

**SUBJECT TRACT**

AG

RS-3

AG

W-READING PL  
PUD-167

RM-1

W-PINE PL

PUD-232 B

W-PINE ST

W OKLAHOMA PL

W OKLAHOMA ST

W OKLAHOMA ST

N 24 W PL

W NEWTON CT

W NEWTON PL

W NEWTON PL

W-NEWTON ST

RS-3

N 27 WAVE

W MARSHALL ST

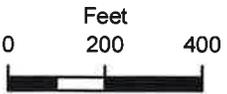
N-25-WAVE

RM-1

N 24 WAVE

N YUKON CIR

PUD-699



**BOA-23073**

4.1



**BOARD OF ADJUSTMENT  
CASE REPORT**

Case Number: **BOA-23073**

**CD:** 1

**HEARING DATE:** 01/26/2021 1:00 PM

**APPLICANT:** City of Tulsa

**ACTION REQUESTED:** Special Exception to allow a Public , Civic and Institutional Use/ Library of Cultural Exhibit to permit a museum in an RS-3 and AG District (Sec. 5.020, Table 5-2) Variance to increase the maximum permitted height of 35 feet in an RS-3 District (Sec. 5.030, Table 5-3)

**LOCATION:** 1400 North Gilcrease Museum Road

**ZONED:** RS-3

**PRESENT USE:** Gilcrease Museum

**LEGAL DESCRIPTION:** 28-20-12 BEG NE/C SE SE-W 667.5'-S 8 08 E 906'-SE 550' TO PT 985' S OF NE/C SE SE-N 985' TO BEG, BEG 33' W & 32.38' N OF SE/C SEC- W 550.32'-NW 389.6'-N 14 00 E 292.48'-N 5 21 W 741.90'-E 159.25'- S 8 00 E 1407.56'-S 310. 66' TO BEG

And

28-20-12 TR IN S/2 SE SE- BEG 565.6' W OF SE/C SE-W 317.54'-N 54.26'- N 35 15 25 E 95.95'-N 10 46 55 E 80.68'-E 172.26'-S 20 35 00 E 222.10' TO BEG

**RELEVANT PREVIOUS ACTIONS:**

**Subject property:** None.

**Surrounding properties:**

**BOA-20385, 20385-A, 20385-B;** On 11.28.06 the Board **approved** a Special Exception to permit a Museum parking and a Variance to permit parking areas that are not surfaced with an all-weather parking surface. The Board subsequently approved waivers of the screening requirements for the parking lot use and extended the time limit for the variance of the all-weather parking requirement. This property is immediate across Newton from the subject property and is serving the existing museum on the subject property.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The Tulsa Comprehensive Plan identifies the subject property as part of a "Park or Open Space " and an "Area of Stability".

Tulsa's **park and open space** are assets. These are areas to be protected and promoted through the targeted investments, public- private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exists alone: they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools or hospitals, if possible.

4.2

The **Areas of Stability** include approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is the existing Gilcrease museum located at the NW/c of W. Newton St and Gilcrease Museum Rd.

**STAFF COMMENTS:** The Applicant is requesting **Special Exception** to allow a Public, Civic and Institutional Use/ Library of Cultural Exhibit to permit a museum in an RS-3 and AG District (Sec. 5.020, Table 5-2) **Variance** to increase the maximum permitted height of 35 feet in an RS-3 District (Sec. 5.030, Table 5-3)

The only supplemental regulations for a Library or Cultural Exhibit are found in Sec. 40.200:

**Section 40.200 Library or Cultural Exhibit**

Museums, planetariums, aquariums and other cultural exhibit uses require a minimum lot area of one acre in AG, AG-R, RE and RS zoning districts.

**STATEMENT OF HARDSHIP:** The applicant prepared exhibits that are included with your packets outlining their hardship.

**SAMPLE MOTION:**

Move to \_\_\_\_\_ (approve/deny) a **Special Exception** to allow a Public, Civic and Institutional Use/ Library of Cultural Exhibit to permit a museum in an RS-3 and AG District (Sec. 5.020, Table 5-2)

- Per the Conceptual Plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.
- Subject to the following conditions (including time limitation, if any):  
\_\_\_\_\_

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Move to \_\_\_\_\_ (approve/deny) a **Variance** to increase the maximum permitted height of 35 feet in an RS-3 District (Sec. 5.030, Table 5-3)

- Finding the hardship(s) to be \_\_\_\_\_.
- Per the Conceptual Plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.
- Subject to the following conditions \_\_\_\_\_.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."*

**Case No. 20384**

**Action Requested:**

Request for a full refund.

**Presentation:**

Mr. Cuthbertson informed the Board that the applicant withdrew this application in a timely manner. Staff recommended a full refund.

**Board Action:**

On Motion of Stead, the Board voted 5-0-0 (Dunham, Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a full refund in the amount of \$625.00, for Case No. 20384.

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**Case No. 20385**

**Action Requested:**

Special Exception to permit Use Unit 5 – a Museum parking lot in an RS-3 district (Section 401); and a Variance of the requirement that parking areas shall be surfaced with an all weather material to permit special event parking on the lot prior to the construction of the permanent parking lot (Section 1303.D & 222), located: 2530 West Newton Street.

**Presentation:**

Mark Kinney, 320 South Boston, with Cynergy, LLC, the subject property is a vacant lot, about two and one-half acres, donated to Gilcrease Museum by the City of Tulsa; for an auxiliary parking area. It is funded by the City's 2005 General Obligation Bond. The northeast quadrant of the property has a severe terrain and it is heavily covered with trees, which they want to retain. The proposed parking lot site is well-maintained by the Parks Department. Mr. Kinney stated that they anticipate beginning construction by late spring or early summer. A map was provided (Exhibit G-1).

**Comments and Questions:**

Ms. Stead asked if they would be approving construction of the parking lot per plan. Mr. Kinney replied that is what they want. She asked for a completion date. He expected it would take 60 – 90 days. Mr. Dunham suggested setting a completion date of September 1, 2007.

**Interested Parties:**

Chris Heroux, 502 West 6<sup>th</sup> Street, represented Alan and Leslie Weeks. Their property is in Country Club Heights as is the subject property. They are not opposed to the use of the subject property as a parking lot. They are concerned with the intensity of use and the impact on the neighbors in Country Club Heights. He questioned whether the correct Use Unit is 5 or 10. They considered 111 vehicles to be a large number to park on this site. They were concerned about the

type of screening, landscaping, lighting and sidewalks. He asked if the lot is for special events or daily parking.

**Patty Mandrell**, 1171 North 27<sup>th</sup> West Avenue, stated ideally she would not choose a parking lot on the site but if it is she had concerns. She submitted photographs (Exhibit G-2). She has actively sought information from the museum, INCOG and other entities. She asked them not to use the land for a parking lot. She attended the meetings of the Board of Trustees for Gilcrease Museum and Cyntergy meetings.

**Mr. Dunham out at 2:53 p.m.**

Ms. Mandrell expressed concern about the canopy of trees over 27<sup>th</sup> Avenue and asked that they not remove more trees even during construction.

**Jenny McElwain -Rhoar**, 1228 South Florence Avenue, stated her parents live at 1115 North 27<sup>th</sup> West Avenue, just south of the subject property.

**Mr. Dunham returned at 2:57 p.m.**

She stated there was an error in the history in the staff report, adding there was a home located there in 1964 and it remained there until the 1990's. She reminded the Board that they denied a Bed & Breakfast in 2002 to keep the RS-3 neighborhood intact. She stated that her father tried to get approval for an office at the rear of their lot, facing 25<sup>th</sup> West Avenue, which is now Gilcrease Museum Road and denial was based on the RS-3 zoning. She made the point that the precedent has been set. She opposed the parking lot.

**Russell Thomas**, 1206 North 27<sup>th</sup> West Avenue, considered the parking lot to be a dangerous use. He suggested that they use land to the north for parking and have more parking. He stated this did not honor the neighbors' privacy.

**Mr. Tidwell out at 3:00 p.m. and returned at 3:02 p.m.**

**Alan Weeks**, understood that the planning commission considered this a good case for a PUD. He wondered if it was still the best direction to take for this case. He stated safety is an issue for people coming and going to the parking lot. He named other concerns as mentioned previously.

Mr. Alberty referred to the statement regarding this case going before the planning commission. He noted there were several options, one being to file a PK Zoning to allow parking by right. The planning commission was inclined to support that but felt there was no control other than what the zoning permits. There was a suggestion that the applicant file for a PUD so they have control over landscaping and other site design elements. Use Unit 5 in the zoning code is designed for this specific application, where you do not change the zoning but the use per the

zoning conditions. The Board has the right to condition the application in any area that could happen in a PUD.

An advertisement for the Gilcrease Museum was submitted (Exhibit G-3) showing hours of operation and rental rates.

**Applicant's Rebuttal:**

Mr. Kinney responded that this parking lot would relieve some of the parking issues and address issues regarding safety. The topography is a hardship for placing the parking lot. He mentioned that Gilcrease Museum has had open meetings regarding this project.

**Gary Moore**, 1400 Gilcrease Museum Road, Assistant Director, Gilcrease Museum, stated they have had continual meetings with the neighbors. They have presented or made all of the exhibits today available at those meetings. They are in agreement to save as much of the natural vegetation as possible. All of the documentation makes it apparent there are only a few events when they will need this lot for parking. Most of these occasions are during the day not at night. They plan to place a gate to the lot to control the usage. He stated that the landscaping plans were made available and many of the neighbors reviewed them.

Ms. Mandrell was allowed to speak again. She stated that the last set of plans she received did not include landscaping plans. She mentioned the museum was going to resurface the north parking lot for volunteers and employees.

Mr. Moore replied that they will be resurfacing the north parking lot with a future third-penny sales tax

**Dan Allenback**, landscape architect, stated they plan to save the existing healthy vegetation and they will construct the parking lot away from the edges of the property lines. They would bring in new plants for the vacant spaces. The lighting will follow the Kennebunkport formula.

Mr. Kinney designed the parking lot and driveway with the City's engineering department's input with regard to safety. He suggested September 1, 2007 as the completion date.

Mr. Dunham suggested it would be better to give them more time to complete the project. Mr. Stephens commented on the good planning for landscaping. He expected the crosswalk on West Newton to be painted at the least. Ms. Stead noted that the meetings regarding this project were in the daytime and some of the neighbors that was trying to be informed did not know about the landscaping plan.

**Board Action:**

On **Motion** of **Stead**, the Board voted 4-1-0 (Dunham, Stephens, Stead, Tidwell "aye"; Henke "nay"; no "abstentions"; no "absences") to **CONTINUE** Case No.

20385 to the meeting on December 12, 2006, to give the applicant further opportunity to meet with the neighborhood and perhaps contact Traffic Engineering for options to safety, on the following described property:

NW/4 NW/4 NE/4 NE/4 of Section 33, T-20-N, R-12-E, City of Tulsa, Tulsa County, State of Oklahoma

FILE COPY

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**Case No. 20396**

**Action Requested:**

Modification of a condition of approval for BOA-20357 to increase the building height limitation to 50 ft. for new construction on the northern half of the subject property, located: 6611 South 101<sup>st</sup> Avenue East.

**Presentation:**

**Darin Akerman**, 6111 East 32<sup>nd</sup> Place, proposed a modification of height for new construction, up to 50 ft.

**Board Action:**

On **Motion of Stead**, the Board voted 5-0-0 (Dunham, Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a Modification of a condition of approval for BOA-20357 to increase the building height limitation to 50 ft. for new construction on the northern half of the subject property, on the following described property:

LT 1 BLK 1, HOME CENTER, City of Tulsa, Tulsa County, State of Oklahoma

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**Approve 2007 City of Tulsa Board of Adjustment Meeting Schedule**

On On **MOTION** of **Stead**, the Board voted 5-0-0 (Dunham, Henke, Stead, Stephens, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** the 2007 BOA Meeting Schedule as submitted.

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There being no further business, the meeting adjourned at 4:00 p.m.

Date approved: 2/13/07

Frank X. [Signature]  
Chair

Variance of the Maximum permitted height in an RM-2 district from 35 ft. to 40 ft. to permit an addition to the McFarlin Library, in accordance with plans submitted and applicant exhibits A, B and D, finding the Master Plan has been approved by various local authorities and the variance granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, on the following described property:

A Tract of Land that is all of Blk 9 and part of Blocks 13 and 14 along with parts of the vacated streets and alleys adjacent thereto within 'College Addition', an addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof, said tract of land being more particularly described as follows, to-wit:

"Beginning at a point" that is the northeasterly corner of said Block 9; Thence southerly along the easterly line of Block 9 and a southerly extension thereof for 350 ft. to a point on the northerly line of said block 14; Thence westerly along said northerly line for 200 ft; Thence southerly for 300 ft. to a point on an easterly extension of the southerly line of said Block 13; Thence westerly along said extension and along the southerly line of Block 13 and the vacated alley therein for 340 ft.; Thence northerly along the westerly line of said vacated alley in Block 13 and a northerly extension thereof for 350 ft. to a point on the southerly line of Block 10 in said 'College Addition'; Thence easterly along said southerly line of Block 10 for 160 ft to the southeasterly corner of Block 10; Thence northerly along the easterly line of said Block 10 for 300 ft. to the northeasterly corner of Block 10; Thence easterly along a westerly extension of the northerly line of said Block 9 and along the northerly line of Block 9 for 380 ft. to the POB of said tract of land.

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**Case No. 20385**

**Action Requested:**

Special Exception to permit Use Unit 5 – a Museum parking lot in an RS-3 district (Section 401); and a Variance of the requirement that parking areas shall be surfaced with an all weather material to permit special event parking on the lot prior to the construction of the permanent parking lot (Section 1303.D & 222), located: 2530 West Newton.

**Presentation:**

**Mark Kinney**, 320 South Boston, with Cytergy, informed the Board that on Friday, December 8, 2006, they held a meeting, to which they invited the neighbors. The reviewed the landscaping plan and issues regarding pedestrian safety on West Newton. He stated that he contacted Traffic Engineering regarding the pedestrian crossing on West Newton. They responded that because of the low volume of traffic and West Newton being a dead-end street, permanent traffic control devices were not necessary at this time. He added that temporary signage and an attendant at the intersection per each event might be advisable. Landscape, site plans and letters were provided (Exhibits C-1, C-2, C-3)

**Gary Moore**, Gilcrease Museum, 400 Gilcrease Museum Road, stated the neighbors that attended the open meeting were not interested in permanent large,

flashing signs. They were interested in the temporary signage per event. They have used TPD attendants for large events, such as Gilcrease Rendezvous.

**Comments and Questions:**

Ms. Stead asked for a completion date for the permanent construction. Mr. Moore replied that the completion date would be December 31, 2007.

**Interested Parties:**

**Alan Weeks**, 1100 North 27<sup>th</sup> West Avenue, stated the two-week continuance was helpful. He added that the open meeting was very constructive. They reviewed the landscape plans and found them acceptable. The neighbors were in favor of a temporary signage. He suggested a review in the future of the usage of this parking lot and the impact on the neighborhood.

Ms. Stead questioned why it would impact his neighborhood. He replied that it would cause some inconvenience with the ingress and egress of the neighborhood; additional noise, and headlight issues if it were used on a daily basis.

**Board Action:**

On **Motion of Stead**, the Board voted 5-0-0 (Dunham, Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a Special Exception to permit Use Unit 5 – a Museum parking lot in an RS-3 district (Section 401); and a Variance of the requirement that parking areas shall be surfaced with an all weather material to permit special event parking on the lot prior to the construction of the permanent parking lot (Section 1303.D & 222), per plan and landscape plan, subject to Kennebunkport lighting, with conditions: all-weather surface be completed by December 31, 2007; and for safety concerns the museum will furnish temporary signs or TPD off-duty officers to handle traffic during overflow events; finding the special exception will be in harmony with the spirit and intent of the code and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare, on the following described property:

NE/4  
NW/4 NW/4 NE/4 NE/4 of Section 33, T-20-N, R-12-E, City of Tulsa, Tulsa County, State of Oklahoma

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**NEW APPLICATIONS**

**Case No. 20308-A**

**Action Requested:**

Minor Special Exception to modify conditions of a previously approved Special Exception to remove the sidewalk requirement, located: 10834 East Admiral Place.

**UNFINISHED BUSINESS**

**Case No. 20385 - A**

**Action Requested:**

Special Exception to modify the screening requirement of an accessory parking lot from adjoining residential properties (Section 212.C), located: 2530 West Newton Street.

**Presentation:**

**Mark Kinney**, with Cyntergy, 320 South Boston, stated the property is vacant. The applicant asked for a modification of the screening requirement to allow the existing five-foot high fence and the existing shrubbery on the fence line to act as the screening to the property on the south and east. In response to the Board he replied that the neighborhood was in support of this request and have seen the plan. They propose to put in an electric gate subject to budget availability. There will be a gate for security. They will use a temporary sign and/or a traffic control guard will be there for overflow parking events. There are no plans to paint a crosswalk.

**Board Action:**

On **Motion of White**, the Board voted 4-0-0 (White, Stephens, Stead, Tidwell "aye"; no "nays"; no "abstentions"; Henke "absent") to **APPROVE** a Special Exception to modify the screening requirement of an accessory parking lot from adjoining residential properties (Section 212.C), per plan, finding the special exception will be in harmony with the spirit and intent of the code and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare, on the following described property:

NW/4 NW/4 NE/4 NE/4 of Section 33, T-20-N, R-12-E, City of Tulsa, Tulsa County, State of Oklahoma

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**Case No. 20395**

**Action Requested:**

Verification of spacing requirements for a liquor store of 300 ft. from another liquor store, blood banks, plasma centers, day labor hiring centers, and pawn shops (Section 1214.C.3), located: Northeast corner of West Edison Street and North Gilcrease Museum Road.

**Presentation:**

**Phil Ryan**, 9626 South Vandalia, stated he is a member-manager of the Gilcrease Hills Center, LLC. The liquor store has been in the center for 25 years and they propose to move the store 200 ft. to the east. The verification of spacing was placed in the agenda packet.

On **Motion of Stead**, the Board voted 5-0-0 (White, Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **DENY** a Special Exception to permit the mobile home permanently, finding that to permit the special exception permanently would not be in harmony with the spirit and intent of the code and would be injurious to the neighborhood, or otherwise detrimental to the public welfare, on the following described property:

S 1/2 W 1/2 LT 1 BLK 4, S R LEWIS ADDN, City of Tulsa, Tulsa County, State of Oklahoma

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**NEW APPLICATIONS**

**Case No. 20385-B**

**Action Requested:**

Modification of conditions of a previous approval for an accessory parking lot to extend the time of execution for 6 months; and an amendment to the original legal description utilized in BOA-20385/ 20385-A to correctly describe the subject property, located: 2530 West Newton Street.

**Presentation:**

The applicant was not present. Site plan was Exhibit B-1.

**Comments and Questions:**

Ms. Stead stated the Board was familiar with this case and she would be in favor of taking action at this hearing.

**Interested Parties:**

There were no interested parties who wished to speak.

**Board Action:**

**FILE COPY**

On **Motion of Stead**, the Board voted 5-0-0 (White, Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **MODIFY** conditions of a previous approval for an accessory parking lot to extend the time of execution for 6 months from today's date, November 27, 2007; and an amendment to the original legal description utilized in BOA-20385-A and 20385-B as shown below, to correctly describe the subject property, per plan as shown on page 3.4 of the agenda packet, and that all conditions of the previous approval remain constant, on the following described property:

NW/4 NE/4 NE/4 NE/4 of Section 33, T-20-N, R-12-E, City of Tulsa, Tulsa County, State of Oklahoma

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**VISION TULSA GILCREASE MUSEUM PROJECT  
BOA VARIANCE  
HARDSHIP**

**12.17.2020**

**HARDSHIP**

The proposed new Gilcrease Museum is being designed with the preservation of the world-class art collection as one of the top priorities. The request for an additional 20' in height ensures that HVAC systems can be centrally located and efficiently maintained throughout the structure in a stacked vs. sprawling configuration.

**PROJECT CONTEXT**

The Thomas Gilcrease Institute of American History and Art (Gilcrease Museum) sits in the Gilcrease Hills neighborhood, in the Osage foothills. The museum has been part of the city's history for 70 years and is a unique cultural asset for Tulsans. The new project will sit within the existing building's footprint and further back from the campus's Gilcrease Museum road edge because of its reduced footprint. The site's hilly terrain offers views toward the Osage Hills, but its steep slopes limit the buildable area.

- The property is unique: the relationship between site and building are part of the visitor experience and introduces people to the extraordinary history and art on display.
- The site affords beautiful views of the Osage Hills.
- The project is sensitive to residing within a residential neighborhood.
- Historical context – this is the birthplace of the museum

**PROJECT HARDSHIP & DESIGN RATIONALE**

**Buildable Area & Topographic Limitations**

The buildable area on-site is limited. The museum campus has natural features that include rock directly below grade, steep sloping topography, and uneven terrain. Each of these factors limits the potential location of any built structures.

- *Consolidating building footprint creates the highest and best use for the property*

**Museum Operations & Functionality**

The new arrangement of the museum creates much higher efficiencies in the project's day-to-day use. Consolidating the project's footprint provides several benefits to the museum over its current sprawling footprint arrangement resulting in more efficient future building operations and a more sustainable building.

- *Improved visitor wayfinding with easier visitor access to galleries*
- *Improved visitor views of the Osage hills*
- *Shorter, safer, more direct paths of object travel between collection storage and galleries*
- *Minimal site disturbance while maximizing open space*
- *Reduces impervious surface on-site, allowing for infiltration and minimizing stormwater runoff's negative impacts*
- *Minimal footprint reduces heat island effect*
- *Efficient footprint and massing minimizes energy consumption compared to the existing museum's extensive exterior envelope, which in turn also minimizes greenhouse gas emissions*

## **Museum Energy Efficiency & Collections Preservation**

A compact, stacked building profile is preferred to a more low-rise, sprawling profile from energy efficiency and collection preservation standpoints.

### **Collection Preservation**

A stacked building profile results in significantly less roof area as compared to a more low-rise, sprawling profile. Reduced roof area provides several benefits. Most obviously, it reduces the risk of water damage to the museum's artifacts over the life of the building from roof leakage as the roof ages. In addition, it reduces the quantity of storm drainage piping above gallery space, which both reduces additional risk of water damage, and allows for more verticality in traveling and permanent exhibitions within the galleries. The reduced roof area also reduces heating and cooling loads in the galleries. Reducing envelope related heating and cooling loads is vital to avoiding micro-climates within collections spaces.

Micro-climates are small pockets of space within larger collections spaces that experience differing or fluctuating temperature and relative humidity setpoints as compared to the space as a whole. When artifacts are located in micro-climates, the changing temperature and relative humidity levels impart mechanical stresses on the artifacts due to expansion and contraction of the materials and fibers, and absorption and desorption of moisture. These mechanical stresses result in a more rapid deterioration of the artifacts.

### **Energy Efficiency**

A stacked building profile allows for better energy efficiency performance as compared to a more low-rise, sprawling profile. There are several reasons for this, the first is that a more compact profile results in less exterior envelope area, which reduces building heating and cooling loads throughout the entire year. In addition, the more compact profile significantly reduces the length of HVAC piping and ductwork, which results in less pump and fan energy throughout the entire year.

The above applies to all buildings; however, it is especially true for museums. Collections environments require constant moisture levels to protect and preserve the artifacts within. The target moisture levels are significantly drier than a normal building in the summer, and significantly more humid than a normal building in the winter. This creates extremely large differences in moisture levels and vapor pressure between the interior environment and outdoors. The amount of moisture loss or gain experienced by the collections environment is a function of the difference in moisture levels between inside and outside, and the amount of envelope leakage. Because the difference in moisture levels is so high, collections environments are extremely at risk to moisture loss or gain through the envelope – making envelope tightness of the utmost importance. No building envelope is perfect, and all building envelopes are certain to worsen with age. The HVAC system must overcome the addition or loss of moisture due to envelope leakage, which is an extremely energy intensive process. Minimizing building envelope in collections environments is the best method to reduce HVAC energy consumption both now and into the future.

## **ADDITIONAL COMMUNITY/NEIGHBORHOOD BENEFITS**

- The subsurface site geology is mostly stone and rocks. Minimizing excavation, which will be disruptive and noisy, is a better neighborhood approach
- Additional height affords better views for visitors of vistas to the west, north, and east

- Visitors will be able to orient themselves in the building due to a more rational building massing and compact footprint.
- Community input indicates a need for additional community gathering space – with a smaller footprint allowed by creating a taller building, there will be more outdoor space designed to help fulfill this desire.
- The project's smaller footprint sets it further from the street than the current museum, which reduces the perception of the additional height.



# **GILCREASE MUSEUM FACILITY IMPROVEMENTS**

**VISION TULSA**

**SMITHGROUP**

4.16



## Come meet with museum staff and design team

Learn about the Gilcrease Museum

### Public Zoom Virtual Call:

December 10, 2020

6:30 p.m. to 7:30 p.m. central time

### Zoom link:

<https://us02web.zoom.us/j/87044083875?pwd=bHdKeXRvUWVGQ3NyQDZlQndVUXh0dz09>

Meeting ID: 870 4408 3875

Passcode: 024473

If dialing by phone: 1 (346) 248-7799

Please email Mary at [mkell@cityoftulsa.org](mailto:mkell@cityoftulsa.org) to receive Zoom link via email.

- ▶ **Project Area:** Gilcrease Museum, 1400 North Gilcrease Museum Road
- ▶ **Proposed Work:** New museum
- ▶ **Funding Source:** Vision Tulsa sales tax and private sector funding
- ▶ **Architect:** SmithGroup and 1 Architecture
- ▶ **Construction Manager:** Flintco, LLC
- ▶ **Project Amount:** \$83,600,000.00
- ▶ **Construction Start and Finish:** TBD
- ▶ The design team will be applying for a Special Exception and a Variance through the Board of Adjustment (BOA). This will be discussed on the December 10<sup>th</sup> call and again at the hearing at the end of January 2021. Your comments will be welcome at this call.

### Your Vision Tulsa Contact:

Mary Kell, AIA  
Project Manager  
City of Tulsa  
[mkell@cityoftulsa.org](mailto:mkell@cityoftulsa.org)

[www.cityoftulsa.org](http://www.cityoftulsa.org)  
[www.cityoftulsa.org/vision](http://www.cityoftulsa.org/vision)

4.17

## AGENDA

City of Tulsa: Neighborhood Update – Gilcrease Museum  
December 10, 2020 6:30pm

6:30

Welcome

Mary Kell, Project Manager, City of Tulsa Engineering Services

Project Overview

Susan Neal, Executive Director - Gilcrease Museum

6:50

Design Team Presentation

Jame Anderson, SmithGroup

Ivan O'Garra, SmithGroup

7:05

Project Logistics

Mary Kell, Project Manager, City of Tulsa Engineering Services

Questions & Answer / Comments

Next Steps

7:30

Adjourn

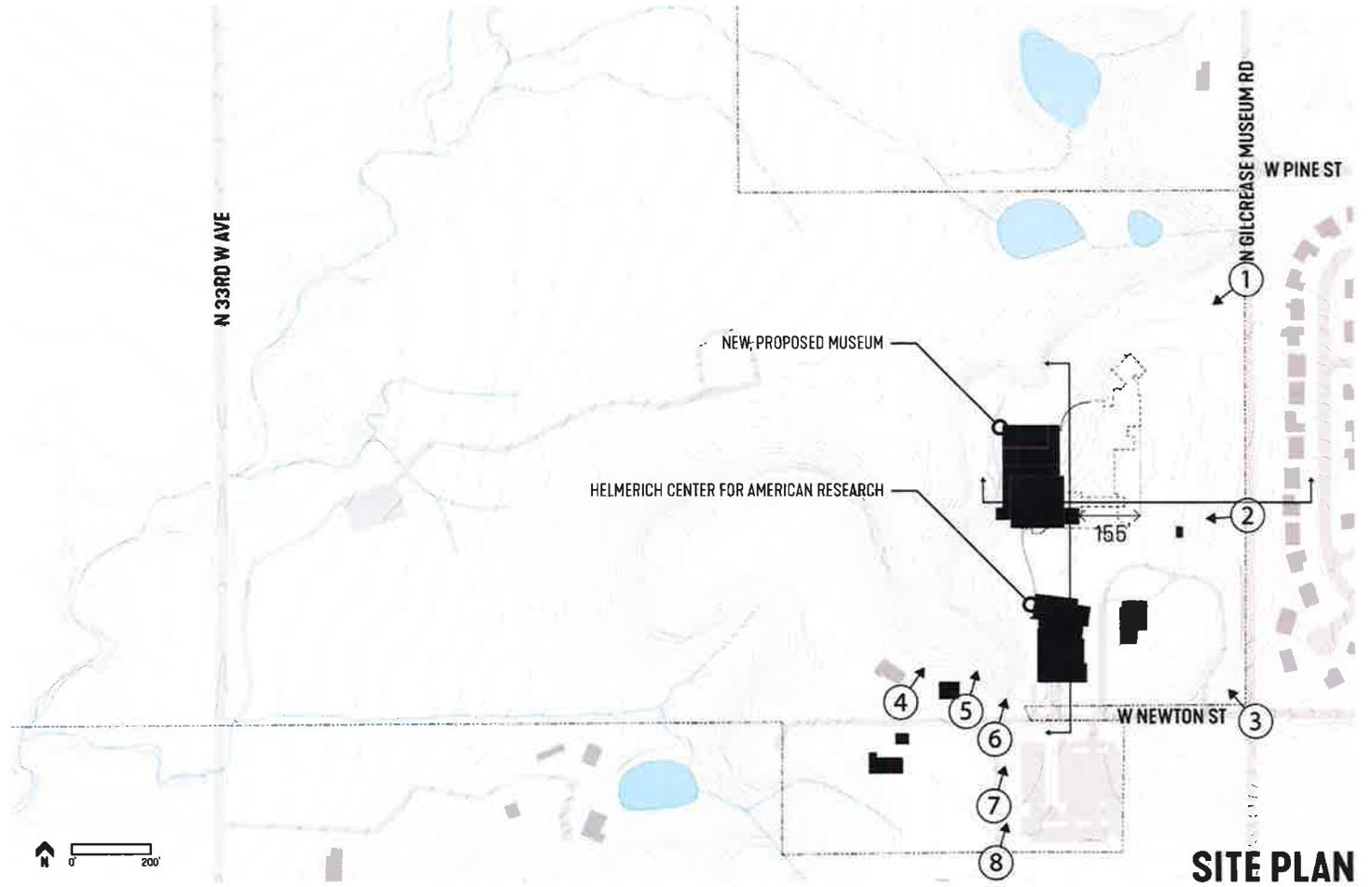
# NEIGHBORHOOD OUTREACH

SMITHGROUP

4.19

## KEY POINTS

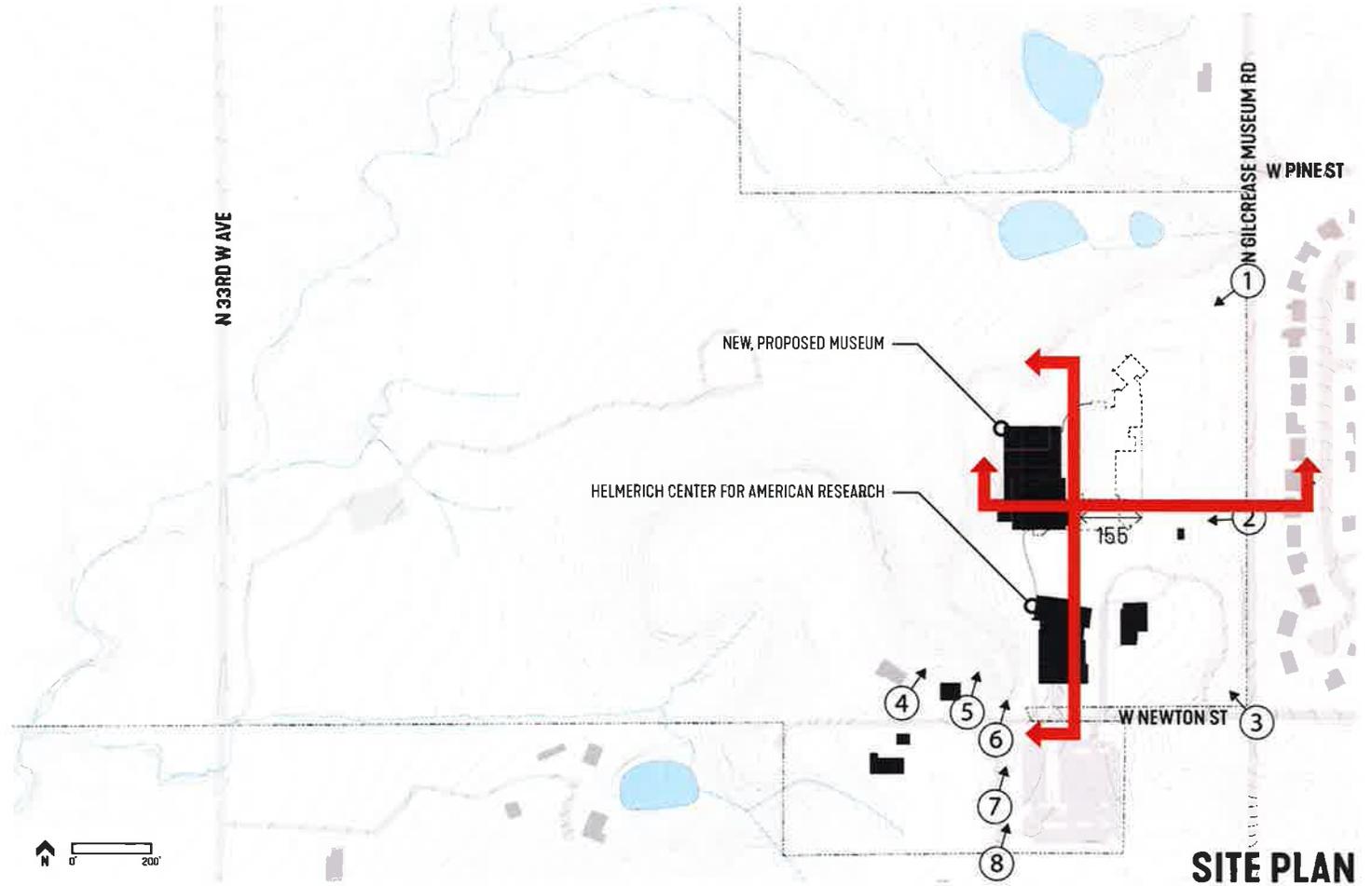
- Setback of Existing: 255'
- Setback of Proposed: 410'
- Additional Setback: 155'
- Height Difference: +20'
- Footprint of Existing: 86K SF
- Footprint of Proposed: 37K SF
- Footprint Difference: -49K SF



4.20

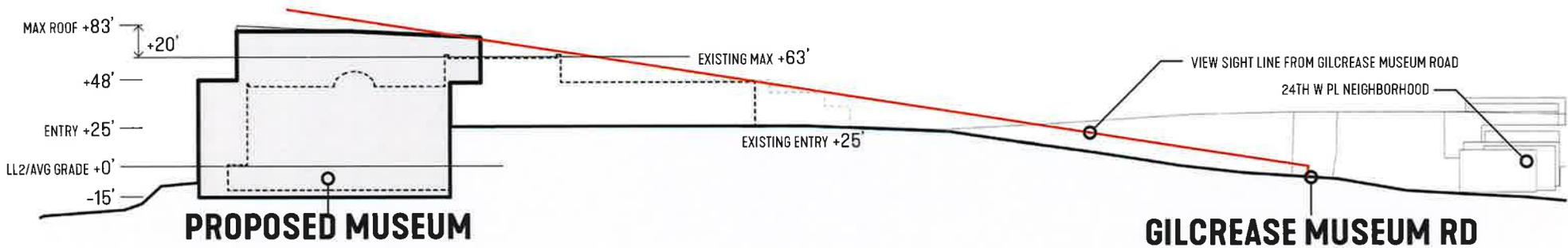
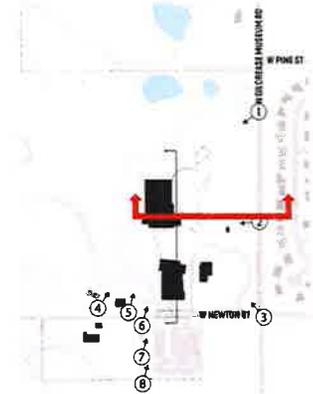
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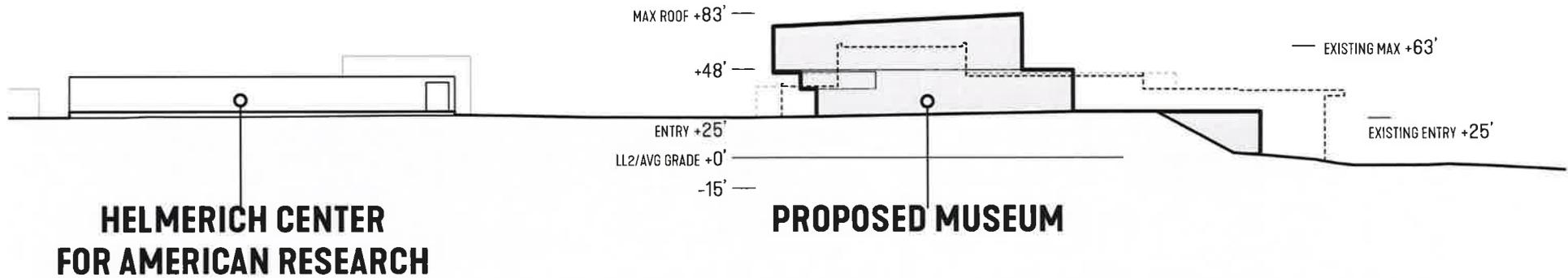
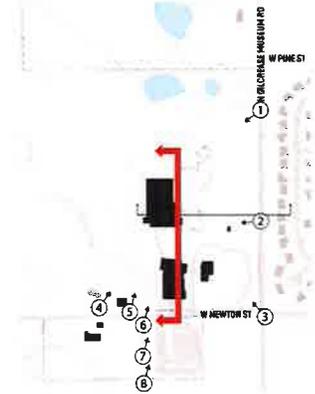
- New, Proposed Museum Massing
- Existing Museum Massing

## BUILDING SECTION E-W

4.22

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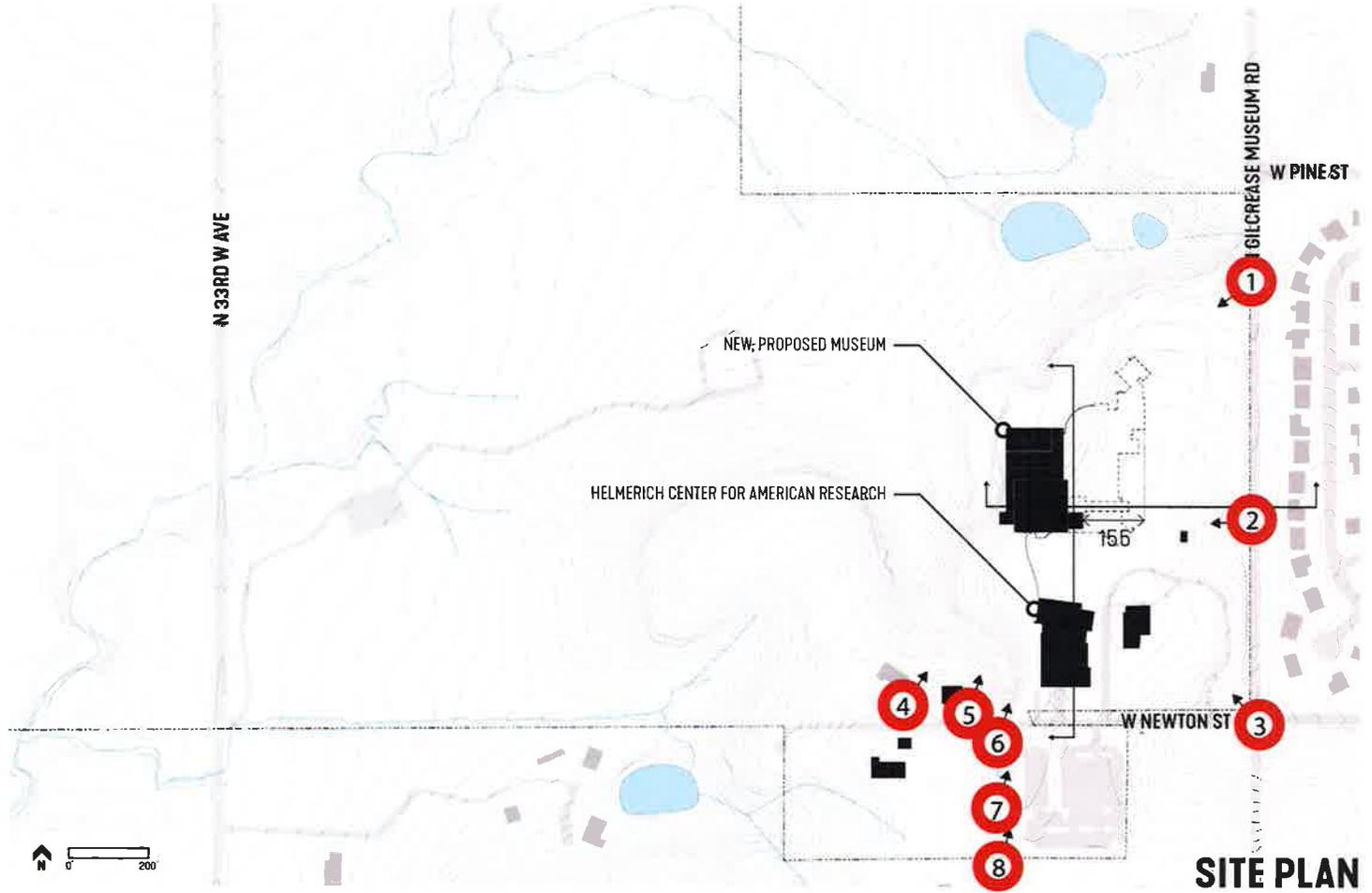
- New, Proposed Museum Massing
- Existing Museum Massing

**BUILDING SECTION N-S**

4.23

**VIEWS**

1. North N Gilcrease Museum Rd
2. Central N Gilcrease Museum Rd
3. Intersection of N Gilcrease Museum Rd and W Newton St
4. West W Newton St
5. W Newton St at Maintenance Shed
6. Intersection of W Newton St and N 27th W Ave
7. Central N 27th W Ave
8. South N 27th W Ave



■ Buildings  
 □ Existing Museum

**SITE PLAN**

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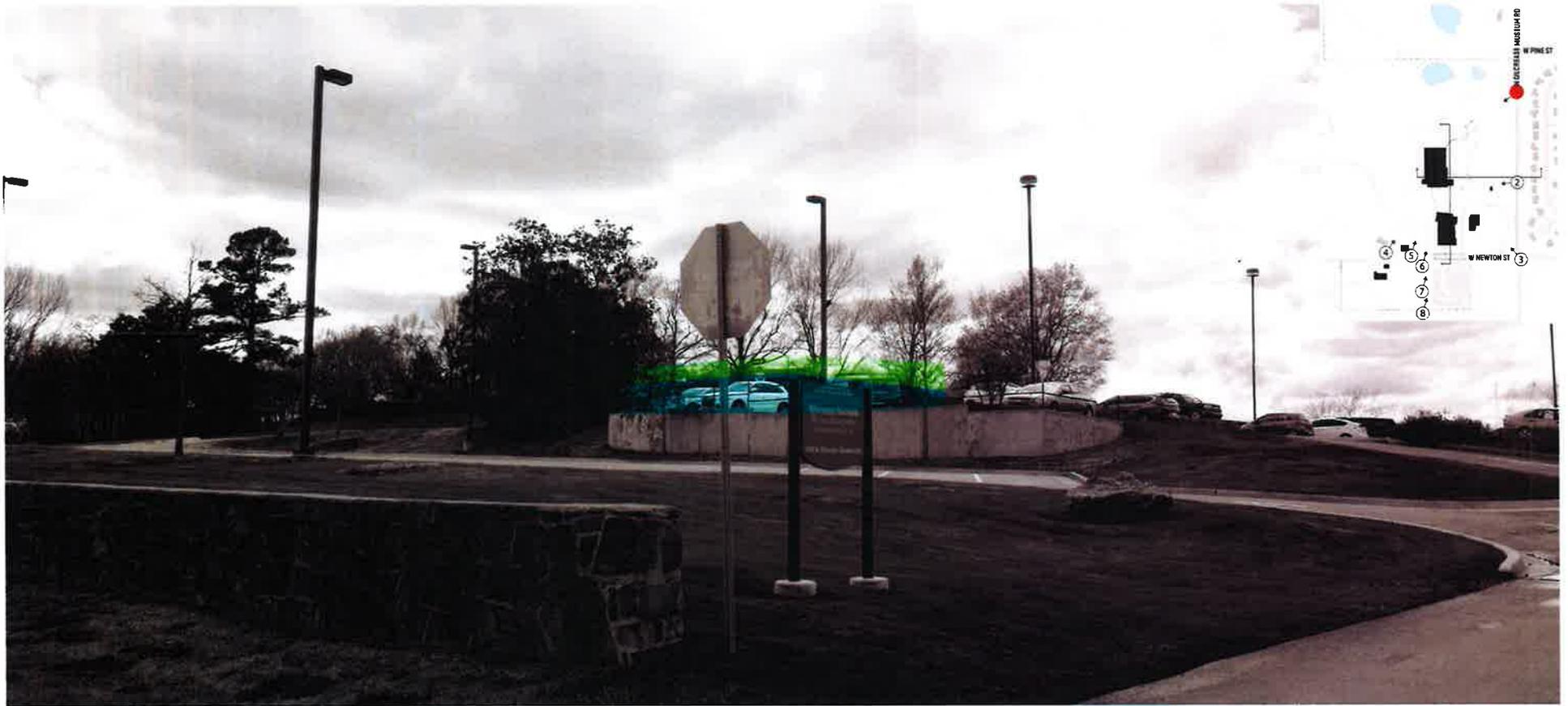
**PERSPECTIVE 1 - EXISTING**  
North N Gilcrease Museum Rd

**SMITHGROUP**



**PERSPECTIVE 1 - PROPOSED**  
North N Gilcrease Museum Rd

4.26



**PERSPECTIVE 1 - PROPOSED (PORTION TALLER THAN EXISTING)**  
North N Gilcrease Museum Rd

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**PERSPECTIVE 2 - EXISTING**  
Central N Gilcrease Museum Rd

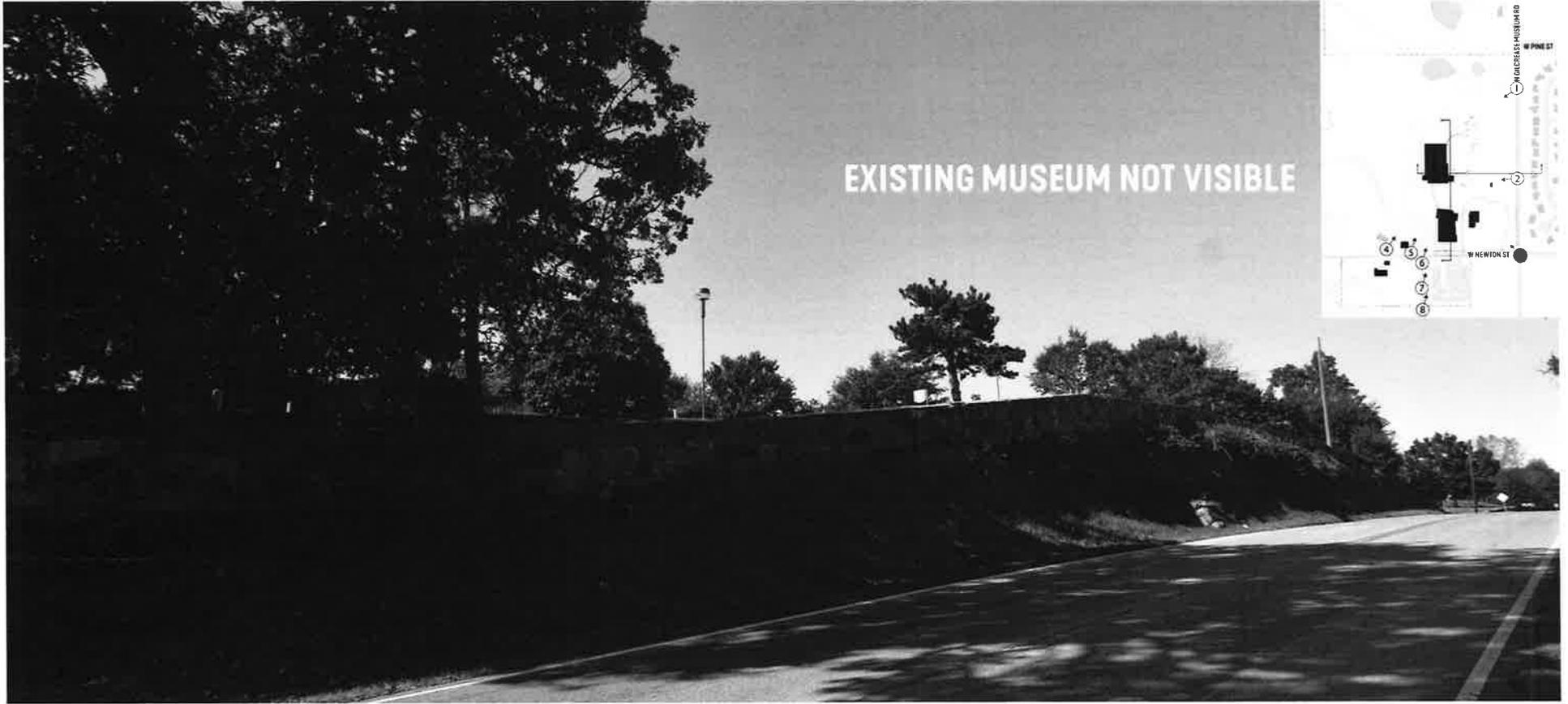


**PERSPECTIVE 2 - PROPOSED**  
Central N Gilcrease Museum Rd

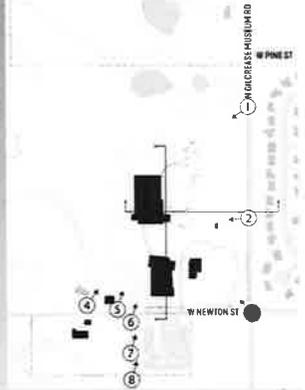
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**PERSPECTIVE 2 - PROPOSED (PORTION TALLER THAN EXISTING)**  
Central N Gilcrease Museum Rd

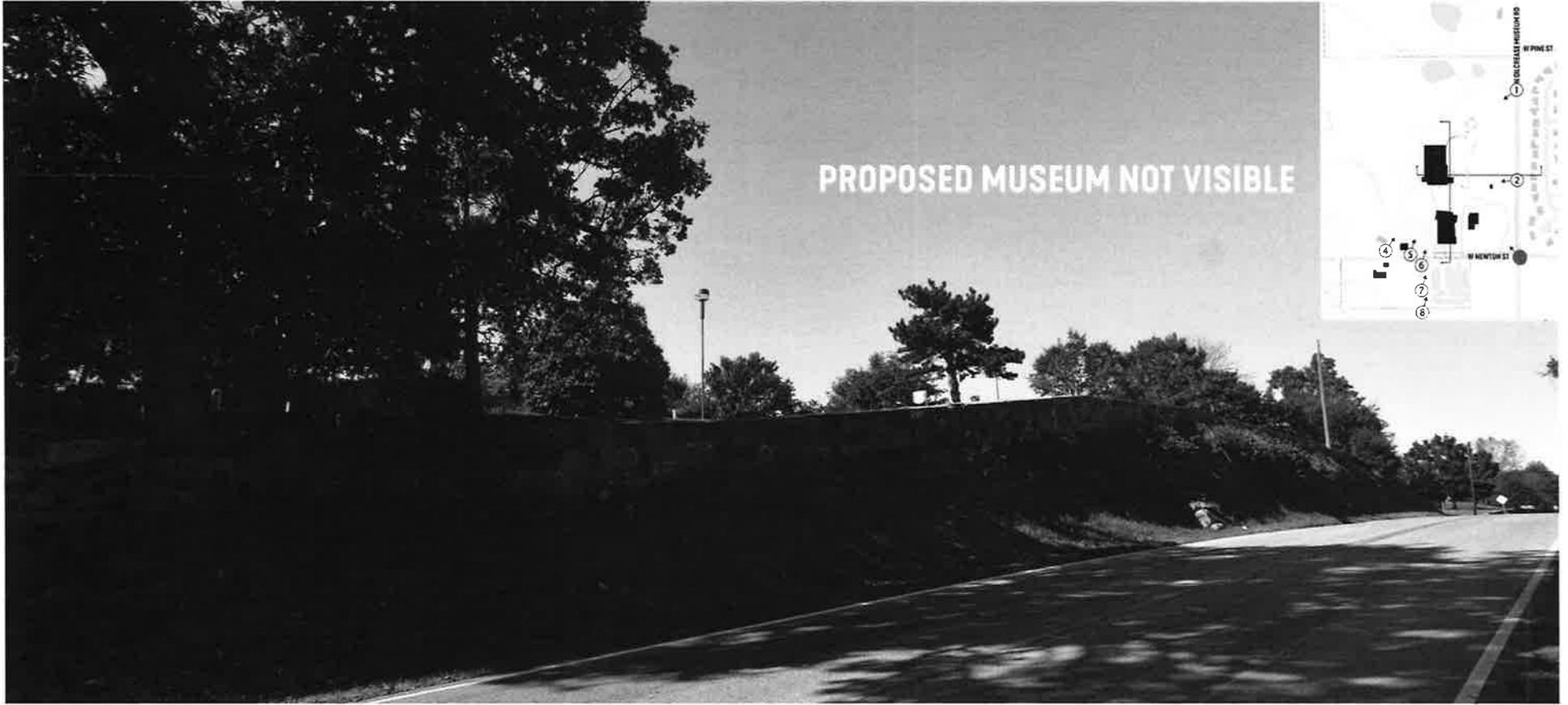


EXISTING MUSEUM NOT VISIBLE



**PERSPECTIVE 3 - EXISTING**  
Intersection of N Gilcrease Museum Rd and W Newton St

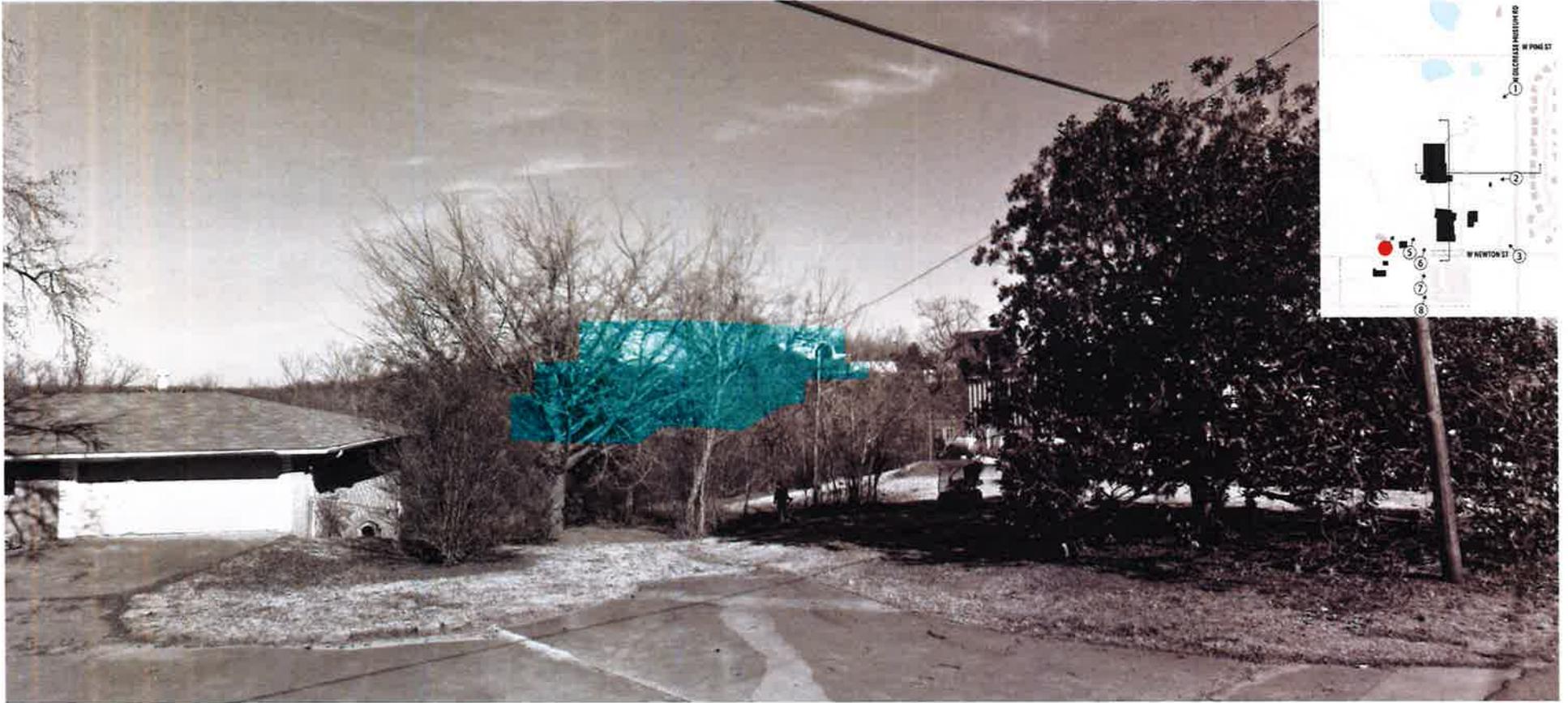
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**PERSPECTIVE 3 - PROPOSED**  
Intersection of N Gilcrease Museum Rd and W Newton St



**PERSPECTIVE 4 - EXISTING**  
West W Newton St

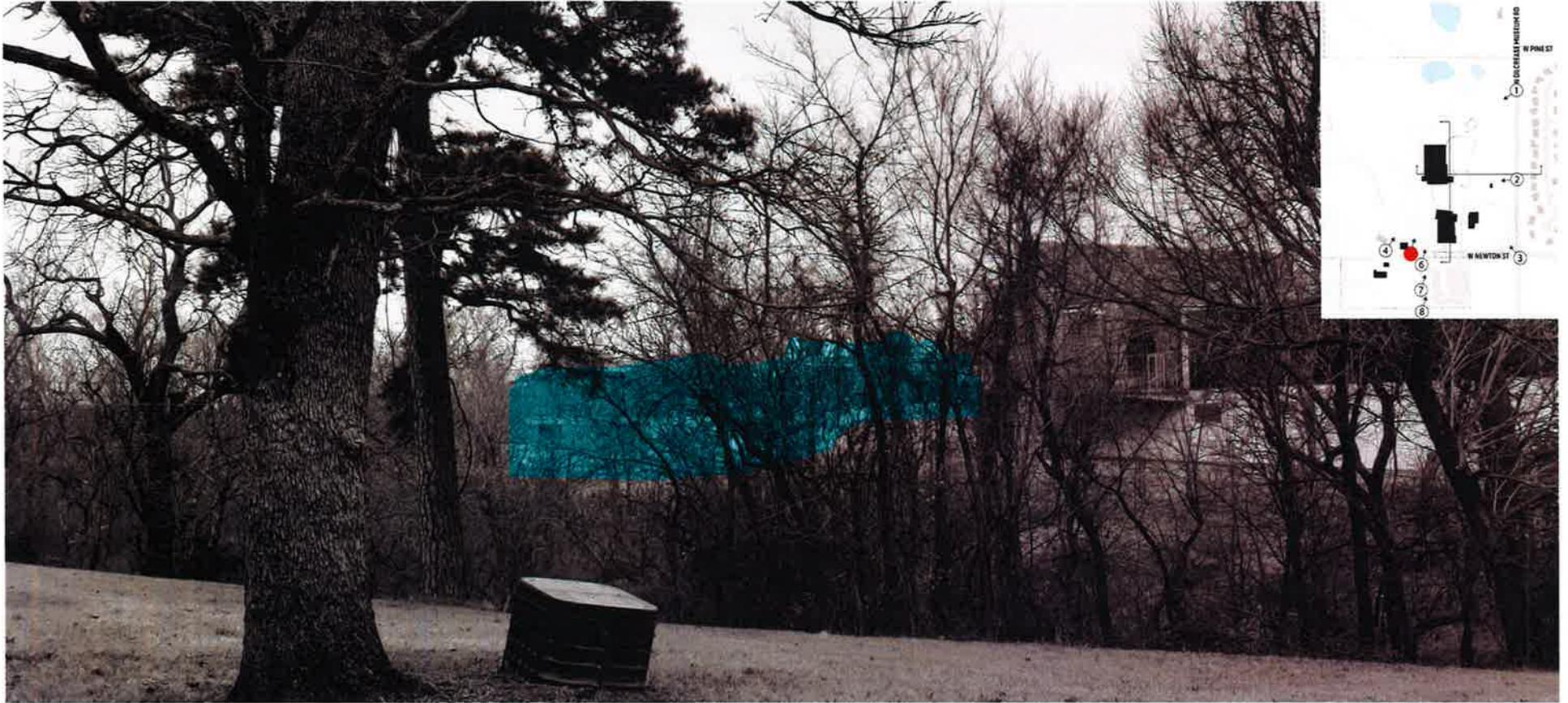


**PERSPECTIVE 4 - PROPOSED**  
West W Newton St

4.34



**PERSPECTIVE 4 - PROPOSED (PORTION TALLER THAN EXISTING)**  
West W Newton St



**PERSPECTIVE 5 - EXISTING**  
W Newton St at Maintenance Shed



**PERSPECTIVE 5 - PROPOSED**  
W Newton St at Maintenance Shed

4.37



**PERSPECTIVE 5 - PROPOSED (PORTION TALLER THAN EXISTING)**  
W Newton St at Maintenance Shed



**PERSPECTIVE 6 - EXISTING**  
Intersection of W Newton St and N 27th W Ave

4.39



**PERSPECTIVE 6 - PROPOSED**  
Intersection of W Newton St and N 27th W Ave

4.40



## PERSPECTIVE 6 - PROPOSED (PORTION TALLER THAN EXISTING)

Intersection of W Newton St and N 27th W Ave

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**PERSPECTIVE 7 - EXISTING**  
Central N 27th W Ave

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## PERSPECTIVE 7 - PROPOSED

Central N 27th W Ave

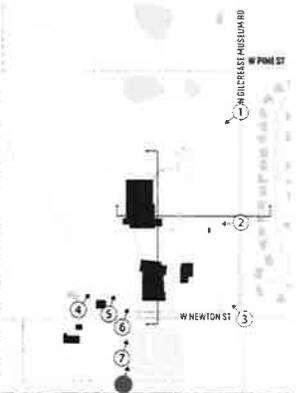
**SMITHGROUP**



**PERSPECTIVE 7 - PROPOSED (PORTION TALLER THAN EXISTING)**

Central N 27th W Ave

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**PERSPECTIVE 8 - EXISTING**

South N 27th W Ave

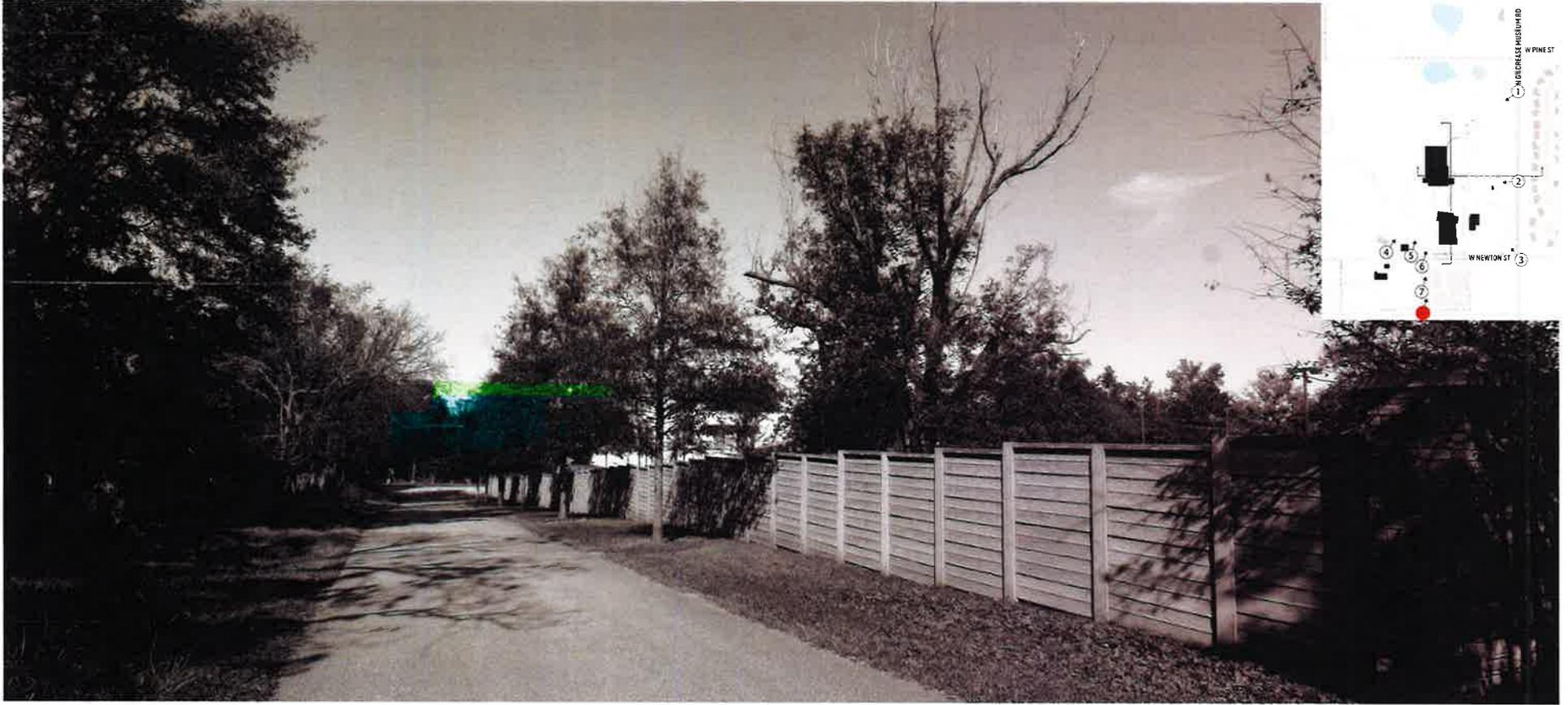
**SMITHGROUP**



## PERSPECTIVE 8 - PROPOSED

South N 27th W Ave

**SMITHGROUP**



## PERSPECTIVE 8 - PROPOSED (PORTION TALLER THAN EXISTING)

South N 27th W Ave

4.47

## PROJECT CONTEXT

- Property is unique: relationship of site and building are part of the visitor experience.
- Site affords beautiful views of the Osage Hills.
- The project is sensitive to its location within a residential neighborhood.
- Historical context – this is the birthplace of the museum

## PROJECT RATIONALE

- Community/Visitor request for better views to landscape and western Osage Hills
- Community/Visitor request for additional gathering spaces
  - Smaller footprint leverages remaining level outdoor space to fulfill this desire
- Current massing both mitigates and leverages the unique character of the topography and landscape
- Buildable area on site is limited due to steeply sloped topography
- Consolidating building footprint creates highest and best use for property
- Compact building footprint results in more efficient future building operations
- Compact building massing results in a more sustainable building
- Additional excavations create higher costs for the project due to sub-surface rock and terrain conditions

## COMMUNITY/NEIGHBORHOOD BENEFITS

- Subsurface geology is mostly rock.
  - Minimizing excavation, which can be disruptive and noisy, is a better neighborhood approach
- Additional Height afford better views for visitors to the vistas to the west, north and east
- Visitors will be able to orient themselves in the building due to a more rational building massing
- Community and Museum will have additional level locations for outdoor gatherings and events.

**THANK YOU FOR YOUR PARTICIPATION**

**PLEASE EMAIL ADDITIONAL COMMENTS OR QUESTIONS TO  
MARY KELL, PROJECT MANAGER, CITY OF TULSA ENGINEERING SERVICES  
[MKELL@CITYOFTULSA.ORG](mailto:MKELL@CITYOFTULSA.ORG)**

4.49



N GILCREASE MUSEUM RD

W READING PL

W PINE PL

W PINE ST

W OKLAHOMA PL

W OKLAHOMA ST

W OKLAHOMA ST

N 24 W PL

W NEWTON CT

W NEWTON PL

W NEWTON PL

W NEWTON ST

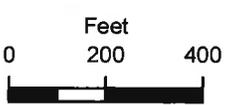
N 27 WAVE

W MARSHALL ST

N 25 WAVE

N 24 WAVE

N YUKON CIR



 Subject Tract

**BOA-23073**

20-12 28

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

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