

Lakin, Cynthia A

From: Asa Highsmith <asa@commonworks.archi>
Sent: Friday, March 18, 2022 11:45 AM
To: Lakin, Cynthia A
Subject: FW: spud 1386

Asa Highsmith, AIA
COMMON WORKS ARCHITECTS
405-401-1950
435 NW 23rd St, Suite 214
Oklahoma City, OK 73103

From: Vernona Dismuke <vernona@live.com>
Sent: Friday, March 18, 2022 11:41 AM
To: Asa Highsmith <asa@commonworks.archi>
Cc: curtis.liggins@okc.gov
Subject: FW: spud 1386

From: Anjettem1 <anjettem1@gmail.com>
Sent: Thursday, February 17, 2022 8:08 PM
To: Vernona <vernona@live.com>
Subject: spud 1386

I oppose the building of a project of this size to ever be built on 1612 and 1614 NW 17 okc Ok 73106. There is not enough room and no one in America has 1 car and can afford this living style...where will they park? In my yard or theirs?

Oppose building of a 18 apartment complex.

February 2022

To whom it may concern,

When the tornado sirens go off, the people flee to my grandmother's home. A safe place for more than 50 years. Seventeenth street and her red porch have always been a staple in the community. In no way would a multi unit building help this community or serve a purpose in it. I hope you strongly consider not allowing any sort of multi unit building to be built on Seventeenth Street and McKinley/Blackwelder.

My family has been a part of this community when times were tough and when times were good, as things seem to be now. We have seen what happens when properties are mismanaged and what happens when others try to stronghold what is a quietly thriving safe place. The Plaza (commercial area on 16th street) is a nice feature but is a short term attraction. This attraction should not be followed up with adding more strangers to what is a very quaint neighborhood and even a historic place (Gatewood). The area of The Plaza attracts young people to spend but has also gone from boom to bust multiple times over the years. When the fun or money has dried up, the impact of apartments in this kind of neighborhood can be devastating.

We rely on each other and hold one another accountable. That becomes extremely difficult when multi-units make knowing your neighbors difficult or impossible. It is a fact that this sort of development brings noise, waste issues, privacy, and sunlight barriers. In just a few years, the result of a nearby commercial area and too many multi-units can be crime and the bleeding out of property value.

Many years before, the city decided to create a "No through" street on Classen and 17th, leaving on the other side my grandmother and the now Historic Gatewood community. This proposal would yet again leave the small people out. I hope you consider not breaking down this community but instead help us to keep it intact. This neighborhood is the place I call home, please do not allow it to be quickly destroyed.

Thank you for your consideration.

Tori Badgett

Case NO: Spud-1386
Existing zoning: Spud-930 / R-2 / UCD
Location 1614 NW 17th St and 1612 NW 17th St

I JUAN lived on 1617 NW 17th St OK OK 73106
and I opposing. To the above rezoning.

MUNICIPAL COUNSELOR'S
FEB 17 2022 PM 12:50

RECEIVED

MAR 07 2022

DEVELOPMENT SERVICES



2-14-2022

Lakin, Cynthia A

From: Asa Highsmith <asa@commonworks.archi>
Sent: Friday, March 18, 2022 11:44 AM
To: Lakin, Cynthia A
Subject: FW: SPUD -1386

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435 NW 23rd St, Suite 214
Oklahoma City, OK 73103

From: Vernona Dismuke <vernona@live.com>
Sent: Friday, March 18, 2022 11:32 AM
To: Asa Highsmith <asa@commonworks.archi>
Subject: SPUD -1386

Commissioner Highsmith,

I write this letter to respectfully but vehemently express my objection to the rezoning of 1612 and 1614 nw 17th street. After my personal email, I intend to forward other letters from people who also oppose rezoning. Most of them are from my family members, but not all are. We will all be impacted by what we were told is the proposed redevelopment none more than our dear mother.

That small block (1600 of NW 17th) is narrow, short and quaint. I believe it was originally designed to hold 16 residences. Although, there is some blight, the block has always remained occupied and familial. Our family has lived or owned houses on that block and around the corners for years.

We love Gatewood neighborhood and we especially love 17th street.

The historical zoning has spared our street from the whims of investors who only want to make a profit rather than build a community. I am ashamed of how the city has abandoned Gatewood from closing the neighborhood school to allowing the Plaza District to sprawl and crowd our blocks. This block has always been family oriented and we hope that it stays that way forever.

We respect that the new home owners are allowed to do what they want, but hopefully it will be in line with the existing zoning regulations. There is literally no reason to change the zoning except to appeal to an interest who does not have to live or interact there.

I ask that you vote no on this request.

I know that there is a need for housing in Oklahoma but there are plenty of places to develop that do not require that a neighborhood be destroyed.

I'm not sophisticated in zoning and density but I know a neighborhood and community when I see one. This neighborhood and short area has done its share to increase housing capacity in the city. A number of multi-residential homes have been built in the last 4 years.

I also know that anything created that allows for additional housing units beyond what is already zoned will be too many for that small block. They will not have space to park and neither will the residents. This requested change is a disaster waiting to happen in the next 10 years when the Plaza is no longer cool and the profits have been spent.

I hope that the entire commission will hear our hearts. The people of the city.

I am sending this in a hurry to beat the deadline but intend to be there in person to represent my family.

I'm concerned that a notice was not sent to let us know that the agenda item was continued in February. As of this writing a new agenda has not been posted.

I want to add my voice to those who desire more visible and public notice for zoning issues.

Thank you for your time,

Lakin, Cynthia A

From: Asa Highsmith <asa@commonworks.archi>
Sent: Friday, March 18, 2022 11:44 AM
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From: Vernona Dismuke <vernona@live.com>
Sent: Friday, March 18, 2022 11:37 AM
To: Asa Highsmith <asa@commonworks.archi>
Cc: curtis.liggins@okc.gov
Subject: FW: Rezoning of 1612 and 1614 NW 17th

From: Mitzi Perry <mitzi.j.perry@gmail.com>
Sent: Thursday, February 24, 2022 12:57 PM
To: vernona@live.com
Subject: Fwd: Rezoning of 1612 and 1614 NW 17th

I am writing this letter to express my strong opposition to the rezoning of 1612 and 1614 NW 17th St. It has been brought to my attention that the plan is to build an 18 unit apartment complex on these two lots with a parking lot to be built on the site of 1612 NW 17th St. I rented 1612 for 7 years and had to move because my home was sold. This small street is a very tight knit group of fabulous neighbors and I know they are very much opposed to this new project. Parking is already a nightmare for this area and this development, even though they are going to have parking, is going to cause more traffic issues. The home at 1612 was built in 1920 and is going to be torn down instead of updating it. Gatewood is a very old and charming neighborhood and I just hate to see it being so commercialized.

Mitzi Perry
1609 NW 16th St
713-203-2142

Liggins, Curtis D

From: Vernona Dismuke <vernona@live.com>
Sent: Friday, March 18, 2022 11:36 AM
To: Liggins, Curtis D
Subject: RE: SPUD -1386

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To: asa@commonworks.archi
Subject: SPUD -1386

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Vernona Dismuke

On behalf of Tori Russell 1609 NW 17, Ward 6

Resident of Ward 7 and the HISTORIC Edwards Edition