



## **“What Do You Think” Tulsa Development Authority? May 1, 2007**

*On May 1, [Pat Treadway](#) and [Jim Coles](#) met with the Tulsa Development Authority (TDA). TDA’s mission is to improve Tulsa through programs and projects designed to utilize private and public resources that advance the physical, social, and economic well being of citizens and neighborhoods.*

*Here’s what they had to say:*

### **What does Tulsa most need to achieve?**

1. Downtown should be:
  - a. Viable
  - b. Strong heart of the region
2. Heart v. Geographic v. Shopping center of Tulsa
3. Emulate these cities
  - a. Memphis
  - b. Ft. Worth
  - c. Charlotte
  - d. Indianapolis
  - e. Louisville
4. Look at income base of the city to solve problems
5. Capitalize on infrastructure and buildings (Indianapolis)
  - a. Infrastructure needs throughout city
    - i. South Tulsa 2 lane roads
6. Government/Other cities have combined city and county
7. State/County/City partnerships to get things done
  - a. Ex. 71<sup>st</sup> street bridge
8. Regional area – city in center

9. Conservative fence line historically in Tulsa
10. Future annexation is important
  - a. Consider it
  - b. Where?
11. Downtown should “expand” past the IDL
  - a. We limit ourselves with idea that downtown is only within IDL
12. Leadership at city/county
13. Solve social problems throughout city
  - a. Leadership
  - b. Perception problem
14. Need good schools
  - a. Experiment- dependent school model within Tulsa
    - i. Happened with Academy Central in Gilcrease Hills
    - ii. Could be done again to attract people
    - iii. Charter schools are similar but too selective
15. Transit system needed to stimulate growth
16. TDA knows how to develop large areas
17. Money needed to support redevelopment model
18. Look at fundamental use of land
  - a. regulation of land use
  - b. Form based codes
19. Pedestrian oriented
  - a. Density compactness
  - b. Walkable
  - c. Don’t develop too low density
20. Comp Plan needs to be a guide
  - a. Subject to change
  - b. Not final action when approved – “LIVING” document
  - c. Needs to be inclusive of surrounding communities
    - i. Surrounding communities are moving, Tulsa needs to get going
    - ii. One legged but kicking contest
21. Is Tulsa going to be the regions economic engine?
22. Where is the heart of the region?
23. Mentality that Tulsa stops at Skelly by-pass
24. Tulsa needs to grow North and West – currently weakest link
25. Need transportation loop completed in North and Northwest area
26. TDA has skills to make changes in areas in North Tulsa
27. TDA should consider to continue moving north

28. Fundamental change in zoning – infrastructure costs
29. Develop north with more density
  - a. Less sprawl
  - b. Walkable
30. Get everyone on same page to achieve

### **What are Tulsa's most valuable or important assets?**

31. River
32. Railroad
  - a. Transit system can be used
  - b. OSU-Tulsa connect to OSU hospital
33. Untapped resources in north – opportunity
34. Diversity of its people
35. A Diverse economy
36. Tulsa International Airport

### **What are Tulsa's most critical issues, problems, or concerns?**

37. Look at what we have done wrong
  - a. Revisit what we've done so we don't make similar mistakes
  - b. Look to past to learn – main mall redone twice
38. Untapped resources in North
39. Difficult to plan for region without others from city and in area
40. Can't tear building down in San Francisco for a surface parking lot, like you can here
41. Why doesn't Tulsa grow north?
42. Struggle for resources throughout city
43. Crime issue
  - a. Solve it
44. School system
  - a. Improve entire system
  - b. Make them safe
  - c. Jenks/Union/Tulsa school boundary lines are crazy
45. Perception makes it difficult to develop in some areas (ex. North)
  - a. Perception that North Tulsa now starts at Apache
46. North West and North Tulsa will grow from outside-in

47. City parks need improvement
48. Health care
49. Improve safety
50. Economic Development
51. Social Assistance
52. Too aggressive with urban renewal in the past
  - a. Lost all the little shops/people downtown
53. Infrastructure (road) needs in south Tulsa by newer developments
54. Bixby/Jenks bridge
  - a. If need exists government should do it and charge toll until repayment
  - b. Termination date
  - c. Find logical place