

**PLANiTULSA Comprehensive Plan
TMAPC Comment Cards Submitted**

Name	Comment	Favor/ Oppose
Bob Sober	I wish to testify verbally in front of the TMAPC	Favor
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	Favor
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.	Favor
Patrick Fox 3148 Woodward Blvd	I wish to testify verbally in front of the TMAPC	Favor
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”	Favor
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	Favor

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	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.	
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.	Favor
Jamie Jameson 754 S Norfolk	I wish to testify verbally in front of the TMAPC	Favor
Christine Booth	I wish to testify verbally in front of the TMAPC	Favor
R. Jamieson 754 S Norfolk Avenue	I wish to testify verbally in front of the TMAPC on March 10	Favor
Jerry D. Bowen 728 S. Owasso Avenue	I wish to testify verbally in front of the TMAPC 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!	Favor
Scott Trizza Brady Heights	NO – do not wish to testify. Try to keep the plan as close to the proposed plan as possible.	Favor
Letter from Pearl District Association in Support Signed by Dave Strader, President		Favor

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<p>Teddi Allen, VP Rachel Navarro, Secretary Lorenda Stetler, Treasurer Jerry Bowen, Board member Christine Booth, Board member Jamie Jamieson, Board member</p>		
<p>Kaye Price 5815 S. 31 W Avenue</p>	<p>I wish to testify verbally in front of the TMAPC General opinion of overall</p>	<p>Favor with clarification.</p>
<p>Martha Thomas Cobb</p>	<p>I wish to testify verbally in front of the TMAPC</p>	<p>Opposed</p>
<p>Martha Thomas Cobb</p>	<p>[Follow-up to Public Hearing Testimony Delivered February 23rd, 2010]</p> <p>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 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>Oppose</p>

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	<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 □ 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.</p> <p>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 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? You should require the costs to the City which you’re are 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</p>	
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	<p>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 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</p>	
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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.

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”.

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?

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.

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”.

Sincerely Yours,
Martha Thomas Cobb

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