TULSA DEVELOPMENT AUTHORITY
STAFF REPORT

MEETING DATE: August 3, 2017
TO: Chairman and Board Members
FROM: O.C. Walker
SUBJECT: Former Morton Hospital
LOCATION: 605 East Pine Street, Tulsa, Oklahoma

Background:
Redeveloper: Morton Reserve Properties, LLC.
Owner: Tulsa Development Authority
Location: 605 East Pine Street, Tulsa, Oklahoma
Size of Tract: 2.03 Acres
Zoning: Commercial Corridor
Development Area: Unity Neighborhood/Greenwood Neighborhood
Fair Market Value $35,000.00
Executive Director: O.C. Walker

Relevant Info:
On July 6, 2017, the TDA Board of Commissioners reviewed and approved Resolution No. 6358, approving the First Amendment to the Redevelopment Contract with Morton’s Reserve Properties, LLC for the Sale and Redevelopment of 605 East Pine Street, Tulsa, Oklahoma. The First Amendment of the Contract was to extend the time under Section 5(a) for submission of the Schematic Plans for an additional month.

This is a request for the TDA Board of Commissioners to review and approve the Schematic Drawings for Morton Reserve Properties, LLC, for redevelopment of the former Morton Hospital Site located at 605 East Pine Street, Tulsa, Oklahoma. This request is in accordance with Section 5(a). The Redeveloper has submitted Schematic Drawings and Specifications for the proposed Redevelopment project. The minimum project requirement for the Redevelopment project is as follows:

- Building No. 1 – residential apartment use, three story with parking on Level 1 and containing 58,050 square feet with 142 total parking spaces
- Building No. 2 – commercial mixed use, three story containing 52,300 square feet
- Building No. 3 – Retention and preservation of the original brick façade and structure of the original Morton Health/Hospital building as a three story commercial/office building containing 12,000 square feet
- The Property shall be redevelopment in conformity with the provisions of the Proposal submitted by the Purchaser approved and accepted by the City of Tulsa.

The Redeveloper has submitted drawings that exceed the Minimum Project Requirements for the Redevelopment Project.
Attachments: Schematic Drawings submitted by Pine Place Development, LLC

Recommendation: Staff recommends the TDA Board of Commissioners approve this request as presented.

Reviewed By: O.C. Walker
"Master Plan" exhibit pictorially represents the Downtown Area Master Plan recommendations for area development.
PLAN LEGEND

EXISTING WALL TO REMAIN

NEW WALL

NEW DOOR & FRAME

PROGRESS SET
NOT FOR CONSTRUCTION

LEVEL 3
TOTAL 2,653 SF

PINE PLACE
DEVELOPMENT

R.R. MOTON LEGACY COMPLEX
MORTON'S RESERVE
TULSA, OKLAHOMA

SMITH & COMPANY
ARCHITECTS

07/27/17

SCALE: 1/8" = 1'-0"

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PROGRESS SET
NOT FOR CONSTRUCTION

R.R. MOTON LEGACY COMPLEX
MORTON'S RESERVE
TULSA, OKLAHOMA
RETAIL CENTER - WEST ELEVATION

RETAIL CENTER - SOUTH ELEVATION
1 BEDROOM UNIT RENDERED FLOOR PLAN - 833 SQ. FT. - N.T.S.

CONCEPTUAL INTERIOR FINISHES

BATHROOM FLOOR TILE
DALTILE FABRIC ART - 12X24

ENGINEERED HARDWOOD FLOORING
ARMSTRONG TIMBER BRUSHED WHITE OAK

BATHROOM COUNTERS
QUARTZ - SILESTONE - WHITE ZEUS

CUSTOM MAPLE KITCHEN CABINETS
TWO TONED SHAKER STYLE

BATHROOM DROP-IN TILE SURROUND
DALTILE FABRIC ART - 12X24

UPPER CABINETS & BATHROOM CABINETS

UPPER CABINETS & BATHROOM CABINETS

BATHTUB WALL TILE SURROUND
DALTILE FABRIC ART - 1X3 MOSAIC

GENERAL WALL PAINT
SHERWIN WILLIAMS - KNITTING NEEDLES

BEDROOM & CLOSET CARPET
KARASTAN SMARTSTRAND - PUTTY

BEDROOM & CLOSET CARPET
KARASTAN SMARTSTRAND - PUTTY

BATHROOM COUNTERS
QUARTZ - SILESTONE - CALCUTTA GOLD

BATHROOM COUNTERS
QUARTZ - SILESTONE - WHITE ZEUS

ACCENT WALL PAINT
SHERWIN WILLIAMS - CITYSCAPE

LAUNDRY

KITCHEN
15' x 11'

ENTRY

CLOSET
6' x 7'

BATHROOM
13' 6" x 7'

BEDROOM
13' x 11'

LIVING ROOM
14' x 13' - 6"
2 BEDROOM UNIT RENDERED FLOOR PLAN - 1161 SQ.FT. - N.T.S.

BEDROOM #1
13' x 11' - 6"

BEDROOM #2
12' x 13'

BATH RM. #1
10' - 6" x 6'

BATH RM. #2
12' - 9" x 7' - 6"

DINING
8' - 6" x 12'

LAUNDRY

LIVING ROOM
12' x 12'

BATHROOM TILE SURROUND
DALTILE FABRIC ART - 12x24

ENGINEERED HARDWOOD FLOORING
ARMSTRONG TIMBER BRUSHED WHITE OAK

CUSTOM MAPLE KITCHEN CABINETS
TWO TONED SHAKER STYLE

BEDROOM & CLOSET CARPET
KARASTAN SMARTSTRAND - PUTTY

BATHROOM FLOOR TILE
DALTILE FABRIC ART - 12x24

BATHROOM COUNTERS
QUARTZ - SILESTONE - CALCUTTA GOLD

GENERAL WALL PAINT
SHERWIN WILLIAMS - KNITTING NEEDLES

UPPER CABINETS & BATHROOM CABINETS

KITCHEN COUNTERS
QUARTZ - SILESTONE - CALCUTTA GOLD

BATHROOM COUNTERS
QUARTZ - SILESTONE - WHITE ZEUS

BATHROOM WALL TILE SURROUND
DALTILE FABRIC ART - 1x3 MOSAIC

CUSTOM MAPLE KITCHEN CABINETS
TWO TONED SHAKER STYLE

UPPER CABINETS & BATHROOM CABINETS

ACCENT WALL PAINT
SHERWIN WILLIAMS - CITYSCAPE

BEDROOM & CLOSET CARPET
KARASTAN SMARTSTRAND - PUTTY

CONCEPTUAL INTERIOR FINISHES

THE DUNBAR
MORTON'S RESERVE
TULSA, OKLAHOMA

07/27/17

SMITH•COMPANY
ARCHITECTS
STUDIO APARTMENT UNIT RENDERED FLOOR PLAN - 539 SQ.FT. - N.T.S.

CONCEPTUAL INTERIOR FINISHES

- **BATHROOM COUNTERS**
  - Quartz - Silestone - White Zeus

- **BATHROOM FLOOR TILE**
  - DalTile Fabric Art - 12x24

- **BATHROOM WALL TILE SURROUND**
  - DalTile Fabric Art - 12x24

- **BATHROOM DROP-INA TILE SURROUND**
  - DalTile Fabric Art - 1x3 Mosaic

- **ENGINEERED HARDWOOD FLOORING**
  - Armstrong Timber Brushed White Oak

- **GENERAL WALL PAINT**
  - Sherwin Williams - Knitting Needles

- **UPPER CABINETS & BATHROOM CABINETS**
  - Custom Maple Kitchen Cabinets
    - Two Toned Shaker Style

- **BEDROOM & CLOSET CARPET**
  - Karastan SmartStrand - Putty

- **KITCHEN COUNTERS**
  - Quartz - Silestone - Calcutta Gold

- **KITCHEN FLOOR TILE**
  - DalTile Fabric Art - 12x24

- **BEDROOM & CLOSET CARPET**
  - Karastan SmartStrand - Putty

- **BATHROOM COUNTERS**
  - Quartz - Silestone - White Zeus

- **CUSTOM MAPLE KITCHEN CABINETS**
  - Two Toned Shaker Style

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CONCEPTUAL INTERIOR RENDERING - 2 BEDROOM LIVING ROOM
CONCEPTUAL INTERIOR RENDERING - FINISH OPTION 1

CONCEPTUAL INTERIOR RENDERING - FINISH OPTION 2

THE DUNBAR
MORTON'S RESERVE
TULSA, OKLAHOMA
LEVEL 1
0' - 0"

LEVEL 2
11' - 6"

LEVEL 3
21' - 6"

LEVEL 4
31' - 6"

LEVEL 5
42' - 6"

LEVEL 6
53' - 6"

LEVEL 7
64' - 6"

ROOF PLAN
76' - 6"

APARTMENT - SOUTH ELEVATION

PROGRESS SET
NOT FOR CONSTRUCTION

07/27/17

THE DUNBAR
MORTON'S RESERVE
TULSA, OKLAHOMA

SCALE: 1/16" = 1'-0"
APARTMENT - NORTH ELEVATION

LEVEL 1
0'-0"

LEVEL 2
11'-0"

LEVEL 3
21'-0"

LEVEL 4
31'-0"

LEVEL 5
42'-0"

LEVEL 6
53'-0"

LEVEL 7
64'-0"

LEVEL 2
76'-0"

LEVEL 3
21'-0"

LEVEL 4
31'-0"

LEVEL 5
42'-0"

LEVEL 6
53'-0"

LEVEL 7
64'-0"

PROGRESS SET
NOT FOR CONSTRUCTION

07/27/17