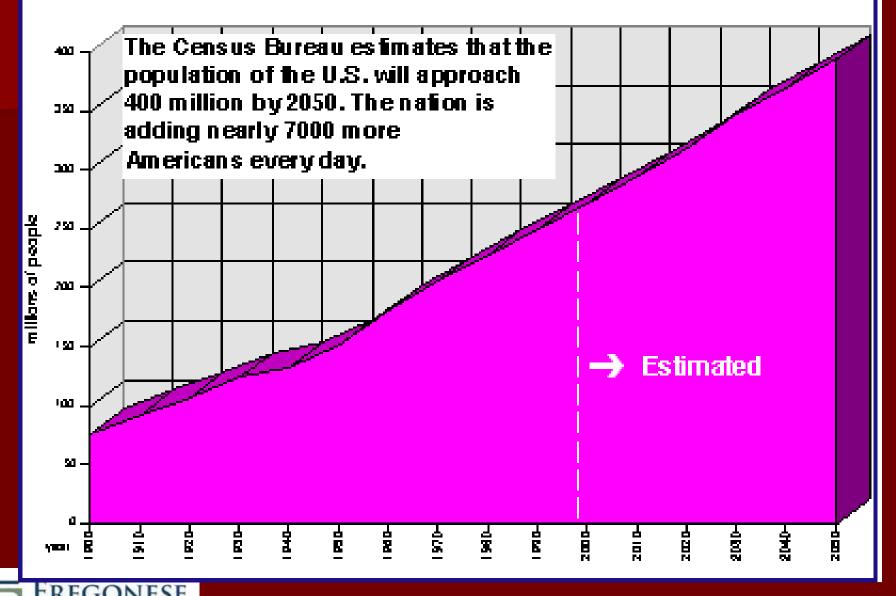
# PLANitULSA: Tulsa Comprehensive Plan Update

### Implementing the Community's Vision

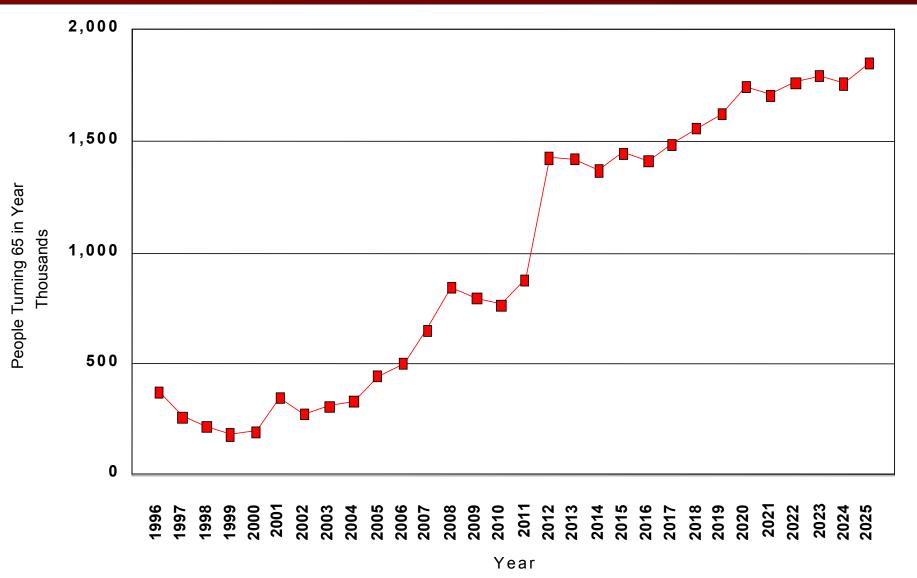


#### U.S. POPULATION GROWTH 1900-2050 CENSUS BUREAU PROJECTS THE NEXT HALF-CENTURY



ASSOCIATE

#### People Turning 65 Annually 1996-2025



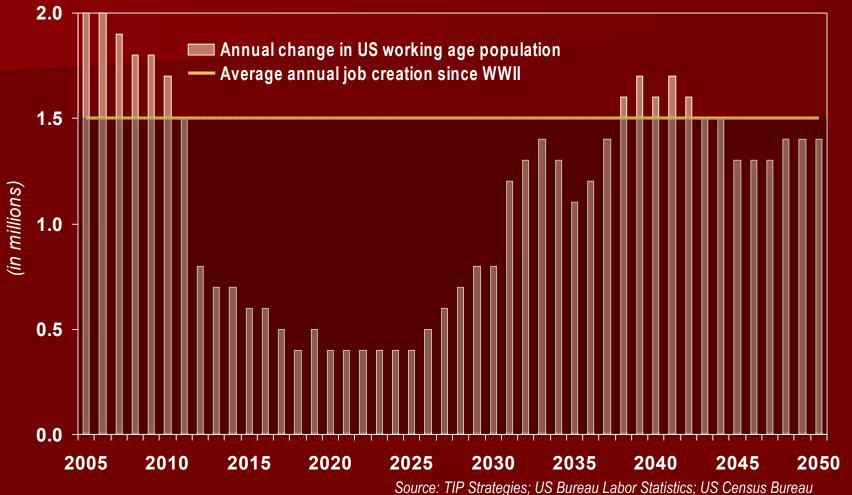
#### Growth in Households without Kids

<u>Household Type</u> With Children Without Children *Single-Person*  <u>Share</u> 12% **88%** 34%

Source: Adapted and extrapolated by Chris Nelson from Martha Farnsworth Riche, How Changes in the Nation's Age and Household Structure Will Reshape Housing Demand in the 21st Century, HUD (2003).



# **Approaching labor shortages**





### evolution of ED goals





Source: TIP Strategies



Crude prices dip on lower crude consumption forecasts after rising to another trading record in six of seven sessions.

Last Updated: March 11, 2008: 11:05 AM EDT

2

SINGAPORE (AP) -- Oil prices fell after setting another record Tuesday as report showed crude consumption for the year would come in less than previously forecast.

Light sweet crude for April delivery surged to a new record of \$109.72 on the New York Mercantile Exchange before falling after the International Energy Agency cut its forecasts for crude consumption this year. In morning

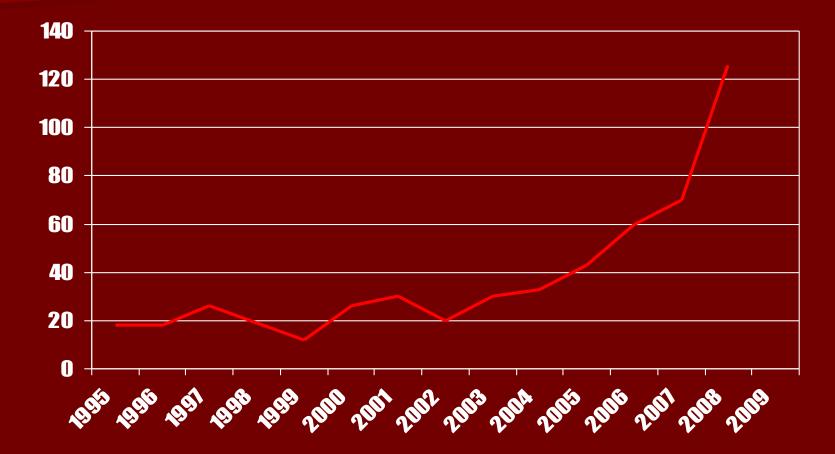
#### EMAIL | PRINT | 🛱 DIGG | 🔊 RSS





Internet

### What We Can Expect? Oil costs will continue to rise





# What About Climate Change?



#### The future will not be like the past. nor the present







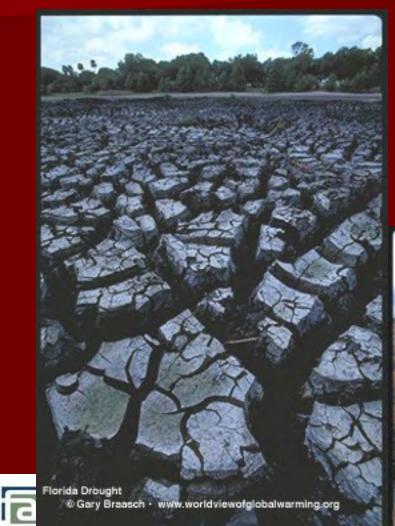
#### **Demographic Shifts**

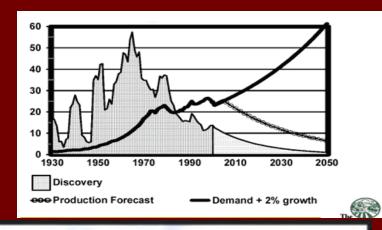
 Growth concentrated in 55+ ages and 15-34 – Different housing demand
 These shifts will result in more multi family and mixed use growth.





What We Can Expect? Oil costs will continue to rise Concern for climate change will lead to scrutiny of carbon emissions







### Trends

Strong forces will put a premium on:

- Energy Efficient, sustainable cities
- Shorter Trips
- Effective Transit
- Great Livability
- More Options for Travel, Housing and Work





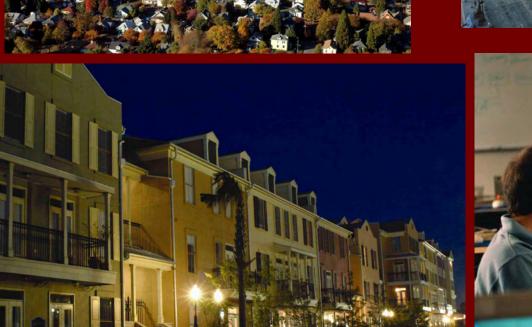
# The Emerging American Vision





# Many cities will compete to be great places to live & work

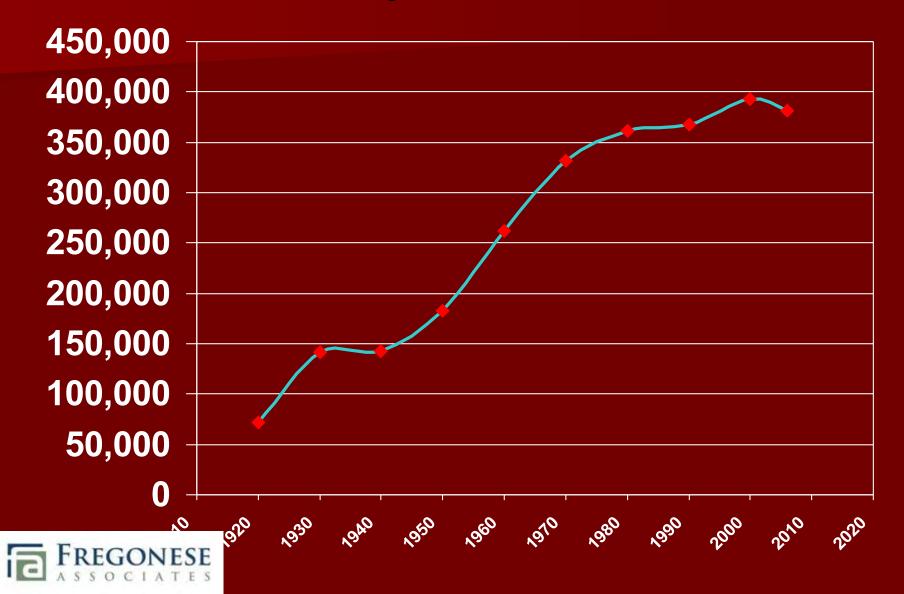




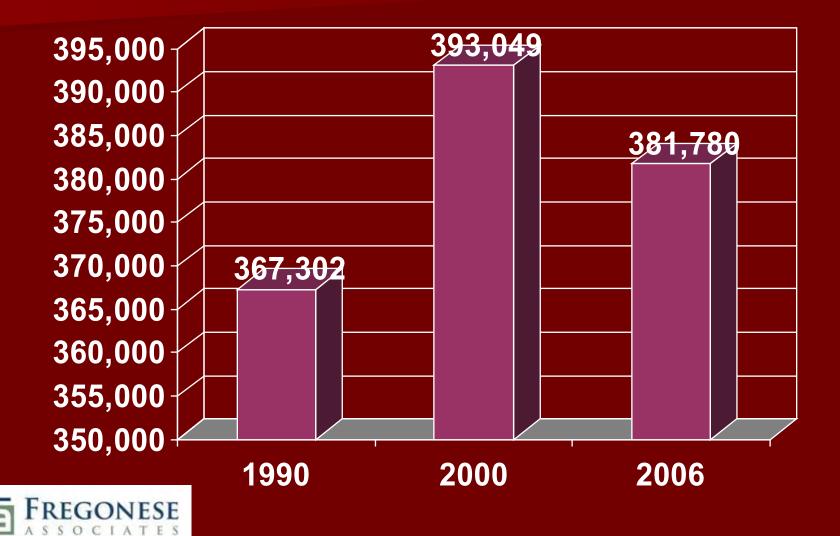




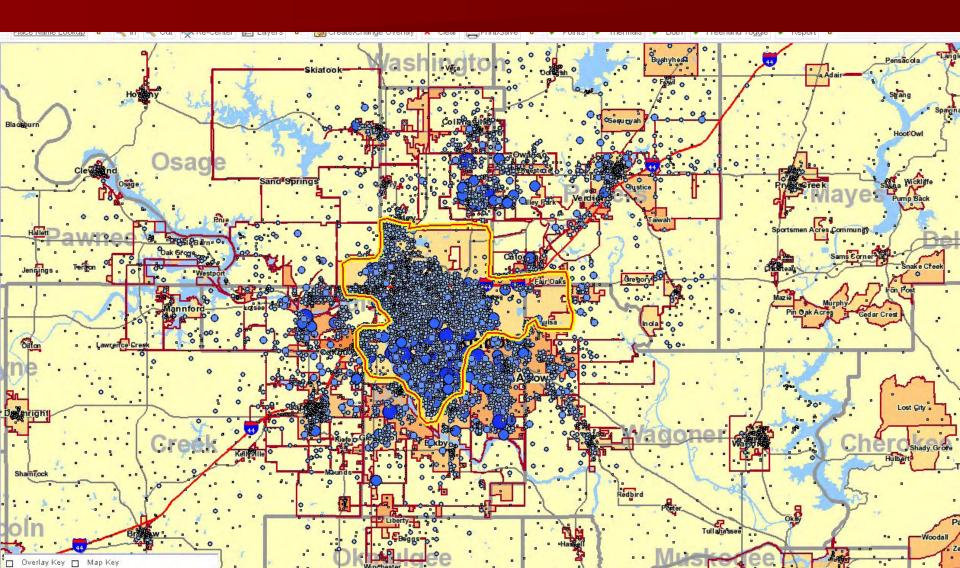
# **Tulsa Population Trends**



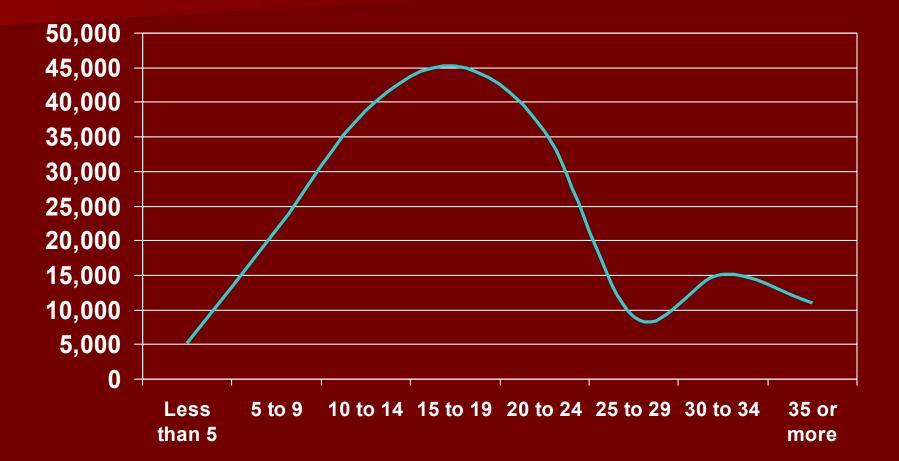
# Population – City of Tulsa



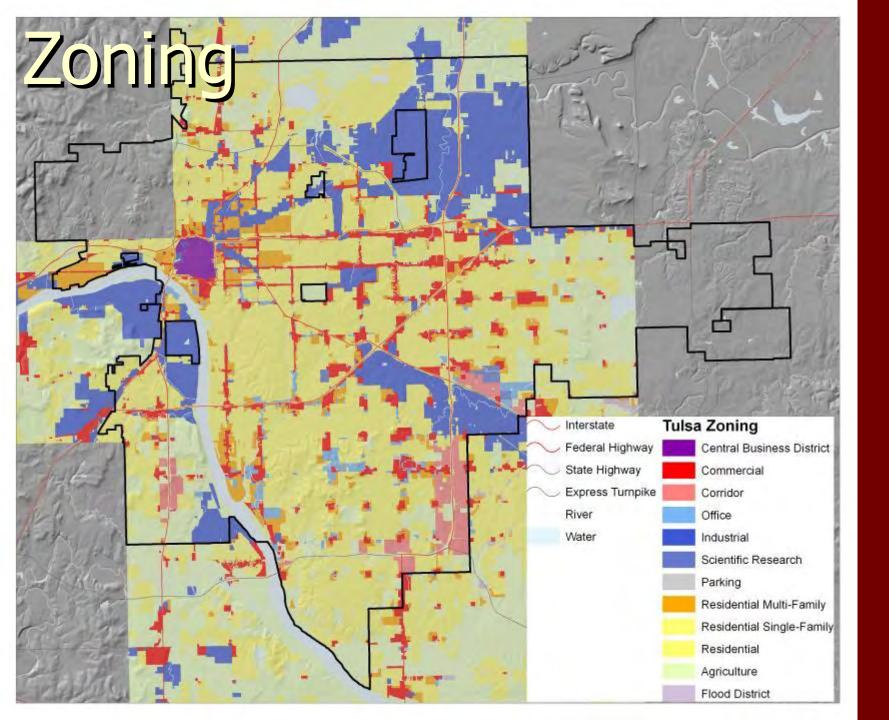
# Where People Work



# **Travel Time to Work**

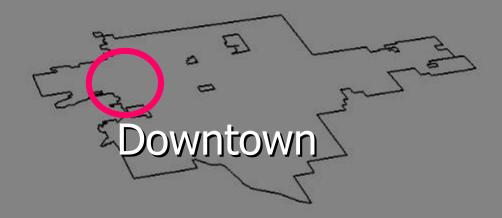














# Households 2000

North

No Households Up to 100 Households Up to 500 Households Up to 1,000 Households Up to 2,500 Households More than 2,500 HH



# Households 2030

North

No Households Up to 100 Households Up to 500 Households Up to 1,000 Households Up to 2,500 Households More than 2,500 HH



# Households Delta

No Increase Up to 50 Households Up to 100 Households Up to 250 Households Up to 500 Households More than 500 Households



North

# Employment 2000

North

No Jobs Up to 500 Jobs Up to 1,000 Jobs Up to 2,500 Jobs Up to 5,000 Jobs More than 5,000



# Employment 2030

North

No Jobs Up to 500 Jobs Up to 1,000 Jobs Up to 2,500 Jobs Up to 5,000 Jobs More than 5,000



# Employment Delta

0

No additional jobs Up to 50 additional jobs Up to 100 additional jobs Up to 250 additiona jobs Up to a 1,000 additional jobs More than 1,000 additional jobs



North

# **Traditional Planning Approach**

- Decide through analysis and research
- Educate the public about the solution
- Announce the planDefend the plan



# **Traditional Planning Approach**

D
E
A
D





#### PLAN

#### **FUND**





# **Improved Process**

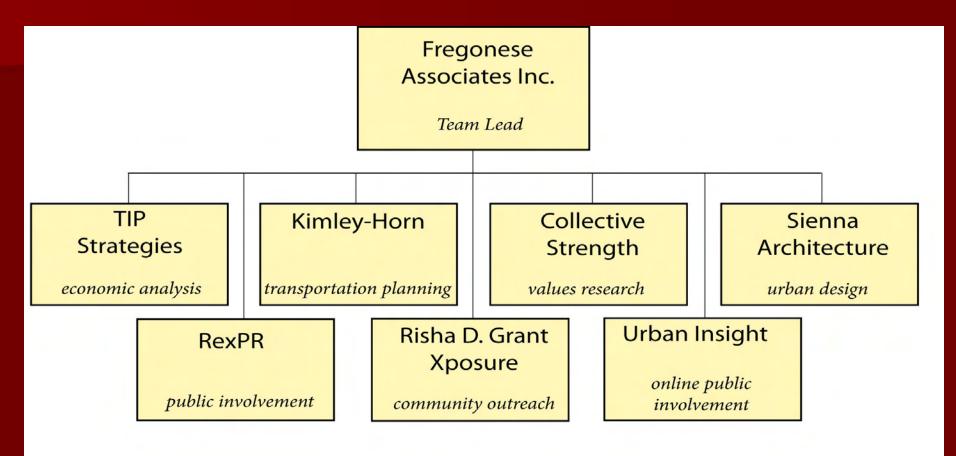
VALUES (What do people want?) VISION (How will our City provide it?) STRATEGY (How do we implement?) PLAN







# **Team Organization Chart**





#### Information Gathering and Kick-off Meeting

# Get to know the city through the eyes of Tulsa residents.

- Land Use: Visual analysis of land use types
- Housing: Housing market analysis



Photo: Daniel Jeffries

Economic Assessment



### **Polling and Stakeholder Interviews**

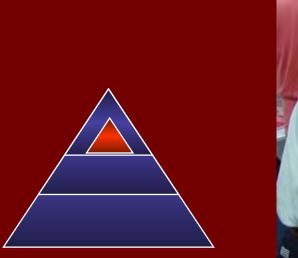
- 50 In Depth Interviews
- 1,000 Phone Interviews
- 1,000 Web Based Poll
- 30 "Person on the Street"





# Working with Staff and Stakeholders

#### Advisory Committee







### **Community Workshops**

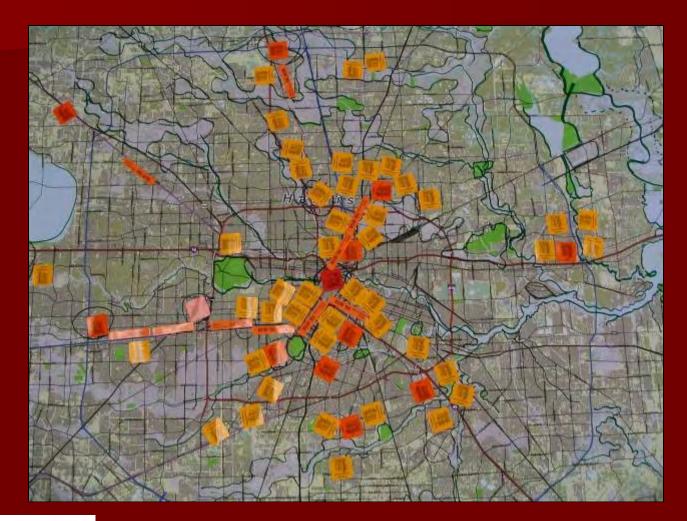


## Two Scales – City and Neighborhood





## Workshop Maps







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



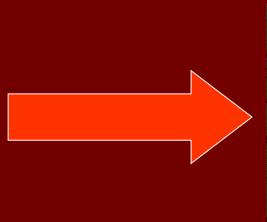
#### ....and all notes and comments are recorded



### **Traditional Approach**

#### **The Present**





#### **The Future**





#### Scenario Approach

# Plausible stories about the future





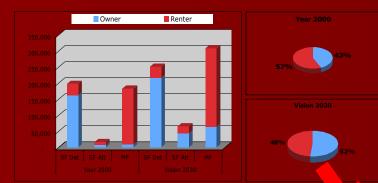








#### Modeling the Scenarios



Market Constraints Development Program Commercial Demand Housing Needs





Sustainability Urban Design

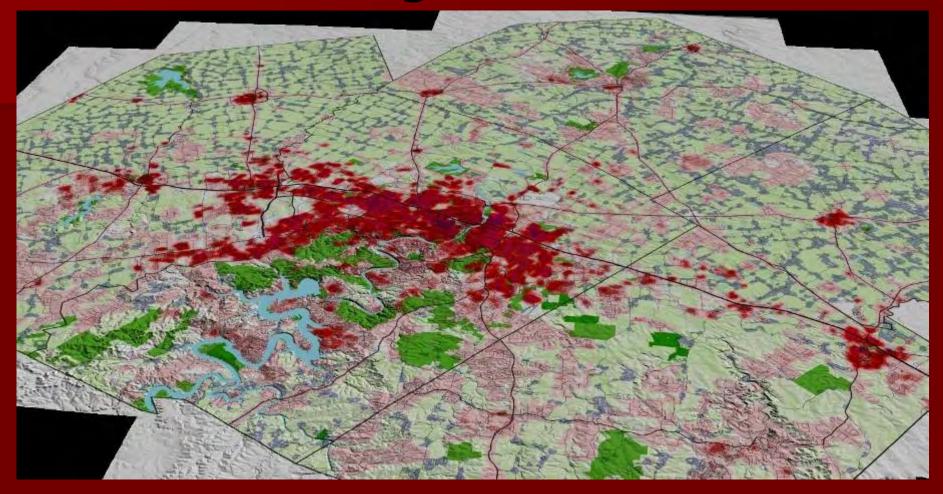


**Ridership** 

Land Use Scenario Development



## **Existing Conditions**



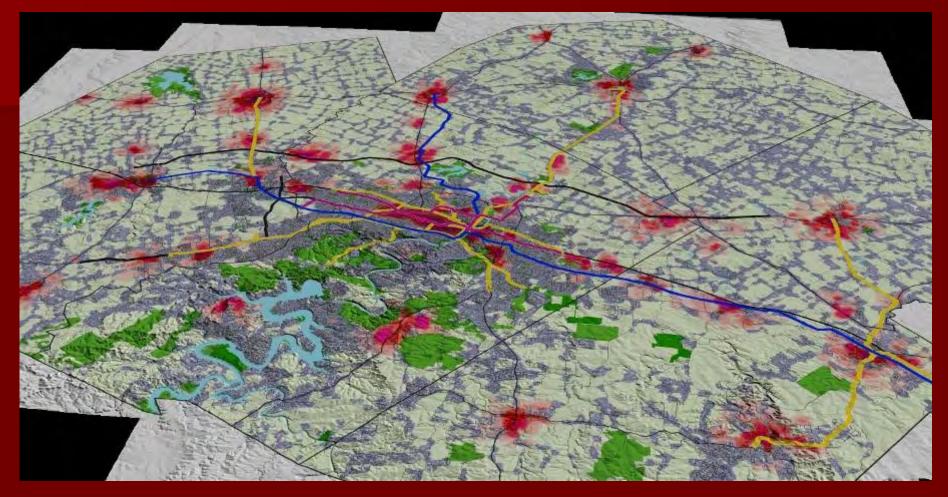


### Scenario A





### Scenario D











#### **Indicators for Scenario Evaluation**

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

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.	SF 75%	Condos, etc.	SF 68%	Condos, etc.	SF 62%	Condos, etc.

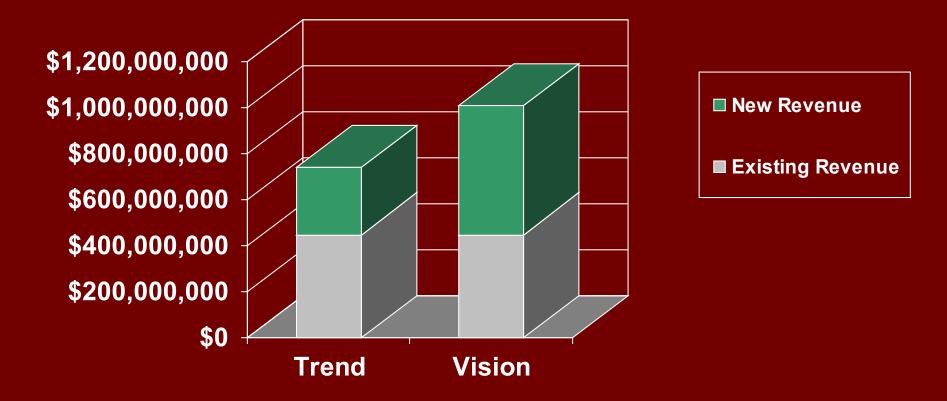
Topic	Scenario A	Scenario B	Scenario C	Scenario D	
Transportation Choices			1	360	



#### Infrastructure Costs (Louisiana Speaks) Total Infrastructure Cost (2005-2050)



#### **Fiscal Model Results** City Sales Tax Revenue Increase - 2000 Dollars





## Broad Outreach and Multiple Opportunities for Response



FREGONESE



### What We've Learned



Without action

Is Hallucination



### Lessons from Scenarios and Outreach Used to Develop Plan and Products

Ion was Future a Dalla

- **Components**
- Vision
- Comprehensive Plan
- Development Strategies
- Implementation and Financial Strategy



ENSIVE PLAN

### **Implementation Plan & Funding Strategies**



The Compact Corrych Vision Is control on the form Electric alogned by the Our Arching Stategies

for regime.

ensuring a straight of the provide second se which proceeding out out Principle and the efforts should be tree is an event doing taking. These script is an an grouped as the following second of rescal strategies for implementing for Coverin Vision

A man wet speet

#### Develop a logalitative agenda to out an distantly Water and considerate with the entry regional and to ASACC/MERT, MECCEL, and MERTING

The Gravelt Visioning hereinstates or index clouds to collect if the by science ring to <u>Sun</u> <u>Explore</u> by adding benchmerics dending progr point hable goals derived from the Vision.

Update the Regional Competensity Plan and for coordinating local plans and endersing the many competences and deviational editions.

of place. Experience suggests that SC/CS, the and local pure data are could, more ready mode

pash by acts of processinging and employees, planating acception of contribution in conte-

Create a targeted public relations chartery, the

regional locks they and ballship serve of some that traly resonance with Southern, Galdarana

to deirthig a deeper superative NEAG by the local justed criters. White head them second

are another the Mexical and Second states a set

Establish a method, pre-sile, through pre-

schaloging der systematisten finn geninstee and another of the description

work together to innov and challenger that community with the backhard for data to above the prime sector to build the span-

that would predictions are through

potential for lasting mecons.

and shares the

change biais here that would appear 4 do not see Improve mobility for all residents

> • Successory interspectation interference and hand the discusses that are · Longe are building our raising labe and over the merchaning

PRINCIPLE #1

- rising transit internet developer
- · Promote accounty of hand choice

tan. Famore 4

#### Implementation Strategies

- O The SSMEET/Institute lists that has released that more noted the Compare presess. SOLI should have easil HTP process with research hand to experipsion has an interpret with the TEP in solares of the polyheline. The Terrers and "quarks has not with a second should be a Compare present. This includes a more primiting are solared for all here the should present that granter of the Gambi Maximum of Matter Compare analysis and the present of the Gambi Maximum of Matter Compare analysis of the SSM model news.
- Q The Rep cal Temperature Ros is new algoritable for procedure of the Grands, Pasters ICACI should principle to an analyze experimental la optimie militation of those grads. To this way, projects lands if by the UCP could be Tensor using the Vision, with the Tensor could provide measures for implementations of key public structure with
- D Web with Descry Tampartation Constitutions on help receiving who reported terms through

(1).Compete



-



- Orientopatic prototo le recorrectedy hereby evenyde Pilar prototo ise et al cara serve de served apass deray propres is explorentieten et asses et de hery bisinghis. There makes not registrative and an explore and registrative and an explore and registrative and an explorence of an obtained ensuing prototo and two postness of model kening.



Provine "people and off welfaitle increasions
 Separat the preservative of stable, angle family angletashook

#### Incolormentation Security.

- Q. The Report King State Assessed antices should be The flog and like applied characteristic according to the constraint dark income of the phase of the transmission of the stars of the phase of the transmission of the stars of the stars
- O forders the subsequence with protection more the schemest with partice responsibility in modeling observers a schemest. But store efforts to partic the shape of superint parts. Building the Distort Tables of the build saming of the scheme had functioned and with the storage scale build particle size at with the storage scale build particle size at with the storage scale building particle size at with the storage scale building of the particle size at the storage scale building of the space.
- Destributives of electronic mechanic features and foreigness and a well-defined spreas quere queries and when experiment for developments, other relations and sensiti opting. Agreents may out force relations. is providing deforming or available in developed for more in Barlies city goals with their projects.
- D. Office phases of processing and concentrative density assessed reverses ended with a reflection for from that with recomplement specific parts of the regional Values. Receipt collumners are for-and to help reflec-tions. de arlagement d'ait supports due monte el lapine reducción des supports des monte el apairem

A DODDAYN



#### PRINCIPLE #3

#### Baable prosperity for all people

- · Persite, is each ensembles a reader of heating tract to next the als of all inclusions limit.
- · Support when strend supports also that protects behaviord govern nor entropy and to be reading of the third to be seen
- · Deptunge dire suggester

- Control congristed database with a world of a landwidge for glusning and measuring distributions. MAM details associate and have experi-entiating 400 another per V measure and flow experiments prior, and and registed spins appendipment of elements of the vello relation programs and have easily affect standard values with a vello relation of the standard second within the V standard values with a vello relation of the standard second value of the values of the vello relation of the standard second value of the values of the vello relation of the standard second value of the values of the vello relation of the standard second value of the values of the vello relation of the standard second value of the values of the values of the vello relation of the standard second value of the values of the vello relation of the standard second value of the values of the values of the values of the standard second values of the values of the values of the values of the standard second values of the values of the values of the values of the standard second values of the values of the values of the values of the standard second values of the values of the values of the values of the standard second values of the values of the values of the values of the standard second values of the values of the values of the values of the standard second values of the values of the values of the values of the standard second values of the values of desired resplayers. This that should be shared wire out of some and the development ensembly. This data manipum help, after the and hussing indexes, special procession and the reading development and interesting a same that are length developed. and
- Q. Decimator for exhibitions stational in-2. Explorement the entropy multiple is the 2004 Eq. Theory term (funder) protects. J Me for complex instanges for multiple rises are not an arbitrle so response in the same on a multiple so response in the same of the same states allocated and the same results and the allocated and the same results are same states being in a multi-2004 and the photo-same second second by soing the Wates to second a same built and without the same states are built.
- are about simplepter mindel any hearing for providing family places couple foring locally. This issue does to an exact user tool for some but have instronging been controlled by any presentant.
- Fotos and the option may marite us unity must many opportunities by often and enablinger and



9 Hensily is always a coefficie resolution mechanisms in some wild representation operations description of the resolution to the some divergence of representation of representation and constant some when the resonance generation and constant some when the resonance generation projections and leaving see the

Differences in the second states, placing effect description descently in presidences of de

-PRINCIPLE #4-

Promote sustainability for fature generations

· Proventional, spinite, al, an establish and vertices and president

Developments to accumulate parely for the tax manyour efficients

3 Encycler the encyclere-space and holes a place, activities throughout the region into a Open Space Stream Derive Generals Galaxy. Day this general instances to consider mechanically and including path on here engineers on the track for the post patient or the orbital path on here engineers on the track of the post patient or the orbital path on here engineers on the track of the post patient or the orbital balaxy.

From territorical in administration of mining their

interesting of the second spectrum of the second

Other "genut" development of

Implementation Strategies

O Given and contains sectors will defined oper operations of the sould have been expected in the been approximate and metal autoname that are halo approximate and autoname that are halo approximate and metal autoname of a sector above approximate produces and immunophers.

34 38.3



O The Schwarzsche has accounted post the probability for The behaviour for exceeding the provided grant (line provide prior) where of province angula and reducidate in which the deviation of the province prior of the prior of the prior of the prior of the deviation of the prior formation of the prior formation of the prior formation of the prior formation of the prior is a strategies of the prior of the prior of the prior of the prior is a strategies of the prior of the prior of the prior of the prior memory of the prior of the strategies of the philic prior of the philic memory of the philic prior of the philic phile philic philic philic phile philic philic phile phili Free-of the boothand



Company (1)





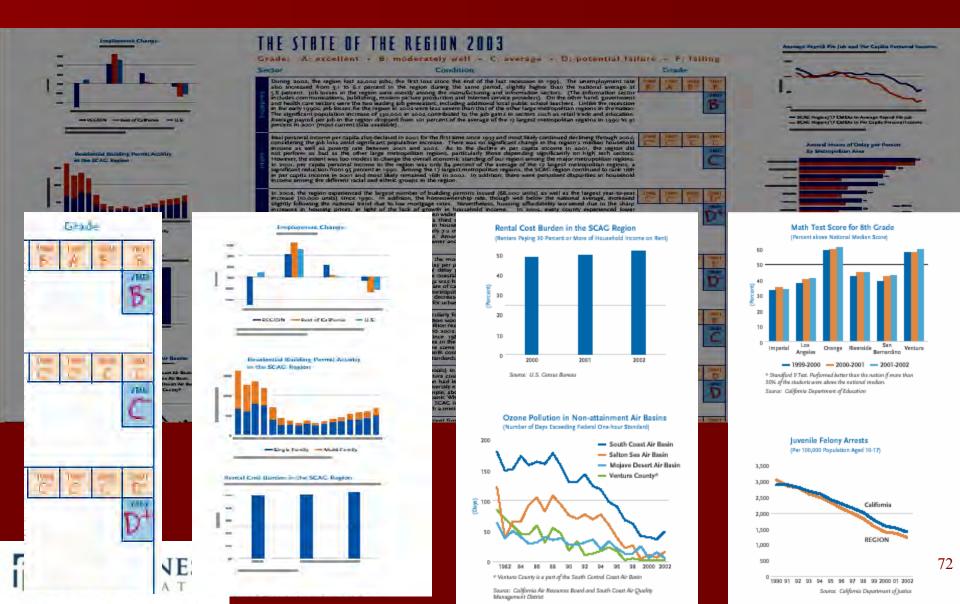
- Support hand and date land policies that advisingly belowed particle Implementation Strategies
- Q. Stategrade requiring to
  - Inscenages native and scenario regeneration decays training is public preser partoantigs.
- G. Stagge e rod) in both how paths a second rode of a role of the later

().Company



- cinet. Sel-paris.

## **Monitoring System**



## **Upcoming Events**

- June Community Values
- September City Wide Workshops
- January Community Workshops
- April Scenarios
- June Vision
- September Draft Plan & Implementation
- Adoption Hearings October December



### Thank You

