

June 13, 2024

Ed Lynn, President  
SOSA Neighborhood Association  
601 NW 7<sup>th</sup> Street  
Oklahoma City, OK 73102

Laura Griggs, AICP, Senior Planner  
Downtown Design Review Committee  
City of Oklahoma City

Re: Application of Salam Zabair – DTCA-24-00022

Dear Ms. Griggs:

I am writing you as President of the SOSA Neighborhood Association regarding the above application. The Association's Board of Directors have voted to request the Downtown Design Review Committee deny the application or, in the alternative, request that the applicant ask for and be granted a continuance. Such a continuance is needed to provide the Association with an opportunity to confer with both the applicant in person and with representatives of St. Anthony Hospital to seek the resolution of specific issues the Association believes are numerous and substantial reasons to deny the application.

Approximately 30 members of SOSANA met with applicant's architect on Monday, June 10 to present their concerns. However, the applicant was not present in person to discuss the resolution of these concerns. In addition, the Association has not had an opportunity to meet with representatives of St. Anthony Hospital to discuss its needs and how they can be served without harm to the neighborhood.

A continuance would provide the opportunity for the parties to seek to solve any conflicting interests and issues, thereby bringing a resolved solution to the next meeting of the Committee.

Attached is a listing of concerns that the Association has with the application. Please provide this letter and attachment to the Committee for consideration. Many of our residents plan to submit their personal requests to either deny or continue the application.

Cordially,

A handwritten signature in black ink, appearing to read 'Ed Lynn', with a stylized, cursive script.

Ed Lynn

**CONCERNS OF RESIDENTS RESIDING WITHIN SOSA, THE COTTAGE DISTRICT  
AND/OR THE AREA SURROUNDING THE PROPERTY INCLUDED WITHIN  
APPLICATION DTCA-24-00022.**

The site plan is not in compliance with the provisions of Downtown District Design Guideline 59-7200.1.G. It does not provide for/reserve the corner of Francis and 9<sup>th</sup> for development of a building. Future development of a building on the corner will keep the building mass of the corner intact.

The failure to provide for a building and structure on the corner of Francis and 9<sup>th</sup> Street will adversely affect the residential urban development on the surrounding three sides.

The proposed site plan allows unlimited access to the adjacent alley and dumps the entire flow of vehicles from 109 parking spaces into the alley. Vehicles can leave or back out of the parking lot onto the alley at any point. The only exception is one existing entrance from 9<sup>th</sup> Street.

The alley exits east mid-block onto Shartel through a bike lane and exits west into a residential area. Increasing traffic through the alley from the proposed parking lot puts bicycle riders at an increased risk of being struck by motorists.

The alley serves the row of residences on the south side of the alley which are required by code to garage on the alley. There are 14 residential garages with overhead doors facing the alley as required by code. More residences are likely to be built on the few remaining lots. The alley is also used for deliveries, loading & unloading, trash and recycle trucks and service vehicles for the residences. It was not designed or intended to be a major thoroughfare.

Although the application suggests that there may be future development on the project, it is merely conjecture and not a binding commitment.

Creating parking on the subject property to serve patrons who have business or employment on the east side of Shartel creates a higher degree of vehicular and pedestrian peril at the dangerous intersection of 9<sup>th</sup> and Shartel. Because of the dangerous intersection with its “dog leg” on 9<sup>th</sup>, westbound traffic on 9<sup>th</sup> can only turn right on Shartel without entry to 9<sup>th</sup> Street on the west side. To avoid the turning restriction, Neurology patients and employees will most likely use the Shartel alley access more. There are incomplete handicap accommodations, too.

There is parking available in the parking garage on the northeast corner of Shartel and 9<sup>th</sup> which could possibly serve the alleged need addressed by the application.

The development of the proposed site plan will not enhance the urban environment that has flourished and developed in the area surrounding the proposed parking lot.

Building a 35,000 square foot parking lot in a location surrounded by recently constructed residential property does not meet the requirements of the applicable guideline to support existing and new economic development.