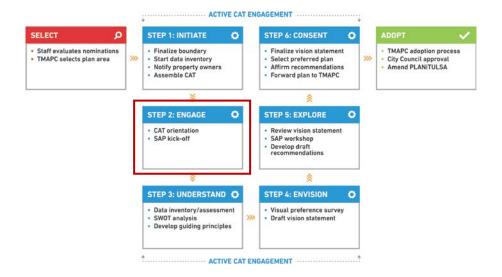


# Crosbie Heights Small Area Plan STEP 2: ENGAGE



- Public Outreach
- Citizen Advisory Team (CAT) Orientation Meeting
- Kick-Off Meeting



# **STEP 3: ENGAGE**

Crosbie Heights Small Area Plan Public Outreach

April 14, 2015

- Media Advisory
- Kick-off Meeting Flyer (distributed door-to-door)
- Preliminary Crosbie Heights Survey

# Crosbie Heights Small Area Plan Boundary



### **Small Area Plan Resources and Information**

- •Crosbie Heights project website URL:

  <a href="https://www.cityoftulsa.org/community-programs/planning/small-area-and-neighborhood-revitalization-planning/crosbie-heights-small-area-plan---in-process.aspx">https://www.cityoftulsa.org/community-programs/planning/small-area-and-neighborhood-revitalization-planning/crosbie-heights-small-area-plan---in-process.aspx</a>
- •City of Tulsa Planning & Development Department, Planning Division https://www.cityoftulsa.org/community-programs/planning.aspx
- •City of Tulsa Small Area and Neighborhood Revitalization Planning
  <a href="https://www.cityoftulsa.org/community-programs/planning/small-area-and-neighborhood-revitalization-planning.aspx">https://www.cityoftulsa.org/community-programs/planning/small-area-and-neighborhood-revitalization-planning.aspx</a>
- •Tulsa Comprehensive Plan http://www.tmapc.org/comp\_plan.html
- •City Councilor Blake Ewing, District 4 E-mail: Dist4@tulsacouncil.org

# **News Release Communications Department**



**Date:** April 8, 2015 **Release:** #15-084

Contact: Michelle Allen, Communications Dept., (918) 637-8225

# Small Area Plan Kick-Off for Crosbie Heights Neighborhood

The City of Tulsa will be kicking-off its fifth small area plan since the adoption of PLANiTULSA, Tulsa's Comprehensive Plan.

On Tuesday, April 14, 6 p.m. – 8 p.m. at the New Beginnings Community Church, 1401 W. Charles Page Blvd, the City will hold a public meeting to launch the small area plan process in the Crosbie Heights Neighborhood.

Crosbie Heights is located south of Highway 412, west of I-244 (IDL), north of the Arkansas River, with South 25<sup>th</sup> West Ave. on the western boundary.

Small area plans are intended to provide tailored solutions for neighborhoods and are developed primarily through the input of property owners and area stakeholders.

Small area plans are to be adopted as amendments to the comprehensive plan and implemented through zoning changes and other regulatory controls that allow for desired development patterns identified in the comprehensive plan.

Individuals can join the conversation for the Crosbie Heights Small Area Plan today by taking the Crosbie Heights Kick-Off Survey. Community participation is critical to the success of the small area plan.

The Crosbie Heights Citizen Advisory Team (CAT), representing area stakeholders, will join City Planning staff and other interested citizens to talk about the process and lay the foundation for upcoming tasks and events. Future project announcements and materials will be posted on the project website throughout the process.

For more information, visit: www.PLANiTULSA.org

###

Michelle Allen | Sr. Marketing & Media Relations Manager **City of Tulsa Public Information Officer** 

City of Tulsa Communications Department 175 E. 2<sup>nd</sup> St., Suite 560 Tulsa, OK 74103

T: 918-596-9875 C: 918-637-8225 F: 918-596-7265 E: mallen@cityoftulsa.org www.cityoftulsa.org

Visit/Like/Follow/Watch/Subscribe:



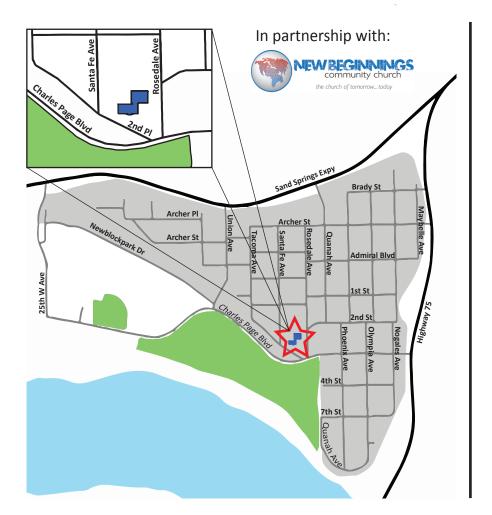








New Beginnings Community Church 1401 Charles Page Blvd, Tulsa, OK 74127



# HEY

**CROSBIE HEIGHTS** 

6-8PM

TELL US WHAT <u>YOU</u>
THINK!

KICK-OFF MEETING SURVEY!

surveymonkey.com/r/CHKickoff

MORE INFO @ planitulsa.org





# **STEP 3: ENGAGE**

Crosbie Heights Small Area Plan Citizen Advisory Team Orientation

April 14, 2015

- Citizen Advisory Team (CAT) Agenda
- CAT Contacts
- CAT Meeting Notes



## **AGENDA**

# **ENGAGE: CAT Orientation**

Crosbie Heights Small Area Plan 5:30 to 6:00 P.M.

April 14, 2014

New Beginnings Community Church 1401 W. Charles Page Boulevard

#### 5:30 Welcome and Introductions

Martha M. Schultz, Project Manager City of Tulsa, Planning Division Blake Ewing, City Councilor, District 4 CAT Members

### 5:40 Roles & Responsibilities of CAT

Rules of Engagement SAP Guide (draft in progress)

# **Process Steps & Schedule**

Calendar and black-out dates
Please respond by 4/16
Communications
Preferred methods

## 5:50 Next Steps & Q&A

# 6:00 Adjourn to Kick-off Meeting



# CITIZEN ADVISORY TEAM

**Primary Contact Information** 

#### City of Tulsa Planning Staff

planning@cityoftulsa.org

Martha M. Schultz | Planner III Project Manager mschultz@cityoftulsa.org Phone: 918.576.5674

Joel Hensley | Planner I jhensley@cityoftulsa.org Phone: 918.576.5670

Suzanna Auerbach, Office Assistant III sauerbach@cityoftulsa.org Phone: 918.576.5671

# **City Council District 4**

Dist4@tulsacouncil.org

Blake Ewing, Councilor Blake. Ewing@tulsacouncil.org

Kimberly Hulsey, Council Aide khulsey@cityoftulsa.org Phone: 918-596-1978

# **CAT Members**

Jonathan Belzley
Amanda DeCort
Femi Fasesin
Antoine Harris
Kevin Harrison
Rev. Kujanga Jackson (KJ)
Mia Pearl Leighty
Miriam Mills
Larry Mitchell
David Phillips
Rose Washington
Joe Wrest



#### ENGAGE: CAT Orientation Meeting Notes

Crosbie Heights Small Area Plan New Beginnings Community Church 1401 W. Charles Page Boulevard 5:30 to 6:00PM

#### April 14, 2014

#### **CAT Members:**

Attending: Jonathan Belzley, Amanda DeCort, Antoine Harris, Kevin Harrison, Rev. Kujanga (KJ) Jackson, Mia Leighty, Larry Mitchell, David Phillips, Rose Washington.

Not Attending: Mr. Femi Fasesin, Dr. Miriam Mills and Mr. Joe Wrest arrived in time for the 6:00 p.m. kick-off meeting.

City Council: Councilor Blake Ewing (District 4)

<u>City Staff:</u> Martha Schultz, Planner III, Project Manager; Joel Hensley, Planner I; Jennifer Gates, Planner III; Pamela Bright, Senior Graphics Specialist; Suzanna Auerbach, Office Assistant III. INCOG Staff: Nikita Moye, AICP, Senior Planner

The meeting was held in the café area of the church and began at 5:35PM.

Martha Schultz welcomed everyone and thanked them for attending the inaugural meeting of the Crosbie Heights CAT. After thanking Rev. Jackson and the New Beginnings Community Church for hosting the SAP meetings, Schultz introduced Councilor Ewing to address the CAT. Councilor Ewing noted Crosbie Heights' potential for revitalization and general interest in the area from visitors and potential investors. He expressed confidence in the CAT and the stakeholders they represent, to guide the process and create a great small area plan.

Ms. Schultz introduced the other staff members to the CAT and then asked each attending CAT member (invited to serve by Councilor Ewing) to introduce themselves, as summarized below.

- Jonathan Belzley Developer, with KMO Development
- Amanda DeCort Tulsa Foundation for Architecture, Executive Director
- Antoine Harris Alfresco Community Development Corporation
- Kevin Harrison Resident, Crosbie Heights Neighborhood Association (CHNA) President
- Rev. Kujanga (KJ) Jackson Pastor, New Beginnings Community Church
- Mia Leighty Government & non-profit consulting
- Miriam Mills Crosbie Heights resident and property owner
- Larry Mitchell Crosbie Heights resident, cycling advocate
- David Phillips Crosbie Heights resident, former CHNA president, public defender
- Rose Washington TEDC Creative Capital, Executive Director

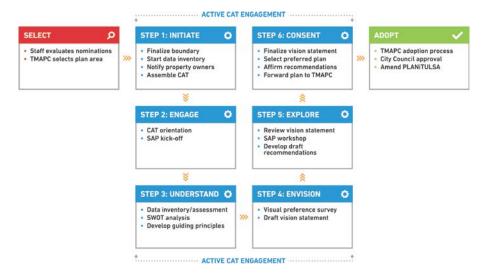
Ms. Schultz then briefly described the roles and responsibilities of the CAT and directed the members to excerpts of the SAP Guide draft, included in the CAT notebook. The final version of the SAP Guide is in production and should be available for the next CAT meeting.

It was noted that although all CAT meetings will be open to the public, general comments and discussion from non-CAT members will be allowed <u>only</u> when the CAT has completed all posted agenda items.



Schultz then directed them to the SAP process timeline of 9 to 12 months to complete their role as CAT members.

Next, Schultz directed the CAT to the SAP Process diagram, which briefly identifies key activities at major steps of the process.



CAT members were asked for feedback regarding available dates between April and December 31, 2015 so that public meetings and events could be scheduled.

At 5:55, the meeting concluded so that members could proceed to the general kick-off meeting.



# **STEP 3: ENGAGE**

Crosbie Heights Small Area Plan Kick-Off Meeting

April 14, 2015

- Agenda
- Walk-in Loop
- Handouts
- PowerPoint Presentation
- Kick-Off Meeting Notes



# **STEP 3: ENGAGE**

Crosbie Heights Small Area Plan Kick-Off Meeting

April 14, 2015

- Kick-Off Agenda
- Welcome PowerPoint Loop
- Handouts
- Kick-Off PowerPoint Presentation
- Kick-Off Meeting Notes



# **AGENDA**

**ENGAGE: Project Kick-off** Crosbie Heights Small Area Plan

New Beginnings Community Church 1401 W. Charles Page Boulevard April 14, 2014

5:45	Check-in and Refreshments
6:00	Welcome and Introductions
6:25	Why We Are Here PLANITULSA: 2010 Comprehensive Plan Small Area Plans (SAPs) Why Crosbie Heights?
6:55	How Will We Make the Plan and What's In It?  CAT and Stakeholders  The Process  • SELECT  • INITIATE  • ENGAGE  • UNDERSTAND  • ENVISION  • EXPLORE  • CONSENT  • ADOPT

Next Steps & Q&A

7:30

# **Planning & Development**

**Planning Division - Small Area Planning** 



**WELCOME to CROSBIE HEIGHTS!** 



# SMALL area PLANS



# Thanks to our Hosts

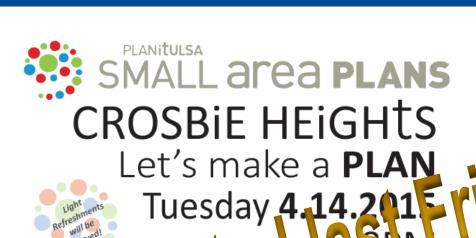




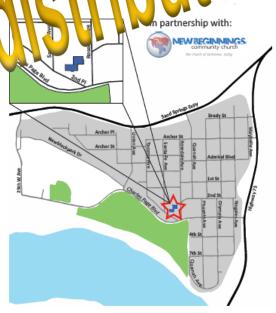
# community church

the church of tomorrow... today









#### HEY

**CROSBIE HEIGHTS** 

TELL US WHAT YOU

THINK!

KICK-OFF MEETING SURVEY!

surveymonkey.com/r/CHKickoff

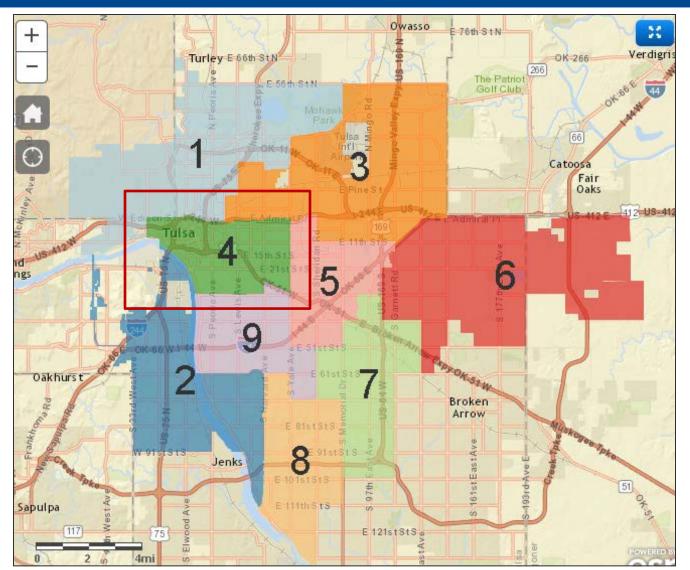
MORE INFO @ planitulsa.org





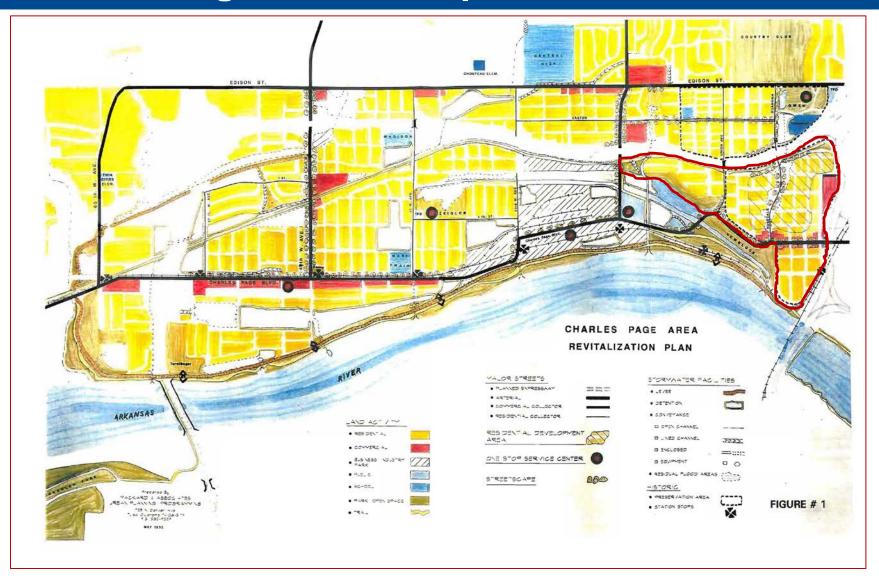
# **Crosbie Heights is in City Council District 4**





# Part of the Charles Page Plan – Adopted 1996





# **Crosbie Heights CHALLENGES**



# homeless UNKEMPT properties

# NEGLECTEDinfrastructure absenteeLANDLORDS

PUBLICSafety
Traffic&SPEED
JAILnearby

VacantParcels

# **Crosbie Heights STRENGTHS**



# ECLECTICeverything HistoricTULSAneighborhood

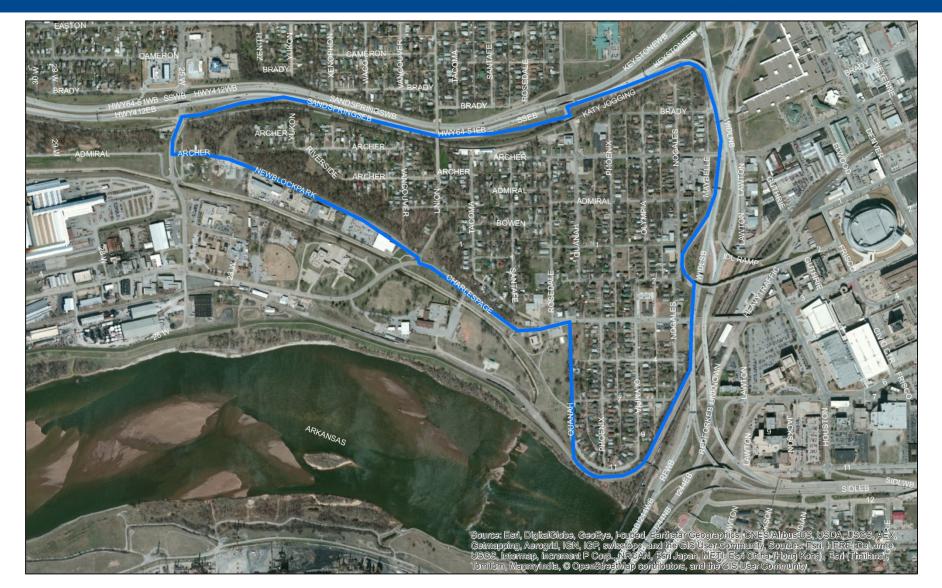
# BOKdowntownBRADY close

embracesDIVERSITY
westernDOWNTOWNgateway
WALKABLE Newblock&OwenPARKS

killerRIVERviews bicycle-friendly

# **Plan Area Boundary**





# Take the Survey



# https://www.surveymonkey.com/r/CHKickoff

#### CROSBIE HEIGHTS NEIGHBORHOOD SMALL AREA PLAN- KICK-OFF SURVEY

The City of Tulsa Planning and Development Department will work with residents and other stakeholders in the Crosbie Heights neighborhood to develop a small area plan (SAP). SAPs are long-range land use plans – focused on specific areas of the city – that identify local land use issues and recommend solutions over a 10- to 20-year timeframe.

Community input is essential to define the way folks want their area to look, feel and function in the future. Your responses to these questions will informally start the planning process and will be shared at the public kick-off event on April 14, 2015. The SAP process will continue through the end of 2015, when the SAP will be considered by the Tulsa Metropolitan Area Planning Commission to amend the Comprehensive Plan (PLANiTULSA).

Crosbie Heights is located immediately west of the Inner Dispersal Loop between the Sand Springs Expressway (Highway 412) and the Arkansas River.

Next

Powered by <u>SurveyMonkey</u>
Check out our sample surveys and create your own now!

...or fill one out before you leave!

# **SAP Process**



#### **SELECT**

# Q

- Staff evaluates nominations
- TMAPC selects plan area



### **STEP 1: INITIATE**



- Finalize boundary
- · Start data inventory
- Notify property owners
- Assemble CAT

#### **STEP 6: CONSENT**

ACTIVE CAT ENGAGEMENT .....



>>>

- Finalize vision statement
- Select preferred plan
- Affirm recommendations
- Forward plan to TMAPC

#### **ADOPT**



- TMAPC adoption process
- City Council approval
- Amend PLANiTULSA



#### **STEP 2: ENGAGE**



- CAT orientation
- SAP kick-off



#### **STEP 5: EXPLORE**



- Review vision statement
- SAP workshop
- Develop draft recommendations



# STEP 3: UNDERSTAND

- Data inventory/assessment
- SWOT analysis
- Develop guiding principles



### **STEP 4: ENVISION**



- Visual preference survey
- Draft vision statement

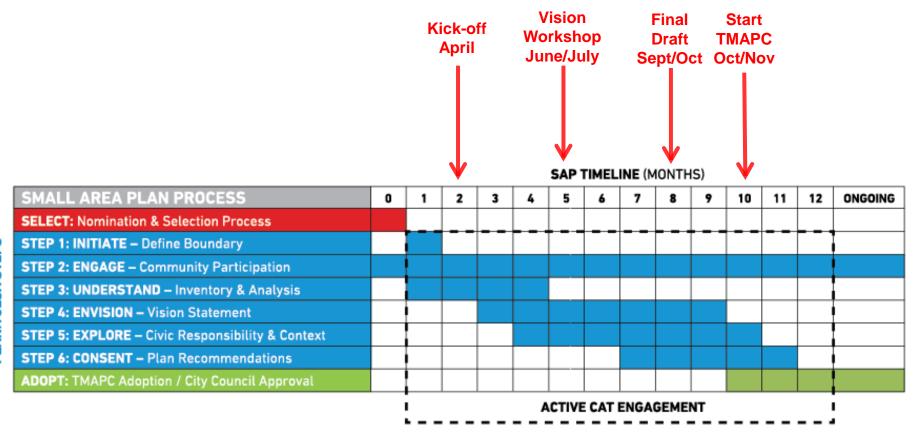
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**1......** ACTIVE CAT ENGAGEMENT

We are here

# **SAP Schedule / Timeline**





PLANITULSA STEPS

# Do we have your contact information?

Sign in at the entrance for e-mails & updates.

The Crosbie Heights Small Area Plan Kick-off Meeting will start soon!



OUR PLAN. OUR FUTURE.

## **PLANITULSA**

Tulsa Comprehensive Plan Adopted 2010

# 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 Team

A citizen advisory team 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 team 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:

- Environmental Features
- Land Use
- Transportation
- Legacies

- Economic Development
- Neighborhoods
- Education
- Human Services

## 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

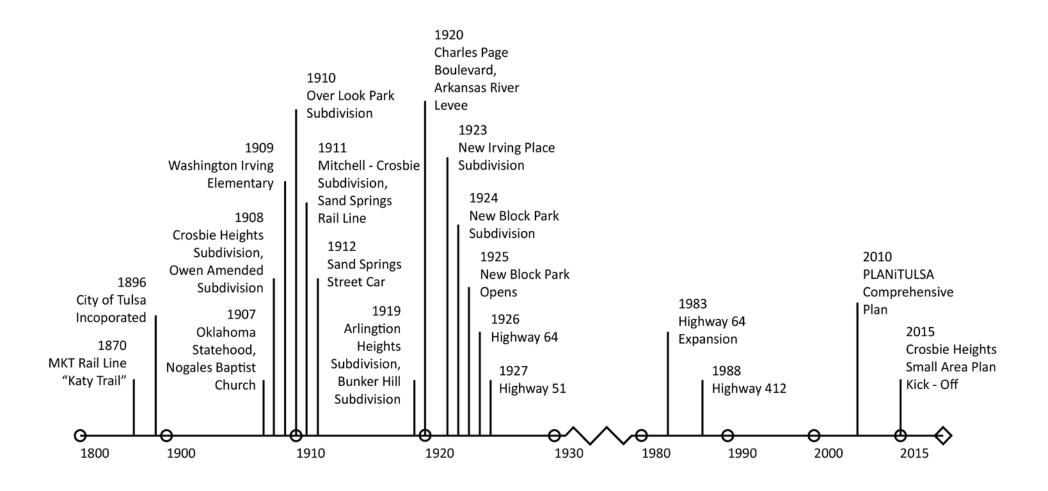
An important tenet of small area planning is that neighborhoods must not solve their problems at the expense of adjacent districts or neighborhoods or the city as a whole. Accordingly, each neighborhood can creatively plan for their share of expected growth, but a plan that deflects growth to adjacent 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.

# **CROSBIE HEIGHTS HISTORY & TIMELINE**



# WHAT IS SWOT?

Strengths, Weaknesses, Opportunities, Threats.

A SWOT analysis is a public engagement tool that helps to identify internal positives and negatives (strengths and weaknesses) and external forces affecting the area (opportunities and threats).

It is an important part of the existing conditions analysis because it allows the planning team to capture data first-hand about positive forces or potential problems as expressed by residents, business owners and others invested in the neighborhood. The SWOT results are used alongside objective demographic and land-use data to provide an accurate analysis of existing conditions in the plan area.



Strength: An internal positive quality about the area that exists now Weakness: An internal negative quality about the area that exists now Opportunity: An external positive possibility that may occur in the future Threat: An external negative possibility that may occur in the future

# **Planning & Development**

# **Planning Division - Small Area Planning**



2015 Small Area Plan
Crosbie Heights Neighborhood
ENGAGE: Kick-off Meeting

**April 14, 2015** 



# **ENGAGE** Agenda



ENGAGE: Project Kick-off Crosbie Heights Small Area Plan

# **New Beginnings Community Church**

1401 W. Charles Page Boulevard April 14, 2014

5:45	Check-in and Refreshments
VI IV	

6:00 Welcome and Introductions

6:25 Why We Are Here

PLANITULSA: 2010 Comprehensive Plan Small Area Plans (SAPs) Why Crosbie Heights?

6:55 How Will We Make the Plan and What's In It?

**CAT and Stakeholders** 

# The Process

- SELECT
- INITIATE
- ENGAGE
- UNDERSTAND
- ENVISION
- EXPLORE
- CONSENT
- ADOPT

7:30 Next Steps & Q&A



# **Our Hosts**





# Community church

the church of tomorrow... today

Pastor KJ & Kimberly Jackson Lead Pastor / Founders

# City of Tulsa Safety Check: Emergency Exits







# City of Tulsa Safety Check: Safety Check: Designated Caller



# For <u>all</u> emergencies

- > Fire
- > Police
- > Weather
- > Medical



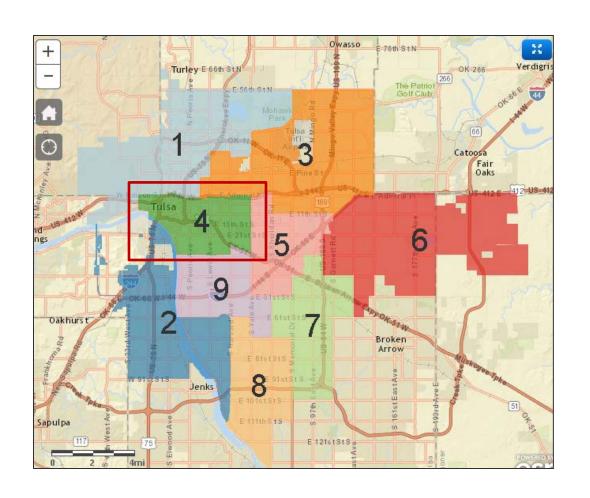
# **Break the Ice! Meet Your Neighbors**





# **City Councilor Blake Ewing**







Representing District 4 since December 2011

# **Citizen Advisory Team**



- Jonathan Belzley
- Amanda DeCort
- Femi Fasesin
- Antoine Harris
- Kevin Harrison
- Rev. Kujanga Jackson

- Mia Pearl Leighty
- Miriam Mills
- Larry Mitchell
- David Phillips
- Rose Washington
- Joe Wrest

# **City of Tulsa Administration**



- Dwain Midget | Director
  - Mayor's Office of Community Development

- Dawn T. Warrick, AICP | Director
  - Planning & Development Department

# **City of Tulsa Planning Staff**



- Martha M. Schultz, Planner III | Project Manager
  - Joel Hensley, Planner I | Small Area Plans
  - Suzanna Auerbach, Office Assistant III
  - Stephen A. Carr, Senior Planner
  - Pamela Bright, Senior Graphics Specialist
  - Dennis Whitaker, Planner II
  - Jennifer Gates, Planner III
  - Kristin Pack, Planner I

## **INCOG**



- Land Development Services
  - Susan Miller, AICP | Director
  - Nikita Moye, AICP | Senior Planner



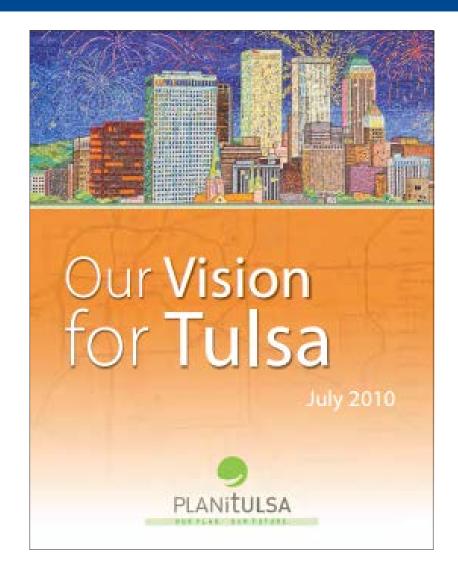
# Why Are We Here?





# **Long-Range Vision**





# What's in a Comprehensive Plan?



### **Land Use**

Housing

**Economic Development** 

**Environment** 



**Urban Design** 

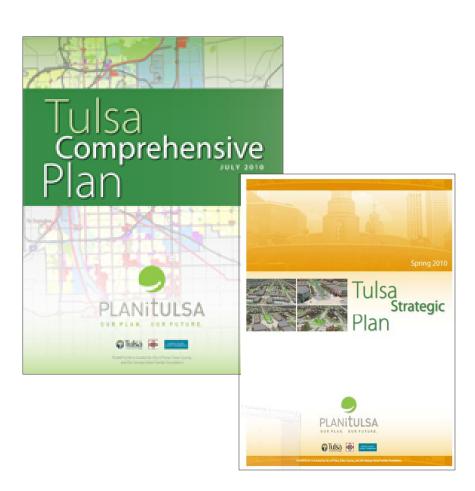
**Open Space** 

**Parks** 

**Transportation** 

# Spring/Summer 2010



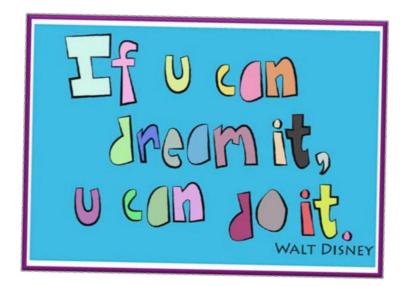




# Small Area Plans are Comprehensive Plan Amendments



- Visionary
- Long-range, 10-20 years
- Community-based
- Consensus-based

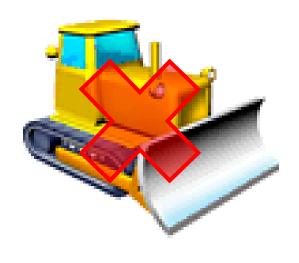


... with recommendations

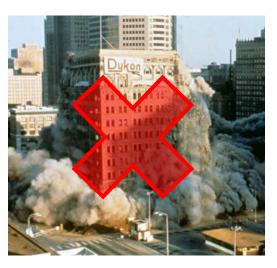


# **What Small Area Plan Are NOT**



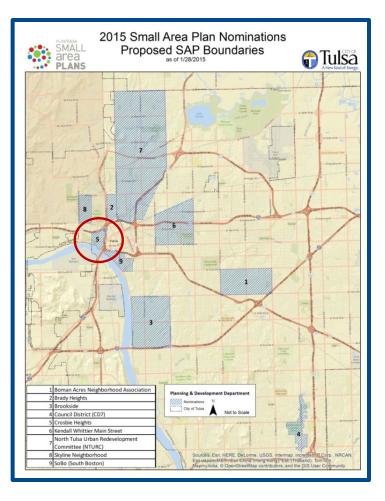






# **Crosbie Heights:**1 of 9 Nominations

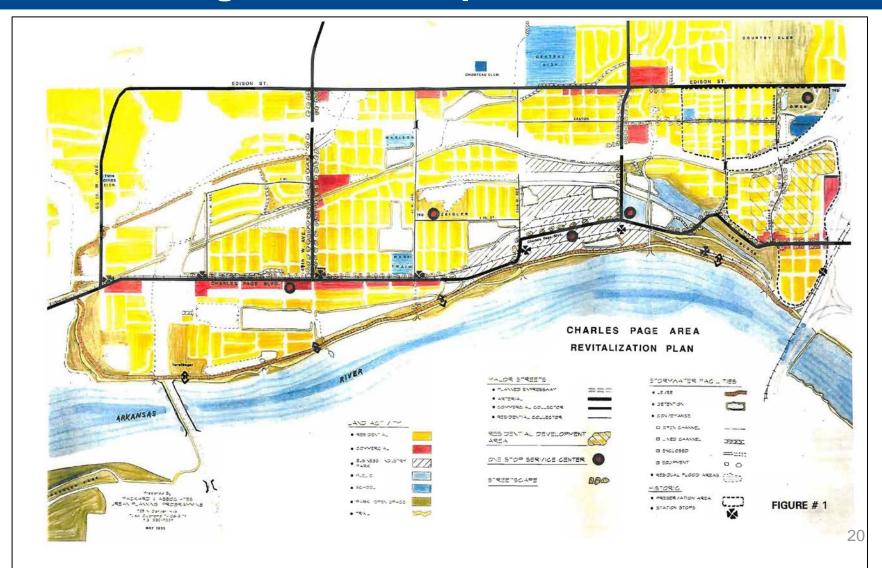




- Neighborhood nominations
  - Kevin Harrison, CHNA
- Narrative
  - Boundaries
  - Stakeholders
  - Challenges & Strengths
- TMAPC Selection

# **Area Part of Charles Page Plan – Adopted 1996**

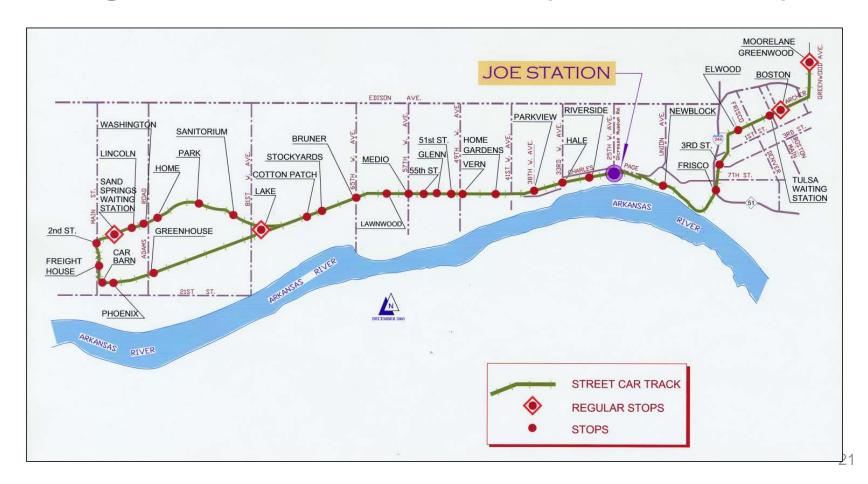




# **Projects from Charles Page Plan**



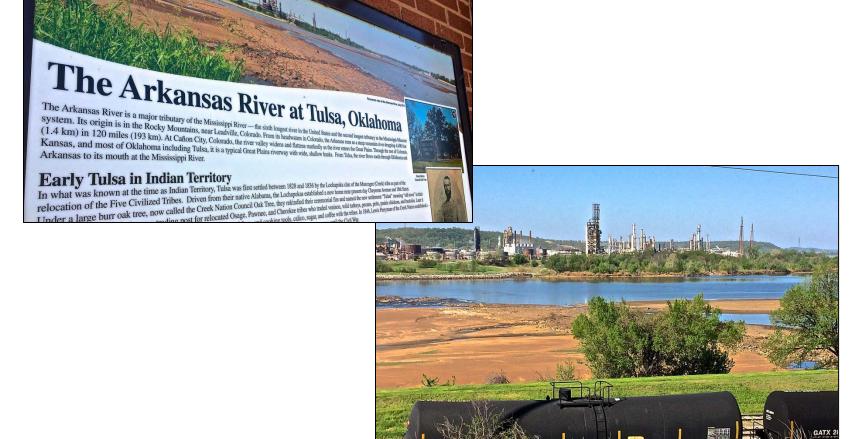
Along the Boulevard: streetscape, station stops



# **Projects from Charles Page Plan**

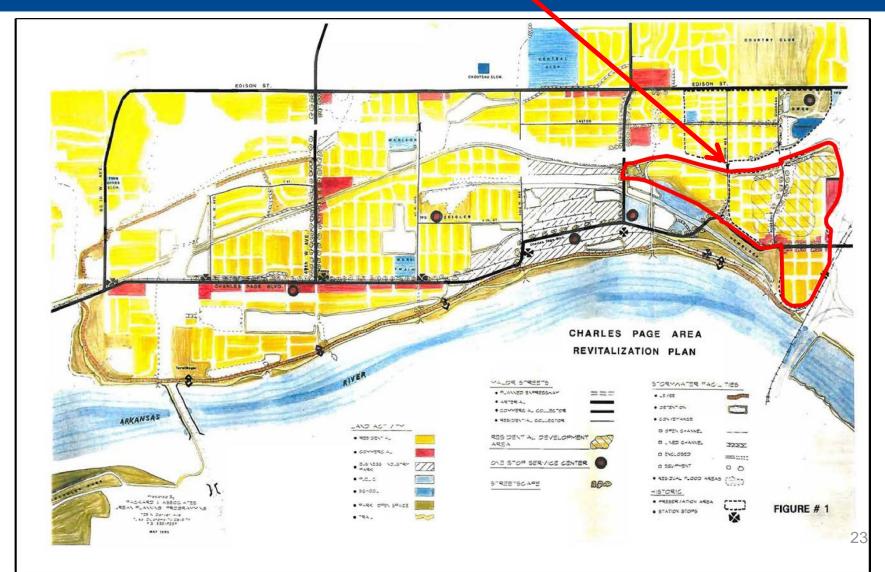


Overlook at 7<sup>th</sup> & Quanah



# **Crosbie Heights Boundary**





# **Crosbie Heights Nomination: CHALLENGES**



homeless UNKEMPT properties

# NEGLECTEDinfrastructure absenteeLANDLORDS

PUBLICSafety
Traffic&SPEED
JAILnearby

**VacantParcels** 

# Crosbie Heights Nomination: STRENGTHS



# ECLECTICeverything HistoricTULSAneighborhood

# BOKdowntownBRADY close

embracesDIVERSITY
westernDOWNTOWNgateway
WALKABLE Newblock&OwenPARKS

killerRIVERviews bicycle-friendly

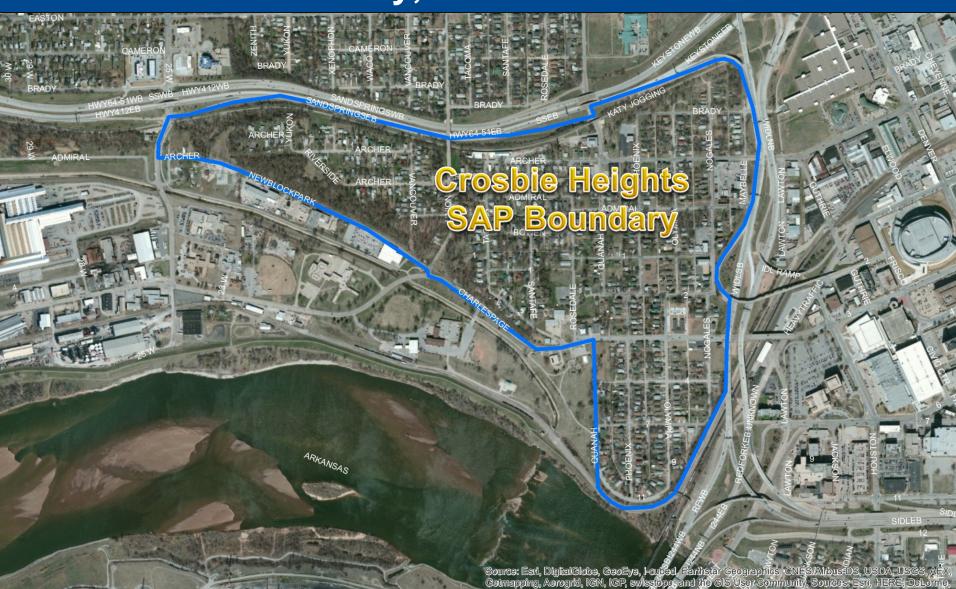
# **Selection Factors**



Factors	Crosbie Heights
LMI Census Tracts	100%
Stability/Growth	100% growth
Previous SAP	Part of larger 1996 SAP Charles Page Boulevard Plan
Stakeholder support	Strong
Desired SAP outcomes per narrative (	Transformation

# **City Council Approves Plan Area Boundary, March 2015**





# **Goal #1 Make the Crosbie Heights Plan**





# What's in a Small Area Plan?



### **Land Use**

Housing

**Economic Development** 

**Environment** 



•

**Transportation** 

**Urban Design** 

**Open Space** 

**Parks** 

# Goal #2 Amend PLANiTULSA





# Making the Plan: Who Will Do It?

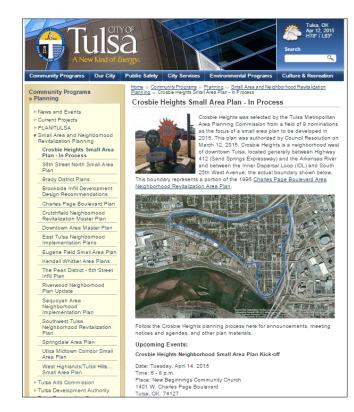


- Stakeholders => ALL OF YOU
- Advisors
  - Staff / Technical reviewers / General community
  - TMAPC
  - City Council
- Citizen Advisory Team (CAT): 12 members
  - Volunteers committed to work on the SAP
  - Sounding board for plan ideas
  - Intermediaries between stakeholders & the process

# How Do We Do It?



- Transparent public process
  - Open meetings/events
- EVERYTHING on web...
  - Agendas
  - Announcements
  - Meeting notes
  - DRAFT documents
- On-line @ www.planitulsa.org



# **Future Meetings & Events**

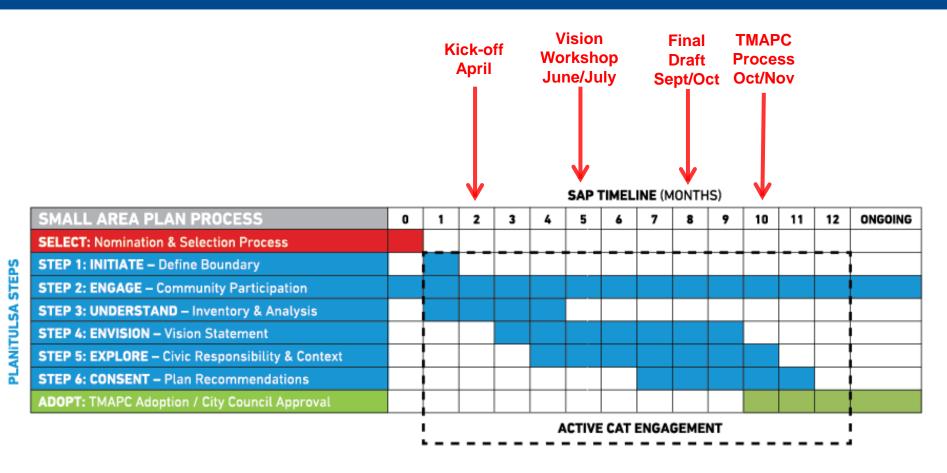


- Rules of Engagement
  - Consensus: All ideas count!
  - Respect everyone's time
    - Help the CAT do their work
    - Start on time
    - Follow the agenda
    - No open mike: Comments welcome when time permits
- Schedule w/dates in progress with CAT



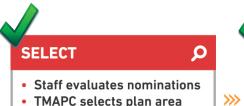
# **SAP Schedule / Timeline**





## **SAP Process**







#### ACTIVE CAT ENGAGEMENT .....

#### **ADOPT**

>>>



- Finalize boundary

**STEP 1: INITIATE** 

- · Start data inventory
- Notify property owners
- Assemble CAT

- Finalize vision statement
- Select preferred plan

**STEP 6: CONSENT** 

- Affirm recommendations
- Forward plan to TMAPC

- TMAPC adoption process
- · City Council approval
- Amend PLANiTULSA



We are here

#### **STEP 2: ENGAGE**



O

- CAT orientation
- SAP kick-off



#### **STEP 5: EXPLORE**



O

- · Review vision statement
- SAP workshop
- Develop draft recommendations





#### STEP 3: UNDERSTAND

- Data inventory/assessment
- SWOT analysis
- Develop guiding principles

#### **STEP 4: ENVISION**



- Visual preference survey
- · Draft vision statement

Tulsa A New Kind of Energy.

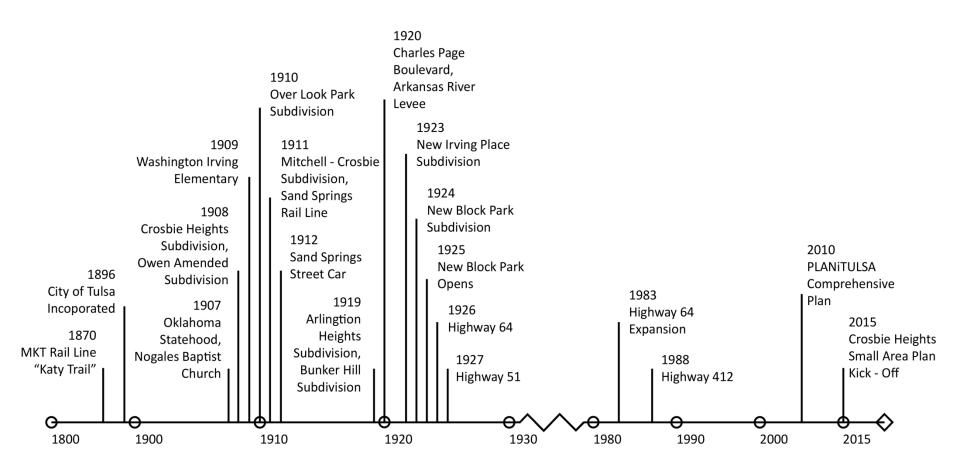
- Data inventory/assessment
- SWOT analysis
- Develop guiding principles

- History & Demographics
- Natural Features
- Housing
- Infrastructure
- Transportation/Connections
- Legacy and Urban Design



### **Historical Timeline**





- Data inventory/assessment
- SWOT analysis
- Develop guiding principles



- History & Demographics
- Natural Features
- Housing
- Infrastructure
- Transportation/Connections
- Legacy and Urban Design



Tulsa A New Kind of Energy.

- Data inventory/assessment
- SWOT analysis
- Develop guiding principles

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A New Kind of Energy.

- Data inventory/assessment
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- Data inventory/assessment
- SWOT analysis
- Develop guiding principles



- Natural Features
- Housing
- Infrastructure
- Transportation/Connections
- Legacy and Urban Design



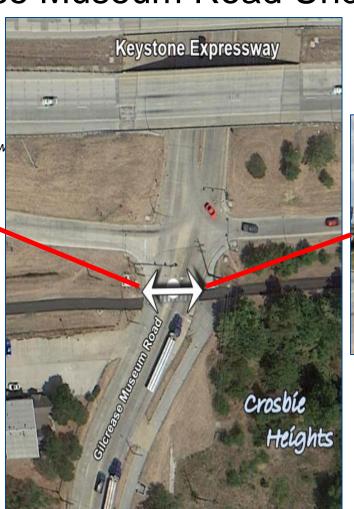


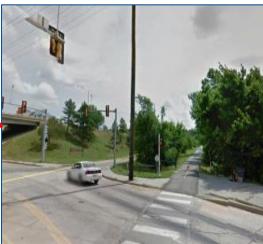


### Gilcrease Museum Road Underpass



**Looking west** 

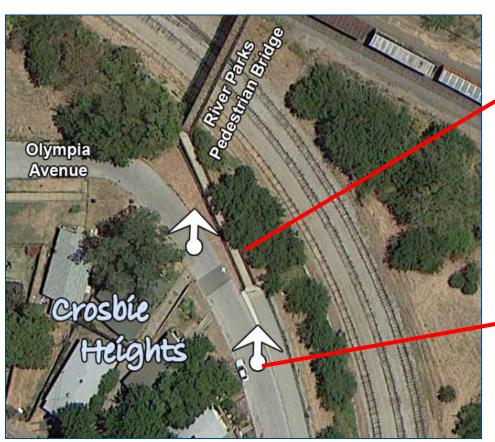




**Looking east** 



### **Closed River Parks Trail**







**Looking east** 



### 3rd Street Underpass

### **Looking east**







### STEP 3: UNDERSTAND 🗘

Tulsa A New Kind of Energy.

- Data inventory/assessment
- SWOT analysis
- Develop guiding principles

- History & Demographics
- Natural Features
- Housing
- Infrastructure
- Transportation/Connections
- Legacy and Urban Design

### **Legacy and Urban Design**



- Elements of Neighborhood Character
  - Street design
  - Site design
  - Building form
  - Landscape forms
  - Architectural styles





## **Legacy and Urban Design**











### STEP 3: UNDERSTAND 🔅

Tulsa A New Kind of Energy.

- Data inventory/assessment
- SWOT analysis
- Develop guiding principles
- SWOT Analysis
  - Meeting activity next time
- Prioritize for future decisions
- Grab a handout and start thinking about it!



### STEP 3: UNDERSTAND 🌼



- Data inventory/assessment
- SW0T analysis
- Develop guiding principles
- Develop Guiding Principles, like this:
  - Equity & opportunity
  - Safe neighborhoods
  - Vibrancy and diversity
- 1st step in creating the Crosbie Heights Vision

#### STEP 4: ENVISION





- Visual preference survey
- Draft vision statement

- Visual Preference Survey
  - Technique to obtain feedback on physical design alternatives
  - A series of images to score according to participants' preferences





























#### STEP 4: ENVISION





- Visual preference survey
- Draft vision statement

### Visual Preference Challenge

- Send pictures of examples
  - Around Tulsa
  - Other places you have lived or visited
- The Good, the Bad, and the Ugly!
- Use them for VP survey at ENVISION meeting
   ... and start to draft Crosbie's Vision statement



#### STEP 5: EXPLORE





- Review vision statement
- SAP workshop
- Develop draft recommendations
- Workshop on a Saturday
  - Hands-on design
  - See how things would look and fit on the ground
- Design Partners





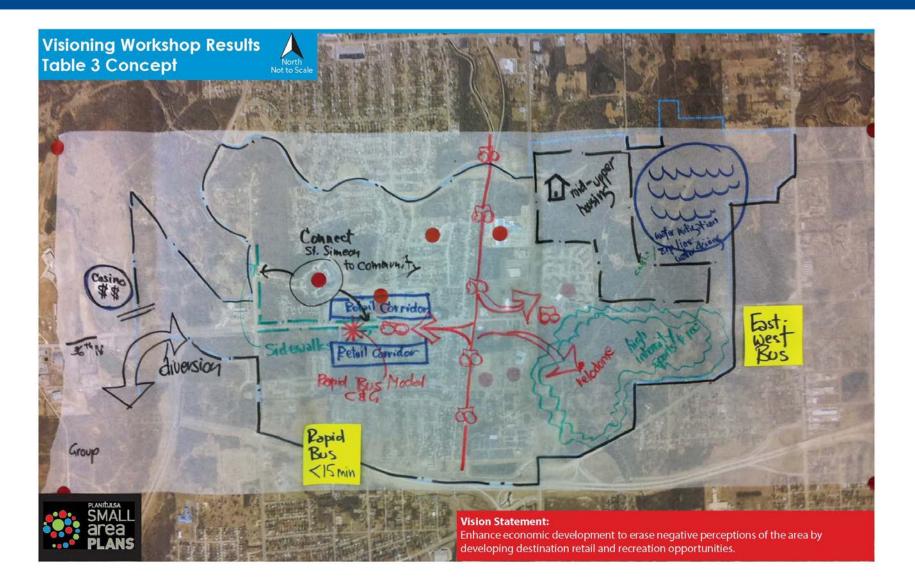




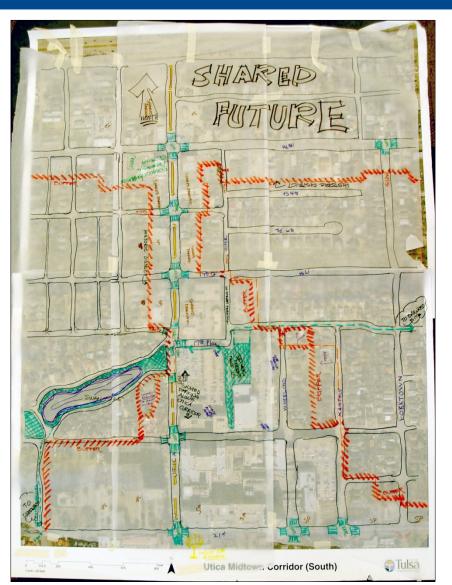










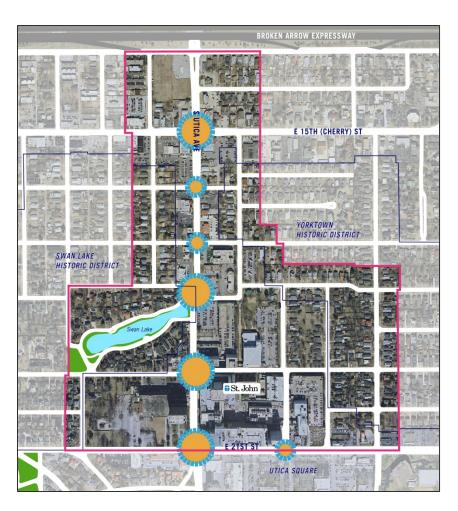






## Visioning Concepts Refined: From Previous SAPs

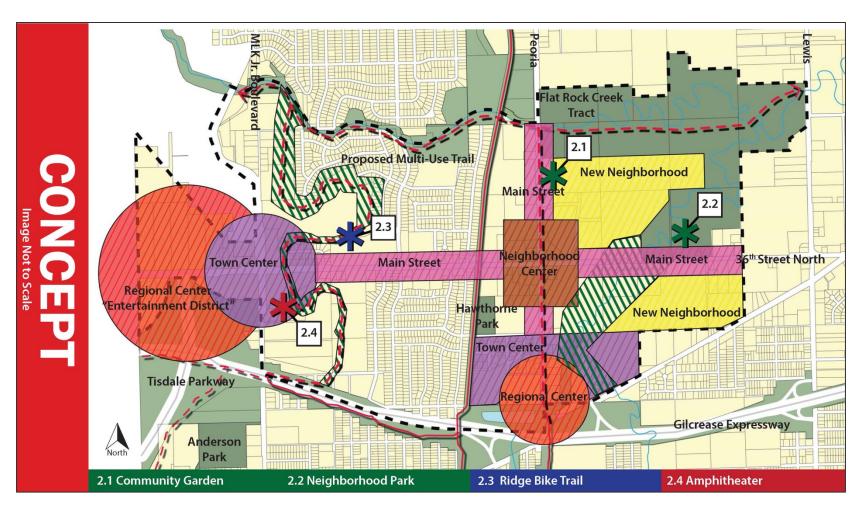






## Visioning Concepts Refined: From Previous SAPs





## **3-D Concept Refined:** From Previous SAPs





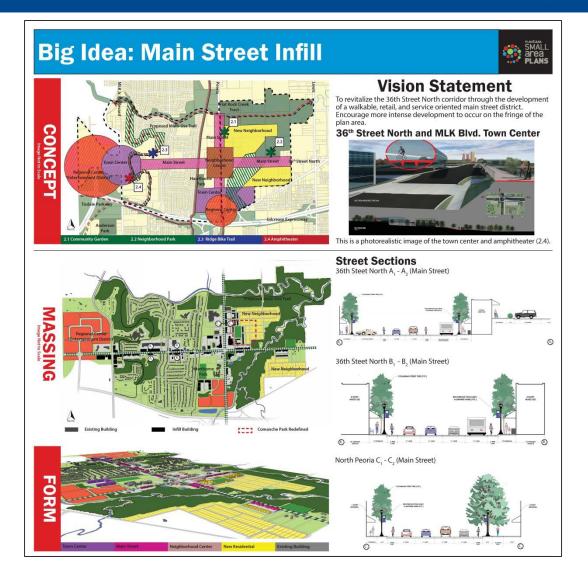






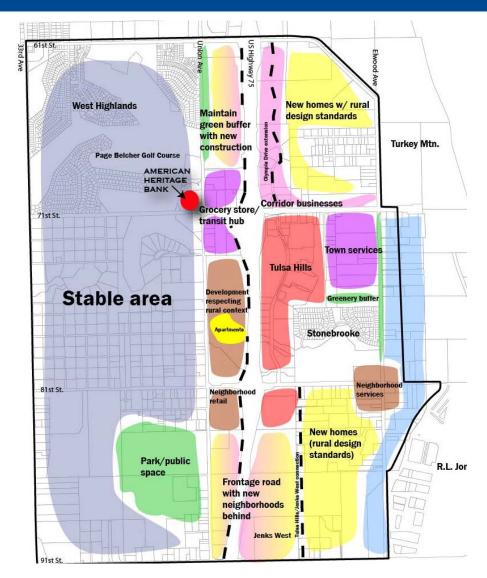
### SAP "Big Ideas" From Previous SAP





## **Vision Map: From Previous SAPs**





## **Draft Recommendations will Look Like this**



Reference Number	Page #	Implementation Measure	Priority	Phase	Potential Funding Sources	Likely Responsible Entity	Cost Estimate
LAND USE	AND	DEVELOPMENT	•	'	'		
LU-1	214	Preserve the integrity and historic residential character of historic Midtown neighborhoods.					
1.1	214	HP Boundary: Maintain existing Historic Preservation (HP) overlay zoning district boundary.	High	On-going	N/A	COT, TMAPC, TPC	
1.2	214	Use Regulation: Support underlying zoning regulations by limiting uses that are harmful to the health, welfare and safety of residents and to the stability of the residential neighborhoods.	High	On-going	N/A	COT, TMAPC	
1.2.a	214	Discourage surface parking as a primary use for parcels located within the HP overlay zoning district, especially for parcels abutting the HP boundary. (See Fig. S-5.1 - "HP District Protections" on p.216).	High	On-going	N/A	TMAPC, TMAPC Staff, COT	-
1.3.a and 1.3.b	214	Transition: Adopt zoning regulations that provide appropriate transition in a HP Buffer Zone as detailed in these recommendations.	High	0-2 years	N/A	TMAPC, TPC, COT	
LU-2	215	Encourage sustainable growth and mixed-use development in Regional Centers to create harmony between institutional and residential uses					
2.1	215	Encourage use of new mixed-use zoning in lieu of PUDs, where appropriate. Mixed-use developments are encouraged to use the new mixed-use zoning category that will be included in the new City of Tulsa zoning code.	High	0-5 years	Private, SJHS, COT	Private, SJHS, TMAPC, TMAPC Staff COT	
2.2.a through 2.2.g	213	Mixed-Use Institutional Zoning: Adopt a mixed-use institutional zoning category to support the sustainable growth of regional job centers. (See Fig. S-5.2 - "Proposed Mixed-Use Zoning designations" on p.217).	High	0-1 year	Private, SJHS, COT	COT, TMAPC	
LEGACIES	AND (	JRBAN DESIGN					
LEG-3	220	Ensure that all new development contributes to the creation of a unified public realm through the use of zoning regulations.					
3.1	220	Align zoning requirements with the Tulsa Complete Streets Procedual Manual to create walkable streetscapes.	Medium	1-3 years	СОТ	COT, Engineering Svcs, TMAPC, INCOG	

#### STEP 6: CONSENT





- Finalize vision statement
- Select preferred plan
- Affirm recommendations
- Forward plan to TMAPC
- Vision Statement:
  - "Over the next 20 years, Crosbie Heights will ..."
    - Look like ....
    - Provide ... for the residents
    - Be safe / dynamic / diverse / vibrant ...
- Agree / affirm recommendations

## Select Preferred Plan from "Big Ideas" (example)





Finalize PLAN draft to send to TMAPC

#### **ADOPT**

**~** 

Tulsa A New Kind of Energy.

- TMAPC adoption process
- City Council approval
- Amend PLANITULSA

- Staff takes plan draft to TMAPC
- CONTINUE TO SUPPORT YOUR SAP!



### What's next?



- Check web for updates and dates
- Next meeting: May

### STEP 3: UNDERSTAND



- Data inventory/assessment
- SWOT analysis
- Develop guiding principles

- Send photos for Visual Preference Survey
  - Joel Hensley jhensley@cityoftulsa.org
- Take the survey!

### Take the Survey



### https://www.surveymonkey.com/r/CHKickoff

#### CROSBIE HEIGHTS NEIGHBORHOOD SMALL AREA PLAN- KICK-OFF SURVEY

The City of Tulsa Planning and Development Department will work with residents and other stakeholders in the Crosbie Heights neighborhood to develop a small area plan (SAP). SAPs are long-range land use plans – focused on specific areas of the city – that identify local land use issues and recommend solutions over a 10- to 20-year timeframe.

Community input is essential to define the way folks want their area to look, feel and function in the future. Your responses to these questions will informally start the planning process and will be shared at the public kick-off event on April 14, 2015. The SAP process will continue through the end of 2015, when the SAP will be considered by the Tulsa Metropolitan Area Planning Commission to amend the Comprehensive Plan (PLANiTULSA).

Crosbie Heights is located immediately west of the Inner Dispersal Loop between the Sand Springs Expressway (Highway 412) and the Arkansas River.

Next

Powered by <u>SurveyMonkey</u>
Check out our <u>sample surveys</u> and create your own now!

... or fill one out before you leave!



# THANKS FOR COMING. See you next time!

Questions?

## Planning & Development Planning Division - Small Area Planning





### ENGAGE: Kick-Off Meeting Notes

Crosbie Heights Small Area Plan New Beginnings Community Church 1401 W. Charles Page Boulevard 6:00 to 8:00PM

#### **April 14, 2014**

#### **CAT Members:**

<u>Attending:</u> Jonathan Belzley, Amanda DeCort, Femi Fasesin, Antoine Harris, Kevin Harrison, Rev. Kujanga (KJ) Jackson, Mia Leighty, Dr. Miriam Mills, Larry Mitchell, David Phillips, Rose Washington, Joe Wrest.

#### Planners:

<u>City Staff:</u> Martha Schultz, Planner III, Project Manager; Joel Hensley, Planner I; Jennifer Gates, Planner III; Pamela Bright, Senior Graphics Specialist; Suzanna Auerbach, Office Assistant III, Steve Carr, Senior Planner, Dawn Warrick, AICP, Planning Director. INCOG Staff: Nikita Moye, AICP, Senior Planner

#### **General Attendance:**

Approximately 80 persons attended the kick-off meeting and presentation. Attendees were asked to mark their residence or place of interest within Crosbie Heights on the map at the sign-in table shown on the image below.



Prior to the meeting, participants were asked to sign in and provide contact information, to enable staff to communicate with them in the future. They were also asked to indicate where, within the plan area boundary, they live or own property.



The meeting began at 6:00PM in the main assembly area of the church.

Martha Schultz welcomed everyone and thanked them for attending the inaugural meeting for the Crosbie Heights Small Area Plan.

Rev. KJ (Kujanga Jackson) and the New Beginnings Community Church were acknowledged for hosting the meeting and agreeing to host all future events.

As a City of Tulsa function, the meeting started with a Safety Check, advising participants to note nearby emergency exits. One attendee volunteered to call 9-1-1 in the unlikely event of any medical, police/fire, or weather emergency. Safety Check will be a standard agenda item for all SAP meetings.

Ms. Schultz continued with the presentation by introducing members of the Citizen Advisory Team (CAT) to the rest of the group. The Crosbie Heights CAT members were all present.

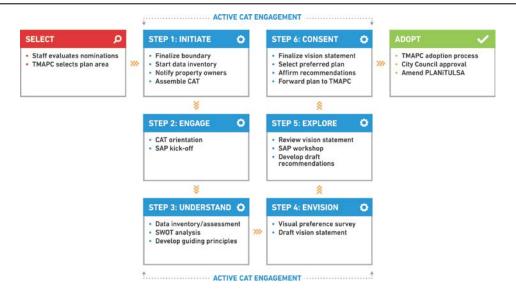
- Jonathan Belzley Developer, with KMO Development
- Amanda DeCort Tulsa Foundation for Architecture, Executive Director
- Femi Fasesin Architect and Crosbie Heights resident
- Antoine Harris Alfresco Community Development Corporation
- Kevin Harrison Resident, Crosbie Heights Neighborhood Association (CHNA) President
- Rev. Kujanga (KJ) Jackson Pastor, New Beginnings Community Church
- Mia Leighty Government & non-profit consulting
- Miriam Mills Crosbie Heights resident and property owner
- Larry Mitchell Crosbie Heights resident, cycling advocate
- David Phillips Crosbie Heights resident, former CHNA president, public defender
- Rose Washington TEDC Creative Capital, Executive Director
- Joe Wrest Trustee, Nogales Avenue Baptist Church

The role of the CAT was briefly described, noting that they are volunteers who will serve as a sounding board for information throughout the planning process. It was noted that although all SAP meetings will be open to the public, general comments and discussion from non-CAT members will be allowed <u>only</u> when the CAT has completed all posted agenda items.

Ms. Schultz then introduced city planners who will be working with the community to develop the plan (see list above).

The presentation - posted online – included references to PLANiTULSA (2010 Comprehensive Plan) and the nature of small area plans. It was also noted that small area plans are long-range (10 to 20 years in the future) and aspirational (what do you want Crosbie Heights to be like in the future). It was also noted that SAPs will not remove homes or buildings, or any property rights currently attached to specific properties.

The presentation included a general timeline to develop the plan (9 to 12 months) and a process diagram that identifies key activities at major steps of the process.



Kevin Harrison, Crosbie Heights Neighborhood Association President, explained the process the association followed to nomination Crosbie Heights for a small area plan, including references to the <u>Charles Page Boulevard Area Neighborhood Revitalization Plan</u> boundary of which includes the current Crosbie Heights SAP boundary. He mentioned some projects that were generated from that plan and he presented lists of challenges and strengths within the neighborhood that could addressed in the SAP. Mr. Harrison invited all participants to continue to refine those ideas through the process.

The SAP process (shown above) and key elements of each step was explained. **SELECT** and **STEP 1: INITIATE** were already complete; **STEP 2: ENGAGE** included the kick-off meetings. Looking forward, portions of **STEP 3: UNDERSTAND** were presented by members of the team:

- Joel Hensley (Data Inventory: history & demographics, natural features, housing, infrastructure). Joel mentioned the historic significance of Crosbie Heights as one of Tulsa's earliest neighborhoods, the Nogales Avenue Baptist Church, and the construction of major roads and highways.
- Steve Carr (Transportation/Connections)
- Jennifer Gates (Legacy and Urban Design). Jennifer explained these concepts and asked how long attendees have lived in Crosbie Heights. One resident has lived there for 66 years.

At **STEP 3: UNDERSTAND**, staff will present basic data and analysis that will serve as the foundation for building the plan. We will conduct an interactive SWOT Analysis and start to develop guiding principles that help create the Crosbie Heights vision.

Joel Hensley explained the Visual Preference survey, an activity planned for **STEP 4: ENVISION**. All participants and persons reading these notes are encouraged to submit digital images of building types, streetscapes, sidewalks and trails and other examples of preferred community elements. At the **ENVISION** meeting, participants will be asked to evaluate their preferences.

**STEP 5: EXPLORE** will focus on a small area plan visioning workshop, which will be held on a Saturday in late June or early July. Volunteer design professionals from the Eastern Oklahoma Chapter of the American Institute of Architects and students from the University of Oklahoma Urban Design Studio will facilitate the workshop. At **STEP 6: CONSENT**, we will finalize the future vision for Crosbie Heights along with implementation recommendations. Once the draft is



complete, it will be forwarded to the Tulsa Metropolitan Area Planning Commission for a public process that should lead to plan adoption.

Attendees were reminded to send pictures for the visual preference survey to Joel Hensley, <a href="mailto:jhensley@cityoftulsa.org">jhensley@cityoftulsa.org</a> and to check the website for dates and announcements of upcoming events.

The following reminders were shared with attendees:

- Please send pictures for the visual preference survey to Joel Hensley, <u>ihensley@cityoftulsa.org</u> and to check the website for dates and announcements of upcoming events.
- Take the Crosbie Heights Kick-Off Survey. It will be available until the next meeting.

At the conclusion of the presentation, staff entertained questions from the floor on the following topics:

- When will the City of Tulsa do something /clean up about all of the substandard buildings?
- When will the bike trail over the highway be re-opened? It has been closed a lot longer than anticipated.
- Concern about homeless people breaking into houses and what to do about it.

Staff will attempt to find answers to these and any other questions that arise from our public meetings and share that information throughout the process.

At 7:30PM, the kick-off event adjourned.