

**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: November 2, 2017
TO: Chairman and Board Members
FROM: Office of the Tulsa Development Authority
SUBJECT: Receive responses to the Request for Proposals (RFP) for the former Laura Dester site
LOCATION: East 7th Street South to East 8th Street South, between South Quincy Avenue and South Rockford Avenue, Tulsa, Oklahoma, 1415 East 8th Street, South

Background: **Redeveloper:** Tulsa Development Authority
 Owner: Tulsa Development Authority
 Location: 1415 East 8th Street South, Tulsa, OK

Size of Tract: 0.96 acres or 42,000 square feet
 Zoning: Central Business District (CDB)
 Development Area: The Pearl District
 Fair Market Value \$790,000.00– March 2017
 (new appraisal imminent)
 Executive Director: O.C. Walker

Relevant Info: On April 6, 2017, the TDA Board of Commissioners approved Resolution No. 6332, issuing a Request for Proposals (RFP) for the sale and Redevelopment of TDA owned property located between South Quincy Street and South Rockford Avenue, and between East 7th and East 8th Streets, Tulsa, Oklahoma. The current fair market value for the property is \$790,000.00. The RFP was made available for review and consideration for a six (6) month period. The respondent is as follows:

- Prairie Fire // Nelson+Stowe // The Ross Group

Recommendation: Staff recommends entering into negotiations with the respondent Prairie Fire // Nelson+Stowe // The Ross Group to determine if an agreement can be made for the sale and redevelopment of the property.

Reviewed By: O.C. Walker II
Executive Director

Prairie
FIRE

NELSON
+ STOWE
DEVELOPMENT

 ROSS GROUP

ROCKFORD PARK APARTMENTS



ALLEY

FLOOD CONTROL PARK
1.8 ACRES

GAZEBO

CONNECTION TO
FUTURE PARK

SOUTH QUINCY AVE.

SOUTH ROCKFORD AVE.

138 ON-SITE, SURFACE PARKING SPACES
48 CURBSIDE, STREET PARKING SPACES

140 UNIT APARTMENT BUILDING

ENTRY
PLAZA

ENTRY
PLAZA

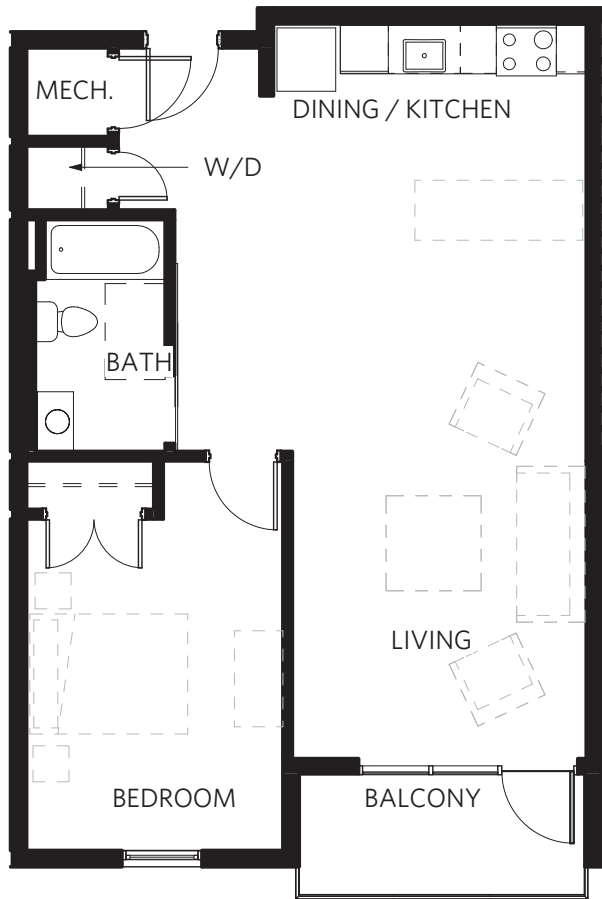
EAST 8TH STREET

/VISION





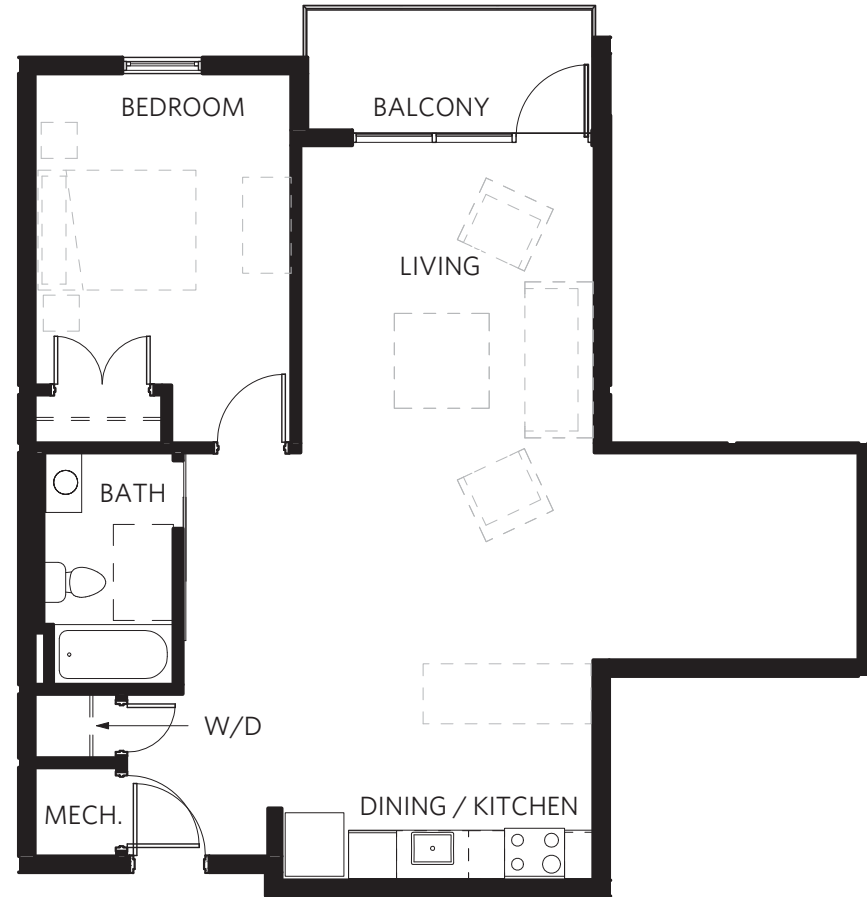




TYPE 1

1/8" = 1'-0"

705 SF



TYPE 1B

1/8" = 1'-0"

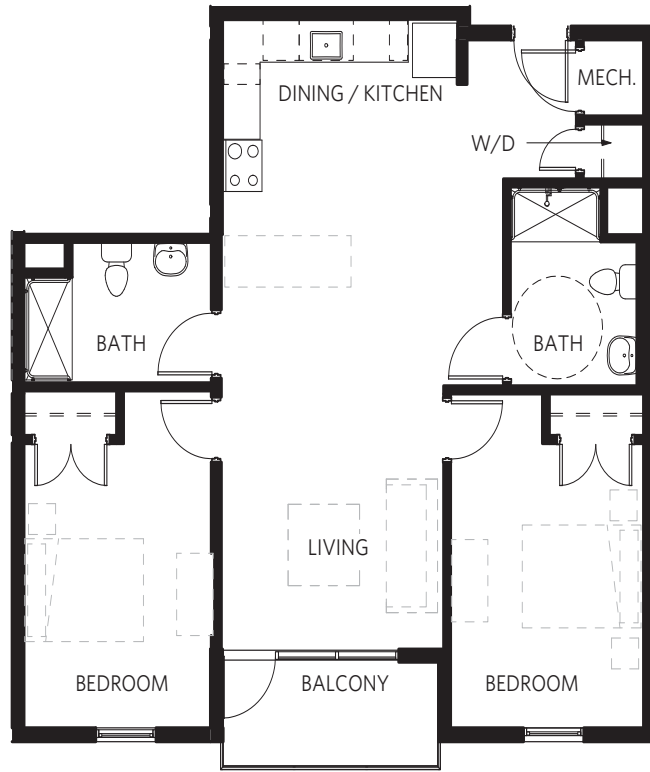
805 SF



TYPE 2

1/8" = 1'-0"

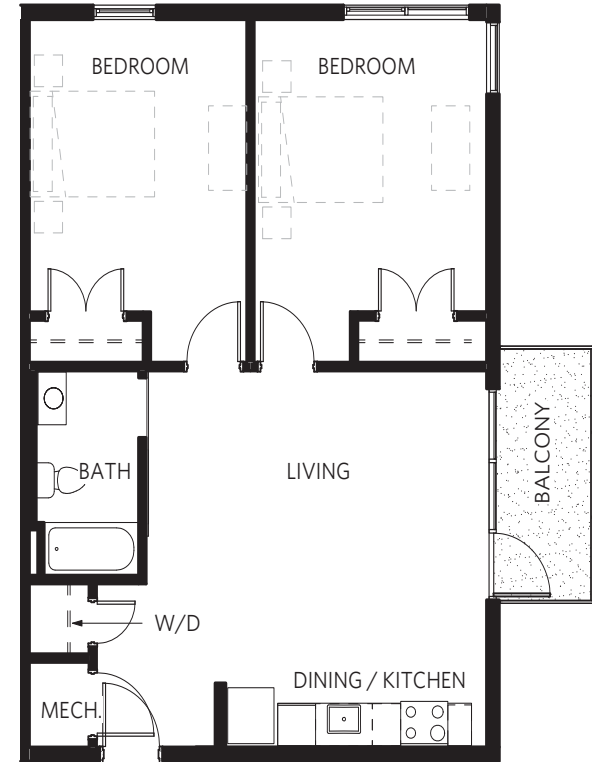
875 SF



TYPE 2B

1/8" = 1'-0"

940 SF



TYPE 2C

1/8" = 1'-0"

805 SF



Prairie Fire // Nelson+Stowe // Ross Group