

PROTEST MAP & LETTERS

Item 10-11

Food & Shelter, Inc.

Rezoning from PUD to SPUD

East side of Reed Avenue south of E. Main Street

MAIN ST

REED AVE

COOK AVE

MANCHESTER ST

EUFAULA ST

SYMMES ST

RUCKERS CHURCH #2

RM-6 7172-107														
R-2 884														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

RUCKERS CHURCH #2															
R-2 884								R-2 884							
16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47
48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63
64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79

PUD
1415-41

FOOD & SHELTER ADD SEC 1

Subject Tract

UNC
884

RUCKERS CHURCH

R-2 884															
2															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

RUCKERS CHURCH

R-2 884																
32	31	30	29A	25A	24	23	22	21	20	19	18	17	16	15	14	13

RUCKERS CHURCH

R-2 884															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

RUCKERS CHURCH

R-2 884																
32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16
3																

Protest Map

1.25% Protest Within Notification Area

Map Produced by the City of Norman Geographic Information System. The City of Norman assumes no responsibility for errors or omissions in the information presented.



0 100 200 Feet

September 7, 2021

-  Subject Tract
-  Notification Area
-  Protest



**BIG BANG PROPERTIES, LLC
517 Mosswood Dr
Norman, OK 73069**

August 27, 2021

**City of Norman
Planning and Community Development
201 West Gray A
P. O. Box 370
Norman, OK 73069 – 73070**

**RE: Notice of rezoning
Food and Shelter**

FILED IN THE OFFICE
OF THE CITY CLERK
ON 9/2/21-RW

Dear Secretary,

My name is Debbie Hoover and I am the Manager/Owner of Big Bang Properties, LLC and the owner of the property located at 134 Reed Avenue. I am sending this letter in response to the request for zoning change for Food and Shelter. At this time I would like to formalize my desire to protest said rezoning change. I have the following concerns:

- 1. Traffic – while I am sure this rezoning request does not require a traffic study, I would like to share my concerns. Currently, the street is a narrow residential street in the old part of Norman. You have people parking on the street on both the East side and West side of the street, leaving a narrow path for cars to come in and out from Main Street and Eufaula Street. You have people parking on residents lawns along the West side of the street. You have small children that either live or visit the area that could be riding their bikes or playing and dart out between cars, very dangerous. I am assuming this new facility, that is being proposed, will bring additional traffic to the area.**

2. **Flooding** – currently when it rains the water flows from the East side of Reed into the yards and drive ways along the West side of the street. This causes standing water for days. They put in sidewalks and curbs on the East side which made the problem worse because they did not put in wastewater drains. I hear the City talking about wastewater issues all the time and you just added to the problem when Food and Shelter moved into a quiet residential neighborhood that does not structurally support the traffic. It is my understanding that they will be adding a large structure and parking. Where is the water going to drain?
3. **Unhoused Folks** – I have concerns that this establishment will bring in more transients, outsiders and drugs. The Rucker's Addition was established many years ago. You have many families that have lived in the area for generations. For years it was a quiet, friendly neighborhood and now it is mayhem. I have had more issues with my property since Food and Shelter moved to the neighborhood. My property has been vandalized, my tenants have had stuff stolen, my tenants have had people sleeping on their porches and the list goes on. What kind of people is this food pantry going to bring to the neighborhood? Are we going to have more drug activity? Are we going to have more crime? Are we going to have people trespassing on our property? I have serious concerns about the effect this is going to have on the Rucker's Addition to the City of Norman.

I could continue with my protest but I think you get the gist of the negative outcome to the neighborhood that this zoning change will have. I may be contacted at 405.329.4400.

Sincerely,



Debbie Hoover

Sue Sanders
148 Reed Ave.
9/3/2021

I bought my house at 148 Reed Avenue in the spring of 1996. It was a low traffic no crime neighborhood. Way up the block facing Main Street there was a dorm called East Main Place providing housing for homeless people that abided by rules and counseling to prevent drug abuse and criminal activity. It was across the street from the bus stop. The bus stop remains on Main across from Reed.

The main reason I bought this property was that I had small children and dogs. Across the street was a large, wide, verdant field. There were many trees and it was safe to cross it to walk to Walgreens on Alameda. My kids and I planted trees every spring, had ponies brought for birthday parties, and my children always enjoyed playing in the field. There were lots of yard sales on the block and celebration of holidays including trick-or-treating. It was a very pleasant street to live on.

Despite many protests and being adjacent to three elementary and middle schools, Food and Shelter for Friends was built in 2018. A large amount of dirt was brought there because ~~slightly north~~ ^{there} was a floodplain. The area of the field that they are proposing to build on in the near future is quite a lot lower to the south. It has drastically changed my neighborhood into a busy, loud, crowded slum. Early on one of my neighbors on Eufaula, Jim Manning, told me he had heard a shot and saw a man with a gun. Friends who used to visit stopped coming. They were intimidated by patrons of "Food and Shelter for Friends" hitting them up for cigarettes or money directly outside of my home. My daughter who has been abused in the past became obsessed with peeking out the blinds and extremely fearful to walk to her car for work or food. She felt quarantined for years before Covid hit. Both of my young daughters have received cat calls as well as myself as a 62 year old infirm woman. This establishment has caused myself, family, and friends immense stress over the years it has been here. Speaking to my neighbors they feel the same way, so I feel that it is very important to share my story in hopes of preventing future buildings added to the current establishment. I truly hope that you consider my perspective and I thank you for your time.

Sincerely,
Sue Sanders

FILED IN THE OFFICE
OF THE CITY CLERK
ON 9/3/21-LW

23

Sue Sanders
8/25/2021
148 Reed Ave.

Hello, my name is Sue Sanders and I am writing again because I am a conservationist and I worry about the field across the street from my home. I noticed that beyond deforestation, the field has been plummeting in wildlife. Before this recent food for friends building we enjoyed seeing wild foxes here as well as deer, armadillos, and porcupines. The skies were abundant with birds including woodpeckers, owls, and eagles. The beautiful field along with its wildlife was one of the biggest reasons I bought my house here in 1996.

The amount of trash blown into my yard has greatly escalated including used masks and an abundance of cigarette butts. It bothers me to see this especially in this time of Covid because I'm at high risk and I cannot keep my yard from being unsanitary in these conditions. The homeless also come to my yard to use my trashcan after getting their meals. When I've asked them to stop someone once said "why it's all paid for!" I do not want trash in my yard and the wildlife doesn't deserve their home trashed as well.

I am also very concerned about the escalating crime in my neighborhood. I personally have had my mail stolen, experienced trespassing, and have been verbally harassed. I have heard police say that they would be safer patrolling The hoods of the southside OKC than Reed Avenue. I have also heard from the police several times that due to Internet communication East Norman is seen as the hub of Oklahoma for the homeless and they know of people being brought here and vehicles and migrating here for the resources. It certainly seems like there are a lot more homeless here than when the shelter was first created.

A big reason for building the shelter was due to appeasing store owners downtown who complained of the homeless population. The city wants to lower visibility downtown as well as on campus and the wealthier west side. A quote I vividly remember from a 2017 public discussion stated, "These decisions never occur on the west side only the east". Thank you for hearing me out and I hope I may have influenced the decision to not add additional buildings to the Food for Friends center.

Sincerely,
Sue Sanders

FILED IN THE OFFICE
OF THE CITY CLERK
ON 9/3/21 EW

FILED IN THE OFFICE
OF THE CITY CLERK
ON 9/3/21-LW

Sue Sanders
148 Reed Ave.
9/3/21

To Whom it May Concern,
Regarding the rezoning on Reed

To build on to the south of existing buildings at "Food for Friends" is in the wrong direction. South is significantly lower on the flood plane, requiring higher amounts of additional soil on which to build.

The further south, the further it is from the bus stop. As a retired RN, I have compassion, and have given rides to low mobility citizens. I did this to help them catch the bus, but I learned to no longer do that because I've had a homeless man soil himself in my backseat leaving me with a huge mess to clean.

If future buildings must be constructed on this block, why not at the juncture of Reed and Maine St? Access to the bus stop would no longer be a problem and there would be less homeless people loitering right outside of my home. This solution also may result with less traffic on the street.

Finding an altogether new location would help spread this burden on this neighborhood. Surely there are more appropriate locations for these buildings.

Sincerely, Sue Sanders →

Ginger Benton
148 Reed Ave.
September 1st, 2021

Hi, my name is Ginger Benton and I'm writing this letter to peacefully protest the addition of Food for Friends buildings in the field across from my house. The current facility has caused us so much stress over the past few years it scares me to think it could get worse with more homeless people migrating to our street. I've witnessed the homeless knock on my mothers door in search of assistance multiple times. This has caused her and I to feel very unsafe. She's had her sheds and car broken into resulting in lots of missing items. The Reed Avenue I grew up on barely had traffic, so it's hard to see how negatively it has changed since The food for friends shelter was made.

Since 2018 when the homeless came the street is now so crowded that it's hard to drive on. The far side of the street is lined with cars, some people live in them and sidewalks are even blocked with sleeping people and foot traffic. It's normal for us to see ambulances, firetrucks and police cars there weekly, usually multiple times a week. If my 62-year-old mom had the resources to move she couldn't even get a fair price for her home because nobody wants to live across the street from the chaos that is Food for Friends. No one would want to live the way we do. It's like living across from a prison or a mental hospital but worse because the inhabitants roamed around freely.

I don't mean to sound inconsiderate in this letter because I truly support the cause that food for friends is working towards. I have sympathy for these people, but I ask that we as the residents of this neighborhood who did not have a choice over this matter get the same level of sympathy. This is a street where young children play outside and it's right by the elementary school my sister and I went to. We were able to feel safe walking to school every day but now it worries me to even see children outside in this environment. We are expected to simply put up with this, however I know for a fact that if the same thing was happening in a wealthy neighborhood these issues would be taken much more seriously. I hope this letter helped to show how the Food For Friends building has caused stress and fear for the residents of this neighborhood, specifically our street.

Thank you,
Ginger Benton

Ginger Benton

FILED IN THE OFFICE
OF THE CITY CLERK
ON 9/3/21-LW

Dara Sanders
148 Reed Avenue
August 27th, 2021

Hello, my name is Dara Sanders and I am writing this letter pertaining to the add on of "Food and Shelter for Friends" facilities on Reed Avenue. In the times between eating at the facility our "friends" from the shelter usually spend large amounts of time sitting on the curb across from my house. They often set up camps on the grass close by where they lived for weeks at a time. In addition, many trees and bushes were removed because of a high number of fires caused by these "campers". Trees that I planted for beauty. My Mom and I used to love gardening in the front yard but no longer can I enjoy that luxury.

Outside or even inside my home with the TV on loud, for the last four years I've had to listen to daily filthy language yelling and arguments, some even turn physical, from those across the street. I've witnessed multiple fist fights and domestic abuse. One of the most memorable altercations I saw was The horrific sight of a man in a wheelchair being beaten with the crowbar. I had to call the police on that occasion and countless more. Since then I have had PTSD and struggle to feel safe leaving my home. Another traumatizing event occurred when I heard nearby gunshots that sounded so close to us that my mother and I laid face down on the carpet until the police came.

I've had items stolen from my car, seen people wandering into my yard and seen naked people in the field on two separate occasions. I've even seen people having sex openly exposed in the field. Hearing fighting and yelling from across the street has become a regular occurrence, along with making police calls. I am mentally and emotionally exhausted from having to live this way. A home should be a safe space for relaxation, family, and friends so it saddens me that our neighborhood has become such an unsafe place to live.

Regards,

Dara Sanders

Dara Sanders

FILED IN THE OFFICE
OF THE CITY CLERK
ON 9/3/21-RW

Our Protest

FILED IN THE OFFICE
OF THE CITY CLERK
ON 9/3/21-RW

You have a choice, to do
the right thing! To make it
right with us.

We need you to stop torturing
us (3 years!), with crime,
noise, traffic congestion, horrible
language, loud music, fighting,
stealing, nudity, lewd acts, naked
people, . We call police all the
time. Constant fire trucks &
ambulances. TRASH everywhere.
Stalking.

move soup kitchen to where
The mission is operating. 24th &
Lindsey. There is no neighborhood on that

CORNER. Or anyplace on eastside that's

not a neighborhood. Consult the

large church on 24th. They will know.

Don't build anymore stuff here.

We cannot take the noise. Especially

because it's a flood plain.

^{huge} The rollers and endless gravel

pollutes the air & shakes my

house.

I do not know what you
have against me & my neighbors.

~~But~~ I never heard of any of
you until you did this.

Hope Ewing
my home & neighborhood
destroyed

I should not have to live this way.