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Eugene Field Small Area Plan

Prepared by URBAN DESIGN ASSOCIATES



Eugene Field Small Area Plan

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City of Tulsa

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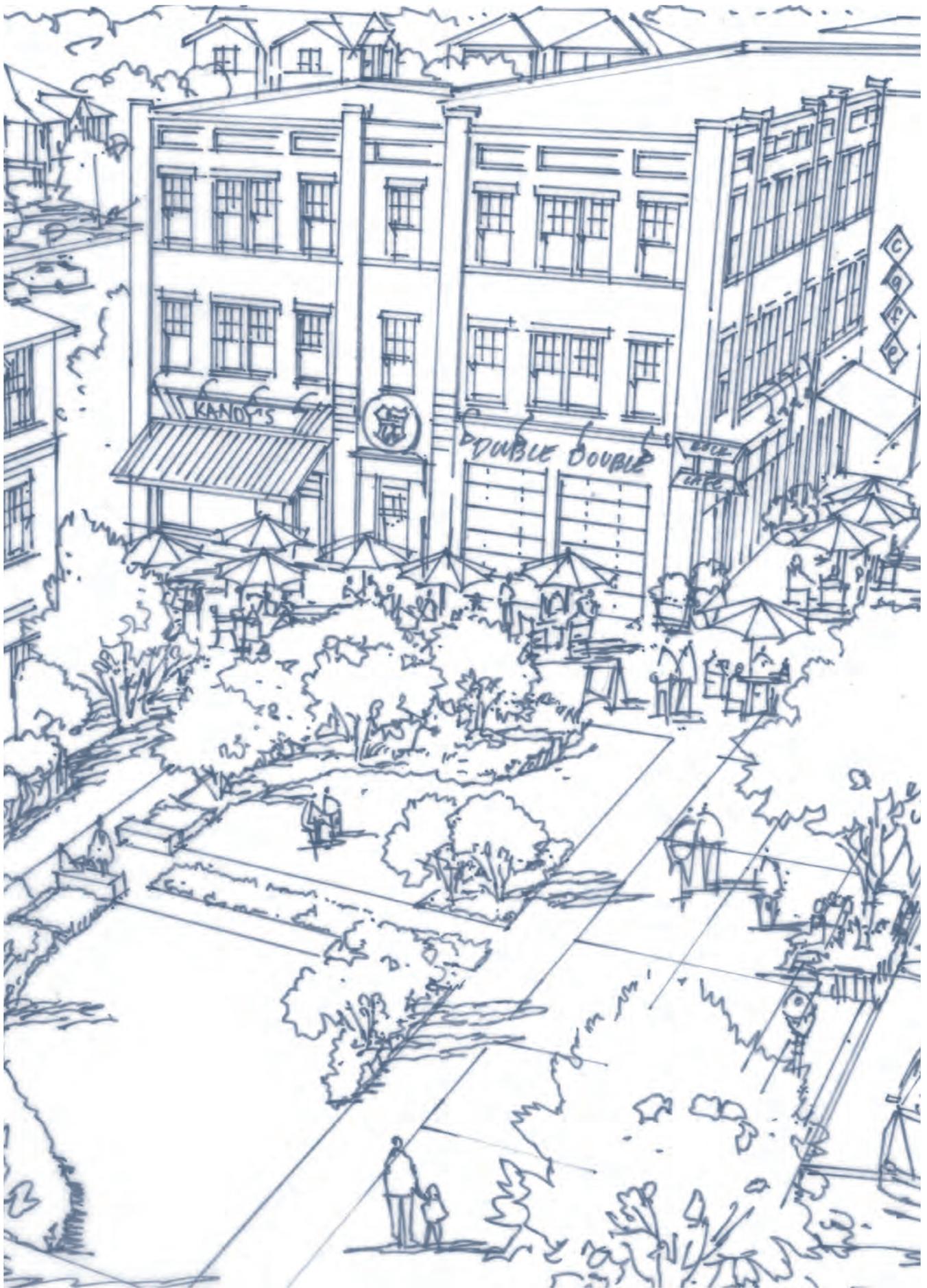
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INTRODUCTION



EXECUTIVE SUMMARY



Eugene Field Elementary School

The Eugene Field Small Area Plan (SAP) is focused around identifying initiatives and establishing an action plan to transform Eugene Field into a thriving community. The neighborhood currently suffers from an unbalanced concentration of affordable housing, challenges associated with two major arterials running through the neighborhood, and the negative effects of incompatible land uses. Yet the neighborhood is also located in close proximity to downtown and enjoys continuous park frontage along the Arkansas River. Therefore it is critical to restore this area to a healthy, mixed-income, mixed-use neighborhood reminiscent of what it once was.

The plan, once adopted by City Council, will guide and direct policy, investment, and development in the neighborhood. This plan addresses the following initiatives:

- » Housing
- » Open Space
- » Infrastructure
- » Transportation
- » Economic Development

Recommendations from these initiatives will result in a comprehensive, holistic strategy for improving the overall physical, social, and economic conditions of the neighborhood.

This revitalization plan is the product of an inclusive, public, consensus-building process. This process brought together a full range of community stakeholders to direct the development of the plan. To achieve a successful outcome, all local policy makers, business owners, residents, institutions, and developers will need to continue to work with each other in this same cooperative spirit.

COMMONLY USED ACRONYMS

CAP	Community Action Project
OSU	Oklahoma State University
SAP	Small Area Plan

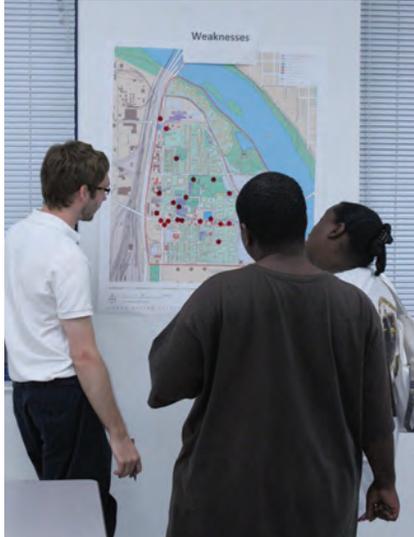


- A. EUGENE FIELD ELEMENTARY SCHOOL
- B. WEST TULSA UNITED METHODIST CHURCH
- C. LITERACY & EVANGELISM INTERNATIONAL
- D. FUTURE QUIKTRIP SITE
- E. HARVEST MARKET
- F. SONIC
- G. EXISTING BRIGHTWATERS APARTMENTS
- H. SALVATION ARMY/BOYS & GIRLS CLUB
- I. PHOENIX BAPTIST CHURCH
- J. CAP'S EUGENE FIELD EARLY CHILDHOOD EDUCATION CENTER
- K. WEST TULSA FREE WILL BAPTIST CHURCH
- L. OSU CENTER FOR HEALTH SCIENCES
- M. WESTPORT
- N. RIVER WEST FESTIVAL PARK
- O. GCC MID-CONTINENT CONCRETE CO.
- P. WEST TULSA PARK
- Q. CHURCH OF THE NAZARENE
- R. RIVERVIEW PARK APARTMENTS
- S. WESTERN PINES APARTMENTS
- T. CITY MAINTENANCE YARD

Locator Plan

— SAP BOUNDARY

EXECUTIVE SUMMARY



The planning process included public participation at every step

In recent years there have been multiple planning efforts targeting specific issues in and around the neighborhood. The city has completed several comprehensive studies, including the Tulsa Comprehensive Plan, the Downtown Area Master Plan, and the Southwest Tulsa Neighborhood Plan, which address topics ranging from transportation to housing. Additionally, the Tulsa Parks and Recreation Plan and INCOG's Arkansas River Corridor Master Plan offer recommendations for the riverfront. Most recently, the Community Action Project (CAP) was awarded a Choice Planning Grant to study the conversion of the Brightwaters Apartments into a mixed-income community, which can serve as a catalyst for other revitalization efforts throughout the neighborhood.

The goal of this study is to tie together these previous plans, analyze them within the current context, and make the necessary recommendations to ensure a comprehensive planning approach for the revitalization of the neighborhood. During the process, the team worked closely with the city and local stakeholders to understand the most pressing priorities in the neighborhood to order to ensure that the plan reflects the sentiment of the community. The result is a comprehensive planning approach that addresses housing, safety & security, health & wellness, parks, infrastructure, and transportation.

(Right) The city previously prepared a neighborhood plan for this area, much of which has informed current recommendations





Amphitheater at River West Festival Park



OSU Medical School



Riverview Park housing



West Tulsa United Methodist Church



CAP's Eugene Field Early Childhood Education Center playground



Railroad along Jackson Avenue

(Above) Existing conditions photos





CONTEXT AND HISTORY



CONTEXT



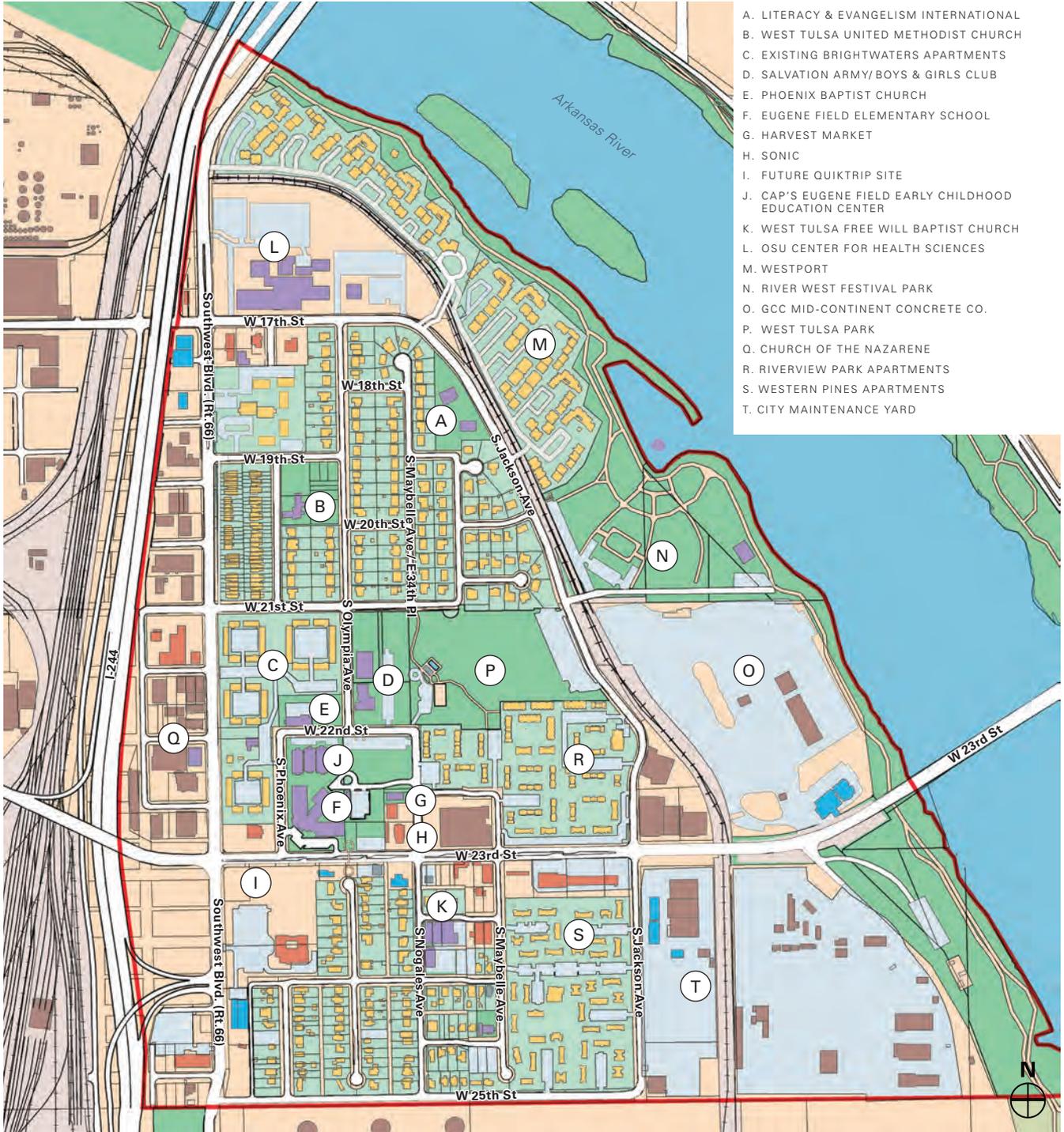
A major community asset: CAP's Early Childhood Education Center

The Eugene Field Small Area Plan (SAP) boundary extends west to I-244, south to the southern right-of-way of West 25th Street, east to the west bank of the Arkansas River, and north to the point at which I-244 meets the bank of the Arkansas River. The neighborhood itself has these same clear boundaries, delineated by the river and two adjacent oil refineries to the west and south. It is situated in close proximity to downtown and along two major arterials, Southwest Boulevard and West 23rd Street. Currently the neighborhood consists of areas of multi-family housing projects, some single-family homes, Oklahoma State University (OSU) College of Osteopathic Medicine, and commercial/industrial uses along Southwest Boulevard and West 23rd Street. In addition, River West Festival Park and its associated trails line the eastern edge of the neighborhood. Neighborhood assets include:

- » Institutional anchors, including churches, CAP's Eugene Field Early Childhood Education Center, Eugene Field Elementary School, Salvation Army, Boys & Girls Club
- » Harvest Market
- » Planned QuikTrip at 23rd Street and Southwest Boulevard
- » Access to arterials
- » River West Festival Park
- » Proximity to downtown and views across river



(Top left) OSU College of Osteopathic Medicine (Top right) Holly Oil Refinery (Bottom) View across river to downtown



- A. LITERACY & EVANGELISM INTERNATIONAL
- B. WEST TULSA UNITED METHODIST CHURCH
- C. EXISTING BRIGHTWATERS APARTMENTS
- D. SALVATION ARMY/BOYS & GIRLS CLUB
- E. PHOENIX BAPTIST CHURCH
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- R. RIVERVIEW PARK APARTMENTS
- S. WESTERN PINES APARTMENTS
- T. CITY MAINTENANCE YARD

Portrait of Existing Conditions
(March 2013)

SAP BOUNDARY	COMMERCIAL	INDUSTRIAL	PARKING	RAILROAD
RESIDENTIAL	OFFICE	INSTITUTIONAL	PARKS/OPEN SPACE	

HISTORY



Historic photo of rail and toll bridges across the Arkansas River

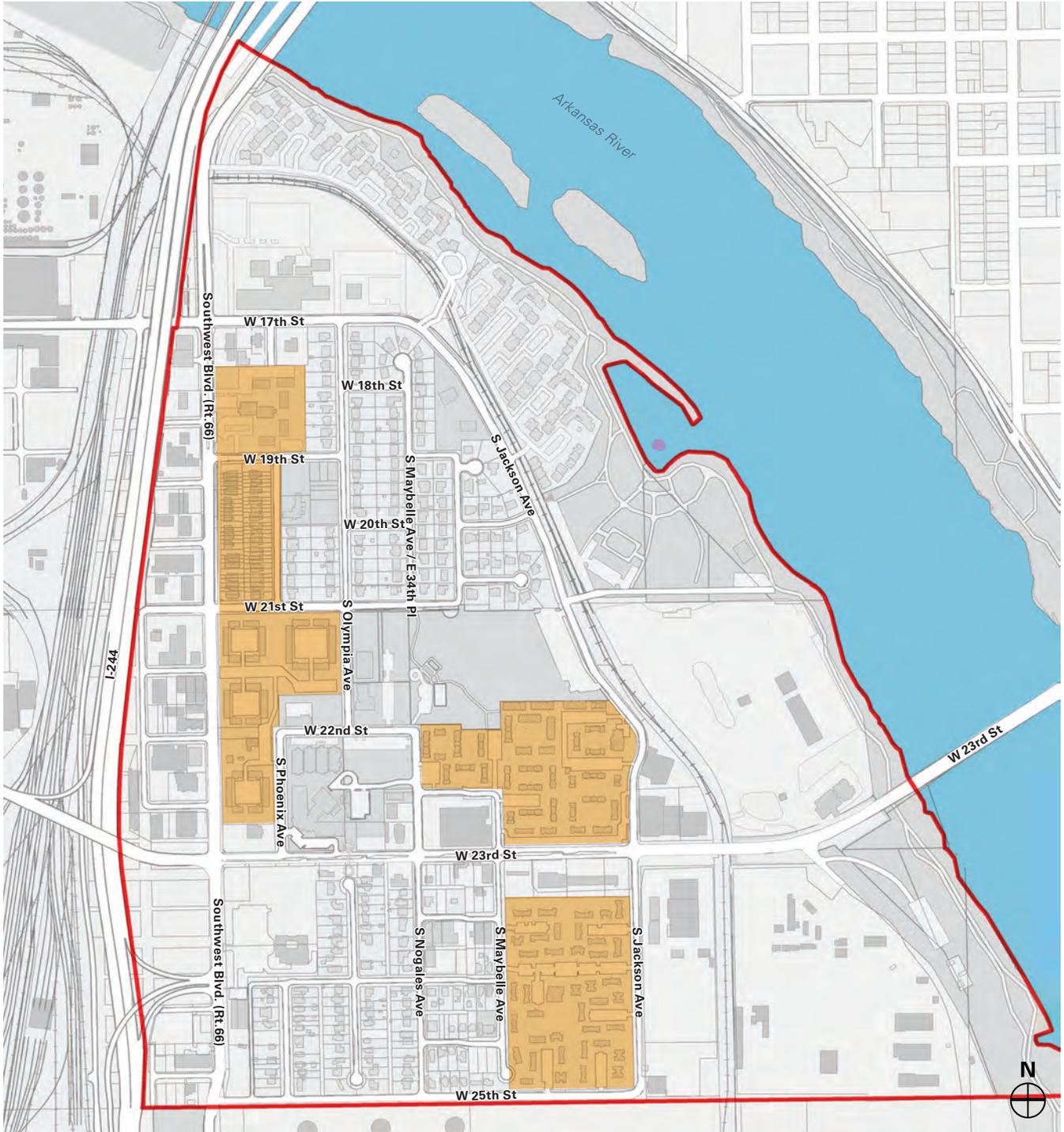


Historic photo of Route 66 (Southwest Boulevard)

Tulsa, and the present-day Eugene Field neighborhood, has always been a point of crossing the Arkansas River. It was a common fording site first for Native Americans and later for cattle ranchers. As the country expanded westward and the town grew in the 19th century, rail and road bridges were built to span the river. The discovery of oil and the establishment of oil refineries resulted in a further population boom in the city and Eugene Field. Phoenix Avenue was the neighborhood's main street until a new bridge across the river was built at Southwest Boulevard. When Southwest Boulevard was designated as a stretch of Route 66, the nation's first transcontinental highway, most commercial activity was drawn away from Phoenix Avenue. In the 1960s, urban renewal efforts redeveloped large areas of the neighborhood with modern housing and severed many streets within the neighborhood's historic grid, including much of Phoenix Avenue.



Urban Renewal housing sites: Riverview Apartments (top) and rowhouses along Southwest Boulevard (bottom)



Areas Affected by Urban Renewal

- SAP BOUNDARY
- URBAN RENEWAL HOUSING





INVENTORY & ANALYSIS

INTRODUCTION



The initial phase of the vision plan effort, *Understanding*, consisted of two main data collection and analysis components. The first component involved a series of public meetings and SWOT exercises, and the second involved a thorough study and analysis of the neighborhood’s existing conditions. This chapter describes both the public input received and the physical analysis performed by the consultant team.

The various stakeholder and public meetings helped the consultant team to better understand the local context and offered local residents and stakeholders a chance to help guide the development of the vision plan. During each of the meetings, participants were asked to mark on maps the strengths, weaknesses, visions, and threats of the area. This input helped inform the consultant team of the neighborhood’s assets, major problem areas, potential opportunities, and priority projects. The results of these exercises are summarized and shown on the subsequent pages.

In addition to soliciting public input, the team performed a thorough inventory and analysis of the physical conditions of the neighborhood. The Eugene Field neighborhood was explored and photographed on foot and by car. The team also created a series of land use analysis drawings called *X-Rays*, which highlight the different physical patterns of the neighborhood. These land use *X-Ray* drawings are included and described further in this chapter, as are diagrams that analyze the neighborhood’s infrastructure and transportation systems.



Existing conditions inventory



Public housing at Riverview Park Apartments



OSU's College of Osteopathic Medicine



Eugene Field Elementary School



Global Gardens community garden



View of West 23rd Street looking east



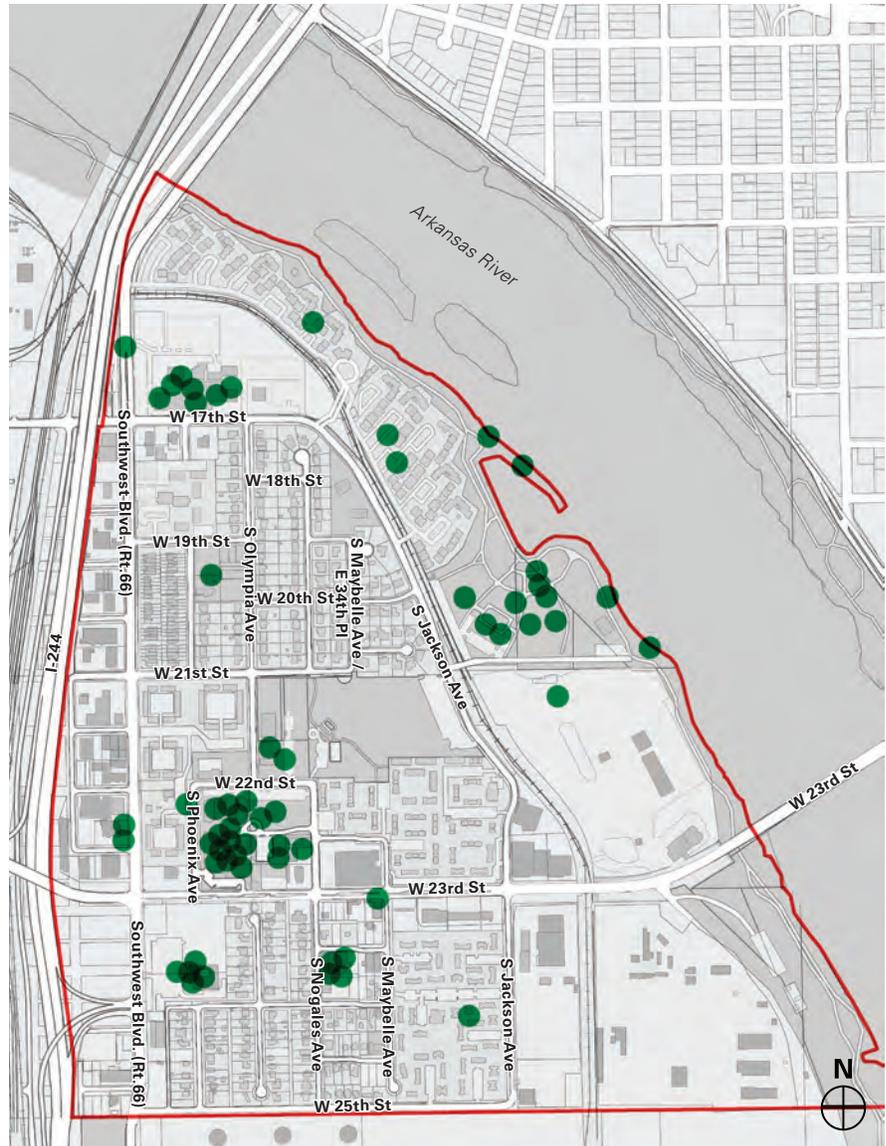
View along Southwest Boulevard looking north

SWOT ANALYSIS

Green Dots: Strengths

Commonly referenced strengths:

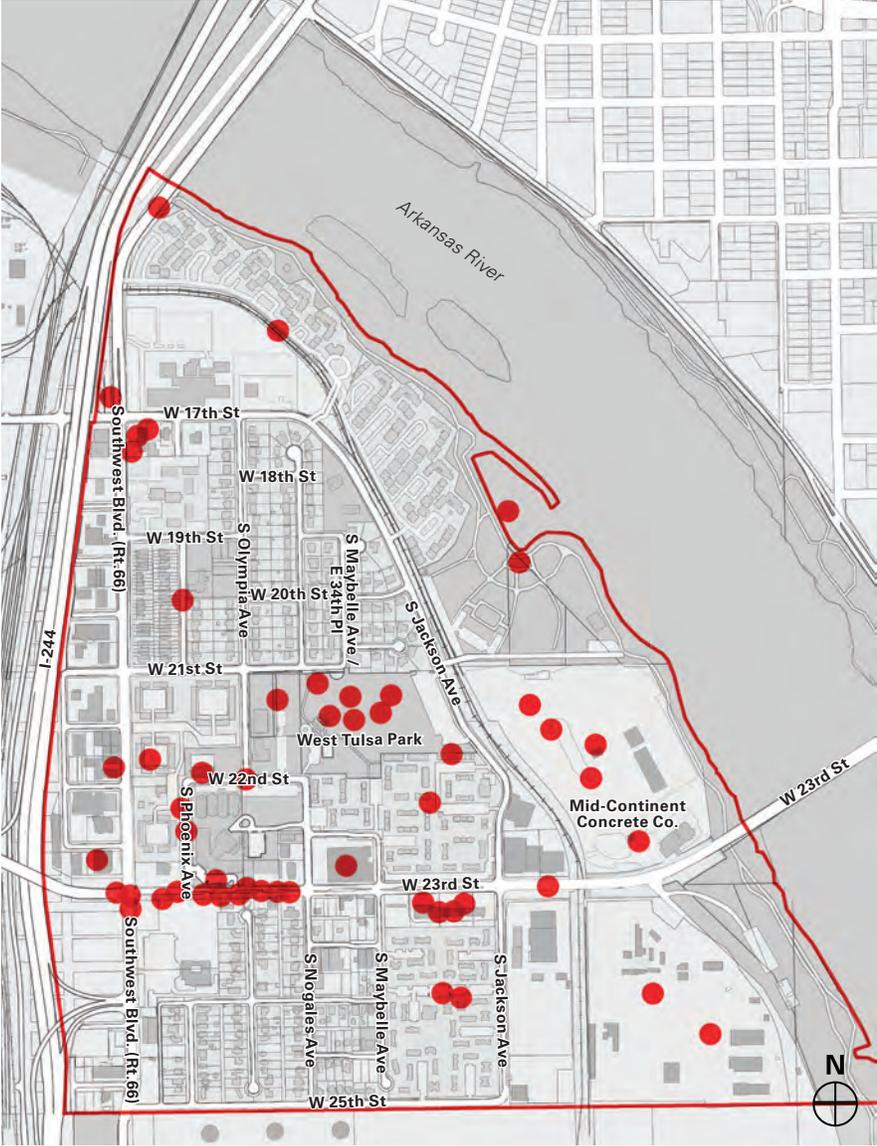
- » Proximity to downtown
- » New intermodal bridge
- » Affordable housing
- » Institutions: school, early education center
- » Strong churches
- » Access to river and parks
- » OSU Health Center
- » Harvest Market
- » Planned QuikTrip



(Right) Harvest Market and Eugene Field Elementary School were frequently mentioned as neighborhood strengths



Red Dots: Weaknesses



- Commonly referenced weaknesses:
- » Limited public transit
 - » Confined by the river, highway, and refineries
 - » Limited variety of housing options
 - » Sub-standard affordable housing
 - » Underutilized parks
 - » Limited job opportunities
 - » Lack of services — grocery, pharmacy, etc.



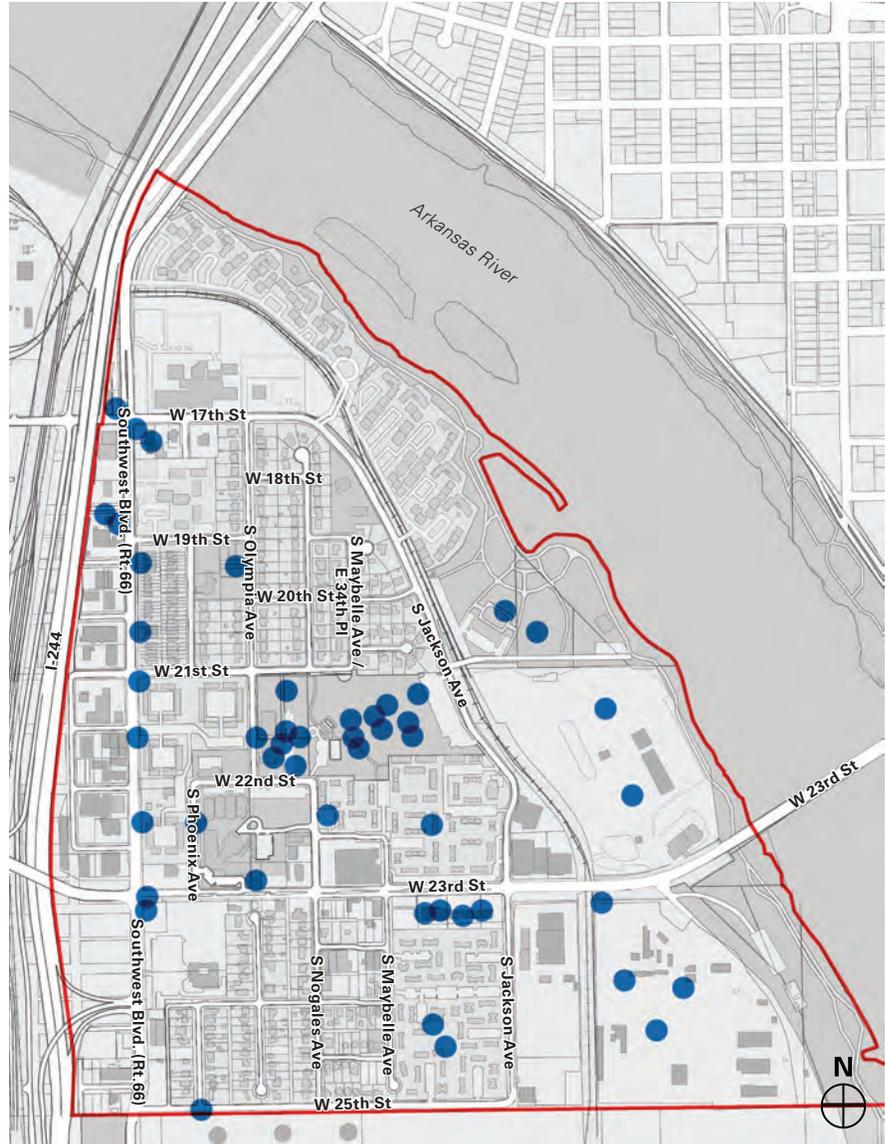
(Left) Outdated housing and retail vacancies were cited as weaknesses of the neighborhood

SWOT ANALYSIS

Blue Dots: Opportunities

Commonly referenced opportunities:

- » Increased bus ridership and shelters
- » New apartments with fitness center, pool
- » More attractive housing
- » Youth Center, library, adult education programs
- » Improved park amenities: seating, shelter, splash pad
- » More neighborhood retail
- » Increased lighting
- » Improved safe crossings for kids

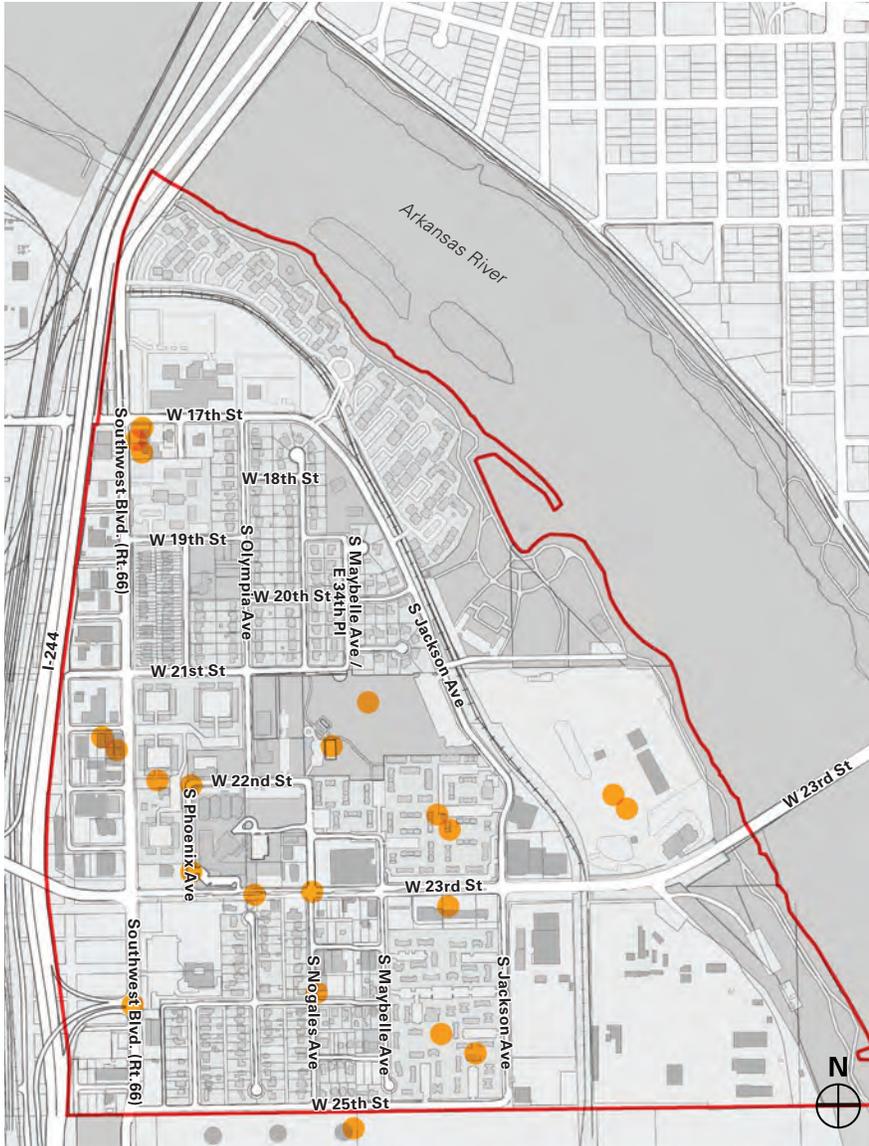


(Right) Neighborhood locations highlighted by locals as possible redevelopment sites include West Tulsa Park and the shopping plaza on West 23rd Street





Yellow Dots: Threats



Commonly referenced threats:

- » Increased traffic
- » Reduced mobility
- » Disinvestment in affordable housing
- » Fear of displacement from homes and community
- » Continued loitering, damaging image of neighborhood
- » Environmental effects from concrete plant
- » Crime
- » Industrial accidents
- » Use of parks for illegal and improper activities

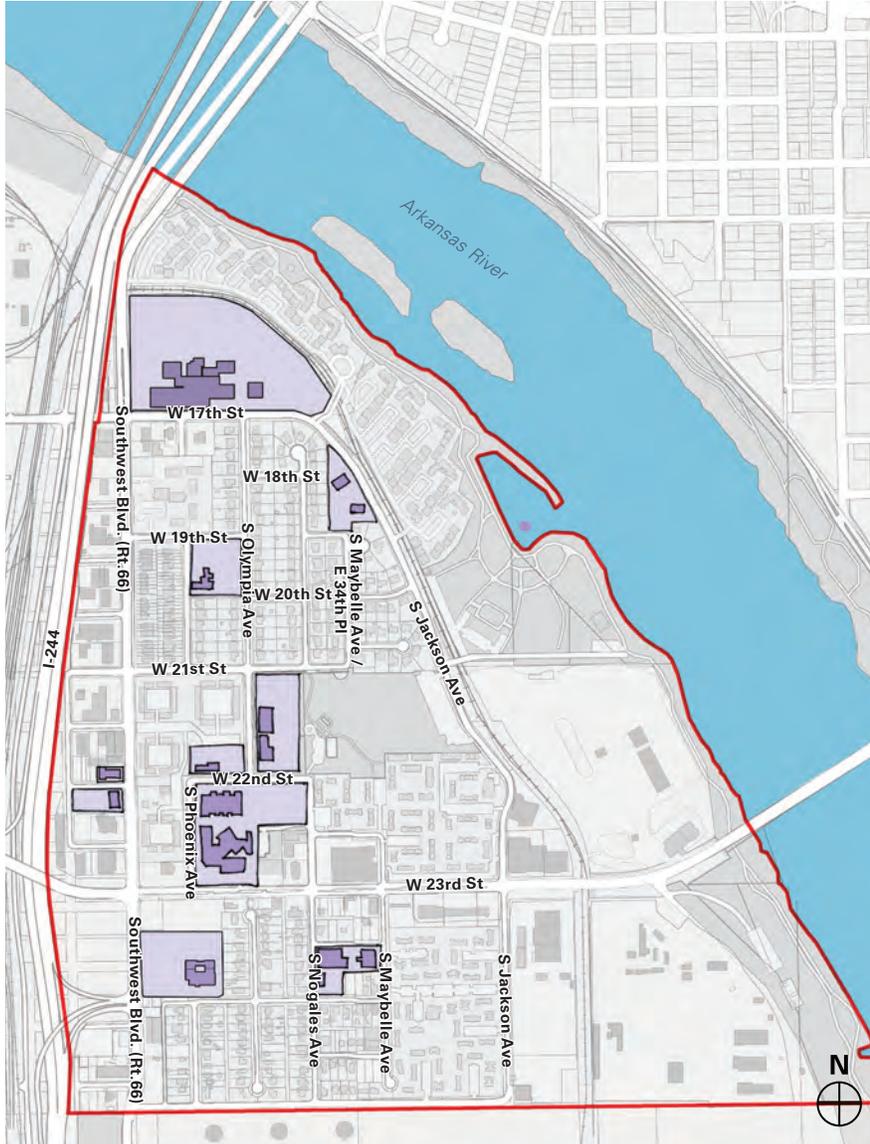


(Left) Heavy traffic and pollution could impede the neighborhood's future

SWOT ANALYSIS

	STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
ACCESS & MOBILITY	<ul style="list-style-type: none"> » Proximity to downtown » 11th and West 23rd Street Bridges » New intermodal bridge » Public transit service: 117 & 118 buses » New texting service for expected bus arrival time 	<ul style="list-style-type: none"> » Isolated, cut off from rest of city by river and refineries » Pedestrian bridge over West 23rd Street not used » Lack of bus shelters » Poor public transit service: infrequent buses, downtown transfer, no late service » Limited transit = reduced access to job opportunities » No traffic lights on West 23rd Street between Southwest Boulevard and Jackson Street » Heavy traffic on arterials; heavy truck traffic » Limited pedestrian crossings across arterials » Congestion & queuing at school » Parking during festivals 	<ul style="list-style-type: none"> » Bus frequency increase would increase ridership » Bus shelters would improve rider experience » 'Lift' program in case of bus breakdown » Capitalize on location near downtown 	<ul style="list-style-type: none"> » Increased traffic: reduced mobility, damage to neighborhood appeal
HOUSING	<ul style="list-style-type: none"> » Predominantly brick housing stock north of West 23rd Street » West Port Apartments » Good apartments at LaFortune Tower » Housing is affordable » Exterior upgrades at Riverview Apartments 	<ul style="list-style-type: none"> » Too many rentals » Limited multi-family, 1-bed, and studio units » Challenges to neighborhood image: student housing, unattractive affordable housing » Sub-standard affordable housing units: no A/C, no sound insulation, structural issues, poor insulation 	<ul style="list-style-type: none"> » New apartments with fitness centers, pools, or splash pads for residents » More 1-bed units » More attractive housing » Investment in renovation of housing complexes 	<ul style="list-style-type: none"> » Fear of displacement from house and community » Disinvestment in affordable housing
SOCIAL	<ul style="list-style-type: none"> » Eugene Field Elementary School » CAP's Early Child Education Center » Salvation Army/Boys & Girls Club » Multi-cultural community » Strong and active churches » Small, unique community that cares for its own 	<ul style="list-style-type: none"> » Transient population, high turnover of residents » Services/programs offered by providers not fully utilized by community: lack of access, lack of awareness* » Too few services/programs being offered to community* » Homeless loitering » Lack of entertainment options for kids » Demographic split of neighborhood based on housing types 	<ul style="list-style-type: none"> » Boys & Girls Club: receptive to increasing & improving services/programs, providing shuttle for kids » Increased engagement with Hispanic community » Life skills classes: parenting, cooking » New youth center to provide structured programs and entertainment for kids* » Adult education programs » Library at West Tulsa Park 	<ul style="list-style-type: none"> » Continued loitering risks damaging neighborhood image
OPEN SPACE & RECREATION	<ul style="list-style-type: none"> » Proximity to river » Riverfront trails and parks » Neighborhood parks » Global Gardens educational garden 	<ul style="list-style-type: none"> » Parks underutilized » Pool closed 16 years ago » Poor visibility into parks » No centrally-located skatepark » Parks scattered and disconnected » No BBQ pit and shelter » Too much unprogrammed open space 	<ul style="list-style-type: none"> » Splash pad at old pool » Seating areas and shelters in parks, especially near housing and play areas » New recreation center with pool and gym » Capitalize on river access » Concrete plant and maintenance yard sites could become amenitized open space: ballfields, sports complexes, recreation center » Amenitize West Tulsa park for kids: swings, kid zone, new playground » Utilize Festival Park for neighborhood functions/activities » Small refreshment kiosk and bike station at Festival Park and riverfront trail 	<ul style="list-style-type: none"> » Negative environmental impacts from concrete plant » Use of parks for illegal, improper activities
ECONOMIC	<ul style="list-style-type: none"> » Route 66 » Harvest Market » Planned QuikTrip » OSU's presence in neighborhood 	<ul style="list-style-type: none"> » Poor use of land along river: concrete plant, maintenance yard » No laundromat, grocery store, pharmacy » Limited neighborhood-serving retail » Lack of job opportunities » Harvest Market: limited hours, too expensive, no debit cards » Strip Mall: vacancy and high turnover » Vacancy of light industrial buildings along Southwest Boulevard 	<ul style="list-style-type: none"> » Concrete plant and maintenance yard are prime redevelopment sites: grocery store, Wal-Mart, retail » Vacant retail spaces occupied by neighborhood conveniences: pharmacy, laundry » Capitalize on Route 66 » Plasma center with daycare » Retail along Southwest Boulevard 	
HEALTH & SAFETY	<ul style="list-style-type: none"> » Increased security at Brightwaters » Curfews at housing communities » Access to health care: OSU Health Center, Good Samaritan Clinic, OSU Medical Center not far 	<ul style="list-style-type: none"> » Crime » Fights at West Tulsa Park » Speeding on residential streets » Unsafe pedestrian crossings across arterials » Too few kids walk to school » Food desert » No security at entries to Riverview Park Apartments and Western Pines Apartments » Streets dangerous for bikers, especially at night and for kids » Streets used as playgrounds » Lax curfew enforcement » Lack of lighting » Infrequent police patrols 	<ul style="list-style-type: none"> » Encouraging police, sheriff, and other safety personnel to live in neighborhood would improve safety » Increased lighting along streets and in parks » Safe Passage program for kids walking to/from school » Crossing guards 	<ul style="list-style-type: none"> » Crime » Pollution from refineries » Accident potential at refineries

Institutional X-Ray



- » Many institutions in the neighborhood: OSU Center for Health Sciences, churches, CAP's Eugene Field Early Childhood Education Center, Harvest Market, Boys & Girls Club
- » Eugene Field Elementary School is a strong community anchor
- » Lack of awareness about programs offered in the neighborhood — misconception that services are not there
- » OSU also has a clinic in place for the neighborhood



(Far left) CAP's Early Childhood Education Center (Left) Eugene Field Elementary School

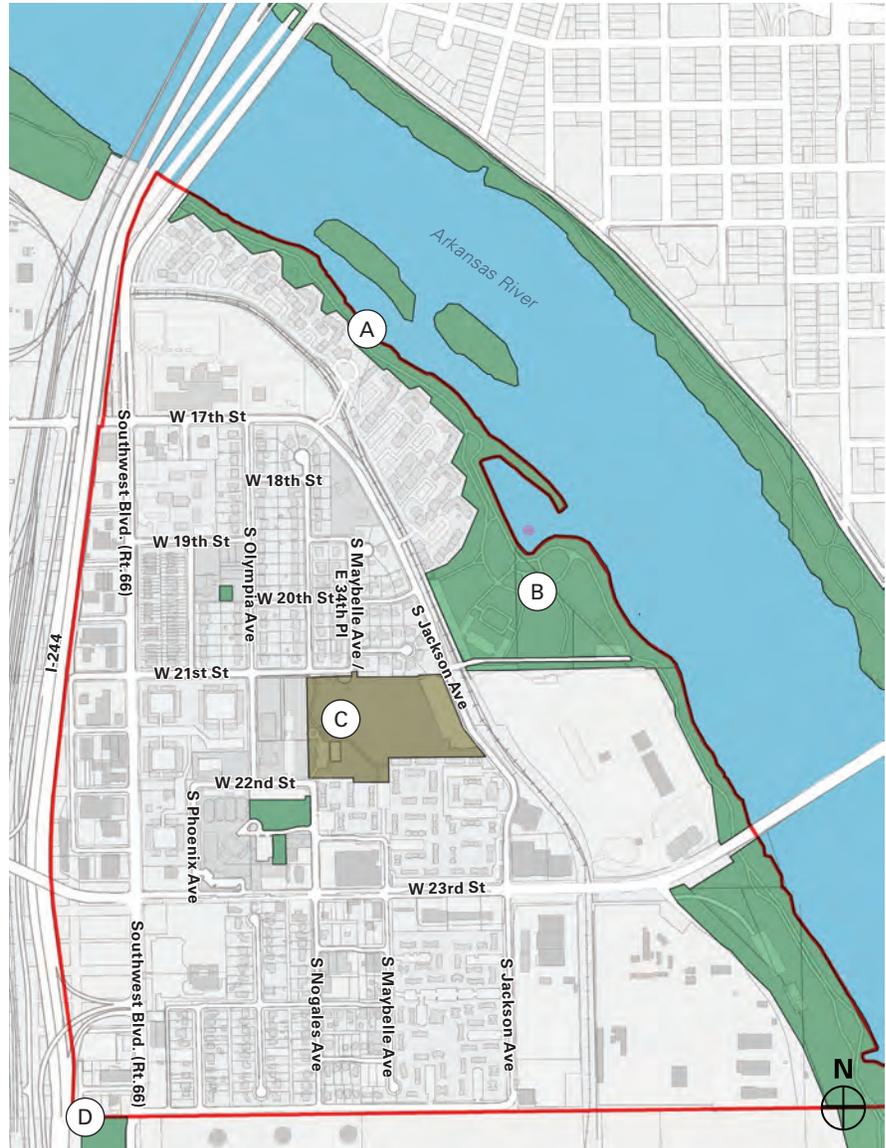
LAND USE

- » There is a large riverfront trail/park system on the edge of the neighborhood
- » River West Festival Park is a city-wide amenity and only used occasionally for festivals
- » West Tulsa Park is underutilized — pool has been closed for years, lawn used for parking, minimal amenities, poorly lit
- » Minimal open space in the neighborhood

- A. RIVERFRONT TRAIL SYSTEM
- B. RIVER WEST FESTIVAL PARK
- C. WEST TULSA PARK
- D. HOWARD PARK

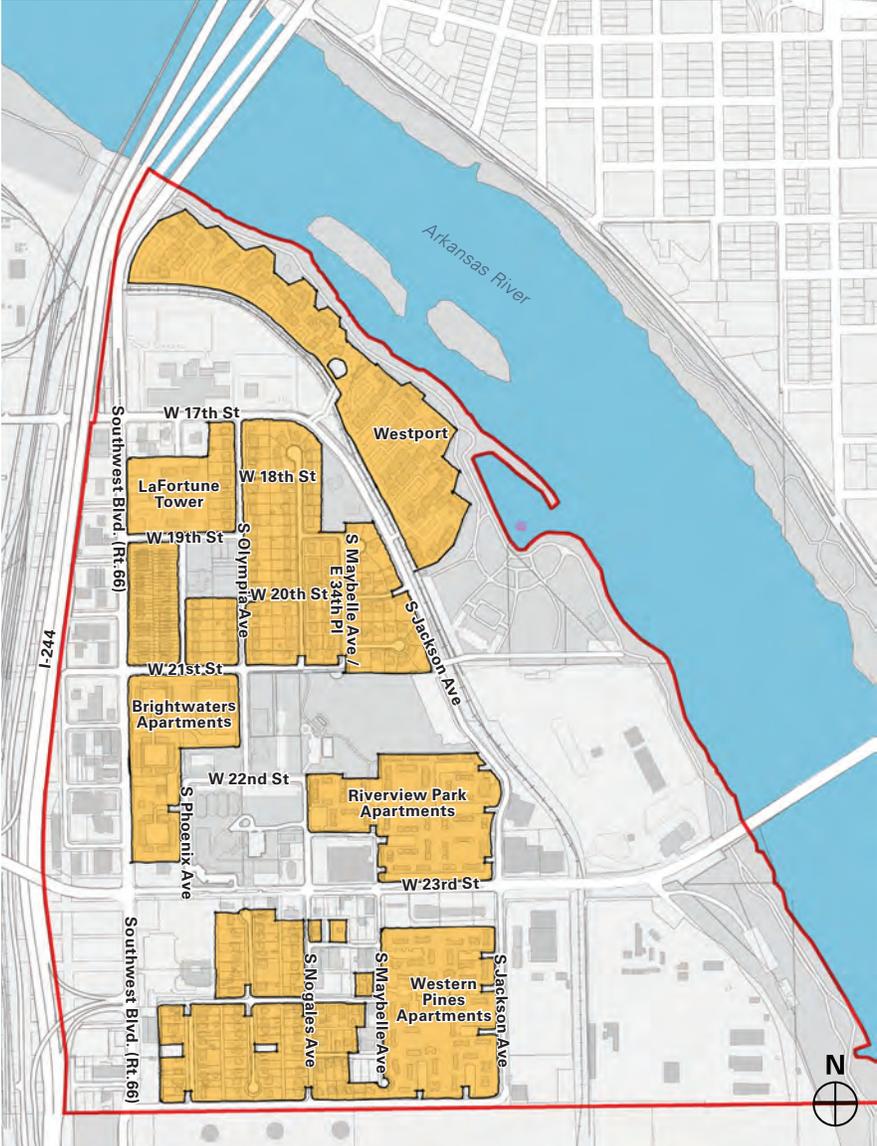
(Bottom left) Riverfront trails are a major amenity (Bottom right) View of River West Festival Park amphitheater

Open Space X-Ray





Residential Patterns X-Ray



- » Neighborhood is comprised of several large housing complexes and some remaining single-family blocks
- » There are limited housing types available
- » Much of the housing is outdated and in need of repair
- » There is a need for a variety of housing options

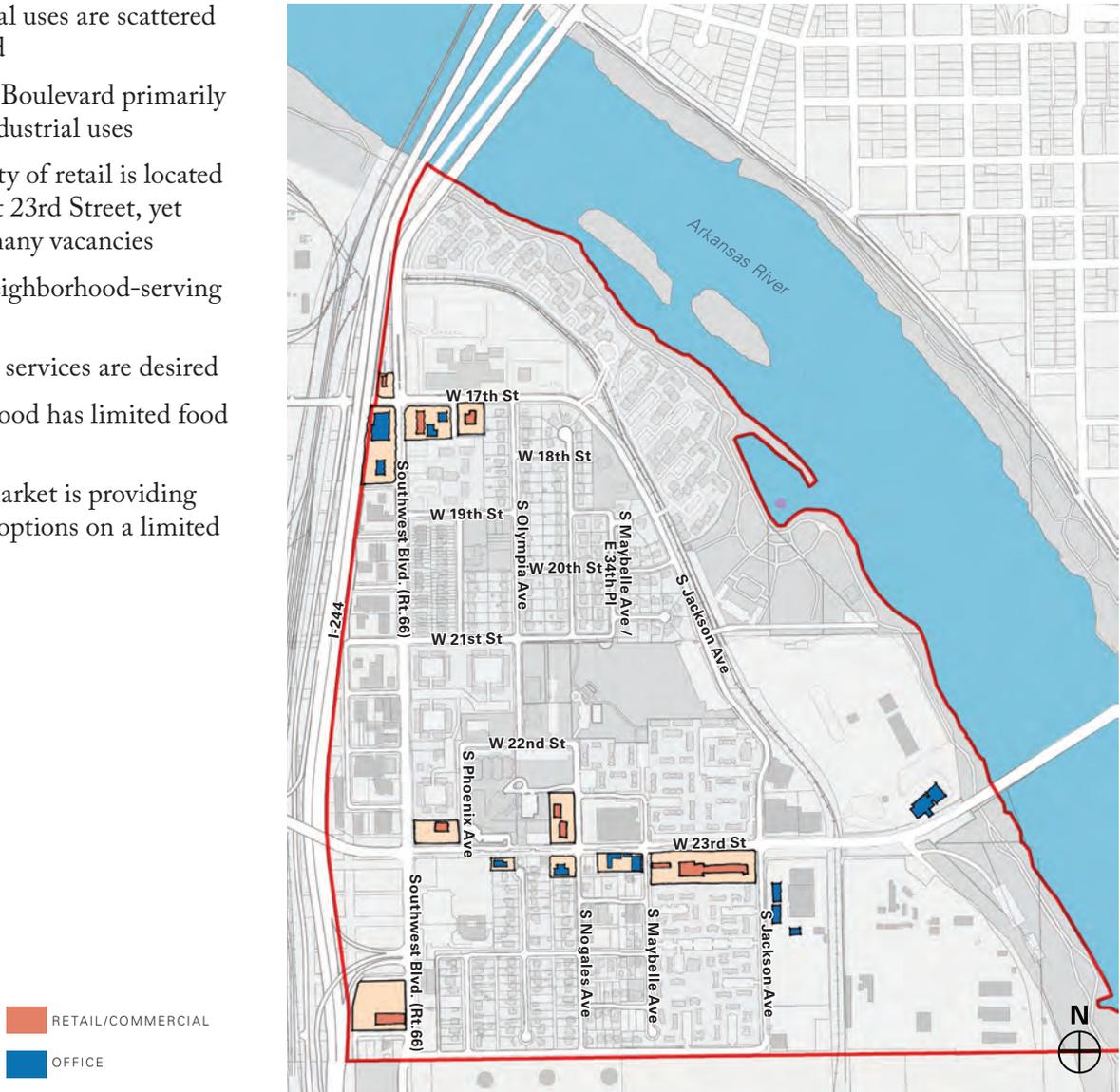


(Far left) Single-story houses and well-maintained gardens are common north of 21st Street (Left) Westport is a successful river-front residential area

LAND USE

- » Commercial uses are scattered and limited
- » Southwest Boulevard primarily lined by industrial uses
- » The majority of retail is located along West 23rd Street, yet there are many vacancies
- » Limited neighborhood-serving retail
- » Additional services are desired
- » Neighborhood has limited food choices
- » Harvest Market is providing additional options on a limited basis

Commercial Patterns X-Ray

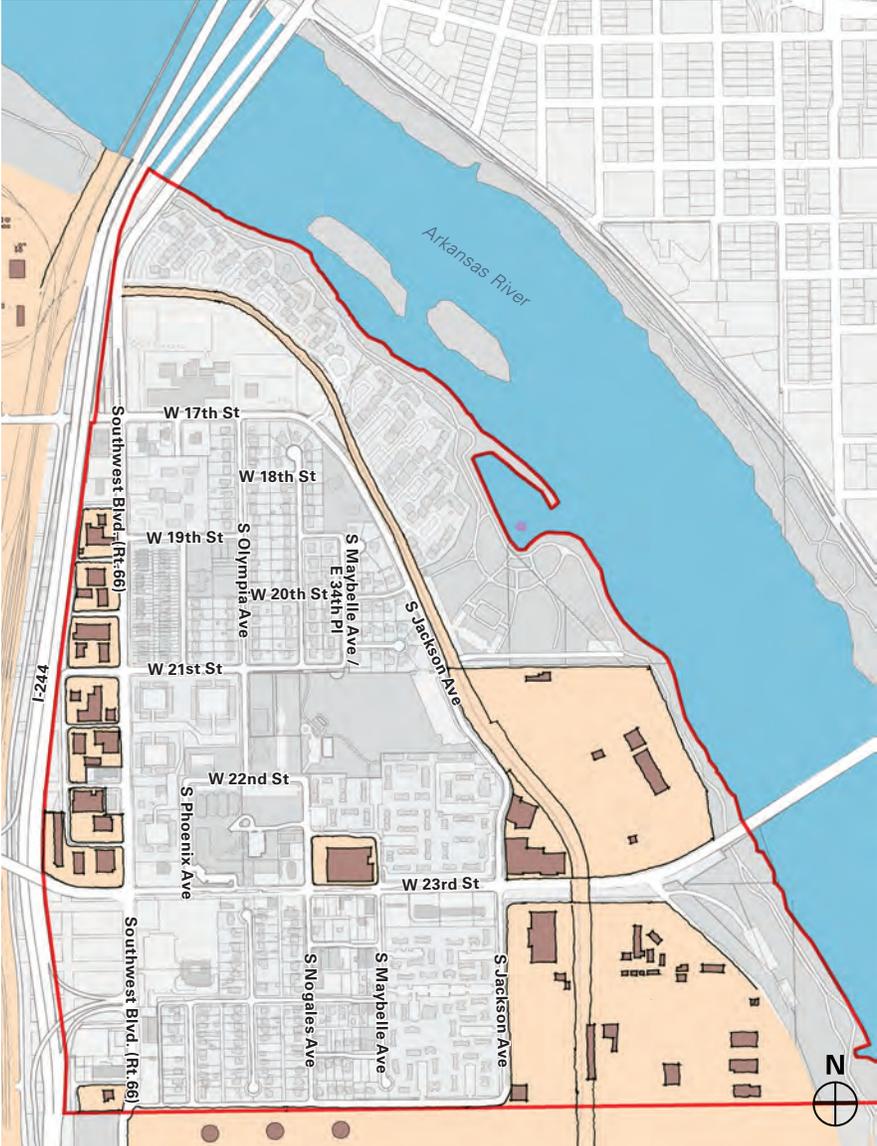


(Right) Harvest Market provides fresh produce on a limited schedule (Far right) Several fast food restaurants line West 23rd Street





Industrial Patterns X-Ray



- » Industrial uses surround the neighborhood
- » Much of the riverfront had an industrial past and is partially a landfill
- » Southwest Boulevard is now primarily lined with light industrial uses rather than commercial
- » Certain industrial uses are incompatible with adjacent residential, commercial, civic, and institutional uses



(Far left) Industrial uses line Southwest Boulevard (Left) The Holly Refinery presents challenges to the immediate neighborhoods

INFRASTRUCTURE

Infrastructure



Existing pedestrian bridge across West 23rd Street

Currently the neighborhood is well-served by two major arterials, Southwest Boulevard and West 23rd Street, and a 6-lane expressway, I-244. Yet opportunities exist to improve the local network of streets. The following observations were made during the analysis phase:

- » I-244, Southwest Boulevard, and West 23rd Street provide great access for the neighborhood
- » The local street network is limited, and has been cut-off in some places
- » Pedestrian crossings along the arterials are limited and far apart
- » The pedestrian bridge across West 23rd Street is not ADA (Americans With Disabilities Act) accessible and inconvenient, and therefore poorly used by residents

The consultant team studied the existing conditions of Southwest Boulevard, West 23rd Street, and Jackson Street, as these were identified as needing improvements. The team measured the streets and produced section sketches to help direct any subsequent design recommendations.

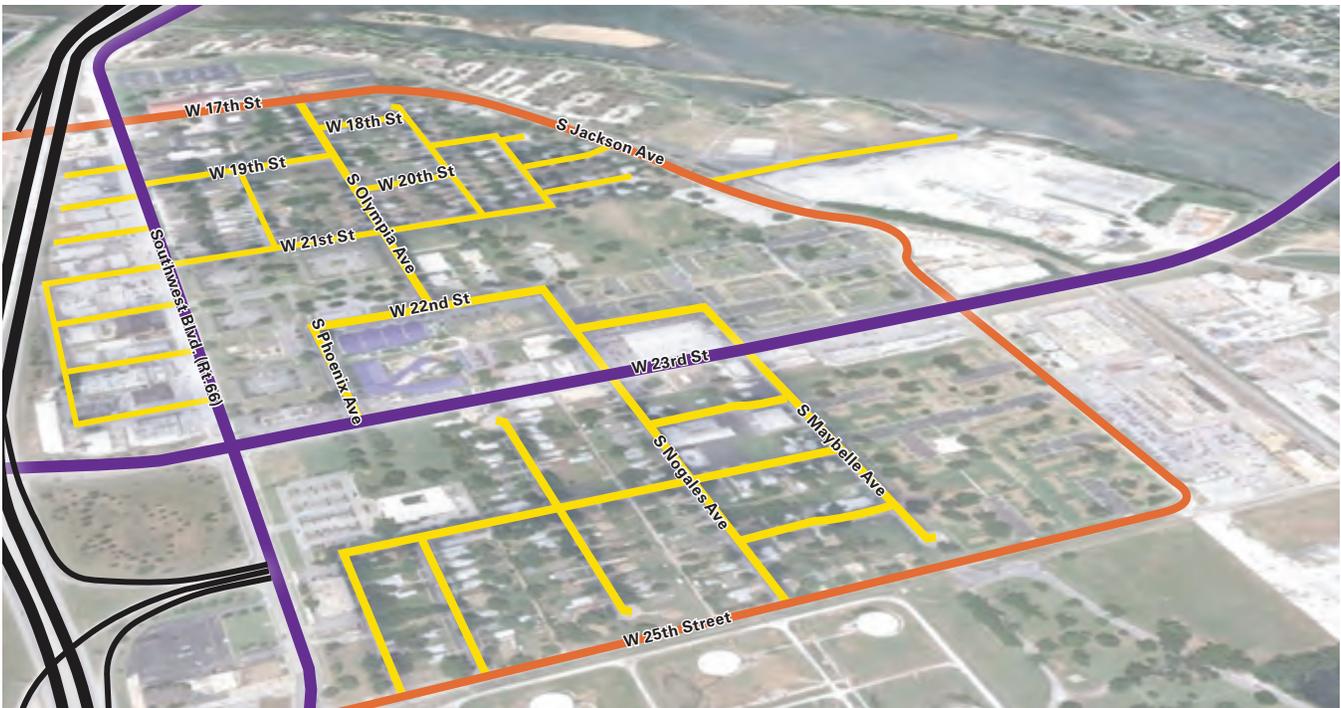
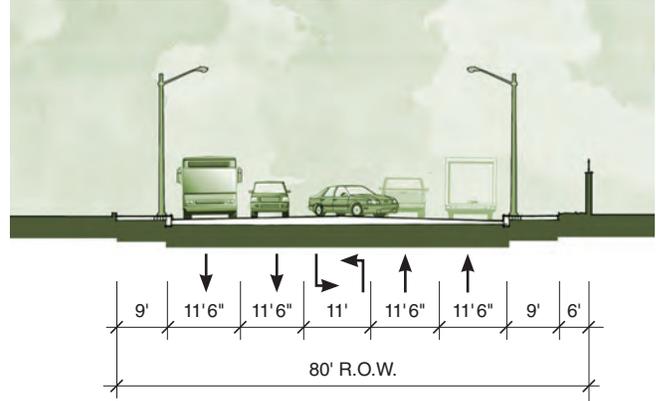


Diagram of existing street hierarchy

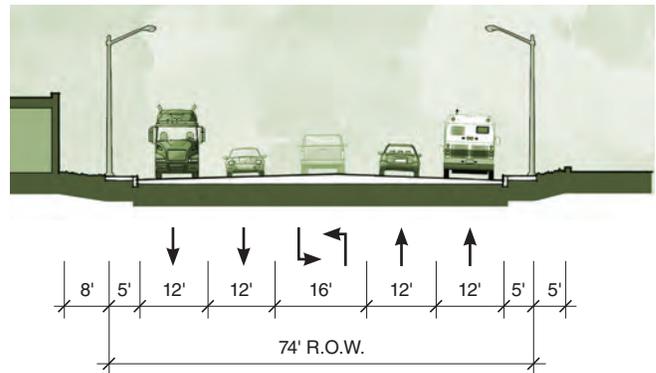




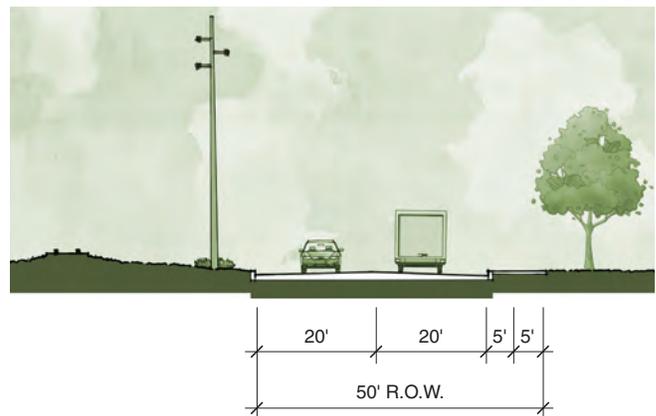
SOUTHWEST BOULEVARD: EXISTING CONDITIONS



WEST 23RD STREET: EXISTING CONDITIONS



SOUTH JACKSON AVENUE: EXISTING CONDITIONS



TRANSPORTATION

Transportation



Currently bus shelters are scarce in the neighborhood

Existing public transit routes run down Southwest Boulevard and West 23rd Street. These bus lines offer good access to the rest of the city, though they only serve the peripheries of the residential areas of Eugene Field. The 117 bus route previously ran through the middle of the neighborhood, but was subsequently shifted to Southwest Boulevard. During the public process, the following transportation concerns were identified:

- » Pedestrian and bike access and mobility are limited in parts of the neighborhood
- » Bus frequency is low and on-time arrival at scheduled stops is unpredictable
- » There are not enough bus shelters at convenient locations
- » No traffic lights along West 23rd Street between Southwest Boulevard and Jackson Street to allow for easy pedestrian crossing
- » The parking strategy during large events at Festival Park needs to be addresses

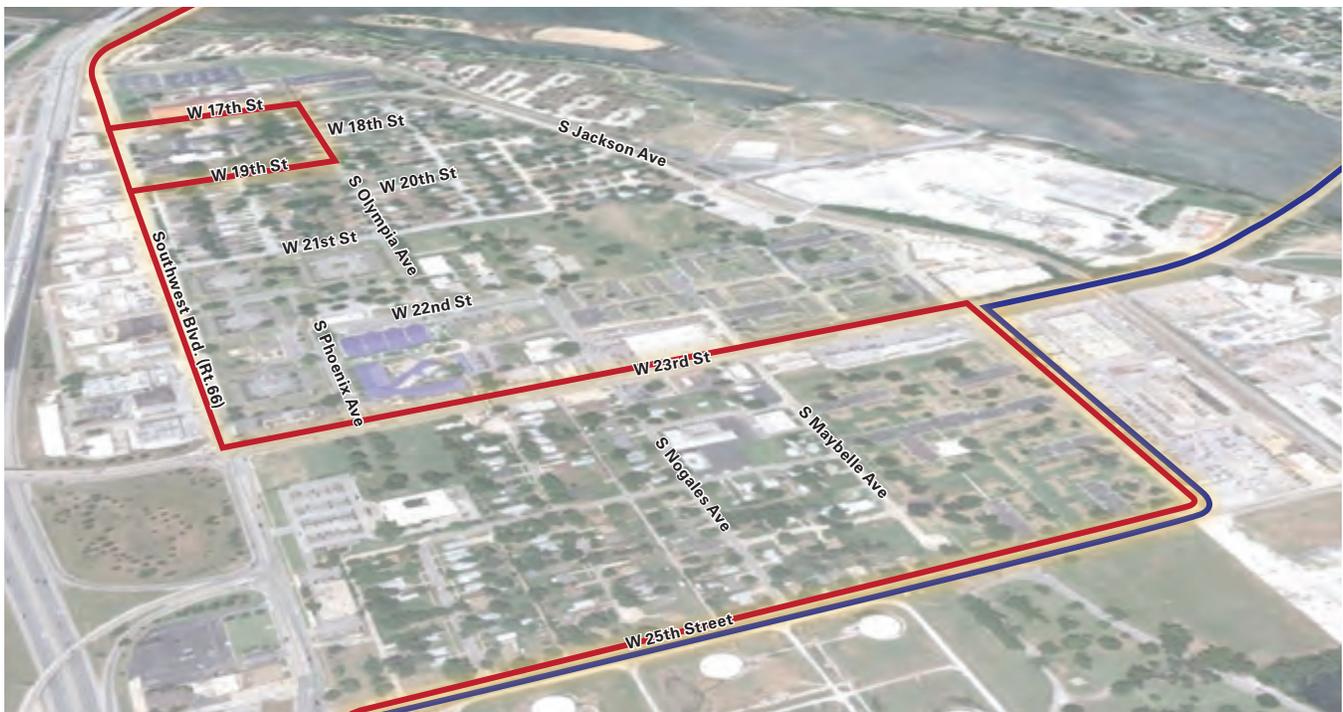
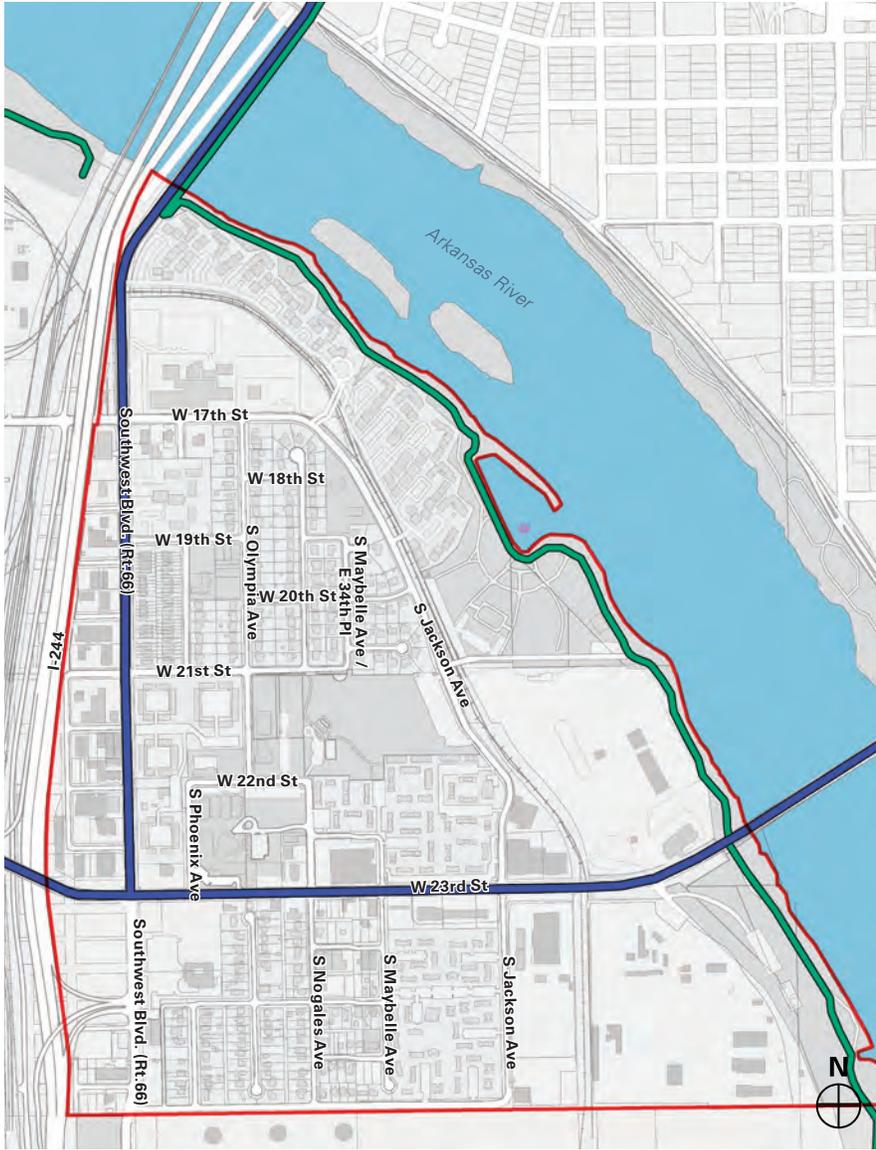


Diagram of existing bus routes

— 117 UNION/ SW BLVD

— 118 33RD WEST AVENUE



(Top) Bicycle facilities are generous along the river but not internally within the neighborhood (Left) Diagram of existing bicycle ways



T MARKET

SKIBBA
2012



PLAN RECOMMENDATIONS



INTRODUCTION

The public process and analysis mapping clarified the strengths, weaknesses, opportunities, and threats for the neighborhood. Armed with this critical information, the design team conducted a design charrette in which ideas were discussed, tested, and developed. At the end of the design stage, a comprehensive plan emerged from the collective input of stakeholders, residents, and experts.

In order to clearly present the various aspects of the SAP, the following categories will be highlighted:

- » Housing
- » Open Space
- » Infrastructure
- » Transportation
- » Safety & Security
- » Health & Wellness
- » Economic Development
- » Land Use

A comprehensive vision plan that ties all of these initiatives together is provided in the final chapter of this SAP.



(Above) An open house charrette workshop provided opportunities for residents to become involved in the design (Left) Photo from the final public meeting during the charrette

Initiatives

The primary housing issue in Eugene Field is a lack of housing choices. Currently, a large portion of the residential fabric is affordable housing in barrack style buildings in various states of disrepair. There are some remaining pockets of single-family houses, many of which have been converted to rental properties. Yet overall the neighborhood has been transformed from a traditional Tulsa neighborhood to a series of housing projects. Therefore one clear objective is to provide a balanced variety of housing types within a spectrum of affordability. There is also the need to provide a variety of types based on household composition.

The redevelopment of the Brightwaters Apartments has been a major focus of this effort due to the existing Choice Planning Grant. Yet in order to study that site in its full context, one must take a comprehensive approach to improving housing in the entire area. It is clear that there are other housing projects that have aged significantly and are quickly becoming obsolete. This plan therefore recommends the following housing initiatives:

- » Redevelop the Brightwaters Apartments
- » Consider future redevelopment of Riverview Park Apartments and Western Pines Apartments in order to restore the neighborhood to a mixed-income neighborhood
- » Provide opportunities for infill housing where vacant lots exist
- » Increase homeownership opportunities
- » Provide a variety of housing types and ensure that they meet accessibility requirements



3-UNIT TOWNHOUSE



GARDEN APARTMENT BUILDING



MIXED-USE BUILDING



Brightwaters Apartments & West Tulsa Park

The goal for the Brightwaters Apartments site is to convert it from a gated apartment complex into a healthy, mixed-income community that is stitched back into the neighborhood fabric. The new community would include a mix of townhouses and garden apartments to accommodate a variety of household types. Opportunities exist to introduce mixed-use buildings along Southwest Boulevard that could include office or institutional uses on the ground levels, with apartments above.

The existing conditions on the following page highlights the Brightwaters site and its immediate surroundings. Plans for redeveloping the property will also include a conversion of West Tulsa Park into a true neighborhood amenity. A requirement during redevelopment will be to phase construction and demolition in a manner that limits the displacement of residents to a single move.

The new community would include a mix of townhouses and garden apartments to accommodate a variety of household types. All components of the new residential development efforts are being developed with the anticipation of pursuing U.S. Green Building Council's LEED for Neighborhood Design certification. This certification combines the design and construction of all new physical developments to embrace green and sustainable best-practices with New Urbanist principals such as neighborhood connectivity, smart locations, walkable and compact neighborhoods, and access to jobs, schools and services. The management/community building will be designed and constructed to obtain LEED certification. All housing development efforts will seek to obtain Enterprise Green Communities certification and will follow sustainable construction and renovation practices to offer residents, owners, and government agencies significant reductions in utility costs and resource utilization. The new housing will include energy- and water-efficient appliances and devices, radon mitigation, and the use of environmentally safe materials to ensure healthy indoor living environments, as well as indirect improvements in public wellness, lifestyle, and community appeal. Public and green spaces will include strategies to reduce the heat-island effect and water consumption. Landscaped areas will include plants that are appropriate to the soil and microclimate.

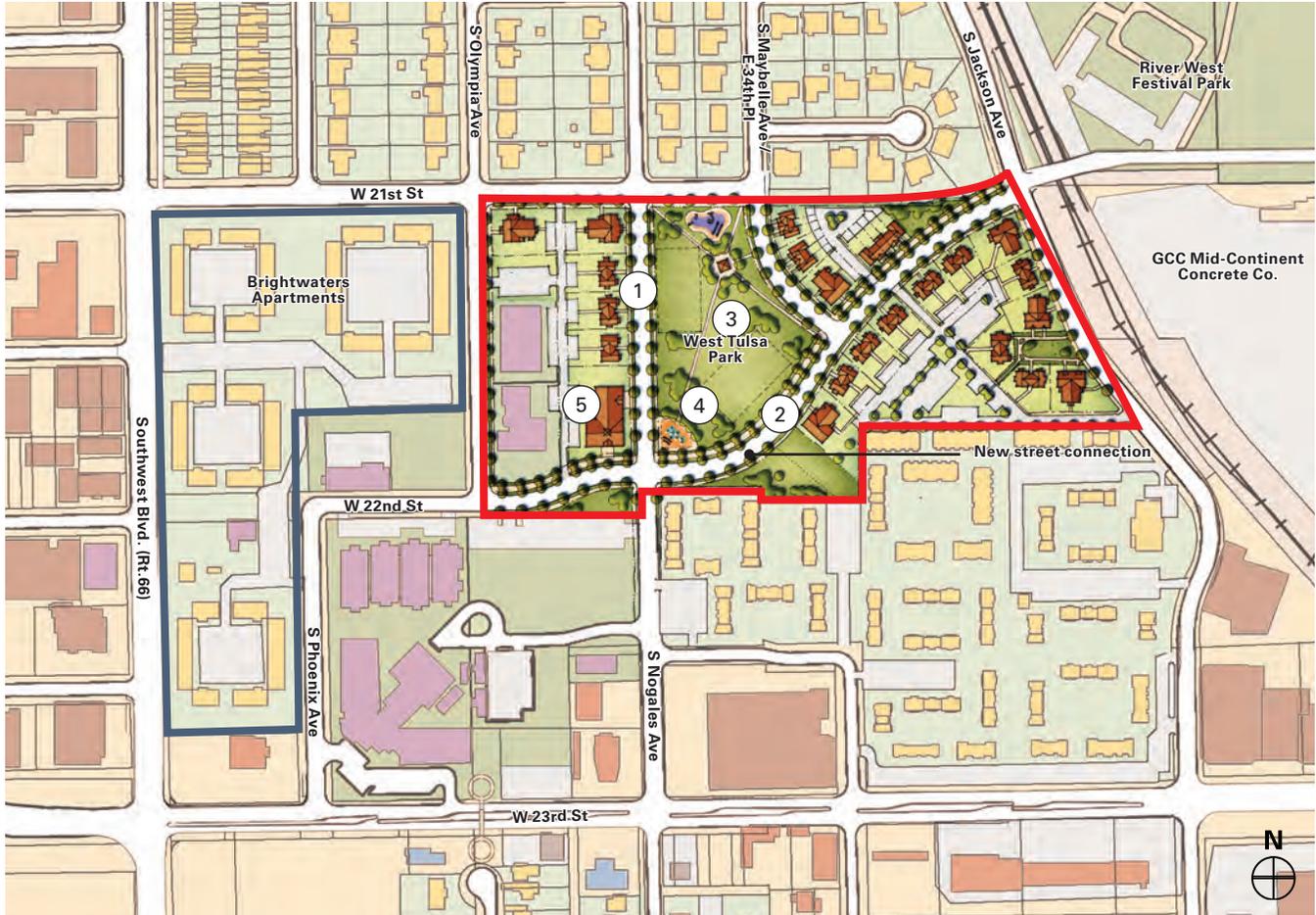


— BRIGHTWATERS APARTMENTS PROPERTY

Existing Conditions: Brightwaters Apartments, West Tulsa Park, and surrounding area

HOUSING

Phase 1

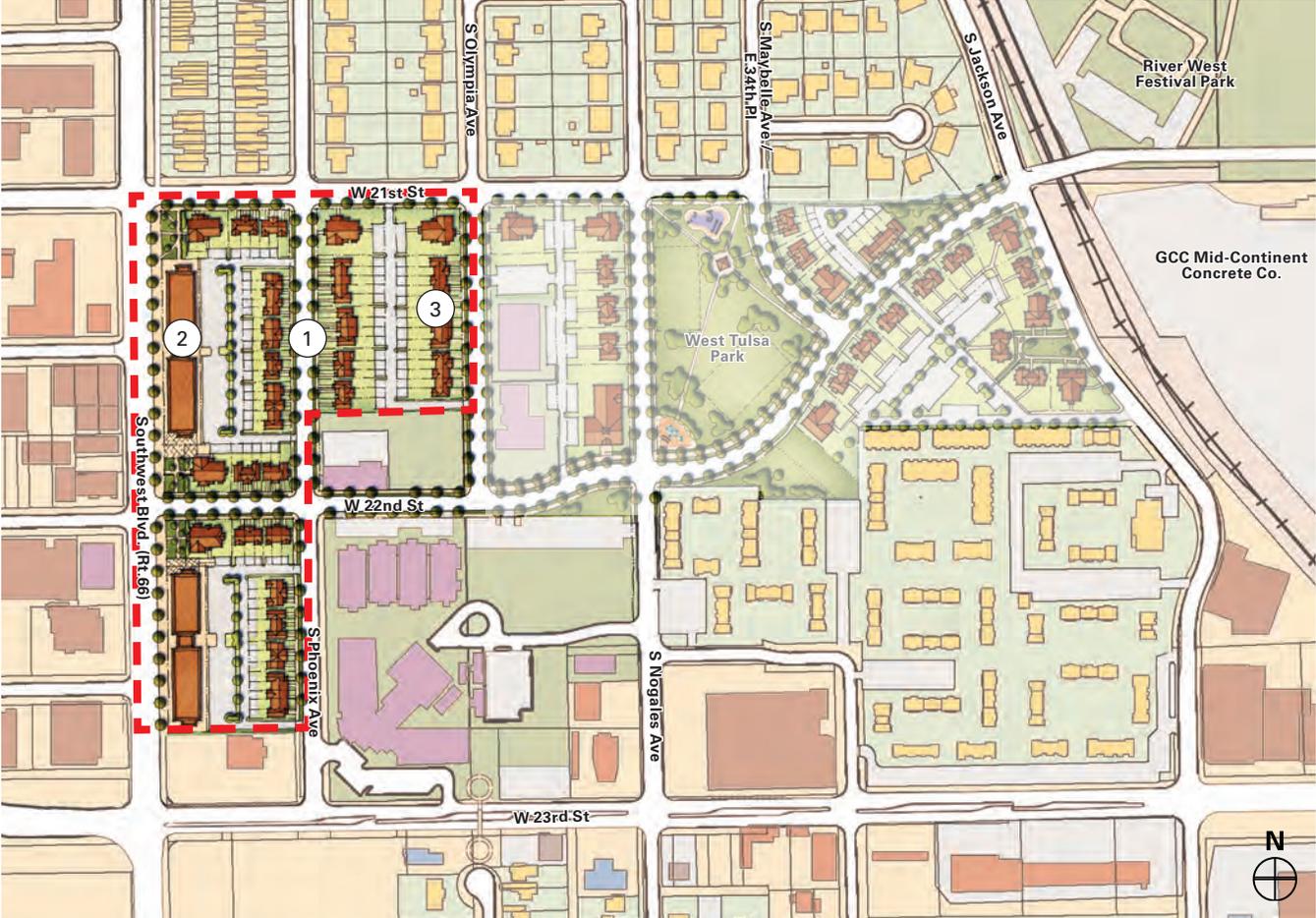


Plan Elements

- 1 Restore the north-south grid to reconnect the neighborhood
- 2 Establish an east-west greenway connection from the neighborhood to Festival Park
- 3 Create a new public park lined by housing
- 4 Program the park to have the desired community amenities: splash pad, playground, playing fields
- 5 Locate a central management/community building at the corner of the park to complete the core of neighborhood services
- 6 Establish streets with on-street parking and sidewalks



Phase 2



Phase 2: Plan Elements

- 1 Redevelop Brightwaters Apartments in a traditional neighborhood form by reconnecting the street grid
- 2 Build new mixed-use buildings along Southwest Boulevard that reinforce the Rt. 66 character
- 3 Build townhouses and apartments in a compatible scale to the neighborhood to the north

HOUSING



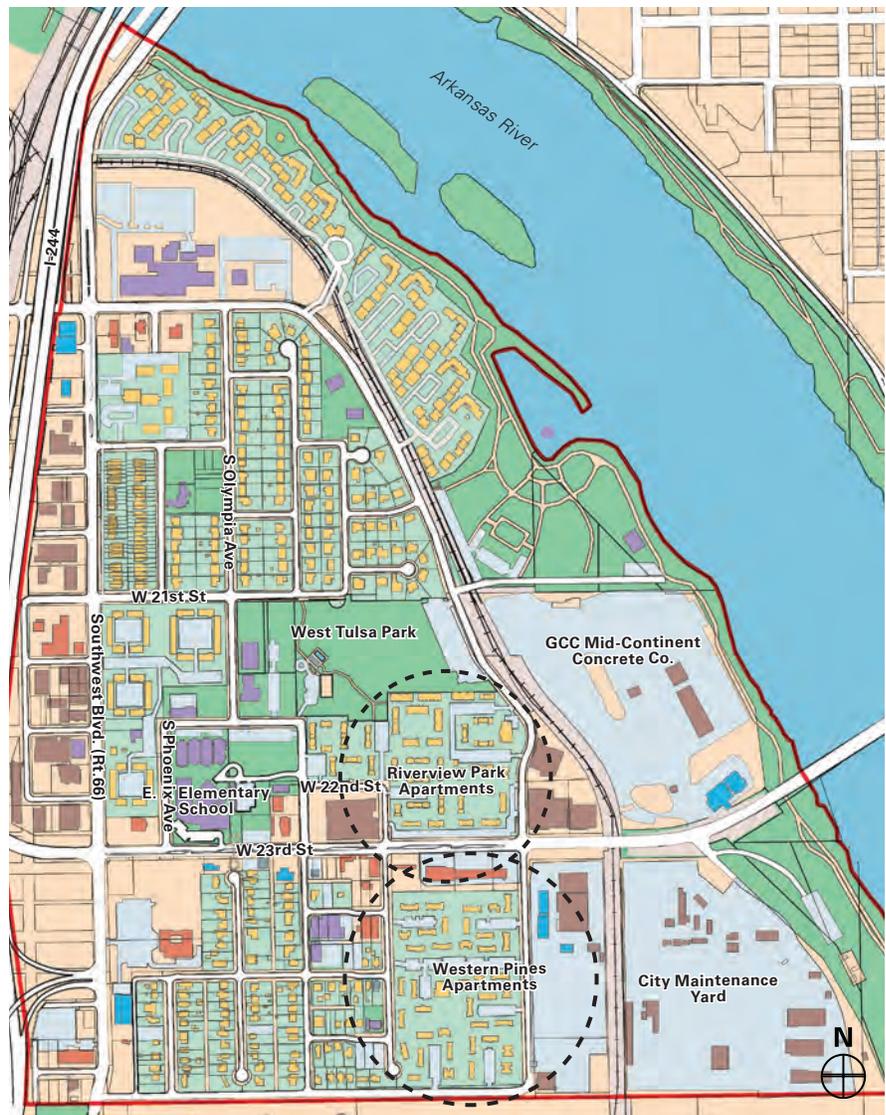
View of typical neighborhood street complete with sidewalks, street trees, and front yards.





Long-term Initiatives

To fully repair the broken residential fabric of the neighborhood, redevelopment of the Riverview Park Apartments and Western Pines Apartments sites must occur in the future. Given that the housing is becoming obsolete, the plan recommends restoring those sites to traditional neighborhood fabric in a pattern consistent with the neighborhood. The graphic below identifies these two critical sites.



--- LONG-TERM INITIATIVE AREAS



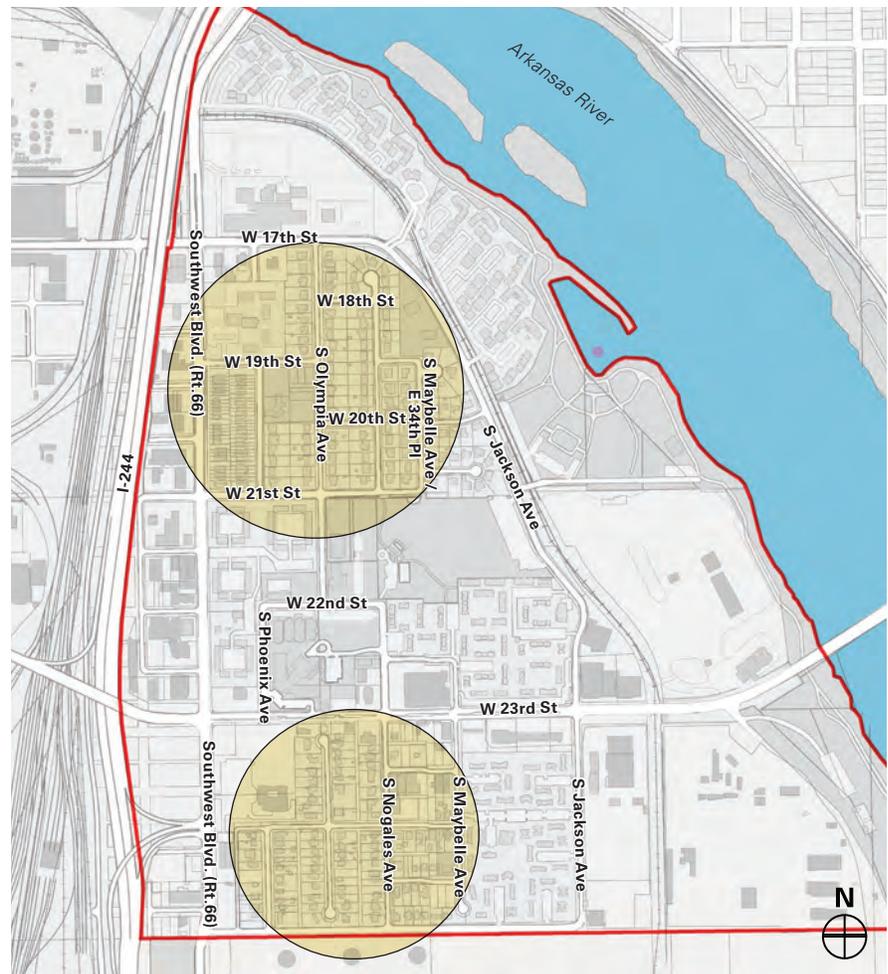
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HOUSING

SINGLE-FAMILY HOUSING INITIATIVES

Beyond the redevelopment of public housing sites, opportunities exist to improve the existing housing stock and to encourage homeownership. All new and rehabilitated housing should consider maximizing energy efficiency and employing sustainable features to lengthen the life of buildings. The following strategies should be utilized to improve the neighborhood's housing:

- » Acquisition
- » Rehab
- » Resale to owner occupants or homeowners
- » Infill (on vacant lots within the neighborhood)
- » Code enforcement
- » Better lighting for residential streets



INFILL HOUSING INITIATIVE AREAS



*(Left) Housing that resulted from urban renewal along Southwest Boulevard
(Bottom) Housing stock is aging and in need of upgrades*



HOUSING

Safety & Security

In addition to the physical improvements that are proposed for the neighborhood, it is also advisable to implement CPTED principles. CPTED (Crime Prevention Through Environmental Design) is based on designing physical environments to positively influence behavior. When properly implemented, CPTED results in places and spaces in which users feel safe but potential criminals sense risk. The four CPTED strategies include:

- » **Natural Surveillance:** Keeping people and their activities easily observable
- » **Territorial Reinforcement:** Clearly defining public and private spaces
- » **Natural Access Control:** Denying access to crime targets
- » **Target Hardening:** Securing potential points of entry from intruders

In the case of Eugene Field, a few key strategies should be considered:

- a. Increase eyes on streets and parks
- b. Encourage activity
- c. Avoid visual obstructions
- d. Eliminate dark corners
- e. Increase level of lighting
- f. Establish a neighborhood-wide evacuation plan and educate residents about adjacent refineries

(Below) Eliminate unsafe conditions such as the closed pool



Health & Wellness

To protect residents, employees, employers, and neighborhood visitors against natural and man-made hazards, a number of guidelines have been developed and are outlined below. These guidelines are designed to reduce or mitigate the impact of general hazards that are often the result of severe weather conditions or site specific hazards related to the geographic location of the neighborhood.

- » Develop shelters/safe rooms throughout the community that include the provision of a back-up generator
- » Encourage IBHS Fortified/Safe Homes Building Standards
- » Incorporate the use of post-tension slabs when soil conditions indicate the need
- » Encourage the use of whole house surge protection to prevent power surges
- » Explore the use of lightning prediction systems for outdoor recreational areas
- » Educate homeowners about impact-resistant roofing and potential home insurance discounts
- » Implement a street tree program to decrease energy consumption, reduce air pollutants and greenhouse gases, improve water quality, and provide human health and comfort benefits



Expand on Global Garden's initiatives to provide fresh produce in the neighborhood



Improve recreational opportunities and play equipment for children

PARKS & OPEN SPACE

Initiatives

In healthy neighborhoods, there should be a variety of recreational opportunities within a complete spectrum of parks: Regional, Neighborhood and Block scale parks. Currently, only two of these scales exist in Eugene Field, which are regularly open to the public: River West Festival Park (regional) and West Tulsa Park (neighborhood). Unfortunately, West Tulsa Park is not providing the amenities that a neighborhood park should.

The revitalized Eugene Field neighborhood will provide recreational amenities at all scales: River West Festival Park will continue to serve as a regional destination for city-wide events and will be upgraded with funding provided by River Parks; West Tulsa Park will be reconfigured to be surrounded by new housing units and will contain new park amenities desired by the community; and each new development block will contain tot-lots, seating areas, and/or community gardens to serve those who live close by. All of these amenities will be linked by a trail/sidewalk system that connects not only to Festival Park and the riverfront, but also the surrounding neighborhood.

Proposal for West Tulsa Park





LEVELS OF PARKS



Example of a Regional level park

Regional: River West Festival Park (existing)

- » Largest scale park: 15 acres +
- » Attracts crowds from across city
- » Has various program elements — amphitheater, section of city trail system, etc.
- » Host major events such as concerts, festivals, 4th of July, Oktoberfest, etc.



Example of a Neighborhood level park

Neighborhood: West Tulsa Park (existing)

- » 0.5 acres to 2 acres
- » Centrally located within a neighborhood
- » Publicly accessible and lined by active uses
- » May include playground, rec fields, court games, and gardens



Example of a Block level park

The Block: Tot-lots, community gardens

- » Located within the block, directly adjacent to units
- » Small in scale
- » May include some play equipment for small children, seating areas
- » May include community gardens

PARKS & OPEN SPACE

New West Tulsa Park

West Tulsa Park will be reconfigured to be safe and attractive, and provide amenities that are currently not available to the community. New West Tulsa Park is surrounded by public roadways, sidewalks and new housing units. This new level of visibility puts “eyes” on the park and will help foster a sense of safety and security. Proposed within the park are a large playground that can serve children of various ages, a covered pavilion for picnics and family gatherings, an interactive “splash pad” water feature, large open lawn areas that can be used as informal fields, and a variety of sidewalks and benches.





NEW WEST TULSA PARK — EXAMPLES OF AMENITIES



Interactive water features with adjacent seating provide entertainment for many age groups



Seating and passive play opportunities on lawns are typically found in neighborhood parks



Play area with child-sized entrance



Shade structures provides seating and an edge to the lawn area

PARKS & OPEN SPACE



Perspective view of neighborhood park lined by housing





PARKS AND OPEN SPACE

Pocket Parks

Pocket Parks typically have the following characteristics:

- » Small areas of lawn, if any
- » Native plant material recommended
- » Seating areas and small garden features, i.e. bird baths, sun dials, statuary, memorials, etc.
- » Residential units may face onto Pocket Parks and their garden plantings
- » Sustainability measures include the use of dark sky compliant lighting, porous paving, and native, drought-tolerant plant species



Plan view of typical pocket park fronted by new residential units. The pocket park holds garden planting, seating and tree-lined edges.



(Top left) Photo showing small park with formal planting, porous paving, garden feature, and seating. (Top right) Photo showing community gardens on a formerly vacant lot. (Bottom left) Photo showing community gardens adjacent to the Eugene Field elementary school. (Bottom right) Photo showing tot lot with play equipment



Trails & Bike Lanes

Trail and bike lanes offer more than just a recreational opportunity: they provide a physical connection between the neighborhood and the surrounding community. Over the years, the City of Tulsa has proposed and constructed many miles of bike lanes and trails. In Eugene Field, the trail system runs through Festival Park and along the Arkansas River, and bike-ways are designated along Southwest Boulevard and West 23rd Street. The Eugene Field neighborhood is frequently used as a staging area for cyclists and this activity is encouraged to continue.

The revitalized Eugene Field neighborhood proposes a new bike lane and multi-use trail along South Jackson Avenue, creating a loop within the neighborhood. A 10-foot wide multi-use trail is proposed along New West 22nd Street, creating a link between Southwest Boulevard, the new neighborhood, and the riverfront trail in Festival Park. These trails and bike lanes provide a new recreational amenity for residents of Eugene Field as well as the opportunity to easily access more of the City, park system, and riverfront.



Sketch showing wide sidewalk serving as trail through neighborhood.



Precedent image showing signed and landscaped entrance to trail system.



Section through a trail-width sidewalk. Sidewalk, verge, and setback are 10 feet each, allowing for ample biking and walking space.

TRAIL ENTRIES AND TRAIL SECTIONS

Trail connections through neighborhoods and trail entries typically have the following characteristics:

- » Wayfinding signage and interpretive panels
- » Shade structures and/or seating areas
- » Adjacent (on-street) parking spaces
- » Native planting at entry
- » Trail markers at entry, i.e. piers with trail symbol

INFRASTRUCTURE

Initiatives

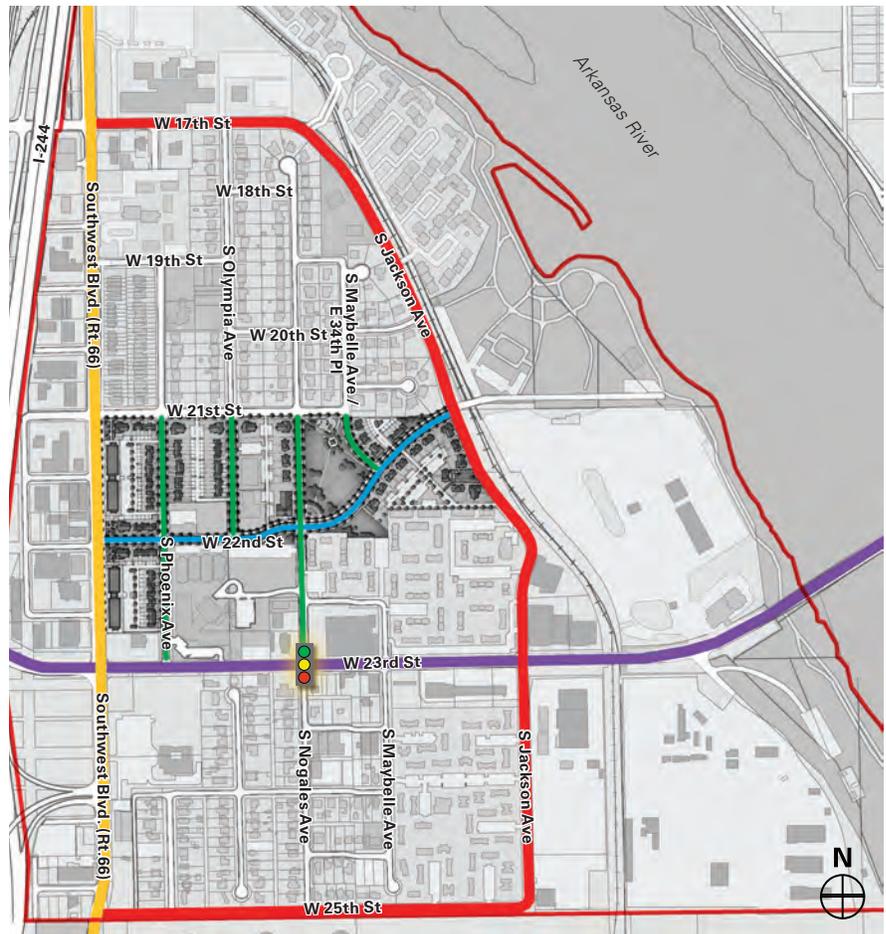


Improvements to public infrastructure are another key to unlocking the potential of the Eugene Field neighborhood. A healthy circulation network accommodates various modes of transportation, includes a hierarchy of street types, and provides numerous connections to all areas and assets within the neighborhood. The main recommendations for improving the neighborhood’s street network are:

- » Extend and connect local streets
- » Improve existing streets to better accommodate vehicular traffic, bikers, and pedestrians
- » Add a traffic signal at Nogales Avenue and West 23rd Street to control traffic and ease pedestrian crossing
- » Bury power lines to protect against outages caused by storm damage

The diagram shows where improvements to the neighborhood circulation network and investments in public infrastructure should be focused

- SOUTHWEST BOULEVARD
- SOUTH JACKSON AVENUE
- WEST 23RD STREET
- NEW OR IMPROVED NEIGHBORHOOD STREETS
- NEW STREET WITH MULTI-USE TRAIL





-  EXPRESSWAY
-  ARTERIALS
-  SECONDARY STREET
-  LOCAL STREETS
-  PROPOSED CONNECTION

*(Top) Existing neighborhood street network
(Below) Proposed connections to expand the local network (shown in red)*



INFRASTRUCTURE



Perspective of potential mixed-use redevelopment along Southwest Boulevard





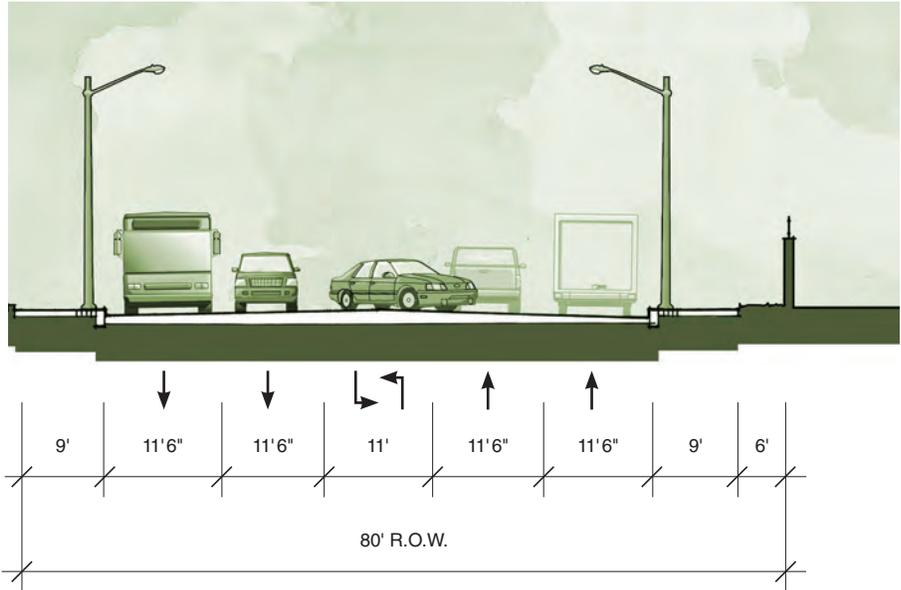
INFRASTRUCTURE

Southwest Boulevard ■

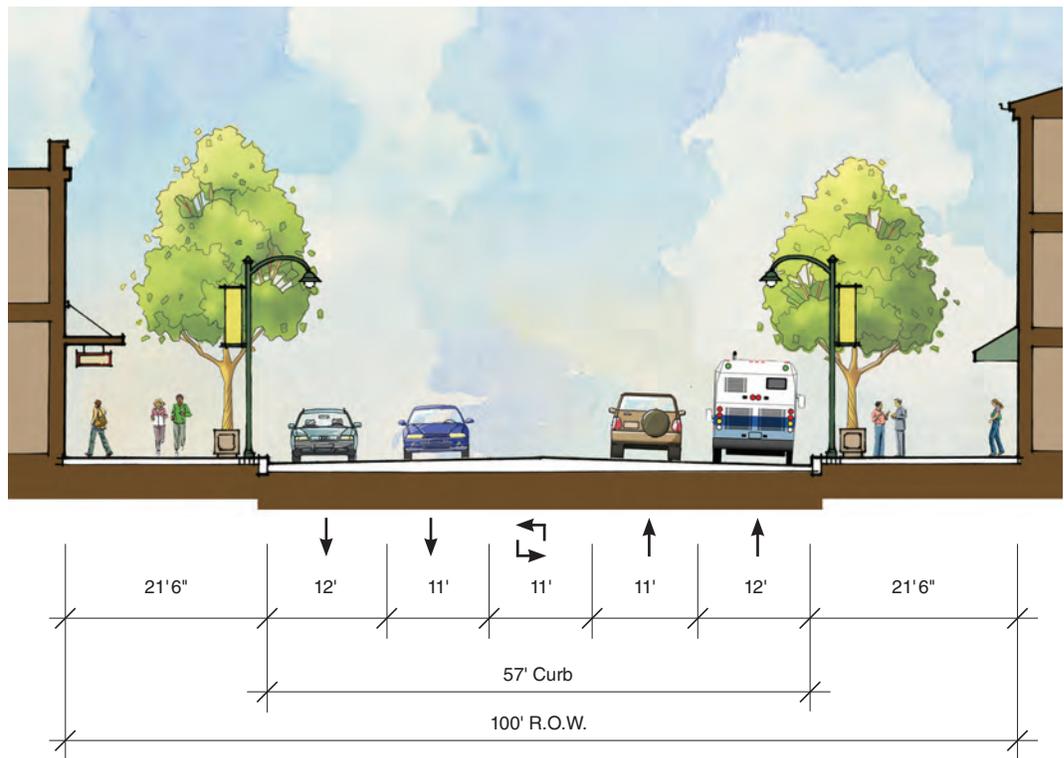
PROPOSED IMPROVEMENTS

- » Expand Boulevard to be a 100-foot Right-Of-Way
- » Provide a continuous 21-foot, 6-inch sidewalk along future development
- » Add street trees where possible

EXISTING CONDITIONS



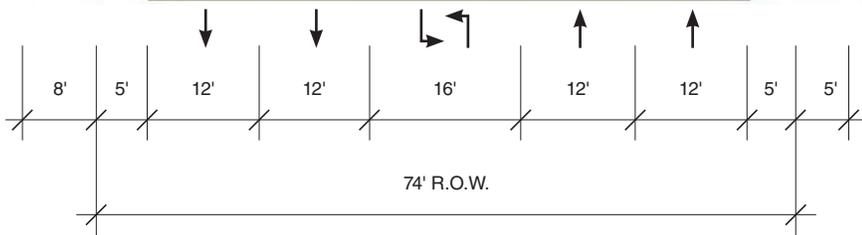
PROPOSED CONDITIONS





West 23rd Street

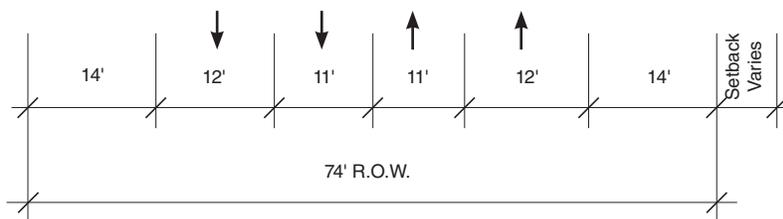
EXISTING CONDITIONS



PROPOSED IMPROVEMENTS

- » Eliminate central turn lane
- » Narrow lanes to improve pedestrian crossings
- » Provide a 14-foot sidewalk on both sides to facilitate commercial activity
- » Traffic light at South Nogales Avenue

PROPOSED CONDITIONS



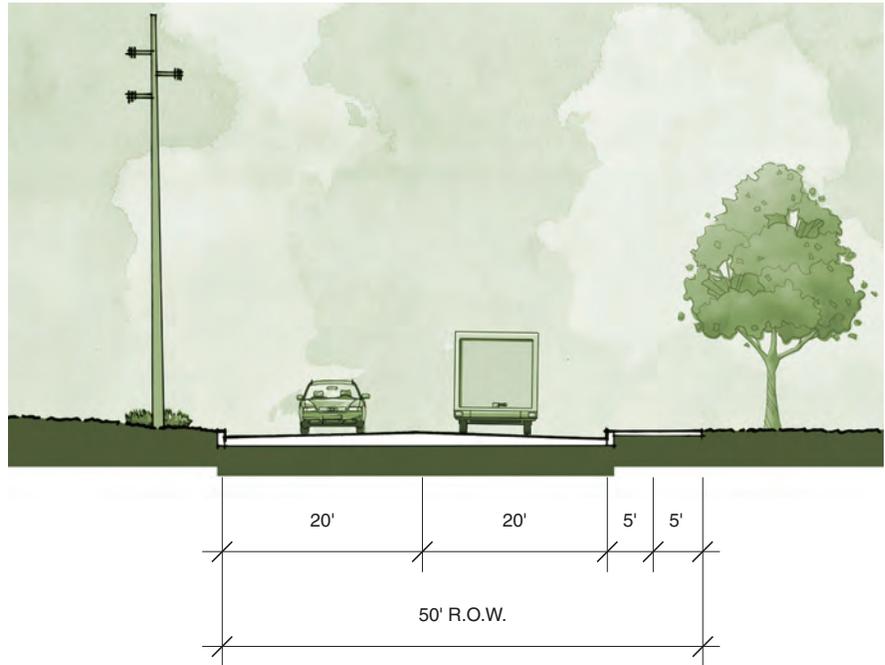
INFRASTRUCTURE

South Jackson Avenue ■

PROPOSED IMPROVEMENTS

- » Narrow the two existing travel lanes to 12 feet
- » Add 8-foot lanes on both sides of the street: to be used as bike lanes except during events at Festival Park when used for parallel parking
- » Widen existing sidewalk on the western side to 10 feet

EXISTING CONDITIONS



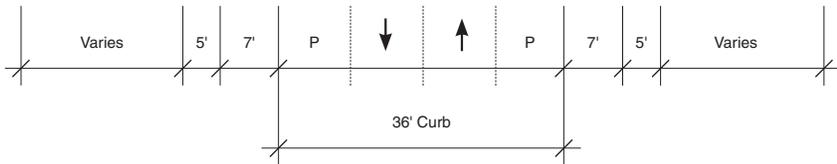
PROPOSED CONDITIONS





Neighborhood Street ■

PROPOSED CONDITIONS



PROPOSED STREET

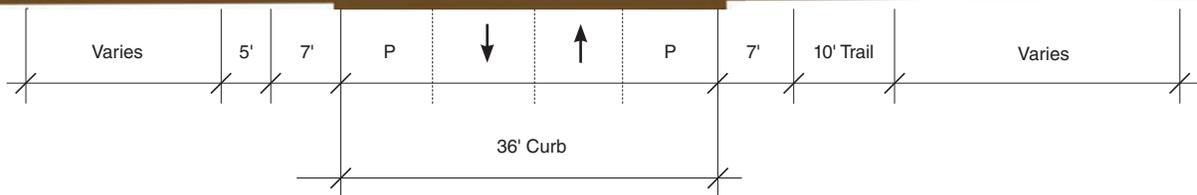
- » Two lanes of traffic
- » Parking on both sides
- » Provide a 7-foot verge on both sides for street trees
- » Provide a 5-foot sidewalk on both sides
- » Front setbacks to the buildings will vary from 5 to 15 feet

MULTI-USE TRAIL (BELOW)

- » Establish a multi-use trail on one side of the new east/west street connection
- » Trail should be 10 feet wide

Multi-Use Trail ■

PROPOSED CONDITIONS

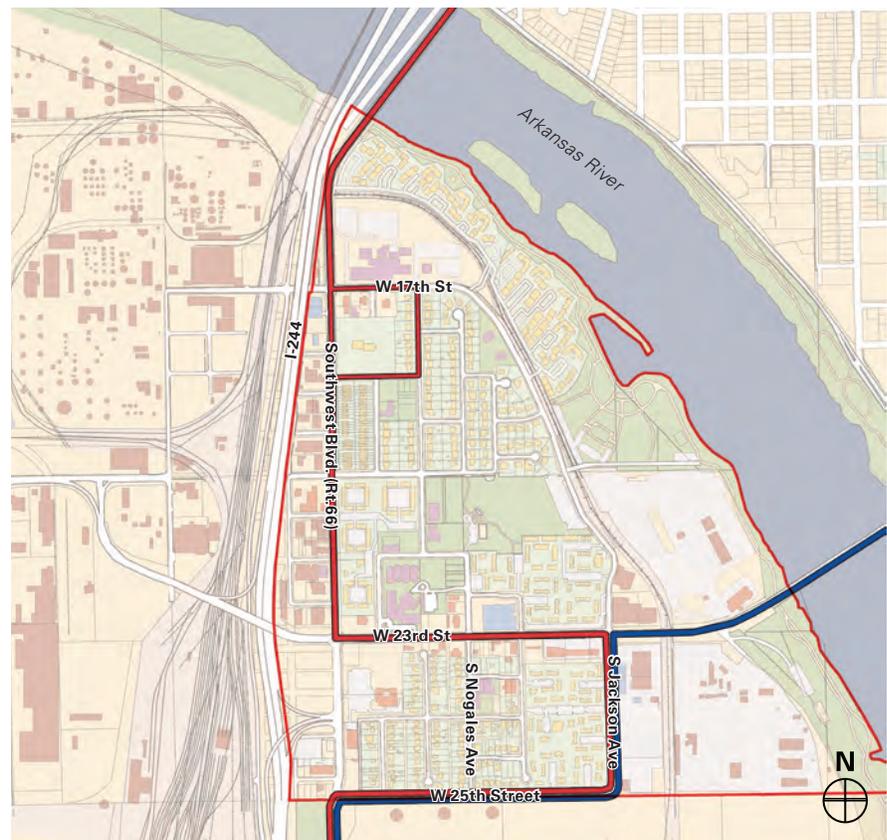


TRANSPORTATION

Initiatives

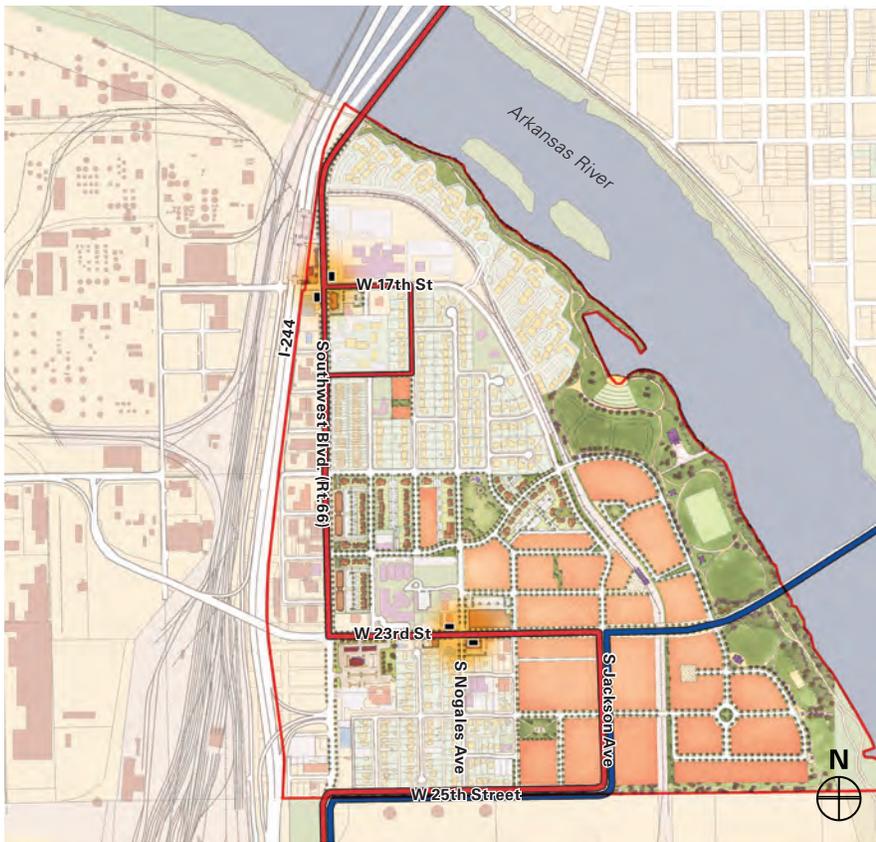
A safe, reliable transportation network that accommodates all modes of transportation is a vital part of a complete neighborhood. The Eugene Field neighborhood is served by two bus lines that run primarily on Southwest Boulevard and West 23rd Street. The system provides on-demand service, so most of the neighborhood is within a convenient 1/4-mile walk to transit. The neighborhood also boasts several bikeways and a riverfront trail. Building on these assets, strategies to improve the transportation network are:

- » Explore increasing frequency of buses on existing routes
- » Improve existing cycling routes and add new bikeways
- » Connect the riverfront trail directly to the neighborhood with new multi-use trails
- » Create a parking reserve near Festival Park for overflow parking during major events



Existing transit diagram

— BUS ROUTE 117
— BUS ROUTE 118



-  BUS ROUTE 117
-  BUS ROUTE 118
-  PROPOSED BUS SHELTERS

» To establish intersections as 100% transit access points, new bus shelters are proposed at Southwest Boulevard and South Jackson Avenue, and South Nogales Avenue and West 23rd Street. The proposed new traffic signal at South Nogales Avenue and West 23rd Street will further improve accessibility and connectivity for pedestrians and transit users.

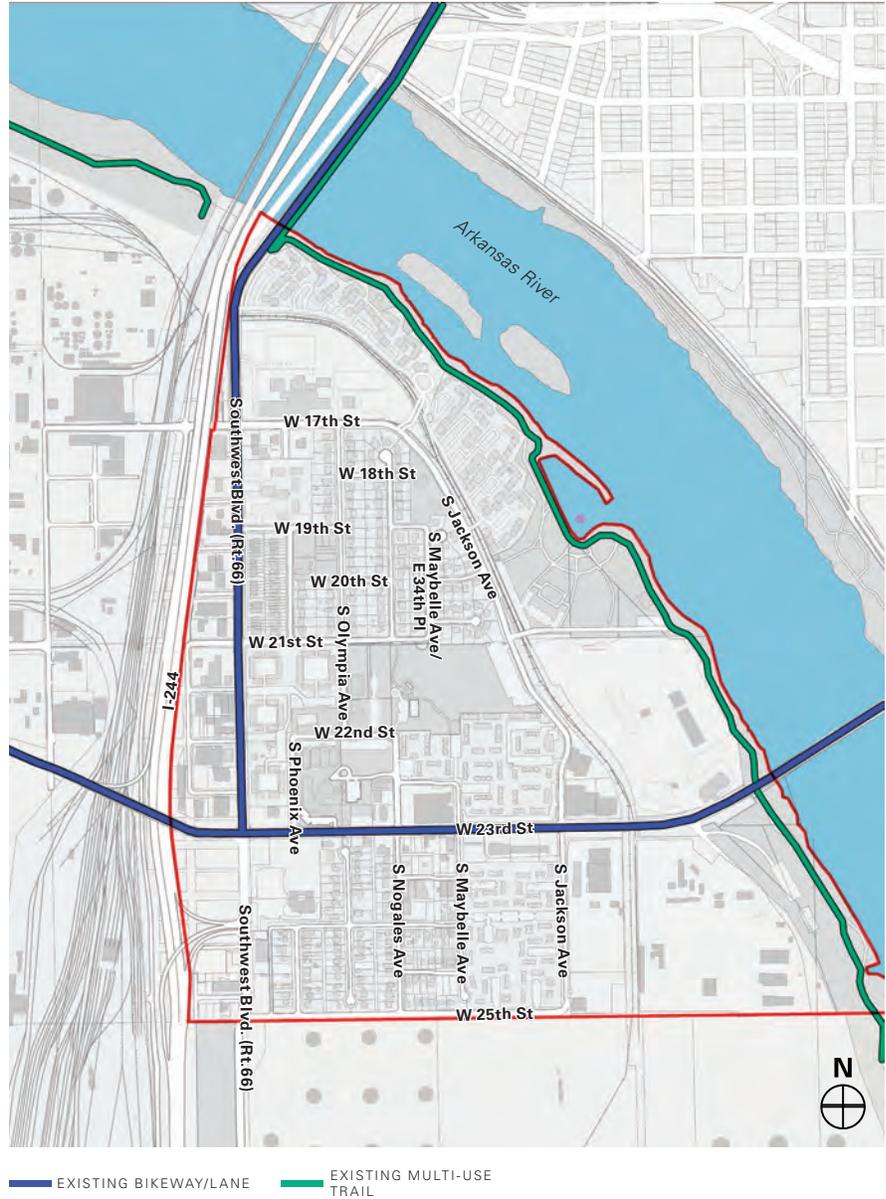
Proposed transit diagram

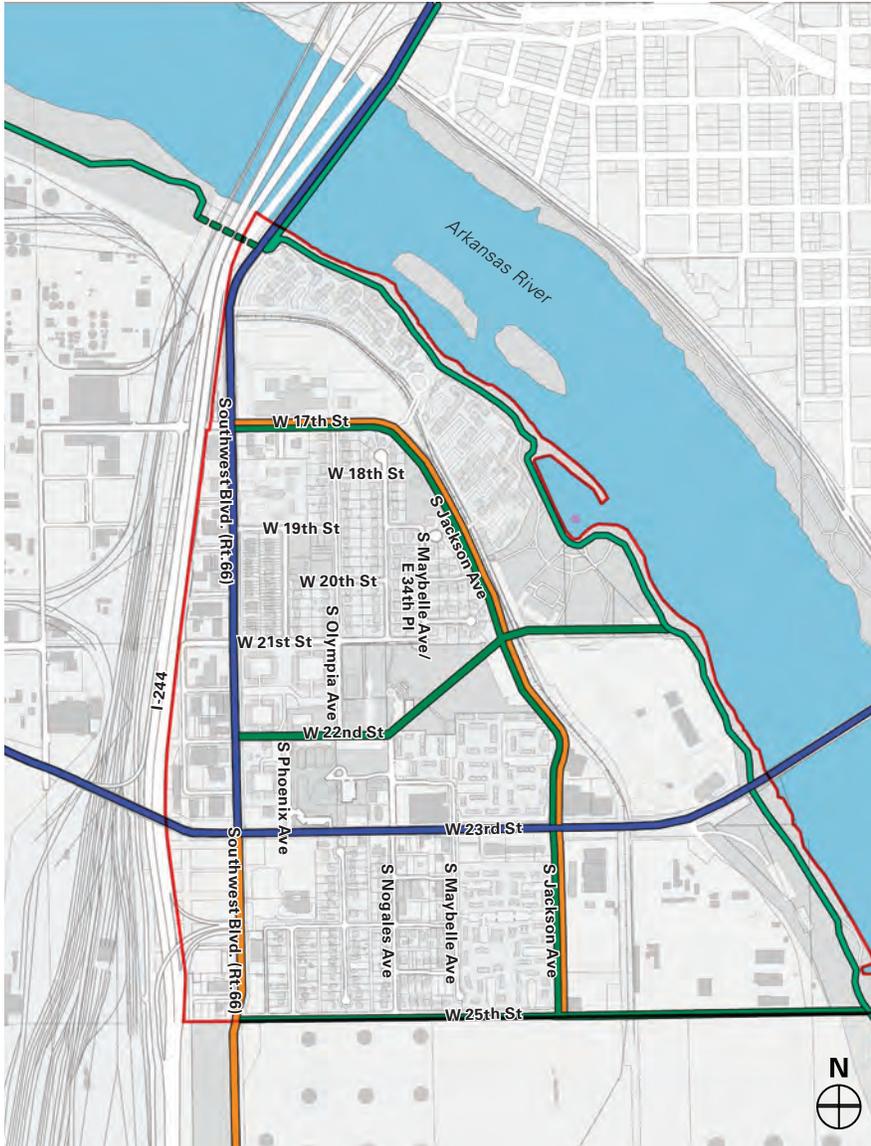
TRANSPORTATION

Bike Improvements

EXISTING MULTI-USE TRAILS

- » Currently bicycle lanes are accommodated on Southwest Boulevard and West 23rd Street
- » There is an existing bike trail along the Arkansas River





— EXISTING BIKEWAY/LANE — EXISTING MULTI-USE TRAIL
— PROPOSED BIKEWAY/LANE — PROPOSED MULTI-USE TRAIL

RECOMMENDATIONS

- » Add a multi-use trail along South Jackson Avenue
- » Add a bike lane on South Jackson Avenue
- » Provide for a multi-use trail on one side of the new street connection between Southwest Boulevard and Festival Park (extension of West 22nd Street)
- » Create a trail connection West 25th Street from Southwest Boulevard to the river



Precedent photo of a multi-use trail along a street

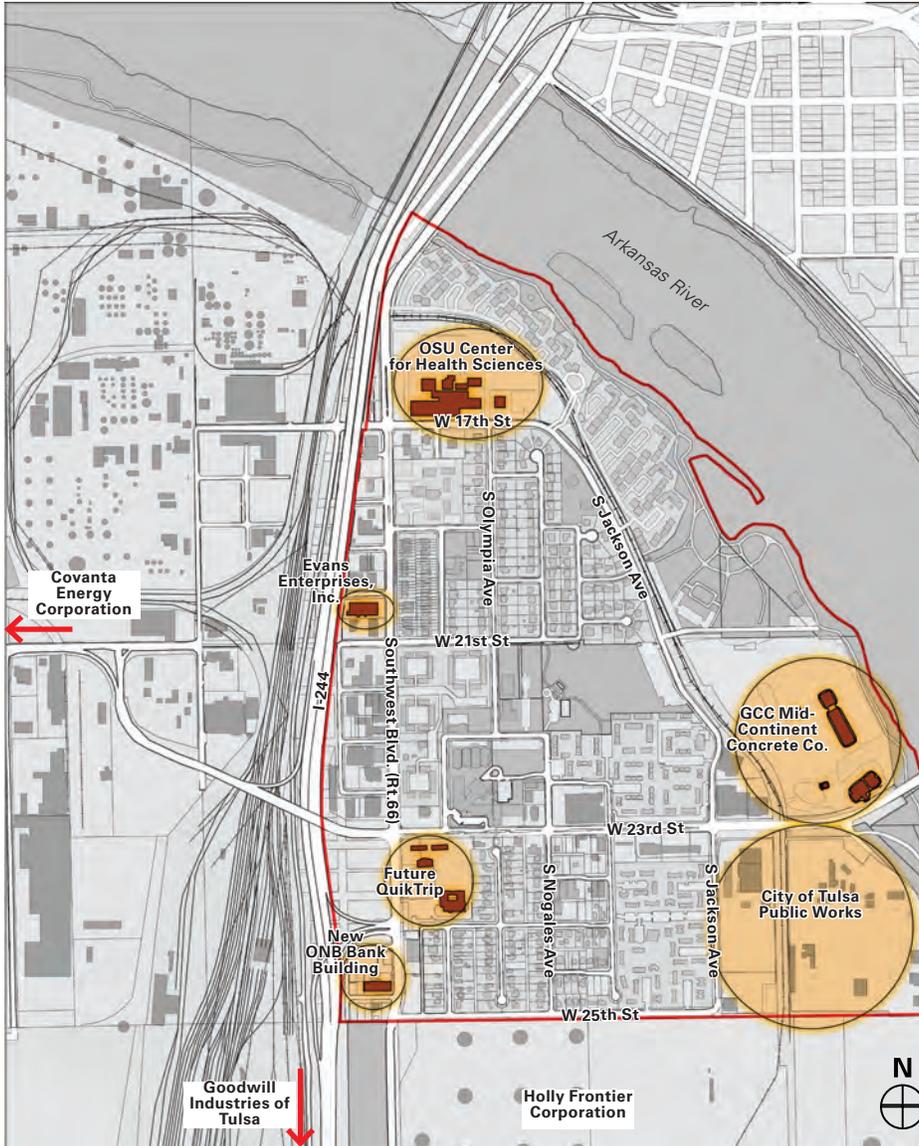
ECONOMIC DEVELOPMENT



The commercial and business environment in the Eugene Field neighborhood needs to be improved. The neighborhood is home to a wide variety of businesses, but overall economic conditions are weak. Numerous vacant and poorly maintained commercial properties line the main arterials, signaling poor commercial conditions and blighting the neighborhood. Overall neighborhood disinvestment in the housing stock and infrastructure coupled with high crime rates are deterrents to retaining, expanding and attracting new businesses to the area. During the public planning process residents expressed a desire for a wider variety of retail options such as expanded healthy food choices, a drug store, and beauty supply stores and personal and health services such as a hair and nail salon. To attract new businesses in the short term the economic development efforts should work to capitalize on the relationship between the highway and the neighborhood arterials and determine those retail uses that would mutually benefit the residents and commuters.

Creating job opportunities and a decrease in the unemployment rate for residents is one of the neighborhood's most pressing problems. Forging a connection between existing jobs, job training and job placement is the key to providing educational and training opportunities and increasing household and disposable income for local residents. The neighborhood employers that participated in the planning process expressed an interest in hiring qualified workers from the neighborhood. Residents who are working and improving their own economic status will in turn help to increase the demand for consumer products and services.

To address the issues and capitalize on local opportunities it is recommended that a two pronged approach be implemented. During the planning process a number of anchor institutions engaged in the future planning efforts for Eugene Field. Within the next several years many of these institutions are actively planning to make significant investments in the neighborhood that will exceed \$40 million dollars. Examples of these investments include a new QuikTrip at the intersection of Southwest Boulevard and West 23rd Street, a new ONB Bank building, and a new classroom structure, expanded research building, and parking facility on the OSU Medical School campus. All of these expansion plans will generate new construction and full-time job opportunities. Critical to capitalizing on available jobs will be establishing a path for residents to obtain the required skills to successfully compete



Major Institutional Anchors

ECONOMIC DEVELOPMENT

for these jobs. Working in partnership with the institutional anchors and job training providers such as Work Advance, Jobs Plus, Goodwill Industries, and Tulsa Community College can result in employment training programs that are tailored to job placement. The first prong of the economic development strategy must capitalize on connecting residents to local jobs.

Simultaneously, efforts to reverse the blight along the commercial arterials and reduce or eliminate marginal retail and commercial uses should be pursued. Empirical evidence suggests that high crime rates and commercial disinvestment can be reduced through physical planning and well-cared for spaces. It is recommended that the second prong of the Economic Development strategy focus on building successful business addresses along Southwest Boulevard and West 23rd Street. The economic development node of the neighborhood naturally occurs at the intersection of Southwest Boulevard and West 23rd Street and is in concert with the land use designation as a mixed-use corridor. Office, institutional, and retail uses should be encouraged along Southwest Boulevard and its physical form should reinforce a Route 66 aesthetic character. Given that West 23rd Street is more accessible to the northern and southern neighborhoods, and is more pedestrian friendly, it is recommended that retail and neighborhood services are located along this street, growing outward from the intersection at Nogales Avenue. An expanded Harvest Market would be an ideal commercial tenant at that location. The opposite page further outlines immediate recommendations.

As part of the Brightwaters redevelopment efforts, four (4) mixed-use buildings will be constructed along Southwest Boulevard. These buildings will provide approximately 35,000 square feet of retail/office space and will reinforce the Main Street character of the corridor. In recognition of parking limitations, the type of uses that this space can support will be carefully considered. Pedestrian access to the mixed-use buildings will be strengthened to encourage easy access to neighborhood residents. Additionally, special efforts to provide strong pedestrian connections will be incorporated into the design features of the buildings. This new development effort also offers an opportunity for the community to establish design standards that reinforce the preferred future character of Southwest Boulevard as an office address and institutional corridor.



In the longer term, large-scale economic development efforts should leverage the possibilities of redeveloping two large riverfront sites: the GCC Mid-Continent Concrete Company and the City of Tulsa Maintenance Yard. Capitalizing on the downtown views and river access, these large parcels could potentially be redeveloped with a variety of office, retail, entertainment, hotel, residential, and recreations uses. These new districts would continue to increase job opportunities for the neighborhood and drive further growth and investment in the neighborhood.

EXISTING CHALLENGES

- » Commercial uses scattered throughout neighborhood
- » Limited neighborhood-serving retail
- » Limited consumer service businesses
- » Blighted and deteriorated conditions along Southwest Boulevard and West 23rd Street
- » Residents are not linked to job opportunities

RECOMMENDATIONS

- » Engage anchor institutions and determine employee skill sets needed to fill job opportunities; secure a commitment for job placement preferences for qualified residents
- » Engage job training and secondary education institutes such as Career Advance and Jobs Plus to tailor training programs to provide employee skill sets needed to fill job opportunities
- » Establish the corner of Southwest Boulevard and West 23rd Street as the commercial node of the neighborhood, focusing auto-oriented commercial businesses at this intersection
- » Clearly define the character of Southwest Boulevard as an office address and institutional corridor
- » Clearly define the character of West 23rd Street as the neighborhood commercial center, encouraging retail and neighborhood services to locate along this corridor

ECONOMIC DEVELOPMENT

INITIATIVES

Job Training and Placement

- » Work with anchor institutions to identify job opportunities and define required skills
- » Identify job training providers willing to customize training programs to meet employer needs
- » Identify potential job candidates and design an employment strategy

Business Retention/Expansion and Corridor Beautification

- » Develop design standards for the commercial corridors that establish preferred uses, set-backs, lighting, signage, window sizes, street trees and bus shelters as design guidelines for new and renovation projects
- » Establish a façade improvement program focused on the commercial corridor and based on developed design standards to provide financial incentives for existing business/property owners to upgrade facades and implement streetscape improvements
- » Encourage business owners to meet with Red Fork Main Street for development and design review of all proposed development projects
- » Implement business district identification program including street banners and way finder signage along major arterials
- » Complete a property analysis of all existing commercial properties and develop a business data base to establish base line for economic development activities
- » Survey all existing businesses to determine types of businesses, size and numbers of jobs, utilize information to develop business profiles
- » Identify potential sites, vacant and available for acquisition along West 23rd Street as referenced on the Commercial Patterns X-Ray and market those to prospective neighborhood retailers and consumer services
- » Connect entrepreneurs and small businesses locating to the neighborhood to loan programs targeted to their needs
- » Connect small businesses and entrepreneurs to existing technical assistance programs
- » Establish a Farmers Market in cooperation with Red Fork Main Street with assistance from Harvest Market and Global Gardens



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ECONOMIC DEVELOPMENT



Perspective view of potentially expanded Harvest Market

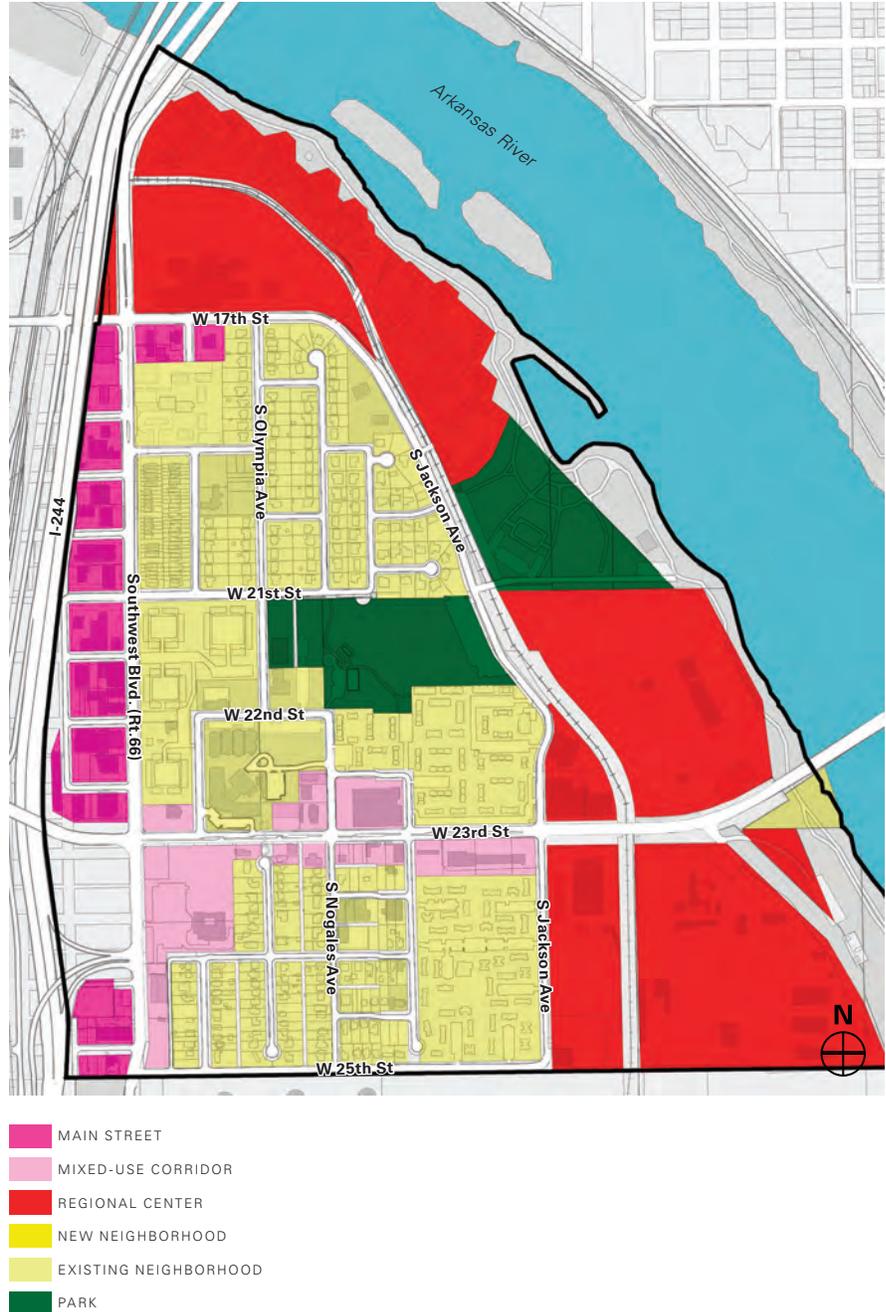




LAND USE

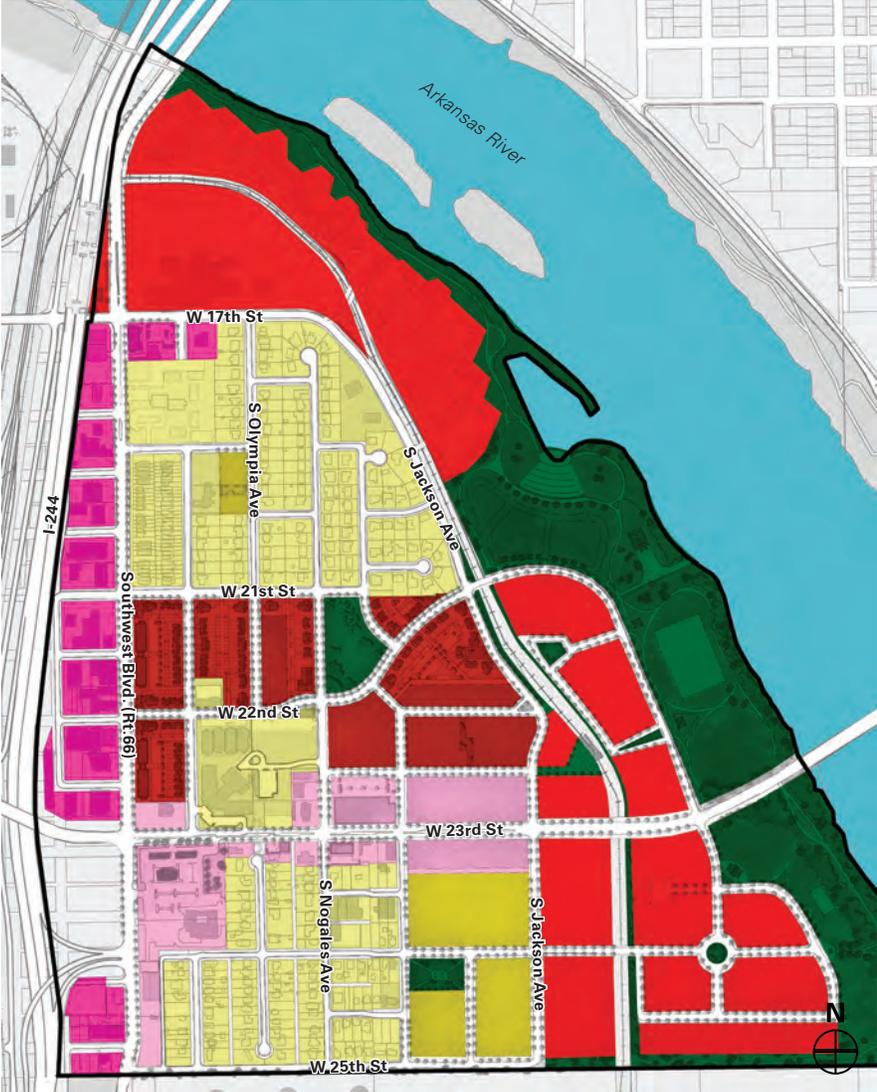
During the process of analysis and design development, a clear picture of preferred land uses within the neighborhood emerged and guided the design team's work. These desired land uses respected the spirit of the 2010 Tulsa Comprehensive Plan and reinforced its main goals, though they differed in certain areas. It is recommended that the City update its Land Use Plan to reflect the land uses of the Eugene Field SAP.

Land Use, 2010 Tulsa Comprehensive Plan





Land Use Plan



- MAIN STREET
- MIXED-USE CORRIDOR
- REGIONAL CENTER
- NEIGHBORHOOD CENTER
- NEW NEIGHBORHOOD
- EXISTING NEIGHBORHOOD
- PARK

The plan for the neighborhood envisions redeveloping the Brightwaters Apartment site into a mix of housing, and neighborhood serving commercial. The core of the neighborhood will be primarily residential, composed of townhouses and apartments. Larger, three-story, mixed-use buildings are envisioned for the Southwest Boulevard frontage to reinforce the Main Street character of this corridor.





MASTER PLAN SUMMARY



NEIGHBORHOOD MASTER PLAN



View of urban garden adjacent to Harvest Market

The illustrative plan to the right shows the desired outcome of the SAP: a complete, desirable, and vibrant neighborhood better connected to itself, to the river, and to downtown. It seeks to improve the overall health of the neighborhood by elevating the quality of life for current and future residents, spurring business growth and investment, and leveraging the neighborhood's existing institutional and natural assets. The plan also highlights and supports the importance of continued levee maintenance to protect the neighborhood from flood damage.

The SAP aims to repair the physical and social fabric of Eugene Field by addressing the major issues that prevent it from becoming the great place it can be. To address the issues of concentrated, poorly maintained public housing and a lack of housing options, the plan recommends that Brightwaters, Riverview Park, and Western Pines Apartments be redeveloped as traditional neighborhoods with a variety of building types and a mix of market-rate and low-income units. In the single-family residential areas of the neighborhood, the master plan recommends new infill housing for vacant lots and encourages renovations of existing homes and increasing the rate of homeownership. Collectively, these efforts will stabilize the turnover rate of residents, increase property values, and foster a sense of ownership and pride in the neighborhood.

To elevate the quality of life for Eugene Field residents, the master plan calls for the improvement of the public open space system. It proposes establishing a full range of parks throughout the neighborhood, expanding and reconfiguring parts of the riverfront park, and connecting the whole park system with greenways and mixed-use. A well-designed and complete park network will encourage positive social interactions and increase recreational opportunities.



- A. POTENTIAL STUDENT HOUSING FOR OSU
- B. POTENTIAL SINGLE-FAMILY HOUSING INFILL
- C. REDEVELOP BRIGHTWATERS APARTMENTS
- D. RELOCATE THE SALVATION ARMY AND REDEVELOP HOUSING TO COMPLETE THE BLOCK
- E. REDEVELOPMENT OF RIVERVIEW
- F. BUILDING RE-USE TO THRIFT STORE
- G. EXPAND HARVEST MARKET ON A SITE ALONG 23RD STREET
- H. INFILL ALONG 23RD STREET
- I. POTENTIAL MIXED-USE
- J. FUTURE QUIKTRIP SITE
- K. REDEVELOPMENT OF WESTERN PINES

Neighborhood SAP

- - - REDEVELOPMENT OF CONCRETE PLANT
- - - LONG TERM PARK EXTENSION
- - - LONG TERM REDEVELOPMENT OF CITY MAINTENANCE YARD

NEIGHBORHOOD MASTER PLAN



Great, healthy neighborhoods require complete access and circulation networks that accommodate all modes of transportation. The master plan includes numerous recommendations for improving these networks. When the public housing sites are redeveloped, new streets and sidewalks will provide better pedestrian and vehicular connections throughout the neighborhood. Improved sidewalks and lighting, new trails and bikeways, and adjusted bus routes will expand the transportation options available to residents. The city and region have a long-term goal of expanding the public transportation system to include a light rail network. The abandoned rail line running along South Jackson Avenue is a preferred alignment for a line linking downtown Tulsa to areas to the southwest. A Eugene Field stop, located in a central location within the neighborhood, would offer another transit option for residents and spur development in the area.

The master plan recommends focusing on improving conditions for existing and future businesses in Eugene Field. The main corridors for commercial activity are West 23rd Street and Southwest Boulevard. The master plan envisions much of Southwest Boulevard as an office and institutional address that reinforces the Route 66 character of the street. Auto-oriented retail activity should be clustered near the intersection at West 23rd Street. Neighborhood serving retail should be located along West 23rd Street, starting around an improved intersection at Nogales Avenue. As new development leads to growth in the neighborhood, demand for additional retail and commercial services along West 23rd Street will also grow.

The concrete plant and city maintenance yard, which occupy prime sites along the river, are barriers to the riverfront for much of the neighborhood. The Plan identifies them as incompatible land uses in their current locations, and recommends that they be moved to other locations in the city so the sites can be redeveloped as mixed-use, transit-oriented neighborhoods. The proposed light rail will increase redevelopment potential by attracting residents and businesses that are seeking proximity to downtown and easy access to the region. New development in these locations will increase access to the riverfront for the existing neighborhoods adjacent to the sites, and unlock exciting opportunities for economic and recreational development.



(Above) Precedent photos of desirable neighborhood amenities

SAP ACTION MATRIX

ACTION ITEMS	TIMELINE			ENTITY	FUNDING SOURCE	CONCEPT COST	
	2014–2019	2020–2025	2025+				
Housing – Development							
<i>Redevelop Brightwaters Apartments as 326 a newly constructed mixed-income, mixed-use development offering a variety of housing options</i>							
1	Phase I — 2014–2015 — 93 garden apartments, 12 townhouse units, park, and Management Building (LEED)	X			MBS	Private / Public	\$12,125,982
2	Phase II — 2016–2017 — 42 garden apartments and 29 townhouse units	X			MBS	Private / Public	\$9,781,224
3	Phase III — 2018–2019 — 27 garden apartments, 48 townhouses, and 76 mixed-use apartments	X			MBS	Private / Public	\$19,763,264
4	Increase homeownership opportunities, acquire and rehab existing homes	X	X	X	Private Developers	Private / Public	\$500,000
5	Construct new single-family homes on infill lots	X	X	X	Private Developers	Private / Public	\$845,000
6	Redevelop Riverview Park Apartments as newly constructed mixed-income housing		X		Private Developers	Private / Public	\$48,000,000
7	Redevelop Western Pines Apartments as newly constructed mixed-income, mixed-use development		X	X	Private Developers	Private / Public	\$48,000,000
Housing – Policy							
8	Re-zone Brightwaters redevelopment area as a PUD	X			INCOG/COT and MBS	N/A	N/A
9	Re-zone future development areas as appropriate		X		INCOG/COT and Private Developer	N/A	N/A
10	Require new developments achieve green and sustainable best building practices	X	X	X	COT Planning & Environmental	N/A	N/A
Parks & Open Space – Development							
<i>Improve and/or develop four levels of parks & open space throughout the neighborhood</i>							
11	Regional Park — River West Festival Park: implement improvements as budgeted	X			COT & River Parks	COT	\$6,800,000
12	Neighborhood Park — West Tulsa Park: 1. convert to true neighborhood park with community desired amenities 2. surround park with housing to establish “eyes” on the park	X			COT & Private Partners	Private/Public	\$500,000
13	Pocket Parks: develop throughout neighborhood as part of overall development plan	X	X	X	Private Developers	Private	Included in 1, 2 & 3

COT — City of Tulsa
MBS — McCormack Baron Salazar, Inc.
MTTA — Metropolitan Tulsa Transit Authority
ODOT — Oklahoma Department of Transportation
RFMS — Red Fork Main Street



ACTION ITEMS	TIMELINE			ENTITY	FUNDING SOURCE	CONCEPT COST
	2014–2019	2020–2025	2025+			
14 Tot-Lots & Community Gardens: include within each block of newly developed areas	X	X	X	Private Developers & Neighborhood Leaders	Private	Included in 1, 2 & 3
Trails & Bike Lanes – Development						
<i>Link all levels of park and open space via a neighborhood trail system</i>	X	X	X			
15 Develop 10'-wide greenway trail along West 22nd Street from Southwest Boulevard to River West Festival Park	X			MBS	Private/Public	\$ 263,428
16 Create neighborhood loop along South Jackson Avenue with the development of a new bike lane and multi-use trail	X			COT Streets & HUB Cycling	COT Streets	\$50,000
17 Provide way finder signage, interpretive panels, trail markers throughout neighborhood	X			COT Streets	COT Streets	\$10,000
18 Incorporate shade structures, seating areas, adjacent on-street parking, native, drought resistant plants along trail system	X	X	X	Private Developers & COT	Private/Public	Included in 1, 2, 3, 12 +15
Parks & Open Space / Trails & Bike Lanes – Policy						
19 Establish guidelines for park amenities appropriate for each level of park development, lighting, seating, pavilions, open lawn space, walkways, trails, plant species	X			COT Planning & Parks and Recreation	N/A	N/A
20 Require new development to incorporate trails, bike lanes, park and open space as appropriate	X			COT Planning & Parks and Recreation	N/A	N/A
Public Improvements – Development						
21 <i>Restore north/south street grid to reconnect neighborhood</i>	X				COT Streets	\$6,788,921
21a Extend South Maybelle Avenue to newly extended West 22nd Street	X			COT Eng. & Streets	COT Streets	included in 21
21b Extend South Nogales Avenue from West 21st Street to West 22nd Street	X			COT Eng. & Streets	COT Streets	included in 21
21c Extend South Phoenix Street from West 21st Street to West 22nd Street	X			COT Eng. & Streets	COT Streets	included in 21
<i>Reconnect east/west street grid via West 22nd Street</i>	X			COT Eng. & Streets	COT Streets	included in 21
21d Extend West 22nd Street from Southwest Boulevard to South Phoenix Avenue	X			COT Eng. & Streets	COT Streets	included in 21
21e Extend West 22nd Street from South Nogales Avenue to South Jackson Avenue	X			COT Eng. & Streets	COT Streets	included in 21
22 <i>Rebuild stormwater infrastructure in redevelopment area</i>				COT Eng. & Streets	COT Streets	\$4,171,079
23 <i>Install traffic signal at South Nogales Avenue and West 23rd Street meet ADA requirements</i>	X			COT Eng. & Streets	COT Streets	TBD

SAP ACTION MATRIX

ACTION ITEMS	TIMELINE			ENTITY	FUNDING SOURCE	CONCEPT COST
	2014–2019	2020–2025	2025+			
Expand Southwest Boulevard ROW to 100' and streetscape						
	X			COT Eng. & INCOG		
24	Construct continuous 21' 6" sidewalk along all new development sites include street trees and lighting	X	X	X	Private Developers	Private / Public \$106.82/ LF
Improve West 23rd Street from Southwest Boulevard to bridge						
25	Eliminate center turn lane	X			COT Eng. & Streets	COT Streets TBD
26	Narrow lanes and improve pedestrian crossing	X			COT Eng. & Streets	COT Streets TBD
27	Construct 14' sidewalk on both sides of street to facilitate commercial activity	X	X	X	Private Developers	Private / Public \$106.82/ LF
Improve South Jackson Street from West 25th Street to Southwest Boulevard						
28	Narrow existing lanes to 12' and add 8' bike lanes	X			COT Eng. & Streets	COT Streets \$50,000
29	Widen existing sidewalk on western side of street to 10'	X	X	X	Private Developers	Private / Public \$52,625
Public Improvements – Policy						
30	Establish guidelines for street and sidewalk improvements to facilitate pedestrians, cyclist, and commercial development	X			COT Planning & Eng.	N/A N/A
31	Require new developments to include street and sidewalk improvements per established guidelines	X			COT Planning & Eng.	N/A N/A
Transportation – Development						
32	Create a parking reserve for River West Festival Park under I-244 Expressway	X	X		ODOT, COT, Riverparks, Parking Authority, OSU	Private/Public TBD
33	Add additional bus shelters at key locations	X	X		MTTA & Private Developers	Private/Public \$5,000 per shelter
34	Improve and add cycling routes throughout the neighborhood	X			COT Planning & HUB Cycling	Private/Public \$50,000
Transportation – Policy/Actions						
35	Use COT maintenance yard parking lots for River West Festival Park events	X			COT	N/A N/A
36	Create on-street parking throughout the neighborhood	X	X		COT	N/A N/A
Economic Development – Development						
37	Identify job opportunities and verify skills needed to fulfill jobs	X			CNI Planning	N/A No Cost

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ODOT — Oklahoma Department of Transportation
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ACTION ITEMS	TIMELINE			ENTITY	FUNDING SOURCE	CONCEPT COST	
	2014–2019	2020–2025	2025+				
38	Work with job training providers to design customized training programs for Eugene Field residents	X			CNI Planning	N/A	No Cost
39	Establish a facade improvement program for commercial corridors	X			COT & RFMS	Private / Public	\$250,000
40	Implement business district identification program	X			RFMS	Private / Public	\$10,000
41	Connect resident entrepreneurs and small businesses to existing technical assistance programs and loan funds	X			CNI Planning, COT & RFMS	Private / Public	No Cost
42	Establish a Farmers Market in cooperation with Red Fork Main Street	X			RFMS	Private / Public	No Cost
Economic Development – Policy/Actions							
43	Develop a defined character for Southwest Boulevard and West 23rd Street	X			RFMS & COT	N/A	N/A
44	Develop design standards for commercial corridors	X			RFMS, COT & CNI Planning	N/A	N/A
45	Complete property analysis for existing commercial properties	X			RFMS& SW Chamber	N/A	N/A
46	Survey all existing businesses	X			RFMS & CNI Planning	N/A	N/A
47	Market existing sites to potential retailers and consumer service providers	X	X	X	RFMS & COT	N/A	N/A
48	Establish Southwest Boulevard as an office address/institutional users	X	X	X	RFMS & COT	N/A	N/A
49	Establish West 23rd Street as primary retail corridor	X	X	X	RFMS & COT	N/A	N/A
50	Establish corner of South Nogales Avenue and West 23rd Street as area of concentration for neighborhood retail	X	X	X	RFMS & COT	N/A	N/A
51	Focus auto-oriented commercial uses closer to freeway near intersection of West 23rd Street and Southwest Boulevard	X	X	X	RFMS & COT	N/A	N/A
Health & Wellness – Development							
52	Improve access to fresh fruits and vegetables through the expansion of Harvest Market and Global Gardens	X			Neighborhood Leaders	Private	TBD
Health & Wellness – Policy							
53	Improve transit options, connect residents to jobs and broader range of food choices	X			MTTA, CNI Planning	N/A	N/A
54	Improve recreational opportunities to encourage physical fitness	X	X	X	Neighborhood Leaders, CNI Planning	N/A	N/A
55	Improve access to Health & Wellness education access	X	X	X	Neighborhood Leaders, CNI Planning	N/A	N/A



REQUEST FOR ACTION: RESOLUTION

Version: 07/25/2009

AGENDA FOR: MAYOR COUNCIL AUTHORITY: DATE: June 3, 2013

FOR INFORMATION CONTACT:

DEPARTMENT: TMAPC CONTACT NAME: Susan Miller
ADDRESS: Two West 2nd St, Ste 800, Tulsa OK 74103 TELE: 918-579-9470

RESOLUTION TYPE: OTHER RESO. #: _____
ADDRESS: _____ AMOUNT: _____
PROPERTY OWNER: _____ CASE #: _____
PROJECT TITLE: _____ PROJECT #: _____
ADDITION: _____ TMAPC #: _____
AMENDMENT OF/BY RESOLUTION #: _____ COUNCIL DIST.: _____ PLANNING DISTRICT: _____
LOT: _____ BLOCK: _____ SECTION: _____ TOWNSHIP: _____ RANGE: _____

SUMMARY:

Resolution No.: 2650:907

A Resolution of the Tulsa Metropolitan Area Planning Commission (TMAPC), pursuant to Title 19 Oklahoma Statutes, Section 863.7; adopting an amendment to the Tulsa Comprehensive Plan and as subsequently amended; amending the Tulsa Comprehensive Plan by adopting "Eugene Field Small Area Plan" as part of the Tulsa Comprehensive Plan.

NOTE: According to O.S. Title 19, § 863.7, the City Council must act on this item within 45 days of receipt. If no action is taken, the amendment will be officially approved

APPROVED BY MAYOR
CITY OF TULSA
JUL 01 2013

BUDGET: _____ FINANCE DIRECTOR APPROVAL: _____

FUNDING SOURCE: _____

REQUEST FOR ACTION: *All department items requiring Council approval must be submitted through Mayor's Office.*

TMAPC voted 9-0-1 to recommend the City Council approve Resolution No. 2650:907 as modified by the Planning Commission.

DEPARTMENT HEAD APPROVAL: _____ DATE: _____
CITY ATTORNEY APPROVAL: [Signature] 6/3/13
BOARD APPROVAL: _____
MAYORAL APPROVAL: [Signature] 7-1-13
OTHER: PRO-TEM

FOR CITY COUNCIL OFFICE USE ONLY: 13-4831 DATE RECEIVED: _____
COMMITTEE: UED COMMITTEE DATE(S): 6-20-13 FIRST AGENDA DATE: 6-27-13
HEARING DATE: _____ SECOND AGENDA DATE: _____ APPROVED: _____

For City Clerk's Office Use Only (Agenda Date: MMDDYYYY; Sec #; Dept #, Item #, Sub-Item #, Status: S=Synopsis):

7 - 1 - 2013 2 2 2 1

RESOLUTION

TULSA METROPOLITAN AREA PLANNING COMMISSION

Resolution No. 2650:907

A RESOLUTION OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC), PURSUANT TO TITLE 19 OKLAHOMA STATUTES, SECTION 863.7; ADOPTING AN AMENDMENT TO THE TULSA COMPREHENSIVE PLAN AND AS SUBSEQUENTLY AMENDED; AMENDING THE TULSA COMPREHENSIVE PLAN BY ADOPTING "EUGENE FIELD SMALL AREA PLAN" AS PART OF THE TULSA COMPREHENSIVE PLAN.

WHEREAS, the Tulsa Metropolitan Area Planning Commission ("Planning Commission") is required to prepare, adopt and amend, as needed, a master plan, also known as a comprehensive plan, for the Tulsa metropolitan area, in accord with Title 19 Oklahoma Statutes, Section 863.7; and

WHEREAS, the purpose of such a comprehensive plan is to bring about coordinated physical development of an area in accord with present and future needs and is developed so as to conserve the natural resources of an area, to ensure the efficient expenditure of public funds, and to promote the health, safety, convenience, prosperity, and general welfare of the people of the area; and

WHEREAS, pursuant to Title 19 Oklahoma Statutes, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law, and which has been subsequently amended; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 6th of July 2010, adopt an amendment to the Comprehensive Plan for the Tulsa Metropolitan Area, which pertains only to those areas within the incorporated City limits of the City of Tulsa, known as the Tulsa Comprehensive Plan, which was subsequently approved by the Tulsa City Council on the 22nd of July 2010, all according to law, and which has been subsequently amended; and

WHEREAS, a public hearing was held on May 15, 2013 and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19 Oklahoma Statutes, Section 863.7, to adopt as an

amendment to the Tulsa Comprehensive Plan "Eugene Field Small Area Plan", hereto attached.

WHEREAS the "Eugene Field Small Area Plan" is comprised of four major sections. The first section is the Introduction and Executive Summary, which outlines the general purpose and scope of the plan. Section two provides Context and History of the area. Section three, Inventory and Analysis, describes how the City of Tulsa and consultant team conducted the public process, solicited public input and performed their analysis. Section four contains the Plan Recommendations for Housing; Parks & Open Space; Infrastructure; Transportation and Economic Development.

NOW THEREFORE, BE IT RESOLVED, by the Tulsa Metropolitan Area Planning Commission:

Section 1. That the Tulsa Comprehensive Plan, as adopted by the Tulsa Metropolitan Area Planning Commission on July 6, 2010 and as amended from time to time, shall be and is hereby amended, to adopt the "Eugene Field Small Area Plan" as part of the Tulsa Comprehensive Plan.

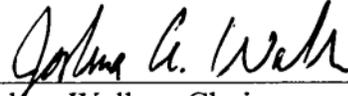
Section 2. That a true and correct copy of "Eugene Field Small Area Plan" is attached to this Resolution.

Section 3. That the Land Use Plan map on page 77 of the "Eugene Field Small Area Plan" supersedes the land uses as depicted on the Land Use Plan in the Tulsa Comprehensive Plan for this area.

Section 4. That upon adoption by the Tulsa Metropolitan Area Planning Commission, this Resolution shall be transmitted and submitted to the City Council of the City of Tulsa for its consideration, action and requested approval within forty-five (45) days of its submission.

Section 5. That upon approval by the Tulsa City Council, or should the City Council fail to act upon this amendment to the Tulsa Comprehensive Plan within forty-five (45) days of its submission, it shall be approved with the status of an official plan and immediately have full force and effect.

ADOPTED on this 15th day of May, 2013, by a majority of the full membership of the Tulsa Metropolitan Area Planning Commission, including its *ex officio* members.



Joshua Walker, Chairman
Tulsa Metropolitan Area Planning Commission

ATTEST:



Michael Covey, Secretary
Tulsa Metropolitan Area Planning Commission

COMPREHENSIVE PLAN PUBLIC HEARINGS:

10. Consider Adoption of “Eugene Field Small Area Plan” as an Amendment to the Tulsa Comprehensive Plan, (Resolution No. 2650:907)

STAFF RECOMMENDATION:

Item for consideration: Adoption of the “Eugene Field Small Area Plan” as an amendment to the Tulsa Comprehensive Plan.

The 408 acre area addressed in the Eugene Field Small Area plan is bordered by I-244 to the west; West 25th Street to the south; and the Arkansas River to the north and east. Notable landmarks within the planning area include: OSU College of Osteopathic Medicine, the recently improved Eugene Field Elementary School, and the River West Festival Park.

Related Plans: There have been multiple recent planning efforts that have targeted issues in and around this neighborhood, including the Tulsa Comprehensive Plan, the Downtown Area Master Plan and the Southwest Tulsa Neighborhood Plan. The goal of this plan was to bring together these previous plans, focusing on this area, and develop recommendations to lead to the revitalization of this neighborhood. This plan was drafted by Urban Design Associates in conjunction with the City of Tulsa Planning Department.

Format of the Plan: The “Eugene Field Small Area Plan” is comprised of four primary sections.

- The first section is the Introduction and Executive Summary, which outlines the general purpose and scope of the plan.
- Section two provides Context and History of the area.
- Section three, Inventory and Analysis, describes how the City of Tulsa and consultant team conducted the public process, solicited public input and performed their analysis.
- Section four contains the Plan Recommendations for Housing; Parks & Open Space; Infrastructure; Transportation and Economic Development.

Background: Since April 2012, many City Departments and INCOG have been working with private and non-profit partners on plans for the reinvention of the Eugene Field neighborhood. This transformation has two major facets:

1. The preparation and implementation of a *Small Area Plan* for the revitalization and redevelopment of 408 acres of previously developed land on the West Bank of the Arkansas River; and
2. The preparation of a *project* to replace 200 units of aging, subsidized housing and create over 150 market rate, mixed-use housing units.

The *project* is a proposed Planned Unit Development (PUD-796) is also being heard by TMAPC on the May 15, 2013 agenda. The vision of the PUD is consistent with the proposed Eugene Field Small Area Plan, as well as many of the goals and policies in the Tulsa Comprehensive Plan.

Conformance with the Tulsa Comprehensive Plan:

1) Land Use Plan Map

The "Eugene Field" area in the **Tulsa Comprehensive Plan Land Use Map** includes several land use plan categories: "Existing Residential Neighborhood"; "Mixed-Use Corridors"; "Regional Centers"; and "Parks."

The **Existing Residential Neighborhood** category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Mixed-Use Corridors are Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind.

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

Staff Comments: *The purpose of the small planning area processes is to look at smaller areas with a greater level of detail that was done on a citywide level during the creation of the Tulsa Comprehensive Plan. Therefore, a component of this small area planning process, as well as others that will follow, is to re-examine the specific land uses assigned and adjust those as necessary based on the long term vision and goals for that geographic boundary.*

The proposed Land Use Plan on page 77 of the Eugene Field Small Area Plan reflects the long term vision of the creation of a "Neighborhood Center" in the area bordered by W. 21st Street S. on the north; W. 23rd Street S. on the south; Jackson Avenue on the east; and Southwest Boulevard on the west (area subject to proposed PUD-796). The major difference in this area from the existing Land Use Plan in the Tulsa Comprehensive Plan is the reconfiguration of "Park" within the Plan boundary. The proposed Land Use Plan shows a more expansive and connected public open space system; however, there is a reduction in West Tulsa Park proposed in conjunction with a larger mixed-use project proposed as part of PUD-796. As it stands today, the West Tulsa Park is under-utilized and does not serve as an asset to the surrounding community. With the improvements planned as the PUD is developed, this smaller park area will be a much greater utilized amenity for the surrounding neighborhoods. The City of Tulsa Parks and Recreation Board has approved the redevelopment of West Tulsa Park and the Tulsa City Council has granted permission to use portions of West Tulsa Park as proposed.

2) Areas of Stability & Growth Map

The "Eugene Field" area in the **Tulsa Comprehensive Plan Stability & Growth Map** includes "Areas of Stability" and "Areas of Growth."

The **Areas of Stability** includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Staff Comments: *Within the boundary of the Eugene Field Small Area Plan are both "Areas of Stability" and "Areas of Growth." The "Areas of Stability" as identified on the existing Land Use Plan in the Tulsa Comprehensive Plan are not proposed to change. The proposed improvements to the area mentioned in the Eugene Field Small Area Plan should enhance the quality of life for the existing neighborhoods.*

Staff recommendation: Based on the proposed Eugene Field Small Area Plan's conformance with the Tulsa Comprehensive Plan, staff recommends that TMAPC adopt and include the Eugene Field Small Area Plan as an amendment to the Tulsa Comprehensive Plan.

TMAPC COMMENTS:

Mr. Carnes stated that everyone involved in this Plan should be congratulated for their work. Mr. Carnes encouraged that a big step be taken for proper lighting for security for the subject area because of the Section 8 housing there, which has raised some security problems. In response, Mary Kellers, 6201 Broad Street, Pittsburgh, PA, 15206, stated that she wanted to address the parking first. Ms. Kellers indicated that last week she met with River Parks and discussed how to identify new parking areas during the four to six events that occur throughout the year. Ms. Kellers stated that she has also met with the City of Tulsa Maintenance Department and the concrete plant in the subject area. Ms. Kellers explained that she met with several entities in the subject area that have parking facilities that could be utilized during those events. Ms. Kellers stated that in terms of the lighting, the plan discusses how use thoughtful design to address safety issues and lighting is one of the key elements. The new development that is proposed will have increased lighting than from what is currently in the neighborhood today.

Mr. Perkins stated that the subject area, as it currently exists, is a hub for the cycling community and was it taken into consideration in this plan. Ms. Kellers stated that she was in Tulsa last Wednesday when they meet and she observed the parking situation. Ms. Kellers indicated that she is willing to meet with the cycling club.

INTERESTED PARTIES COMMENTS:

John Richardson, 2021 South Phoenix, 74107, stated that he lives in the middle of the neighborhood that is being discussed today. Mr. Richardson explained that the subject neighborhood was considered the slum of the City when his father was a young man and became an Urban Renewal Project, which was badly needed. Mr. Richardson commented that today's proposal has some good proposals, but most of the ideas are not good. When the subject area was an Urban Renewal Project the apartment complex was not intended to be Government subsidized housing, but rather to be a senior citizen affordable living housing. In the desperation and need to fill the project they began to accept Section 8 and other Government subsidies in those days until it was almost, if not 100%, Government Housing. Mr. Richardson commented that he doesn't believe that the proposed project will revitalize the subject neighborhood. Mr. Richardson suggested that the money should be given to the current homeowners to revitalize their homes and not build a 320 mixed-unit income facility will not revitalize the subject area and will not help the

entire City. Mr. Richardson indicated that if the park was improved it would help revitalize the neighborhood.

Gail Rose, 1803 South 2766 Jackson Avenue, 74107, stated that she has lived in the subject area and is currently the PTA President for Eugene Field Elementary. Ms. Rose further stated that she has been a real estate agent for 20 years and has been involved with neighborhood revitalization in Kansas City where another McCormick & Baron project has been implemented very successfully. Ms. Rose stated that she has worked on this process as a member of the Citizen Advisory Team through CAP and has attended all of the meetings for about 18 months. Ms. Rose commented that this is a necessary step and currently the park is unsafe. Ms. Rose indicated that she is in favor of this proposal.

TMAPC COMMENTS:

Mr. Walker stated that on page 12.24 it indicates that the park will remain in a similar area. What is the proposal to park the Oktoberfest people or what is the solution. In response, Ms. Kellers stated that she mentioned earlier that she met with the River Parks last week and have identified spaces that are not being fully utilized right now. The City of Tulsa's maintenance yard is another location for parking. Ms. Kellers cited the several properties within the subject area that could provide parking.

Mr. Dix asked if the City Maintenance is going to remain at 23rd and Jackson. Ms. Kellers answered affirmatively. Mr. Dix asked if the Section 8 homes going to remain. Ms. Kellers stated that currently the redevelopment plan calls for the redevelopment of Bright Waters Apartments, which are 200 units that today is 100% affordable housing. The redevelopment plan calls to build about 330 new units in mixed income. The 200 units would be replaced and the balance would be market rate. Ms. Kellers indicated that there would be a combination of both rental and for sale units. Ms. Kellers explained that the type of funding that is being pursued through HUD would require that the existing 200 affordable units would be replaced with 200 new affordable units, but it would be done in mixed income content.

Mr. Dix asked if Mid-Continent Concrete Company is remaining at their location. Ms. Kellers stated that currently they are still at their subject property and have no plans to move at this point and time.

Mr. Carnes stated that he would like to go on record and state that he would like to be voting for this project, but it will not be able to market or increasing people into that unit. Mr. Carnes indicated that he would be voting against this project. Ms. Kellers stated that the company she works for is McCormick, Baron & Salazar and have been in business for 40 years. The company goes into distressed neighborhoods and turn them

around, by through the use of mixed-use developments. The key is property management. Ms. Kellers cited projects that her company is involved in and invited the Planning Commissioners to visit them. The management company will be McCormick, Baron Regan, which is an affiliate.

INTERESTED PARTIES COMMENTS:

Josh Miller, 2011 West 109th Court, Jenks, 74037, Program Officer for the George Kaiser Family Foundation, stated that the Foundation is a funding partner with this project. This is not just about the physical redevelopment, but this will be through HUD and another department of education and will be looking for employment for the residents, better transportation and better schools. Mr. Miller reiterated that McCormick, Baron & Salazar have been very successful and he has visited their sites. Mr. Miller explained that several factors are considered before starting these projects.

Dianne Bileck, Executive Director of Red Fork Main Street, 7400 Oak Drive, Beggs, 74221, stated that this project is important because the Main Street Program is recruiting businesses to serve the subject area. The Main Street Program is for revitalization of the subject area and the work plans for 2013 and 2014 are very aggressive. Ms. Bileck indicated that a new Farmer's Market has opened one block from the subject property.

Mr. Covey recognized Ms. Rose.

Gail Rose, 1803 S. Jackson Avenue, 74107, cited projects that McCormick & Baron have done and are thriving communities. She explained that the demand for higher living with the views available at the subject site area.

TMAPC COMMENTS:

Mr. Perkins called Mr. Bob Roberts to the podium. Mr. Perkins explained that Mr. Roberts serve on the Storm Drainage and Hazard Mitigation Board along with him. Mr. Roberts explained that he is present today for Tulsa Public Schools and really didn't have anything to add to the discussion regarding Eugene Field's Small Area Plan. Mr. Perkins expressed concerns with the levees in the subject area and it isn't addressed in the small area plan. Mr. Perkins stated that he would have a hard time spending tax dollars in areas that are not sustainable. There will be significant rains that will flood the subject area at some point and those levees have been certified unacceptable. Mr. Roberts stated that there has been a threat to decertify the levees, but are on hold because the new Levee Commissioner has been putting some plans in place. Mr. Roberts agreed that the levees are not in good shape and this has been addressed

to the City Council with regard to find some funding to correct some of the problems.

Ms. VanValkenburgh stated that the levee issue might be something that should be addressed to the planners.

Mr. Warlick, City of Tulsa Planning Department, stated that staff did try to address some wide-range hazards that are specific to the subject area. If additional language regarding specific recommendation for levee repair that could be easily appended to the subject document. Mr. Warlick stated that a recommendation could be inserted that states "levee protection should be afforded" and work on getting a cost estimate and insert this in the implementation matrix. Mr. Warlick further stated that he doesn't know who is responsible for the levees, but he knows that the City and County have been approached. Mr. Perkins stated that it would be very helpful.

Mr. Midget stated that the subject property is not in the 100-year floodplain and in reference to the gentleman's comments about the decertification of the levees. That is not going to change whether this project is built or not. Mr. Midget commented that he would hate to see the subject project held up due to the levees. Mr. Midget stated that he believes that this is an open discussion and it is a County issue as well. Mr. Midget further stated that if the County is willing to fund it or the City is willing to fund it that is good, but he doesn't think a development should be held up because of it.

Mr. Liotta stated that he would like clarify something. The levees are maintained by a Levee Commission and there is a levee district where the residents and businesses in the district pay to maintain the levees. The County has taken an interest in helping there because it is a levee system that needs repairs, which it needs about twenty million dollars in repairs. Mr. Liotta stated that he just wanted to make it clear that the levees are maintained by the levee district.

Mr. Carnes stated that he really likes this, but are we just doing this so that somebody can build them a project and tell us how good they operated it, when right here in Tulsa, Oklahoma every area in town where we have added more units it added problems. Mr. Carnes stated that he would make a motion to accept all of it except the adding of units on the apartment project.

Mr. Leighty stated that he strongly supports this entire plan. Mr. Leighty further stated that the City of Tulsa requested proposals a couple of years ago for the properties along the river and didn't attract any of the out-of-state developers that they were hoping for. The concrete plant is for sale reported for thirty million dollars. The Public Works property is included in

the Comprehensive Plan to be a redevelopment area and eventually it will be moving to North Tulsa. Mr. Leighty commented he believes the reason the subject area didn't attract developer is due to the poverty of the subject area and it isn't an attractive site. The proposal would be a game changing anchor. Mr. Leighty stated that he understands that the number of government subsidized housing is not increasing, but adding market level apartments to it, which is desperately needed to attract developers to the subject area. Mr. Leighty commented that the issues with parking for Oktoberfest is once year and possibly it is time for them to move to a new location and possibly move to the Tulsa County Fairgrounds.

Mr. Midget stated that he supports Mr. Leighty's comments. Mr. Midget further stated that he has heard several times that subsidized housing causes problems. Nothing prevents the Government from providing subsidy to any apartment complex in the City of Tulsa regardless of where it is located. To prohibit this project because of that fear is unfounded. It depends on whether or not the owners or managers want to accept that and turn a unit into a subsidized unit. The people who live in subsidize housing are not all bad people, in fact most of them work in the schools, serve your children, work in restaurants and provide us services. Mr. Midget stated that he hates that it continues to demonize subsidized housing like this because it is workforce housing. Mr. Midget commented that anytime he hears this he will defend the working people who find they have to get subsidies or have their rent paid to some extent. Mr. Midget cited several sites in Tulsa that are subsidize and are an asset to the community.

TMAPC Action; 10 members present:

On **MOTION** of **COVEY**, TMAPC voted **9-0-1** (Covey, Dix, Leighty, Liotta, Midget, Perkins, Shivel, Stirling, Walker "aye"; no "nays"; Carnes "abstaining"; Edwards "absent") to recommend **APPROVAL** of the Adoption of "Eugene Field Small Area Plan" as an Amendment to the Tulsa Comprehensive Plan, (Resolution No. 2650:907).

Ms. Miller asked if the motion would include language that Mr. Perkins requested for the levees. Mr. Covey stated that the motion didn't include the language.

Mr. Perkins moved for reconsideration.

TMAPC Action; 10 members present:

On **MOTION** of **PERKINS**, TMAPC voted **9-1-0** (Carnes, Dix, Leighty, Liotta, Midget, Perkins, Shivel, Stirling, Walker "aye"; Covey "nays"; none "abstaining"; Edwards "absent") to **RECONSIDER** the motion made by Mr. Covey.

Motion to approve adoption of the Eugene Field Small Area Plan and Resolution made by Mr. Covey is stricken.

RECONSIDER:

Mr. Covey asked if the language that Mr. Perkins would like to add is acceptable language, does it belong in a small area plan. Mr. Warlick indicated that it would be acceptable. Mr. Covey asked what the language would be. Mr. Warlick stated that it should be kept as simple as possible. Mr. Warlick suggested the following: "levee maintenance should be a priority investment for the subject area".

Mr. Perkins stated that being that this is a cycling hub for Tulsa he would like to also put in some very light language that states that cycling should be a focus ancillary use in the small area plan. Mr. Warlick stated that it would be consistent with PLANiTULSA to state that cycling is also something that should be promoted.

TMAPC Action; 10 members present:

On **MOTION** of **PERKINS**, TMAPC voted **9-0-1** (Covey, Dix, Leighty, Liotta, Midget, Perkins, Shivel, Stirling, Walker "aye"; no "nays"; Carnes "abstaining"; Edwards "absent") to recommend **APPROVAL** of the Adoption of "Eugene Field Small Area Plan" as an Amendment to the Tulsa Comprehensive Plan, (Resolution No. 2650:907), subject to language being added regarding the levees and cycling, per staff recommendation as modified by the Planning Commission.

PUBLIC HEARINGS:

- 11. ~~**Z-7226 – Roy D. Johnsen**, Location: Southeast corner of Southwest Boulevard and West 21st Street, Requesting rezoning from **RM-1 to CS**, (CD-2) (Related to PUD-796)~~

~~**STAFF RECOMMENDATION:**~~

~~**ZONING ORDINANCE:** Ordinance number 12869 dated June 28, 1973, and 11814 dated June 26, 1970 established zoning for the subject property.~~

~~**RELEVANT ZONING HISTORY:**~~

~~**Surrounding Property:**~~

~~**BOA-20997 November 24, 2009:** The Board of Adjustment a *Special Exception* to allow for an industrial waste water treatment facility (Use Unit 2) in and IL district (Section 901), with condition for all city, county, state~~