

Marcae Hilton

From: cookqueen@cox.net
Sent: Friday, April 14, 2023 2:08 PM
To: Marcae Hilton
Subject: Apr 20 2023 Public Hearing Land Use "Ripken Sports Experience"

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Ms. Hilton, the following is for inclusion in the Planning Commission packet. I will make public comment.

If I walked 100 ft from my house to the top of 106th, tripped and tumbled down the hill to Elm St, I'd wind up in a Ripken baseball field.

I don't like the aesthetics of what is currently there: an open space with scraggly trees, brush, weeds, dried swamp grass, and an asphalt pile. And yes, I know something "worse" could be developed but dang, I would really prefer an intentionally designed nature park with walking trails, sensory-pollinator gardens, a dog park, play space, frisbee golf, and etc. Property owners have a right to develop their land and this is the price of growth. Ouch!

Reluctantly, the Ripken project with its sheer amount a contiguous acreage (up to 110 acres) fits within the Comprehensive Plan's land use description of Regional Commercial (Pgs 26, 28, 33). Regional Commercial land use is suitable for development of large-scale projects that would act as a regional draw.

- The site has proximity to 1) high volume traffic interchanges 2) existing and future trails and parks and 3) connectivity to the Outlet Mall, river front, and the anticipated low river dam project.
- If the project develops as proposed it will 1) create a diverse tax base and employment opportunities 2) serve the needs of the City's residents as well as a larger regional market and 3) make available to the public the sports complex's walk paths, playground, and other amenities.

My concerns lie with the next phase of development; zoning, permitted uses, and requirements and conditions.

Respectfully,

Charlotte Muñiz-Montgomery
10612 S Fir Ave Jenks, OK 74037