

PREFACE AND ACKNOWLEDGEMENTS

East Tulsa Neighborhood Detailed Implementation Plan – Phase 2 “412 Corridor”

PREFACE

Tulsa has reached its one hundredth birthday and, with respect to American urban places, Tulsa is a young child. Yet even in this youth, we are encountering what older urban centers have experienced for sometime. Tulsa has already reached in many places the physical limits to where our community can grow. Land for development has been greatly consumed and outward growth is blocked by surrounding suburban communities. As our community looks for new development opportunities, it must look inward at the older existing urban form. Tulsa leaders responded to this and other related urban issues by stating:

“As Tulsa continues to mature as a city, infill development will become more important as land on the perimeter is no longer available for development. Infill will no longer be the exception; it will be the rule in terms of predominant types of development. Support and encouragement of infill development are strongly recommended and should be implemented through City regulations, policies and philosophies in order to ensure quality and consistency in future development.”¹

This is the opening statement of the 1999 Tulsa report on infill development, “Report of the Infill Development Task Force”, prepared by the Tulsa Infill Development Task Force for the Mayor of Tulsa and the Tulsa Metropolitan Area Planning Commission.

As the Tulsa Infill Development Task Force recommendations served as the foundation for infill planning initiatives in the City of Tulsa, the resulting neighborhood revitalization planning efforts were recognized for their successes. These successes resulted in other parts of Tulsa seeking similar participatory planning efforts and now include new and older suburban portions of Tulsa. These areas also seek to participate extensively in establishing a vision to fuel public and private improvements for their neighborhoods, business centers, urban villages, and developing greenfield areas. East Tulsa is one such very large area consisting of older suburban residential and business development and undeveloped or under-developed lands. It is the East Tulsa community, with the assistance of the City of Tulsa’s Urban Development

¹ Report of the Infill Development Task Force, May 11, 1999, Page 5.

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Department (Neighborhood Planning), which developed recommended plans and implementation strategies presented in this plan document.

ACKNOWLEDGEMENTS

The participants in the East Tulsa Business Team (ETBT) 412 Corridor Study included residents, business owners, property owners, institutional representatives, political representatives and Tulsa City staff. The importance of the input of these participants, particularly those of the community – the private sector, the citizens - cannot be overstated. It is their stated vision for improvements in East Tulsa that this plan document seeks to provide. Without their substantial commitment of time, energy and resources, this plan could not truly represent that which is thought best and most effective for growing East Tulsa.

Special thanks is given to the Church on the Move which provided a comfortable, convenient meeting place at which to hold the East Tulsa Business Team meetings, and whose staff were invaluable in their assistance in preparation and hosting of multiple team meetings and public forums.

The following list includes those who participated in and attended one or more meetings of the East Tulsa community planning and as members of the East Tulsa Business Team (ETBT).

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Bryan Winn, Good Home, LLC (business owner)

Barbara S. Wood, Catoosa resident

Cecelia English, NEOSAT Alarms, LLC (business owner)

Cindy Robson, Robson Properties, (business and property owner)

D.L. Crawford, Crawford Auto Service (business owner)

Deanna Hudson, Total Plumbing (business owner)

Dee Hairstong-Jones, Land Owner (business owner)

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