
**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: February 2, 2017
TO: Chairman & Board Members
FROM: O.C. Walker
SUBJECT: Request for Proposals for Block 44
LOCATION: West of North Elgin Avenue, between East Archer Street and East Matthew B. Brady Street, Tulsa, Oklahoma

Background:

Redeveloper:	Tulsa Development Authority
Owner:	Tulsa Development Authority
Legal Description:	Block 44, Original Township, Tulsa, Oklahoma
Location:	West of North Elgin Avenue, between East Archer Street and East Matthew B. Brady Street, Tulsa, Oklahoma
Size of Tract:	300' x 140' (42,000 SF or 0.96 Acres)
Zoning:	Central Business District (CBD)
Development Area:	Greenwood District
Appraisal:	\$1.47 million (\$1,047,000.00)
Staff Planner:	O.C. Walker

Relevant Info: On July 7, 2016 the TDA Board of Commissioners received responses from the Block 44 RFP, and a decision was not made that day because the TDA Board asked the City of Tulsa, Economic Development staff to prepare an economic impact analysis for each respondent's project. In the August 4, 2016 Regular Board meeting, this item was removed from Open Session to Executive Session to protect both respondents with the conclusion of the economic impact analysis.

On September 1, 2016, the TDA Board of Commissioners reviewed and approved Resolution 6272, authorizing the re-issuance of the Request for Proposals (RFP) for the redevelopment of TDA owned land located West of North Elgin Avenue, between East Archer Street and East Matthew B. Brady Street, Tulsa, Oklahoma. Submissions of proposals were due on or before December 15, 2016. The TDA office received two (2) responses and they are as follows:

- **Pine Place Development, LLC**
- **The Ross Group**

After a cursory review from the City of Tulsa Urban Design department the following was determined:

- Both proposals generally fall within the intent of the Downtown Master Plan
- If street improvements are to be made in conjunction with these projects, the street improvements must be in line with plans set forth for this location
- The façade of buildings, entrances for vehicular or pedestrian use, extensions from buildings, and any accessory structures will be revised at the final building plan stage to ensure that development does not encroach into the public right-of-way
- Blank walls and dark tinted glass is discouraged
- These proposals are not sufficient to make final determination about the final product
- The Pine Place development building could incorporate some architectural cues to better celebrate the warehousing character of the area via application of material, lighting or architectural details.

This item is before the TDA Board of Commissioners to consider one of the following choices:

- Approve a Redeveloper to enter into negotiations
- Deny both proposals
- Consider re-issuing the RFP to reach a larger audience and gain additional responses

Recommendation: Staff recommends this item be approved as presented.

Reviewed By: O.C. Walker