



BROOKSIDE NEIGHBORHOOD ASSOCIATION

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YOUR NEIGHBORHOOD CONNECTION

March 2008
Issue 1

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RESTAURANT & PUB CRAWL - MARCH 13, 2008

Restaurant and Pub Crawl showcases some of the best eateries and drinking establishments in Brookside, Cherry Street, and Brady District. Free trolleys will run all during the event so patrons can just park once and enjoy the ride.

BROOKSIDE NEIGHBORHOOD ASSOCIATION MEETING - APRIL 7, 2008, 5:30 P.M.

Board meetings are generally held the first Monday of every month at the Trinity Methodist Church, 37th and Peoria. Use the east entrance. All Brookside neighbors are welcome to join us to see what is happening in your area!

ANNUAL HERB DAY - APRIL 12, 2008, 9:00 A.M. TO 5:00 P.M

Support the Oklahoma Herb Growers Association at Herb Day in Brookside, where more than 20,000 fresh herbs, peppers, tomatoes, potpourri, aromatherapy, oils, vinegars, and more can be found at South Peoria and East 41st Street.

EARTH DAY FESTIVITIES - WATCH FOR DATES IN APRIL!

Learn about recycling, gardening, tree planting, and much, much more.

CLEAN UP BROOKSIDE DAY - WATCH FOR DATES IN APRIL!

Help your neighbors clean up tree debris from gutters, drainage channels, and creeks.

5-STORY APARTMENT BUILDING PROPOSED FOR BROOKSIDE

Members of a Houston-based development company, Bomasada Group, Inc., presented a proposal to build a five-story apartment building to the Brookside Neighborhood Association at its monthly board meeting on January 14th, 2008. The development company promises that this will be an upscale complex consisting of approximately 250 units at the southwest corner of 39th and Rockford Avenue. The multi-family project is to take the place of the older one-story apartment units currently located there. The facility plans to have indoor and outdoor swimming pools, fitness center, billiards room, wine bar, cyber café, and more. A parking garage is planned for the first level and the other four floors will consist of one and two bedroom apartments. Rent would run from \$800 to \$2000 per unit per month based on size.

The proposed building's elongated front will face 39th street and sit across from the multi-family condos to the north. The building will be situated directly behind the Food Pyramid to the west. A surface parking lot will occupy the skinny portion of the property behind Wild Oats along 41st street. The side of the building running

along Rockford Avenue will face single-family homes to the east.

The Brookside Neighborhood Association hosted a public forum meeting on February 20th to provide area residents with the opportunity to learn about the project. John Gilbert, Senior Vice President for the Bomasada Group, entertained questions and offered information during the meeting, including 2-dimensional drawings and photographs. Homeowners living directly across from the planned project questioned the proposed size of the new building. Residents wanted to see a 3-dimensional-scale model showing the building's size, scope, and distance in relationship to their homes.

The portion of the building running along Rockford Avenue, adjacent to the single-family homes will be three stories in height to meet the 35 feet maximum allowance for residential zoned areas. In order to build any part of any structure taller than 35 feet will require a variance from the City Council and TMAPC. The Bomasada Group has stated that the five stories will reach upward to 55 feet.

The Bomasada Group has allowed for

1.73 parking spaces per apartment unit in their design. The requirement is less than that but those 1.73 spaces per unit include the 20 parking spots designated for visitors. The existing property is for sale by owner Perry Properties. Many of the current residents of the 108 unit complex were present at last week's meeting to express their concerns about their possible displacement.

It is the understanding of the BNA that the Bomasada Group wants the input and support of the residents. However, after the public forum it became clear that the Brookside Neighborhood Association Board cannot support or object to this project. The Bomasada Group plans to complete their design and present it to the Tulsa Metropolitan Area Planning Commission, a portion of INCOG and the Tulsa City Council. Meeting agendas are available at www.tmapc.org and www.tulsacouncil.org. You can learn more about this development company from their website www.bomasada.com.

Want to take action? See "What to do if you get a notice" on page 3.

www.BNAtulsa.com

your neighborhood connection

LETTER FROM THE PRESIDENT OF BNA

Our homes are our own unique space for being ourselves and should be where we feel most secure and content. The neighborhood where we live also reflects our values and taste. Brookside is one of Tulsa's oldest areas, almost a small town within the city, with neighborhoods for all income levels and activities for all ages and interests.

Joining the Brookside Neighborhood Association gives you these advantages:

- Having an organization to voice your concerns for the neighborhood through neighborhood meetings, representation at zoning meetings, and a resource if you need to advocate for yourself or your family
- Receiving information on issues that affect your home, neighborhood, and city through the newsletter and meetings
- Involvement in the community through activities that enrich the quality of our lives, including the block party, Brookside Lean and Green programs, and participation in events like BooHaHa.

We invite you to join the BNA to support the activities of the organization as we work together to make our neighborhood and our city the best place to be.

*Karen Fraser, President
Brookside Neighborhood Association*

BROOKSIDE LEAN AND GREEN PROGRAM

We will be gearing up for another green season in Brookside. We are still working on the placement of a Brookside Recycle Center at the corner of 41st and Peoria. The Pyramid grocery store has agreed to the site in the SW corner of their parking lot, east of the service station.

We will need to raise the funds for the \$50,000 needed to set up the sight. If you know anyone interested in a community donation, please let us know.

Barbara Van Hanken has been attending the Master Recycler's Program and is planning some spring projects for the neighborhood. For more information call 749-9093 or email sophiabkv@aol.com

GOOD NEIGHBOR AWARD PROGRAM

The Brookside Neighborhood Association has recently developed a new way to commend a person, group, or organization for improving our beautiful Brookside community. We will be awarding a number of plaques or certificates each year.

The first Good Neighbor Award was presented to Mrs. Mary Roberta Sutton in November of 2007. Her contributions have been, and still are, beautiful flower gardens in her yard and her beautiful spirit. She is 97 years strong. Thank You Mrs. Sutton for beautifying Brookside. We appreciate You! Thank you ALL for making Brookside a great place to live!

As a Brookside Neighborhood Association member, you can nominate anyone for the Good Neighbor Award.

DEBRIS IN CREEKS CAN RESULT IN FLOODING

Last December's ice storm left large amounts of limbs and debris in the creeks and drainage channels throughout Tulsa. Blockages in the creeks and channels can cause flooding during heavy rains, so they need to be kept clear and free-flowing. Most of these creeks and channels are on private property, and maintenance is the responsibility of the property owner or the local homeowners association.

However, City of Tulsa crews will remove blockages in private creeks and channels that could cause a significant flooding hazard.

Call the Mayor's Action Center at 596-2100 to schedule an inspector to assess your creek.

With the spring rains approaching, the city is asking citizens to be proactive and work at clearing their private channels to reduce the risk of flooding. Do not dispose of limbs and debris from your yards by throwing them into a creek or channel. This not only increases the risk of flooding, but is illegal and punishable by a fine of up to \$1000. Yard clippings left in gutters and roadways can also be washed into channels and creeks and ultimately end up in the Arkansas River.



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WHAT TO DO IF YOU GET A NOTICE FOR A ZONING CHANGE!

Those living within 300 feet of the property at 39th and Rockford will be receiving a notice from INCOG within the next 30 days, notifying you of the PUD development public hearing. Your options are to go to the public hearing or do nothing.

Object to the development? Go to the meeting and sign up to speak. Talking points should address existing zoning, underlying zoning, traffic issues, scale, storm water drainage, and similar topics. Do not talk about property values, your neighbor's dog, the ice storm, or other unrelated issues. You can use examples of other areas of Tulsa that had a negative experience with similar zoning. Only speak if you are a property owner in the area. Do not speak if you only reside on the property.

Support the development? Attend the meeting and voice your support.

Count on spending the whole afternoon, because there will be lots of cases heard during the meeting. Get there early. As you enter, there will be a sign-up sheet.

It is up to the residents of Brookside to tell Tulsa Metropolitan Area Planning Commission what you think to help them decide on this precedent setting action.

For more information, contact our Zoning Committee Chairman, Herb Beattie at herb.beattie@sbcglobal.net to discuss these zoning issues or other zoning questions.

THE BROOKSIDE BUSINESS ASSOCIATION



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COLDWELL BANKER
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**Brookside Neighborhood Association
Membership Application or Renewal**

Name _____

Address _____

Home Phone _____ Work/Cell Phone _____

E-Mail _____

Membership New _____ Renewal _____ Dues are \$15 per household/year

Remit to: Brookside Neighborhood Association, P.O. Box 52011, Tulsa, OK 74152-2011

BROOKSIDE NEIGHBORHOOD ASSOCIATION 2008 Board of Directors

President	Karen Fraser	khfraser@cox.net
Vice-President	Amy Tidwell	atidwell@cbtulsa.com
Secretary	Elizabeth Phillips	elizphillipslbp@aol.com
Treasurer	Bonnie Huffines	bonniehuffines@aol.com
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BBA & South Central Rep.	Kathy Doss	kdoss@tulsalibrary.org
Bren Rose Rep.	Peggy Wood	pegwood2@cox.net
Bolewood Rep.	Dave Kramer	cosmo2066@yahoo.com
CB Richard Ellis Rep.	Chere Sublett	chere.sublett@cbreak.com

Mark Your Calendars...

Rumble & Roll

June 5, 2008

Brookside Block Party

September 16, 2008

Brookside Artzz

September 20, 2008

BooHaHa

Celebration

October 25, 2008

Brookside Neighborhood Association
Post Office Box 52011
Tulsa, OK 74152-2011



It's better in Brookside!

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