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Item

Public hearing approving new capital improvement project for **Route 66 Village Improvements**, specifically acquisition of 2215 W. 38th Pl. S.

Background

The Capital Improvement Plan (CIP), containing recommended capital projects for the next five years, is a tool to implement the Comprehensive Plan. State Statutes provide that once a comprehensive plan has been adopted, no capital project shall be constructed or authorized without approval of its location, character and extent by the Planning Commission.

Voters approved Vision 2025 sales tax resources in 2003 for the preservation and economic development of historic Route 66. A Design Recommendation Committee and public meetings allocated those funds in the Vision 2025 Master Plan (2005), including the acquisition and site preparation of property located at 3766, 3770, and 3816 Southwest Boulevard for a thematic display of oil, rail, and Route 66 history. The 2020 Plan 66 lists the acquisition and improvements as accomplishments directed by the Vision 2025 Master Plan and in support of current and ongoing economic developed initiatives of the Route 66 Main Street.

The Southwest Tulsa Small Area Plan Phase I adopted May 14, 2009 recognized future community goals to expand and develop the site and the amenities to support heritage tourism and economic development. Subsequent Vision Tulsa funds and Improve Our Tulsa funds were allocated for the Route 66 Train Depot and the Route 66 Visitor Center respectively. Other amenities were funded privately or with Oklahoma Centennial funds. The operation and maintenance of the site and amenities are under lease to the Route 66 Village, Inc.

The purpose of both Plans was to provide guidance for funding decisions for catalytic actions necessary to address the overall site's future vitality as an asset Route 66 revitalization efforts overall and to the Southwest Boulevard Area in particular. Plans were guided by feedback from the community based advisory teams and other public engagement.

This new CIP project is proposed by City Councilor for District 2, utilizing Improve Our Tulsa 2 (IOT2) Community Development Project funds.

Staff Analysis

Planning Office staff reviewed the new proposed Capital Improvement Plan project for consistency with the City of Tulsa's Comprehensive Plan. In general, the acquisition and its intended purpose listed is consistent with the Comprehensive Plan.

A new CIP project summary is attached. Below is a summary of goals, including the name of the requesting Department, the project name, the goals, staff comments regarding relationship and consistency with other Plans and the Comprehensive Plan.

- **Requesting Department:** **Engineering Services**
 - Project Name: **Route 66 Village Improvements**
 - Description: Acquisition of 2215 W. 38th Pl. S.
 - Goals: Expand the Route 66 Village square area; provide a building to convert to the Main Street Program office and public meeting space.

- Other Plans
 - Vision 2025 Route 66 Enhancement and Promotion Master Plan of Development (2005): The Plan's funded project list includes land acquisition and site improvements. Site preparation to date includes circular drive, parking, electrical conduit and other building facilities.
 - The Southwest Tulsa Small Area Plan Phase I, adopted May 14, 2009 as an amendment to the Tulsa Comprehensive Plan, supports on-site facilities to further economic development.
- Comprehensive Plan maps: The area is designated with a Main Street land use designation and an Area of Growth.

Staff Recommendation

Approve based on the finding that the new capital improvement project, **Route 66 Village Improvements**, specifically acquisition of 2215 W. 38th Pl. S., is in conformance with the Tulsa Comprehensive Plan.

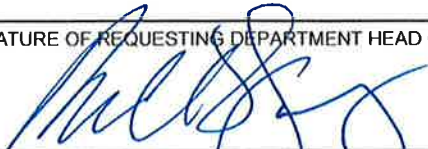
Attachment(s):

- Capital Project Request Form
- Assessor Property Search Record
- Sites Maps: Aerials, Land use Map & Areas of Stability and Growth Map

CAPITAL PROJECT REQUEST

New Request
 Revised Previous Request

Request Year:
FY2022

PROJECT TITLE (Be specific- i.e. "Replace Convention Center Air Handler Unit")			
Route 66 Village Improvements			
REQUESTING DEPT.		CONTACT PERSON(S)	
Engineering Services		Brent Stout / Paul Zachary	
PURPOSE OF PROJECT			
Provide a permanent location to house the Tulsa Route 66 Main Street program and staff. This permanent office space will further the mission of the Tulsa Route 66 Main Street program by providing public meeting space, training/education space, outdoor event space, and eventually a coworking space for new business. This project will restore an historic property on the Route 66 Corridor and adapt it to re-use, and make miscellaneous improvements to the site.			
DEPARTMENT'S CLASSIFICATION OF PROJECT NEED			
<input checked="" type="checkbox"/> REQUIRES IMMEDIATE FUNDING <input type="checkbox"/> HIGH <input checked="" type="checkbox"/> MEDIUM <input type="checkbox"/> DEFERRABLE			
REASON FOR CLASSIFICATION			
The Tusa Route 66 Main Street Board of Directors will apply for a grant requesting matching funds for façade renovations and an application for a matching neon sign grant. They will also provide liability insurance, update the property using matching grants (including HVAC upgrades and ADA compliance), and be responsible for utilities and maintenance of the property.			
LOCATION OF PROJECT (Address or general area)			
The property consists of a single-family residence and related improvements at 2212 West 38th Place South, Tulsa, OK 74107 (aka West Sycamore ST)			
CLASSIFICATION OF PROJECT		ESTIMATED USEFUL LIFE (IN YEARS)	
<input checked="" type="checkbox"/> NEW <input type="checkbox"/> REPLACEMENT <input type="checkbox"/> REHAB		30 years	
ESTIMATED PROJECT COST		ANNUAL OPERATING COSTS (ABOVE CURRENT)	
(A) DESIGN	\$ 120,000	(A) PERSONNEL COSTS	\$ -
(B) LAND	\$ 150,000	(B) MAINTENANCE & OPERATING COSTS	\$ 10,000
(C) CONSTRUCTION	\$ 730,000	(C) CAPITAL EQUIPMENT REPLACEMENT	\$ -
(D) EQUIPPING	\$ -		
TOTAL EST COST	\$ 1,000,000	TOTAL ANNUAL O & M	\$ 10,000
TIME NEEDED TO DESIGN & CONSTRUCT PROJECT (IN YEARS)	RELATIONSHIP TO OTHER CAPITAL PROJECTS		
2	Route 66 Historical Village (Existing facilities)		
	Southwest Boulevard - 31st St. S. to 40th St. S. Street Rehabilitation		
	Southwest Boulevard - 23rd St. S. to 31st St. S. Street Rehabilitation		
AGENCIES TO BE COORDINATED WITH		PLAN OR STUDY IDENTIFYING PROJECT NEED	
Tulsa Route 66 Main Street		Council District 2 IOT2 Community Development Project	
State Historic Preservation Office		(Title 43-L-2021 Capital Improvements Sales Tax)	
SIGNATURE OF REQUESTING DEPARTMENT HEAD OR DESIGNEE			DATE
			07.10.21

Property Search

Disclaimer


The Tulsa County Assessor's Office has made every effort to insure the accuracy of the data contained on this web site; however, this material may be slightly dated which could have an impact on its accuracy.

The information must be accepted and used by the recipient with the understanding that the data was developed and collected only for the purpose of establishing fair cash (market) value for ad valorem taxation. Although changes may be made periodically to the tax laws, administrative rules and similar directives, these changes may not always be incorporated in the material on this web site.

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Quick Facts

Account #	R08975922200080
Parcel #	08975-92-22-00080
Situs address	2215 W 38 PL S TULSA 74107
Owner name	REDBERRY FARM LLC
Fair cash (market) value	\$59,548
Last year's taxes	\$853
Legal description	Legal: LTS 2 THRU 5 LESS BEG NEC LT 2 TH SE30 SW100 SWLY103.58 NW57.27 NE200 POB BLK 3 Subdivision: CLINTON HGTS Section: 22 Township: 19 Range: 12



08975-92-22-00080 (05/2018)

General Information

Situs address	2215 W 38 PL S TULSA 74107
Owner name	REDBERRY FARM LLC
Owner mailing address	4501 W 41ST ST TULSA, OK 741076207
Land area	0.52 acres / 22,637 sq ft
Tax rate	T-1A [TULSA] Subdivision: CLINTON HGTS
Legal description	Legal: LTS 2 THRU 5 LESS BEG NEC LT 2 TH SE30 SW100 SWLY103.58 NW57.27 NE200 POB BLK 3 Section: 22 Township: 19 Range: 12
Zoning	RES SINGLE-FAMILY HIGH DENSITY DISTRICT [RS3]

Values

	2019	2020	2021
Land value	\$18,000	\$18,000	\$18,000
Improvements value	\$41,548	\$41,548	\$41,548
Fair cash (market) value	\$59,548	\$59,548	\$59,548

Exemptions claimed

	2019	2020	2021
Homestead	—	—	—
Additional homestead	—	—	—
Senior Valuation Limitation	—	—	—
Veteran	—	—	—

Tax Information

	2019	2020	2021
Fair cash (market) value	\$59,548	\$59,548	\$59,548
Total taxable value (capped)	\$58,020	\$59,548	\$59,548
Assessment ratio	11%	11%	11%
Gross assessed value	\$6,382	\$6,550	\$6,550
Exemptions	\$0	\$0	\$0
Net assessed value	\$6,382	\$6,550	\$6,550
Tax rate	T-1A [TULSA]		
Tax rate mills	137.02	130.27	130.27*
Estimated taxes	\$874	\$853	\$853*
Most recent NOV	February 4, 2020		

* Estimated from 2020 millage rates

Tax detail (2020 millages)

	%	Mills	Dollars
City-County Health	2.0	2.58	\$16.90
City-County Library	4.1	5.32	\$34.85
Tulsa Technology Center	10.2	13.33	\$87.31
Emergency Medical Service	0.0	0.00	\$0.00
Tulsa Community College	5.5	7.21	\$47.23
School Locally Voted	21.1	27.50	\$180.13
City Sinking	13.6	17.78	\$116.46
School County Wide Bldg	4.0	5.15	\$33.73
School County Wide ADA	3.1	4.00	\$26.20
School County Wide General	27.7	36.05	\$236.13
County Government	8.7	11.35	\$74.34

2.4

Bldg ID#	Property type	Condition	Quality	Year built	Livable†	Stories	Foundation	Exterior	Roof	Baths	HVAC
1	Residential	Avg +	Fair Plus	1920	1,104 SF	1.0	Crawl Space	Frame Siding/ Stucco Veneer	Composition Shingle	1.0	Cool Air In Heat Ducts

Sales/Documents

Date	Grantor	Grantee	Price	Doc type	Book-Page/Doc#
Mar 5, 2021	HALFORD, LEE & CAROLYN	REDBERRY FARM LLC	\$100,000	Warranty Deed	2021029436
May 3, 2011	WILLIAMS, STELLA R AND ALICE DIANA KRUG	HALFORD, LEE & CAROLYN	\$50,000	Warranty Deed	2011038425
Jul 11, 2007	WILLIAMS, STELLA R	WILLIAMS, STELLA R	\$-	Quit Claim Deed	2007077013
Sep 1, 1992			\$6,000	History	05436-00970

Images

Photo/sketch
(Click to enlarge)



† Square footage and acreage values included in this record are approximations. They may not reflect what a licensed surveyor would determine by performing a formal survey. They are for tax purposes only and are not intended for use in making conveyances or for preparing legal descriptions of properties.



[Click to view this area on the Google Maps web page in a new window](#)

John A. Wright — Tulsa County Assessor

Tulsa County Headquarters, 5th floor | 218 W Sixth St | Tulsa, OK 74119

Phone: (918) 596-5100 | Fax: (918) 596-4799 | Email: assessor@tulsacounty.org

Office hours: 8:00–5:00 Monday–Friday (excluding holidays)

2.5



SUBJECT TRACT

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

Aerial Photo Date: 2020/2021



2.6



244

244

SOUTHWEST BLVD

W 38 PL S

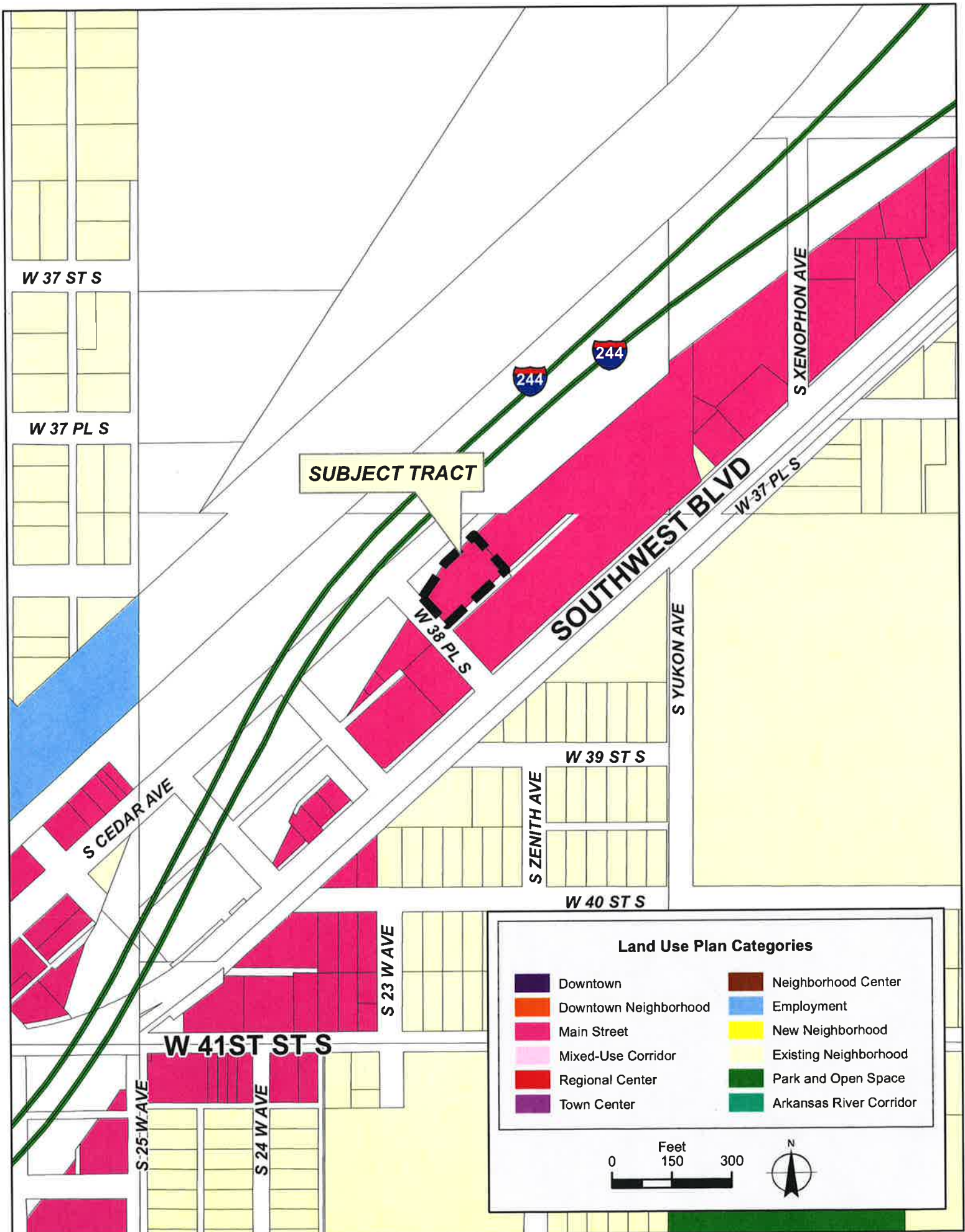
W 39 ST S

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

Aerial Photo Date: 2020/2021



2.7



SUBJECT TRACT

Land Use Plan Categories

	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park and Open Space
	Town Center		Arkansas River Corridor

