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Subject: BACP-146: Thursday June 25, 2015 URGENT
Date: Monday, June 22, 2015 10:37:53 AM

Dear Mr. Whelpley and Broken Arrow Planning Commission members,

I am writing to explain why me and my family urge you to reject the change of designation outlined in BACP-146. We wish to make this letter a matter of public record for that event. A 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 the area surrounding Country Lane Estates, Country Lane Elementary School, Country Lane Intermediate School and Centennial Middle School. These areas are extremely busy and populated and with the addition of apartments and their parking lots and thus the restructuring of natural water flow created over time, families, children and students could be at risk for personal danger as well as property damage. Tax payers money in both Tulsa and Broken Arrow are used for these public schools and thus citizens dollars are being put at risk due to careless and frivolous acceptance of "progress" to our area. Like you, we work hard for our money and would like it to be safe guarded and put to good use in our community.
- (2)- Loss of property value for those invested in and living in and around the proposed apartment. This really needs no further explanation 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 ***FIVE*** large apartment complexes (The Greens at Battle Creek [379 units], Mission Hills [594 units], The Heights at Battle Creek [276 units], Crown Village [272 units], and The Greens at Broken Arrow I/II/III [492 units] in the area that provide housing options. That is a total of 2,013 units in approximately 1 square mile radius of BACP-146. A majority of these apartments are large complexes that provide school and traffic issues in and around the area in question.
- (3)- Immediate impact of increased student numbers at Country Lane Elementary School, Country Lane Intermediate School, and Centennial Middle School. 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. My children are enrolled to be in Kindergarten this August, and they will be two of 23 kids in 11 kindergarten classes! That is 253 kindergarten students who enter this school setting in the 2015-2016 school year. 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.
- (4)- Traffic North of the proposed area is an issue. When traveling North, it is not hard to notice the large amount of traffic heading East and West on 51st Street which is a one lane street each way. The complex of schools will significantly be affected by additional traffic and can greatly

cause additional safety issues for our children. This street is heavily traveled and the intersections are congested and backed up multiple times of the day. It is a fact that many residents cut through neighborhoods to bypass the school traffic. Additional cars will greatly congest this area. This street is not equipped to handle additional traffic that will be a result of these additional apartment units.

The above concerns are valid and real for many citizens in the area. With the proposed apartments being near the border of two cities, Tulsa and Broken Arrow, let us not discount or negate the voice from those who live outside your district as their hard earned money is certainly being spent in the beautiful City of Broken Arrow and providing valuable tax dollars. It's time to listen to what is best for the area and to what a community might need and want. We are all Oklahomans and the spirit of our great State is that of unity and not boundaries.

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.

Thank you for your urgent consideration!

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