

March 26, 2010

PLANiTULSA Comprehensive Plan
TMAPC Comment Cards Submitted

Name/Contact Info	Comment
<u>Submitted for February 23rd Hearing</u>	
Bob Sober	I wish to testify verbally in front of the TMAPC <i>Favor</i>
Celina Burkhart 752 N Denver, Tulsa, OK 74106	I wish to testify verbally in front of the TMAPC We need this Plan for Tulsa to retain our youth <i>Favor</i>
Miriam Mills, MD 710 S Phoenix	I wish to testify verbally in front of the TMAPC. I have lived in Tulsa for 30 years. Am a small business owner (young People’s Clinic) and raised three kids – all who graduated and left Tulsa for Philadelphia, Baltimore, and New York. If PLANiTULSA had been in effect 20 years ago, they may have chosen to stay. The oldest brings in hundreds of thousands of gates foundation grants which could have helped Tulsa. I have been involved in PLANiTULSA process two times. Am past president and board member/historian of the Crosbie Heights neighborhood association. I sternly favor the plan and hope that we are able to retain and attract our young people, improve public transportation, integrate the natural beauty into better accessibility and use. I see this plan as taking Tulsa into the 21 st Century. <i>FAvor</i>
Patrick Fox 3148 Woodward Blvd	I wish to testify verbally in front of the TMAPC <i>Favor</i>
Jane Malone 4735 N. Detroit Avenue	I wish to testify verbally in front of the TMAPC We have worked on the Plan for several years, and from what we have seen, as members of C.A.N., believe that we should move on with adopting and implementing the plan. It was a plan for all of Tulsa, and hopefully we will not be a “Tale of Two Cities – North and South” <i>Favor</i>

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Michael Reed 918 227-9902 4601 Starling Court	I wish to testify verbally in front of the TMAPC Need to add to our PLANiTULSA project: 1. Exit ram off I75 NB onto the overpass of Independence near Archer Street 2. Acquire federal funding or Stimulus dollars for a rail system on the Evans Fintube sites and connect to rail corridor over to 23 rd and Jackson. <i>Favor</i>
Tommy Pershall 1214 South Elgin #5 Tulsa, OK 74120	I wish to testify verbally in front of the TMAPC No more asphalt parking lots downtown from Boston Avenue Methodist church to TJC. Continuous Asphalt. <i>Favor</i>
Jamie Jameson 754 S Norfolk	I wish to testify verbally in front of the TMAPC <i>Favor</i>
Christine Booth	I wish to testify verbally in front of the TMAPC <i>Favor</i>
R. Jamieson 754 S Norfolk Avenue	I wish to testify verbally in front of the TMAPC on March 10 <i>Favor</i>
Jerry D. Bowen 728 S. Owasso Avenue	I wish to testify verbally in front of the TMAPC <i>Favor</i> I was going to testify but Mr. Jamieson, Mr. Fox, Ms Booth, Br Reed, Mrs. Mills and many others did a superb job of praising the plan. I moved to Tulsa in 1973 to work for an engineering company after graduating from OSU. Tulsa was known as the "Oil Capital of the World". The downtown area was vibrant and stores and restaurants were open after 5 PM! Sad to say, our downtown area almost dried on the vine until recently. I will not stand by and watch our city lose this opportunity to change Tulsa for the better for our children and children's children. PLANiTULSA has given Tulsans to speak with one voice for the betterment for our wonderful city!
Scott Trizza	NO – do not wish to testify.

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Brady Heights	Favor Try to keep the plan as close to the proposed plan as possible.
Letter from Pearl District Association in Support Signed by Dave Strader, President Teddi Allen, VP Rachel Navarro, Secretary Lorenda Stetler, Treasurer Jerry Bowen, Board member Christine Booth, Board member Jamie Jamieson, Board member	<i>Favor</i>
Kaye Price 5815 S. 31 W Avenue	I wish to testify verbally in front of the TMAPC General opinion of overall <i>Clarifications needed</i>
Martha Thomas Cobb	I wish to testify verbally in front of the TMAPC <i>Opposed</i>
Martha Thomas Cobb	[Follow-up to Public Hearing Testimony Delivered February 23 rd , 2010] Opposed Dear Mr. Aberty, I am very disturbed at the way the city planners are seemingly ready to accept this total plan without question. My impression from the meeting last week that they trust the writers of this city plan to supply

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	<p>two chapters to the plan which I think detail costs to be completed and turned in soon, but that doesn't give time before the March 10 meeting to be completely looked at and considered. I have written another letter to address this and other concerns I have not had answered at all with regards to our property rights in the housing and land use sections of said plan....this issue of overstepping the laws protection of stakeholders property rights keeps getting "side-stepped" if you will. Please forward to the planners and anyone else responsible for writing this plan. Thank you. Martha Thomas Cobb</p> <p>Dear City Planners,</p> <p>Thank you for your time letting me speak this past week.</p> <p>I was nervous and am not sure I got my answers to the questions across as effectively as I could have. Plus I am hoping since I was the "only opposition", you will take time to read and continue considering my thoughts <input type="checkbox"/> as it doesn't sound as you have too much to read and this topic takes more than the 5 minutes allowed.</p> <p>First to Mr. Leighty's question, "Is there anything I like about the plan?".</p> <p>My answer is that there are many great ideas within the plan, however as currently written it is not acceptable on many levels. I was told in my meeting with Theron when I took my list of concerns in the housing section to him that it was his position to get the plan past as written. He did explain that they were taking thoughts but his goal would be to get passed as written.</p> <p>Your planning commission is the "keeper of this gate" to our city. I urge you to take your time with this deliberation, and not rush it through as you said you would do on March 10. First of all you have an incomplete plan you are seemingly open to ratifying. The devil is in the details....please take your time to get them right. By your own admission at the meeting you do not have two entire sections even turned in to you yet. Everyone talks about transparency but</p>

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	<p>when they are not posted (or maybe even completed in their written form) how is this a good way to approach such an important document? The homebuilders have also been working to correct some changes. If these are open to discussion, why isn't the housing section?</p> <p>You should require the costs to the City which you're approving. It is your job. Even if you get private partners to be involved, do you really believe there is not a substantial cost to the taxpayers involved? You all know better. Please do not ratify anything until you have all the facts and changes in their completed form. Also, I would think the 86 or whatever suggestions from Incog should be reduced to writing and agreed upon before this is ratified. Are you really going to trust this be done and not be reduced to writing and the two sections not included before ratification? This seems rushed on every level.</p> <p>If the plan is good it will withstand additional time to get the details correct, and it will endure the criticism it takes to get it acceptable.</p> <p>Also, the lady from West Tulsa had some good points. She may not be representing a formal association like she was asked but the process of this is to listen to what the citizens are saying. It is rural where she lives, she had talked to her neighbors, and she took time to come down there and be heard. They don't want it. I did not hear from her she was afraid of change in any way. I heard she did not want it forced upon her and her neighbors felt the same way. This city has operated just fine since inception without the neighborhood associations and citizens group this plan encourages.</p> <p>I am not trying to take away from the citizens who have taken their time to be heard, but I don't think they were involved in writing the final draft. They have come up with some great ideas.</p> <p>Has anyone thought of putting different stages on this to alleviate the fears of current residents in the areas of change? Has any of the committee ever met with the people to this point in the neighborhoods the plan calls areas of change? It seems downtown and surrounding areas want the change. Why not start there and see if it even can be sold? Real estate is always market driven.....let's see if you can drive this market in one location first.</p> <p>To Miss Wrights question on Swan Lake, I may have not had all my facts correct on that one matter, but I would love to take her to lunch to discuss the many things that are not working in that area at her convenience. It is connected to this overall plan as written on how the plan it trying to promote associations and historic designations. My facts are correct on the doctor not being able to occupy his</p>

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	<p>home for 3 weeks because the neighbors didn't approve of the windows. That should mortify any homeowner, and should concern anyone who owns property. Even if at the conception of these organizations they are not meant to have this type of control...it is my experience that there is always a vocal minority who takes control. Other neighbors are going about their work and family activities without knowing how much their activity encroaches on their fellow neighbors. I still believe this to be outside the law.</p> <p>The Plan It Tulsa speakers made it seem as did Mr. Leighty asking me if I wasn't for growth that Tulsa is going to fall down and die if this is not passed. To listen to some speakers you would think the youth are fleeing. This has not been my experience. I have not been able to blast my niece and nephew out of here....and I have tried. I would be happy to bring both of them and their many fiends who have chosen Tulsa as a place to live and build their families and stay. They absolutely love it here as do the students being educated here who I have gotten to know through them. Could it be those who wrote this plan were really not a complete cross section? It has been my observation that many people who own business and employ people do not attend these meetings because of their many time constraints already with work and family.</p> <p>Please take time if you feel you must pass this plan to do your duty to represent everyone in town and their property rights and to take time to see the complete plan and consider its entire estimate of costs. This is your job as our "keepers of the gate".</p> <p>As yet I have not heard a good reason to encroach on the property rights of so many, and what laws are shown to support this. Property rights are considered sacred and are protected by Oklahoma Laws and Statutes. Above all it is up to you as a committee to look at these issues and question them. If you do not, who will protect and represent the people?</p> <p>It is not good enough for your rationale to be either "other cities are doing it" or "this is the national trend". You should uphold statutes as written, no matter how many calls you get telling you they disagree with the ways these laws are written (or even if your personal opinions disagree with these laws) there are other channels that can be take for that. I don't care if you disagree with the way these property rights work, I look to you to uphold the rights each stakeholder has. I have opposed what has being done for over 2 years now and at every turn I have found from city hall to the writers of this plan to disregard property rights when this is most persons largest single investment.</p>

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	<p>If we cannot look to your governing body to automatically address this, who will represent the people? You are in the same type of position as a judge is. People trust you to uphold and protect our rights, if we cannot trust you to do so who can we look to for justice? You are the “keepers of the city gate”.</p> <p>Sincerely Yours, Martha Thomas Cobb 625.3177</p>
<u>Submitted for March 10th Hearing</u>	
<p>Bob Sober 2420 E 24th Street</p>	<p>I wish to testify verbally in front of the TMAPC/ <i>Favor</i></p>
<p>Jonathan Bolzle</p>	<p>Going to arrive at 1:30pm and is happy to wait his turn</p>
<p>Paul Kane Tulsa Homebuilders Association</p>	
<p>Corey Williams Sustainable Tulsa</p>	<p>Favor</p>
<p>Gwendolyn Caldwell Metro Chamber 918-560-0232</p>	<p>“60 day extension”</p>
<p>Pat Treadway 1732 S Evanston</p>	<p>Favor</p>
<p>Ken Klein 3211 E 61st Road 808-8668</p>	<p>I wish to testify verbally in front of the TMAPC <i>Opposed</i></p>
<p>Lou Reynolds 2727 E 21st St Ste 200 747-8900 rlreynolds@ellerdetric</p>	<p>I wish to testify verbally in front of the TMAPC</p>

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h.com	
Nona Charleston 5312 S Zunis Ave / 1401 S Oswego nona- charleston@utulsa.ed u	I wish to testify verbally in front of the TMAPC "DID NOT SHOW"
Katie Plohocky 505 S 72 nd W Ave 74127 918-346-3788 katie@walmancomme rcial.com	I wish to testify verbally in front of the TMAPC <i>Favor</i>
Barbara VanHanken 2212 E 38 th Street 749-9093 sophiabkv@aol.com	I wish to testify verbally in front of the TMAPC <i>"Pass this final original Planitulsa Plan"</i>
Michael D Bates 4727 E 23 rd St, Tulsa, OK 74114 749-7816	I wish to testify verbally in front of the TMAPC <i>Favor</i>
Peggy Pinalto 921 S Urbana	I wish to testify verbally in front of the TMAPC <i>"I'm for the original Planitulsa"</i>

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<p>Margee Aycock 1601 S Lewis 408-1205 artistswaygallery@yahoo.com</p>	<p>I wish to testify verbally in front of the TMAPC /</p> <p><i>Yes to the plan. concerned about implementation in the interim. Specifically, rezoning from residential to light office (Lewis Plan) along Lewis. The only way to rezone is with PUD and that requires a replat which costs well over \$10.000 per lot. making the switch impossible at worst and a huge burden at best. Will the re zoning with uses by right take care of this problem? Also in areas like the Lewis Plan area it would be our hope that common sense parking requirements "would apply .. , low to no impact business should not have to put in tons of parking. parking should fit the use.</i></p> <p><i>No re: Platting will be required for any use changes if existing building is retained and changes to the existing structure are less than 20%. Page Number(s): 44</i></p>
<p>Mike Craddock 3153 E 44th hotels@swbell.net</p>	<p>I wish to testify verbally in front of the TMAPC / Opposed <i>This plan change is so indepth and there is no specifics on how the zoning code will be change and no specifics of how the plan will be implemented. Please do not rush just to get passed without impact. /</i></p>
<p>Patty Southmeyer 2251 E 38th 284-7396 pattyarlin@aol.com ?</p>	<p>I wish to testify verbally in front of the TMAPC / Favor <i>"Approval of Planitulsa"</i></p>
<p><u>Submitted for March 23rd Hearing</u></p>	
<p>Michael Jordan</p>	<p>I wish to testify verbally. I am the president of the Eastern Oklahoma Chapter of the American Institute of Architects. Want to</p>

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	<p>voice the Chapter's support for the Comprehensive Plan and Vision.</p> <p>Make stability and change map with blurred lines – do not make this map site specific</p> <p>Subject: PLANiTULSA Adoption Process Dear Ms. Cantrell,</p> <p>Today, as you and your fellow members of the Tulsa Metropolitan Area Planning Commission (TMAPC) hold the first public hearing to consider adoption of a new Comprehensive or Master Plan (or otherwise amend the current Comprehensive or Master Plan, Map and Text) for the City of Tulsa, please accept this letter on behalf of the 300+ members of AIA Eastern Oklahoma in support of the adoption of PLANiTULSA's Executive Summary "OUT Vision for Tulsa" (Vision) and Policy Plan in its entirety.</p> <p>Last week, AIA Eastern Oklahoma's Board of Directors voted unanimously to support the final draft of "Our Vision for Tulsa" and Policy Plan, better known as PLANiTULSA, and we urge every TMAPC member to do the same. For over three years, thousands of citizens have attended public meetings and workshops, in addition to responding to the "Which Way Tulsa?" survey with the result being a plan that incorporates the best practices of city planning, acknowledges the diverse opinions of its citizens, and recognizes Tulsa's unique characteristics. We believe this open and inclusive process, as well as the outcomes-based approach are positive steps toward improving the quality of life and promoting economic vitality in the City of Tulsa.</p> <p>In addition, our support for the plan extends to the strategic implementation steps needed to deliver the kind of new housing, employment, and amenities outlined in the Vision. Our membership has a tradition of public service in the design and development of Tulsa's built environment and we offer our assistance and expertise in this planning process that evolves to meet the needs of future generations. A plan that is transparently reviewed, critically evaluated, and regularly updated promises to be a robust and successful plan for the future.</p>
Chip Atkins	<p>I wish to testify verbally.</p> <p>To the Tulsa Metro Area Planning Commission: thank you for your time today. Before I start I would like to thank the George Kaiser family for their generous donation for this plan. Without this money we would not be able to spend countless hours and days interviewing the firms which do professional city planning to find the best in the country, which in my opinion, we DID. I would like to thank this firm for their time</p>

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	<p>and patience in conducting the endless meetings with the citizens of the city of Tulsa over the past two years and not just a handful of special interest groups as has been done in the past.</p> <p>This plan is a document for the future to guide us in a NEW direction that we as a city have not taken. This view has many Special interest groups scared and resisting change. This question has not been asked by anyone. WHAT ARE THEY SCARE OF? This plan designed by ideas from Thousands of CITIZENS of Tulsa, the ones that are referred in memos and other documents as stakeholders. These ides where taken by the PLANNING FIRM and gone over by these city planners to come up with the document we have here today. With all that said, I am bewildered that we are even here today and more by why there have been changes to the document at all. I have read both the first version and the final version. I am wondering WHO made the changes to the document. Were these changes made with data that was collected from the hearings or made by a lay person or special interest group with no planning background? If so why were they allowed to do such a thing without knowing the foundation of information the plan was based on in the first place. In reading the document and reading the information pages that are the website I find it amazing that there are whole parts of this document being changed by suggestion of laypeople representing special interest groups with no formal education in city planning. I could not find anywhere in the document WHO made the changes or WHO authorized them. I am more bewildered by why we are here today in front of a commission that does not do city planning. As quoted from Wayne Albere, in a meeting with past Mayor Bill LaFortune, "The Tulsa Metropolitan Area Planning Commission does not do city planning. They are there to follow the Comprehensive plan that is in front of them." Would the builders allow a plumber to design a house? No! They would not allow such a thing to happen. The recent nationwide 40% drop in home values was driven by unplanned, unsupervised overbuilding in this country.... Why should we allow builders associations to be in charge yet again? Why are we here today taking time to redesign a plan that was done by professional CITY PLANNERS, not by special interest groups or by committee, or in this case, by commission.</p> <p>By doing this we are undermining the original idea that the George Kaiser family donation had in mind. By producing a GREAT plan for the NEW Tulsa, a plan that is not perfect in all eyes but is perfect for the city as a whole, no one special area of Tulsa, or special interest group with only their own profit in mind. phrases and small words have been removed, such as SCALE, SIZE, Rhythm and proportion. these Are parts of the plan that a PROFESSIONAL city planner understands. I will leave you with the emphatic suggestion that this commission make no changes to the plan and send it as originally done by the</p>

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	<p>professional firm with known excellent results in other cities, to the city council for approval. Building, and profits for builders, will occur. What we are deciding is how it will occur. Will it be unplanned and uncontrolled as it has in the past, or will it be planned and executed for the good of all of us, including builders? The group we hired as a city that did the plan KNOWS what they are doing. So please move this document forward with no changes to the city council for approval..</p> <p>Thank you for your time chip atkins</p>
Joe Westervelt	<p>I wish to testify verbally. Doubtful that I can complete testimony in 5 minutes. Please allow some latitude as in first public hearing. Primarily Land Use Chapter – numerous suggestions. Map needs reviewed in areas such as: River corridor between 31st and I44</p> <ul style="list-style-type: none"> • Look at map down thru Riverside Drive • 11th from Memorial to Peoria • Admiral from Peoria east as far as Memorial • Utica-Lewis Corridor <p>See letter in discussion log re other issues.</p>
Margaret Leighty	<p>I wish to testify verbally. Missing component is higher level of dedication to conservation Missing component is dedication to conservationism</p>
Nate Waters	<p>I wish to testify verbally. PLANiTULSA is for <u>All</u> of Tulsa and not just specific groups. It's a win-win for us all.</p> <p>Did not present</p>
Jim Beach	<p>I wish to testify verbally.</p> <p>Adopt substantially as written</p>
Gwen Goff	<p>I wish to testify verbally. Support of plan</p>
Tommy Pershall	<p>I wish to testify verbally. Marginalization and gentrification. Installation artist. Bring all parts of the community together; improve</p>

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	marginalized areas such as Gunboat Park–
Michael Reed	<p>In viewing the current PLANiTULSA plans, I did not have clarification on the small area plans, namely: Evans Fintube sites and inclusion of the Elm Motte sector plans. I would like for both identified as small area plans and zoned as Mixed Use land use with the Evans Fintube site zoned as mixed use and entertainment district. Also with the zoning changes, the TIF component should be added for both land uses. Currently the E/F site has a new mixed use component, but zones as industrial. That has to be amended as shown in te sector plan recommendations .</p> <p>Education – one of largest components not discussed – should be looking at Chamber, INCOG, and the educational sector to address this issue</p> <p>Would like to see more focus on education of young people – geographic disparity of where students are dropping out of school Focus on preschool thru High School</p> <p>Want ot make point – beef up ed – young leaders to run city – elaier than college is where it starts Add goal of unifying community and recognition of public education as a quality of life, unifying tool in the PLANiTULSA Vision</p>
Kay Price	<p>Concern about west side of Tulsa and that all the plan supports is mixed use and no traditional residential neighborhoods</p> <p>Summary – Effect on zoning changes. Specific for SW Tulsa – how the plan affects zoning in the area. Kaye Price 5818 S. 31 W. Avenue Phone 445-1559 No e-mail</p> <p>General comments:</p> <p>Concerns about how implementation of plan will affect the zoning code. Will this plan make the New Tulsa a replicated cookie cutter Vision over the entire city or still retain our unique “city of neighborhoods” as we grow? Is there an underlining agenda to eliminate the automobile? Concerns about corridor zoning which currently allows many uses that people would not want next to their homes.</p>

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	<p>Proposed Text:</p> <p>Although we need more condos and lofts and zero lot line smaller homes (that don't even exist under \$200,000) But mixed-use or live/work should not be 1/3 of growth unless it is contained within downtown, main streets and areas that are already conducive to this style of living, or if it is desired by stakeholders in an area plan. Designating more items to be allowed "by right" concerns me. Much of Tulsa will only be aware of these changes when it happens next to them. The use of prototypes needs to be better explained. Will the same prototype be replicated throughout the city? What if an area doesn't like the prototype? Will there still be a TMAPC and BOA? Will there still be citizen input after the plan is adopted and zoning ordinances are implemented? Am pleased that the plan strongly supports area planning. How will these be funded, will they be workshops by boards or involve transparent citizen input? Shared parking works well in areas like Brookside based on daytime</p> <p>Shared parking that requires long walking concerns me. If this is our intent throughout the city what happens to people who are not handicapped designated, but cannot walk very far or carry purchases? I understand the desire to increase our density to promote sales taxes to better fund our general budget. However, I do not want Tulsa to be so compact that we no longer have the rural flavor of our state. Better would be to find a way to better fund our city. If we become so dense that people feel crowded, they will continue flight to our outlying rural communities. I would hate to see us look like New York or Chicago for the sake of Sales tax and then find another funding source after the fact. Tulsa needs to still be Tulsa. We can effect changes that diversify our city more without degrading "America's Most beautiful city". Growth for the sake of sales tax is not good growth. For those of use who live next to railroad tracks, I'm not so sure we will need to get so big that commuter trains make sense. Tulsans may take the quietness of our city of granted. Many, many times people from outside our city have visited and commented on how quiet it is here.</p> <p>I've heard from Mr. Fregonese that this plan does not affect or isn't about zoning, yet I hear citizens say that we must change our underlining zoning to comply with the plan.</p> <p>Please take note. The area of SW Tulsa bound on the north buy I44, West 33rd W. Avenue, South W. 91st and East Hwy 75, did not have a voice in this process. Our area was ignored in the workshops in</p>

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	<p>favor of Red Fork, which we just spend 3 years with City planners designing. It was redundant and at the expense of far SW Tulsa. We are in opposition to the corridor zoning that abuts agricultural land, that according to the residents, will not be changing. Instead, we need more rooftops to support further development of Tulsa Hills.</p>
<p>Brent Issacs</p>	<p>I wish to testify verbally. I wish to support wholeheartedly the proposed PLANiTULSA Comprehensive Plan. Why? There is a need for Tulsans to have options and choices for development types. Tulsans through an extensive public input process have expressed a preference for now lifestyle opportunities. Reasons Why this is a Good Idea:</p> <ul style="list-style-type: none"> • Fiscal stress-infrastructure deficit, abandonment of areas, need for more sales tax revenue. • Economic development –urban lifestyles and talent attraction, economic security and multi-modalism • Nothing in the plan precludes suburban development. Please approve without delay. <p>Written Testimony in Support of the PLANiTULSA Comprehensive Plan – March 23, 2010</p> <p>I wish to support wholeheartedly the proposed PLANiTULSA Comprehensive Plan. While there may be details that are not perfect, overall, the plan will result in a better and greater Tulsa. The document provides a vision of how Tulsa can become a city that allows more choices in lifestyles. Currently, with the exception of a few areas, one is required to use an automobile to go nearly anywhere in Tulsa. This plan would encourage the development of areas that are more walkable, bicycle friendly and transit-oriented. There are a growing number of Tulsans that desire an opportunity to live in such areas. PLANiTULSA has had a very broad opportunity for citizen participation and input. The result essentially matches the visions of development for Tulsa that participants expressed.</p> <p>Additionally, the plan helps to prepare Tulsa for a future that will be different than the Tulsa of the 1970's, when the comprehensive plan was last prepared, or even exists today. We need to develop more viable urban alternatives to suburban auto-oriented development for our local economy to be sustained. There are two primary reasons for this.</p> <p>One is fiscal realities we face. First, the City faces a chronic infrastructure deficit due to continuing urban</p>

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Name/Contact Info	Comment
	<p>and send it on to the City Council for further action.</p> <p>Sincerely,</p> <p>Brent C. Isaacs, AICP 3422 E 7t5th Pl. Tulsa, OK 74136</p>
Lou Reynolds	<p>I wish to testify verbally.</p> <p>SJMC needs more time to review plan. Hillcrest needs more time to review plan. Lou Reynolds is representing two land owners and will meet with city to discuss property</p>
Charlie Gilmore	<p>I wish to testify verbally.</p> <p>Member of HBA in favor of the Plan. Builder and developer for 56 yrs. The development community has been involved in PLANiTULSA since it started. We embrace the plan, are for the plan, and pleased o be part of it. We are proud of city and beauty of the city.</p>
GwenCaldwell	<p>I wish to testify verbally.</p> <p>Ask for the public comment to be extended to 60 days again, beyond our original March 10th date. Want members to be able to participate. Main goal is to get public input – that was purpose of request for 60 day extension. See letter. Additional item - plan should discuss completion of Gilcrease expressway as future growth for north and west March 23, 2010 Ms. Michelle Cantrell, TMAPC c/o INGOG Two West 2nd Street, Suite 800 Tulsa, Oklahoma 74103-4236 Dear Ms. Cantrell: As the TMAPC continues consideration of the first two phases of the PlaniTulsa comprehensive plan, the</p>

March 26, 2010

**PLANiTULSA Comprehensive Plan
TMAPC Comment Cards Submitted**

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	<p>Vision and Policy Plan, we ask for consideration of comments attached with this letter that we believe will clarify the document and ultimately make it a stronger comprehensive plan. We reiterate our request for an additional 60 days of public hearings, beginning from the March 10'h date that our request was submitted, to permit the community to evaluate meaningfully the substance of the approximately 250-page Vision and Policy Plan.</p> <p>A comprehensive plan will be successful for Tulsa only with the support and collaboration of the business community. It is critically important that the comprehensive plan provides a framework for development that is timely, predictable and transparent. Policies should encourage reinvestment in existing neighborhoods, including allowing for the removal of blighted areas and the introduction of mixed-use development, and not have a chilling effect on the very development it is meant to attract. We believe it is very important for major institutions such as hospitals and universities to have room to expand in order to serve the community in the future. We also believe that completion of the Gilcrease Expressway, supported by the current Mayor and many surrounding cities and chambers of commerce, is important to the future growth and development of Tulsa. A bullet on its importance should be added to either the Transportation or Land Use Chapter.</p> <p>TMAPC's approval of this plan will have long-term ramifications for Tulsa's economic health, and should be given thoughtful consideration. Per our comments on March 10, 2010, below please find additional comments to the PlaniTulsa Vision document and Policy Plan chapters.</p> <p>We appreciate your service to our community.</p> <p>Sincerely, Donald E. Walker Chairman, Tulsa Metro Chamber President and CEO Arvest Bank Michael S. Neal, GCE, CGD President and CEO Tulsa Metro</p>
Dave Strader	I wish to testify verbally about Small area workshops. Impacts of Small Area Planning program that exists today – example of Pearl District.
DeAnn Paisley	I wish to testify verbally. Support
Eric Gomez	I wish to testify verbally. Was not present
Russell Burkhart	I wish to testify verbally.

March 26, 2010

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	Support PLANiTULSA Address health disparity - life span disparity – access to healthy food, quality of neighborhoods.
James Alexander, Jr.	I wish to testify verbally. North Tulsa and PLANiTULSA Ensure money earmarked for North Tulsa is used in North Tulsa.
Melissa Waller	Pass plan as originally written. Include areas of stability language as originally written
Bob Sober	I wish to testify verbally. Citizen’s Team Role – Spirit of PLANiTULSA Accept plan as part of open processes – spirit in preparation of plan –Inclusiveness Inviting everyone to table Retain spirit, listen to input and adopt a document that unifies all of us
Will Wilkins	I wish to testify verbally. To pass comp plan as presented. Support – as a builder/developer – says support plan and builders/developers will find a way to work within the framework to make ourselves successful. Document is for all of Tulsa.
Christine Booth	I wish to testify verbally. Tulsa residents have low self esteem about image of Tulsa. Build on PLANiTULSA energy. PLANiTULSA is a symbol for hope of our city .
Eleanor Carmack	I wish to testify verbally. Not present Economic impacts of the arts – visual and performing has on the community.