

# APPENDIX G

## MEDIA RELEASES AND MEDIA OUTLETS CONTACTED



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**FOR IMMEDIATE RELEASE**

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January 25, 2005

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**NEW SERIES OF PUBLIC INPUT MEETINGS SCHEDULED  
TO GUIDE ARKANSAS RIVER DEVELOPMENT**

*Process Continues with Scientific and Economic Analysis for River Master Plan*

Officials from the U.S. Army Corps of Engineers, Tulsa District, Indian Nations Council of Governments (INCOG) and C.H. Guernsey & Company, organizations charged with developing a master plan for the 42-mile stretch of the Arkansas River traversing through Tulsa County, have scheduled a series of public meetings each evening January 25 through 27.

These meetings are part of Phase 2 of the river master plan that will develop the section of the Arkansas River extending from Keystone Dam to the Wagoner County Line. Officials from the Tulsa District, INCOG and Guernsey will present findings and data and answer questions. According to Ken Senour, Guernsey vice president and project manager, the sessions provide area residents with a unique opportunity to offer input about the development of a major economic resource.

“The Arkansas River has great potential for Tulsa’s economic development, and we’re eager to show the community what we’ve learned and hear their ideas,” said Senour.

**Meeting Schedule:** All meetings are 6 p.m. to 8 p.m.

- Tuesday, January 25 – Tulsa/Jenks.  
Tulsa Central Library, Aaronson Auditorium (basement level).  
Downtown Tulsa. 400 Civic Center, Tulsa, OK
- Wednesday, January 26 – Broken Arrow/Bixby  
Broken Arrow Community Center. 1500 S. Main Street, Broken Arrow, OK
- Thursday, January 27 – Sand Springs  
Sand Springs City Hall – Community Room. 100 Broadway Ave, Sand Springs, OK

- MORE -

## NEW SERIES OF PUBLIC INPUT MEETINGS SCHEDULED TO GUIDE ARKANSAS RIVER DEVELOPMENT

Page 2 of 2

The project is funded in part by Tulsa-area local governments and business leaders, with the aim of identifying the most appropriate use for all parts of the river and bordering lands. The most promising ideas will consider elements of environmental quality, economic development and social well-being.

This ongoing process is designed to collect wide-ranging input from throughout the Tulsa region and craft a citizen-based vision for the river. INCOG officials, working with the Tulsa District, are targeting early 2005 for completion of the Master Plan. More than fifty organizations from Tulsa County are involved in an advisory capacity with the officials conducting Phase 2, which kicked off in October 2004. Tulsa Mayor Bill LaFortune and Tulsa County Commissioner Randi Miller are co-chairing the Steering Committee while Arvest President Don Walker and Tulsa City Councilor Susan Neal co-chair the Advisory Committee.

Phase 1 dealt with broad ranging issues and possibilities. Phase 2, however, will achieve the following with assistance from public, private and partnered stakeholders and interest groups:

- Address Phase 1 issues.
- Prioritize the strengths and provide funding and implementation general plan.
- Develop strategies.

A major objective of the project identifies opportunities to leverage local funds with federal funds. Guernsey's work will contribute to National Economic Development and National Ecosystem Restoration outputs; allowing the project to meet applicable components identified in Proposition 4 of Vision 2025's overall plan, approved by voters in September, 2003.

The Phase 1 study, which was previously conducted, consisted of a series of public meetings and outreach measures to record interest and vision for each community and the corridor as a whole. It addressed privately- and publicly-owned property within the river corridor and identified potential conservation, development and redevelopment sites. For more information, community residents and organizations are encouraged to e-mail [arkansasrivermasterplan@chguernsey.com](mailto:arkansasrivermasterplan@chguernsey.com).

### **C. H. Guernsey & Company Background Information:**

C. H. Guernsey & Company, celebrating more than 75 years of business, offers quality engineering, architectural and consulting solutions to clients in the United States and abroad. Guernsey has its headquarters in Oklahoma City with offices in the District of Columbia, Florida, Georgia, Hawaii, Illinois, New Mexico and Texas. Visit <http://www.chguernsey.com> for additional information.

###



SCHNAKE TURNBO FRANK, INC.

**For Immediate Release**

**Contact:**

Jesse Boudiette  
918-582-9151

**MEDIA ALERT**

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**PUBLIC INPUT MEETINGS SET  
FOR ARKANSAS RIVER DEVELOPMENT PROJECT**

**C. H. Guernsey & Company Continues Phase 2 of River Master Plan Project**

**WHAT:** Open to the public. A project update, and request for public comments to help shape the restoration and redevelopment of the Arkansas River

**WHEN &  
WHERE:**

- **Tuesday, January 25 – 6 to 8 p.m.** To discuss Tulsa and Jenks area.  
Tulsa Central Library, Aaronson Auditorium (basement level).  
Downtown Tulsa. 400 Civic Center, Tulsa, OK
- **Wednesday, January 26 – 6 to 8 p.m.** To discuss Broken Arrow and Bixby area.  
Broken Arrow Community Center. 1500 S. Main Street, Broken Arrow, OK
- **Thursday, January 27 – 6 to 8 p.m.** To discuss Sand Springs area.  
Sand Springs City Hall – Community Room. 100 Broadway Ave, Sand Springs, OK

**INTERVIEW:** Cynthia Kitchens, Corps of Engineers  
Ken Senour, Guernsey  
Jimmie Hammontree, Guernsey  
Gaylon Pinc, INCOG

**ON-SITE**

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DATE, 2005

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**SECOND SERIES OF PUBLIC INPUT MEETINGS SCHEDULED  
TO GUIDE ARKANSAS RIVER MASTER PLAN**

*Process continues with conceptual plans for key development sites*

Officials from the Tulsa District of the U.S. Army Corps of Engineers, Indian Nations Council of Governments (INCOG) and C.H. Guernsey & Company, organizations charged with developing a master plan for the 42-mile stretch of the Arkansas River traversing through Tulsa County, have scheduled a series of public meetings each afternoon June 13 through 17, from 6 to 8 p.m.

These meetings are part of Phase 2 of the river master plan that will develop the section of the Arkansas River extending from Keystone Dam to the Wagoner County Line. Officials from the Tulsa District, INCOG and Guernsey will present findings and data and answer questions. According to Cynthia Kitchens, Corps of Engineers project manager, the sessions provide area residents with a unique opportunity to offer input about the development of a major economic resource.

“The Arkansas River has great potential for Tulsa’s economic development, and we’re eager to show the community how this project has moved forward,” said Kitchens.

**Meeting Schedule:** All meetings are 6 p.m. to 8 p.m.

- Monday, June 13 – Jenks. Jenks City Hall, Council Chamber – 211 N. Elm
- Tuesday, June 14 – Bixby. Community Center – 211 N. Cabaniss
- Wednesday, June 15 – Tulsa. Tulsa Central Library, Aaronson Auditorium (basement level) – 400 Civic Center
- Thursday, June 16 – Sand Springs. City Hall, Community Room – 100 Broadway Ave
- Friday, June 17 – Broken Arrow. Community Center – 1500 S. Main Street

SECOND SERIES OF PUBLIC INPUT MEETINGS SCHEDULED  
TO GUIDE ARKANSAS RIVER DEVELOPMENT  
Page 2 of 3

**At the meetings, public input will be gathered and information presented on:**

- Phase 2 Master Plan findings
- Draft conceptual plans for development sites
  - Sand Springs Riverfront
  - Zink Lake area
  - 71st Street Riverfront
  - Jenks / South Tulsa Riverfront
  - Broken Arrow - Aspen Avenue
  - Bixby Riverfront
- Findings from the study on low-water dams

Information gained from the public at these meetings will be incorporated into the Draft Master Plan that will be submitted to the Corps of Engineers on June 30th.

The project is funded in part by Tulsa-area local governments and business leaders, with the aim of identifying the most appropriate use for all parts of the river and bordering lands. The most promising ideas will consider elements of environmental quality, economic development and social well-being.

This ongoing process is designed to collect wide-ranging input from throughout the Tulsa region and craft a citizen-based vision for the river. INCOG officials, working with the Tulsa District, are targeting summer 2005 for completion of the Master Plan. More than fifty organizations from Tulsa County are involved in an advisory capacity with the officials conducting Phase 2, which kicked off in October 2004. Tulsa Mayor Bill LaFortune and Tulsa County Commissioner Randi Miller are co-chairing the Steering Committee while Arvest President Don Walker and Tulsa City Councilor Susan Neal co-chair the Advisory Committee.

The Phase 1 study, which was previously conducted, consisted of a series of public meetings and outreach measures to record interest and vision for each community and the corridor as a whole. It addressed privately- and publicly-owned property within the river corridor and identified potential conservation, development and redevelopment sites.

Phase 2 will achieve the following with assistance from public, private and partnered stakeholders and interest groups:

- Address Phase 1 issues
- Prioritize the strengths of project components
- Provide a funding and implementation framework
- Identify opportunities to leverage local funds with federal funds
- Contribute to National Economic Development and National Ecosystem Restoration outputs
- Meet applicable components identified in Proposition 4 of Vision 2025's overall plan as approved by voters in September 2003

SECOND SERIES OF PUBLIC INPUT MEETINGS SCHEDULED  
TO GUIDE ARKANSAS RIVER DEVELOPMENT

Page 3 of 3

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[arkansasrivermasterplan@chguernsey.com](mailto:arkansasrivermasterplan@chguernsey.com).

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**DRAFT – Not For Release**

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**PUBLIC INPUT MEETINGS SET  
FOR ARKANSAS RIVER DEVELOPMENT PROJECT**

C. H. Guernsey & Company Nears Completion for Phase 2 of River Master Plan Project

**WHAT:** Open to the public. A project update, and final opportunity for public comments about the concept development phase for restoration and redevelopment of the Arkansas River. All meetings will be held from 6 to 8 p.m.

**SCHEDULE:**

- Monday, June 13 – Jenks. Jenks City Hall, Council Chamber – 211 N. Elm  
(To discuss Jenks area project elements)
- Tuesday, June 14 – Bixby. Community Center – 211 N. Cabaniss  
(To discuss Bixby area project elements)
- Wednesday, June 15 – Tulsa  
Tulsa Central Library, Aaronson Auditorium (basement level) – 400 Civic Center  
(To discuss Tulsa area project elements)
- Thursday, June 16 – Sand Springs. City Hall, Community Room – 100 Broadway Ave  
(To discuss Sand Springs area project elements)
- Friday, June 17 – Broken Arrow. Community Center – 1500 S. Main Street  
(To discuss Broken Arrow area project elements)

**INTERVIEW:** Cynthia Kitchens, Corps of Engineers  
Ken Senour, Guernsey  
Jimmie Hammontree, Guernsey  
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**CONTACT:** Jesse Boudiette. Cell – 284-9800.

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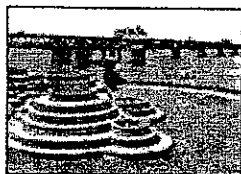
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## Consultants Begin Looking At Redevelopment Along Arkansas River

Tuesday December 14, 2004 5:14pm Reporter: Burt Mummolo Posted By: Kevin King



of gravity' of the whole river. And, it's the site of some ambitious plans.

Tulsa - Vision 2025's Arkansas River master plan has entered phase two. Consultants are beginning to sketch out conceptual plans for eight key sites, including Festival Park, what one Vision 2025 consultant calls the 'center

"Like anything, people want to see some action right away," says Consultant Russ Butler, who has been getting busy with his red pen. "And you've got, its all marked up in red. Yes, and all these are potential development sites."

Vision 2025 is now coming into focus. For the first time, specific sites have picked for potential change. Festival Park is one of eight sites slated for massive redevelopment. The West Tulsa Public Works Department is the possible future home of a Double-A baseball stadium.

And, the Mid-America Concrete plant, located nearby, is a target of consultants.

"If we can relocate those guys, then we can increase the size of the festival park in here," says Consultant Ken Senour.

Also, expansion of the existing amphitheater and for the Arkansas River, a facelift. Consultants say there is potential for eight low-water dams. They say holding back the water will cover up unsightly dry patches.

"When you look at a dry sandbar, some people like that, other people would rather have pools," says Consultant Bill Smith.

All the while keeping mother nature in mind. Phase II of Vision 2025 -- revitalization of a neighborhood, with respect for the current residents.

Consultants hope to have detailed conceptual drawings by next May. And, this January, they will be holding public forums for discussion.

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## Arkansas River Study Underway

A study is underway to determine which projects are possible along the Arkansas River in the Tulsa area.

A consulting firm is narrowing down the ideas for the river based on the limitations such as low water flow and what's around the river already.

Consultant Jimmie Hammontree: "All the ideas put forth by the public were great ideas and what we're doing now is potential obstacles to those ideas and we're not finished yet, but nothing has come up as a red flag so far."

The public will get a chance to offer more input at meetings set for the end of January.

The results of the study on the river should come out next spring.

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Updated: 12/15/2004 5:07:19 AM

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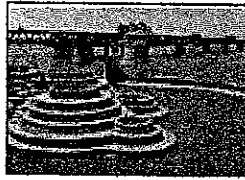
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## Public Meetings To Discuss Arkansas River Plan Begin Tonight

Tuesday January 25, 2005 8:33am Posted By: [Kevin King](#)



Tulsa - The first of three public meetings discussing development of the Arkansas River begins tonight.

Tuesday night's meeting is scheduled for 6:00 p.m. at the Central Library's Aaronson Auditorium, located at 4th and Denver.

The public meetings are scheduled to discuss a master plan to develop a more than 40-mile stretch of the Arkansas River.

A second meeting, focusing on Broken Arrow and Bixby areas, is slated for Wednesday in Broken Arrow at the city's community center near 1500 South Main. It, too, will begin at 6:00 p.m.

The final meeting will focus on the Sand Springs area. It is scheduled for Thursday 6:00 p.m. at the Sand Springs Community room near 100 Broadway Avenue.

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# LOCAL, AREA

## Two stabbing victims identified by police

Police on Monday identified the two men who were stabbed during a fight about a woman in a restaurant parking lot early Sunday.

Julio Gomez Rodriguez, 21, was critically wounded and required surgery. Juan Hernandez, 21, suffered two stab wounds but was in good condition.

Both men were dropped off at St. Francis Hospital about 3 a.m. Sunday, Officer Scott Walton said.

They told officers that they were wounded during a fight outside the Congas Restaurant, 6125 S. Sheridan Road, police said.

The fight began after someone reportedly touched a girlfriend of one of the victims, police said.

The attackers were described as four Hispanic men between the ages of 18 and 22 and standing 5 feet 1 inch to 5 feet 7 inches tall, Walton said. They reportedly left the area in a dark-blue pickup.

## Public meetings this week on river development

Three public meetings are set this week to discuss the development of a 42-mile stretch of the Arkansas River in Tulsa County.

Officials from the U.S. Army Corps of Engineers, the Indian Nations Council of Governments, C.H. Guernsey & Co., and organizations charged with developing the river's master plan will be present.

All of the meetings will run from 6 to 8 p.m.

The first meeting will take place Tuesday in the Central Library's Aaronson Auditorium, at Fourth Street and Denver Avenue, and will focus on the Tulsa and Jenks areas of the river.

The second meeting will be held Wednesday in the Broken Arrow Community Center, 1500 S. Main St., and will focus on the Broken Arrow and Bixby areas of

the river.

The third meeting will be held Thursday in the Sand Springs Community Room, 100 Broadway Ave., and will focus on the Sand Springs portion of the river.

## Public forum tonight for Tulsa school board hopefuls

The Greenwood Chamber of Commerce is holding a public forum Tuesday for candidates in the District 2 and 3 Tulsa school board races.

The forum is set for 6 to 7:30 p.m. at the Hutcherson YMCA, 1120 E. Pine St.

Board President Paul Thomas is seeking re-election to his District 2 post. Also in that race are Oma Jean Copeland and Gerry Goins.

Tulsa school board member Michael Pierce recently withdrew as a candidate for re-election in District 3. Candidates vying for that seat are Curtis Mullins, Demalda Newsome, Joda Trimiari and Lana Turner.

The election is scheduled for Feb. 8.

## Catholic clothing site given a makeover by Rotarians

The Catholic Charities Clothing Center at 1410 E. 46th St. North has received a makeover from Tulsa's Sunrise Rotary Club.

The Rotary Club members volunteered more than 700 hours to complete several projects, including installing new lights, constructing and painting new walls and shelves, cleaning up the property and improving the windows.

Parts of the repaired areas had been damaged in a fire.

The repairs have allowed the center to display clothing items and process donations more efficiently.

The clothing center provides for about 7,000 households representing about 25,000 people.

Recipients of the clothing center are screened by Catholic Charities at 739 N. Denver Ave.

Applications are accepted from 9 a.m. to 2 p.m. each Monday, Wednesday, Thursday and Friday and from 9 a.m. to noon each Tuesday.

## Special Olympics officials to hold arts festival Feb. 3

CATOOSA — The area management team for the Special Olympics of Green County will hold an art, music and dance festival Feb. 3.

Participants will showcase their talents at the event, which is scheduled for 9 a.m. at Catoosa High School, 2000 S. Cherokee. Admission is free. Registration is scheduled to begin at 8:30 a.m.

Art categories include oil and acrylic painting, watercolor, drawing, ceramics, collage and photography.

Music categories include singing and playing instruments.

Folk dance, square dance, popular dance and creative dance are among the dance categories.

Special Olympics provides a year-round program of sports training and athletic competition in Olympic-type sports for children and adults with mental retardation and other developmental disabilities.

From staff reports

**NEWSLINK Overnight Report**

Prepared 1/27/2005 by NEWSLINK of Oklahoma

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## Program

## Text/Summary

**Wednesday, January 26, 2005****11 OETA - Oklahoma PBS**

6:30 PM Seg. of Oklahoma News Report

Time/Length: 18:49:53 / 00:22

THE FIRST OF THREE PUBLIC MEETINGS ON DEVELOPMENT OF THE ARKANSAS RIVER IN THE TULSA AREA WAS LAST NIGHT IN TULSA. OFFICIALS ARE PUTTING TOGETHER A

MASTER PLAN TO DEVELOP MORE THAN 40 MILES OF THE RIVER. THE MEETINGS ARE TO GET PUBLIC INPUT AS DEVELOPMENT OF THE PLAN CONTINUES. A SECOND MEETING IS TONIGHT IN BROKEN ARROW TO FOCUS ON DEVELOPMENT THERE AND IN BIXBY. THE THIRD WILL FOCUS ON THE SAND SPRINGS AREA.

**2 KJRH - Tulsa OK**

5:00 AM Seg. of KJRH AM

Time/Length: 05:05:25 / 02:58

THE PUBLIC IS SPEAKING OUT ABOUT WHAT THEY WANT TO SEE DEVELOPED ALONG THE ARKANSAS RIVER. THE FIRST OF THREE PUBLIC MEETINGS WAS HELD AT THE CENTRAL LIBRARY LAST NIGHT. AT IT, OFFICIALS UNVEILED PLANS

FOR THE SECOND PHASE OF DEVELOPMENT. THAT INCLUDED ENVIRONMENTAL OPPORTUNITIES AND KEY DEVELOPMENT SIGHTS. SO FAR, OFFICIALS SAY THE PROJECT IS GOING WELL. ((WE'RE RIGHT ON TRACK.. WE'RE EXCITED.. THE FIRST COUPLE PROJECTS ON THE WISH LIST FROM THE FIRST PHASE SEEM TO BE FALLING IN PLACE.. SO THINGS SEEM TO BE GOING REALLY WELL.)) THE NEXT PUBLIC MEETING IS TODAY IN BROKEN ARROW. THAT WILL FOCUS ON RIVER DEVELOPMENT IN BROKEN ARROW AND BIXBY. THE THIRD MEETING WILL FOCUS ON SAND SPRINGS..

5:00 AM Seg. of KJRH AM

Time/Length: 05:08:24 / 04:22

**6 KOTV - Tulsa OK**

5:00 AM Seg. of KOTV AM

Time/Length: 05:14:49 / 04:12

ENGINEERS ARE AT THE MIDPOINT OF THE PLANNING PROCESS IN . RIVERBANK.NOW, THEY'RE HOLDING PUBLIC MEETINGS TO GET YOUR INPUT.NEWS ON SIX ANCHOR CRAIG . ONE. ON A 70 DEGREE DAY IN THE MIDDLE OF WINTER, IT'S EASY TO SEE WHY MANY PEOPLE ARE SPENDING TIME ALONG THE ARKANSAS RIVER. RIVER.>>>KAYLA CHURCHWELL, TULSA RESIDENT TODAY IS GORGEOUS. I PICKED MY DAUGHTER UP FROM SCHOOL AND THIS WAS HER IDEA TO COME OUT HERE AND HAVE A LITTLE PICNIC AND DO HER HOMEWORK.' >>>ENGINEERS WORKING ON A PLAN FOR RIVER DEVELOPMENT HAVE BEEN DOING SOME HOMEWORK AS WELL. WELL.PHASE ONE OF THE RIVER PLAN INCLUDED PUBLIC INPUT ON IDEAS FOR DEVELOPMENT.THOSE IDEAS ARE NOW UNDERGOING RIGOROUS STUDY AND ANALYSIS.AT THE FIRST OF THREE PUBLIC MEETINGS, PLANNERS GAVE RESIDENTS AN UPDATE.THERE ARE EIGHT CONCEPTS UNDER CONSIDERATION RIGHT NOW.TWO STUDIES ARE COMPLETE.THE FIRST IS THE CROW CREEK CORRIDOR BETWEEN PEORIA AND RIVERSIDE. RIVERSIDE.>>>CYNTHIA KITCHENS, US ARMY CORPS OF ENGINEERS 'ADD SOME NATIVE PLANTINGS TO THE REPAIRING ZONE. BUILD THAT UP SOME. WE'D LIKE TO DO THAT ALONG WITH SOME TRAILS AND SOME PUBLIC USE AREAS.THE 2ND CONCEPT IS AN ECOSYSTEM RESTORATION PROJECT NEAR THE CREEK TURNPIKE, AND WOULD INCLUDE A DAM. DAM.>>>CRAIG DAY, NEWS ON 6 ANCHOR'THE PUBLIC MEETING IS THE LATEST STEP IN A LONG PROCESS OF DEVELOPING THE ARKANSAS RIVER INTO MORE OF A DESTINATION. THERE ARE SIGNS OF PROGRESS.>>>PRIVATE DEVELOPERS ARE ADDING TENANTS TO THE RIVERWALK CROSSING IN JENKS.IT'S A 40 MILLION DOLLAR PROJECT.THE MELTING POT, WITH AN OPENING SET FOR WEDNESDAY, IS THE LATEST RESTAURANT LOCATING AT THE DEVELOPMENT. >>>JAN FOSTER, SHOPPER 'WE LOVE IT. WE LOVE IT BECAUSE IT IS BRINGING A WHOLE BURST OF ENERGY TO SOUTH TULSA.' >>>IT'S HOPED THERE WILL BE THE SAME TYPE OF ENERGY ALONG THE ENTIRE 42 MILE STRETCH OF THE RIVER THROUGH TULSA COUNTY. PLANNERS SHOULD DRAFT

A MASTER PLAN FOR IMPROVEMENTS ALONG THE RIVER BY THE END OF APRIL. THEN MORE PUBLIC MEETINGS WILL BE HELD IN MAY. THAT WAS CRAIG DAY REPORTING. THERE ARE TWO MORE MEETINGS SCHEDULED THIS WEEK.THEY BOTH RUN FROM 6-TO-8 EACH EVENING. EVENING.TODAY'S IS AT THE BROKEN ARROW COMMUNITY CENTER AT 1500 SOUTH MAIN STREET.IT WILL FOCUS ON THE BROKEN ARROW AND BIXBY AREAS. AREAS.THURSDAY'S MEETING IS AT THE SAND SPRINGS COMMUNITY ROOM ON BROADWAY AVENUE.IT WILL FOCUS ON SAND SPRINGS.

TYPE KEY: LS = Live Studio, Oth = , Pkg = Package, Rdr = Reader, SOT = Sound On Tape, VO = Voice Over, WXO = Tulsa Weather,

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## Program

## Text/Summary

**Wednesday, January 26, 2005**

8 KTUL - Tulsa OK

10:00 PM Seg. of KTUL 10PM

Time/Length: 22:01:42 /  
02:36

THERE ARE SOME BIG CHANGES ALONG THE ARKANSAS RIVER. >> Charles: MILLIONS OF DOLLARS ARE BEING SPENT ON HOPES OF MAKING THE RIVER A FUN FILLED DESTINATION. BUT IT'S NOT HAPPENING IN TULSA. JENKS IS ROLLING OUT THE RED CARPET AND IT SHOULD PAY OFF WITH MORE GREEN. JERRY GIORDANO JOINS US TO TALK ABOUT THE PROFIT POTENTIAL. >> THAT IS ABSOLUTELY CORRECT. IF YOU HAVEN'T BEEN ON THIS END OF THE ARKANSAS RIVER LATELY YOU MIGHT WANT TO CHECK IT OUT BECAUSE AS CAR ROLL MENTIONED THINGS DO LOOK MUCH, MUCH DIFFERENT. TAKE A LOOK UP HERE AND YOU WILL SEE THE SIGN USHERING YOU INTO THE AREAS LATEST AND PERHAPS GREATEST ENTERTAINMENT VENUES. THEY CALL IT RIVER WALK CROSSING. THEY'RE MOVING DIRT AND THEY'RE MOVING IN. THIS RIBBON CUTTING FOR THE MELTING POT RESTAURANT MEANS ONE MORE BUSINESS IS UP AND RUNNING AT RIVERWALK CROSSING. >> IT WAS THE PERFECT SPOT FOR A MELTING POT. IT'S A NIGHT OUT TYPE PLACE. AND THE MELTING POT'S ALSO A SPECIAL OCCASION PLACE AND THAT FITS PERFECTLY INTO THIS SETTING. >> Reporter: RIVERWALK CROSSING IS ON TS WEST BANK OF THE ARKANSAS RIVER IN JENKS. THIS 47-ACRE ENTERTAINMENT VENUE FEATURES DOZENS OF RESTAURANTS, SHOPS AND OTHER ATTRACTIONS. IT SEEMINGLY POPPED UP OVERNIGHT STANDING AS A SHARP REMINDER THAT JENKS COULD DO WHAT TULSA COULD NOT. >> : AS TULSA HAS WANTED FOR YEARS TO TAKE ADVANTAGE OF THE RIVER AS AN ASSET. AND THROUGH VISION 2025 THERE ARE GOING TO BE NEW ATTEMPTS MADE AT THAT. JENKS BECAUSE OF THEIR MANAGEMENT, THEIR CITY COUNCIL IS WAY AHEAD OF THE CURVE. >> Reporter: AND ALL OF THIS WILL MEAN MILLIONS TO THE JENKS TAX BASE. STILL DEVELOPERS INSIST TULSA WILL ALSO BENEFIT. >> THIS IS A TULSA PROJECT. IT'S TO SERVE US NAL GIVE US A PLACE TO GO. JUST THE LOGISTICS OF IT WERE PERFECT. >> Reporter: BUT THERE IS STILL WORK TO BE DONE. A BOARDWALK AND A TROLLEY SYSTEM SHOULD BOTH BE FINISHED SOME TIME THIS YEAR. AND WORD IS APPARENTLY ALREADY SPREADING. THE OWNER OF THE MELTING POT WHICH SPECIALIZES IN FON DUE TELLS ME TONIGHT'S OPENING NIGHT WENT VERY WELL. REPORTING LIVE IN JENKS, JERRY GIORDANO. >> Charles: TONIGHT PEOPLE IN BROKEN ARROW AND BIXBY HAD A CHANCE TO TALK ABOUT DEVELOPING THE RIVER IN THEIR TOWNS. IT'S PART OF A SERIES OF PUBLIC MEET TOTION IDENTIFY USES FOR THE LAND ALONG THE RIVER. THE AREA STRETCHES 42 MILES FROM KEYSTONE DAM TO THE WAGONER COUNTY LINE. THERE'S ANOTHER PUBLIC MEETING TOMORROW NIGHT IN SAND SPRINGS.

TYPE KEY: LS = Live Studio, Oth = , Pkg = Package, Rdr = Reader, SOT = Sound On Tape, VO = Voice Over, WXO = Tulsa Weather,

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## Eight locations named for development along Arkansas River

David Schulte World Staff Writer

02/16/2005

Tulsa World (Final Home Edition), Page ZW1 of Community

Officials designing the Arkansas River Corridor Master Plan have identified eight major sites, including areas in west Tulsa and Sand Springs, for development along the river.

The master plan for developing the Arkansas River has entered its second phase with the U.S. Army Corps of Engineers, which is in charge of determining the best use of the river. The plan also identifies areas that are best suited for economic development, said Cynthia Kitchens, project manager of the U.S. Army Corps of Engineers.

Other agencies involved in developing the Arkansas River include the Indian Nations Council of Governments and most municipalities in the metropolitan area.

The master plan covers 84 miles of shoreline along the river from the Keystone Dam to the Wagoner County line. The eight sites represent a conceptual plan, and no project along the river has been finalized, Kitchens said.

Funding for most projects would have to come from developers or the private sector.

One site for development along the river is an expansion of River West Festival Park, near 21st Street and Jackson Ave., to accommodate existing events, and to generate more activity at the park, Kitchens said.

"The current size of it does not support the use that it gets during Oktoberfest," Kitchens said. "We're proposing some expanded parking, a commercial district with some restaurants so that people just don't come to ride the rides during Oktoberfest."

Janet Kendall, administrative manager of the River Parks Authority, said park officials are considering expanding the park to include an area between Westport on the River, an apartment complex at 1703 S. Jackson Ave., and Sinclair Refinery, 902 W. 25th St.

Expansion of the park would help draw other existing festivals in the Tulsa area to River West, she said.

Another site included in the plan is the redevelopment of downtown Sand Springs. Improvements would occur along Main Street, heading south toward the river.

Sand Springs City Manager Loy Calhoun said architects have drawn preliminary designs for redeveloping downtown Sand Springs that would include new restaurants, stores and housing opportunities.

A third development site includes two low-water dams in the metropolitan area, with one dam

located along the river just west of Oklahoma 97, near River City Parks in Sand Springs.

A low-water dam could stimulate water activity including fishing, Calhoun said.

Funds for at least two dams is available through Vision 2025, he said.

The other site for a low-water dam is south of the Creek Turnpike and northeast of Polecat Creek in Jenks.

A fourth development site is possibly extending the trail system on the east of bank of Zink Lake near East 21st Street, Kitchens said. The trail system would be expanded to include separate trails for runners, bicyclists and walkers.

A fifth site is redeveloping the Crow Creek Corridor from Riverside Drive, extending east along East 31st Street to Peoria Avenue. This area for redevelopment would include retail stores and restaurants.

The corps has also proposed apartments and condominiums closer to Riverside Drive, Kitchens said.

Structural improvements to the Crow Creek channel would also be made, she said.

A sixth site is redevelopment of East 71 Street near Helmerich Park along the east bank of the river. Plans for the area include a new fitness center that would overlook the river and additional parking near the park, Kitchens said.

The corps is also interested in bringing more water or recreational attractions to the park area, she said.

In Bixby, the corps and Bixby officials have targeted an area on both banks of the river along Memorial Drive, north of 141st Street.

Mickey Thompson, director of economic development for the city of Bixby, said developers are interested in possibly bringing in nightclubs, restaurants and retail stores to the area.

The final site is expansion Indian Springs Sports Complex in Broken Arrow to include nearby recreational trails.

Kitchens said the master plan for the river would include other projects besides those that have been identified for the eight sites.

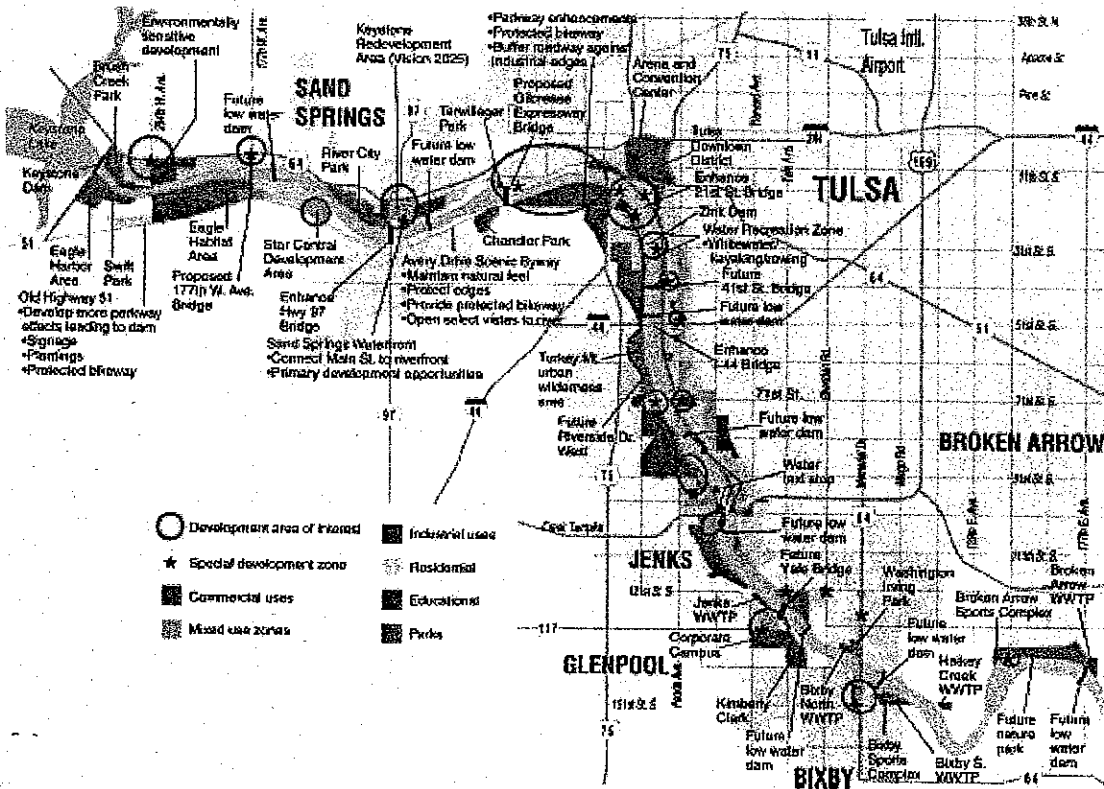
The second phase of the master plan for the river is expected to be completed by June 30.

**Related Photos & Graphics**



Kitchens

### Proposed Arkansas River improvements



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# Residents to give input on Arkansas River plan

A series of public meetings will be held later this month on the second phase of the Arkansas River master plan, which is designed to develop 42 miles of the river as it stretches through Tulsa County.

The meetings will be held June 13-17 at various sites to get input from residents in cities that will be affected by development of the river from Keystone Dam to the Wagoner County line.

Cynthia Kitchens, Corps of Engineers project manager, said the sessions will provide area residents with a unique opportunity to offer input about the development of a major economic resource.

"The Arkansas River has great potential for Tulsa's economic development, and we're eager to show the community how this project has moved forward," Kitchens said.

Officials from the corps' Tulsa district, Indian Nations Council of Governments and engineering firm C.H. Guernsey & Co. will make presentations and answer questions.

Public input will be incorporated into the draft master plan that will be submitted to the Corps of Engineers on June 30, she said.

The project is funded by Tulsa metropolitan area governments

and business leaders, Kitchens said.

The second phase will address prioritizing the strengths of the project components, providing funding and implementation framework, and identifying opportunities to leverage local funds with federal funds, she said.

The completed first phase also included a series of meetings to gather input on a vision of the corridor as a whole, Kitchens said. It addressed privately and publicly owned property within the river corridor and identified potential conservation, development and redevelopment sites.

Upcoming meetings will begin at 6 p.m. at the following locations:

June 13 - Jenks City Hall, 211 N. Elm

June 14 - Bixby Community Center, 211 N. Cabaniss

June 15 - Tulsa Central Library, Aaronson Auditorium, 400 Civic Center

June 16 - Sand Springs City Hall, 100 Broadway Ave.

June 17 - Broken Arrow Community Center, 1500 S. Main St.

For more information, community residents and organizations are encouraged to e-mail [arkansasrivermasterplan@chguernsey.com](mailto:arkansasrivermasterplan@chguernsey.com).



MARK GILLAND/Associated Press

Two men fish along the north bank of the Tennessee river in downtown Chattanooga, Tenn., on May 3. The city has spent \$120 million on the waterfront and new buildings include the saltwater wing of the Tennessee Aquarium (left), the original aquarium and the baseball stadium.

## It can work here, too



### Chattanooga, Tenn., revives its downtown and river; so can Tulsa

Pipe dreams. White elephants. Wasted money. Fiasco-fueled. These are but a few of the negative comments made about Tulsa's plans to improve its downtown and revive its downtown. O.K. of Bill Ehl.

Chattanooga, Tenn., a city of around 155,000 — about half the size of Tulsa — has undergone an extreme makeover in the last few years. In the 1960s and 1970s its downtown was deserted (sound familiar?) and the city was regarded as having some of the dirtiest air in the country.

Now, that city on the banks of the Tennessee River is experiencing a rebirth. This year Chattanooga celebrates the success of a three-year, \$120 million redevelopment of the Tennessee River waterfront.

The restoration was anchored by the Tennessee Aquarium near downtown that has attracted 1 million visitors a year since it opened in 1992 and will soon add a saltwater wing. New to the area is a sculpture garden with a walkway leading to an expanded museum of American art on an 80-foot bluff over the river.

A children's museum also is expanding and there is a 104-foot pier with lights designed to create a prism effect during the day and a top-to-bottom glow after dark.

One of the more interesting additions, as far as Tulsans are concerned, is a pedestrian passage beneath Riverfront Parkway that commemorates Cherokee culture and the tribe's forced removal on the Trail of Tears.

Oklahoma's Chad Smith, principal chief of the Cherokees, helped dedicate the passage and a team of Indian artists from Locust Grove designed the clay medallions for it.

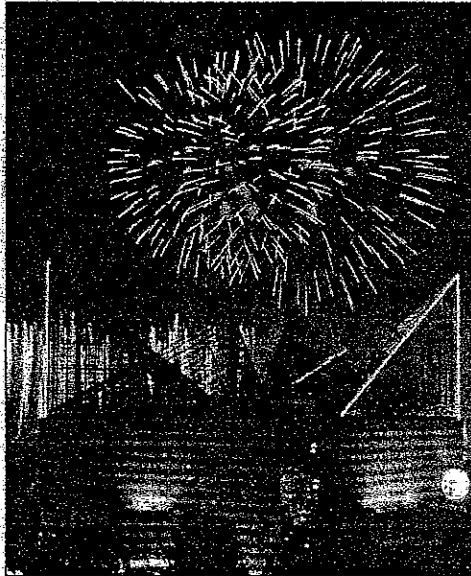
Chattanooga took a different route to funding than Tulsa. A hotel-motel tax there provided \$56 million and private donors contributed \$51 million. The state gave the city the money to build the Riverfront Parkway. (Imagine, a Legislature actually interested in roads.)

Now, Outside Magazine rates Chattanooga as one of America's Top 10 Dream Towns, with outdoor recreation that includes hiking, camping, hang gliding, rock climbing and nearby whitewater rafting.

Downtown Chattanooga is now thriving with restaurants, shops, hotels and residential living.

Tulsa could well be on the verge of doing the same. Its \$250 million Vision 2025 bond issue package will renovate some of downtown, including a new 18,000-seat, \$141 million arena, and a long-range Arkansas River plan could change the river banks into something other than underbrush.

Tulsa still needs a parkway. But any attempt to widen and improve Riverfront Drive has been thwarted. And don't expect the Oklahoma Legislature to kick in any money. If there were any money for such road-building it certainly would go to Okla-



ANGELA LEWIS/Associated Press

Fireworks explode over the Tennessee Aquarium on May 14 during the opening of the 21st Century Waterfront in Chattanooga, Tenn.

homa City.

Tulsa County has a first-class aquarium. It will do downtown Tulsa little good since it is in Jenks. But recent booming development there, such as the Riverwalk center and an amphitheater that has music acts booked through the summer, shows what far-sighted projects can do.

It would have been nice if Tulsa could have landed the Indian museum that Oklahoma City got. Although Tahlequah has The-Lo-Gi, which commemorates the Trail of Tears, a project here, in the heart of Indian country, would be appropriate. And it still could be done. It could even be a nice companion to the Chattanooga project. Imagine each city promoting the other's attraction.

On the drawing board is a museum in downtown to commemorate the 1921 Tulsa race riot. That museum, although dedicated to the 21st riot, also will be a historic repository of the civil rights movement in the entire country. It will be a healing museum as much as a historic museum. It is now searching for the funding to make it a reality.

The controversial statue of "The American" has stalled out with funding difficulties.

Tulsa is scheduled to kick off the Oklahoma centennial — the opening of the new arena and other projects are planned

for 2007 — but the Legislature has failed to appropriate enough funds for a decent celebration of the state's 100th birthday.

Even though we are mostly on our own, Tulsa can still make the future of downtown Tulsa a success.

A complex of museums downtown, including the riot museum, an American Indian museum and maybe even a children's museum and museum of natural history could be a huge draw.

All could help Tulsa and its downtown. The new arena is sure to draw crowds to downtown and the \$42 million renovation of the Civic Center will help the city attract other events. Both will spur development of restaurants, shops, nightlife and, yes, residential living.

The long-range plan for the Arkansas River has some exciting proposals, but will need the cooperation of several different entities and the citizens of Tulsa County to make it a reality.

So, let's ignore the naysayers. Let's consider the glass (or the Arkansas River) half-full. Tulsa, and in particular downtown, can pull itself out of the dumps.

Tulsa is headed in the right direction. Look no further than Chattanooga for a model and inspiration.

Mike Jones 581-8332  
mike.jones@tulsaworld.com

# Plan Río Arkansas, ¡comparte tus ideas!

## HISPANO DE TULSA

Autoridades de organismos públicos y privados de Tulsa trabajan en un gran proyecto que tiene como propósito identificar los usos más apropiados para las áreas de los alrededores del río Arkansas.

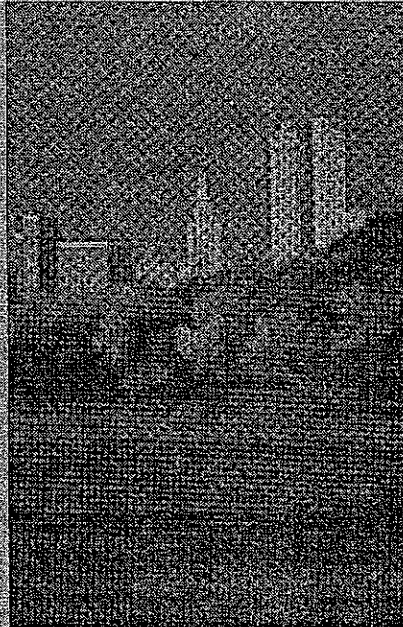
Lo mejor del plan es que los interesa tu opinión y es por eso que han organizado una serie de juntas en las cuales puedes expresar lo que piensas y consultar tus dudas o preocupaciones.

Oficiales del Distrito de Tulsa, INCOG y Guernsey & Company presentarán el proyecto y responderán a preguntas e inquietudes de los asistentes. De acuerdo con Cynthia Kitchens, gerente del proyecto de Corps of Engineers, estas sesiones le brindarán la oportunidad a los residentes de participar y compartir sus ideas acerca de cómo desarrollar el proyecto de manera que se aumenten las fuentes de ingresos económicos.

"El río Arkansas River representa un gran potencial de crecimiento económico para Tulsa y nosotros estamos ansiosos de mostrarte a la comunidad cómo ha avanzado este proyecto", menciona Kitchens.

Las ideas más prometedoras considerarán elementos de la calidad del medio ambiente, desarrollo económico y bienestar social. Más de 50 organizaciones están participando en la segunda fase. Se planea que el plan esté determinado este verano del 2005.

La segunda serie de reuniones públicas se realizará todas las tardes del 13 al 17 de juni. En esta



segunda fase se hablará del desarrollo de la sección desde la presa Keystone hasta Wagoner County Line.

### ¡Ven y participa!

Todas las juntas serán de 6:00 p.m. a 8:00 p.m.

**Lunes, junio 13** - Jenks - Jenks City Hall, Council Chamber, 211 N. Elm.

**Martes, junio 14** - Bixby - Community Center, 211 N. Cabauiss.


**Miércoles, junio 15** - Tulsa - Tulsa Central Library, Aaronson Auditorium (sótano) 400 Civic Center.

**Jueves, junio 16** - Sand Springs - City Hall, Community Room, 100 Broadway Ave.

**Viernes, junio 17** - Broken Arrow - Community Center, 1500 S. Main Street.

Para mayores informes contactar por e-mail al: [arkansasrivermasterplan@chguernsey.com](mailto:arkansasrivermasterplan@chguernsey.com)

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## Vision 2025 River Planning Meetings Scheduled

Friday June 10, 2005 1:10pm Posted By: [Kevin King](#)



Tulsa - Tulsa's vision for the Arkansas River will be the focus of five meetings scheduled to be held next week in the Tulsa area.

The Arkansas River is considered Tulsa's most visible physical asset. With funds from Vision 2025, low water dams are being constructed along the river to create a series of lakes and make the water level of the river more consistent.

Meetings have been scheduled at five locations in the Tulsa metro area where the public is invited to participate:

- June 13 - Jenks City Hall Council Chamber - 211 North Elm
- June 14 - Bixby Community Center - 211 North Cabaniss
- June 15 - Tulsa Central Library Aaronson Auditorium - 400 Civic Center
- June 16 - Sand Springs Community Center - 420 Plaza Court
- June 17 - Broken Arrow Community Center - 1500 South Main Street.

All meetings start at 6:00 p.m. and end at 8:00 p.m.

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# River plans get more detailed

Public Meetings are set to include the public in ambitious Stage 2 plans for Arkansas River development.

By Bruce Berman

Low-water dams near Jelska and Sand Springs, potential concentrated flow areas, and other features are included in an Arkansas River master plan that will be reviewed this week.

A series of public meetings will be held from 8 to 8 p.m. Monday

through Friday, including through Jelska, Sand Springs and Broken Arrow.

"Our plan will not be complete until we've gathered input from the public," said Cynthia Skelton, project manager with the U.S. Army Corps of Engineers.

"We want this to be something that all of the communities along

the river will embrace."

The Corps, C.E. Guemery & Co. engineering firm, Albeck Design Associates and others have coordinated the plan. Plans and details of the first phase from last August.

The draft master plan for the 42-mile river corridor — from the Broken Arrow area to the Oklahoma County line — will be submitted June 30 to the Corps, and then to

SEE RIVER A-21

**Master plan meetings set**  
A series of public meetings will be held from 8 to 8 p.m. Monday through Friday, including through Jelska, Sand Springs and Broken Arrow. The plan will not be complete until we've gathered input from the public, said Cynthia Skelton, project manager with the U.S. Army Corps of Engineers. "We want this to be something that all of the communities along the river will embrace." The Corps, C.E. Guemery & Co. engineering firm, Albeck Design Associates and others have coordinated the plan. Plans and details of the first phase from last August. The draft master plan for the 42-mile river corridor — from the Broken Arrow area to the Oklahoma County line — will be submitted June 30 to the Corps, and then to

# RIVER:

## Much of the plan will depend on the private sector, Kitchens said.

PHOTO BY [unreadable]

The Arkansas River Steering Committee and the Indian Nations Council of Governments.

Low-water dam: Among the highlights of the preliminary plan that calls for seven low-water dams to give the Arkansas River what it so often lacks — water.

Of the sites remaining, one below the Creek Expressway bridge in the area of the former St. Louis has been given the highest priority for development activity already underway near those locations.

Each dam would boost the water level of the river for about two hours each day from the 2005 county sales tax is committed to help fund two dams, but much more will be needed, she said.

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and a marina. There's also the suggestion of an interpretive center with a new pond, children's museum and other development sites.

Waterfront development: Plans already in the works include a new park and public boat ramp, the plan suggests.

The low-water dam would include a pedestrian bridge.

Waterfront development: Plans include a new park and public boat ramp, the plan suggests.

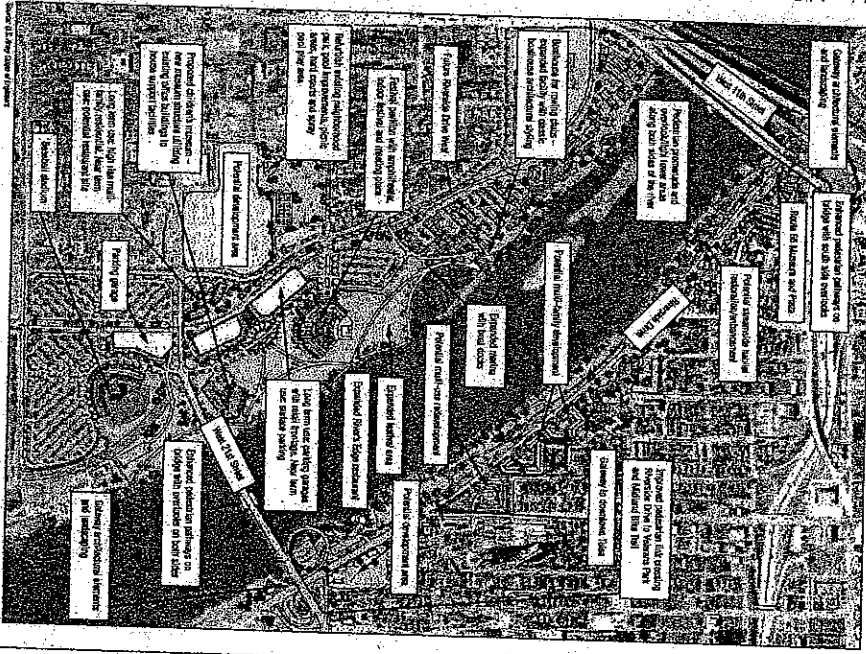
Waterfront development: Plans include a new park and public boat ramp, the plan suggests.

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## Arkansas River Zink Lake Concept Plan



Arkansas River Zink Lake Concept Plan. Prepared by the Arkansas River Steering Committee and the Indian Nations Council of Governments. Photo by [unreadable]

# Dam on river is pitched for Jenks

► The dam would spur fishing, tourism and other development, officials say.

**By MICHAEL SMITH**  
World Staff Writer

JENKS — Building a proposed low-water dam on the Arkansas River south of the Creek Turnpike could create a 2.9-mile river lake filled with fishing piers and a water taxi service that would further the city's recent economic success, residents were told at a meeting Monday night.

A pedestrian bridge, fishing piers, a boat ramp and a least-tern island could be among other potential benefits of a dam, the feature element of this public hearing.

The meeting was the first in a series this week aimed at exploring the river's economic development possibilities.

More than 60 attended the presentation by the U.S. Army Corps of Engineers and engineering firm C.H. Guernsey to view maps of the proposals for a 42-mile stretch of the Arkansas River.

The corridor ranges from Keystone Dam to the northwest and winds south and east to the Wagoner County line.

The hearings are the latest step in what officials describe as a multiyear plan that will depend on many funding sources, including the private sector.

Most in attendance liked what they saw and heard at the meeting and were excited at the possibilities for this city, which has been developing the riverfront for a couple of years with the Oklahoma Aquarium and RiverWalk Crossing shopping center.

"It would certainly take the river from — I hate to say — a joke, but a lot of people don't appreciate the

SEE JENKS A-13

# JENKES:

Some residents express concern about the proposed dam's effect on several fish species.

FROM A-11

river when it's down" at low levels, Assistant City Manager Mike Tinker said.

"People like to see the water bank-to-bank.

"I've heard a lot of excitement from people about the possibilities of parking a car up by the Creek Nation Casino (in Tulsa), then getting on a water taxi (to Jenks) for dinner and seeing a movie, just going back and forth on a water taxi.

"That's a very cosmopolitan thing, I think, in some people's thinking," Tinker said.

About \$5.6 million from the Vision 2025 Tulsa County sales tax initiative is earmarked to help fund two dams, officials

## More meetings

This week's other Arkansas River master plan meetings, each beginning at 6 p.m., are:

**Tuesday** — Bixby Community Center, 211 N. Cabbans.

**Wednesday** — Tulsa Central Library, Aaronson Auditorium, Fourth Street and Denver Avenue.

**Thursday** — Sand Springs City Hall, 100 E. Broadway St.

**Friday** — Broken Arrow Community Center, 1500 S. Main St.

said. The Jenks site and one in Sand Springs ranked highest on the corps' master plan.

While those smiling at the economic prospects lined up around river maps showing potential restaurants and a bald-eagle habitat, those who voiced concerns lined the maps detailing the low-water dam area.

Tony Hughes, a member of Tulsa's branch of the Oklahoma Stripper Association, said building a low-water dam could harm several types of fish.

"They're going to destroy one of the only existing striped-bass runs in the state — destroy a fishery for no reason, just for development," Hughes said. "There's other ways to beautify the river than pouring concrete across it."

Jimmie Hammonree, an environmental planner with C.H. Guernsey, spoke with Hughes and assured him that his information will be part of a detailed scientific analysis to determine what impact a dam would have on the ecosystem.

The Tulsa field office of the Oklahoma Department of Wildlife Conservation, housed at the Oklahoma Aquarium, also has raised ecological questions, Hammonree said.

"They've got a lot of concerns about the fisheries, and we're evaluating everything that people tell us," he said.

The corps and the Guernsey group, working on the project

with the Indian Nations Council of Governments, will continue making presentations through Friday in an effort to craft a resident-based vision for the river.

Monday's meeting identified other key development sites as the Sand Springs riverfront, the Zink lake riverfront, the Crow Creek corridor, the 71st Street riverfront and riverfronts in Bixby and Broken Arrow.

Public input will be incorporated into the draft master plan that will be submitted to the corps June 30.

A final report is due July 30, officials said.

Comment forms were available at the hearing, and officials have established an address to which public comments can be e-mailed: [arkansasrivermasterplan@clguernsey.com](mailto:arkansasrivermasterplan@clguernsey.com).

Information about this second phase of the river development plan will be posted on INCOG's Web site at [www.incog.org](http://www.incog.org).

Michael Smith 581-8381  
[michael.smith@tulsaworld.com](mailto:michael.smith@tulsaworld.com)

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## Arkansas River Future The Focus of Public Meetings

Tuesday June 14, 2005 4:39pm Posted By: Kevin King



Tulsa - You can now get a glimpse of the future along the Arkansas River. The Arkansas River Master Plan is being shown in town meetings all across Tulsa County. Water is like a magnet. On a hot, spring day, it just draws people to it. That's exactly what some say a developed Arkansas River will do. The keys to development are low-water dams in Sand Springs and Jenks.

Right now, it seems the geese outnumber the people on some parts of the Arkansas River. But, when there are things like marinas, restaurants, homes, and businesses, the geese better get used to more company.

People who live in nearby apartments will be able to sit on their patios and look down on the river and watch people enjoying the boating, the fishing, and everything else that goes along with the new river. The big question is when do we get those all important low water dams.

"I'm going to stick my neck out and say we'll have two low water dams on the Arkansas River hopefully within four to five years," says River Project Manager Gaylon Pinc.

River Walk in Jenks is proof of the saying, build it and they will come. Visitors like what they see there as well as the other changes which will soon come rolling down the river.

"There's a lot to offer, I think," says Sandy Smock. "And, water is always appealing to people. It's peaceful and relaxing. I think it's a good thing."

And finally after being mostly ignored, hardly used, and thought of as a dirty old thing, the river will be able to attract not only families of ducks, but a whole lot of families of people as well.

So, after all these years, the river will finally have a lot more people than ducks and geese.

There are four public meetings from Tuesday through Friday at various sites around Tulsa. They include a meeting Tuesday night at the Bixby Community Center, Wednesday evening at the Tulsa Central Library Aaronson Auditorium, Thursday evening at the Sand Springs Community Center and Friday night at the Broken Arrow Community Center.

All of the meetings start at 6:00 p.m. and end at 8:00 p.m. You can also e-mail your input to [arkansasrivermasterplan@chguernsey.com](mailto:arkansasrivermasterplan@chguernsey.com).

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## EDITORIALS

# River plan

*Proposal for corridor ambitious, exciting*

Plans for developing the Arkansas River are flowing right along. This week the proposal will be presented to the public for discussion and on June 30 to the Corps of Engineers, the Arkansas River Steering Commission and the Indian Nations Council of Governments.

If all goes well, methods of financing the plan will come out of those meetings. That would be an important step toward revitalizing the 42-mile river corridor that would have an impact on cities from Keystone Dam to the Waggoner County line.

Tulsa is blessed with what many cities have had to build — a river. The only problem with the Arkansas is that it is generally shallow and often dry. As the experts have said all along: If Tulsa and surrounding cities are going to build commercial and residential properties along the river, then we're going to need water in the river.

With that in mind, a series of low-water dams are proposed. The first plan called for as many as seven dams, but four of those have been deemed infeasible. Of the three remaining, one would be built below the Creek Expressway bridge in Jenks and another below the Oklahoma 97 bridge at Sand Springs. The third would later be added below the I-44 bridge in

Tulsa.

There are several other exciting plans all along the river, particularly for Sand Springs, Tulsa, Jenks and Bixby, including pedestrian pathways, architectural elements, overlooks, water taxis, boat ramps, marinas, nature trails, sports complexes and boardwalks. Also envisioned are commercial and residential properties.

A detailed map and story were featured in the Sunday Tulsa World. Tulsa Countians need to study this map and these plans. The series of public meetings, also detailed in the Sunday World, will give citizens the chance to have their ideas and concerns heard.

It is an ambitious plan. But it is one that could work. Other cities, Oklahoma City, San Antonio and Chattanooga, Tenn., for instance, have saved their downtowns and in some cases their cities with similar plans.

It will take a countywide effort to bring the plan to reality. It will take a concerted effort by progressive Tulsa County citizens to thwart the predictable group of naysayers.

Tulsa has the river it needs. Now is the time to take advantage of it.

# Bixby residents excited yet skeptical about river plans

By MICHAEL SMITH  
World Staff Writer

BIXBY — Residents who gathered Tuesday for a public hearing to explore Arkansas River development possibilities heard officials use a term many thought they would never hear: the Bixby riverfront.

Jenks has succeeded in developing around the Oklahoma Aquarium on the river, and Broken Arrow is looking for the in-progress Bass Pro Shops to prime its economic pump there. Between those two cities on the Arkansas River is Bixby, where officials told residents to imagine a portion of the river's banks transformed into a restaurant and shopping area that could lead to commercial redevelopment along Memorial Drive.

That visionary proposal also included multiple river overlooks, a large lawn area for festivals, and apartments or condominiums south of what the presentation referred to as the "Bixby Landing" area.

It took a bit of imagination for some to see the potential, however; Bixby's current riverfront is raw, undeveloped land. A bit of river runs through it, as does a trails system.

Excitement tempered by skepticism greeted river proposals floated by officials with the U.S. Army Corps of Engineers, which is guiding the project.

"I was telling him, 'It won't happen in my lifetime,' but it would be great if it did," said Sara Davenport, who wouldn't divulge her age but attended with her 63-year-old husband, John Davenport, Tulsa residents who live in the Bixby

school district.

City Manager Micky Webb said before the meeting, "I think there's a lot of them who think (Bixby's riverfront) never will (be developed), but I never would have thought all the development with the aquarium (in Jenks) would have happened.

"It certainly can be done," he said, "with the right players."

Jimmie Hammontree, an environmental planner with engineering firm C.H. Guernsey, which is working on the project with the corps, spoke of Bixby having a riverfront retail area on the south side of the river and immediately east of Memorial Drive, "that does not have to have water to be successful."

The Indian Nations Council of Governments is working with the corps in the effort to develop a 42-mile stretch of the river from Keystone Dam in the north to the Wagoner County line in the south.

The plan in Bixby is the same as the projects officials are touting in Tulsa, Broken Arrow, Jenks and Sand Springs this week in a series of public hearings: conceptual and speculative, ideas that are generating interest among developers but that lack current funding.

Other meetings this week, each beginning at 6 p.m., are: Wednesday, Tulsa Central Library, Aaronson Auditorium, Fourth Street and Denver Avenue; Thursday, Sand Springs City Hall, 100 E. Broadway St.; and Friday, Broken Arrow Community Center, 1500 S. Main St.

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# Dreams, worries meet at river

By **TOM DROEGE**  
Worlc Staff Writer

An avid trail jogger, Steve Berlin is happy to see attention being focused on an elaborate master plan for the Arkansas River. He's just concerned about getting there.

"How are people going to get to all the parks and trails without getting killed by a car on Riverside Drive?" he asked.

Berlin was one of about 100 people who turned out Wednesday for a public hearing concerning development of the 42-mile river corridor from the Keystone Dam near Sand Springs to the Wagoner County line.

The meeting was the third in a series this week in cities through which the river flows.

In the Aaronson Auditorium in Tulsa's Central Library, people gathered around posters with bright illustrations of the envisioned recreational and retail possibilities along the river.

The drawings show pedestrian promenades along the east bank with overlooks and light towers just south of the 11th Street Bridge.

A Route 66 museum, a marina, a wildlife preserve and a minor-

league baseball stadium are also shown along the river between 11th and 31st streets.

"This is what could be," said Jimmie Hammontree, an environmental planner with engineering firm C.H. Guernsey & Co. He emphasized that many of the ideas will never leave the drawing board without private money.

"As far as implementation of what you see, . . . so much of it is market-driven," he said.

Sharon King Davis, a local developer and owner of Kings-Pointe Village shopping center at 61st Street and Yale Avenue, said she and her sister own land overlooking the river around the 9800 block of Riverside Parkway, where they are planning a shopping and restaurant center.

She remembers when Tulsa came up with a grand plan for the Arkansas River 40 years ago.

"Do you know how many shelves in city offices are groaning with the weight of plans like these?" Davis asked.

But this time it's different, she said. The momentum is strong, and people want to see it happen.

"It's going to happen," she said. "It's got to."

Then there are those who would like to keep the river just the way it is, quietly meandering through tree-lined banks.

"Why would you want to destroy something like this?" asked Mike Biles, 78. "You can't develop and preserve."

The concepts, which are in their second phase, came about after consultants held several public meetings to discover what residents want. The plans were then assembled in a collaborative effort between the U.S. Army Corps of Engineers, the Indian Nations Council of Governments, C.H. Guernsey & Co. and Alaback Design Associates.

"We've tried very hard to make sure those wants are incorporated into the plans you see here," Hammontree said.

Comments gathered at this week's meetings will be included in the Arkansas River draft master plan, which will be submitted June 30 to the corps and then to the Arkansas River Steering Committee and INCOG, he said.

Other meetings this week, each beginning at 6 p.m., are Thursday at Sand Springs City Hall, 100 E. Broadway St., and Friday at the Broken Arrow

Community Center, 1500 S. Main St.

Comment forms are available at the hearings, and public comments can be e-mailed to [arksrivermasterplan@chguernsey.com](mailto:arksrivermasterplan@chguernsey.com).

Information about the second phase of the river development plan will be posted on INCOG's Web site at [www.incog.org](http://www.incog.org).

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## EDITORIALS

# Rollin' on the river

*Tulsa should get busy with the plan*

The Arkansas River was a big reason why Tulsa came about more than 100 years ago. During most of the city's history the river was mostly dry, except for those times when it was a raging flood.

It was, let's face it, in the early years, a way to dispose of the city's waste. And the waste upstream from other cities, combined with salt and oil pollution, gave it a deserved reputation as a filthy stream. Tulsa looked to the then-sparkling waters of Spavinaw Creek to the northeast and for years boasted of that water.

Today, the river — although naturally muddy at times — has been cleaned up. Cities no longer dump untreated waste in it; the oil pollution is mostly gone. The water is still salty. Unlikely as it seems, in some ways the river is less polluted than the highly regarded Grand River to the northeast. Citizens are advised that they should not eat the skin and bones of bottom-feeding catfish in the Grand; no such precaution is in effect for the Arkansas.

The value of a significant river in the area is only now dimly realized by Tulsa area citizens.

We say Tulsa area because Tulsa proper has been slow in realizing its value. But several events are coming together that might harness the full potential of the Arkansas.

A preliminary plan is in the works that would develop the river from the Keystone Lake dam for 42 miles down river. At least three more low-water dams are proposed. The main ones suggested by the U.S. Corps of Engineers are below the Jenks bridge at 91st Street and at Sand Springs.

Jenks' citizens are excited about that dam because it would be a great addition to the city's aquarium and a private riverwalk development already under way north of the aquarium. A lake at that site would make water ferries and other kinds of activity possible.

A second river project is a bridge at Yale Avenue near the intersection with 121st Street. The Tulsa County Commission has approved a franchise with a private group to build the new toll bridge.

The commissioners are debating an extension of the popular "4 to Fix the County" sales tax program that has already transformed the fairgrounds. Why not dedicate some of the money from an extension of that small tax to low-water dams and other development envisioned on the river?

The 2025 project already in progress earmarks more than \$5 million for the dams. The two in question will probably cost close to \$15 million each. But there will be federal money available and the county ought to have money on hand to take advantage of that fact.

Rivers are great natural resources for cities. They have been improved and developed by cities making the most of those resources. Oklahoma City, when dealing with a river that has no dam of the caliber of Keystone and a river that is smaller and drier than the Arkansas has, nevertheless, developed a thriving operation.

Tulsa has the river; it has a plan; it has the ability to put up the money to develop the river.

What are we waiting for?



# Riverfront proposal draws praise, worry

By LOUISE RED CORN  
World Staff Writer

SAND SPRINGS — It all looks nice on paper, but some Sand Springs-area residents have some down-to-earth worries about the grand plans for the riverfront plan that has been opened up for public comment this week.

"I think it's quite a change from a public sewer into a social medium," said Ralph Hallin, a retired landscape designer who attended the forum hosted Thursday night in Sand Springs by the U.S. Army Corps of Engineers and the Indian Nations Council of Governments.

Sewage, slaughterhouse waste and oil refinery pollution in the Arkansas River could all add up to a nightmare if the plan gets rolling toward reality, Hallin worried.

"It's good if you can clean up all the negatives," he said. "It's just too bad that the city fathers of yesteryear didn't control the dumping."

Others worried that the Corps of Engineers is cheerleading the plan so much that it is failing to address problems such as flooding and levees.

But, overall, most of the 80 to 100 people who showed up at the meeting — the fourth of five being held in and around Tulsa this week — were gung-ho about the plan, which in Sand Springs would add, in part, a low-water dam, a river park, nature trails and an interior least tern habitat island, as well as beautify a waterfront that is little used for recreation now.

"We can always hope," said Betty Joyce, who loved the plan. "Oklahoma City has done wonders with their river, and it's done wonders for them."

Real estate agent Montie Box expanded on those sentiments.

"This can create economic development for the whole area —

'Oklahoma City has a ditch. We have a river. They've taken that ditch and done something with it. Just think of what we can do with a river!'

Montie Box  
*a real estate agent*

not just Sand Springs," Box said. "Oklahoma City has a ditch. We have a river. They've taken that ditch and done something with it. Just think of what we can do with a river!"

Box agreed that cleaning up the pollution will be a big chore, but he added that if the Mississippi River could be cleaned up around New Orleans, it's not unreasonable to think that the Arkansas could be cleaned up, too.

Even so, Steven Sanders, who loves to fish in the river near Sand Springs, worried about his access being cut off by developers keen on building restaurants and shops.

"They're going to limit access to the river just so someone can go eat a hamburger," Sanders said.

Sand Springs-area residents' reactions to the plan echoed those of people in other communities that already have held public meetings this week: Jenks, Bixby and Tulsa.

The fifth and final meeting is to be held from 6 to 8 p.m. Friday at the Broken Arrow Community Center, 1500 S. Main St.

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# Feelings mixed on BA river development plan

By Rob Walton

**BROKEN ARROW** — Trying to improve the somewhat bland of the town, Broken Arrow is looking for a new look for Broken Arrow that will excite residents and visitors alike.

Det. Schumann is in the former crowd. She's excited by visions of expanding the Indian Springs Sports complex, a boardwalk, restaurants and shopping.

"I think it looks very attractive," Schumann said. "I think it's a more development south."

John Finkle is in the more-developed-out group. Although he is a Broken Arrow resident, Finkle said the city is already "founded on northside development and that the river's real economic potential lies in Tulsa and Jenks."

"I think it's more perfect for Tulsa than Jenks," Finkle said. "Broken Arrow would be more long-term."

Residents got one final look at the Arkansas River river plan during a public hearing on the plan.

Broken Arrow Community Center. The plan is to build a bridge over the river corridor from the Riverside Dam to the Wagoner County line.

Responses from those hearings will be included in a final plan that will be presented to the City of Broken Arrow. The Corps of Engineers, which has the logistical issues on the river. The Corps is working on the plan.

with engineering firm C.R. Gamble and City of Broken Arrow. Associates. The plan eventually will be sent to the Arkansas River Planning Council, which is made up of representatives of Government.

"After trying to get your thoughts on last time," said Jimmie Hannon, C.R. Gamble's environmental planner with the Corps of Engineers, "the plan focuses on a stretch where Aspen Avenue (150th East Avenue) meets river."

is the first north bank. Any development would be anchored by the sports complex already in existence. City Parks and Recreation Department would be paid for the project. The complex already draws plenty of visitors and would gain more baseball, softball and soccer leagues at spots were offered there. Edmond

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SEE B1W1 A-17

## RIVER:

Even optimistic residents worry about cost and flooding

By M. A. S.

Palms don't have a place to go in, sit down and cool off, he

said. "And we have such a beautiful vista down here you don't want to lose it," the horsehoe bend that we're not losing anything," she would not like to see it go, but she includes restaurants, shopping and much more, according to the design shown Friday.

As far east of the sports

complex with trails, while the

riverfront would host a guest

center, elevated pier and a

slightly south to meet the

avenue.

and the

west side.

and

and

Even optimistic residents

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about cost and flooding

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Public comments about the

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**NEWSLINK Overnight Report**

Prepared 6/22/2005 by NEWSLINK of Oklahoma

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Program

Text/Summary

**Tuesday, June 21, 2005****2 KJRH - Tulsa OK**6:00 PM Seg. of KJRH 6PM  
Time/Length: 18:01:36 /  
01:56

DOWNTOWN TULSA IS BEING REVITALIZED... BROOKSIDE IS BOOMING... NOW WEST TULSANS ARE HOPING TO SPRUCE UP THEIR SIDE OF TOWN. NEW AT SIX.. CHANNEL 2'S OMADELLE NELSON JOINS US FROM THE NEWSROOM. KAREN- I SPENT THIS AFTERNOON TALKING WITH A GROUP OF EXCITED BUSINESS OWNERS.. WHO PLAN ON MAKING WEST TULSA WHAT IT ONCE WAS... AND MORE. THE WEST TULSA SAM PATTON LIVES IN TODAY.. IS A LOT DIFFERENT THAN WHEN HE WAS YOUNGER. ((I'VE SEEN IT DECLINE.)) BUT HE MOVED HIS BUSINESS.. OFFROAD EQUIPMENT.. BACK TO THE AREA.. AFTER MORE THAN 10 YEARS IN ANOTHER PART OF TOWN. ((I THINK THAT SPRUCING UP THE AREA, MAKING IT LOOK NICE IS GREAT, BUT THERE HAS TO BE INCENTIVES.)) THAT'S JUST WHAT THE SOUTHWEST TULSA MAIN STREET PROGRAM WANTS TO DO. JUMPSTART NEW BUSINESSES.. AND HELP EXISTING ONES CONTINUE. ((IT HAS HISTORICAL SIGNIFICANCE.)) RICK HAMMER SAYS WEST TULSA IS A UNIQUE NEIGHBORHOOD.. THAT JUST NEEDS TO BE REVIVED. THE MAINSTREET IDEA IS TO REMIND PEOPLE THAT IT'S AN IMPORTANT AREA.. BY CAPITALIZING ON ITS BEST ASSETS. THE RAILROADS THE RICH OIL AND GAS HISTORY AND OF COURSE.. ROUTE 66. THEIR PLAN IS TO TRANSFORM SOUTHWEST BOULEVARD INTO ANOTHER TULSA BUSINESS AND ENTERTAINMENT DISTRICT.. MUCH LIKE CHERRY STREET. ((WE WANT TO MAKE SURE THAT PEOPLE REALIZE THAT THIS IS A GREAT PLACE TO COME AND DO BUSINESS.)) IN ADDITION TO THE MAINSTREET PROGRAM, THE MAYOR'S OFFICE SAYS DEVELOPMENT IN WEST TULSA IS CRUCIAL TO THE CITY'S FUTURE. PHASE II OF THE RIVERSTUDY.. IDENTIFIED LOTS OF AREAS OF POTENTIAL ALONG THE RIVER.. INCLUDING THE FESTIVAL SITES. ((DEVELOPMENT ALONG THE WEST BANK OF THE RIVER WAS CRUCIAL IN THOSE PLANS.)) AT THIS POINT, THERE ARE NO PUBLIC FUNDS HEADED TO THE WEST BANK. THE MAIN STREET PROGRAM HOPES TO GET FEDERAL FUNDS THROUGH AN HISTORIC PRESERVATION GRANT. ON, C2W4U. THE GROUP HAS A FIVE-YEAR PLAN FOR REDEVELOPMENT.. AND HOPES TO START IN THE NEXT FEW MONTHS.

**5 KOKI - Tulsa OK**9:00 PM Seg. of KOKI Fox  
Time/Length: 21:15:01 /  
02:19

ARE "ROLLING ON THE RIVER." IT'S BEEN THE TALK OF GREEN COUNTRY FOR WEEKS. CITY AND COUNTY PLANNERS... ARE FOCUSING ON FIVE CITIES....TULSA, SAND SPRINGS, BROKEN ARROW, BIXBY AND JENKS. FOX 23'S DIANE WHITE JOINS US. DIANE... JENKS' SUCCESS... HAS OTHER CITIES WANTING "IN ON THE ACTION." THAT'S RIGHT..THEY'D LIKE TO SEE THIS IN THEIR CITY. THE RIVERWALK HAS BEEN BUSTLING FOR WEEKS...SINCE ITS GRAND OPENING AT THE BEGINNING OF JUNE. THIS IS BRINGING BUSINESS AND BUCKS TO THE CITY OF JENKS....NOW ANOTHER GREEN COUNTRY COMMUNITY WANTS TO GET IN ON THE GAME. The game tonight...is softball "We all love it...once it's in your blood you can't give it up." "We play every year - Summer season. This year we got in out here - because a lot of us live in this area." ...in Broken Arrow - home of the Indian Springs Sports Complex. It's a complex that could grow...- as developers make plans for the Arkansas River. "And the main reason that these players and this sports complex would benefit from river development...is just beyond those trees...sits the Arkansas River." And county planners want to turn this - into this. A plan that would build on what's already there...by adding more playing fields, an activity center.....more for people to do.. "Well, Aspen Avenue is right in the center of the complex...what we want to do is basically extend that down to the river that has great public access...we've got a great four lane road through there... currently you can be out there for games...and you don't even know

there's a river behind there." But there is - and the people who come out here each night...would welcome a place to play - after they're done playing ball. "I think people out on this end of BA are really eager and hungry for restaurants and fun things to do out here." HERE'S A LOOK AT THE ARCHITECT'S PLAN...WHAT IT COULD LOOK LIKE ALONG THE RIVER IN BROKEN ARROW. SOME HIGHLIGHTS INCLUDE ADDING AN INDOOR SOCCER STADIUM,... BUILDING AN ACTIVITY CENTER... AND INITIALLY A FEW RESTAURANTS AND SHOPS. IN THE NEWSROOM, DIANE WHITE FOX 23 NEWS. HERE IS MORE INFORMATION. BROKEN ARROW CITY LEADERS ARE EXCITED ABOUT HAVING MORE RECREATION ALONG THE RIVER... BUT ARE ALSO BEING REALISTIC. WHILE THE SPORTS COMPLEX COULD GROW QUICKLY...THEY KNOW IT COULD BE SEVEN TO TEN YEARS BEFORE THERE IS MAJOR DEVELOPMENT ALONG THE ARKANSAS.

TYPE KEY: LS = Live Studio, Oth = , Pkg = Package, Rdr = Reader, SOT = Sound On Tape, VO = Voice Over, WXO = Tulsa Weather,

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## Program

## Text/Summary

**Tuesday, June 21, 2005**

5 KOKI - Tulsa OK

8 KTUL - Tulsa OK

5:00 PM Seg. of KTUL 5PM  
Time/Length: 17:02:32 /  
02:13

AN AREA OF TULSA THAT HADN'T SEEN A LOT OF GROWTH IN IS A WHILE IS HIT WITH A BUILDING BOOM AND THAT'S GOOD NEWS FOR THOSE WHO LIVE IN THE SOUTHWEST PART OF THE METRO AREA. NEWSCHANNEL 8'S BILL MITCHELL IS WITH OUR LIVE MOBILE NEWSROOM IN GLENPOOL. >> Reporter: MARGARET, A LOCAL REALTOR HERE, SAYS STONES LIKE THIS ONE HAVE INCREASED IN VALUE ABOUT \$3,000 OVER THE PAST THREE YEARS. SHE EXPECTED THAT VALUE TO GO UP EVEN MORE BECAUSE OF THE BIDDING BOOM ON THE SOUTHWEST SIDE OF THE METRO. -- BUILDING BOOM ON THE SOUTHWEST SIDE OF THE METRO. THE ARKANSAS RIVER IN THE SOUTHWEST METRO AREA IS LIKE A MAGNET FOR DEVELOPMENT. IT ALL BEGAN ABOUT TWO YEARS AGO WHEN THE OKLAHOMA AQUARIUM OPENED. ITS SUCCESSION HAS LED THE WAY FOR NEW HOTELS RESTAURANTS AND THE BUSY RIVER WALK. NOW THE ENTIRE AREA IS GREENING UP WITH LOTS OF DEVELOPMENT. THIS IS STONE BROOK PARK, A FOUR-PHASE PROJECT OF NEW HOMES, PARKS, POOLS AND GREEN GET BELTS. THE SECRET SAYS THE BUILD SER LOCATION, LOCATION, LOCATION. IT INCLUDES EASY ACCESS TO HIGHWAY 75 AND THE NEARBY 71st STREET AND A PROPOSED SHOPPING MALL TO BE BUILT CLOSE BY. >> DOWN TO THE CLOSE TO THE NEW RIVER WALK AREA THAT'S NEAR JENKS AND WE'RE IN THE JENKS SCHOOL DISTRICT, WHICH DON'T -- Reporter: EVEN PEOPLE WHO LIVE IN MODEST HOMES FIVE MINUTES AWAY FROM ALL THAT DEVELOPMENT, THERE IS GOOD NEWS FOR THESE HOMEOWNERS. THE VALUE OF THEIR PROPERTY WILL GO UP. >> ALL THE HOUSES IN GLENPOOL HAVE GONE UP IN VALUE. >> Reporter: REL TORE MARGARET PETTY SAYS THERE ARE CURRENTLY NEW FIVE SUBDIVISIONS BEING BUILT. SHE SAYS HER BEST COVER CUSTOMERS COME FROM OUT OF STATE AND GET MORE BANG FOR THEIR BUCK WHEN BUYING A HOME HERE. >>IOUS, I JUST LOVE THOSE CUSTOMERS. THEY SAY YOU MEAN IT DON'T COST ANYMORE THAN THAT? >> Reporter: SHE SAYS MORE PEOPLE ARE MOVING IN THAN OUT. THE BUILDER SAYS ONCE THE HOMES ARE BUILT, THE PEOPLE WILL ATTRACT EVEN MORE DEVELOPMENT. NOW, THAT MEANS MORE TAX DOLLARS FROM EVERYBODY FROM SAND SPRINGS TO GLENPOOL TO TULSA. LIVE IN THE MOBILE NEWSROOM, IN GLENPOOL, BILL MITCHELL, NEWSCHANNEL 8. TULSA CITY COUNCILORS MET TODAY TO HEAR DETAILS ABOUT A NEW PLAN TO INCREASE SALES TAX REVENUES. THE PROBLEM IS SOME BUSINESSES ARE PAYING, SOME ARE NOT. NEW TONIGHT AT 6:00 WE HEAR ABOUT A REVENUE-ENHANCEMENT PROGRAM AND ONE CITY'S EXAMPLE OF HOW IT'S MAKING MILLIONS OF DOLLARS. MARK.

6:00 PM Seg. of KTUL 6PM  
Time/Length: 18:09:20 /  
01:23

PROPERTY TAXES ARE ON THE RISE IN THE METRO AREA TONIGHT AND IT'S BECAUSE OF EXPLOSIVE GROWTH IN SOUTHWEST TULSA AND JENKS. AUS NEWSCHANNEL 8'S BILL MITCHELL FOUND OUT, THE DEVELOPMENT IS PROVIDING A LOT MORE THAN JUST HIGHER TAXES. >> Reporter: CAROLE, THE BUILDING BOOM GOES FROM SAND SPRINGS TO TULSA TO JENKS TO GLENPOOL. FIVE NEW SUBDIVISIONS ARE GOING IN HERE IN GLENPOOL. JUST DOWN THE STREET IN JENKS, THIS IS THE STONEBROOK PARK. A FOUR-PHASE PROJECT OF NEW HOMES, PARKS, POOLS, AND GREENBELTS. THE SECRET TO ALL THIS GROWTH IS LOCATION, LOCATION, LOCATION. IT INCLUDE EASY ACCESS TO HIGHWAY 75 AND 71 OF THE STREET. A NEW SHOPPING CENTER WILL BE BUILT. THIS PLUS ALL THE DEVELOPMENT ALONG THE RIVER WILL HELP EVERYONE WHO LIVES IN THE SOUTHWEST METRO AREA. >> THE ENTIRE NEIGHBORHOOD SHOULD BENEFIT FROM IT, NOT ONLY JUST THE SUBDIVISIONS. BUT ALL THE SURROUNDING AREAS. USUALLY WHENEVER A NEW ADDITION GOES IN, WITHIN A FEW YEARS, YOU SEE NEW DEVELOPMENT ALL THE WAY AROUND. >> Reporter: AND ALL THAT GROWTH MEANS

GOOD THINGS. HOME AND LAND VALUES GO UP AND ALL TOWNS GET MORE SALES TAXES. LIVE IN GLENPOOL NEXT THE MOBILE NEWSROOM, BILL MITCHELL, NEWSCHANNEL 8. AND JUST TO GIVE YOU AN IDEA THE SOUTHWEST DEVELOPMENT PROJECTS ARE EXPECTED TO GENERATE AS MUCH SALES TAX REVENUE AS WOODLAND HILL. S MALL AND THAT ADD – HILLS MALL AND THAT ADDS UP TO 5 MILLION A YEAR FOR JUST THE CITY OF TULSA – THE CITY OF TULSA.

TYPE KEY: LS = Live Studio, Oth = , Pkg = Package, Rdr = Reader, SOT = Sound On Tape, VO = Voice Over, WXO = Tulsa Weather,

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## River Development

Green Country could get a big makeover and a brand new look. As leaders move forward with plans for the Arkansas River, some neighbors are worried what this could mean to their homes. Developers spent the past week showing their plans for river development in five different cities including Tulsa. Developers want to bring even more people there by connecting two popular areas - Riverside and Brookside. Developers want to build a trail along Crow Creek to do this, but neighbors have some concerns about how this would affect their safety. Developers are going to spend the next ten days going over all of the feedback they've received this week. The next draft should be finished by June 30th and final plan will be done by the end of July. City and county leaders are proposing projects for several communities along the river. Along with Tulsa, there are ideas planned in Jenks, Sand Springs, Bixby and Broken Arrow. Overall, planners say people are excited about developing the river. There are concerns about flooding and pollution, mainly in Bixby and Broken Arrow.

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# Arkansas River development talks continue

## Preliminary details, proposals revealed

By JO-ANN JENNINGS  
Neighbor Newspapers staff

Everybody is talking about the Arkansas River.

Phase II of a Master Plan and Pre-Reconnaissance Study of the Arkansas River Corridor was recently launched with a series of five meetings in the Tulsa area.

The U. S. Army Corps of Engineers (Tulsa District), Indian Nations Council of Governments (INCOG), and C. H. Guernsey and Company met at the Bixby Community Center last week to get public input on development along the Arkansas River.

Privately and publicly owned property within the river corridor was addressed and potential restoration sites were identified, as well as sites for possible development and redevelopment.

Jimmie Hammontree, C.H. Guernsey and Company, led the visitors through a visual presentation as he explained what had been determined during Phase I and the purpose of Phase II.

Plan I, which ended in 2004 under the direction of INCOG, consisted of a series of meetings in which a community wish list was created.

The top 10 wishes were: riverfront oriented retail shops and restaurants; enhanced preservation of natural resources; water in the river to develop river lakes for recreation; additional multi-use trails; entertainment districts; improved access to public lands along the river; additional wilderness areas and nature trails; boardwalks; additional amphitheater and performing arts spaces and related parking; and improved connections to downtown/neighborhoods.

"Phase II is a multi-year process of refining ideas," said Hammontree. "We will also look for opportunity and constraints for development."

According to Hammontree, the team had met with agencies, had internal workshops, written letters to state and federal agencies for input and made an inventory of infrastructure and envi-

ronmental issues, determining the key development sites.

Public input was gathered at the meetings and information presented on: the Sand Springs Riverfront, the Zink Lake area, the 71st Street Riverfront, Jenks/South Tulsa Riverfront, Broken Arrow/Aspen Avenue, and the Bixby Riverfront.

The maps designed for Phase II identify possibilities determined following hydraulic and hydrology studies. Fund sources were also considered.

"We looked at eight possible dam locations," said Hammontree. We did the technical analyses and divided the results into tiers of feasibility.

Dam 4, Jenks/South Tulsa, downstream of the Creek Turnpike, and Dam 7 in Sand Springs near Main Street were determined to be the most feasible.

On the second Tier of feasibility was Dam 6, Tulsa, upstream of I-44.

Less feasible, Tier III, was Dam 1, Broken Arrow between 145th Street and 161st E. Ave.

Determined to be currently infeasible were Dam 2, Bixby, downstream of the Memorial Bridge; Dam 3, Jenks/South Tulsa (Yale Ave.); and Dam 5, Tulsa, upstream of 81st Street.

The hydraulics/hydrology studies of all proposed dams were analyzed with a concurrent INCOG water quality modeling study utilized.

Dams 4, 6 and 7 are currently feasible. Dams 1 and 8 would be in a long-range plan. Dams 1 and 3 would negatively affect water quality. Dam 5 would negatively affect water quality and hydraulics.

Ecological studies included an assessment of existing biological resources and coordination with agencies including the U.S. Fish and Wildlife Service, Oklahoma Department of Wildlife Conservation, U.S. Army Corps of Engineers, U.S. Geological Survey, Oklahoma Conservation Commission, Natural Resources Conservation Service, and the Oklahoma Department of Environmental Quality.

Protected species identified in the corridor were the bald eagle; the interior least tern; the piping plover; and American burying beetle.

Sport fisheries identified were striped, sand, and large mouth bass; paddle fish; catfish and sunfish; and migratory waterfowl.

Restoration opportunities identified in the ecological study were recreation, wetlands, aquatic habitat and a riparian (of or on a natural course of water) habitat. There was potential concern for zebra mussels and golden alga.

Also taken into consideration for in the ecological studies were: habitat assessment for planned projects; downstream effects of dams; angling benefits in pools; golden alga blooms in pools; food supply for artificial tern islands; concerns and design constraints for sport fish; maintenance/operation of dams; angling locations and boat ramp locations.

Included on the map for the Bixby Riverfront are proposals for riverfront retail/entertainment area; Bentley Park sports complex; multi-family development opportunities; commercial redevelopment along Memorial Drive; ecosystem restoration and trails.

The Broken Arrow Riverfront proposed plan includes indoor soccer complex; riverfront shops and restaurants; elevated pier and boardwalk; improvements to sports fields and parking; nature center; ecosystem restoration and trails; least tern habitat.

The 71st Street Riverfront—East Bank proposed plan includes a community health and fitness center; riverfront restaurants and plaza; a pedestrian promenade and river overlooks; a lake and boat dock; enhancement of recreational open space; ecosystem restoration and trails.

The Jenks/South Tulsa Riverfront proposed plans includes low water dam and pedestrian bridge; fishing piers and boat ramp; Oklahoma Aquarium campus devel-



Photos by Jo-Ann Jennings

**TALKS CONTINUE** — Jerry Lasker, above, left, and Micky Webb, point to key points on the Arkansas River plan. Lasker is director of the Indian Nations Council of Governments. Webb is manager for the City of Bixby. Below, Jimmie Hammontree, C.H. Guernsey and Company, takes a question from the crowd of about 60 people.

opment; ecosystem restoration and trails; a least tern foraging habitat and island; a bald eagle habitat; flood damage reduction; commercial riverfront development; and a water taxi.

The Crow Creek Corridor proposed plan includes ecosystem restoration; stream bank stabilization; flood damage reduction; trail connection from River Parks to Brookside; mixed use redevelopment of an existing apartment complex; Gateway/park at Peoria Avenue; and replicating WPA channel aesthetics.

The 71st Street Riverfront—West Bank proposed plan includes an adult soccer complex; improved access to City of Tulsa bio-solids facilities; a multi-family residential destination restaurant; and ecosystem restoration and trails.

Proposed for the Sand Springs Riverfront are a low water dam and pedestrian bridge; extension of Main Street boulevard to river; potential redevelopment sites; a marina; ecosystem restoration and trails; improved connections to River City Park; creation of least tern island; Hwy. 97 bridge enhancements; fishing piers and a community boat ramp.

Proposed for Zink Lake Riverfront—West Bank are a festival park expansion; an expanded marina and boat docks; a children's museum; a minor league baseball stadium; restaurant and retail businesses; a pedestrian



promenade with overlooks and light towers.

Proposed for the Zink Lake Riverfront—East Bank are multi-use and residential opportunities; Route 66 museum and plaza; pedestrian promenade with overlooks and light towers; ecosystem restoration and trails.

Information gathered from the public meetings will be incorporated into the draft master plan which will be submitted to the Corps of Engineers on June 30.

The deadline for the final report is July 30, said Hammontree.

Completion of these projects, he said, will take local public and private development, future corporate partnerships, and other federal participation with continued public input.

For more information community residents and organizations are encouraged to e-mail [arkansasrivermasterplan@chguernsey.com](mailto:arkansasrivermasterplan@chguernsey.com).

BA Daily Ledger June 8, 2005

# Last chance for river input is June 17

Broken Arrowans will have a final opportunity to provide input on planned development along the Arkansas River on Friday, June 17 at the Community Center, 1500 S. Main St.

The session will be hosted by the Tulsa District of the U.S. Army Corps of Engineers, Indian Nations Council of Governments and C.H. Guernsey & Co., organizations charged with developing a master plan for the 42-mile stretch of the Arkansas River traversing through Tulsa County.

The meeting, which will be held from 6 to 8 p.m. is part of phase two of the master plan for the river from Keystone dam to the Wagoner County line.

Similar sessions will be held June 13 in Jenks, June 14 in Bixby, June 15 in Tulsa and June 16 in Sand Springs.

# Sand Arkansas River meeting set June 16

Sand Springs Leader  
June 12, 2005

## ► Phase 2 of master plan up for discussion

A public meeting on the Arkansas River master plan will be held Thursday, June 16 at Sand Springs city hall, 100 Broadway Avenue, from 6-8 p.m.

This meeting and others within the Tulsa metro area are part of Phase 2 of the river master plan that will develop the section of the Arkansas River extending from Keystone Dam to the Wagoner County Line.

At the meetings, public input will be sought and information presented on the master plan findings and draft conceptual plans for development sites including Sand Springs Riverfront, and the findings from the study on low-water

dams.

Sand Springs has been listed as one of the leading contenders for a low-water dam, which would provide recreational opportunities and possibly spur economic development along the dam. Information gained from the public meetings will be incorporated into the draft master plan that will be submitted to the Corps of Engineers June 30.

Officials with the Tulsa District of the U.S. Army Corps of Engineers, Indian Nations Council of Governments and C.H. Guernsey & Company are charged with developing a master plan for the 42-mile stretch of the Arkansas River that is in Tulsa County.

According to Cynthia Kitchens, Corps of Engineers project manager, the sessions will provide area residents with a unique opportunity to offer input

about the development of a major economic resource.

"The Arkansas River has great potential for Tulsa's economic development, and we're eager to show the community how this project has moved forward," Kitchens said.

The project is funded in part by Tulsa-area local governments and business leaders, with the aim of identifying the most appropriate use for all parts of the river and bordering lands.

The most promising ideas will consider elements of environmental quality, economic development and social well-being.

Other public meetings will be held in Jenks on June 13, at the Bixby Community Center on June 14, at Tulsa Central Library on June 15 and at the Broken Arrow Community Center on June 17.

# Friday last chance for river plan input

By BOB BETHELL  
City Editor

The Indian Nations Council of Governments (INCOG) will host a meeting in Broken Arrow Friday for one last round of public input on the draft master plan for the Arkansas River Corridor planning project.

At position "eight" for possible future Arkansas River recre-

ational development. Broken Arrow is near the bottom of the plan to develop the section of the river extending from Keystone Dam to the Wagoner County Line.

The plan is managed by the U.S. Army Corps of Engineers, Tulsa District, Indian Nations Council of Governments and consulting firm C.H. Guernsey and Co. of Oklahoma City.

Representatives from those

entities held a public meeting in BA earlier this year as part of "Phase Two" of the study.

"Our work is funded in part by Tulsa-area local governments and business leaders, with the aim of identifying the most appropriate use for all parts of the river and bordering lands," said Ken Senour, project manager for Guernsey.

A BA recreational area would

depend on an extension of Aspen Avenue (145th East Avenue) from the Indian Springs Sports Complex south to the river, said Guernsey's Mike Peters.

BA's prospects would not include the retail and residential development favored for Tulsa and Jenks.

"Because of BA's distance from

See RIVER, Page 3

## RIVER

Continued from Page 1

the waterway, stores just are not as feasible.

"Taking Aspen south past the sports complex and down to the river is key," said Peters.

"People spend countless hours in the sports complex, but have no relationship with the river at all and certainly don't benefit from it right now.

There is a bridgeable 'island' that could be ideal as an all-terrain vehicle park, and we are working with a gravel company that has rights to that area, Peters indicated.

A large wooded area along the bank that could become a nature park also drew planners' attention.

Another idea being entertained by INCOG is an indoor soccer complex.

"The only one in the Tulsa area is on 61st Street, and it is used night and day.

"Given all the sports activities in BA,

great use could be made of it, Peters said.

"For people here for tournaments there is absolutely nothing out there for them to do between games, and there is no restaurant either.

"We want to take advantage of all the people; all the events and give them activities that support all the stuff that is going on here.

There could be a restaurant, Peters indicated, but planners would have to be smart about its relationship to other activities.

The Corps of Engineers will receive the studies and results of the the public hearings held this week in Jenks, Bixby, Tulsa, Sand Springs and Broken Arrow.

The BA meeting is set for 6 p.m. Friday at the Community Center, 1500 S. Main Street.

BA Daily Ledger  
June 19, 2005

# INGOG rolling on river plans

By **BOB BETHELL**  
City Editor

Broken Arrow's promise in the ambitious Arkansas River Development Plan is not of the magnitude of Sand Springs, Tulsa or Jenks - but the city won't be left dog paddling,

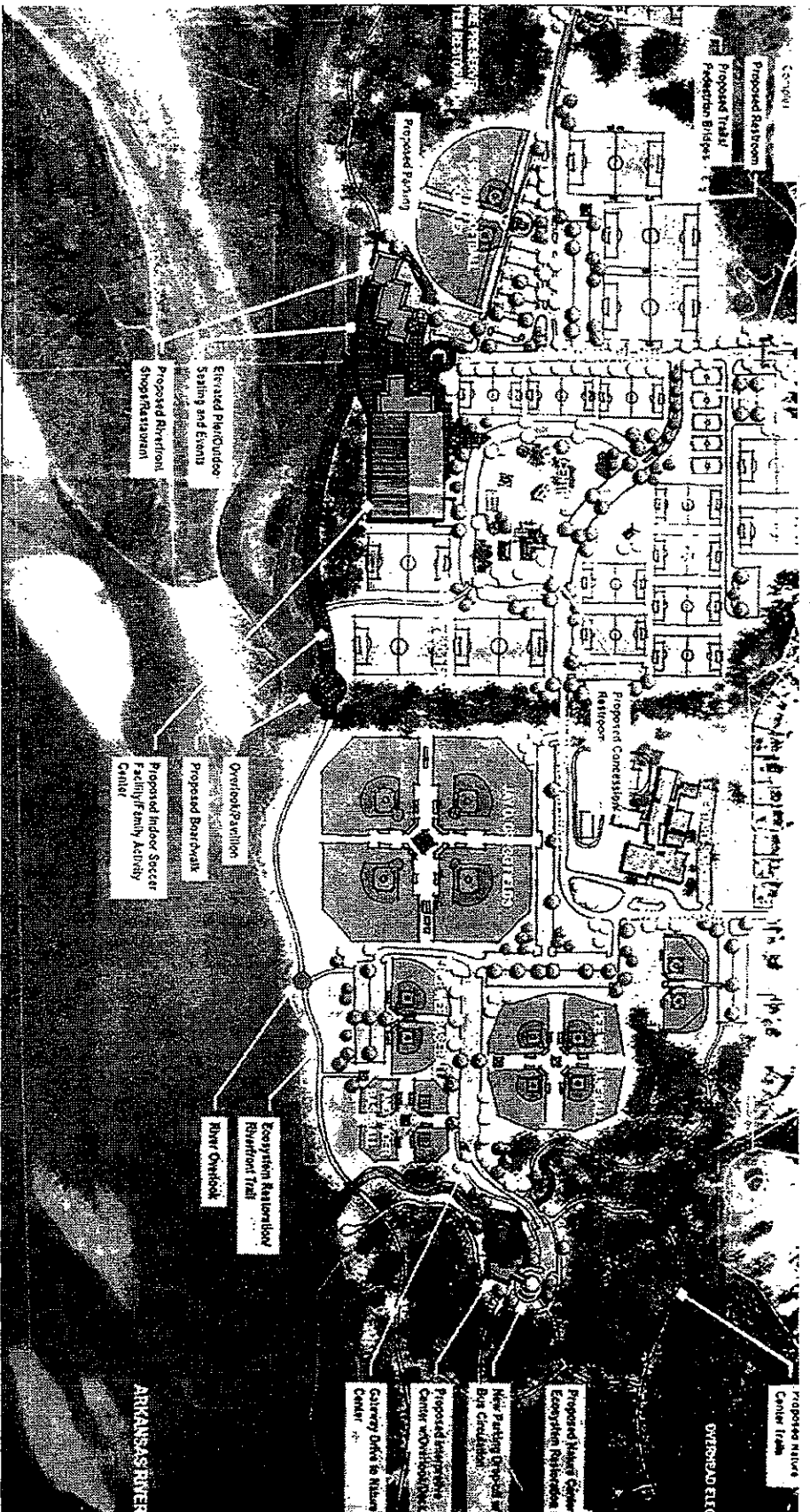
either. Planners envision Aspen Avenue continuing south of the Indian Springs Sports Complex, ending in a plaza co-anchored by restaurants, plus a substantial park area and a board

See RIVER, Page 7



**IMPRESSIVE PROPOSAL** - for a Broken Arrow/Arkansas River waterfront was discussed by (from left) consulting hydrologist Bill Smith, landscape architect Mike Peters and Paul Kroutter of the Broken Arrow Police Department.

**BOB BETHELL**  
Daily Ledger



# RIVER

Continued from Page 1

walk east along the river. Officials from the Tulsa District of the U.S. Army Corps of Engineers, Indian Nations Council of Governments (INCOG) and C.H. Guernsey & Company held a public meeting Friday evening at the Community Center, 1500 S. Main St. to show citizens their latest designs.

An all-terrain vehicle park was part of the original concept for BA, but was dropped because of noise and liability potential, said landscape architect Mike Peters of Alaback Design.

"The Broken Arrow proposal

does not rely on low-water dam construction up front as do the other cities up-river.

"But in the future, another dam is envisioned for this area," he said.

Peters said BA's new waterfront (sans dam) could be a reality in perhaps five years.

"At the outcome of all this work, we will have a final master plan, and one of the next big steps will be to look at all the funding required."

Much private money will be invested, he said, but public funds will also be required to build dams.

"Much private money w

invested, and that is especially true for Broken Arrow," Peters said.

"Most of the proposals, including an indoor soccer complex, restaurants and retail stores will support the Indian Springs Complex, so you can see why the area could be attractive to private development."

A low-water dam could be constructed downstream to provide a "lake" at the waterfront added Guernsey Group hydrologist Bill Smith.

"This is such a sports-oriented complex that it is an ideal point for a low-water dam and a lake," he said.

"The One" dams (Sand Springs and Tulsa) have priority, and Smith said those could

be constructed within five years.

"The second tier would be 20 years out, and would include one upstream at Interstate 44.

"I, long range, we have the one at Broken Arrow."

The master plan is funded in part by Tulsa-area local governments and business leaders, said project media relations specialist Justin Proctor.

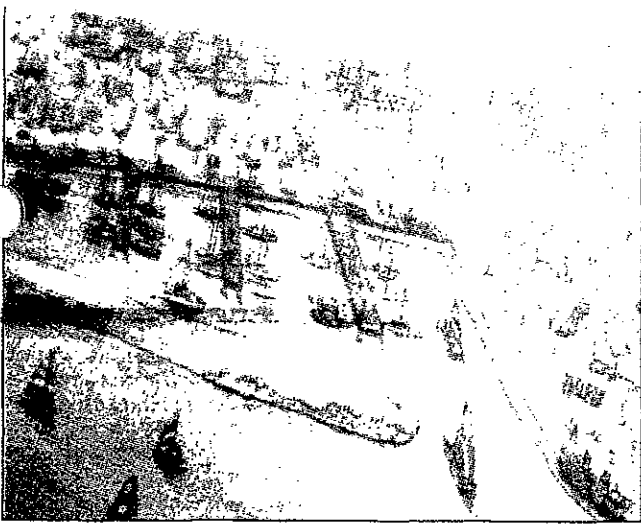
"The aim was to identify the most appropriate use for all parts of the river and bordering lands. The most promising ideas considered elements of environmental quality, economic development and social well-being."

The master plan should be finalized this summer, Proctor said.

## WATERFRONT

AREA - at South Aspen Avenue and the Arkansas River could be completed in as little as five years because no BA low-water dam is projected in the foreseeable future.

Sand Springs June 19, 2005



ANNA F. BROWN/Leader

The Sand Springs marina was the highlight of the sketches for Sand Springs residents attending a public meeting on the Arkansas River Corridor Thursday.

## River plans unveiled

BY ANNA F. BROWN  
Staff Writer

Years in the future, imagine Sand Springs kids living in upscale riverfront apartments and condos, telling a parent they want to go watch the boats coming and going from the Sand Springs Marina. Imagine, the youngsters want to walk the trail under the state highway 97 bridge to River City Park

for a picnic.

It isn't that far-fetched.

The Arkansas River Corridor Phase II Master Plan presented at the Community Center Thursday included a color rendering of the Sand Springs Marina, made possible by the low-water dam that will create a 4.8-mile lake. The water in the lake will be 7-8 feet deep, said an official.

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# RIVER

Continued from page 1

One of the project team said only small boats, particularly sailboats, could be used in the lake. No motor boats would be allowed.

At the concept stage, the improvements and partly to be funded by the Vision 2025.

The Vision funds will provide \$5 million for two low water dams. Officially Dam 7 is in Sand Springs, near Main Street. The other Tier 1 or short-term dam selected is Dam 4 at Jenks, South Tulsa, downstream of the Creek Turnpike.

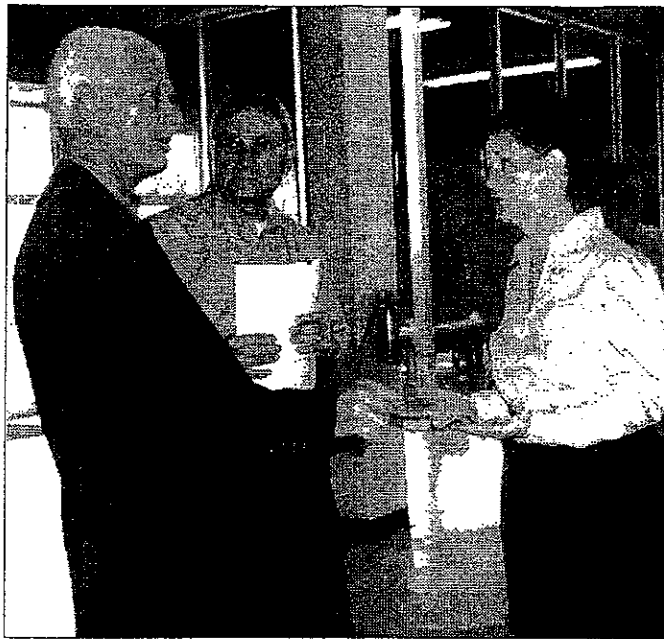
The plan calls for Main Street to be improved as it continues down to the river from Morrow Drive.

The Keystone Corridor Redevelopment would reach to Main Street on the east.

The concepts include a pedestrian bridge, fishing piers, a boat ramp and parking for boat trailers.

Gates in the low-water dam would open to allow sediment to pass through as well as fish. They could be left open some season and closed in the warmer months to create recreation opportunity.

There could be an island



ANNA E. BROWN/Leader

**Sand Springs Mayor Bob Walker, City Manager Loy Calhoun and Army Corps of Engineers' Cynthia Kitchens work out details of the public meeting at Sand Springs Community Center Thursday.**

in the pool based on further evaluation of their food source.

Other species who depend on the river include Bald Eagle, Piping Plover, American burying Beetle, striped, sand and large-mouth bass, paddle fish, catfish and sunfish as well as migratory waterfowl.

Also planned for this Sand Springs site is bridge enhancements and ecosystem restoration and trails.

Sand Springs Mayor Bob Walker opened the meeting praising the turnout. "This project has enjoyed unprecedented public input," said project coordinator Cynthia Kitchens, Army

Corps of Engineers.

She praised the Indian Nations Council of Governments for "catching the vision" even before the Sept. 9, 2003 Vision 2025 vote.

The Draft Master Plan should be ready June 30 and the final report will be July 30.

The planners divided the 42-miles stretch of the Arkansas River into upper reach, middle reach and lower reach. The plans include Tulsa, Bixby, Jenks, and Broken Arrow.

The ideas include lighted, stone and brushed steel monuments with an Arkansas River logo in the stone and the city emblem in the metal.

The purpose of the Thursday meeting was to call for ideas and questions.

River Parks Director Matt Meyer said it would take several funding mechanisms to fund even part of the plan. Planners are counting on private development to take off from the public spending. In some cases, the team used ideas from other parts of the vision and even private development already started in the plan.

Jimmie Hammonstree, from C.H. Guersey & Company, said he expects the plans to be realized in "bits here and there."

Jenks Journal  
June 23, 2005

# Meetings mark start of river corridor master plan review

BY JO-ANN JENNINGS  
Special to the Jenks Journal

Phase II of a Master Plan and Pre-Reconnaissance Study of the Arkansas River Corridor was launched last week with a series of five meetings in the Tulsa area.

The U. S. Army Corps of Engineers (Tulsa District), Indian Nations Council of Governments (INCOG), and C. H. Guernsey and Company met at the Bixby Community Center last week to get public input on development along the Arkansas River.

The Phase I Vision Plan consisted of a series of public meetings and outreach measures to record interest and vision for each community and the corridor as a whole.

Privately and publicly-owned property within the river corridor was addressed and potential restoration sites were identified, as well as sites for possible development and redevelopment.

Cynthia (Chindy) Kitchens of the U. S. Army Corps of Engineers told those attending the Bixby session, "We still want to hear your ideas," indicating that after a short presentation, visitors would be invited to go to the 'station' of their choice and ask questions.

Jimmie Hammonree, C.H. Guernsey and Company, led the visitors through a power point presentation as he explained what had been determined during Phase I and the purpose of Phase II.

Plan I, which ended in 2004 under the direction of INCOG, consisted of a series of meetings in which a community wish list was created.

The Top 10 wishes were: riverfront oriented retail shops and restaurants; enhanced preservation of natural resources; water in the river to develop river lakes for recreation (rowing, kayaking, fishing); additional multi-use trails; entertainment districts; improved access to public lands along the river; additional wilderness areas and nature trails; boardwalks; additional amphitheater and performing arts spaces and related parking; and improved connections to downtown/neighborhoods.

"Phase II is a multi-year process of refining ideas," said Hammonree. We will also look for opportunity and constraints for development."

According to Hammonree, the team had met with agencies, had internal workshops, written letters to state and federal agencies for input and made an inventory of infrastructure and environmental issues, determining the key

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Public input was gathered at the meetings and information presented on the Sand Springs Riverfront, the Zink Lake area, the 71st Street Riverfront, Jenks/South Tulsa Riverfront, Broken Arrow/Aspen Avenue, and the Bixby Riverfront.

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See MEETINGS, page 2

## MEETINGS — continued from page 1

and Dam 5. Tulsa, upstream of 81st St.

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For more information community residents and organizations are encouraged to e-mail [arkansas-rivermasterplan@chguernsey.com](mailto:arkansas-rivermasterplan@chguernsey.com).

# River front concerns may be shared at public meeting

INCOG will hold a meeting at the Bixby Community Center 6-8 p.m., Tuesday, June 14, 211 N. Cabaniss.

During a series of similar meetings, public input will be gathered and information presented on Phase II River Master Plan findings.

In addition to discussion of the Bixby river front, the series will discuss the Sand Springs, 71st Street, and Jenks/South Tulsa river fronts; the Zink Lake area; and Aspen Ave. in Broken Arrow.

Officials from the Tulsa District of the U. S. Army Corps of Engineers, Indian Nations Council of Governments (INCOG) and C. H. Guernsey and Company, organizations charged with developing a master plan for the 42-mile stretch of the Arkansas River traversing through Tulsa county, have scheduled a series of public meetings each afternoon, June 13-June 17, 6-8 p.m.

These meetings are part of Phase II of the River Master

Plan which will develop the section of the Arkansas River extending from Keystone Dam to the Wagoner County Line.

Officials from the Tulsa District, INCOG, and Guernsey will present findings and data and answer questions.

According to Cynthia Kitchens, Corps of Engineers' project manager, the sessions provide area residents with a unique opportunity to offer input about the development of a major economic resource.

Information gained from the public at the meetings will be incorporated in the Draft Master Plan which will be submitted to the Corps of Engineers on June 30.

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See RIVER, page 5

# RIVER

continued from page 1  
the river and bordering lands.

The most promising ideas will consider elements of environmental quality, economic development and social well-being.

The ongoing process is designed to collect wide-ranging input from throughout the Tulsa region and craft a citizen-based vision for the river.

INCOG officials working with the Tulsa District are targeting Summer, 2005, for completion of the Master Plan.

More than 50 organizations from Tulsa County are involved in an advisory capacity with the officials conducting Phase II which kicked off in October, 2004.

Tulsa Mayor Bill LaFortune and Tulsa County Commissioner Randi Miller are co-chairing the steering committee while Arvest president Don Walker and Tulsa city councilor Susan Neal co-chair the advisory committee.

The Phase I study which was previously conducted consisted of a series of public meetings and outreach measures to record interest and vision for each community and the corridor as a whole.

It addressed privately- and publicly-owned property with the river corridor and identified potential conservation, development and redevelopment sites.

Phase II will achieve the following with assistance from public, private and partnered stakeholder and interest groups:

--Addressing Phase I issues; prioritizing the strengths of project components; providing a funding and implementation framework; identifying opportunities to leverage local funds with federal funds; contributing to National Economic Development and National Ecosystem Restoration outputs; meeting applicable components identified in Proposition 4 of Vision 2025's overall plan as approved by voters in Sept., 2003.

For more information community residents and organizations are encouraged to e-mail [arkansas-rivermasterplan@chguernsey.com](mailto:arkansas-rivermasterplan@chguernsey.com).

Bixby Bulletin  
June 23, 2005

# Talking the walk

*River conversation deepens as agencies meet to discuss development along the Arkansas River.*

**BY JO-ANN JENNINGS**

News Editor  
bixbybulletin@neighbor-  
newspapers.com

Plans for development along the river front deepen with discussion and "talking the river walks."

Phase II of a Master Plan and Pre-Reconnaissance Study of the Arkansas River Corridor was launched last week with a series of five meetings in the Tulsa area, including Bixby.

The U. S. Army Corps of

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See RIVER, page 4

## RIVER

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According to Hammontree, the team had met with agencies, had internal workshops, written letters to state and federal agencies for input and made an inventory of infrastructure and environmental issues, determining the key development sites.

Public input was gathered at the meetings and information presented on: the Sand Springs Riverfront, the Zink Lake area, the 71st Street Riverfront, Junks/South Tulsa Riverfront, Broken Arrow/Aspen Avenue, and the Bixby Riverfront.

The maps designed for Phase II identify possibilities determined following hydraulic and hydrology studies. Fund sources were also considered.

"We looked at eight possible dam locations," said Hammontree. We did the technical analyzes and divided the results into tiers of feasibility.

Dam 4, Jenks/South Tulsa, downstream of the Creek Turnpike, and Dam 7 in Sand Springs near Main Street were determined to be the most feasible. On the second Tier of feasibility was Dam 6, Tulsa, upstream of I-44. Less feasible, Tier III, was Dam 1, Broken Arrow between 145h and 161st E. Ave.

Determined to be currently infeasible were Dam 2, Bixby, downstream of the Memorial Bridge; Dam 3, Jenks/South Tulsa (Yale Ave.); and Dam 5, Tulsa, upstream of 81st St.

The hydraulics/hydrology studies of all proposed dams were analyzed with a concurrent INCOG water quality modeling study utilized.

Dams 4, 6, and 7 are currently feasible. Dams 1 and 8 would be in a long-range plan. Dams 1 and 3 would negatively affect water quality. Dam 5 would negatively affect water quality and hydraulics.

Ecological studies included an assessment of existing biological resources and coordination with agencies: U.S. fish

and Wildlife Service, Oklahoma Department of Wildlife Conservation, U. S. Army Corps of Engineers, U.S. Geological Survey, Oklahoma Conservation Commission, Natural Resources Conservation Service, and the Oklahoma Department of Environmental Quality.

Protected species identified in the corridor were: the bald Eagle; the interior least tern, the piping plover; and American burying beetle.

Sport fisheries identified were striped, sand, and large mouth bass; paddle fish; catfish and sunfish; and migratory waterfowl.

Restoration opportunities identified in the ecological study were recreation, wetlands, aquatic habitat and a riparian (of or on a natural course of water) habitat. There was potential concern for Zebra mussels and golden alga. Also taken into consideration for in the ecological studies were: habitat assessment for planned projects; downstream effects of dams; angling benefits in pools; golden alga blooms in pools; food supply for artificial tern islands; concerns and design constraints for sport fish; maintenance/operation of dams; angling locations and boat ramp locations.

Included on the map for the Bixby Riverfront are proposals for riverfront retail/entertainment area; Bentley Park sports complex; multi-family development opportunities; commercial redevelopment along Memorial Drive; ecosystem restoration and trails.

The Broken Arrow Riverfront proposed plan includes indoor soccer complex; riverfront shops and restaurants; elevated pier and boardwalk; improvements to sports fields and parking; nature center; ecosystem restoration and trails; least tern habitat.

The Seventy-first Street Riverfront-East Bank proposed plan includes a community health and fitness center; riverfront restaurants and plaza; a pedestrian promenade and river overlooks; a lake and boat dock; enhancement of recreational open space; ecosystem restoration and trails.

The Jenks/South Tulsa Riverfront proposed plans includes low water dam and pedestrian bridge; fishing piers and boat ramp; Oklahoma Aquarium campus



**Jimmie Hammontree**

Engineers (Tulsa District), Indian Nations Council of Governments (INCOG), and C. H. Guernsey and Compa-



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# Future Look Of The Arkansas River Awaits Funding

Friday July 01, 2005 8:09am



Tulsa (AP) - The U-S Army Corps of Engineers wants to begin work as soon as possible on redeveloping the Arkansas River in Tulsa County.

Project manager Cynthia Kitchens says a master plan for the river will be completed by July 15th while actual work wouldn't start until March 2008.

Proposals for the river include low water dams at Jenks, Sand Springs and Tulsa to increase the water area and create a recreational section of the river. Other plans include trails, marinas, fishing sites and a pedestrian bridge.

Kitchens says the entire project will cost about 45 (m) million dollars.

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# River planning meeting here at 6 p.m. on Monday

Jenks residents will get an opportunity to provide input on Arkansas River development at a meeting to be held in Jenks City hall Monday.

Officials from the Tulsa District of the U.S. Army Corps of Engineers, Indian Nations Council of Governments (INCOG) and C.H. Guernsey and Company, organizations charged with developing a master plan for the 42-mile stretch of the Arkansas River traversing

through Tulsa County, have scheduled a series of public meetings each afternoon June 13 through 17, from 6 to 8 p.m.

These meetings are part of Phase 2 of the river master plan that will develop the section of the Arkansas River extending from Keystone Dam to the Wagoner County Line. Officials from the Tulsa District, INCOG and Guernsey will present find-

See RIVER, page 3

ings, data and answer questions.

According to Cynthia Kitchens, Corps of Engineers project manager, the sessions provide area residents with a unique opportunity to offer input about the development of a major economic resource.

"The Arkansas River has great potential for Tulsa's economic development and we're eager to show the community how this project has moved forward," said Kitchens.

• Monday, June 13 - Jenks. Jenks City Hall, Council Chamber - 211 N. Elm;

• Tuesday, June 14 - Bixby. Community Center - 211 N. Chapman;

• Wednesday, June 15 - Tulsa. Tulsa Central Library, Aaronson Auditorium (basement level) - 400 Civic Center;

• Thursday, June 16 - Sand Springs. City Hall, Community Room - 100 Broadway Ave.; and

• Friday, June 17 - Broken Arrow. Community Center - 1500 S. Main Street. Again, all meetings are 6 p.m. to 8 p.m.

At the meetings, public input will be gathered and information presented on:

• Phase 2 Master Plan findings;

• Draft conceptual plans for development sites:

\* Sand Springs Riverfront;

\* Zink Lake area;

\* 71st Street Riverfront;

\* Jenks / South Tulsa Riverfront;

\* Broken Arrow - Aspen Avenue;

\* Bixby Riverfront; and

• Findings from the study on low-water dams.

Information gained from the public at these meetings will be incorporated into the Draft Master Plan that will be submitted to the Corps of Engineers on June 30.

The project is funded in part by Tulsa-area local gov-

ernments and business leaders with the aim of identifying the most appropriate use for all parts of the river and bordering lands. The most promising ideas will consider elements of environmental quality, economic development and social well-being.

This on-going process is designed to collect wide-ranging input from throughout the Tulsa region and craft a citizen-based vision for the river. INCOG officials, working with the Tulsa District, are targeting summer 2005 for completion of the Master Plan.

More than fifty organizations from Tulsa County are involved in an advisory

capacity with the officials conducting Phase 2, which kicked off in October 2004. Tulsa Mayor Bill LaFortune and Tulsa County Commissioner Randi Miller are co-chairing the Steering Committee while Arvest President Don Walker and Tulsa City Councilor Susan Neal co-chair the Advisory Committee.

The Phase 1 study, previously conducted, consisted of a series of public meetings and outreach measures to record interest and vision for each community and the corridor as a whole. It addressed privately and publicly-owned property within the river corridor and identified potential conservation, development and redevelopment sites.

Phase 2 will achieve the following with assistance

from public, private and partnered stakeholders and interest groups:

- Address Phase 1 issues;
- Prioritize the strengths of project components;

- Provide a funding and implementation framework;

- Identify opportunities to leverage local funds with federal funds;

- Contribute to National Economic Development and National Ecosystem Restoration outputs;

- Meet applicable components identified in Proposition 4 of Vision 2025's overall plan as approved by voters in September 2003.

For more information, community residents and organizations are encouraged to e-mail [arkansas-rivermasterplan@chguernsey.com](mailto:arkansas-rivermasterplan@chguernsey.com).