

City Council Work Session Meeting Minutes

Dawes Conference Room
113 W. Dawes Ave., Bixby, OK 74008
June 26, 2023 at 5:00 PM

Call to Order

Mayor Guthrie called the Bixby City Council Work Session Meeting to order at 5:01 pm.

Roll Call

Shannon Duran, City Clerk, called the roll, and the following were present:

Members

Mayor Guthrie
Vice Mayor Founds
Councilor Girard
Councilor Revelis (Not present)
Councilor Hirshey

Staff Present

Jared Cottle, City Manager
Shannon Duran, City Clerk
Phil Frazier, City Attorney
Charles Barnes, Finance Director
Bea Aamodt, Public Works Director
OC Walker, City Planner
Todd Blish, Police Chief
Mike Butler, Fire Chief
Justin Dowd, City Engineer
Bryan Toney, Public Information Officer

Agenda

- 1) Presentation and discussion on the development of Kimberly Clark Drive & HWY 67 (Ravenna Square).

Mayor Guthrie said item 1 on the Work Session Agenda is up for discussion and consideration.

Item presented by: Jared Cottle

Others who spoke: Ryan McCarty, Ashley McCarty, Jeff Hilst

A presentation was presented to the council regarding the development of Kimberly Clark Drive & HWY 67 (Ravenna Square). The group provided the council with a copy of the PUD that had been submitted to staff and a quick-facts handout for the council to review. These documents are included in the minutes for review. The current zoning for the property is CS (commercial shopping center district) and RD (residential duplex), but on the PUD, the group is asking for the rezoning of the portion of the property zoned from RD to RM-2 (residential multi-family medium-

density district). They mentioned that the residential portion of the development could bring in about half a million dollars in property taxes to the city.

Mayor Guthrie asked how many one-bedroom, two-bedroom and three-bedroom units the proposed, multi-family unit would have. Ryan responded that they are proposing 120 one-bedroom units and 144 two-bedroom units but no three-bedroom units. The council asked about the building materials and Councilor Girard voiced his dislike of the look and design of the proposed apartment complex.

No action was taken by the Council.

2) Presentation and discussion on project development east of 111th & Mingo.

Mayor Guthrie said item 2 on the Work Session Agenda is up for discussion and consideration.

Item presented by: Jared Cottle

Others who spoke: Erik Enyart with Tanner Consulting.

A presentation was presented to the council regarding the development located at 111th and Mingo Ave. The proposed development would be a gated community with pool facilities, pickleball, and single-family home units on small lots. The Council asked about drainage and possible solutions that would address the current issue on that property.

No action was taken by the Council.

3) Discussion FY24 Fee Schedule.

Mayor Guthrie said item 3 on the Work Session Agenda is up for discussion and consideration.

Item presented by: Jared Cottle

Others who spoke: Charles Barnes

Charles Barnes discussed the Contractor License fee. Mayor Guthrie feels like it's redundant to charge \$100.00 per year for contractors to have a city license and a state license.

No action was taken by the Council.

4) Adjournment

Mayor Guthrie adjourned the meeting at 5:50 pm.



City Clerk





Mayor

Planned Unit Development

BXPUD-3

Major Amendment No. 3

Ravenna Square

27.4 ACRES

NORTHWEST CORNER OF E 151ST ST S AND S YALE AVE

BIXBY, OKLAHOMA

June 23, 2023



Table of Contents

I. DEVELOPMENT CONCEPT	3
Exhibit A – Vicinity Map	4
Exhibit B – Aerial Photo	5
Exhibit C – Conceptual Site Plan	6
Exhibit D – Conceptual Site Perspectives	7-8
Exhibit E – Site Topography	9
Exhibit F – Current Zoning Map	10
Exhibit G – Bixby Comprehensive Plan	11
Exhibit H – Corridor Appearance District Map	12
 II. DEVELOPMENT STANDARDS	
Development Areas Summary & Map	13
Development Area A	14
Development Area B	15
 III. GENERAL PROVISIONS	
A. Landscaping	16
B. Screening	16
C. Parking	16
D. Lighting	16
E. Signage	16-17
F. Utilities	17
G. Topography and Existing Soils	17
H. Drainage	17
I. Vehicular Access and Circulation	17
J. Emergency Vehicle Access & Mutual Access Easement	17
K. Detailed Site Plan Review	17
 IV. ANTICIPATED CONSTRUCTION SCHEDULE	17

I. Development Concept

Ravenna Square is a horizontal, mixed-use commercial/residential Planned Unit Development of 27.4 acres located at the northwest corner of East 151st Street South and South Yale Avenue in the City of Bixby, Tulsa County, State of Oklahoma. Ravenna Square provides for a variety of allowed uses within the commercial area focused along East 151st Street South (Highway 67) and South Yale Avenue which transitions to a residential multi-family gated community.

Adjacent to the property are several different land uses and zoning classifications, as follows:

EAST:	Hendrix Business Park – CS & OM
NORTH:	White Hawk Golf Villas & Auberge' Village – RS-3
WEST:	Undeveloped // Sitrin Center – IL, OM, OL & CS
SOUTH:	Undeveloped // vacant land – CS

The property is currently zoned CS Commercial Shopping District and RD Residential Duplex (PUD-3). This PUD utilizes the majority of the current CS zoning and only requests a modification from the current RD Residential Duplex zoning to RM-2 Residential Multi-Family. The location of private streets, amenities and open space have been designed to appropriately buffer and transition commercial land uses and density from the existing RS-3 residential neighborhoods to the north.

The Conceptual Site Plan provides an anticipated build-out strategy showing multiple uses, but due to the nature of commercial development, it is impossible to predict the final development plan. This PUD establishes the development standards, allocation of uses, etc., however, each individual, specific site location or lot shall provide a detailed site plan for each phase of development.

Legal Description

A TRACT OF LAND THAT IS PART OF LOT FOUR (4), BLOCK ONE (1), SITRIN CENTER ADDITION, AN ADDITION TO THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) AND THE EAST HALF (E/2) OF SECTION SIXTEEN (16), AND THE WEST HALF (W/2) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION 16; THENCE SOUTH 89°12'17" WEST ALONG THE SOUTH LINE THEREOF 50.19 FEET; THENCE NORTH 00°47'43" WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°12'17" WEST AND PARALLEL WITH THE SOUTH LINE OF THE SE/4 OF SAID SECTION 16 A DISTANCE OF 1098.22 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF KIMBERLY CLARK PLACE; THENCE NORTH 46°13'22" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 107.84 FEET; THENCE NORTH 01°13'18" WEST AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE 932.98 FEET TO THE SOUTHWEST CORNER OF THE AUBERGE' VILLAGE, PLAT NO. 6189; THENCE NORTH 89°15'50" EAST ALONG THE SOUTH LINE OF SAID THE AUBERGE' VILLAGE AND THE SOUTH LINE OF WHITE HAWK GOLF VILLAS, PLAT NO. 5533 A DISTANCE OF 1199.22 FEET TO THE EAST LINE OF SAID LOT 4, BLOCK 1, SITRIN CENTER ADDITION; THENCE SOUTH 01°14'12" EAST ALONG SAID EAST LINE 532.24 FEET; THENCE SOUTH 88°45'48" WEST 25.00 FEET; THENCE SOUTH 01°14'12" EAST A DISTANCE OF 475.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,194,200.7 SQ. FEET OR 27.42 ACRES.

EXHIBIT A
VICINITY MAP

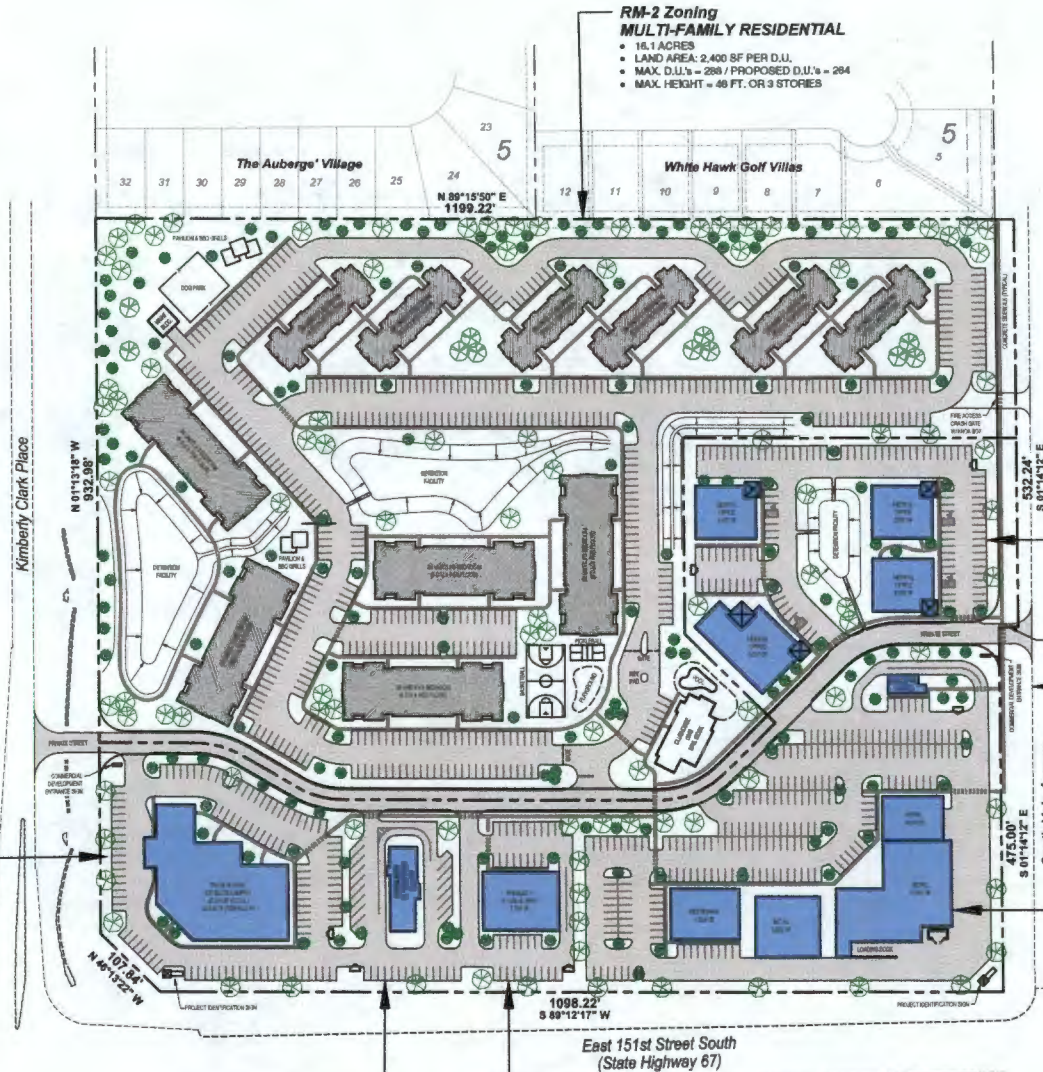


EXHIBIT B
AERIAL PHOTO



**RM-2 Zoning
MULTI-FAMILY RESIDENTIAL**

- 16.1 ACRES
- LAND AREA: 2,400 SF PER D.U.
- MAX. D.U.'s = 288 / PROPOSED D.U.'s = 264
- MAX. HEIGHT = 48 FT. OR 3 STORIES



**Use Unit No. 5
COMMUNITY SERVICES
SATELLITE CAMPUS**

- 2.2 ACRES
- GROSS FLOOR AREA: 45,000 SF
- PKG. REQUIREMENT: 1/600 SF FLOOR AREA

**Use Unit No. 11
PROFESSIONAL / MEDICAL OFFICES**

- 2.6 ACRES
- GROSS FLOOR AREA: 25,800 SF
- PKG. REQUIREMENT: 1/250 SF

DRIVE-THRU COFFEE

- GROSS FLOOR AREA: 1,250 SF
- PKG. REQUIREMENT: 1/150 SF

**Use Unit No. 14
SHOPPING GOODS & SERVICES**

- 4.5 ACRES
- GROSS FLOOR AREA: 27,310 SF
- PKG. REQUIREMENT: 1/225 SF FLOOR AREA

**Use Unit No. 12
EATING ESTABLISHMENT**

- GROSS FLOOR AREA: 6,000 SF
- PKG. REQUIREMENT: 1/150 SF FLOOR AREA

**Use Unit No. 12
EATING ESTABLISHMENT**

- 0.9 ACRES
- GROSS FLOOR AREA: 4,200 SF
- PKG. REQUIREMENT: 1/150 SF FLOOR AREA

**Use Unit No. 13
CONVENIENCE GOODS
& SERVICES**

- 0.9 ACRES
- GROSS FLOOR AREA: 7,700 SF
- PKG. REQUIREMENT: 1/225 SF

EXHIBIT C

CONCEPTUAL SITE PLAN

EXHIBIT D
CONCEPTUAL PERSPECTIVES



Looking Northeast from Kimberly Clark Place & Highway 67



Looking Northwest from South Yale Avenue & Highway 67



Looking North from Highway 67



Looking Southeast from Kimberly Clark Place



Entrance from South Yale Avenue

EXHIBIT E
SITE TOPOGRAPHY

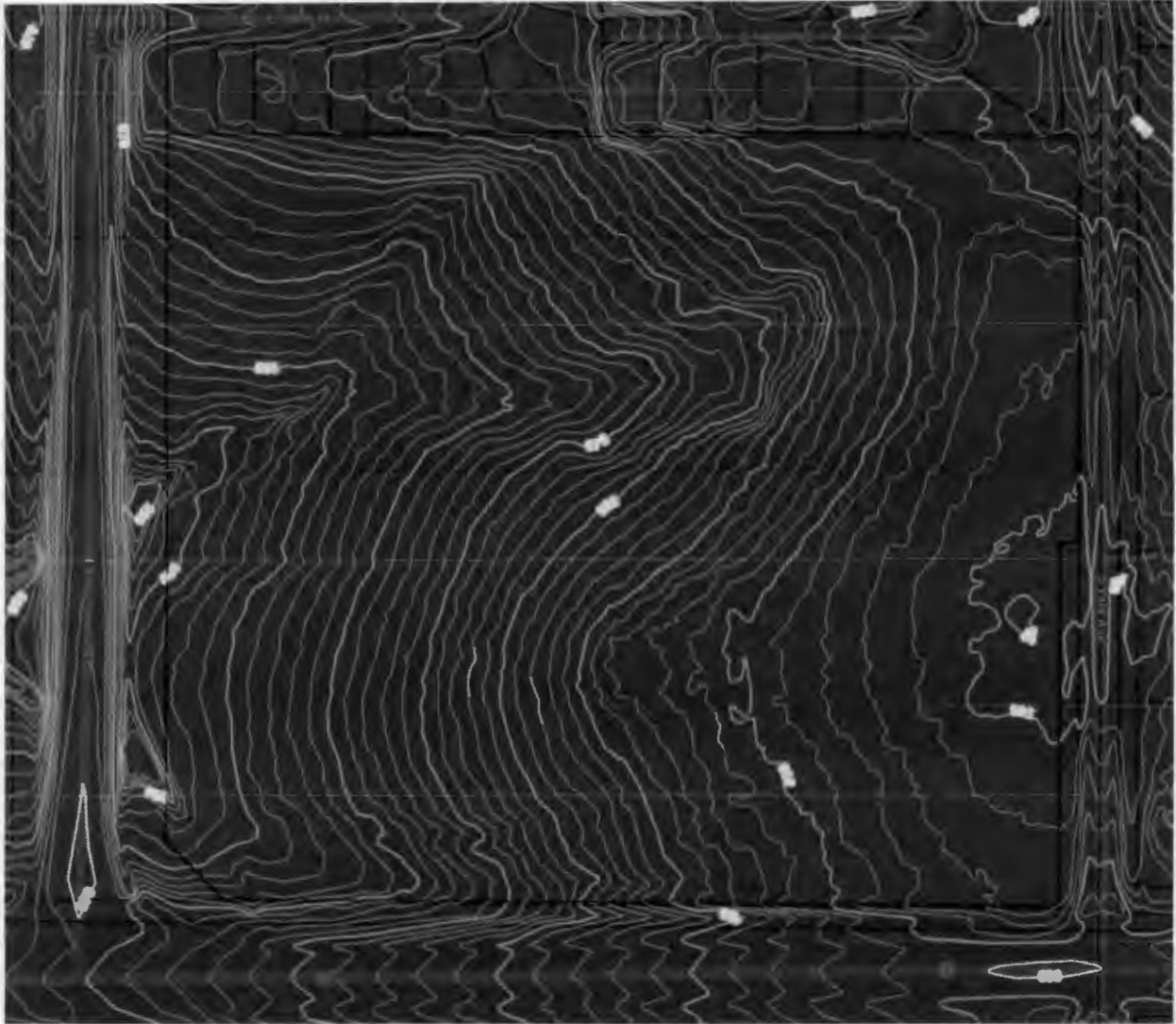


EXHIBIT F
CURRENT ZONING MAP



EXHIBIT G

BIXBY COMPREHENSIVE PLAN

MEDIUM-HIGH DENSITY RESIDENTIAL

Density: 6 to 10 du/ac

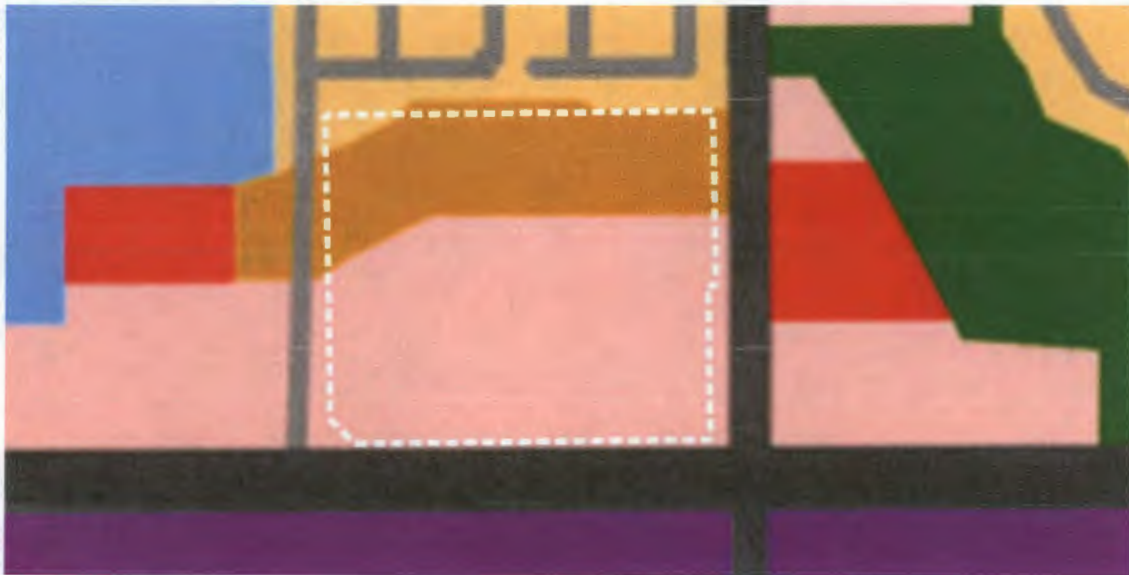
Zoning: RD, RM-1, RM-2

Areas where dense attached single-family dwellings and multi-family dwellings are permitted. Vehicular access to major roads, as well as pedestrian paths for enhanced walkability should be a priority in these areas. Like Medium Density Residential, other land uses that support the neighborhood may be permitted in this designation.

NEIGHBORHOOD COMMERCIAL

Zoning: CS, OL

Areas that provide goods and services to meet the frequent shopping needs of residents. Development shall have access to major roads, and provide opportunities for walking and biking from nearby residential areas.



Legend

Future Land Use

	Rural Agriculture (Unincorporated)
	Agricultural
	Rural Residential
	Low Density Residential
	Medium Density Residential
	Medium-High Density Residential
	High Density Residential
	Mixed Use
	Residential Manufactured Home Park

Density (du/ac.)

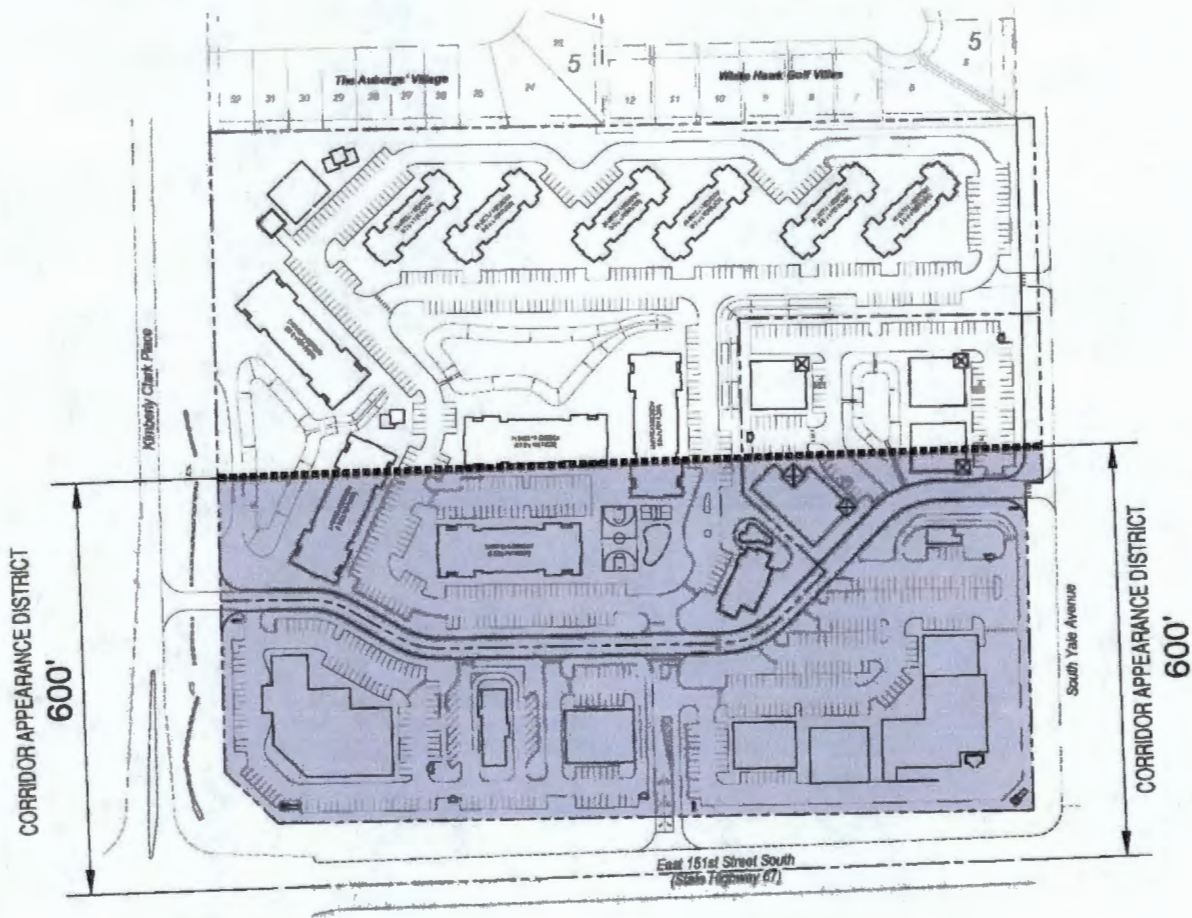
0 - 0.5
0 - 1
0 - 1.5
1.5 - 4
4 - 6
6 - 10
10 +
10 +
8

Future Land Use

	Neighborhood Commercial
	Commercial
	Industrial
	Public/Institutional
	Recreation and Open Space
	Flood District
	Water

EXHIBIT H

CORRIDOR APPEARANCE DISTRICT MAP



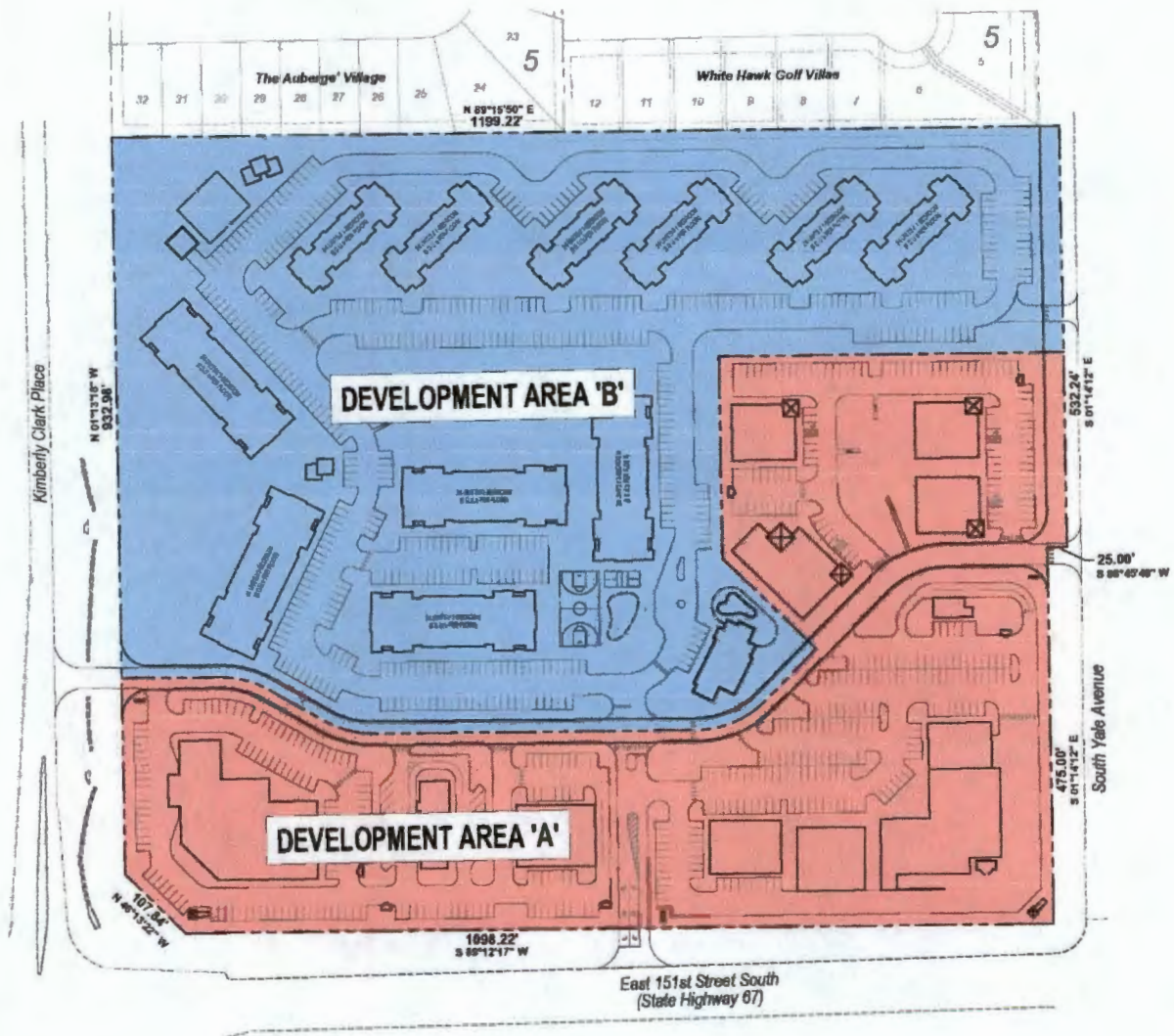
Bixby Zoning Code – Section 11-7G-1

There is hereby created a corridor appearance district... for the purpose of extending appearance review standards and guidelines to achieve aesthetically pleasing and environmentally sensitive development areas through alternative compliance methods, including landscaping, building material selection, structural design and color scheme provisions, sound reduction methods, improved air quality, and to provide attractive sites for nonresidential, commercial development, and industrial development to the benefit of the city's visitors and residents. (Ord. 814, 5-8-2000)

II. Development Standards

DEVELOPMENT AREAS SUMMARY

AREA	USE	SF	ACRES	% OF TOTAL	ZONING
A	Commercial / Office	494,090.14	11.34	41	CS
B	Multi-Family Residential	700,110.53	16.07	59	RM-2



DEVELOPMENT AREA - A

Gross Lot Area (prior to right-of-way dedication): 494,090.14 SF (11.34 AC)

Net Lot Area (after right-of-way dedication): 487,926.78 SF (11.20 AC)

Zoning: CS

Permitted Uses: Uses permitted by right (including all uses customarily accessory thereto) within the CS district except any Sexually Oriented Business (as defined by Zoning Code Section 11-7D-6).

- Use Unit 1: Areawide Uses
- Use Unit 4: Public protection and utility facilities
- Use Unit 5: Community services and similar uses
- Use Unit 10: Off street parking areas
- Use Unit 11: Office and studios
- Use Unit 12: Entertainment establishments and eating establishments other than drive-ins
- Use Unit 13: Convenience Goods and Services
- Use Unit 14: Shopping Goods and Services
- Use Unit 19: Hotel, motel and recreation facilities

Maximum Building Square Footage: 243,963 SF

Based on maximum 0.50 F.A.R. per Bixby City Code 11-7D-4

Minimum Building Setbacks:

From East 151st Street South ultimate right-of-way 50 feet

From Kimberly Clark Place ultimate right-of-way 50 feet

From South Yale Avenue ultimate right-of-way 50 feet

From Development Area 'B' 15 feet

All other yards 10 feet

Maximum Building Height: 5 stories or 70 feet

Screening: No internal screening of differing uses within Development Area 'A' are required

Corridor Appearance District – Development Minimum Standards:

1. For any buildings located within six-hundred feet (600') from center of East 151st Street South, the side of the building facing south shall be full masonry to the first-floor top plate, to include brick, stucco, EIFS or similar masonry like product, stone, finished concrete tilt-up panels, or some combination thereof.
2. The property owner may appeal the interpretation of the masonry standard to a specific building project or may request, in writing and with showing of sufficient good cause, that the city council reduce or waive the requirement altogether.

DEVELOPMENT AREA - B

Gross Lot Area (prior to right-of-way dedication): 700,110.53 SF (16.07 AC)

Net Lot Area (after right-of-way dedication): 692,965.11 SF (15.91 AC)

Zoning: RM-2

Permitted Uses: Uses permitted by right (including all uses customarily accessory thereto) within the RM-2 district.

- Use Unit 1: Areawide Uses
- Use Unit 7A: Townhouse dwelling
- Use Unit 8: Multi-family dwelling and similar uses

Maximum Residential Dwelling Units: 288

Based on maximum 2,400 SF per Dwelling Unit per Bixby City Code 11-7B-4

Minimum Building Setbacks:

From Kimberly Clark Place ultimate right-of-way 35 feet

From South Yale Avenue ultimate right-of-way 35 feet

From Development Area 'A' 25 feet

All other yards 15 feet

Maximum Building Height: 3 stories or 48 feet

Corridor Appearance District – Development Minimum Standards:

1. For any buildings located within six-hundred feet (600') from center of East 151st Street South, the side of the building facing south shall be full masonry to the first-floor top plate, to include brick, stucco, EIFS or similar masonry like product, stone, finished concrete tilt-up panels, or some combination thereof.
2. The property owner may appeal the interpretation of the masonry standard to a specific building project or may request, in writing and with showing of sufficient good cause, that the city council reduce or waive the requirement altogether.

III. General Provisions

A. Landscaping:

Per Chapter 12 of the City of Bixby Zoning Code.

B. Screening:

1. Service equipment (including HVAC equipment) shall be screened so the visual impacts of these functions are fully contained and out of view from a person standing on the ground at the perimeter of the PUD boundary.
2. Screening materials for solid waste collection and loading areas shall be a six-foot tall wooden fence. Trash dumpsters shall have a door which shall remain closed when not in use.

C. Parking:

Per Chapter 9 of the City of Bixby Zoning Code.

D. Lighting:

1. All pole-mounted and building-mounted lighting shall be oriented to minimize light leaving the development. All lights shall face down and away from the boundary of the development.
2. The mounting height of each fixture light shall not exceed 20' as measured from the pavement to the light fixture.
3. A maximum light level of 0.5 foot-candles (measured at three feet (3') above grade) shall be obtained at the perimeter of the PUD boundary. In conjunction with the detailed site plan and landscape plan review, a photometric study shall be submitted to and approved by the Bixby Planning Commission and City Council in accordance with the City of Bixby Zoning Code.

E. Signage:

No sign permit shall be issued until a detailed site plan and landscape plan is submitted to and approved by the Bixby Planning Commission and City Council in accordance with the City of Bixby Zoning Code.

1. A total of two (2) Project Identification Signs may be located along East 151st Street South, 1) at the South Yale Avenue intersection and 2) at the Kimberly Clark Place intersection. Project Identification Signs may identify only the like-branded development name (e.g., "Ravenna Square"). Each sign shall not exceed 35 feet in height or 230 square feet of display surface area.
2. One (1) Commercial Development Entrance Sign may be located along East 151st Street South, 1) along South Yale Avenue and (2) along Kimberly Clark Place. The Commercial Development

Entrance Signs shall identify businesses and uses located anywhere within Development Areas A or B. Each sign shall not exceed 35 feet in height or 230 square feet of display surface area.

3. Within each lot, whether commercial or residential, an on-site ground sign shall be allowed but shall not exceed 20 feet in height or 75 square feet of display surface area.
4. No sign shall exceed an illumination of seventy-foot candles (70 fc) as measured at a two-foot (2') distance from the source of the illumination. Illuminated signs shall not face a residential district. Electronic message signs are prohibited.
5. Residential signage for neighborhood amenities shall be allowed and comply with the City of Bixby Zoning Code.

F. Utilities:

Proposed public utility infrastructure design shall be submitted to and approved by the City Engineer and in accordance with the City of Bixby Engineering Design Criteria.

G. Topography and Existing Soils:

The property consists of a mix of large mature trees and dense underbrush and gently sloping terrain from east to west. Elevations range from 654 feet to 696 feet. The Soil Survey of Tulsa County, Oklahoma was used to help identify soil types present on the site which consists of:

- 16.6%- Bates Loam, 1 to 3 percent slopes.
- 23.5%- Dennis Silt Loam, 1 to 3 percent slopes.
- 59.69%- Dennis Silt Loam, 3 to 5 percent slopes, eroded.

H. Drainage:

Drainage and grading design shall be submitted to and approved by the City Engineer and in accordance with the City of Bixby Engineering Design Criteria.

I. Vehicular Access and Circulation:

1. All private driveway and/or street connections along State Highway 67 shall be subject to the Oklahoma Department of Transportation (ODOT) driveway permit process. The proposed access points along South Yale Avenue and Kimberly Clark Place shall be subject to the City Engineer and Fire Marshal's approval of locations, spacing, widths, and curb return radii.
2. Mutual access paralleling East 151st Street South shall be required between Development Areas A and B. Mutual access easements shall either be created by separate instrument or by plat.

J. Emergency Vehicle Access & Mutual Access Easement:

A fire apparatus road (20' wide) shall be established and maintained throughout the development for emergency vehicles. Pavement striping, signage, etc. shall be submitted to and approved by the City of Bixby Fire Marshal.

K. Detailed Site Plan and Landscape Plan Review:

No building permit shall be issued until a detailed site plan and landscape plan is submitted to and approved by the Bixby Planning Commission and City Council in accordance with the City of Bixby Zoning Code. Any standard requirements of the City of Bixby Fire Chief, Fire Marshal, City Engineer, City Planner and City Attorney shall be met as part of the PUD detailed site plan and landscape plan approval.

IV. Anticipated Construction Schedule

Development of the project is expected to commence within 6 months of approval of this PUD. However, the project may be phased out and completed as market conditions permit.

Ravenna Square

LAND PURCHASE PRICE: \$1,750,000 (UNDER CONTRACT)

ANTICIPATED CONSTRUCTION PHASES:

PHASE I \$2.5M +/-

- Mass grading for entire 27.4 acres
- Establish building pads for commercial, medical office & apartments
- Install public infrastructure to serve all development areas
- Access road (paralleling Highway 67)
- Complete on-site detention for entire development area
- Install site identification signage at entry points and intersections
- [COMMERCIAL PAD SITES READY FOR CONSTRUCTION & DEVELOPMENT](#)
- [MEDICAL OFFICE PAD SITES READY FOR CONSTRUCTION & DEVELOPMENT](#)

PHASE II \$37.5M +/-

- Install private waterline to serve residential component
- Construct ALL apartment buildings, clubhouse, amenities, etc.
- Install landscaping, lighting & perimeter fencing w/ gates

PHASE III

- Commercial pad sites develop / lease as per market conditions allow...

PROPERTY FACTS:

- | | |
|---|-----------|
| • Current zoning: | CS & RD |
| • Proposed zoning: | CS & RM-2 |
| ○ RM-2 allowed as special exception in CS zoning | |
| • Current property taxes: | \$133 |
| • Estimated property taxes after Phase I & II complete: | \$562,040 |
| ○ Based on 1.4051% of assessed value | |

MARKET STUDY DATA:

PREPARED BY ROBERSON + COMPANY REALTY ADVISORS, LLC (2/28/2023)

HOUSING:

In 2022, 78.0% of the 16,260 housing units in the area were owner-occupied; 16.6%, renter occupied; and 5.5% were vacant. In 2022, in the U.S., 58.2% of the housing units in the area were owner-occupied; 31.8% were renter occupied; and 10.0% were vacant. In 2020, there were 15,471 housing units in the area and 5.4% vacant housing units. The annual rate of change in housing units from 2020 to 2022 was 2.24%. The 2022 median home value in the area was \$299,778, compared to a median home value of \$283,272 for the U.S. In 2027, median value is projected to change by 2.09% annually to \$332,486.

The following identifies apartment properties within the Bixby School District that are market-driven (excludes subsidized properties)

Bixby School District Apartment Properties				Supply of Units								
Property	Address	Actual Age (Yrs.)	Design	Studio	Avg Size (SF)	1-BD	Avg Size (SF)	2-BD	Avg Size (SF)	3-BD	Avg Size (SF)	Total Units
The Links on Memorial	11500 Links Blvd	26	Garden	0	-	168	356	336	987	0	-	504
Residences at Boardwalk	8300 E 123rd Street	6	Garden	36	626	115	760	53	1,074	4	1,401	198
Encore Memorial	7840 E 126th Street	11	Garden	0	-	108	740	128	1,056	12	1,227	248
Memorial Square Gardens	8336 E 120th Place	39	Duplex	0	-	0	0	10	1,200	10	1,400	20
Marquis On Memorial	14681 S 82nd East Avenue	14	Garden	0	-	48	750	72	1,000	12	1,300	132
Parkwood Garden Homes	600 S Main Street	49	Garden	0	-	24	560	82	719	24	880	100
Windrush Townhomes	13473 S Mingo Road	0	Townhouse	0	-	0	-	8	1,180	8	1,948	16
Total / Average				26		463		638		78		1,218

TOTAL UNITS: 1218

Bixby School District Apartment Properties				Demand for Units (i.e., occupied units)		Average Asking Rental Rate/SF/Month				
Property	Address	Actual Age (Yrs.)	Design	Occupied Units	Vacancy Rate	Studio	1-BD	2-BD	3-BD	Complex Average
The Links on Memorial	11500 Links Blvd	26	Garden	502	0.3%	-	\$1.39	\$0.93	-	\$1.08
Residences at Boardwalk	8300 E 123rd Street	6	Garden	172	13.2%	\$1.92	\$2.11	\$1.52	\$2.14	\$1.89
Encore Memorial	7840 E 126th Street	11	Garden	238	4.2%	-	\$1.50	\$1.39	\$1.77	\$1.46
Memorial Square Gardens	8336 E 120th Place	39	Duplex	19	5.5%	-	-	\$0.85	\$0.91	\$0.88
Marquis On Memorial	14681 S 82nd East Avenue	14	Garden	131	1.0%	-	\$1.35	\$1.21	\$1.33	\$1.26
Parkwood Garden Homes	600 S Main Street	49	Garden	98	2.0%	-	\$1.33	\$1.28	\$1.20	\$1.27
Windrush Townhomes	13473 S Mingo Road	0	Townhouse	4	77.8%	-	-	\$0.95	\$1.07	\$1.02
Total / Average		21		1,163	4.5%	\$1.92	\$1.54	\$1.16	\$1.40	\$1.26

STRENGTH INDICATORS:

- Population has increased 48.8% from 2010 to 2022, for an average of 4.1% per year; however, this has slowed recently to 2.6% over the past two years.
- Total households within the identified neighborhood increased 45% from 2010 to 2022, for an average of 3.8% per year, while this has slowed to 2.4% over the past two years.
- There have been no multi-family complexes with more than 50 units built in the subject competitive market area since approximately 2017.

GRAND VIEW HEIGHTS (Glenpool, OK) – PROPERTY FACTS:

- 348 units
- Approx. 30 school age (6-17) children – 9 per 100 units
- Management is not aware of a single break in to a unit in 8 years
- All property crimes have been vehicular and almost always the keys are in the ignition and the vehicle doors left unlocked
- Watermark conducts stringent background checks on all applicants as well as previous landlord history and credit reports, we do not accept anyone that has been convicted of felonies, or has any dangerous crimes filed against them including but not limited to drugs, drug paraphernalia, selling drugs, crimes against others, sex crimes, assault and battery, weapons charges etc.
- Grandview Heights uses a 3rd party for courtesy patrol, Ten7. This company is owned by a Tulsa Police Officer, and only employs off duty or ex law enforcement.

Grandview Heights has in the past and continues to provide housing to Emergency Service Officers from the following Cities and Departments:

- Glenpool Police Department
- Jenks Police Department
- Tulsa Police Department
- Bixby Police Department
- Okmulgee Police Department
- Tulsa County Sheriff
- Wagoner County Sheriff
- Lighthorse Police Department
- Oklahoma Highway Patrol
- Glenpool Fire Department
- Tulsa Fire Department
- EMT

City of Glenpool Employees & Glenpool School District Employees

City of Tulsa Employees & Tulsa School District Employees

City of Jenks Employees & Jenks School District Employees

** They are offered a preferred employer discount for the life of their tenancy \$30.00 off of monthly rent **

DEVELOPER INFO / RESUME:

Leadership Credentials

- Treasurer and President of the Alpha Gamma Rho Fraternity at Oklahoma State University in 1982 and 1983
- Served in all 4 leadership positions of the Oklahoma CCIM Chapter in the late 1990's This is one of two recognized commercial real estate organizations in Oklahoma.
- Serve on the Board of Governors for the Oklahoma State University Foundation
- Serve on the Board of Directors for First Oklahoma Bank from 2010 to present
- Served on the Board of Directors of Delta Dental of Oklahoma from 2018 to 2021
- Serve on the Board of Directors for the Association of United States Postal Lessors from 2000 to present (represent the interests of over 10,000 Post Office owners).

Business Credentials

- Have always been self employed
- Have been involved in creating in excess of 80 partnerships that engage in various aspects of Commercial Real Estate
- Own operate and manage 8 Apartment Complexes in Tulsa, OK
- Own operate and manage in excess of 10,000 acres of irrigated farmland.
- Own operate and manage in excess of two hundred buildings leased to the United States Postal Service
- Own operate and manage various retail, office and industrial properties in the Tulsa Market.
- Involved in the growth stage of a Company called Cash Works that was sold to GE Capital for \$39,000,000.00 in 2006
- Small shareholder in Oklahoma National Bank from 2000 to 2007 until the bank was sold in 2007.

Apartment Experience

Apartments Owned and Managed in the Tulsa MSA Market

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| 1. Grandview Heights – 12304 S. Yukon Glenpool, OK | 348 Units |
| 2. Heritage Apartments – 4455 E. 31 st Tulsa, OK | 136 Units |
| 3. Hampton Hills Apartments – 718 W. 49 th Tulsa, OK | 128 Units |
| 4. Cimarron Apartments 13196 E. 31 st Tulsa, OK | 240 Units |
| 5. Belmont Park Townhomes - 23 rd and Garnett Tulsa, OK | 54 Units |
| 6. Avignon Townhomes – 73 rd and Wheeling, Tulsa OK | 20 Units |
| 7. Astoria Apartments – 13195 E. 31 st Tulsa, OK | 128 Units |
| 8. The Village Apartments 728 N. Village Avenue Broken Arrow, OK | 64 Units |