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Tulsa River Parks

West Bank

- Program
- Design Development

**Oklahoma State University
School of Architecture
John Sanford**

This report, in partial fulfillment of the requirements for the Master of Architecture degree at Oklahoma State University, contains both the programming and the design development phase of the thesis project.

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Professor of Architecture
Oklahoma State University

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Professor of Architecture
Oklahoma State University

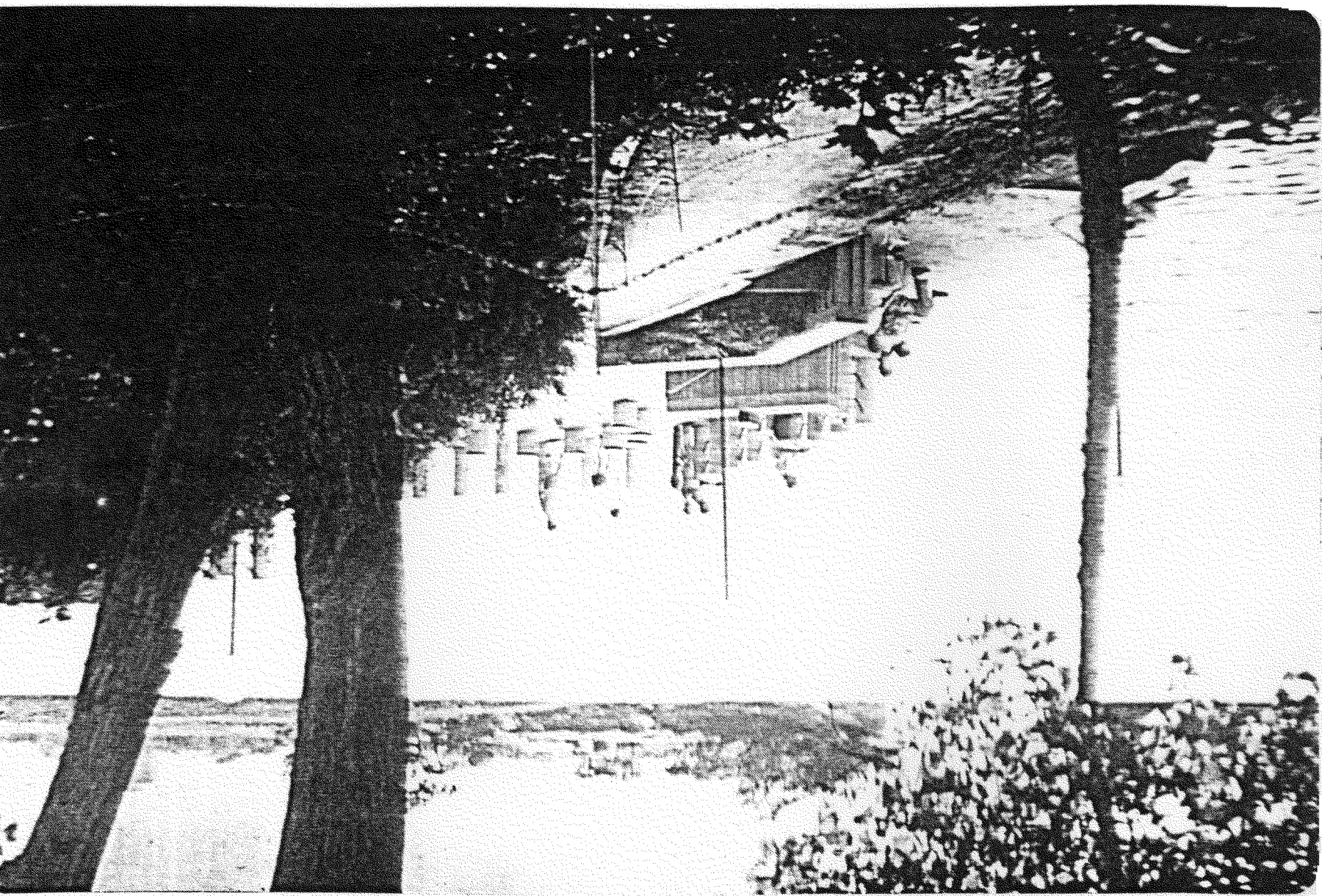
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Professor of Architecture
Oklahoma State University

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Executive Director
River Parks Authority
Tulsa, Oklahoma

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Save River Parks
Tulsa, Oklahoma

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Tulsa City Planner

Don Sibley
Tulsa Chamber of Commerce



Tulsa River Parks

An urban park focusing on the environmental improvement and recreational possibilities of the Arkansas River corridor in the central downtown area of Tulsa, and providing the potential for development of cultural, entertainment, commercial and hotel facilities.

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FAMILIARIZATION

Plans for a River Parks project, utilizing the banks and water of the Arkansas River within the city, have been, like the river itself, erratic... ebbing and flowing with the tide.

Plans for the park were as old as the original hustling for navigation, and failure of a \$18.3 million bond issue for three low-water dams, land acquisition and parking areas stymied efforts

to begin development in 1969. However, bicycle paths were constructed in 1972 by the Tulsa Park and Recreation Department. In 1973, during the city's 75th anniversary celebration, KRMG's Great Raft Race and subsequently an annual river romp, instigated by the Metropolitan Tulsa Chamber of Commerce, sparked renewed interest and awareness that Tulsa did have a river - furthermore, that the river had limitless recreational possibilities. As a result, the city commission allocated \$2.5 million in Urban Renewal funds for the project, which was to be supervised by the River Parks Authority. In 1974, Tulsans of various ages and occupations were invited to two community design workshops to offer ideas of a River Parks development.

The project has been loyally supported

through donations of time and money, by a wide variety of government agencies, business associations, clubs, television stations, newspapers and individuals.

A model park, located between 17th and 21st Streets on the east bank, is landscaped with a river overlook, a shelter with restrooms, barbecue equipment, picnic tables, benches, drinking fountains, a playground, and an elaborate exercise course.

The old Midland Valley Railroad bridge, linking the east and west banks, is now used for pedestrian and bicycle traffic. Other pedestrian and bicycle paths wind throughout the park, with river crossings at 11th and 29th Streets, while twenty exercise stations are provided along a one and one-half mile stretch. Future projects include a marina, amphitheater, planetarium, museum, a ferry,

waterfront restaurants, including a riverboat facility and specialty shops.

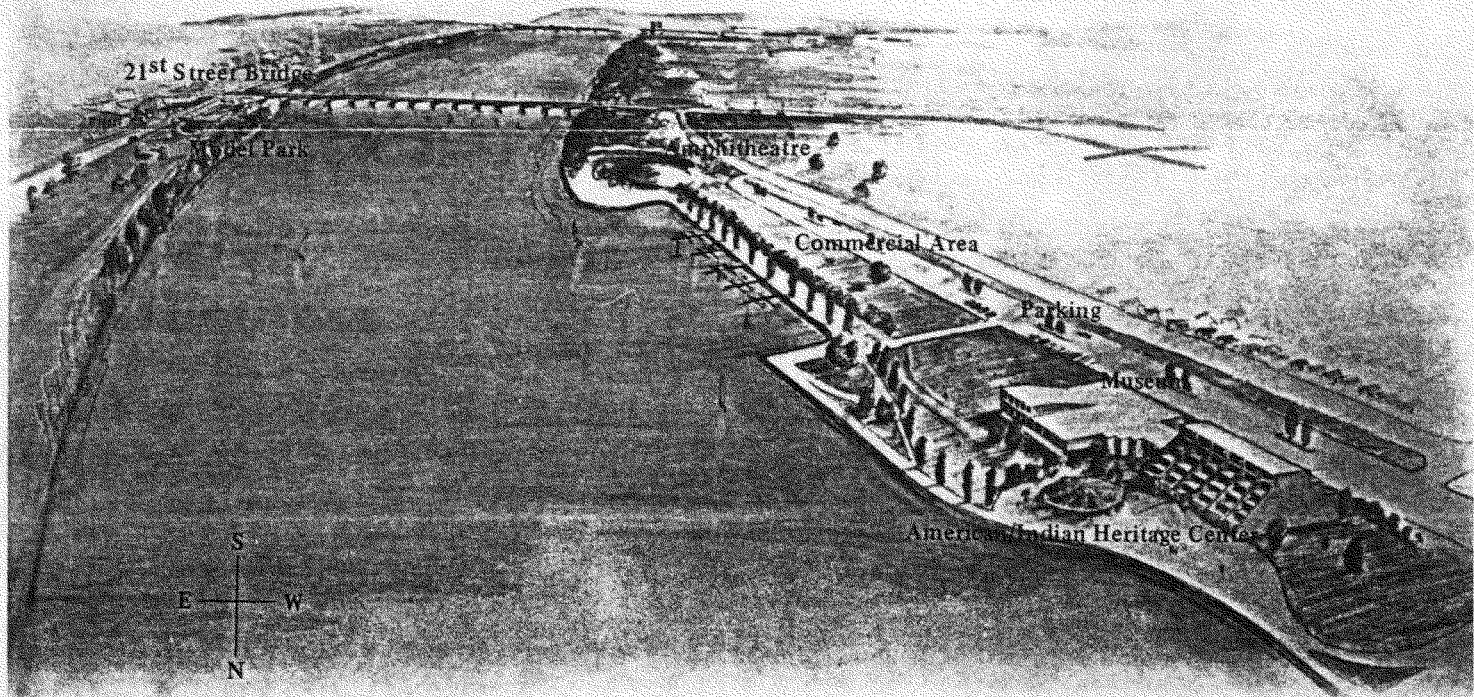
Meanwhile, a variety of river romp events are being held in the River park and Tulsans are learning to play and enjoy life with the Arkansas River.

Phase III will hopefully be accomplished over the next ten years:

- * Petroleum/transportation museum
- * American Indian Heritage Center
- * Planetarium
- * Hotel
- * Sidewalk cafes
- * Riverboat restaurant
- * Commercial center
- * And more

The bank will flourish with a wide array of unique shopping experiences, cultural activities and entertainment. In addition, the necessary public funding, to finance Phases II and I, considerable private and corporate donations and investments will be sought.

With an urban lake and a fully developed 138-acre west bank park, a whole new life style in Tulsa will evolve. Our natural resources will be protected, enhanced and improved and paramount recreational and cultural potentials will abound, creating a positive thrust in Tulsa's burgeoning economy.

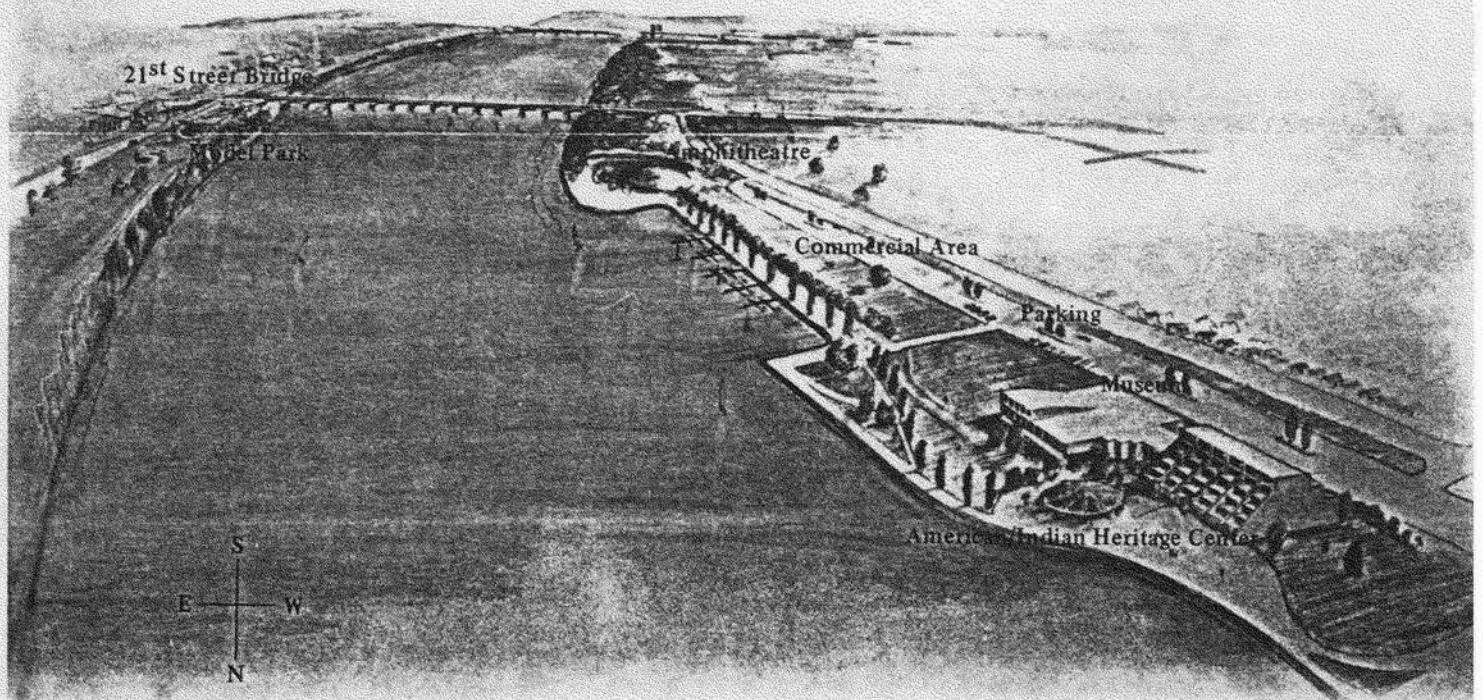


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The plan calls for building a major "people place" along both banks of the Arkansas, totaling four miles of shoreline, between the 11th Street Bridge and the Pedestrian Bridge at 29th Street. Bicycle/pedestrian paths wind through the entire park with river crossings at 11th and 29th Streets.

Key to the project is a semi-circular, natural stone low water dam, creating a beautiful urban lake extending the full length of the park area. The dam, approximately six feet in height, will have a floodgate on the west side to control water level.

East Bank improvements consist primarily of enhancing the existing park with landscaping, picnic and playground areas, sanitary and drinking facilities, and scenic river overlooks. The classic arches of the 21st Street Bridge could house an impressive specialty restaurant.

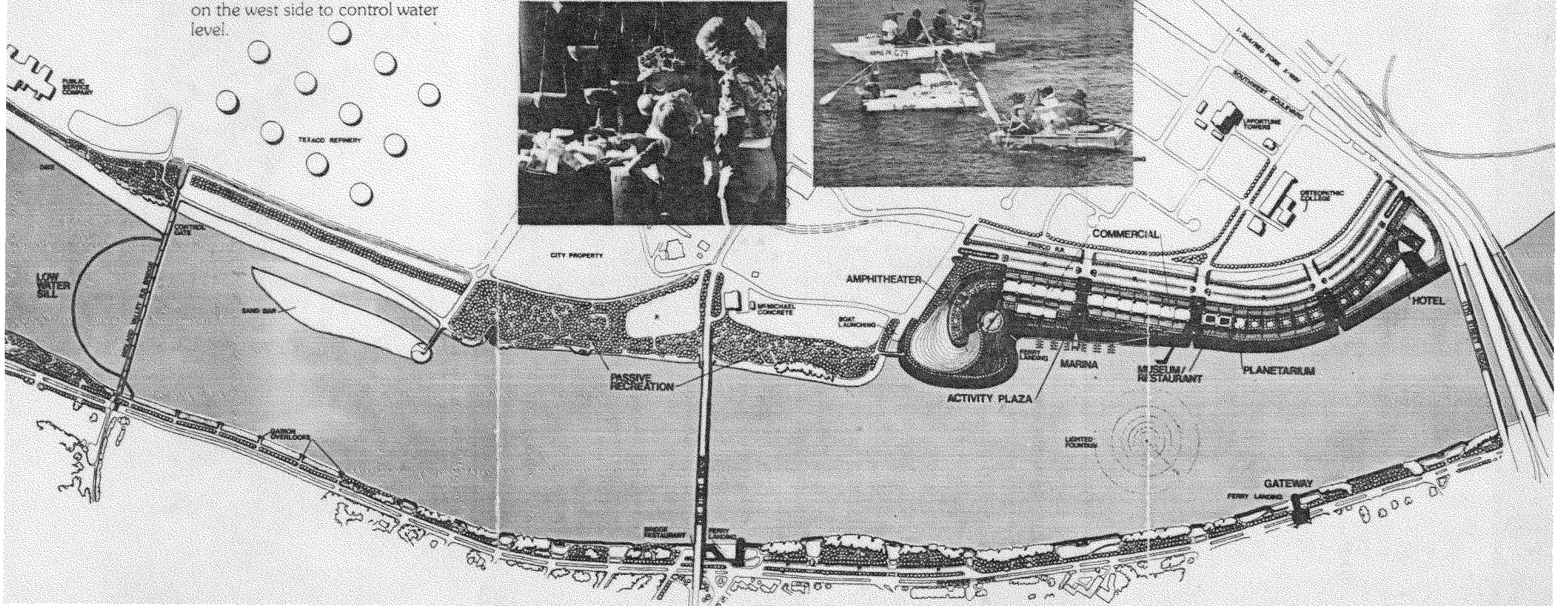
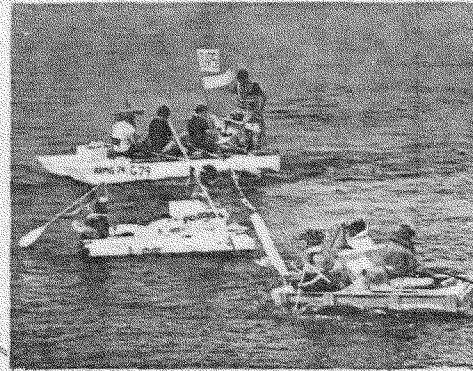
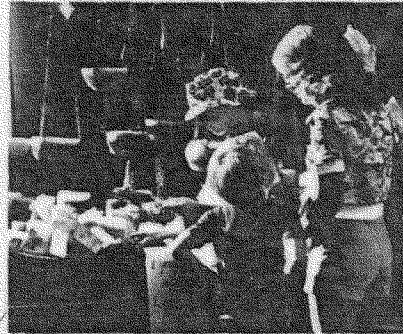
A major transformation will take place on the West Bank, going from a landscaped, passive recreation area on the south, to a paved and landscaped activity plaza on the north. The activity plaza will be

bordered by small shops, restaurants, an amphitheatre with a dramatic view of the Tulsa skyline, and a location available for a museum highlighting the petroleum and transportation industries. Next to the museum could be a planetarium. At water's edge, a small marina supplying non-motor rental boats will complement a riverboat restaurant moored nearby.

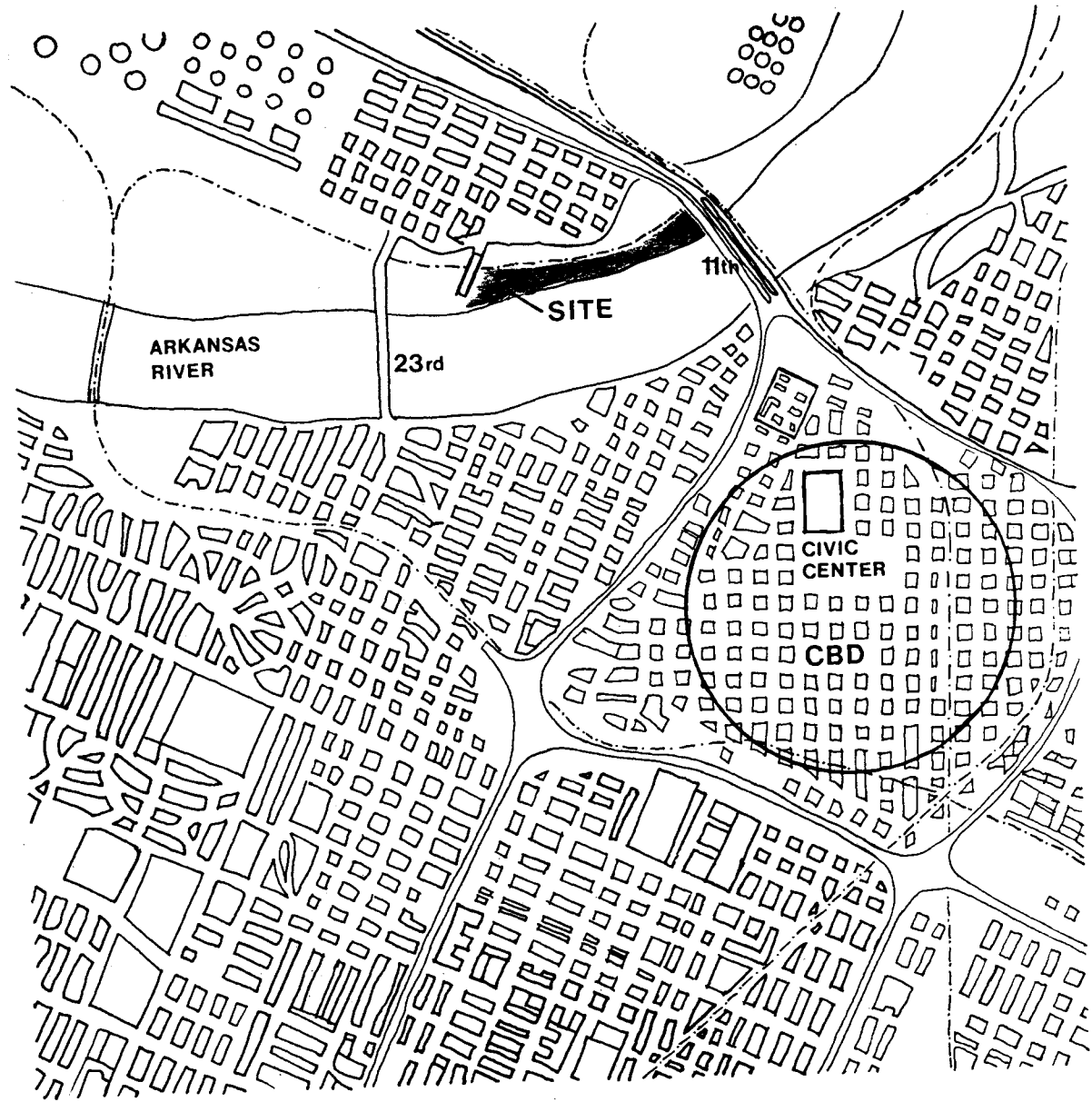
- Phase I — The expenditure of existing Urban Renewal funds will be used for:
- Construction of a Model Park between 11th and 29th Streets on the East Bank;
 - Beginning of land sculpturing, landscaping and stabilization on the West Bank;
 - Completion of the Midland Valley Pedestrian Path and
 - Construction of Pedestrian/Bicycle Path

Phase II — If financing becomes available, probably through bond issue, these funds will be used for a low water dam, amphitheatre, landscaping and the completion of land sculpturing and stabilization.

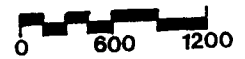
Phase III — Museum and commercial aspects of the project, including the hotel, will be completed.

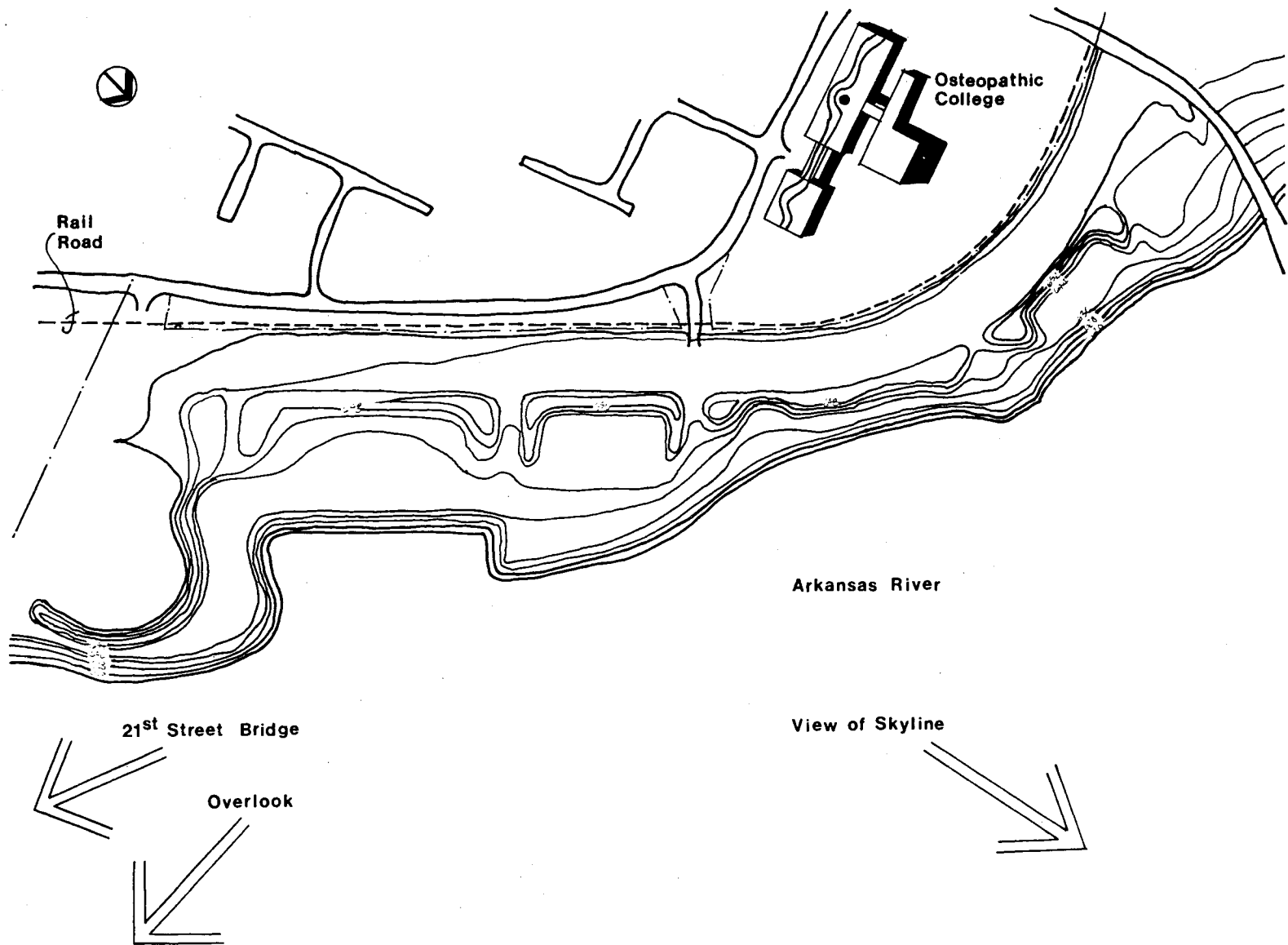


Site Analysis

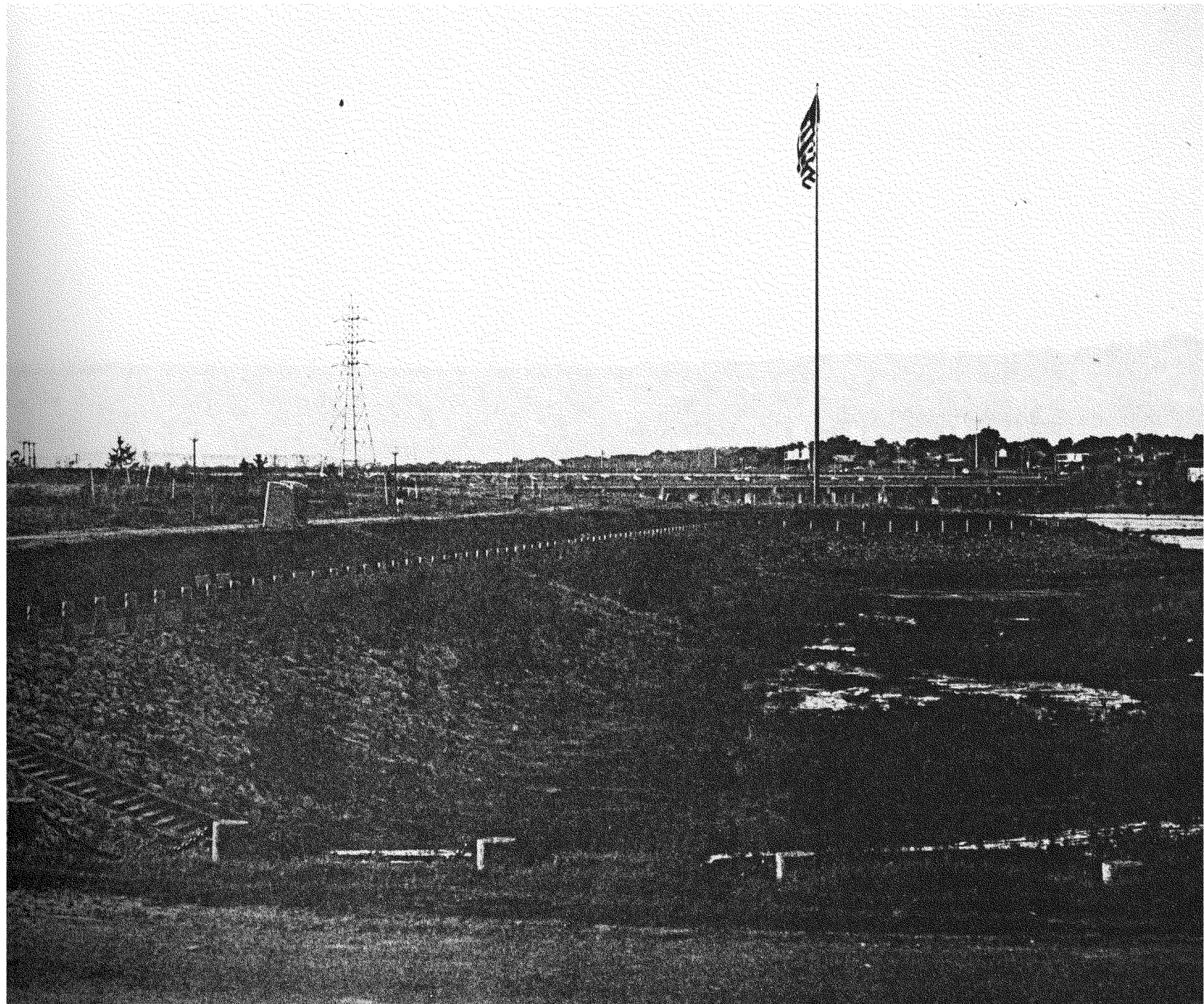


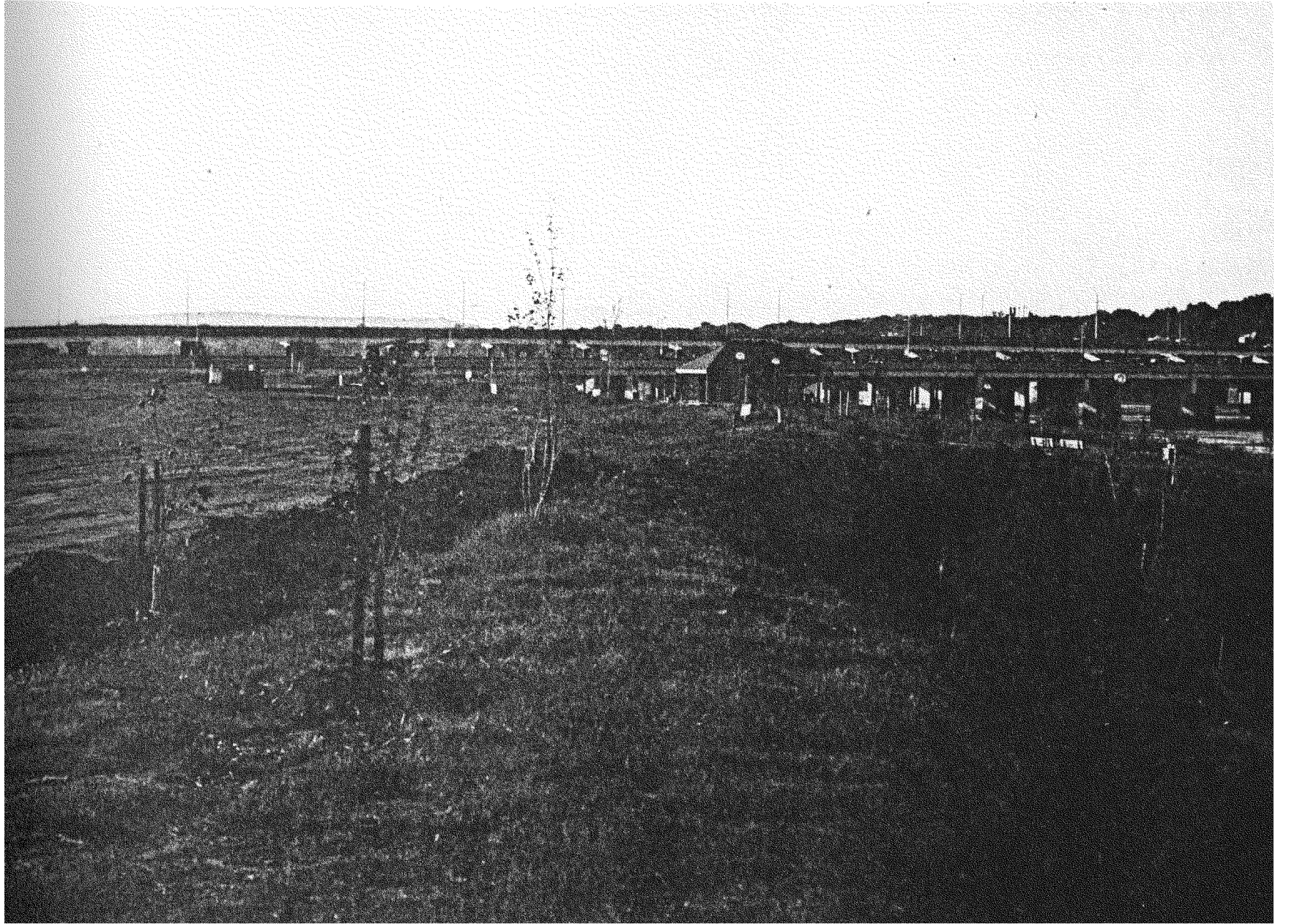
VICINITY PLAN

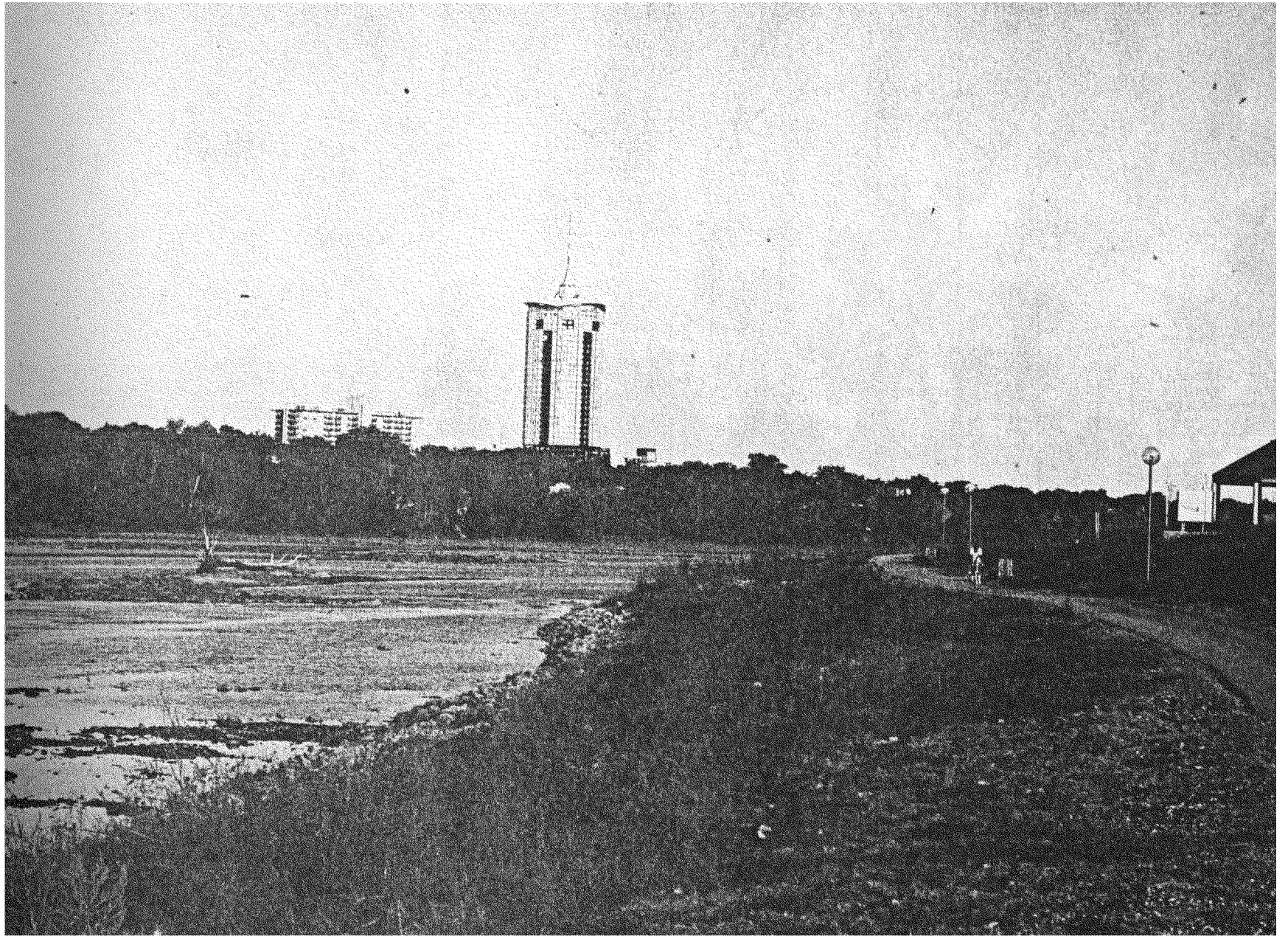




SITE PLAN







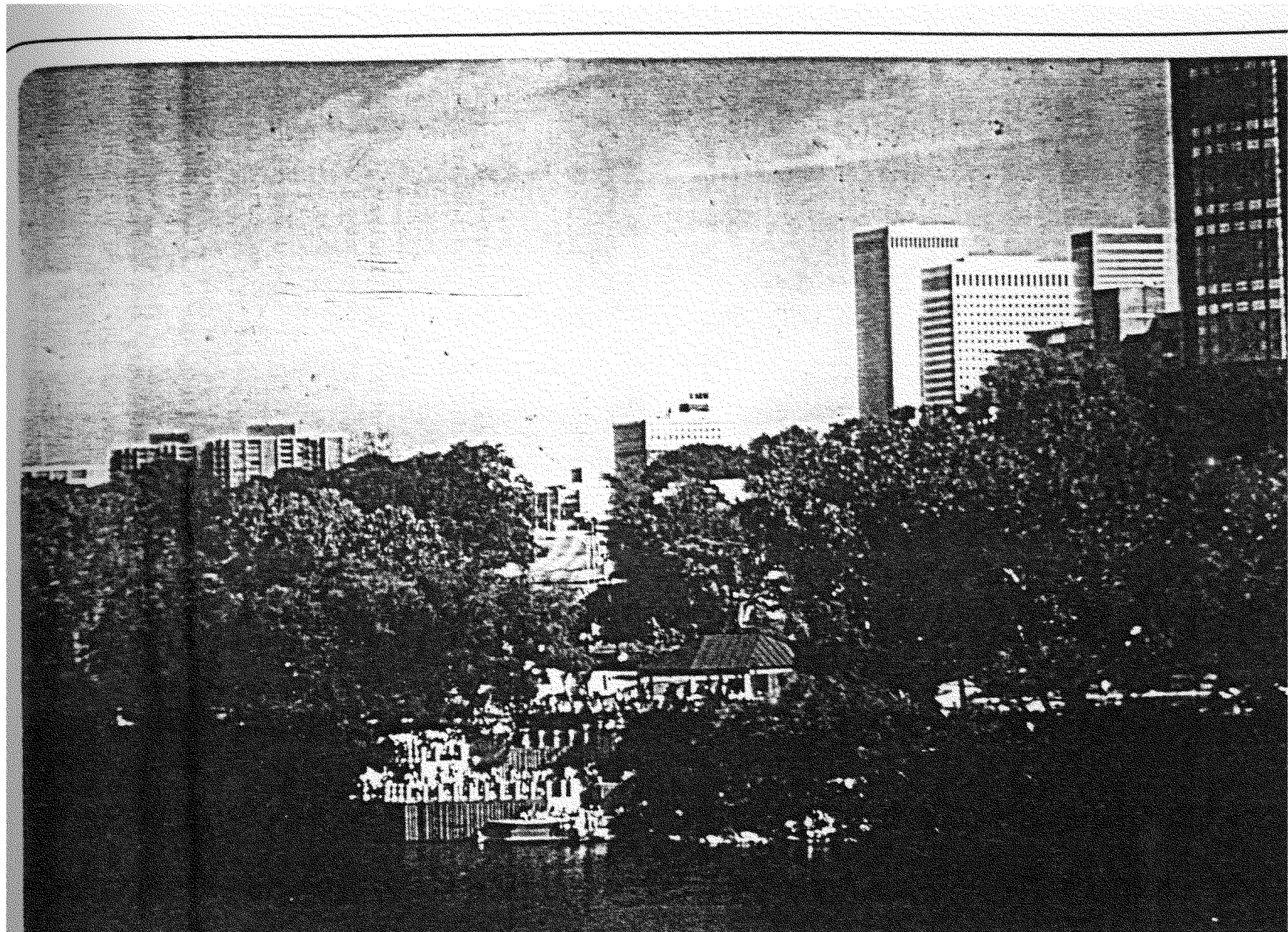


1977 A Temperatures °F				Precipitation 1941 - 1970		
	Max	Min	M	Norm.	Snow/Ice	Rel. Hum. %
Jan.	37	16	27	1.4 (In.)	10.8 (Max.)	78-56
Feb.	60	34	47	1.7	10.1	76-52
Mar.	67	43	55	2.5	11.8	75-49
Apr.	76	53	64	4.2	1.7	78-49
May	84	62	73	5.1	0	86-56
June	92	70	81	4.7	0	86-56
July	95	74	85	3.5	0	83-50
Aug.	91	72	82	3.0	0	85-50
Sept.	85	66	76	4.0	0	89-60
Oct.	75	50	62	3.2	0	84-53
Nov.	60	42	51	1.9	5.6	80-57
Dec.	51	27	39	1.6	9.9	80-61
High : 107° July 25 Low : -6° Jan. 11				An. Av. : 36.9 82-55		

CLIMATE

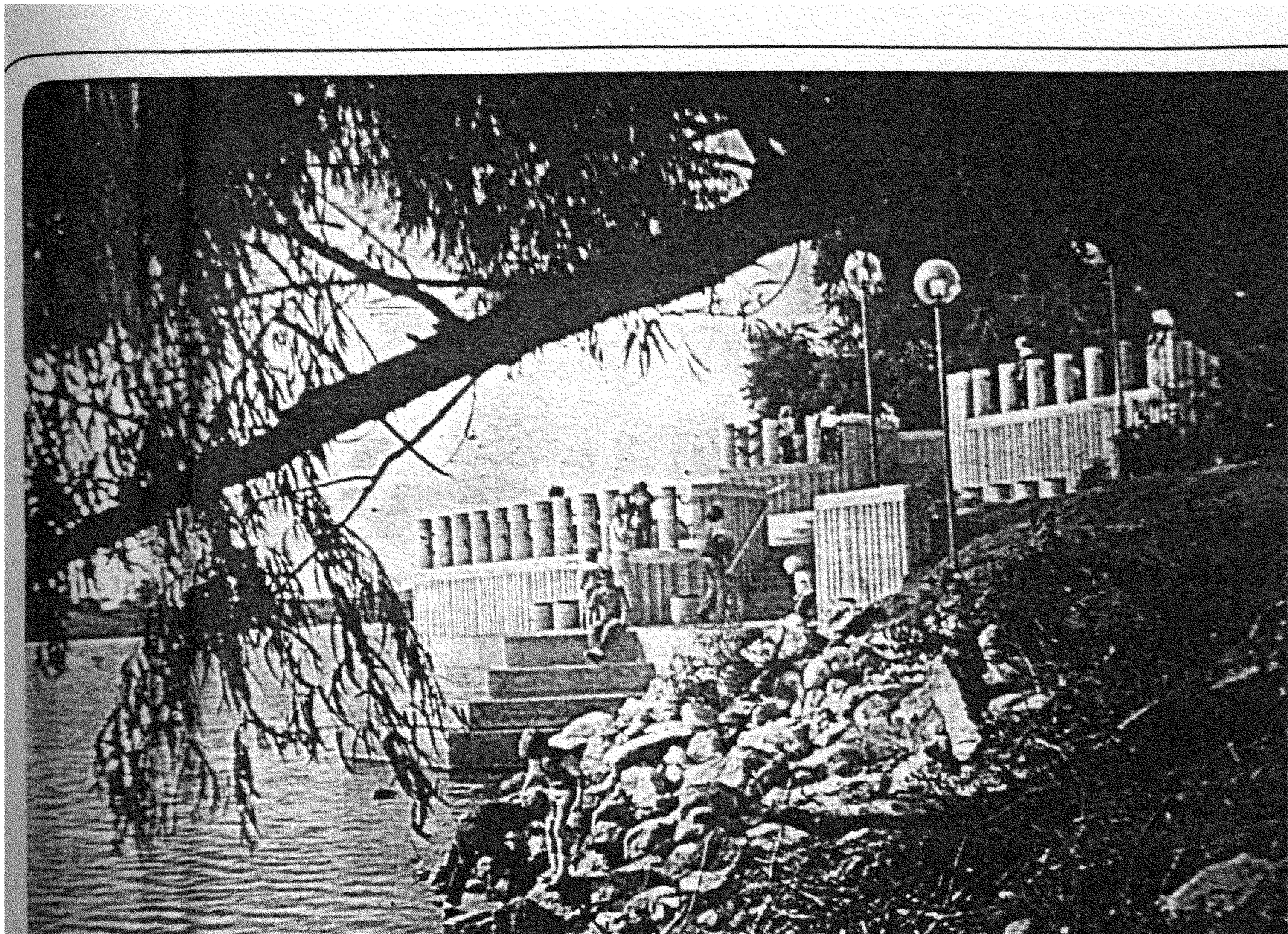
River Clean-up

Present plans call for a full scale of continued development on the river over the next ten years. But the plans are not without problems. The Arkansas River is polluted. The population of Tulsa County is near the half-million mark and between sewer seepage, industry waste and the after-the-rains runoff, the Arkansas River reaps the devastating effects. The Federal Government has designated 1983 as the date when all waterways will be fishable and swimmable.

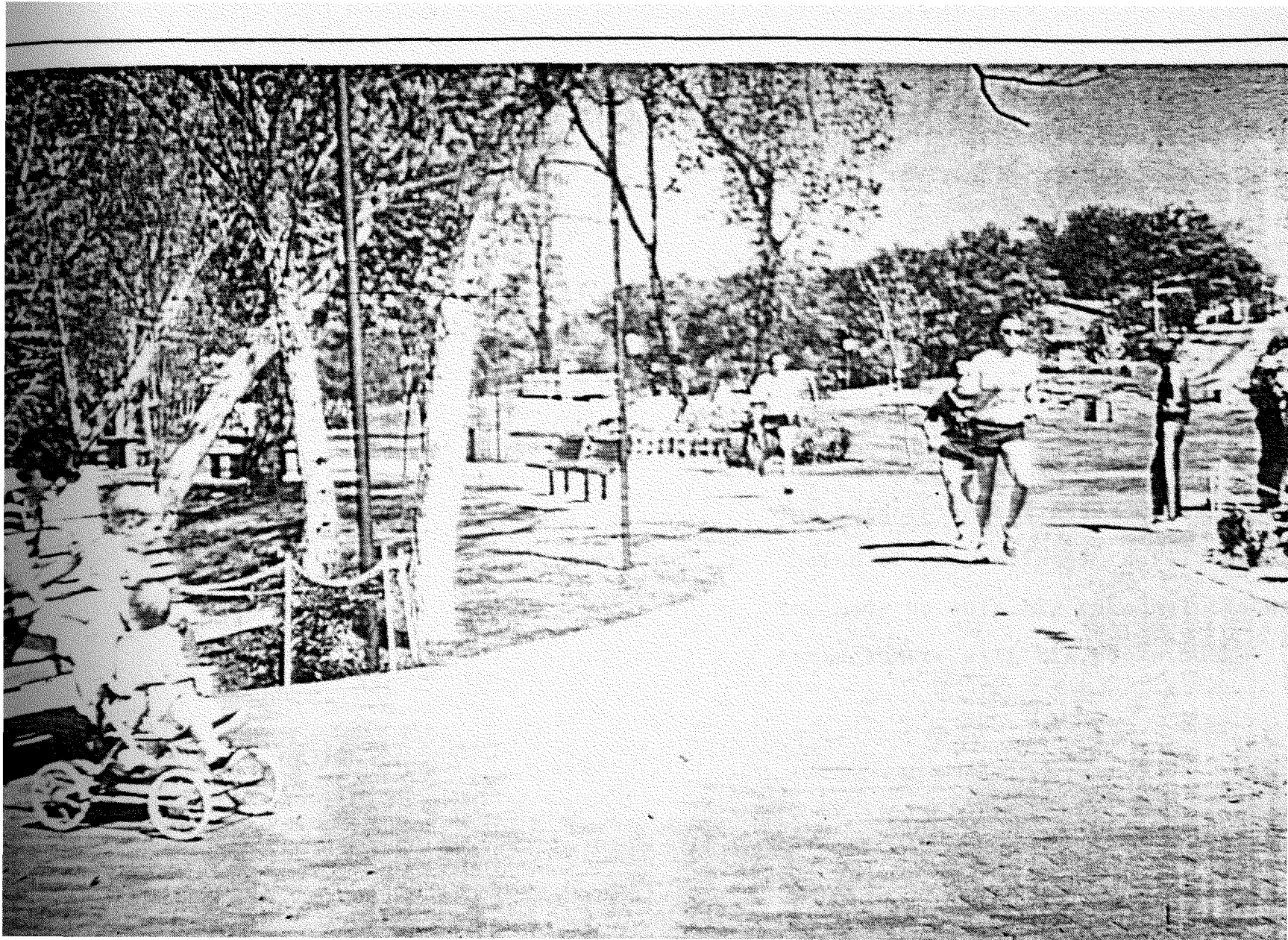


Within the city, along the Arkansas River, is River Park, a major, long range project designed for and by Tulsans to provide entertainment for all ages.

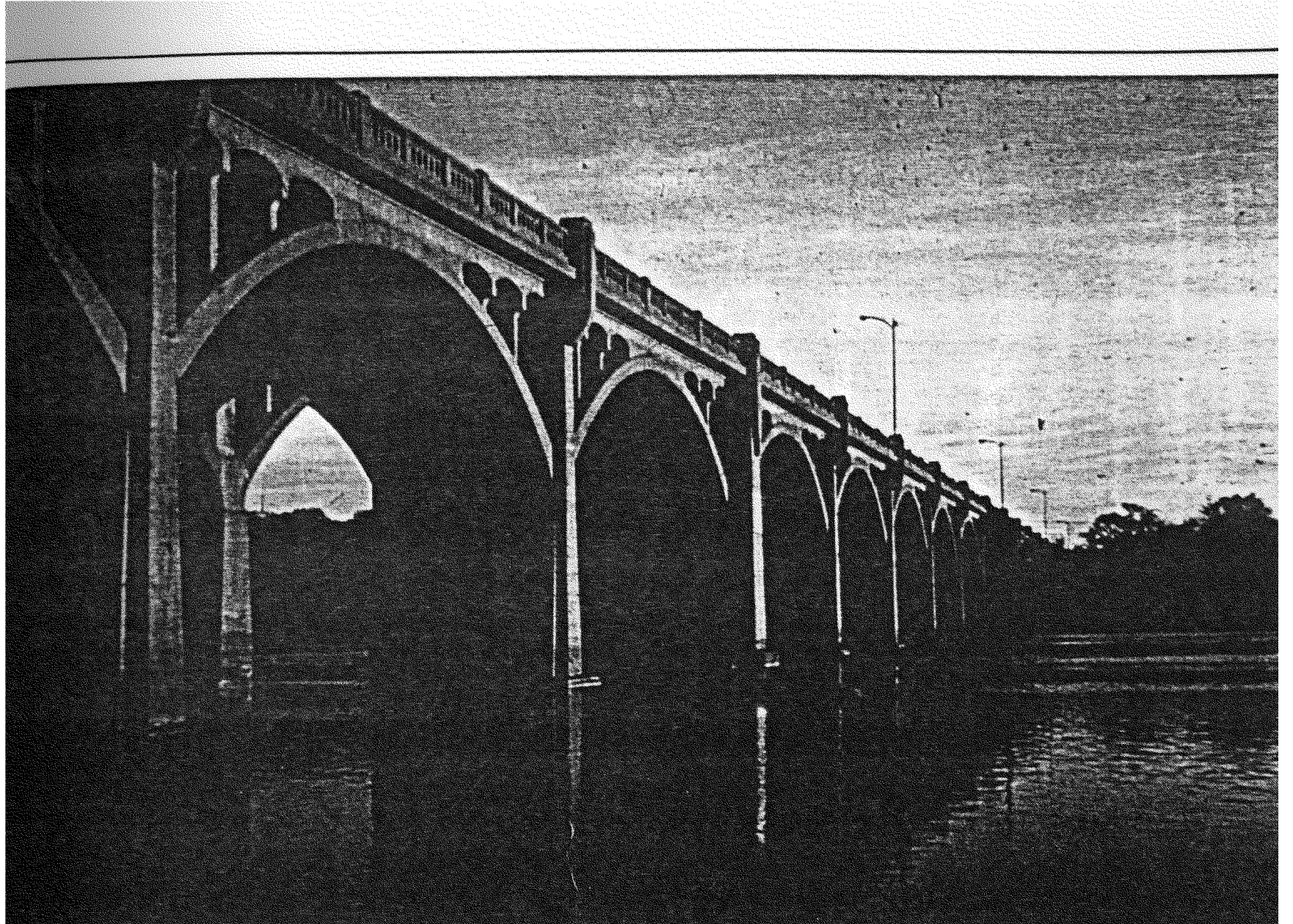
It's increasing popularity is evidenced by a growing schedule of events and the wide range of diversified activity, picnic areas and bicycle paths.



The River Parks Authority is creating an exciting "people place" along four miles of Arkansas River Shoreline, with bicycle/pedestrian paths, picnic tables, playground and parcours (physical fitness course).



The outdoor enthusiast now has a wide choice of recreational facilities, tailor made to suit his personal tastes and commensurate with his pocketbook.





CONCEIVING A MIXED USE DEVELOPMENT

The River Parks system in Tulsa is growing. On any sunny afternoon one can see the river corridor is breathing life back into the city center. The rediscovery of the recreational potential of the Arkansas River is introducing an attractive opportunity to plan a rich mixture of mutually supporting activities into a single development project where people can live, work, shop and play.

This mixed use plan should include recreational and cultural facilities as an integral part of the plan, and is also a plan with people in mind.

But maintaining these pleasant areas of human scale along the river is becoming a growing tax burden. A mixed use development could become a center for the annual river romp activities and also create revenue for river improvements and maintenance cost.

MIXED USE DEVELOPMENT

A mixed use development means a large scale real estate project characterized by:

- three or more significant revenue-producing uses (such as retail, office, residential, hotel/motel, and recreation - which in well-planned projects are mutually supporting);

- significant functional and physical integration of project components (and

thus a highly-intensive use of land), including uninterrupted pedestrian connections; and

● development in conformance with a coherent plan (which frequently stipulates the type and scale of uses, permitted densities, and related items).

MAJOR CHARACTERISTICS OF MIXED USE PROJECTS

scale and density

In terms of land and building area, mixed use developments are typically of sufficient size to permit appropriate interrelationships for the planned mixture of uses, and to contribute to a distinctive market identity. Density is such as to allow the diversity of economic and social activity to take place within an integrated physical configuration.

While scale and density vary considerably from project-to-project, they tend to fall within an identifiable range:

- Gross built area is probably the single best measure of scale for mixed use developments. It ranges from roughly 500,000 square feet to in excess of 30 million square feet.

- Land areas are typically in the five to 50-acre range, but may be somewhat smaller or substantially larger.

- Density, expressed as the FAR on a gross, project-wide basis, is substantially higher than for other development types in comparable settings, ranging from roughly three to in excess of ten.

uses and mix

Diversity in mixed use development means integrating three or more significant revenue-producing uses in a preplanned manner. Each serves as an anchor by individually attracting people for a variety of primary purposes.

Diversity in mixed use development also means drawing people after close of the business day. A variety of eating and drinking facilities is one means. A second means may be through emphasis on entertainment and programming of a busy schedule of events. Still another way may be through incorporation of waterfront esplanades, museums, libraries, and other public and institutional uses.

Though no mix is appropriate for every situation, some patterns have emerged. Office and retail components are common to almost all mixed use developments, with residential most often the missing element. A substantial minority of mixed use developments include hotel/motel and residential uses as well as office and retail elements.

To realize mixed use dynamics, the aim is to achieve a rich mix of uses:

- Providing each other with continuing, mutual support;
- spanning the widest possible activity period - from permanent attractions to shorter programs; and
- responding to the broadest possible audience (resident, worker, shopper, and visitor).

office component

Almost every mixed use development surveyed contains an office component, Among the reasons are:

- office uses can easily fit into almost any mixed use development, whether central city or suburban,
- office uses in mixed use development can be competitive, even in overbuilt markets,
- office uses often produce market synergy for other components and
- financing has been relatively easy.

retail componet

Almost all projects canvassed contain some retail use, and the great majority offer specialty and/or department store retail facilities. Other retail elements are strongly recreation-oriented. The prevalence of retail uses may be attributed to the following factors:

- There is a ready-made market from which to draw support for retail space in other on-site components.

- Specialty boutiques or department stores may be a drawing card for a metro-wide market.

- Retail uses are a good way to extend the activity cycle and add excite-

ment and diversity to the project.

- Retail uses with sales-related percentage leases are often a method of hedging against inflation.

hotel/motel component

A large majority of mixed use developments incorporate a transient facility, frequently a first-class convention hotel:

- Hotels can become the most profitable project component.
- They can be crucial for market synergy, by enhancing a project's image and by providing a "resident" population.
- Hotels serve to inject more than a "nine-to-five" activity cycle, by pro-

viding the nighttime population as well as entertainment facilities.

residential component

Residential uses are a highly desirable component of mixed use developments. Nevertheless, they are often absent because of:

- the complexity of introducing residential uses into a commercial environment;

- limited popular acceptance of highrise residential structures in many suburban areas and in small or medium-sized communities; and

- higher costs and lower returns on highrise residential structures, as

compared with other project uses.

ancillary facilities

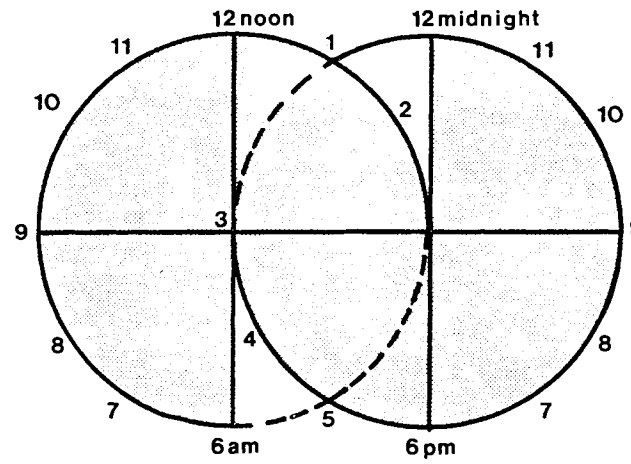
Few mixed use developers confine project components to those four identified previously. In some mixed use developments ancillary facilities or "special attractions," such as eating and drinking places, sports arenas, civic centers, family-oriented entertainment, active recreation, and public and semi-public uses, are fundamental for success.

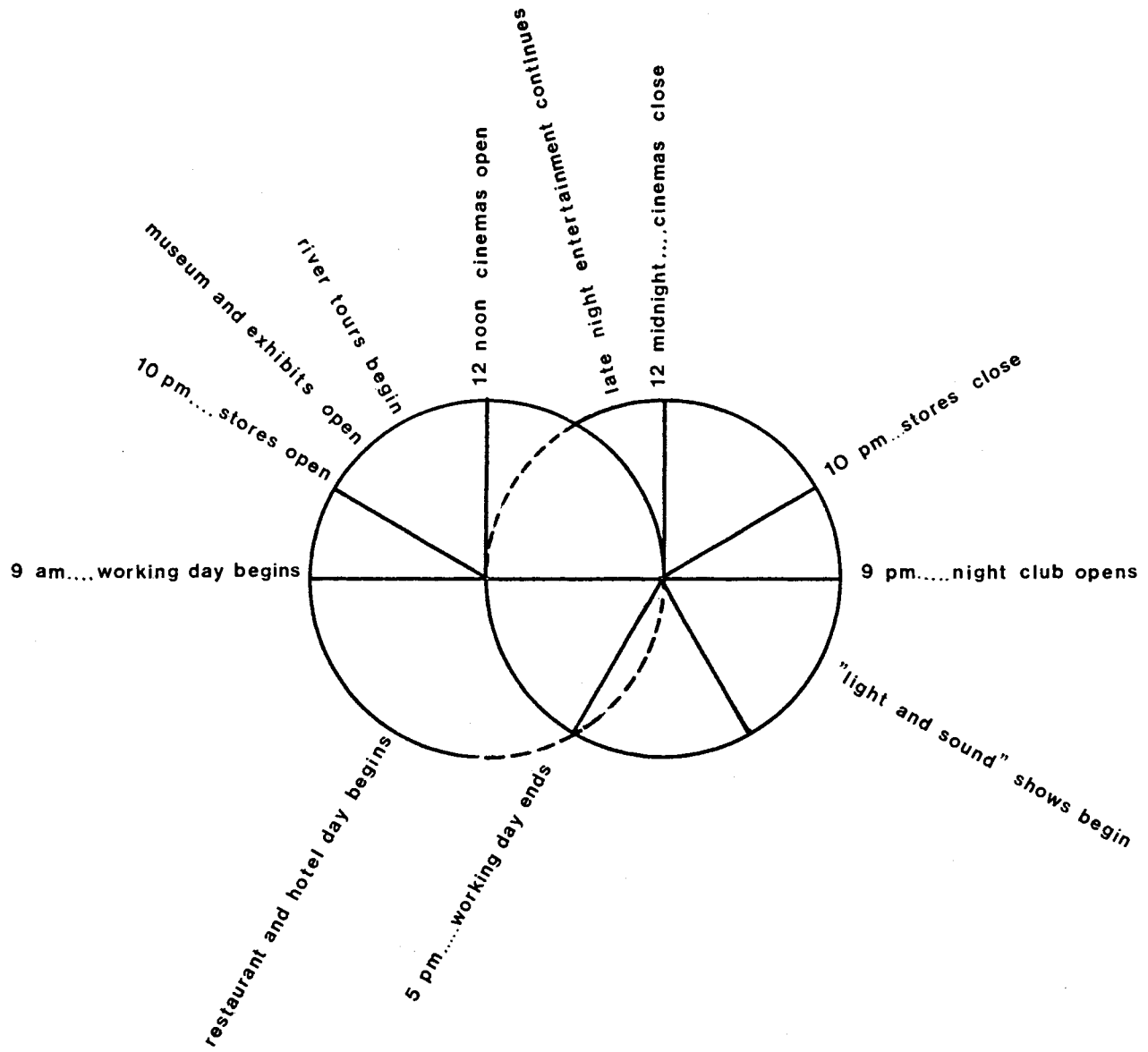
24-Hour Design Cycle

An objective of the mixed use development is to create a 24-hour environment to ensure continued functioning of the project after workday hours. Some components such as office will drop out while others such as restaurant and entertainment become more important. Proper design solutions here can have an effect on overall operating efficiency. One method is to position the uses in such a way that sections of the project may

be virtually closed off when not needed. For instance, the office space, while still being integrated, can have separate access facilities from the rest of the project.

24-hour cycle





24-hour activity

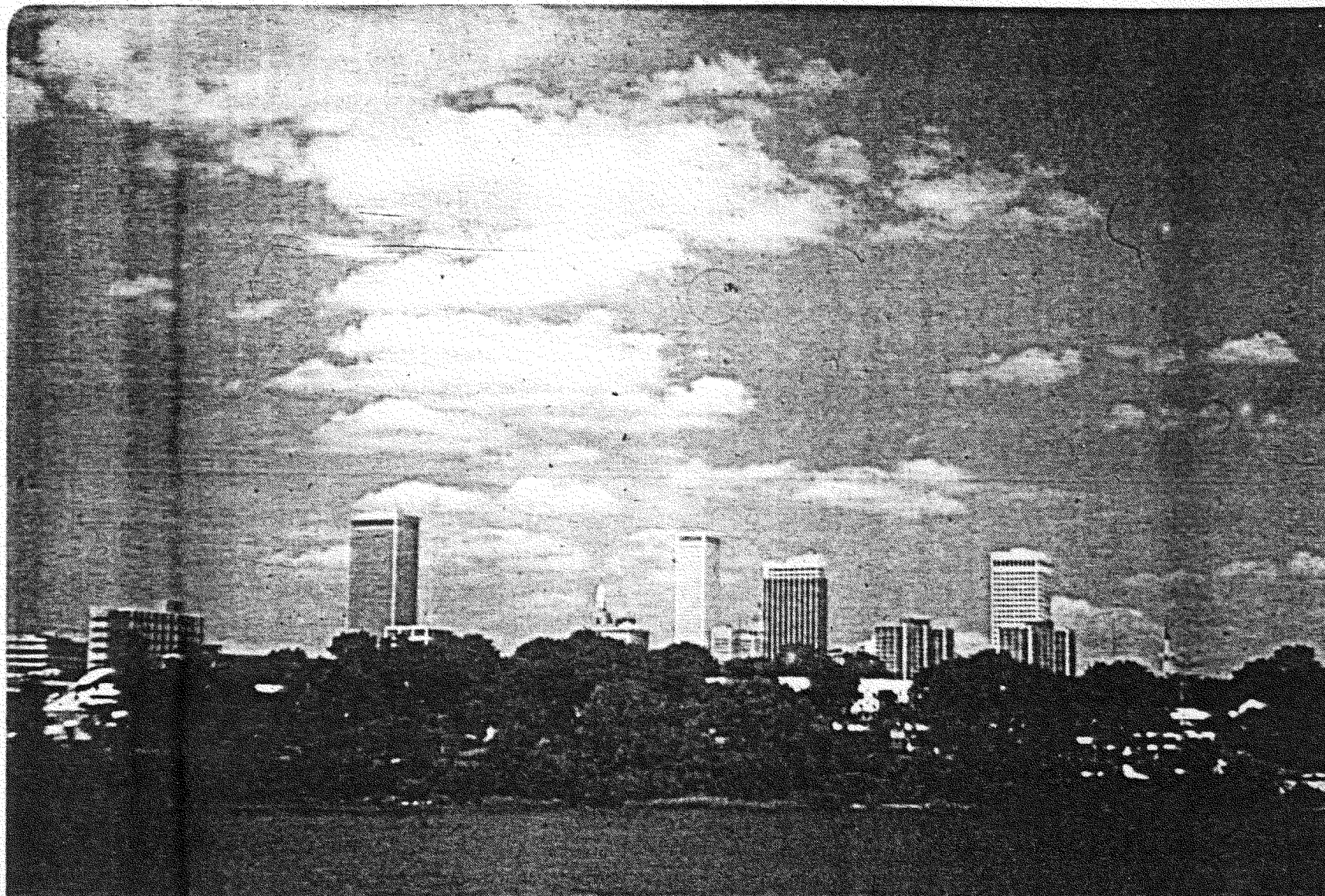
User Study

Tulsans use their River Park. During one weekend in June the Junior League and the Tulsa Running Club undertook a count of persons visiting the Park. From three locations - The Model Park, Pedestrian Bridge and at 54th Street and Riverside Drive - 10,180 persons were counted as they passed.

The results of a user survey, taken at the same time by stopping 555 people at random, were recently tabulated.

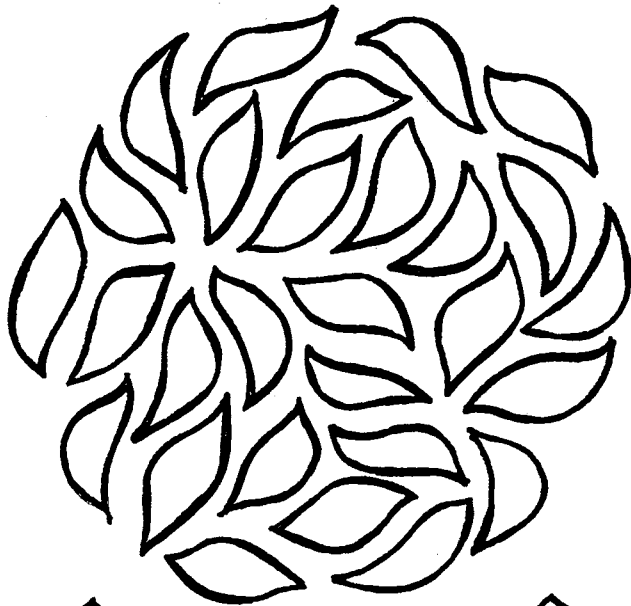
Ninety percent of the Park users were not there for the first time, and seventy-seven percent visit at least once a week.

When they come, it's not just to sit in a small area - fifty-six percent travel one to five miles, and thirty-five percent travel five to ten miles. Only nine percent remain in less than a half-mile area.



Future Market Potential

River Parks could see a substantial increase in visitation by 1985 with over six million visitors and anticipates taking in about \$2 million a year by that time. The willingness of Tulsans to enhance their environment along with foresight of community leaders, according to the River Parks Authority, will continue the growth of this vital recreational outlet, with its great potential for tourist revenue.



River Activities



FEBRUARY:

Snow sculpture contests

APRIL:

Sunday, 1st, Fourth Annual Kite
Flight

Saturday, 28th, River Parks Moto-
cross

MAY:

Saturday, 5th, Walk for Mankind

Sunday, 6th, Sound Event

Saturday, 12th, Third Annual Human

Race.

JUNE:

Saturday, 2nd, River Parks Art Fair

Saturday, 9th, Tenth Annual River-
side Run

Saturday, 16th, Model T Hill Climb

Saturday, 23rd, Second Annual Ar-
kansas River Beach Party

Friday, 29th, Media Raft Race

JULY:

Wednesday, 4th, Family Fourth Fire-
works Display

Saturday, 21st, Fourth Annual Sand
Castle Contest

AUGUST:

Saturday, 4th, Moonlight Bike Ride

Sunday, 19th, Fifth Annual Square-
A-Rama

SEPTEMBER:

Monday, 3rd, Great Raft Race, Seven

OCTOBER:

Saturday, 6th, Heart Run

Saturday, 13th, October Fest

Saturday, 27th, The Tulsa Run

DECEMBER:

Saturday, 15th, Christmas Tree
Lighting

West Bank Development

The siting, orientation and design of the primary west bank development area will provide direct contact with the Arkansas River and a dramatic recognition of the Tulsa skyline.

The development will contain the major cultural, entertainment and commercial facilities planned for the River Parks Projects. A paved, landscaped plaza, common to all these facilities, will provide a public gathering place and

establish access to the marina and the
river activities.

WEST BANK FACILITIES

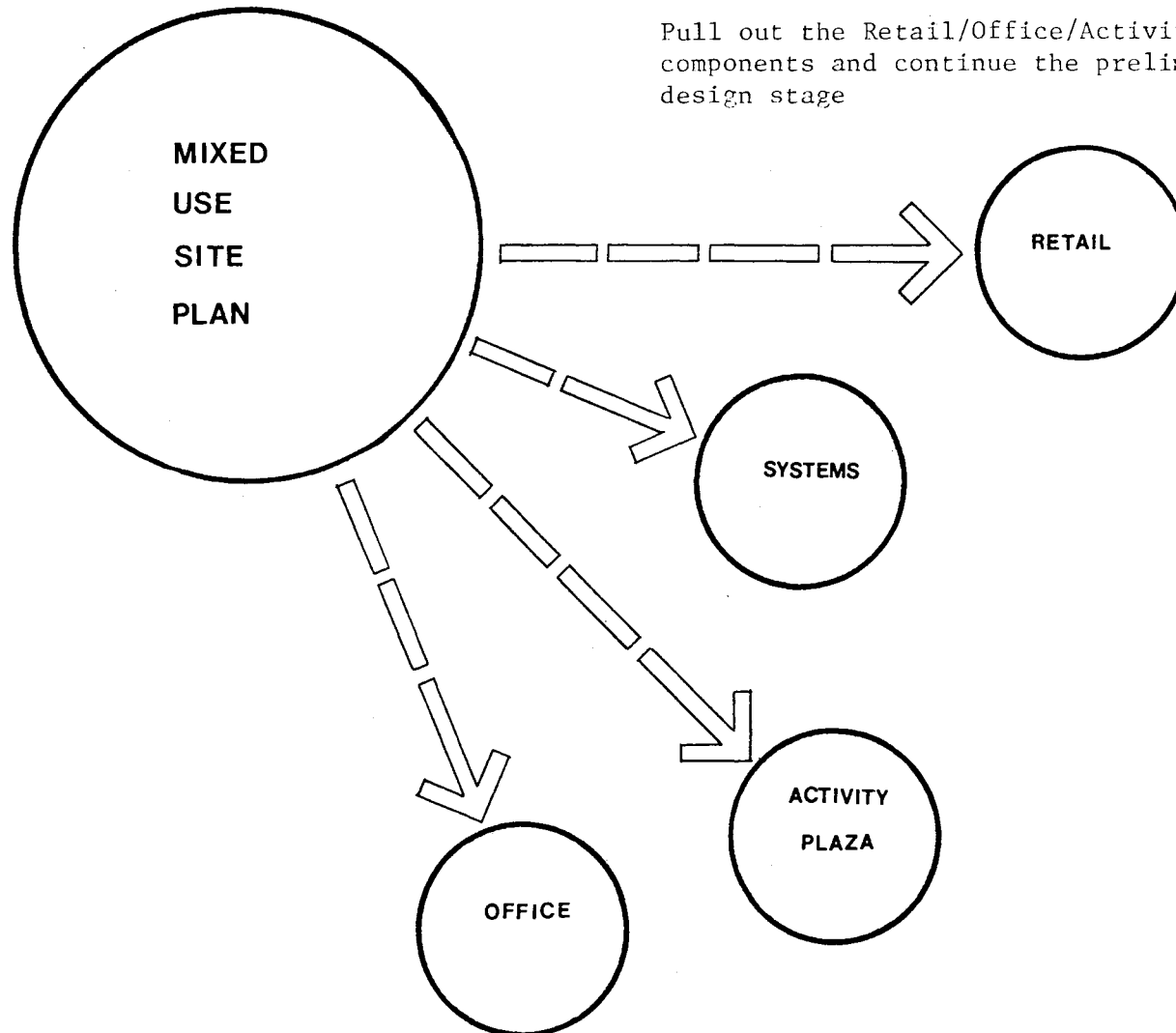
Tulsa Science Museum	150,000	S.F.
Native American Center	50,000	S.F.
Retail	100,000	S.F.
Family Restaurant	10,000	S.F.
Office Space	100,000	S.F.
Activity Plaza		
Hotel	200	Rooms
Specialty Restaurant	12,000	S.F.
Housing	500+	Units
Parking	2000	Spaces

PHASE 1

Develop Mixed Use Site Plan for west bank

PHASE 2

Pull out the Retail/Office/Activity Plaza components and continue the preliminary design stage



PHASE ONE

The visual impact of the West Bank master plan design will be an important factor in guiding people to the West Bank

Some goals for the master plan;

- to provide for an efficiently functioning infrastructure offering workable access, parking, and internal circulation patterns.
- to offer outstanding amenities and attractions which cannot be obtained in single purpose projects
- to develop exciting people places capitali-

zing on the diversity of activities present in a mixed use project.

● to establish subtle relationships through compatibility of form and materials and modulation of scale to create, architecturally, a good neighbor.

PHASE TWO

The Retail/Office/Activity Plaza component will be the functional focal point for the development. The goals for design development of Retail/Office/Activity Plaza components;

- to include utilities and effective mechanical and electrical systems capable of servicing the differing demands.

- to use the fashion center concept for an attractive retail center.

- to offer a person with a few hours off more than a place to shop and eat.

SPACE REQUIREMENTS

Limited number of large specialty shops
and a variety of smaller shops

Retail space for rent for crafts

Exhibit area

Restrooms

Janitor

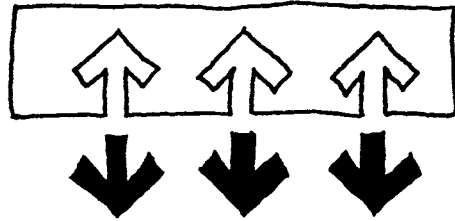
Storage 100,000 S.F.

Office Space 100,000 S.F.

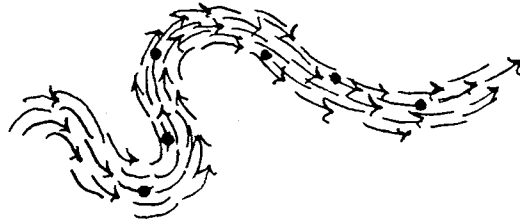
Activity Plaza

Concepts

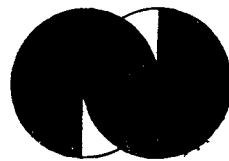
Retail development will be focused upon a "fashion center" concept, featuring a limited number of large specialty shops and a variety of smaller shops which together would constitute a unique and attractive retail grouping exercising a strong impact upon the market by virtue of the cohesive collection of fashion shops.



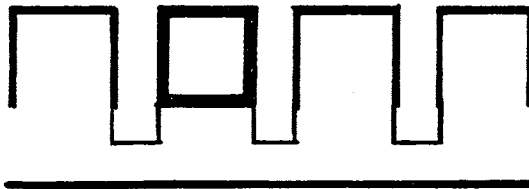
Shops to service both the development and the community.



There should not be isolation, but a fluidity of interactions.



24-hour activity cycle



To develop security for single components that will not create a functional problem for the total project.

The site plan will indeed be a major factor in the impact of the project upon the market area, particularly in the focal emphasis given to the retail fashion center, the centerpiece of the project.

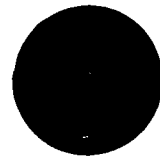
Problem Statement

- function

To create a sense of movement and continual activity which is aesthetically pleasing and beneficial from a retail merchandising viewpoint.

- form

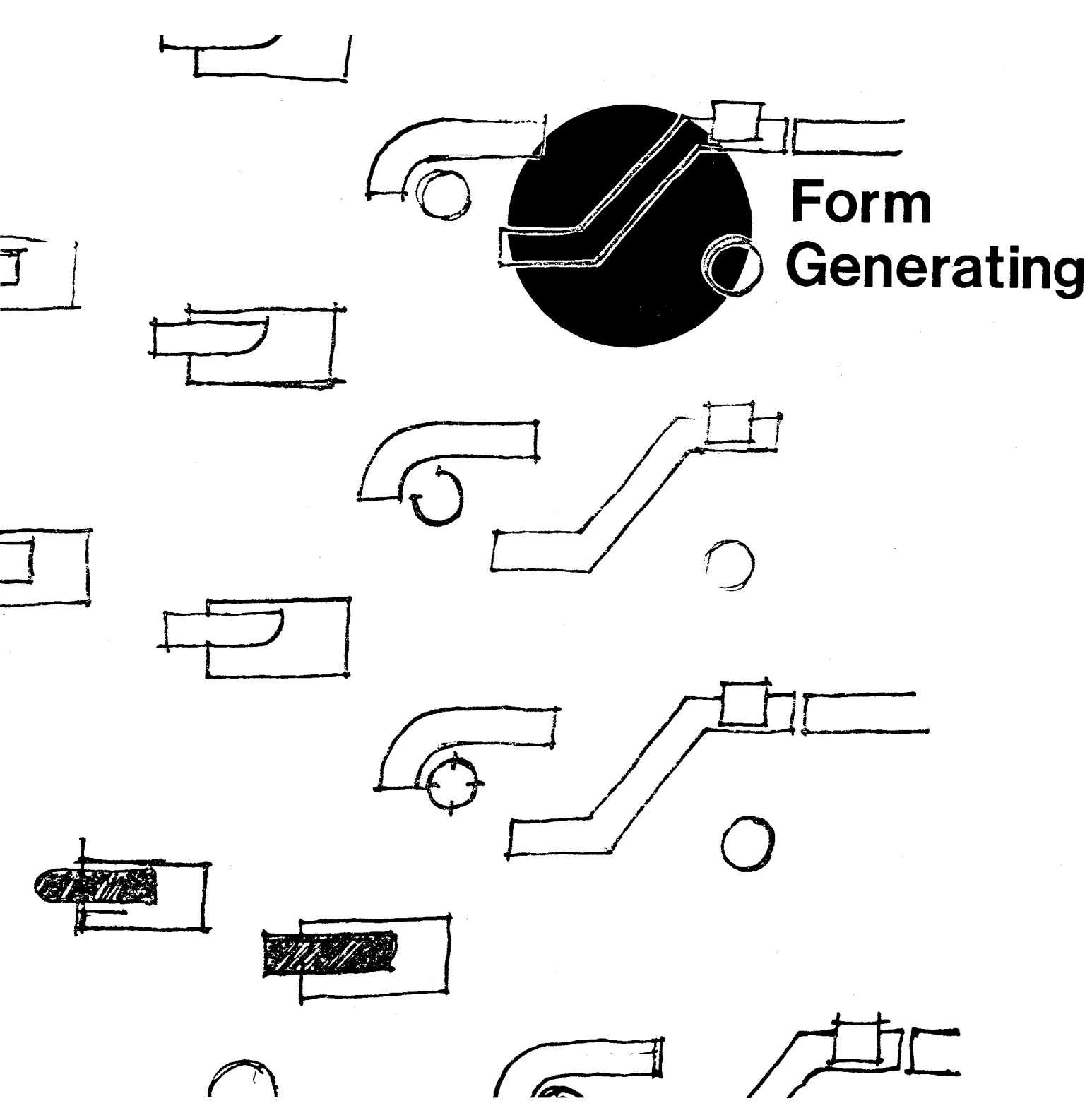
To mass individual building components in the project so as to create a harmonious, distinctive sculpture in total.



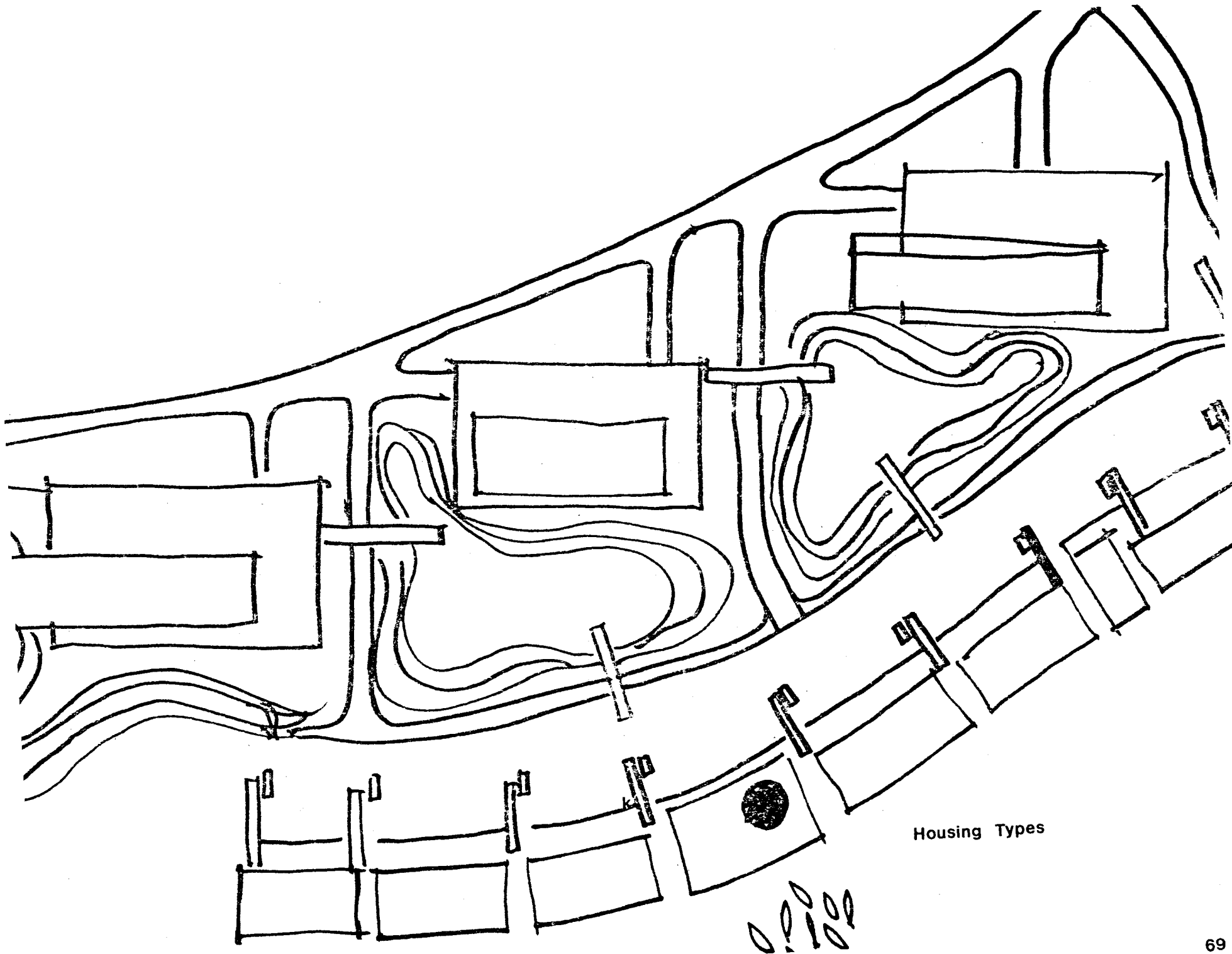
Design
Development

Searching For Ideas



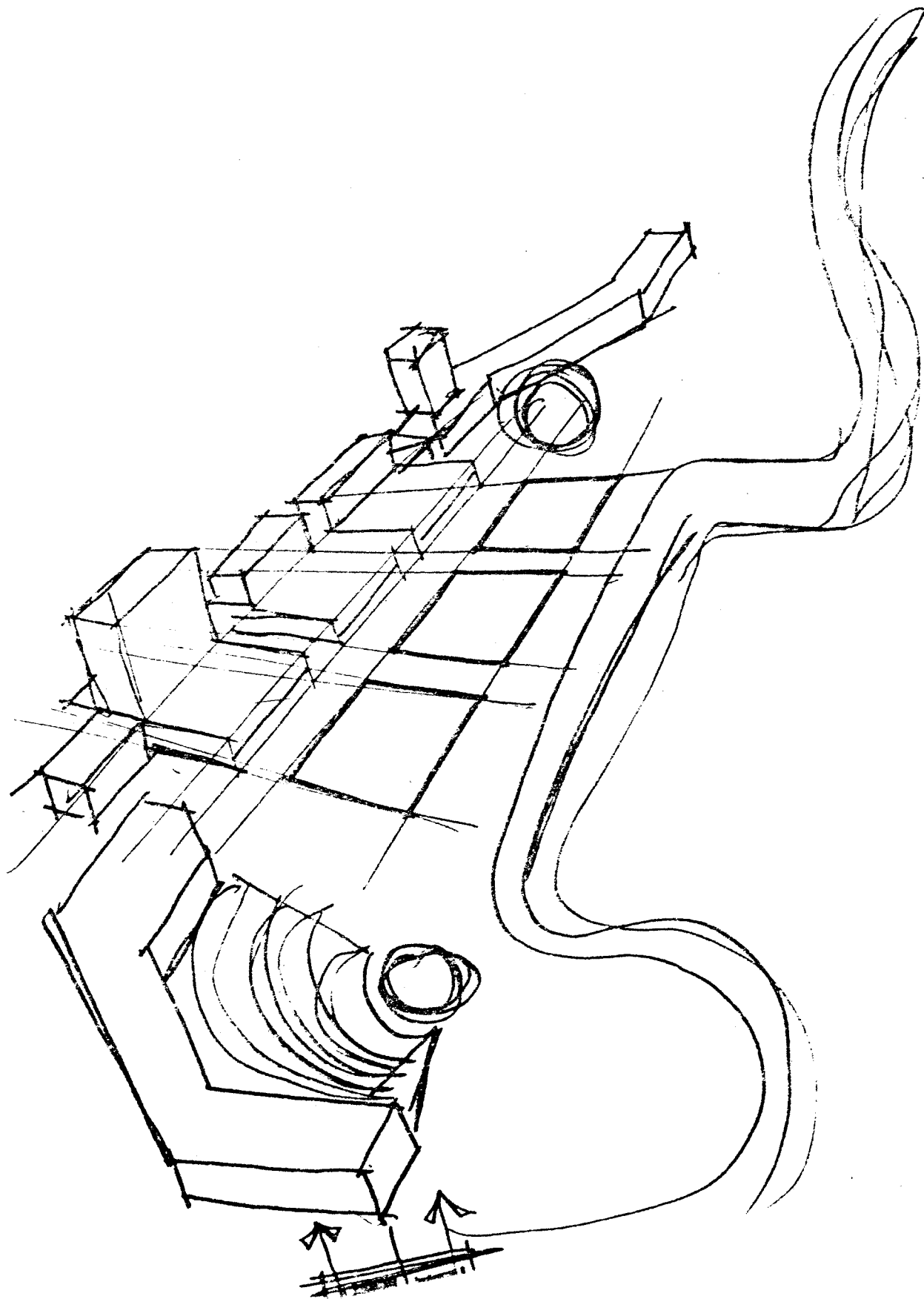


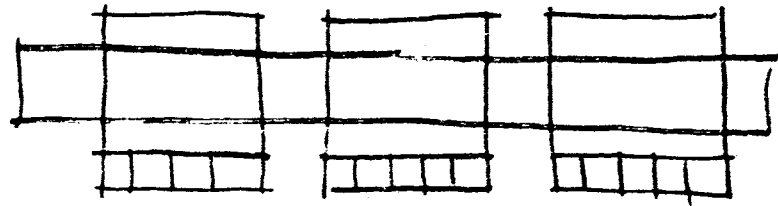
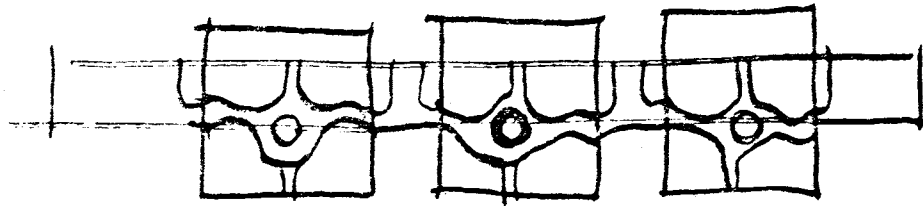
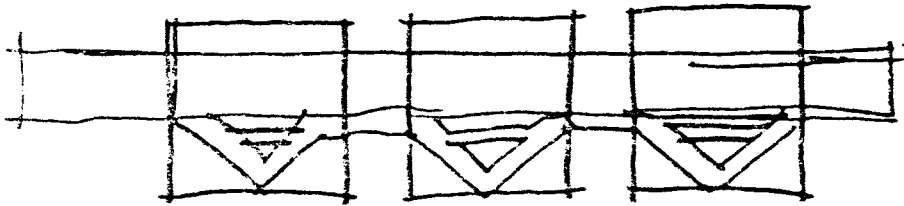
Form Generating



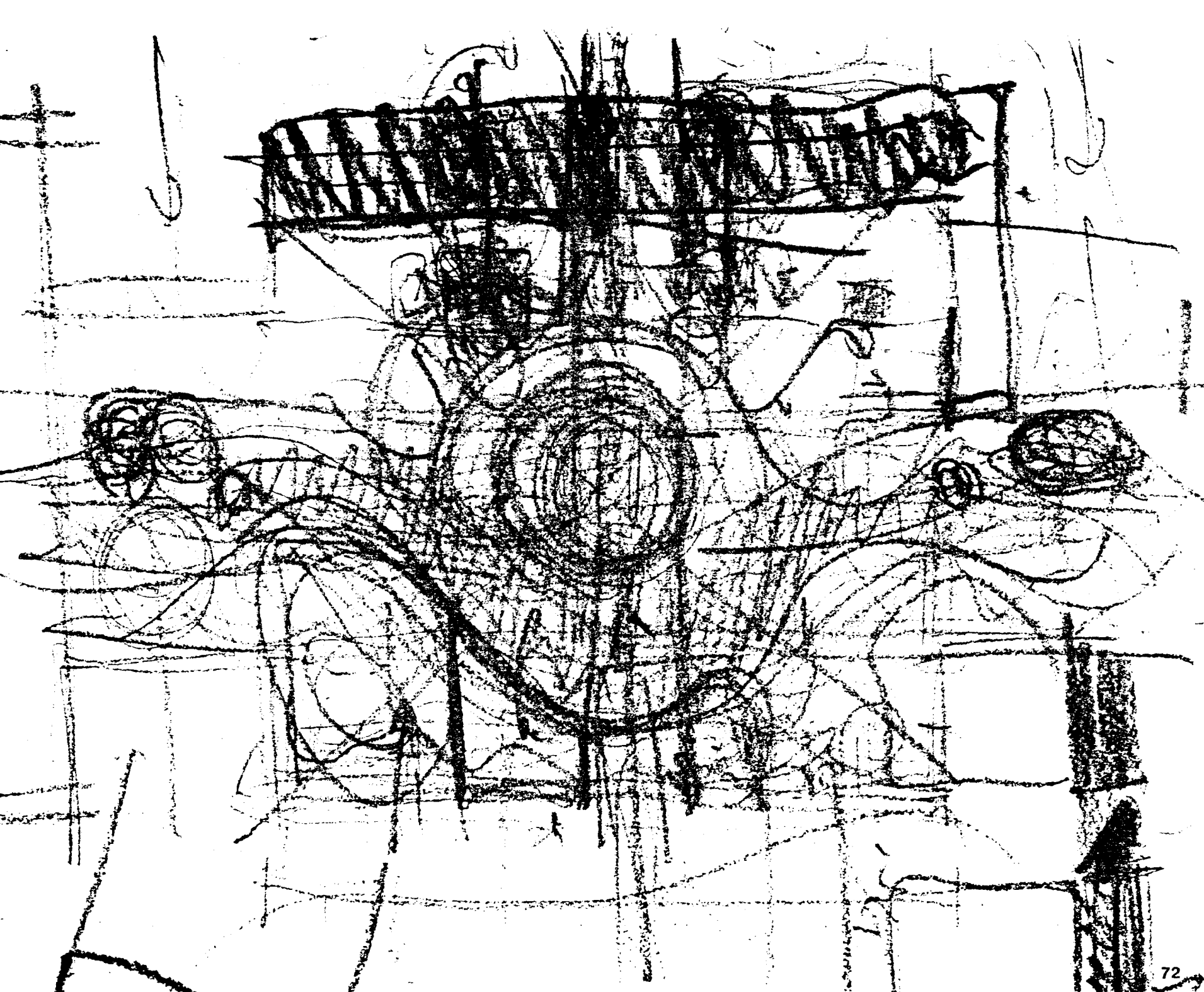
Housing Types

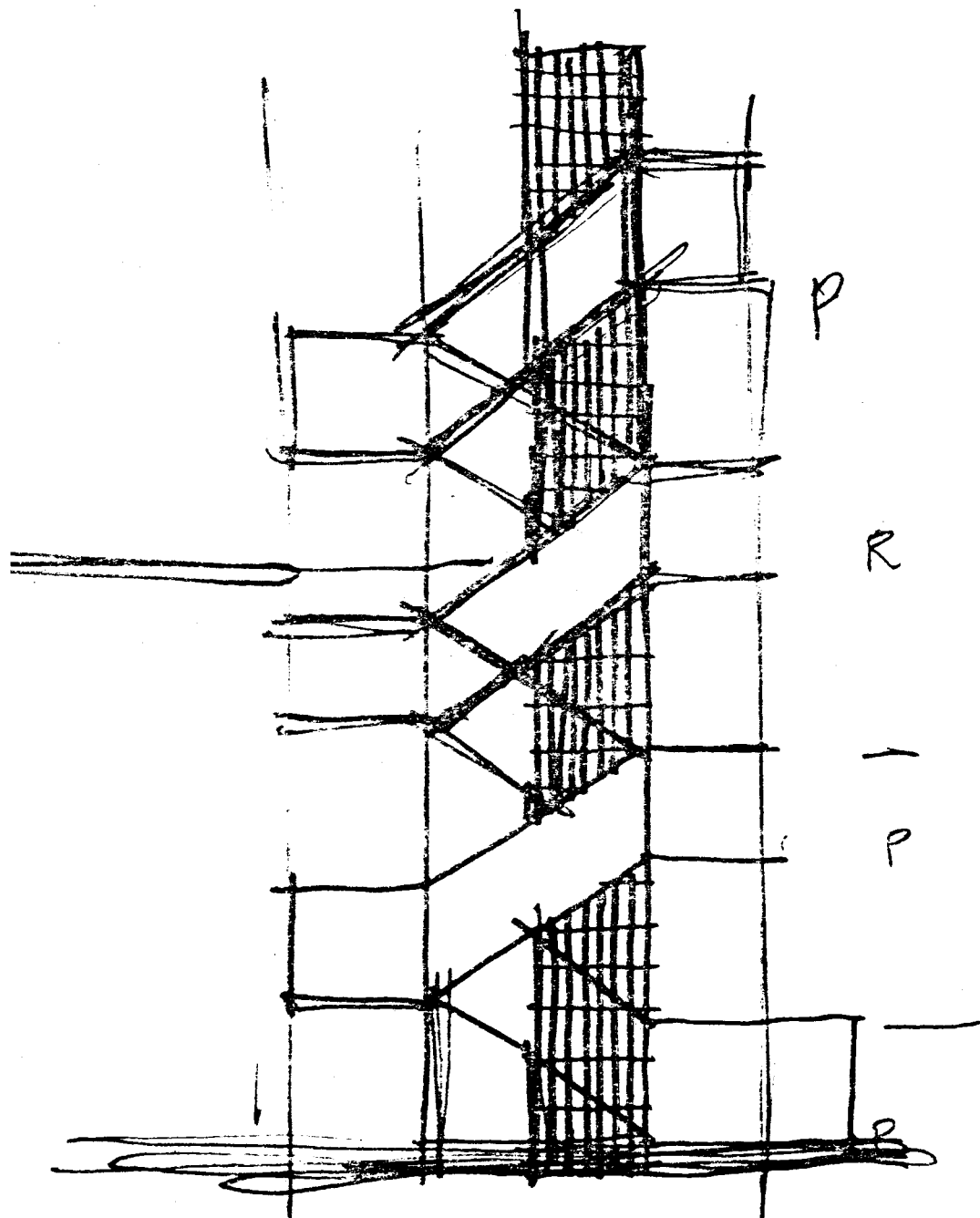
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● CREATE SENSE OF MOVEMENT





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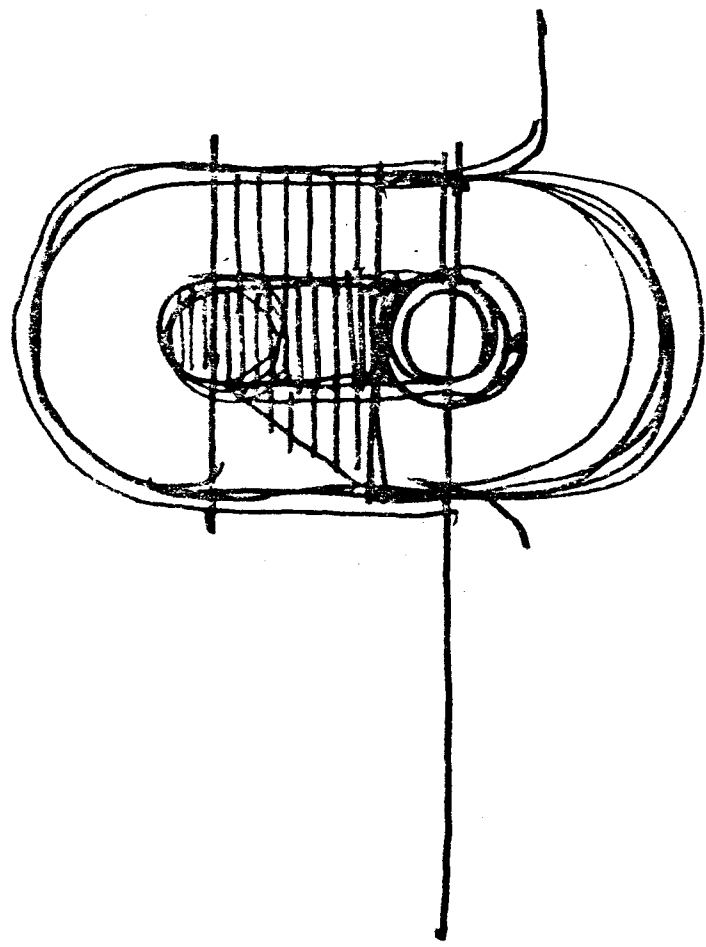
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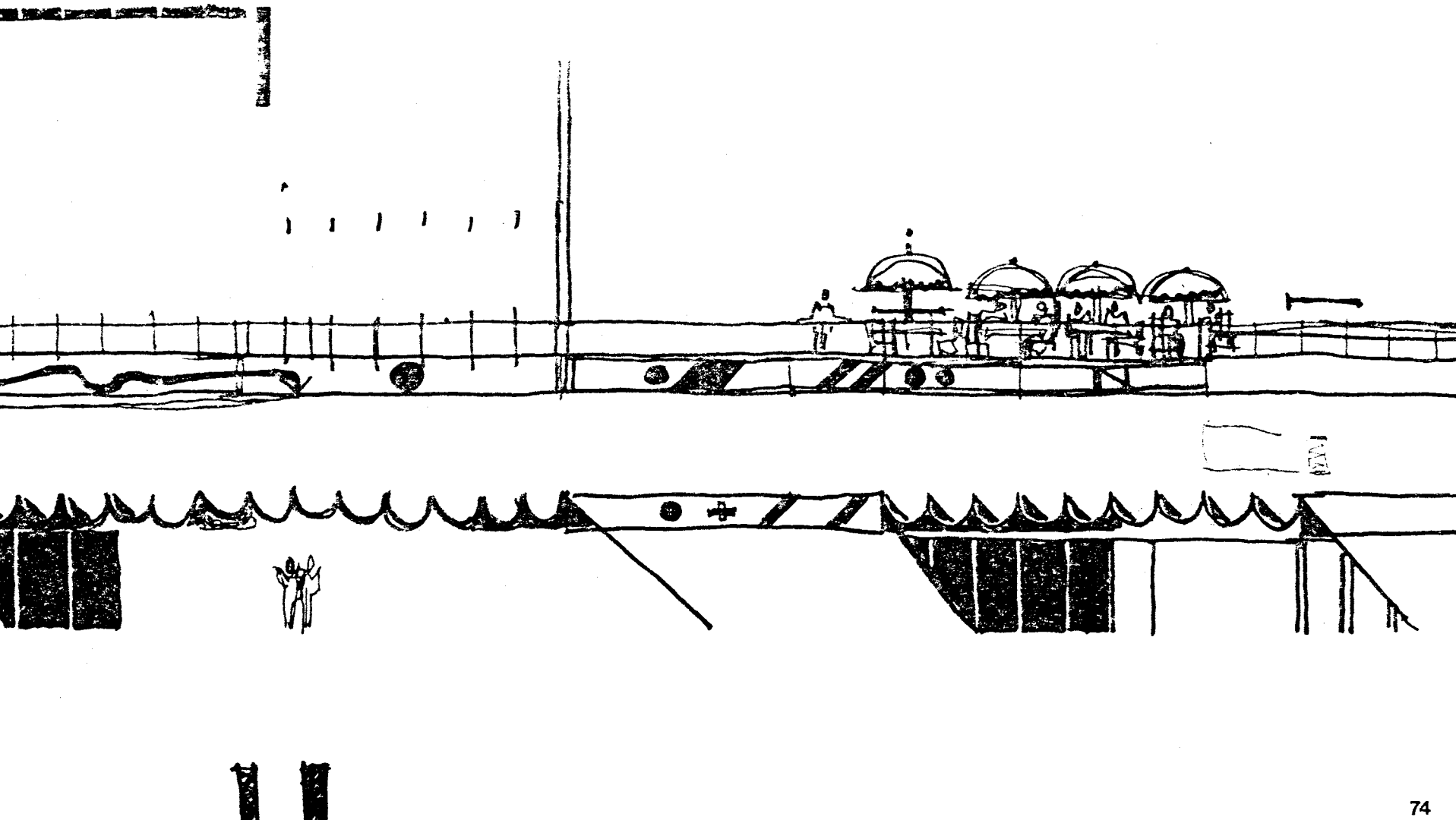
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R

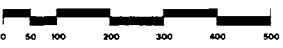
DETAILS



Elevation Study



WEST BANK SITE PLAN

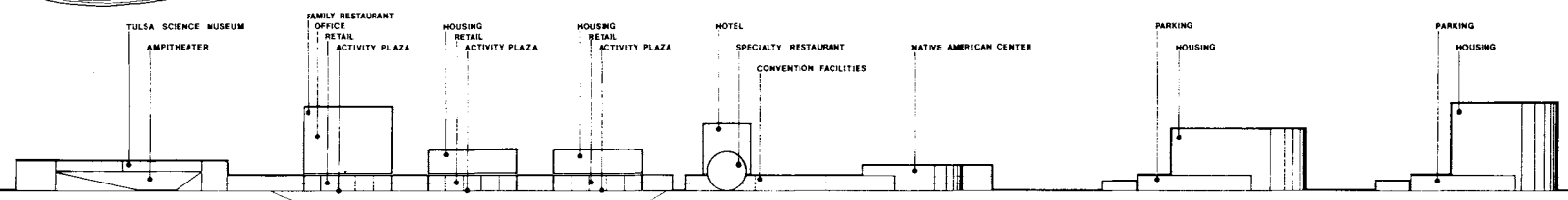
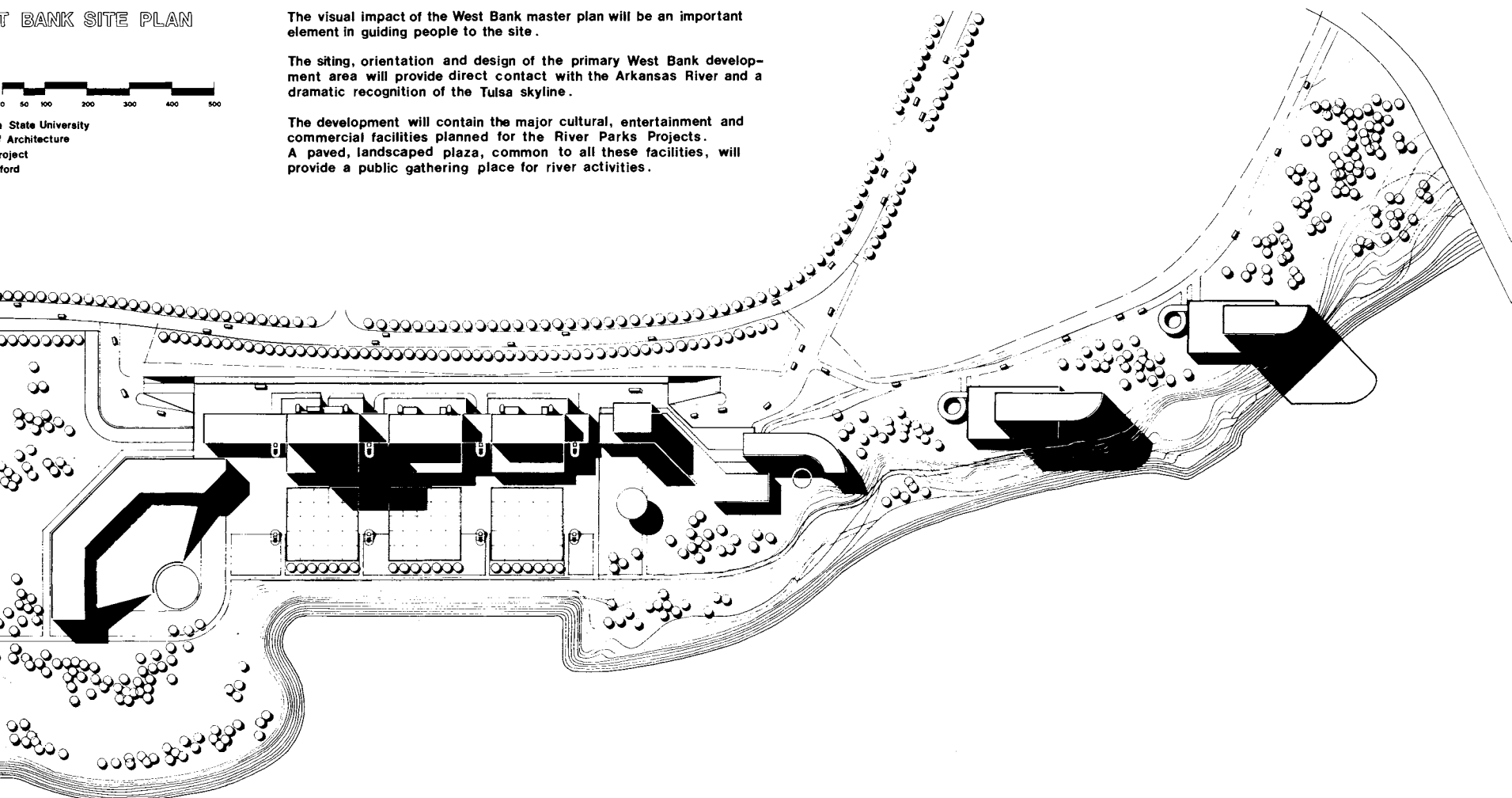


State University
Architecture
Project
ford

The visual impact of the West Bank master plan will be an important element in guiding people to the site.

The siting, orientation and design of the primary West Bank development area will provide direct contact with the Arkansas River and a dramatic recognition of the Tulsa skyline.

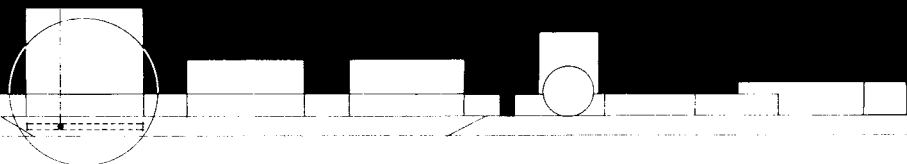
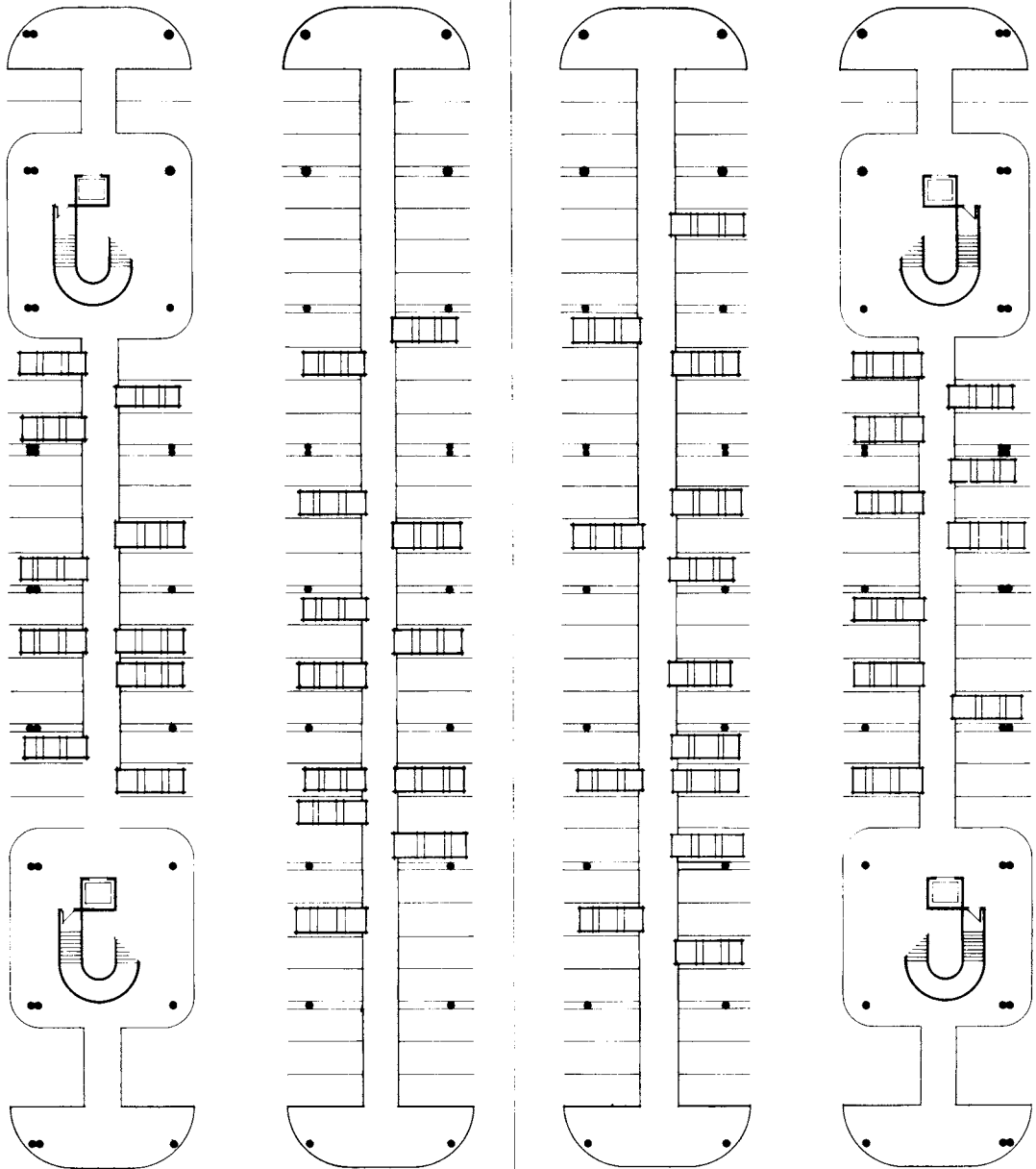
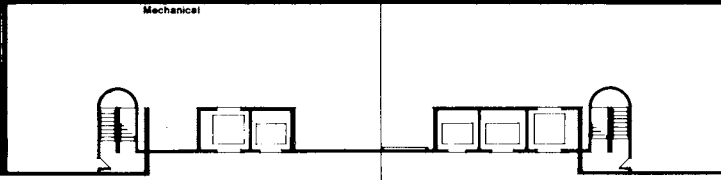
The development will contain the major cultural, entertainment and commercial facilities planned for the River Parks Projects. A paved, landscaped plaza, common to all these facilities, will provide a public gathering place for river activities.



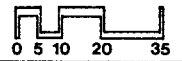
Lower Level Parking



The parking is allowed together to service the multiple projects users during different period of the day.



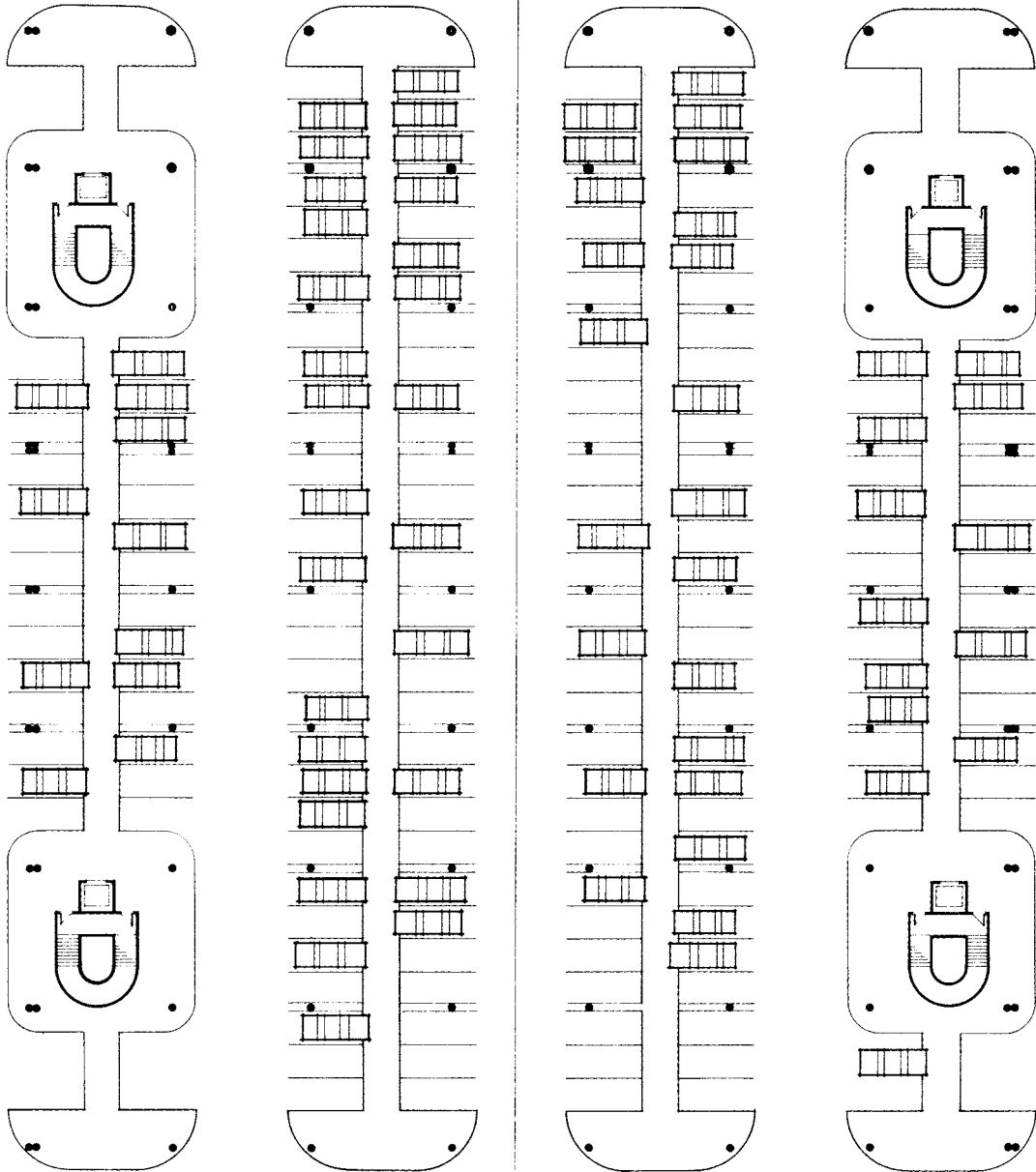
Upper Level Parking



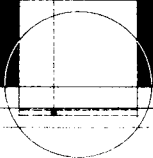
Storage and service for future shuttle buses.

Storage and Service

Truck Docks



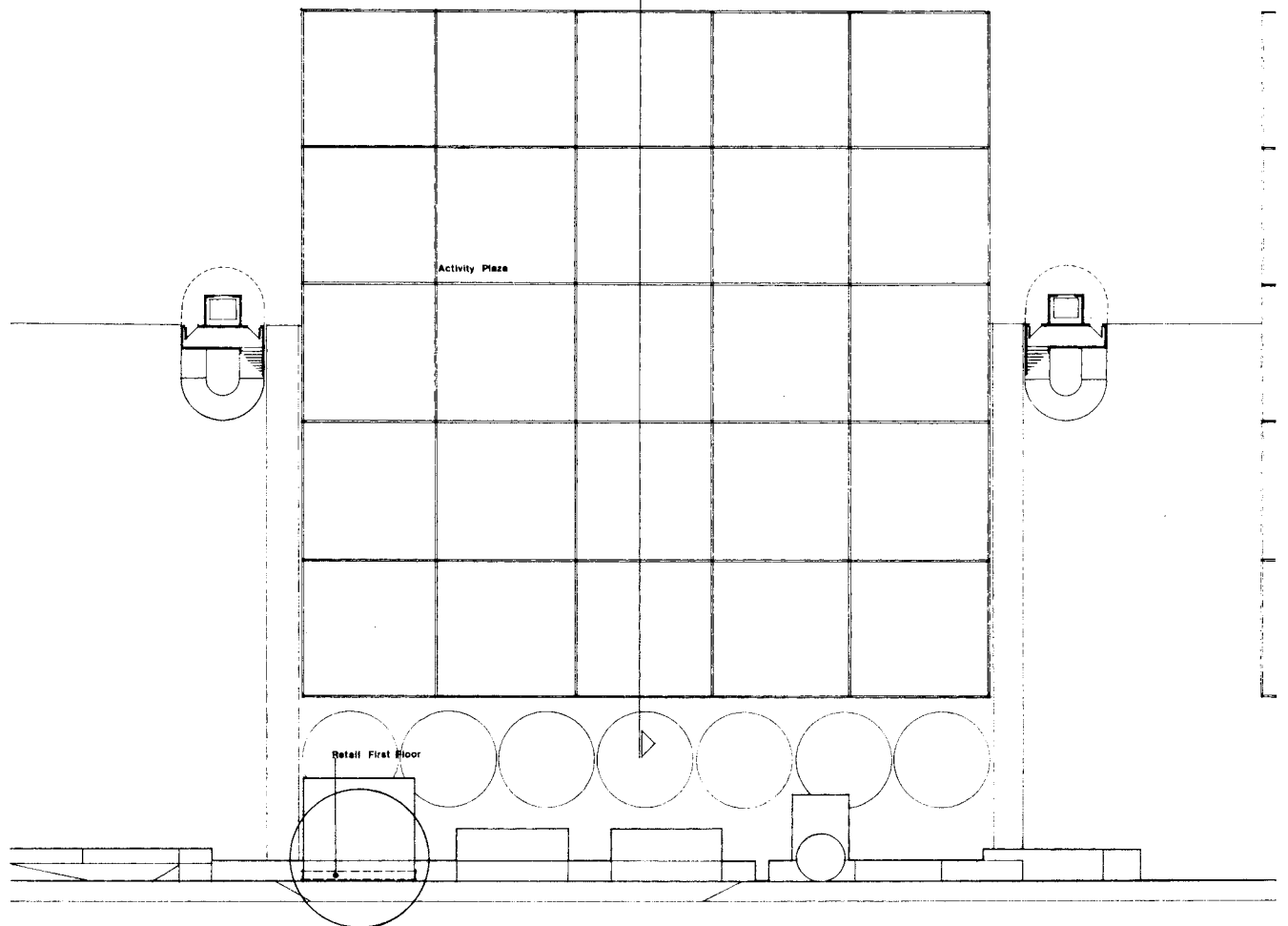
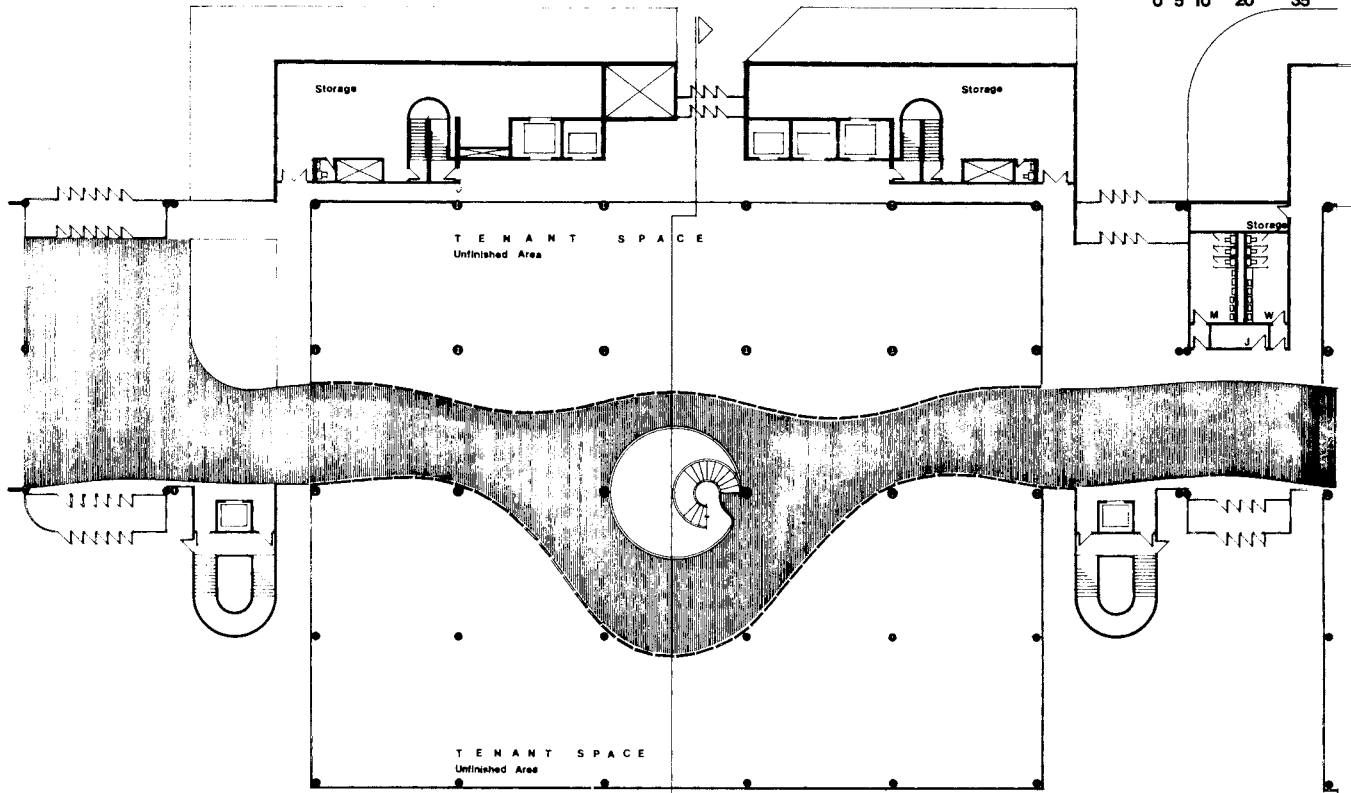
Parking Upper Level



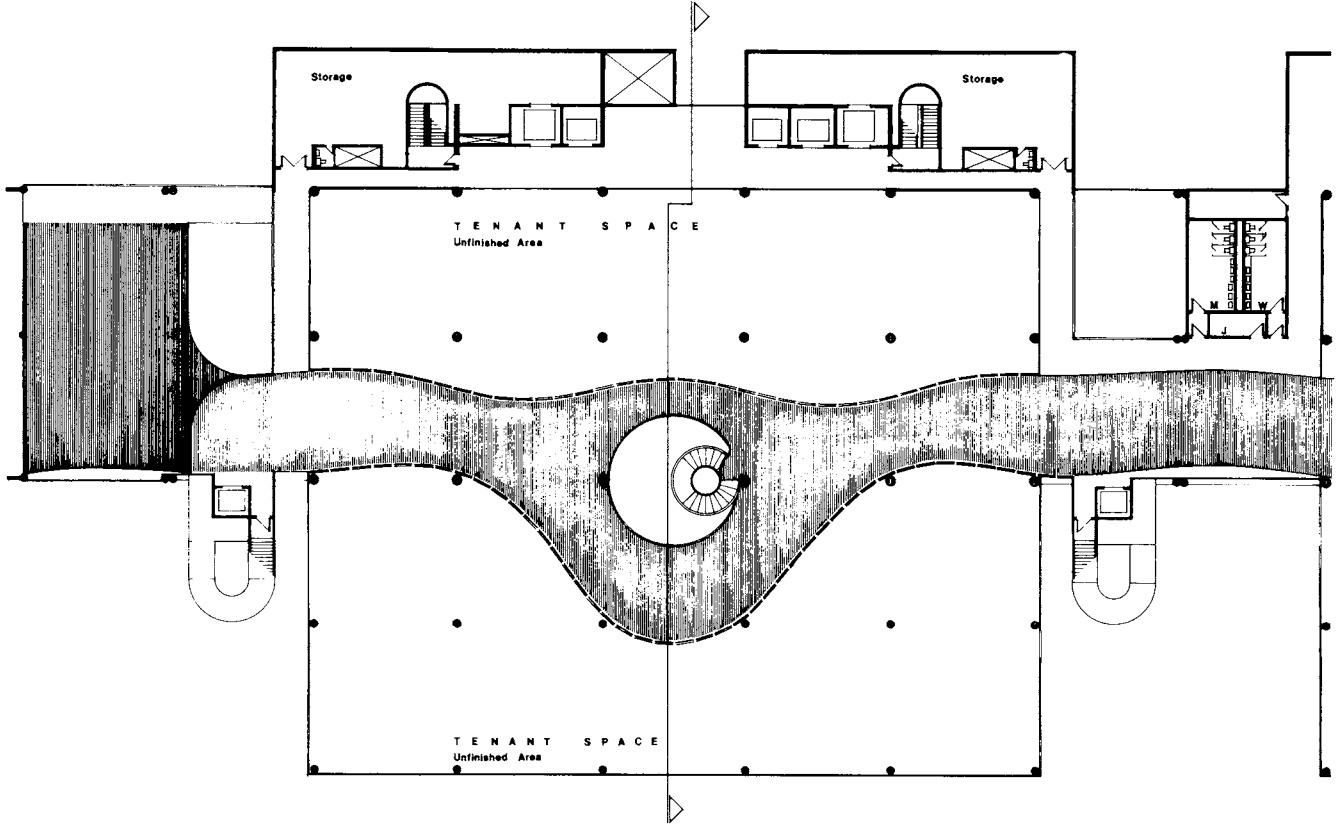
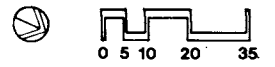
Retail First Floor



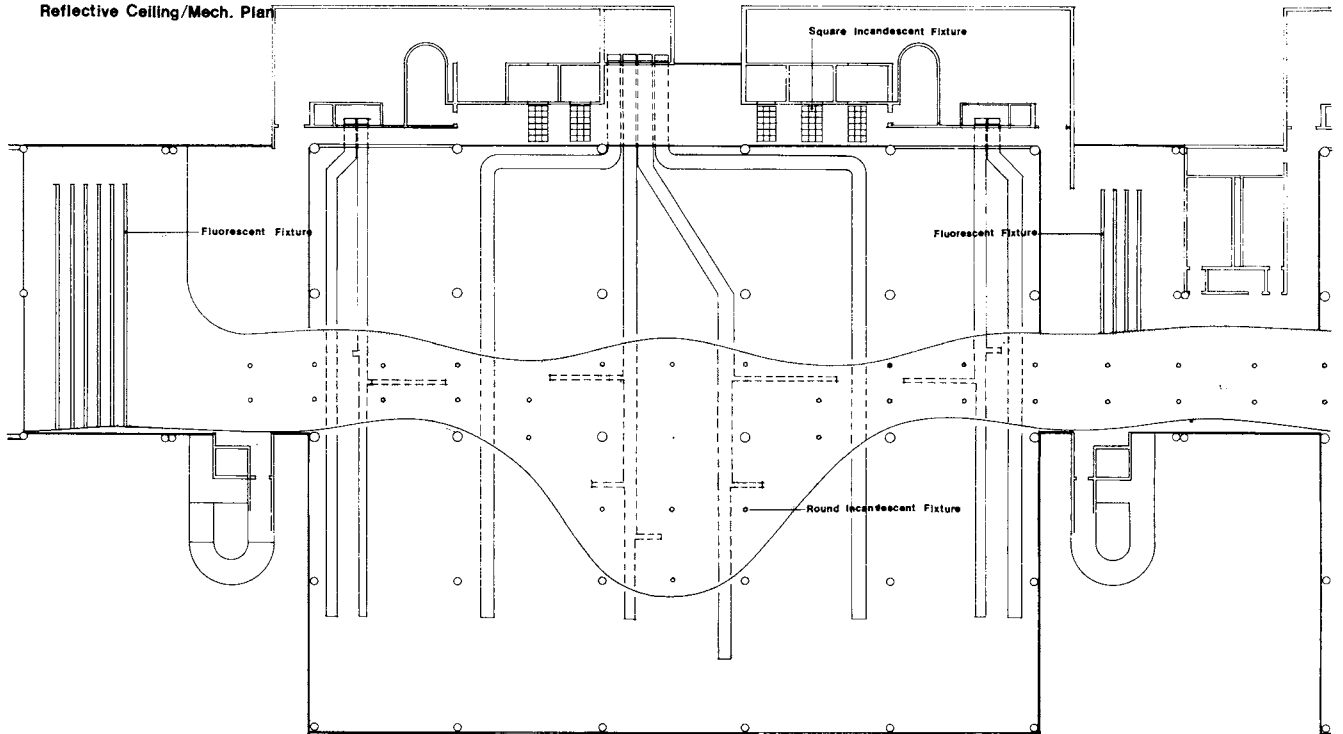
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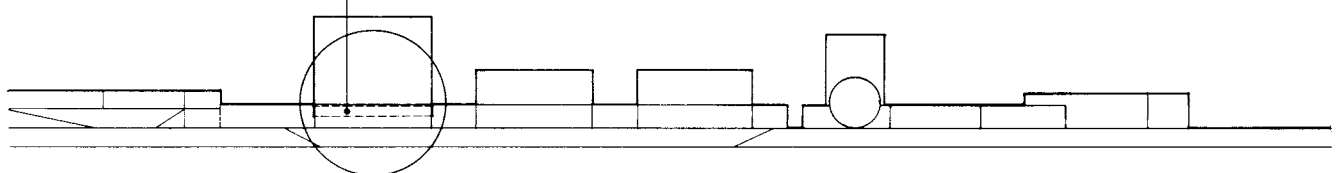
Retail Second Floor



Reflective Ceiling/Mech. Plan



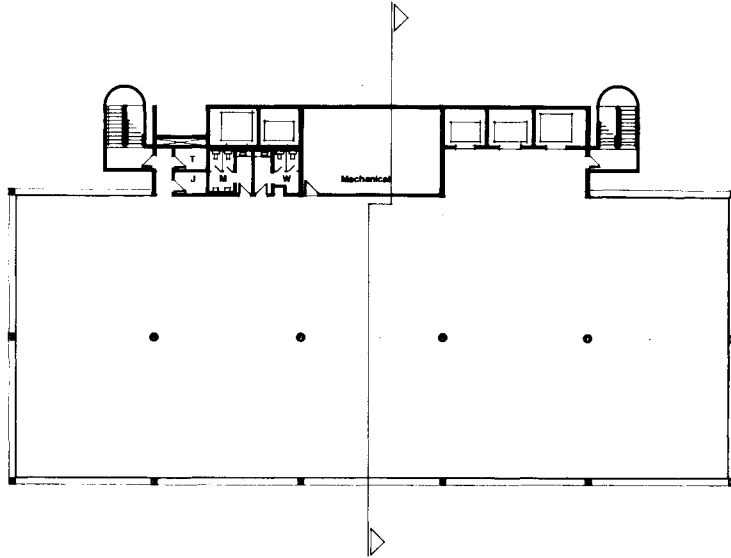
Retail Second Floor



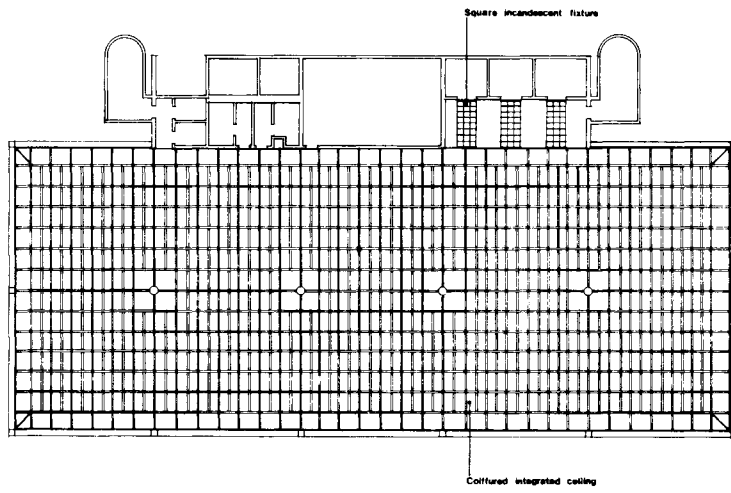
Typical Office Plan



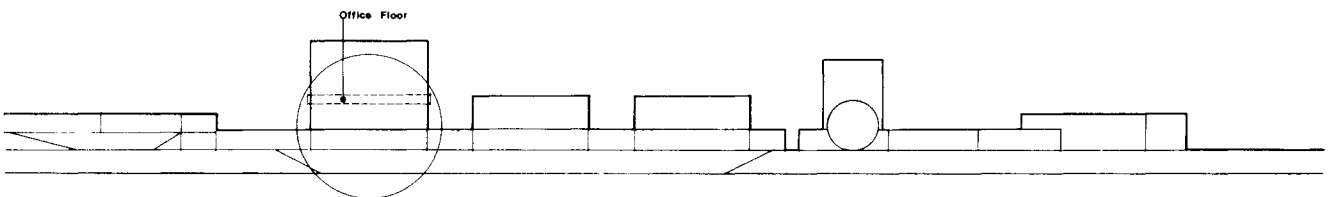
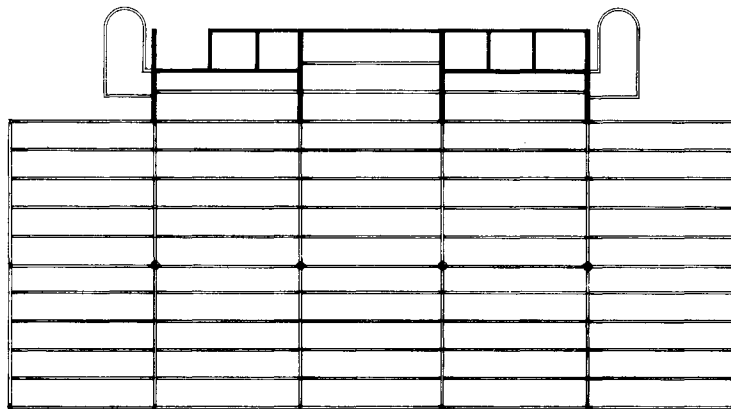
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Reflective Ceiling Plan



Structural Framing Plan

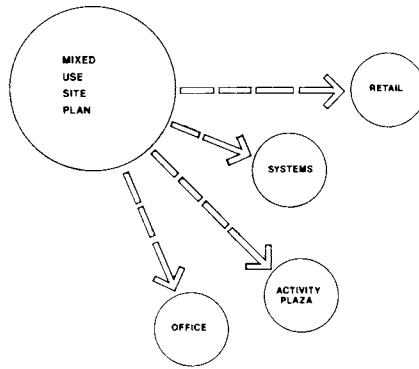


PHASE 1

Develop Mixed Use Site Plan for the West Bank

PHASE 2

Pull out the Retail/Office/Activity Plaza components and continue the preliminary design stage



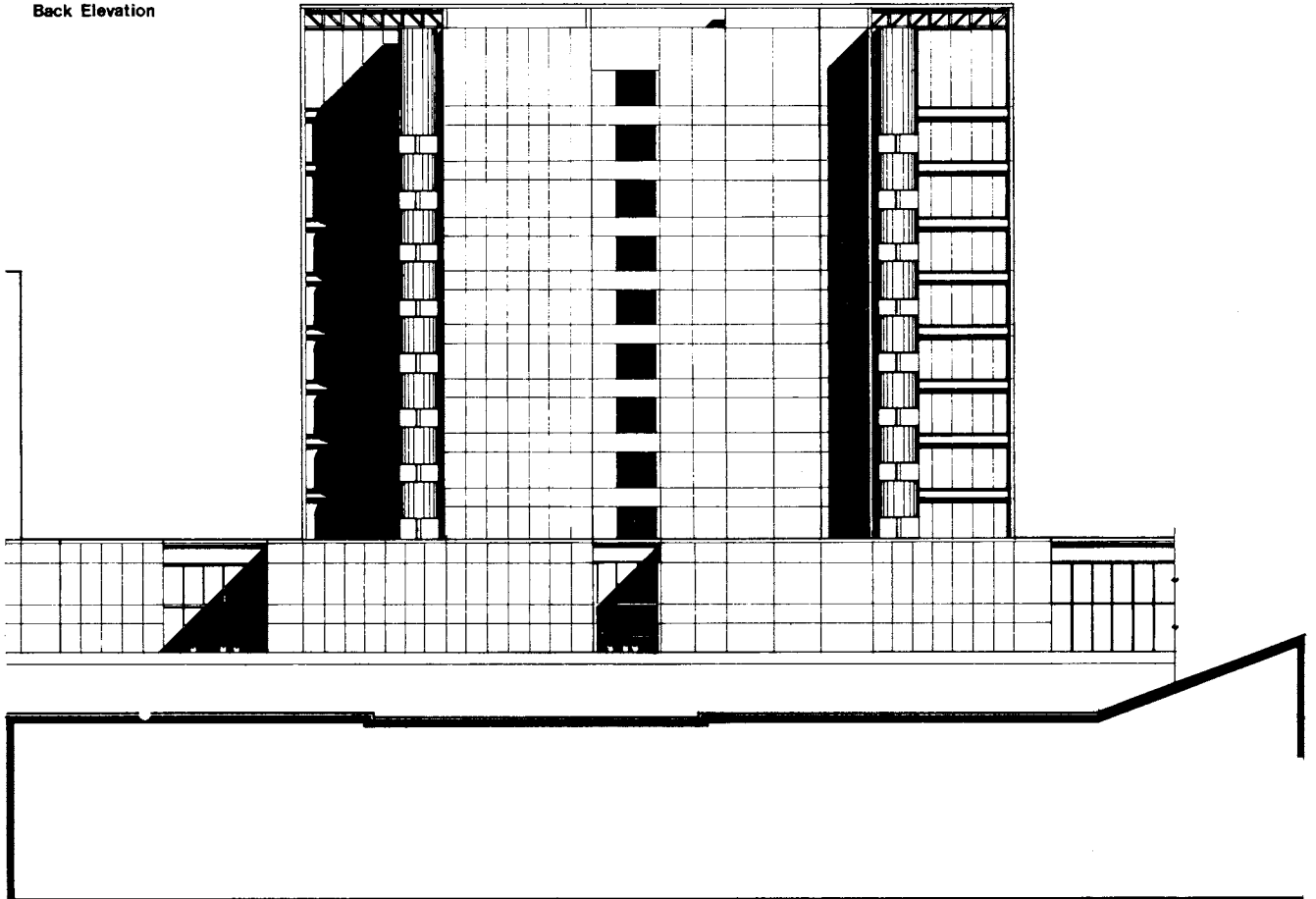
PHASE 1

The site plan will indeed be a major factor in the impact of the project upon the market area, particularly in the focal emphasis given to the retail fashion center, the centerpiece of the project.

Some goals for the master plan:

- to provide for an efficiently functioning infrastructure offering workable access, parking, and internal circulation patterns.
- to offer outstanding amenities and attractions which cannot be obtained in single purpose projects.
- to develop exciting people places capitalizing on the diversity of activities present in a mixed use project.
- to establish subtle relationships through compatibility of form and materials and modulation of scale to create, architecturally, a good neighbor.

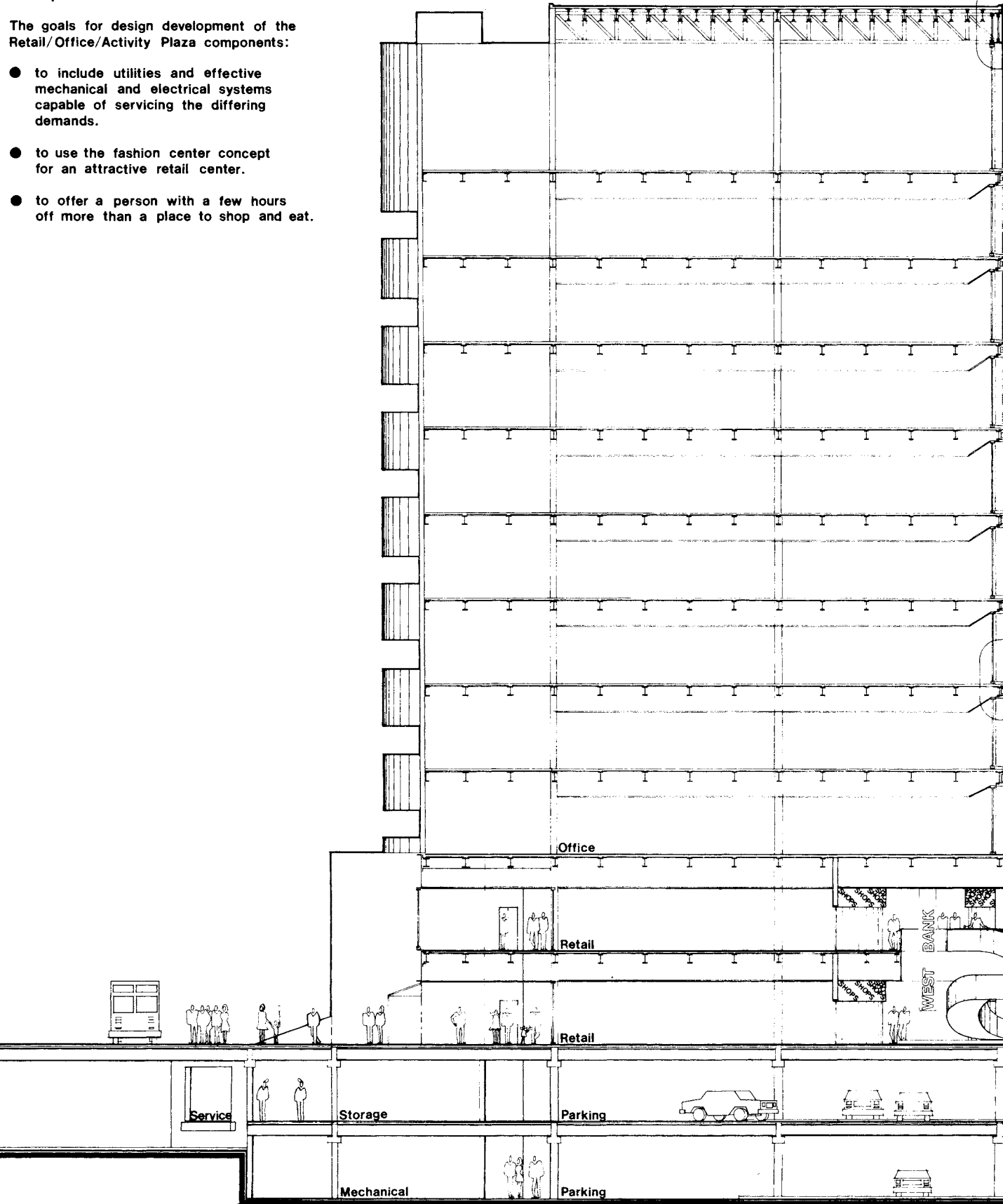
Back Elevation



The Retail/Office/Activity Plaza component will be the functional focal point for the development.

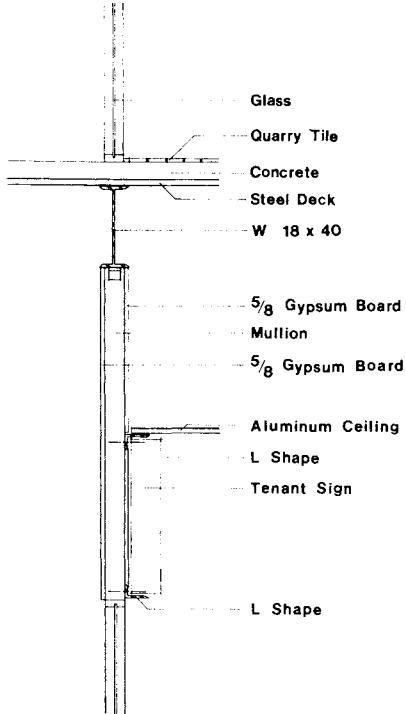
The goals for design development of the Retail/Office/Activity Plaza components:

- to include utilities and effective mechanical and electrical systems capable of servicing the differing demands.
- to use the fashion center concept for an attractive retail center.
- to offer a person with a few hours off more than a place to shop and eat.



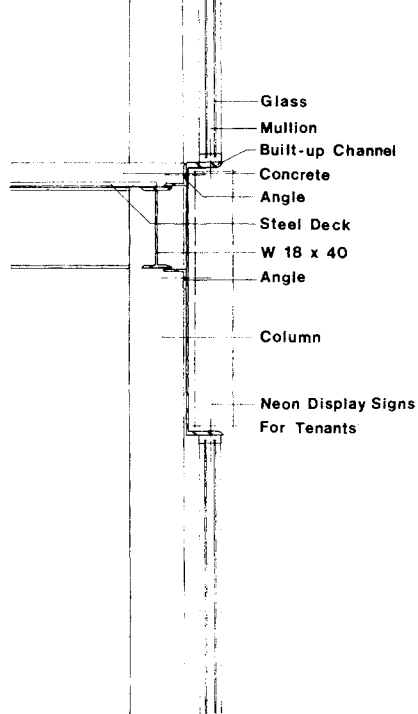
Detail
Scale 3/4"=1'

"A"



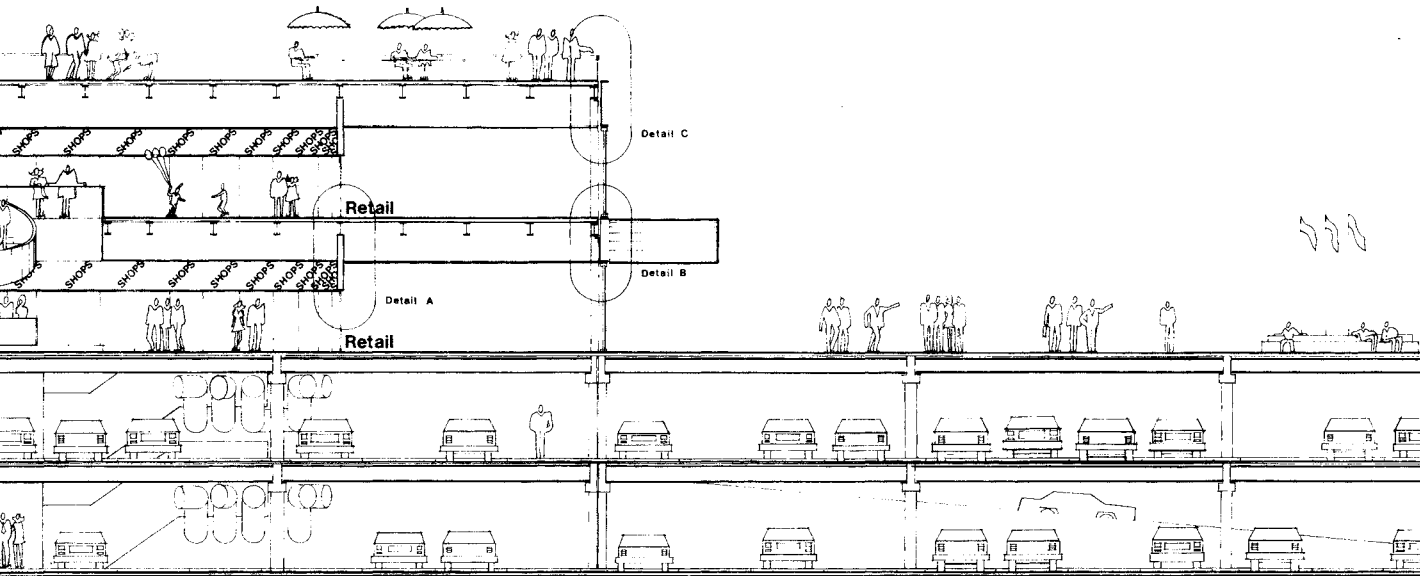
Detail
Scale 3/4"=1'

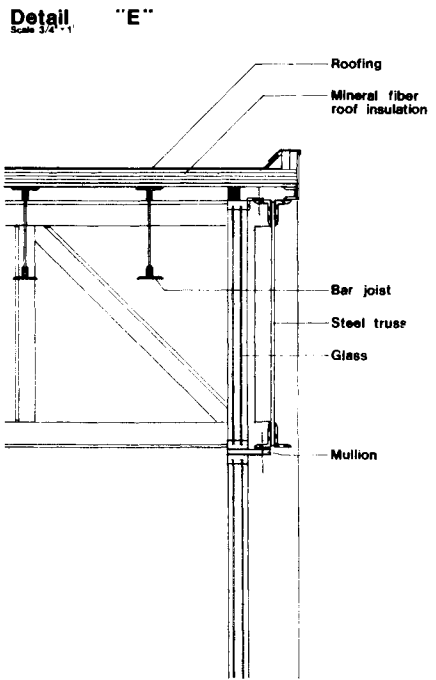
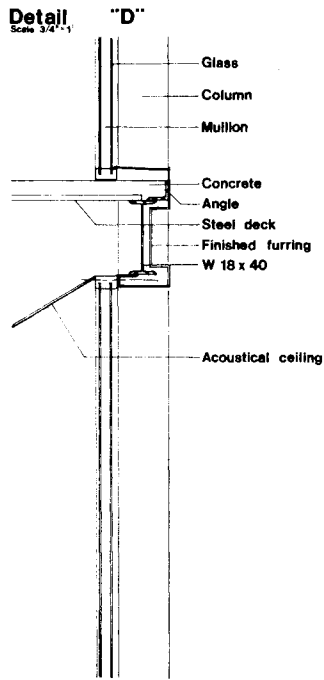
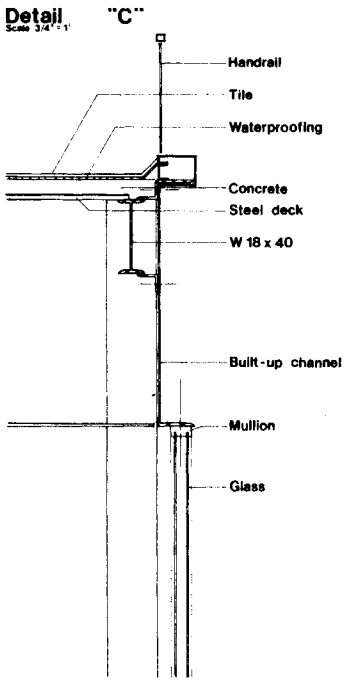
"B"



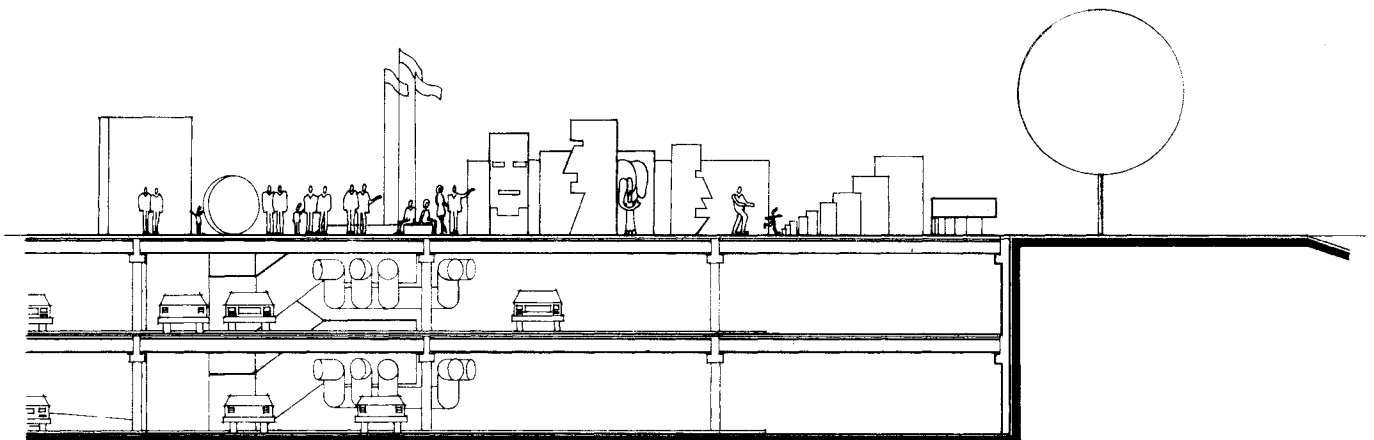
Retail development will be focused upon a "fashion center" concept, featuring a limited number of large specialty shops and a variety of smaller shops which together would constitute a unique and attractive retail grouping exercising a strong impact upon the market by virtue of the cohesive collection of fashion shops.

Detail D

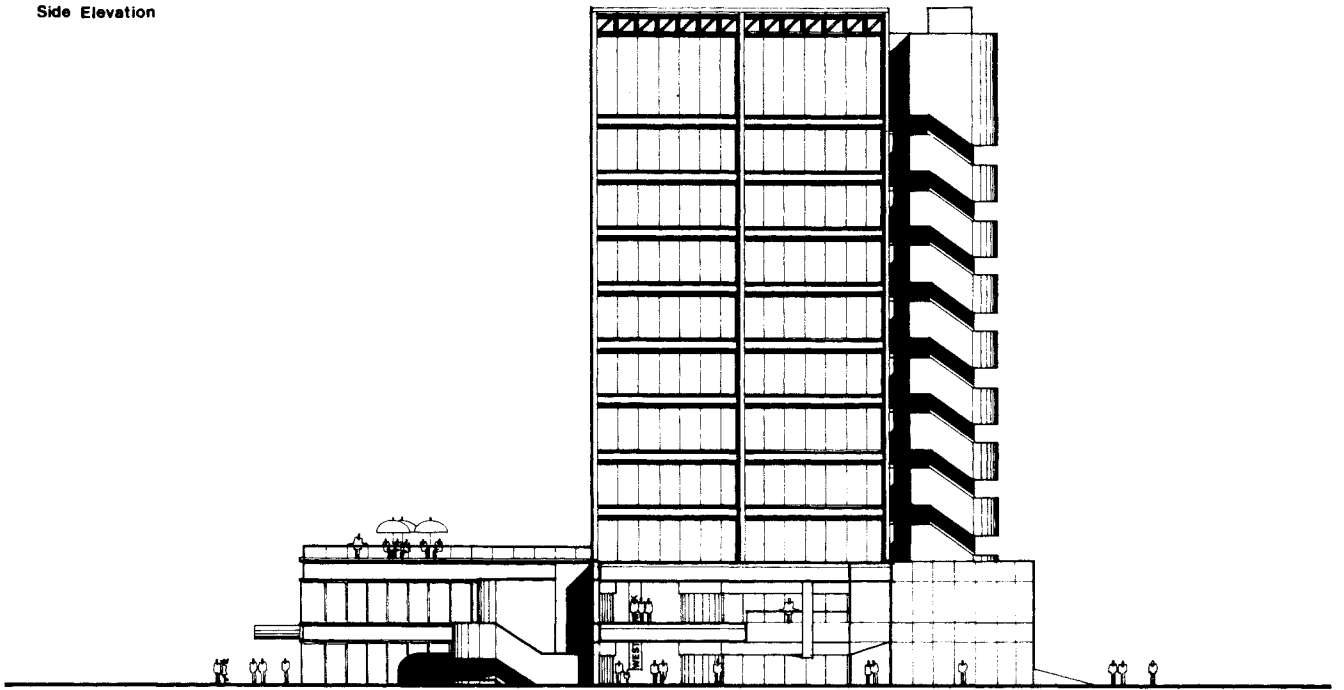




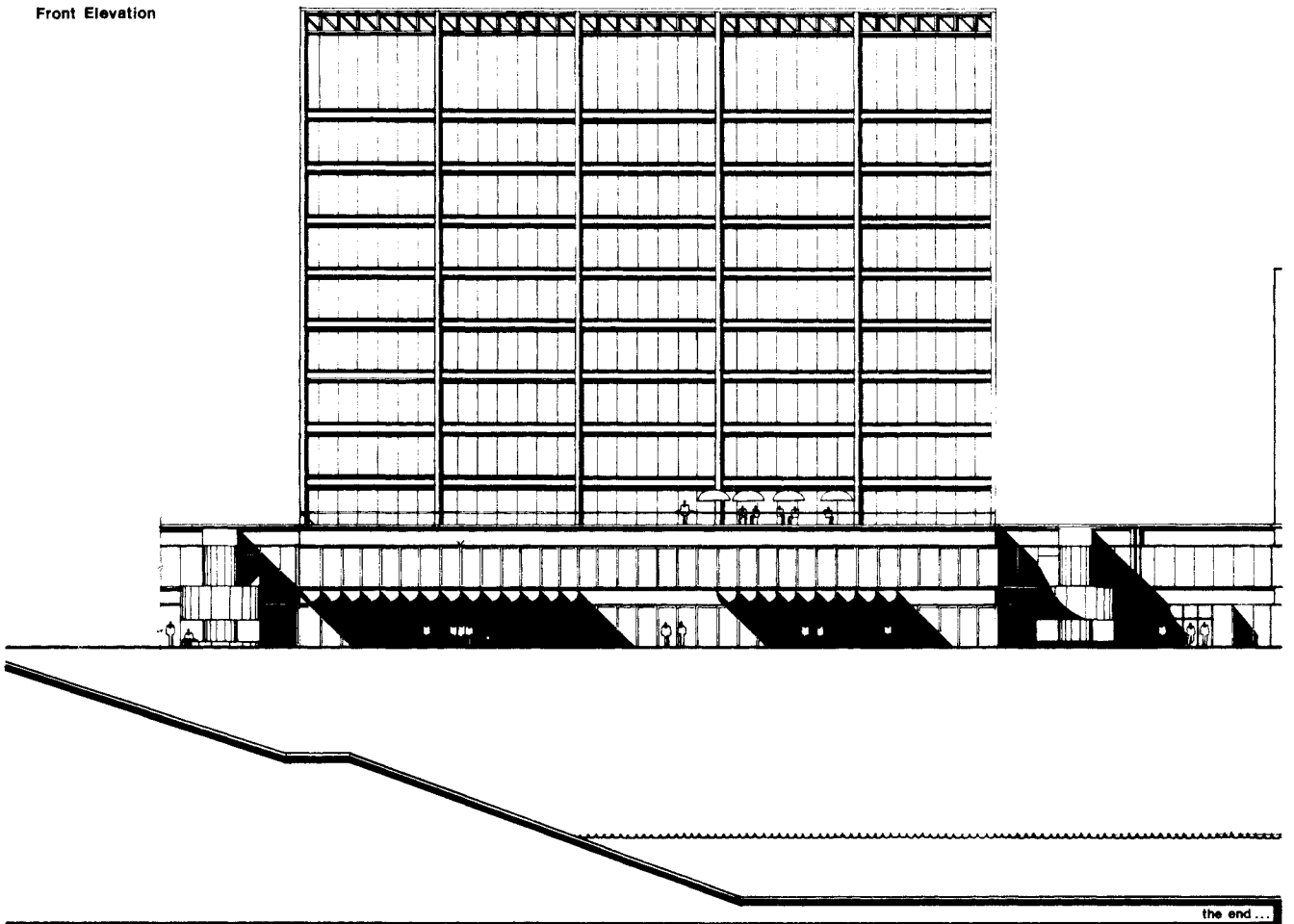
The Activity Plaza would be a place on the river for cultural events and other river activities.



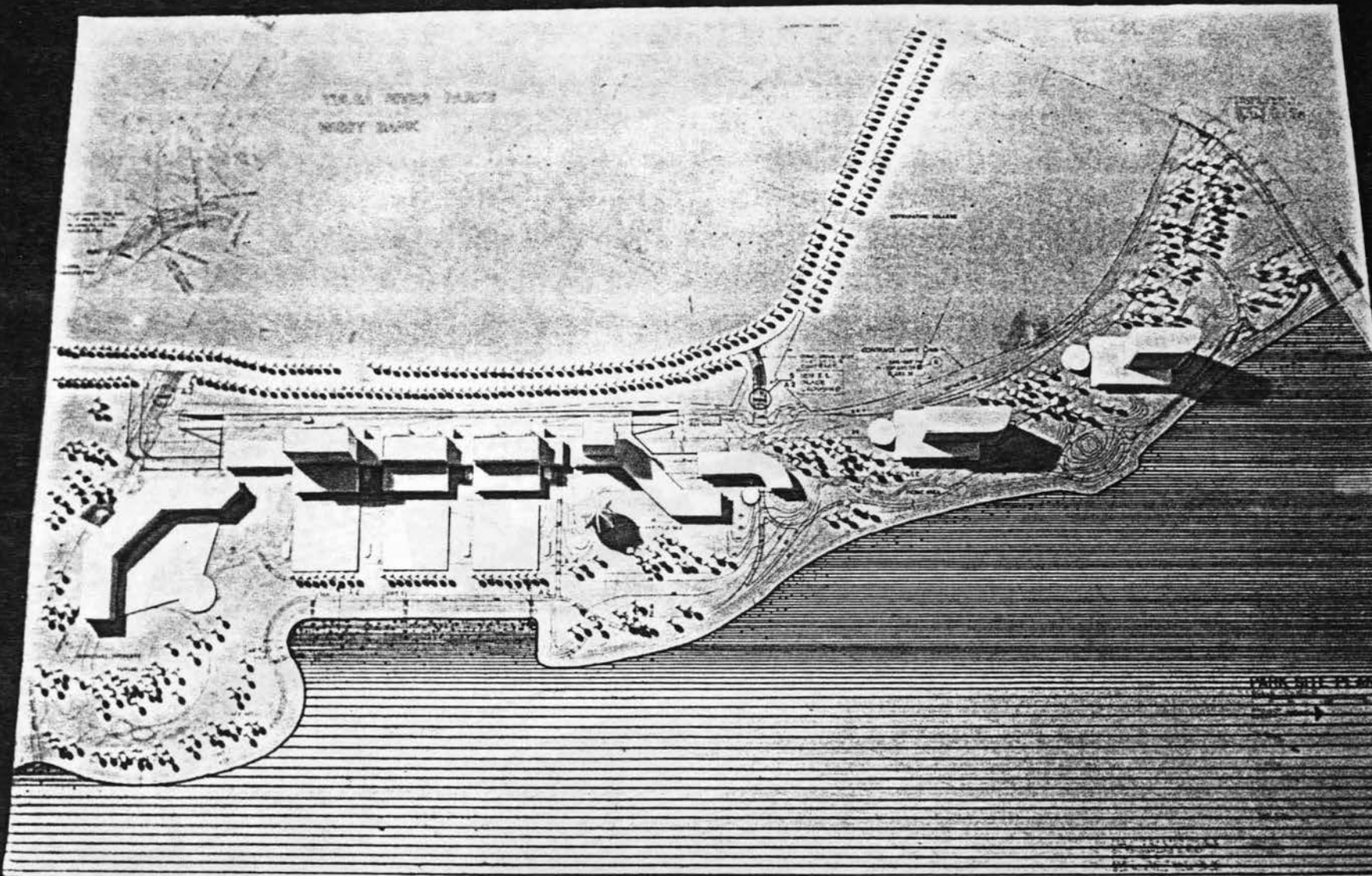
Side Elevation



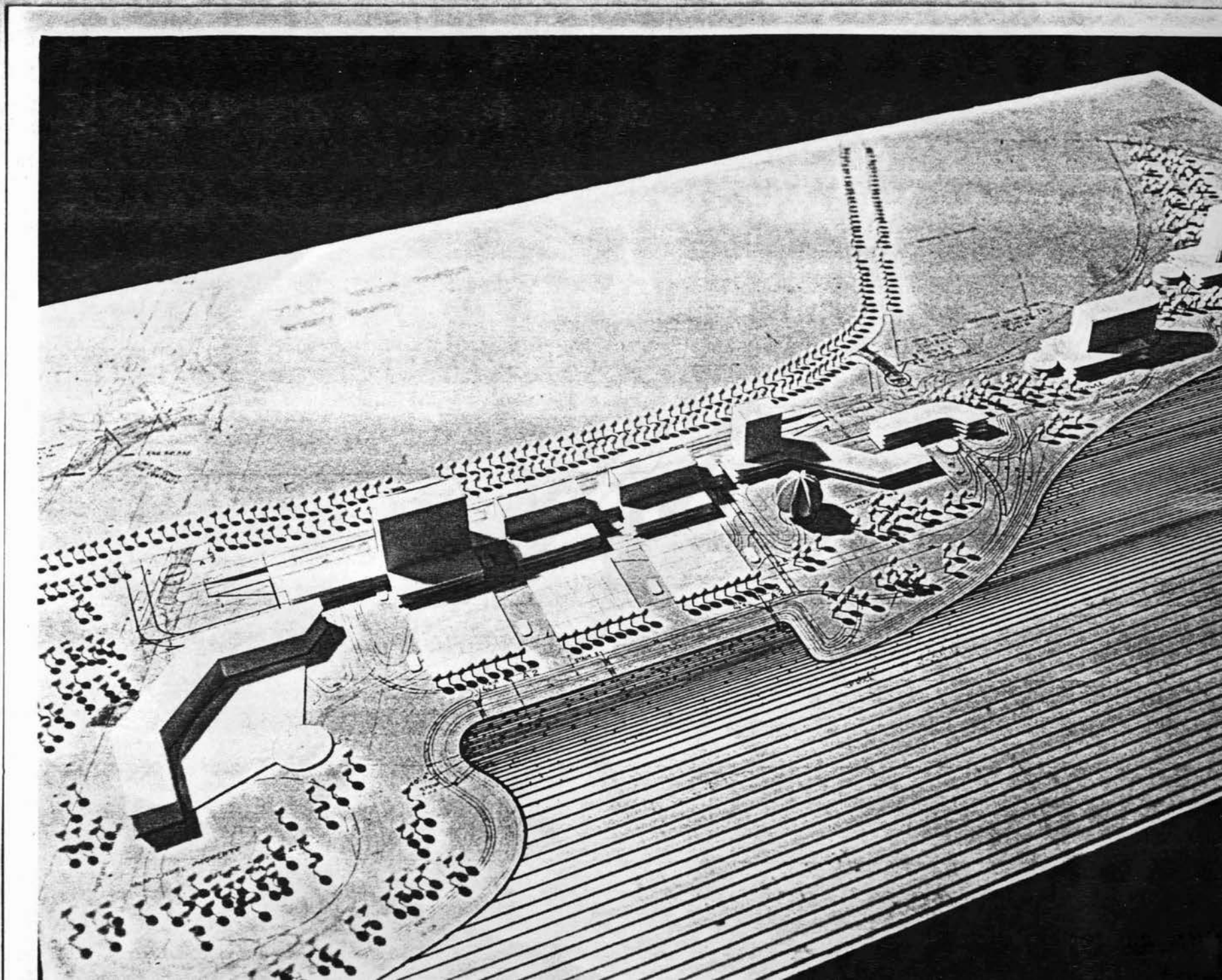
Front Elevation

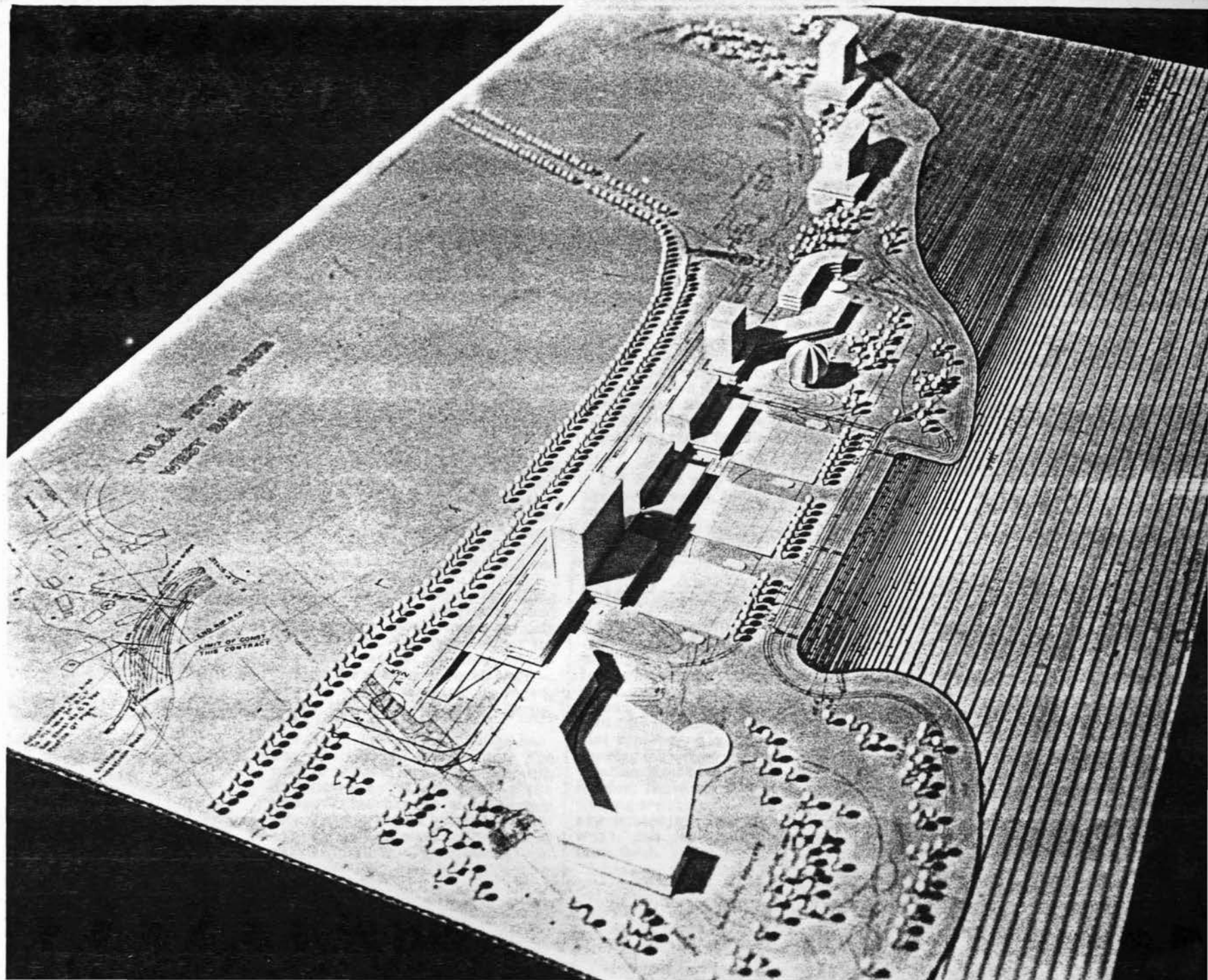


1921 WEST PARK
WEST BANK



PARK BILL - 1921





People's Forum

River bank: for many or few?

Editor, The Tribune:

The rediscovery of the recreational potential of the Arkansas River has sparked the imagination of many Tulsans to create a future place on the river that radiates with recreational and cultural activity, a place for those seeking the warmth and zest for being outdoors or for cultural fulfillment.

The activity will be all along the river corridor breathing life back into the city. The focal point of activity would be the west bank of the river. Yes, the controversial west bank site, an area of land that could do so much for so many, but will end probably just for a few.

Something seems amiss by selling the west bank for apartments and then using the money to pay for only half the dam. The issue is not the low-water dam — not many objections to the dam have been raised — but the way it is being financed. There are definitely other alternatives to financing the dam.

None of Tulsa's rival cities has any comparable opportunity. The west bank could be a strong link with downtown by strengthening the image Tulsa has as a convention city. Tulsans should be asking themselves what they want on the river 20 years from now — apartments?

The Tribune welcomes letters and will publish as many as space permits. To be considered for publication, a letter must be signed with correct name and address. But if the writer offers a persuasive reason for withholding his name, initials only will be published. The Tribune reserves the right to edit all letters.

Let us not stop at making Tulsa the most livable, let us make it the most beautiful.
Stillwater JOHN S. SANFORD

Christians, on the other hand, who are seeking change, should seek it not through imposition of their values upon others with different values. Rather, they should strive to establish in every man's heart the need, as they see it, for morality. And that need comes from the satisfaction of knowing God and what he promises to those who are faithful to his word.

Broken Arrow PERRY CAIN

To solve two problems

Editor, The Tribune:

Russia is way ahead of us in the arms race and we are in danger. Our welfare problem is way ahead of our ability to handle it financially, hence inflation and a big budget over-expenditure.

Here's how to handle both problems:

Vote every possible dollar to increase defense spending to out-perform Russia. Then take every able and semi-able person off of welfare and food stamps to save this expense. . . .

We spend no more and regain our lead in handling world affairs.
Tulsa C.F. NIESSEN

'Stands for morality'

Editor, The Tribune:

As a Catholic, an American, and a Christian, I am tired of hearing people criticize the pope, Jerry Falwell, and others for their moral stands.

In this immoral world, it is time that someone stands up and shows concern for where we are heading in relationship to where we should be headed. Those who are doing the criticizing are those people who want to see protection of their immoral ways, and fear any infringement upon them.

Down by the riverside

Low-water dam proposal raises questions about future of River Parks

By LAURIE MOWER

A lake on the Arkansas River — a dream for nearly 20 years, a goal of the River Parks Authority for seven years — is closer to reality than it ever has been.

A \$500,000 donation has been made and others are being sought to fund about half the construction of a low-water dam.

Negotiations are under way to fund the other half by selling about 30 acres of prime land on the river's west bank to a private developer for apartments.

River Parks, the bike and jogging paths and the special events, have brought to the Arkansas millions of Tulsans who a decade ago would have given the muddy channel wide berth.

But for the first time, a group of Tulsans has come forward to question the future of River Parks and whether the cost of the dam — giving up public land on the west bank — is worth the price.

AND THE PROPOSAL prompts questions about the future of Kite Flites and Octoberfests, dog shows and fireworks displays along the river: whether their size and number should be increased and who should pay for them.

The West-o-Main Improvement Association, the first organization to seriously consider a lake on the Arkansas, in 1961 put up money for a consultant to study the river.

A plan to build four collapsible dams along an 11-mile stretch from Sand Springs to Jenks — to cost only about \$10 million — captured the imagination of Tulsa's civic leaders.

After seven more years, the plan had grown to a \$65 million, 50-year program to construct three low water dams along 14 miles of the Arkansas.

IT DIED WITH MOST of a huge bond issue rejected by Tulsa voters in 1969.

The plan was revived in 1973 as part of the city's 75th anniversary celebration and in 1974 city and county officials formally appointed

the River Parks Authority specifically to plan for the river.

Consultants Roy Harrover and Associates took proposals to Tulsans at meetings for east and west bank residents.

They proposed a museum, amphitheater, planetarium, specialty shops, outdoor restaurants and an American Indian Heritage Center on the west side north of the 23rd Street bridge. Plans included a marina, bike paths and a small bus system which would shuttle people from one part of the park to another.

The east bank was to be landscaped with paths stretching along its edges and steps leading to the river.

Since then, more than \$5 million has been poured into River Parks.

More than \$1 million has been donated by individuals and clubs for bike paths, a shelter on the west bank, parking lots, benches and park equipment.

AND USE OF THE park has soared.

A survey in 1980 indicated more than 10,000 people used the park in a single weekend.

But the Lincoln Property proposal and ensuing protests raise questions about the directions River Parks is taking.

Officials and sources on all sides of the issue say no one has raised objections to the dam.

Differences exist on whether the city should remain committed to the original plan for only cultural and commercial uses along the west bank, accept Lincoln Property's plan, or leave the river as it is with little commercial or residential development.

Lincoln Property a month ago was granted the exclusive right to negotiate for 120 days with the city to buy 27 to 35 acres of land on the west bank of the river, 10.5 acres south of 61st Street and Riverside Drive, and a site in north Tulsa for \$3.8 million to \$4.3 million. The land is owned by the Tulsa Urban Renewal Authority and TURA, not River Parks, will have the right to decide if Lincoln Property's proposal is accepted.

THE DAM WOULD COST about \$8.2 million to build, according to the most recent estimate.

About 850 to 950 apartments would be built on the west bank between 17th and 11th Streets and 300 to 350 are being considered at 61st Street.

"There is no way you can build that many apartments, and that would be a minimum of about 1,800 people, and leave (the west bank) as a public entity," one source said.

The 100-foot to 300-foot strip of land city officials want to retain along the west bank and the lake created by the dam could seem the private back yard of apartment dwellers, rather than a public park, critics say.

But Leonard Eaton, chairman of the committee raising funds to pay the remainder of the cost of the dam, says Tulsans should not judge the plan before it is complete.

"SOME MAY DISAGREE on how the west Bank is going to look. But I think overall, the important thing is to get this dam built even if it means some form of trade-off."

Several members of the River Parks Authority echo Eaton, former chairman of the authority, saying that the dam and the lake are crucial to River Parks, that without them, the land along the river bank is just like any other park.

That attitude is another thing opponents of the Lincoln Property proposal fear.

They question if city officials and TURA would consider any other funding plan or proposals from other developers.

City Development Director John Piercy has said it is critical work begin within the year on the dam and that construction could begin this summer if negotiations with Lincoln Property go smoothly.

Estimates of the construction cost have escalated rapidly, about one percent a month, officials say.

Also, a permit to construct the dam based on an environmental impact statement on the effect of damming the Arkansas is due to expire

LINCOLN COUNTY PAYS half the gen-
operating costs of the authority,
the county commission has not
asked its opinion about the Lin-
Property proposal.

finding another funding source
ould help determine if the city
ould turn the west bank land over
private developers or keep it
ic.

he west bank plan suggested in
Harrover study was based on
gestions by residents of east and
Tulsa. The west side residents
ted quality commercial and cul-
l development on their side of
river.

is not likely either will develop
out the dam, officials said.

nder the Lincoln Property pro-
l, officials have suggested the
eum, planetarium and amphit-
er could be put on the south side
e 23rd Street Bridge and about
en acres of commercial develop-
nt open to the public be retained
two locations among the
rtments.

BUT OPPONENTS argue not
gh room is available south of
bridge for the cultural center.

nd the west bank, called by some
prime location along the entire
r, would be private, not public,
cs say.

part, it is the extensive use and
familiarity many Tulsans have
the river as it is now that is
mpting hesitation at giving up
west bank.

he time span between the initial
x plan and the one being consid-
l "has spoiled park users,"
ng said.

hey have seen this great open
e and have grown accustomed
. People see a liability coming
development."

he River Parks staff for several
s has been counting on the west
k as the future site of many of its
ial events, especially the three-
Oktoberfest.

pecial events first were planned
ell the river, said public affairs
ctor Vivian Steele-Shellshear.

et's face it, the river has been

THE NUMBER of events grew
n one in 1973, radio station
MG's Great Raft Race, to five in
when the River Romp calendar
vents was proposed to sell the
r.

this summer. It is probable the city
will have to request an extension of
the permit whether or not the Lin-
coln Property proposal is accepted.

Sources indicate other developers
may be willing to make proposals on
the property.

Sigmund Hohulski, spokesman for
Save River Parks which lodged the
first public opposition to the Lincoln
Property proposal, said more than
300 signatures were gathered in only
a few hours last weekend for peti-
tions expressing "reservations"
about the plan and asking that other
financing methods be considered.

Only about 10 people approached
refused to sign the petitions, he
added.

MANY TULSANS have volun-
teered to circulate the petition and
Hohulski hopes to have firm funding
suggestions in the next few weeks.

Officials who have worked on the
dam for the past seven years have
said no other funding methods will
work.

Eaton said Tuesday he fully ex-
pects to be able to raise \$4 million in
voluntary contributions, "maybe
even a little more."

But he said he did not think the
entire \$8.2 million could be raised
privately.

"From my point of view, \$4 mil-
lion is a pretty good chunk to raise
from the private sector."

The city has applied for federal
grants to pay part of the cost, but the
applications have been denied.

The dam project was defeated by
voters twice, in the 1969 bond issue
package and in the one-cent sales
tax increase which failed in 1979. A
citizens group which helped draw up
the list of projects included in the
1980 sales tax proposal, which
passed, refused to include the dam.

But River Parks Authority mem-
ber Katie Westby suggested, when
the Lincoln Property proposal was
presented to the board, that the au-
thority go before the voters one
more time — with a bond issue pro-
posal that lists only the dam.

Hohulski also has suggested a
bond issue might be a possible fund-
ing method.

"I, like some of the other major
players in the low-water dam, would
like to see it accomplished by some
other means," said County Commis-
sioner Terry Young.

duced, mostly sponsored by newspa-
pers, television and radio stations.

Several events, including October-
fest, the Raft Race and the Fourth of
July fireworks display, draw more
than 100,000 people each.

Ms. Steele-Shellshear said her
goal is to improve the quality of the
events to the point they begin to
draw tourists to Tulsa.

But improvement of some of the
events, especially Oktoberfest, and
the addition of others may prove dif-
ficult for the River Parks
Authority.

The annual Fourth of July celebra-
tion could be displaced if the west
bank is sold to Lincoln Property.
The fireworks that cap the day are
shot from the west bank, where
more than 50,000 of the viewers
gather to watch.

Ms. Steele-Shellshear said the au-
thority also cannot improve the
quality or increase the number of
events without a bigger budget.

THE AUTHORITY spent more
than \$16,500 in 1980 from activity
funds, collected from vendors like
Boston Avenue Street Skates and
from concession stands during
events, and another \$40,000 from its
general fund to help put on special
events like the Fourth of July cele-
bration and the Kite Flite.

Ms. Steele-Shellshear said she es-
timates sponsors paid about \$15,000
directly for the events and donated
another \$250,000 in free publicity
through newspapers and radio and
television time.

Authority members said they sub-
sidized the events initially to draw
interest in the river. They have suc-
ceeded and now think the cost should
be borne by the activity fund and the
sponsors, who usually receive a
great deal of publicity.

The move matches a national
trend as budgets for park systems
become tight, said Hugh McKnight,
director of the Tulsa Park and Rec-
reation Department.

Ms. Steele-Shellshear said it may
be another year before the costs
can be paid without any help from
the authority's general fund.

The low water dam is likely to put
about a \$70,000 drain on the general
fund to cover maintenance costs if it
is constructed.

But if the west bank land is sold for
apartments, the activity fund is
likely to be far smaller than antici-
pated. River Parks Director Jackie
Bubenik said early estimates indi-
cated the authority would get about
\$600,000 in fees and concession
charges annually once the commer-
cial and cultural development origi-
nally planned was complete.

Apartment construction would cut
into that amount, another factor
which could dampen the quality and
growth of events on the river.

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