

DATE: March 14, 2013
TO: City Council
FROM: Theron Warlick, Planner III
SUBJECT: Eugene Field Capital Improvements Request

Summary: *In support of the Eugene Field redevelopment project: a mixed income development featuring approximately 357 new housing units in the vicinity of W 23rd Street and Southwest Boulevard. The \$10.9 M CIP request includes \$5.1 M to address an existing flooding problem recommended for repair by Engineering Services and an additional \$5.8 M for infrastructure directly related to the project development, which would in turn leverage an estimated \$30 M HUD Choice Neighborhood Implementation Grant.*



Background: The development team includes members of the successful Kendall-Whittier project under construction today: McCormack Baron Salazar (MBS), a for-profit developer of mixed-income housing, the George Kaiser Family Foundation (GKFF). Community Action Project of Tulsa County (CAPTC), the owner of Brightwaters apartments (part of the development site), now leads this team and has managed a successful grass roots planning process with area residents and property owners.

The project is the centerpiece of a much larger Small Area Plan for the Eugene Field area and a broader effort to transform this distressed neighborhood through coordinated actions to enhance the already successful Eugene Field Elementary School, improve the health and safety of the residents, and provide access to education, transportation, and jobs.

Project: An estimated \$5.1 M will construct a new stormwater interceptor (a very large, box-shaped pipe to the River) to relieve an existing flooding condition in the area. The West Bank area is very flat and presents drainage challenges. This system will remove some stormwater that might otherwise compound issues with future development.

The remaining \$5.8 M will improve and/or construct streets, curb and gutter, water lines, sanitary sewer, and local storm sewer for the proposed redevelopment site. This infrastructure will provide matching incentive for a Choice Neighborhood grant. The estimated \$30 M grant will construct housing and provide an array of services for the residents of the area.

With the needed infrastructure in place, the project will in phases redevelop portions of West Tulsa Park and the Brightwaters housing project. It will feature a community room, a smaller but greatly enhanced public park, and pathways to the River.

Project Need: Brightwaters was constructed in 1972 and has passed the end of its intended operational life. The Eugene Field redevelopment presents a rare opportunity for a transformative solution to widely-recognized problems associated with aging public housing in combination with poor access to education and jobs. A successful West Bank redevelopment must include a strategy for addressing housing and poverty in the vicinity. Without partnership from the City of Tulsa, this redevelopment will not happen as planned.



Figure 1 a \$5.1 M stormwater interceptor will provide a partial solution to West Bank drainage challenges.



Figure 2 The Eugene Field Redevelopment

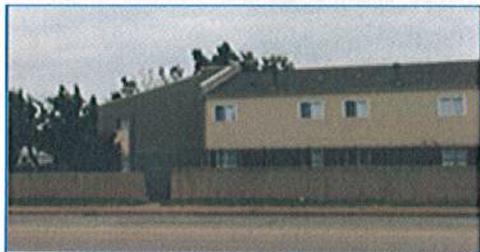


Figure 3 Brightwaters, from Southwest Boulevard



Figure 4 Proposed mixed use building on Southwest Boulevard