



City of Oklahoma City Development Services Department
Attn: City Planning Commission
420 W. Main St., Suite 910
Oklahoma City, Oklahoma 73102

June 2, 2020

RE: Opposition to SPUD-1217

To Whom It May Concern,

I am writing on behalf of the Putnam Heights Preservation Area, Inc. (PHPA), the governing association for the Putnam Heights historic preservation neighborhood. Putnam Heights is neighborhood immediately to the south of the proposed development at 4020 N. McKinley Ave. The PHPA Board has reviewed the proposed Simplified Planned United Development (SPUD) Case No. SPUD-1217, and has voted unanimously to oppose it.

PHPA fully supports the development of the property at 4020 N. McKinley Ave., so long as that development is in keeping with general contours of the surrounding neighborhood and does not overly burden our existing neighbors. The current proposal, however, fails on both counts.

First, the proposed placement of six residences on the property in question appears to be significantly out of line with existing lot sizes in the neighborhood. Across the street from the property, four houses now sit in roughly the same area where the current proposal anticipates six. The properties to the east of the proposed development similarly suggest that four houses (or less) would be more in line with the current lot sizes. Our neighborhood is not strictly against urban density, *per se*, but we believe that the current proposal—which effectively increases density by 50% (or more)—is simply too much.

Moreover, to accomplish this level of density, the proposal requires the moving of McKinley Ave. approximately 27 feet to the west. As a result, under the existing proposal, McKinley Ave.—the major north-south artery through our neighborhood—would effectively “dead end” into the proposed development. The incongruous placement of McKinley Ave. under SPUD-1217 would not only diminish the beauty of our neighborhood, but would also create a more dangerous intersection, as people would have to effectively zig-zag across the busy NW 39th St. when traveling both north and south on McKinley Ave. A number of our neighbors traverse that intersection daily, and we cannot abide by a proposal that would put our neighbors at an increased risk of harm.

Finally, as a neighborhood, we feel strongly that any development of the property should be made with as little harm to existing residences as possible. The proposed new location for McKinley Ave. would place the street within ten feet of an existing residence (1533 NW 39th St.) and would cause significant damage to two other residences, including by inducing numerous code violations. *See* Letter in Opposition to SPUD-1217 from J.D. Brown, Lindsay Lucas, James Clark, and Clayton Love (dated May 8, 2020). Surely there is a way to develop this property without harming existing neighbors and their properties. This simply is not it.

Again, we will reiterate that we fully endorse the idea of developing this 4020 N. McKinley Ave. We just do not believe that this proposal is one that is in the best interest of the neighborhood at large. We therefore respectfully request that you reject the proposed SPUD-1217 so that the developer can focus on creating a proposal more in harmony with the existing neighborhood.

Respectfully,

A handwritten signature in black ink, appearing to read "David McCrary", with a stylized flourish at the end.

David McCrary
President, PHPA
3825 N. McKinley Ave.
Oklahoma City, Oklahoma 73118