

## **PURPOSE**

The City of Tulsa identified the Brookside area as an *Infill Development Study Area* and one of three pilot studies for infill development planning. The purpose of this document is to present preliminary infill development recommendations for the anticipated development and redevelopment of the Brookside neighborhood study area (refer to Exhibit 1 and Appendix C).

Brookside continues to demonstrate substantial infill development and redevelopment potential. The study's recommendations provide assistance and direction for maintaining and enhancing the Brookside neighborhood. Their adoption and application will serve as an important step incorporating community preferred solutions to community defined issues in Brookside.

## **INTRODUCTION**

The Tulsa Infill Development Task Force prepared a report for the Mayor and the Tulsa Metropolitan Area Planning Commission in 1999. The report identified several barriers to infill development in Tulsa including the lack of a clear policy for neighborhood redevelopment. In addition, according to the report, the scale, image and context of contemporary commercial structures is often not complementary with older residential neighborhoods. Often, these contemporary commercial structures are not even in context with commercial neighborhoods.

One recommendation of the Infill Development Task Force regarding land use was the preparation of infill neighborhood design guidelines. The report states, "The City should consider development and adoption of guidelines regarding appropriate scale and building materials for infill development in the older pedestrian-oriented commercial areas." The Brookside Infill Neighborhood Task Force was formed to address infill development planning in the Brookside area. Key participants included residents, businesses and property owners. This Task Force also determined that developing design guidelines and standards was a critical element in facilitating high value, compatible infill development. Thus, developing design guidelines and standards for the area was a major component of the task force's infill planning efforts.

The following design guidelines, policies and standards area are suggested as appropriate for urban form in the Brookside area. These urban form guidelines are based on the District 6 Plan - Tulsa Metropolitan Area Comprehensive Plan policies for the Brookside area, recommendations of the Tulsa Infill Study Task Force and the Brookside Infill Neighborhood Task Force, and pilot studies within the study area. It is the belief of the Brookside Infill Neighborhood Task Force that the application of appropriate design guidelines can

help insure economic success, compatibility and acceptance of area redevelopment projects. Application of the guidelines will help balance business and commercial demands with the needs of the substantial residential constituency within the Brookside area.

## **OVERVIEW**

The Brookside neighborhood area and the Brookside Infill Neighborhood Detailed Implementation Plan Study Area are depicted in Exhibit 1. The Tulsa Metropolitan Area Planning Comprehensive Plan's District 6 Plan recognizes four areas within the Brookside area - Northern Brookside Residential (Special Consideration) Area, Southern Brookside Residential (Special Consideration) Area, Northern Brookside Business (Special District) Area, and the Southern Brookside Business (Special District) Area. Exhibit 1 depicts the location of these four areas, and areas beyond the study boundary and within the identified Brookside area<sup>2</sup>.

The recommended guidelines, policies and standards are organized according to study subareas. Some recommendations are applicable to all of Brookside and some are appropriate for the length of S. Peoria Avenue within the study area. Others recommendations are to be applied to the area between Crow Creek and 38<sup>th</sup> Street South along S. Peoria Avenue, and still others will be appropriate for the area between 38<sup>th</sup> Street South and 51<sup>st</sup> Street South (Skelly Drive) along S. Peoria Avenue. Finally, there are those guidelines which are particularly appropriate for select areas along S. Peoria Avenue. These Brookside Study Subareas and Select Areas are depicted in Exhibit 2.

The guidelines, policies and standards recommended for the Brookside Infill Neighborhood are set forth below.

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<sup>2</sup> The Brookside Neighborhood Association has had some preliminary discussions about possibly changing the east boundary of the association from Lewis Avenue to Utica Avenue. However, this had not occurred at the time of this study.

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