



Tulsa Metropolitan Area  
Planning Commission

**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

**Case Report Prepared by:**

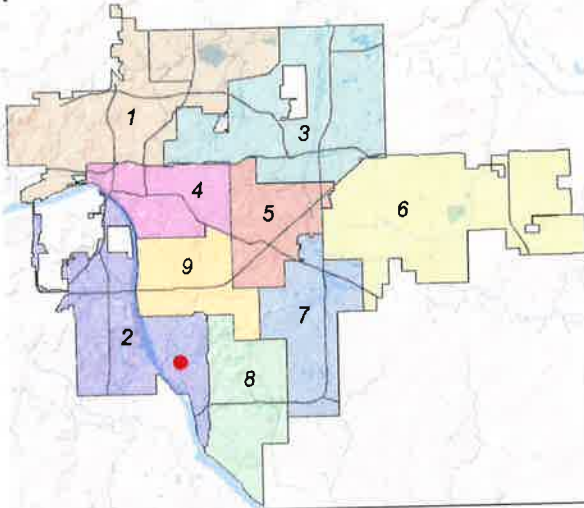
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Lou Reynolds

*Property Owner:* Tulsa Lewis Hotel Venture LLC

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



**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

**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 Recommendation:**

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

**Staff Data:**

TRS: 8307

CZM: 52

**City Council District:** 2

*Councilor Name:* Jeannie Cue

**County Commission District:** 2

*Commissioner Name:* Karen Keith

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## 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 81<sup>st</sup> 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

5.2

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 processes 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)

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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:**

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MAXIMUM BUILDING COVERAGE	75%
MINIMUM LOT AREA	22,000 square feet
MAXIMUM BUILDING HEIGHT	120 feet
OPEN SPACE	<ol style="list-style-type: none"> <li>Open space for all dwelling units in the existing building will be provided in the open space shown on the concept plan attached.</li> <li>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.</li> </ol>

#### LANDSCAPING

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

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## 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 part 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

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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:

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

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	OM	Regional Center	Growth	Church
East	RS-3 with board action for university use	Regional Center	Growth	ORU Campus
South	CS / PUD 495	Regional Center	Growth	Walmart / Murphy Gas
West	OM / PUD 495	Regional Center	Growth	Walmart

### 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 81<sup>st</sup> Street, and **approval** of Z-5498-SP-2, an amendment to previously approved *Corridor Site Plan and Detail Site plan Z-5498-SP-1*, on property located north of the northwest corner of South Lewis Avenue and East 81<sup>st</sup> 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 81<sup>st</sup> 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 71<sup>st</sup> Street and Lewis Avenue, and south of the southwest corner of 71<sup>st</sup> Street and Lewis Avenue. This

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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 81<sup>st</sup> 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 81<sup>st</sup> 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.

02/03/2021 1:00 PM

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REVISED 4/28/2021



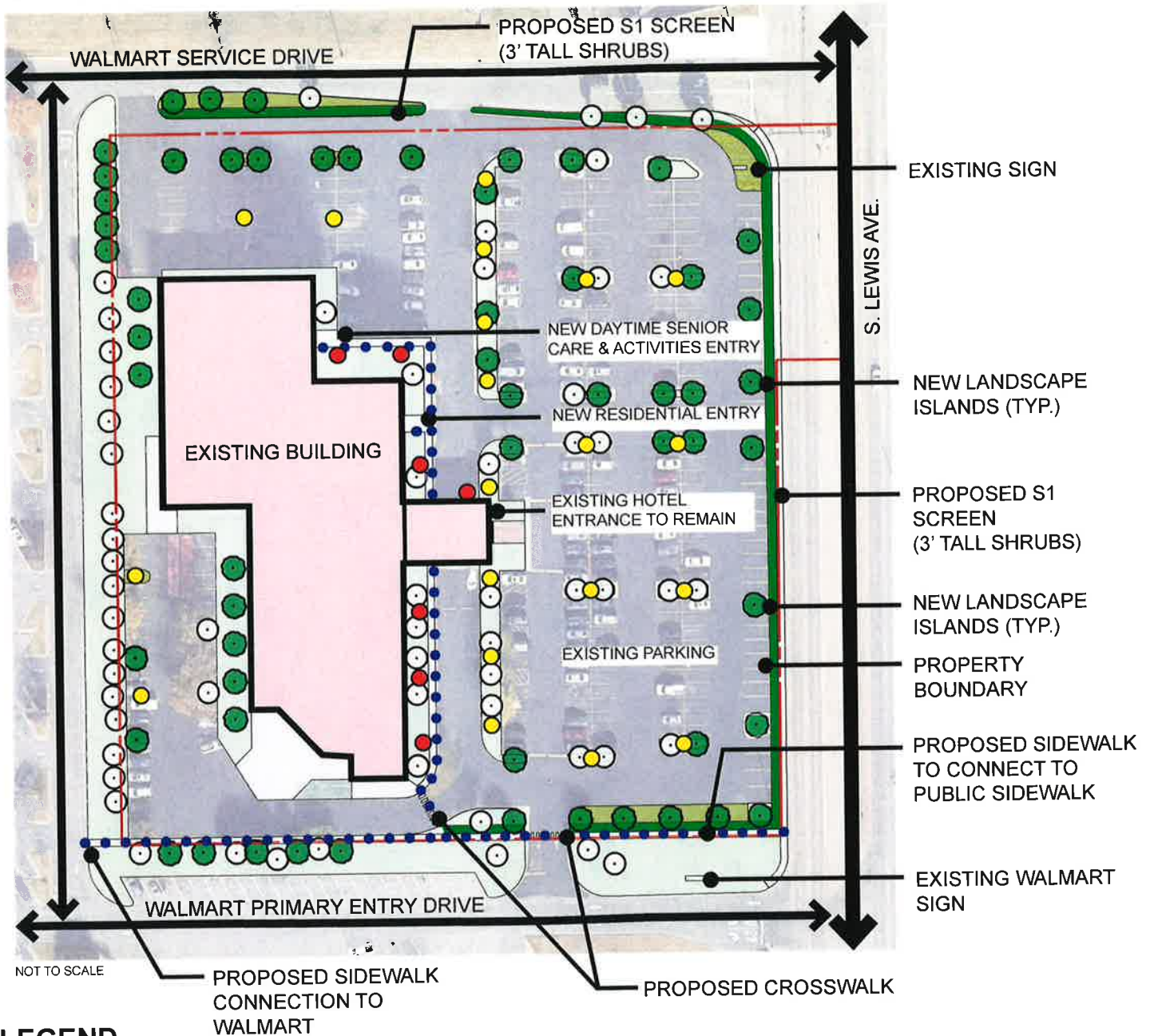
# Corridor Site Plan

7902 S. LEWIS AVE., TULSA, OK 74136

60-10

~~Z-5498-SP-2~~

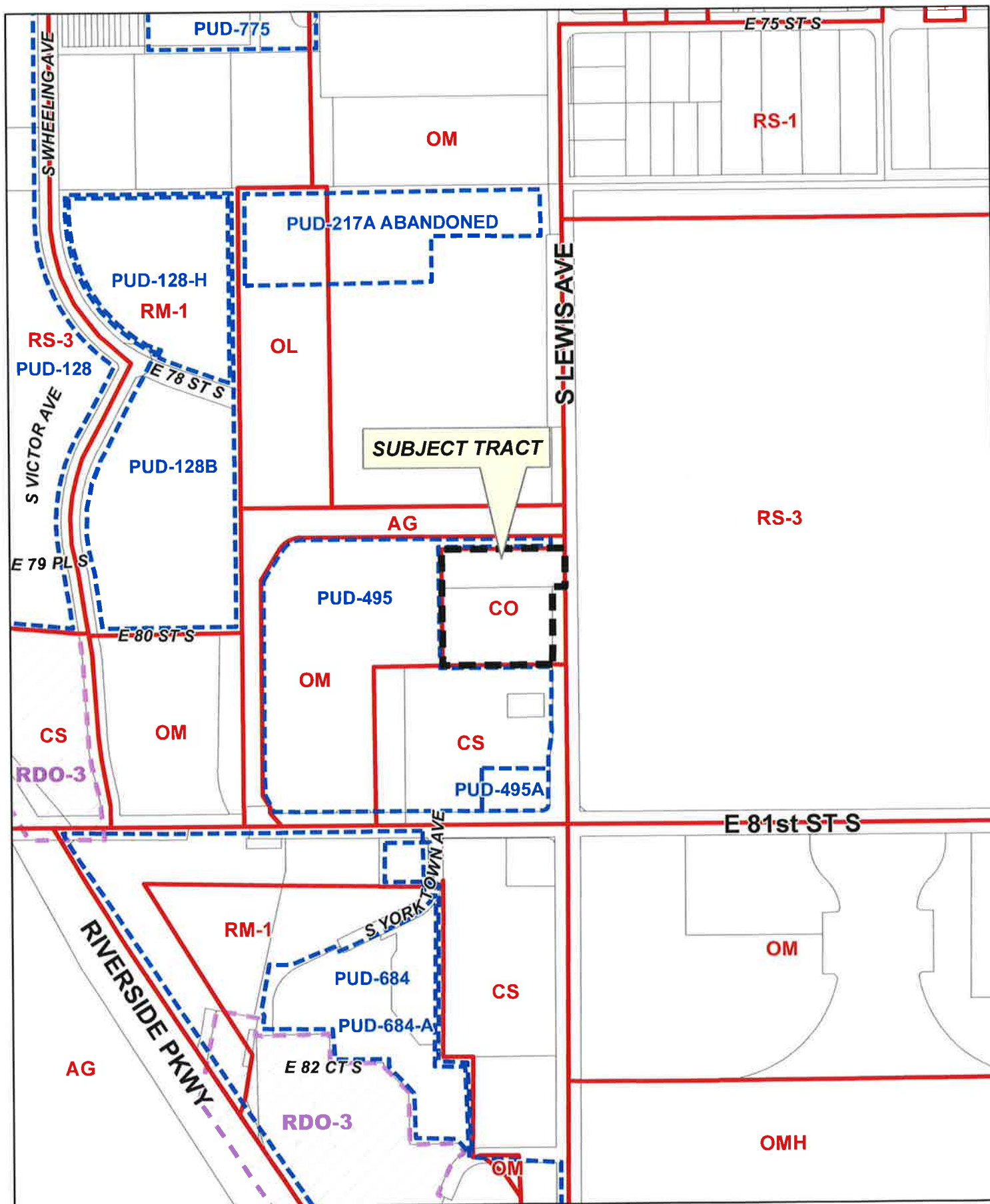
ISSUE DATE: 4/7/2021



## LEGEND

- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE
- PROPOSED S1 SCREEN
- EXISTING TREES (61)
- PROPOSED NEW TREES (59)
- PROPOSED ACCESSIBLE SIDEWALK
- PROPERTY LINE (BASED ON TAX ASSESSOR DATA 4/7/2021)
- EXISTING LIGHT POLES
- PROPOSED PATH LIGHTING





**CO-10**

18-13 07

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0 Feet 250 500



Subject  
Tract

**CO-10**

18-13 07

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

Aerial Photo Date: February 2018



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S LEWIS AVE

0 50 100  
Feet



Subject  
Tract

**CO-10**

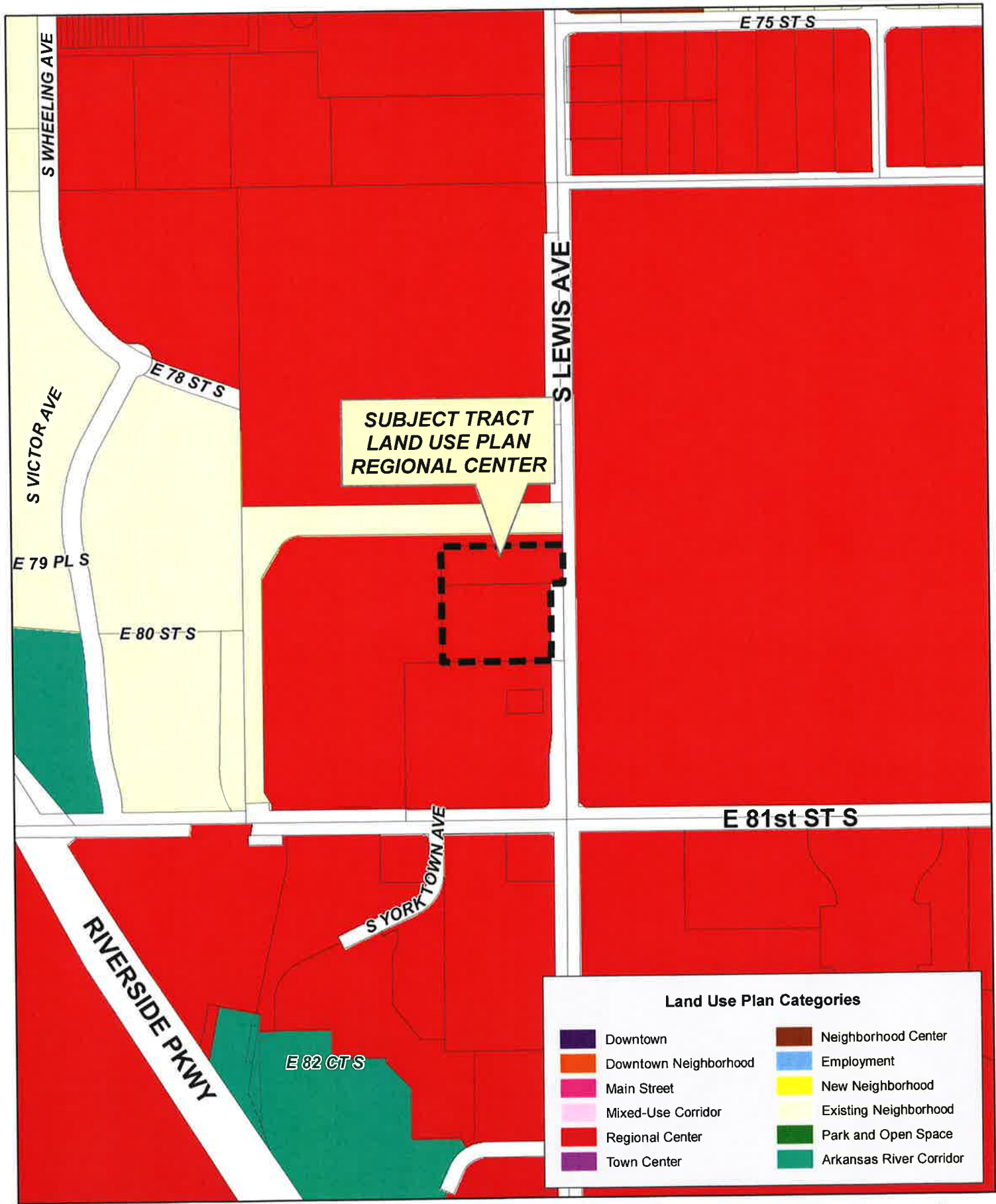
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Aerial Photo Date: February 2018



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Feet  
0 250 500

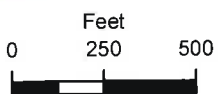
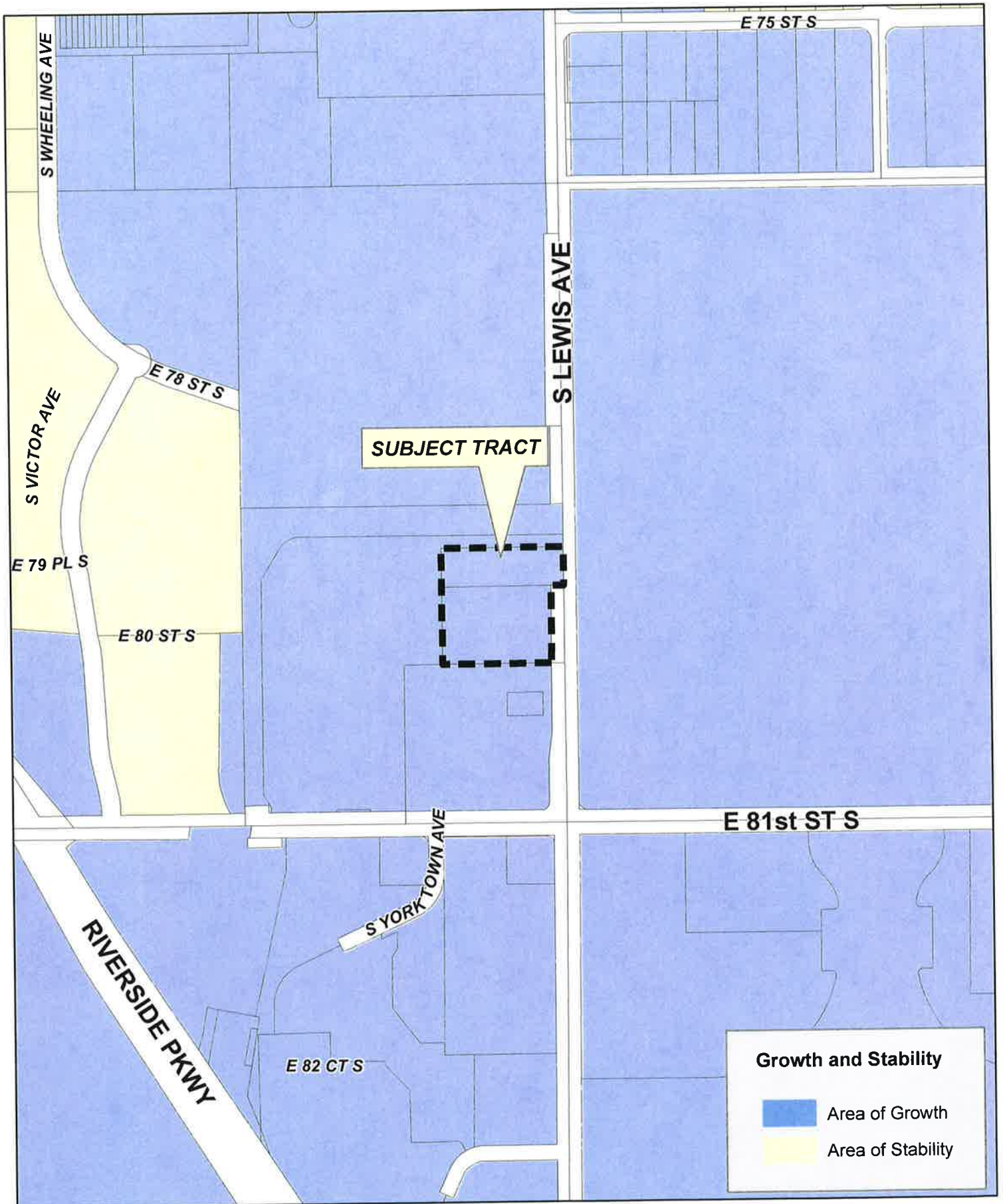
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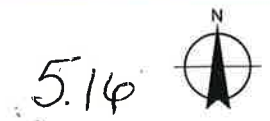






**CO-10**

18-13 07







Our Mission is You

## 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



Lockwood Development 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

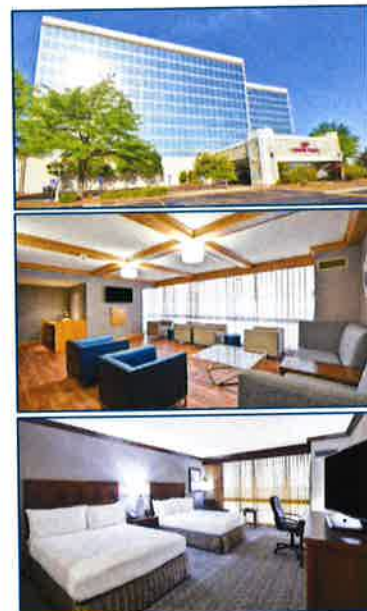
### Residential & Veterans

- 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 (appx. 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





## VSUSA & LOCKWOOD DEVELOPMENT TEAMS\*



Team Member	Role
Eddie Dovner	Principal
Charles Everhardt	Principal
Farzana Nabi, PH.D	Strategic Program & Business Director
David Webb	Board Member & Advisor
Captain Kevin Wensing	Board Member & Advisor
Brigadier General (R) Loree Sutton	Board Member & Advisor
Merle D. Griff, PH. D	Board Member & Advisor / Founder of SarahCare
Jeffrey Clark	Board Member & Advisor
Kevin Clancey	Director of Food & Beverage



Lockwood Development Partners

Team Member	Role
Eddie Dovner	Principal
Charles Everhardt	Principal
Alan Nessim	Acquisitions / Capital Markets / Asset Management
Andy Golubitsky	Acquisitions / Development
Bruce McDermott	Capital Markets
Thomas Lee	Development / Design & Construction
Dan McNulty	Development / Asset Management
Alan Turner	Development
Brad Bridwell	Development / Asset Management
Carlos Pesant	Design & Construction
Erik Wishneff	Capital Markets / Tax Credits & Incentives
Rick Slagle	Capital Markets / Tax Credits & Incentives



## 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 fails 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:
  - Activities, social programs, and outings designed with everyone's interests in mind
  - Multiple activity offerings all through the day so that our seniors can choose their own activity.
  - Each center offers over 40 different clubs and groups including our Veteran Club and Men's League.
  - Making new friends and developing new interests, or rediscovering old ones
  - Delicious, nutritious meals including a light breakfast, fully catered lunch and snacks

**SarahCare**<sup>®</sup>  
DAYTIME SENIOR CARE & ACTIVITIES





COMMONWEALTH HOTELS

## 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.







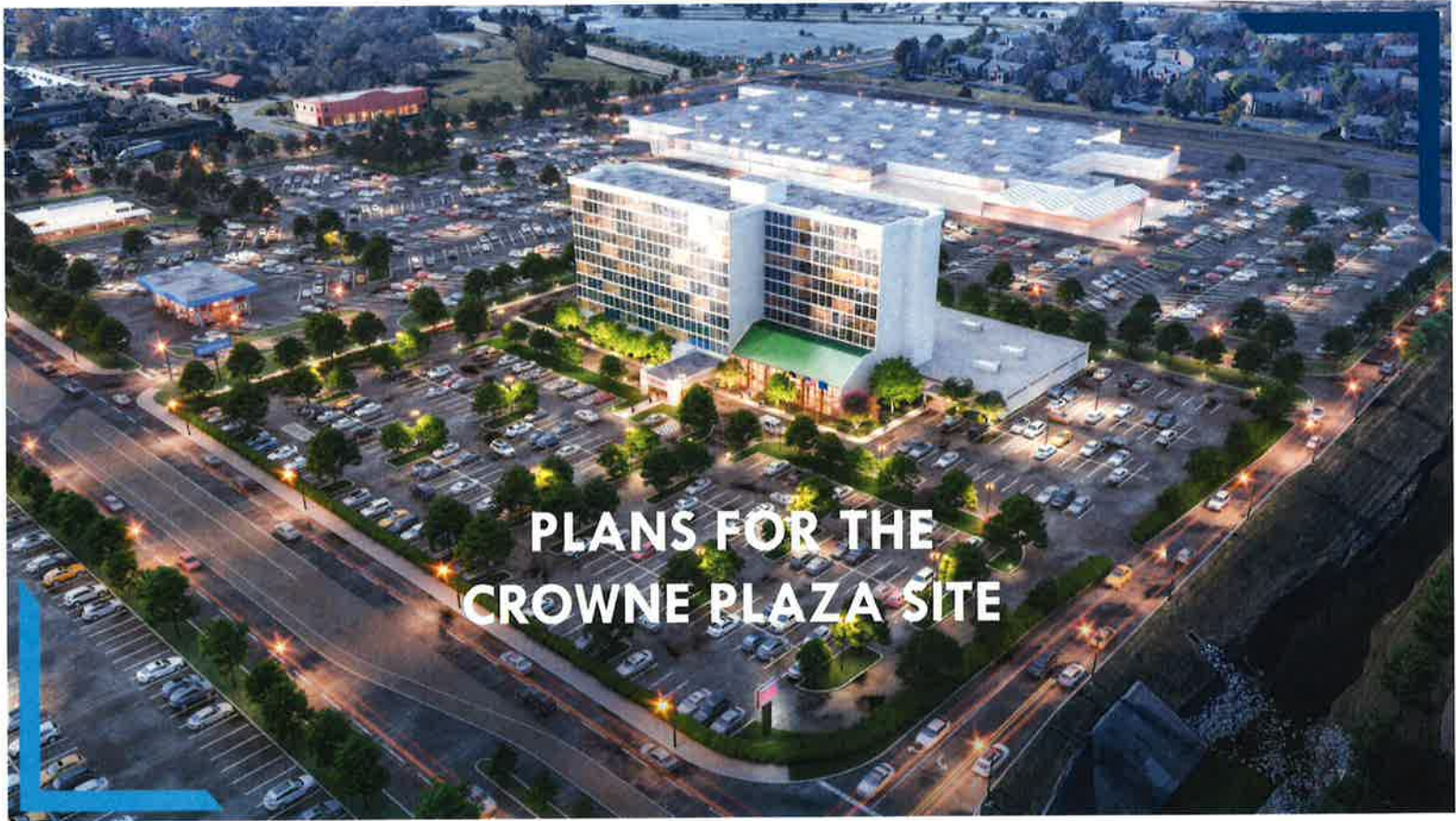
## COMMONWEALTH HOTELS PORTFOLIO\*

Brand	# of Hotels	# of Rooms
 InterContinental Hotels Group	15	5,148
	9	2,438
	7	2,126
Independent	3	1,012
	1	198
<b>Total</b>	<b>35</b>	<b>10,922</b>

# Hotel	Parent Brand	Remaining Keys	Residential Units	Total
1 Independent	Independent	149	316	465
2 Clarion	Choice	80	118	198
3 Crowne Plaza	IHG	150	243	393
4 Crowne Plaza	IHG	150	278	428
5 Crowne Plaza	IHG	150	278	428
6 Crowne Plaza	IHG	100	142	242
7 Crowne Plaza	IHG	126	161	287
8 Crowne Plaza	IHG	120	123	243
9 Crowne Plaza	IHG	120	199	319
10 Crowne Plaza	IHG	200	200	400
11 Crowne Plaza	IHG	129	124	253
12 Crowne Plaza	IHG	130	170	300
13 Delta	Marriott	130	170	300
14 Doubletree	Hilton	150	254	404
15 Doubletree	Hilton	306	0	306
16 Doubletree	Hilton	120	168	288
17 Doubletree	Hilton	100	167	267
18 Embassy Suites Hilton	Hilton	223	0	223

# Hotel	Parent Brand	Remaining Keys	Residential Units	Total
19 Embassy Suites Hilton	Hilton	80	118	198
20 Four Points Sheraton	Marriott	100	95	195
21 Hilton	Hilton	120	151	271
22 Hilton	Hilton	130	168	298
23 Hilton	Hilton	120	172	292
24 Holiday Inn & Suites	IHG	120	135	255
25 Holiday Inn	IHG	120	178	298
26 Holiday Inn Resort	IHG	200	577	777
27 Holiday Inn	IHG	100	119	219
28 Holiday Inn	IHG	100	206	306
29 Marriott	Marriott	120	183	303
30 Marriott	Marriott	100	96	196
31 Independent	Independent	150	197	347
32 Renaissance	Marriott	200	200	400
33 Renaissance	Marriott	120	192	312
34 Independent	Independent	250	200	200
35 Sheraton	Marriott	120	191	311
<b>Total</b>		<b>4,883</b>	<b>6,289</b>	<b>10,922</b>

\*Projects Listed include Commonwealth Hotels Active Portfolio Only – These are ALL NON-VSUSA projects.



**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 prompting 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

Crowne Plaza - Tulsa (CPT): 1902 S Lewis Ave. Tulsa, OK 74136-4802  
 Fairlife Marmol - October 2019 Date Created: November 15, 2019 Morning Competitive Set Data Excludes Subject Property

	Occupancy (%)			ADR			RevPAR		
	CPT	Comp Set	Index (MPI)	CPT	Comp Set	Index (ARI)	CPT	Comp Set	Index (RGI)
Current Month	39.1	60.6	64.4	70.52	100.13	70.4	27.56	60.73	45.4
Year To Date	38.6	56.1	68.7	72.85	95.33	76.4	28.08	53.53	52.5
Running 3 Month	39.5	55.4	71.3	68.43	94.96	72.1	27.02	52.59	51.4
Running 12 Month	38.2	54.4	70.3	72.82	94.78	76.8	27.85	51.59	54.0

	October 2019 vs. 2018 Percent Change (%)								
	CPT	Comp Set	Index (MPI)	CPT	Comp Set	Index (ARI)	CPT	Comp Set	Index (RGI)
Current Month	-12.9	-3.6	-9.6	-4.0	3.1	-6.9	-16.4	-0.6	-15.9
Year To Date	-16.7	-0.7	-16.2	2.0	0.2	1.7	-15.1	-0.5	-14.7
Running 3 Month	-7.7	-3.1	-4.7	-3.2	3.9	-6.8	-10.6	0.7	-11.2
Running 12 Month	-16.3	-1.2	-15.2	3.5	0.3	3.3	-13.3	-1.0	-12.5

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## 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

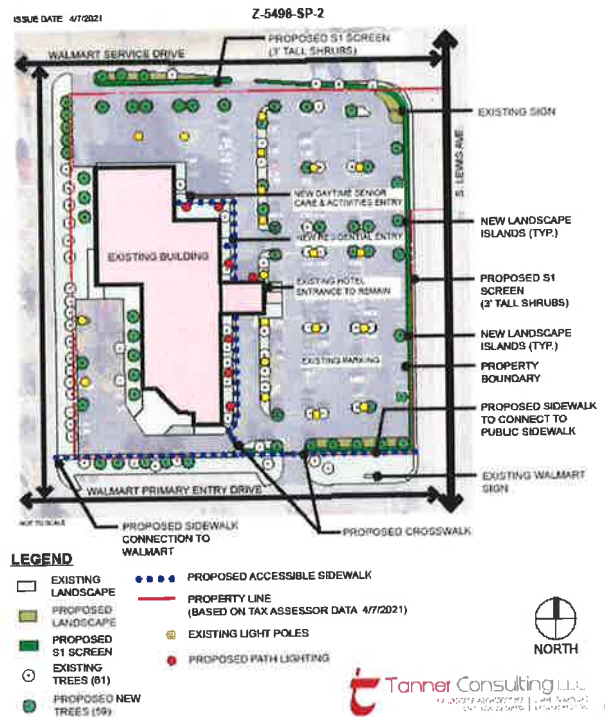
- All new "energy efficient" HVAC systems - State & Federal building efficiency-compliant
- Energy star/energy efficient appliances in all residential units
- LED/low voltage lighting elements for efficient electrical usage and long life expectancy
- Smart thermostats & lighting controls within Residential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

## Corridor Site Plan

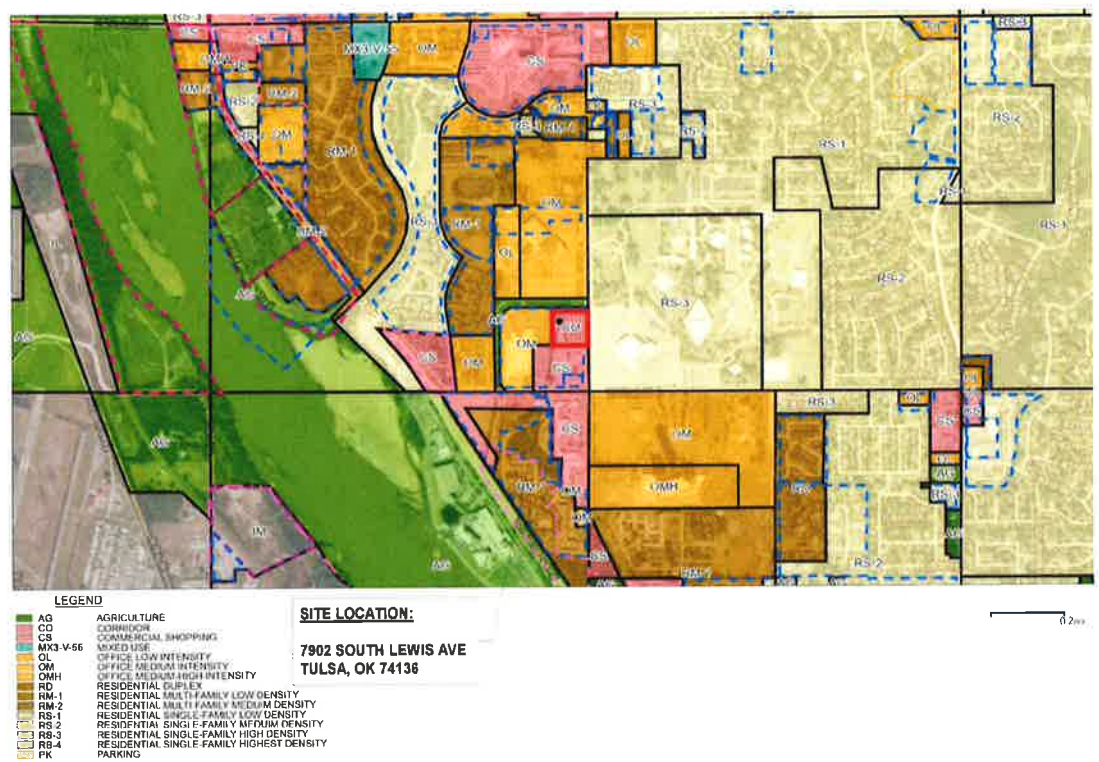
7902 S. LEWIS AVE., TULSA, OK 74136



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## ZONING MAP

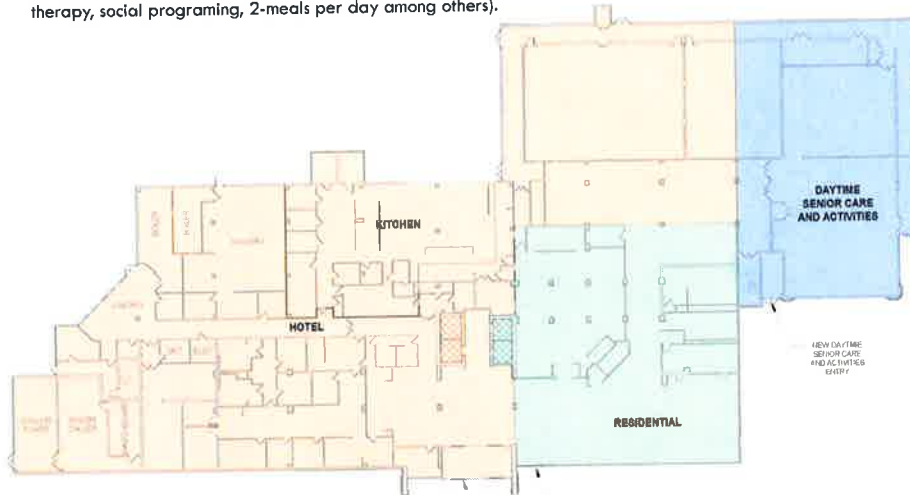
The property is located in a mixed-use neighborhood of southern Tulsa. Commercial uses are centered around the intersection of South Lewis Avenue and East 81st Street. Located in close proximity to services including area retail, medical facilities, and schools, the property is within the southwest portion of Tulsa. The walkable access to the nearby Walmart Supercenter and the adjacent college campus also provides the property with locational appeal.



## PROPOSED 1<sup>ST</sup> FLOOR PLAN\*

The 1<sup>st</sup> 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 programming, 2-meals per day among others).

Existing 1<sup>st</sup> Floor Plan



\*layouts are subject to change due to ongoing design coordination and local building codes

EXISTING HOTEL ENTRY TO TOWER  
NEW RESIDENTIAL ENTRY

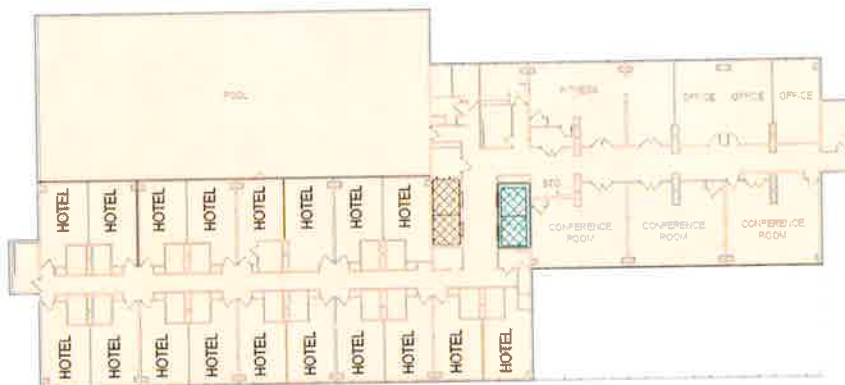
### LEGEND

- DAYTIME SENIOR CARE AND ACTIVITIES
- HOTEL
- RESIDENTIAL



## PROPOSED 2<sup>ND</sup> FLOOR PLAN\*

The 2<sup>nd</sup> 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 – 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

## Existing 2<sup>nd</sup> Floor Plan

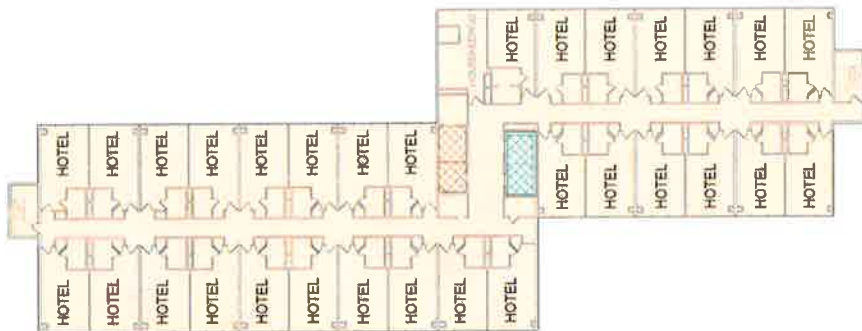


### LEGEND

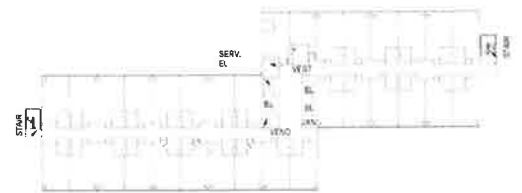
- HOTEL
- RESIDENTIAL

## PROPOSED 3<sup>RD</sup> - 6<sup>TH</sup> FLOOR PLAN\*

The 3<sup>rd</sup> - 6<sup>th</sup> 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.



## Existing 3<sup>rd</sup> - 6<sup>TH</sup> Floor Plan



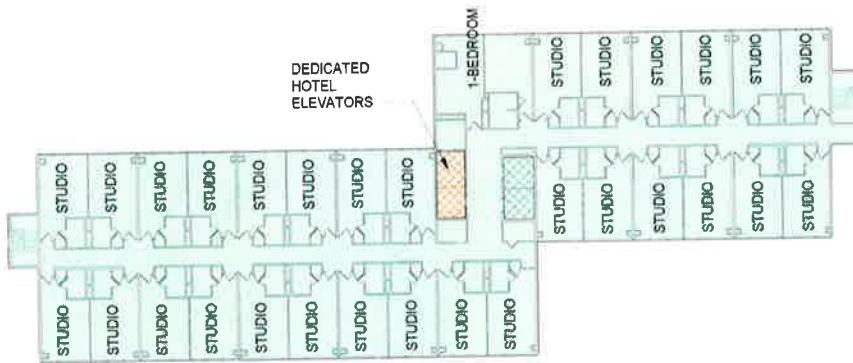
### LEGEND

- HOTEL
- RESIDENTIAL

\*layouts are subject to change due to ongoing design coordination and local building codes

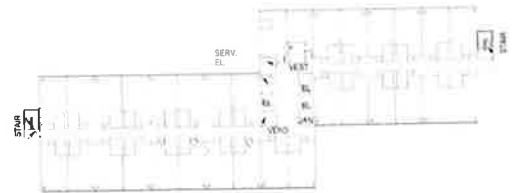
## PROPOSED 7<sup>TH</sup> – 10<sup>TH</sup> FLOOR PLAN\*

The 7<sup>th</sup> – 10<sup>th</sup> 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 7<sup>th</sup> – 10<sup>th</sup> Floor Plan

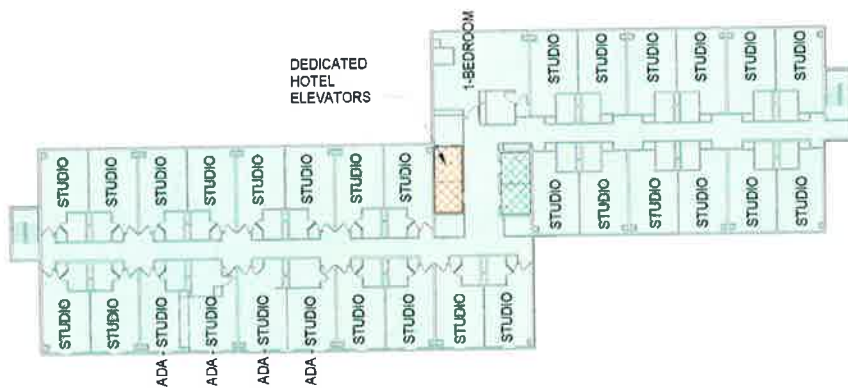


### LEGEND

- HOTEL
- RESIDENTIAL

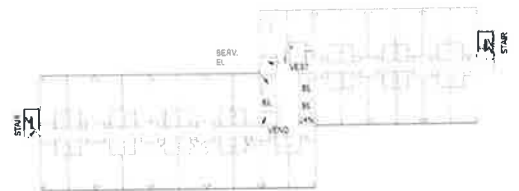
## PROPOSED 11<sup>th</sup> FLOOR PLAN\*

The 11<sup>th</sup> floor exclusively provides 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 11<sup>th</sup> Floor Plan



### LEGEND

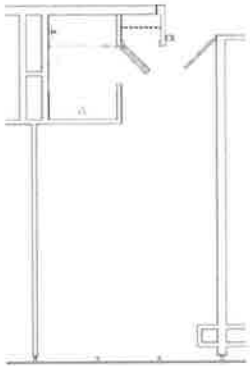
- HOTEL
- RESIDENTIAL

## 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.

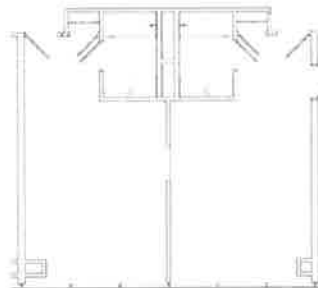
**Unit Type A1 - Existing**



**Unit Type A1 - Proposed**



**Unit Type B1 - Existing**



**Unit Type B1 - Proposed**



**Unit Type B2 - Existing**



**Unit Type B2 - Proposed**



\*layouts are subject to change due to ongoing design coordination and local building codes

## APPENDIX





## LOCKWOOD DEVELOPMENT PARTNERS & VSUSA TRACK RECORD\*

#	Project Name	Property Address	Total Project Units	LIHTC / Income Restricted Units	Year Completed	Team Member
1	<b>188 West Randolph</b>	<b>188 West Randolph Street, Chicago, IL</b>	346	0	2005	Charles Everhardt
2	1140 North LaSalle Street	1140 North LaSalle Street, Chicago, IL	250	0	2005	Charles Everhardt
3	Rainbow Village	4846 N Clark St, Chicago, IL	127	0	2005	Charles Everhardt
4	Estero Oaks	9940 Estero Oaks Dr, Fort Myers, FL	280	0	2016	Alan Nessim
5	<b>Paramount Miami World Center</b>	<b>851 NE 1st Ave, Miami, FL 33132</b>	562	0	2018	Alan Nessim
6	Paramount Ft. Lauderdale Beach	701 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL	95	0	2017	Alan Nessim
7	1 North 4th Place	1 North 4th Place, Brooklyn, NY	510	102	2014	Andy Golubitsky
8	<b>The Edge &amp; BK Level</b>	<b>34 North 4th St; 22 North 6th St; 2 North 6th St, Brooklyn, NY</b>	1119	347	2018	Andy Golubitsky
9	Fifth and Virginia	1933 5th Avenue, Seattle, WA	435	87	TBD	Andy Golubitsky
10	75 Greene Avenue	75 Greene Avenue, Brooklyn, NY	25	0	2019	Andy Golubitsky
11	<b>One Wall Street</b>	<b>1 Wall Street, New York, NY</b>	566	0	2021	Andy Golubitsky
12	Switching Station Artist Lofts	15 S Homan Ave, Chicago, IL 60624	24	24	2002	Erik Wishneff
13	Gwendolyn Place	109 E 43rd St, Chicago, IL 60653	71	71	2014	Erik Wishneff
14	Villages of Westhaven	1949 W Lake St, Chicago, IL 60612	200	200	2016	Erik Wishneff
15	Carling Hotel	1512 N LaSalle Dr, Chicago, IL 60610	80	80	2016	Erik Wishneff
16	Marshall Hotel	1232 N LaSalle Dr, Chicago, IL 60610	90	90	2017	Erik Wishneff
17	4400 Grove	4400 South Cottage Grove Ave, Chicago, IL 60653	84	84	2018	Erik Wishneff
18	Persimmon Lofts	1028 SW Adams St, Peoria, IL 61602	44	44	2016	Erik Wishneff
19	Murray Place	100 Walnut St, Peoria, IL 61602	30	30	2016	Erik Wishneff
20	Vernon Boulevard	Astoria, NY	535	134	Q4 2021	Carlos Pesant
21	900 Central Tower	900 Central Ave, Saint Petersburg, FL 33705	209	31	Q3 2023	Thomas Lee
22	St. Pete Multi	1735 1st Ave N, St. Petersburg, FL 33713	50	50	Q2 2021	Thomas Lee
<b>Total</b>			<b>5,732</b>	<b>838</b>		

\*Bolted Projects are featured on subsequent pages in the deck



## LEVEL BK 2N 6<sup>TH</sup> 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 barbeques, a fireplace and breathtaking views of Manhattan. The project benefitted 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 as 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 1<sup>ST</sup> 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)







## RANDOLPH TOWERS 188 W RANDOLPH ST, CHICAGO, IL

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







## LOCKWOOD DEVELOPMENT PARTNERS & VSUSA ACTIVE HOTEL PROJECTS\*

#	Project Name - Location	State	Total Keys	Keys to Remain	Total Apartment Units	Studio Units	1-Bedroom Units
1	Crowne Plaza - Tulsa	OK	300	142	155	150	5
2	Crowne Plaza - Reading	PA	253	129	84	28	56
3	Crowne Plaza - Memphis	TN	319	120	135	45	90
4	Crowne Plaza - Dayton	OH	287	126	109	37	73
5	Crowne Plaza - Houston	TX	243	120	84	28	56
6	Doubletree - Westlake	OH	287	100	114	38	76
7	Holiday Inn - Strongsville	OH	306	100	140	47	93
8	Wyndham Gardens - Trenton	NJ	196	100	65	22	44
9	Clarion Inn - Pocatello	ID	198	80	80	27	54
10	Marriott - Jackson	MS	303	120	124	42	83
11	Daniel Boone Inn - Charleston	WV	465	0	316	105	211
12	Radisson - Marietta	GA	218	130	84	84	0
13	Crowne Plaza - Dallas	TX	429	280	144	77	67
14	Days Inn - Holbrook	AZ	59	0	59	59	0
15	Crowne Plaza - Austin	TX	393	150	165	95	110
16	Ramada Hotel - Augusta	GA	200	100	68	23	45
Total			4,436	1,797	1,926	867	1,063

\*VSUSA projects are in-progress and unit counts are subject to change. Generated 1/21



## LOCKWOOD DEVELOPMENT PARTNERS REAL ESTATE TEAM

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 condos, hospitality and build-to-suit gas 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 secure the appropriate facilities and properties, as well as the financing for all the projects.
Andy Golubitsky	Acquisitions / Development	Andy has 14 years of real estate development experience. Prior to his involvement with Lockwood/VUSA, Andy served as Vice President of Development at Macklowe Properties, where he was responsible for the redevelopment of a 1.2 million sf, \$2 billion historic office building conversion in lower Manhattan, consisting of 560 luxury condominium units and over 170,000 square feet of retail. In his previous role as a development manager at Douglaston Development, Andy was directly involved in the development of approximately 4,000 residential units, 300 hotel keys and over 300,000 sf 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 Port-au-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	Acquisitions / Development / Asset Management	Dan McNulty began his career in the 1980'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. Innovative problem-solver that generates workable solutions and accelerate growth for the organization. In addition to his consultancy practice and McNulty has been involved in funding, founding and operations of 4 entrepreneurial start-up ventures in technology/systems, healthcare, and real estate services. McNulty was Director of National Leasing for the multi-family and commercial real estate development firm Golub and Company (Chicago), established and developed a national M&A practice for The Patterson Group (Chicago), and capitalized and developed a national market presence for ZWAY Corp (Seattle).
Alan Nessim	Acquisitions / Capital Markets / Asset Management	Alan has 18 years of experience in real estate investment management. Between 2002 and 2006 Mr. Nessim worked as a principal with the Oxbridge 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. Nessim returned to his native Spain to serve as managing director of Inversions 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. Nessim 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. Nessim 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/VUSA, Alan served as CIO for Royal Palm Companies and the Participant Capital funds, featuring 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.

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## VSUSA OPERATIONS TEAM & SARAHCARE

Team Member	Role	Biography
Farzana Nabi, Ph.D.	Strategic Program & Business Director	<p>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.</p> <p>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 &amp; Policy from the University of California, Berkeley.</p>
David Webb	Board Member & Advisor	<p>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 Advisor to the V.E.T.S. Program and the two Jima Association of America. Mr. Webb frequently appears on radio and television such as CNBC, CNN International, FoxNEWS, BBC Radio and TV, NDTV/India, National TV, and KSA2 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.</p>
Brigadier General (Retired) Loree Sutton, M.D.	Board Member & Advisor	<p>Brigadier General (R) Loree Sutton served in the United States Army, and as the Army's highest-ranking psychiatrist, 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 DeWitt 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.</p> <p>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.</p>
Merle D. Griff	Board Member & Advisor / Founder of SarahCare	<p>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 NASDSA (National Adult Day Services Association), member of the International Advisory Board for CARF (Commission on the 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.</p> <p>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 'LinkAges,' 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.</p>



## COMMONWEALTH HOTELS TEAM

Team Member	Role	Biography
Daniel T. Fay	CHA, Chairman & Founder	Dan's background encompasses over 35 years of experience in hotel management includes Slouffer, 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.
Bryan Hayes	Managing Director	Bryan joined Corporex in 2020 as Managing Director of Corporex's two hotel companies, Commonwealth Hotels, Inc and the Commonwealth Collection Inc. 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 Universities 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.
Brian Fry	President	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.
Paul Stanton	Vice President Development	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.

# NEIGHBORHOOD ENGAGEMENT:



**Present Use of Parcel:** Hotel (previously known as Crown Plaza – 7902 South Lewis Avenue)  
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### NEIGHBORS of Subject Tract

#	Print Name	Address	Signature
1	Elizabeth Thompson Kennedy	7232 S. Atlanta Pl Tulsa OK 74136	Elizabeth Thompson Kennedy
2	Thomas John Kennedy	7232 S. Atlanta Pl. Tulsa, OK. 74136	Thomas John Kennedy
3	Lynn Anne Cyer LYNN ANNE CYER	7209 S Atlanta Ave Tulsa OK 74136	Lynn Anne Cyer
4	Paul Landis	7228 S Atlanta Pl Tulsa, OK. 74136	Paul Landis
5	Eric Williams	5502 E 70th St Tulsa, OK 74131	Eric Williams
6	C Steven Woodley	7201 S Atlanta Tulsa OK 74136	C Steven Woodley
7	<del>Deane Stapp</del> DIANE STAPP	7205 S. Atlanta Ave Tulsa OK 74136	Deane Stapp
8	Sharyl Landis	7228 S. Atlanta Pl. Tulsa, OK 74136	Sharyl Landis
9	Sharyl Woodley	7201 S. Atlanta Tulsa OK 74136	Sharyl Woodley

**FILE COPY**

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

Page 2

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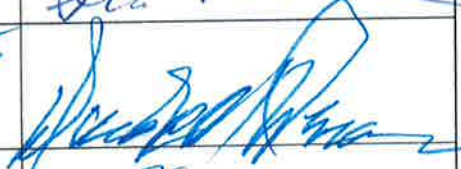
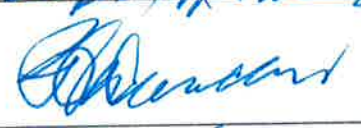
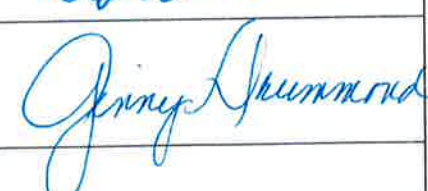
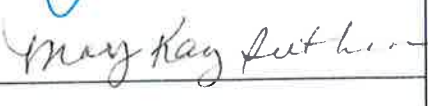
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#	Print Name	Address	Signature
1	DAVID MERIFIELD	7206 S. ATLANTA AVE TULSA, OK 74136	
2	STAN BRANDER	2441 E. 73 <sup>RD</sup> PLACE Tulsa, OK 74136	
3	DIEDRE DUNCAN Trustee	2441 E ATLANTA AVE TULSA, OK 74136	
4	Robert E. Duncan	7221 S. Atlanta Ave Tulsa, OK 74136	
5	Ginny Drummond	2403 E. 72 <sup>ND</sup> Pl	
6	May Kay Sutherlin	2469 E. 73 <sup>RD</sup> Pl.	
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Page 3

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



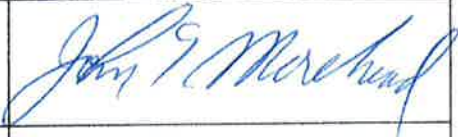
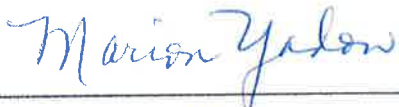


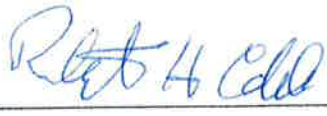


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#	Print Name	Address	Signature
1	KEVIN HENDON	2445 E. 73 <sup>rd</sup> Pl. Tulsa, OK 74136	
2	Barbara Hendon	2445 E. 73 <sup>rd</sup> Place Tulsa, OK 74136	
3	John Morehead	2449 E. 73 <sup>rd</sup> Place Tulsa, OK 74136	
4	MARION YADON	7214 S. ATLANTA AVE. TULSA, OK 74136	
5	Kay Harner	2412 E. 72 <sup>nd</sup> Place Tulsa, OK 74136	
6	Richard Bevins	7217 S Atlanta Ave Tulsa, OK 74136	
7	Robert H Cobb	2421 E 73 <sup>rd</sup> Pl Tulsa OK 74136	
8	Rosemary Cobb	2421 E 73 <sup>rd</sup> Pl Tulsa OK 74136	
9	Helen T. Goureauff	2432 East 72 <sup>nd</sup> Place Tulsa, OK 74136	



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**NEIGHBORS of Subject Tract**

#	Print Name	Address	Signature
1	Sandra Rosander	2426 E 73 <sup>RD</sup> ST Tulsa OK 74134	Sandra J. Rosander
2	Terry Lynn Bevin	7217 S. ATLANTA PL	Terry Bevin
3	LAWRENCE F MANCINI	2425 E 73 <sup>RD</sup> PL	Lawrence F Mancini
4	MARY A MANCINI	2425 E 73 <sup>RD</sup> PL	Mary A. Mancini
5	Marta Brierly	7212 S ATLANTA PL	Marta Brierly
6	VINCENT J. LONG	7224 S. ATLANTA PL	Vincent J. Long
7	Gayle Long	7224 S. Atlanta Pl.	Gayle Th Long
8	Rodger ERKER	7208 S. ATLANTA PL	Rodger Erker
9	Deborah Erker	7208 S. Atlanta Pl.	Deborah Erker



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Page 5

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#	Print Name	Address	Signature
1	Russell Paul WESTBROOK, Jr	7209 S. Atlanta Ave Tulsa, OK 74136	Russell P. Westbrook
2	NANCY JO PFEIFER	2434 E 72nd St Tulsa OK 74136	Nancy Jo Pfeifer
3	DIANNE SCHROEDER	2436 E. 72nd Place TULSA 74136	Dianne Schroeder
4	SALLY BAKER	2481 E. 73rd Tulsa, Ok. 74136	Sally Baker
5	Opal (Arlene) Davies	7222 South Atlanta Ave Tulsa Ok 74136	Opal (Arlene) Davies
6	MARC W. EVANS	2457 E. 73rd Pl. Tulsa OK 74136	Marc W. Evans
7	SID SMITH	2407 E. 72nd Pl TULSA, OK 74136	Sid Smith
8	GARY SOWARD	2473 E 73rd Pl Tulsa, OK 74136	Gary Soward
9	Jana Soward	2473 E. 73rd Pl. Tulsa, Ok. 74136	Jana Soward

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

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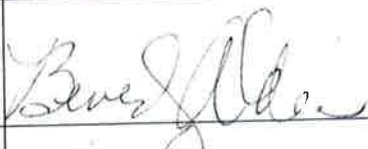
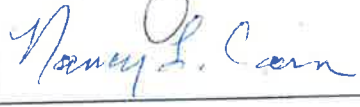
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#	Print Name	Address	Signature
1	BARRY HOLMES	2412 E 72nd PL TULSA OK 74136	
2	J. Chris White	2418 E. 72nd Street Tulsa, OK 74136	
3	Ann M. White	2418 E. 72nd St. Tulsa, OK 74136	
4	Joan Hanger	2420 E. 72nd Pl Tulsa, OK 74136	
5	June V Dudley	2428 E 72nd Pl Tulsa OK 74136	
6	Steve Oden	7218 S. Atlanta Ave Tulsa, OK 74136	
7	Beverly Oden	7218 S. Atlanta Ave. Tulsa, OK 74136	
8	Nancy Cain	7213 S. Atlanta Ave. Tulsa, OK 74136	
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#	Print Name	Address	Signature
1	Dennis McFeely	2453 E 73rd Place Tulsa, OK 74136	Dennis McFeely
2	Alysia McFeely	2453 E. 73rd Place Tulsa, OK 74136	Alysia McFeely
3	Christie Morehead	2449 E. 73rd Place Tulsa, OK 74136	Christie Morehead
4	Mary Sue Pierson	2461 E. 73rd Pl Tulsa, OK 74136	Mary Sue Pierson
5	ROBERT S. SMITH Robert S. Smith	2435 E. 72nd PLACE TULSA, OKLA, 74136	RS Smith
6	Gerald Milligan Debe Milligan	2423 E. 72nd Pl Tulsa OK 74136	Gerald Milligan
7	CHARLES GRISSEM	2417 E 73RD PL	Charles Grissom
8	Diane Seebass	2411 E 72nd Pl 74136	Diane Seebass
9	Robin Brander	2441 E. 73rd Pl 74136	Robin Brander



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#	Print Name	Address	Signature
1	Judith Anne Smith	7204 S. ATLANTA PL.	Judith A Smith
2	HELEN Louise Smith	2435 E. 72 <sup>nd</sup> Place Tulsa, OK. 74136	Helen L Smith
3	CHARLES H. YADON	7214 S. ATLANTA AVE TULSA, OK 74134	Charles Yaden
4	Mary Grissom	2477 E 73 <sup>rd</sup> Pl. Tulsa OK 74136	Mary Grissom
5	Eileen Bradshaw	2465 E 73 <sup>rd</sup> Pl Tulsa OK 74136	Eileen Bradshaw
6	STEPHEN BRADSHAW	2465 E. 73 <sup>rd</sup> PLACE TULSA, OK 74136	Stephen Bradshaw
7	JAMES S. SEEBASS	TULSA 2411 E 72 <sup>nd</sup> PL 74136	James Seebass
8	PETRONELA MERIFIELD	7206 S. ATLANTA AVE	Petronela Merifield
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**PROTEST PETITION**  
**CASE NUMBER CO-10**

Page 9

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#	Print Name	Address	Signature
1	PATRICIA FRIEND	3415 E 72 <sup>nd</sup> Pl. Tulsa 74136	Patricia Friend
2	VISA SEVIER	2419 E 72 PL 74136	Vija Sevier
3	DANIEL B. SIELER	2431 E. 72 <sup>ND</sup> PL. 74136	Daniel Sieler
4	Brenda Sieler	2431 E. 72 <sup>nd</sup> Pl. 74136	Brenda Sieler
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**PROTEST PETITION**  
**CASE NUMBER CO-10**

Page 10

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#	Print Name	Address	Signature
1	Linda K Huber	2402 E. 72 <sup>nd</sup> St	Linda K Huber
2	Doug E Huber	2402 E. 72 <sup>nd</sup> St.	Doug E Huber
3	Bruce W. Arnold	2408 E 72 <sup>nd</sup> Pl.	Bruce W Arnold
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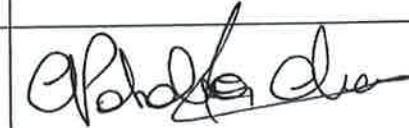

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#	Print Name	Address	Signature
1	Michael Levinson	1743 E. 71 <sup>st</sup> Street TULSA, OK 74136	
2	Michael Levinson	2551 E. 67 <sup>th</sup> Street Tulsa, OK 74136	
3	William HUFFMAN	1743 E 71 <sup>st</sup> ST TULSA OK 74136	
4	Jodi Hasty	1743 E. 71 <sup>st</sup> St. Tulsa, OK 74136	
5	Kenny Joe Smith	1783 E. 71 <sup>st</sup> ST. Tulsa OK 74136	
6	Lee LEVINSON Maric Production	1743 E. 71 <sup>st</sup> TULSA, OK 74136	
7	Garrett Warman	6210 South Quebec avenue, 74136 Tulsa OK	
8	Natolia Cheek	1743 E. 71 <sup>st</sup> Tulsa, OK 74136	
9	Matt Klingeman	1743 E 71 <sup>st</sup> Tulsa, OK 74136	

**Sawyer, Kim**

---

**From:** Aimee Tonquest Mehl <aimeemehl@sbcglobal.net>  
**Sent:** Monday, April 12, 2021 3:39 PM  
**To:** esubmit  
**Cc:** (DIST2) Cue, Jeannie  
**Subject:** Crowne Plaza Hotel plans

**FILE COPY**

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)



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 **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

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.

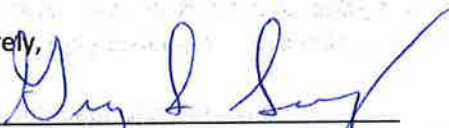
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Tulsa is a wonderful place in which to raise a family, live and retire! South Tulsa has experienced growing pains since the extension of Low-income housing into various apartment complexes. Crime in the form of drug use, theft, assault, and panhandling has risen significantly at the Walmart located at 81<sup>st</sup> 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,

  
2955 E. 84<sup>th</sup> Street  
Tulsa OK 74137

5.58

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

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Thank you for your consideration and assistance!

Sincerely,

*Mr. & Mrs. Henry Philips*

5.59

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:

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Thank you for your consideration and assistance!

Sincerely,

Kandis K Scheynaiche  
2807 E. 84<sup>th</sup> St.  
Tulsa, OK 74131

5.60



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

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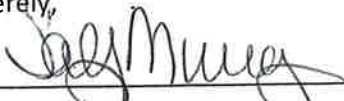
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Thank you for your consideration and assistance!

Sincerely,

  
8492 So College  
Tulsa OK 74137

5.61

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:

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Thank you for your consideration and assistance!

Sincerely,

*Dinah Sue Riggs*  
8443 S. College Ave.  
Tulsa, OK 74137  
*Dinah Sue Riggs*

5.62

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:

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Thank you for your consideration and assistance!

Sincerely,

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

5.63

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

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Thank you for your consideration and assistance!

Sincerely,



Robert E. Shank  
8442 S. College Ave  
Tulsa OK 74137

5.64



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:

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Thank you for your consideration and assistance!

Sincerely,

Kathleen Lester Stoval  
Timbers Condo owner.

5.65

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

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5.66

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Thank you for your consideration and assistance!

Sincerely,

Gina Muehry

owner: 2824 E 85<sup>th</sup> ST, Tulsa, OK 74137

5:67

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:

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5.68



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Thank you for your consideration and assistance!

Sincerely,

Handwritten signature of John B. Kendrick II in black ink, written over a horizontal line.

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:

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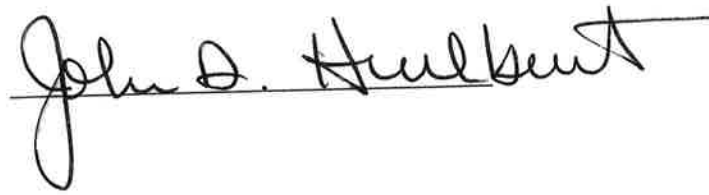
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5.70

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Thank you for your consideration and assistance!

Sincerely,

A handwritten signature in black ink that reads "John D. Hurlburt". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

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

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Sincerely,

  
Carla J. Bandy  
2955 E. 84th St.  
Tulsa, Ok 74139



March 30, 2021

FILE COPY

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

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Sincerely,

  
8008 E. 85th St.  
Tulsa, OK 74137

 3/31/21

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

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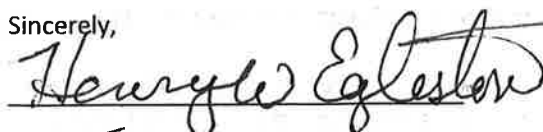
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Sincerely,



8451 S College Ave  
Tulsa, OK 74137  
918 724 2579

5.74

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

FILE COPY

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Sincerely,

*Ernest L. Bother*  
2944 East 84<sup>th</sup> Street  
Tulsa, Oklahoma 74137  
(210) 380-6554

5.75

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.

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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,

Margaret M. Bethel  
2944 East 84th Street  
Tulsa, OK 74137  
(216) 425-5843

5.76



FILE COPY

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Sincerely,

 25 MAR 21  
(ERIC MILLER)  
2846 E 85TH ST  
TULSA, OK 74137  
918/494-7784

5.78

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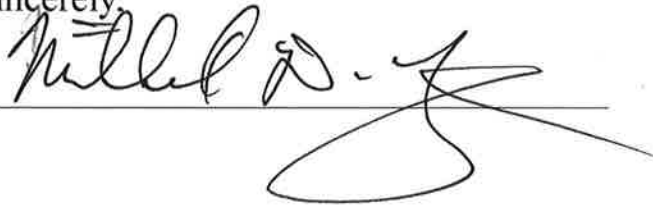
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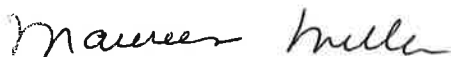
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Sincerely,



Maureen Miller  
3002 E 85<sup>th</sup> St  
Tulsa OK 74137

584

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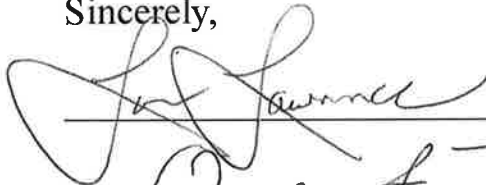
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Owner, of Timbers Condo  
Mustlebe Cal-d-sec

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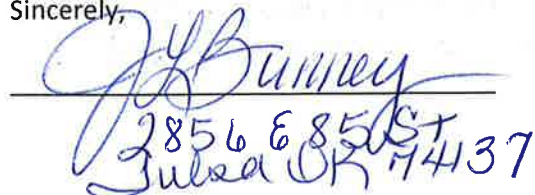
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2856 E 85<sup>th</sup> St  
Tulsa OK 74137

5.90

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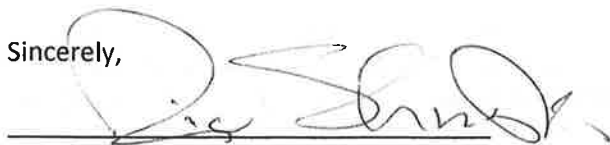
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*Ted M. Riseling*  
*Ted M. Riseling*

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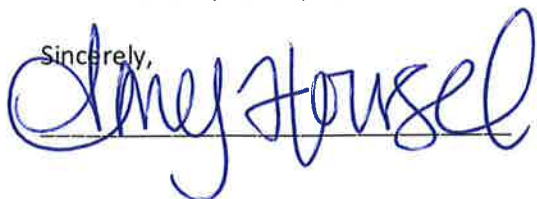
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Sincerely,

A handwritten signature in blue ink that reads "Amy Housel". The signature is written in a cursive, flowing style. Above the signature, the word "Sincerely," is printed in a small, black, sans-serif font.

594

FILE COPY

March 25, 2021

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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.

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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. 85<sup>th</sup> St.  
Tulsa, OK 74137

5.94



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:

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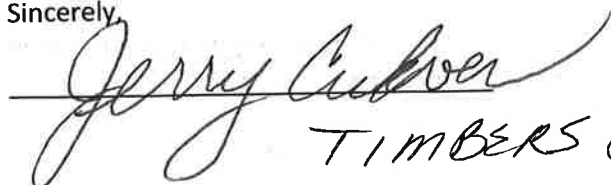
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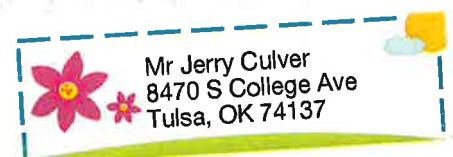
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Thank you for your consideration and assistance!

Sincerely,

  
TIMBERS CONDOS



597

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

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5.98

FILE COPY

Roberts University Campus, several Doctors offices and surgical facilities, as well as many family housing additions within a one-mile radius.

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Thank you for your consideration and assistance!

Sincerely,

Joanne D. Mullin

FILE COPY

March 25, 2021

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Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
2 West Second Street, Suite 800  
Tulsa, OK 74101

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Thank you for your consideration and assistance!

Sincerely,  
  
Carol Owsiany

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

5.100

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

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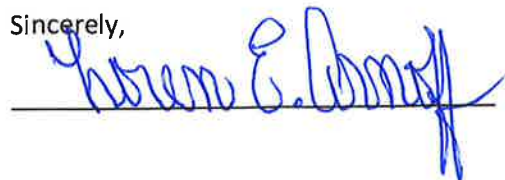
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Thank you for your consideration and assistance!

Sincerely,

A handwritten signature in blue ink, appearing to read "Karen E. Dwyer", is written over a horizontal line.

5.101



FILE COPY

March 25, 2021

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Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
2 West 2nd Street, Suite 800  
Tulsa, OK 74101

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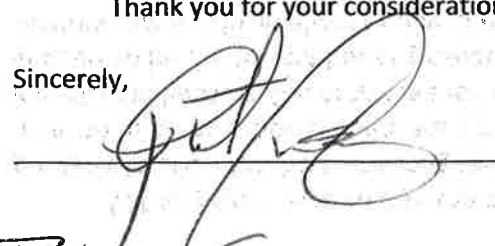
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Sincerely,



Robert GARY  
2811 E. 81<sup>st</sup> ST,  
Tulsa, OK 74137

5.102

FILE COPY

March 25, 2021

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Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
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Tulsa, OK 74101

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Sincerely,

Gary Owsiany



5.103

March 25, 2021

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c/o Tulsa Planning Office  
2 West 2nd Street, Suite 800  
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Thank you for your consideration and assistance!

Sincerely,



Debbi Boonstra  
Homeowner, The Timbers Condominiums

5.104

FILE COPY

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c/o Tulsa Planning Office  
2 West 2nd Street, Suite 800  
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Thank you for your consideration and assistance!

Sincerely,

*James R. Thorpe*

5.105

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

FILE COPY

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5.106



CO-10



Robert J. Getchell  
Direct Line: (918) 595-4822  
[rgetchell@gablelaw.com](mailto:rgetchell@gablelaw.com)

1100 ONEOK Plaza  
100 West Fifth Street  
Tulsa, Oklahoma 74103-4217  
Telephone (918) 595-4800  
Fax (918) 595-4990  
[www.gablelaw.com](http://www.gablelaw.com)

December 15, 2020

***VIA EMAIL AND HAND-DELIVERY***

Mr. Michael Covey, Chairperson  
Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
2 West 2<sup>nd</sup> 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 TMAPC 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

5.107



Mr. Michael Covey, Chairperson  
Tulsa Metropolitan Area Planning Commission  
December 15, 2020  
Page 2

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

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

5.108

CO-10

**Sawyer, Kim**

---

**From:** Wesley Carter <wcarter@wintersking.com>  
**Sent:** Tuesday, December 15, 2020 7:46 PM  
**To:** Wilkerson, Dwayne; Miller, Susan; Sawyer, Kim  
**Subject:** Application CO-10 Item 11 on TMAPC Agenda for 12/16/20

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](mailto:wcarter@wintersking.com)  
(918) 494-6868 - telephone  
(918) 491-6297 - fax  
[www.wintersking.com](http://www.wintersking.com)

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- WINTERS & KING, INC. E-MAIL CONFIDENTIALITY NOTICE -

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METADATA: Any disclosures of metadata contained in documents attached to this email or within this email itself are inadvertent disclosures of such information and you must immediately notify the sender upon your knowledge of the receipt of such information.

IRS CIRCULAR 230 NOTICE: To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. tax advice contained in this communication (or in any attachment) is not intended or written to be used, and cannot be used for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed in this communication (or in any attachment).

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,

A handwritten signature in cursive script that reads "Donald Ryan".

Donald Ryan  
2816 E 85th St.  
Tulsa, OK 74137

Miller, Susan

CO-10

**From:** (DIST2) Cue, Jeannie <dist2@tulsacouncil.org>  
**Sent:** Wednesday, February 3, 2021 12:18 PM  
**To:** Miller, Susan; Wilkerson, Dwayne; Blair, Jack; Worley, Brandon; VanValkenburgh, Janine; Boulden, Patrick  
**Subject:** Meeting

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](#)

FILE COPY



**Sawyer, Kim**

---

**From:** Wilkerson, Dwayne  
**Sent:** Monday, February 15, 2021 9:50 AM  
**To:** Sawyer, Kim; Miller, Susan  
**Subject:** FW: Rezoning of Crowne Plaza Hotel

FILE COPY

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](mailto:dwilkerson@incog.org)



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

I agree. Thank you so much for your input.

Jeannie

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---

**From:** Carole Hale <[faunkey1@gmail.com](mailto:faunkey1@gmail.com)>  
**Sent:** Sunday, February 14, 2021 5:30:24 PM  
**To:** Worley, Brandon <[BrandonWorley@tulsacouncil.org](mailto:BrandonWorley@tulsacouncil.org)>  
**Cc:** (DIST2) Cue, Jeannie <[dist2@tulsacouncil.org](mailto:dist2@tulsacouncil.org)>; [dwilkerson@incog.org](mailto:dwilkerson@incog.org) <[dwilkerson@incog.org](mailto: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

7117 s Columbia place,  
Tulsa, ok 74136-5639

**Sawyer, Kim**

---

**From:** Joshua Walker <jwalker@tulsalandcompany.com>  
**Sent:** Tuesday, February 16, 2021 2:11 PM  
**To:** Sawyer, Kim  
**Subject:** Fwd: Rezoning of hotel across from ORU

Begin forwarded message:

**From:** Cindy & Robbie Yanik <yanikdote@aol.com>  
**Date:** February 16, 2021 at 2:07:38 PM CST  
**To:** esubmit@incog.org, dwilkerson@incog.org, SMiller@incog.org, 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, esubmit@incog.org, dwilkerson@incog.org, SMiller@incog.org, 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: Rezoning of hotel across from ORU**  
**Reply-To:** Cindy & Robbie Yanik <yanikdote@aol.com>

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.

**Sawyer, Kim**

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**From:** Joshua Walker <jwalker@tulsalandcompany.com>  
**Sent:** Monday, February 15, 2021 1:15 PM  
**To:** Gawey; Sawyer, Kim  
**Subject:** Re: Opposition to CO-10

FILE COPY

Thx Matty. I will forward to TMAPC. Have all future emails sent to Kim above.

Joshua A. Walker  
Tulsa Land Company LLC  
1325 East 31<sup>st</sup> 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



Mark and Angela Boyd  
7216 S. Columbia Place  
Tulsa, OK 74136

**FILE COPY**

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

FILE COPY

**Sawyer, Kim**

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**From:** Miller, Susan  
**Sent:** Tuesday, February 16, 2021 2:10 PM  
**To:** Wilkerson, Dwayne; Sawyer, Kim  
**Subject:** FW: CO IZ 5498-SP-2

---

**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.

**FILE COPY**

**Sawyer, Kim**

---

**From:** Miller, Susan  
**Sent:** Tuesday, February 16, 2021 2:09 PM  
**To:** Wilkerson, Dwayne; Sawyer, Kim  
**Subject:** FW: ORU Zoning

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**From:** CHRISTINE BOYD <toymakertoo@cox.net>  
**Sent:** Monday, February 15, 2021 1:05 PM  
**Subject:** ORU Zoning

**I oppose C012-5498SP-2.**

FILE COPY

Sawyer, Kim

**From:** Miller, Susan  
**Sent:** Tuesday, February 16, 2021 2:08 PM  
**To:** Wilkerson, Dwayne; Sawyer, Kim  
**Subject:** FW: Objection to Proposed Zoning Change at 81st & Lewis

**From:** Kristin Fisher <kristin@fisherlaw.cc>  
**Sent:** Monday, February 15, 2021 1:11 PM  
**To:** Miller, Susan <SMiller@incog.org>  
**Subject:** FW: Objection to Proposed Zoning Change at 81st & Lewis

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 81<sup>st</sup> 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 56<sup>th</sup> and Peoria to 83<sup>rd</sup> and Riverside. This includes but is not limited to government housing at 51<sup>st</sup> and Harvard (Parkview Terrace Apartments), 61<sup>st</sup> and Yorktown (Pecan Creek Apartments), 65<sup>th</sup> and Newport (Riverbank Apartments and James Inhofe Plaza are both located here), 61<sup>st</sup> and Peoria (Savanna Landing Apartments and St. Thomas Square Apartments are both located here), and 88<sup>th</sup> between Lewis and Delaware (Braden Trails Apartments). It is impossible to shop at the Walmart at 81<sup>st</sup> and Lewis without being assaulted by panhandlers, drug addicts or gang members seeking money; and the Walgreens and Quik Trip on 71<sup>st</sup> 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 51<sup>st</sup> Street and 71<sup>st</sup> 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](mailto:Kristin@FisherLaw.cc) (email)

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FILE COPY

Sawyer, Kim

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**From:** lim chunyng <chunyng@yahoo.com>  
**Sent:** Tuesday, February 16, 2021 1:35 PM  
**To:** chun yng  
**Subject:** Zoning change

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

**Sawyer, Kim**

---

**From:** Ailsa Vojvoda <v35mimi@sbcglobal.net>  
**Sent:** Monday, February 15, 2021 9:04 AM  
**To:** esubmit  
**Subject:** Reasoning of Crown Plaza

Greatly oppose

FILE COPY

**Sawyer, Kim**

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**From:** Timothy Fisher <tim@fisherlaw.cc>  
**Sent:** Sunday, February 14, 2021 11:24 AM  
**To:** Sawyer, Kim  
**Cc:** Kristin Fisher  
**Subject:** Objection to proposed zoning change at 81st & Lewis

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)

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**Sawyer, Kim**

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**From:** Richard Berumen <rwbslb78@gmail.com>  
**Sent:** Monday, February 15, 2021 10:59 AM  
**To:** Sawyer, Kim  
**Cc:** esubmit  
**Subject:** Re: New zoning changes in South Tulsa

FILE COPY

Thank you for your response.

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

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

---

**From:** Richard Berumen <[rwbslb78@gmail.com](mailto:rwbslb78@gmail.com)>  
**Sent:** Monday, February 15, 2021 10:43 AM  
**To:** esubmit <[esubmit@incog.org](mailto:esubmit@incog.org)>  
**Subject:** New zoning changes in South Tulsa

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

FILE COPY

Sawyer, Kim

---

**From:** Stefanie <sa.forney77@gmail.com>  
**Sent:** Monday, February 15, 2021 12:08 PM  
**To:** esubmit; Wilkerson, Dwayne; Miller, Susan; 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:** ORU Zoning - CO IZ-5498-SP-2

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



FILE COPY

Sawyer, Kim

**From:** Joshua Walker <jwalker@tulsalandcompany.com>  
**Sent:** Monday, February 15, 2021 1:12 PM  
**To:** Sawyer, Kim  
**Subject:** FW: Proposal for Public Housing to be constructed

---

**From:** <cindypoetic@aol.com>  
**Reply-To:** <cindypoetic@aol.com>  
**Date:** Monday, February 15, 2021 at 1:06 PM  
**To:** "esubmit@incog.org" <esubmit@incog.org>, "dwilkerson@incog.org" <dwilkerson@incog.org>, Susan Miller <smiller@incog.org>, Joshua Walker <jwalker@tulsalandcompany.com>, "dist1@tulsacouncil.org" <dist1@tulsacouncil.org>, "dist2@tulsacouncil.org" <dist2@tulsacouncil.org>, "dist3@tulsacouncil.org" <dist3@tulsacouncil.org>, "dist4@tulsacouncil.org" <dist4@tulsacouncil.org>, "dist5@tulsacouncil.org" <dist5@tulsacouncil.org>, "dist6@tulsacouncil.org" <dist6@tulsacouncil.org>, "dist7@tulsacouncil.org" <dist7@tulsacouncil.org>, "dist8@tulsacouncil.org" <dist8@tulsacouncil.org>, "dist9@tulsacouncil.org" <dist9@tulsacouncil.org>, "gt.bynum@gmail.com" <gt.bynum@gmail.com>, "esubmit@incog.org" <esubmit@incog.org>, "dwilkerson@incog.org" <dwilkerson@incog.org>, Susan Miller <smiller@incog.org>, Joshua Walker <jwalker@tulsalandcompany.com>, "dist1@tulsacouncil.org" <dist1@tulsacouncil.org>, "dist2@tulsacouncil.org" <dist2@tulsacouncil.org>, "dist3@tulsacouncil.org" <dist3@tulsacouncil.org>, "dist4@tulsacouncil.org" <dist4@tulsacouncil.org>, "dist5@tulsacouncil.org" <dist5@tulsacouncil.org>, "dist6@tulsacouncil.org" <dist6@tulsacouncil.org>, "dist7@tulsacouncil.org" <dist7@tulsacouncil.org>, "dist8@tulsacouncil.org" <dist8@tulsacouncil.org>, "dist9@tulsacouncil.org" <dist9@tulsacouncil.org>, "gt.bynum@gmail.com" <gt.bynum@gmail.com>  
**Subject:** Proposal for Public Housing to be constructed

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

FILE COPY

**Sawyer, Kim**

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**From:** Linda Mansur <linda.k.mansur@gmail.com>  
**Sent:** Monday, February 15, 2021 1:19 PM  
**To:** esubmit; Wilkerson, Dwayne; Miller, Susan; 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

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 unidentifiable 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

FILE COPY

**Sawyer, Kim**

---

**From:** Miller, Susan  
**Sent:** Tuesday, February 16, 2021 12:24 PM  
**To:** Wilkerson, Dwayne; Sawyer, Kim  
**Subject:** FW: INCOG

---

**From:** Justin Dollar <dollar.justin@gmail.com>  
**Sent:** Tuesday, February 16, 2021 8:09 AM  
**Subject:** INCOG

Good day,

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

Sincerely,  
Michael Dollar

**Sawyer, Kim**

FILE COPY

**From:** Miller, Susan  
**Sent:** Tuesday, February 16, 2021 12:24 PM  
**To:** Wilkerson, Dwayne; Sawyer, Kim  
**Subject:** FW: ORU zoning that will hurt values and increase crime

**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](http://www.avg.com)

**Sawyer, Kim**

---

**From:** Miller, Susan  
**Sent:** Tuesday, February 16, 2021 12:30 PM  
**To:** Wilkerson, Dwayne; Sawyer, Kim  
**Subject:** FW: Hotel at 81st and Lewis

-----Original Message-----

**From:** Brian Mackey <pogo@icloud.com>  
**Sent:** Tuesday, February 16, 2021 9:39 AM  
**To:** Miller, Susan <SMiller@incog.org>  
**Subject:** Hotel at 81st and Lewis

FILE COPY

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

FILE COPY

**Sawyer, Kim**

**From:** Joshua Walker <jwalker@tulsalandcompany.com>  
**Sent:** Tuesday, February 16, 2021 1:38 PM  
**To:** Sawyer, Kim  
**Subject:** FW: Zoning Change for Crowne Plaza Hotel

---

**From:** <sueriggs37@gmail.com>  
**Date:** Tuesday, February 16, 2021 at 11:47 AM  
**To:** 'Timbers Office' <thetimbers@tulsacoxmail.com>  
**Subject:** RE: Zoning Change for Crowne Plaza Hotel

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 56<sup>th</sup> and Peoria all the way to 91<sup>st</sup> 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 81<sup>st</sup> 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**



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:

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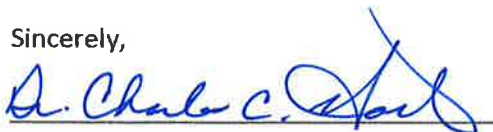
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I respectfully request the Tulsa Metropolitan Area Planning Commission **deny** the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be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

Thank you for your consideration and assistance!

Sincerely,



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

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Thank you for your consideration and assistance!

Sincerely,

*Mary Morris, Denise Morris* 2812 E 85th Street  
Tulsa, OK 74137

FILE COPY

April 13, 2021

Amanda Bennett  
2809 E. 84<sup>th</sup> St.  
Tulsa, Ok 74137

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Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
2 West 2nd Street, Suite 800  
Tulsa, OK 74101

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Thank you for your consideration and assistance!

Sincerely,

A handwritten signature in black ink that reads "Amanda Bennett". The signature is fluid and cursive, with the first name "Amanda" being more prominent than the last name "Bennett".

Amanda Bennett

FILE COPY

**Sawyer, Kim**

---

**From:** Deb Everett <jc25debbie@yahoo.com>  
**Sent:** Saturday, April 17, 2021 10:45 AM  
**To:** esubmit  
**Subject:** Crown Plaza building rezoning of property CO 10

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

FILE COPY





Robert J. Getchell  
Direct Line: (918) 595-4822  
[rgetchell@gablelaw.com](mailto:rgetchell@gablelaw.com)

1100 ONEOK Plaza  
100 West Fifth Street  
Tulsa, Oklahoma 74103-4217  
Telephone (918) 595-4800  
Fax (918) 595-4990  
[www.gablelaw.com](http://www.gablelaw.com)

April 16, 2021

***VIA EMAIL AND HAND-DELIVERY***

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

FILE COPY

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,

A handwritten signature in blue ink, appearing to read 'Robert J. Getchell'.

Robert J. Getchell  
For the Firm

RJG:me  
enclosure

cc: Mr. Stephen A. Schuller  
Mr. Terry Kollmorgen  
Ms. Susan Miller @ [smiller@incog.org](mailto:smiller@incog.org)  
Mr. Dwayne Wilkerson @ [dwilkerson@incog.org](mailto:dwilkerson@incog.org)  
Ms. Kim Sawyer @ [ksawyer@incog.org](mailto: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  
Timothy R. Philley  
Chief Operating Officer  
7777 S. Lewis Avenue  
Tulsa, Oklahoma 74171

**FILE COPY**

{2309900;2}

5.140



Robert J. Getchell, OBA No. 11317

Stephen A. Schuller, OBA No.

GABLEGOTWALS

100 North Elgin Avenue, Suite 200

Tulsa, Oklahoma 74120-1495

Telephone (918) 595-4800

Facsimile (918) 595-4990

[rgetchell@gablelaw.com](mailto:rgetchell@gablelaw.com)

*Attorneys for the Protestant*

FILE COPY

March 25, 2021

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Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
2 West 2nd Street, Suite 800  
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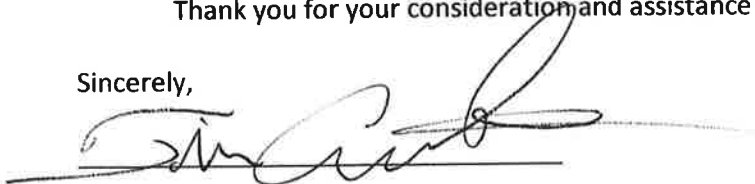
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Thank you for your consideration and assistance!

Sincerely,



5.142

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Sincerely,





Brenda Estes  
2838 E 85th St  
Tulsa, OK 74137-1424

5.144



FILE COPY

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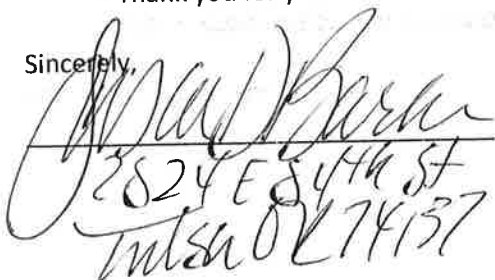
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Sincerely,

  
2824 E 84th St  
Tulsa OK 74137

Susan D. BARNES

5.145

April 13, 2021

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Sincerely,

Janet M. Ward JANET M. WARD  
2824 E. 84<sup>th</sup> ST  
Tulsa OK. 74137-1458

5146

April 13, 2021

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GEORGE BARNES  
2824 E. 84<sup>TH</sup> ST  
TULSA, OK 74137

5. 147

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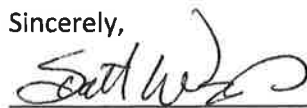
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Sincerely,

  
SCOTT WION  
2941 E. 84TH ST.

5148

**Sawyer, Kim**

---

**From:** Kathy Davis <Kdavisok@cox.net>  
**Sent:** Thursday, April 15, 2021 6:26 PM  
**To:** esubmit  
**Cc:** Cue, Jeannie  
**Subject:** Case Number CO-10

**FILE COPY**

April 15, 2021

CASE NUMBER CO-10

I am writing in opposition to the proposed Veterans and Senior services at 79<sup>th</sup> 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 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 sneak 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 daycare? 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

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Tulsa Metropolitan Area Planning Commission  
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2 West 2nd Street, Suite 800  
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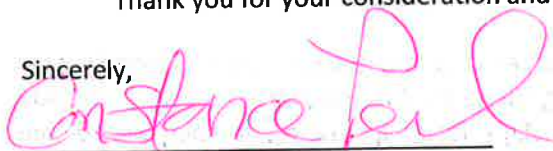
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I respectfully request the Tulsa Metropolitan Area Planning Commission **deny** the request to Rezone the Crown Plaza Hotel property allowing for short- and long-term housing of low-income individuals. I am sure the owners of this property should be able to find someone more suitable for the redevelopment of their facility.

Thank you for your consideration and assistance!

Sincerely,

A handwritten signature in pink ink that reads "Constance Paul". The signature is written over a horizontal line.

5.150



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

FILE COPY

Re: CO-10 Crown Plaza Hotel

Dear Commission Members:

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Sincerely,

  
\_\_\_\_\_

5.151

April 13, 2021

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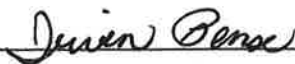
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Thank you for your consideration and assistance!

Sincerely,

  
3006 E. 85<sup>th</sup> St.  
Tulsa, Ok 74137

5, 152

April 13, 2021

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c/o Tulsa Planning Office  
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Thank you for your consideration and assistance!

Sincerely,

Bice P. Blagut, Ph.D.

FILE COPY

March 25, 2021

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Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
2 West 2nd Street, Suite 800  
Tulsa, OK 74101

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Sincerely,



7245 S. Birmingham Ave.  
Tulsa, OK 74136

5.154

FILE COPY

March 25, 2021

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Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
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Sincerely,

*Tom & Bev Bordner*  
7238 So. Birmingham Ave.

5.155

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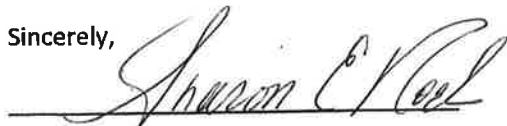
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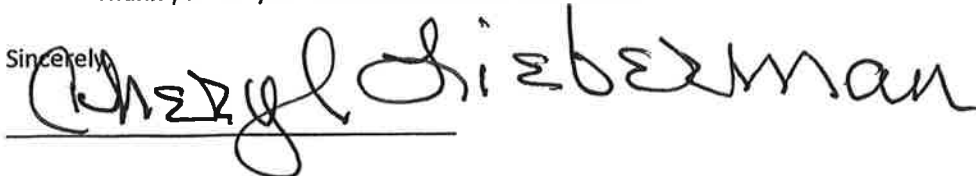
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Sincerely,

  
Cheryl Diebman

5,157

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Sincerely,

Elizabeth J. Ogle

5.158

March 25, 2021

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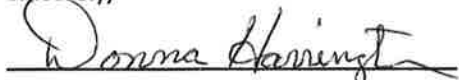
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Sincerely,



2550 E 73 Rd ST  
Tulsa, OK 74136

5.159

**Sawyer, Kim**

---

**From:** Bruce Brown <bruce.brown@vsusa.org>  
**Sent:** Tuesday, April 20, 2021 11:09 AM  
**To:** 'Brandon Worley (brandonworley@tulsacouncil.org)'; SimoneASmith@tulsacouncil.org; esubmit  
**Subject:** Letters Supporting C0-10 - Old Crowne Plaza Hotel  
**Attachments:** Letters of Support.pdf

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.

---

**Bruce D. Brown**  
**VETERAN SERVICES USA**  
**7902 S. LEWIS AVENUE**  
**TULSA, OK 74136**  
**P 918-998-1156**  
**E [bruce.brown@vsusa.org](mailto:bruce.brown@vsusa.org)**  
**W [www.vsusa.org](http://www.vsusa.org)**

**FILE COPY**



**PETITION IN SUPPORT OF PROPOSED**

**CASE NUMBER CO-10**

FILE COPY

**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.

Print Name	Address	Signature
------------	---------	-----------

LAURIE N. Ditter	1716 S. OWASSO AVE	[Signature]
J. W. Wills	1716 S OWASSO AVE	[Signature]
Condace Hughes	4419 W Princeton Pl. Bk, OK 74012	Condace Hughes
MIKE DEUSER	2056 E 13th ST	Mike Deuser
Michael Fairchild	1515 S Elwood	[Signature]
Rendall Baillie	1601 W. Easton St.	[Signature]
Nicky Jones	5382 E. 27th St.	Nicky Jones
Goyne/le Racost	1015 G? St	Goyne/le Racost



**PETITION IN SUPPORT OF PROPOSED**

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Print Name	Address	Signature
------------	---------	-----------

Cody Moorman	432 S Gillette Ave Tulsa OK 74014	Cody Moorman
Charles Evans	2640 S. Rockford Pl Tulsa OK 74103	Charles Evans
Joseph Meyer	5203 S 74th E. Ave Tulsa, OK 74145	Joseph C. Meyer
Sallie Meyer	5203 S. 74th E. Ave Tulsa, OK 74145	Sallie Meyer
Hendi P MEYER	5203 S 74th East Ave Tulsa OK 74145	Hendi P Meyer
Dea Wofford	4538 So 32nd West Ave Tulsa OK 74107	Dea Wofford
Randy Spencer	5623 South Madison Place Tulsa, Oklahoma 74105	Randy Spencer
MICHAEL WILLIAMS	3215 E. Pittsburg Pl Tulsa, OK 74105	Michael K. Williams



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Print Name	Address	Signature
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Daina Norman	828 S Wheeling Ave 603 TULSA OK 74014	Daina Norman
Gordon L. Folsom Jr	1224 S. Columbia Ave Tulsa, OK. 74104	Gordon L. Folsom Jr

April 19, 2021

FILE COPY

Tulsa Metropolitan Area Planning Commission  
Two West 2<sup>nd</sup> 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 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,

5,164

Ms. Jeanine Cue Councilor District 2  
Tulsa City Council 2021  
175 East 2nd Street 4th Floor  
Tulsa, OK 74103

FILE COPY

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](mailto:pluitwieler@csctulsa.org)

5.165

Tulsa Metropolitan Area Planning Commission  
Two West 2<sup>nd</sup> Street, Suite 800  
Tulsa, Oklahoma 74101

FILE COPY

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

5.166

**Sawyer, Kim**

---

**From:** Cherie Cook <cr.cook@yahoo.com>  
**Sent:** Monday, April 19, 2021 4:17 PM  
**To:** Sawyer, Kim  
**Subject:** Case Number CO-10  
**Attachments:** Crown Plaza Repurposing.docx

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

FILE COPY

Tulsa Metropolitan Area Planning Commission  
Two West 2<sup>nd</sup> 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 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,

5.168



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.

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 81<sup>st</sup> 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.

5.169

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,

A handwritten signature in cursive script, reading "Dr. DJ Foster, DDS", written over a horizontal line.

Dr. DJ Foster, DDS

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

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Thank you for your consideration and assistance!

Sincerely,

 (The Timbers of Tulsa)

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.

5.171

April 13, 2021

FILE COPY

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

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Thank you for your consideration and assistance!

Sincerely,

Leyle Jiang

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April 13, 2021

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Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
2 West 2nd Street, Suite 800  
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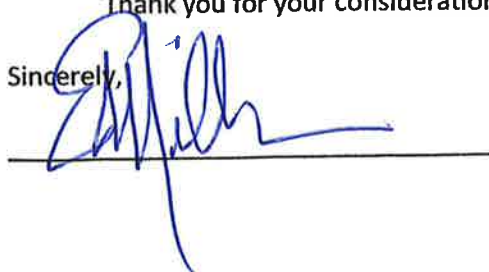
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Thank you for your consideration and assistance!

Sincerely,



5.173

FILE COPY

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Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
2 West 2nd Street, Suite 800  
Tulsa, OK 74101

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Thank you for your consideration and assistance!

Sincerely,

*Rickie D. Penne*  
2938 E. 84<sup>th</sup> St.  
Tulsa, OK 74137

5.174



FILE COPY

## 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

FILE COPY

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

5.174

FILE COPY

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 81<sup>st</sup> 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 56<sup>th</sup> and Peoria to 83<sup>st</sup> and Riverside. This includes but is not limited to government housing at 51<sup>st</sup> and Harvard (Parkview Terrace Apartments), 61<sup>st</sup> and Yorktown (Pecan Creek Apartments), 65<sup>th</sup> and Newport (Riverbank Apartments and James Inhofe Plaza are both located here), 61<sup>st</sup> and Peoria (Savanna Landing Apartments and St. Thomas Square Apartments are both located here), and 88<sup>th</sup> between Lewis and Delaware (Braden Trails Apartments). It is impossible to shop at the Walmart at 81<sup>st</sup> and Lewis without being assaulted by panhandlers, drug addicts or gang members seeking money; and the Walgreens and Quik Trip on 71<sup>st</sup> 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 51<sup>st</sup> Street and 71<sup>st</sup> 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

5.177

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](mailto:Kristin@FisherLaw.cc) (email)

FILE COPY

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FILE COPY

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

5.179

FILE COPY

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,

5.180



Tulsa, ok 74136-5639

FILE COPY

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

5.181

FILE COPY

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

5.182

FILE COPY

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

5.183

FILE COPY

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

5.184

FILE COPY

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](mailto:jdmilligan4@yahoo.com)

FILE COPY

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

5.186



FILE COPY

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

FILE COPY

FILE COPY

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

FILE COPY

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 56<sup>th</sup> and Peoria all the way to 91<sup>st</sup> 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 81<sup>st</sup> 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

5.190

FILE COPY

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

FILE COPY

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

5.192



FILE COPY

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 Commision 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

FILE COPY

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

5.194



**Sawyer, Kim**

---

**From:** Bruce Brown <bruce.brown@vsusa.org>  
**Sent:** Tuesday, April 20, 2021 11:09 PM  
**To:** SimoneASmith@tulsacouncil.org; 'Brandon Worley (brandonworley@tulsacouncil.org)'; esubmit  
**Cc:** Andy Golubitsky; Pavel Petrov; Lincoln Palsgrove; David Webb; SHEILA A. CURLEY (Sheila@six-PR.com)  
**Subject:** Signed Petitions Supporting C0-10 - Old Crowne Plaza  
**Attachments:** Petition Files.pdf

Attached are additional Signed Petitions in Support of Case Number C0-10 (Old Crowne Plaza Hotel)

---

**Bruce D. Brown**  
**VETERAN SERVICES USA**  
**7902 S. LEWIS AVENUE**  
**TULSA, OK 74136**  
**P 918-998-1156**  
**E [bruce.brown@vsusa.org](mailto:bruce.brown@vsusa.org)**  
**W [www.vsusa.org](http://www.vsusa.org)**



**FILE COPY**

**PETITION IN SUPPORT OF PROPOSED OF  
CASE NUMBER CO-10**

FILE COPY

**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.

Print Name	Address	Signature
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RICHARD HOE	5843 E. SOUTH ST TULSA, OK 74132	
Charles Highfill	7302 E 83P Tulsa 74133	

# PETITION IN SUPPORT OF PROPOSED OF

## CASE NUMBER CO-10

FILE COPY

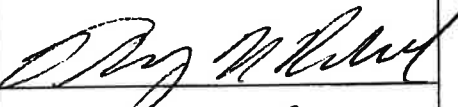
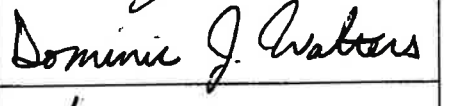




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Print Name	Address	Signature
Phil Rockwell	Glenpool, OK 74033 13175 S. Oak St	
DOMINIC WALTERS	3323 S UTICA AVE TULSA, OK 74105	
Giles Penick	8016 S. Jopling Ave Tulsa, OK 74136	
Julie Tucker-Trainum	5658 S. Boston Ave Tulsa OK 74105	
David Calvert	6185 S. 15th Pl. Broken Arrow, OK 74011	
Kristian Kozlinski	8111 E. 93rd Apt 211 Tulsa, OK 74133	



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

FILE COPY

Re: CO-10 Crown Plaza Hotel

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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.

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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 & Christopher Stovall  
Condo owner 918.724.1638  
Timbers  
8460 S. College Ave.  
Tulsa OK 74137

5.199

FILE COPY

April 13, 2021

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Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
2 West 2nd Street, Suite 800  
Tulsa, OK 74101

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Thank you for your consideration and assistance!

Sincerely,

Xiom Miller

Because the school  
may have no more  
room and it would be  
crammed. 5.200

FILE COPY

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Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
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5. 201

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\_\_\_\_\_

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Thank you for your consideration and assistance!

Sincerely,

Xionna Miller

My school is already  
to crowded, will you make  
it bigger?

5.203

FILE COPY

April 13, 2021

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c/o Tulsa Planning Office  
2 West 2nd Street, Suite 800  
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Thank you for your consideration and assistance!

Sincerely,

  
LINDA K. GROGAN  
2909 E. 84th St.  
Tulsa, OK 74137

5.204



FILE COPY

April 13, 2021

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Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
2 West 2nd Street, Suite 800  
Tulsa, OK 74101

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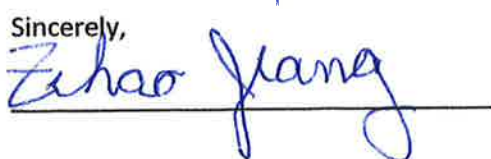
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Sincerely,

  
Zihao Jiang

5.205

FILE COPY

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Sincerely,

Xiao zhen miner

5.206

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Sincerely,

Ronald Lee Watson

FILE COPY

5.207

April 13, 2021

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Sincerely,

*Elizabeth A. Lih*  
8487 So. College Ave.  
Tulsa, Ok. 74137

**FILE COPY**

5.208

April 13, 2021

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Tulsa Metropolitan Area Planning Commission  
c/o Tulsa Planning Office  
2 West 2nd Street, Suite 800  
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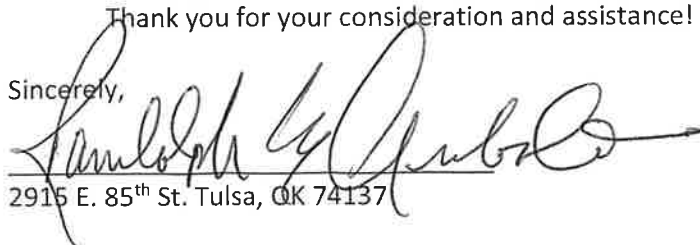
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Sincerely,



2915 E. 85<sup>th</sup> St. Tulsa, OK 74137

5.209

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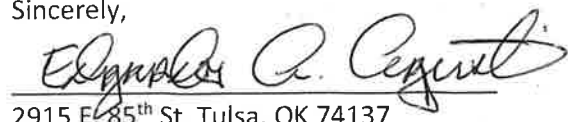
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5.210