

MAY/JUNE
2024
eppilog

OFFICIAL NEWSLETTER OF EDGEMERE PARK PRESERVATION, INC.

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Letter from the President Lindsey Pever

May 9, 2024

Happy May! I hope you are enjoying the nicer weather and more time at the park. With that, I must offer my annual reminder to be diligent when driving and watch out for children, walkers, runners, cyclists, and motorcyclists. There is only so much room on the sidewalk, so people often need to use the road.

Speaking of the park, thank you so much to Parks and Landscape Chair, Jessica Johnson, for organizing a park clean up on April 13, and thanks to each of you who helped in this effort! Find photos from that event in this newsletter.

Thank you to those who have paid their dues! If you haven't, please do as soon as you are able. Neighborhood dues, Security dues, volunteer opportunities, events, and more are available at edgemereparkokc.com! Our dues allow us to augment what the City of OKC Parks Department does for upkeep of the park. We have a volunteer tree watering group each March through October for when there isn't enough rain. The group's focus is on the newest trees that were planted. The commitment is only an hour or so at a time. We will have more new trees very soon thanks to a grant from the Oklahoma City Community Foundation! Edgemere received a grant to "Shade the Park" and will be planting several fast-growing trees around the play structure and pavilion.

Some upcoming events include: the **Paseo Arts Festival**, May 25-27, the **Arts Council's Twilight Concert Series** at the Myriad Gardens, all at 7pm on Sundays, 6/16, 6/30, 7/14, 7/28; **Pride Month** events all through June; **Magnificent Beauty: Georgia O'Keeffe and the Art of the Flower** exhibit at OKCMOA through July 7.

Finally, mark your calendar for Edgemere's own annual **July 4th Celebration**, details coming soon. As we traditionally do, EPPI will provide hotdogs, condiments, chips, and baked beans, while neighbors bring a side dish or a dessert. Our beer comes from Freeman's Liquor, so please help us support them.

If you are interested in volunteering to water trees, participate in future park clean ups, or anything else, please contact me. Until then, I'll see you around the park!

— Lindsey Pever
President, Edgemere Park Preservation Inc.



Make plans to attend

See event schedule on page 5.

ICYMI, Updates on Developments at Edgemere Park Borders

NW 36th St and Walker

The zoning change proposed for the former site of the First Christian Church at NW 36th and Walker was approved by the City Planning Commission on March 28 and will move on to the May 21 City Council agenda. Ron Bradshaw of Colony Developers hosted a presentation on March 25 for neighbors from Crown Heights, Edgemere Heights and Edgemere Park to provide details and answer questions about the development. Mr. Bradshaw has a reputation for quality projects and is intent on providing a development that complements the surrounding historic districts with input from neighbors. There has been no opposition to the project.

As proposed, the 32-acre development will have 129 single-family homes and will include as many as 30 townhomes. In general, density is greater with smaller lot sizes and setbacks than is typical of surrounding areas. The office building that exists along 36th Street is part of the site and will remain as offices. Seventeen acres of the site will be reserved for common areas and greenspace with trails to connect residents to Crown Heights and Edgemere neighborhood parks.

Mr. Bradshaw and his team indicated there would be design guidelines with a continuity of styles for the project. Builders under consideration to construct the homes are being interviewed. Following anticipated approval on May 21, grading of the site is tentatively set to begin in the July to September timeframe.

The development has been named Lexford Park, with the "Lex" being a nod to Reverend Bill Alexander, founder of the First Christian Church. A preliminary plat can be viewed at LexfordPark.com.

NW 30th St and Hudson

In stark contrast to the smooth unopposed progression of the 36th and Walker development, the developer of the former church but now vacant site at NW 30th and Hudson proposed a project and took an approach that has been far more contentious, totally disregarding early input by Jefferson Park and Edgemere Park leaders.

After lengthy negotiations in which the Edgemere Park-Jefferson Park team successfully managed to get the developer to reduce the proposed number of units, decrease the height of the buildings, increase the setbacks and on-site parking spaces, the project was approved at the April 9th City Council meeting. The project is now allowed:

- 18 units (14 one-bedroom, 4 two-bedroom)
- 2.5 stories (dormers that will add a half-story)
- maximum 30 feet building height
- minimum 30 on-site parking spots
- north setback of 15 feet (aligns with existing homes)
- east setback of 10 feet (improved from the ➔



← original request of 5 feet but will be forward of the existing homes on the east with their 17 foot setback)
- minimum 2, maximum 3 buildings.

In addition, the developer has agreed to install speed cushions on NW 30th Street if recommended by the Traffic Commission and hold a charrette with members of the neighborhoods to provide feedback on design elements. Latest word from the development team is that they will be ready to hold the charrette in the next 2-3 months. All aspects of the design and building materials must be submitted to the Historic Preservation Commission for approval.

It should be noted that when the project was first presented to the Historic Preservation Commission in early January, they recommended only two changes to the project even though the proposal was drastically out of compliance with HP Guidelines in every element. These changes were: 1) reduce the number of units from 27 to 20, and 2) comply with OKC parking regulations. As all neighbors must comply with the HP Guidelines, it is imperative that developers be held to the same standard and not be given preferential treatment. At the April 9 City Council meeting, our president and chief negotiator, Lindsey Pever, and long-time Edgemere Park resident and advisor, Eric Groves, called out the HP Commission for their disregard and lack of consistency in applying the Guidelines. As a result, Councilor James Cooper requested an assessment of the HP process to determine problems and corrections that can be made.

The amazing amount of neighborhood support has been appreciated during this process. Please remember it is important that we all stay engaged as this project moves forward to ensure the HP Commission adheres to its guidelines. ■



April 2024 Yard of the Month – 233 NW 31 st Street

Monica Reid's lovely yard welcomes spring and all of its finery. Last year's overseeding of fescue and our spring rains created a marvelous lawn. Monica filled her flower beds with Rainbow Coalition, Creme Upstar and Best White tulips,along with green velvet boxwood for extra texture. Blue arrow juniper, contorted filbert, and barberry fill the beds as well. Ahh, spring flowers, though they don't last through the summer, are so delicate and beautiful. Thank you, Monica, for the beautiful plantings.











OKLAHOMA SHAKESPEARE IN THE PARK

A MIDSUMMER NIGHT'S DREAM

BY WILLIAM SHAKESPEARE

JUNE 13 - 30

Toni Renee Ragsdale, 1949 - 2023

Toni Renee Ragsdale died December 10, 2023, in Oklahoma City, OK.

Born April 30, 1949 in Sioux City, IA, Toni was a product of the Sioux City public schools and a graduate of Sioux City Central High School. She earned an Honors Bachelor of Science degree (English) from Iowa State University. At ISU, she was a member of Kappa Kappa Gamma women's sorority (Delta Omicron).

Early in her professional life, Toni taught advanced level high school English in Oklahoma, Michigan and Iowa public schools, and later built Ragsdate & Associates, a business brokerage firm, with her husband.

She was a member of Westminster Presbyterian Church, Oklahoma City.

Toni is survived by her husband of 41 years, David Kenneth Ragsdale of the Oklahoma City home; daughter Ann Taylor Ragsdale York, her husband, Nik, and their three children, all of Austin, TX; son John Ragsdale of Oklahoma City; and brother, Willliam Lorenz of Little Rock, AR.

Toni and her husband were longtime residents of Edgemere. Her grace and style will be missed.



EDGEMERE PARK HISTORIC DISTRICT 19 26 OKC

GET READY FOR THE 4th!

EPPI has a fun party planned – we hope you can attend

- Kids parade 10:30AM
  Festive decorations encouraged
- Cake Walk at 11AM
- Hotdog Lunch at 11:30 AM
  *EPPI provides hotdogs, beer & water, condiments, chips and baked beans
  Even address neighbors bring sides
  Odd address neighbors bring dessert
- There will be Cornhole and chalk for playtime

Major General Donald Forrest Ferrell, an Edgemere Park Father Passed

For the family of our special lady lost in the Oklahoma Bombing of 1995 – we recognize the passing of another member of her family on March 15, 2024.

Major General Ferrell was father to our Susan Jane Ferrell whom we, as Edgemere residents, lost in 1995. Susan owned her home on NW 33rd Street. Upon her passing her parents, who reside in Chandler, Oklahoma continued the ownership of her home and have continued spending travel time to Oklahoma City though these many years while staying on 33rd Street.

The Ferrells have continued to be members of Edgemere themselves and were present at the Edgemere Holiday Party this past December. Personally, I have spoken to Susan's parents oftentimes during my residency in Edgemere.

Acquainting our new neighbors with the Ferrell family and our special memories, please visit the thoughtful bench for Susan Ferrell located near the center bridge, west side of Edgemere Park just south. Susan's bench is my spot to touch all those whom we remember. You, too, please consider this special opportunity.

Rita Benischek, Edgemere Park



Major General Ferrell

2024 Park Clean Up

Our April 13th park clean up was a huge success. 15-20 neighbors of all ages gathered from 10am to noon, picking up litter and debris. Thank you to all who contributed their time and efforts to tidy up our beautiful park!

The rains this year have given the trees a much needed boost of moisture. Our park is at its most beautiful right now. Please come and enjoy, sit on the benches and read, birdwatch or participate in a yoga class!







Follow Edgemere Park Preservation on social media https://www.facebook.com/EdgemereParkOKC instagram.com/@edgemereparkokc

College Scholarship

Mary Hampton Monfort, Ph.D.

I am writing on behalf of my endowed scholarship offerings for students who are interested in attending University of Central Oklahoma.

This is a university-wide scholarship which applies to all colleges at the University. I would especially like my neighbors in Edgemere Park to be cognizant of the scholarship, to give them, along with family and friends the opportunity to apply and utilize the resources.

The Mary Hampton Monfort scholarship is specialized in its requirements. It requires that the applicants are single parents, are actively taking care of their children and who are working a full or part time job. These requirements exemplify the profile of my life from 1974 to 1984. In 1974 there were no scholarships of this nature and very few if any for single parents when I started my higher education pursuit.

I am motivated to spend the duration of my life working to assure students, in need, are afforded this opportunity.

There are many single parents in Oklahoma who would benefit with this type of hardship scholarship, a scholarship which is unique to the State of Oklahoma.

This past week I was deeply grateful to award the full scholarship to 3 students who were working on a master's degree in Psychology.

At the banquet I sat next to a first grade boy who was the son of one of the recipients. He had a necklace around his neck with a picture of his dad on the medallion. I learned that his dad died of COVID at the age of 35, before the vaccines were available. The mother had three children, working full time and attending classes. All of the stories I have heard thus far are heart wrenching and I am just so grateful this scholarship can ease their burdens.

https://www.centralconnection.org/monfort

foundation@uco.edu or (405)974-2770 or scholarships@uco.edu or (405) 974-2727.

EDGEMERE PARK SECURITY

We need YOU to subscribe to help make our neighborhood and park safer. Please remember, your neighborhood dues are NOT your security dues. THEY ARE SEPARATE. Currently, we are solvent until SEPTEMBER. Our year runs February through January. If you haven't paid or signed up yet, PLEASE do so now!

WE PROVIDE:

- 4 random patrols daily by Elite Protection with a licensed security guard, to be increased as funds permit. Look for the big blue Elite pickup with siren on top.

- Patrols drive all neighborhood streets, and around the park and neighborhood perimeter
- Security sign for your yard - members only. Please email epsc@gmail.com if you need a sign.
- Personal home or yard checks, extra fee - members only

- $350 annually, $180 Semi-annual, $90 Quarterly, $30 monthly (only through website) Check or VENMO @epscokc

Did you know Edgemere Park has provided security services since the 1980's? Did you know this service lapsed in 2022 due to security price increases? Did you know we reformed a Security committee and resumed security patrols in February, 2023? Why is this important? Our neighborhood surrounds a public park which, while our crown jewel, can and is used by criminals to case homes to burglarize, unhoused people to park shopping carts, etc.. Right now, our neighborhood homes are targeted for vandalism and theft. Our security officer has walked the park, evicted people, and intervened when he sees an issue in progress.
Yes, most of us have security systems and cameras, but we still need security patrols to provide an extra DETERRENT to crime and criminal intent and keep our neighborhood a desirable place to live and play.

THANK YOU to ALL who have subscribed, including TRINITY SCHOOL and SOCCER SHOTS.

EDGEMERE PARK SECURITY ENROLLMENT
Please complete the information below and mail to: Edgemere Park Security Corporation, P.O. Box 54655, OKC, OK 73154-1655. VENMO @epscokc
QUESTIONS: email epscokc@gmail.com

Name and Email _____

Address _____

May Yard Of The Month 446 NW 35th

John Doddy's beautiful yard takes us into May, the month where the warm grasses start to emerge, and the trees are fully leafed out and in their splendor.

John's front and west side of the house are planted with Blue atlas cedars, Zebra, maiden and pampas grasses, assorted hostas, red yucca, Sienna Sunrise Nandina, an Endless Summer hydrangea, and an oak leaf hydrangea. Established trees include an elm, maple, London Plane and Bald Cypress as well as last years additions of a Snowgoose cherry, columnar blue atlas cedars, a Taylor juniper, Nellie Stevens holly, and a purple plum tree that is planted by the porch and greets you as you arrive. The flower beds are filled with shasta daisies, a Shirley Temple peony, variegated ground cover and Silver Brocade artemisia. John's yard is filled with depth, texture and cheer. Thank you, John, for sharing with us.







Freeman's Liquor Mart

A PREMIUM SELECTION OF SPIRITS, FINE WINES,
IMPORTED & DOMESTIC BEERS, AND CORDIALS.

4401 N. WESTERN AVENUE

Trinity School
at Edgemere



As the school year draws to a close at Trinity, the campus buzzes with activity. April saw the much-anticipated Art and Film Exhibit, a showcase of our students' remarkable talents. Parents meandered through the halls, marvelling at the creativity on display.



Our students are eagerly preparing for their annual service project and fundraising event, Tigers for Good. This initiative involves revitalizing Sparrow Park by clearing litter, tending to flowerbeds, and introducing new blooms. The funds collected not only sustain this project but also contribute to various charitable endeavors throughout the upcoming academic year. As of today, we've achieved 75% of our $20,000 target, courtesy of our generous supporters. Thanks to our donors, we anticipate making substantial strides in the year ahead. If you're interested in participating in our Tigers for Good service initiatives in the upcoming year, please don't hesitate to reach out.



Recently, members of our National Junior Honor Society visited Free to Live, Oklahoma's largest non-profit, no-kill animal sanctuary in Guthrie. They worked hard collecting donations for the shelter and were thrilled to deliver them. While there, they also had the chance to meet some of the shelter's furry residents.



This year, seven of our students will be graduating, and we're incredibly proud of each one of them! Our seniors are busy with final exams, locker clean-outs, award ceremonies, senior luncheons, and bidding farewell to teachers and friends. These final weeks are filled with a mix of emotions, making it a bittersweet time for everyone.



It will soon be quiet in the neighborhood. The last day of school is May 22nd, and we will celebrate with our annual Field Day. Students will enjoy face painting, pickleball, gaga ball, video gaming, and even snow cones. It is a happy time for everyone!

Things will ramp back up again on August 13th, when students return for Back to School night. The first day of school is August 15th, which will be here before we know it.

Want to get involved? We are always looking for community volunteers and substitute teachers. We are also hiring new teachers. Email careers@trinityschoolokc.org if you are interested.

EDGEMERE PARK 1926 PRESERVATION

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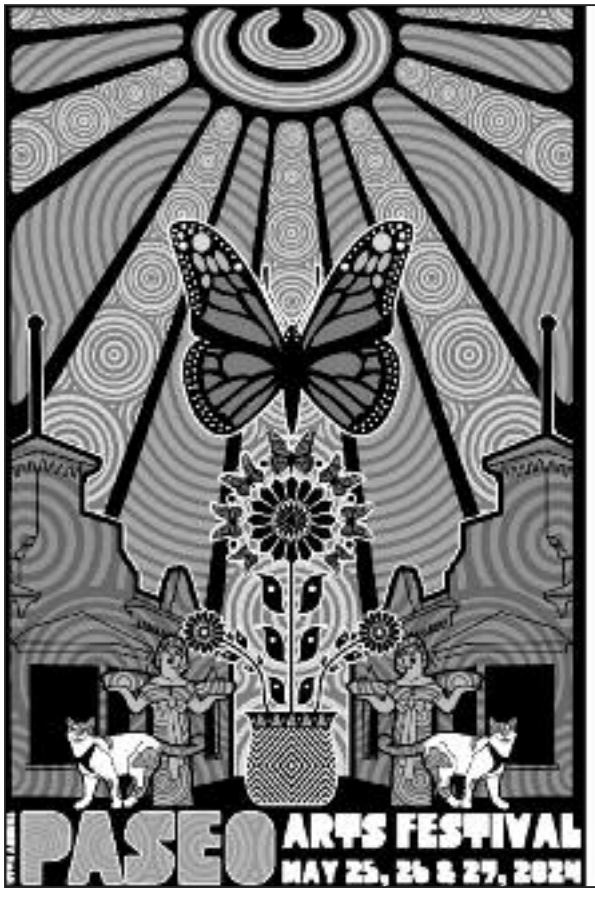
UPCOMING EVENTS

Thursday, July 4: Celebration in the park starts at 10:30 AM.



47TH ANNUAL PASEO ARTS FESTIVAL
MEMORIAL WEEKEND, MAY 25, 26 & 27, 2024

OVER 90 JURIED ARTISTS, LIVE MUSIC & GREAT FOOD!

Saturday & Sunday 10 am - 8 pm Monday 10 am - 5 pm

Children's Area:
Saturday & Sunday 11 am - 6 pm Monday 11 am - 5 pm

Music:
Saturday & Sunday 10:30 am - 10 pm Monday 10:15 am - 5 pm

INFORMATION GO TO
thepaseo.org

the Paseo ARTS FESTIVAL