

A Third Place Community Foundation

Community Garden Park

Project Plan

By Travis Eslick & Paula Thomas

May 2010



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Community Garden Park

Project Design Plan

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A Third Place Community Foundation Community Garden Park

General Project Information

Project Name: **A Third Place Foundation - Community Garden Park**

Project Location: **Turley, Oklahoma, USA**

Proposed Project Lot size: **43,560+ square feet**

Proposed Project Lot zoning: **RS (Tulsa County)**

Building Type(s): **Community Food Preparation**

Estimated Project Budget: **\$242,375 +/-**

Land Acquisition Cost: **\$15,000. / \$0.34 per square foot**

Owner: **A Third Place Community Foundation**

Project Contact Person: **Reverend Ron Robinson**

Project Type: **Project Design Plan**

OUUDS Design Team: **Travis Eslick, Paula Thomas**



About A Third Place Community Foundation

A Third Place Community Center

A 501c3 grassroots volunteer-based community development initiative For Tulsa's northern-edge neighborhoods

Our Name: “A Third Place” refers to the types of public civic spaces where people meet with those who are different in many ways from themselves, for forming community spirit and connections for the greater life of the wider community. The “first place” may be the home; the “second place” may be work or a church or association of like-minded people; the “third place” is truly a diverse, and free, community space.

Our History: In January 2007 a small handful of local residents, having met as Epiphany: The Living Room Church at 6305 N. Peoria Ave., since 2004, in the unincorporated urban-rural-small-town of Turley on the northern edge of Tulsa, decided to transform themselves by moving into a larger rented space at 6514 N. Peoria Avenue in Turley. We created that space as a free community center for residents living in a two mile radius, primarily in zip codes 74126, 74130. A Third Place Community Center was born. We began working toward creating a new non-profit community development foundation to sustain the center and its projects and greater mission and vision. Its service area of a two mile radius—from 46th to 86th Sts North, and Highway 75 to Osage County Line---was chosen because it is the area in which our residents primarily shop, go to school, use services, and many work. It is also a bridge area connecting incorporated and unincorporated neighborhoods of great ethnic and age diversity, and one of our core values is working toward reconciliation.

Mission: To Change The World Though Small Acts of Justice Done with Great Love.

Vision: Creating many diverse kinds of “third place” centers and connections for the development of community life.



About A Third Place Community Foundation (Continued)

Turley, Oklahoma is an unincorporated community, five miles north of downtown Tulsa, with a population of 3,231 people. This area has a high rate of poverty, where 100% of area children receive free or reduced price meals at local schools. There is a substantial number of abandoned properties, a high crime rate, minimal medical services, limited resources and limited access to healthful food choices.

We at A Third Place Community Foundation maintain:

The impact of community-built common areas in the community brings neighbors together and builds trust and cohesiveness in the community.

The more these relationships occur, collective social action will increase and the community will develop.

It was on these guiding principals, among others, that A Third Place Community Foundation was formed. A *Third Place Community Center*, at 6514 N. Peoria, was established as a place where we can giveback to the community with our free library, internet center, health clinic, donation room, meeting space, sewing area, food pantry and other community support programs, and more. We also encourage people to go in together to share livestock and can help arrange such situations. Meeting the needs of Turley citizens, in a progressive and proactive manner, is key to the health of our citizens. We at A Third Place Community Foundation believe healthy citizens are key to the success of our community.



A Third Place Community Foundation – Project Introduction

Why a Community Garden Park?

We are in recession... Our public community centers have been closed down, especially in our lowest income areas... Oklahoma is dead last on the list of healthy states... And our 74126 zip code has the lowest life expectancy in our area... 40 percent of the vacant residential properties in our two mile radius have been abandoned... We live in a healthy food desert...one/third of our citizens feel insecure about feeding themselves and their families with healthy food.

Because of, and in spite of all this...We at A Third Place Community Center believe another way is possible...

Sustainable Community Development One Block at a Time.

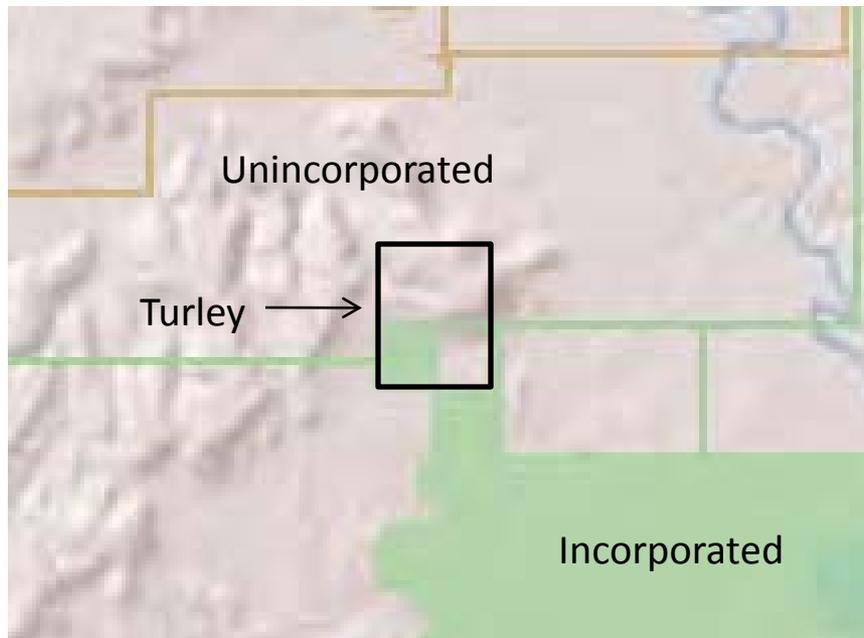
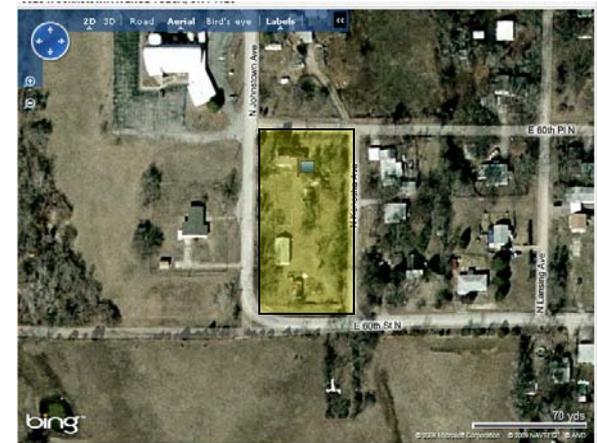
Taking a full acre block (12 lots) at 60th and N. Johnstown Avenue, with abandoned houses and trash, in an area overlooking downtown Tulsa, bridging two ethnically diverse low income areas.... And developing a *Community Garden Park* with community planting beds, mobile demonstration kitchen, playground, and open space to stage social events from plays to concerts, fireworks displays, picnics, and community and family gatherings. A Third Place maintains that access to fresh, nutritious, affordable food by community members is vital in promoting community health and preventing disease and that a community garden can provide not only a source of vegetables and fruit, but also educate the wider community about organics, food, and food security issues.



A Third Place Community Foundation – Project Introduction (continued)

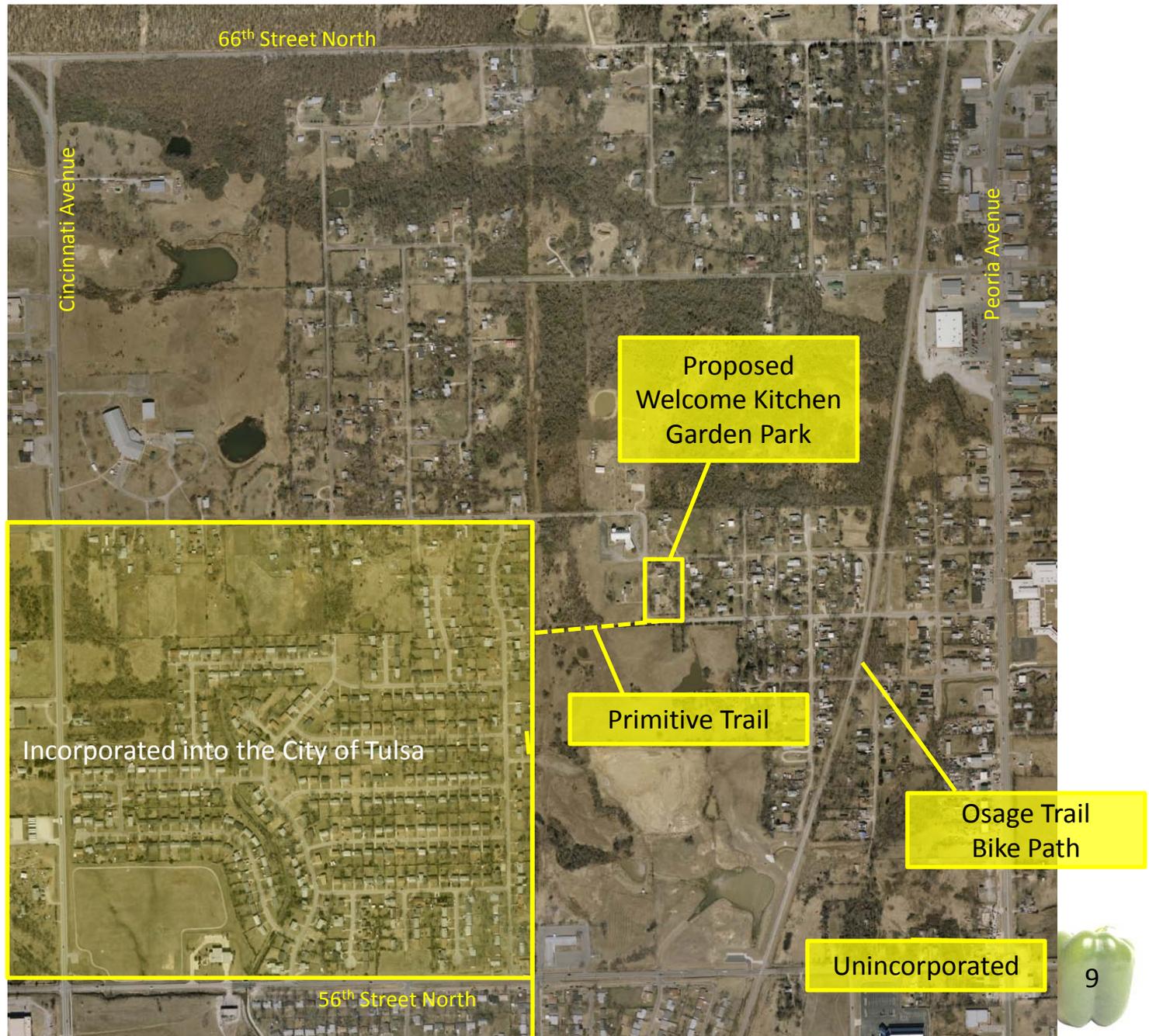
A Third Place Community Foundation has a unique vision/mission with this Community Garden Park project:

Purchase this hilltop acre, a “city block”, overlooking downtown, with two abandoned/dilapidated homes and transform the space into a *Community Garden Park* for growing, cooking, teaching, feeding, celebrating, and bridging two neighborhoods, one incorporated and one not.



The *Community Garden Park* will be a major focus in the coming months with the goal of transforming our area with community gardens to grow the most affordable healthiest food within our own "foodshed". Through a collaborative effort with graduate students from the University of Oklahoma Urban Design Studio, OU-Tulsa (OUUDS) this preliminary Project Design Plan will serve as the foundation for the formal planning process.

Community Garden Park Site Research



Community Garden Park - Site Research (continued)



Turley United Methodist Church - Possible Community Partner for parking.



Project Site zoned "RS" (Tulsa County)

Peoria Avenue →

E 60th St N

N Johnstown Ave

N Kenosha Ave

N Lansing Ave

Electric on site

Septic on site

Current Community Planting Beds

E 60th St N

Pedestrian Corridor

Primitive trail to adjacent incorporated neighborhood.

View of downtown Tulsa

Prevailing South Wind

North ↑

70 yds

Community Garden Park - Site Research (continued)



The proposed A Third Place *Community Garden Park* site is currently in a state of neglect with two abandoned houses, various dilapidated out buildings, and a considerable amount of trash and debris as demonstrated in photos by the project design team.



Community Garden Park - Site Research (continued)

The proposed site for the A Third Place *Community Garden Park* is located within an unincorporated part of the city of Tulsa, and directly adjacent to an incorporated area of the city. According to the Indian Nations Council of Governments (INCOG), in 2009 the city of Tulsa adopted a community garden clause to its zoning code to accommodate community gardens in areas zoned RS-3. Unfortunately, Tulsa County has not as yet adopted such a clause. Because the proposed project site is in the unincorporated area of the county, it falls under the jurisdiction of the Tulsa County Zoning Code of RS (Residential Single Family) and A Third Place Community Foundation will need a special exception from the Tulsa County Adjustment Board for community use in an RS zoned district. The Foundation will have to submit an application, along with a diagram of current platting, to the Tulsa County Board of Adjustment, who will schedule a hearing to review, and hopefully approve, the exception proposal.

In addition, the site also falls under the jurisdiction of the Tulsa County Health Department as it pertains to food handling and preparation. All food service establishments in Tulsa County, including mobile food vending operations, require a license that must be renewed annually. The Tulsa County Health Department categorizes mobile food services as follows:

Full-service mobile: a vehicle or trailer designed and equipped to prepare and serve open food products, whether paid for or provided free of charge, to the general public. Full-service mobile food establishments are required to meet certain regulations regarding their construction, water system, equipment, personnel and food safety. The fee in the City of Tulsa for a full-service mobile food vendor is \$200 per vehicle, while the Oklahoma State Fee for a full-service mobile food vendor is \$350 per vehicle for all cities and mobile operations. Both of these permits are subject to annual renewal.



Community Garden Park - Programmatic Research

Benefits of Community Gardens:

- Improves the quality of life for people in the garden
- Provides a catalyst for neighborhood and community development
- Stimulates Social Interaction
- Encourages Self-Reliance
- Beautifies Neighborhoods
- Produces Nutritious Food
- Reduces Family Food Budgets
- Conserves Resources
- Creates opportunity for recreation, exercise, therapy, and education
- Reduces Crime
- Preserves Green Space
- Creates income opportunities and economic development
- Reduces city heat from streets and parking lots
- Provides opportunities for intergenerational and cross-cultural connections

Community gardens not only provide access to fresh, nutritious food – they also serve as a place to build supportive relationships among people of all ages and backgrounds. In addition, community gardens provide the opportunity to educate citizens about the importance of good nutrition for child development and educational achievement, chronic disease prevention, and obesity prevention.

From <http://www.communitygarden.org/learn/>



Community Garden Park - Programmatic Research (Continued)



Westside Community Garden, New York City

Spanning between 89th and 90th streets between Amsterdam and Columbus Avenues on the Upper West Side, the Westside Community Garden is one of New York City's largest public gardens. Planted with equal amounts of ornamental and edible plants, this garden opened to the public in 1988 and contains over 100 individual private plots.



Deep Eddy Organic Community Garden, Austin, Texas

For more than 25 years, Austin residents have had the pleasure of working the soil and reaping the beautiful benefits at the Deep Eddy Organic Community Garden, located adjacent to a public swimming pool and a hike and bike trail. More than 30 gardeners maintain their own plots, growing herbs, vegetables, and flowers in the fertile sandy soil. This garden is so popular with locals, there's a long waiting list to get a spot.



Community Garden Park - Programmatic Research (Continued)



Fulton Community Gardens, Portland, Oregon

Portland, Oregon, is another city where community gardens flourish. The Fulton Community Gardens, located at the intersection of SW 3rd Ave and Miles Street, is brimming with all kinds of flowers, herbs, and vegetables, along with bamboo trellises and wooden potting benches.



University District P-Patch, Seattle, Washington

Seattle residents know their community gardens as 'P-patches'. The 'P' stands for 'Picardo' after the family who owned Picardo Farm in the Wedgwood neighborhood. The University District P-Patch is just one, among 55 in the city, an 'everyman's garden' on a former parking lot that has been transformed into a beautiful green space.



Community Garden Park - Proposal

A Third Place Foundation envisions that the Community Garden Park will create opportunities for discussion and education in the community about urban agriculture, organic gardening, food security, and many other topics as the Community Garden Park grows and solidifies the area. Increasing the amount and availability of locally grown, more healthful organic food that our citizens can consume could reduce the area's "carbon footprint", a measure of carbon emissions. Our community garden would increase the amount of locally grown food available to our citizens, as well as, the related benefits of decreasing the distance that food must travel to our community, which would in turn decrease transportation-caused CO2 emissions. In addition to lower transportation emissions, the Community Garden Park would also be more sustainable. The Community Garden Park would not use harmful pesticides or other chemicals, which can leach into groundwater. A Third Place Foundation maintains the Community Garden Park would be a much more environmentally conscious choice. By utilizing a rainwater collection system for irrigation of the garden, an outdoor earthen type oven, a natural "mound" stage for community events, solar powered lighting within the park, as well as additional environmentally friendly accoutrements, A Third Place Community Foundation further maintains that this Community Garden Park would benefit the citizens of Turley, the surrounding area and Tulsa County. A Third Place intends to collaborate with community resources to sponsor semi-annual events to clean up and maintain the park.

The following renderings detail what the OUUDS design team and A Third Place Community Foundation envision for the Community Garden Park.



A Third Place *Community Garden Park* design renderings by Travis Eslick



Overhead View



A Third Place *Community Garden Park* design renderings by Travis Eslick



Overhead View from the South



A Third Place *Community Garden Park* design renderings by Travis Eslick



Overhead View from Southwest



A Third Place *Community Garden Park* design renderings by Travis Eslick



Proposed Park Entrance



A Third Place *Community Garden Park* design renderings by Travis Eslick



Proposed Pavilion with Demonstration Trailer



A Third Place *Community Garden Park* design renderings by Travis Eslick



Proposed Playground



A Third Place *Community Garden Park* design renderings by Travis Eslick



Proposed Open Space Area With View of Tulsa



Recommendations/Budget – A Phased Approach

Phase 1: Site Acquisition

- Negotiate with seller
- Raise funds through donations or fund-raising activities
- Acquire site
- \$15,000.00
- \$1500.00 purchase related fees (10%)

Phase 2: Demolition/Clean-up

- Hire demolition crew or recruit volunteers (possible in-kind donation)
- Recruit members of community as partners
- Utilize businesses within Turley to grow community partnerships
- \$15,000.00 (estimated value)

Phase 3: Develop as Available Funds Allow

- Testing soil and water
- Add planting beds, fencing, pavilion, playground, lights, fire pit, stage
- Sequence elements of the project so that additional components build upon earlier accomplishments of the project

| | |
|--------------------------------------------------------------------|-------------------|
| Acquisition of Site | \$15,000. |
| Demolition/Debris Removal/Grading Site | \$15,000. |
| Amenities (awning, picnic tables, playground, etc...) | \$80,000. |
| Materials (soil testing, plantings, demonstration trailer, etc...) | \$30,000. |
| Estimated cost of project | \$150,000. |



Appendix 1 – Possible Funding Opportunities

Arkansas, Nevada, Oklahoma

What: Organizations that need resources for a capital project

Who may apply: 501©3 located or operate in above states

Amount: \$50,000

Deadline: Open

Contact: Reynolds Foundation, 1701 Village Center Circle, Las Vegas, NV 89134;
702-804-6000 – www.dwrenyolds.org

National

What: Youth Garden Grants Program/ National Gardening Association and Home Depot

Who May Apply: Schools and community organizations with child-centered garden programs.

Amount: \$500 to \$1,000

Deadline: Ongoing

Contact: <http://www.kidsgardening.com/ygg.asp>

National

What: Do Something grants are funds to promote youth activism. Do Something is a national nonprofit organization that inspires young people to believe that change is possible, and trains, funds, and mobilizes them to be leaders who measurably strengthen their communities.

Who May Apply: Available to U.S. and Canadian citizens, age 25 or under, who want to create a community action project, or further the success of an existing program.

Amount: One grant of \$500 will be awarded each month.

Deadline: Applications are accepted on a rolling basis and stay active for consideration for two months after submission.

Contact: Visit the Do Something website to create a project posting and submit an online application:
<http://www.dosomething.org/grants>

Appendix 1 – Possible Funding Opportunities

National

What: Garden Crusader Awards from Gardener's Supply

Who May Apply: Individuals improving their communities through gardening

Amount: 21 Cash and gift certificate awards

Deadline: June 1st annual deadline

Contact: <http://www.gardeners.com/Garden-Crusader-Awards>

International

What: Ambassadors of Caring Awards from Profiles in Caring

Who May Apply: Small community-based nonprofit organizations

Amount: \$10,000 (appear on TV)

Deadline: Open

Contact: Profiles in Caring 1959 South 4130 West, Unit I, Salt Lake City, Utah 84104; (801) 972-9472

Email: contact@profilesincaring.org;

Web: <http://www.profilesincaring.com/ambassadors.asp>

Open-International

What: Groups that provide services to disadvantaged persons and work for meeting basic human needs.

Who may apply: NGO groups

Amount: \$25-50,000

Deadline: Open

Contact: PWF, 1200 U Street N.W., Washington, D.C. 20009, 202-965-1800, 202-266-8851 fax,
<http://www.publicwelfare.org>



Appendix 1 – Possible Funding Opportunities

National

What: America the Beautiful Fund

Who May Apply: Non-profit groups receive seed donations from major seed companies

Amount: Sets of 50 packets of vegetables, flowers and herbs are available for the cost of postage/handling.

Deadline: Ongoing

Contact: http://www.america-the-beautiful.org/free_seeds/index.php

National

What: Pepsi Refresh Project grants

Who May Apply: Any citizen or group with an idea that has a positive impact on society

Amount: \$5,000 to \$250,000

Deadline: Ongoing

Contact: <http://refresheverything.com>

National

What: Environmental Education and Seed Money Benefit Communities where they operate

Who May Apply: 501(c)(3) organizations

Amount: Not given

Deadline: Open

Contact: IPC 400 Atlantic Street, Stamford, Conn. 06921; (203) 541-8678; fax (203) 541-8309

http://www.internationalpaper.com/Our%20Company/IP%20Giving/A_IP%20Foundation/Application_Guidelines.html



Appendix 1 – Possible Funding Opportunities

National

What: Donations of products

Who may apply: 501(c)(3) organizations

Amount: Computers, software, office supplies, clothing and personal care products

Deadline: Open

Contact: GIKI, 333 North Fairfax Street, Alexandria, VA 22314; (703)836-2121; fx (703)549-1481;

Email: <mailto:feedback@giftsinkind.org>

Web: <http://www.giftsinkind.org>

National

What: Improve quality of life children/families

Who May Apply: Nonprofit organizations

Amount: not given

Deadline: Open

Contact: Knight Foundation Wachovia Financial Center, Suite 3300, 200 South Biscayne Boulevard, Miami, Fla. 33131; (305) 908-2600 <http://www.knightfdn.org>

National

What: Grass-roots organizations; Hunger relief

Who May Apply: 501(c)(3) organizations

Amount: Up to \$50,000

Deadline: Open

Contact: Janet Ausdenmoore, KCF 1014 Vine Street, Cincinnati, Ohio 45202; (513) 762-4999, ext. 3
fax (513) 762-1295

http://www.kroger.com/corpnewsinfo_charitablegiving_art3.htm



Appendix 2 – Example Participant Agreement Form

In order to offer a high quality community garden program, good management techniques are essential. To that end, having written and posted rules is very important since they spell out exactly what is expected of a community garden participants.

Sample Participant Guidelines and Rules Form –

I will keep trash and litter cleaned from the plot, as well as from adjacent pathways and fences.

I will participate in the fall clean-up of the garden.

I will not use fertilizers, insecticides or weed repellents that will in any way affect other plots.

I agree to volunteer _____ hours toward community gardening efforts. (include a list of volunteer tasks which your garden needs).

I will not bring pets to the garden area.

I understand that neither the Community Garden Park nor A Third Place Community Foundation are responsible for my actions. I THEREFORE AGREE TO HOLD HARMLESS THE GARDEN GROUP AND OWNERS OF THE LAND FOR ANY LIABILITY , DAMAGE, LOSS OR CLAIM THAT OCCURS IN CONNECTION WITH USE OF THE GARDEN BY ME OR ANY OF MY GUESTS.

Print Name _____

Signature _____

Date _____

