

Johnson, Thad A

From: Dianne Miller <millerb.dianne@gmail.com>
Sent: Wednesday, July 5, 2023 5:40 PM
To: Liggins, Curtis D; DS, Subdivision and Zoning; Dianne Miller; Martha Jett; Coussens, Jon
Subject: proposed oversized real estate project NW 43 and Francis

I have lived in Douglas Edgemere since I moved here as a newlywed in 1977, in 2 different houses, both on 43rd Street. My entire professional career, over 42 years, I have felt very comfortable living in this neighborhood while working as a Nurse Practitioner at Children's Hospital, OU College of Nursing, and the VA Medical Center which are so easily accessed from this area; many physicians, nurses, and other healthcare professionals live here and feel the same. This has always been a safe, relatively quiet, low traffic area to raise our children with little fear of cars hitting runners, walkers with dogs and/or strollers, or children learning to ride their bikes in spite of having no sidewalks. Many residents moved to Crown Heights and Douglas Edgemere so that their kids could safely walk to Westminster School. This proposed development would be detrimental to both neighborhoods, and is solely for the gain of the property developers; it is a complete contrast to the new homes and home improvements that have been improving the look and livability of our neighborhood over the past several years. The 2 properties included in the proposed SPUD would easily accommodate 2 new homes similar to the many new homes built on 43rd; at the very most, with an R-4 zoning, it could 'legally' accommodate 2 4-unit buildings, but even that option would do great damage to the character of this neighborhood AND will decrease home values in our area. The only reason these properties were originally zoned R-4 was to accommodate Habitat housing: before that, there was one single large home situated on those lots, there was never an intent to further increase the density on these lots.

Living in this neighborhood, there is benefit to both residents and Western Ave businesses to have "walkability" to restaurants and shopping: it has been a goal in the OKC MAPS programs to create neighborhoods that invite people to get out and walk to places like Western Ave. My friends like to come to my house on 43rd and walk to Musashi's, and we feel safe even without any sidewalks. The proposed SPUD would increase street parking in that area which is already congested and dangerous for walking and driving, increased traffic would further increase safety hazards especially considering the type of parking we already have at the Spice Shop and carpet store at 43rd and Western (parked cars must back out into 43rd Street). Increased traffic in the morning would only add to the traffic congestion which already exists due to Westminster School carpool traffic coming from all directions, and neighborhood cars heading to work.

The proposed set-back variance, increased building height, commercial dumpsters (both their appearance and noise when picked up), out-of-character building materials, increased on-street parking, and increased water runoff will definitely have a harmful effect on the character of these existing neighborhoods (OKC R-4 code prohibits this). Currently on 42nd street (which is Crown Heights) there is already 2 blocks of overflow street parking for Rococo and other restaurants on both sides of the street just west of Western Ave. Increased street parking and traffic congestion also impacts the ability of firetrucks, ambulances, and police cars to get through for emergencies.

I encourage you to consider all the above and to deny the proposed SPUD. Thank you.

Respectfully,
Dianne Miller
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