
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



07/27/17

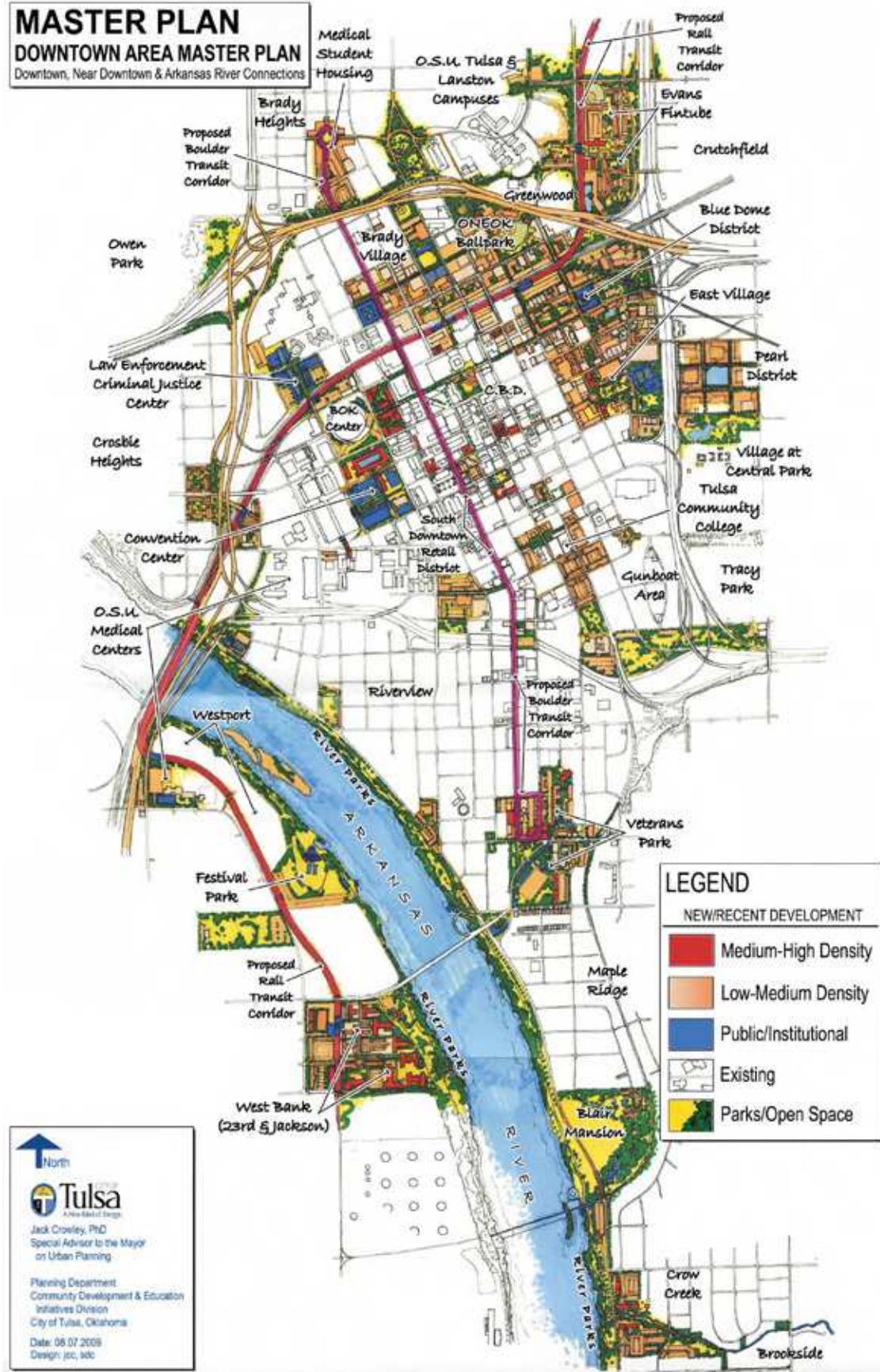
PROGRESS SET
NOT FOR CONSTRUCTION

SCALE: 1/64" = 1'-0"

MASTER PLAN

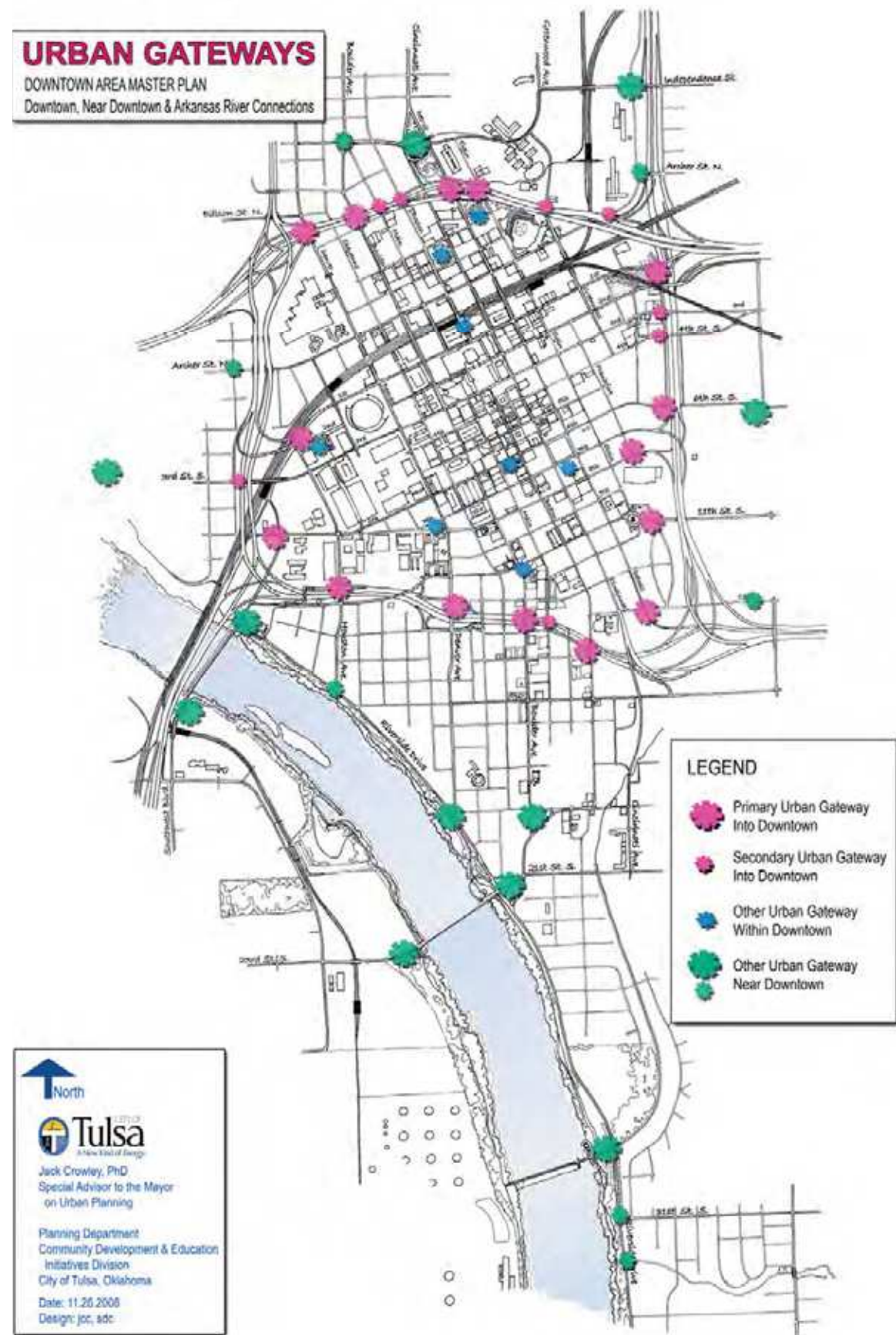
DOWNTOWN AREA MASTER PLAN

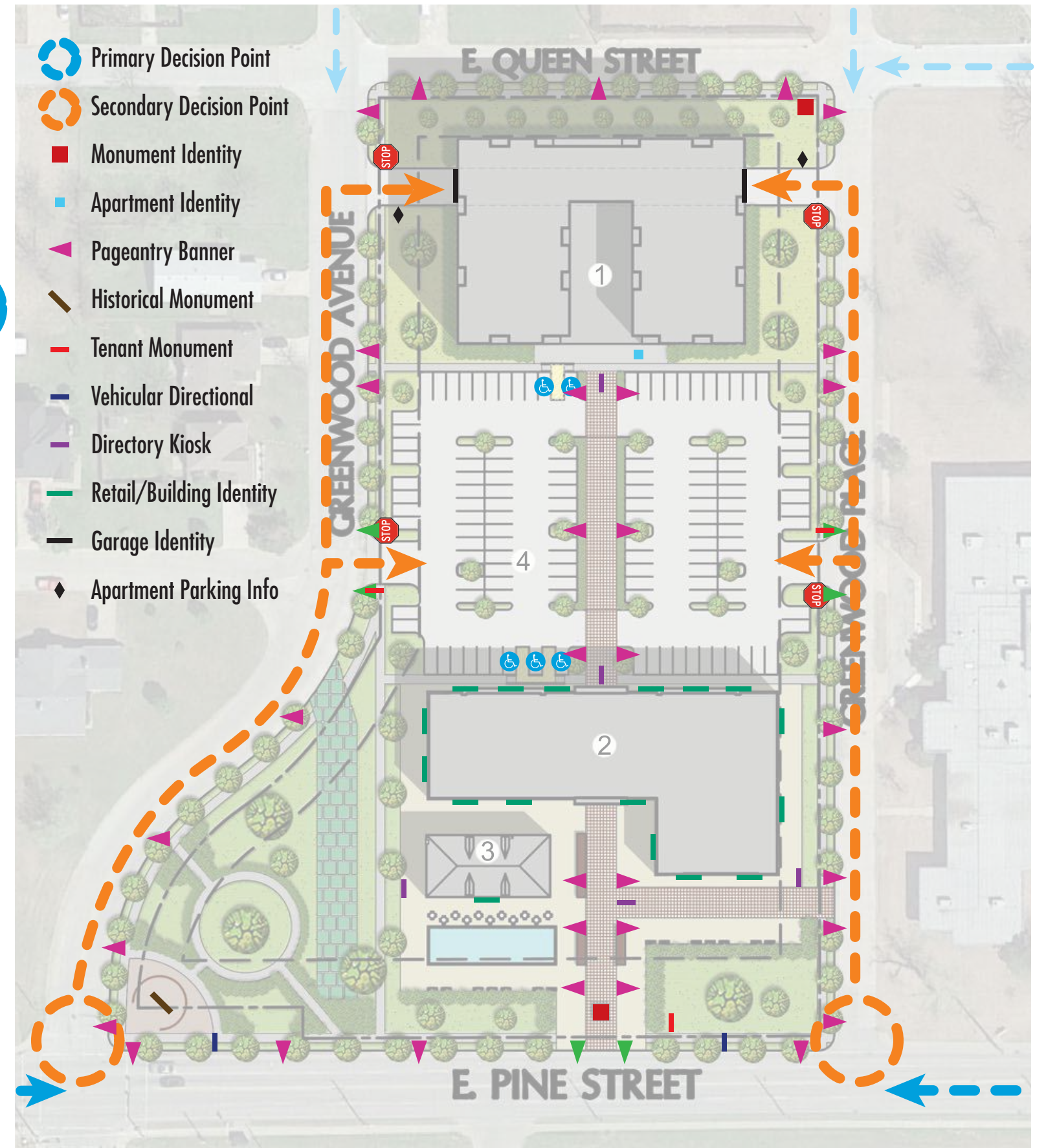
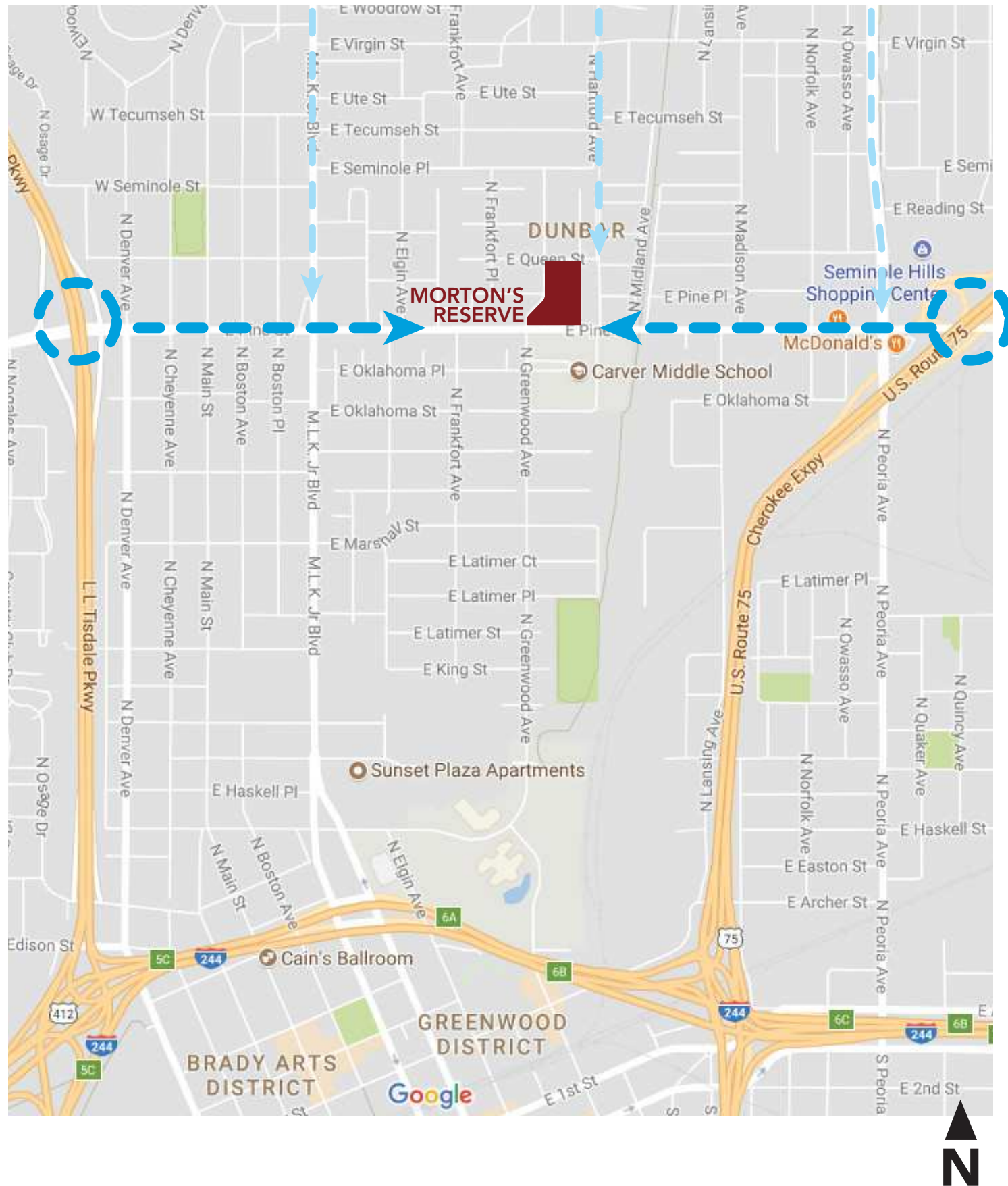
Downtown, Near Downtown & Arkansas River Connections



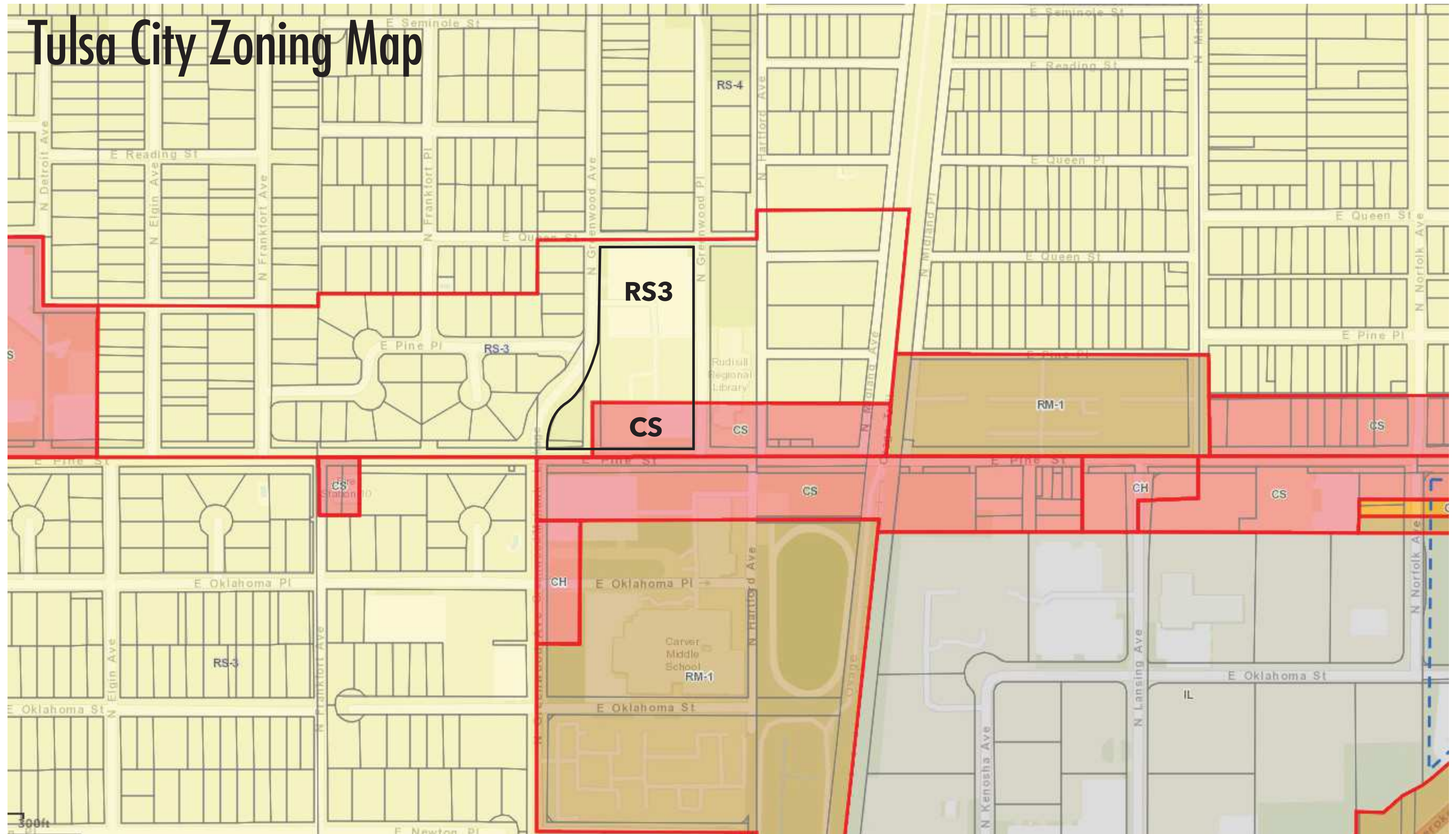
URBAN GATEWAYS

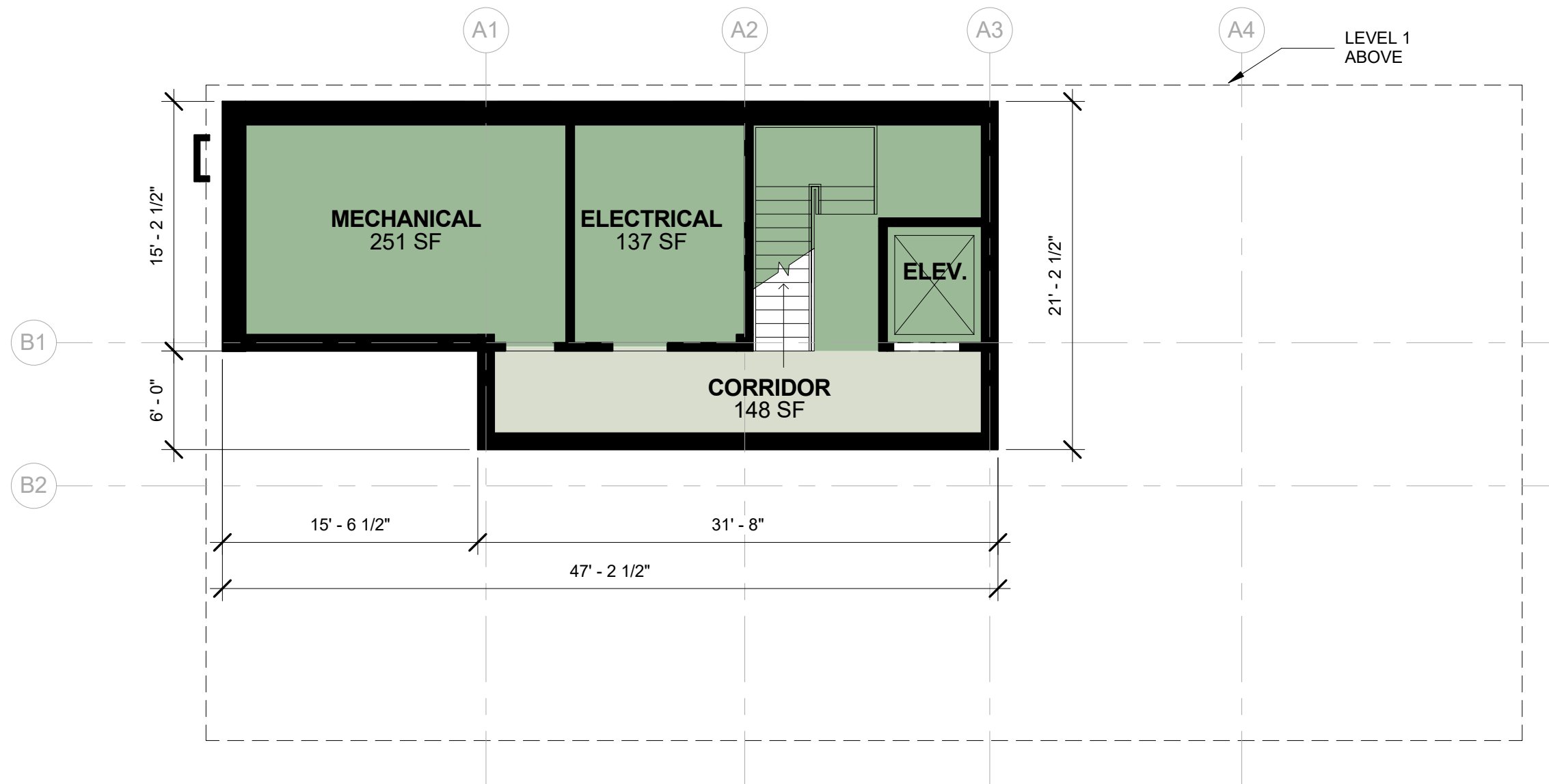
DOWNTOWN AREA MASTER PLAN
Downtown, Near Downtown & Arkansas River Connections





Tulsa City Zoning Map





Department Legend

- CIRCULATION
- SERVICE

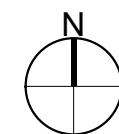
BASEMENT

TOTAL 720 SF

PLAN LEGEND

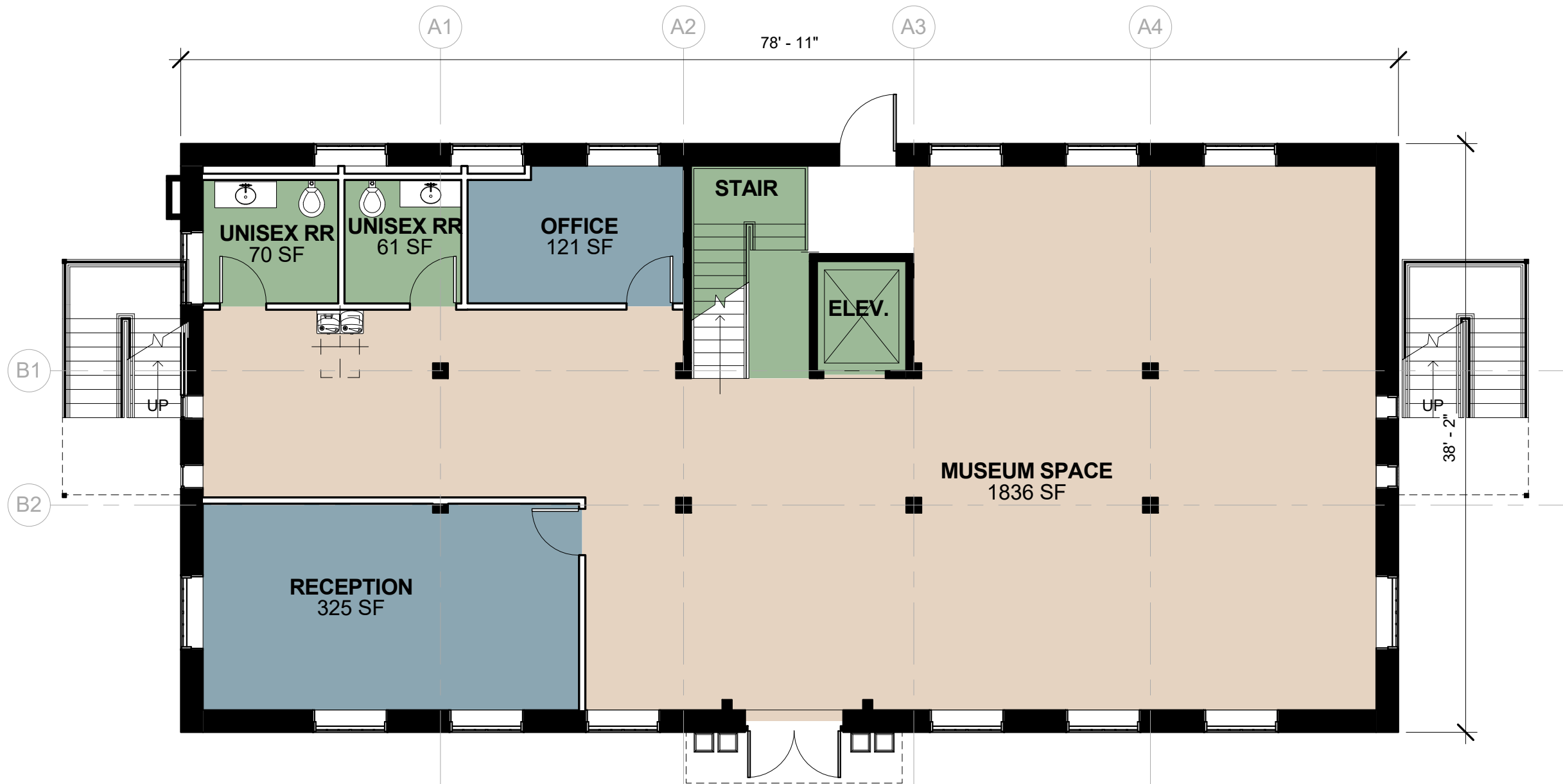
- EXISTING WALL TO REMAIN
- NEW WALL
- NEW DOOR & FRAME

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PROGRESS SET
NOT FOR CONSTRUCTION

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



Department Legend

- OFFICE SPACE
- OPEN SPACE
- SERVICE

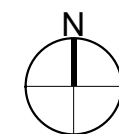
LEVEL 1

TOTAL 2,653 SF

PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- NEW DOOR & FRAME

07/27/17

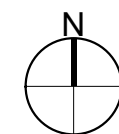


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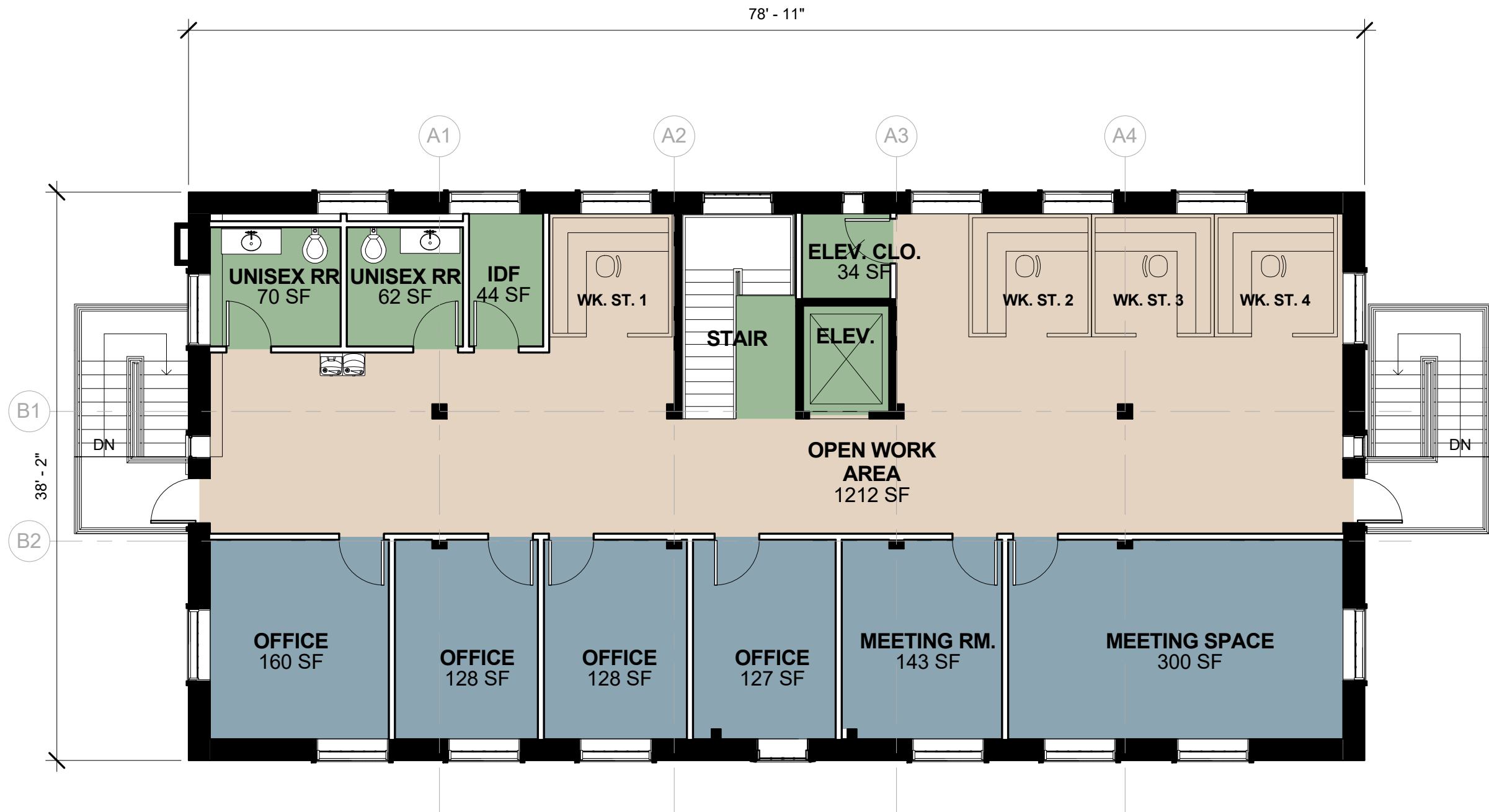


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PROGRESS SET
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SCALE: 1/8" = 1'-0"



Department Legend

- OFFICE SPACE
- OPEN SPACE
- SERVICE

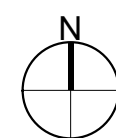
LEVEL 3

TOTAL 2,653 SF

PLAN LEGEND

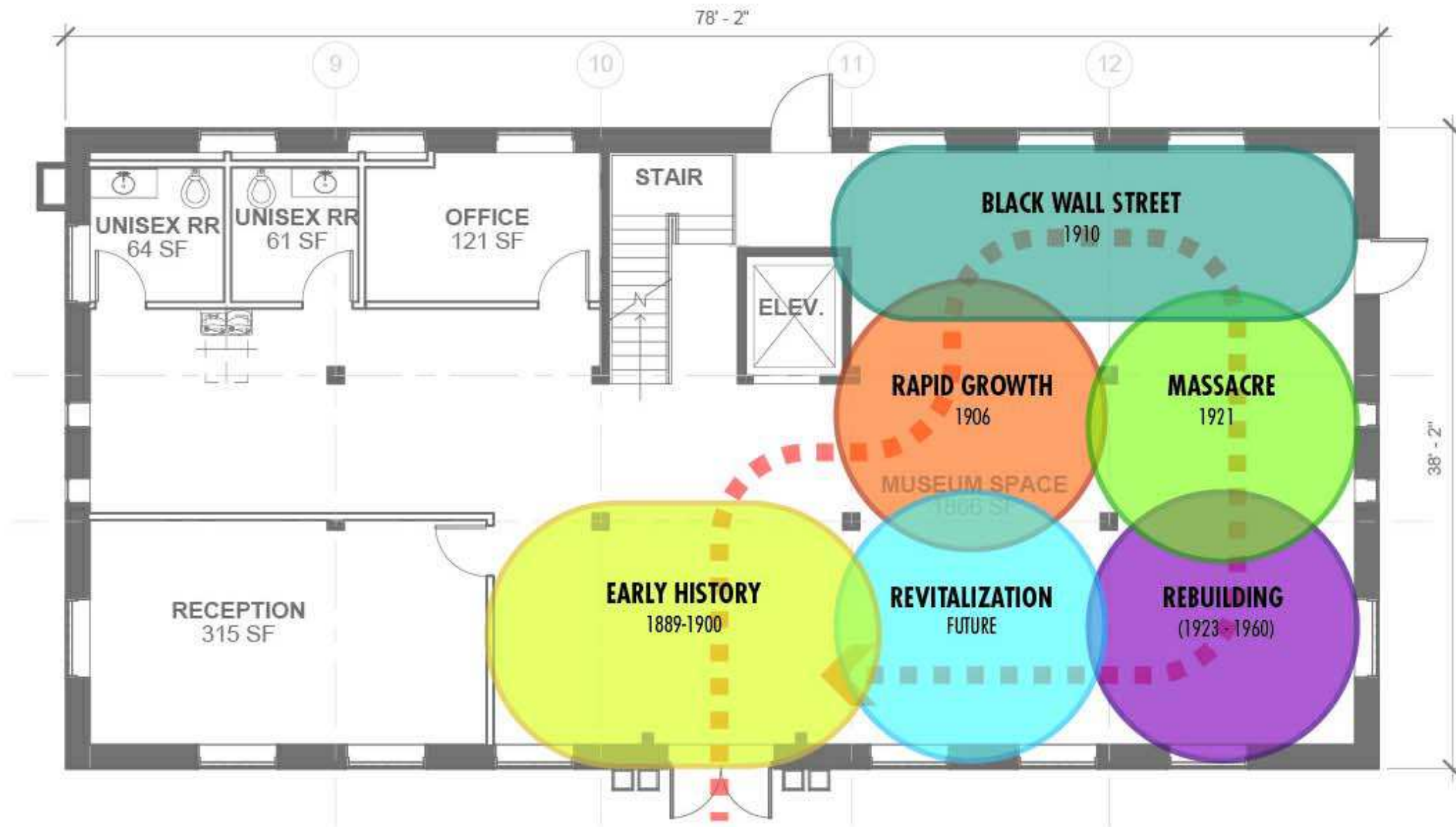
- EXISTING WALL TO REMAIN
- NEW WALL
- NEW DOOR & FRAME

PROGRESS SET
NOT FOR CONSTRUCTION



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

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PROGRESS SET
NOT FOR CONSTRUCTION



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



PROGRESS SET
NOT FOR CONSTRUCTION

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PROGRESS SET
NOT FOR CONSTRUCTION

07/27/17



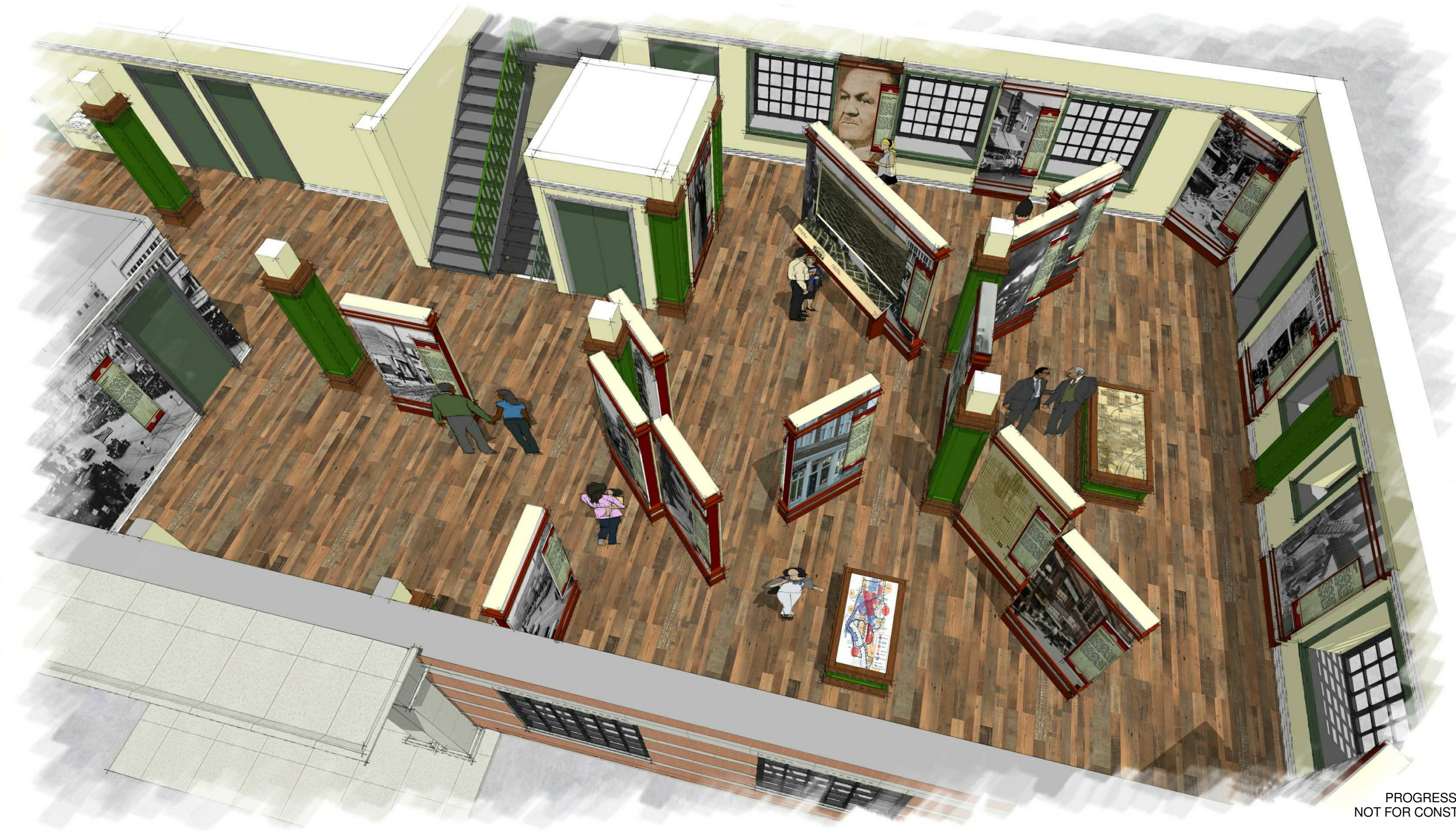
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07/27/17



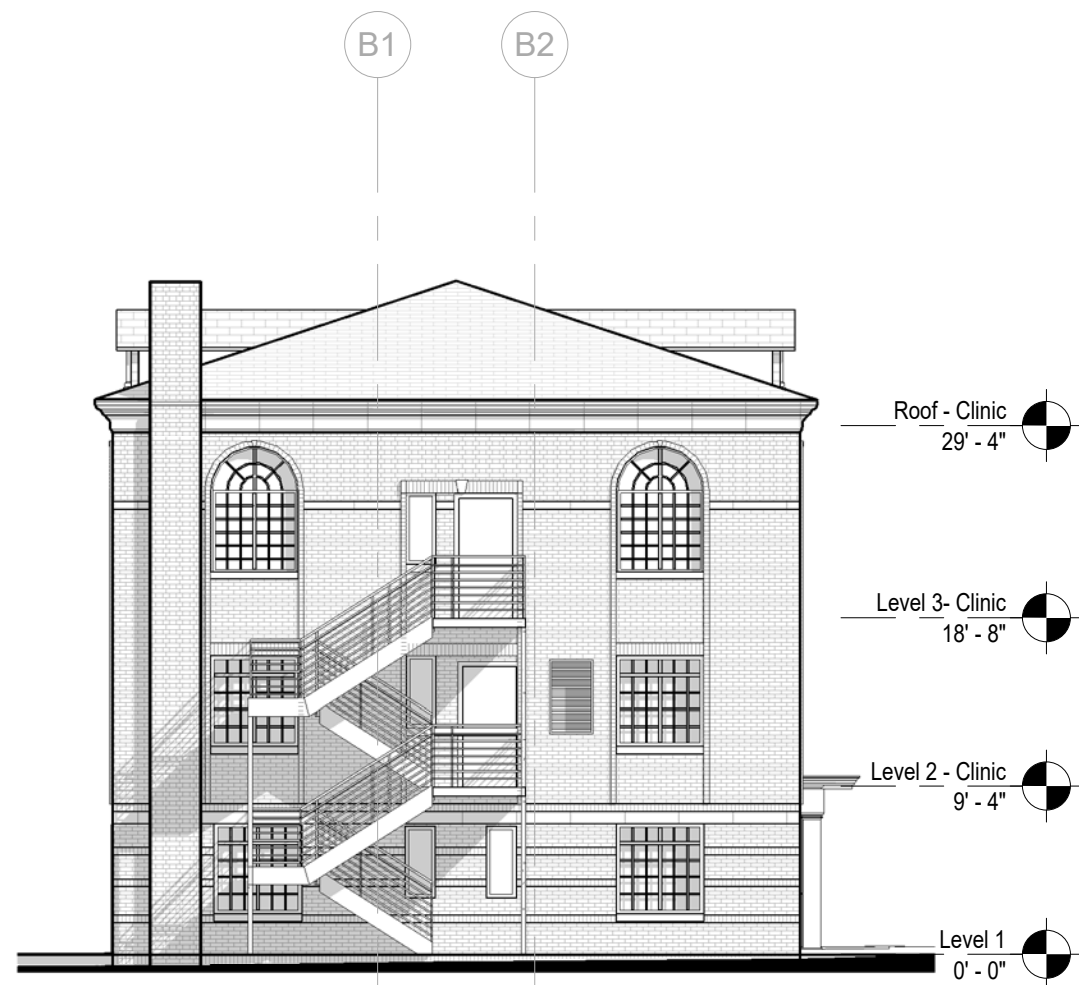
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07/27/17

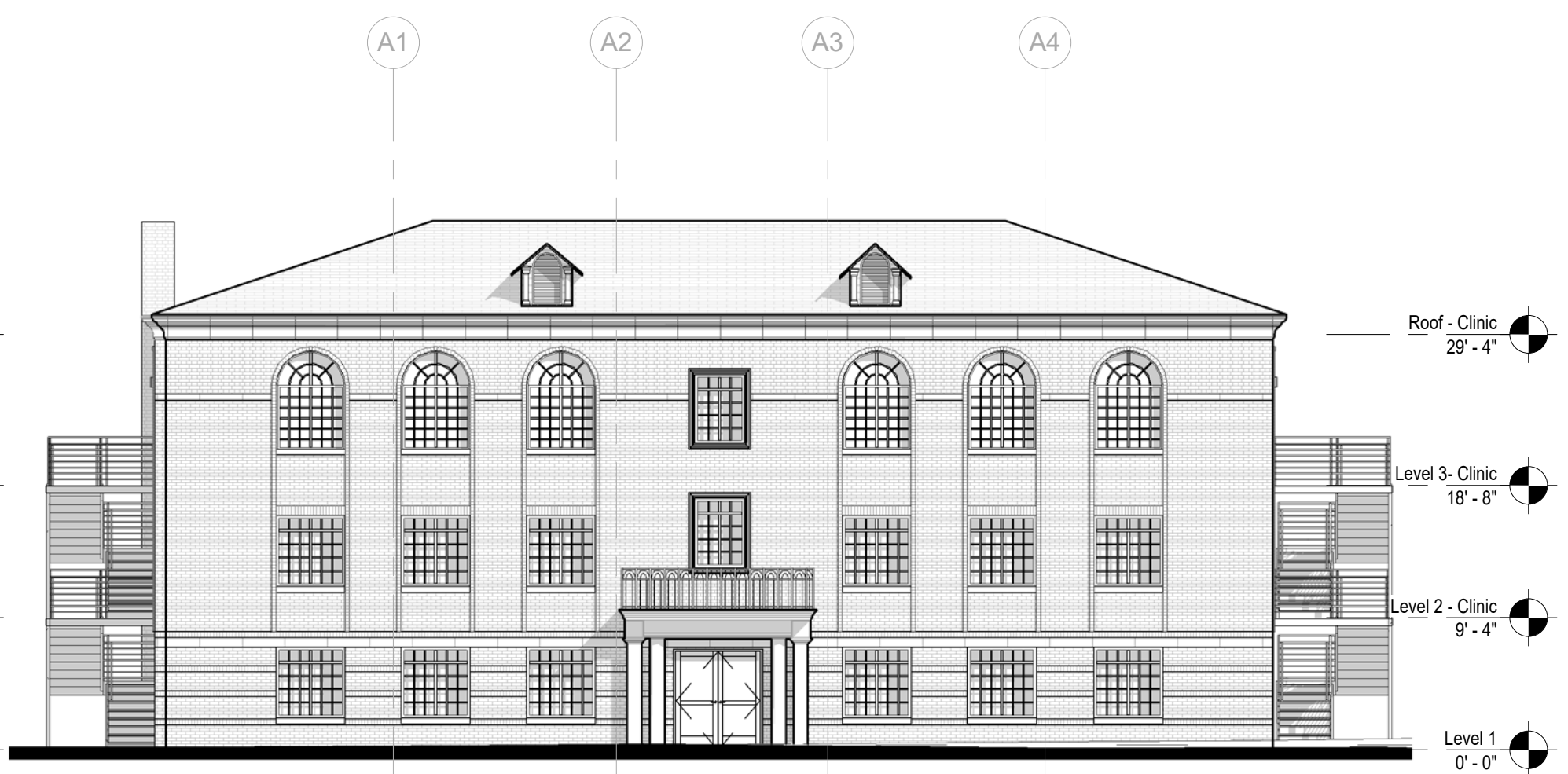


PROGRESS SET
NOT FOR CONSTRUCTION

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CLINIC - WEST ELEVATION

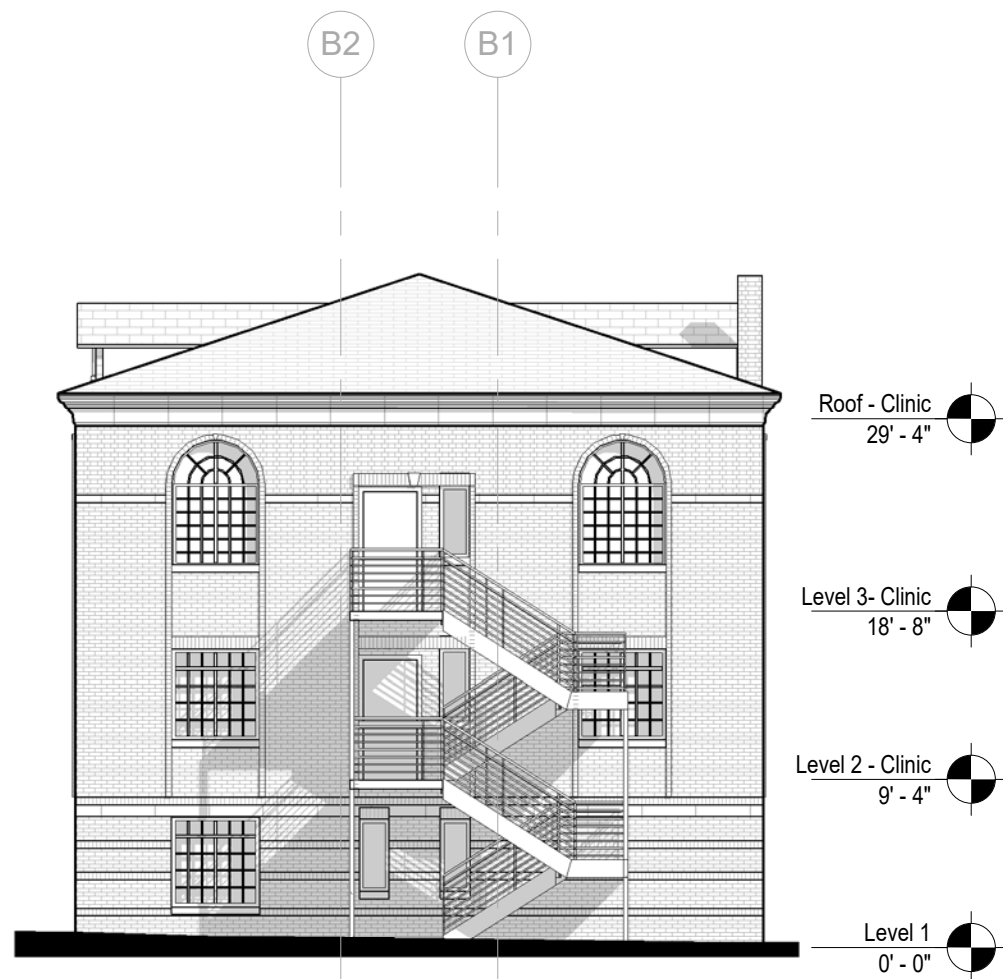


CLINIC - SOUTH ELEVATION

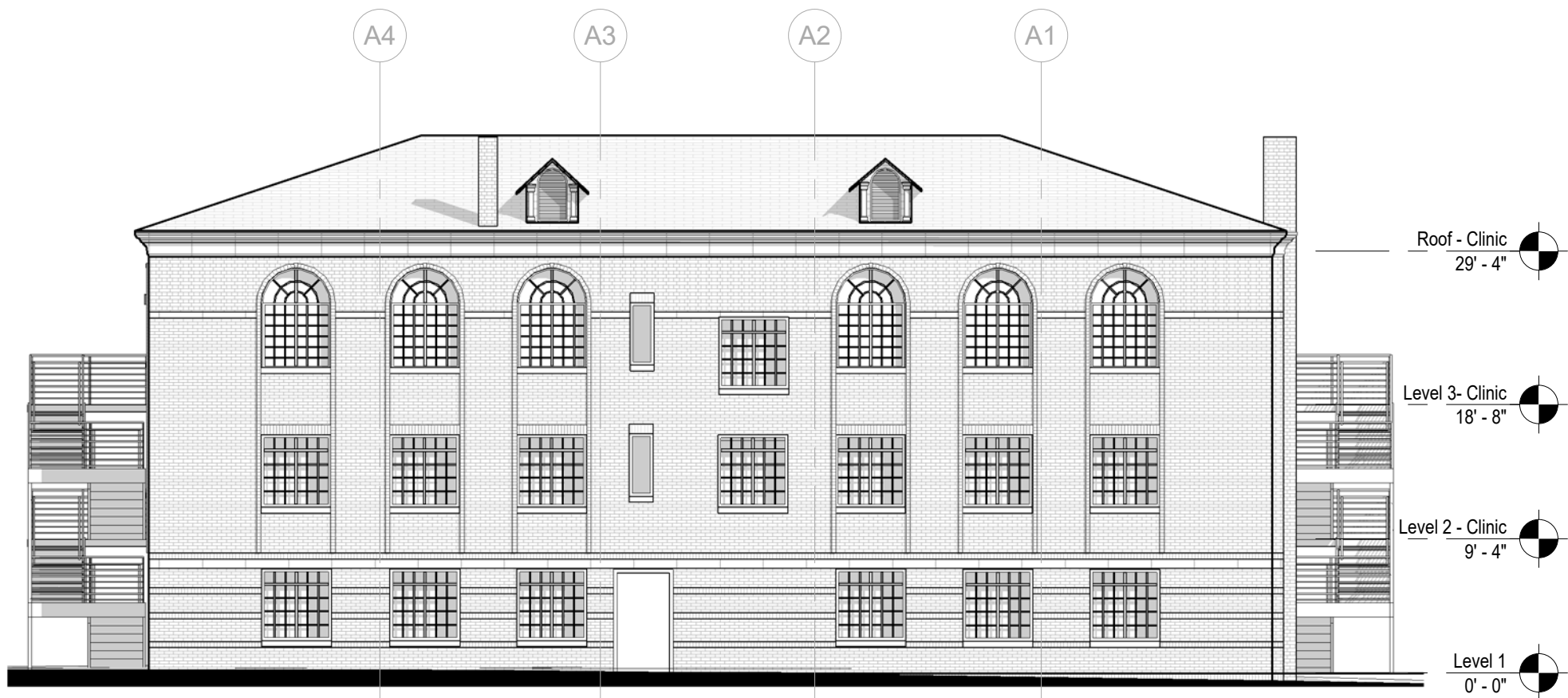
PROGRESS SET
NOT FOR CONSTRUCTION

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SCALE: 3/32" = 1'-0"



CLINIC - EAST ELEVATION



CLINIC - NORTH ELEVATION

PROGRESS SET
NOT FOR CONSTRUCTION

07/27/17

SCALE: 3/32" = 1'-0"



Department Legend

- CIRCULATION
- RETAIL SPACE
- SERVICE

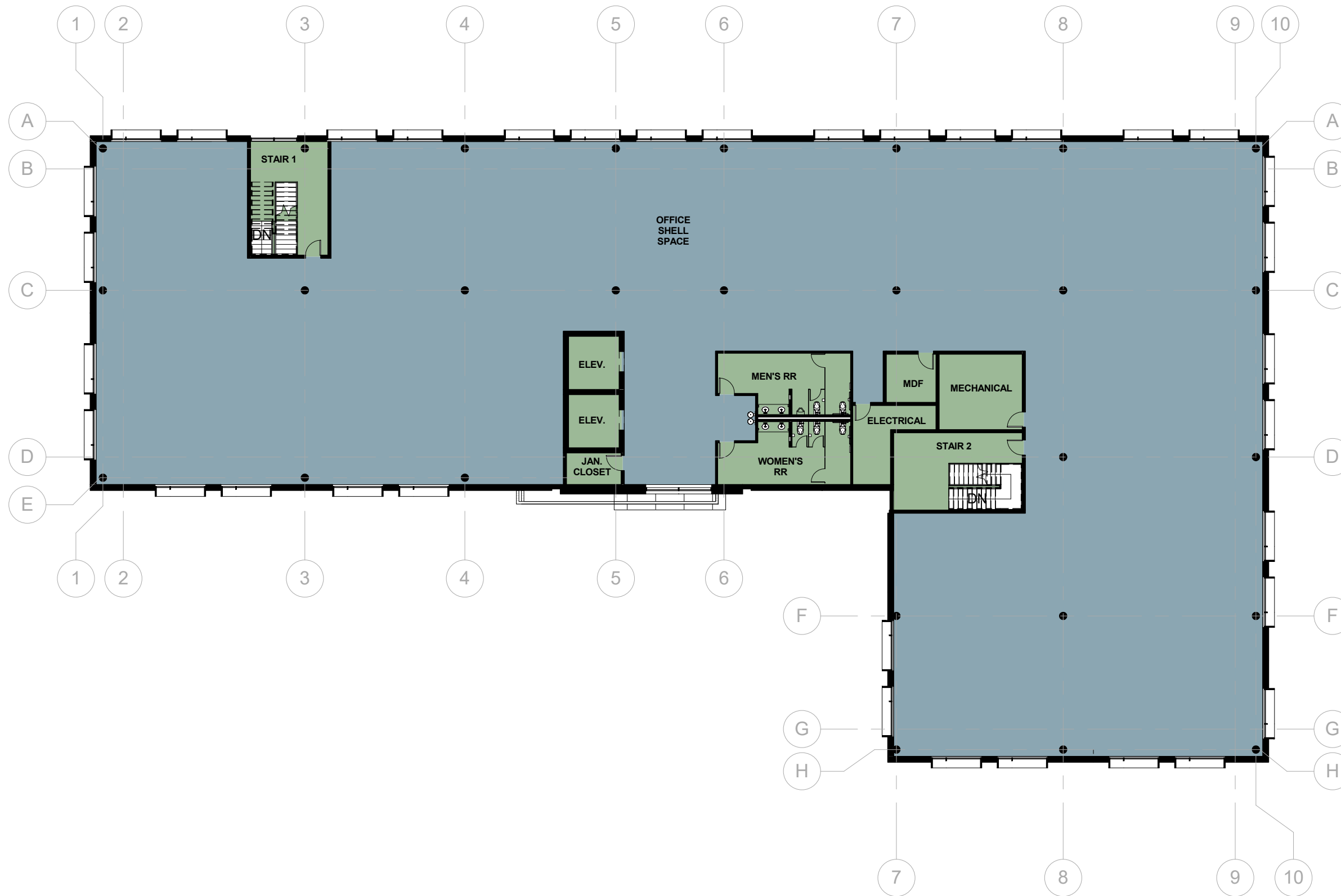
LEVEL 1
SUB TOTAL - 12,254 SF

PROGRESS SET
NOT FOR CONSTRUCTION



SCALE: 3/64" = 1'-0"

07/27/17



Department Legend

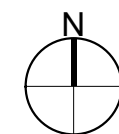
- OFFICE SPACE
- SERVICE

LEVELS 2 - 3 TYPICAL

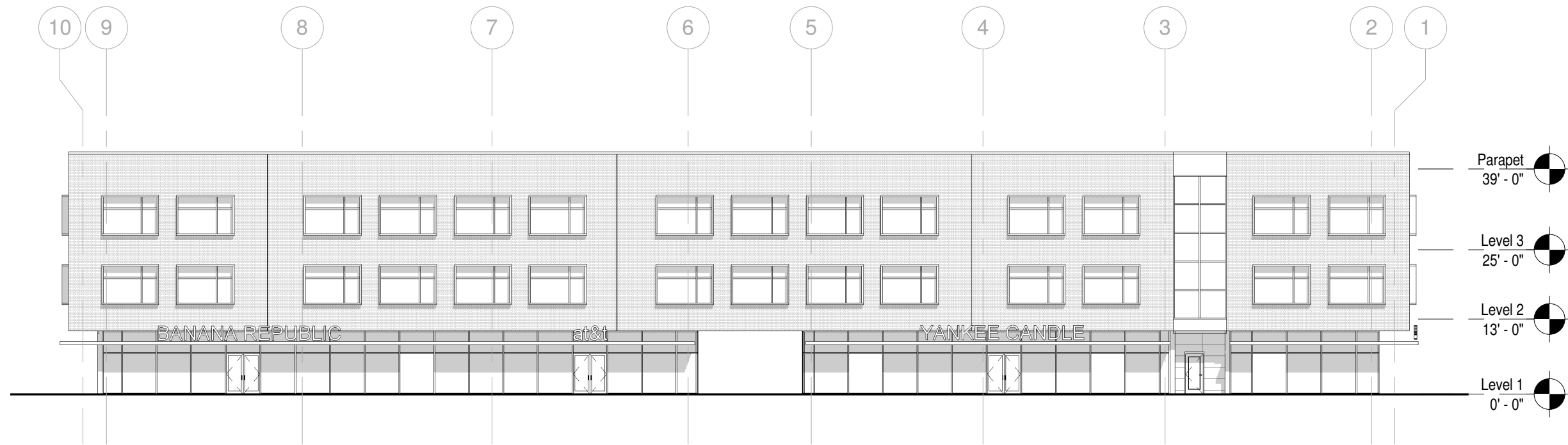
SUB TOTAL EACH FLOOR - 17,672 SF

07/27/17

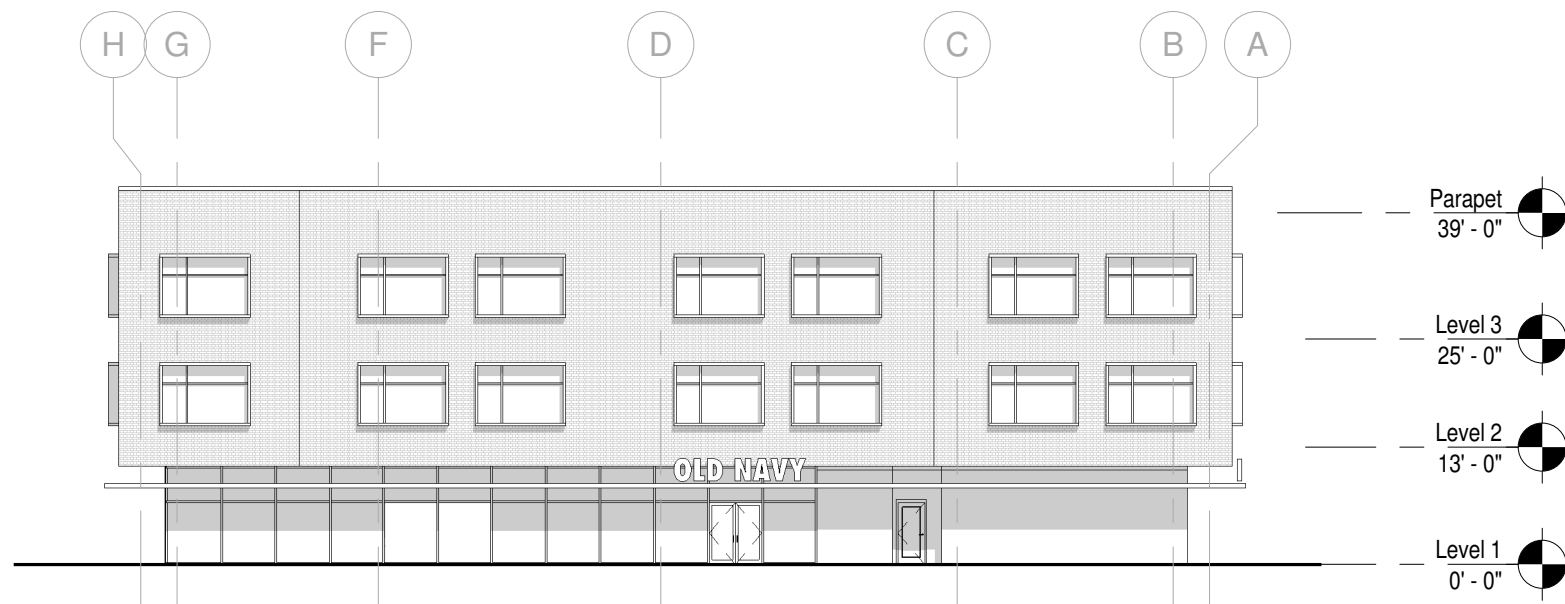
PROGRESS SET
NOT FOR CONSTRUCTION



SCALE: 3/64" = 1'-0"



RETAIL CENTER - NORTH ELEVATION

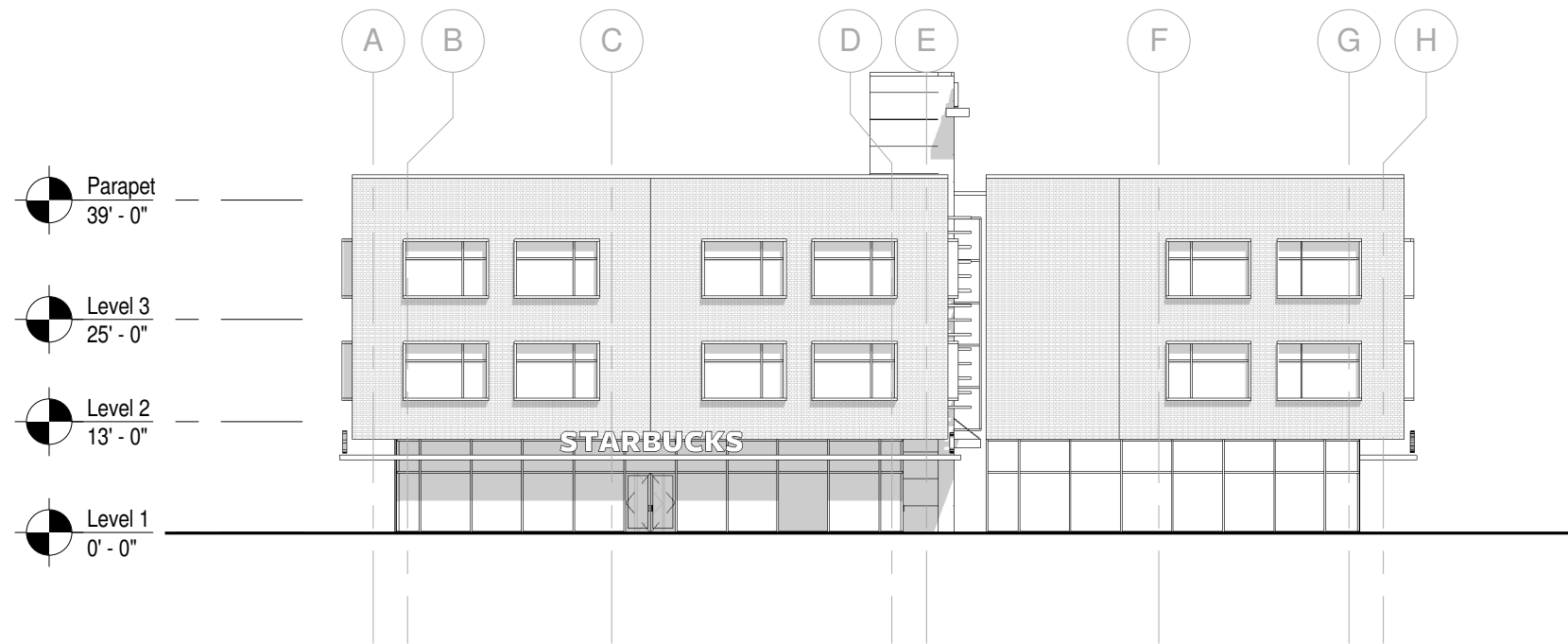


RETAIL CENTER - NORTH ELEVATION

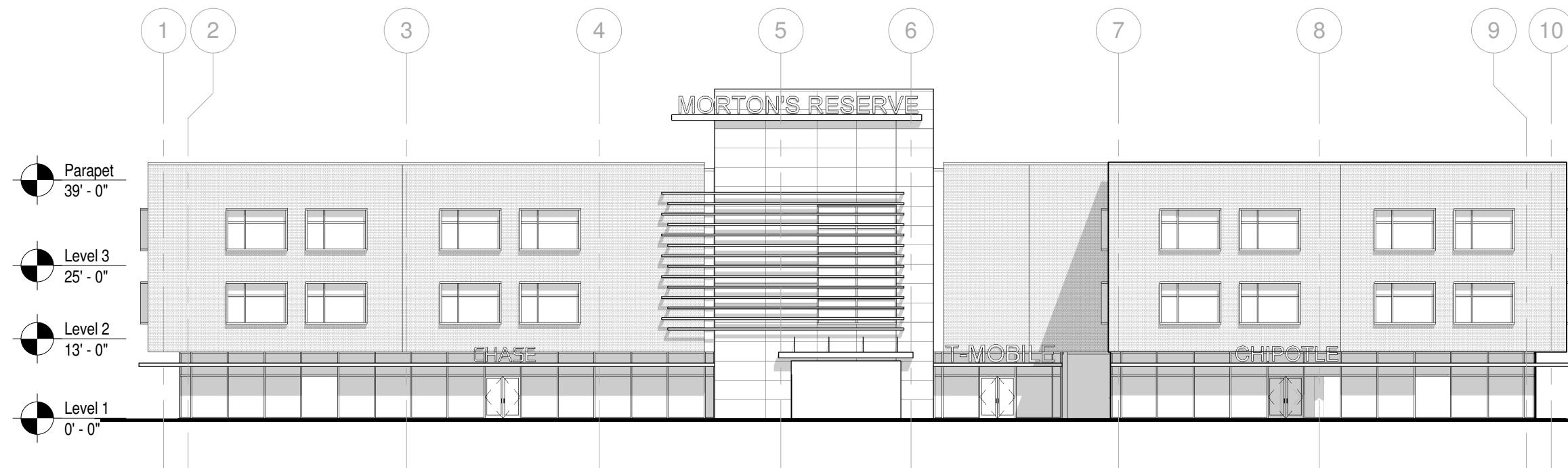
PROGRESS SET
NOT FOR CONSTRUCTION

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SCALE: 3/64" = 1'-0"



RETAIL CENTER - WEST ELEVATION



RETAIL CENTER - SOUTH ELEVATION

PROGRESS SET
NOT FOR CONSTRUCTION

07/27/17

SCALE: 3/64" = 1'-0"



Department Legend

- CIRCULATION
- OFFICE SPACE
- PARKING GARAGE
- SERVICE
- STORAGE

PARKING GARAGE - LEVEL 1

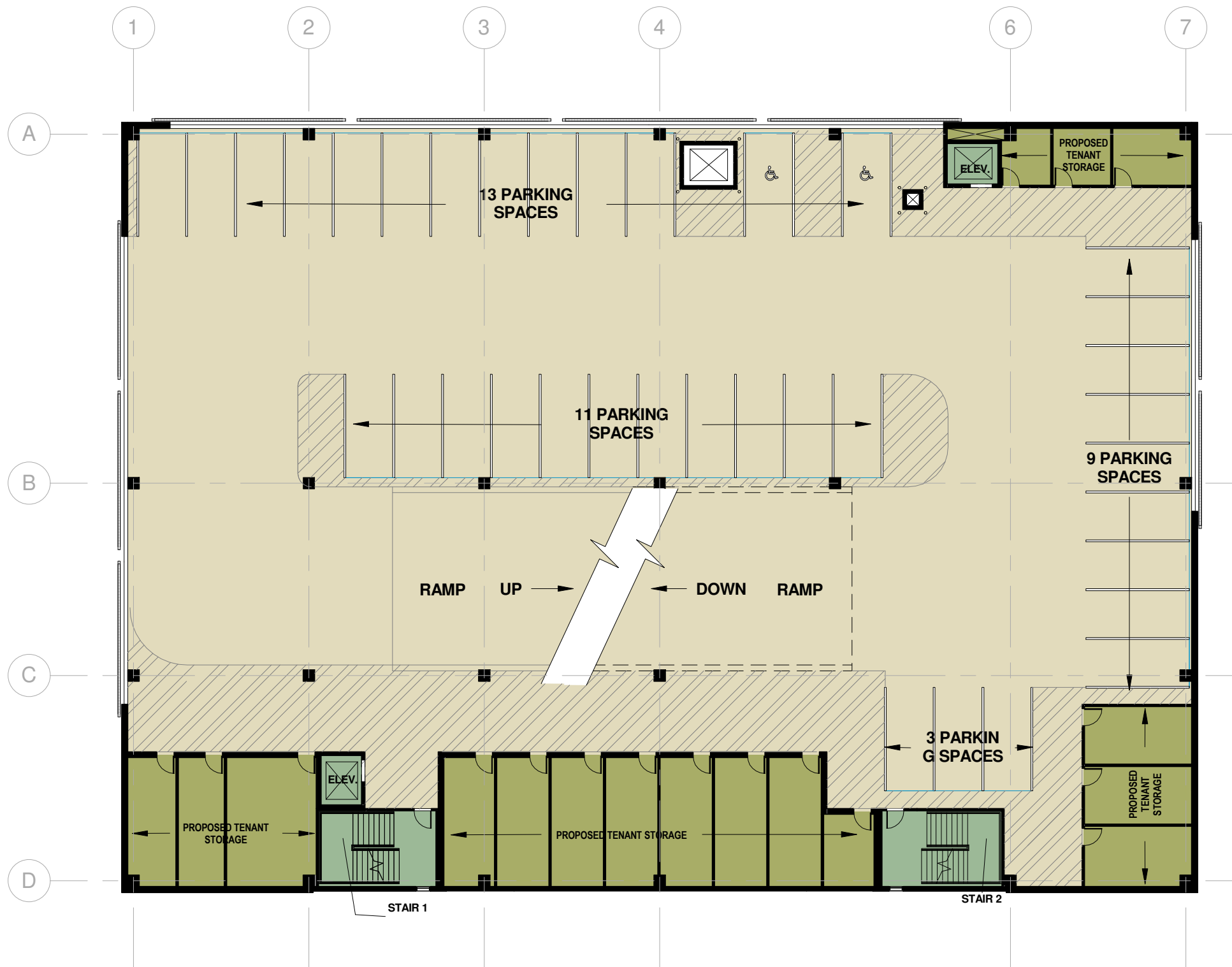
SUB-TOTAL - 11,667 SF

07/27/17

PROGRESS SET
NOT FOR CONSTRUCTION



SCALE: 3/64 = 1'-0"



Department Legend

- PARKING GARAGE
- SERVICE
- STORAGE

PARKING GARAGE - LEVEL 2

SUB-TOTAL- 8,762 SF

07/27/17

PROGRESS SET
NOT FOR CONSTRUCTION



SCALE: 3/64 = 1'-0"



Department Legend

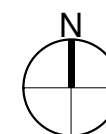
- PARKING GARAGE
- SERVICE
- STORAGE

PARKING GARAGE - LEVEL 3

SUB-TOTAL- 8,762 SF

07/27/17

PROGRESS SET
NOT FOR CONSTRUCTION



SCALE: 3/64 = 1'-0"



Department Legend

1 BEDROOM UNITS	870 SF
2 BEDROOM UNITS	1,210 SF
CIRCULATION	
SERVICE	
STUDIO UNITS	553 SF

APARTMENT - LEVELS 4 - 7

SUB TOTAL - 17,472 SF

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PINE PLACE
DEVELOPMENT

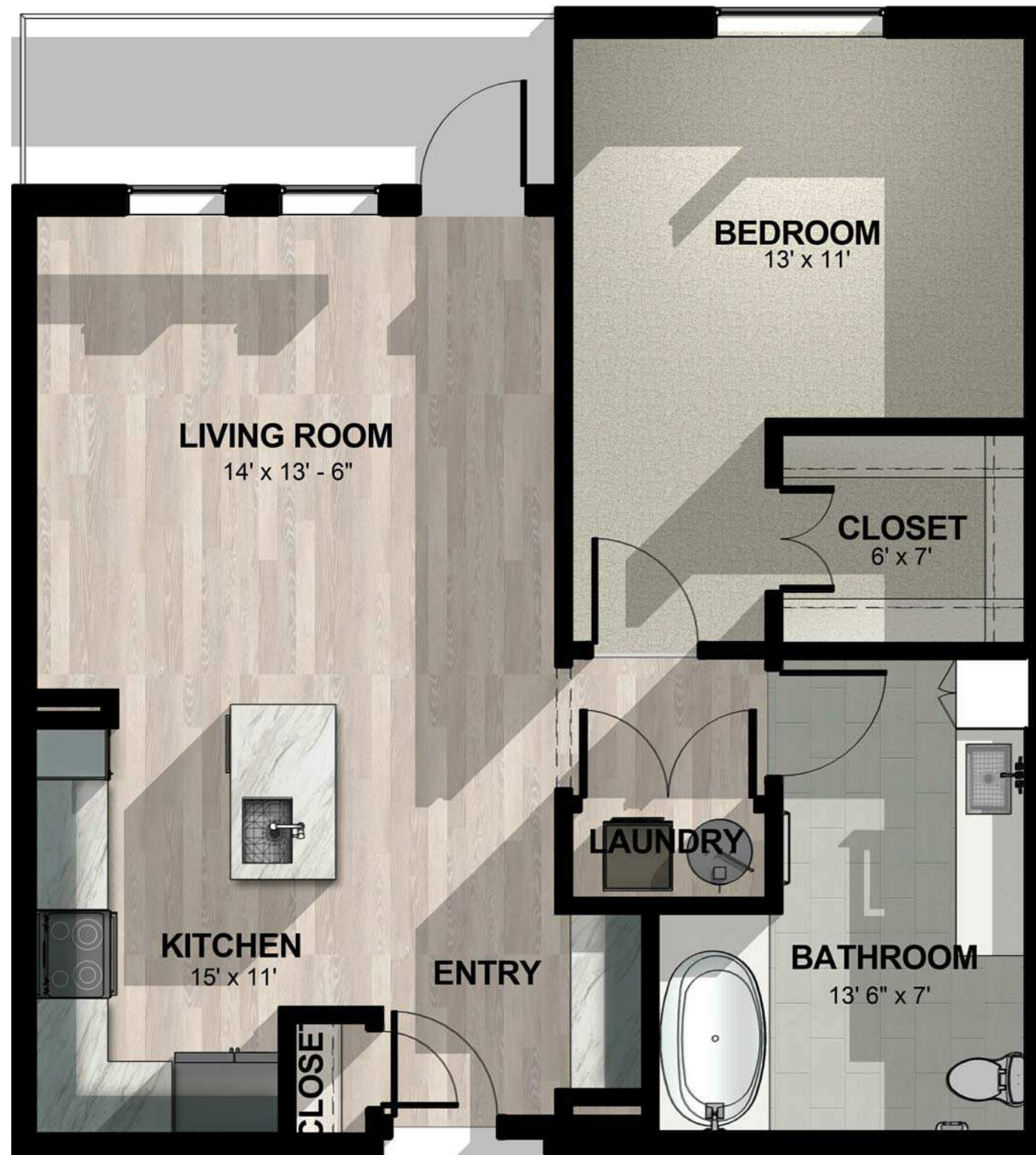
THE DUNBAR
MORTON'S RESERVE
TULSA, OKLAHOMA



PROGRESS SET
NOT FOR CONSTRUCTION

SCALE: 3/64 = 1'-0"

SMITH & COMPANY
ARCHITECTS



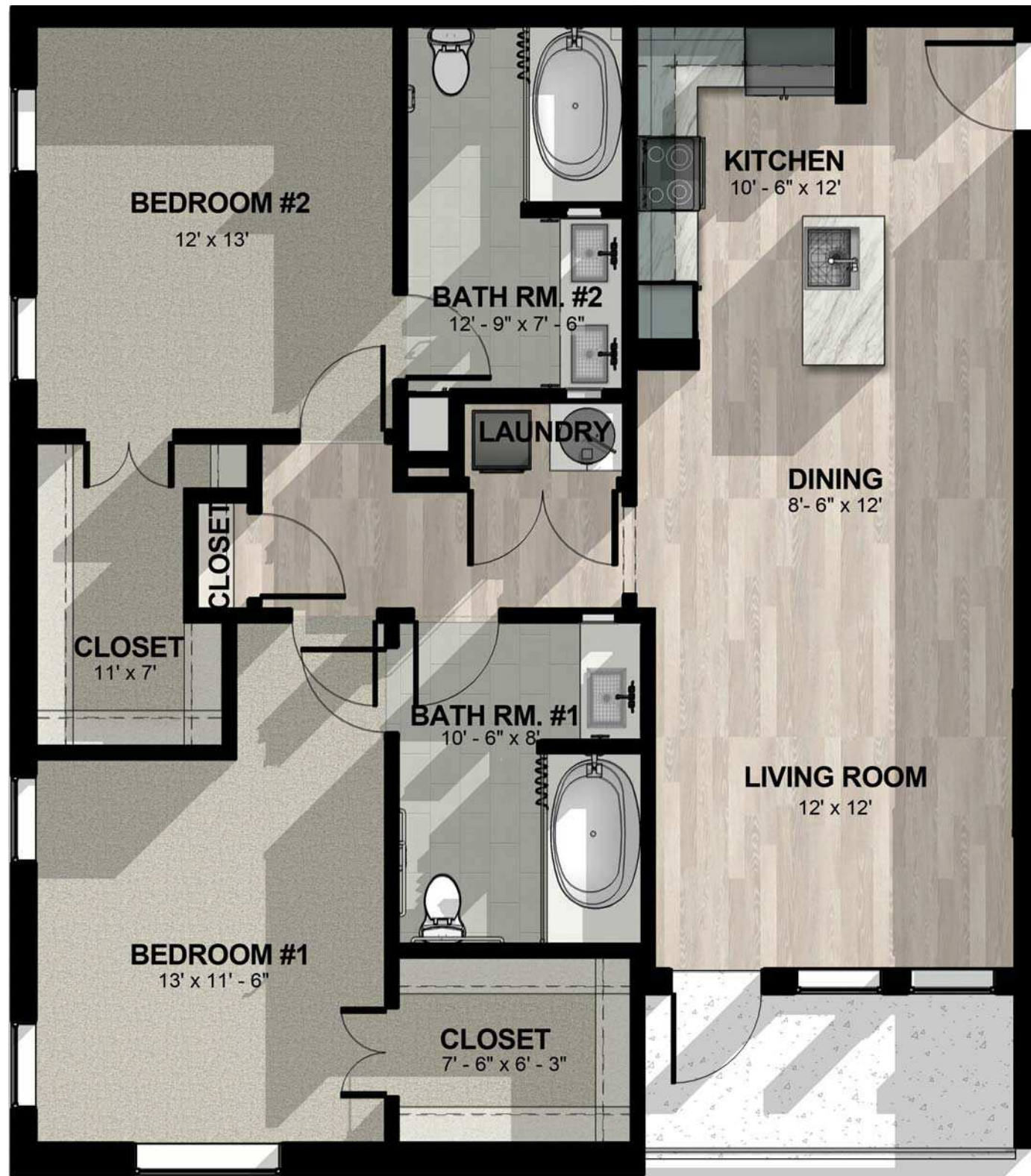
1 BEDROOM UNIT RENDERED FLOOR PLAN - 833 SQ.FT. - N.T.S.



CONCEPTUAL INTERIOR FINISHES

PROGRESS SET
NOT FOR CONSTRUCTION

07/27/17



2 BEDROOM UNIT RENDERED FLOOR PLAN - 1161 SQ.FT. - N.T.S.



CONCEPTUAL INTERIOR FINISHES PROGRESS SET
NOT FOR CONSTRUCTION

07/27/17



STUDIO APARTMENT UNIT RENDERED FLOOR PLAN - 539 SQ.FT. - N.T.S.



CONCEPTUAL INTERIOR FINISHES

PROGRESS SET
 NOT FOR CONSTRUCTION



PROGRESS SET
NOT FOR CONSTRUCTION

CONCEPTUAL INTERIOR RENDERING - 2 BEDROOM LIVING ROOM

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PROGRESS SET
NOT FOR CONSTRUCTION

07/27/17

CONCEPTUAL INTERIOR RENDERING - 2 BEDROOM LIVING ROOM



CONCEPTUAL INTERIOR RENDERING - FINISH OPTION 1

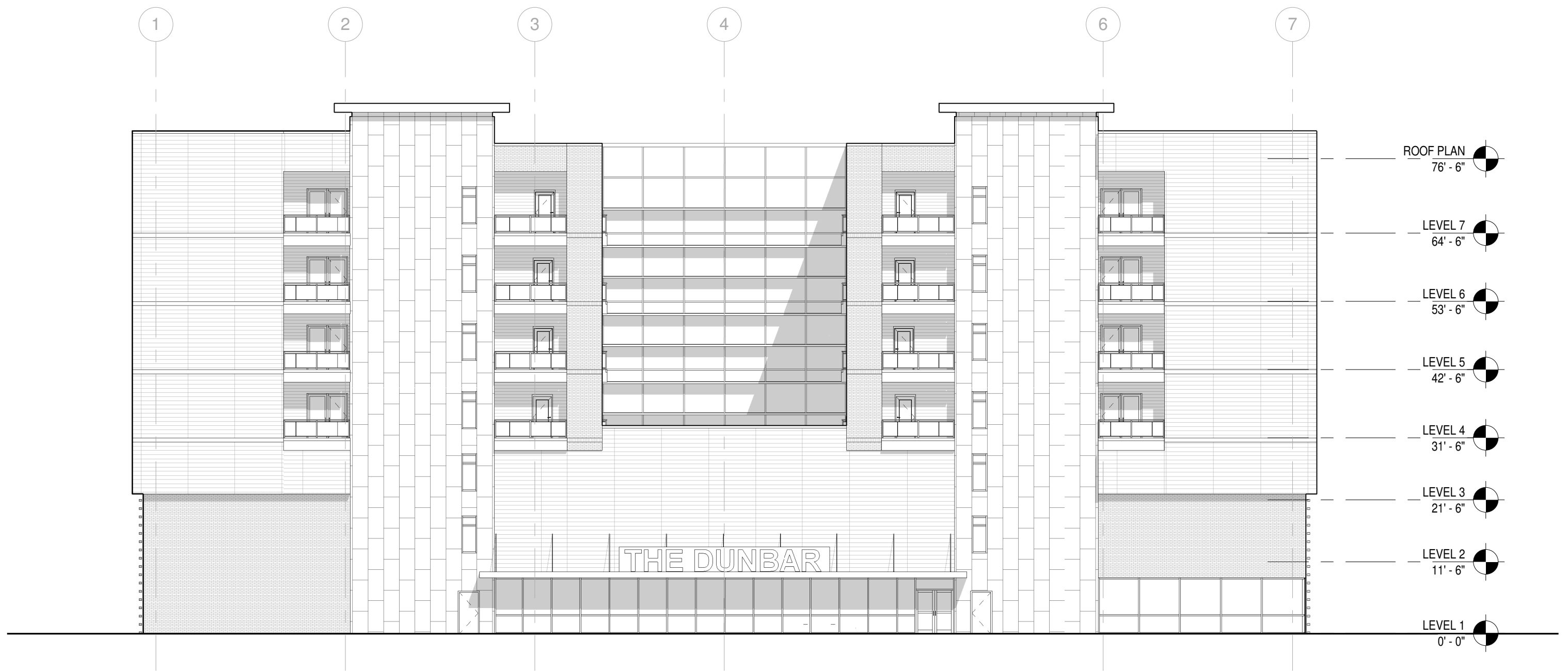


CONCEPTUAL INTERIOR RENDERING - FINISH OPTION 2

PROGRESS SET
NOT FOR CONSTRUCTION

07/27/17

CONCEPTUAL INTERIOR RENDERINGS - 2 BEDROOM BATHROOM



APARTMENT - SOUTH ELEVATION

PROGRESS SET
NOT FOR CONSTRUCTION

07/27/17

SCALE: 1/16" = 1'-0"



APARTMENT - NORTH ELEVATION

PROGRESS SET
NOT FOR CONSTRUCTION

07/27/17

SCALE: 1/16" = 1'-0"

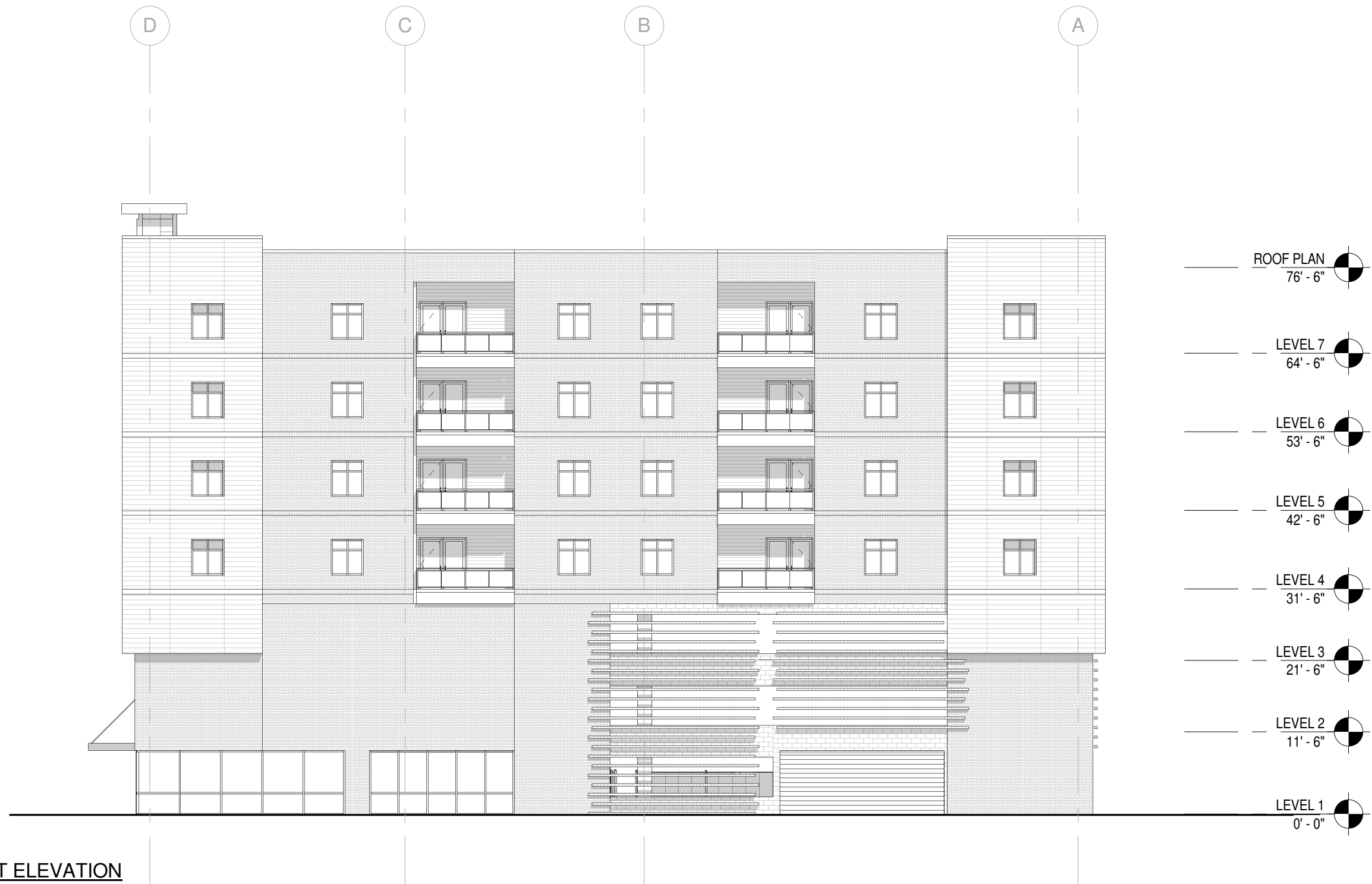


APARTMENT - WEST ELEVATION

PROGRESS SET
NOT FOR CONSTRUCTION

07/27/17

SCALE: 1/16" = 1'-0"



APARTMENT - EAST ELEVATION

PROGRESS SET
NOT FOR CONSTRUCTION

07/27/17

SCALE: 1/16" = 1'-0"