

**Tulsa Development Authority  
Board of Commissioners Meeting  
Executive Director's Report**

August 2016

**1. Project Status Update**

**A. Tulsa Urban Development Group, LLC, d/b/a Urban8**

**North side of East 3<sup>rd</sup> Street South, between South Greenwood Avenue and South Kenosha Street**

**8 Single Family Dwellings**

**TDA Land Disposition**

- The project is complete.
- TDA issued a Certificate of Completion, April 2016

**B. The Edge at East Village (Hartford Commons, LLC)**

**South of East 2<sup>nd</sup> Street, between South Greenwood Avenue and South Kenosha Street**

**162 Apartment Units**

**TDA Land Disposition**

- This project is nearing completion
- Units are available for lease
- Phase II will be completed by August 2016

**C. Fire Station No. 1 – CORE Associates, LLC**

**411 South Frankfort Avenue**

**Mixed-Use Development**

**Land Sale for the City of Tulsa**

- The Redeveloper is in the process of finalizing details of the potential partnership agreement
- CORE Associates, LLC indicate that this development will make a huge impact to Downtown Tulsa.
- +The Redeveloper continues to make progress under the terms of the agreement

**D. The Flats on Archer**

**Northwest Corner of East Archer Street and North Boston Avenue (110 North Boston Avenue)**

**61 Unit Apartment Building**

**TDA Land Disposition**

- The project is currently in the permitting stage with the City of Tulsa

**E. Blue Dome Anchor, LLC**

**110 S. Hartford Avenue/The Hartford Building**

**Mixed-Use Development - 64 Unit Apartment Building**

**TDA Land Disposition**

- No new information

**F. YMCA Lofts**  
**515 S. Denver Avenue**  
**Mixed-Use with 45 Unit Apartments**  
**Downtown Redevelopment Fund**

- The Redeveloper will present the tenth Draw Request from the Downtown Redevelopment Fund Committee
- Completion 80% percentages:
  - Concrete work in garage
  - New Roofing
  - CMU walls at first floor apartments
  - Hole coring on all floors
  - Passenger elevator – rebuild
  - Exterior window double insulated glass installed
  - Second floor apartment framing
  - CMU walls on first floor
  - Sheetrock installation Levels 2 and 3
  - Fireproofing
  - Framing – Second floor apartment
  - Framing – racquet ball court apartments
  - Bathroom tile – Level 1
  - Paining all first floor apartment and lobby
  - Kitchen cabinets
- On going
  - Plumbing rough-in on all floors
  - Mechanical piping
  - Mechanical exhaust duct
  - Electrical rough-in
  - Hole coring on all floors
  - Fire Alarm System
  - Grinding and floor preparation being installed
  - Exterior Masonry repair – Work commencing
  - Fire alarm System
  - Grinding and floor preparation
  - Bathroom tile
  - Exterior masonry repair
  - Framing – Level 3 – Residence tower
  - New windows – Racquet ball court
- Major purchase – Millwork, Light Fixtures, Plumbing Fixtures, Doors, hardware and appliances

**G. The Hartford Building**

111 South Greenwood Avenue

64 Apartment Units

- Site clearing and clean up
- Façade rehabilitation mockup complete
- Level 1 – 2 – Medical and Wellness Service
- Level 1 – 2 – National Firm – Title and Trust
- Level 3 - Apartments

**H. The Meridia, LLC - River City Development, LLC**

**522 South Boston Avenue, Tulsa, Oklahoma, Enterprise Building**

**Downtown Development Redevelopment Fund**

- The Meridia project has removed the old curtain wall, the glaziers are almost finished on the South wall
- Plumbing, electrical and mechanical contractors continue to install and are now working on the upper floors
- Wall insulation has started to be installed and will be finished by mid-August
- The elevator modernization crew is about to turn over to the Redeveloper the first car in fully automatic mode
- The outer wall system has arrived and will be installed over the next few months
- The first new windows will be installed in August
- PSO has upgraded the electrical connection to the building in preparation for the connection to the new switch-gear
- The second floor has passed all inspections and drywall will be installed next

**I. Box Yard Project**

**Northeast Corner of East 3rd Street and South Frankfort Avenue**

**Downtown Development Redevelopment Fund**

Commercial mixed-use structure(s), constructed from shipping containers and associated materials encompassing not less than 6,500 square feet

- Construction has commenced
- The Redeveloper will request the first Draw Request from the Downtown Development Redevelopment Fund Committee

**J. First Street Lofts**

310 East 1<sup>st</sup> Street

- Construction is scheduled to commence the first week of August 2016
- The project is scheduled for completion by December 2016

**2. Emerson Elementary School**

**909 North Boston Avenue, Tulsa, Oklahoma**

- On July XX, 2016, the TDA Chairman wrote a letter to Howard Barnett as General Manager of UCAT
- The letter articulated how we appreciate UCT's willingness to work with TPS on a land transfer

### **3. 1216 North Lansing Avenue, The Lansing Centre'**

#### **The Lansing Centre' - Parking Lot**

- The TDA Office has received bids from several asphalt contractors
- Pat Forsman Consulting, was the most competitive and cost savings
  - Remove loose material and haul off-site
  - Compact the sub-grade and replace, if necessary
  - Apply tack coat
  - Fill holes with Type 'C' Asphalt in two lifts and compact
  - Striping is included
  - Total Sum \$12,750.00

#### **The Lansing Centre' - Roof**

- In 2012, the entire roof was replaced at the TDA Office
- In the Spring of 2016, TDA had all HVAC units serviced and filters replaced
- TDA has been in contact with Wortman Central Air Condition Co., Inc. and they completed the following:
  - Provided time and materials to remove and reinstall 8 Roof Top Units (RTU) using curb adapters
  - The roof was be mopped for proper sealing to prevent moisture into the building
  - Usage of a crane will be necessary for the removal and reset of units and curb adapters
  - The cost for each unit is \$5,820.00
  - Total cost \$44,800.00
  - Work is completed

### **4. Sector Plan Update**

- Houseal Lavigne Associates (HLA) were in Tulsa, Oklahoma from July 18 – 20, 2016
- The purpose of the visit was to facilitate Open Houses in the North Tulsa Sector Plan Area and the Kendell-Whitter Sector Plan Area
- HLA presented to both neighborhood groups as follows:
  - North Tulsa Sector Plan Meeting Update
    - Tuesday, July 19, 2016
    - 3:00 p.m. to 8:00 p.m.
    - Rudisill Library
    - 1520 North Hartford Avenue
    - Tulsa, Oklahoma 74106
      - Approximately 65 area residents attended
  - Kendall-Whittier Sector Plan Meeting Update
    - Wednesday, July 20, 2016
    - 3:00 p.m. to 8:00 p.m.
    - Pancho Anaya Bakery
    - 2420 East Admiral Blvd
    - Tulsa, Oklahoma 74110
      - Approximately 30 area residents attended
- HLA will return to Tulsa August 17, 2016 to start the formal adoption process with the TMAP and City Council

- The TDA Office has requested two deliverables as noted in the Contract between HLA and TDA. The request for deliverables are as follows:
  - Provide a summary boundary report for the Greenwood Heritage/North Tulsa Sector Plan
    - This material will be beneficial when we meet with the City Council
    - It is my understanding that several questions arose at the Greenwood Heritage/North Tulsa Sector Plan meeting regarding how the boundaries were selected
  - Provide a summary of all previous plans for both study areas
    - Show how the original plans coincide with new plans for both sturdy areas
  - Please see the attached summary

## 5. Project Updates

### A. Carland Group

**One quarter mile North of East Pine Street and one-quarter mile East of North Peoria Avenue**

#### **48 Multi-Family Units**

- The concrete crew set forms on building 'L' and continues to set curb and gutter forms
- The framing crew started building 'J'
- The electricians are working on building 'F'
- The HVAC crew is working on building 'C' and 'D'
- Stress Con, Inc., is on site to pull tension on the cables to building 'J'

### B. **Dirty Butter – Heritage Hills Extension**

- West of Hartford Avenue, between East Seminole Place and East Virgin Street
  - i. Sold four (4) Dirty Butter lots on behalf of the City of Tulsa to families that want to live in north Tulsa, as follows:
    1. 1860 North Hartford Avenue - \$12,000 - Larry and Paula Tease
      - a. Closed on May 24, 2016
      - b. Construction of new home will commence, to be completed by Fall 2016
    2. 1890 North Hartford Avenue - \$12,000 - Larry Crawford
      - a. Construction 100% complete.
    3. 2010 North Hartford Avenue - \$12,500 - Bennie Oulds
      - a. On May 5, 2016, the TDA Board of Commissioners approved Resolution No. 6213, amending the Redevelopment Contract with Bennie Oulds for the purchase and Redevelopment of the property
    4. 638 East Seminole Place - \$11,500 - LaKeshu and Bill White
      - a. Construction has commenced and should be complete by Fall 2016
    5. 1980 North Hartford Avenue - \$12,000.00 – Camenae Patrick

- a. Offer to purchase
- b. \$600.00 – Earnest Deposit

Director Meetings and Related Activities:

July 1	Meeting with University Center at Tulsa and City of Tulsa Officials
July 4	Independence Day Observed
July 5	Lansing Business Centre', Suite B, Leon Rollerson Sector Plan Update planning meeting
July 8	Vacation, Executive Director
July 11	North Tulsa Sector Plan CAT Meeting
July 12	Special TDA Board of Commissioners Meeting
July 13	Downtown Coordinating Council
July 18	2016-2017 TDA Operational Plan, Cynthia Stewart
July 19	North Tulsa Sector Plan Update, Open House
July 20	Tulsa Metropolitan Area Planning Commission (TMAPC), Sector Plan Update Kendall Whittier Sector Plan, Open House
July 21	First Baptist Downtown, Steve Larry
July 25	City of Tulsa, Dawn Warwick
July 26	Greenwood Chamber, Sherry Smith Ogan's Circle, David Charney North Peoria Street Lighting Project, Derek Gates
August 4	August 2016 TDA Board of Commissioners Meeting

Respectfully submitted,

O.C. Walker II  
Executive Director  
Tulsa Development Authority



## Memorandum

To: O.C. Walker  
Tulsa Development Authority

From: Devin Lavigne  
Houseal Lavigne Associates

Date: July 27, 2016

Re: Boundary Summary and Draft Plan/Previous Sector Plan Comparison

Mr. Walker, we have prepared this memorandum per your request to provide the TDA Board with a summary of the boundary discussion/report and a summary of previous plans and how they coincide with new plans.

### BOUNDARY

#### Greenwood Heritage Neighborhoods

As part of our contractual scope, the area of study were the boundaries of the existing Sector Plans for (Crawford, Cheyenne Extension, B-West, Lincoln, Booker-T, Franklin, Seminole, Dunbar Hills, Unity, Lansing, Carver, Kenosha, Emerson, Osage, Douglas King, Sunset, Mt. Zion, Hartford, Moton, and Cherokee). The image on the right is from the RFP, page 18.

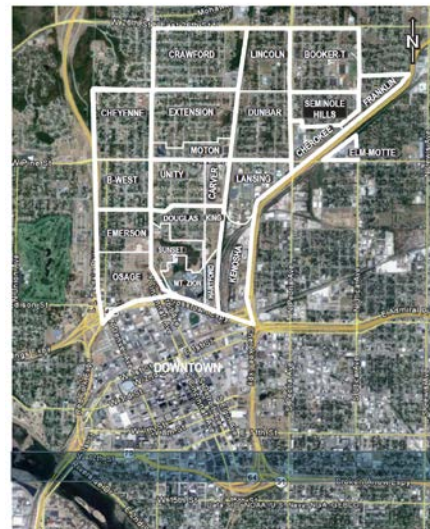
Based on our initial assessment of the Study Area we were to define the project boundary to “make determination of the relevancy of the boundaries, as to whether or not the study boundaries should be expanded or constricted.” (from the RFP - TAC 1017).

In response to this, on December 19, 2014 we recommended the following:

- **Remove Kendall Whittier from the planning study.** We have reviewed the existing Kendall Whittier plan and have assessed its relevance based on our observations and understanding. Much has been accomplished in this area. While we feel the plan could use some updating, reinvestment seems to be occurring and is being guided by the principles of the plan. Our recommended approach is to focus the resources of this assignment on the North Tulsa neighborhoods, and to seek separate funding (perhaps a partnership between the university, City, an TDA) to update the Kendall Whittier Plan as a separate assignment.
- **Expand the North Tulsa Sector Plan area.** The North Tulsa planning area currently goes north to Apache and east to Utica. However, neighborhoods north and northeast of the planning area are facing similar challenges to those in the planning area. We recommend expanding the planning area north to the Gilcrease Expressway and east to the Cherokee Expressway. (The northeast corner of the planning area would be the Gilcrease Expressway/Cherokee Expressway interchange.) This would allow us to pick up some neighborhoods at risk, as well as about the 36<sup>th</sup> Street Plan. (The 36<sup>th</sup> Street Plan appears to be recent and pretty detailed, so we don't anticipate having to go north of the Gilcrease Expressway. However, abutting it will provide the flexibility in distributing CDBG funds.)

Our recommendations were the subject of discussion at a TDA Board Work Study Session on February 5, 2015,

SECTOR REDEVELOPMENT PLAN BOUNDARIES \*



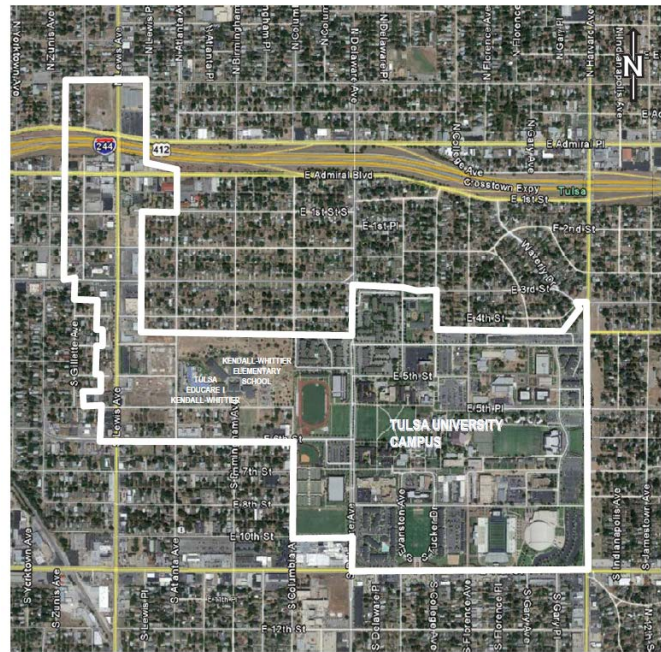
\*See legal descriptions for more specific boundary depiction

where it was determined that Kendall Whittier would remain as an area of study, with the TDA asking us to provide a change order request to expand the North Tulsa Sector Plan area. Although the new boundary expanded our study area by almost 30%, a lot of the issues we assessed were similar to rest of the sectors. To allow us to include the new area into the process we requested an additional \$17,500 to allow for additional field reconnaissance and expanded outreach efforts. The additional budget request was approved by the TDA Board on February 12, 2015.

## Kendall Whittier

The Kendall-Whittier community convened at Cinema Circle on the evening of March 23, 2015 to discuss the issues affecting the neighborhood. The Community Workshop provided a constructive forum where neighborhood residents and stakeholders identified challenges facing the entire Kendall-Whittier neighborhood. Near the end of the workshop, a resident asked about the boundaries of the study. When they learned that the study area only included the Urban Renewal Area, almost all in attendance expressed disappointed. After speaking with O.C. Walker and Dawn Warrick we assured them we would do our best to expand the Study Area so that most of the input collected could be addressed. Shortly after the meeting, Ms. Warrick provided us the boundaries of Kendall Whittier used in each of the previous plans and studies of the neighborhood, all of which were different. After discussions with TDA and City staff we decided to use the north, east, south and west extents of all previous plans and studies – essentially the largest study area possible. We revised our Study Area significantly, but did not request additional funding from the TDA. The image on the right is from the RFP, page 19.

**KENDALL-WHITTIER URBAN RENEWAL AREA \***



\*See legal description for more specific boundary depiction

## PLAN ALIGNMENT

In 2004 and 2005, the City of Tulsa adopted the Tulsa Sector Plans, a series area-specific documents intended to address specific issues within distinct communities of the City. Each document identifies objectives for improvement, as well as a detailed land use plan.

Compared to other planning documents, the Sector Plans are written in a style consistent with the regulation and policy of a zoning ordinance, with standards for the type and style of use within each area. The Greenwood Heritage Neighborhoods Plan builds upon and replaces a number of existing sectors plans for the area. Previous Sector Plans include Crawford, Lincoln, Booker-T, Franklin, Cherokee, Seminole Hills, Elm-Motte, Dunbar, Moton, Cheyenne, B-West, Unity, Carver, Lansing, Kenosha, King, Hartford, Mt. Zion, Sunset, Douglas, Emerson, and Osage. These sectors have been combined, with each other and new areas, to form the Greenwood Heritage Neighborhoods Planning area. As stated above, the previous Kendall-Whittier Sector Plan was an urban renewal area along Lewis Avenue, extending southeast to the Tulsa University Campus. The new Sector Plan study area includes every definition of the Kendall-Whittier Neighborhood.

The table below summarizes some of the key differences and alignments between current and past planning efforts.



<b>Issue/Topic</b>	<b>Previous Sector Plan</b>	<b>Current Plan</b>
<b>Vision</b>	The previous sector plans did not present or describe a desired vision for the sectors.	Provides a vision statement with specific objectives that articulate the desired future of the Greenwood Heritage neighborhoods.
<b>Planning Style</b>	The previous sector plans are regulatory, much like a zoning ordinance, and it is unclear if the plans are consistent with the City's zoning ordinance, supersede the City's zoning ordinance, or must still adhere to the City's zoning ordinance.	The new plans are truly a "plan", with a vision, policies, and actionable recommendations that address outreach driven issues and aspirations, leaving the City's zoning ordinance to address development regulations.
<b>Maps/Graphics</b>	Black and white maps chartpac maps, and no photos. Maps in an appendix.	Full color, illustrative maps and graphics, including 3d renderings, vignettes, and photos. All graphics integrated into the document to support the plan's recommendations.
<b>Sidewalks</b>	Previous sector plans advocated for a complete sidewalk network.	The new plans advocates for a complete sidewalk network.
<b>Land Use</b>	Land uses were designated by sector, responding to community input, including areas designated for commercial uses without consideration to commercial areas planned in other sectors or market viability.	Land uses are consistent with PLANit Tulsa, including planned commercial areas in nodes and corridors where viability and land use compatibility are appropriate.
<b>Kendall-Whittier Input</b>	The previous Kendall-Whittier Sector Plan used a survey to obtain input.	The new Kendall-Whittier Sector Plan used face to face workshops and an interactive website to obtain input.
<b>Blight Removal</b>	Previous sector plans advocated for a blight removal.	The new sector plans advocates for blight removal in designated "areas of change" and also provides the tools and techniques to achieve the recommendation.
<b>Parks and Recreation</b>	Previous sector plans advocated for adequate parks in.	New plans incorporate the City's recently adopted Parks and Recreation Master Plan.
<b>Appropriate Uses</b>	Taking designated land uses one step further, some of the previous sector plans identified specific business types for each sector.	The new plans provide more specific land uses, providing business type appropriateness than the pervious sector plans. The new plans also include strategies to attract desired uses.
<b>Off-Street Parking</b>	Almost all of the previous sector plans required adequate off-street parking be provided for non-residential uses.	The new plans default to the City's zoning ordinance for off-street parking requirements. The new plans also provide a strategy for accommodating contemporary commercial uses through increased lot depth to ensure adequate parking can be provided.
<b>Market Competitive Housing</b>	The previous plans recommended that housing should be market rate and home ownership should be promoted.	The new plans advocates for market rate housing and increase home ownership, and presents strategies and recommendations to improve and strengthen home values and increase ownership.
<b>Street Reconfiguration</b>	The previous sector plans identified numerous street reconfigurations, many of which have been implemented.	The new plans have altered some of incomplete street reconfigurations from the previous plans in manner consistent with current planning practices, promoting walkability and improved circulation.
<b>Whittier-Square</b>	The previous sector plan identified Whittier-Square as an important neighborhood focal point critical to the area's revitalization.	The new sector plan continues to advocate Whittier-Square as an important neighborhood focal point critical to the area's revitalization, and provides strategies to help achieve this goal.