

The City of
Stillwater[®]
OKLAHOMA

Revitalization & Adaptive Reuse Opportunity
Decommissioned Electric Generation Facility



MAILING ADDRESS AND CONTACT INFORMATION

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INTRODUCTION

The City of Stillwater, Oklahoma (City) is a growing municipality located in north central Oklahoma. As home to Oklahoma State University, the community experiences continuous energy, year-round activities, and national recognition.

The City owns and operates a water system, a wastewater system, and an electric system. In 2016, a new natural gas-fired electric generation plant came online. For decades, the back-up generation plant, Boomer Lake Station (BLS), existed in top form.

The objective of the City is the adaptive reuse of this iconic facility in Stillwater, Oklahoma. The City seeks to develop a successful partnership as the facility will require building renovation, ADA accessibility and site improvements.

LOCATION

Boomer Lake Station is located at the intersection of Boomer Road and Lakeview Road, both section line roads in Stillwater, Oklahoma. The site of the city-owned property and facilities is on the southwest portion of Boomer Lake, a prime recreational facility for Stillwater and surrounding Cities and County residents. With the location overlooking Boomer Lake, additional outdoor activities are anticipated. Also venues for unique vistas is highly encouraged.

The BLS facility proper is adjacent to additional lands owned by the City. These lands may also be considered for a variety of development opportunities.

BUILDINGS, PRIMARY PROPERTY, AND ADJACENT FACILITIES AND PROPERTIES

The primary property is zoned Public “P” and the uses are those determined by the City Manager. Proper zoning will be applied based on the combination of uses proposed and approved. The City will be responsible for applying the proper zoning. Adjacent properties, 2107 and 2115 N Boomer Road, are zoned Commercial General “CG” and are suitable for highway, high-visibility, high impact commercial activities.

A renovation of BLS was completed in 1990 and asbestos was removed from the building. The unit 2 boiler has the only remaining asbestos and it is encased. No tests have returned lead-based paint.

The skin of the building is stainless steel.

The interior of the building is filled with materials and equipment in operational condition. These may be utilized as part of the ambiance of the revitalization and adaptive reuse. (For example: the generators inside the building can be incorporated for use) If utilization of materials and equipment is not desired, the City will remove all materials and equipment prior to possession of the building. However, within the building, the SCADA system and the antenna must remain, must remain accessible to the City at all times, and are not included as part of any agreement.

Many activities and opportunities are encouraged such as: an open deck over the turbine area; showcase of the rotor (remove cap and glass it in); outdoor venue; outdoor venue overlooking Boomer Lake; incorporation of the

adjacent water area for water sports/recreation and “beach”.

All historic significance of the building shall be maintained. Alterations must be pre-approved by the City. The main entrance to the primary property and to BLS building is from Boomer Lake Station Drive which accesses Lakeview Road, just east of Boomer Road. Access to the adjacent properties is located on Boomer Road. Floor plans of the building are available. Site tours must be pre-arranged with a minimum of 5 business days’ notice.

Strategic Development Plan Key Values

| Key Value | Description |
|---|--|
| <i>High levels of Public Access</i> | <u>More public access is better</u> – the property is to compliment the existing public benefit; providing access to the shoreline and other activity areas to diverse park users. |
| <i>Sustainability</i> | <u>Long term sustainability of the building and property is critical</u> – look for revenue generating opportunities; look for new creative partnerships; leverage private investment; develop clear understanding of expectations and responsibilities to ensure the greatest benefit possible. |
| <i>Responsible stewardship of physical assets</i> | <u>Maintain the property in a safe, clean, welcoming manner</u> – ensure the building and property is safe for motorists, pedestrians and bicyclists; preserve the historic character; be attentive to environmental stewardship. |
| <i>Integration of physical assets</i> | <u>Develop a cohesive design for the property</u> – create common design themes between the BLS property and Boomer Lake Park and connect activity areas in a way that each flows into the other. |
| <i>Be a good neighbor</i> | <u>Be sensitive to the interests and needs of neighbors</u> – maintain awareness and sensitivity to the potential impacts of development and activities between the property and the surrounding neighborhood, residents and visitors. |
| <i>Achieve city-wide values and goals for use</i> | <u>Implement the vision of the property consistent with city goals and policies</u> – development and use must follow established City expectations. |