

Laura Dester Redevelopment Proposal

METHOD.
ARCHITECTURE | INTERIORS | PLANNING | PRESERVATION

AMENOME



360 engineering



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Executive Summary

Dear O.C. and Selection Committee,

Thank you for the opportunity to respond to the Request for Proposals to re-develop the Laura Dester site at 8th and Rockford. We are thrilled to provide a vision and a plan that brings the property back into service and provide greatly needed mixed-income housing and mixed-use to the Pearl District neighborhood and Downtown. We believe we have assembled the right team to successfully complete the project. All team members have a depth of experience in similar project types and uses.

The project is to project is to be funded through a combination of private equity, bank financing, and historic tax credits. We propose the project be broken into three phases: Phase 1, rehabilitation and conversion of the existing 48,000sf structures into mixed-income apartments. Phase 2, construction of a new three story, 18,000sf mixed-use building and 14,000 sf of new townhomes. Phase 3, construction of approximately 6-8 250sf artist cottages. The overall timeline of the project for Phase 1 is approximately 25 months. Phase 2 and 3 are expected to take 17 months.

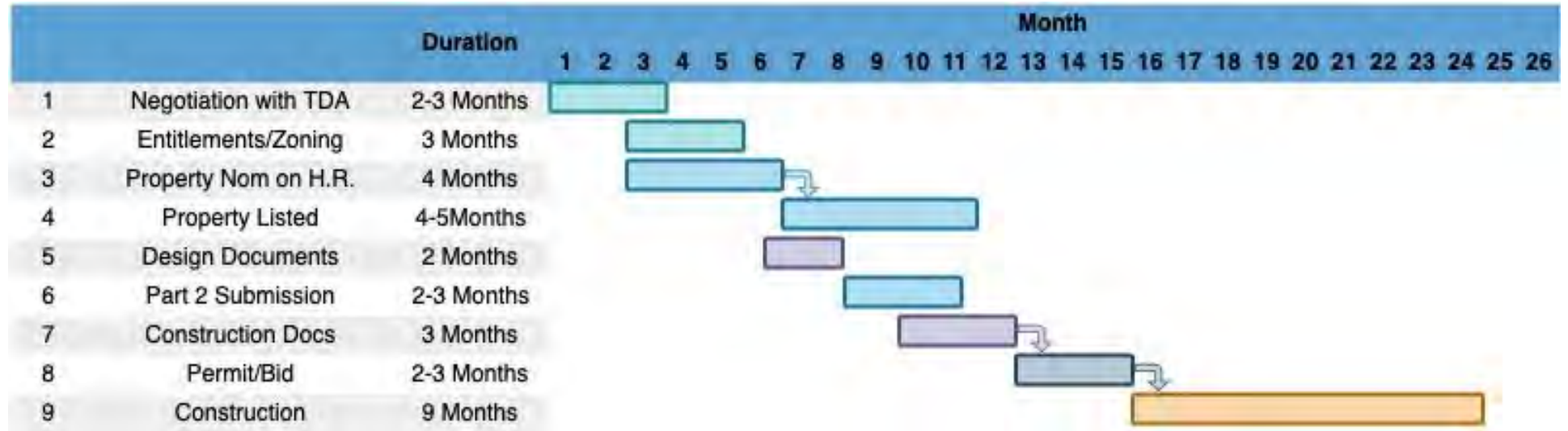
Ultimate, our team of Tulsan's want to help make Tulsa a great place to be. We believe this proposal does just that. Thank you for your consideration.

Kevin Rice

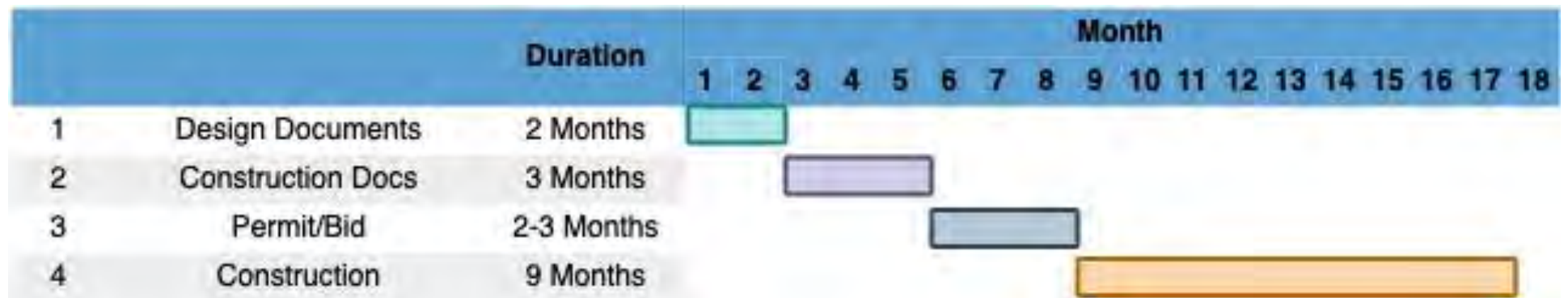
Amenome LLC

Proposed Timeline

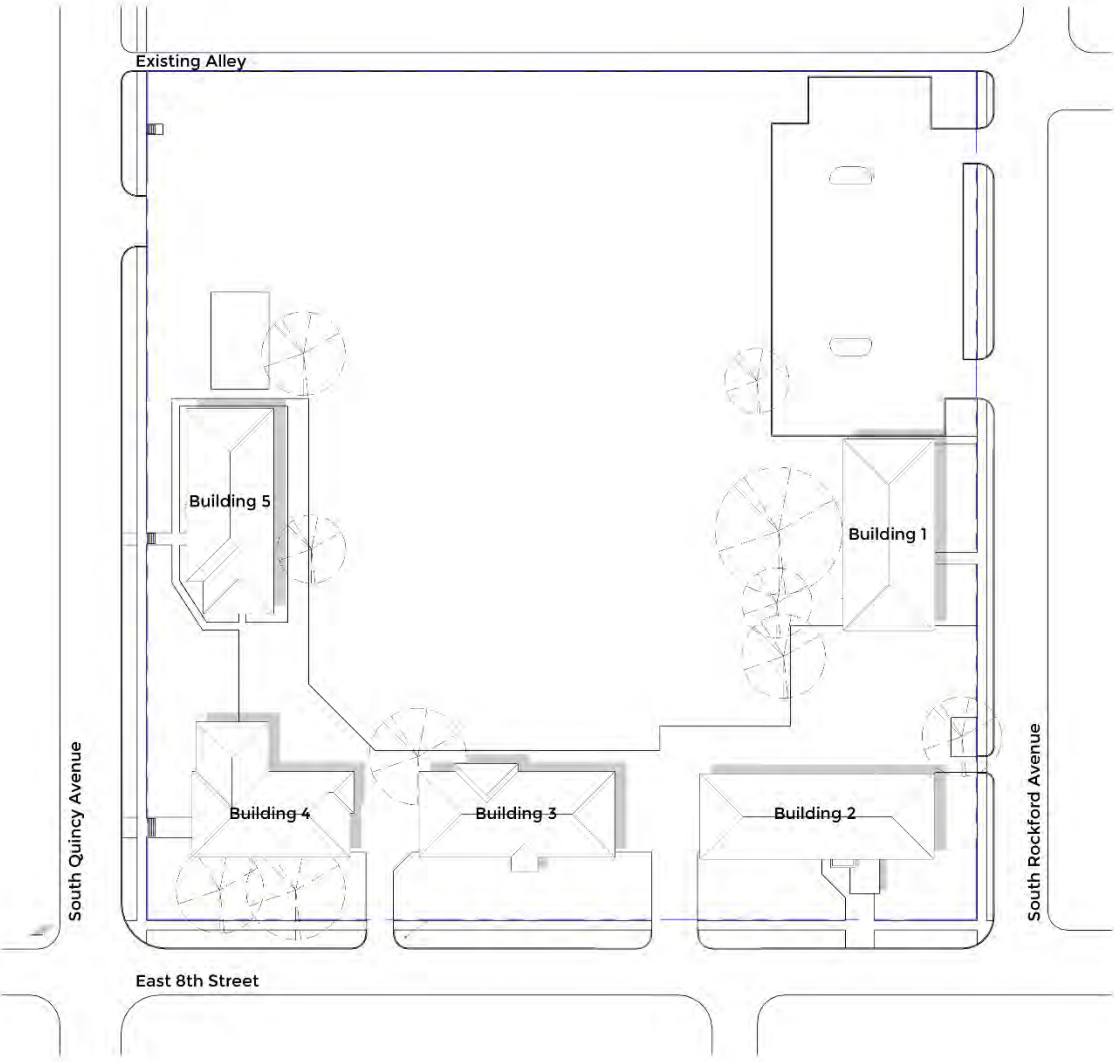
Phase 1 Timeline



Phase 2 & 3 Timeline

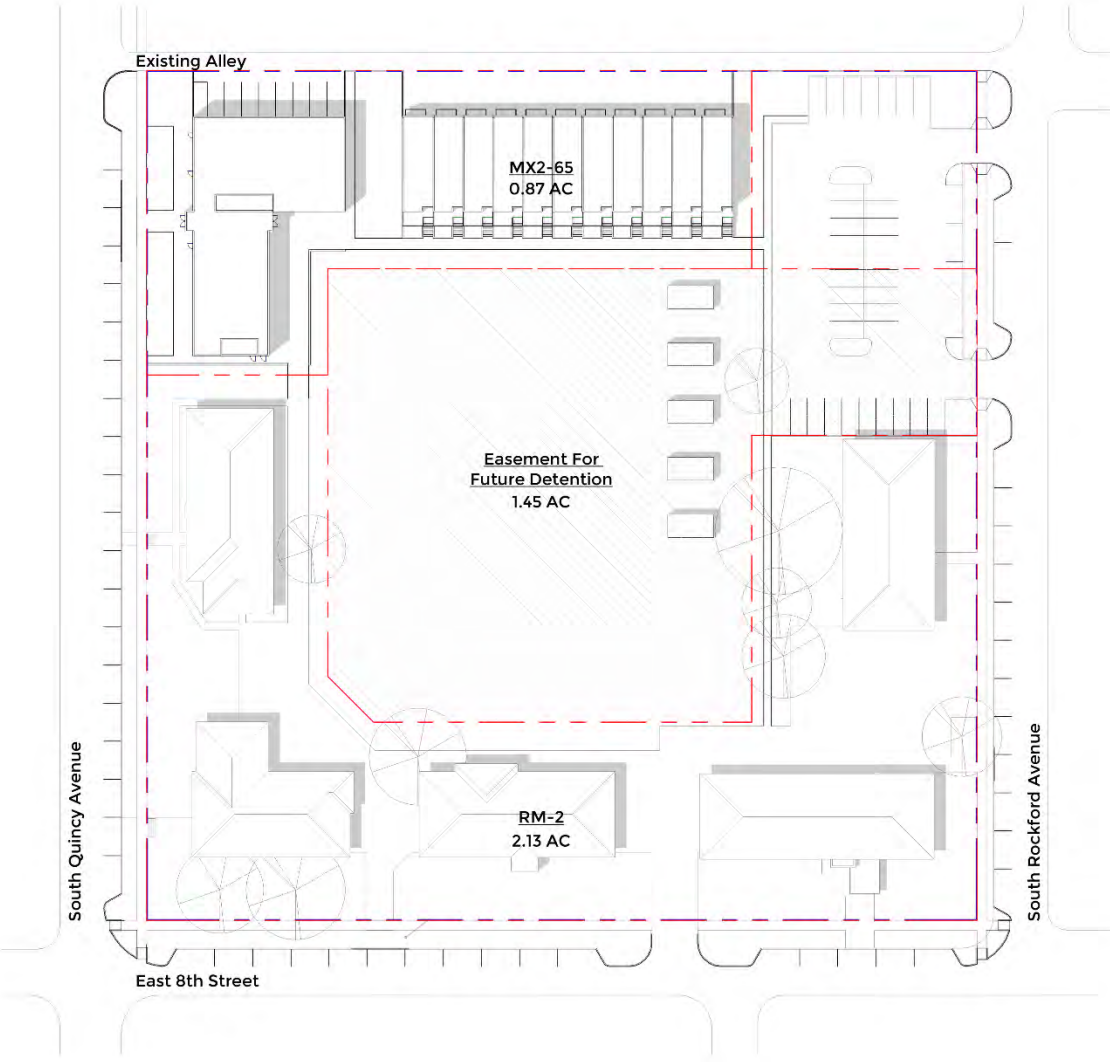


Existing Site Plan

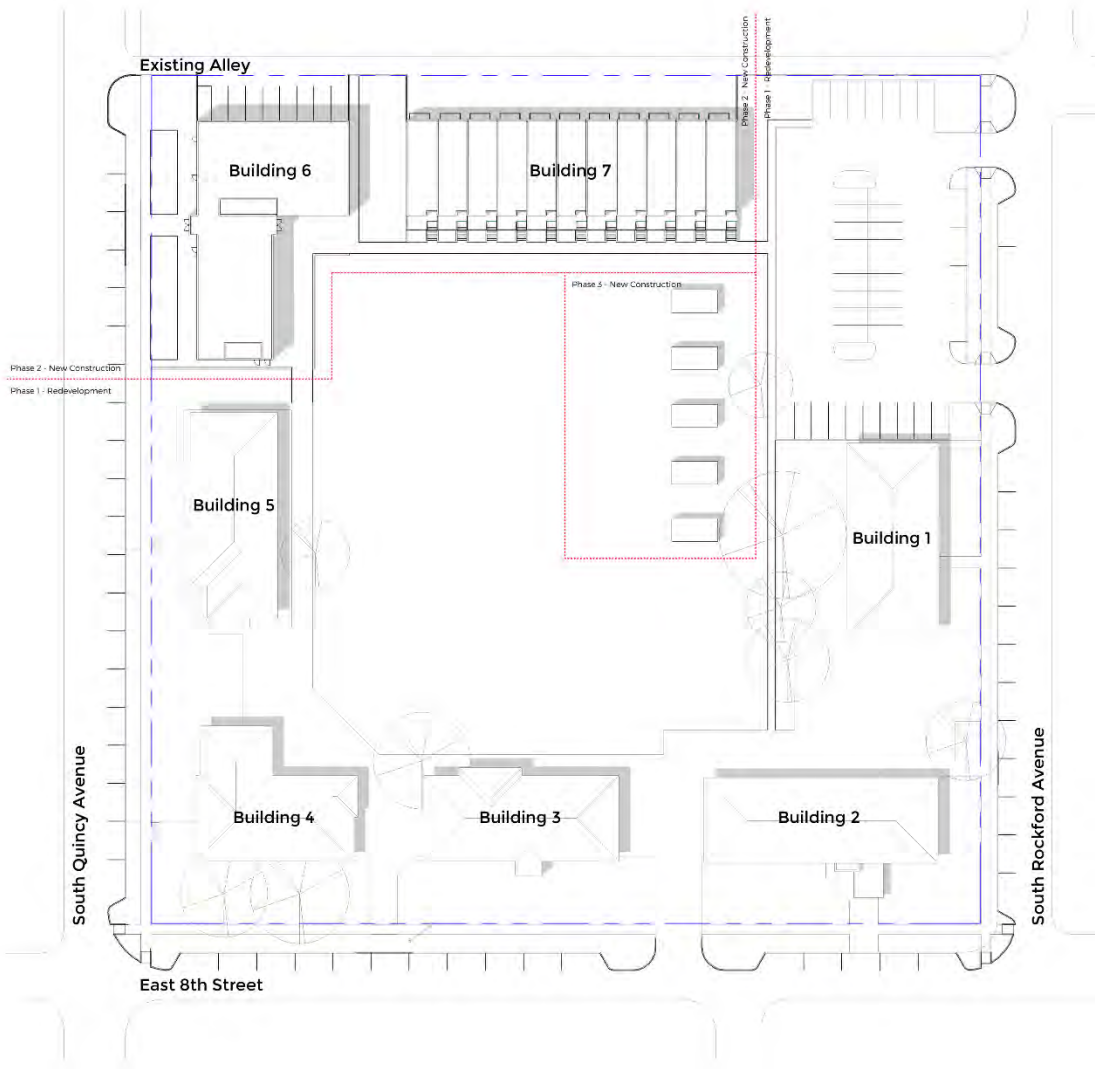


<u>Existing Lot:</u>	4.45	AC
<u>Building 1:</u>	7,800	SF
<u>Building 2:</u>	10,195	SF
<u>Building 3:</u>	9,835	SF
<u>Building 4:</u>	9,529	SF
<u>Building 5:</u>	9,444	Sf
<u>Existing Parking:</u>	30	Spaces

Proposed Zoning and Lots

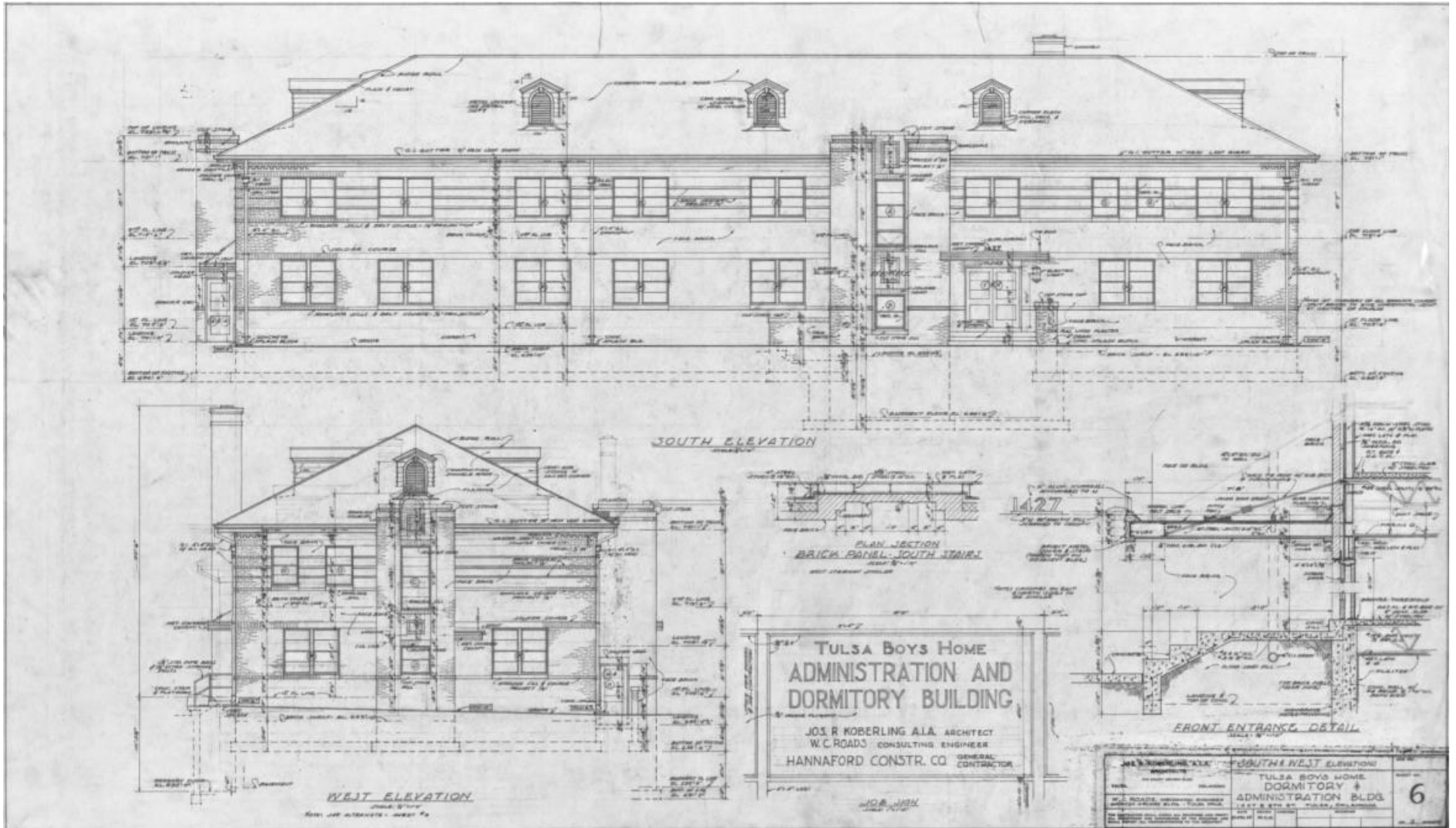


Proposed Site Plan



<u>Lot 1 (RM2):</u>	3.58	AC
<u>Lot 2 (MX2-65):</u>	0.87	AC
<u>Building 1:</u>	7,800 SF	11 Units
<u>Building 2:</u>	9,104 SF	13 Units
<u>Building 3:</u>	9,835 SF	14 Units
<u>Building 4:</u>	9,529 SF	14 Units
<u>Building 5:</u>	9,444 SF	14 Units
<u>Building 6:</u>	6,000 SF (Retail)	12,000SF (Office)
<u>Building 7:</u>	17,500 SF	11 Units
<u>Live/Work Studios:</u>	1250 SF	5 Units

Existing Elevations









SOUTH and WEST ELEVATIONS		
RESIDENCE NO 2		
FOR THE		
TULSA BOYS HOME		
1221 S. GARDNER AVE. TULSA, OKLA.		
DESIGNED BY	JOS. R. KOEHLING, A. I. A.	JOB No.
DRAWN BY	ARCHITECT	SHEET No.
DATE	215 SOUTH MAIN ST. BLDG.	15
1928	TULSA, OKLAHOMA	3017



Proposed Elevations

West Elevation



North Elevation

