



Green Country Sustainability Forum

Low Impact Development Design Competition

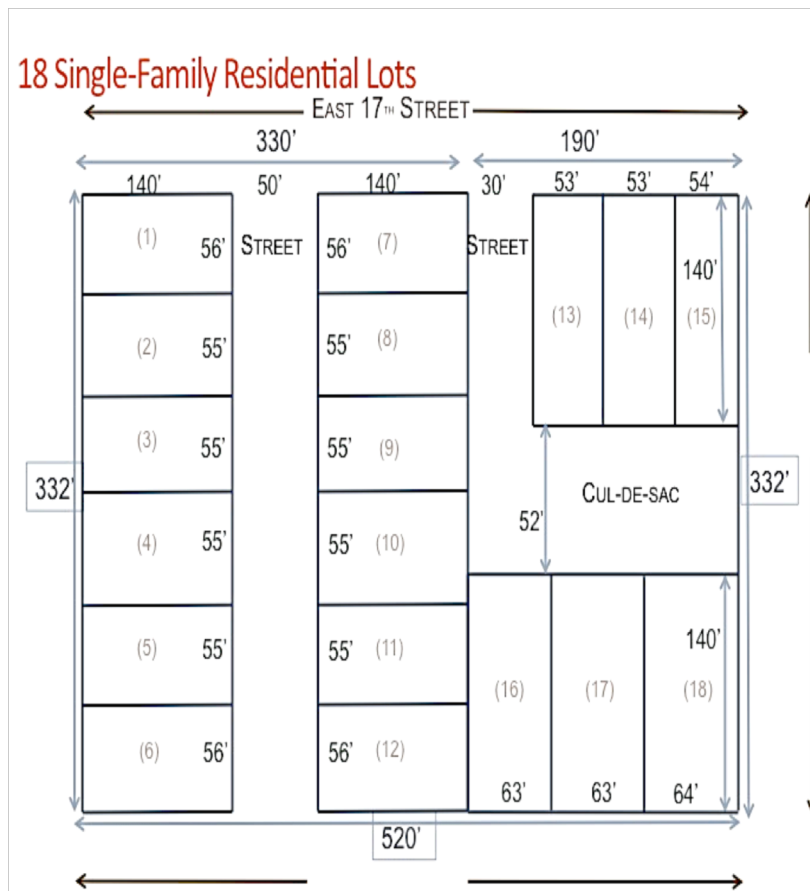
Urban Residential Redevelopment Design Challenge

Barnard Trace (former Barnard Elementary School) Site 2324 E 17th St, Tulsa, OK 74104

Barnard Elementary School originally opened in 1925, but the site was destroyed by a fire in 2012. The site was purchased by a private development team after a bid to turn the area into a residential neighborhood. The site currently contains an asphalt parking area, open green space where the school building once was, and Works Progress Administration (WPA) retaining walls and stone work around the perimeter of the site.

The proposed project came about after the Tulsa School Board took bids for the site. Since the school site is surrounded by residential homes on all sides, the project proposals were under high scrutiny from neighbors. Their proposal was selected out of many, and has support from area citizens. The development team that is closing on the property is looking for 18 single-family residential lots to fit onto the property. Any deviations from this, or the draft design shown below, must have solid justification for the changes to be accepted by the developer and area residents. It should also be noted that this site includes retaining walls that were constructed by the WPA and their historical value should be considered within the scope of the design.

The current project involves the siting of 18 residential lots with a proposed through street, South Gillette Ave,



being extended from E 17th St to E 17th Pl. Many of the homes will likely have detached garages, so the placement of the structures while maintaining the feel of the surrounding neighborhood will be critical. The development is in the Crow Creek watershed, which is an Oklahoma 303(d) listed impaired waterbody.

Criteria

All project submittals shall be designed in accordance with the following guidelines.

General

The design should:

- (1) Design in accordance with all City of Tulsa code and criteria including the City of Tulsa Subdivision Code, Zoning Ordinance, Stormwater Design Criteria Manual, Standard Construction Specifications, and Stormwater Management Ordinance, Title 11-A, ***or***
- (2) Identify City of Tulsa code and criteria that must be changed to fully incorporate the LID features that are proposed.

Stormwater Quantity

The post development hydrographs must indicate that peak stormwater flows are at or below the pre-development (grassland) hydrographs for the 5-year, 10-year, 50-year, and 100-year storm events. Submissions and presentations shall include a discussion on percentage of reduced stormwater runoff volume, if any. Additionally, the submissions shall include a discussion of the hydrologic method and model used and why it was chosen.

Stormwater Quality

Submissions and presentations shall include a discussion on stormwater quality benefits of the proposed system on Crow Creek.

LID Design

Design must utilize LID features as the predominant stormwater infrastructure system.

Submissions and presentations shall cover maintainability, marketability, and acceptance by the public of the design submitted.

Submissions and presentations shall provide an economic evaluation contrasting the proposed LID design versus a conventional design for the project.

Submissions shall cover any design or construction code challenges or obstacles for the LID project.

Supporting Documents and Resources

Sample Site Layout (included)

City of Tulsa Atlas Pages and Pertinent Record Drawings

City of Tulsa Aerial Photography and Contour Data

Geotechnical Data