

6/6/2015

Dear Mr. Whelpley and Broken Arrow Planning Commission members,

I am writing to explain why I and my family urge you to reject the change of designation outlined in BACP-146.

My name is Jennifer Day, and my family and I have lived for 9 years as residents of Country Lane Estates here in Broken Arrow. Before that, my husband and I were both raised here and graduated from BAHS in 1991. My parents and his parents both worked in the schools and we have a long history in the Broken Arrow area. Broken Arrow has changed and grown tremendously and I am proud and happy to call it home.

We are writing this letter to voice our concerns in response to a notice for public hearing that we received on Friday, 29 May 2015. We wish to make this letter a matter of public record for that event. That public hearing, scheduled for Thursday, 25 June 2015 at 5:00 p.m., is in reference to BACP-146, a request to change 19.64 acres of the Future Development Guide designation of the Comprehensive Plan, from level 2 to level 3 for a proposed multi-family development.

Our concerns regarding this proposed change and future development are many; We will list and discuss what we feel are the priorities that this commission should consider when making their decision. Those concerns are as follows:

(1) – Increased potential for flooding and Flash Flooding of Country Lane estates homes along East Kansas Street and surrounding areas. This poses a significant risk to life as well as property in our opinion. Not indicated on the maps provided with the official notice, is the drainage creek bordering the North side, and transiting the entire length of East Kansas Street. This creek literally passes through the back yards and the private property of each homeowner on the North side of East Kansas Street. It originates in the pasture immediately West of East Kansas Street. Normal seepage water flow and drainage from this apparent pasture wetland, just West of Country Lane estates, keeps this creek actually flowing the majority of the year. Following the completion of Country Lane Intermediate School a few years ago, myself and other residents noted an increase in the amount of flow and runoff through the creek following normal rainfall. At times, during heavier storms, the creek began rising to levels that none of us had previously seen. By observing the drainage of stormwater over many years in this area, it was readily apparent that the increased flow in the creek was due

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to much more rapid runoff of stormwater over areas that were now paved around the Intermediate School, versus buffered and slowed by the school's former wetland area and pasture land. The creek never reached more than about ½ of its capacity at this time however, and most grew unconcerned about the increased flow. Last summer, a new multi-family development opened its doors in the same wetland pasture as the newly proposed development. This time, about 1/3 or more of the wetland pasture was replaced with concrete and asphalt. Rainfall since the opening of this development has much more rapidly entered the creek, and levels have risen extremely fast and extremely high more than once. Some homes, especially those on the East end of East Kansas Street, are now in serious jeopardy of flooding after only 2-3 inches of rain over a short period of time. Increasing our concern for flooding, is the proposed development of the land owned by St John's, along and adjacent to the North bank of the creek. This will without a doubt, dump tremendous amounts of water from what will be yet another paved area, straight into the creek and directly upstream of those homes on East Kansas Street. Now, we have the proposal at hand (BACP-146) for paving and developing what is pretty much the only remaining wetland drainage buffer zone for this creek. Increased water flow in the creek, and the inability to handle that increased amount of water within its banks, will almost certainly at some point flood our neighborhood as well as Lynn Lane and Nienhuis Park. There is little doubt in our mind that BACP-146 will dramatically increase flooding potential and further risk the loss of life or property.

(2)- Loss of property value for those invested and living in Country Lane Estates. This really needs no further clarification as there are well-established historical records regarding the impact of construction of multi-family developments in the proximity of single family homes. In addition, there are already three large apartment complexes (The Greens, Mission Hills, and Crown Village) in the area that provide housing options.

(3)- Immediate impact of increased student numbers at Country Lane Elementary School, Country Lane Intermediate School, and Centennial Middle School. Our children will start 6th grade at Centennial and Kindergarten at Country Lane Primary this Fall. Our future 6th grader attended Country Lane Elementary and then Country Lane Intermediate. As per the Broken Arrow Public Schools Demographics Report of 2014, all three of these schools are already over capacity Page 70 of the same report shows that our three schools have experienced the most growth out of the entire district. From the 2010/11 school year to the 2013/14 school year, our three schools had a net change of students at 1006. We don't have any more room. The classrooms are full. Last I heard, we had 11 classrooms of kindergarten students and that is with 23 or more in each classroom. According to the Tulsa County Assessor's Office, the Country Lane area

has had more than 1,900 residential parcels sold. We definitely do not need any more students in this area.

- http://www.baschools.org/pages/BrokenArrow_Demographic_Report_2014.pdf

(4)- Destruction of a Wetland environment and native wildlife species. Over our 9 years of living here, my family and I have observed the following species of wildlife either in the creek, on the banks of the creek, or in the pasture wetlands that feed the creek. (Red-tailed hawk, red-shouldered hawk, Cooper's hawk, american kestrel, mallards, great blue herons, green herons, night herons, great horned owls, common snapping turtles, red eared sliders, crayfish, various frogs and snakes, white tailed deer, bobcats, coyotes, raccoons, opossums, and many, many more). I strongly recommend that a study be done regarding the impact on this wildlife and the destruction of the wetland field in which many of those species breed and nest.

We need to weigh the desire for growth and development against its impact on our existing citizens, homes, and community. If Broken Arrow is to remain a desirable place to live and build a business, we must prioritize quality of life not just quantity of housing.

We urge you to reject this change of designation proposed by BACP-146.



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