

Johnson, Thad A

From: David Watters <dwattersokc@gmail.com>
Sent: Thursday, July 6, 2023 3:28 PM
To: DS, Subdivision and Zoning
Subject: Fwd: SPUD-1540/N.W.43rd & Francis

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From: **David Watters** <dwattersokc@gmail.com>
Date: Thu, Jul 6, 2023 at 3:22 PM
Subject: SPUD-1540/N.W.43rd & Francis
To: <Curtis.Liggins@okc.gov>
Cc: Marcy Roberts <mrobertsokc@gmail.com>

Upon attending the recent initial hearing of this proposed project, we are against the proposed application on many issues. First , it expands the acceptable number of units on a given lot size. Causing inadvertent burdens to adjoining property owners , devaluing the historic neighborhood, increased noise, and additional burden on city police , fire departments, sanitation - public or private, this 11-unit proposal is unacceptable. It would set a precedent that would allow the same on every corner of this Historic neighborhood. (2003 Rutgers & OSU study / D.Rickman & D.Listokin / "found that 9 of 11 Historic districts appreciate faster without multihousing inclusions ".) (Realtor.com & American Community Survey / 2016/ "recorded a 13.8% loss of value with adjoining apartments to single family home lots.") A four- unit development would be acceptable to the Douglas Edgemere Neighborhood as a value investment into the new image of Oklahoma City. The developers must realize a 4-unit proposal represents a "buy in" to established property values commensurate with the million dollar properties across the street. We trust you will put the interests of Oklahomans over those of profit hungry corporations , feeding off of Oklahomans.

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David Watters/DEN



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David Watters