

SPUD-1540

6-30-2023

My name is Martha Jett. I live at 4914 N. Harvey Parkway in Douglas Edgemere. Two months after the Oklahoma City bombing I moved into my home, formerly living in Windsor Lake Estates near Northwest Highway and North Mac Arthur.

Working downtown, everyday on my way home I would drive through Douglas Edgemere looking for houses For Sale. Since this was long before everyone had cell phones, I would race home to call my mother to tell her about a house I had seen. SOLD. SOLD in one day. SOLD in two days. Finally after 6 months of this drill, I found a house! Living in Douglas Edgemere has been everything I wanted. It's a wonderful, diverse, clean, safe neighborhood. Those who live here treasure that; they live here purposely. Douglas Edgemere is not some random neighborhood that happens to have R-4 zoning. This is our home. We welcome a proper R-4 development. SPUD-1540 is NOT THAT!

Since there are no sidewalks in the area, the density of this oversized development threatens

the safety of the walkers, bicyclists, walkers with strollers, walkers with pets, runners from the boxing gym on Western, Bishop McGuinness at 50/Francis and from the fire station at Francis/50. Also the runners in the Bombing Memorial Marathon training in Douglas Edgemore since we are on the marathon route.

The set back request makes it difficult to see on coming traffic from north bound Francis. All the above walkers and runners are at risk because of this oversized development and the set back variance request. Blind corners help no one. Because the drive through between the two buildings is one way south all traffic will exit on to Francis where it will be difficult for the apartment residents to see on coming traffic of pedestrians and vehicles. How can granting this big apartment house be safe?

Along with physical safety I am concerned about the health factor of a commercial dumpster placed in an established

residential neighborhood. Such placement is not only next to the proposed apartment house but also directly behind a residence at NW 42nd / Francis which is a Historic Preservation Area. There is very little space for dumpster placement because of the density of this proposed apartment house. There will have to be some kind of narrow alley along the H.P. fence line for the trash truck to get through. And, of course, the trash truck will have to blindly pull out on to Francis. How is this a good thing? This is a traffic disaster.

Pedestrians BEWARE! Everyone's trash in the apartment house will be commingled in this dumpster inviting rats, raccoons, plus all manner of flies and unhealthiness.

Commissioners, if you were to decline all the variance requests in SPUD-1540, perhaps the developer would consider building a true R-4 project; something that stayed within the R-4 guidelines. One of the benefits of that would be no dumpster; no loud dumping of said dumpster; no odor / health threat. Big blues/green recycle carts could be used which are much more suitable

for residential. I assure you we welcome multi-family dwelling within the guidelines of R-4 zoning. These restrictions were established for a reason. Sticking to them with a proper project is ideal. Then these residents could join in with the walkers, runners and their neighbors on enjoying all Douglas Edgemere has to offer.

I respectfully request you deny all the variances requested by this developer. The property should be developed but this proposed project is not acceptable.

Thank you for your service in making Douglas Edgemere the lovely oasis it is.

Sincerely,

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