

Matthew B. Newman
2641 E 59th Street
Tulsa, OK 74105
mattbnewman@gmail.com

Mr. Stuart Van De Wiele
Hall Estill
320 S Boston Ave # 200
Tulsa, OK 74103
Delivered by Email

June 9, 2020

Re: Board of Adjustments Agenda Item: 22919—JCW Development, LLC

Dear Mr. Van De Wiele:

We have a couple of concerns regarding the filing presented by the potential Plasma Center planned for the strip center located on the Southwest corner of 51st and Harvard.

Specifically, I question the exact measurement from the proposed plasma center location to the liquor store across the street. The schematic appears to measure from the middle of the proposed building, instead of from the exterior wall to exterior wall. From outer wall to outer wall, I believe the distance is less than the required 300 feet.

Additionally, the paperwork incorrectly identifies a picture as facing south on Harvard when the picture is actually north facing. The full application should be corrected and the full request refiled with the Board of Adjustment.

My family moved to this area in December of 2017 from Bixby to enjoy our new neighborhood and patronize the local retail establishments. A plasma center would deteriorate the local community and likely increase crime in the general area. If this organization succeeds in gaining clarification or altering any of the zoning, their establishment should be held to the highest standards possible to assure the safety of their patrons and the community.

I appreciate your consideration of the comments and questions above, and if you have any questions please contact me at the letterhead address.

Regards,



Matthew B. Newman

Sparger, Janet

From: Chapman, Austin
Sent: Tuesday, June 9, 2020 10:23 AM
To: Sparger, Janet
Subject: FW: [EXTERNAL]:Plasma center @ 51st Harvard

From: Marilyn Cole [<mailto:mcsooner1946@gmail.com>]
Sent: Tuesday, June 9, 2020 10:05 AM
To: Stuart E. Van De Wiele <>
Subject: [EXTERNAL]:Plasma center @ 51st Harvard

BOA-22919

Mr. Van De Wiele;

I am contacting you today to express my opposition to a Plasma Center at 51st and Harvard. My reasons are many, beginning with the financial loss and safety issues this business would create. The residents in this area want a business or businesses that will promote and benefit the shopping center rather than encourage vagrants to come to the area. The building to be used for the center is directly across the street from a liquor store, about two blocks from two churches, and three blocks from two schools and a park. The park leads to many neighborhoods. We've worked with the police to keep people out of the park who shouldn't be there. This would start all over again. The proximity of this plasma center would also hurt our property values. If you're comfortable placing a plasma center in a neighborhood area, please put it in yours.

I will appreciate your strong consideration of my comments and the negative impact this business will have on my financial and personal wellbeing.

Marilyn Cole
918-742-6978

Sparger, Janet

From: Cheryl Davis <cheryldavis3@yahoo.com>
Sent: Tuesday, June 9, 2020 10:15 AM
To: esubmit; Chapman, Austin
Subject: BOA-22919

I have lived in Villa Grove for nearly 20 years and have noticed the homeless population slowly move into the area. It is my understanding that there are some people who actually live under the overpass at 51st and Harvard.

I am extremely concerned about the possibility of a plasma center moving into the old Hobby Lobby building at 51st and Harvard.

In recent years I have seen abandoned shopping carts in front of a vacant house in my neighborhood. I enjoy riding my bicycle and walking in my neighborhood with my grandchildren and dogs.

I'm worried that a Plasma donation center will continue to attract more traffic that will negatively impact the safety and property values of the surrounding neighborhoods.

Respectfully,

Cheryl Davis Lee

Sparger, Janet

From: Chapman, Austin
Sent: Tuesday, June 9, 2020 9:17 AM
To: Sparger, Janet
Subject: FW: [EXTERNAL]:Proposed Plasma Center- 51st and Harvard

From: Kristin G [<mailto:kgilp001@gmail.com>]
Sent: Tuesday, June 9, 2020 8:35 AM
To: Stuart E. Van De Wiele <SVanDeWiele@HallEstill.com>
Subject: [EXTERNAL]:Proposed Plasma Center- 51st and Harvard

BDA - 22919

Mr. Van De Weile,

I am a concerned neighbor about the proposed plasma center at 51st and Harvard. My family has lived in Villa Grove, north of old Hobby Lobby for 7 years now. We have seen an increase in crime and homelessness, thanks to the Quiktrip and McDonalds that has been a new addition. Our neighborhood used to be quiet and "safer" than what it has become. The fact that a new plasma center is proposed near our neighborhood is deplorable. Plasma Centers breed homeless citizens and beggars who refuse to get a job. There are already homeless people who sleep under the bridge at 51st and Harvard and I'm afraid it will become the new hot spot and be full of homelessness if a plasma center moves in. We have million dollar homes that the values are gradually decreasing due to the surroundings. This once bountiful neighborhood might slowly go downhill with another business that promotes enabling others.

PLEASE, PLEASE do not allow this to happen. It has kept us up at night and we would like to keep our neighborhood somewhat safe from the outside parameters.

Thank you for your consideration for whatever it's worth.
Kristin and Jordan Gray

Sparger, Janet

From: Chapman, Austin
Sent: Tuesday, June 9, 2020 9:15 AM
To: Sparger, Janet
Subject: FW: [EXTERNAL]:Case # BOA 22919 Plasma Center at 51st & Harvard

From: Sharon Anthamatten [<mailto:Sharon.Anthamatten@sbconsulting.com>]
Sent: Tuesday, June 9, 2020 8:01 AM
To: Stuart E. Van De Wiele < >
Cc: coorsone@swbell.net
Subject: [EXTERNAL]:Case # BOA 22919 Plasma Center at 51st & Harvard

Mr Van De Wiele,

My husband and I are very much opposed to a Plasma Center being located at 51st & Harvard. This would be a huge negative impact to the nearby residential neighborhoods that includes our South Creekside neighborhood. My husband and I have lived in this neighborhood for 20 years this year. We have raised our children in this neighborhood, enjoying daily bike rides/walks and numerous visits over the years to the park where we have enjoyed the jogging trails, picnics, playground, workout equipment, tennis and basketball courts. This is a wonderful and beautiful neighborhood for families to raise their young children. The location of this plasma, and the clientele it would draw, so close to our homes, park and school – would be detrimental to the enjoyment of our neighborhood and the safety/security of the families who live here. As a result, we very much oppose the approval of such a business near our home and families.

Thank you for your time and consideration.

Brad and Sharon Anthamatten
2726 E. 59th St

Sharon Anthamatten Chief Financial Officer
O: 918.621.2120 M: 918.697.5965
www.sbconsulting.com



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Sparger, Janet

From: Chapman, Austin
Sent: Tuesday, June 9, 2020 9:11 AM
To: Sparger, Janet
Subject: FW: [EXTERNAL]:Blood Plasma Donation Center at 51st and Harvard

From: Kathy Rodgers [mailto:k.rodgers@sbcglobal.net]
Sent: Tuesday, June 9, 2020 7:23 AM
To: Stuart E. Van De Wiele <>
Cc: Suzanne Schreiber <seschreiber@sbcglobal.net>
Subject: [EXTERNAL]:Blood Plasma Donation Center at 51st and Harvard

BOA-22919

Dear Mr. Van deWiele:

Please do not allow a Blood Plasma Donation Center go into the Hobby Lobby space at 51st and Harvard. These businesses attract people who need fast cash in desperate circumstances. The Homeless. Unrecovered alcoholics and addicts.

I have great compassion for the clients and their situations, but the plasma business preys on these people, attracting them to the Center, often on foot. Our neighborhood (South Creekside, the Grimes & Eisenhower area) will become a conduit for those living in the Section 8 strongholds of 61st and Peoria and parts of South Lewis. We already have a fair share of opportunists who remove packages from porches, remove items from garages left open for a short time, go through cars (locked and unlocked) left overnight in the driveways and steal from yard crew trucks.

With Eisenhower taking over the Nimitz space, young families have moved into the neighborhood. We have a lovely park and splash pad and children are back in the neighborhood. Most of the park is really school property with children present during and after school for many activities. Is making Manion Park a short cut to the Plasma Center a good idea? We have already had a few homeless people as squatters, leaving a mess behind when they left.

Please rethink this.

I have copied our School Board representative to make her aware of the impact on one of their flagship schools.

Very truly yours,

Kathleen Rodgers
2956 East 56th Place

Sparger, Janet

From: Chapman, Austin
Sent: Tuesday, June 9, 2020 9:08 AM
To: Sparger, Janet
Subject: FW: [EXTERNAL]:Tulsa planning item 15

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

From: Paige Dollarhide [mailto:paigedollarhide@sbcglobal.net]
Sent: Tuesday, June 9, 2020 6:44 AM
To: Stuart E. Van De Wiele < >
Subject: [EXTERNAL]:Tulsa planning item 15

BOA-22919

Dear Mr. Van De Wiele,

I have leaved in the South Creekside neighborhood for 7 years. My sons went to Eisenhower. I worked at Grimes. This neighborhood is important to me. It was disappointing when Reasor's moved out. I worried about another vacant building in our area. I oppose the proposed plasma center. I love to walk in the park and around the neighborhood. I love that my boys can ride their bikes safely here. I have seen the homeless issue grow under the bridge at 44 and Harvard. I have been approached by panhandlers at SteinMart. I don't want that business to increase by putting a plasma center in our neighborhood. Please understand our concerns.

Kindest regards,
Paige Dollarhide

Sent from my iPad

Sparger, Janet

From: Patty Gee <geefource@gmail.com>
Sent: Monday, June 8, 2020 4:55 PM
To: esubmit
Subject: Case # BOA-22919

To Whom it May Concern,

We are concerned about the proposed variance to the property at 51st and Harvard not being in the best interest of the area, neighborhoods, schools and churches. Please consider the surrounding area and reconsider the use of this building for bail bonds, etc.

Thank you,
Patricia and Alan Gee
2925 E. 57th St.
Tulsa, OK 74105

geefource@gmail.com

Sent from [Mail](#) for Windows 10

Sparger, Janet

From: Jennifer Frederick <jsfred3@hotmail.com>
Sent: Tuesday, June 9, 2020 8:36 AM
To: gwandewiele@hallestill.com; esubmit; Chapman, Austin
Subject: Opposition letter re: Case No. BOA-22919
Attachments: Plasma Center Opposition Letter.docx

Please find attached a letter in opposition to the Plasma Center application, Item 15 on today's agenda at the 1:00 hearing. Because of concerns with Covid-19, I plan on attending virtually or by phone.

Thank you,
Jennifer Frederick
918.688.0149

Sent from [Outlook](#)

Sparger, Janet

From: John Cole Weston <jcoleweston@gmail.com>
Sent: Monday, June 8, 2020 5:41 PM
To: esubmit
Subject: Case # BOA-22919

Dear BOA,

I am writing to express my opposition to the plasma center which is planned for the old Hobby Lobby location at 51st and Harvard. This area is home to two schools, a church almost next door, a liquor store within a few hundred feet and is not the ideal location for this center. We have a recurring and seemingly endless homeless problem with encampments under I-44 and Harvard along with camping inside the drainage tunnel opposite the new Hobby Lobby location. The addition of the plasma center would only exacerbate these problems. There are certainly better locations, and the spirit of the law is definitely not being observed here - as all the businesses restricted from being near the plasma center are literally all represented in close quarters.

Please do not allow the further decline of a neighborhood that can see revitalization so easily.

Thank you.

J. Cole Weston, Financial Advisor and Air Force Officer,
5311 S. Delaware Ave.
Tulsa, OK 74105

Sparger, Janet

From: Joe Guetlein <guetleinok@gmail.com>
Sent: Tuesday, June 9, 2020 7:56 AM
To: esubmit; evandewiele@hallestill.com
Subject: Case: BOA-22919 proposed Plasma Center

To whom it may concern:

I have had multiple neighbors and businesses share much concern for the proposed plasma center to be out in at the old Hobby Lobby location at 51st and Harvard.

We ask that the board vote NO on changes that would allow this type of business move in.

I have lived in our house for 3 years, and plan to live here as long as I am able. Our neighborhood is a safe a secure place, the introduction of such traffic from these types of business will place our area on a higher crime rate threat as well as well as higher traffic volumes on Harvard which concerns me.

Please vote NO on this type of business.

Thank You,

Joe Guetlein
5715 S Evanston Place
Tulsa, OK 74105
303-261-5670

Sparger, Janet

From: Sarah Winchester <sbwinchester@sbcglobal.net>
Sent: Tuesday, June 9, 2020 7:04 AM
To: esubmit
Subject: Deny Approval for Case # BOA-22919

To: City of Tulsa BOA
From: Sarah Winchester
Case # BOA-22919
Re: Please Deny Approval for Plasma Center at 5130 S. Harvard Ave

Dear BOA:

Please deny the request for a Plasma Center to occupy the space at 5130 S. Harvard Avenue based on its close proximity and visual sightline to the package store slightly more than 300 feet across Harvard.

While the distance between the proposed Plasma Center and the liquor store may not violate the spacing requirement to the exact yard or foot, it is close enough to violate the spirit of this restriction which is in place for a reason. Generally, only very desperate people are willing to sell their plasma. It's not unlikely these people will go directly to the liquor store, loiter with the existing homeless population on the nearby corner and serve as a destructive force to themselves and the many nearby residents of the Waterford Apartments and other homes close to 51st and Harvard.

Please deny this business any opportunity to proceed at this location.

Thank you.
Sarah Winchester
3924 S. Delaware Place
Tulsa, OK 74105

Sparger, Janet

From: Heather Apodaca <hvapodaca@gmail.com>
Sent: Monday, June 8, 2020 8:25 PM
To: esubmit
Cc: Sergio Apodaca
Subject: Case # BOA-22919

Tulsa Planning Office

I am writing to express my opposition to the plasma center which is planned for the old Hobby Lobby location at 51st and Harvard. This area is home to two schools, a church and a liquor store within a few hundred feet and is not the ideal location for this center. We have a recurring and seemingly endless homeless problem with encampments under I-44 and Harvard along with camping inside the drainage tunnel opposite the new Hobby Lobby location. The addition of the plasma center would only exacerbate these problems. The letter of the law and the intent of the law are not necessarily in line in this case.

We live in this neighborhood and our son attends the elementary school whose playground is part of or adjacent to Manion Park. There are NO physical barriers between the school and the Park where I fear a growth in the transient population would develop with the establishment of a Plasma Center.

Please do not allow the further decline of a neighborhood that can see revitalization so easily.

Sincerely,
Sergio and Heather Apodaca
5312 S Delaware AVE
Tulsa OK 74133