



# Eppilog

NOVEMBER 2007

The Official Newsletter of Edgemere Park Preservation, Inc.

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## **Happenings in the 'Hood** by Jann Hook

The projects below represent some significant changes in the neighborhood. Please contact me if you have questions (524.2226 or [president@edgemerepark.org](mailto:president@edgemerepark.org)) about these or other issues in the 'hood.

**Playground and Pavilion Installation** - Finally! The bid for construction of our new playground and pavilion has been awarded to Wynn Construction. Playground equipment has been ordered and we should see construction begin by November 15.

**36<sup>th</sup> Street Entrance Landscape Project** - A small committee of neighbors is working with landscape architect Warren Edwards on a design for the area around 36<sup>th</sup> and Robinson. ODOT has agreed to fund \$40,000 in plant materials, irrigation system and/or hardscape. Once the committee and EPPI board have approved the landscape plan, it will be submitted to ODOT and the City Parks and Recreation Department for their approvals. The committee plans to apply for another Margaret Annis Boys Trust grant (that's how we got the new trees planted in the park last year) from the Oklahoma City Community Foundation to supplement the money from ODOT. Installation of an irrigation system and plant materials could happen by next spring. What a great beginning for 2008!

**36<sup>th</sup> Street/I-235 Construction** - 36<sup>th</sup> Street between the Edgemere Park entrance and Santa Fe was closed on October 15 to relocate a water line. Traffic being funneled into the neighborhood was excessive and we were successful in getting ODOT to add more signage regarding the closure and close one eastbound lane of 36<sup>th</sup> Street east and west of Walker. The contractor has strong financial incentives to reopen 36<sup>th</sup> Street 55 days from the date it was closed. The I-235 portion of the project is scheduled for completion in late 2008.

**2007 City Bond Election** - On December 11 we will have an opportunity to vote on many capital improvement projects for the

*(Continued on page 2)*

(Continued from page 1)

City's General Obligation Bond program. There are 11 individual propositions to be voted on (details are available at [www.okc.gov](http://www.okc.gov)). Included in the proposal for park improvements is a sidewalk or walking path for Edgemere Park. After meeting with Councilman Sam Bowman and Wendel Whisenhunt, Director of the Parks and Recreation Department, we have been assured that the City will consult with the neighborhood on the design and material to be used prior to installation. As we have seen from the playground project which is from a 2000 bond proposal, construction of the walking path could be many years away.


**Proposed Development on 36th Street** - A joint neighborhood meeting was held on October 9 with Crown Heights-Edgemere Heights to give residents an opportunity to ask questions and voice their opinions on the possible sale and development at 36<sup>th</sup> Street east of First Christian Church. An article summarizing the meeting is included in this issue. A second meeting is planned for November 27, 7:00 pm at Will's Coffee Shop (the old Will Rogers Theatre). All residents are encouraged to attend.

**Strategic Planning** - We are planning to begin this project early next year once the holidays are behind us and we can focus on ways to improve our community. The EPPI board hopes for wide participation from residents and property owners as we set a direction and determine neighborhood priorities for the next few years. As soon as a schedule is set, it will be mailed out and posted to our web site.

**Events** - It's hard to believe the holidays are almost here again, but we are already planning the Holiday Party. The Harrisons, 3600 Harvey Parkway, will be our hosts this year. Please see inside for more details and mark your calendar for December 9!





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## Neighborhood Coalition Holds Neighborhood Meeting

by Lea Morgan, Vice-President, Crown Heights-Edgemere Heights

On Tuesday, October 9<sup>th</sup>, 80+ neighbors of Crown Heights-Edgemere Heights and Edgemere Park met in the Westminster School Activity Center to discuss the possible development of approximately 15 acres of the First Christian Church land at N.W. 36<sup>th</sup> Street and Harvey Parkway. The 36<sup>th</sup> Street Neighborhood Coalition, Coalition comprised of both neighborhood associations' board members and interested residents, hosted the forum. CH-EH neighbor Dan Mann, by his own resourcefulness, graciously brought about 50 color maps to share with neighbors.

Jann Hook, President of Edgemere Park Preservation, Inc., welcomed everyone and explained the purpose of the meeting: to provide neighbors with information regarding possible development and to hear neighbors' questions and concerns. Jann also introduced Edgemere Park neighbor Grant Humphreys of Humphreys Real Estate Investments, which currently is interested in purchasing and developing the property.

Janis Powers, Oklahoma City Ward 2 Planning Commissioner and CH-EH neighbor, was then introduced to provide general information regarding the process that the land could go through if it is sold for development. Below are the main points that she presented:

1. The current zoning of the property is R-1 Single Family Residential. The property could be developed today as single family residential housing.
2. Because of the "CUP" or Community Unit Plan overlay on the property, the single family units could be attached (like town homes) rather than detached, as houses in CH-EH are. Nonetheless, these units could only be 35 feet tall (approximately 2 and 1/2 stories).
3. The CUP also provides that a retirement home could be built on the property, but even if someone wanted to do this, it would require some additional things to be done that would probably mean, as a practical matter, that the property would have to be rezoned.
4. Any OTHER type of development on the property will definitely require it to be rezoned.
5. Any type of "mixed use" development - meaning some combination of office, commercial (retail) and/or residential would require the zoning to be done as a "PUD" or Planned Unit Development. ("Straight" zoning, such as O-2 (office) or C-3 (retail type commercial) would not be appropriate for this site.)
6. A PUD is a process by which a zoning category is tailored to allow for appropriate, compatible zoning. The PUD will address issues such as access, lighting, density, height, noise, drainage, signage, traffic, building materials, possibly the placement and size (square footage) of buildings, as well as the uses permitted and the uses excluded. These controls are negotiated both with City staff and with interested and affected surrounding property owners. This means all potentially affected property owners and not just those owners within 300 feet of the proposed development.
7. It is important for people to participate in the process of negotiation in the design of the PUD, to make their views known to the developer so that, if possible, those views can be accommodated. (Even if the views expressed are adamant opposition, the developer needs to hear that, too.)



*(Continued on page 4)*

(Continued from page 3)

8. At the end of the negotiation process, once the PUD is presented to the Planning Commission, it is important for anyone who is not in agreement with the proposed PUD to voice their views directly to the Planning Commission and, later, to the City Council in advance of and/or at the public hearings.

9. Once the PUD is actually filed it will take several weeks (at least) to be processed by staff and placed on the Planning Commission agenda for public hearing.

10. After the Planning Commission votes to approve or deny the application for rezoning, it goes to City Council (approximately 8 weeks later) for public hearing. (It is also possible that the Planning Commission will ask for modifications to the proposal and may condition approval on those modifications.) The City Council will either approve or deny the rezoning request or may modify it further.”



Grant Humphreys was given an opportunity to talk of his company’s plans for the land. He stressed that his ideas are conceptual and that no contract has been accepted by the church. His description for use and design were similar to his comments reported previously (September/October issue of The Chronicle and September issue of the Eppilog) for a “mixed use development inspired by the design and human scale of a classic European village.”

Neighbors were asked to write their questions and concerns which were then grouped by three main topics, Zoning, Traffic and Environmental Impact. Grant Humphreys was again given the

opportunity to answer some of the questions. A few points of the Humphreys’ plan that came out of this discussion are bulleted below:

- likely straightening and re-channeling of the creek that runs north from 36<sup>th</sup> Street.
  - possibly two to five story buildings.
  - a strong desire for residential units, retail establishments and possibly office.
  - desired access from the southbound exit ramp of I-235, which has currently been declined by the Oklahoma Department of Transportation.
  - possible addition of stop lights at the intersection of Harvey Parkway and N.W. 36<sup>th</sup> Street
  - possible use of Walker as a secondary point of ingress and/or egress.
  - willingness to eliminate any access onto Walker if City will permit access off 36th Street alone.
- completion of any construction project could take up to eight years.

Unfortunately, the usage time for the meeting room was limited and the open discussion time was cut short when Dorothy Thadani, President of Crown Heights - Edgemere Heights Neighborhood Association, had to close the meeting. The need is recognized for another forum for residents to have full opportunity to state their concerns and to have residents discuss their preferred approach for interacting with a potential developer. Another meeting is planned for Tuesday, November 27 at Will’s Coffee Shop, 4322 N. Western at 7:00 pm.

“The biggest single point I would make to people is to GET INVOLVED!!!” commented Janis Powers.

## EDGEMERE PARK NEIGHBORHOOD MEETING NOTES

Monday, October 8, 2007 7:00 PM

Iron Starr Urban BBQ

1. **Welcome and Introductions.** The meeting was called to order at 7:05 PM by Jann Hook, president. Present: Rita Benischek, Allen Brown, Linda Clement, Mark Clopton, John Doddy, Cindy Garrett, Sandra Harrison, Jann Hook, Eric Howard, Randy Johnson, Dennis Nauman, Lindsey Pever.
2. **Approval of Minutes.** Edited and corrected minutes accepted by unanimous vote.
3. **Treasurer's Report.** Treasurer J. Jungman's Income Report, Balance Sheet and Budget vs. Actual Report. Moved, seconded and accepted as presented by Hook.
4. **President's Report.**

**2007 Bond Issue**, scheduled for vote in Dec 2007, to include a sidewalk around the perimeter of Edgemere Park. Some residents of Crown Heights have stated that they do not want a sidewalk in their park. The Parks Department is open to suggestion for construction materials other than concrete. City Councilman Sam Bowman had suggested that OKC write a letter of intent to the neighborhoods that they could approve plans prior to construction, which may be several years in the future. Pending further details about Bowman's and the city's proposal of the work, trustees moved, seconded and unanimously voted to table.

**36<sup>th</sup> St/I-235 entrance landscape project.** Following the successful elimination of a partially constructed metal utility tower in the neighborhood, ODOT offered rehabilitation moneys for the area. Hook distributed a letter of commitment dated Sept 20, 2007, from the Oklahoma Department of Transportation. Hook talked to three landscape architects about the project and based on information provided, Warren Edwards was selected. A committee for the design of the area was formed: Brown, Stan Williamson, Brian Pever and Denise Waters to work with Hook. The Davis family fund of approximately \$1500 will be used to cover design services. Note: this financial outlay was proposed and accepted at a previous meeting. This decision was reaffirmed by vote of acclamation. Hook will proceed with the committee. A meeting is tentatively scheduled for Oct 11<sup>th</sup> in the evening for this project.

**Near Northwest Regional Alliance (NNWRA) and "greenwalk" proposal.** This committee includes numerous neighborhoods through which sidewalks or trails would form a cohesive pathway or unity. Hook distributed Proposed Bond Issue Projects map dated Sep 27, 2007. This alliance is to identify those items among neighborhoods not included in a proposed bond issue and look for funding.

**Oklahoma City Community Foundation (OCCF).** Hook distributed EPPI's endowment fund report for the year ending June 30, 2007. Hook and Clopton attended the OCCF award meeting where they received EPPI's distribution of \$1,916 for this year.
5. **Strategic Plan.** The EPPI strategic planning meetings for the formation of an updated document have been postponed until early 2008. Gayle Farley (OCCF) approved that funds awarded to EPPI may be expended in 2008. An updated schedule will be presented at the Nov 2007 meeting.
6. **36th St Neighborhood Coalition.** This group includes residents from Edgemere Park, Crown Heights and Edgemere Heights who are concerned about a proposed sale and development of 18 acres of land currently owned by the First Christian Church. An open neighborhood meeting is scheduled for Oct 9, 2007 at 7-8:30 PM at Westminster School. Planning Commissioner Janis Powers will be present to discuss zoning issues. Trustees were reminded that residents must consider long term issues, zoning, types of commercial land uses, traffic, building materials among others for changes that would affect our historically designated neighborhoods. This is an ongoing committee.
7. **Committee Reports.**
  - a. **Communications.** Richard Harrison set up direct payments to EPPI via the website. Security service payments and an e-mail alert system are the next priorities for development.

*(Continued on page 6)*

(Continued from page 5)

- b. **Edgemere Elementary School.** Clopton met with new principal, Ms. Kelley to determine ways that EPPI might be of assistance to the school.
  - c. **Historic Preservation.** The committee is meeting the first Sunday evening of each month.
  - d. **Park and Public Improvements.** Hook reported that the contract has been awarded for the playground and construction will commence in about 60 days. M. Surbeck is sourcing electricians about wiring receptacles for the pavilion, a part that Parks Dept does not include in the project. Tiles with handprints will not be included.
  - e. **Public Relations.** Hook is searching for a chair of this committee.
  - f. **Security.** Members present were appreciative of the flyers prepared by D. Waters that were distributed in September to garner an increased enrollment with Wackenhut Security. Clopton reminded members to encourage the use of the non-emergency police phone number: 231-2121, when applicable.
  - g. **Social and Special Events.** Appreciation was expressed to the Nauman family, Doddy and the Pevers for hosting or planning Ockoberfest in their adjoining yards. L. Pever is developing committee job responsibilities for social or special events.
- 8. New Business.**
- a. Trustees were encouraged to vote for the school bond issue on Oct 9, 2007.
  - b. For the next meeting in November a budget, slate of nominees for election and a calendar for next year will be presented for trustee discussion and approval.
- 9. Next Trustees Meeting.** Scheduled for Nov 12 @ 7PM, Iron Starr.
- 10. Adjourn.** Hook adjourned the meeting at 8:20 PM.

Submitted,  
Rita Benischek

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## Edgemere Park Receives Endowment Fund Check

Edgemere Park Preservation, Inc.'s endowment fund at the Oklahoma City Community Foundation (OCCF) was started in 2003. Through the continued generosity of residents as well as donations from the neighborhood association, the value of the fund is now \$41,329.

Annually, the neighborhood receives a distribution from the fund's earnings that is calculated as 5% of the market value of the fund averaged over eight quarters to smooth out market fluctuations. This year's distribution, received October 4, is \$1,916, and will help defray operational and project expenses of the neighborhood association.

When you begin thinking of making end-of-the-year, tax-deductible charitable donations, don't forget the neighborhood's endowment fund. It's a gift that will benefit year after year! Donations can be made directly to OCCF online through their secure Web site at [www.occf.org](http://www.occf.org). Select "Online Giving" from the left menu options and specify "Edgemere Park Preservation Area" as the charitable organization endowment fund. Or you can mail your donation to OCCF, P.O. Box 1146, OKC 73101-1146. Call Jann Hook at 524.2226 with questions regarding the endowment fund.

## Bill Bleakley, Good Neighbor

Neighborhood Alliance recently held their first annual neighborhood awards dinner recognizing individuals and groups that have made significant contributions to improving their neighborhoods and community. Edgemere Park's Bill Bleakley was a nominee and one of three finalists for the Good Neighbor Award. Bill's nomination was introduced as follows:

"Few people can boast about 35+ years of commitment, leadership, and hard work within the community for the purpose of improving the lives of everyone. Bill Bleakley has always been the person with a vision who took the initiative to develop the plan and then organized the project and led the work. Bill has worked with Mayors, the OKC Board of Education, and State Representatives in the 70s to address the responsibilities of integration ordered for OKC Public Schools by the Federal Courts. Bill has worked in conservation and preservation of historical neighborhoods and was appointed to the Oklahoma City Historic Preservation Commission. Bill played an important roll in MAPS for Kids. One of Bill's achievements that touch the lives of thousands of people in the community on a daily basis was a newspaper that he founded called the Oklahoma Gazette!"

Congratulations to Bill on being a finalist for the award . . . we've always known he was a "Good Neighbor"!

A big thank you to

Tapwerks  
In  
Bricktown

for their donation  
of *real*  
Oktoberfest beer  
at last month's  
neighborhood  
Oktoberfest  
celebration



## Holiday Party



Sandra and Richard  
Harrison  
have kindly invited us  
to their home on

**Sunday, December 9th**

for our annual holiday party.

Please join us at 4pm and bring  
an appetizer if you are  
an even numbered home  
or  
a dessert if you are  
an odd numbered home.

See you there!



## Past Experience Required

Selling historic homes requires experience. They are special and should be treated as such. Since 2000, we have a combined number of:

**19 Edgemere Park Sales**  
**49 Historic Home Sales.**

Both past residents of Edgemere Park, we know and love it! Congratulations Edgemere— 80 great years!

**Alan and Heather Davis**

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[www.AlanandHeatherDavis.com](http://www.AlanandHeatherDavis.com)



Source: OKC MLS 1/1/2000-5/23/2007. All information deemed reliable but not guaranteed.

# Edgemere Park Events

**Sunday, November 4**

HP Committee Meeting  
The Hook's  
265 W. Eubanks  
7:00 pm

**Monday, November 12**

EPPI Board Meeting  
Iron Starr Urban Barbecue  
7:00 pm

**Tuesday, November 27**

36th St. Development Neighborhood Meeting  
Will's Coffee Shop  
4322 N. Western  
7:00 pm - 9:00 pm  
Park and enter on the east side

**Sunday, December 2**

HP Committee Meeting  
The Harrison's  
3600 N. Harvey Pkwy  
7:00 pm

**Sunday, December 9**

Holiday Party  
The Harrison's  
3600 N. Harvey Pkwy  
4:00 pm

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