The meeting will be held in the Tulsa City Council Chamber and by videoconferencing and teleconferencing via GoToMeeting, an online meeting and web conferencing tool.

Commissioners and members of the public may attend the meeting in the Tulsa City Council Chamber, but are encouraged to attend and participate in the TMAPC meeting via videoconferencing and teleconferencing by joining from a computer, tablet or smartphone using the following link:

https://www.gotomeet.me/CityOfTulsa3/tmapc_may_5th_2021

Commissioners and members of the public can also dial in using their phone by dialing:

United States: +1 (408) 650-3123

Participants must then enter the following Access Code: 821-631-469

The following Commissioners plan to attend remotely via GoToMeeting, provided that they may still be permitted to appear and attend at the meeting site, the Tulsa City Council Chambers, Second Floor of City Hall, at One Technology Center, 175 East Second Street, Tulsa Oklahoma: Chair Covey, Commissioner Adams, Commissioner Blair, Commissioner Craddock, Commissioner Kimbrel, Commissioner McArtor, Commissioner Reeds, Commissioner Shivel, Commissioner Van Cleave, Commissioner Walker, Commissioner Whitlock

If you wish to present or share any documents, written comments, or exhibits during the hearing, please submit them by 9:00 am the day of the hearing. Remember to reference the case number and include your name and address.

Email: esubmit@incog.org
Mail: INCOG
    2 W 2nd Street
    Tulsa, OK 74103
INTRODUCTION AND NOTICE TO THE PUBLIC

At this meeting the TMAPC, in accordance with and pursuant to applicable TMAPC Policies and Procedures, will review, consider, discuss, and may take action on, approve, recommend for approval, amend or modify, recommend for approval with modifications, deny, reject, recommend for denial, or defer action on any item listed on Call to Order:

REPORTS:

Chairman's Report:
Work session Report:
Director's Report:

Review and possible approval, approval with modifications, denial or deferral of the following:

1. Minutes of April 21, 2021 Meeting No. 2840

CONSENT AGENDA

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

Review and possible approval, approval with modifications, denial or deferral of the following:

None

PUBLIC HEARING-PLATS

Review and possible approval, approval with modifications or denial of the following:

2. Addison Creek Crossing (CD 8) Preliminary Plat, Location: South of the southeast corner of East 121st Street South and South Hudson Avenue

3. Wind River Plaza (CD 8) Preliminary Plat, Location: Northwest corner of East 121st Street South and South Yale Avenue

PUBLIC HEARING-COMPREHENSIVE PLAN CONFORMANCE
Review and possible recommendation of approval, approval with modifications, denial or deferral of the following:

4. Adopt a resolution of the Tulsa Metropolitan Area Planning Commission determining that the 36th Street North and MLK Project Plan is in conformance with the Tulsa Comprehensive Plan and recommending to the City of Tulsa the approval and adoption of the 36th Street North and MLK Project Plan.

PUBLIC HEARING-REZONING

Review and possible recommendation of approval, approval with modifications, denial or deferral of the following:

5. **CO-10 Lou Reynolds** (CD 2) Location: North of the northwest corner of East 81st Street South and South Lewis Avenue requesting Major Amendment to a Corridor Development Plan (Continued from December 16, 2020, January 20, 2021 and February 3, 2021. Moved from February 17, 2021 and continued from March 17, 2021 and April 21, 2021)

OTHER BUSINESS

None

6. Commissioners' Comments

ADJOURN

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-584-7526. Exhibits, petitions, pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained Tulsa Planning Office at INCOG. All electronic devices must be silenced during the Planning Commission meeting.

Visit our website at tulsaplanning.org email address: esubmit@incog.org

**TMAPC Mission Statement:** The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
**Case:** Addison Creek Crossing  
**Hearing Date:** May 5, 2021

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Tanner Consulting, LLC</td>
</tr>
<tr>
<td></td>
<td>Owner: Stone Horse Development, LLC</td>
</tr>
</tbody>
</table>

**Location Map:** (shown with City Council Districts)

**Zoning:**  
Current: AG (Agriculture)  
Pending: RS-3

**Applicant Proposal:**  
Preliminary Subdivision Plat  
48 lots, 3 blocks, 20.01 ± acres  
Location: South of the southeast corner of East 121st Street South and South Hudson Avenue

<table>
<thead>
<tr>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff recommends approval of the preliminary plat</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>City Council District:</strong></th>
<th><strong>County Commission District:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>3</td>
</tr>
</tbody>
</table>

**Councilor Name:** Phil Lakin  
**Commissioner Name:** Ron Peters

**EXHIBITS:** Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat Submittal
PRELIMINARY SUBDIVISION PLAT

Addison Creek Crossing - (CD 8)
South of the southeast corner of East 121st Street South and South Hudson Avenue

This plat consists of 48 lots, 3 blocks on 20.01 ± acres for use as a single-family residential subdivision.

The Technical Advisory Committee (TAC) met on April 15, 2021 and provided the following conditions:

1. **Zoning:** The property is currently zoned AG. TMAPC recommended approval of a rezoning (Z-7603) to RS-3 on April 21, 2021. Rezoning to RS-3 must be approved and effective prior to final plat approval to ensure compliance for all lots proposed.

2. **Transportation & Traffic:** Sidewalks are required to be installed by the developer along South Hudson Avenue. Sidewalks required along both sides of residential streets to be installed as part of construction on individual lots. IDP approval for required sidewalks must be completed prior to final plat approval. City of Tulsa Streets and Stormwater approval is required for proposed mid-block pedestrian crossings on South Hudson Avenue. Consider additional pedestrian connection to reserve area from South Irvington Avenue cul-de-sac.

3. **Sewer:** Proposed sanitary sewer extensions will require approval of an IDP. IDP approval is required prior to approval of the final plat. Easements and dedications must be clearly dimensioned and labeled on the face of the plat.

4. **Water:** Proposed water main extensions will require approval of an IDP. IDP approval is required prior to approval of the final plat. Easements and dedications must be clearly dimensioned and labeled on the face of the plat.

5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Provide addresses for individual lots. Label the property being platted as "site" or "project location" in the location map. Show only filed plats in the location map and label all other property as unplatted. Under the "Basis of Bearing" heading provide a bearing angle between two known points associated with this plat. Graphically show all pins found or set associated with this plat. Graphically label the Point of Beginning and Point of Commencement.

6. **Stormwater, Drainage, & Floodplain:** All delineated floodplain boundaries, including City of Tulsa Regulatory Floodplain, must be clearly and accurately shown on the plat with base flood elevations labeled. It is recommended that the current effective map panels with map effective dates also be placed on the plat. Any proposed development within the floodplain must meet the floodplain development requirements of the City of Tulsa Revised Ordinances, Title 11-A and Title 51 as well as all City drainage standards. Proposed changes to the floodplain boundaries or flood elevations will be subject to floodplain map revisions. Stormwater improvements are required.
to obtain IDP approval prior to final plat approval.

7. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the regulations. Final plat approval is contingent on a final release from the City of Tulsa including Development Services, City Legal, and City Engineering.
ADDISON CREEK CROSSING

Subject Tract

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: May 2020
Land Use Plan Categories
- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

ADDISON CREEK CROSSING
17-13 03
Exhibit “A”
21023 Addison Creek Crossing, Tulsa, OK
Property Description

Property Description

A TRACT OF LAND THAT IS THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2 SW/4 NE/4) OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID W/2 SW/4 NE/4; THENCE NORTH 0°57'49" WEST AND ALONG THE WEST LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 1322.74 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°54'35" EAST AND ALONG THE NORTH LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 658.99 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 0°58'35" EAST AND ALONG THE EAST LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 1322.03 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 88°50'52" WEST AND ALONG THE SOUTH LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 659.28 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 871,628 SQUARE FEET OR 20.010 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

(1) 1" IRON PIN FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 3;
(2) 3/8" IRON PIN WITH YELLOW PLASTIC CAP FOUND AT THE SOUTHWEST CORNER THE SOUTHEAST QUARTER (SE/4) OF SECTION 3;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 0°57'49" EAST.
Deed of Dedication (Continued)

SECTION I. PROPERTY OWNERS' ASSOCIATION

A. FORMATION OF PROPERTY OWNERS' ASSOCIATION:

The Owner has formed or shall cause to be formed, in accordance with the statutes of the State of Oklahoma, a property owners' association, consisting of all Owners of Lots within the subdivision and all Owners of Lots in any other Section containing Lots within the subdivision.

B. PRIVATE RESTRICTIONS AND COVENANTS:

For the benefit of all Owners within the subdivision, the Owner has, or shall cause to be prepared, recorded and effectuated, pursuant to the Oklahoma Constitution and Oklahoma Statutes, a Declaration of Covenants, Conditions, Restrictions, Easements and Access Rights, to be known as the "Declaration of Covenants, Conditions, Restrictions, Easements and Access Rights of the Property Owners' Association of Addison Creek Crossing," which will be attached to the Deed of Dedication.

C. RECORDING:

Every Owner of a Lot and any successor Owner of the Fee Interest of a Lot shall be a member of the Association. Membership in the Association shall be conferred to and shall not be removed from the Owner or the Owner's heirs, successors or assigns.

D. AMENDMENT:

Lots within the subdivision shall be subject to individual and pooled assessments and charges, and undertakings by the Association with respect to Lots within the subdivision.

E. ASSOCIATION TO BE REPRESENTED:

In the event of any conflict between an Owner of a Lot and any person claiming title to or interest in such Lot, the Owner of the Lot shall be entitled to the protection of the provisions of the Declaration of Covenants, Conditions, Restrictions, Easements and Access Rights of the Association.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND GOVERNABILITY

A. ENFORCEMENT:

The Association may enforce such restrictions, covenants, conditions, easements and access rights contained in the Declaration of Covenants, Conditions, Restrictions, Easements and Access Rights of the Association.

B. AMENDMENT OR TERMINATION:

The Association may amend or terminate the Declaration of Covenants, Conditions, Restrictions, Easements and Access Rights of the Association by a vote of 60% of the Owners of Lots within the subdivision at a meeting of the Owners at which a quorum is present.

C. GOVERNABILITY:

The Declaration of Covenants, Conditions, Restrictions, Easements and Access Rights of the Association shall be governed by the laws of the State of Oklahoma, without regard to conflicts of law.

D. TERMINATION:

This Deed of Dedication may be amended or terminated by the Association in accordance with the Declaration of Covenants, Conditions, Restrictions, Easements and Access Rights of the Association.
Addison Creek Crossing

Conceptual Utility Plan

SURVEY/ENGINEER: Tanner Consulting, L.L.C.

OWNER: Stone Horse Development, L.L.C.

Conceptual Utility Plan

ADDISON CREEK CROSSING

ALL OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND BOTH NORTHERNLY ADDITIONS TO SECTION THREE, TOWNSHIP EIGHTEEN NORTH, RANGE THIRTY-EIGHT EAST OF THE 112TH MERIDIAN

A SURVEYED WITH THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

Surveyor/Engineer: Tanner Consulting, L.L.C.

Oklahoma City, Oklahoma 74116

Phone: (918) 745-9929

Email: TannerConsulting.com

5323 South Lewis Avenue

Tulsa, Oklahoma 74125

Phone: (918) 570-3929

Owner: Stone Horse Development, L.L.C.

12150 East 96th Street North, Suite 200

Owasso, Oklahoma 74455

Phone: (918) 376-6533

Curve Table

<table>
<thead>
<tr>
<th>Curve</th>
<th>Title</th>
<th>Right</th>
<th>Left</th>
<th>Offset</th>
<th>Survey</th>
<th>Constructed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>17</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>19</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Scale: 1" = 100'

Location Map

Legend:

1. Modified Map
2. Existing Utilities
3. Proposed New Utilities
4. Proposed Property Lines
5. Existing Property Lines
6. Existing Trees
7. Existing Street Paving
8. Proposed Street Improvements
9. Existing Drainage Culverts
10. Existing Drainage Ditches
11. Storm Drainage System
12. Sanitary Sewer System
13. Water Main System
14. Fire Hydrants
15. City Sidewalk System
16. City sidewalk cutline

DATE OF PREPARATION: July 11, 2021
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Tanner Consulting, LLC</td>
</tr>
<tr>
<td></td>
<td>Owner: Gold Team Realty Group, LLC</td>
</tr>
</tbody>
</table>

| **Location Map:**  
(shown with City Council Districts) | **Applicant Proposal:** |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>[Map Image]</td>
<td>Preliminary Subdivision Plat</td>
</tr>
<tr>
<td></td>
<td>28 lots, 5 blocks, 13.41 ± acres</td>
</tr>
<tr>
<td></td>
<td>2 phases</td>
</tr>
<tr>
<td><strong>Location:</strong> Northwest corner of East 121&lt;sup&gt;st&lt;/sup&gt; Street South and South Yale Avenue</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Zoning:</strong> RS-4, CG, OL</th>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Staff recommends approval of the preliminary plat</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>City Council District:</strong> 8</th>
<th><strong>Councilor Name:</strong> Phil Lakin</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>County Commission District:</strong> 3</td>
<td><strong>Commissioner Name:</strong> Ron Peters</td>
</tr>
</tbody>
</table>

**EXHIBITS:** Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat Submittal
PRELIMINARY SUBDIVISION PLAT

Wind River Plaza - (CD 8)
Northwest corner of East 121st Street South and South Yale Avenue

This plat consists of 28 lots, 5 blocks on 13.41 ± acres for use as a single-family residential subdivision, office, and commercial space. The subdivision is proposed to be platted in 2 phases with the following expiration dates:

Phase 1 – Blocks 1, 2, 3, and Block 4 Lot 1: 2 years from preliminary approval
Phase 2 – Block 5 and Block 4 Lot 2: 4 years from preliminary approval

The Technical Advisory Committee (TAC) met on April 15, 2021 and provided the following conditions:

1. **Zoning:** The property is currently zoned RS-4, CG, and OL with an optional development plan (Z-7588). Optional development standards are required to be included with final plat. Ordinance #24578 was published on March 10, 2021.

2. **Transportation & Traffic:** Sidewalks are required to be installed by the developer along East 121st Street South and South Yale Avenue. Sidewalks required along both sides of residential streets to be installed as part of construction on individual lots. East 119th Street South is required to be improved to public street standards of the City of Tulsa and appropriate turnarounds must be provided at any dead-end. IDP approval for required sidewalks and street improvements must be completed prior to final plat approval. Gate and queuing areas are required to obtain building permits from the City of Tulsa and site plan approval by the Tulsa Planning Office prior to final plat approval. Provide limits of no access on the face of the plat.

3. **Sewer:** Proposed sanitary sewer extensions will require approval of an IDP. IDP approval is required prior to approval of the final plat. Easements and dedications must be clearly dimensioned and labeled on the face of the plat.

4. **Water:** Proposed water main extensions will require approval of an IDP. IDP approval is required prior to approval of the final plat. Easements and dedications must be clearly dimensioned and labeled on the face of the plat.

5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Provide addresses for individual lots. Label the property being platted as “site” or “project location” in the location map. Show only filed plats in the location map and label all other property as unplatted. Under the “Basis of Bearing” heading provide a bearing angle between two known points associated with this plat. Graphically show all pins found or set associated with this plat. Graphically label the Point of Beginning and Point of Commencement.

6. **Stormwater, Drainage, & Floodplain:** All delineated floodplain boundaries, including City of Tulsa Regulatory Floodplain, must be clearly and accurately shown on the plat with base flood elevations labeled. It is recommended that
the current effective map panels with map effective dates also be placed on
the plat. Any proposed development within the floodplain must meet the
floodplain development requirements of the City of Tulsa Revised
Ordinances, Title 11-A and Title 51 as well as all City drainage standards.
Proposed changes to the floodplain boundaries or flood elevations will be
subject to floodplain map revisions. Stormwater improvements are required
to obtain IDP approval prior to final plat approval.

7. Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others: All utilities
indicated to serve the site must provide a release prior to final plat approval.
Provide a Certificate of Records Search from the Oklahoma Corporation
Commission to verify no oil & gas activity on the site.

Staff recommends APPROVAL of the preliminary subdivision plat subject to the
conditions provided by TAC and all other requirements of the regulations. Final
plat approval is contingent on a final release from the City of Tulsa including
Development Services, City Legal, and City Engineering.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
Land Use Plan Categories:
- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

Subject Tract Land Use Plan Neighborhood Center

Wind River Plaza
18-1333

0 Feet
200
400

3.4
Growth and Stability

- Area of Growth
- Area of Stability

Wind River Plaza

18-13 33

3.7
Preliminary Plat

OPTIONAL DEVELOPMENT PLAN 2-7588

Wind River Plaza


Notes:
1. THIS PLAT WITNESSES THE AUTHORIZED SEAL AND SIGNATURE OF THE CITY OF TULSA, OKLAHOMA, AND THE COUNTY SURVEYOR OF TULSA COUNTY, OKLAHOMA, FOR THE USE OF THE CITY OF TULSA, OKLAHOMA, AND THE COUNTY SURVEYOR OF TULSA COUNTY, OKLAHOMA, FOR ALL PURPOSES AT LAW OR THAT MAY BE CONSIDERED THEREFOR.
2. ALL PROPERTY SUBJECT TO THIS PLAT IS SUBJECT TO THE LAW OF THE CITY OF TULSA AND THE COUNTY OF TULSA, OKLAHOMA, AND ALL LAWS OF THE STATE OF OKLAHOMA AND THE UNITED STATES OF AMERICA.
3. THEsignInH LEVEL DESIGNATION IS BASED UPON THE SURVEY DOE (2012) SURVEY ORIGIN, SOUTHWEST CORNER, SECTION 33, TOWNSHIP 18 N, RANGE 13 E, OKLAHOMA
4. SURVEYING Done FOR THIS PLAT WAS PERFORMED BY THE CITY OF TULSA AND THE COUNTY OF TULSA, OKLAHOMA, FOR THE HISTORIC TENEMENTS OF TULSA COUNTY, OKLAHOMA, FOR THE USE OF THE CITY OF TULSA, OKLAHOMA, AND THE COUNTY SURVEYOR OF TULSA COUNTY, OKLAHOMA, FOR ALL PURPOSES AT LAW OR THAT MAY BE CONSIDERED THEREFOR.
5. SURVEYING Done FOR THIS PLAT WAS PERFORMED BY THE CITY OF TULSA, OKLAHOMA, AND THE COUNTY SURVEYOR OF TULSA COUNTY, OKLAHOMA, FOR ALL PURPOSES AT LAW OR THAT MAY BE CONSIDERED THEREFOR.

Curve Table

<table>
<thead>
<tr>
<th>Curve</th>
<th>Length</th>
<th>Station</th>
<th>Radius</th>
<th>Tangent Length</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

OWNER:
Gold Team Realty Group, LLC
2502 East 21st Street, Suite B
Tulsa, Oklahoma 74114
Phone: (918)592-0139

SURVEYOR/ENGINEER:
Tanner Consulting, LLC
3529 South Lewis Avenue
Tulsa, Oklahoma 74120
Phone: (918)745-9559
Conceptual Utility Plan

Wind River Plaza

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 13 EAST OF THE TULLahoma COMMUNITY

LOCATION: CITY OF TULSA, TULSA COUNTY, OKLAHOMA

OWNERS:
Gold Team Realty Group, LLC
2502 East 121st Street, Suite B
Tulsa, Oklahoma 74114
Phone: (918) 582-0139

SURVEYOR/ENGINEER:
Tanner Consulting, LLC.
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929
Item:
Adopt a resolution of the Tulsa Metropolitan Area Planning Commission (TMAPC) determining that the 36th St N and MLK Tax Increment Finance (TIF) Project Plan is in conformance with the Tulsa Comprehensive Plan and recommending to the Tulsa City Council subsequent approval and adoption.

Background:
As outlined in the Tulsa Comprehensive Plan, a TIF is "a redevelopment tool used to provide dedicated funding within well-defined districts for public investments such as infrastructure improvements, by capturing the future increase in tax revenue generated by appreciation in property values as a result of those improvements."

The Oklahoma Constitution authorizes special financing tools to assist with the development or redevelopment of areas determined by a city, town, or county to be unproductive, undeveloped, underdeveloped, or blighted. The Local Development Act or "Act" provides those tools and guidelines limiting their use to areas where investment, development, and economic growth are difficult but possible if the Act is used.

Tax increment financing is one of the tools mentioned in the Act, which allows a city, town, or county to direct the apportionment of an increment of certain local taxes and fees to finance public project costs to stimulate development in a defined area. The sales tax increment is the portion of sales taxes collected each year that are generated by the project(s) in the increment district, as determined by a formula approved by the governing body. The ad valorem increment shall be those ad valorem taxes from the increment district in excess of the base assessed value as determined by the Tulsa County Assessor. The increment district is established by the development and approval of a project plan, which specifies the project area, the boundaries of the increment district, the objectives for the project area, the activities to be carried out in furtherance of those objectives, and the costs.

The 36th St N and MLK Project Area is the area in which project activities will take place and project expenditures may also be made. Increment District A is the area from which the increment is generated. The boundaries of the Project Area and Increment A are the same and are generally located along North 36th Street at Martin Luther King Jr. Boulevard.

The project plan consists of a single increment district from which tax increment is generated, Increment District A. Full-size maps of both the project area and increment district are included in the attached Project Plan document.

Conformance Review:
Prior to submittal to City Council, the TMAPC is asked to review the Project Plan and adopt a resolution stating that the plan is in conformance with the adopted Tulsa Comprehensive Plan. Staff analysis focused on four major components of the Tulsa Comprehensive Plan:

- Major Street and Highway Plan
- Comprehensive Plan – Land Use Designations
A. Major Street and Highway Plan
The Major Street and Highway Plan (MSHP) classifies the street segments in the Project Plan Area as Secondary Arterial. The typical secondary arterial street is designed to primarily support automotive traffic in large volumes and that is moving at a fast pace. Further east on 36th St N the street classification does transition to Multi-Modal Corridor. This type of street is intended to support various modes of transportation including auto-users and cyclists, as well as encouraging a more active sidewalks with pedestrian activity.

B. Comprehensive Plan- Land Use Designations
The land use designations in the Project Plan Area are Regional Center, Town Center, and Main Street. A land use map of the applicable area is included as an attachment.

These primary land use designations are described in the Tulsa Comprehensive Plan as:

"Regional Centers" are mid-rise mixed-use areas for largescale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

"Town Centers" may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods and can include plazas and squares for markets and events. These are
pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

“Main Streets” are Tulsa’s classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

The “Objectives” and “Statement of Principal Actions” in the 36th St N and MLK Project Plan and Supporting Increment District, City of Tulsa are fully consistent with the land use designations. The Project Plan and resulting revenues generated by the TIF will help fund the implementation of adopted plans and policies related to development within the area, including the Comprehensive Plan. Further, the development in the area will provide quality development and placemaking by adding mixed-use projects, and housing in a variety of types and with a range of prices.

C. Comprehensive Plan Priorities

The Tulsa Comprehensive Plan contains multiple priorities, goals and policies to promote economic development in order to attract investment, enhance the tax base, stimulate economic growth, and improve the quality of life in and around the City. Below are portions of the Comprehensive Plan (not all encompassing) that align with the objectives of the 36th St N and MLK Project Plan and can be implemented through the benefits of the Project Plan.

**Housing**

Goal 7 states: “Low-income and workforce housing is available in neighborhoods across the city”. Policies to support this goal include:
- 7.1- Work with for-profit and non-profit developers to encourage new mixed-income developments across the city.

**Land Use**

Goal 8 states: “Underutilized land in areas of growth is revitalized through targeted infill and reinvestment”. Policies to support this goal include:
- 8.1- Create a toolkit to promote desired infill and redevelopment. The toolkit should include the following items:
  - Identify viable financial packages to develop funding strategies
  - Build public/private/nonprofit partnerships to create effective resources

**Land Use**

Goal 3 states: “New development is consistent with the PLANiTULSA building blocks.” Policies to support this goal include:
- 3.2 Encourage a balance of land uses within walking distance of each other
  - Support ground floor retail along main streets along with upper story housing and offices.
D. 36th Street North Corridor Small Area Plan

Many of the stated goals and priorities of the Comprehensive Plan are echoed by the adopted 36th Street North Corridor Small Area Plan which is applicable to portions of the project area. Specifically, the project plan focuses on housing and economic development, which align with the goals in the small area plan.

Land Use Goals:
Goal 2 - Promote a mix of uses in new development and redevelopment

Economic Development Goals:
Goal 20 - Promote the plan area as a destination for retail and entertainment services.

Housing Goals:
Goal 23 - Encourage a range of housing types, including multi-family, townhomes and traditional single family.

The objectives of the 36th St N and MLK Project Plan align with the goals of the small area plan and the TIF will provide a mechanism to implement these strategies.

Staff Recommendation:
Approval of the 36th St N and MLK Plan, finding it to be in conformance with the Tulsa Comprehensive Plan and recommending to the Tulsa City Council subsequent approval and adoption.

Attachments:
36th St N and MLK Project Plan and Supporting Increment Districts, City of Tulsa
Findings and Recommendation of the 36th St N and MLK Project Plan Review Committee
36th St N and MLK Land Use Plan Map
36th St N and MLK Zoning Map
36TH STREET NORTH AND MLK
PROJECT PLAN
AND SUPPORTING INCREMENT DISTRICT,
CITY OF TULSA

PREPARED BY:
THE TULSA AUTHORITY FOR ECONOMIC OPPORTUNITY
THE CITY OF TULSA, OKLAHOMA

WITH THE ASSISTANCE OF:
CENTER FOR ECONOMIC DEVELOPMENT LAW
301 North Harvey, Suite 100
Oklahoma City, Oklahoma 73102
(405) 232-4606
econlaw@econlaw.com
I. INTRODUCTION

The 36th Street North and MLK Project Plan is a project plan as defined under the Oklahoma Local Development Act, 62 O.S. §§850, et seq. ("Act"), and is referred to here as the "Project Plan." The project is being undertaken by the Tulsa Authority for Economic Opportunity ("TAEO") on behalf of the City of Tulsa ("City") in order to encourage development and investment along the 36th Street North corridor in north Tulsa, achieve development objectives, improve the quality of life for its citizens, and stimulate private investment.

This project consists of the development of a mixed-use project including a boutique hotel, multi-family residential, and retail, supported by structured and at-grade parking, along 36th Street North at Martin Luther King Jr. Boulevard. The proposed development presents an opportunity to increase activity and bring density to long-vacant property and provide a public benefit to the residents of Tulsa. The Project Plan is a critical element in fostering public-private partnerships to create the quality, type, and level of development that the community needs but can be achieved only by means of the financing tools available under the Act.

The Project Plan seeks to provide an economic structure and funding mechanism authorized by the Act for public sector costs in order to stimulate private commercial development and provide improvements to and beautification of the area in order to create the quality development that the City contemplates. Funding for these public investments will be generated from a combination of public and private sources, including apportionment of ad valorem and sales tax increments generated within Increment District A, defined below.

II. BOUNDARIES OF PROJECT AREA AND INCREMENT DISTRICT A

The Project Area is the area in which project activities will take place and project expenditures may be made. Increment District A is the area from which the increment is generated. The boundaries of the Project Area and Increment District A are the same and are generally located along North 36th Street at Martin Luther King Jr. Boulevard. The Project Area and Increment District A are depicted on Exhibit A, and their boundaries described on Exhibit B.

Increment District A will be assigned a number (e.g., Increment District No. 16) when it becomes effective by action of the Tulsa City Council as described in Section VI below, and as required by §856(3) of the Act.

III. ELIGIBILITY OF PROJECT AREA

The Project Area and Increment District A are an enterprise area. They lie within an enterprise zone, designated by the Oklahoma Department of Commerce to be in a disadvantaged portion of the City of Tulsa.

The Project Area and Increment District A are a reinvestment area, as defined by the Act. Public improvements are required to serve as a catalyst to expand employment, to attract investment, and to preserve and enhance the tax base.
Investment, development, and economic growth in the area are difficult, but possible if the provisions of the Act are used. The Project Area and Increment District A are unproductive, undeveloped, under-developed, or blighted within the meaning of Article 10, §6C of the Oklahoma Constitution, and suffer from conditions inhibiting development.

IV. OBJECTIVES

The purpose of the Project Plan and Increment District A is to stimulate activity and investment in the Project Area. Incremental tax revenues apportioned from Increment District A will be used to pay the public costs of projects that support the following objectives:

A. To facilitate the development of property within Increment District A to initiate a catalytic effect for surrounding properties.

B. To provide a funding mechanism to provide assistance in development financing necessary for the proposed mixed-use development.

C. To enhance the tax base and make possible investment, development, and economic growth that would otherwise be difficult without the project and the apportionment of incremental tax revenues.

D. To promote quality development and place-making for the Project Area.

E. To fund implementation of adopted plans and policies related to development within the area, including the 36th Street North Corridor Small Area Plan and PLANITULSA.

F. To support the development of housing in a variety of types and with a range of prices.

V. STATEMENT OF PRINCIPAL ACTIONS

Implementation actions for the project, including all necessary, appropriate and supportive steps, will consist principally of the following:

A. Project planning, design and approval.

B. Leveraging private development pursuant to one or more development or redevelopment agreements with the Tulsa Authority for Economic Opportunity ("TAEO"), or any successor entity authorized and designated by the City of Tulsa.

C. Financing authorized project costs in support of economic development activities within the Project Area.

D. Distribution of a portion of the ad valorem increment to Tulsa Public Schools (Independent School District 1) for support of specific schools in the area.

VI. ESTABLISHMENT OF INCREMENT DISTRICT A
A. This Project Plan establishes Increment District A, which is an ad valorem and sales tax increment district, as follows:

**INCREMENT DISTRICT A**

The ad valorem increment shall be those ad valorem taxes from Increment District A in excess of the taxes produced by the base assessed value of Increment District A, as determined by the Tulsa County Assessor in accordance with Section 862 of the Act.

The sales tax increment shall be two percent (2%) of the gross proceeds or gross receipts (i.e., the undedicated portion of the City’s sales and use taxes) derived from sales in Increment District A that are taxable under the sales tax code of Oklahoma and that are from a project undertaken pursuant to an approved development or redevelopment agreement under which development financing assistance is provided from sales tax. The development or redevelopment agreement shall clearly identify the project from which the increment is generated and shall require the developer to provide information regarding the amount of sales taxes generated by the project and paid to the City.

The sales tax increment shall also include two percent (2%) of the gross proceeds or gross receipts (i.e., the undedicated portion of the City’s sales and use taxes) generated by investment, construction, and development that is taxable under the sales tax code of Oklahoma, that takes place in Increment District A pursuant to a development or redevelopment agreement under which development financing assistance is provided from sales tax and which obligates the developer to provide periodic reporting of sales and use taxes paid in connection with the construction project within Increment District A.

The increment of ad valorem and sales taxes from Increment District A shall be apportioned to pay Project Costs authorized by Section VIII of this Project Plan for a period not to exceed 25 fiscal years from the effective date of Increment District A, as provided by law, or the period required for the payment of such authorized Project Costs, whichever is less.

Increment District A shall commence as of the date determined by the Tulsa City Council in accordance with Section 856(B)(2) of the Act.

B. During the period of apportionment for Increment District A, the apportionment fund shall constitute funds of TAEO, or, upon an alternative direction of apportionment by the City, of any successor entity authorized and designated by the City, and shall not constitute a part of the general fund to be appropriated annually by the City Council.
VII. PROJECT AND INCREMENT DISTRICT A AUTHORIZATIONS

A. The City may carry out the provisions of this Project Plan and exercise all powers necessary or appropriate thereto as provided in Section 854 of the Act.

B. TAEO, or another public entity authorized and designated by the City, is authorized and designated by the City to carry out implementation actions for the project, including all necessary, appropriate, and supportive steps pursuant to one or more development or redevelopment agreements with one or more private developers and to provide assistance in development financing, consistent with the provisions of such development and redevelopment agreements approved by TAEO or any successor entity. TAEO, or another public entity authorized and designated by the City, is further authorized to exercise all powers necessary or appropriate to carrying out this Project Plan pursuant to Section 854 of the Act, except for approval of this Project Plan and those powers enumerated in paragraphs 1, 2, 3, 4, 7, 13 and 16 of Section 854. As a public entity designated by the City, subject to the limitations provided in this paragraph, TAEO, or an alternative entity authorized and designated by the City, is authorized to: (1) issue tax apportionment bonds or notes, or both; (2) pledge revenues from current and future fiscal years to repayment; (3) incur Project Costs pursuant to Section VIII of this Project Plan; and (4) provide funds to or reimburse the City for the payment of Project Costs and other costs incurred in support of the implementation of the project; and (5) incur the cost of issuance of bonds for payment of such costs and to accumulate appropriate reserves, if any, in connection with them.

D. As authorized in Section VI(B), during the period of apportionment, the apportionment fund shall constitute funds of TAEO or an alternative entity authorized and designated by the City, and shall not constitute a part of the general fund to be appropriated annually by the City Council.

E. The Executive Director of TAEO, or such other individual as may be designated by the Mayor, shall be the person in charge of implementation of the Project Plan in accordance with the provisions, authorizations, and respective delegations of responsibilities contained in this Project Plan. Such person shall work in coordination with the City in the implementation of the Project Plan.

F. Initiation of the consideration and approval process for development proposals seeking assistance in development financing within the Project Area shall be undertaken by TAEO staff, acting under such procedures as may be prescribed from time-to-time. Any allocation of increment shall be pursuant to development or redevelopment agreements with private developers and designated public entities.
VIII. BUDGET OF ESTIMATED PROJECT COSTS TO BE FINANCED BY TAXES APPORTIONED FROM INCREMENT DISTRICT A

A. The Project Costs will be financed by the apportionment of ad valorem and sales tax increments from Increment District A. The Project Costs category are:

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assistance in Development Financing</td>
<td>$15,500,000.00</td>
</tr>
<tr>
<td>Implementation and Administration</td>
<td>$519,017.00</td>
</tr>
<tr>
<td><strong>Total Project Costs</strong></td>
<td><strong>$16,019,017.00</strong></td>
</tr>
</tbody>
</table>

The Implementation and Administration Cost category includes general administrative and implementation costs of TAE0 or any successor entity, as each may be charged with responsibilities under the Project Plan, and shall be funded by four percent (4%) of the annual ad valorem increments. Project Costs do not include the specific revenue source for Tulsa Public Schools described in Section VIII(C) below.

B. The tax increment revenues to be generated from Increment District A are projected to be sufficient for payment of: (1) the total Project Costs, (2) general administrative and implementation costs of the City and TAE0 in an amount up to four percent (4%) of the annual ad valorem increments, and (c) the specific revenue sharing with Tulsa Public Schools described in Section VIII(C) below.

C. Ten percent (10%) of the ad valorem increment from Increment District A shall be apportioned to Tulsa Public Schools (Independent School District I-1) on an on-going basis as a specific revenue source for a public entity in the area in accordance with Section 853(9) of the Act to be utilized to enhance its programs, mission, and services. The educational objectives to be funded from such apportioned revenues constitute the Public Schools Enhancement Program. The Public Schools Enhancement Program includes the development of public school facilities and assistance for public school programs.

D. Assistance in Development Financing consists of public support provided to a private developer, pursuant to a legally enforceable development or redevelopment agreement to ensure the delivery of the project or specific portions thereof. Assistance in development financing will be provided only for projects that are determined, in TAE0’s discretion: (1) to meet the TAE0’s and the City’s approved development goals and objectives for the Project Area, and (2) to provide adequate consideration and public benefit in return for the public investment.

E. Additional costs necessary or appropriate to implement this Project Plan that are to be financed by other than apportioned tax increments may be approved by the City or TAE0 at any time. The provisions of this Section VIII are not a limitation on project related costs to be financed by sources other than apportioned tax increments.

IX. FINANCING PLAN AND REVENUE SOURCES

A. Financing Plan. Private developers within the Project Area are expected to be required to construct the necessary improvements for specific projects at their initial expense, and the financing
of such developments will be provided by private sources but may be supported by payment of assistance in development financing. Project Costs incurred in connection with the implementation of this Project Plan will be financed on a pay-as-you-go basis.

B. Financing Authorizations. The implementation of the Project Plan shall be financed in accordance with financial authorizations authorized from time-to-time by the City and/or TAE0, as appropriate.

C. Financing Revenue Sources. The revenue sources expected to finance Project Costs authorized by Section VIII are the portion of the increments attributable to investment and development within Increment District A. Project Costs will be paid by the City, TAE0, and/or TIA or any successor entity. Increment generated from within Increment District A will provide the funding of Project Costs to be paid by the City, TAE0, and/or TIA or any successor entity.

D. Financial Reports and Audits. The development activities undertaken by the City, TAE0, and TIA or any successor entity pursuant to this Project Plan shall be accounted for and reported by the appropriate and necessary annual fiscal year audits and reports.

X. PRIVATE AND PUBLIC INVESTMENTS EXPECTED FOR THE PROJECT, AND ASSOCIATED FINANCIAL IMPACTS

A. Private and Public Investments Expected for the Project and Increment District A. The proposed private investment in the Project Area and Increment District A is anticipated to exceed $46,500,000, which investment is expected to be made within three years of approval of the Project Plan. A significant portion of this private investment is made possible by the $15,500,000 in public support constituting assistance in development financing. Private investment in the area is expected to consist of commercial, retail, multifamily residential, and hotel uses primarily in a vertical mixed-use layout.

B. Public Revenue Estimated to Accrue from the Project and Increment District A. The estimated incremental increases in ad valorem and sales tax revenue from the Project and Increment District A will serve as the revenue source for financing the Project Costs authorized by Section VIII, as well as the specific revenue sharing with Tulsa Public Schools described in Section VIII(C) above. Additionally, both the City and the State will experience increases in tax revenues that are not a part of Increment District A. Ad valorem taxing entities will experience additional revenues from increasing values of other property near the project.

This increased development is estimated to increase market and assessed values for property within the Increment District which, in turn, will result in increases in annual ad valorem tax revenues ("ad valorem increments") of approximately $300,000 to $665,000 over the term of the Project Plan. Similarly, the retail components are anticipated to result in sales tax increments of approximately $230,000 to $290,000 annually over the term of the Project Plan. Total incremental revenues estimated to be generated over the 25-year lifespan of Increment District A approach $20,500,000, thus indicating that the Increment District will terminate sooner than the maximum authorized term if the project is completed and performs as projected.
The private development is anticipated to result in slight increases in demand for services by or in costs to several of the affected taxing entities. The impacts on business activities within Increment District A are positive. The economic benefits of the project are positive for the City, for business activities, and for the community as a whole, including the affected taxing jurisdictions. The aggregate impacts on the City from implementation of the Project Plan are positive and include the achievement of the objectives set forth in Section IV.

C. Economic Impacts on Business Activities. There will be construction and development economic impacts stimulated by the private and public development within the increment district. Approximately 700 temporary construction jobs are anticipated, supporting an annual payroll of over $20,000,000 during the construction period. There will also be annual impacts from the proposed development included in the project. Residential and commercial portions of the Project should reflect corresponding growth in economic demands for business activities in the area. The residential portion of the project should also contribute to 360 new residents with a combined annual income of $7,675,000. The commercial and hotel components of the project will support approximately 140 permanent jobs.

D. Financial Impacts on Taxing Jurisdictions.

1. Tulsa Public Schools.

The type of development anticipated may slightly increase demand upon services for Tulsa Public Schools (“TPS”). The contemplated residential development consists of multi-family residential properties that may draw families in addition to single people and couples without children. However, if the anticipated residential redevelopment does eventually increase the demand for services upon the public schools, the 10% specific revenue stream outlined in Section VIII.C. above will more than account for the financial impact of such an increase because those revenues are not offset in TPS’s state school aid calculations.

To illustrate fully the positive net impacts of the 10% specific revenue source that will be allocated to TPS, consider that, without an increment district and without taking into account offsets in the state school aid formula, TPS currently receives approximately $0.56 out of every ad valorem tax dollar collected within its jurisdiction. However, sinking fund levies are not available for operating purposes (and levies are always calculated to be sufficient to amortize debt), so only $0.35 of every ad valorem tax dollar collected is available for TPS operating purposes. When taking into account offsets in state school funding, the net benefit TPS receives from every ad valorem tax dollar collected decreases further to $0.05. With the proposed Project and Increment District A, TPS will continue to receive $0.35

---

1 10 FTEs/$1 million new investment, 1.5 impact multiplier; $15/hour average base wage.
2 270 new residential units; average 1.75 residents/unit.
3 $37,084 median household income.
4 250 FTEs/$100 million nonresidential investment; 40% nonresidential investment; 3.0 impact multiplier.
5 72.70 = total TPS mill levy, including sinking fund and allocated countywide 4-mill; 130.27 = total mill levy; 72.70/130.27 = 55.81% = TPS’s overall percentage share of tax dollars for all purposes.
6 45.20 = TPS operating levy (does not include sinking fund but does include countywide 4-mill); 130.27 = total mill levy; 45.20/130.27 = 34.70% = TPS’s percentage share of tax dollars for operating purposes.
7 By offsetting TPS’s 15.45-mill certification of need levy and 75% of the countywide 4-mill levy in its Foundation Aid calculation, and a theoretical 20-mill levy in its Salary Incentive Aid calculation, the state school aid formula
($0.05 net of school aid offsets) out of every tax dollar for operating purposes from values up to the
each Increment District’s base assessed value, and, in addition, TPS will receive an apportioned revenue
stream from taxes generated above the based assessed value in the amount of $0.10 of every tax
increment dollar from the proposed increment district. Each tax increment dollar apportioned to TPS,
specifically, is worth two times the value of a non-increment dollar derived through ordinary ad valorem
processes when accounting for state school aid offsets. Specific revenue sources under a Project Plan
consist of project funds to be used for purposes of the Project Plan and are appropriately classified as
non-ad valorem revenue (such as gifts, grants, or donations), and are not subject to offset in the state
school aid formula.8

<table>
<thead>
<tr>
<th>Amount Collected</th>
<th>TPS Operational Share</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>TPS Operational +</td>
</tr>
<tr>
<td></td>
<td>Building Shares</td>
</tr>
<tr>
<td></td>
<td>TPS Operational +Building Shares Net of School Aid Offsets</td>
</tr>
<tr>
<td>Ad Valorem</td>
<td>$100</td>
</tr>
<tr>
<td></td>
<td>$34</td>
</tr>
<tr>
<td></td>
<td>$5</td>
</tr>
<tr>
<td>Increment Revenue</td>
<td>$100</td>
</tr>
<tr>
<td></td>
<td>$10</td>
</tr>
<tr>
<td></td>
<td>$10</td>
</tr>
</tbody>
</table>

TPS, therefore, should experience a net positive fiscal impact from the Project. During the
effective life of the Increment District, the 10% specific revenue stream should provide TPS with non-
offset revenue averaging $31,000 annually in the near term and up to $67,000 annually over the long
term. Upon conclusion of the Project, TPS should anticipate annual net revenues (after accounting for
state aid offsets) of approximately $35,000 per year.

2. Tulsa County.

No specific measurable demand for increased services upon Tulsa County is anticipated to result
from this Project.

3. Tulsa Health Department.

No specific measurable demand for increased services upon Tulsa County Health Department is
anticipated to result from this project.

4. Tulsa City-County Library.

The Central Library facility serves the entire metropolitan area. Additionally, the Suburban Acres
and Rudisill Regional branches are in close proximity to the Project Area. The residential portion of the
Project may contribute to the immediate, day-to-day clientele of the Library system, but the proposed
commercial portion of the Project will likely not contribute directly.

5. Tulsa Technology Center.

effectively offsets 85% of TPS’s non-sinking fund ad valorem revenue, with the end result that TPS’s net effective
operating mill levy is only 6.75 mills, which is only 5% of the total 2019 mill levy of 130.27 mills.

8 See 62 O.S. § 864; 70 O.S. § 1-117(G), (H).
The nature of the project makes it likely to create some increased demand for educational services and training by Tulsa Technology Center. Any increased demand for services and job training occasioned by the project is likely to be complementary in its impact.

6. Tulsa Community College.

The residential portion of the Project may generate increased demand for educational services from Tulsa Community College, but the commercial portion will be unlikely to generate any increased demand upon services for Tulsa Community College.

7. Summary / Conclusion.

A majority of increment generated from Increment District A will be apportioned to pay authorized project costs. However, ten percent (10%) of the ad valorem increment generated from the Increment District A will be apportioned directly to TPS on an ongoing basis as a specific revenue source for that entity. The benefits of the proposed development under the project will be significant for the taxing jurisdictions located in the Project Area and Increment District A, and for the community as a whole. The actual increase in demand for services upon those taxing jurisdictions is expected to be limited.

Significant redevelopment of the area is unlikely to occur without public assistance. Concentrated stimulation of the redevelopment of the area, as contemplated by this Project Plan, will result in an enhanced ad valorem tax base, from which all of the affected taxing jurisdictions will benefit.

XI. LAND USE

Existing uses and conditions of real property in Increment District A are shown on the attached Exhibit C. A map showing the proposed improvements to and proposed uses of the real property in Increment District A are shown on the attached Exhibit D. No changes in the Comprehensive Plan are necessary to accommodate the project.
Exhibit B
Legal Description of Project Area
and Increment District A

Tract 1 - JR

The Northeast Quarter of the Northeast Quarter of the Northeast Quarter (NE/4 NE/4 NE/4) and the West Half of the Northeast Quarter of the Northeast Quarter (W/2 NE/4 NE/4) and the North 495 feet of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter (SE/4 NE/4 NE/4) LESS Beginning at the Northeast Corner of the Northeast Quarter (NE/4); South 1153.05 feet; West 50 feet; North 217.5 feet; West 50 feet; North 400 feet; East 50 feet; North 460.55 feet; Northwesterly to a point 50 feet South and 200 feet West of the Northeast Corner; West 400 feet; North 50 feet; East 600 feet to the POINT OF BEGINNING;

And:

LESS BEGINNING 50 feet West and 194 feet North of the Southeast Corner of the Northeast Quarter of the Northeast Quarter; West 135 feet; North 56 feet; East 135 feet; South 56 feet to the Point of Beginning in Section Twenty-three (23), Township Twenty (20) North, Range (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

And LESS AND EXCEPT:

A strip, piece or parcel of land lying in the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) in Section Twenty-three (23), Township Twenty (20) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said parcel being described by metes and bounds as follows:

COMMENCING at the Northeast corner of said Northeast Quarter of the Northeast Quarter (NE/4 NE/4); thence S 88°42'35" W along the North line of said Northeast Quarter of the Northeast Quarter (NE/4 NE/4) distance of 1319.70 feet to the Northwest corner of said Northeast Quarter of the Northeast Quarter (NE/4 NE/4); thence S 01°07'40" E along the West line of said Northeast Quarter of the Northeast Quarter (NE/4 NE/4) a distance of 33.00 feet to a point on the present right-of-way of 36th Street North being the Point of Beginning; Thence N 88°42'35" E along the said present right-of-way a distance of 719.79 feet; thence S 01°17'25" E a distance of 17.00 feet; thence S 74°40'51" W a distance of 206.26 feet; thence S 88°42'35" W a distance of 419.88 feet; thence S 01°07'40" E a distance of 100.00 feet; thence S 46°07'40" E a distance of 133.52 feet; thence S 68°46'54" E a distance of 277.29 feet to the Beginning of a tangent curve to the right, said curve having a central angle of 15°49'10" and a radius of 956.28 feet, for an arc distance of 264.03 feet; thence N 88°50'01" E a distance of 541.83 feet to a point on the present right-of-way of Cincinnati Avenue; thence S 01°09'59" E along said Cincinnati Avenue present right-of-way a distance of 400.00 feet; thence N 88°50'01" E along said Cincinnati Avenue present right-of-way a distance of 50.00 feet; thence S 01°09'59" E along said Cincinnati Avenue present right-of-way a distance of 132.20 feet; Thence S 88°46'17" W a distance of 135.00 feet; thence S 01°09'59" E a distance of 56.00 feet; thence N 88°46'17" E 135.00 feet to a point being on said Cincinnati Avenue present right-of-way; thence S 01°09'59" E along said Cincinnati Avenue present right-of-way a distance of 29.30 feet; thence S 88°46'17" W a distance of 610.24 feet; thence S 01°08'49" E a distance of 164.60 feet to a point on the South line of said Northeast Quarter of the Northeast Quarter (NE/4 NE/4); thence S 88°46'49" W a distance of 660.29 feet to the Southwest corner
of said Northeast Quarter of Northeast Quarter (NE/4 NE/4); thence N 01°07'40" W a distance of 1283.01 feet to the Point of Beginning.

And LESS AND EXCEPT a strip of land 10.00 feet wide, being more particularly described by metes and bounds as follows, to-wit: Commencing at the Northeast corner of said Section 23; thence S88°42'35" W along the North line of said Section 23 a distance of 600 feet; thence S1°17'25" E a distance of 50.00 feet to a point on the Southerly right-of-way line of East 36th Street North said point being the Point of Beginning; thence N88°42'35"E along the said right-of-way line a distance of 400.00 feet; thence S81°49'07" E a distance of 60.76 feet; thence S88°42'35" W a distance of 499.97 feet; thence N74°40'51" E a distance of 41.25 feet to the Point of Beginning.

ALSO DESCRIBED AS:

A tract of land located in the NE/4 of the NE/4 Section 23, T-20-N, R-12-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof, being more particularly described as follows: Commencing at the northeast corner of Section 23, T-20-N, R-12-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof; thence S 88°42'35" W along the north line of the NE/4 of Section 23 a distance of 50.00 feet; thence S 01°09'59" E and parallel with the east line of the NE/4 of Section 23 a distance of 75.00 feet to a point at the intersection of the right-of-way of 36th Street North and Martin Luther King Jr. Boulevard as described in the "Dedication Deed" recorded in Book 4102, Page 734 of the Tulsa County Clerk's office, same being the "Point of Beginning";

Thence S 01°09'59" E and parallel with the east line of the NE/4 of Section 23 and along the west right-of-way of Martin Luther King Jr. Boulevard a distance of 460.37 feet, as described in said "Dedication Deed"; thence S 88°50'01" W along a line described in said "Dedication Deed" and the "Report of Commissioners" recorded in Book 5535, Page 434 of the Tulsa County Clerk's office a distance of 591.84 feet; thence along a non-tangent curve to the left with a central angle of 15°49'10", a radius of 956.28 feet, an arc length of 264.03 feet, a chord bearing of N 60°52'19" W and a chord length of 263.19 feet as described in said "Report of Commissioners"; thence N 68°46'54" W a distance of 277.29 feet as described in said "Report of Commissioners"; thence N 46°07'40" W a distance of 133.52 feet as described in said "Report of Commissioners"; thence N 01°07'40" W and parallel with the west line of the NE/4 of the NE/4 of Section 23 a distance of 100.00 feet to a point on the south right-of-way of 36th Street North as described in said "Report of Commissioners"; thence N 88°42'35" E along the south right-of-way of 36th Street North and parallel with the north line of the NE/4 of Section 23 a distance of 419.88 feet as described in said "Report of Commissioners"; thence N 74°40'51" E along the south right-of-way of 36th Street North a distance of 165.01 feet as described in said "Report of Commissioners"; thence N 88°42'35" E along the south right-of-way of 36th Street North and parallel with the north line of the NE/4 of Section 23, a distance of 499.96 feet as described in the "Permanent Right-of-Way Description Parcel 4.0" recorded as Document #2005125039 in the Tulsa County Clerk's Office; thence S 81°49'04" E along the south right-of-way of 36th Street North a distance of 91.14 feet as described in said "Dedication Deed" to the "Point of Beginning".

Tract 2 - NFBC

Lots One (1), Two (2), Three (3), and Four (4), CARL'S COMMERCIAL CENTER, a re-subdivision of Lots Three (3) thru Six (6), inclusive, of Lots Two (2) thru Six (6), Block One (1), CARL'S GREEN VALLEY ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, and a subdivision of the North Half of the Northwest Quarter of the Northwest Quarter (N/2 NW/4 NW/4) of Section Twenty-four (24), Township Twenty (20) North, Range Twelve (12) East in Tulsa County, State of Oklahoma,
according to the recorded plat thereof, LESS AND EXCEPT the following tracts in said Lot Four (4),
CARL'S COMMERCIAL CENTER:

Beginning at the Southwest Corner of said Lot 4, Thence East along the South line thereof a distance of
50 feet to a point; Thence North and parallel to the West line of said Lot 4 a distance of 395.99 feet to a
point on a curve, said point lying on the line of said Lot 4; Thence in a Southwesterly direction along a
curve to the left having a radius of 474.00 feet and a central angle of 15°28'36" for a distance of 128.04
feet to a point; Thence South along the West line of Lot 4 for a distance of 278.98 feet to the Point of
Beginning;

AND LESS Beginning at a point on the North line of said Lot 4, 50 feet South of the North line of
Section 24, Township 20 North, Range 12 East, 500 feet East of the Northwest corner of said Section;
Thence South 25 feet to a point; Thence West and parallel to the North line of said Lot 4 a distance of
189.47 feet to a point on a curve on the West Line of said Lot 4; Thence in a Northeasterly direction
along a curve to the right, having a radius of 474.00 feet and a central angle of 08°54'36" for a distance of
73.72 feet to a point; Thence East along the North line of said Lot 4 a distance of 120.15 feet to the Point
of Beginning;

AND LESS Beginning at the most Northwesterly corner of said Lot Four (4), CARL'S COMMERCIAL
CENTER, Thence S 01°10'35" E a distance of 108.48 feet to a point; Thence Northeasterly along a curve
to the right, said curve having a radius of 574 feet, for a distance of 154.07 feet to a point; Thence S
88°40'18" W for a distance of 108.48 feet to the Point of Beginning;

AND LESS Beginning at a point on the Easterly line of the Northwest Quarter of the Northwest Quarter
(NW/4 NW/4) of Section 24, Township 20 North, Range 12 East of the Indian Base and Meridian, Tulsa
County, said point also being a Northeasterly corner of Lot 4, Block 1, CARL'S COMMERCIAL
CENTER, Thence S 00°04'23" W along the Easterly line of Lot 4 a distance of 479.19 feet to a point
which is the Southeasterly corner of said Lot 4; Thence S 89°55'31" W along the Southerly line of Lot 4 a
distance of 973.73 feet; Thence N 55°26'26" E a distance of 846.15 feet to a point which is an interior
corner of Lot 4; Thence S 89°54'53" E along a Northerly line of Lot 4 a distance of 277.50 feet to the
Point of Beginning.

Tract 3 - ADD

A tract of land in the Northwest Quarter of the Northeast Quarter of the Northwest Quarter (NW/4 NE/4
NW/4) of Section Twenty-four (24), Township Twenty (20) North, Range Twelve (12) East of the Indian
Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof,
being more particularly described as follows, to-wit:

BEGINNING at the Northeast corner of said Ten (10) acre tract; Thence South 250 feet; Thence West
and parallel to the North line of said tract 380 feet to a point; Thence North and parallel to the East line
of said tract 250 feet to a point; Thence East 380 feet to the POINT OF BEGINNING.
EXHIBIT C
Existing Uses and Conditions
Exhibit D
36th Street North and MLK Project Area and Increment District A
FINDINGS AND RECOMMENDATION OF
THE 36TH STREET NORTH AND MLK PROJECT PLAN
REVIEW COMMITTEE

After review of the proposed 36th Street North and MLK Project Plan ("Project Plan"), the proposed creation of the increment district, and other relevant information, the 36th Street North and MLK Project Plan Review Committee ("Review Committee") makes the following findings and recommendation:

A. Findings Regarding Eligibility of the Proposed Project Area and Increment District

1. The proposed Project Area and Increment District, which are coextensive, are within a state designated enterprise zone and therefore meet the definition of an "enterprise area" under the Oklahoma Local Development Act ("Act") (62 O.S. § 853(5)).

2. The proposed Project Area and the proposed Increment District meet the definition of "reinvestment area" under the Act (62 O.S. § 853(17)).

3. The level of investment, development, and economic growth desired by the City of Tulsa is difficult, but possible, within the proposed Project Area and Increment District if the provisions of the Act are utilized.

4. Tax increment financing is a necessary component in stimulating reinvestment in the proposed Project Area and Increment District.

5. Tax increment financing will be used to supplement and not supplant or replace normal public functions and services in the proposed Project Area and Increment District.

6. Tax increment financing will be used in conjunction with existing programs and efforts and other locally implemented economic development efforts.

B. Findings Regarding Financial Impact on the Affected Taxing Jurisdictions and Business Activities Within the Proposed Project Area and Increment District

1. As described in Section X of the Project Plan, the anticipated private development will generate tax increments sufficient to pay the authorized project costs of the project proposed by the Project Plan. Without the Project Plan and Increment District, the development described in the Project Plan and the resulting increases in tax revenues would not occur.

2. The development anticipated by the project may result in a limited increase in demand for services by or in costs to some of the affected taxing jurisdictions, specifically Tulsa Community College, Tulsa Technology Center, certain branches
of the Tulsa City-County Library, and Tulsa Public Schools. Due to the 10% specific revenue stream from the proposed Increment District to the Tulsa Public Schools, Tulsa Public Schools should experience a positive fiscal impact from the project.

3. The public revenue anticipated to result from the development described in the Project Plan includes increased tax revenue beyond the revenues being apportioned to pay Project Costs, as defined in the Project Plan, and includes economic growth and benefits outside the Increment District.

4. The economic benefits of the Project Plan for the City, the affected taxing jurisdictions, and business activities indicate positive financial impacts for the community as a whole.

5. The aggregate impacts on the affected taxing jurisdictions and on business activities from implementation of the Project Plan are positive and include the achievement of the objectives set forth in Section IV of the Project Plan.

Resolution Recommending Approval

NOW, WHEREAS, the Review Committee has reviewed the proposed Project Plan and Increment District; and

WHEREAS, the findings of the Review Committee demonstrate that the proposed Project Area and Increment District meet the conditions for eligibility; and

WHEREAS, the findings of the Review Committee demonstrate that the financial impacts on the affected taxing jurisdictions and business activities from implementation of the Project Plan are positive; and

WHEREAS, the findings of the Review Committee demonstrate that approval of the Project Plan is appropriate.

NOW, THEREFORE, BE IT RESOLVED by the 36th Street North and MLK Project Plan Review Committee that approval of the proposed 36th Street North and MLK Project Plan, including creation of the proposed Increment District, is hereby recommended.

ADOPTED by the 36th Street North and MLK Project Plan Review Committee this 12 day of April, 2021, and SIGNED by its Chairperson.
I, Iesha Youngblood, Acting Secretary of the 36th Street North and MLK Project Plan Review Committee, certify that the foregoing resolution was duly adopted at a special meeting of the 36th Street North and MLK Project Plan Review Committee, held by teleconference accessible by phone at +1 (669) 224-3412, Access Code: 983-702-989, or by joining online at https://www.gotomeet.me/COT5/local-development-act-review-committee-april-12th, on the 12th day of April, 2021; that said meeting was held in accordance with the Open Meeting Act of the State of Oklahoma; that any notice required to be given of such meeting was properly given; that a quorum was present at all times during such meeting; and that said resolution was adopted by a majority of those present.
Legend

- Project Site
- Tulsa City Limits
- Highway
- Arterial Road

Land Use Plan
- Arkansas River Corridor
- Downtown
- Downtown Neighborhood
- Employment
- Existing Neighborhood
- Main Street
- Mixed-Use Corridor
- Neighborhood Center
- New Neighborhood
- Park and Open Space
- Regional Center
- Town Center
**Tulsa Metropolitan Area Planning Commission**

**Case Report Prepared by:**
Dwayne Wilkerson

**Location Map:**
(shown with City Council Districts)

**Zoning:**
*Existing Zoning:* CO / Z-5498-SP-2

*Proposed Zoning:* CO-10

**Comprehensive Plan:**
*Land Use Map:* Regional Center

*Stability and Growth Map:* Area of Growth

**Staff Data:**
TRS: 8307
CZM: 52

**Case Number:** CO-10 Major Amendment

**Hearing Date:** May 5, 2021
6. April 21, 2021 applicant continuance
5. March 17, 2021 applicant continuance
4. Moved from February 17 to March 17 (snow)
3. February 3, 2021: City Council continuance request
2. January 20, 2021: Staff continuance
1. December 16, 2020: Neighborhood continuance

**Owner and Applicant Information:**

*Applicant:* Lou Reynolds

*Property Owner:* Tulsa Lewis Hotel Venture LLC

**Applicant Proposal:**

*Present Use:* Hotel

*Proposed Use:* Veterans and Senior Housing and Services (multi family)

*Tract Size:* 5.16 ± acres

*Location:* North of the Northwest corner of East 81st Street South & South Lewis Avenue

**Staff Recommendation:**

Staff recommends approval for CO-10 with the provisions of Section II in the following report.

**City Council District:** 2

*Councilor Name:* Jeannie Cue

**County Commission District:** 2

*Commissioner Name:* Karen Keith

**REVISED 4/28/2021**
SECTION I: CO-10

APPLICANTS DEVELOPMENT CONCEPT:

The Applicant requests a Major Amendment to Corridor Plan Z-5498-SP-2 to add permitted uses to the Corridor Development Plan for property located at 7902 S. Lewis Ave. (the “Property”). The Property is comprised of approximately five (5) acres of land and lies north of the northwest corner of East 81st Street and South Lewis Avenue. Today, the Property is surrounded by development on all sides: to the east by Oral Roberts University ("ORU"), to the north by Victory Christian Center and to the west by a Wal-Mart Super Center. The Legal Description of the Property is attached hereto as Exhibit "A".

The Corridor District zoning and the Corridor Development Plan for the Property were originally established in 1981 for the development of a hotel in conjunction with the then-planned expansion of the ORU campus and the development of the City of Faith medical complex (now the CityPlex office towers). These plans were abandoned, and the Property was sold by ORU in 1995. Currently, the only permitted use of the Property in the Corridor Development Plan is Hotel use, with daycare services to hotel employees.

The Applicant, Veterans Services USA ("VSUSA"), provides a variety of resources and housing to veterans, focusing on those aged 55 and older. VSUSA desires to amend the Permitted Uses in the Corridor Development Plan to be consistent with the development pattern in the South Lewis Corridor and to repurpose the existing Crown Plaza Hotel for long-term housing tailored to veterans and seniors (55+). Services provided to the project’s residents and the community will include meal services; social and recreational activities; education, occupational and vocational skills training; counseling and therapy; individualized nutrition and life safety skills training; special assistance and care for dementia, Alzheimer’s and similar conditions, as well as for military injuries and post-traumatic stress; and adult day care. The adult day care facility will be open to both residents of the project and the public and will provide additional services such as nursing care, daily activities, and transportation to local appointments.

A Conceptual Site Plan showing the location of the buildings and other improvements, landscaping, vehicle access and parking, is attached hereto as Exhibit "B".

Except as provided below, all other Development Standards will remain the same and subject to all applicable ordinances, building and occupancy codes and regulations of the City of Tulsa, Oklahoma.

EXHIBITS:
INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
   Concept Site plan exhibit
   Tulsa Deck Submittal Packet (received 4.14.21)

DETAILED STAFF RECOMMENDATION:

Staff fully supports the appropriate redevelopment opportunities, uses and development standards as outlined in CO-10. The redevelopment opportunities are consistent with the Regional Center land use designation in the Tulsa Comprehensive Plan and abutting CS zoned properties; and
The Corridor Development Plan is a unified treatment of the development possibilities of the project site; and

Provisions have been made for property access, circulation, and functional relationships of uses; and

Permitted Uses, building types and supplemental standards outlined in CO-10 are consistent with the provisions of the Corridor chapter of the Tulsa Zoning Code.

After a neighborhood engagement process the applicant has submitted lease terms, military preferences and age preferences and other concepts that are not normally part of the zoning code standards in the City of Tulsa. In this instance staff has outlined important concepts supported by surrounding property owners in Section III.B that should be private deed restrictions excluded from the development plan. The City of Tulsa has no enforcement mechanism in place to monitor or enforce those provisions.

During the neighborhood engagement process the applicant has agreed to prohibit psychiatric care that is normally part of the Medical, Dental, and Health Practitioner Office subcategory. The City of Tulsa routinely limits uses in development plans and has enforcement capabilities during and after the building permit process.

Uses defined in the development standards with the lot and building regulations and supplemental regulations in the Tulsa Zoning Code are consistent with the existing development pattern in this area of Tulsa; and

Staff recommends Approval of the development plan for CO-10. as outlined in Section II below.

SECTION II: CO-10 DEVELOPMENT STANDARDS:

CO-10 replaces all previous zoning and site plan approvals on this site.

CO-10 will conform to the provisions of the Tulsa Zoning Code for development in a CO district and its supplemental regulations as identified in Section 25 in the Tulsa Zoning Code.

All use categories, subcategories or specific uses and residential building types or building types that are not listed below are prohibited.

Permitted Use Categories, Subcategories.

The Permitted Uses in Corridor Development Plan Z-5498-SP are hereby deleted in their entirety and replaced with the following Categories, Subcategories, residential building types, building types.

RESIDENTIAL Use Category: (subcategories and customarily accessory uses allowed only as follows)

 Household Living
    Three or more households on a single lot
 Group Living
    Elderly/Retirement Center

PUBLIC, CIVIC, AND INSTITUTIONAL Use Category: (subcategories and customarily accessory uses allowed only as follows)
Day Care (limited to Adult Day Care, as defined in the Oklahoma Adult Day Care Act, and customarily accessory uses thereto, including, but not limited to shuttle service)

Wireless Communication Facility (building mounted only)

COMMERCIAL Use Category: (subcategories and customarily accessory uses allowed only as follows)

Commercial Service
   Personal Improvement Service
      Uses that provide personal grooming, cosmetic or health and well-being-related services. Typical uses include barbers, hair and nail salons, tanning salons, day spas, and body art services.

Lodging
   Hotel/Motel and normal accessory uses including, but not limited to, swimming facilities and aquatic activities, fitness centers, banquet halls and event spaces, bar and restaurant, and catering services.

Office
   Business and Professional Office
   Medical, Dental, and Health Practitioner Office
      (Psychiatric office and treatment facilities are prohibited).

Restaurant and Bar including the restaurant and bar subcategory.

Retail Sales
   Convenience Goods (Package stores are prohibited)
      Uses allowed as follows: (1) sundry goods; (2) products for personal grooming and for the day-to-day maintenance of personal health or (3) food or beverages for off-premises consumption, retail bakeries and similar uses that provide incidental and accessory food and beverage service as part of their primary retail sales business. Typical uses include convenience stores, drug stores, specialty food stores, gift shops.

Studio, Artist, or Instructional Service
   Uses in an enclosed building that focus on providing individual or small group instruction or training in fine arts, music, dance, drama, fitness, language or similar activities. Also includes dance studios, ballet academies, yoga studios, martial arts instruction, tutoring, artist studios and photography studios.

   Note: Some specific uses that are anticipated may also include individualized or small group instruction in nutrition, life safety and similar skills, training and wellness programs that include but are not limited to, therapy, yoga, and meditation.

Trade School
   Uses in an enclosed building that focus on teaching the skills needed to perform a particular job. Examples include schools of cosmetology, modeling academies, computer training facilities, vocational schools, administrative business training facilities and similar uses.

Lot and building regulations:
MAXIMUM BUILDING COVERAGE: 75%

MINIMUM LOT AREA: 22,000 square feet

MAXIMUM BUILDING HEIGHT: 120 feet

OPEN SPACE:

a. Open space for all dwelling units in the existing building will be provided in the open space shown on the concept plan attached.

b. Open space for any new separate building that includes a dwelling unit will require an additional 200 square feet per dwelling unit on the lot.

LANDSCAPING:

a. Landscaping for repurposing the existing building will be provided as illustrated on the concept plan “Exhibit B” in this staff report and will be completed prior to issuance of any occupancy permit.

b. Any new parcel that may be created through the lot split process will require landscaping as defined in the Zoning Code.

MINIMUM BUILDING SETBACKS:

Street Setback: 20 feet from planned right-of-way
From north boundary: 20 feet
From south boundary: 20 feet
From west boundary: 20 feet
Internal lot lines: 0 feet

PARKING:

a. A minimum of 250 parking spaces will be provided on the parcel and may be used by all occupants of the existing or future building.

b. Parking structures are excluded from the maximum building coverage calculation.

Permitted Residential Building Types:

Three or more households on a single lot
Apartments/Condo
Vertical Mixed-Use Building

REVISED 4/28/2021
Permitted Building Types:
- Apartment/Condo
- Mixed-Use Building
- Vertical Mixed-Use Building
- Commercial Building

SECTION III: Supporting Documentation

A. NEIGHBORHOOD ENGAGEMENT:

Neighborhood engagement is an important part of any rezoning process and particular attention to neighborhood involvement is important for any infill project. The applicant has met with many of the property owners in the area and the results of those meetings are important in the decision-making process for appropriate mandatory development plan provisions of a CO zoning district.

In this instance some of the provisions in the applicant's submittal for a development plan came directly from the neighborhood discussions. Staff does not object to those concepts however we contend that some of the items listed in the applicant's submittal are private property management concerns and fall outside the enforcement capabilities of the City of Tulsa and should not be included in the development plan.

Staff agrees that ideas that came out of the engagement process may be helpful in supporting a successful repurposing the existing building and offers a predictable outcome to the community but many of those restrictions should be managed privately. A summary of surrounding property owner's considerations that are not art of the development plan are listed as follows:

B. NEIGHBORHOOD ENGAGEMENT RESULTS EXCLUDED FROM DEVELOPMENT PLAN:

Permitted Use Categories, Subcategories.

Residential

Permitted household living uses are limited as follows.
- Lessees shall be age 55 or older, with preference given to U.S. military veterans.
- Lease terms shall be a minimum of six (6) months.
- Lessee household income shall be between 40% and 80% of the area medium income (AMI) (or equivalent income index)
- Dwelling Units shall consist of one-bedroom and studio apartments.

On-Site Management:
- The project shall have daily, 24-hour on-site management.

Office

Acupuncture is a commonly known medical treatment and was a listed use in the applicant's submittal as an allowed use. Staff has removed that for consistency with the zoning code and that service would normally be considered part of the Medical Office use category.

Retail Sales (The following specific uses were specifically excluded from the development plan and are prohibited)
- Medical Marijuana Dispensary
- Package store sales for off premise consumption
Sexually Oriented Business (This use category has been excluded from the development plan.) The massage parlor specific use is included in this use category and was mentioned in the applicant's submittal as a prohibited use.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

**Staff Summary:** The existing use and proposed uses along with the scale of allowed uses is consistent with the comprehensive plan and the existing building onsite.

**Land Use Vision:**

*Land Use Plan map designation:* Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

*Areas of Stability and Growth designation:* Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

**Transportation Vision:**

*Major Street and Highway Plan:* Multi Modal Corridor

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.
Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently developed as a multi-story hotel.

Street View from northeast corner looking southwest.

Environmental Considerations: None that would affect site redevelopment.

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Lewis Ave</td>
<td>Secondary Arterial with multi-modal corridor designation</td>
<td>100 feet</td>
<td>5 lanes 2 lanes each direction with center turn lanes</td>
</tr>
<tr>
<td>Un-named private drive on north boundary of site</td>
<td>None</td>
<td>None</td>
<td>3 lanes, one west bound lane and two northbound lanes at signalized intersection</td>
</tr>
</tbody>
</table>

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:
<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>OM</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Church</td>
</tr>
<tr>
<td>East</td>
<td>RS-3 with board action for university use</td>
<td>Regional Center</td>
<td>Growth</td>
<td>ORU Campus</td>
</tr>
<tr>
<td>South</td>
<td>CS / PUD 495</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Walmart / Murphy Gas</td>
</tr>
<tr>
<td>West</td>
<td>OM / PUD 495</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Walmart</td>
</tr>
</tbody>
</table>

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 17848 dated January 14, 1993 established the current zoning for the subject property.

**Subject Property:**

**Z-6376/PUD-495/Z-5498-SP-2 December 1992:** All concurred in approval of a request to rezone the east 780’ of the south 656.33’ of Z-6376 for CS zoning and the remainder for OM zoning, approval of new Planned Unit Development, PUD-495, with a reduction of the minimum building setback for the loading dock to 110’ and that a wall screening the loading area be erected parallel to 81st Street, and approval of Z-5498-SP-2, an amendment to previously approved Corridor Site Plan and Detailed Site plan Z-5498-SP-1, on property located north of the northwest corner of South Lewis Avenue and East 81st Street (a 4.97-± acre tract of land).

The purpose of the proposed amendment to the previously approved Corridor Site Plan and Detailed Site Plan is to delete the west 217.80 feet of Lot one, Block one, The Directory (Tract I-Exhibit A), and to add a slightly larger parcel on the north side of Lot One, Block One, The Directory (Tract II-Exhibit A), to the Corridor Site Plan and Detailed Site Plan. Off-Street parking will be provided within Tract II to replace existing off-street parking with Tract I which presently serves the Grandview Hotel. (Ordinance No. 17848)

**The Directory (783) June 1981:** All concurred in final approval and release of The Directory, in accordance with the approved Corridor Site Plan. The site plan only allowed a hotel and customarily related accessory and recreational uses. The zoning code did not require an ordinance for the site plan approval. The provisions outlined in the Corridor Site plan for the Directory will be abandoned with CO-10.

**Z-5498-SP May 1981:** The Planning Commission voted 7-0-0 April 1981 to recommend approval of a Corridor Development Plan on a 30± acre tract of land for a hotel to the Board of City Commissioners (who approved the plan May 1981), on property located north and west of 81st Street and South Lewis Avenue. (Ordinance No. 15012)

**Z-4236/PUD-127 & Z-4245/PUD-128:** All concurred in approval of a request to rezone and a new Planned Unit Development 67.99-± acre tract of land from RS-2 to RM-1/RD/RS-3, as well as a request to rezone a 348.09-± acre tract of land from AG to RS-2/RM-2/RM-1/CS/OM, and a new Planned Unit Development on a 275.48-± acre tract of land from RS-2 to RM-1/RD/RS-3 for a large scale development, on properties located west of the northwest corner of 71st Street and Lewis Avenue, and south of the southwest corner of 71st Street and Lewis Avenue. This
includes the subject property and a large portion of the surround area to the north and west.  
(Ordinance No. 12614)  

Ordinance number 11828 dated June 26, 1970 established zoning for the subject property.

**Surrounding Property:**

**PUD-495-A August 1994:** All concurred in approval of a proposed *Major Amendment* to PUD on a 1± acre tract of land for a drive-in restaurant, on property located at the northwest corner of East 81st Street South and South Lewis Avenue.

**BOA-07769 February 1973:** The Board of Adjustment approved an *Exception* for permission to operate the 40 acre tract of Mabee Center as a Community Service, Cultural, and Recreational facility under Use Unit 5 in an RS-3 District and approved a *Variance* to vary the constant light requirements to permit a sign for the John Mabee Center in accord with plans and specifications submitted, subject to the condition that 90% of the lighted portion of the sign not be changed more than once every 24 hours and that the remaining 10%, which represents six squares be changed as needed to portray the scores of basketball games, in an RS-3 District, on property located at 81st and Lewis Avenue.

**BOA-07819 March 1973:** The Board of Adjustment approved an *Exception* to operate and conduct a construction facility for the improvement of South Lewis Avenue as a public work for a period of six months, subject to a legal description being provided of the portion of tract being used for the facility in an AG District, on property located at 7700 South Lewis Avenue.

**BOA-03760 February 1962:** The Board of Adjustment granted permission to use the property for school uses, on property located Pt. SW, of Section 8-18-13.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
PROPOSAL FOR REDEVELOPMENT
CROWNE PLAZA – TULSA
7902 S. Lewis Ave
Tulsa, OK 74136
EXECUTIVE SUMMARY

Mixed-Use Development
- Adaptive Reuse - conversion into residential apartments, limited-service hotel, and daytime senior care & activities
- VSUSA to remain as owner-operator and be an anchor in the community, this is a long-term investment for the company
- National presence, currently in 17 states with a goal of operations in all 50

PROJECT PARTNERS

Hospitality & Tourism
- Reimagined hotel model - efficient, modern design, streamline operations, and appropriately sized to thrive in the market
- Hotel Management Agreement with Commonwealth Hotels – 35+ years of management experience / 10 year agreement

Residential & Veterans
- Mixed-income Residential - 20% of units at 50% AMI*, 55% of units at 80% AMI, and 25% of units at free market rates
- < 50% of overall building area converted to residential use (approx. 120-160 units, varying based on unit mix and amenities)
- Studio and one-bedroom units available starting at $600 per month, age-restricted for eligible residents of 55 years or older

Senior Care
- Commercial component - Featuring daytime senior care and activities administered by SarahCare
- Platform combines supportive services, social activities, and health monitoring for seniors and senior veterans
- Shuttle transportation for local participants available

*AMI = Area Median Income
DEVELOPMENT TEAM - OVERVIEW

Veteran Services USA

- Organization committed to supporting veterans and seniors through programs ensuring successful life transitions
- VSUSA offers affordable independent housing and community-based services (daytime senior care and activities)
- Established strong relationship with Department of Veteran Affairs to roll out platform that provides access to affordable housing for senior veterans
- In total there are over twenty-six (26.4) million veterans (per most recent Census data)
- Over nine (9) million, or approximately 37% are aging senior U.S. veterans over 65 years old
- VSUSA team is comprised of retired military officers, academics, entrepreneurs, experts in finance, media, and industry all striving to achieve our mission of helping our nation's veterans and seniors

Lockwood Development Partners

- 30-Year old national real estate development and investment firm
- Operating model is designed to adapt distressed real estate to meet the needs of our nation's veterans and seniors by converting existing hotels into mixed-use properties
- Committed to being the leading developer and provider of best-in-class housing facilities for veterans and their families ensuring that veterans are treated and cared for in compassionate, dignified, and professional environments allowing them to achieve optimal levels of independence
- Passionate team focused on the mission of supporting our veterans and seniors
- Extensive professional team with experience in development, asset management, design & constructions, and operations
<table>
<thead>
<tr>
<th>VSUSA Team Member</th>
<th>Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eddie Dooner</td>
<td>Principal</td>
</tr>
<tr>
<td>Charles Everhardt</td>
<td>Principal</td>
</tr>
<tr>
<td>Fazzana Nabi, PHD</td>
<td>Strategic Program &amp; Business Director</td>
</tr>
<tr>
<td>David Welsh</td>
<td>Board Member &amp; Advisor</td>
</tr>
<tr>
<td>Captain Kevin Wensing</td>
<td>Board Member &amp; Advisor</td>
</tr>
<tr>
<td>Brigadier General (R) Loren Sutton</td>
<td>Board Member &amp; Advisor</td>
</tr>
<tr>
<td>Mstle G. Griff, PH, D</td>
<td>Board Member &amp; Advisor / Founder of SarahCare</td>
</tr>
<tr>
<td>Jeffrey Clark</td>
<td>Board Member &amp; Advisor</td>
</tr>
<tr>
<td>Kevin Clausey</td>
<td>Director of Food &amp; Beverage</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lockwood Development Team Member</th>
<th>Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eddie Dooner</td>
<td>Principal</td>
</tr>
<tr>
<td>Charles Everhardt</td>
<td>Principal</td>
</tr>
<tr>
<td>Alan Nessin</td>
<td>Acquisitions / Capital Markets / Asset Management</td>
</tr>
<tr>
<td>Andy Goldsbury</td>
<td>Acquisitions / Development</td>
</tr>
<tr>
<td>Bruce McNamara</td>
<td>Capital Markets</td>
</tr>
<tr>
<td>Thomas Lee</td>
<td>Development / Design &amp; Construction</td>
</tr>
<tr>
<td>Dan McNulty</td>
<td>Development / Asset Management</td>
</tr>
<tr>
<td>Alan Turner</td>
<td>Development</td>
</tr>
<tr>
<td>Brad Bridwell</td>
<td>Development / Asset Management</td>
</tr>
<tr>
<td>Colles Pease</td>
<td>Design &amp; Construction</td>
</tr>
<tr>
<td>Elia Wishoff</td>
<td>Capital Markets / Tax Credits &amp; Incentives</td>
</tr>
<tr>
<td>Rick Stingle</td>
<td>Capital Markets / Tax Credits &amp; Incentives</td>
</tr>
</tbody>
</table>
SARAHCARE - OVERVIEW

Vision
• Founded by Merle Griff, Ph.D. after becoming caregiver to her mother whose severe stroke left her unable to live alone and care for herself. The first center opened in Canton, Ohio in 1985. SarahCare has established itself as a premiere senior care provider in the community. The goal is to make caregiving easier for the families of these seniors by providing them with services that give them peace of mind in knowing their loved one is being lovingly and professionally cared for during the day and will return home each evening.

Program
• SarahCare is a uniquely-designed program that brings together health, social, and other supportive services in a warm, safe, and friendly environment. The members of our SarahCare staff strive to care for each of our participants as we would our own loved ones by understanding them as individuals and customizing their care and activities to fit their specific needs. Not every senior wants or is ready to move to assisted living or a long term care facility despite needing some help at home. While in-home care provides many necessary services, it often falls to address the senior’s need for socialization, exercise, nutrition, medication administration and medical monitoring.

Daytime Senior Care & Activities
• SarahCare strives to care for our seniors just as if they were our family members. We do this by understanding them as a unique individual and customizing their care and activities to fit their specific needs. Our seniors enjoy:
  o Activities, social programs, and outings designed with everyone’s interests in mind
  o Multiple activity offerings all through the day so that our seniors can choose their own activity.
  o Each center offers over 40 different clubs and groups including our Veteran Club and Men’s League.
  o Making new friends and developing new interests, or rediscovering old ones
  o Delicious, nutritious meals including a light breakfast, fully catered lunch and snacks
COMMONWEALTH HOTELS - OVERVIEW

Vision
• Commonwealth Hotels is a full-service hotel management company which operates a wide variety of premium hotel brands nationally. Vision is to enhance our position as a world class hospitality company, sought after for our exceptional guest and associate satisfaction, market premiums, superior return on investment and "whatever it takes" attitude.

Mission
• To be a superior hospitality management company. This Mission is accomplished by providing quality products and services to our guests through attention to detail, integrity, pride and intensity in all we do. This allows us to develop a special relationship with our guests, associates and owners, carving out our niche in the marketplace. These actions across the board result in superior sales and financial performance.

Approach
• As hotel owners and operator’s we have a hands-on management style that results in customer satisfaction. We deliver a quality experience to our guests and work hard every day to put people first, pursuing excellence, embracing change, and acting with integrity in every location we manage.
<table>
<thead>
<tr>
<th>BRAND</th>
<th># OF HOTELS</th>
<th># OF ROOMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>IHG</td>
<td>15</td>
<td>5,148</td>
</tr>
<tr>
<td>Marriott</td>
<td>9</td>
<td>2,436</td>
</tr>
<tr>
<td>Hilton</td>
<td>7</td>
<td>2,126</td>
</tr>
<tr>
<td>Independent</td>
<td>3</td>
<td>1,012</td>
</tr>
<tr>
<td>Choice</td>
<td>1</td>
<td>188</td>
</tr>
<tr>
<td>Total</td>
<td>35</td>
<td>10,822</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HOTEL</th>
<th>PARENT BRAND</th>
<th>REMAINING ROOMS</th>
<th>RESIDENTIAL UNITS</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Independent</td>
<td>149</td>
<td>316</td>
<td>465</td>
</tr>
<tr>
<td>2</td>
<td>Clarion</td>
<td>80</td>
<td>118</td>
<td>198</td>
</tr>
<tr>
<td>3</td>
<td>Crowne Plaza</td>
<td>IHG</td>
<td>150</td>
<td>243</td>
</tr>
<tr>
<td>4</td>
<td>Crowne Plaza</td>
<td>IHG</td>
<td>150</td>
<td>278</td>
</tr>
<tr>
<td>5</td>
<td>Crowne Plaza</td>
<td>IHG</td>
<td>150</td>
<td>278</td>
</tr>
<tr>
<td>6</td>
<td>Crowne Plaza</td>
<td>IHG</td>
<td>120</td>
<td>142</td>
</tr>
<tr>
<td>7</td>
<td>Crowne Plaza</td>
<td>IHG</td>
<td>120</td>
<td>161</td>
</tr>
<tr>
<td>8</td>
<td>Crowne Plaza</td>
<td>IHG</td>
<td>120</td>
<td>123</td>
</tr>
<tr>
<td>9</td>
<td>Crowne Plaza</td>
<td>IHG</td>
<td>120</td>
<td>199</td>
</tr>
<tr>
<td>10</td>
<td>Crowne Plaza</td>
<td>IHG</td>
<td>200</td>
<td>200</td>
</tr>
<tr>
<td>11</td>
<td>Crowne Plaza</td>
<td>IHG</td>
<td>120</td>
<td>124</td>
</tr>
<tr>
<td>12</td>
<td>Crowne Plaza</td>
<td>IHG</td>
<td>130</td>
<td>170</td>
</tr>
<tr>
<td>13</td>
<td>Delta</td>
<td>Marriott</td>
<td>130</td>
<td>170</td>
</tr>
<tr>
<td>14</td>
<td>Doubletree</td>
<td>Hilton</td>
<td>150</td>
<td>254</td>
</tr>
<tr>
<td>15</td>
<td>Doubletree</td>
<td>Hilton</td>
<td>306</td>
<td>0</td>
</tr>
<tr>
<td>16</td>
<td>Doubletree</td>
<td>Hilton</td>
<td>130</td>
<td>158</td>
</tr>
<tr>
<td>17</td>
<td>Doubletree</td>
<td>Hilton</td>
<td>150</td>
<td>167</td>
</tr>
<tr>
<td>18</td>
<td>Embassy Suites Hilton</td>
<td>Hilton</td>
<td>223</td>
<td>0</td>
</tr>
</tbody>
</table>

**COMMONWEALTH HOTELS PORTFOLIO**

<table>
<thead>
<tr>
<th>HOTEL</th>
<th>PARENT BRAND</th>
<th>REMAINING ROOMS</th>
<th>RESIDENTIAL UNITS</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>18</td>
<td>Embassy Suites Hilton</td>
<td>Hilton</td>
<td>80</td>
<td>118</td>
</tr>
<tr>
<td>20</td>
<td>Four Points Sheraton</td>
<td>Marriott</td>
<td>103</td>
<td>95</td>
</tr>
<tr>
<td>21</td>
<td>Hilton</td>
<td>Hilton</td>
<td>120</td>
<td>151</td>
</tr>
<tr>
<td>22</td>
<td>Hilton</td>
<td>Hilton</td>
<td>130</td>
<td>168</td>
</tr>
<tr>
<td>23</td>
<td>Hilton</td>
<td>Hilton</td>
<td>120</td>
<td>172</td>
</tr>
<tr>
<td>24</td>
<td>Holiday Inn &amp; Suites</td>
<td>IHG</td>
<td>120</td>
<td>135</td>
</tr>
<tr>
<td>25</td>
<td>Holiday Inn</td>
<td>IHG</td>
<td>120</td>
<td>178</td>
</tr>
<tr>
<td>26</td>
<td>Holiday Inn Resort</td>
<td>IHG</td>
<td>200</td>
<td>577</td>
</tr>
<tr>
<td>27</td>
<td>Holiday Inn</td>
<td>IHG</td>
<td>100</td>
<td>119</td>
</tr>
<tr>
<td>28</td>
<td>Holiday Inn</td>
<td>IHG</td>
<td>100</td>
<td>200</td>
</tr>
<tr>
<td>29</td>
<td>Marriott</td>
<td>Marriott</td>
<td>120</td>
<td>183</td>
</tr>
<tr>
<td>30</td>
<td>Marriott</td>
<td>Marriott</td>
<td>100</td>
<td>96</td>
</tr>
<tr>
<td>31</td>
<td>Independent</td>
<td>Independent</td>
<td>150</td>
<td>197</td>
</tr>
<tr>
<td>32</td>
<td>Renaissance</td>
<td>Marriott</td>
<td>200</td>
<td>200</td>
</tr>
<tr>
<td>33</td>
<td>Renaissance</td>
<td>Marriott</td>
<td>120</td>
<td>192</td>
</tr>
<tr>
<td>34</td>
<td>Independent</td>
<td>Independent</td>
<td>200</td>
<td>200</td>
</tr>
<tr>
<td>35</td>
<td>Sheraton</td>
<td>Marriott</td>
<td>120</td>
<td>191</td>
</tr>
</tbody>
</table>

Total |

**Total Number of Hotels**: 38
**Total Number of Rooms**: 11,222
PLANS FOR THE CROWNE PLAZA SITE
EXISTING CONDITIONS

- Photos showcase existing property conditions during its operation as a Crowne Plaza Hotel.
- 11 story building with approximately 186,000 square feet and 110' wide x 356' deep.
- The hotel is currently closed and has ceased operations during the transition of ownership. The prompt of the hotel to sell and close was based on the performance prior to the COVID-19 pandemic.
- As indicated in the STR Report below, Crowne Plaza Tulsa was operating at just under 40% occupancy before the onset of the additional distress caused by the pandemic.
- Compared to its competitors, the hotel performance could not maintain adequate occupancy, daily rates, and revenue per available room to compete in the marketplace.

Monthly Performance at a Glance - Crowne Plaza Tulsa vs. Competitive Set

<table>
<thead>
<tr>
<th>Occurrence</th>
<th>Occupancy (%)</th>
<th>ADR ($)</th>
<th>RevPAR ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPT</td>
<td>Comp Set</td>
<td>Inter</td>
<td>CPT</td>
</tr>
<tr>
<td>Current Month</td>
<td>39.1</td>
<td>60.6</td>
<td>94.4</td>
</tr>
<tr>
<td>Year To Date</td>
<td>38.8</td>
<td>56.1</td>
<td>68.7</td>
</tr>
<tr>
<td>Running 3 Month</td>
<td>38.5</td>
<td>55.4</td>
<td>71.3</td>
</tr>
<tr>
<td>Running 12 Month</td>
<td>38.2</td>
<td>54.4</td>
<td>70.3</td>
</tr>
</tbody>
</table>

October 2019 vs. 2018 Percent Change (%)

<table>
<thead>
<tr>
<th>Occurrence</th>
<th>Occupancy</th>
<th>ADR ($)</th>
<th>RevPAR ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPT</td>
<td>Comp Set</td>
<td>Inter</td>
<td>CPT</td>
</tr>
<tr>
<td>Current Month</td>
<td>-12.9</td>
<td>-3.6</td>
<td>-9.6</td>
</tr>
<tr>
<td>Year To Date</td>
<td>-10.7</td>
<td>-0.7</td>
<td>-18.2</td>
</tr>
<tr>
<td>Running 3 Month</td>
<td>-7.7</td>
<td>-3.1</td>
<td>-4.7</td>
</tr>
<tr>
<td>Running 12 Month</td>
<td>-16.3</td>
<td>-1.2</td>
<td>-15.2</td>
</tr>
</tbody>
</table>

The STR/AD/&R Report is published by STR Inc., which is owned by CoStar Group, and is intended as a tool for business planning purposes and is not intended for other purposes. Any use of the data or information made available by the STR/AD/&R Report, or any portion thereof, without the written permission of STR Inc. is prohibited.
PROPOSED CONDITIONS

Residential Operations
• Dedicated Access, Lobby, & Elevators for Residential Component
• Property Manager On-Site 24/7 residing in the building in one of the units
• Lobby to have open access during business hours 7am-8pm, restricted key card access during non-business hours
• Amenities include fitness center, lounge, laundry facility, and computer/work area
• Offering Studio and 1-Bedroom units (some units may be offered as fully furnished units)

Hotel Operations
• New Lobby with Bar & Restaurant on Ground Floor
• Hotel Manager On-Site 24/7
• Breakfast Buffet (Continental Breakfast) to be Available, farm to table Menu with small plates for Lunch & Dinner – open to the public as a gathering place, Room Service Available from 7am-10pm
• Meeting rooms available for catered events in the community.
• Dedicated Access & Elevators for Hotel Operations
• Security will be provided by the hotel operator – 24/7 – safety is a primary focus of ensuring a positive guest experience

Building Improvements – Energy Efficiency & Sustainability
• All new "energy efficient" HVAC systems - State & Federal building efficiency-compliant
• Energy star/energy efficient appliances in all residential units
• LED/low voltage lighting elements for efficient electrical usage and long life expectancy
• Smart thermostats & lighting controls within Residential units and Common Areas

Site Improvements
• Installation of security cameras at entrances and in parking lots to elevate security
• Additional lighting elements (parking lots and pathway) to be added
• Periodic security patrols on-site (provided by Hotel Component for site-wide security)
• New accessible walkway from each entrance to Lewis Ave public sidewalk & Walmart
• Enhanced Landscape features including additional trees and understory plantings
The property is located in a mixed-use neighborhood of southern Tulsa. Commercial uses are centered around the intersection of South Lewis Avenue and East 81st Street. Located in close proximity to services including area retail, medical facilities, and schools, the property is within the southwest portion of Tulsa. The walkable access to the nearby Walmart Supercenter and the adjacent college campus also provides the property with locational appeal.
PROPOSED 1ST FLOOR PLAN*

The 1st floor program is divided between limited-service hotel, daytime senior care and activities, and residential common uses and amenities. All three uses will have distinct and dedicated access. VSUSA has begun active outreach to several local veteran organizations and intend to work hand in hand to fulfill their individual needs. Additionally, VSUSA will provide programming related to education, vocational training, and counseling in tandem with the hotel use (as shown on levels 2 & 3 in available conference areas). From an Operational standpoint, we are looking to optimize our internal VSUSA team and leverage our Hotel Operating staff to assist with the standard maintenance and event planning that come with a hotel and convention facility. Moreover, we are including adult day healthcare as an on-campus amenity that will provide a variety of services to the Veteran residents of the building, as well as the community at large (this includes counseling, therapy, social programing, 2-meals per day among others).

*Layouts are subject to change due to ongoing design coordination and local building codes.
PROPOSED 2ND FLOOR PLAN*

The 2nd floor will feature a number of hotel amenities including fitness center, conference center, hotel management offices, and pool access, along with a number of guest rooms. The hotel component has a significant amount of meeting and convention room space — VHSUSA intends on hosting programs for veterans in these spaces once renovations to the facility are completed.

*Resident are subject to change due to ongoing design coordination and local building codes.
PROPOSED 3RD - 6TH FLOOR PLAN*

The 3rd - 6th floors will feature hotel services and a number of guest rooms. The hotel component has a significant amount of meeting and convention room space - VSUSA intends on hosting programs for veterans in these spaces once renovations to the facility are completed.

*Layouts are subject to change due to ongoing design coordination and local building codes.
PROPOSED 7TH – 10TH FLOOR PLAN*

The 7th – 10th floors exclusively provide a mixture of residential unit types for residents of the property.

*Layouts are subject to change due to ongoing design coordination and local building codes.

Existing 7th – 10th Floor Plan

LEGEND

<table>
<thead>
<tr>
<th>Hotel</th>
<th>Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PROPOSED 11th FLOOR PLAN*

The 11th floor exclusively provides a mixture of residential unit types for residents of the property.

*Areas are subject to change due to ongoing design coordination and local building codes.
PRELIMINARY UNIT LAYOUTS*

The existing hotel keys will be converted into one of three preliminary layouts including conversion of existing rooms into studio units and combining existing rooms into one of two options of 1-Bedroom units (including ADA-Accessible layouts).

Each unit will include a full kitchen (stove, sink, dishwasher, counter-space, and cupboards). Each bathroom will be a minimum 3-Fixture bathroom (Toilet, Shower/Bathtub, and Sink). Our goal is to provide washer/dryer units into each room and a common laundry facility for residents.

*Layouts are subject to change due to ongoing design coordination and local building codes.
## LOCKWOOD DEVELOPMENT PARTNERS & VSUSA TRACK RECORD*

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
<th>Property Address</th>
<th>Total Project Units</th>
<th>LIHTC / Income Restricted Units</th>
<th>Year Completed</th>
<th>Team Member</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>188 West Randolph</td>
<td>188 West Randolph Street, Chicago, IL</td>
<td>248</td>
<td>9</td>
<td>2005</td>
<td>Charles Everhardt</td>
</tr>
<tr>
<td>2</td>
<td>1140 North LaSalle Street</td>
<td>1140 North LaSalle Street, Chicago, IL</td>
<td>250</td>
<td>0</td>
<td>2005</td>
<td>Charles Everhardt</td>
</tr>
<tr>
<td>3</td>
<td>Rainbow Village</td>
<td>4846 N Clark St, Chicago, IL</td>
<td>127</td>
<td>0</td>
<td>2005</td>
<td>Charles Everhardt</td>
</tr>
<tr>
<td>4</td>
<td>Estero Oaks</td>
<td>8940 Estero Oaks Dr, Fort Myers, FL</td>
<td>286</td>
<td>0</td>
<td>2010</td>
<td>Alan Nessim</td>
</tr>
<tr>
<td>5</td>
<td>Paramount Miami World Center</td>
<td>851 NE 1st Ave, Miami, FL 33132</td>
<td>862</td>
<td>0</td>
<td>2018</td>
<td>Alan Nessim</td>
</tr>
<tr>
<td>6</td>
<td>Paramount Ft. Lauderdale Beach</td>
<td>701 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL</td>
<td>95</td>
<td>0</td>
<td>2017</td>
<td>Alan Nessim</td>
</tr>
<tr>
<td>7</td>
<td>1 North 4th Place</td>
<td>1 North 4th Place, Brooklyn, NY</td>
<td>510</td>
<td>102</td>
<td>2014</td>
<td>Andy Golubitsky</td>
</tr>
<tr>
<td>8</td>
<td>The Edge &amp; BK Level</td>
<td>34 North 4th St; 22 North 6th St; 2 North 6th St, Brooklyn, NY</td>
<td>1119</td>
<td>347</td>
<td>2018</td>
<td>Andy Golubitsky</td>
</tr>
<tr>
<td>9</td>
<td>Fifth and Virginia</td>
<td>1923 5th Avenue, Seattle, WA</td>
<td>435</td>
<td>87</td>
<td>190</td>
<td>Andy Golubitsky</td>
</tr>
<tr>
<td>10</td>
<td>75 Greene Avenue</td>
<td>75 Greene Avenue, Brooklyn, NY</td>
<td>75</td>
<td>0</td>
<td>2018</td>
<td>Andy Golubitsky</td>
</tr>
<tr>
<td>11</td>
<td>One Wall Street</td>
<td>1 Wall Street, New York, NY</td>
<td>986</td>
<td>0</td>
<td>2021</td>
<td>Andy Golubitsky</td>
</tr>
<tr>
<td>12</td>
<td>Switching Station Artist Lofts</td>
<td>15 S Homan Ave, Chicago, IL 60624</td>
<td>24</td>
<td>24</td>
<td>2002</td>
<td>Erik Wishneff</td>
</tr>
<tr>
<td>13</td>
<td>Glenwood Place</td>
<td>109 E 43rd St, Chicago, IL 60653</td>
<td>71</td>
<td>71</td>
<td>2014</td>
<td>Erik Wishneff</td>
</tr>
<tr>
<td>14</td>
<td>Villages of Westminster</td>
<td>1949 W Lake St, Chicago, IL 60612</td>
<td>200</td>
<td>200</td>
<td>2016</td>
<td>Erik Wishneff</td>
</tr>
<tr>
<td>15</td>
<td>Carlton Hotel</td>
<td>1512 N LaSalle Dr, Chicago, IL 60610</td>
<td>90</td>
<td>80</td>
<td>2016</td>
<td>Erik Wishneff</td>
</tr>
<tr>
<td>16</td>
<td>Marshall Hotel</td>
<td>1232 N LaSalle Dr, Chicago, IL 60610</td>
<td>90</td>
<td>90</td>
<td>2017</td>
<td>Erik Wishneff</td>
</tr>
<tr>
<td>17</td>
<td>4400 Grove</td>
<td>4400 South Cottage Grove Ave, Chicago, IL 60653</td>
<td>64</td>
<td>64</td>
<td>2018</td>
<td>Erik Wishneff</td>
</tr>
<tr>
<td>18</td>
<td>Penobscot Lofts</td>
<td>1028 SW Adams St, Peoria, IL 61602</td>
<td>44</td>
<td>44</td>
<td>2016</td>
<td>Erik Wishneff</td>
</tr>
<tr>
<td>19</td>
<td>Murray Place</td>
<td>190 Wenrl St, Peoria, IL 61602</td>
<td>30</td>
<td>30</td>
<td>2016</td>
<td>Erik Wishneff</td>
</tr>
<tr>
<td>20</td>
<td>Sherman Boulevard</td>
<td>Astoria, NY</td>
<td>535</td>
<td>134</td>
<td>04 2021</td>
<td>Carlos Piantani</td>
</tr>
<tr>
<td>21</td>
<td>900 Centre Tower</td>
<td>900 Central Ave, Saint Petersburg, FL 33703</td>
<td>209</td>
<td>31</td>
<td>Q3 2023</td>
<td>Thomas Lee</td>
</tr>
<tr>
<td>22</td>
<td>St. Pete Multi</td>
<td>1738 1st Ave N, St. Petersburg, FL 33713</td>
<td>50</td>
<td>50</td>
<td>Q2 2021</td>
<td>Thomas Lee</td>
</tr>
</tbody>
</table>

Total: 5,732 833

*Bolded Projects are featured on subsequent pages in the report.
LEVEL BK
2N 6TH PLACE, BROOKLYN, NY

Level BK is a 40-story market rate multi-family rental tower located on the East River waterfront in North Williamsburg. With direct ferry service to Midtown and Wall Street, residents enjoy a social lounge with a demonstration kitchen, a fitness center, an expansive ninth floor deck with an indoor/outdoor pool, a spa and steam room, and an extensive outdoor space with barbecues, a fireplace and breathtaking views of Manhattan. The project benefited from a 421-a tax abatement resulting from the creation of 347 affordable housing units built as part of the adjacent Edge development. Level is the last of right high-rise development at the North Williamsburg waterfront resulting from the 2006 Greenpoint-Williamsburg waterfront rezoning.

Level BK was awarded the 2017 Building & Design Award from the Queens and Bronx Building Association and placed as a finalist for the 2017 National Association of Home Builders Pillars of the Industry Award for Best High-Rise Apartment Community.

PROJECT HIGHLIGHTS

- 631,600 Square Feet
- 554 Units (347 Affordable Housing Units)
- 35,000 Square Foot Open Space
- 160-Car Parking Garage
ONE WALL STREET
1 WALL ST, NEW YORK, NY

Widely considered to be the most exquisite example of Art Deco architecture in New York City, One Wall Street was originally designed by Ralph Walker—deemed "Architect of the Century" by the American Institute of Architects—and built for the Irving Trust Company in 1930. Currently, One Wall Street is undergoing an innovative, meticulous transformation led by developer Macklowe Properties. The result will be a collection of luxury residences with an unrivaled ownership experience. More than two full floors of private and serviced amenities include beautifully appointed work and lounge areas, extensive spa facilities, an expansive 39th floor Roof Terrace, entertainment spaces, and a 75’ indoor pool surrounded by panoramic views of the city and harbor. Additionally, One Wall Street residents will enjoy carefully curated retail within the building, including Whole Foods Market and a membership to the 74,000-square-foot Life Time Athletic facility. Located at the center of one of the greatest urban transformations in history, One Wall Street stands at the very heart of Downtown, where this city began and flourished for centuries.

PROJECT HIGHLIGHTS

1,060,000 Square Feet
52 Floors
566 Units
Landmarked Status
PARAMOUNT MIAMI WORLD CENTER
851 NE 1ST AVE, MIAMI, FL

The future of Downtown Miami shimmers as Miami Worldcenter, the second largest urban development in the United States is realized. Spanning almost 30 acres in the heart of Downtown Miami, Miami Worldcenter features a signature residential condo tower that will sit directly atop its exclusive Mall at Miami Worldcenter. Paramount Miami Worldcenter condo tower will consist of 58 stories of luxury rising over 700 feet above the Magic City’s vibrant lights. Paramount Miami Worldcenter will consist of 513 luxury, contemporary condos with only 12 residences per floor. Residences at Paramount Miami Worldcenter will feature private elevator access with private entry foyers, 10’ ceilings throughout, spacious outdoor living rooms, large entertainment areas, European-designed kitchens, full-size laundry rooms, spa-like bathrooms with rain showers and soaking tubs and access to Paramount’s exclusive residence smart phone app. In addition to the luxury and comfort of each residence, residents are certain to love the unparalleled amenities at Paramount Miami Worldcenter.

PROJECT HIGHLIGHTS

- 58 Stories
- 513 Residential Units
- Units Ranging from 1,294 – 4,087 Square Feet
- 700 Feet Tall (12 Residences per Floor)
Nestled along the edge of The Chicago Loop and famous River North neighborhood, the historic Randolph City Tower Apartments offers the comforts of home paired with the indulgences of lavish urban living. Only minutes away from the CTA, bus and pedway systems, and custom taxi services, Randolph Towers has been hailed as the most conveniently located apartments in Chicago Loop. Close proximity to the Theater District, Magnificent Mile, and Oak Street Beach also make The Randolph the elite in River North, Chicago apartments. This 45-story-high skyscraper has also been completely renovated to provide renters with every amenity imaginable including a 24-hour fitness center, Indoor SkyClub with gourmet kitchen and theater, an Olympic-sized swimming pool with waterfall. Additionally, each of The Randolph’s apartment homes features wood flooring, lavish master suites with oversized walk-through closets, spacious bathrooms with 36-inch soaking tubs, and sleek-styled kitchens. Randolph City Tower Apartments is the only choice for renters looking to experience the excitement of Chicago’s urban lifestyle while taking pleasure in the comforts of the city’s most luxurious high-rise apartment floorplans.

PROJECT HIGHLIGHTS
312 Units
32 Resort-Inspired Amenities
Renovated In 2012
45 Stories
<table>
<thead>
<tr>
<th>#</th>
<th>Project Name - Location</th>
<th>State</th>
<th>Total Keys</th>
<th>Keys To Rent</th>
<th>Total Apartment Units</th>
<th>Studio Units</th>
<th>1-Bedroom Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Crowne Plaza - Tulsa</td>
<td>OK</td>
<td>360</td>
<td>142</td>
<td>191</td>
<td>106</td>
<td>9</td>
</tr>
<tr>
<td>2</td>
<td>Crowne Plaza - Reading</td>
<td>PA</td>
<td>253</td>
<td>139</td>
<td>84</td>
<td>28</td>
<td>56</td>
</tr>
<tr>
<td>3</td>
<td>Crowne Plaza - Memphis</td>
<td>TN</td>
<td>316</td>
<td>120</td>
<td>125</td>
<td>43</td>
<td>90</td>
</tr>
<tr>
<td>4</td>
<td>Crowne Plaza - Dayton</td>
<td>OH</td>
<td>179</td>
<td>128</td>
<td>152</td>
<td>37</td>
<td>72</td>
</tr>
<tr>
<td>5</td>
<td>Crowne Plaza - Houston</td>
<td>TX</td>
<td>216</td>
<td>126</td>
<td>184</td>
<td>36</td>
<td>56</td>
</tr>
<tr>
<td>6</td>
<td>Extended - Des Moines</td>
<td>IA</td>
<td>232</td>
<td>100</td>
<td>112</td>
<td>28</td>
<td>18</td>
</tr>
<tr>
<td>7</td>
<td>Holiday Inn - Strongsville</td>
<td>OH</td>
<td>308</td>
<td>106</td>
<td>145</td>
<td>47</td>
<td>93</td>
</tr>
<tr>
<td>8</td>
<td>Montgomery Gardens - Tracton</td>
<td>NJ</td>
<td>185</td>
<td>100</td>
<td>55</td>
<td>20</td>
<td>44</td>
</tr>
<tr>
<td>9</td>
<td>Clarion Inn - Philadelphia</td>
<td>PA</td>
<td>186</td>
<td>83</td>
<td>66</td>
<td>27</td>
<td>64</td>
</tr>
<tr>
<td>10</td>
<td>Clarion Inn - Arlington</td>
<td>TX</td>
<td>202</td>
<td>129</td>
<td>134</td>
<td>42</td>
<td>62</td>
</tr>
<tr>
<td>11</td>
<td>Clarion Inn - Seattle</td>
<td>WA</td>
<td>405</td>
<td>91</td>
<td>314</td>
<td>108</td>
<td>211</td>
</tr>
<tr>
<td>12</td>
<td>Clarion Inn - Atlanta</td>
<td>GA</td>
<td>218</td>
<td>110</td>
<td>94</td>
<td>84</td>
<td>8</td>
</tr>
<tr>
<td>13</td>
<td>Crowne Plaza - Chicago</td>
<td>IL</td>
<td>459</td>
<td>268</td>
<td>194</td>
<td>77</td>
<td>62</td>
</tr>
<tr>
<td>14</td>
<td>Days Inn - Hollywood</td>
<td>AZ</td>
<td>50</td>
<td>0</td>
<td>50</td>
<td>30</td>
<td>0</td>
</tr>
<tr>
<td>15</td>
<td>Crowne Plaza - Austin</td>
<td>TX</td>
<td>365</td>
<td>188</td>
<td>183</td>
<td>36</td>
<td>119</td>
</tr>
<tr>
<td>16</td>
<td>Ramada Hotel - Augusta</td>
<td>GA</td>
<td>230</td>
<td>105</td>
<td>88</td>
<td>23</td>
<td>45</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td></td>
<td>4,638</td>
<td>1,529</td>
<td>1,329</td>
<td>557</td>
<td>1,951</td>
</tr>
</tbody>
</table>

*VSUSA projects are in-progress and unit counts are subject to change. Generated 1/21
### Team Member | Role | Biography
--- | --- | ---
Charles Everhardt | Principal | Charles has been active in real estate investing, development, finance and purchasing of distressed assets for over 30 years. He has development experience across asset classes, including gaming and casinos, luxury condo, hospitality and build-to-rent stations. He also has experience with adaptive reuse and rehabilitation historic properties, and the conversions of office buildings and hotels into multifamily and mixed-use retail. Charles has sourced and structured equity and debt in excess of $2 billion. Charles primary function is to source the appropriate facilities and properties, as well as the financing for all the projects.

Andy Golubilsky | Acquisitions | Andy has 14 years of real estate development experience. Prior to his involvement with Lockwood/VSUSA, Andy served as Vice President of Development at MacKay Properties, where he was responsible for the repositioning of a 1.2 million sq. foot office building conversion in lower Manhattan, consisting of 500 luxury condominium units and over 170,000 square feet of retail. In his previous role as a development manager at Douglas Development, Andy was directly involved in the development of approximately 4,000 residential units, 300 hotel keys and over 100,000 sq. ft of retail in New York City and Seattle. Prior to his career in real estate development Andy practiced architecture in Boston, New York City, Moscow, Kuwait, Istanbul and Paris-Prince. During this period, he was involved in projects ranging from large scale master plan mixed-use communities, multibillion dollar hospital additions, ambulatory care facilities, data centers, university campus buildings, dormitories, luxury and affordable multi-family projects, private residences, and several commercial interiors. Andy holds a Masters of Science in Real Estate Development and a Master’s of Science in Urban Design from Columbia University and a Bachelors of Architecture degree from Syracuse University. Andy is a LEED accredited professional, and an adjunct professor at Columbia University.

Dan McNulty | Acquisition / Development | Dan McNulty began his career in the 1990’s as an investment and real estate consultant at John Buck Company and has been engaged in the real estate investment and venture capital markets ever since, having started and managed a number of technology and health-care related companies and transacted countless real estate deals in the multi-family, office, retail and medical office building/health care services market segments. McNulty is a business development consultant to mature and early-stage businesses. He has an extensive background and entrepreneurial experience in business development and implementation, successfully founding, funding, operating and growing a variety of small to middle market businesses throughout his career within all industries including real estate, healthcare, energy, technology, paper and pulp manufacturing. Highly successful in identifying opportunities and building relationships, McNulty is a problem solver that generates viable solutions and accurate growth for the organization. In addition to his consultancy practice and McNulty has been involved in funding, board of directors and operations of 4 entrepreneurial start-up ventures in technology/platforms, healthcare, and real estate services. McNulty was Director of National Leasing for the multi-family and commercial real estate development firm Galaxis and Company (Chicago), established and developed a national market presence for ZENWAY Corp (Seattle).

Alan Nossim | Acquisitions / Capital Markets | Alan has 18 years of experience in real estate investment management. Between 2002 and 2006 Mr. Nosissm worked as a principal with the Oxford Group and developed the landmark 1430 K Street NW office tower in downtown Washington D.C. and managed a commercial real estate portfolio of 1 million square feet in the greater D.C. area. In 2007 Mr. Nosissm returned to his native Spain to serve as managing director of Inversiones AR, a privately held real estate investment firm with a portfolio including assets in residential, retail and luxury resorts in Madrid and Costa del Sol. Mr. Nosissm subsequently founded Hispania Capital, a real estate investment firm sourcing and managing equity and debt on behalf of private and institutional investors in the U.S. and Europe. Mr. Nosissm has a track record of capital allocation across multiple fund and co-investment vehicles and management experience across asset classes including residential, hospitality and retail. Most recently before his involvement with Lockwood/VSUSA, Alan served as CIO for Royal Palm Companies and the Participant Capital Funds, overseeing the development of Paramount Miami Worldcenter. Prior to his experience in real estate, Alan worked for Glencore International AG in Switzerland, where he handled commodities related transactions and M&A in excess of $2.5 billion in the metals & minerals, mining, industrial and energy sectors. Alan holds a BA in Economics from Boston University and a diploma from The Hebrew University of Jerusalem.

## LOCKWOOD DEVELOPMENT PARTNERS REAL ESTATE TEAM
### VSUSA OPERATIONS TEAM & SARAHCARE

<table>
<thead>
<tr>
<th>Team Member</th>
<th>Role</th>
<th>Biography</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farzana Nabi, Ph.D.</td>
<td>Strategic Program &amp; Business Director</td>
<td>Dr. Farzana Nabi joins VSUSA with a unique combination of management, research, and military experience. She is an accomplished professional with expertise in strategic planning, program development, education, training, and applied research focused on defense, security, policy, and human behavior. Dr. Nabi has diverse experience across government, corporate, academic, and non-profit sectors, with a decade of experience working with the U.S. military. From 2011-2012, she deployed to Afghanistan in the capacity of a Senior Social Scientist in support of Operation Enduring Freedom and earned multiple awards and distinctions for her research. Upon redeployment, Dr. Nabi continued her work with the U.S. Army focused on optimizing human performance for soldiers. She holds a Masters in Psychology from Santa Clara University, and a Ph.D. in Social Welfare Policy from the University of California, Berkeley.</td>
</tr>
<tr>
<td>David Webb</td>
<td>Board Member &amp; Advisor</td>
<td>Mr. David Webb is a presenter, anchor, and journalist entertaining and informing the public for over 25 years. His broadcast career from music to talk spans across Boston, Houston, Dallas, and New York City syndication. Mr. Webb is also a Satellite Radio Host and Presenter and serves as a Board Member for the Young Marines National Foundation and Wounded Warriors Family Support. He is an Adviser to the V.E.T.S. Program and the Two Jims Association of America. Mr. Webb frequently appears on radio and television such as CNBC, CNN International, FoxNews, BBC Radio and TV, NGTVindia, National TV, and KSAR Saudi Arabia. He has been featured in various media outlets in Germany, Italy, Spain, Japan, France, Australia, Brazil and Canada, and in documentaries. Mr. Webb was TIME Magazine’s Person of the Year in 2011 and received the Media Excellence Award by the Police Forces USA in 2015.</td>
</tr>
<tr>
<td>Brigadier General (Retired) Loren Sutton, M.D.</td>
<td>Board Member &amp; Advisor</td>
<td>Brigadier General (R) Loren Sutton served in the United States Army, and as the Army’s highest-ranking psychologist. Dr. Sutton served as the founding director of the Defense Centers of Excellence for Psychological Health and Traumatic Brain Injury (DCoE) and was a Special Assistant to the Assistant Secretary of Defense for Health Affairs. Prior to founding DCoE, Dr. Sutton served as Commander of the Carl R. Darnall Army Medical Center in Fort Hood, Texas, Commander of the DVI/WAR Army Community Hospital, Deputy Commander for Clinical Services, General Leonard Wood Army Community Hospital and as a Special Assistant to the Army Surgeon General. During her military career, she received many awards, including the Legion of Merit, Bronze Star Medal, Defense Meritorious Service Medal, and Order of Military Medical Merit. Since retiring from military service in 2010, Dr. Sutton co-founded Threshold GlobalWorks, providing resilience and trauma skills training and consultation services across the country and around the world. In 2014, she was appointed as commissioner for the New York City Mayor’s Office for Veteran Affairs, then serving as the founding commissioner for the NYC Department of Veterans’ Services through 2019.</td>
</tr>
<tr>
<td>Merle D. Griff</td>
<td>Board Member &amp; Advisor / Founder of SarahCare</td>
<td>Dr. Merle Griff is the Founder and CEO of SarahCare Senior Solutions, and one of the leading authorities on the care of seniors in the United States. Dr. Griff has served on numerous national boards and task forces including being the past Chairperson of the Board of Directors for NASDA (National Adult Day Services Association), member of the International Advisory Board for CARF (Commission on Accreditation for Rehabilitation Facilities), and a task force member for the study of adult day care in the U.S. for the Assistant Secretary of Program and Evaluation in the Department of Aging. Dr. Griff is a leader in the development of intergenerational programs. She has developed programs for infants through college such as the “Rock-a-Babies Through Cross-Training of College Students in Early Childhood Education and Gerontology.” She authored “LinkAge,” a book based on a 3-year research program on the development of intergenerational relationships. She opened the first shared center for adult and child day care in the US, receiving a letter of accommodation from former First Lady Barbara Bush.</td>
</tr>
</tbody>
</table>
## COMMONWEALTH HOTELS TEAM

<table>
<thead>
<tr>
<th>Team Member</th>
<th>Role</th>
<th>Biography</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daniel T. Fay</td>
<td>Chairman &amp; Founder</td>
<td>Dan’s background encompasses over 35 years of experience in hotel management includes Sheraton, Hilton, Hyatt, and Marriott brands. Dan’s experience shows exceptional strengths in the areas of financial controls, sales and marketing, and food and beverage. Operations for which Dan is responsible typically have strong operational margins and lead the market in terms of occupancy and rate. Managing from an owner’s perspective has brought inherent strengths to the forefront of the businesses he operates resulting in tightly controlled and profitable businesses.</td>
</tr>
<tr>
<td>Bryan Hayes</td>
<td>Managing Director</td>
<td>Bryan joined Commonwealth in 2020 as Managing Director of Commonwealth Hotel Company and the Commonwealth Collection. Prior to joining the Company, he spent over 35 years as an executive in the hospitality industry. Most recently Bryan was the Chief Operating Officer on Northwest Indiana based White Lodging. During his tenure as COO, he successfully led the company to double its revenues and profits in a six-year period. Prior to White Lodging Bryan served as the Senior Vice President of Franchise Operations for Hyatt Hotels, where he successfully led the development and launching of the Hyatt Place and Hyatt House brands for Hyatt. Mr. Hayes has also served on various advisory councils for Marriott, Hilton and Hyatt. He has served on the Strategic Alliance Council of Purdue University’s Hospitality department and the Business Advisory Board of Edinboro University School of Business. He is a graduate of Edinboro University’s School of Business with a degree in Business Administration.</td>
</tr>
<tr>
<td>Brian Fry</td>
<td>President</td>
<td>Brian drives success through mutually successful partnerships with our owners and our hotels. He contributed to the success of Hilton Hotels Corporation, GE Capital, and Winston Hotels with over 30 years of experience in all facets of the hospitality business in the areas of development, finance, and operations. Brian brings the perspective of a management company, owner, and national brand to bear on the unique business opportunities available in difficult market conditions. He holds a BA from Vanderbilt University and a MBA from the Goizueta School of Business at Emory University.</td>
</tr>
<tr>
<td>Paul Stanion</td>
<td>Vice President</td>
<td>Paul brings over 35 years of experience in all aspects of the hospitality business ranging from luxury five star resorts both in the United States and overseas, Disney, Hilton, Choice and Marriott brands. His operational expertise is key to establishing and managing a system of internal controls that consistently produce higher returns for owners. Integration of systems and the use of technology is a critical component of timely and accurate financial reporting and analysis. Working with owners to find and structure profitable hotel investments with the appropriate debt and equity.</td>
</tr>
</tbody>
</table>
NEIGHBORHOOD ENGAGEMENT:
PROTEST PETITION
CASE NUMBER CO-10

Present Use of Parcel: Hotel (previously known as Crown Plaza – 7902 South Lewis Avenue)
Existing Zoning: CO / Z-5498-SP-2

Proposed Use: Mixed use including rental units and with few restrictions
Proposed Zoning: CO-10 Major Amendment. Refer to TMAPC Case Number CO-10 Report

Issue of Concern: We object to the zoning change of this property that will allow it to be used for income qualifying housing in an already overcrowded low-income rental area. There are already over 3900 rental units within a one-mile radius of subject tract (over 60% of the housing units are rental).

Request from TMAPC and Tulsa City Council: We, the neighbors of referenced property affected by the proposed zoning change ask that TMAPC and Tulsa City Council deny CO-10 to prevent rezoning and development of this property into income qualifying and/or subsidized housing.

NEIGHBORS of Subject Tract

<table>
<thead>
<tr>
<th>#</th>
<th>Print Name</th>
<th>Address</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Elizabeth Thompson Kennedy</td>
<td>7232 S. Atlanta Pl. Tulsa, OK 74136</td>
<td>[Signature]</td>
</tr>
<tr>
<td>2</td>
<td>Thomas John Kennedy</td>
<td>7232 S. Atlanta Pl. Tulsa, OK 74136</td>
<td>[Signature]</td>
</tr>
<tr>
<td>3</td>
<td>Lynn Anne Cypert</td>
<td>7209 S. Atlanta Ave Tulsa, OK 74136</td>
<td>[Signature]</td>
</tr>
<tr>
<td>4</td>
<td>Paul Landis</td>
<td>7228 S. Atlanta Pl. Tulsa, OK 74136</td>
<td>[Signature]</td>
</tr>
<tr>
<td>5</td>
<td>Eric Williams</td>
<td>5501 E. 96th Pl. Tulsa, OK 74131</td>
<td>[Signature]</td>
</tr>
<tr>
<td>6</td>
<td>Steven Wood</td>
<td>7261 S. Atlanta Pl. Tulsa, OK 74136</td>
<td>[Signature]</td>
</tr>
<tr>
<td>7</td>
<td>Diane Stapp</td>
<td>7205 S. Atlantic Ave Tulsa, OK 74136</td>
<td>[Signature]</td>
</tr>
<tr>
<td>8</td>
<td>Sheryl Landis</td>
<td>7228 S. Atlanta Pl. Tulsa, OK 74136</td>
<td>[Signature]</td>
</tr>
<tr>
<td>9</td>
<td>Sean Wood</td>
<td>5401 E. 76th Pl. Tulsa, OK 74136</td>
<td>[Signature]</td>
</tr>
</tbody>
</table>
PROTEST PETITION
CASE NUMBER CO-10

Present Use of Parcel: Hotel (previously known as Crown Plaza – 7902 South Lewis Avenue)
Existing Zoning: CO / Z-5498-SP-2

Proposed Use: Mixed use including rental units and with few restrictions
Proposed Zoning: CO-10 Major Amendment. Refer to TMAPC Case Number CO-10 Report

Issue of Concern: We object to the zoning change of this property that will allow it to be used for income qualifying housing in an already overcrowded low-income rental area. There are already over 3900 rental units within a one-mile radius of subject tract (over 60% of the housing units are rental).

Request from TMAPC and Tulsa City Council: We, the neighbors of referenced property affected by the proposed zoning change ask that TMAPC and Tulsa City Council deny CO-10 to prevent rezoning and development of this property into income qualifying and/or subsidized housing.

NEIGHBORS of Subject Tract

<table>
<thead>
<tr>
<th>#</th>
<th>Print Name</th>
<th>Address</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>David Merfield</td>
<td>7206 S. Atlanta Ave.</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Stan Branden</td>
<td>2441 E. 79th Place</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Diedre Duncan</td>
<td>2441 E. Atlanta Ave.</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Robert E. Duncan</td>
<td>7201 S. Atlanta Ave.</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Ginny Drummond</td>
<td>34036. 72nd Pl.</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PROTEST PETITION
CASE NUMBER CO-10

Present Use of Parcel: Hotel (previously known as Crown Plaza – 7902 South Lewis Avenue)
Existing Zoning: CO / Z-5498-SP-2

Proposed Use: Mixed use including rental units and with few restrictions
Proposed Zoning: CO-10 Major Amendment. Refer to TMAPC Case Number CO-10 Report

**Issue of Concern:** We object to the zoning change of this property that will allow it to be used for income qualifying housing in an already overcrowded low-income rental area. There are already over 3900 rental units within a one-mile radius of subject tract (over 60% of the housing units are rental).

**Request from TMAPC and Tulsa City Council:** We, the neighbors of referenced property affected by the proposed zoning change ask that TMAPC and Tulsa City Council deny CO-10 to prevent rezoning and development of this property into income qualifying and/or subsidized housing.

**NEIGHBORS of Subject Tract**

<table>
<thead>
<tr>
<th>#</th>
<th>Print Name</th>
<th>Address</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Kevin Hendon</td>
<td>2445 E. 73rd Pl.</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Barbara Hendon</td>
<td>2445 E. 73rd Place, Tulsa, OK 74136</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>John Morehead</td>
<td>2449 E. 73rd Place, Tulsa, OK 74136</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Marion Yaden</td>
<td>7314 S. Atlanta Ave, Tulsa, OK 74136</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Kay Hahnke</td>
<td>3412 E. 72nd Place, Tulsa, OK 74136</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Richard Bevins</td>
<td>7217 S Atlanta Ave, Tulsa, OK 74136</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Robert H. Cobb</td>
<td>2412 E. 73rd Pl.</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Rosemary Cobb</td>
<td>2412 E. 73rd Pl.</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Helen T. Yomnoff</td>
<td>2412 E. 73rd Pl.</td>
<td></td>
</tr>
</tbody>
</table>
PROTEST PETITION
CASE NUMBER CO-10

Present Use of Parcel: Hotel (previously known as Crown Plaza – 7902 South Lewis Avenue)
Existing Zoning: CO / Z-5498-SP-2

Proposed Use: Mixed use including rental units and with few restrictions
Proposed Zoning: CO-10 Major Amendment. Refer to TMAPC Case Number CO-10 Report

Issue of Concern: We object to the zoning change of this property that will allow it to be used for income qualifying housing in an already overcrowded low-income rental area. There are already over 3900 rental units within a one-mile radius of subject tract (over 60% of the housing units are rental).

Request from TMAPC and Tulsa City Council: We, the neighbors of referenced property affected by the proposed zoning change ask that TMAPC and Tulsa City Council deny CO-10 to prevent rezoning and development of this property into income qualifying and/or subsidized housing.

NEIGHBORS of Subject Tract

<table>
<thead>
<tr>
<th>#</th>
<th>Print Name</th>
<th>Address</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Sandra Rosander</td>
<td>2426 E 73rd St, Tulsa, OK 74134</td>
<td>Sandra Rosander</td>
</tr>
<tr>
<td>2</td>
<td>Terry Lynn Bevins</td>
<td>7217 S. Adriatique, Tulsa, OK</td>
<td>Terry Lynn Bevins</td>
</tr>
<tr>
<td>3</td>
<td>Lawrence E Mancini</td>
<td>2425 E 73rd RL</td>
<td>Lawrence E Mancini</td>
</tr>
<tr>
<td>4</td>
<td>Mary A Mancini</td>
<td>2425 E 73rd PL</td>
<td>Mary A Mancini</td>
</tr>
<tr>
<td>5</td>
<td>Wanda Smiley</td>
<td>7313 S Atlanta PL</td>
<td>Wanda Smiley</td>
</tr>
<tr>
<td>6</td>
<td>Vincent J Long</td>
<td>7224 S Atlanta PL</td>
<td>Vincent J Long</td>
</tr>
<tr>
<td>7</td>
<td>Gayle Long</td>
<td>7224 S Atlanta PL</td>
<td>Gayle Long</td>
</tr>
<tr>
<td>8</td>
<td>Rodney Eyer</td>
<td>7208 S Atlantic PL</td>
<td>Rodney Eyer</td>
</tr>
<tr>
<td>9</td>
<td>Deborah Eyer</td>
<td>7208 S Atlantic PL</td>
<td>Deborah Eyer</td>
</tr>
</tbody>
</table>
PROTEST PETITION
CASE NUMBER CO-10

Present Use of Parcel: Hotel (previously known as Crown Plaza – 7902 South Lewis Avenue)
Existing Zoning: CO / Z-5498-SP-2

Proposed Use: Mixed use including rental units and with few restrictions
Proposed Zoning: CO-10 Major Amendment. Refer to TMAPC Case Number CO-10 Report

Issue of Concern: We object to the zoning change of this property that will allow it to be used for income qualifying housing in an already overcrowded low-income rental area. There are already over 3900 rental units within a one-mile radius of subject tract (over 60% of the housing units are rental).

Request from TMAPC and Tulsa City Council: We, the neighbors of referenced property affected by the proposed zoning change ask that TMAPC and Tulsa City Council deny CO-10 to prevent rezoning and development of this property into income qualifying and/or subsidized housing.

NEIGHBORS of Subject Tract

<table>
<thead>
<tr>
<th>#</th>
<th>Print Name</th>
<th>Address</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Russell Paul</td>
<td>7204 S. Atlantic Ave</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Westbrook, Jr.</td>
<td>Tulsa, OK 74136</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Nancy Jo Pfeifer</td>
<td>2434 E 72nd St</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tulsa, OK 74136</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Dianne Schaezten</td>
<td>7436 E. 72nd Place</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tulsa, OK 74136</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Sally Baker</td>
<td>2481 E. 73rd Pl</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tulsa, OK 74136</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Opal (Al) Davies</td>
<td>7222 South Atlanta Ave</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tulsa, OK 74136</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Marc W Evans</td>
<td>2457 E. 73rd Pl</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tulsa, OK 74136</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Sid Smith</td>
<td>2407 E. 72nd Pl</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tulsa, OK 74136</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Gary Soward</td>
<td>2473 E. 73rd Pl</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tulsa, OK 74136</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Jana Soward</td>
<td>2473 E. 73rd Pl</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tulsa, OK 74136</td>
<td></td>
</tr>
</tbody>
</table>
PROTEST PETITION
CASE NUMBER CO-10

Present Use of Parcel: Hotel (previously known as Crown Plaza – 7902 South Lewis Avenue)
Existing Zoning: CO / Z-5498-SP-2

Proposed Use: Mixed use including rental units and with few restrictions
Proposed Zoning: CO-10 Major Amendment. Refer to TMAPC Case Number CO-10 Report

Issue of Concern: We object to the zoning change of this property that will allow it to be used for income qualifying housing in an already overcrowded low-income rental area. There are already over 3900 rental units within a one-mile radius of subject tract (over 60% of the housing units are rental).

Request from TMAPC and Tulsa City Council: We, the neighbors of referenced property affected by the proposed zoning change ask that TMAPC and Tulsa City Council deny CO-10 to prevent rezoning and development of this property into income qualifying and/or subsidized housing.

NEIGHBORS of Subject Tract

<table>
<thead>
<tr>
<th>#</th>
<th>Print Name</th>
<th>Address</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Barry Holmes</td>
<td>2412 E 72 Pl, Tulsa, OK 74136</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>J. Chris White</td>
<td>2418 E. 72nd Street, Tulsa, OK 74136</td>
<td>J. White</td>
</tr>
<tr>
<td>3</td>
<td>Ann M. White</td>
<td>2418 E. 72nd St., Tulsa, OK 74136</td>
<td>Ann M. White</td>
</tr>
<tr>
<td>4</td>
<td>Joan Hauger</td>
<td>2420 E. 72nd Pl, Tulsa, OK 74136</td>
<td>Joan Hauger</td>
</tr>
<tr>
<td>5</td>
<td>June V Dudley</td>
<td>2428 E 72 Pl, Tulsa, OK 74134</td>
<td>June V Dudley</td>
</tr>
<tr>
<td>6</td>
<td>Steve Oden</td>
<td>7218 S. Atlanta Ave, Tulsa, OK 74136</td>
<td>Steve Oden</td>
</tr>
<tr>
<td>7</td>
<td>Beverly Oden</td>
<td>7218 S. Atlanta Ave, Tulsa, OK 74136</td>
<td>Beverly Oden</td>
</tr>
<tr>
<td>8</td>
<td>Nancy Cain</td>
<td>7213 S. Atlanta Ave, Tulsa, OK 74136</td>
<td>Nancy Cain</td>
</tr>
<tr>
<td>9</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PROTEST PETITION
CASE NUMBER CO-10

Present Use of Parcel: Hotel (previously known as Crown Plaza – 7902 South Lewis Avenue)
Existing Zoning: CO / Z-5498-SP-2

Proposed Use: Mixed use including rental units and with few restrictions
Proposed Zoning: CO-10 Major Amendment. Refer to TMAPC Case Number CO-10 Report

Issue of Concern: We object to the zoning change of this property that will allow it to be used for income qualifying housing in an already overcrowded low-income rental area. There are already over 3900 rental units within a one-mile radius of subject tract (over 60% of the housing units are rental).

Request from TMAPC and Tulsa City Council: We, the neighbors of referenced property affected by the proposed zoning change ask that TMAPC and Tulsa City Council deny CO-10 to prevent rezoning and development of this property into income qualifying and/or subsidized housing.

NEIGHBORS of Subject Tract

<table>
<thead>
<tr>
<th>#</th>
<th>Print Name</th>
<th>Address</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Dennis McFeely</td>
<td>2453 E 73rd Place, Tulsa, OK 74136</td>
<td>Dennis McFeely</td>
</tr>
<tr>
<td>2</td>
<td>Alysia McFeely</td>
<td>2453 E 73rd Place, Tulsa, OK 74136</td>
<td>Alysia McFeely</td>
</tr>
<tr>
<td>3</td>
<td>Christie Morehead</td>
<td>2449 E 73rd Place, Tulsa, OK 74136</td>
<td>Christie Morehead</td>
</tr>
<tr>
<td>4</td>
<td>Mary Sue Pierson</td>
<td>2461 E 73rd Pl, Tulsa, OK 74136</td>
<td>Mary Sue Pierson</td>
</tr>
<tr>
<td>5</td>
<td>Robert Smith</td>
<td>2435 E 72nd Place, Tulsa, OK 74136</td>
<td>Robert Smith</td>
</tr>
<tr>
<td>6</td>
<td>Gerald Milligan</td>
<td>2423 E 72nd Pl, Tulsa, OK 74136</td>
<td>Gerald Milligan</td>
</tr>
<tr>
<td>7</td>
<td>Charles Grissom</td>
<td>2437 E 73rd Pl</td>
<td>Charles Grissom</td>
</tr>
<tr>
<td>8</td>
<td>Diane Seabass</td>
<td>2411 E 72nd Pl, Tulsa, OK 74136</td>
<td>Diane Seabass</td>
</tr>
<tr>
<td>9</td>
<td>Robin Brender</td>
<td>2441 E 73rd Pl, Tulsa, OK 74136</td>
<td>Robin Brender</td>
</tr>
</tbody>
</table>

5.51
PROTEST PETITION
CASE NUMBER CO-10

Present Use of Parcel: Hotel (previously known as Crown Plaza – 7902 South Lewis Avenue)
Existing Zoning: CO / Z-5498-SP-2

Proposed Use: Mixed use including rental units and with few restrictions
Proposed Zoning: CO-10 Major Amendment. Refer to TMAPC Case Number CO-10 Report

Issue of Concern: We object to the zoning change of this property that will allow it to be used for income qualifying housing in an already overcrowded low-income rental area. There are already over 3900 rental units within a one-mile radius of subject tract (over 60% of the housing units are rental).

Request from TMAPC and Tulsa City Council: We, the neighbors of referenced property affected by the proposed zoning change ask that TMAPC and Tulsa City Council deny CO-10 to prevent rezoning and development of this property into income qualifying and/or subsidized housing.

NEIGHBORS of Subject Tract

<table>
<thead>
<tr>
<th>#</th>
<th>Print Name</th>
<th>Address</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Judith Anne Smith</td>
<td>7204 S. ATLANTA PL.</td>
<td>Judith A Smith</td>
</tr>
<tr>
<td>2</td>
<td>HELEN Louise Smith</td>
<td>3435 E. 72nd Place. Tulsa, OK. 74136</td>
<td>Helen L Smith</td>
</tr>
<tr>
<td>3</td>
<td>CHARLES H. YADON</td>
<td>7214 S. ATLANTA AVE</td>
<td>Charles J Yadon</td>
</tr>
<tr>
<td>4</td>
<td>Mary Geismar</td>
<td>2477 E. 73rd Pl.</td>
<td>Mary Ann</td>
</tr>
<tr>
<td>5</td>
<td>Eileen Bradshaw</td>
<td>2465 E. 73rd Place. Tulsa. OK. 74136</td>
<td>Eileen Bradshaw</td>
</tr>
<tr>
<td>6</td>
<td>STEPHEN BRADSHAW</td>
<td>2465 E. 73rd Place</td>
<td>Stephen Bradshaw</td>
</tr>
<tr>
<td>7</td>
<td>JAMES S. SEEBAUG</td>
<td>2411 E. 72nd Pl.</td>
<td>James Seebaugh</td>
</tr>
<tr>
<td>8</td>
<td>PETRONELA MERRIFIELD</td>
<td>7206 S. ATLANTA Ave.</td>
<td>Petronela Merrifield</td>
</tr>
</tbody>
</table>

5.52
**PROTEST PETITION**  
**CASE NUMBER CO-10**

**Present Use of Parcel:** Hotel (previously known as Crown Plaza – 7902 South Lewis Avenue)  
**Existing Zoning:** CO / Z-5498-SP-2  

**Proposed Use:** Mixed use including rental units and with few restrictions  
**Proposed Zoning:** CO-10 Major Amendment. Refer to TMAPC Case Number CO-10 Report

**Issue of Concern:** We object to the zoning change of this property that will allow it to be used for income qualifying housing in an already overcrowded low-income rental area. There are already over 3900 rental units within a one-mile radius of subject tract (over 60% of the housing units are rental).

**Request from TMAPC and Tulsa City Council:** We, the neighbors of referenced property affected by the proposed zoning change ask that TMAPC and Tulsa City Council deny CO-10 to prevent rezoning and development of this property into income qualifying and/or subsidized housing.

**NEIGHBORS of Subject Tract**

<table>
<thead>
<tr>
<th>#</th>
<th>Print Name</th>
<th>Address</th>
<th>Signature</th>
</tr>
</thead>
</table>
| 1 | Patricia Friend | 3415 E 12th Pl.  
Tulsa, 74136  |                       |
| 2 | Viola Sevier     | 2419 E 72 Pl.  
74136  |                       |
| 3 | Dylan B. Sieker | 2431 E. 72nd Pl.  
74136  |                       |
| 4 | Brenda Sieker    | 2431 E. 72nd Pl.  
74136  |                       |
| 5 |                  |                                      |           |
| 6 |                  |                                      |           |
| 7 |                  |                                      |           |
| 8 |                  |                                      |           |
| 9 |                  |                                      |           |
PROTEST PETITION
CASE NUMBER CO-10

Present Use of Parcel: Hotel (previously known as Crown Plaza – 7902 South Lewis Avenue)
Existing Zoning: CO / Z-5498-SP-2

Proposed Use: Mixed use including rental units and with few restrictions
Proposed Zoning: CO-10 Major Amendment. Refer to TMAPC Case Number CO-10 Report

Issue of Concern: We object to the zoning change of this property that will allow it to be used for income qualifying housing in an already overcrowded low-income rental area. There are already over 3900 rental units within a one-mile radius of subject tract (over 60% of the housing units are rental).

Request from TMAPC and Tulsa City Council: We, the neighbors of referenced property affected by the proposed zoning change ask that TMAPC and Tulsa City Council deny CO-10 to prevent rezoning and development of this property into income qualifying and/or subsidized housing.

NEIGHBORS of Subject Tract

<table>
<thead>
<tr>
<th>#</th>
<th>Print Name</th>
<th>Address</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Linda K Huber</td>
<td>2402 E. 72nd St.</td>
<td>Linda K Huber</td>
</tr>
<tr>
<td>2</td>
<td>Doug E Huber</td>
<td>2402 E. 72nd St.</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Bruce W. Arnold</td>
<td>2408 E. 72nd Pl.</td>
<td>Bruce W. Arnold</td>
</tr>
<tr>
<td>4</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PROTEST PETITION
CASE NUMBER CO-10

Present Use of Parcel: Hotel (previously known as Crown Plaza – 7902 South Lewis Avenue)
Existing Zoning: CO / Z-5498-SP-2

Proposed Use: Mixed use including rental units and with few restrictions
Proposed Zoning: CO-10 Major Amendment. Refer to TMAPC Case Number CO-10 Report

Issue of Concern: We object to the zoning change of this property that will allow it to be used for income qualifying housing in an already overcrowded low-income rental area. There are already over 3900 rental units within a one-mile radius of subject tract (over 60% of the housing units are rental).

Request from TMAPC and Tulsa City Council: We, the neighbors of referenced property affected by the proposed zoning change ask that TMAPC and Tulsa City Council deny CO-10 to prevent rezoning and development of this property into income qualifying and/or subsidized housing.

NEIGHBORS of Subject Tract

<table>
<thead>
<tr>
<th>#</th>
<th>Print Name</th>
<th>Address</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Michael Levinson</td>
<td>1743 E. 71st Street, Tulsa, OK 74136</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Michael Levinson</td>
<td>2531 E. 67th Street, Tulsa, OK 74136</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>William Huffman</td>
<td>1741 E 71st St, Tulsa, OK 74136</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Jodi Hasty</td>
<td>1743 E. 71st St, Tulsa, OK 74136</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Kenny Joe Smith</td>
<td>1783 E. 71st St, Tulsa, OK 74136</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Marle Production</td>
<td>1743 E. 71st St, Tulsa, OK 74136</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Garrett Warman</td>
<td>6210 South Quebec Avenue, Tulsa OK</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Natalia Cheek</td>
<td>1743 E. 71st, Tulsa, OK 74136</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Matt Klingeman</td>
<td>1743 E 71st, Tulsa, OK 74136</td>
<td></td>
</tr>
</tbody>
</table>
Dear TMAPC Commissioners and staff,

I've already emailed my City Councilor, Jeannie Cue, but have copied her on this email as well.

My family and I live in a neighborhood near the former Crowne Plaza Hotel at 81st & Lewis, and I have attended one of the informational zoom meetings where the developers presented their plans and took questions. The meeting was a bit contentious (opponents are vocal and not always kind, and one of the developers was a bit short-tempered), but I came away feeling like it's not the right plan for that building.

In addition to being wary of how many high-emotion groups they want to serve (U.S. Veterans, adults with disabilities, people with shelter insecurity), I have several concerns about the plan they are presenting:

1. This group has never successfully launched and maintained this business model;
2. Most members of this group is from out of state, and does not know Tulsa;
3. The proposed rent rates seem untenable for this demographic and this part of Tulsa;
4. If an exemption is granted, and this development group should sell to a new owner, the exemption will travel with the property and they will get to do whatever they want with it;
5. District 2 already has more affordable/subsidized housing than any other district in the city of Tulsa.

I encourage all of you to spend half an hour in the daytime and at night on that corner of 81st & Lewis, and you will see that the hotel does not need more uncertainty in its future.

Thank you for your thoughtful consideration of all the opinions related to this plan. Please vote NO!

Aimee Mehl
918-691-3706 (voice/text)
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am in favor to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

I am disappointed that the board of directors for The Timbers condos sent out a letter telling us not to let this happen in our backyard. This reminds me of the problems Iron Gate had in securing a location for expansion. Helping our neighbors in need is a function of a healthy society. We have a history of underserving the needs of veterans in this country. Refurbishing an empty hotel for their housing makes perfect sense.

I respectfully request the Tulsa Metropolitan Area Planning Commission approve the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals.

Thank you for your consideration and assistance!

Sincerely,

Kim Hagan
8425 S College Avenue
Tulsa OK 74137
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: C0-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

2955 E. 81st Street
Tulsa, OK 74137
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

[Handwritten Signature]
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

2807 E 84th St
Tulsa, OK 74137
March 25, 2021

Mr. Michael Covey, Chairperson  
Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
2 West 2nd Street, Suite 800  
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

8472 S. College  
Tulsa OK 74137
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation. Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

8443 S. College Ave.
Tulsa, OK 74137
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

Peggy L. Rowley
2940 E 84th
Tulsa, OK 74137
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

Robert E. Strunk
8442 5th College Ave
Tulsa OK 74137
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

Kathleen Lester Stoward
Timbers Condo owner.
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment
complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81" and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

Owner: 2824 E 85th St, Tulsa, OK 74137
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.
I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.
I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]
March 30, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: C0-10 Crown Plaza Hotel
Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

[Address]
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

8457 S College Ave
Tulsa, OK 74137
918 724 2579
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

2944 East 84th Street
Tulsa, Oklahoma 74137
(210) 880-6554
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

Margaret M. Bethel
2944 East 84th Street
Tulsa, OK 74137
(918) 246-5843
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

[Address]

25 MAR 21

(ERIC MILLER)
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-
populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission **deny** the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-
populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

5.83
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

Maureen Miller
3002 E 85th St
Tulsa OK 74137
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering
potentially adding another large population to an already overpopulated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81" and Lewis. Now the Tulsa Planning Commission is considering
potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

Owner, of Timbers Condo

[Handwritten Address]
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

[5:89]
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]
March 25, 2021

Mr. Michael Covey, Chairperson  
Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
2 West 2nd Street, Suite 800  
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

[Stamp: FILE COPY]
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.
I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

Ted M. Risening
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

Amy Houseel
March 25, 2021

Mr. Michael Covey, Chairperson  
Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
2 West 2nd Street, Suite 800  
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

Howard Bennett
Condominium Owner
The Timbers
3800 E. 85th St.
Tulsa, OK 74137
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am **opposed** to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission **deny** the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

TIMBERS CONDOS
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral...
Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West Second Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, not the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,
Carol Owsiány

As a resident of S. Tulsa, I could not disagree more with this plan!!
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

[Address]
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West Second Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, not the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

Gary Owsianny
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

Debbi Boonstra
Homeowner, The Timbers Condominiums
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.
December 15, 2020

VIA EMAIL AND HAND-DELIVERY

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
2 West 2nd Street, Suite 800
Tulsa, Oklahoma

Re: CO-10, Agenda Item 11, TMPAC Agenda for December 16, 2020

Dear Commission Members:

We serve as counsel to Oral Roberts University ("ORU"), one of the leading educational institutions in the City of Tulsa, whose campus is situated directly across Lewis Avenue, opposite the Crown Plaza Hotel for which you are requested (in the referenced case) to approve some significant changes in the permitted uses prescribed by the existing approved Corridor Site Plan. ORU is opposed to the changes requested and requests a continuance of the matter to a future TMPAC meeting. Such a continuance is requested, not only to allow ORU sufficient time to inform itself on the issues in order to fully consider the application of which it was only notified last week, but also to provide time for ORU to further confer with the Applicant regarding the proposed development of the property and the prospects for limiting the application to something that will not have such a serious—and very possibly negative—impact on ORU and the students on campus, not to mention the many visitors and young people who attend events, camps, and programs on campus.

Upon receiving notice of the application and hearing last week, ORU contacted the Applicant to discuss the matter. ORU arranged a conference call on Friday to confer with the Applicant and representatives of his client, who kindly detailed for us in general terms the nature and scope of their plans for the property. Such plans, as they were outlined to us, were considerably narrower than the broad scope of the "Development Standards" proffered in the Applicant’s application for modification of the Corridor Site Plan. ORU remains very concerned about the viability of the proposal, especially considering the lack of any "track record" on the part of the Applicant’s client to succeed in the endeavor described. Consequently, we offered instead a comprehensive list of Development Standards to be adopted that set forth in fair detail the proposal for the redevelopment of the property and omitted proposed use categories that
broadly permitted other uses wholly unrelated to the proposed redevelopment. These have been rejected by the Applicant, who has offered instead a modified list of use categories that—even as presented—would broadly permit other uses wholly unrelated to the project that could be established on the property, uses that could—without specific limitations—have a considerably negative impact on the University.

We expect the Applicant to focus substantially on his client’s current development plans, but that is potentially only the tip of the iceberg. If the proposed redevelopment fails, the Development Standards would permit a broad range of uses that could very well be inconsistent with the existing development patterns along this portion of South Lewis Avenue, and inconsistent with what ORU strives to offer this City and this region from its campus.

Since ORU has only had a very short time since receiving notice of the matter—the Applicant did not notify ORU of the referenced application, nor did he reach out to ORU about it either before or after he filed the application—we strongly urge a continuance of the matter to allow representatives of ORU and the Applicant’s client to continue their dialogue in the hope and expectation that some agreement can be reached that is mutually suitable and beneficial to all parties.

Yours very truly,

Robert J. Getchell
For the Firm

RJG:me
enclosure

c: Mr. Stephen A. Schuller
Mr. Terry Kollmorgen
Ms. Susan Miller @ smiller@incog.org
Mr. Dwayne Wilkerson @ dwilkerson@incog.org
Ms. Kim Sawyer @ ksawyer@incog.org
I represent Victory Church which has property adjacent to the parcel in the above referenced case. Victory is requesting a continuance of this hearing to the following Planning Commission hearing on January 20, 2021. Victory has only recently found out about the hearing tomorrow. I participated in a phone call with the applicant on Monday and their description on the phone call of the planned use is much narrower than what appears in the application before the Planning Commission tomorrow. This causes concerns that potential uses in the future would fall outside the scope of the applicant’s current intentions.

Victory is requesting this continuance in order to allow additional time to learn more about the planned project and consider the impact on Victory as well as afford Victory the opportunity to work with the applicant to determine if limiting the scope of the application is possible to mitigate concerns.

Wesley R. Carter
Winters & King, Inc.
2448 E 81st Street, Ste 5900
Tulsa, OK 74137
wcarter@wintersking.com
(918) 494-6868 - telephone
(918) 491-6297 - fax
www.wintersking.com
I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance.

Sincerely,

[Signature]

Donald Ryan
2816 E 85th St.
Tulsa, OK 74137
Do to me having covid I am ask for a 2nd delay on the project at 80th and Lewis and the 1st of March.

Thank you
Jeannie Cue
Tulsa City Council
Dist 2
175 E. 2nd
Tulsa, Okla

Get Outlook for Android
FYI...

Dwayne Wilkerson, ASLA, PLA  
Principal Planner | Current Planning  
Tulsa Planning Office  
2 W. 2nd St., 8th Floor | Tulsa, OK 74103  
918.579.9475  
dwilkerson@incog.org

From: (DIST2) Cue, Jeannie <dist2@tulsacouncil.org>  
Sent: Monday, February 15, 2021 8:55 AM  
To: Worley, Brandon <BrandonWorley@tulsacouncil.org>; Carole Hale <faunkey1@gmail.com>  
Cc: Wilkerson, Dwayne <DWilkerson@incog.org>  
Subject: Re: Rezoning of Crowne Plaza Hotel

I agree. Thank you so much for your input.

Jeannie

Get Outlook for Android

From: Carole Hale <faunkey1@gmail.com>  
Sent: Sunday, February 14, 2021 5:30:24 PM  
To: Worley, Brandon <BrandonWorley@tulsacouncil.org>  
Cc: (DIST2) Cue, Jeannie <dist2@tulsacouncil.org>; dwilkerson@incog.org <dwilkerson@incog.org>  
Subject: Rezoning of Crowne Plaza Hotel

We are not in favor of rezoning at 81st and Lewis of the Crowne Plaza Hotel for redevelopment into government subsidized housing. There is already government subsidized housing from 57th and Peoria to 81st and riverside.

It is our thinking that adding more subsidized housing to the same area makes no sense.

Please share our concerns with appropriate parties.  
Thank you.

Adrian and Carole Hale
I live in the Kensington addition, and I think rezoning the hotel across from ORU to include low-income housing is not a good idea. This part of Tulsa already has a lot of low-income housing apartments, and to add another is a bad idea. Such housing should be spread all over town more evenly, not concentrated in specific areas. This part of town -- from 61st & Peoria down to 81st & Riverside -- already is a focal point for crime, and this rezoning would exacerbate the problem.

Please choose another option.

Thanks,
Cynthia S. Yanik
7625 S. Trenton Ave.
Joshua A. Walker
Tulsa Land Company LLC
1325 East 31st Street, Suite 200
Tulsa, Oklahoma 74105
(918) 605-2807
jwalker@tulsalandcompany.com

From: Gawey <gawey@cox.net>
Date: Monday, February 15, 2021 at 1:03 PM
To: <esubmit@incog.org>, <dwilkerson@incog.org>, Susan Miller <smiller@incog.org>, Joshua Walker <jwalker@tulsalandcompany.com>, <dist1@tulsacouncil.org>, <dist2@tulsacouncil.org>, <dist3@tulsacouncil.org>, <dist4@tulsacouncil.org>, <dist5@tulsacouncil.org>, <dist6@tulsacouncil.org>, <dist7@tulsacouncil.org>, <dist8@tulsacouncil.org>, <dist9@tulsacouncil.org>, <gt.bynum@gmail.com>
Subject: Opposition to CO-10

Good afternoon,

I am the managing partner of University Village Retirement Community located at 8555 S Lewis Ave, approximately 5 blocks from the location at issue. I heard last night about the proposed zoning change to the this site, currently the Crown Plaza hotel. It is my understanding that the proposed use would allow for this site to be a government subsidized housing project for veterans and seniors as well as section 8 housing. There is already a disproportionate number of low income and government subsidized apartments in this area and well as those that abut our property to the south.

We are facing a crisis in the area due to an increasing number crimes. The addition of any more government assisted apartments will be a detriment to the area that may overwhelm our public services and further threaten the safety our our citizens.

In the last month alone, we have had 3 break-ins on our property. Before that, a mentally ill person carrying a gun was arrested on our property before he could enter the building. The criminals are climbing over and under our fences and also cutting through the chain fence along our east border. The wood fence on the south side of our property is continually being breached resulting in constant theft and trespassing. Calls to the police are not responded to timely and the thieves are never apprehended. Both fences have a strand of barbed wire, but that isn’t a deterrent. We also have strangers wander throughout our property on a daily basis.

We are now considering building an eight foot solid stone wall on those two sides and installing monitored electronic gates at the main entrance. Because the cost to do so is in excess of $450,000, we will not be able to do this all at once.
The safety, security and well-being of our 400+ residents is our number one concern. Our job is becoming increasingly more difficult due to the crime in the area. Adding more government assisted housing will not help in this regard.

In the best interest of this area, I hope you will not approve this zoning change request.

Matt Gawey
University Village Retirement Community
8555 S Lewis Ave
(918) 691-1200
February 15, 2021

Dear Councilor Cue, INCOG & Tulsa Land Company,

It has come to our attention that there is an upcoming development planned in our area at the Crowne Plaza Hotel at 77th and Lewis. It is our understanding that the property will be redeveloped into government subsidized housing. While we understand that Veterans may benefit from this development which we are for, it is the option to house those that don’t fall into the criteria that we are against.

The zoning change will allow for section 8 and other governmental subsidized housing. This area already carries an unhealthy amount of such housing between 56th and Peoria all the way to 83rd and Delaware. The current focus is to spread such housing around the city and this is contrary to the City of Tulsa goals (among all major municipalities in the US). Governmental house is good and a necessity. Stacking them on top of each other is detrimental to the entire area....see 61st and Peoria.

My husband and I are strongly opposed to # CO IZ-5498-SP-2. We do not see how this would benefit an already troubled area. I do not feel safe even shopping in that area and find it unsettling to take my daughter during any necessary trip to the Walmart next to the planned development. We are routinely approached and followed by beggars asking for donations, assistance with employment, and have even gone so far as asking if we have a cash app to send them money. I have moved to a delivery service since it is so scary to go to the stores in that area.

This not only affects constituents of District 2 but those districts adjacent to ours. Our safety will be compromised and significantly reduce our property values.

We ask that you NOT move forward with this development and find solutions the current problem of panhandling and misconduct in the area.

Respectfully,

Mark and Angela Boyd
From: Mike Martin <mikmart@cox.net>
Sent: Monday, February 15, 2021 12:17 PM
To: Miller, Susan <SMiller@incog.org>
Subject: CO IZ 5498-SP-2

I totally oppose.
I oppose C012-5498SP-2.
Dear Ms. Miller,

I cannot begin to express to you enough how vehemently those in the Rockwood Hills Pond Neighborhood HOA oppose the proposed zoning change and planned conversion of the Crowne Plaza Hotel at 81st and Lewis into government housing. When we purchased our home 15 years ago, we believed we were purchasing a home in a safe area, close to Southern Hills, ORU, Victory Christian and Jenks Elementary School. Riverside Drive was nearby, which we considered at the time to be an asset. There were million dollar homes around the corner from the house we were purchasing and in several surrounding neighborhoods, so we felt certain that we didn't need to worry property values in this area going down.

Unfortunately, over the past 15 years, we have seen the crime rate increase substantially as a result of excessive government housing that now stretches all the way from 56th and Peoria to 83rd and Riverside. This includes but is not limited to government housing at 51st and Harvard (Parkview Terrace Apartments), 61st and Yorktown (Pecan Creek Apartments), 65th and Newport (Riverbank Apartments and James Inhofe Plaza are both located here), 61st and Peoria (Savanna Landing Apartments and St. Thomas Square Apartments are both located here), and 88th between Lewis and Delaware (Braden Trails Apartments). It is impossible to shop at the Walmart at 81st and Lewis without being assaulted by panhandlers, drug addicts or gang members seeking money; and the Walgreens and Quik Trip on 71st Street are probably among the most frequently robbed in Tulsa. Cars in our neighborhood have been repeatedly broken into, despite the fact that residents have invested their own money to install huge spotlights on the streets and security cameras to capture the criminal activity that occurs. A significant number of businesses that used to thrive along Lewis between 51st Street and 71st Street have closed, as the criminal activity in the area has deterred law-abiding citizens from coming to shop; and what used to be million dollar homes have decreased in value at a time when other areas in Tulsa seem to be increasing. Still, the city continues to surround us with more and more low-income housing, despite the fact that our neighborhood appears to have a higher percentage of low income housing than most other areas of Tulsa.

And although I am personally concerned that this re-zoning will completely devastate our individual property values, I am also convinced that adding additional government housing to the area will have a detrimental effect on the Tulsa economy in general. The additional low income housing in the area has already caused a surge in criminal activity throughout the general area. However, if Crowne Plaza is turned into government housing, ORU is going to have increasing difficulty convincing parents and prospective students that it can provide a safe campus to live and attend school. This college has always been an asset to Tulsa. However, as stated above, the Walmart across the street from ORU is already over-run with panhandlers, drug addicts, gang members and similar criminals who make it a horrible place to go shop; and this is most likely the store most students attending ORU go to purchase needed items on a regular basis. Ultimately, this is going to have a negative impact on the University, which negatively impacts Tulsa. Similarly, the city should consider the fact that the general disintegration of the area could potentially impact the ability of Southern Hills to attract large events such as the PGA in the future, which could negatively impact the restaurants, hotels and other merchants in the surrounding area.
In short, what the city is considering doing is not only bad for our individual neighborhoods, but it is terribly bad for all of Tulsa. I request that you please reject this request for re-zoning. I believe if passed, it will cause irreparable harm to our city. Please share my concerns with all parties who will be making a decision in this case.

Kristin Blue Fisher, Esq.
FISHER & FISHER
8177 S Harvard Ave., #333
Tulsa, OK 74137-1612
918-488-9191 (voice)
918-514-8626 (fax)
Kristin@FisherLaw.cc (email)

This office is deemed to be a debt collector and any information obtained may be used for that purpose.

NOTICE: This e-mail, and all attachments transmitted with it, may contain confidential, proprietary, or legally privileged information that is intended solely for the individual(s) or entity(ies) to which it is addressed. If you are not an intended recipient, then you are not authorized to read, distribute, copy, or otherwise use all or any portion of this e-mail or any attachment. If you have received this e-mail in error, please notify the sender immediately by e-mail or by telephone at 918-488-9191, and delete all copies of this e-mail. Thank you.

AVISO: Este correo electronico y documentos transmitidos juntos, pueden contener informacion confidencial, propietaria o legalmente privilegiada que es direccionada exclusivamente para el individual(es) o entidad(es) para quien fue direccionado. Si usted no es la persona a quien este correo fue direccionado, entonces no tiene la autorizacion de leer, distribuir, copiar o de ninguna manera utilizar cualquier porcion de este correo o documentos que sean incluidos con el. Si usted recibio este correo por equivoco, por favor notifique el remitente inmediatamente por correo electronico o por el telefono 918-488-9191. Por favor tambien borre todas las copias de este correo electronico. Muchas gracias.
Dear Sir/Madam,

I am writing this email to oppose to the CO IZ-5498-SP-2 zoning change that would allow Crown Plaza Hotel to be phased into government subsidized housing.

Thank you.

Best regards
Chun Yng
Greatly oppose
Dear Ms. Sawyer,

I am writing today to express my strong objection to the planned conversion of the Crowne Plaza Hotel at 81st and Lewis to government housing. As a homeowner and business owner in an adjacent neighborhood, I am frankly astonished that such a move would be considered. This area already fights crime from the government housing stretching from 57th and Peoria to 81st and Riverside. Shopping at the "neighborhood" Walmart is already a scary event, from meth-heads twitching around the store, panhandlers intimidating us in the parking lot, and gang-bangers walking the aisles looking for trouble. Who thinks adding more low-income housing to the Walmart parking lot will improve things?

I am asking the Planning Commission to stand up for its neighbors in District 2, for homeowners and business owners who will see their property values plummet, for women who will be threatened buying groceries, for families who will see increased foot traffic from hoodlums; stand up against this change and fight for us. We cannot tolerate this move - it will devastate a large section of District 2!

Please share my concerns to the appropriate parties.

Tim Fisher

Timothy A. Fisher, Esq.
FISHER & FISHER
8177 S Harvard Ave., #333
Tulsa, OK 74137-1612
918-488-9191 (voice)
918-514-8626 (fax)
Tim@FisherLaw.cc (email)

This office is deemed to be a debt collector and any information obtained may be used for that purpose.

NOTICE: This e-mail, and all attachments transmitted with it, may contain confidential, proprietary, or legally privileged information that is intended solely for the individual(s) or entity(ies) to which it is addressed. If you are not an intended recipient, then you are not authorized to read, distribute, copy, or otherwise use all or any portion of this e-mail or any attachment. If you have received this e-mail in error, please notify the sender immediately by e-mail or by telephone at 918-488-9191, and delete all copies of this e-mail. Thank you.

AVISO: Este correo electronico y documentos transmitidos juntos, pueden contener informacion confidencial, propietaria o legalmente privilegiada que es direccionada exclusivamente para el individual(es) o entidad(es) para quien fue direccionado. Si usted no es la persona a quien este correo fue direccionado, entonces no tiene la autorizacion de leer, distribuir, copiar o de ninguna manera utilizar cualquier porcion de este correo o documentos que sean incluidos con el. Si usted recibio este correo por equivoco, por favor notifique el remitente inmediatamente por correo electronico o por el telefono 918-488-9191. Por favor tambien borre todas las copias de este correo electronico. Muchas gracias.
Thank you for your response.

On Mon, Feb 15, 2021 at 10:52 AM Sawyer, Kim <ksawyer@incog.org> wrote:

Thank you, your comments will be forwarded to Planning Commission for their consideration.

---

Dear Council Members and Planning Commision,

I was just made aware of a proposal to approve a re-zoning plan which would allow the current Crowne Plaza Hotel to be converted into government subsidized housing (CO IZ -5498-SP-2). This is to inform you that I along with many of my neighbors are vehemently opposed to this proposed change! Our area has seen an increase in crime in recent years and feel that this would not be an appropriate site for such a development. This proposal has come as a sudden surprise to our addition and feel there seems to be an intent to rush it through. While I realize there is a need for housing, this does not seem to be an appropriate option. Thank you for taking my concerns into consideration.

Richard Berumen

President

Walnut Creek V HOA

919-200-1320
Dear Sirs and Madams,

I've learned the hotel across from ORU at 77th and Lewis is being rezoned to allow for Section 8 and other government-subsidized housing. As a homeowner in the nearby Kensington neighborhood I am against CO IZ-5498-SP-2. It will hurt home values and increase crime.

This area already carries an unhealthy amount of such housing between 56th and Peoria all the way to 83rd and Delaware. While governmental housing is important, stacking them on top of each other is detrimental to this (and any) area.

This rezoning is contrary to the City of Tulsa goals. The current focus to prevent degradation of specific areas in the city is to spread this type of housing around the city. Please continue to do so.

Respectfully,

Stefanie Forney
7710 S. Trenton Ave.
Tulsa, OK 74136
To the Honorable Representatives of the Tulsa Council and Members of INCOG

As a resident of the Kensington Neighborhood since 1986, I wish to protest the possible re-zoning of the area across from the ORU Campus on Lewis. Over the years, I saw what the effects the government housing program at 61st and Peoria had on the neighborhoods and people in that area as crime rates raised and property values lowered in increasing waves from 51st and Peoria to Lewis to 71st and Peoria to Lewis. Of course, public housing is necessary but I believe that the public housing program should be spread throughout Tulsa equally. I do not believe that this particular redistricting is a fair one to our neighborhood.

Sincerely,

Cindy Leonard
Dear sir or madam,

I am writing concerning CO IZ-5498-SP-2, concerning the rezoning of the area near the hotel across from ORU. I am against this application for the following compelling reasons:

We are homeowners at 2718 E. 72nd Street. In the past ten years, we have been shocked to see drug dealing, violent crime, and theft pervade this entire area. Stacking the area with casinos, government housing, and even halfway houses in the middle of our neighborhood has caused a huge influx of crime.

Two years after the casino opened, I was upstairs at 3:30 pm in the day and heard something in our small business office downstairs. I came down to find a young man tearing through every office cabinet, looking for something to steal. He ran out the back door when he saw me. I was lucky. It could have ended terribly. We have had even worse incidents and several costing us thousands of dollars. Theft is rampant here now, mostly by people who are desperate to find money for drugs or gambling. Every homeowner has had to install either cameras, higher fences, and/or security alarm systems, at great cost to themselves.

Our neighborhood was forewarned (in a meeting with a council woman and Tulsa PD) that crime would increase in a two square mile area surrounding the casino. They weren't kidding. 11 out of the 13 houses in our part of the addition have been victims of theft or vandalization. Crime also increased substantially when the halfway houses were bought and filled up with clients before we even found out what had been done. The residents of those often walked the neighborhood at all hours—which completely shut down our feelings of safety as homeowners. I used to take a walk around our beautiful tree lined streets every morning about 8:30 after I got the kids off for school. One of those halfway house "clients" met me at my mailbox one morning, saying "Aren't you going for your walk today?" Chilled to the bone, I quickly walked back inside and have never walked in my neighborhood since that day. Where is my right to live without fear, or to enjoy the streets my taxes pay for?

Our home has now been broken into three times, our cars have been vandalized more than a half dozen times, and we live in the "safe" area of Rockwood Hills Pond! I cringe when I see students walking home after getting off the bus, because we have so many unidentified people roaming around. I wonder what would happen if one of those innocent children walked in on a burglary?

We and all of our neighbors have had enough! Do not add to our burden by allowing another government housing situation to unfold in this same area. Please do not allow the rezoning of this hotel. I appreciate your public service.

Thank you,
Linda Mansur
2718 E. 72nd Street
Tulsa, Oklahoma 74136
918-232-2435
Good day,

I wanted to make it known that I definitely oppose CO IZ-5498-SP-2.

Sincerely,
Michael Dollar
From: gary.haynes83@gmail.com <gary.haynes83@gmail.com>
Sent: Monday, February 15, 2021 6:55 PM
To: gary.haynes83@gmail.com
Subject: ORU zoning that will hurt values and increase crime

To whom it may concern,

I would like you to reconsider building government housing across the street from ORU. This sector of 74136 is already becoming a high crime area for students and residents in the surrounding neighborhoods. It is not even safe to shop at the local Walmart anymore and lower income housing will only hurt other local businesses. Homeowner’s values have not kept pace with other neighborhoods and this will bring harm to those needing to sale.

Sincerely,

Gary Haynes

Virus-free. www.avg.com
Hello,

Writing to let you know that I am against the rezoning (CO IZ-5498-SP-2) of the hotel at 81st and Lewis. Over the years I have seen firsthand the decline to the area surrounding Walmart. With ORU across the street and the casino on the backside there has to be a better solution that would promote growth to that area.

Thanks... Brian
The Timbers Homeowners Association opposes COIZ-5498-SP-2. The proposed zoning change shrouds the zoning as a Veterans center. But it is obvious that it will also allow for low-income housing on the site. This area already carries an unhealthy amount of section 8 and other governmental subsidized housing between 56th and Peoria all the way to 91st and Delaware.

As a result of this government housing, crime in our area has increased significantly. The Timbers, a gated community, has experienced numerous thefts in the past year. Due to this, we have been forced to spend a tremendous amount of money on increasing our security. Our gates do little to keep criminals out.

It is almost impossible to shop at the Walmart at 81st and Lewis without being assaulted in the parking lot by panhandlers and drug addicts seeking money. There is an increased number of robberies in the area.

The Crowne Plaza is within walking distance of The Timbers--there is no reason to increase the number of criminals with easy access to our homes.

We urge you to vote against this zoning change.

Sincerely,

Bob Shank
President, Timbers Homeowners Association

Sue Riggs
Treasurer, Timbers HOA
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am **opposed** to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission **deny** the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

5.133
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

Mary Morris

2812 E 85th Street
Tulsa, OK 74137
April 13, 2021

Amanda Bennett
2809 E. 84th St.
Tulsa, Ok 74137

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!
Sincerely,

Amanda Bennett
My name is Deb Everett, my husband Allen and I live in the Timbers Condo neighborhood of south Tulsa area. We have been informed about this request to change the status of the former Crown Plaza Hotel on S Lewis Ave. After reading the information put out by our homeowners association, we both found that the rezoning of building would be a positive change. I hope that the new owners of the space would be able to create source of housing for those who have served our country. Just wanted to let folks who have to make this decision know that there are people who are for this change in their neighborhood.

Deb Everett

Sent from my iPad
April 16, 2021

VIA EMAIL AND HAND-DELIVERY

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, Oklahoma

Re: CO-10, Agenda Item 11, TMPAC Agenda for December 16, 2020

Dear Commission Members:

Enclosed please find the formal protest petition of Oral Roberts University to the above-referenced application.

Yours very truly,

[Signature]

Robert J. Getchell
For the Firm

RJG:me
enclosure

cc: Mr. Stephen A. Schuller
Mr. Terry Kollmorgen
Ms. Susan Miller @ smiller@incog.org
Mr. Dwayne Wilkerson @ dwilkerson@incog.org
Ms. Kim Sawyer @ ksawyer@incog.org
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE NO. CO-10
APPLICANT – VETERANS SERVICES USA
PETITION PROTESTING APPLICATION

Oral Roberts University ("ORU") pursuant to 19 Okla. Stat. §863.17 and City of Tulsa Zoning Ordinance §70.030-G, hereby submits this Petition formally protesting the proposed change in zoning as requested in Veterans Services USA's Application, Case No. CO-10. In support of its protest, ORU states as follows:

1. Oral Roberts University is a private college located at 7777 S. Lewis Avenue, Tulsa, Oklahoma. ORU's campus is directly across Lewis Avenue from the property for which the zoning change is sought.

2. ORU owns more than 20% of the frontage directly opposite the frontage proposed to be changed by the application in Case No. CO-10, and more than 50% of the area of lots within 300 feet of the area included in the proposed zoning map amendment.

3. ORU protests the proposed zoning change for numerous reasons which shall be more fully delineated at the hearing on the application.

Upon consideration of the statements made in support of its Petition at the hearing, ORU respectfully requests that the Tulsa Metropolitan Area Planning Commission deny the relief requested in the application.

ORAL ROBERTS UNIVERSITY
By: ___________________________
Timothy R. Philley
Chief Operating Officer
7777 S. Lewis Avenue
Tulsa, Oklahoma 74171

FILE COPY
Attorneys for the Protestant
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

Doria M. Muster
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

I thank you for your consideration and assistance!

Sincerely,

Brenda Estes
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
C/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

Susan D. Barns
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
C/O Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

Janet M. Ward

2524 E. 84th St
Tulsa OK 74137-1458
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

George Barns
2824 E. 89th St
Tulsa, OK 74137
April 13, 2021

Mr. Michael Covey, Chairperson  
Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
2 West 2nd Street, Suite 800  
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

Scott Wion
2941 E. 84th St.
April 15, 2021

CASE NUMBER CO-10

I am writing in opposition to the proposed Veterans and Senior services at 79th and Lewis.

I was fortunate to attend a meeting with the developers and other neighborhood leaders to ask questions and hear responses. What I am hearing on the news and reading in the paper is much different than what they were proposing to the neighbors. The person financing the project even left the meeting in a huff because he did not like the questions we were asking. I think they are saying one thing to pass and propose another thing that can eek by.

They said rentals would start at $650 for an efficiency apartment and $850 for a one bedroom. There would be no accommodations for income levels. The daycare would be people that were picked up all over Tulsa and brought there for services so they could intermingle with residents and hotel guests. The daycare is not for residents.

The developers said they have never designed a place to meet this specification and it was a trial opportunity they thought would be acceptable and welcoming. This is a test plan.

The apartments would be for anyone 55 and older, they did not need Veteran status.

I am concerned because we do not need any more apartments in this area of town. At $850.00 a month I think there are sufficient apartments in this area that are nicer than a modified hotel room to meet that need. This area is dangerous in the afternoons. I don’t know how often I have been panhandled in Walmart’s parking lot and in Walmart itself. It is not safe and when that was addressed they said that was what the local police were for and they could do that job. Walmart is already hiring security for inside the store but cannot police the parking lot. They had no plans to have security for their clients. It would be an open facility. So how is that safe for people in Dayca We have transients roaming our neighborhood at night, causing vandalism and we have since hired security to patrol our neighborhood 24/7.

The idea that residents would want to intermingle with the daycare and hotel guests is ridiculous. Where is their security for the resident’s apartments when they have various individuals coming and going?

We do not need another hotel down south. The Days Inn should be torn down, the Marriott is often only half full and the River Spirit is just around the corner.
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

5.150
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

C-4
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]
3006 E 85th St.
Tulsa, OK 74137
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

Bobby P. Blakett, Ph.D.
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

[Address]

Tulsa, OK 74136
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

[Address]
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

Elizabeth J. Ogle
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: C0-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

2550 E 73rd St
Tulsa, OK 74136
Attached are some of the letters and petitions that I have received in the past few weeks supporting our project. More will be sent later today.
PETITION IN SUPPORT OF PROPOSED
CASE NUMBER C0-10

Present Use of Parcel: Hotel (Previously known as Crowne Plaza – 7902 South Lewis Avenue)

Existing Zoning C/Z-5498-SP2

Proposed Use: Mixed Use Property; Provide Affordable Housing to our Veteran Community, Adult Day Care in Conjunction with SarahCare, and a Branded Hotel (Radisson)

Request from TMAPC and Tulsa City Council: We, the undersigned, Citizens of Tulsa request that the purposed changes be implemented by the TMAP and Tulsa City Council.

1. We are confident that the Veteran Services, USA project will inject needed dollars into the Tulsa economy and have been assured by the developers that no funds will come from city, county, state or federal dollars.
2. Provide Affordable Mixed-Use Housing, Adult Day Care facilities, and a name branded hotel to a community that needs these services.
3. Will add a much-needed boost to the City economy, by providing hotel rooms operated by a national brand, creating vibrancy and a thriving business instead of keeping this building vacant and unused.

<table>
<thead>
<tr>
<th>Print Name</th>
<th>Address</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAURIE NIDIFFER</td>
<td>1716 S. Owasso Ave</td>
<td></td>
</tr>
<tr>
<td>J. W. WILLS</td>
<td>1716 S. Owasso Ave</td>
<td></td>
</tr>
<tr>
<td>Candace Hughes</td>
<td>4419 W. Princeton Pl.</td>
<td></td>
</tr>
<tr>
<td>Michael Kaiser</td>
<td>2056 E. 13th St.</td>
<td></td>
</tr>
<tr>
<td>Michael Kaiser</td>
<td>1515 S. Elwood</td>
<td></td>
</tr>
<tr>
<td>Kendall Bailey</td>
<td>1601 W. Easton St.</td>
<td></td>
</tr>
<tr>
<td>Nicky Jones</td>
<td>538 E. 37th St.</td>
<td></td>
</tr>
<tr>
<td>Reynelle Barrett</td>
<td>1015 S. 5A</td>
<td></td>
</tr>
</tbody>
</table>
PETITION IN SUPPORT OF PROPOSED
CASE NUMBER C0-10

Present Use of Parcel: Hotel (Previously known as Crowne Plaza – 7902 South Lewis Avenue)

Existing Zoning C/Z-5498-SP2

Proposed Use: Mixed Use Property; Provide Affordable Housing to our Veteran Community, Adult Day Care in Conjunction with SarahCare, and a Branded Hotel (Radisson)

Request from TMAPC and Tulsa City Council: We, the undersigned, Citizens of Tulsa request that the purposed changes be implemented by the TMAP and Tulsa City Council.

1. We are confident that the Veteran Services, USA project will inject needed dollars into the Tulsa economy and have been assured by the developers that no funds will come from city, county, state or federal dollars.
2. Provide Affordable Mixed-Use Housing, Adult Day Care facilities, and a name branded hotel to a community that needs these services.
3. Will add a much-needed boost to the City economy, by providing hotel rooms operated by a national brand, creating vibrancy and a thriving business instead of keeping this building vacant and unused.

<table>
<thead>
<tr>
<th>Print Name</th>
<th>Address</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cody Morrison</td>
<td>432 S 6111 E Ave Tulsa, OK 74104</td>
<td>[Signature]</td>
</tr>
<tr>
<td>Charles Evans</td>
<td>4405 S Rockford Pl Tulsa, OK 74136</td>
<td>[Signature]</td>
</tr>
<tr>
<td>Joseph Meyer</td>
<td>5203 S 74th E Ave Tulsa, OK 74145</td>
<td>[Signature]</td>
</tr>
<tr>
<td>Sallie Meyer</td>
<td>5203 S 74th E Ave Tulsa, OK 74145</td>
<td>[Signature]</td>
</tr>
<tr>
<td>Heidi J Meyer</td>
<td>5203 S 74th East Ave Tulsa, OK 74145</td>
<td>[Signature]</td>
</tr>
<tr>
<td>Dea Wofford</td>
<td>4538 S 32nd West Tulsa, OK 74107</td>
<td>[Signature]</td>
</tr>
<tr>
<td>Randy Spencer</td>
<td>3233 S 12th Place Tulsa, OK 74108</td>
<td>[Signature]</td>
</tr>
<tr>
<td>Michael Williams</td>
<td>3215 E 11th Ave Tulsa, OK 74105</td>
<td>[Signature]</td>
</tr>
</tbody>
</table>
PETITION IN SUPPORT OF PROPOSED
CASE NUMBER C0-10

Present Use of Parcel: Hotel (Previously known as Crowne Plaza – 7902 South Lewis Avenue)

Existing Zoning C/Z-5498-SP2

Proposed Use: Mixed Use Property; Provide Affordable Housing to our Veteran Community, Adult Day Care in Conjunction with SarahCare, and a Branded Hotel (Radisson)

Request from TMAPC and Tulsa City Council: We, the undersigned, Citizens of Tulsa request that the purposed changes be implemented by the TMAP and Tulsa City Council.

1. We are confident that the Veteran Services, USA project will inject needed dollars into the Tulsa economy and have been assured by the developers that no funds will come from city, county, state or federal dollars.

2. Provide Affordable Mixed-Use Housing, Adult Day Care facilities, and a name branded hotel to a community that needs these services.

3. Will add a much-needed boost to the City economy, by providing hotel rooms operated by a national brand, creating vibrancy and a thriving business instead of keeping this building vacant and unused.

<table>
<thead>
<tr>
<th>Print Name</th>
<th>Address</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daina Norman</td>
<td>828 S Wheeling Ave 603 Tulsa OK 74014</td>
<td>Daina Norman</td>
</tr>
<tr>
<td>Gordon J. Forsman</td>
<td>12 S. Columbus Tulsa OK 74104</td>
<td>Gordon J. Forsman</td>
</tr>
</tbody>
</table>


April 19, 2021

Tulsa Metropolitan Area Planning Commission  
Two West 2nd Street, Suite 800  
Tulsa, Oklahoma 74101

RE: Case Number: CO-10 Major Amendment

Dear Commission Members,

As some of you know, I am a long-time advocate for restoration and repurposing existing structures, whether it be housing, commercial, retail or hotels, as a Founding member of the Coalition of Historic Neighborhood, though today, I am expressing my personal opinion.

This project first got my attention, because I am one of the Coordinators for the Annual Veterans Day Parade, now on the Communications Team. I am up close & personal with amazing veterans all year long, honored to be involved. I have met the representative for this proposal, yet, he too, is from out-of-state and often, Tulsans are hesitant to trust those who have no vested interest in our community, though, he will will become a Tulsa resident and be an official stakeholder soon.

Additionally, I have served for several years, on the Fair Housing Committee with the City of Tulsa, we study and discuss housing from every aspect.

As a proponent for affordable housing, in 2019, I came before the TMAPC to express support for Stuart McDaniel (GuRuStu), who was/is working on a plan for restoring properties north of downtown, Tulsa’s urban core, rather than tear down, due to neglect and disrepair. It is still a work in progress, yet now has a proven Model with a track record of success.

There will be time to schedule additional meetings with all surrounding neighbors and continue to seek input, I was advised the representative from VSUSA has tried to reach out on his own, in an effort to incorporate ancillary support services into the design/plan, especially for the two immediate neighbors, ORU and Victory Christian.

In closing, Tulsa has a unique opportunity to offer much needed quality, safe housing for two important groups that have long been ignored, the largest growing demographic are those over 55, many of whom, are unable to afford upscale retirement communities and of course, ALL Veterans deserve, the same. The project before you from VSUSA is privately financed, it will enable Tulsa an almost immediate economic upturn, the affordable housing aspect is a bonus.

I encourage this board to support this important proposal.

Respectfully,
Dear Councilor Cue:
I participated in your Zoom call a few weeks ago, and I am now writing to express my support for the VSUSA housing and hotel project at the former Crowne Plaza site. I believe this will be a valuable addition to our community (I live just around the corner at 71st and Evanston Ave) and one that will create jobs and enhance the city overall by maximizing the use of this vacant building in particular.

I ask that you join me and many other residents in supporting this project. My reasons for favoring this mixed-use redevelopment of the Crowne Plaza are as follows:

- The property will remain a mixed-use property, not only providing housing for distinguished citizens who served in the United States Armed Forces (like myself), but also will continue to operate as a smaller-scale hotel property under a national brand.
- Veteran Services USA $18 Million investment and renovation plan ensures a former premier location and property, which has long served as an anchor to nearby retail businesses, will be revitalized as a valuable asset to the City of Tulsa.
- Veterans of age 55+ will benefit from interactive social fellowship, fitness amenities, workforce retraining for various life stages, and on-site health care assistance.

Thanks for all that you do for Tulsa!!

Peter Luitwieler
Program Manager
Oklahoma Veteran Connections
Oklahoma Veteran Alliance

Community Service Council
16 East 16th St., Tulsa, OK 74119
Cell (918) 630-1891
pluitwieler@csctulsa.org
Dear Commission Members:

I am writing in support of the VSUSA project to convert the former Crowne Plaza Hotel into a mixed use housing site. This project provides economic stimulus to the area and provides a needed housing facility for those who fit the intended demographics.

Specifically, the new facility would benefit veterans whose housing and socialization needs remain a goal for our community. The facility has the potential to be a "shining light" for the City of Tulsa with respect to how we recognize and address the needs of veterans, those to whom we owe so much.

Regards,

Michael Horton, EdD, USAF
Executive Director
The Coffee Bunker
M: 918-809-4236
Kim,

Please find my attached letter of support.

Thank you.

Excellence is not an exception; it is a prevailing attitude. ~

Cherie R. Cook
918.592.5492

http://www.linkedin.com/in/cheriecook

Tulsa Veterans Day Parade | Tulsa Veterans Day
April 19, 2021

Tulsa Metropolitan Area Planning Commission
Two West 2nd Street, Suite 800
Tulsa, Oklahoma 74101

RE: Case Number: CO-10 Major Amendment

Dear Commission Members,

As some of you know, I am a long-time advocate for restoration and repurposing existing structures, whether it be housing, commercial, retail or hotels, as a Founding member of the Coalition of Historic Neighborhood, though today, I am expressing my personal opinion.

This project first got my attention, because I am one of the Coordinators for the Annual Veterans Day Parade, now on the Communications Team. I am up close & personal with amazing veterans all year long, honored to be involved. I have met the representative for this proposal, yet, he too, is from out-of-state and often, Tulsans are hesitant to trust those who have no vested interest in our community, though, he will will become a Tulsa resident and be an official stakeholder soon.

Additionally, I have served for several years, on the Fair Housing Committee with the City of Tulsa, we study and discuss housing from every aspect.

As a proponent for affordable housing, in 2019, I came before the TMAPC to express support for Stuart McDaniel (GuRuStu), who was/is working on a plan for restoring properties north of downtown, Tulsa’s urban core, rather than tear down, due to neglect and disrepair. It is still a work in progress, yet now has a proven Model with a track record of success.

There will be time to schedule additional meetings with all surrounding neighbors and continue to seek input, I was advised the representative from VSUSA has tried to reach out on his own, in an effort to incorporate ancillary support services into the design/plan, especially for the two immediate neighbors, ORU and Victory Christian.

In closing, Tulsa has a unique opportunity to offer much needed quality, safe housing for two important groups that have long been ignored, the largest growing demographic are those over 55, many of whom, are unable to afford upscale retirement communities and of course, ALL Veterans deserve, the same. The project before you from VSUSA is privately financed, it will enable Tulsa an almost immediate economic upturn, the affordable housing aspect is a bonus.

I encourage this board to support this important proposal.

Respectfully,
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

I have additional concerns about Crowne Plaza being used for veteran housing. Many veterans experience PTSD, which is largely inadequately treated by the VA and/or private physicians when veterans can afford them. The risk of gun violence, specifically, or any violence as the result of a veteran experiencing a PTSD episode is not something I would like to have in the area. Additionally, there is already a significant drug presence in the area, and I feel that adding a population who may be seeking to alleviate mental issues would add to the problem. I avoid the major retailer (Wal-Mart) at that location due to people panhandling. If a retailer that size requires a constant police presence on site, there is a major problem. (If you don’t know, there is at least one police cruiser parked out front at all times.)

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.
I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

Dr. DJ Foster, DDS
March 25, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

Please do not allow this to go forward. The crime in our area is rampant. There are already too many apartments in our area. Also, the Walmart at 81st & Lewis brings in many loiterers. This will make that even worse.
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

2938 E. 84th St.
Tulsa, OK 74137
Resident Opposition to CO-10

There were a total of 37 emails that were in opposition to this item. I have attached the emails with letters.

Good afternoon,

I am the managing partner of University Village Retirement Community located at 8555 S Lewis Ave, approximately 5 blocks from the location at issue. I heard last night about the proposed zoning change to the this site, currently the Crown Plaza hotel. It is my understanding that the proposed use would allow for this site to be a government subsidized housing project for veterans and seniors as well as section 8 housing. There is already a disproportionate number of low income and government subsidized apartments in this area and well as those that abut our property to the south.

We are facing a crisis in the area due to an increasing number crimes. The addition of any more government assisted apartments will be a detriment to the area that may overwhelm our public services and further threaten the safety our our citizens.

In the last month alone, we have had 3 break-ins on our property. Before that, a mentally ill person carrying a gun was arrested on our property before he could enter the building. The criminals are climbing over and under our fences and also cutting through the chain fence along our east border. The wood fence on the south side of our property is continually being breached resulting in constant theft and trespassing. Calls to the police are not responded to timely and the thieves are never apprehended. Both fences have a strand of barbed wire, but that isn't a deterrent. We also have strangers wander throughout our property on a daily basis.

We are now considering building an eight foot solid stone wall on those two sides and installing monitored electronic gates at the main entrance. Because the cost to do so is in excess of $450,000, we will not be able to do this all at once.

The safety, security and well-being of our 400+ residents is our number one concern. Our job is becoming increasingly more difficult due to the crime in the area. Adding more government assisted housing will not help in this regard.

In the best interest of this area, I hope you will not approve this zoning change request.

Matt Gawey
University Village Retirement Community
8555 S Lewis Ave
(918) 691-1200
To the Honorable Representatives of the Tulsa Council and Members of INCOG

As a resident of the Kensington Neighborhood since 1986, I wish to protest the possible re-zoning of the area across from the ORU Campus on Lewis. Over the years, I saw what the effects the government housing program at 61st and Peoria had on the neighborhoods and people in that area as crime rates raised and property values lowered in increasing waves from 51st and Peoria to Lewis to 71st and Peoria to Lewis. Of course, public housing is necessary but I believe that the public housing program should be spread throughout Tulsa equally. I do not believe that this particular redistricting is a fair one to our neighborhood.

Sincerely,

Cindy Leonard
Dear Ms. Cue,

I cannot begin to express to you enough how vehemently those in the Rockwood Hills Pond Neighborhood HOA oppose the proposed zoning change and planned conversion of the Crowne Plaza Hotel at 81st and Lewis into government housing. When we purchased our home 15 years ago, we believed we were purchasing a home in a safe area, close to Southern Hills, ORU, Victory Christian and Jenks Elementary School. Riverside Drive was nearby, which we considered at the time to be an asset. There were million dollar homes around the corner from the house we were purchasing and in several surrounding neighborhoods, so we felt certain that we didn’t need to worry property values in this area going down.

Unfortunately, over the past 15 years, we have seen the crime rate increase substantially as a result of excessive government housing that now stretches all the way from 56th and Peoria to 83rd and Riverside. This includes but is not limited to government housing at 51st and Harvard (Parkview Terrace Apartments), 61st and Yorktown (Pecan Creek Apartments), 65th and Newport (Riverbank Apartments and James Inhofe Plaza are both located here), 61st and Peoria (Savanna Landing Apartments and St. Thomas Square Apartments are both located here), and 88th between Lewis and Delaware (Braden Trails Apartments). It is impossible to shop at the Walmart at 81st and Lewis without being assaulted by panhandlers, drug addicts or gang members seeking money; and the Walgreens and Quik Trip on 71st Street are probably among the most frequently robbed in Tulsa. Cars in our neighborhood have been repeatedly broken into, despite the fact that residents have invested their own money to install huge spotlights on the streets and security cameras to capture the criminal activity that occurs. A significant number of businesses that used to thrive along Lewis between 51st Street and 71st Street have closed, as the criminal activity in the area has deterred law-abiding citizens from coming to shop; and what used to be million dollar homes have decreased in value at a time when other areas in Tulsa seem to be increasing. Still, the city continues to surround us with more and more low-income housing, despite the fact that our neighborhood appears to have a higher percentage of low income housing than most other areas of Tulsa.

And although I am personally concerned that this re-zoning will completely devastate our individual property values, I am also convinced that adding additional government housing to the area will have a detrimental effect on the Tulsa economy in general. The additional low income housing in the area has already caused a surge in criminal activity throughout the general area. However, if Crowne Plaza is turned into government housing, ORU is going to have increasing difficulty convincing parents and prospective students that it can provide a safe campus to live and attend school. This college has always been an asset to Tulsa. However, as stated above, the Walmart across the street from ORU is already
over-run with panhandlers, drug addicts, gang members and similar criminals who make it a horrible place to go shop; and this is most likely the store most students attending ORU go to purchase needed items on a regular basis. Ultimately, this is going to have a negative impact on the University, which negatively impacts Tulsa. Similarly, the city should consider the fact that the general disintegration of the area could potentially impact the ability of Southern Hills to attract large events such as the PGA in the future, which could negatively impact the restaurants, hotels and other merchants in the surrounding area.

In short, what the city is considering doing is not only bad for our individual neighborhoods, but it is terribly bad for all of Tulsa. I request that you please reject this request for re-zoning. I believe if passed, it will cause irreparable harm to our city. Please share my concerns with all parties who will be making a decision in this case.

Kristin Blue Fisher, Esq.
FISHER & FISHER
8177 S Harvard Ave., #333
Tulsa, OK 74137-1612
918-488-9191 (voice)
918-514-8626 (fax)
Kristin@FisherLaw.cc (email)
Dear Sirs and Madams,

I've learned the hotel across from ORU at 77th and Lewis is being rezoned to allow for Section 8 and other government-subsidized housing. As a homeowner in the nearby Kensington neighborhood I am against CO IZ-5498-SP-2. It will hurt home values and increase crime.

This area already carries an unhealthy amount of such housing between 56th and Peoria all the way to 83rd and Delaware. While governmental housing is important, stacking them on top of each other is detrimental to this (and any) area.

This rezoning is contrary to the City of Tulsa goals. The current focus to prevent degradation of specific areas in the city is to spread this type of housing around the city. Please continue to do so.

Respectfully,

Stefanie Forney
7710 S. Trenton Ave.
Tulsa, OK 74136

I oppose CO IZ-5498-SP-2. This zoning change will allow for section 8 and other governmental subsidized housing in an area that already carries an unhealthy amount of such housing between 56th and Peoria all the way to 83rd and Delaware. As a homeowner I oppose this attempt to devalue my property.

Donald R. Vance, PhD
Dear Councilor Cue,

I am sending this email to express my concern about a re-zoning proposal that is set to be discussed at the next Planning Commission meeting on Tuesday. It is my understanding that the plan is to convert the Crowne Plaza Hotel at 81st and Lewis to government subsidized housing. I have heard a lot of concerns about this proposal from several surrounding housing additions. I also have great concern about this proposal and hope that you will not support this re-zoning effort. Thank you for considering my opposition to this matter.

Sincerely,

Richard Berumen
President
Walnut Creek V HOA
918-200-1320

We are not in favor of rezoning at 81st and Lewis of the Crowne Plaza Hotel for redevelopment into government subsidized housing. There is already government subsidized housing from 57th and Peoria to 81st and riverside.

It is our thinking that adding more subsidized housing to the same area makes no sense.

Please share our concerns with appropriate parties.
Thank you.

Adrian and Carole Hale
7117 s Columbia place,
Councilor Cue,

First of all, thank you for your willingness to serve the Tulsa Community. My wife and I were long-term residents of Tulsa (1978 to 2008 for me), and recently purchased property in the Timbers Condominium Complex at 84th and Delaware in anticipation of retirement and a return to Tulsa. Our condo is my wife’s current official residence while I am completing a career with the US Army Corps of Engineers in the Fort Worth District with anticipated relocation officially to Oklahoma at the end of next year.

Our HOA has encouraged us to oppose the projected development, but we don’t see it as that simple of a matter. My understanding is the redevelopment plan will at least in part be aimed at providing reduced cost housing for veterans. While we consider care for our neighbors as a responsibility not restricted by class, borders, etc.; it seems to be a particular responsibility to provide opportunity for a decent life to those who have served to support the common defense of our Nation.

We would lend our voice to tentative support of this project not far from our home. Details do matter and we would want to see the development be viable and sustainable with regard to increasing the quality of life for all, but we do not feel particularly threatened by the conventional concerns of property value, crime, etc. Not that these issues are not of consequence, but it is not atypical they are overblown as threats and used to stymie opportunity for the "least of these" among us.

We of course are open to additional information to consider, etc., and support you in your role as you seek to make decisions for the benefit of our community.

Very respectfully,

Kevin W. DaVee, Rebecca M. DaVee
Dear Councilwoman Cue,

We live at the Timbers Condominiums on Delaware. We have just become aware of the request before the Tulsa Metropolitan Area Planning Commission to rezone the Crown Plaza Hotel property at 81st and Lewis to allow development of short and long-term housing for low-income individuals. We are very strongly opposed to this plan and are emailing to ask you, if possible, to express this opposition on our behalf. We are also writing letters directly to the Planning Commission.

In terms of our home at the Timbers, and our home ownership there, we could not be more distressed at this news of possible plans for that corner. We already have so many apartments around us, several of which apparently allow for low income housing. We already are uncomfortable with the homeless people all around the Walmart at 81st and Lewis. We know a woman who was severely assaulted in the woman’s bathroom there. We shudder to think of the situation on that corner if proposed plans for the Crown Plaza go through. Our property values will fall drastically (they have been going up nicely) and we will likely move.

We just wanted to communicate this to you as our Councilor. Surely the owners of this property should be able to find something more suitable and desirable to all for the redevelopment of their facility.

Thank you much,

Gary and Carol Owsiany
Dear Councilor Cue,

I attended the virtual presentation by the group that intends to transform the hotel at 81st & Lewis into an adult day care center, hotel, and affordable housing.

I am strongly opposed to this plan and ask you to represent my family with a NO vote when it comes before the Council.

Please let me know if you have any questions.

Thank you,
Aimee Mehl
918-691-3706
Hello,

My wife and I are listening to the zoom call regarding the re-zoning issue. This is outrageous. They can take this project somewhere else. This has NOTHING to do with veterans. The adult daycare is actually our biggest concern. My wife is also a nurse, and she knows what happens when adults do not take their meds and escape adult daycares. I can't begin to express my anger over this issue. There are several other places that are already zoned for this. Please stand with this on this issue! How would you like this next door to you? How would you like this next door to your children or grandchildren? Take this somewhere else!

Jon Bell
As local residents we are very concerned to hear of this proposal to rezone Crowne Plaza on Lewis Ave. We would hope you would postpone any decisions until established neighbors have time to even learn of obvious & hidden implications.

Also for the safety of residents & businesses, consideration should be given as to the broad scope of unrelated & as yet undetermined "other uses" outside of the proposal on the table that could be put into play without strict limits being first established & enforced.

It was very disconcerting that VSUSA would not even consider guidelines/limits be established to ensure the proposal being considered stay within what would be approved, or if they fail be in effect for any future considerations of development.

This is very alarming! Red flags.

As Council that is elected/appointed by citizens you are responsible for our best interests, safety & well being & should be accountable to us taxpayers above all other outside interests.

Please consider the long established neighborhood.

Thank you,
Deborah Milligan
Gerald Milligan
jdmilligan4@yahoo.com
Hi Councilor Cue - I hope this email finds you warm and with power! I have been notified of the possible zoning change for the Crowne Plaza Hotel. You have been our councilor for many years and I have had the opportunity to visit with you personally on two occasions and a couple of time via email, you have always helped me find a solution to whatever it was. As you are aware from 71st and Lewis, Riverside to 61st and 61st to Lewis, we probably have more Section 8 housing then any district in Tulsa, if not I bet we are close. I have had my vehicles broken into, followed my stolen items they did not want at the Pomroy, I have looked for lost pets west of 67th and Lewis and it is scary. The homeless folks who walk our parking lot now at my office (71st and Utica, Southbridge Office Complex), I contacted you about moving the bus stop west because they were defecating behind our buildings (THANK YOU), we have seen an increase of foot traffic in our area that extremely dangerous. (I contacted you about the folks jaywalking at 71st and Lewis going to the drug store) I have almost hit 3 different sets of folks who will NOT use the crosswalk, they still jaywalk and it makes me extremely nervous. NOW they want to add Section 8 across from one of the nicest universities in the nation? I have owned 3 different house in your district, made a little money on each when I sold, now I will lose, lose and lose if this is allowed.

I beg you to not approve of the zone change, we have enough Section 8 apartments in our area, crime is going through the roof in our district as well. Please, please consider a no vote.

Thank you for your time and please be safe.

Bruce Walker

6867 S Evanston Avenue

Tulsa, OK 74136

918-629-0047
Hello.

My name is Yvette Hart and my family and I reside in Council District 2, specifically near 72nd & Evanston. By pure chance, a couple of days ago, I learned of the application submitted by Lou Reynolds (CO-10) wherein he requests a major amendment to a corridor plan. I am writing to express some concerns regarding this application and to request that the application be denied.

An initial concern is the lack of actual community engagement. In reading the letters written by counsel for ORU and Victory, it appears that neither entity was contacted by the Applicant in a timely manner prior to a hearing that may have been held in December 2020. Further, as a resident of one the neighborhoods located in close proximity, I have heard nothing of this proposed project. I’ll admit that I may be partially to blame for not being more proactive in staying educated on these sorts of matters, but I’ve spoken to a number of neighbors and none of them were aware of the proposed project. Since the documents submitted reference community engagement done by the Applicant but do not explain what engagement was done, I remain concerned by the apparent lack of actual communication and what it means with regard to the actual intended use of the property.

Second, as expressed by ORU and Victory, I’m concerned that the modification sought is significantly broader than the proposed project. And, in that vein, the applicant is listed as Lou Reynolds but throughout the supporting documents VSUSA is referred to as the Applicant. As such, it is unclear to me who is actually applying for the major amendment and, if granted, who will be responsible for adhering to the approved parameters. And should VSUSA elect not to proceed with the project, does Mr. Reynolds - or anyone else! - have the freedom to pursue other projects that are in no way related to the scope and purpose currently being presented? It is my understanding that the amendment requested is not limited to only this proposed project, but would apply to the property itself. That is very concerning.

While I agree that homelessness among our Nation’s veterans is at unacceptable levels and that creative solutions should be explored, I am not of the opinion that enough communication as to the realities of the proposed project has occurred and it appears that the major amendment being applied for exceeds what is needed for the proposed project and creates the possibility for development projects that will provide little to no benefit to veterans and could, in fact, negatively impact our and my community.
In conclusion, my family and I request that the applied for major amendment be denied.

Sincerely,

Yvette Hart

--

Sincerely,
Yvette Hart, Esq.
Hart Bilingual Services, LLC
Councilwoman Cue,

As one of your constituents - living on 7000 block of S Columbia Ave, Tulsa 74136 - I respectfully request that you PREVENT the Crowne Plaza building being repurposed as an affordable living or senior living center. My family just moved to this area and have made significant financial investments in our property. It would be a huge disappointment if we had to drop everything we started and move out of your district because of this proposed project.

Given my professional career, I am very aware of the consequences these developments have on property values and quality of life if such projects do not conform to neighborhood characteristics. Not only will the surrounding neighborhoods be impacted but the safety and security of students attending ORU across the street will be at risk. While not to denigrate those who need help or might be homeless, these type of projects could appeal to transients, violent offenders, and child predators who will encounter the families, students, teachers, children, worshipers, and small business community in close proximity to this proposed project.

In my opinion, this is simply a not well thought out effort by the city to generate revenue which is the only apparent goal. If it isn’t, then why not fill the soon to be finished former WPX HQ building with affordable housing and veteran/senior living? It’s going to be empty when construction finishes. Its not too hard to rezone the property. Heaven forbid that such a decision would hurt the improvements being made downtown.

There are a lot of improvements happening in your district, too. For example, a trailer park was closed to help improve neighborhood aesthetics for development purposes. Muscogee (Creek) Nation improved its casino. Real estate is booming in your district despite all the multi family complexes. A better idea is to demolish the property and construct an office park that would actually provide opportunity and contribute to the growth of Tulsa.

Repurposing Crowne Plaza would be the ultimate demise of the many years dedicated to improving this area of Tulsa. Rest assured that an organized effort is underway to prevent this project from happening. Please do not let Crowne Plaza be turned in to an affordable living center.

Respectfully Submitted,

Brian Bigbie
The Timbers Homeowners Association opposes CO IZ-5498-SP-2. The proposed zoning change shrouds the zoning as a Veterans center. But it is obvious that it will also allow for low-income housing on the site. This area already carries an unhealthy amount of section 8 and other governmental subsidized housing between 56th and Peoria all the way to 91st and Delaware.

As a result of this government housing, crime in our area has increased significantly. The Timbers, a gated community, has experienced numerous thefts in the past year. Due to this, we have been forced to spend a tremendous amount of money on increasing our security. Our gates do little to keep criminals out.

It is almost impossible to shop at the Walmart at 81st and Lewis without being assaulted in the parking lot by panhandlers and drug addicts seeking money. There is an increased number of robberies in the area.

The Crowne Plaza is within walking distance of The Timbers--there is no reason to increase the number of criminals with easy access to our homes

We urge you to vote against this zoning change.

Sincerely,

Bob Shank
President, Timbers Homeowners Association

Sue Riggs
Treasurer, Timbers HOA
I am opposed to the rezoning allowing the change to Crowne Plaza. Any change in the zoning for that area could open the area to other less desirable uses if this plan is not successful as a nonprofit. It will impact traffic issues as well as property values. There must be better uses for the prime location that better fit the neighborhood.

Mary Kay Sutherland
Hi Councilor Cue - I hope this email finds you warm and with power! I have been notified of the possible zoning change for the Crowne Plaza Hotel. You have been our councilor for many years and I have had the opportunity to visit with you personally on two occasions and a couple of time via email, you have always helped me find a solution to whatever it was. As you are aware from 71st and Lewis, Riverside to 61st and 61st to Lewis, we probably have more Section 8 housing then any district in Tulsa, if not I bet we are close. I have had my vehicles broken into, followed my stolen items they did not want at the Pomroy, I have looked for lost pets west of 67th and Lewis and it is scary. The homeless folks who walk our parking lot now at my office (71st and Utica, Southbridge Office Complex), I contacted you about moving the bus stop west because they were defecating behind our buildings (THANK YOU), we have seen an increase of foot traffic in our area that extremely dangerous. (I contacted you about the folks jaywalking at 71st and Lewis going to the drug store) I have almost hit 3 different sets of folks who will NOT use the crosswalk, they still jaywalk and it makes me extremely nervous. NOW they want to add Section 8 across from one of the nicest universities in the nation? I have owned 3 different house in your district, made a little money on each when I sold, now I will lose, lose and lose if this is allowed.

I beg you to not approve of the zone change, we have enough Section 8 apartments in our area, crime is going through the roof in our district as well. Please, please consider a no vote.

Thank you for your time and please be safe.

Bruce Walker
6867 S Evanston Avenue
Tulsa, OK 74136
918-629-0047
Dear Councilor Cue,

I am sending this email to express my concern about a re-zoning proposal that is set to be discussed at the next Planning Commission meeting on Tuesday. It is my understanding that the plan is to convert the Crowne Plaza Hotel at 81st and Lewis to government subsidized housing. I have heard a lot of concerns about this proposal from several surrounding housing additions. I also have great concern about this proposal and hope that you will not support this re-zoning effort. Thank you for considering my opposition to this matter.

Sincerely,

Richard Berumen
President
Walnut Creek V HOA
918-200-1320
We are not in favor of rezoning at 81st and Lewis of the Crowne Plaza Hotel for redevelopment into government subsidized housing. There is already government subsidized housing from 57th and Peoria to 81st and riverside.

It is our thinking that adding more subsidized housing to the same area makes no sense.

Please share our concerns with appropriate parties.

Thank you.

Adrian and Carole Hale
7117 s Columbia place,
Tulsa, ok 74136-5639
Attached are additional Signed Petitions in Support of Case Number C0-10 (Old Crowne Plaza Hotel)
PETITION IN SUPPORT OF PROPOSED OF
CASE NUMBER C0-10

Present Use of Parcel: Hotel (Previously known as Crowne Plaza – 7902 South Lewis Avenue)

Existing Zoning C/2-5498-SP2

Proposed Use: Mixed Use Property; Provide Affordable Housing to our Veteran Community, Adult Day Care in Conjunction with SarahCare, and a Branded Hotel (Radisson)

Request from TMAPC and Tulsa City Council: We, the undersigned, Citizens of Tulsa request that the purposed changes be implemented by the TMAP and Tulsa City Council.

1. We are confident that the Veteran Services, USA project will inject needed dollars into the Tulsa economy and have been assured by the developers that no funds will come from city, county, state or federal dollars.
2. Provide Affordable Mixed-Use Housing, Adult Day Care facilities, and a name branded hotel to a community that needs these services.
3. Will add a much-needed boost to the City economy, by providing hotel rooms operated by a national brand, creating vibrancy and a thriving business instead of keeping this building vacant and unused.

<table>
<thead>
<tr>
<th>Print Name</th>
<th>Address</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Richard Doe</td>
<td>5843 E. 53rd St. Tulsa, OK 74133</td>
<td></td>
</tr>
<tr>
<td>Charles Highfill</td>
<td>7302 E. 63rd Tulsa, 74133</td>
<td></td>
</tr>
</tbody>
</table>
PETITION IN SUPPORT OF PROPOSED OF
CASE NUMBER C0-10

Present Use of Parcel: Hotel (Previously known as Crowne Plaza – 7902 South Lewis Avenue)

Existing Zoning C/Z-5498-SP2

Proposed Use: Mixed Use Property; Provide Affordable Housing to our Veteran Community, Adult Day Care in Conjunction with SarahCare, and a Branded Hotel (Radisson)

Request from TMAPC and Tulsa City Council: We, the undersigned, Citizens of Tulsa request that the purposed changes be implemented by the TMAP and Tulsa City Council.

1. We are confident that the Veteran Services, USA project will inject needed dollars into the Tulsa economy and have been assured by the developers that no funds will come from city, county, state or federal dollars.
2. Provide Affordable Mixed-Use Housing, Adult Day Care facilities, and a name branded hotel to a community that needs these services.
3. Will add a much-needed boost to the City economy, by providing hotel rooms operated by a national brand, creating vibrancy and a thriving business instead of keeping this building vacant and unused.

<table>
<thead>
<tr>
<th>Print Name</th>
<th>Address</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phil Rockwell</td>
<td>Clio, OK 79033 13175 S. 90th E St.</td>
<td></td>
</tr>
<tr>
<td>Dominic Walters</td>
<td>3323 S Utica Ave Tulsa, OK 74105</td>
<td>Dominic J. Walters</td>
</tr>
<tr>
<td>Giles Penick</td>
<td>8016 S. 101st Ave Tulsa, OK 74136</td>
<td>Miles Rendall</td>
</tr>
<tr>
<td>Julie Tucker-Tranum</td>
<td>8358 S. Boston Ave Tulsa, OK 74105</td>
<td></td>
</tr>
<tr>
<td>David Calver</td>
<td>6125 S 150th Pl Broken Arrow, OK 74011</td>
<td></td>
</tr>
<tr>
<td>Kristian Kozinski</td>
<td>8111 E. 93rd Apt 2111 Tulsa, OK 74133</td>
<td></td>
</tr>
</tbody>
</table>
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

Kathleen Stovall
Condo Owner
8460 S. College Ave.
Tulsa OK 74137

Christopher Stovall
918.724.1638
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

Because the may have go b 60 more school room and it would crammed.
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81* and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-
populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am **opposed** to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission **deny** the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

Xianna Miller

---

My school is already crowded, will you make it bigger?
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

Linda K. Grogan
2909 E. 84th St.
Tulsa, OK 74137
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

Xiaon Zhen Miner
Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

FILE COPY
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2ned Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

[Signature]

[Address]

FILE COPY
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

2916 E. 85th St. Tulsa, OK 74137
April 13, 2021

Mr. Michael Covey, Chairperson
Tulsa Metropolitan Area Planning Commission
c/o Tulsa Planning Office
2 West 2nd Street, Suite 800
Tulsa, OK 74101

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

The Tulsa Planning Commission has on its Agenda proposed changes to the current uses prescribed in the existing Corridor Site Plan. As a personal property owner within less than one mile of the Crown Plaza Hotel I am opposed to the changes requested by VSUSA Veteran Services USA for the Redevelopment of Crown Plaza.

VSUSA proposes to change the current plan for use of this property as a hotel, rezoning said property to allow for short- and long-term rental to individuals and families. Within the surrounding 2-mile radius of my property there are currently several apartment complexes specifically zoned to allow low-income housing. Our area has seen a higher crime rate due to many factors, the least of which appears to be the current housing situation! Our neighborhood HOA and individuals have had to install security cameras in an effort to slow the vandalism and theft.

Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81st and Lewis. Now the Tulsa Planning Commission is considering potentially adding another large population to an already over-populated site. This particular corner has Victory Christian Church, Oral Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

I respectfully request the Tulsa Metropolitan Area Planning Commission deny the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

2915 E. 85th St. Tulsa, OK 74137

5.210