

PLANiTULSA: Tulsa Comprehensive Plan Update

Implementing the Community's Vision



Tulsa's Plan dates from 1978 – A lot has changed





PLANiTULSA Process



Residents and stakeholders are **polled about their ideas** for PLANiTULSA

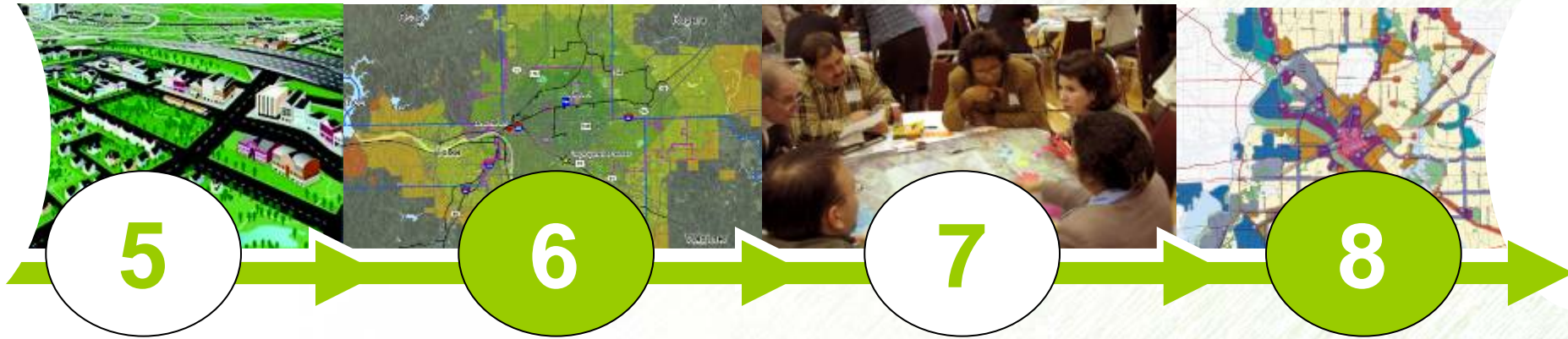
Citizen Committee establishes Guiding Principles and meets regularly to review progress

Citizens participate in citywide and **community-based workshops** to gather input for shared vision

Citizen **input is captured on maps** to show desired future development



PLANiTULSA Process



5

Scenarios are created that answer the question, "If we do this, what would happen?"

6

Indicators are established to **evaluate each scenario's impact on Tulsa's future**

7

Citizens review scenarios and **vote on their desired future**

8

A shared **vision for the future is created** reflecting citizen input



PLANiTULSA Process

Tulsa
moves
to a
great
future!



9

Strategies are developed to move Tulsa towards the shared vision



10

A plan is built around the strategies – with implementation measures, funding strategies and a monitoring plan



11

Open Houses held to gain **public review and comment**



12

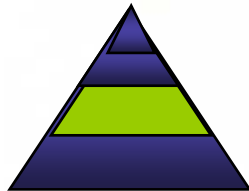
Public **Hearings and Adoption**



Assessing the Vision – What is on people’s minds?

Polling and Stakeholder Interviews

- 100 In-depth Interviews
- 1,000 Phone Interviews
- “Person on the Street” Interviews





Tremendous Consensus Exists

Clear and unified vision of top priorities – these revolve around a basic services agenda - street repair, education, health care

- Need for new jobs, training and support for entrepreneurs
- Balanced transportation investment and need for choices
- Widespread understanding of which areas need resources and attention first



Planning Climate

- I am personally enthusiastic about planning for the city of Tulsa and want to participate in it 64%
- Assuming people like me participate in the plan and the plan is carried out fairly by the City, I think Tulsa will change for the better as a result of it 90%
- It's Tulsa's turn now to come together for a vision of the future 88%



Highest Priorities

Strong Consensus High Priorities (More than 60%)

- Repairing and maintaining streets 84%
- Improving public education 80%
- New economic opportunities and jobs 79%
- Clear air and water 78%
- Improving public safety 76%
- Health care 71%

Q. For each of the following, please tell me if you believe it is a high, medium or low priority for Tulsa in the future?



Priorities continued

Strong Consensus High Priorities continued
(More than 60%)

- Renewable energy sources 68%
- Keeping young adults in Tulsa 66%
- Support for small business and entrepreneurs 64%
- Housing that is affordable 63%
- Harmony among the races 61%

Q. For each of the following, please tell me if you believe it is a high, medium or low priority for Tulsa in the future?



Majority Priorities

Majority priorities (Between 50% and 60%)

- Job training for jobs that don't require college 58%
- Creating more transportation alternatives like rail or streetcar 55%
- Support for large businesses relocating to Tulsa 53%
- Preserving historic buildings and architecture 53%
- Protecting the character of neighborhoods 52%

Q. For each of the following, please tell me if you believe it is a high, medium or low priority for Tulsa in the future?



Traditional Approach

The Present



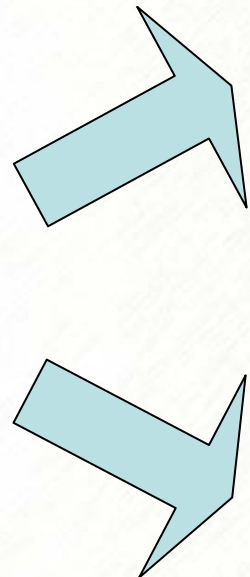
The Future





Scenario Approach

Plausible stories about the future





Develop a Range of Scenarios

A



B



C



D



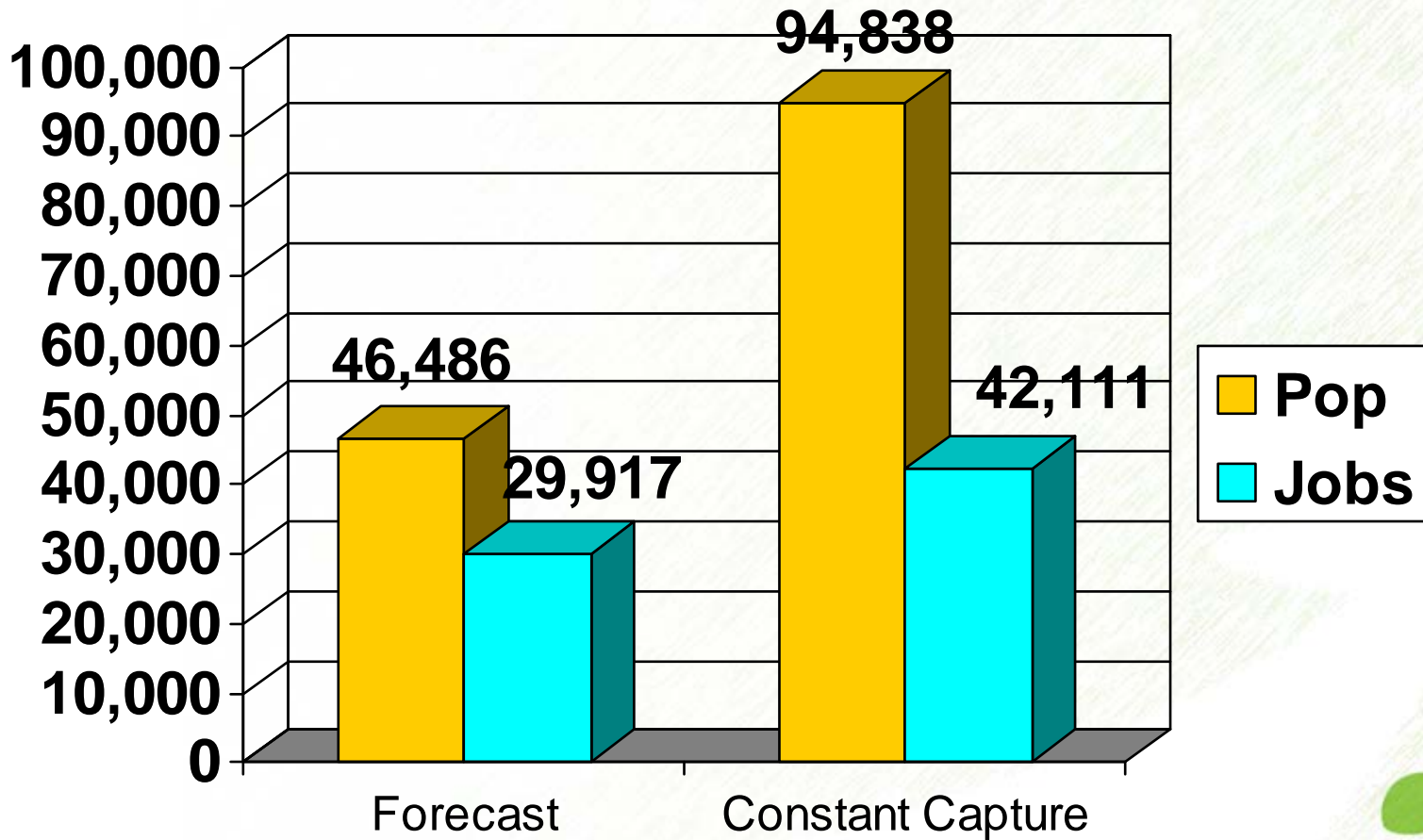


The Four Choices for Tulsa's Future

- ***Trend***
- ***Economic Growth***
- ***Empower Neighborhood and Entrepreneurial Vitality***
- ***Attract and Retain Young Adults***



Growth Capture





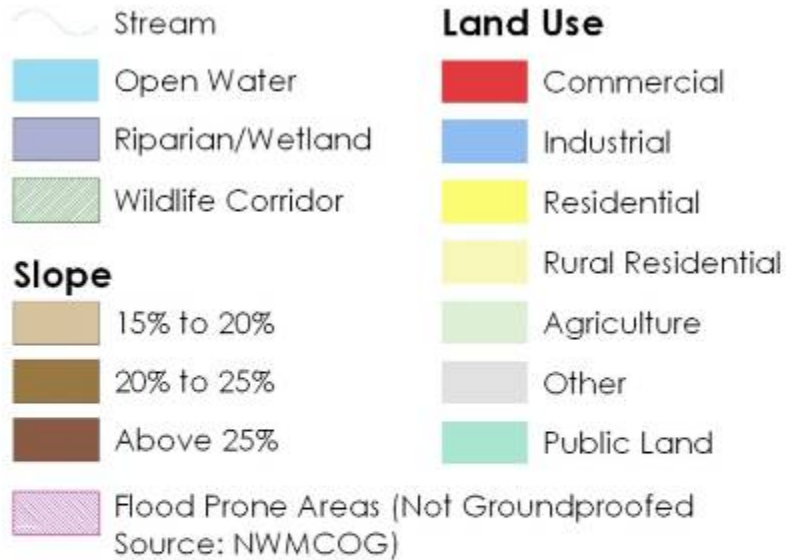
Workshop process

- **Introductions** **Mayor Kathy Taylor**
- **Workshop Background, Descriptions and Instructions** **John Fregonese**
- **Table Introductions and Instructions** **Facilitators**
- **Let the Workshop Begin!** **Workshop Participants**
- **Thank you and next steps** **John Fregonese**



The Workshop Basemap

Legend



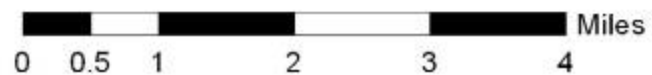
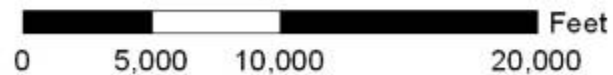
Transportation

Land Use

Environmental Features



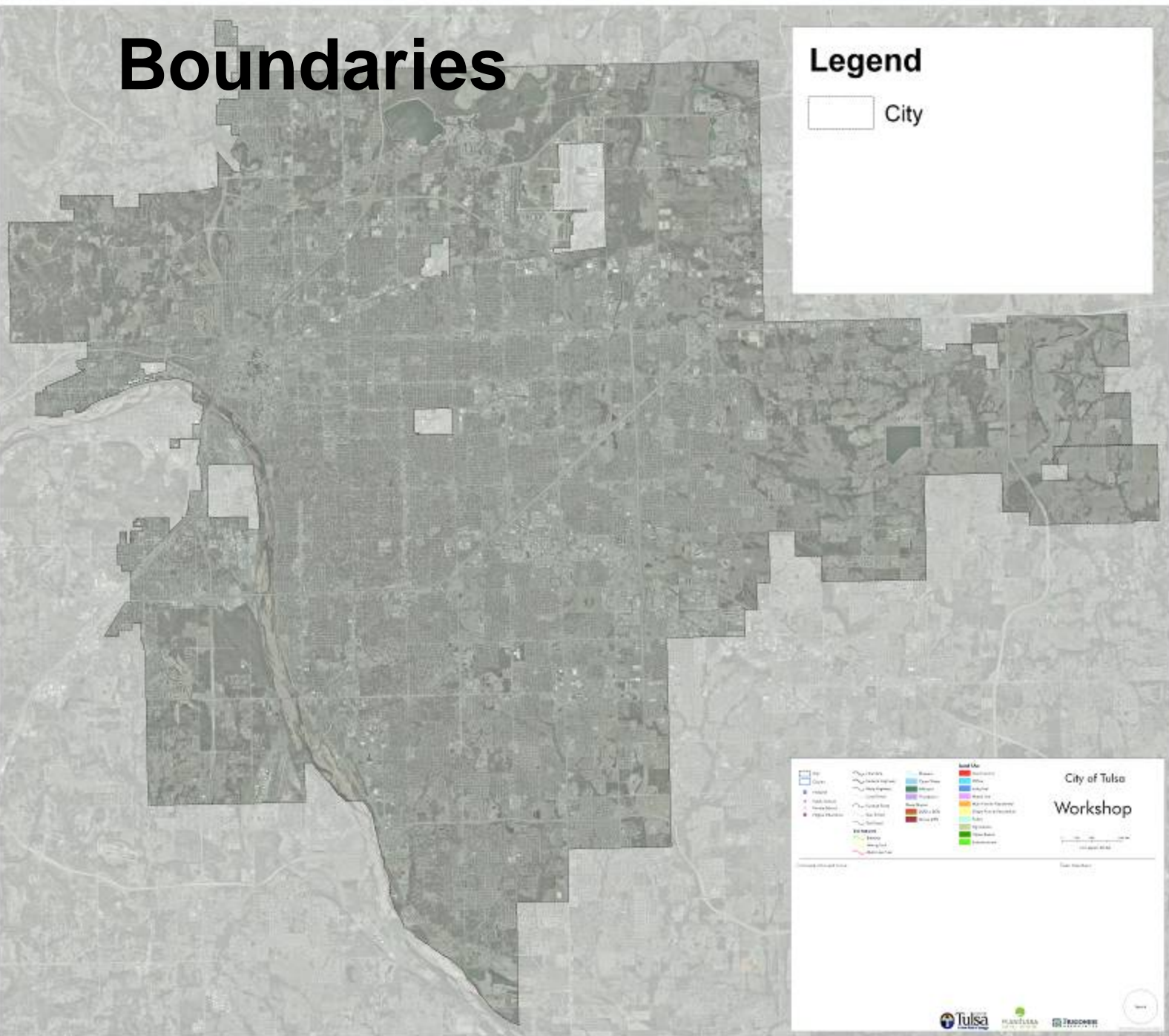
1 inch equals 0.5 miles



Boundaries

Legend

 City



<ul style="list-style-type: none"> City County State Indian Territory Unincorporated Area Water Wetland Highway Railroad Utility Other 	<ul style="list-style-type: none"> Residential Commercial Industrial Office Public Community Open Space Water Wetland Highway Railroad Utility Other 	<p>City of Tulsa Workshop</p> <p>1:10,000 11/11/2011 10:00 AM</p> <p>City of Tulsa</p>
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Boundaries

Osage



Tulsa

Rogers

Wagoner

Creek

Legend

-  City
-  County

City of Tulsa
Workshop

 City	 Water	 Highway	 Park
 County	 Open Water	 Interstate	 Other
 Waterway	 Wetland	 Road	 Municipal
 Waterway	 Wetland	 Road	 Municipal
 Waterway	 Wetland	 Road	 Municipal

City of Tulsa
Workshop

Scale: 1 inch = 1 mile

City of Tulsa
Workshop

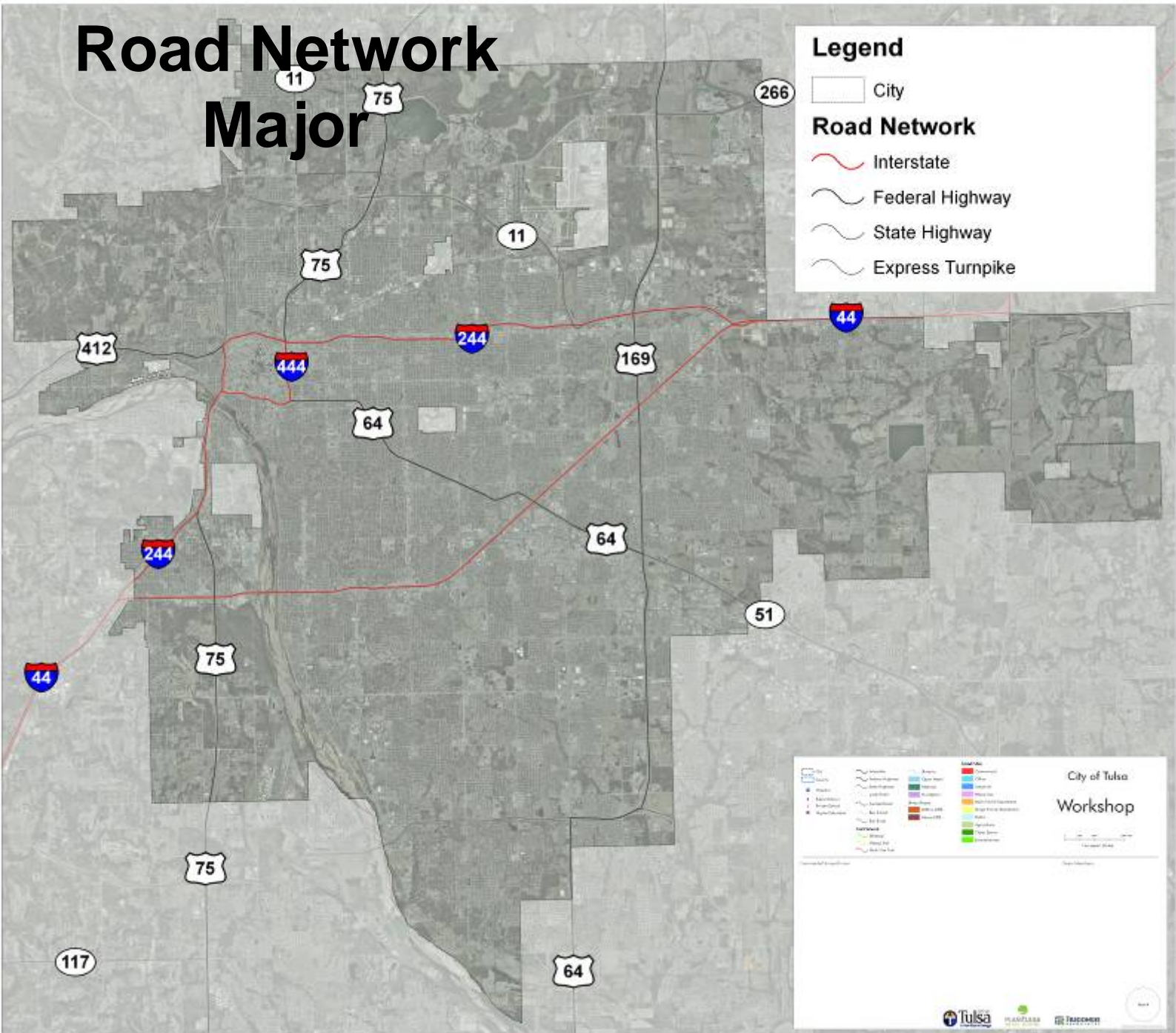
City of Tulsa
Workshop



Road Network Major

Legend

-  City
- Road Network**
-  Interstate
-  Federal Highway
-  State Highway
-  Express Turnpike




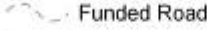

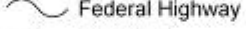
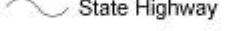
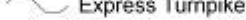


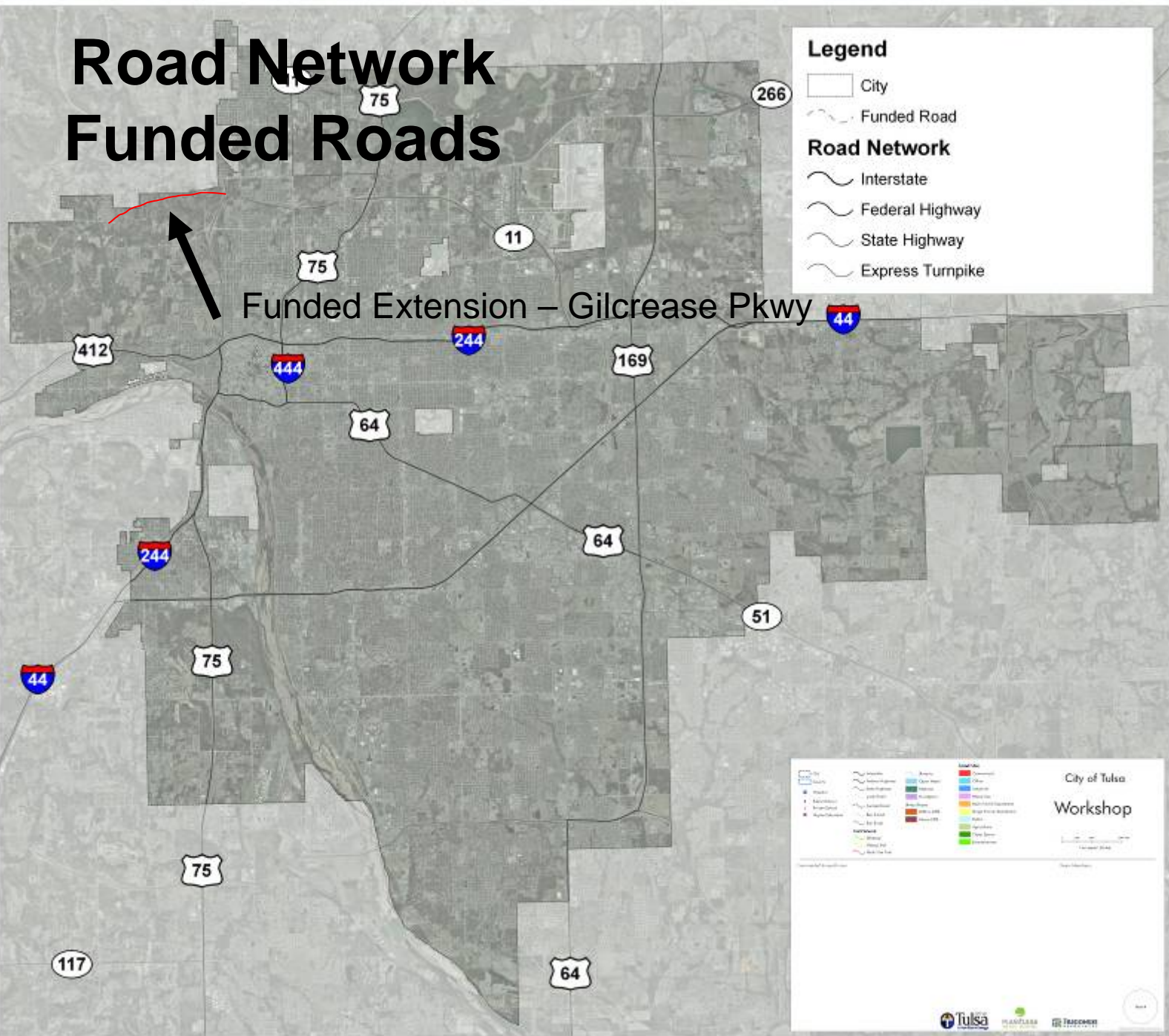
itTULSA
OUR FUTURE.

Road Network Funded Roads

Funded Extension – Gilcrease Pkwy

Legend

-  City
-  Funded Road
- Road Network**
-  Interstate
-  Federal Highway
-  State Highway
-  Express Turnpike



City of Tulsa
Workshop

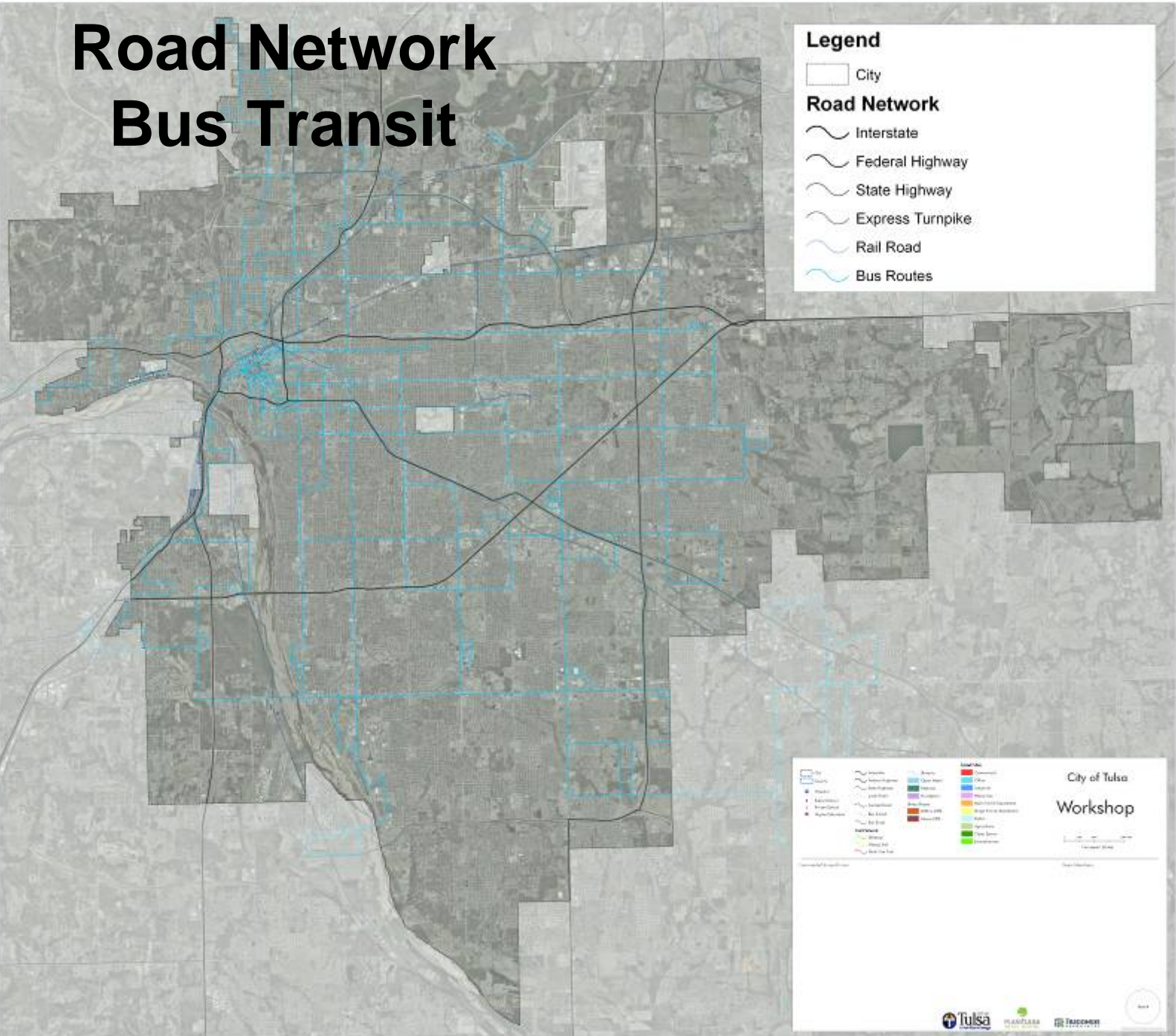
  



Road Network Bus Transit

Legend

-  City
- Road Network**
-  Interstate
-  Federal Highway
-  State Highway
-  Express Turnpike
-  Rail Road
-  Bus Routes



**City of Tulsa
Workshop**

Map Date: 1/20/2010

Scale: 1:50,000

Legend:

 City	 Interstate	 Federal Highway	 State Highway	 Express Turnpike	 Rail Road	 Bus Routes
 Water	 Park	 School	 Hospital	 Government	 Religious	 Other

City of Tulsa
Workshop

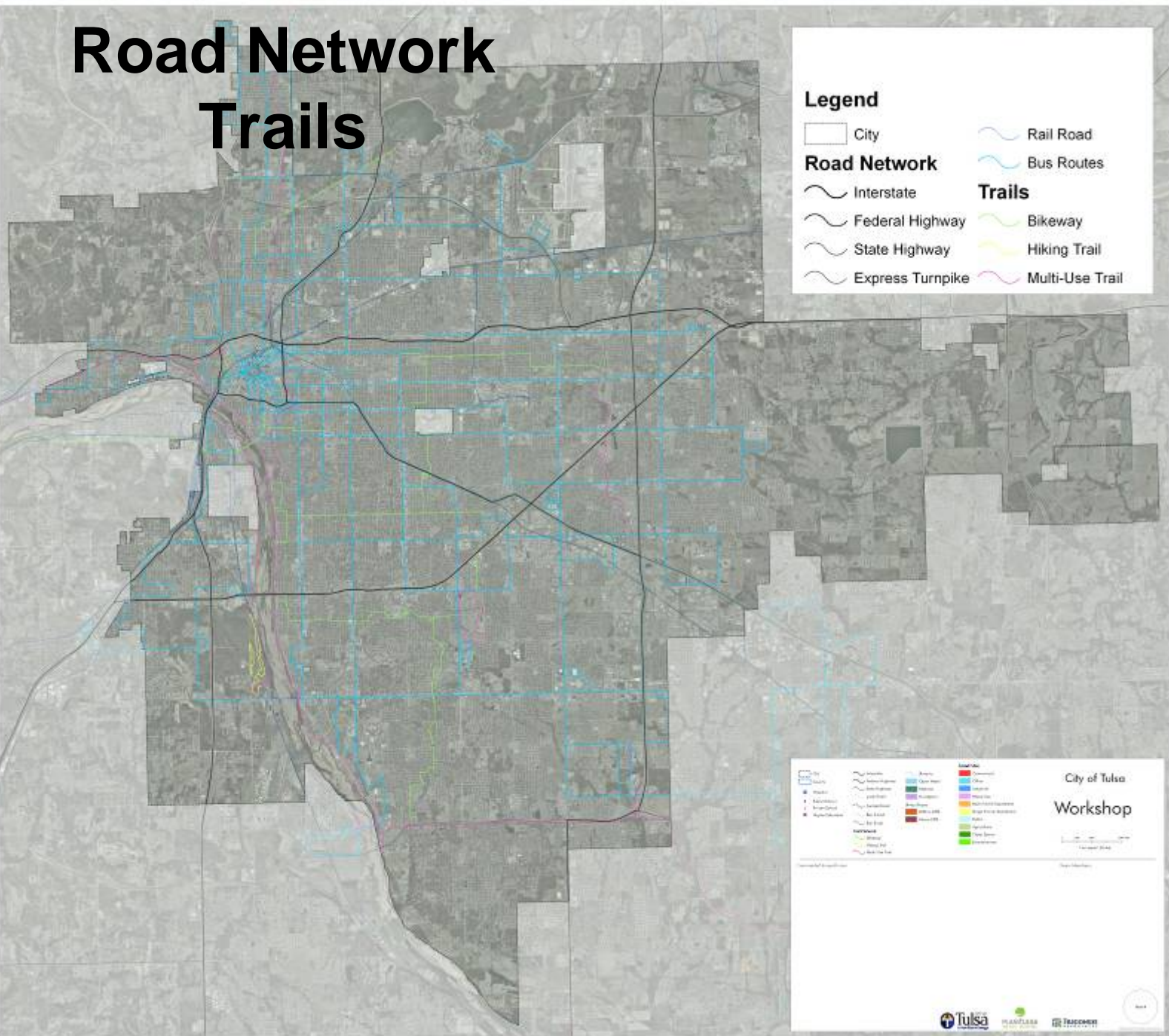
Map Date: 1/20/2010

Scale: 1:50,000

City of Tulsa
Tulsa
Tulsa
Tulsa



Road Network Trails



Legend

- City
- Road Network**
 - Interstate
 - Federal Highway
 - State Highway
 - Express Turnpike
- Trails**
 - Bikeway
 - Hiking Trail
 - Multi-Use Trail
- Rail Road
- Bus Routes

City of Tulsa
Workshop

Map Date: 11/11/2014

Scale: 1" = 1000'

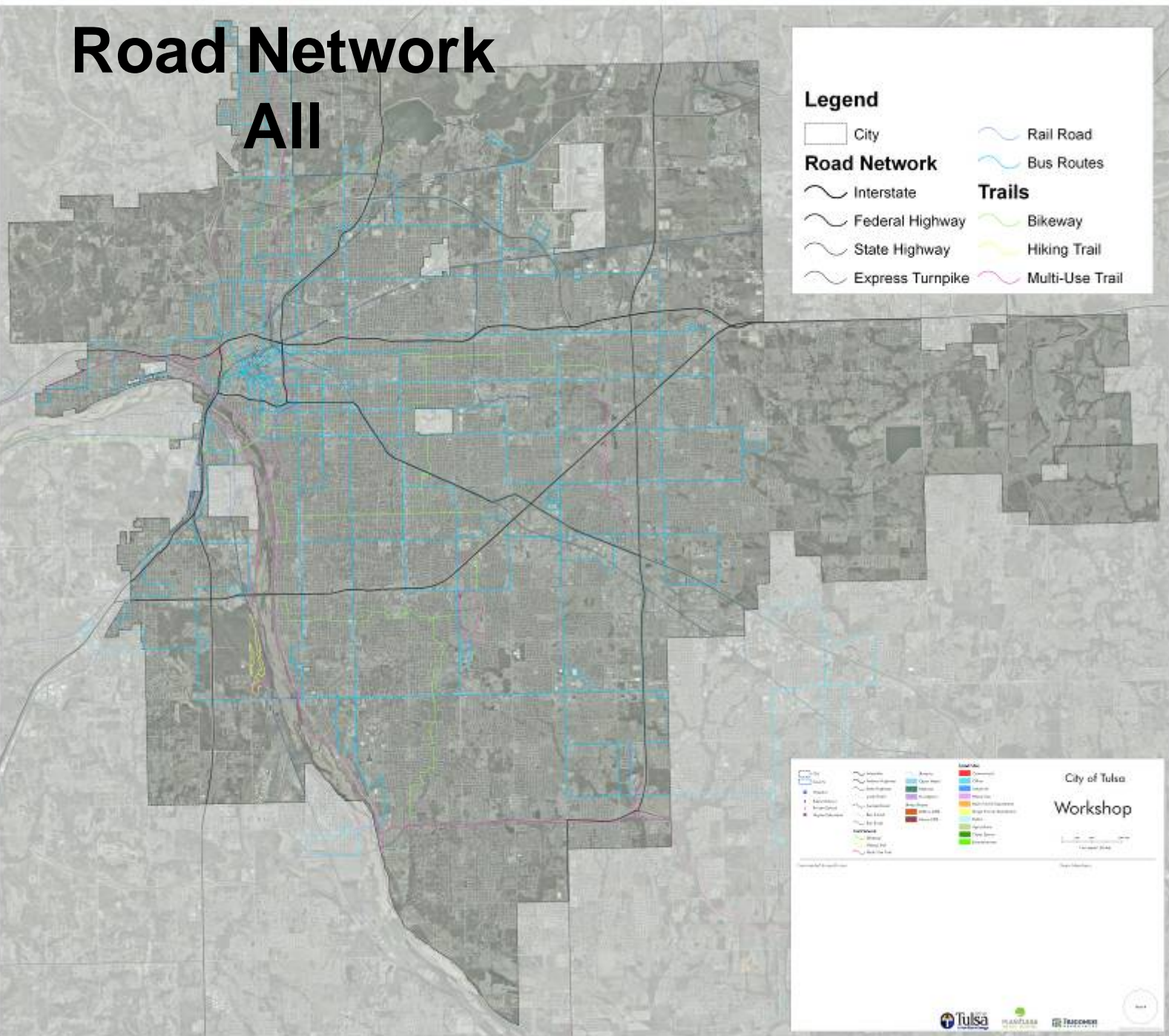
Map Information

City of Tulsa
Tulsa
Tulsa
Tulsa



Road Network

All



Legend

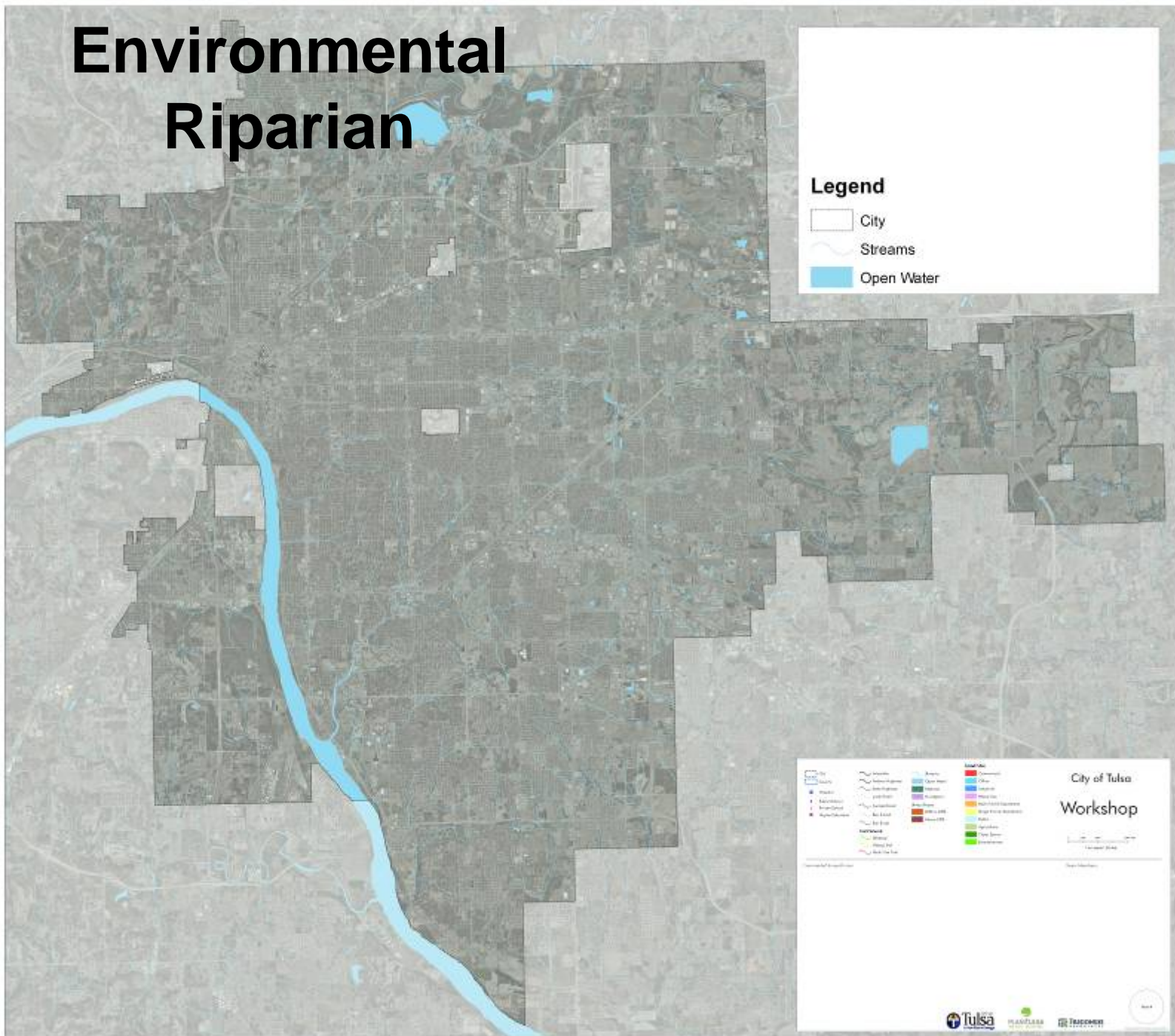
- City
- Road Network**
 - Interstate
 - Federal Highway
 - State Highway
 - Express Turnpike
- Rail Road
- Bus Routes
- Trails**
 - Bikeway
 - Hiking Trail
 - Multi-Use Trail

City of Tulsa
Workshop

Scale: 1" = 1/4" ASHP



Environmental Riparian



Legend

-  City
-  Streams
-  Open Water

**City of Tulsa
Workshop**

Scale: 1:50,000

Map Date: 1/2014

Map Author: City of Tulsa

Map Contact: City of Tulsa

Map Title: Environmental Riparian

Map Description: This map shows the riparian areas within the City of Tulsa. Riparian areas are defined as the land adjacent to streams and open water bodies. The map includes a legend for various land use categories and a scale bar.





Legend

Category	Symbol/Color	Description
City	White outline	City boundary
Streams	Blue line	Streams
Open Water	Light blue fill	Open Water
Land Use	Various colors	Residential, Commercial, Industrial, etc.

Logos: Tulsa, iitULSA, TULSAWATER

Environmental Wetlands

Legend

-  City
-  Streams
-  Open Water
-  Wetland

City of Tulsa

Workshop

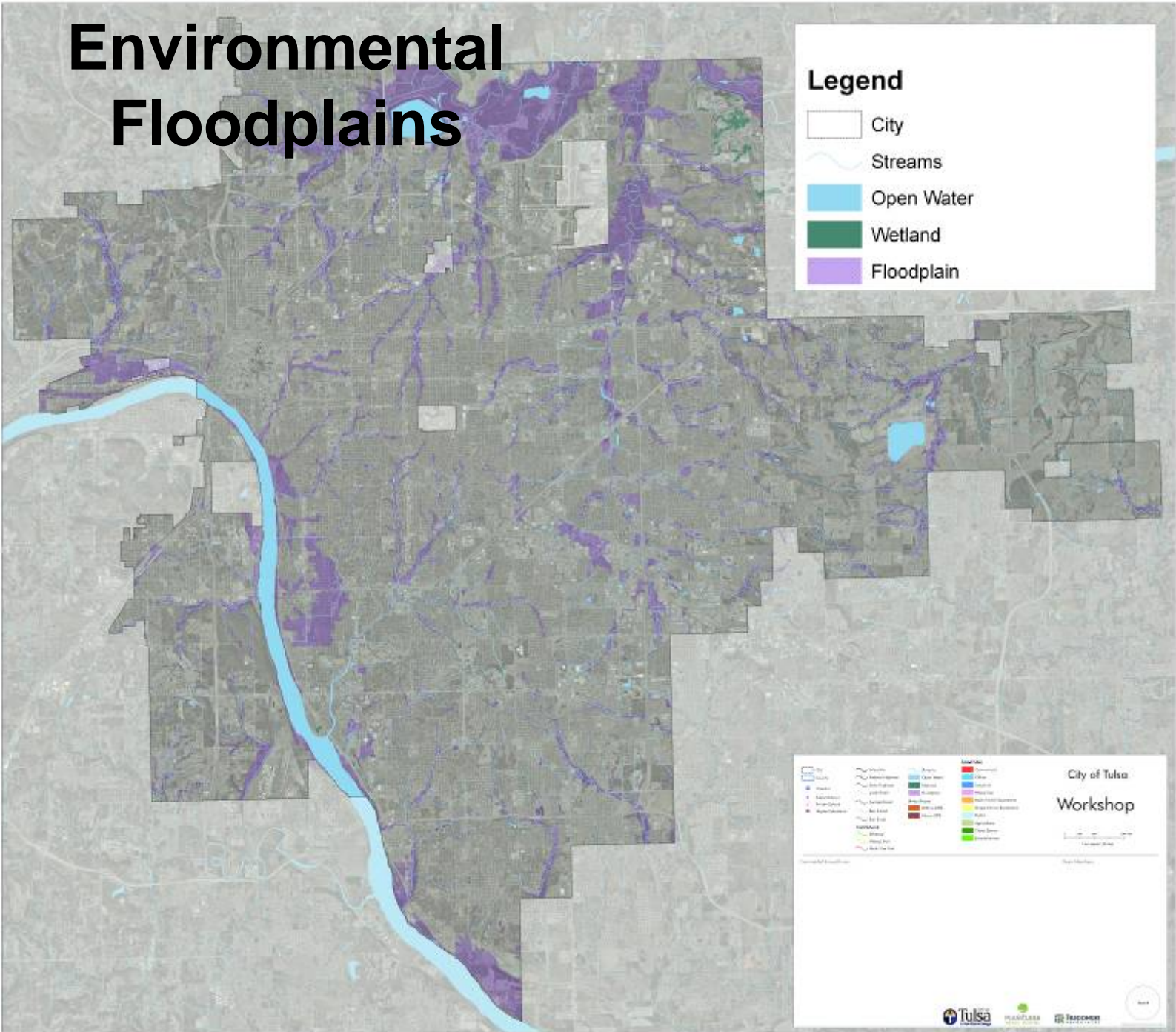
			
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Environmental Floodplains

Legend

-  City
-  Streams
-  Open Water
-  Wetland
-  Floodplain



City of Tulsa
Workshop

Category	Symbol/Color	Description
City	Black outline	City boundary
Streams	Blue line	Streams
Open Water	Dark Blue	Open Water
Wetland	Green	Wetland
Floodplain	Purple	Floodplain

City of Tulsa
Workshop

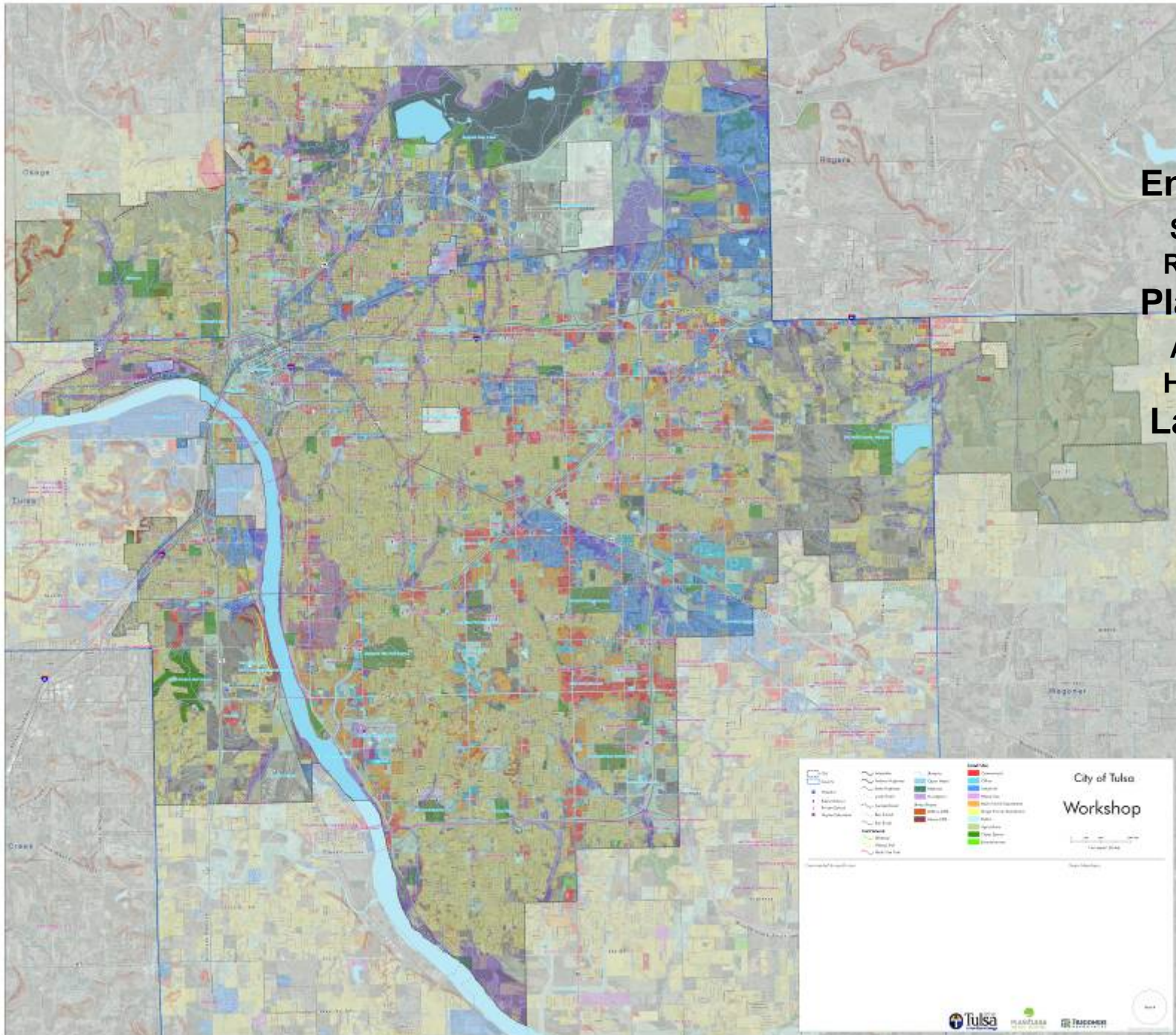
Scale: 1 inch = 1 mile

City of Tulsa
Tulsa
TULSA
TULSA





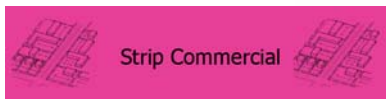
Environmental:
Steep Slopes
Regional Parks
Places:
All Schools
Higher Ed
Land Use





Workshop Game Pieces

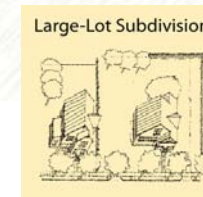
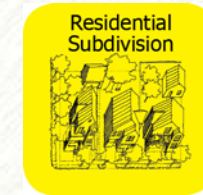
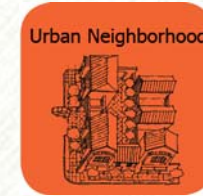
Employment Types



Mixed-Use Types



Residential Types





**There are more colors than Tulsa has
been using**





Current “Colors”





Downtown



1/4 mile

Downtown:

19 acres

149 Households

~ 17 hh / ac

493 Jobs

~ 55 jobs / ac



Business Park



1/2 mile



Business Park:

75 Acres

0 Households

~ 0 hh / ac

1,471 Jobs

~ 23 jobs / ac



Strip Commercial



1 mile

Strip Commercial:

75 Acres

105 Households

~ 2 hh / ac

318 Jobs

~ 6 jobs / ac





Residential Subdivision



1/2 mile

Residential Subdivision:

75 Acres

254 Households

~ 4 hh / ac

0 Jobs

~ 0 jobs / ac





Small-Lot Subdivision



$\frac{1}{2}$ mile

Small-Lot Subdivision:

75 Acres

408 Households

~ 7 hh / ac

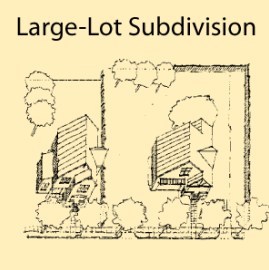
53 Jobs

~ 1 jobs / ac





Large-Lot Subdivision



1/2 mile

Large-Lot Subdivision:

75 Acres

119 Households

~ 1.6 hh / ac

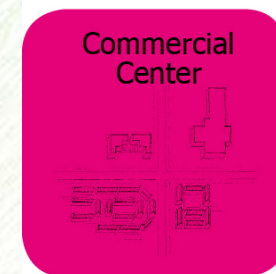
0 Jobs

~ 0 jobs / ac





Commercial Center



1/2 mile

Commercial Center:

75 Acres

0 Households

~ 0 hh / ac

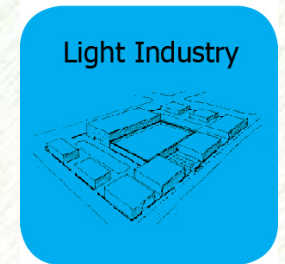
1,652 Jobs

~ 31 jobs / ac





Light Industry



1/2 mile

Light Industry:

75 Acres

0 Households

~ 0 hh / ac

782 Jobs

~ 13 jobs / ac





New Colors





Urban



1/2 mile



Urban:

75 Acres

518 Households

~14 hh / ac

1,082 Jobs

~ 30 jobs / ac



Urban Neighborhood



1/2 mile



Urban Neighborhood:

75 Acres

435 Households

~ 8 hh / ac

0 Jobs

~ 0 jobs / ac



Village



1/2 mile

Village:

75 Acres

304 Households

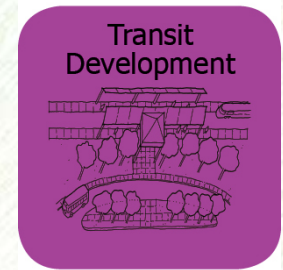
~ 9 hh / ac

93 Jobs

~ 3 jobs / ac



Transit Development



1/2 mile

Transit Development:

75 Acres

1,479 Households

~ 24 hh / ac

340 Jobs

~ 5.5 jobs / ac





Main Street



1 mile

Main Street:

75 Acres

527 Households

~ 15 hh / ac

668 Jobs

~ 20 jobs / ac

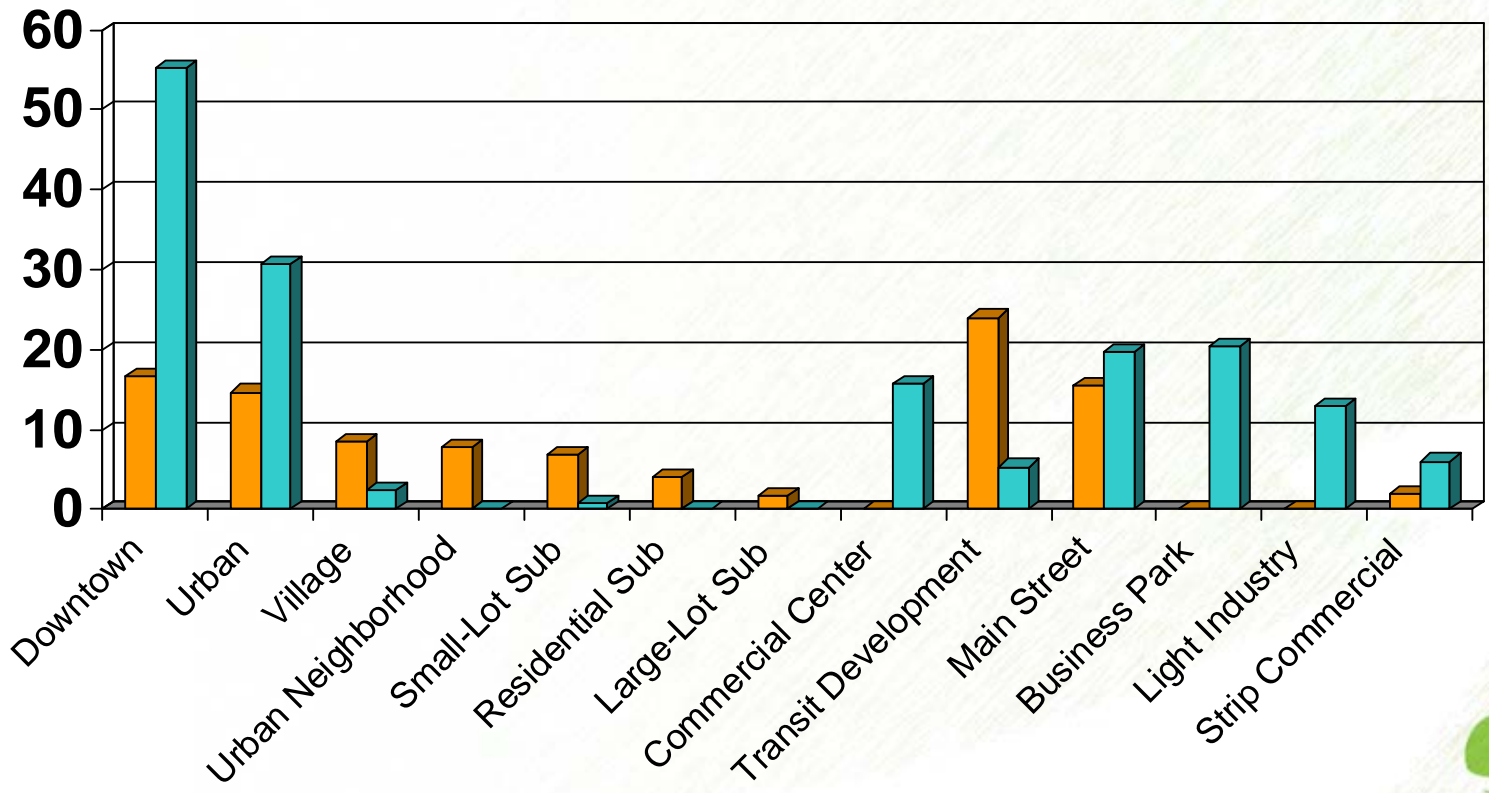




The Chipsets

Housing and Jobs by Chip Type

■ Dwelling Units per Acre ■ Jobs per Acre

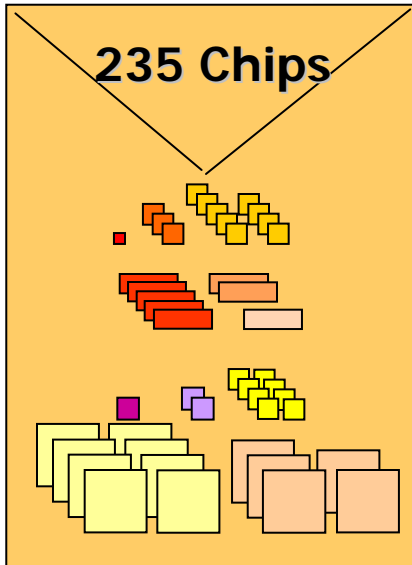




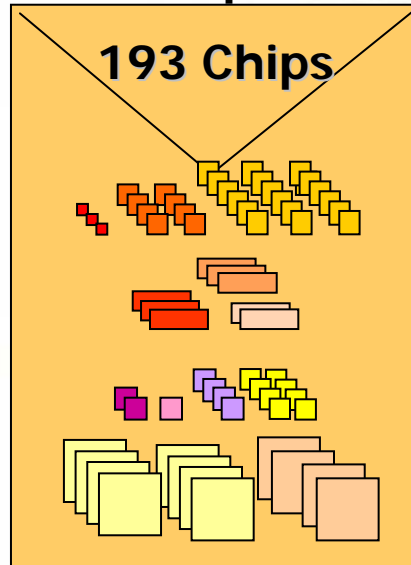
The Chipsets

The chip sets are the physical area covered by forecasted construction

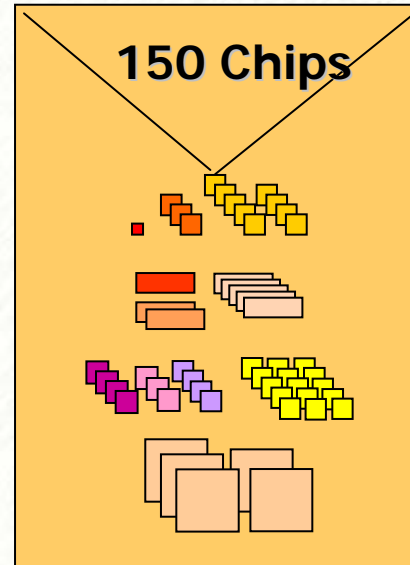
Trend



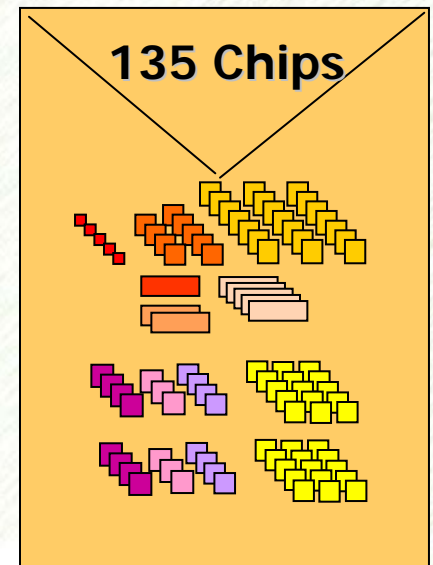
Economic Development



Empowering Neighborhoods



Retaining Youth

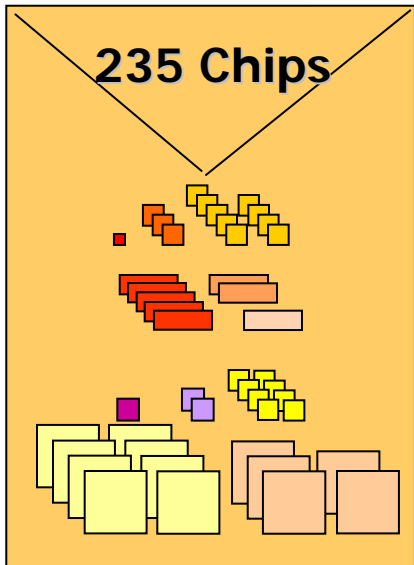


There are 4 packets

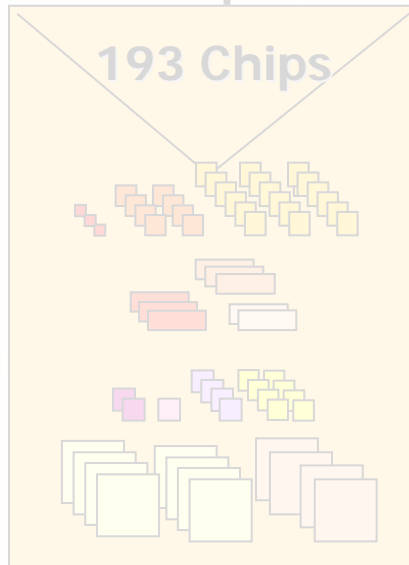


The Chipsets

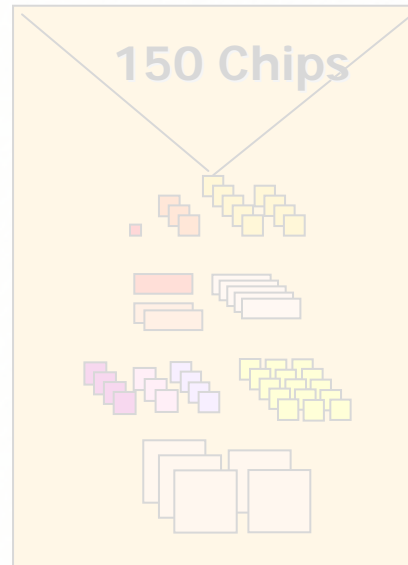
Trend



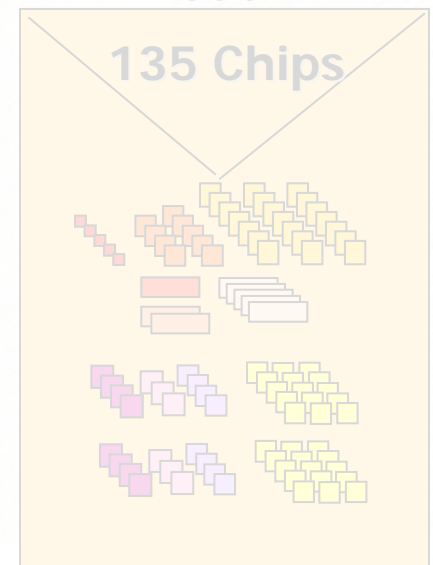
Economic Development



Empowering Neighborhoods



Retaining Youth





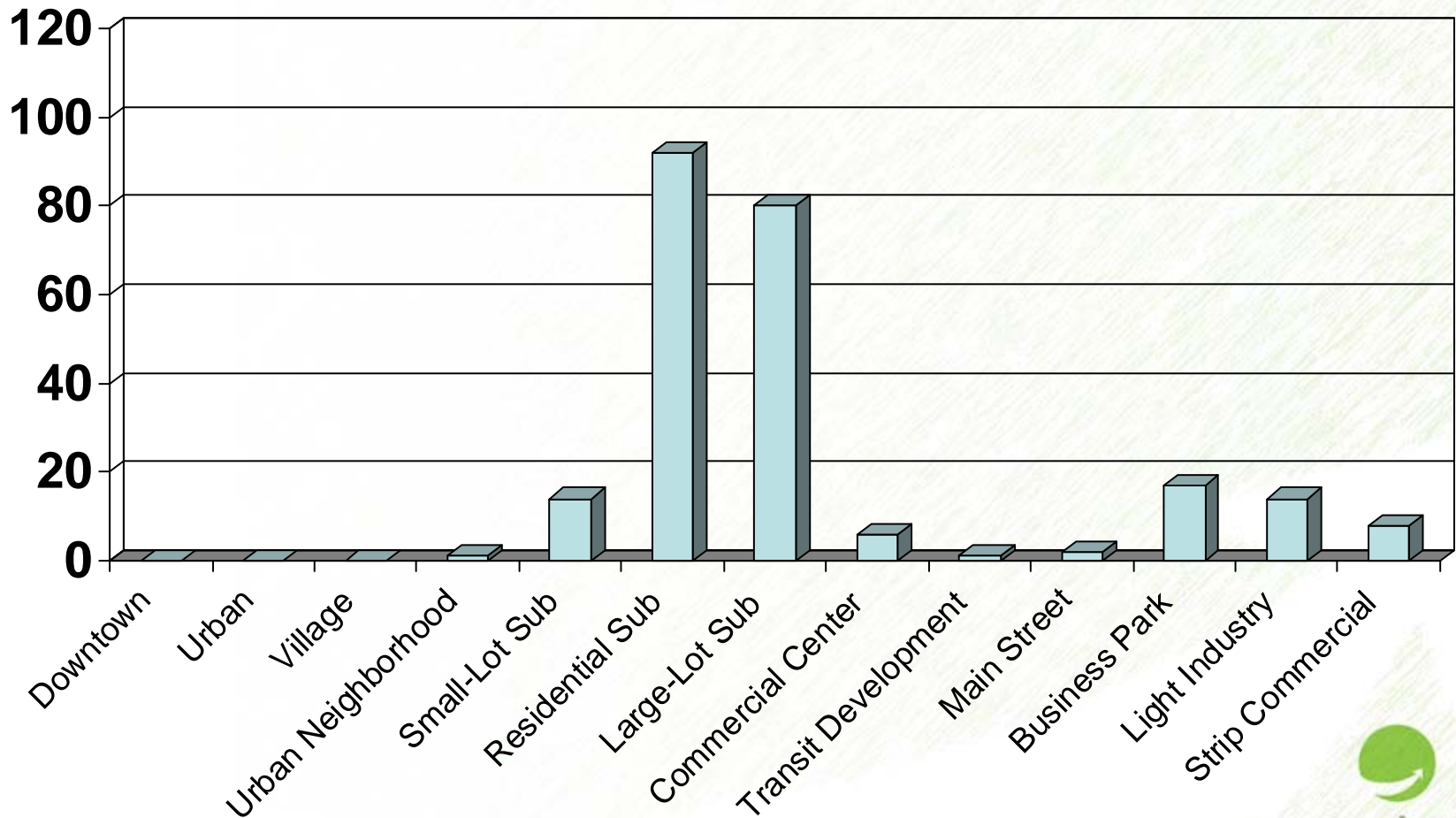
Scenario: Existing Growth Trends Continue

- Forecast: Trend can be used anywhere on map, 40% or more should be outside Tulsa
- Jobs and housing continue to grow outside downtown
- Housing is predominantly single-family residential subdivisions – 85% of new housing
- Focus on attracting large firms to grow job base
- Infrastructure investment is prioritized for roads and automobiles



235 Total Chips

Trend

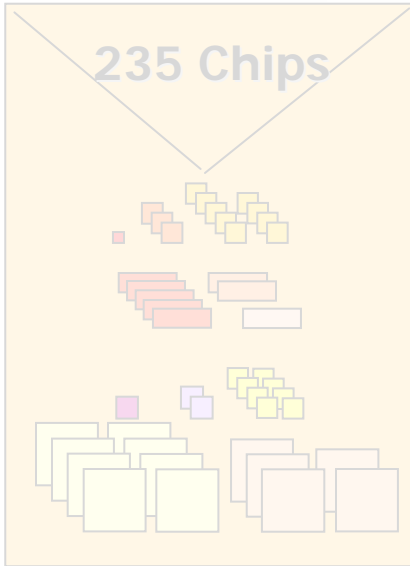




The Chipsets

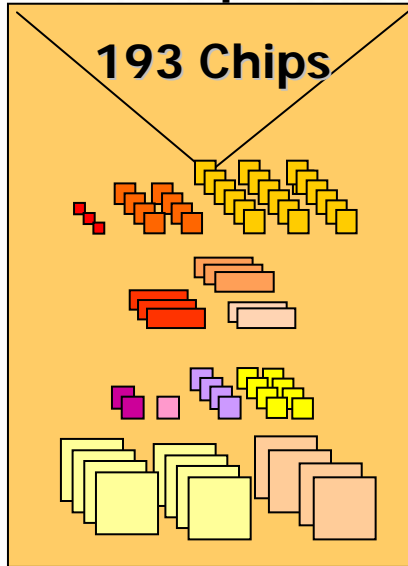
Trend

235 Chips



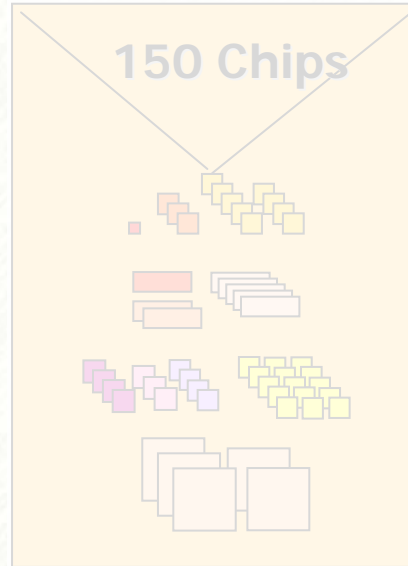
Economic
Development

193 Chips



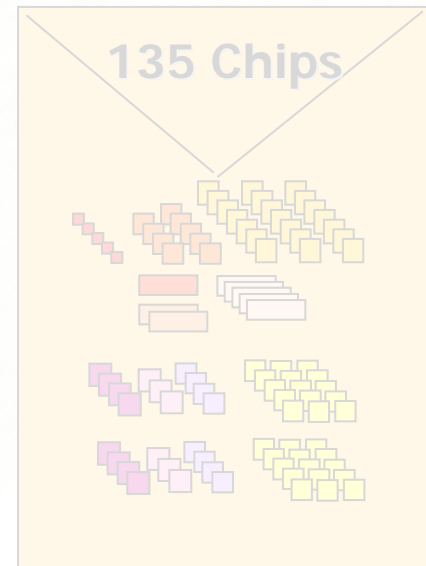
Empowering
Neighborhoods

150 Chips



Retaining
Youth

135 Chips





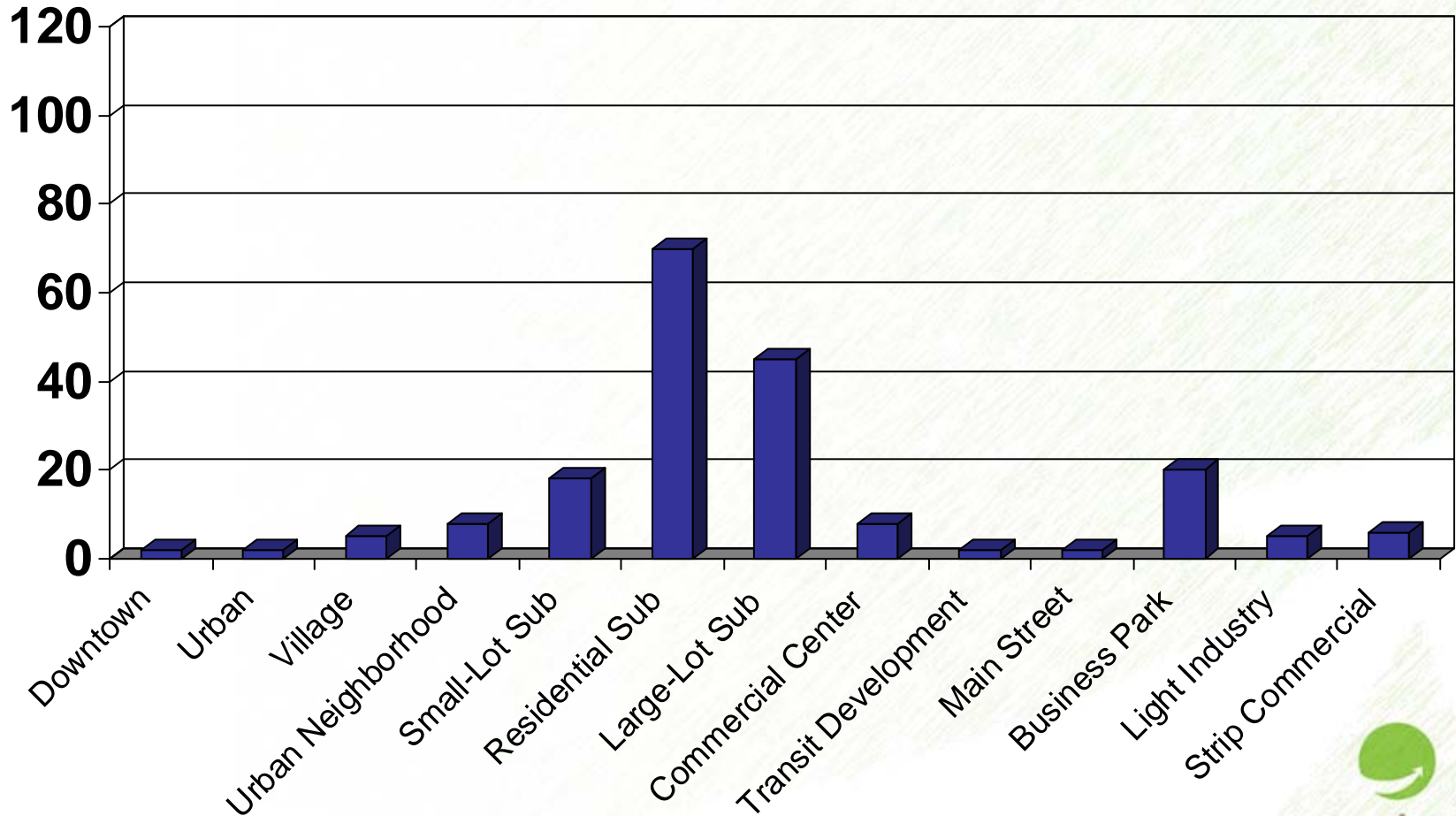
Scenario: Economic Development

- Forecast: Proportional to region, all chips inside Tulsa limits
- Focus on strengths existing and emerging in Tulsa
- Primary jobs in industrial parks, business parks, campus developments
- Ensure needed infrastructure – roads, boulevards, some transit.
- International Connections
- Workforce Housing is more diverse, SFR is 70% of housing



193 Total Chips

Economic Development

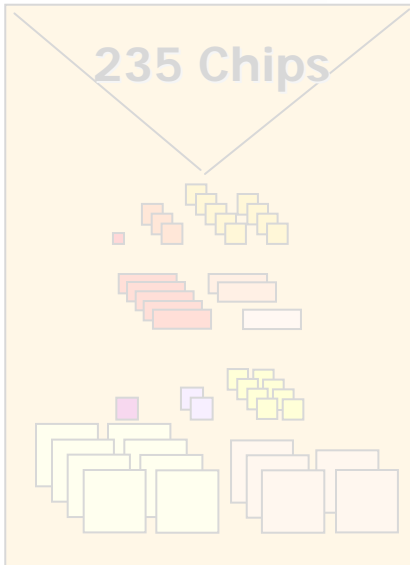




The Chipsets

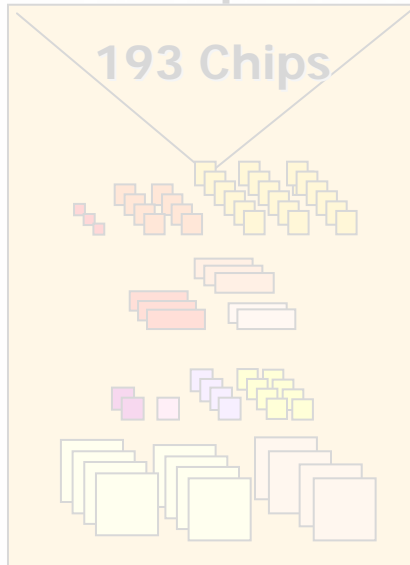
Trend

235 Chips



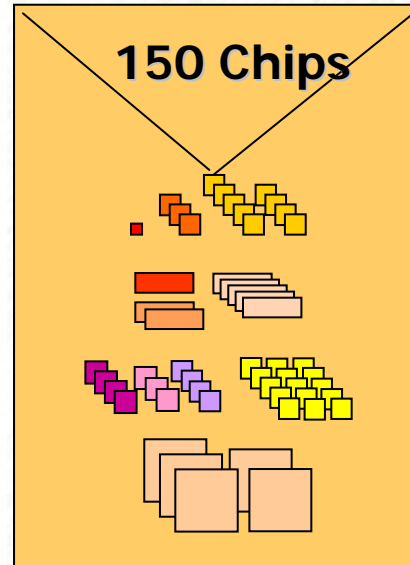
Economic Development

193 Chips



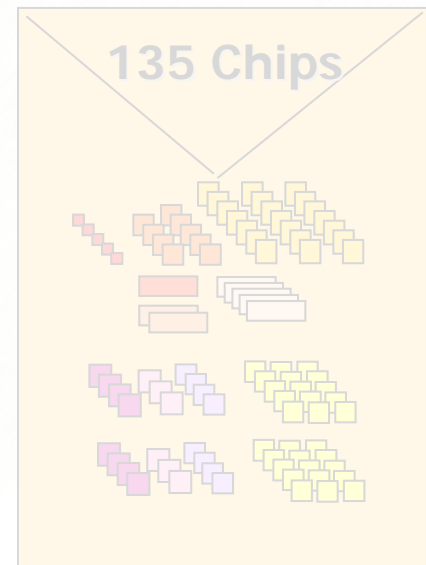
Empowering Neighborhoods

150 Chips



Retaining Youth

135 Chips





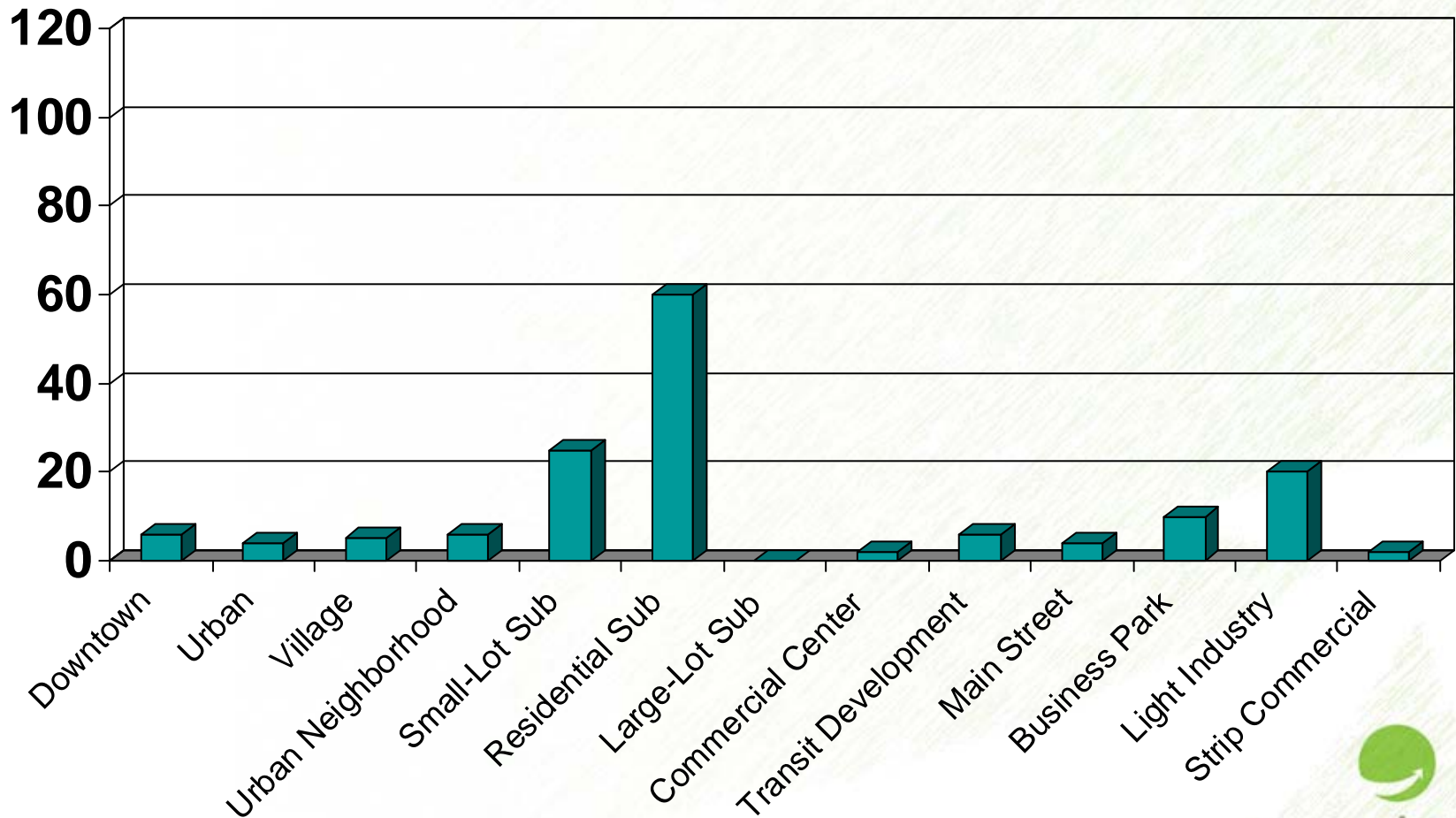
Scenario: Tulsa's Neighborhoods and Entrepreneurs are the keys to Economic Prosperity and City Vitality

- Forecast: Proportional, most chips in neighborhoods, at edges, and some infill
- Focus on needs of entrepreneurs and small firms
- Low barriers for new business formation.
- Inexpensive buildings and rents in many configurations
- Connections to world markets
- Widespread internet connections and fast shipping
- Live-Work combinations, office condos, small lots for industrial development
- Citywide Locations for development
- Housing more diverse, more small lot and multi family



150 Total Chips

Neighborhood Empowerment

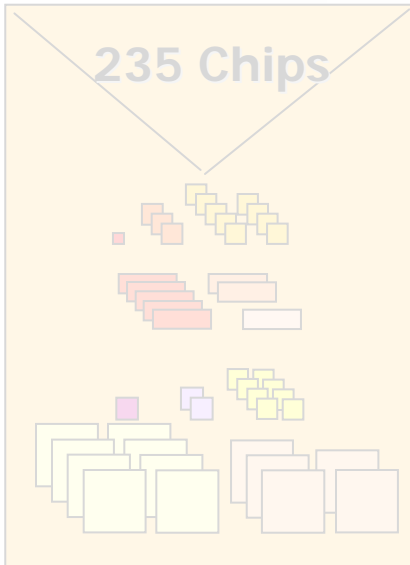




The Chipsets

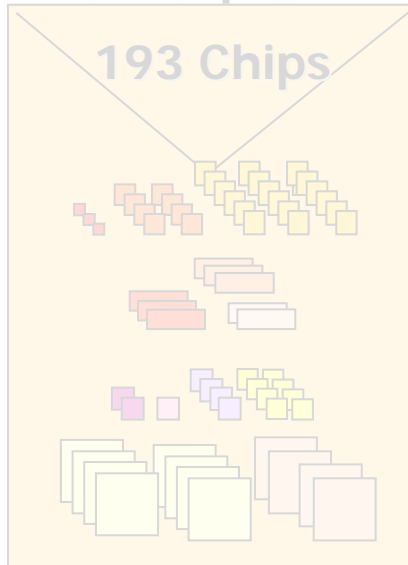
Trend

235 Chips



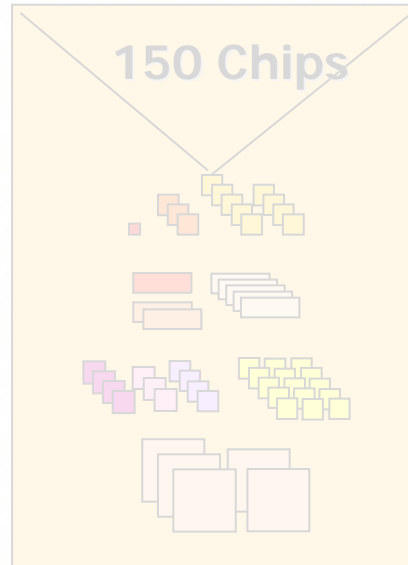
Economic Development

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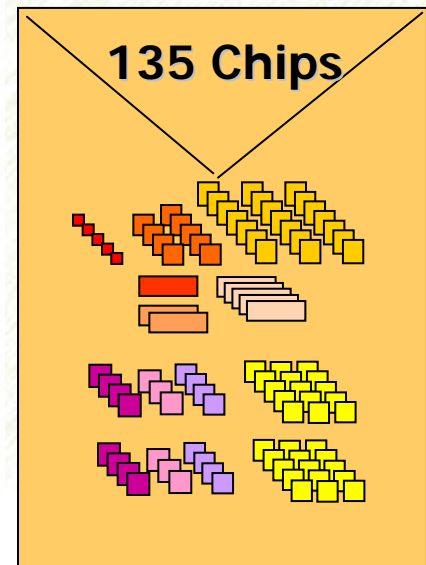
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Retaining Youth

135 Chips





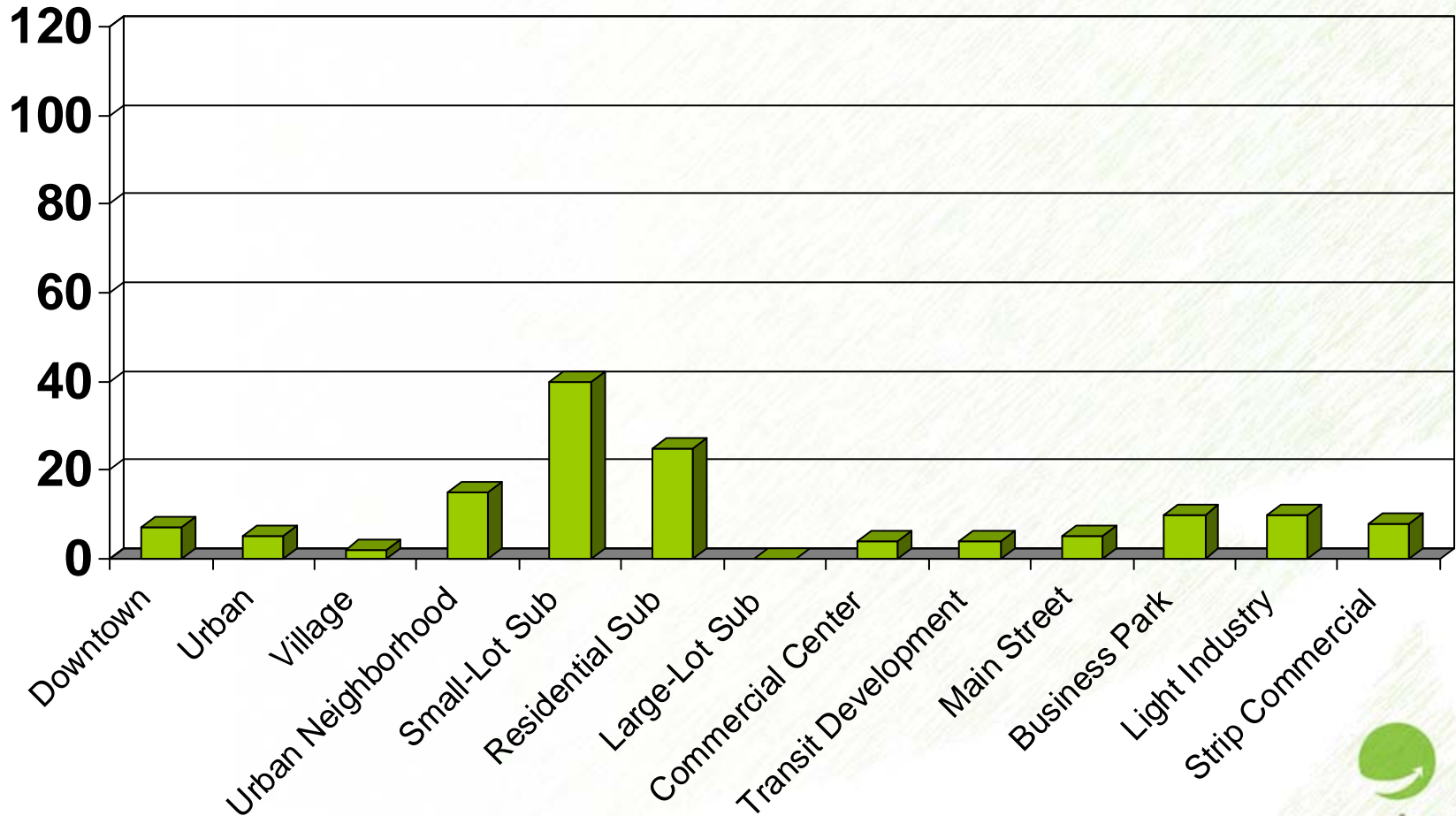
Scenario: Attract and retain youth

- Focus on Higher Education
- Focus on high wage entry level jobs
- Interesting in town neighborhoods
- Diverse housing
- Creative and Entrepreneurship jobs in downtown and close in areas
- Entertainment Districts
- University neighborhoods close to higher education
- Outdoor and sports activities
- Many small businesses
- Open to diversity and ethnic differences



135 Total Chips

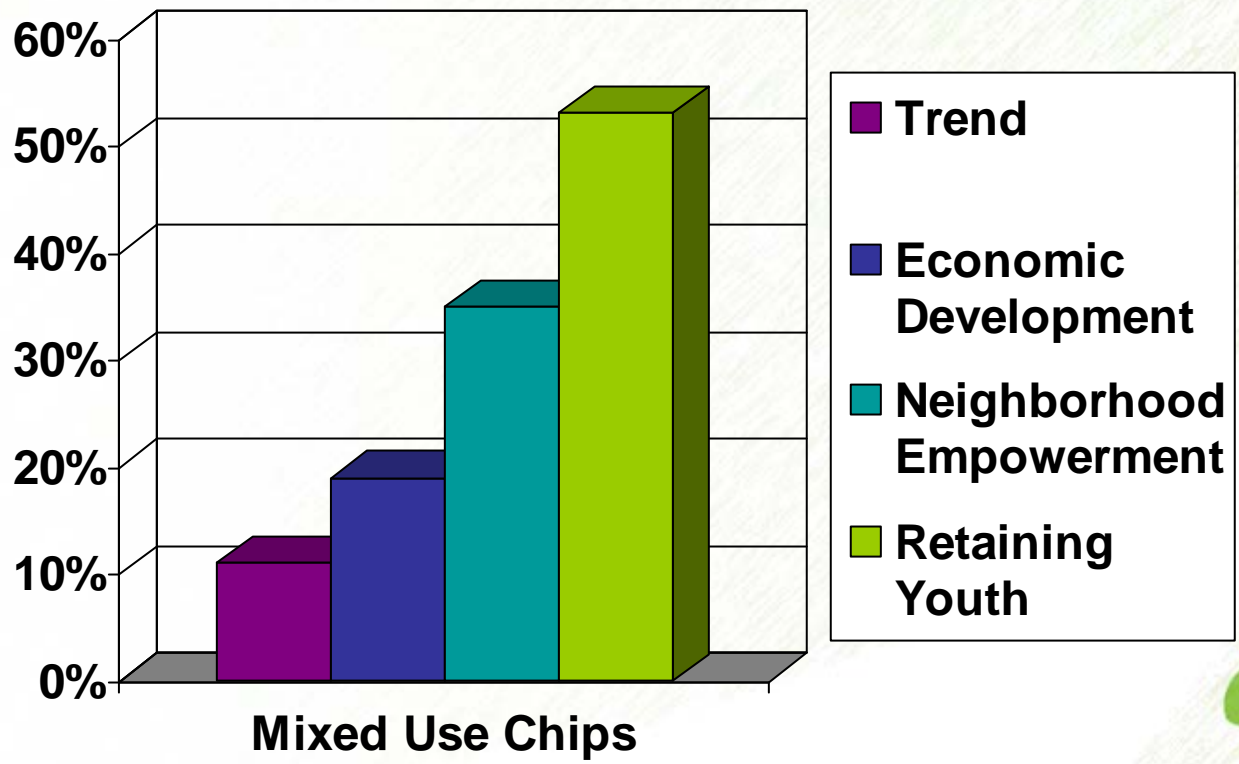
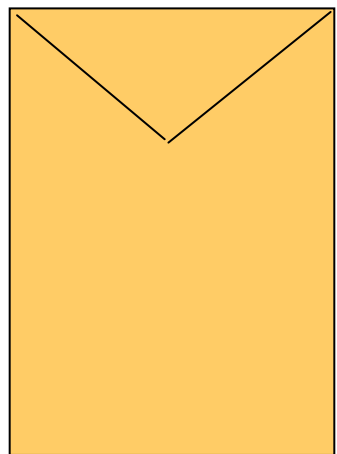
Retaining Youth





Chipsets Compared

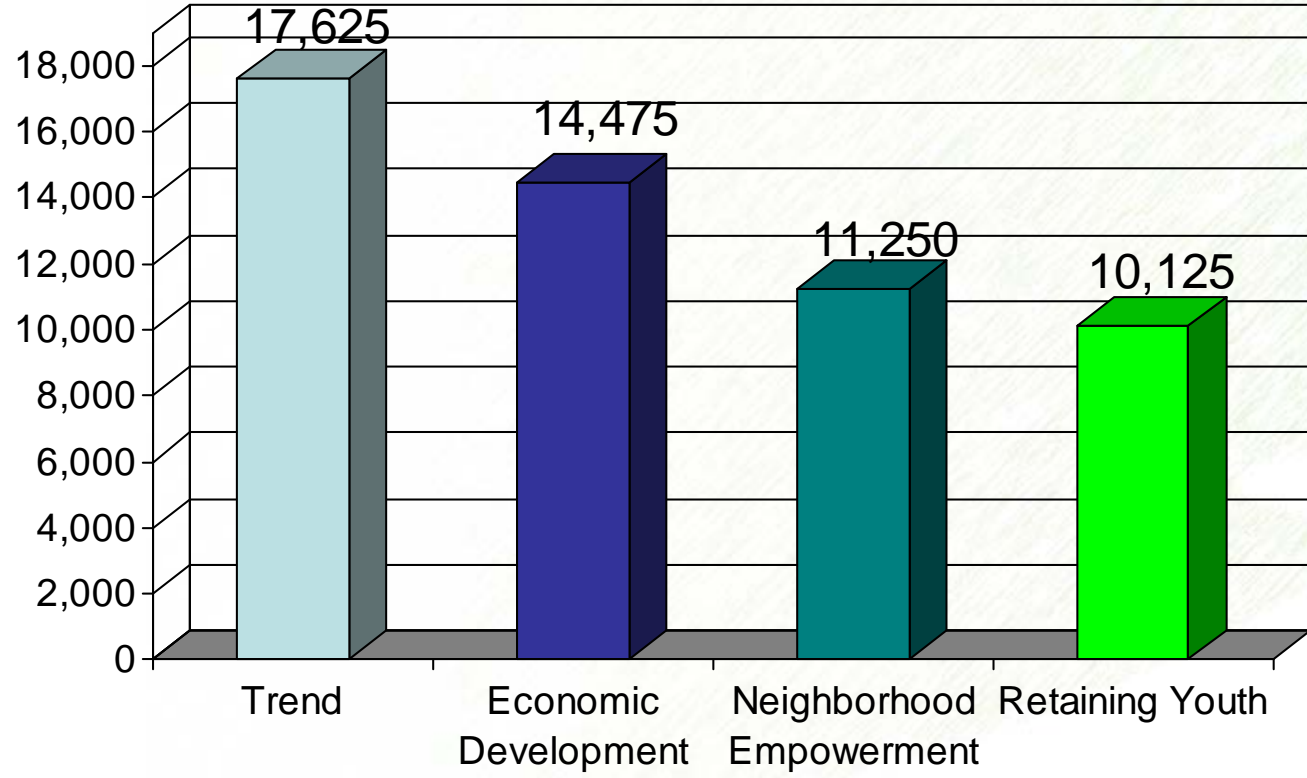
Percent Mixed Use Chips





Chipsets Compared

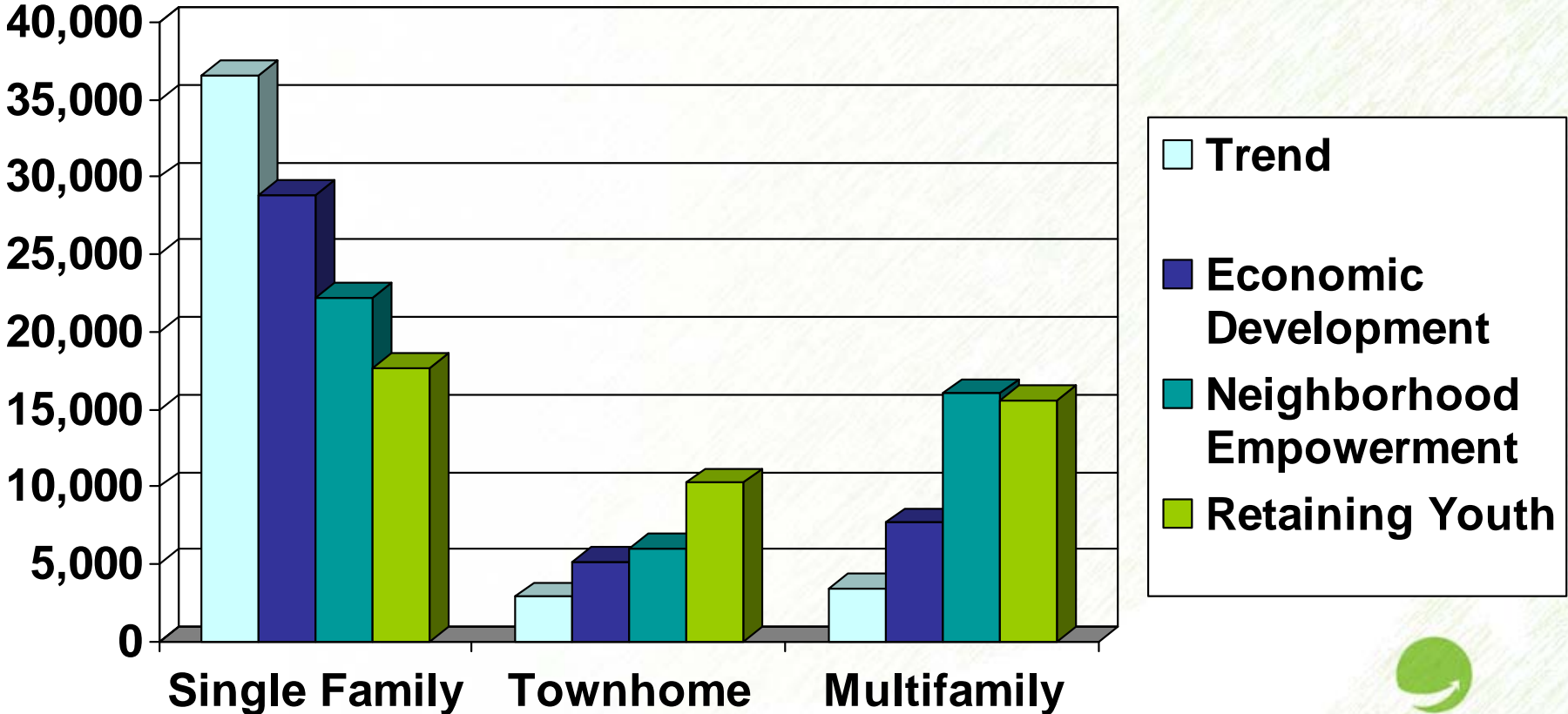
Acres of Land Consumed





Chipsets Compared

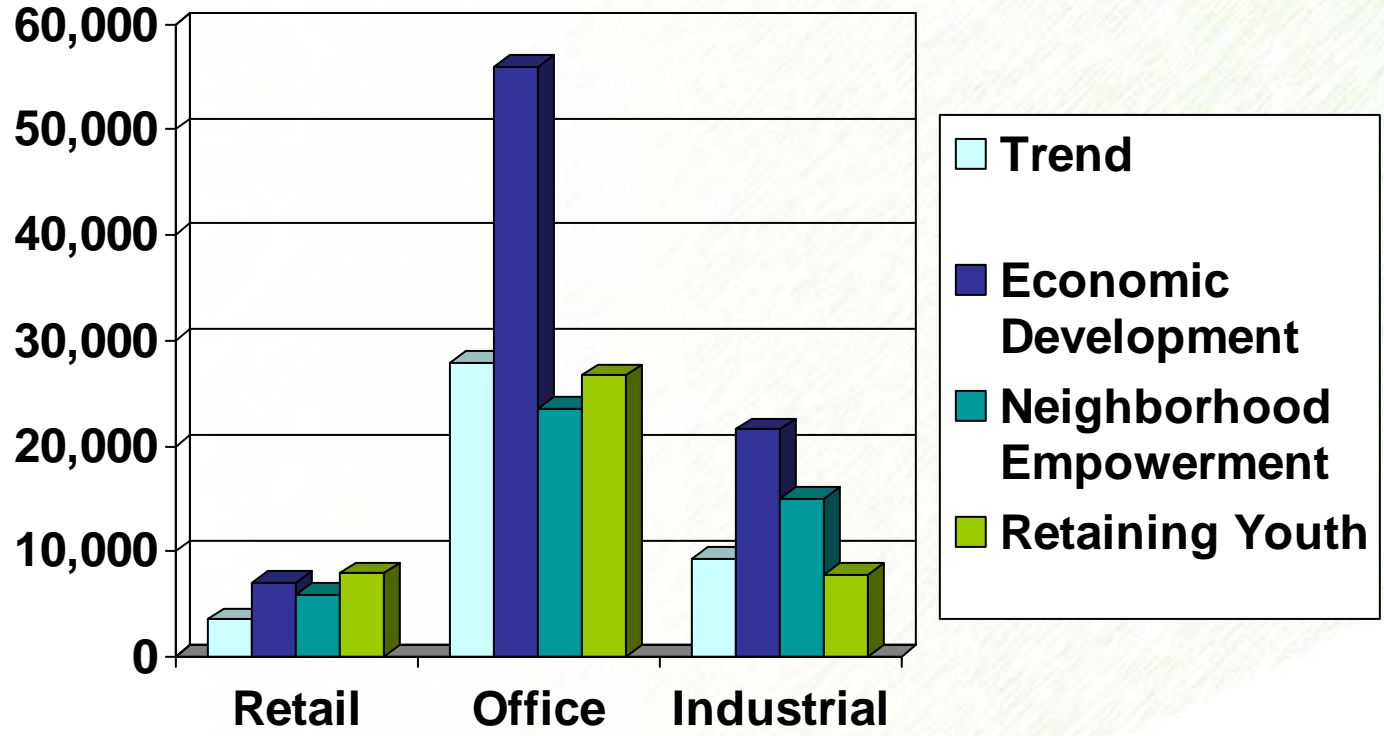
Housing Types





Chipsets Compared

Employment Profile

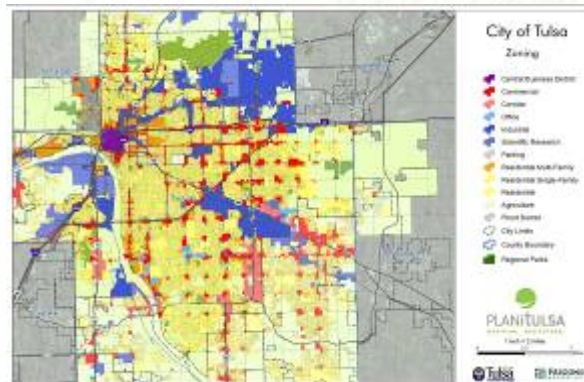


Workshop Atlas Maps

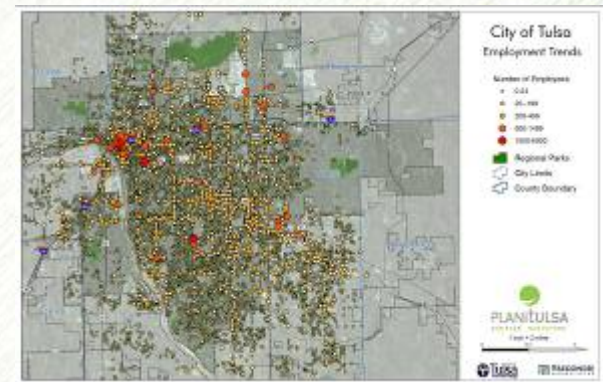
Environmental



Zoning



Employment



Planned Roadways



Hike & Bike Trails



Public Transportation Plan



EXISTING TRANSPORTATION TOOLS

Road Widening



Additional Roadways



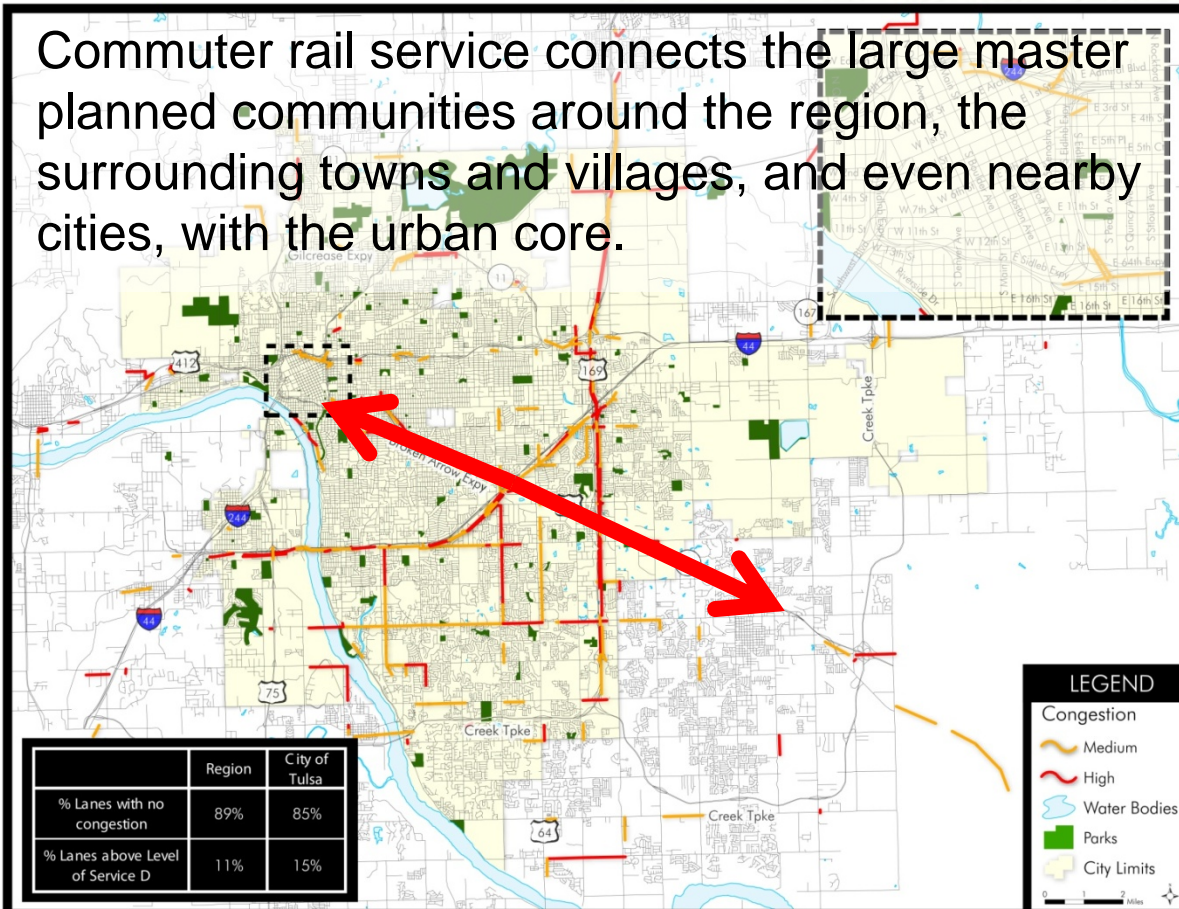
Downtown Circulator



POTENTIAL TRANSPORTATION TOOLS

Regional Commuter Rail

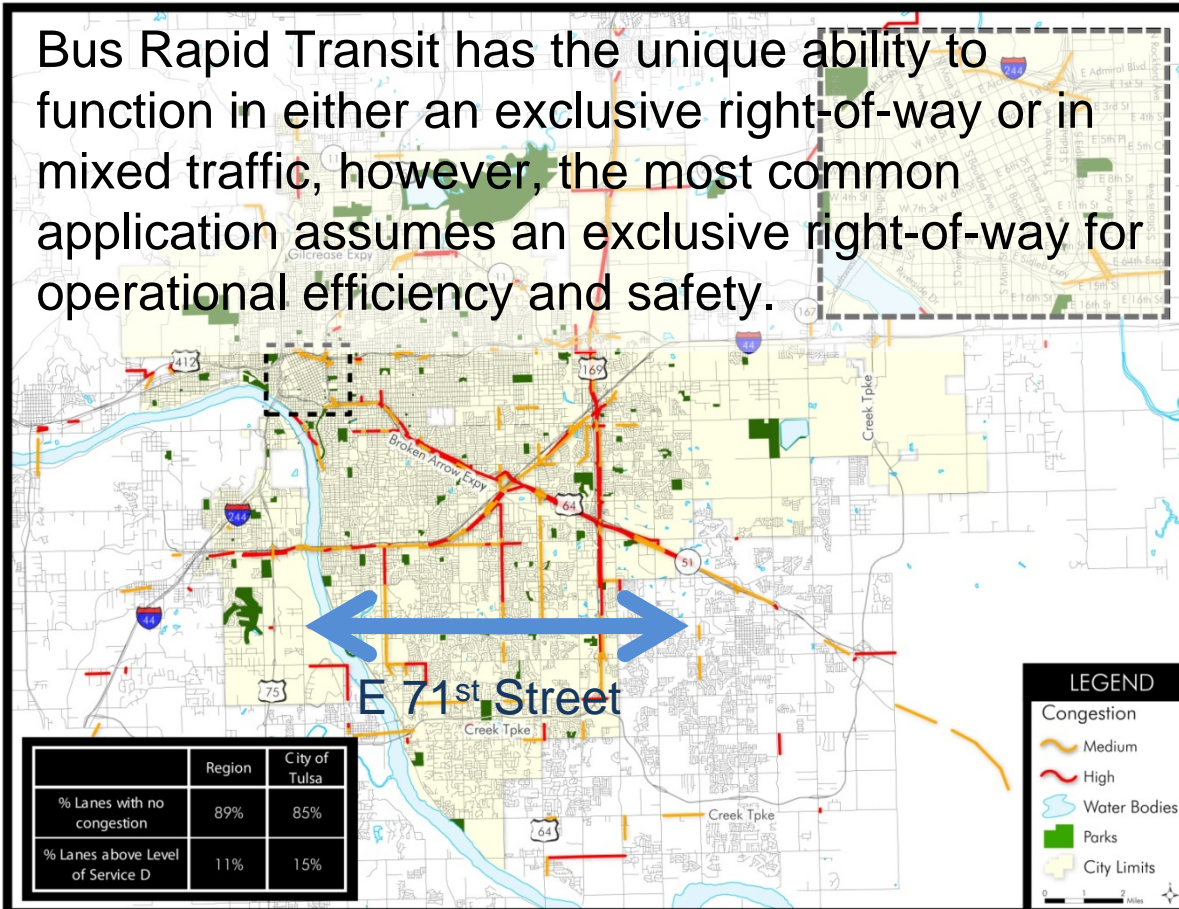
Commuter rail service connects the large master planned communities around the region, the surrounding towns and villages, and even nearby cities, with the urban core.



POTENTIAL TRANSPORTATION TOOLS

Rapid Transit Technologies

Bus Rapid Transit has the unique ability to function in either an exclusive right-of-way or in mixed traffic, however, the most common application assumes an exclusive right-of-way for operational efficiency and safety.



POTENTIAL TRANSPORTATION TOOLS

Street Level Urban Redesign

A redesign can do many things to improve the function, appearance and safety of a roadway. It can be accomplished by:

- Removing lanes from a multi-lane roadway
- 4 lane to 3 lane conversions
- Create parking and/or bike lanes out of existing lanes
- Widening sidewalks to encourage pedestrian activity









The Workshop Exercise

Participants build their own **growth scenarios**

PROCESS:

1. Decide where NOT to grow
2. Choose a starter chip set
3. Arrange chips on map
4. Trade chips
5. Draw in roads and transit needed
6. Present map to group





Get Familiar with the Materials

Basemap

Scissors

4 Pens

Chipset Envelopes

- Basic
- Rural Cluster
- Large Lot
- Neighborhood
- Special Use
- Ag/Urban

FREGONESE ASSOCIATES

PLANiTULSA
OUR PLAN. OUR FUTURE.



Set Goals for your table (15 min)

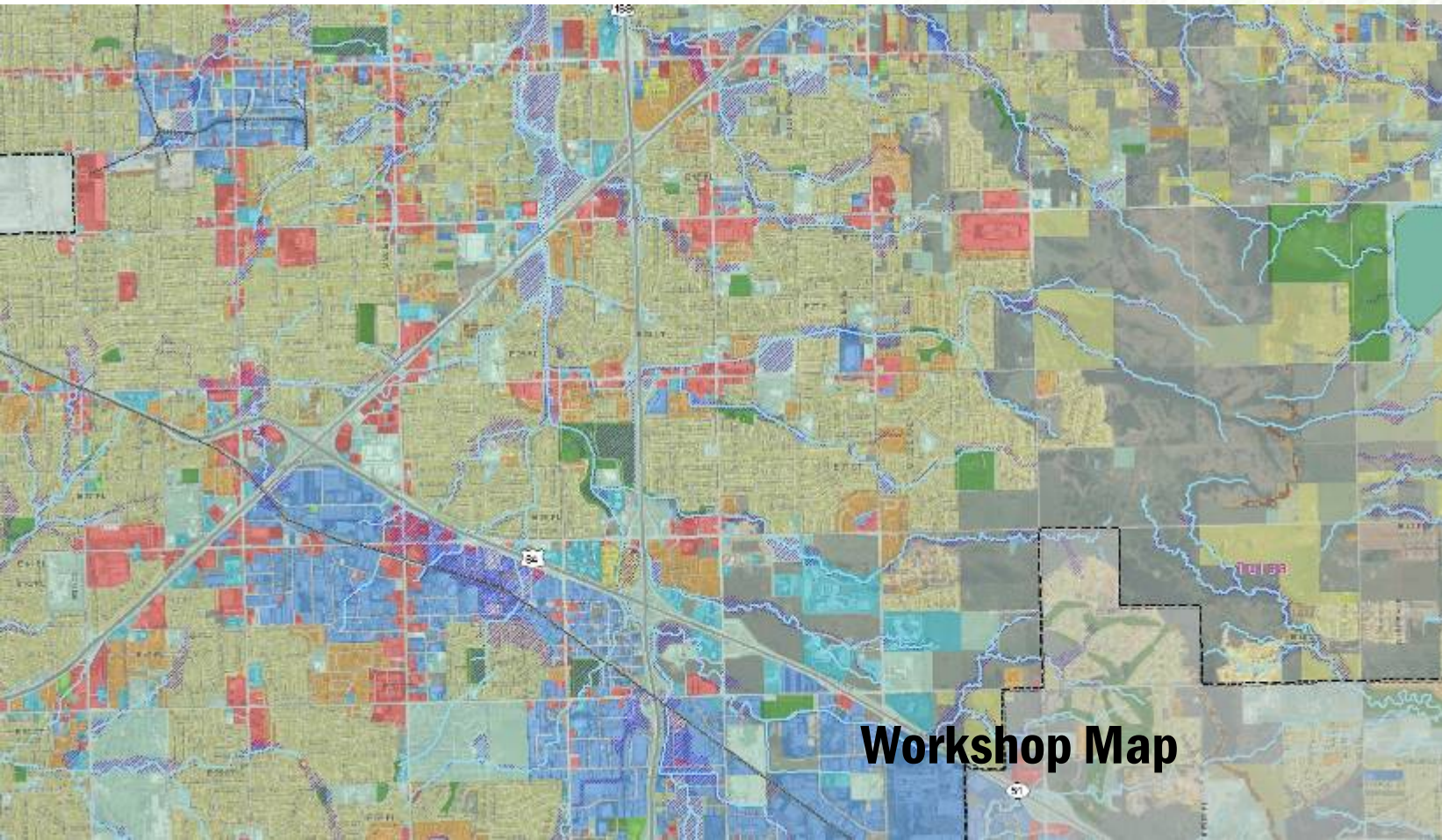




**Draw-In Desired Open Space, Green
Corridors
Conservation and Historic Districts, and
Other Significant Areas**

The Workshop Exercise

Identify where NOT to grow



Workshop Map



The Workshop Exercise

Choose a Starter Set and Place Chips on Map



Start with highest-intensity chips

(Downtown, Activity Center)

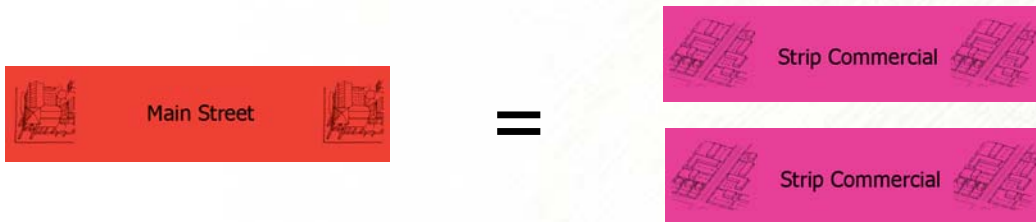
Move on to lower-intensity chips

(Residential Subdivision, Large Lot)



Chip Trading

- Worksheet available at each table





The Workshop Exercise

Add Transportation Infrastructure

Bicycle & Pedestrian Networks

Transit

Roadways & Highways

Transportation Choices
Current tools
Other choices

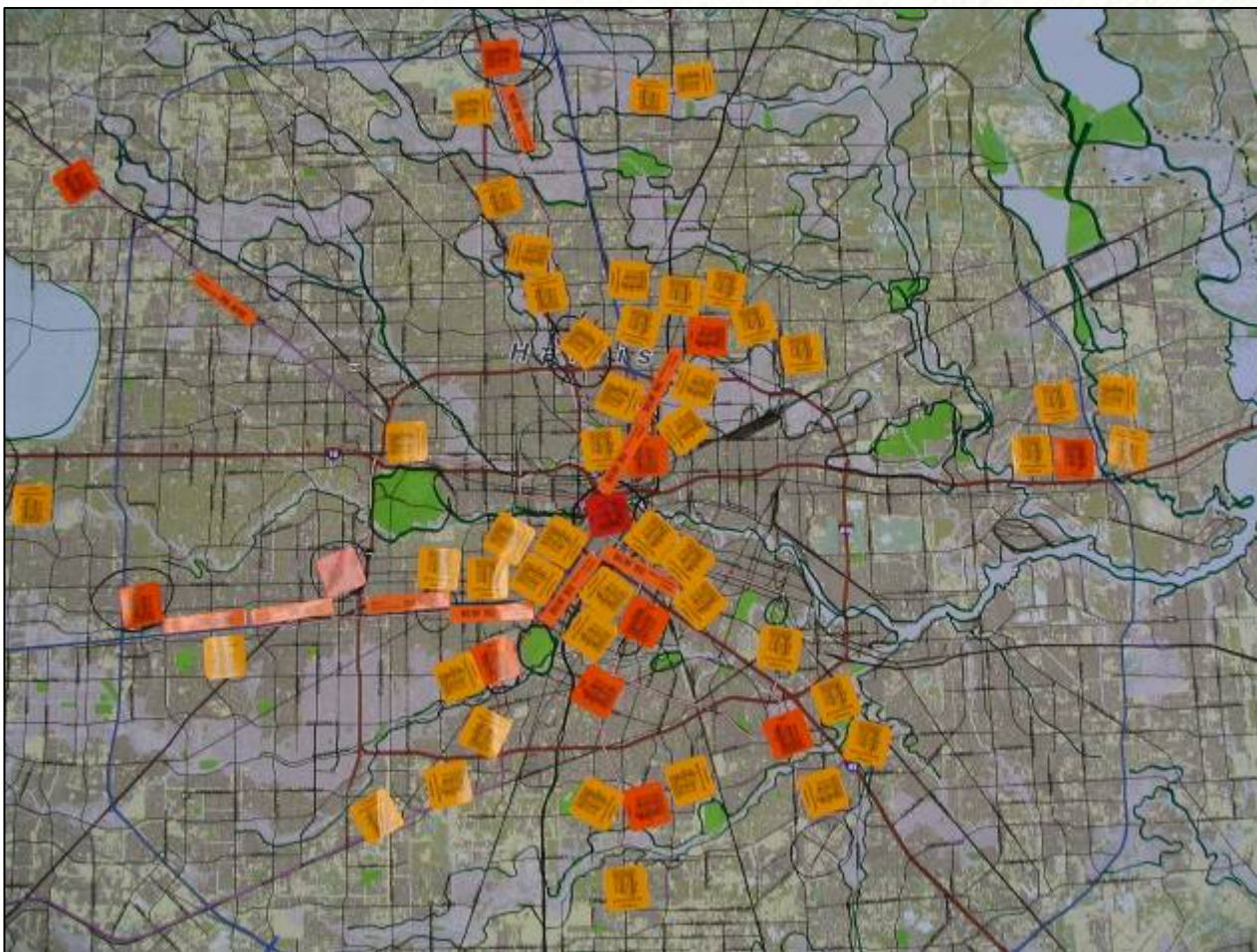




Name Your Map and Choose a Presenter









**Each table's
plan is
analyzed and
recorded...**

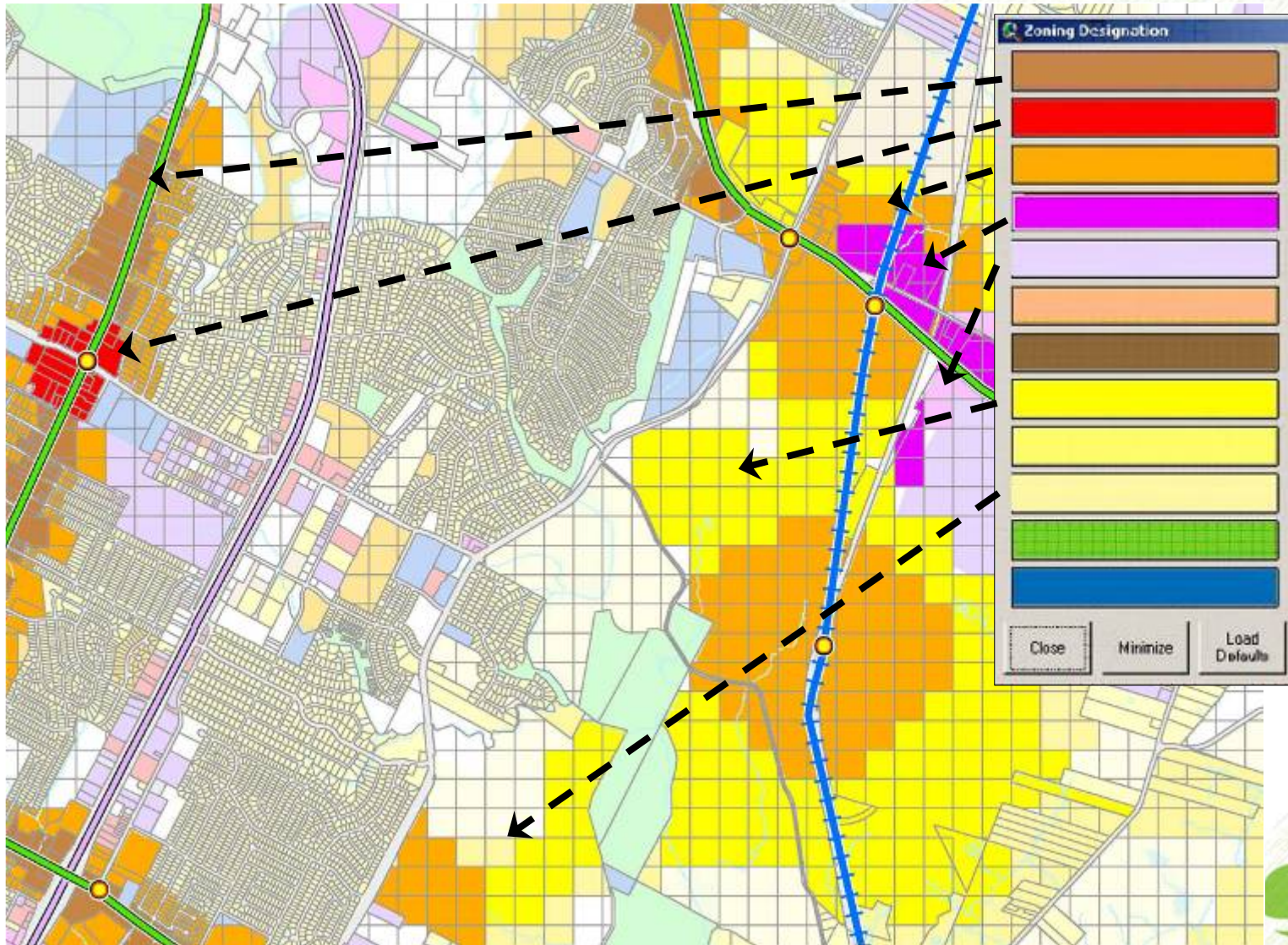


**....and all notes and comments are
recorded**



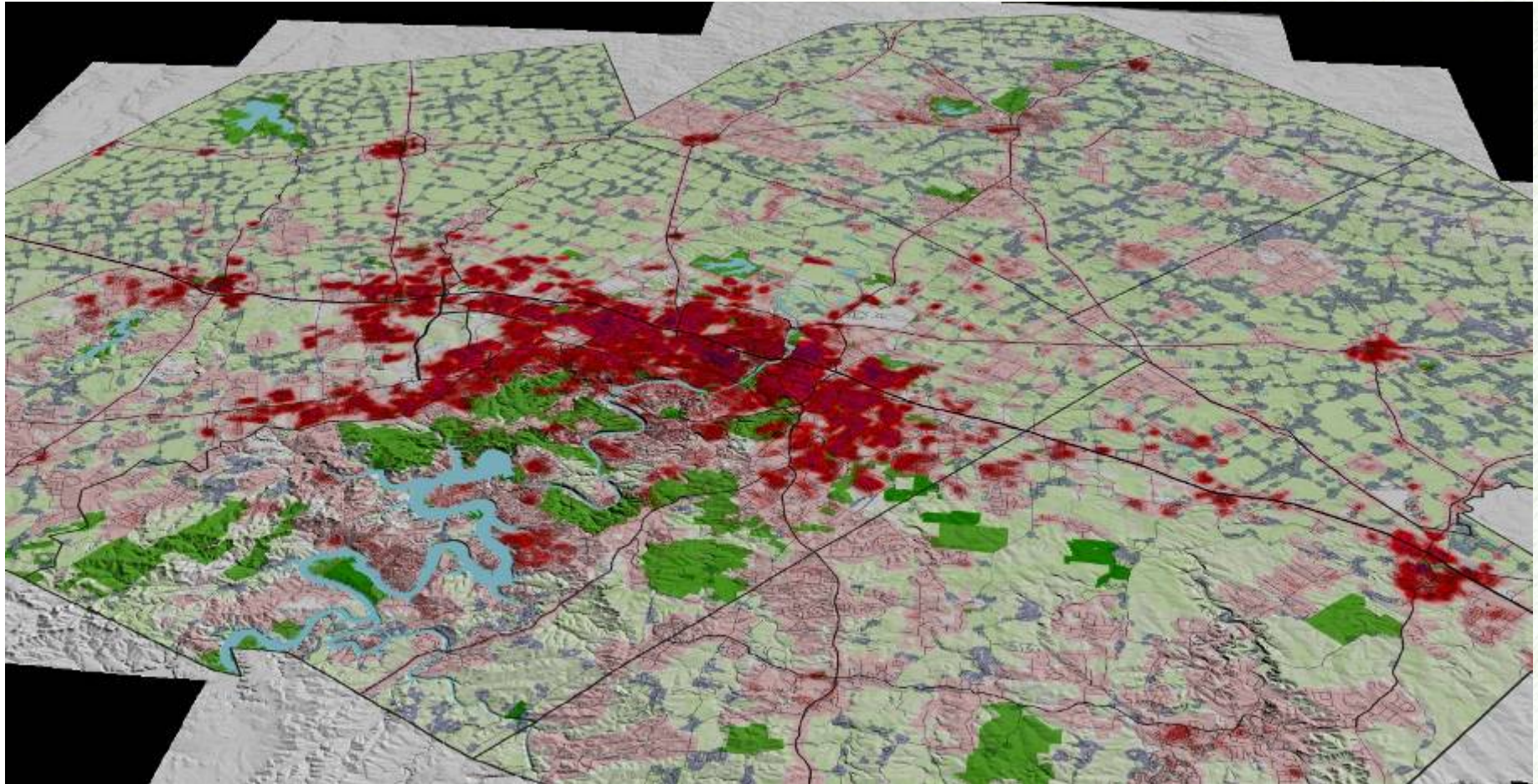


Building a Scenario



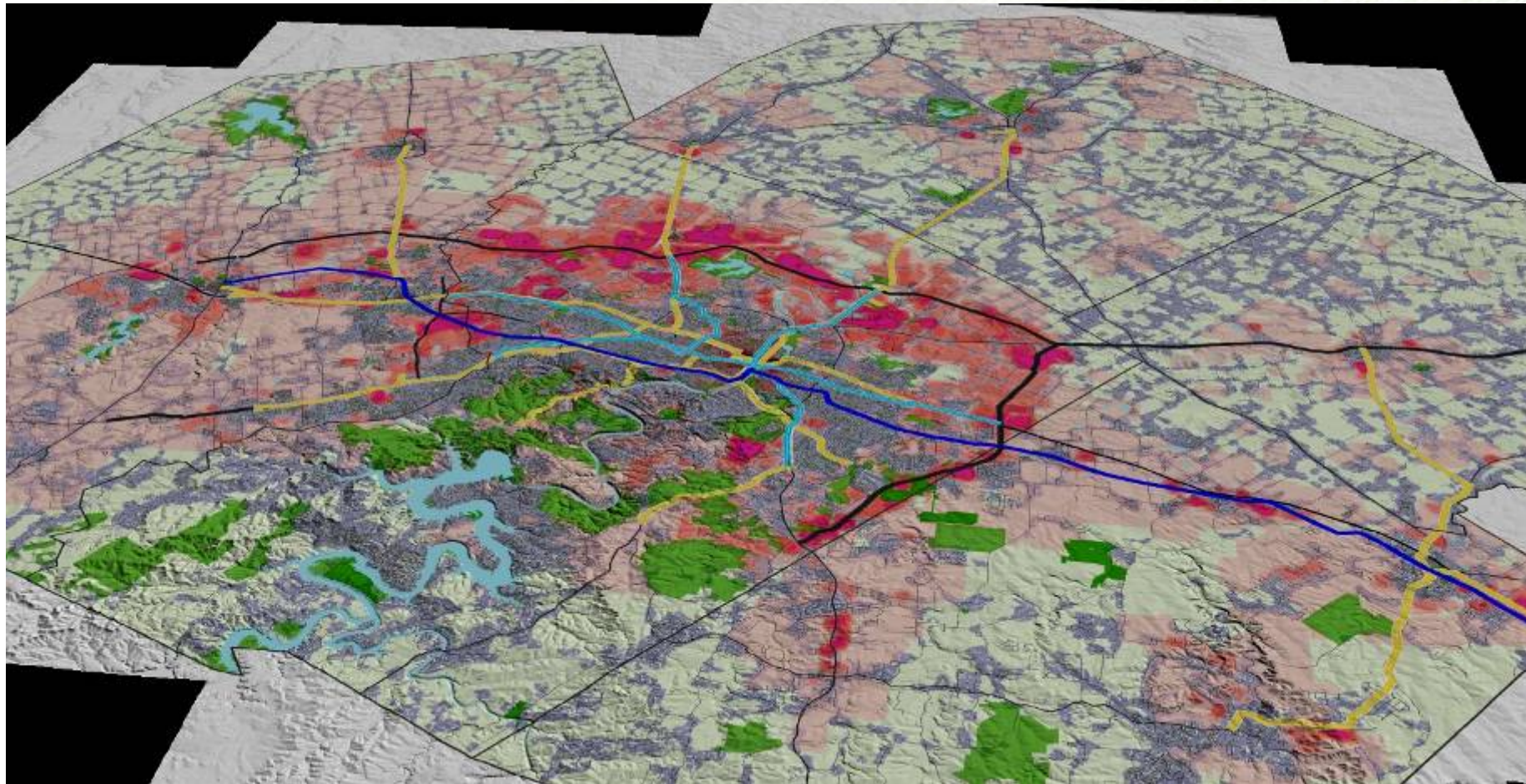


Existing Conditions



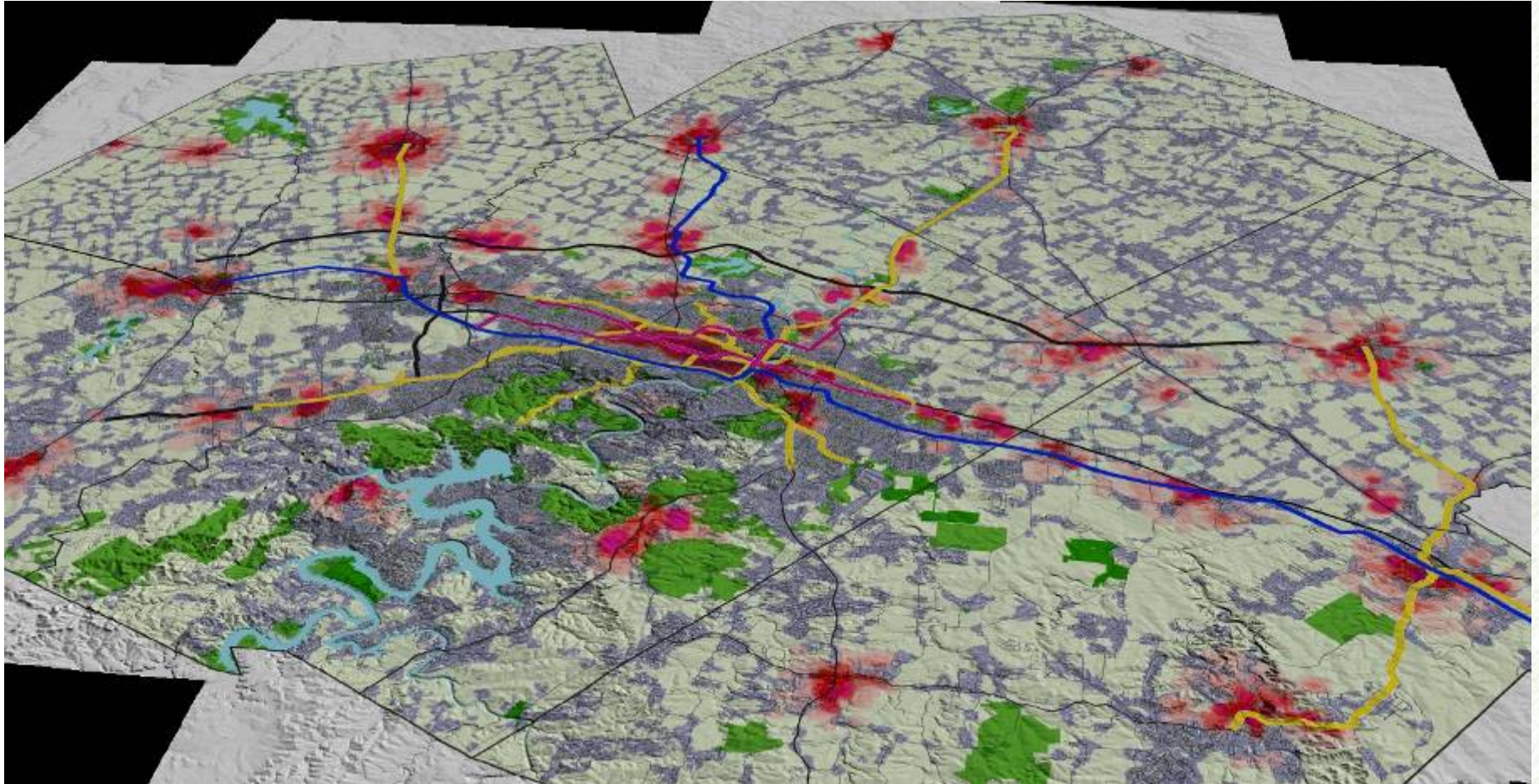


Scenario A





Scenario D









Indicators for Scenario Evaluation

Topic	Scenario A	Scenario B	Scenario C	Scenario D
Agricultural Land Consumed: 1998 - 2020	174 sq mi 	143 sq mi 	65 sq mi 	43 sq mi

Topic	Scenario A	Scenario B	Scenario C	Scenario D
Infrastructure Cost 1998-2020 (Transportation, water, sewer, utilities)	\$38 billion \$\$\$\$\$	\$30 billion \$\$\$\$	\$22 billion \$\$\$	\$23 billion \$\$\$!

Topic	Scenario A	Scenario B	Scenario C	Scenario D
Single Family Homes vs. Condos, Apts. & Townhomes	SF 77% Condos, etc. 23% 	SF 75% Condos, etc. 25% 	SF 68% Condos, etc. 32% 	SF 62% Condos, etc. 38%

Topic	Scenario A	Scenario B	Scenario C	Scenario D
Transportation Choices				

Lessons from Scenarios and Outreach Used to Develop Plan and Products

Components

- Vision
- Comprehensive Plan
- Development Strategies
- Implementation and Financial Strategy
- Conceptual Implementation Plans





Key Events

- July 2008 - Community Values
- September 2008 - City Wide Workshops
- December 2008 to February 2009 - Community Workshops
- April 2009 - Scenarios
- June 2009 - Vision
- September 2009 – Draft Plan & Implementation
- Adoption Hearings – October – December 2009



Facilitator's Role

- Maintain objectivity – be neutral
- Encourage equal participation – engage extroverts and introverts
- Act as scribe
- Follow schedule and don't go off course – keep group focused
- Find help to answer questions that come up



Let the Workshop Begin!!!!

