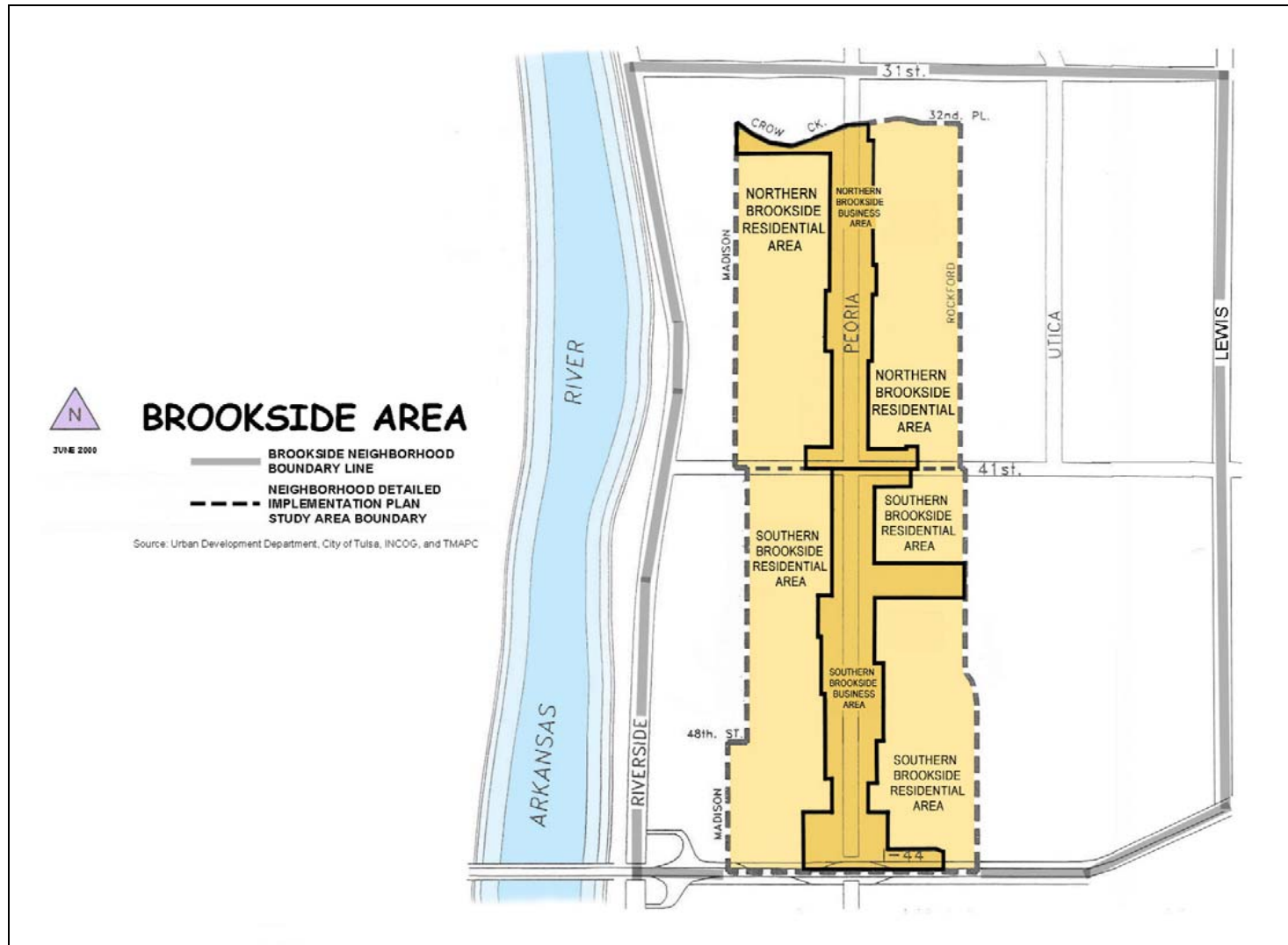


EXHIBIT 1 -
BROOKSIDE
AREA



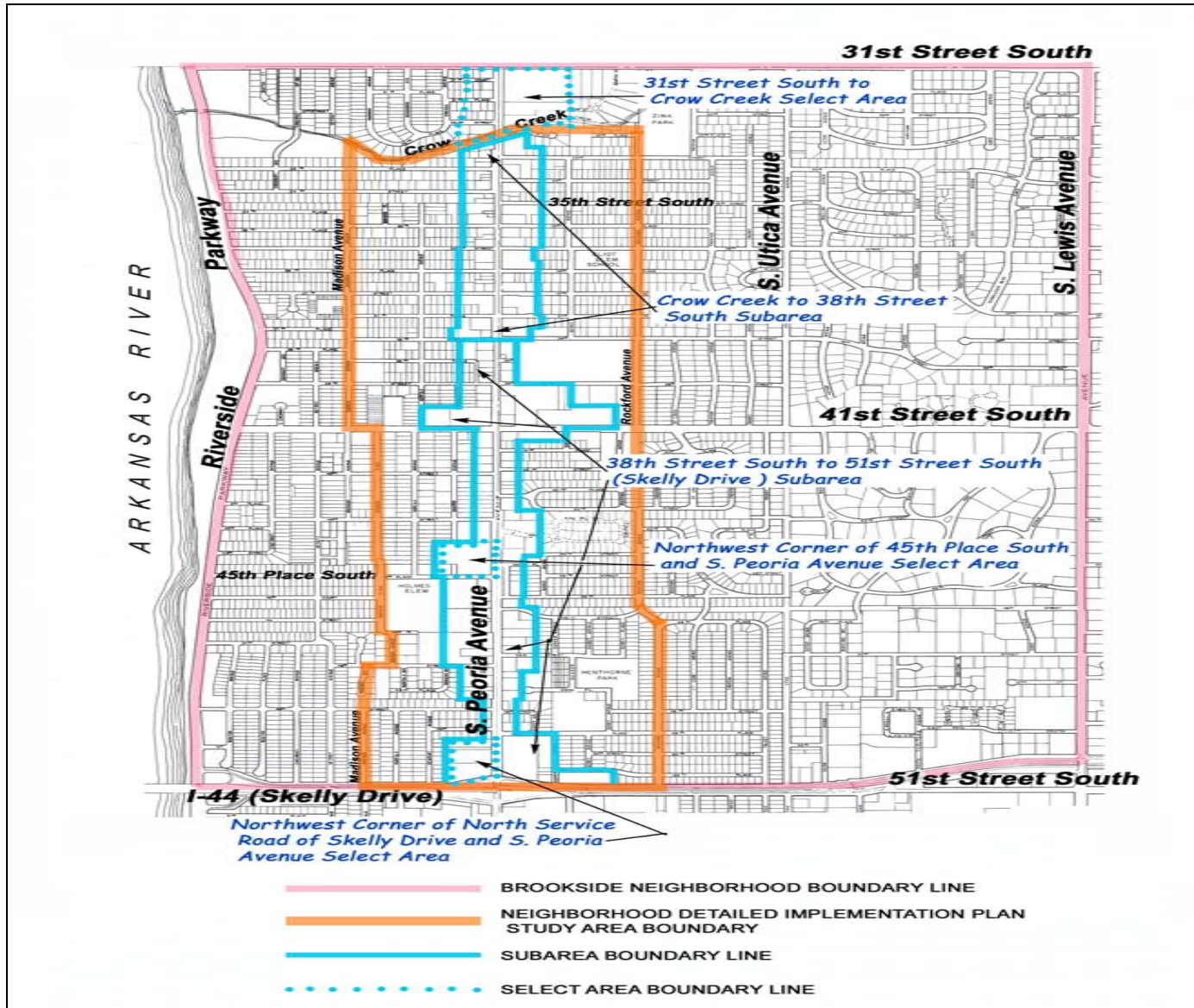


EXHIBIT 2 -
 BROOKSIDE
 STUDY
 SUBAREAS AND
 SELECT AREAS

THE BROOKSIDE AREA

1. **Overall Design Policies.** The Brookside area is an urban village with its own special identity, sense of community, pattern of development and unique characteristics. The protection, preservation and enhancement of this urban village are of paramount importance. There are certain design policies and standards appropriate for improvements in the study area. These common standards include the following:

- A. **General.**

- (1) Protect the pedestrian and enhance the pedestrian environment and scale;
- (2) Minimize curb-cuts in heavy pedestrian traffic areas;
- (3) Give clear indications of pedestrian activity zones in heavy pedestrian areas;
- (4) Slow vehicular traffic in heavy pedestrian traffic areas;
- (5) Reinforce safe and efficient movement of vehicular traffic;
- (6) Continue the use of two-way traffic patterns;
- (7) Avoid and reduce conflicts between utility poles, lines and equipment and pedestrians and vehicles;
- (8) Encourage high quality residential, office and commercial in-fill development;
- (9) Recommend policies and strategies to maintain and improve high quality development and property values which are to be accomplished through techniques that provide positive incentives for compliance and development. As a strategy to facilitate and promote development consistent with Brookside goals, policies, standards and guidelines, and to promote and encourage quality infill development the following policies are recommended:

- (a) Amend the Tulsa Zoning Code to require Planned Unit Development (PUD) overlay zoning for infill projects in areas designated as Special Districts in the District 6 Comprehensive Plan. These Special Districts include the Northern Brookside and Southern Brookside Business Areas identified in the District 6 Plan. (This amendment would be applicable to other Special Districts designated in other Tulsa District Plans).
- (b) Amend the Tulsa Zoning Code to provide a new Planned Unit Development - Infill (PUD-I) overlay zoning category which may be used for projects in areas designated as Special Districts in the District 6 Comprehensive Plan. The PUD-I zoning overlay could be used by projects which have the required base zoning for the proposed use, yet require demolition or major reconstruction of existing buildings. The PUD-I zoning approval might simply require substantial compliance with the Brookside Infill Development Design Recommendations and administrative approval only by City zoning officials.
- (c) Amend the Tulsa Zoning Code to require the continuation of an unwritten policy that obligates a meeting be held by developers with neighborhood representatives prior to formal application for a PUD in order to provide better understanding of the needs and desires of developers and existing neighborhoods.
- (d) Establish a Subcommittee of the Brookside Infill Neighborhood Task Force to work with the Tulsa Metropolitan Area Planning Commission and other appropriate entities to formulate revisions to the Tulsa Zoning Code which will implement recommended changes in screening, parking, setback, use provisions and other requirements in the Brookside area.
- (e) Establish a Subcommittee of the Brookside Infill Neighborhood Task Force and other appropriate entities to work with the Tulsa Metropolitan Area Planning Commission and the City of Tulsa to review recommendations to the Tulsa Zoning Codes to permit and encourage mixed uses in buildings within the designated Special Districts within Brookside.
- (f) Reemphasize good lines of communication and coordination necessary to insure those development standards for adopted Planned Unit Developments within Brookside will be automatically and

systematically applied to building permit applications within that Planned Unit Development in the review of building and construction plans.

- (g) Reduce substantially or eliminate building permit fees within the designated Special Districts within Brookside.

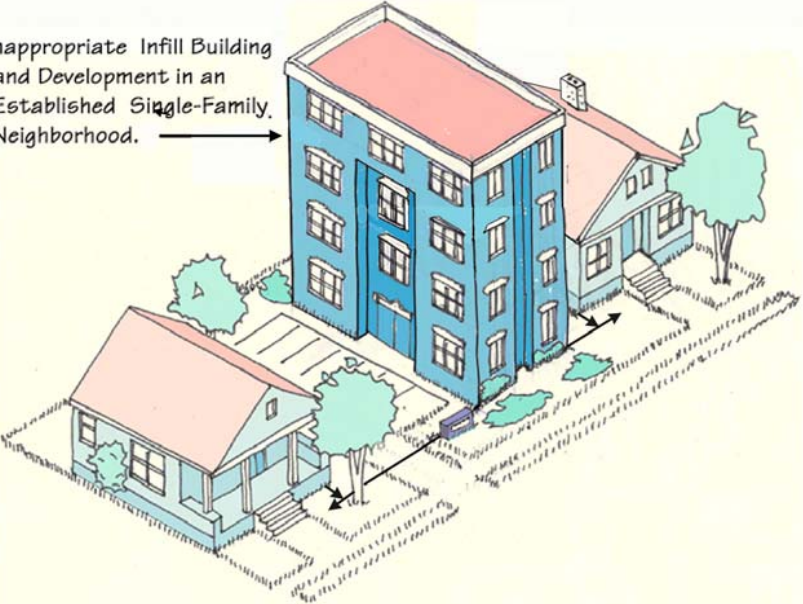
B. Residential Areas (Special Consideration Areas).

- (1) Continue support for and continuation of the established Northern Brookside and Southern Brookside Residential Areas (Special Consideration Areas) as viable, attractive residential neighborhoods (refer to District 6 Plan). The Northern Brookside Residential Area (Northern Brookside Special Consideration Area) will herein be referred to as the *Northern Residential Area*, and the Southern Brookside Residential Area (Southern Brookside Special Consideration Area) will herein be referred to as the *Southern Residential Area*. Refer to Exhibit 1.
- (2) Existing established, sound residential development is encouraged to continue and high quality infill residential development and redevelopment are encouraged at appropriate densities. Residential development or redevelopment along the boundary of the Residential Areas and Business Areas may be developed at higher densities if (a) appropriate design elements and improvements are provided in conformance with area design guidelines to enhance the value, image and function of area properties and (b) if consistent with District 6 Plan goals, objectives, policies and guidelines.
- (3) Continue to buffer and separate residential land uses and nonresidential land uses as identified in the District 6 Plan;
- (4) Respect adjacent buildings through consideration of mass, rhythm, scale, setback, height, building materials, texture and related design elements when developing or redeveloping in the area. Refer to Exhibit 3 and Appendix P. Appendix O depicts a conceptual residential infill project that meets development guidelines for Residential Areas.
- (5) Discourage nonresidential traffic and parking in the Northern and Southern Residential Areas;
- (6) Establish a strong sense of entry into and out from the Northern and Southern Residential Areas. Visual clues are to be provided which emphasize these “living areas,” further establish their residential character and use, and discourage the entrance into or use of these areas by nonresidential pedestrian and vehicle traffic, parking and activity. These entry treatments are to be designed and provided in conjunction with screening, buffering and separation of residential and nonresidential land uses. Refer to Exhibits 22, 23 and 23.

EXHIBIT 3 - RESIDENTIAL INFILL DEVELOPMENT

RESIDENTIAL INFILL DEVELOPMENT

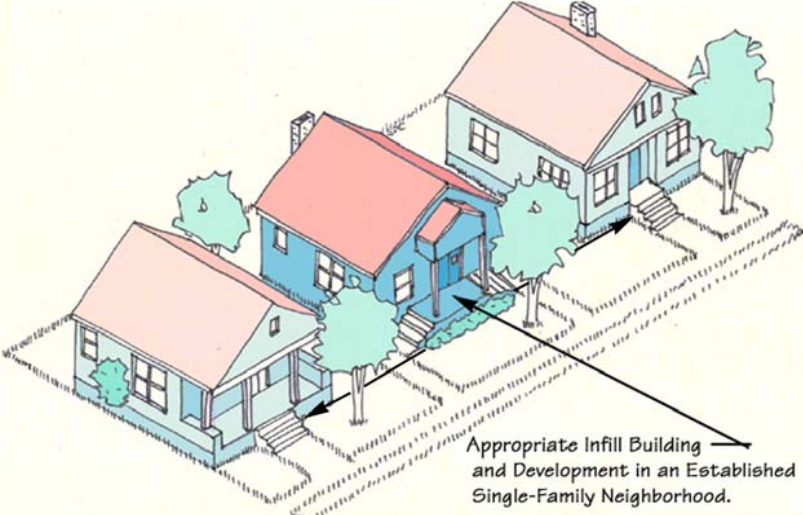
Inappropriate Infill Building and Development in an Established Single-Family Neighborhood.



INAPPROPRIATE INFILL DEVELOPMENT

- SCALE - Avoid buildings that in height, width or massing violate the scale of the area.
- HEIGHT - Avoid new construction that varies greatly in height and number of stories.
- SETBACK - Avoid violating the existing setback patterns in the area.
- MASSING - Avoid monolithic forms or forms which dramatically dominate space.
- RHYTHM - Avoid disrupting or violating general visual patterns.

Appropriate Infill Building and Development in an Established Single-Family Neighborhood.



APPROPRIATE INFILL DEVELOPMENT

- SCALE - Relate size and proportions of new infill construction to adjacent buildings.
- HEIGHT - Relate overall height and typical number of stories.
- SETBACK - Conform to existing patterns of setback.
- RHYTHM - Some variety of wall areas with doors, windows, cornices and architectural features is appropriate when in character with area buildings.
- MASSING - Conform general to size and amount of space consumed by adjacent buildings.


C. Business Areas (Special Districts).

- (1) Continue support for and continuation of the established Northern and Southern Brookside Business Areas (Special Districts) as viable, attractive destinations for commerce and enhance the sense of marketplace (refer to District 6 Plan). The Northern Brookside Business Area (Northern Brookside Special District) will herein be referred to as the *Northern Business Area*, and the Southern Brookside Business Area (Southern Brookside Special District) will herein be referred to as the *Southern Business Area*. Refer to Exhibit 1.
- (2) Continue to buffer and separate residential land uses and nonresidential land uses as identified in the District 6 Plan. This does not preclude the development of mixed use business and residential projects within the Northern and Southern Business Areas, particularly in older multiple-story buildings;
- (3) Recognize the function of S. Peoria Avenue as an important commercial street in addition to its function as an arterial street. Proper traffic speeds (slower rather than faster) and movement patterns are important to the vitality of area businesses;
- (4) Encourage mixed-use development in the Northern and Southern Business Areas. Mixed-use development may include residential, office and commercial uses with appropriate design solutions;
- (5) Enhance the sense of entry into the Brookside area and, in particular, into the Northern and Southern Business Areas;
- (6) Encourage the reuse and recycling of the existing building stock in the Northern and Southern Business Areas, including the upper floors as commercial, office and/or residential uses;
- (7) Respect adjacent buildings through consideration of mass, rhythm, scale, setback, height, building materials, texture and related design elements when developing or redeveloping in the area. Refer to Exhibit 4.

EXHIBIT 4 - BUSINESS AND COMMERCIAL INFILL DEVELOPMENT

BUSINESS AND COMMERCIAL INFILL DEVELOPMENT

Inappropriate Infill Building and Development in an Established Business and Commercial Area



INAPPROPRIATE INFILL DEVELOPMENT

SCALE - Avoid buildings that in height, width or massing violate the scale of the area.

HEIGHT - Avoid new construction that varies greatly in height and number of stories.

SETBACK - Avoid violating the existing setback patterns in the area.

MASSING - Avoid monolithic forms or forms which dramatically dominate space.

RHYTHM - Avoid disrupting or violating general visual patterns.

APPROPRIATE INFILL DEVELOPMENT

SCALE - Relate size and proportions of new infill construction to adjacent buildings.


HEIGHT - Relate overall height and typical number of stories.

SETBACK - Conform to existing patterns of setback.

RHYTHM - Some variety of wall areas with doors, windows, cornices and architectural features is appropriate when in character with area buildings.

MASSING - Conform general to size and amount of space consumed by adjacent buildings.

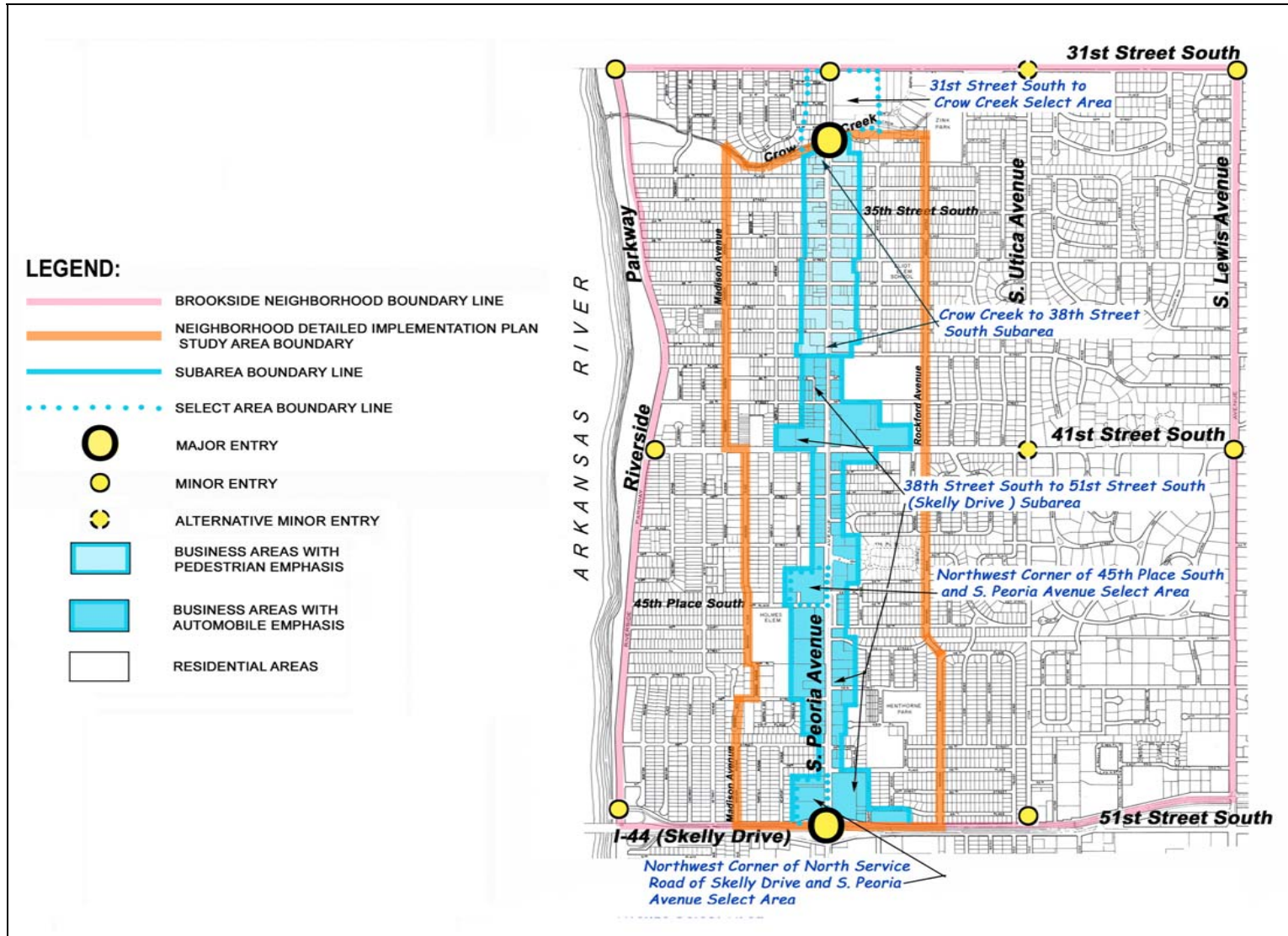
Appropriate Infill Building and Development in an Established Business and Commercial Area



- (8) Provide a continuity of public design for streetscape and specific street improvements for the Northern and Southern Business Areas. Provide a common design theme, continuity and identity throughout the business area through the use of street furniture, street trees, sidewalks, and other public improvement features.
- (9) Determine and /or establish a program for funding, placing, managing, operating and maintaining specific public and/or private-public improvements within the Northern and Southern Business Areas. Programs(s) are recommended for: (a) screening walls and landscape buffers between the Northern and Southern Business and Residential Areas; (b) streetscape and landscape improvements (e.g., trash receptacles, benches, sidewalks, artwork, entries and pedestrian lamp posts) along S. Peoria Avenue; and (c) off-street parking facilities.
- (10) Refuse containers for business operations will be screened with appropriate materials and gated to allow closure from public view and to control the spreading of trash. Appropriate screening includes wooden fences with cap-rails and base-rails, landscaping, or masonry walls or any combination of the above, so long as the refuse containers are appropriately screened from view and provide ready access for the businesses. Refer to Appendix I for examples of unscreened and screened trash receptacles in Brookside.
- (11) Seek to provide incentives to develop and design new, infill and redevelopment projects in a manner that is compatible with area development and consistent with the Brookside development design guidelines. Incentives which have been used in other communities to foster appropriate infill development and which might be appropriate in Brookside are listed in Appendix O. Such incentives should be studied in greater detail by the appropriate public or private entities to determine which should be used in Tulsa.

D. **Location of Key Design Elements.** Key design elements in the study area are depicted in Exhibit 5. These design elements include the study Subareas in Brookside (previously depicted in Exhibit 2) and major improvements recommended for the area. Specific polices, guidelines and standards have been recommended for these subareas and major improvement elements. The Subareas which are shown include 32nd Street South to 38th Street South and 38th Street South to 51st Street South. The Select Areas include the Northwest Corner of 45th Place South and S. Peoria Avenue, Northwest Corner of Skelly Drive and S. Peoria Avenue, and 31st Street South to Crow Creek. The improvements which are generally located include intersections, street paving, furniture and planting materials (“streetscape”), and entries.

EXHIBIT 5 -
LOCATION
OF KEY
DESIGN
ELEMENTS
IN
BROOKSIDE



2. **Street Furniture, Features and Improvements.** It is intended that streetscape and specific street improvements have a visual consistency throughout the Brookside area that will provide continuity, theme, linkage and identification of the Brookside area. It is particularly desirable to maintain and enhance the visual consistency of street furniture, plant materials, lighting, paving materials, and signs and graphic art in the Northern Business Area and the Southern Brookside Business Area. The recommended design standards are described below.
 - A. **Street Furniture.** Street furniture should be strong and highly durable, requiring low maintenance and the need for keeping a large inventory of spare parts. It is intended that high quality fixtures are provided which provide cost savings due to longer life expectancy. A standard family of colors should be identified for all public Brookside street furniture, and any metal parts should be painted with adopted colors. Dark, warm and glossy colors of black, green or blue are recommended. It is desirable that any private street furniture compliment public street furniture. Street furniture includes benches, trash receptacles, in-ground tree planters (tree pits), tree grates, bicycle racks, and bollards. Examples of street furniture are depicted in Appendix K. Street furniture standards are as follows: