60612 OKLAHOMA CITY OK 73146



January 4, 2023

City Planning Commission

City of Oklahoma City

To: Commissioners

Re: Opposition to 408 NW 30th Street SPUD-01581

Please be advised that Jefferson Park Neighbors Association is opposed to multiple specifications found in the above referenced SPUD application.

Jefferson Park has many multi-unit buildings that have been in the neighborhood for over a hundred years. The apartment buildings in Jefferson Park were originally built to house workers in the early 1900's and are some of the prettiest apartment buildings in the city. The mix of historic single-family bungalows, duplexes, quadplexes and eightplexes has shaped Jefferson Park into a diverse, thriving neighborhood. Our existing multifamily buildings have features and setbacks that match the adjacent structures and blend in well with single-family homes. I cannot think of a single building in Jefferson Park that is more than one story taller than adjacent structures. The above spud specifies a density that would put three-story structures next to single story bungalows. These three-story structures would dwarf the neighboring bungalows creating an undesirable street scape and casting a large shadow that would last into late morning for its neighbors.

Parking is an issue in Jefferson Park and any new project should include sufficient parking as per the guidelines and not rely on street parking to satisfy the requirement. The living units in this spud rely on street parking to meet their requirements, plus the SPUD also allows commercial usage including administrative and professional offices as permitted occupancies. Parking for these uses must also be included if they are allowed. Many guests and customers of this project will undoubtedly drive to the property and it is not fair to rely on the neighborhood streets for parking.

In summary, the SPUD will allow for new construction that will dwarf the surrounding dwellings and take away from the 100 plus year character of the existing single family, duplexes and quadplexes that exist in Jefferson Park. The height and set backs are against HP guidelines as referenced in this section of the HP guideline: **Development or redevelopment of vacant lots must respect the historical development of property and district in terms of lot size and relationship between public and private spaces.** The size proposed for these buildings will definitely interrupt the rhythm of the street and have a strong negative affect to the visual elements of the neighborhood.

David Bigham

President, Jefferson Park Neighbors