



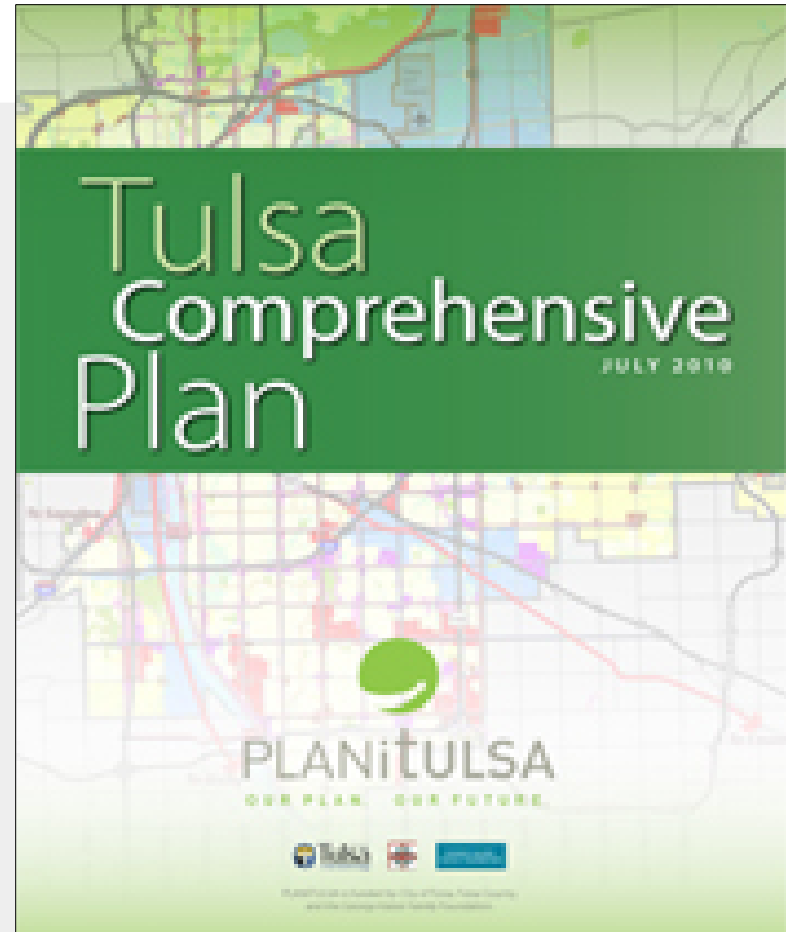
PLANitULSA

OUR PLAN. OUR FUTURE.

PLANiTULSA

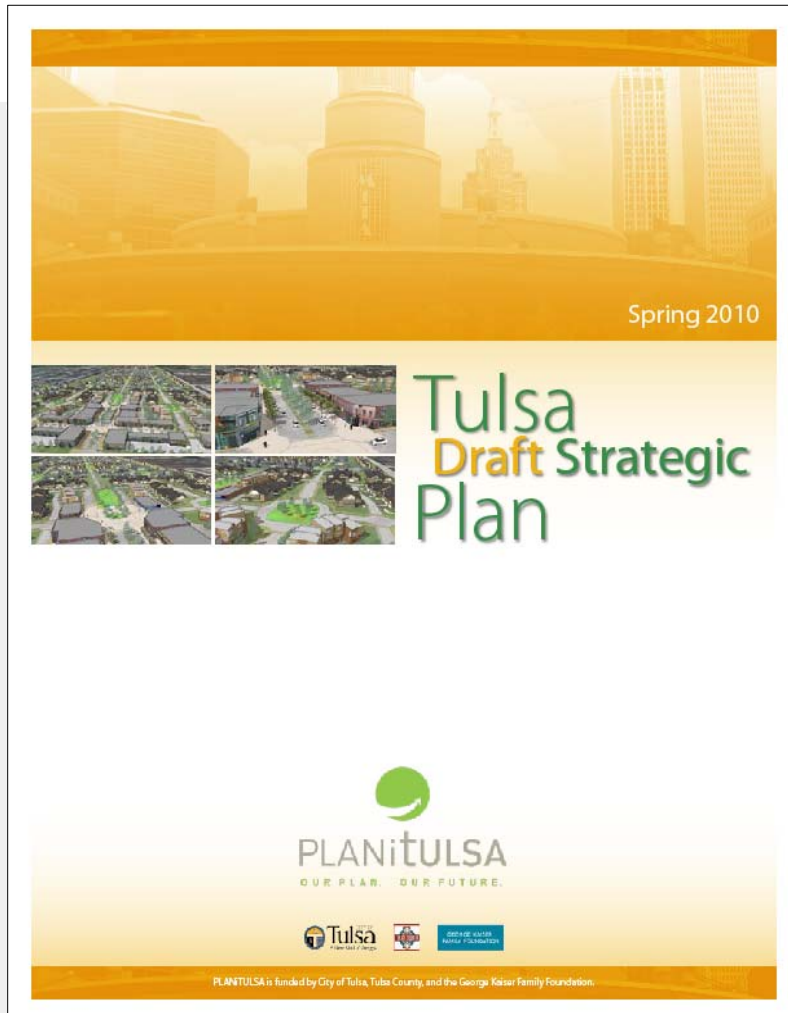
Public process that updated the Comprehensive Plan

- 5,000+ participants
- Adopted & approved in July, 2010
- Addresses priorities for project funding
- Framework for public/private partnerships



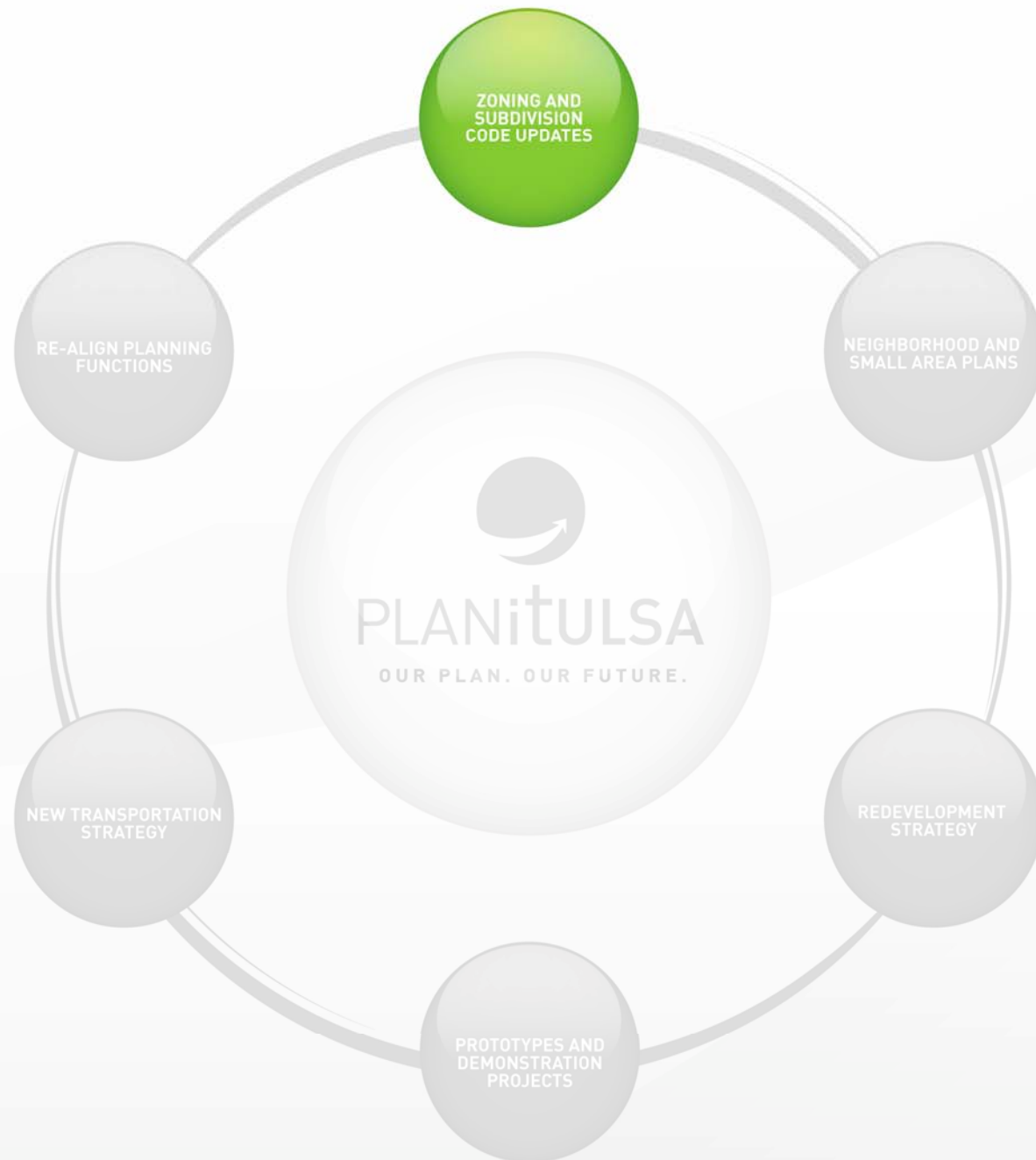
PLANiTULSA

Tulsa Strategic Plan: Implementing PLANiTULSA



- Basis for the City's Planning and Economic Development work plans
- Recommends SIX key strategies

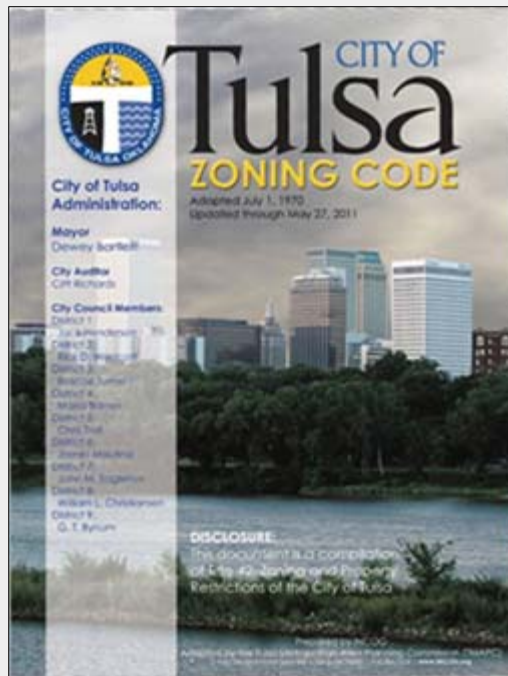




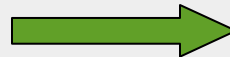
ZONING AND SUBDIVISION CODE UPDATES

Strategy #1: Revise Tulsa's Zoning and Subdivision Codes

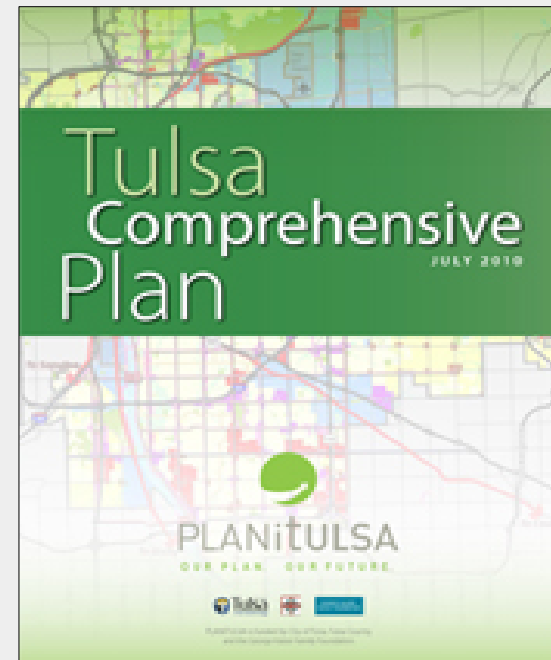
Regulatory Document



*Revise
and
align*



Policy Document



ZONING AND SUBDIVISION CODE UPDATES

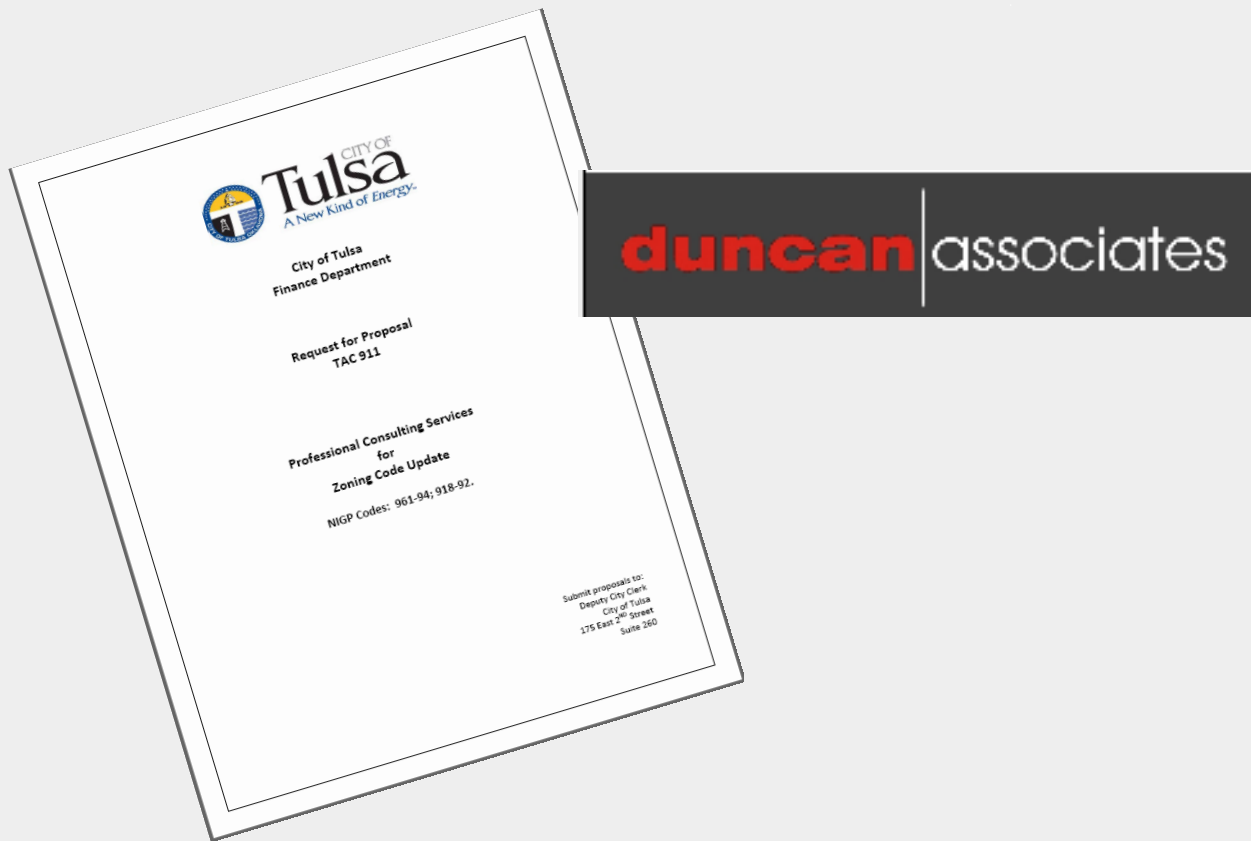
Implementing PLANiTULSA

- Zoning code amendments to “bridge” the current code to future updates.
- Immediate and continual use of Comprehensive Plan concepts and maps in staff reports to TMAPC for all zoning, PUD and Board of Adjustment cases.
- Form based codes under consideration in the Pearl District, 6th & Peoria

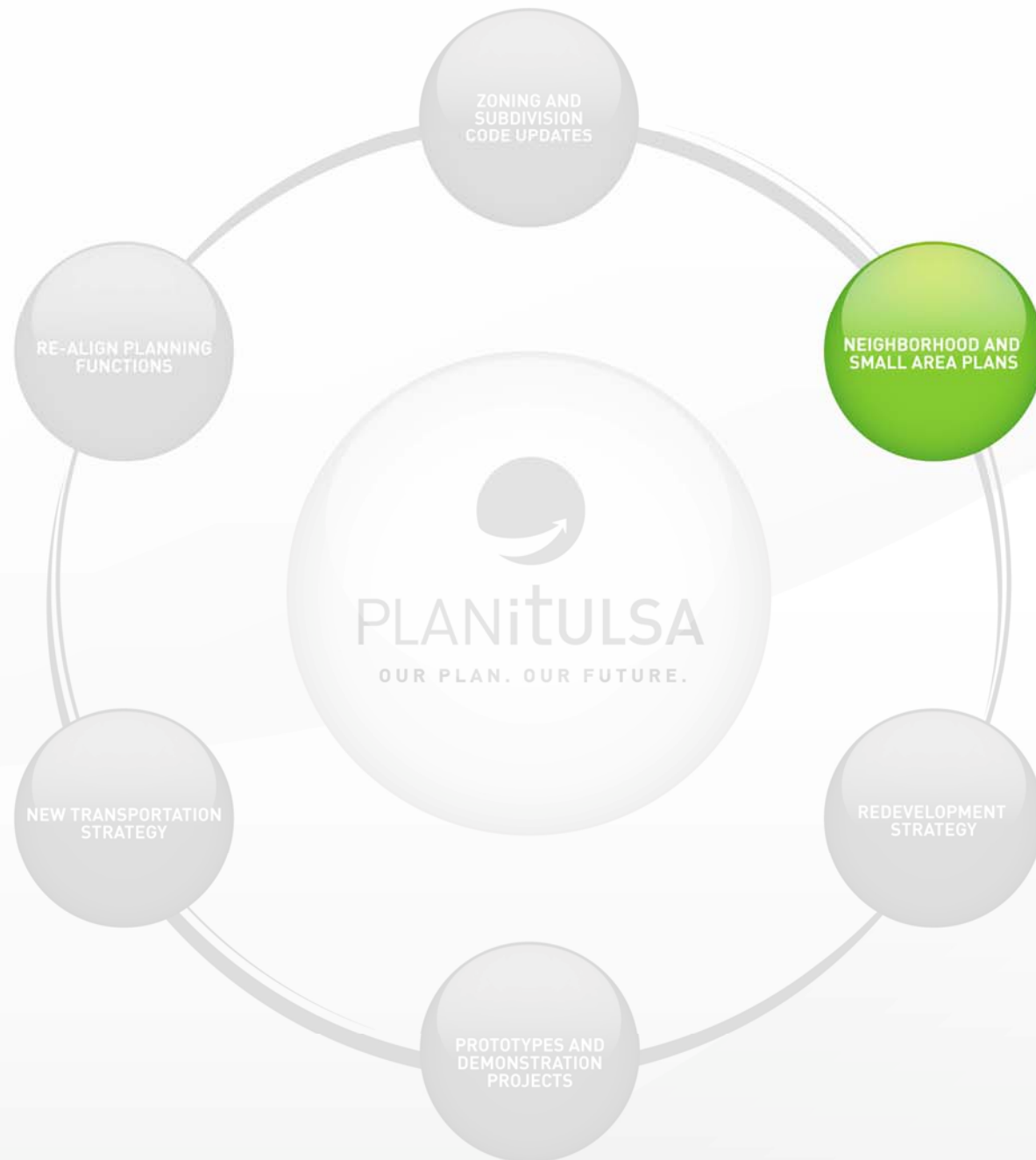
ZONING AND SUBDIVISION CODE UPDATES

Implementing PLANiTULSA

- November 2011: Competitive bid process to select consultants
- February 2012: Duncan Associates begins work







NEIGHBORHOOD AND SMALL AREA PLANS

Strategy #2: Conduct Small Area Planning in Targeted Areas

To translate city-wide concepts from PLANiTULSA into strategies tailored for neighborhoods, smaller areas and places where significant change is expected.

- Since 1991, **twelve** plans have been developed by City staff and citizens, and adopted by TMAPC and Council
- Developed in *partnership* between the City and its citizens through a public process
- Brought forward as *amendments* to the Comprehensive Plan

NEIGHBORHOOD AND SMALL AREA PLANS

Implementing PLANiTULSA

3 Plans:

District 1
District 2
District 4

Target completion:
Summer, 2013



NEIGHBORHOOD AND SMALL AREA PLANS

Implementing PLANiTULSA

THE SMALL AREA PLANNING PROCESS



Step 1: DEFINE BOUNDARY

The first step is to identify a study area boundary. The area should be broad enough to cover the area under study without being so broad as to dilute the focus.

Step 2: COMMUNITY PARTICIPATION

Depending on the size and complexity, several of these methods may be used for one planning effort:

Citizen Advisory Committee

A citizen advisory committee is a group of informed citizen stakeholders including but not limited to landowners, residents, business owners, architects, developers, and builders who have an interest in the area. This advisory committee should represent a full range of interests and meet on a regular basis to critically review analysis and products at each step of plan formation.

Charrette or Workshop

An effective participation technique is a charrette or public input workshop, events in which participants actively design a future for the area using maps, aerial photographs, and drawings. For example, participants may identify how they would like to see land uses change, identify landmarks and historic sites to be preserved, decide where additional growth should go, use the Context Sensitive Solutions methodology to define preferred street typologies, and identify key public improvements to enhance the area.

Strengths, Weaknesses, Opportunities and Threats Analysis

SWOT (strengths, weaknesses, opportunities and threats) Analysis is an effective participation method to engage the ideas of many people on an equal basis. The results can be used throughout the process to generate a vision statement, check identified issues, and ascertain that implementation covers the identified needs. It can also help to focus planning efforts on those issues that are having the greatest impact on the area.

Newsletters, Often Including Surveys

Periodic newsletters can be delivered through the mail to inform a broader constituency. An early newsletter may contain a response survey. In some cases such newsletters can be distributed effectively through the internet, which also provides a medium for public response and comment.

Open Houses

Open houses are a good way to inform citizens by giving them opportunities to interact with planners and stakeholders. Open houses also help foster a sense of community in a neighborhood, district, or along a corridor to further galvanize support for the planning process.

Step 3: ASSESSMENT (INVENTORY AND ANALYSIS)

In this step, technical analysis of the plan is completed. Each plan should address the following issues as they apply to the study area:

• <i>Environmental Features</i>	• <i>Economic Development</i>
• <i>Land Use</i>	• <i>Neighborhoods</i>
• <i>Transportation</i>	• <i>Education</i>
• <i>Legacies</i>	• <i>Human Services</i>

Step 4: VISION STATEMENT

Should answer the question: "What do we want this area to be in 10 to 20 years?"

Step 5: CIVIC RESPONSIBILITIES AND CITYWIDE CONTEXT

An important tenet of small area planning is that neighborhoods must not solve their problems at the expense of adjacent districts or neighborhoods or the city as a whole. Accordingly, each neighborhood can creatively plan for their share of expected growth, but a plan that deflects growth to adjacent neighborhoods outside the subject area is inappropriate. Small area plans should follow the Guiding Principles developed during the PLANiTULSA process to ensure they reflect citywide priorities.

Step 6: PLAN RECOMMENDATIONS

Each recommendation should be tied to an issue that defines the problem and a goal that defines the desired outcome. The recommendation is a concise statement about what should be done to solve the problem. Plan recommendations should be organized by goal or issue, which may or may not correspond to the assessment topics. Once the recommendations are complete, standard tools can be applied to create an implementation program. The tools fall into three categories — regulatory, public investment or partnership. Some recommendations may need only tools from one category; however, more complex recommendations may use tools from all three.

NEIGHBORHOOD AND SMALL AREA PLANS

Small Area Plan Kickoff



Please join the City of Tulsa's
official launch of the PLANiTULSA

Featured guests include:

Mayor Dewey Bartlett
City Councilors Jeannie Cue,
Jack Henderson, Blake Ewing
& Planning Director Dawn Warrick

Doors open at 5:30 p.m.
Program and Q&A from 6–7 p.m.

Tuesday, February 28, 2012

Greenwood Cultural Center
322 N. Greenwood Ave.



small areas
BIG PLANS

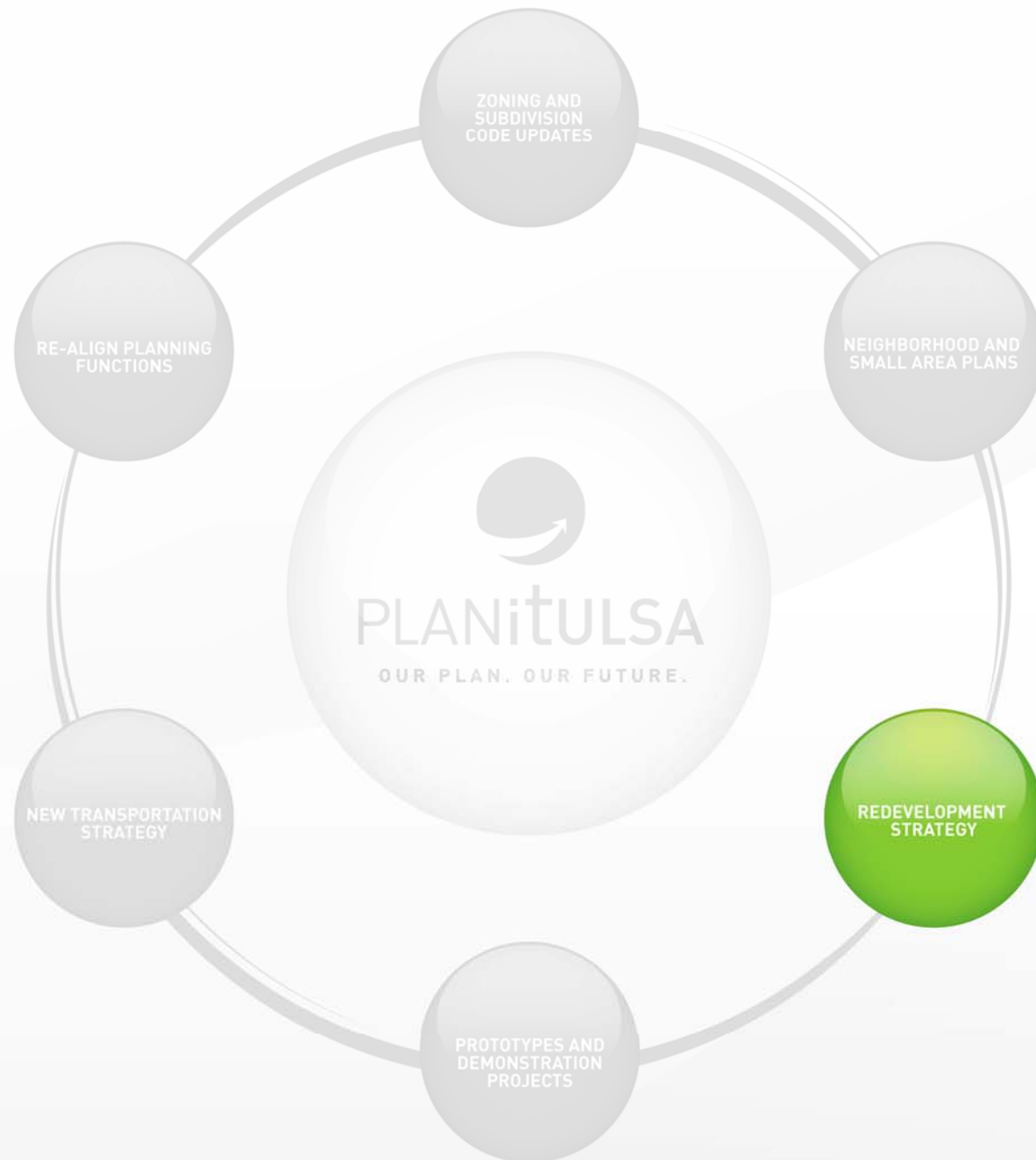
For more info:
www.planitulsa.org



Implementing PLANiTULSA

- Tuesday, February 28th
- Greenwood Cultural Center
322 North Greenwood
- Doors open 5:30 pm
- Program with Q & A: 6 to 7 pm





REDEVELOPMENT STRATEGY

Strategy #3: Create a Viable Redevelopment Strategy



To help the City achieve the development it desires by taking a proactive approach to revitalization and achieve desired outcomes.

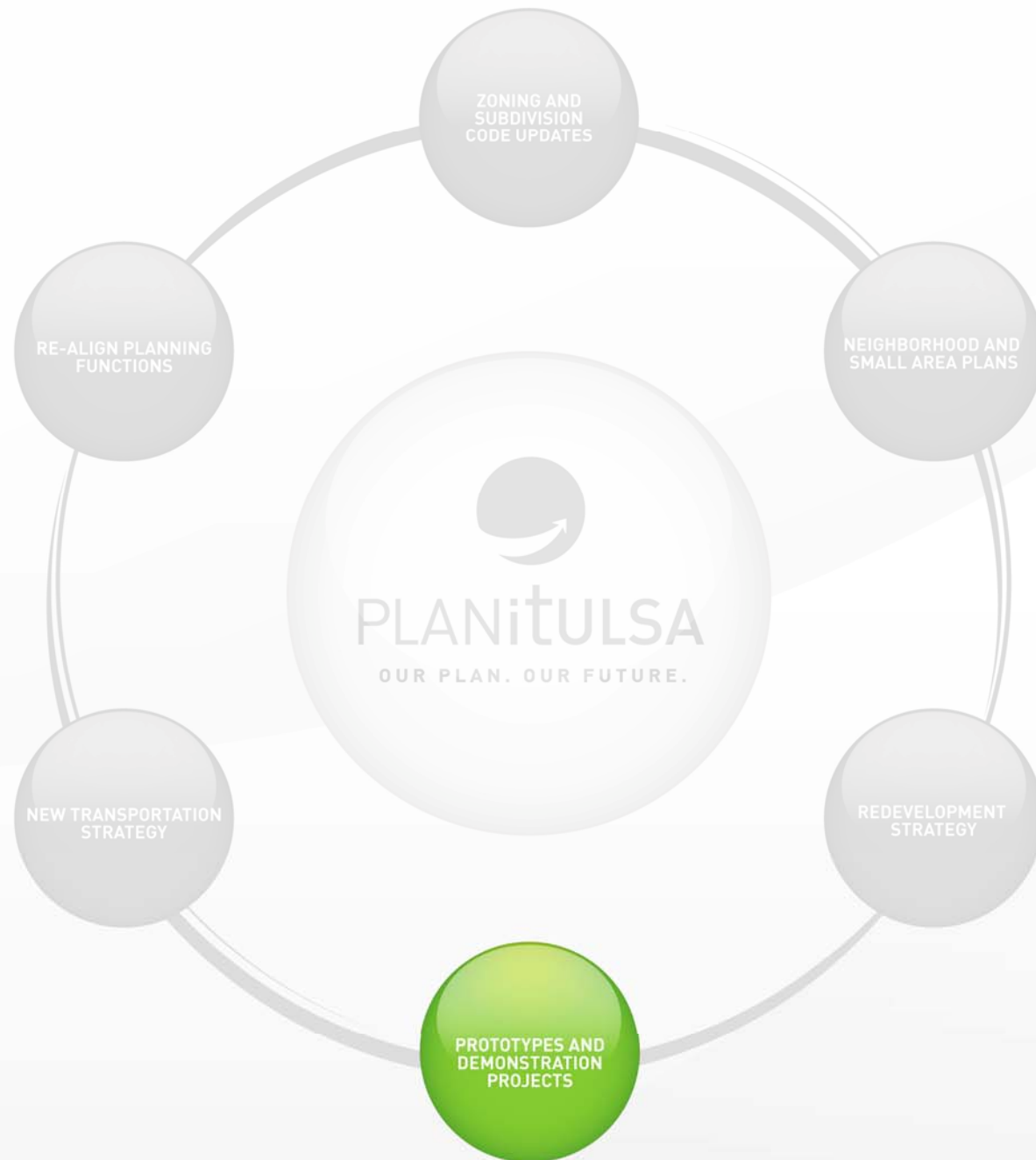
An effective *public-private* redevelopment strategy can revive vacant, underutilized, or poorly developed sites in support of the PLANiTULSA *Vision*.

REDEVELOPMENT STRATEGY

Implementing PLANiTULSA

IN PROGRESS





PROTOTYPES AND DEMONSTRATION PROJECTS

Strategy #4:

Initiate and Complete Several PLANiTULSA Prototype Buildings as Demonstration Projects

To test, through the City's initiative, both the City's ability to respond to new ideas and pursue partnerships with the Tulsa market to sustain PLANiTULSA's momentum.

Demonstration projects can illustrate the concepts of the Plan and transform Tulsa into the city envisioned in the Comprehensive Plan.

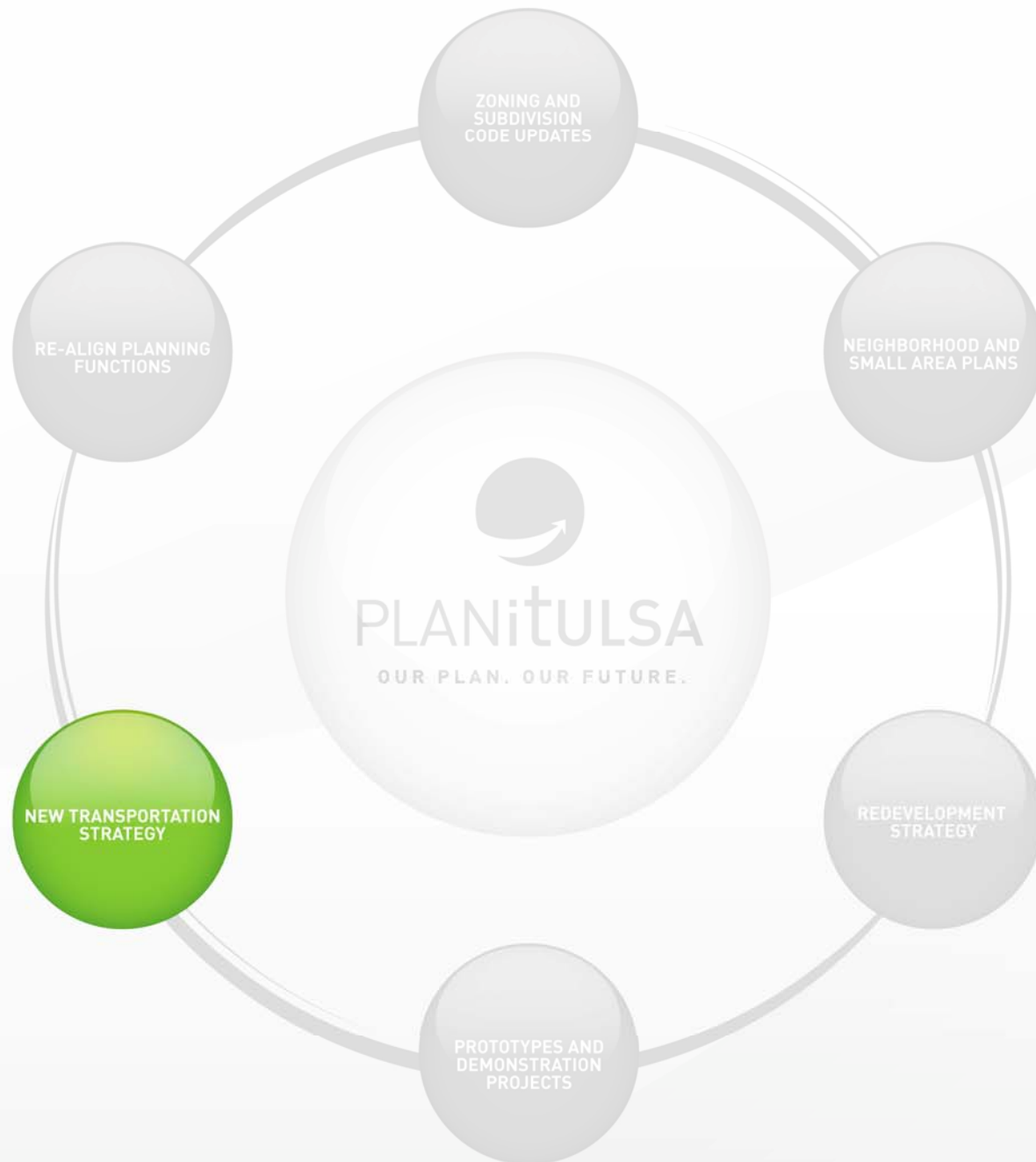


PROTOTYPES AND DEMONSTRATION PROJECTS

Implementing PLANiTULSA

IN PROGRESS



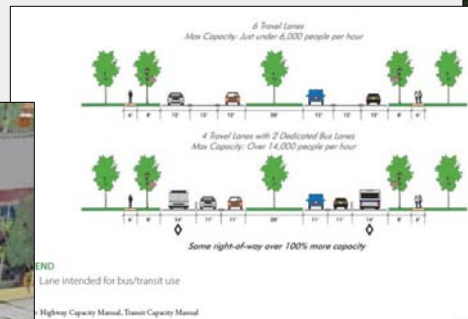


NEW TRANSPORTATION STRATEGY

Strategy #5: Develop a New Transportation Strategy

To address the public infrastructure requirements and transportation alternatives to support land uses and economic development initiatives envisioned within the Comprehensive Plan.

Cars will continue to be the local transportation preference, complemented with viable alternatives to support the land use and economic development priorities found in the Plan.



NEW TRANSPORTATION STRATEGY

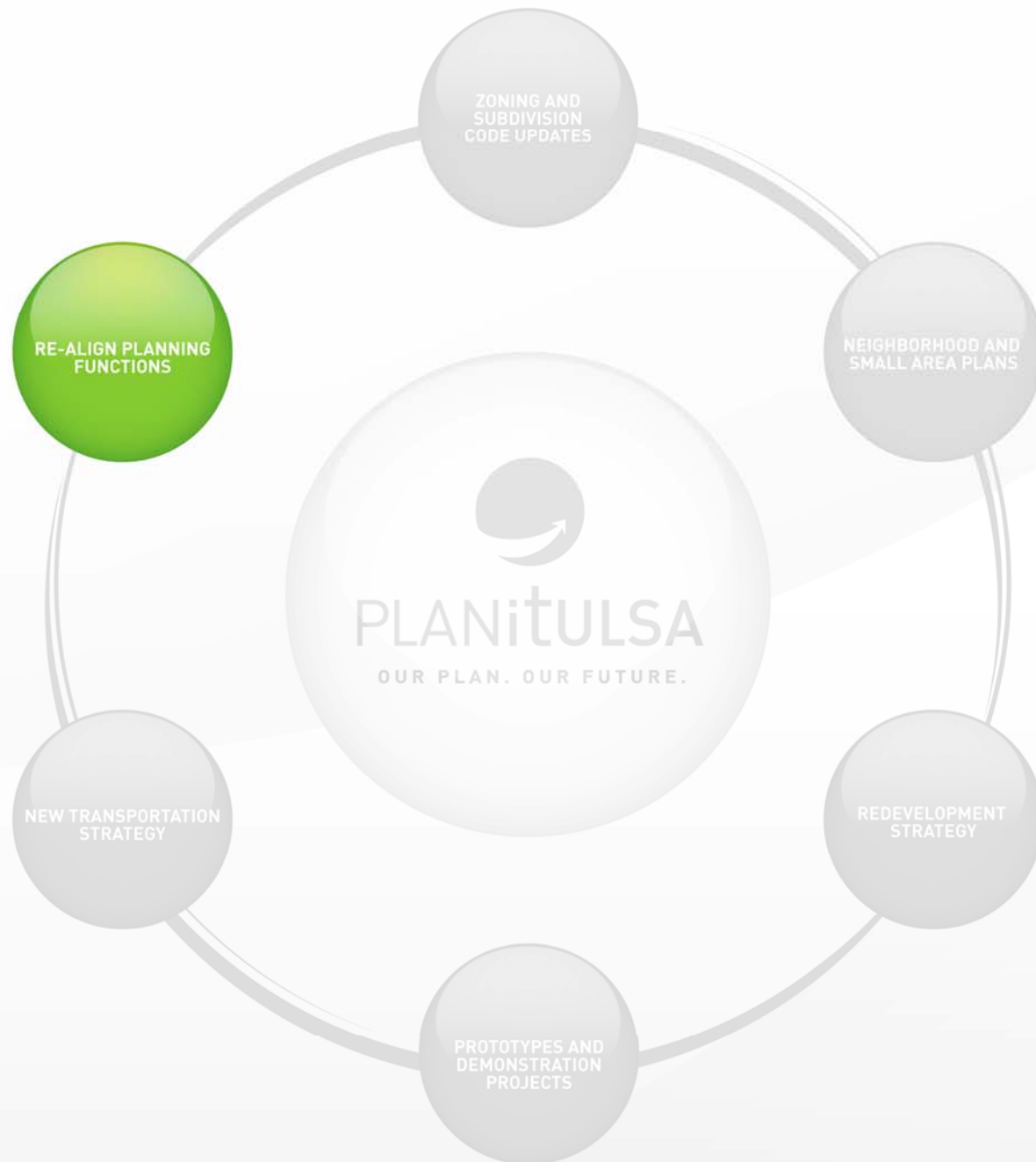
Implementing PLANiTULSA

- October, 2011: *Fast Forward* Regional Transit System Plan (INCOG)



- February, 2012: Complete Streets Policy, as recommended in the Plan





RE-ALIGN PLANNING FUNCTIONS

Strategy #6: **Organize Planning and Development Functions for Implementation**

To position the City to promote PLANiTULSA's ambitious agenda for change, to clear the way for desired development.

This requires a high degree of internal leadership and coordination, and strong partnerships with other governmental agencies and the private sector.

RE-ALIGN PLANNING FUNCTIONS

Implementing PLANiTULSA

- December, 2012: Planning Director **Dawn Warrick** joined Mayor's management team, to lead a newly-organized Planning & Economic Development Department, consisting of 3 legacy divisions
 - Planning
 - Development Services
 - Real Estate and Economic Development

- Inter-agency cooperation:
 - Comprehensive Planning
 - Zoning administration, including development of **form based codes**
 - Site plan review, including participation in TAC
 - Transportation Planning, collaboration on competitive grants
 - Grant applications
 - Authorities, Boards and Commissions
 - CIP, informing policy related to spending priorities

Next Steps

- Departmental Structure - Working with MRO
- Work Program Development
- Continue to foster working relationships
- Service agreements with external agencies and authorities
 - Ensure alignment with PLANiTULSA priorities and desired outcomes
- Small Area Plan Process
 - Template established to replicate in other areas
 - Program specifics will be refined
- PLANiTULSA Monitoring Plan
- Public Education & Outreach
 - On-going



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