

Request for Proposal

13-805

71st & Riverside



Objective

The objective of this Request for Proposal (RFP) by the Tulsa Public Facilities Authority is to obtain detailed proposals from qualified responders for developing the site at 71st & Riverside with emphasis on retail/recreation venues that may or may not utilize the entire site.

The Tulsa Public Facilities Authority (TPFA) authorizes the City of Tulsa staff to process this RFP for Mayoral approval.

Conveyed Interest

The conveyed interest of the site is to provide a ground lease. The proposed terms of the lease (i.e. duration, consideration) shall be submitted by each of the Proposers.

Site Overview

As shown on the attached map (Figure 1), the subject site could encompass approximately 60± acres and is bound on the west by the Arkansas River and on the east by Riverside Drive, north by S. 71st, and south by Joe Creek.

Project Considerations when developing Proposal

- TPFA and the City desire an overall project that is not currently found in the metro area that takes advantage of the unique riverside location and great access.
- Possible need for two lane internal circulator road for access.
- Gaining access to water and sewer for the property. (see attachment 1)
- Deceleration lane or similar improvement may be required depending upon proposed intensity of use and overall design requirements.
- Ensuring parking capacity to meet City of Tulsa minimum standards for proposed uses.
- Landscaping/maintenance upkeep of the proposed project.
- Understanding that proposed project may be affected by height or noise mitigation requirements associated with Riverside Jones airport. Contact for this is Tulsa Airport Improvement Trust representative Jeff Hough (918) 838-5058.
- Understanding the requirement that the existing volleyball functionality must remain somewhere on site. If submitted proposal intends to develop entire site, proposer must include the location of, at a minimum, ten championship caliber volleyball courts. Maintenance and operation funding need to be outlined in the proposal.
- Project must increase sales tax for City of Tulsa.
- Ensuring existing Helmerich Park playground functionality shall remain in some manner on site.
- Understanding that existing River Parks recreational trail on west side of site shall remain on the property in some manner; trail will be eventually expanded to a two trail design similar to 11th street heading south.

- Preference for a Master developer is shown in point selection process.
- Possible concept that may assist in project submission is located in the Riverwood Plan at: https://www.cityoftulsa.org/media/164684/3_61st-peoria%20to%20Riverside%20Drive.pdf
- The Arkansas River Corridor Vision & Master Plan also discusses this location: http://www.incog.org/Community_Economic_Development/River_Documents/Phase%20II%20Web%20Powerpoint.pdf
- An Existing Planned Unit Development 128-E was approved in October 2nd, 1987 (Ordinance #16898) although not completed and may need to be abandoned or modified depending on submitted project.

Site Attributes and Characteristics

- Great views of the Arkansas River
- Connection to the multi-purpose trail system
- Located in close proximity to Tulsa Hills' massive retail center and Turkey Mountain Urban Wilderness Park
- Prime visibility from Riverside Drive and 71st Street
- Excellent traffic count north/south bound (see Attachment 2)

