

Letter of Conditional Support for SPUD-1386

I strongly support infill multi-family developments in Gatewood. However, this specific proposal for 1612 -1614 NW 17th needs to be brought into compliance with OKC Comprehensive Plan and with the Gateway Urban Conservation District before it should be considered by the Commission and the neighborhood.

1. SPUD-1356 proposes 18 dwelling units to be built on a 13,500 SF or .31 acres site. The resultant 58-units per acre exceeds what the comprehensive plan deems appropriate within an Urban Medium Intensity Zones (10-40 DUs/acre Max, 10-30 DUs/acre typical¹). Furthermore. It is questionable whether neighborhood streets like 17th are the best candidates for the maximum allowable density in the LUTA. On the other hand, this site does have alley access and a great walk score, both of which make it a good place for higher levels of density. For this reason, I think the **Project should be approved for 12 units (39 DU/Acre) and a max FAR of 1.2 per the comprehensive plan.**² The Commission might set a difficult precedent if it allowed nine units to be built on an interior lot on a neighborhood street, especially if no FAR limits are put in place.
2. The SPUD proposes a building height limit of 3 stories but no limit in feet. This might allow buildings taller than 50'-0' tall if mezzanines are used. **The SPUD should limit buildings to 35 feet in height, and the minimum interior side yard shall be ten feet as is stipulated by the Gatewood Urban Conservation District.**
3. The SPUD plan does not identify a location for storing or collecting trash and recyclables. It is unlikely that trash will be able to be collected from the narrow alley given the overhead power lines. If the applicant is proposing trash collection from 17th street with roll carts, then a place for storing them should be identified in the site plan. **This SPUD should not be approved without a plan for trash.**
4. The applicant had originally included a plan which added a curb cut on 17th ST—this should not be allowed. To prioritize pedestrians, **this site should be ONLY be accessed from the alley**, this should be noted in the master design statement.
5. The proposed plan does not meet the 40% open space requirement of R4, nor does the master statement has a provision to override this requirement. Additionally, it does not appear that the plan will meet the landscape requirements. More thought should be given to landscaping and stormwater management on the site.

I support the project if the applicant revises the application as suggested above and brings it into compliance with the comprehensive plan and the Gatewood Urban Conservation District. More broadly, I would support levels of density approaching 60 units/acre in the Gatewood area. However, the city needs on-street parking enforcement and a consistent and fair upzoning process before this density can be permitted. Until then, the Commission should remain well within the progressive guidelines of our comprehensive plan when considering SPUD cases.

Sam Day

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¹ Pg 74 of Plan OKC