

# GREENPARK TULSA

## SECTION I: PROJECT SUMMARY

**WorkForce Tulsa** (the Workforce Investment Board serving Creek, Osage, Pawnee and Tulsa Counties of Oklahoma) proposes to convert Vann Industrial Park (a Model Cities project located in an economically disadvantaged area of North Tulsa) into a *green industrial/research/education/demonstration park*. Similar in concept to projects underway in Phoenix, Los Angeles, New York City, and other locations, **GREENPARK TULSA** will incorporate state-of-the-art, eco-friendly technologies but go beyond these efforts in a number of important and innovative ways.

**GREENPARK TULSA** will be built using the latest, most energy efficient construction designs and technologies; make use of shared geothermal HVAC; incorporate alternative/distributive energy generation and use technologies (e.g. medium capacity wind turbines; limited photovoltaics; shared solar hot water generation, etc.); provide a green business incubator; provide training/education and project demonstration facilities; attract energy and environmentally conscious businesses; and be a center for advanced manufacturing addressing energy related products and services. In addition to providing a real-world laboratory for local post-secondary students, **GREENPARK** will serve as a center for green technology outreach education for a regional audience of younger learners, early childhood through high school.

To help attract initial occupants to the park, shared infra-structure facilities (electricity generated from wind power; shared ground-source heat pumps and cooling ponds; solar hot water supplies; fiber-optic cable for broadband IP access; use of the Education-Demonstration Center; etc.) will be provided with no requirement for capital investment. However, a portion of the energy/economic savings associated with these facilities will be assessed each park occupant. The cash-flow generated will pay for maintenance and future facilities expansion. In addition, it is anticipated that **GREENPARK** occupants will have access to significant investment capital at very favorable rates provided by a new Tulsa County Energy Authority.

To insure that **GREENPARK TULSA** remains true to its vision and serves the needs of the broader community, project implementation will be overseen by an advisory board comprised of: Mayor, City of Tulsa; Chairman of the Board of County Commissioners, Tulsa County; President, Tulsa Community College; Superintendent/CEO Tulsa Technology Center; Board Chair, Tulsa Community Action Project; Executive Director, Metropolitan Tulsa Urban League; and Executive Director, Tulsa Economic Development Corporation. A permanent public commission will be formed to manage **GREENPARK** operations at the end of the initial construction phase.

Project benefits include: job creation during the construction phase; substantial additional job creation that will result from attracting renewable energy manufactures and other green enterprises; expansion of green businesses through the incubator; stabilization of the local community/economy; energy-efficiency skills development within the local contractor community; expansion of the green workforce through direct training activities targeting newly hired employees; increased acceptance of green technologies by youth and the general public; and direct energy savings for current park occupants.

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## SECTION II: PROJECT OBJECTIVES

- ❖ Create/attract 2500+ high paying “quality” jobs for the residents of North Tulsa. Construction of shared infra-structure would support 30 to 40 jobs; construction of 30,000 square feet of light industrial/commercial space would support an additional 100 jobs. The remaining jobs represent additional employment from recruiting two wind-turbine manufacturing operations (or their equivalent), associated component manufacturers, and economic multiplier effects.
- ❖ Install ~ .75 Megawatt of wind-power generation capacity. Electricity generated would be used to reduce the cost of GreenPark occupancy. Assessment of park occupants would provide ~\$100,000 per year for expansion and maintenance. The turbines would also serve as a real world learning lab for students and new employees.
- ❖ Install ground-source heat pump capacity sufficient to supply 40,000 square feet of light industrial and associated office space. This should create energy/cost savings equivalent to \$70,000 to \$100,000 year. These facilities would also be used as a real-world learning lab.
- ❖ Install fiber optic capacity sufficient to support multiple channels of high-definition video and broad band internet access. The capacity would be used to support the green business incubator; marketing efforts by GreenPark occupants; delivery of distance education on alternative energy and energy efficiency to early childhood, primary, secondary and post-secondary programs; and community outreach. This will decrease energy usage for business travel and make programming more accessible to geographically diverse audiences.
- ❖ Provide North Tulsa community residents with a visible symbol of true economic development and employment opportunities. This can provide important motivation to area youth to stay in school and complete degree and other education/training programs.
- ❖ Make Tulsa a center of excellence in renewable energy manufacturing and the Capital City of the Wind Belt.