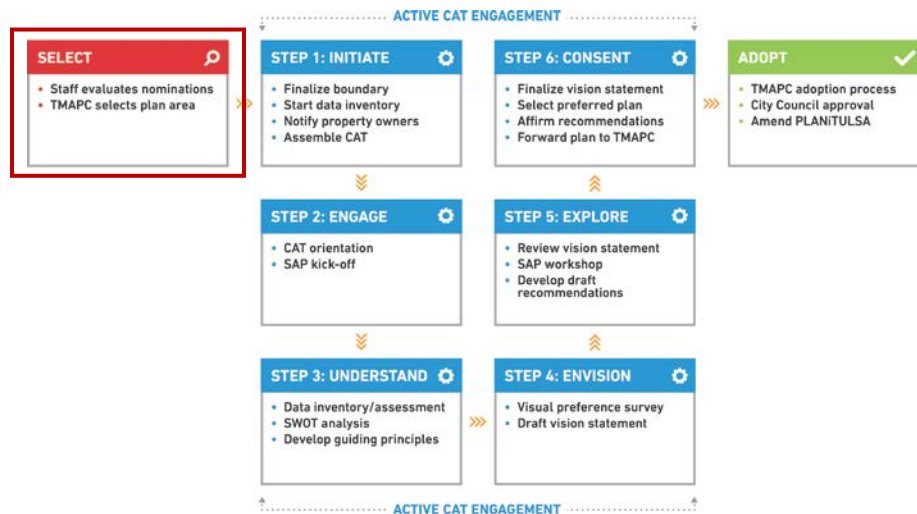


## Crosbie Heights Small Area Plan SELECT



- Crosbie Heights SAP Nomination
- SAP Nomination Process
  - TMAPC Work Session Packet
    - Nomination forms
    - Analysis - All nominations
    - Analysis – Crosbie Heights nomination
    - PowerPoint Presentation
- TMAPC Resolution to select Crosbie Heights



PLANitTULSA  
**SMALL area PLANS**

Crosbie Heights Small Area Plan  
**SELECT**

- SAP Nomination Process
  - TMAPC Work Session Packet
    - Nomination forms
    - Analysis - All nominations
    - Analysis – Crosbie Heights nomination
    - PowerPoint Presentation



Submit by December 31, 2014

## Section A: Submittal Requirements and Contacts

STAKEHOLDER INFORMATION	
Stakeholder/Organization/Group Name	Crosbie Heights Neighborhood Association
Submitted on behalf of stakeholder by	Kevin L. Harrison, president
Stakeholder type (check all that apply)	<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Homeowners Association <input checked="" type="checkbox"/> Neighborhood Association <input type="checkbox"/> Business Association <input type="checkbox"/> Local Chamber of Commerce <input type="checkbox"/> Developer <input checked="" type="checkbox"/> Other
Name	Kevin L. Harrison
Address	1109 West 11th Street Tulsa, OK 74127
Preferred phone	918-794-5720
Alternate phone	918-510-2516
E-mail address	consultkevin@hotmail.com
Name	Joni LeViness
Address	308 S. Phoenix
Preferred phone	918-906-0828
Alternate phone	N/A
E-mail address	jonileviness@yahoo.com
Submit to:	City of Tulsa, Planning & Development Department ATTN: Small Area Plans 175 E. 2 <sup>nd</sup> Street, Suite 560 Tulsa, OK 74103 FAX: 918.699.3637 E-mail: Subject: SAP nomination <i>If submitting via e-mail, please include the completed nomination form as an attachment.</i>
For more information, contact:	Martha M. Schultz, Planner III E-mail: Phone: 918.576.5674



Submit by December 31, 2014

## Section B: Area Characteristics

*Small area plans address issues related to the built environment of our community: housing, businesses, parks and open space, and the transportation network which connects them all. Although planning does not directly address social services, crime, or school issues, plans create a vision for the future to set the table for best practices in urban planning and design (e.g., sidewalks, street lighting, transportation elements, engineering and design of public facilities) that can result in improved public safety, more attractive business districts, better neighborhoods, and better quality of life.*

*Please provide information to describe the concerns facing your nominated area.*

1. Small area plans can be as small as a neighborhood, or as large as a few square miles. What is the area for which you feel a small area plan is appropriate? *Please describe the general area (such as "South Sheridan Road between I-244 and 11<sup>th</sup> Street") or more specific boundaries, and attach a map or illustration if one is available.*

Crosbie Heights is bordered on the north by SH 412 and Archer, on the east by the Inner Dispersal Loop and BNSF railroad tracks, on the south by the Arkansas River and Sand Springs Railway and on the west by Union Avenue.

2. What do you feel is the single most pressing, important issue that the plan should address?

Crosbie Heights, one of Tulsa's original neighborhoods, was included in the Charles Page Boulevard Area Revitalization Plan adopted in 1996. A small area plan would serve to amend portions of that plan, by focusing on economic development along the Charles Page corridor through infrastructure improvements and enhancements. The SAP would serve to guide commercial development, mixed-use development, and residential in-fill and rehabilitation, creating a pedestrian and cycling-friendly community that has historically served as the western gateway to downtown Tulsa.

3. Assuming that current trends continue, what do you think the area will be like in 20 years?  
Regarding the specific issue you mentioned in question #2, will it be better/worse/same and why?

Crosbie Heights, thanks to its proximity to downtown Tulsa, will become a destination neighborhood for young professionals, creatives and others who want to be close to downtown Tulsa, Tulsa River Parks and trails. If the past predicts the future, improvements will take place willy-nilly, and those who might invest in businesses, services and residential development/restoration will be disinclined.

4. If a small area plan is adopted in this area, what outcomes would you expect?

Because properties on either side of Third Street/Charles Page Boulevard from the IDL to Newblock Park are zoned commercial, with appropriate traffic control and infrastructure improvements, small business flourishes, meeting the needs of the higher density of area residents living in single-family and multi-family, new and rehabilitated structures. Newblock Park has new vitality, serving as another jewel along River Parks and providing recreational opportunities for area residents. Water Works offers the community more opportunities for creative expression. Walkers, runners and cyclists proliferate, traveling along the trails and sidewalks and streets, to and from downtown Tulsa, A Gathering Place for Tulsa, Gilcrease Museum, Sand Springs and beyond. Trolley stops, passenger rail stations, bus stops complete the transportation choices. Sales tax revenue from the shops, restaurants, and other businesses fill city coffers.

5. Referring to question #4, could these outcomes be achieved without a plan? Why or why not?

Some of the outcomes desired will, no doubt, take place with or without a plan. However, the process of developing the SAP will require the involvement and buy-in from the City of Tulsa, private business and residents who will craft it together. Once adopted, it will serve to guide appropriate development, and attract investment. Many believe Crosbie Heights is poised to become Tulsa's next great neighborhood. Without a plan, those beliefs lack a foundation.



Submit by December 31, 2014

6. Use the following categories to identify the area's major issues and concerns. If you feel none exist in a given category, indicate 'Not applicable' (NA).

6a. Land development (Examples: locations and types of development that have occurred, suggested improvements for the future)

Crosbie Heights includes single and multi-family dwellings, some commercially zoned structures and numerous lots currently vacant. Opportunities for aesthetic, appropriate in-fill development, both commercial and residential abound. The neighborhood includes Newblock Park, which should be re-imagined and redeveloped to maximize its potential benefit to the community. Mixed-use development along the Charles Page corridor should also reflect the historic nature of the community, providing a beautiful and thriving gateway to downtown Tulsa.

6b. Transportation (Examples: mass transit, roads, trails, sidewalks)

Historically, Crosbie Heights had a railway station and was developed along the primary artery, Charles Page Boulevard, linking Tulsa and Sand Springs. More recently, River Parks bridged the railroad tracks on the south border of the neighborhood with its trail, linking communities along the Arkansas River. Because of its proximity to downtown, social services providers, correctional facilities and other factors, our neighborhood enjoys a larger than average amount of foot traffic, which will increase upon the reopening of the River Parks trail bridge. Sidewalks, alleys, streets and the potential for passenger rail with the intermodal bridge out our front door must be considered in the SAP, with emphasis on the safety and security of motorists, cyclists and pedestrians. A traffic study recently completed on Charles Page Boulevard should provide valuable data.

6c. Parks and open space (Examples: parks, trails, access to nearby parks and open space)

Newblock Park, like an unpolished gem, borders the southwestern edge of the neighborhood. The SAP will allow planners to create a destination outdoor recreation area, accessible by the River Parks trail as well as pedestrians from either side of Charles Page, cyclists and motorists.

6d. Housing (Examples: housing affordability; property maintenance, choice of housing types such as single-family, multi-family, rental, owner-occupied)

Crosbie Heights housing stock has changed little since the Charles Page Area Revitalization Plan, although a good deal of rehabilitation and restoration has taken place. There is a mix of single and multi-family dwellings. A small number of landlords own scores of properties, and many properties are not properly maintained. Rents charged fluctuate with market and demands. Existing home prices generally are more affordable than other neighborhoods surrounding downtown Tulsa. In-fill opportunities for single-family, multi-family and mixed-use development exist throughout Crosbie Heights, with a variety of lot sizes.

6e. Economic Development (Examples: job centers, job training and educational facilities, shopping areas, services, local attractions)

Crosbie Heights is ripe for economic development, with commercially zoned property along the Charles Page corridor and a number of vacant properties ready for in-fill. Retail shops, offices, and other establishments are needed, and could thrive.

6f. Urban design (Examples: neighborhood identity, neighborhood appearance/aesthetics, lighting)

Crosbie Heights includes many Craftsman-style homes, many more than 100 years old. Other turn-of-the-century styles are in evidence, and residential in-fill and commercial development would ideally reflect the historic nature of the neighborhood. Off-street parking, alley access and sidewalks need improvement.

6g. Other concerns?

1. Arkansas River levee improvements (mentioned in the Charles Page Area Revitalization Plan).
2. Maintenance and improvements in the "no-man's land" between the river and the neighborhood. Involves BNSF, Sand Springs Railway, Tulsa County and the U.S. Army Corps of Engineers as stakeholders, and issues including overgrowth of vegetation, homeless encampments, trash and fires.
3. Vagrancy in Newblock Park, along railroad right-of-way and elsewhere.
4. Landlords who fail to maintain property within code and take advantage of renters.
5. Poor law enforcement response time and follow-up.

Submit by December 31, 2014

## Section C: Stakeholder Characteristics

*Successful small area planning requires commitment to resolve identified issues through consensus-building participation for the benefit of the entire community. The purpose of this section is to provide insight concerning the common goals, levels of organization, problem-resolution successes, and communications within the stakeholder group represented by this nomination.*

7. Do you have experience reaching out to businesses, organizations, or stakeholders in the area you are nominating? Which ones? What challenges do you face when you do this?

Some of the signees have such experience, having worked on the revitalization plan implementation and with the Founders' District. Stakeholders include two churches, a handful of businesses, Tulsa Metropolitan Ministries, other neighborhoods, city and county government and social service agencies.

8. If you have one, share an example of how you worked with other stakeholders over a long period of time, to solve a problem in the area you are nominating. If you don't have one, do you have any experience solving issues collaboratively in another area?

Some of the signees have worked on the revitalization plan implementation on issues identified within it. Personally, I worked as a Public Service Company of Oklahoma on a program called the Tulsa Alliance to Prevent Dog Bites. It was a collaborative program involving PSO, ONG, USPS and the City of Tulsa.

9. Do you or your group have experience in local planning matters? (Examples: attending Tulsa Metropolitan Area Planning Commission or Board of Adjustment Meetings, or participating in the PLANiTULSA process)

Some of the signees have such experience. Personally, I have reported on local planning matters and attended such meetings as a reporter/editor for local papers.

10. How would you bring people who have not previously participated in resolving local issues into the small area planning process?

While we have a good core of folks already excited about the process, the neighborhood association would actively promote and publicize the opportunity to get involved through a variety of media and face-to-face communications with residents and others who may add value to the experience.

11. Would you be willing to participate in a citizens' orientation to urban planning?

Yes.

Submit by December 31, 2014

12. Following completion of the small area plan, how would you as stakeholder(s) expect to help implement its recommendations?

Because some members of our association have experience involving the implementation of the Charles Page Area Revitalization Plan, we have an understanding of the process. A key to success is on-going communication with other stakeholders and regular updates on progress, funding and such.

13. What group of people in the area do you think will benefit from a small area plan? (Examples: Business owners, current single family residents, new residents).

I believe everybody who travels along Charles Page Boulevard/Third Street to and from downtown Tulsa would benefit from the SAP, as the improvements and development take place. The phrase "America's Most Beautiful City" comes to mind. Current residents will benefit, future residents and everyone who rides, walks or runs along the River Parks trail, enjoying the scenic views afforded of the Arkansas River and downtown Tulsa from our neighborhood will benefit. The proprietors of new shops and businesses will benefit.

*Along with this application, please include:*

14. At least two (2) letters of support from other community stakeholders or stakeholder groups. The letters can come from business owners, landowners, non-profits, residents, churches, schools, or any stakeholder person/group, either within or concerned about the proposed area.

Support letter #1 from Larry Mitchell

Support letter #2 from Buford

15. Please use the attached form to collect signatures of stakeholders from the proposed plan area to submit with your nomination form. If you plan to submit your nomination electronically but do not have a scanner, you may mail the signatures separately. *Please clearly identify all submittals by including your name or that of your stakeholder group.*

16. **OPTIONAL:** Pictures, newspaper clippings, or any other materials which may better illustrate your area's issues are encouraged. If you plan to submit these items electronically but do not have a scanner, you may mail the images separately. *Please clearly identify all materials by including your name or that of your stakeholder group.*

*Thank you for completing the nomination form!*  
*Submit by December 31, 2014*

Submit by December 31, 2014

## Section D: Stakeholder Signatures for \_\_\_\_\_

group name

Space below is provided for your conveniences. You may include as many or few signatures as you wish.

	Name	Street Address
1	Anthony R. Lewis	3030 E 49th 74105
2	Larry Mitchell	1211 W. 2nd St, Tulsa OK 74127
3	David C. Phillips	206 S. Olympia 74127
4	Blenda V. Mims	412 S. ROGERS AVE. 74127
5	William V. Miles, MD	710 S. Phoenix Ave. 74127
6	Joni LeViness	308 S. Phoenix Ave. 74127
7	Teri J. Harrison	1109 W. 11th St. 74127
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PLAN TULSA  
SMALL area PLANS

STAKEHOLDER NOMINATION FORM (Parts A - D)

Submit by December 31, 2014



CITY OF  
**Tulsa**  
A New Kind of Energy.

**Section D: Stakeholder Signatures for** CROSBIE HEIGHTS  
group name

Space below is provided for your conveniences. You may include as many or few signatures as you wish.

	Name	Street Address
1	Gudy Phillips	206 S. Olympia
2	Anna Donna Harley	216 S. Olympia
3	Jeressa Pugh	220 S. Olympia Ave.
4	Linda Pugh	222 S. Olympia Ave.
5	Collins	226 SO Olympia
6	Dwayne Sherbin	226 SO Olympia
7	Jerry Collins	226 SO Olympia
8	Travis Burns	226 SO Olympia
9	Samuel S. Buford	1021 chad, hwy 660
10	Gene Hawn	204 S. Olympia AVE
11	General Doney	402 S. Nogales AVE
12	Mike Harrison	403 S. Nogales Ave
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**To: City of Tulsa**

**12/30/2014**

**Re: Small Area Plan for Crosbie Heights**

This is a letter of support for a Small Area Plan for Crosbie Heights neighborhood. I am a resident and a property owner in Crosbie Heights.

This is an area with so much promise! The proximity of a historical neighborhood to our burgeoning and rapidly developing downtown area holds many possibilities.

We need the City of Tulsa's help to make this happen. First and foremost would be putting Charles Page Blvd on a road diet. This road carries a modest volume of car traffic. The traffic that it does carry is speeding cars, making it unsafe to cross the road for pedestrians or bicyclists. An upgrade to Charles Page Blvd including slowing the traffic to 25 mph in only two lanes, and converting the other two lanes to pedestrian/cyclist friendly protected lanes would do a great deal to increase accessibility to downtown. I walk and cycle daily to the downtown area. I am an experienced cyclist, but either walking or riding would be daunting to someone who is not experienced due to traffic speeds and no safe place to ride, and very minimal safety for pedestrians.

Of course, there is neighborhood blight. If the City of Tulsa could help to get current on demolition, that would surely encourage investors to give a long and thoughtful look at this hidden gem of a neighborhood.

I own two lots in Crosbie Heights and am considering some day building townhouses on them. I have neighbors who are long-time residents and property owners in Crosbie Heights and who care passionately about its present as well as its future.

I'm a member of the Bicycle-Pedestrian Advisory Committee, created to consult/advise the mayor and city council on bike/pedestrian concerns. Study after study nationally show that neighborhoods that are walkable and bike-friendly cause property values to increase and crime to decrease. Both of these good outcomes would benefit the City of Tulsa in the long run in increased property tax collections and decreased expenditures from police activity in the area.

Sincerely,

Larry Mitchell

1211 W 2<sup>nd</sup> St.

Tulsa, OK 74127

918-313-7392

lmitch46@hotmail.com





5 vacant lots next to Newblock park



306 Phoenix House opening 04/12



306 S Phoenix



315 S Phoenix next to community garden





Abandoned pool at Newblock park



Block party June 2013





306 S Phoenix in 2009



Vacant lot





Block Party 2013



Block party June 2013





Block party June 2013



Cave House across from Newblock Park



Closed bike trail to Riverside



Houses overlooking Newblock Park

**2015 Small Area Plan Nominations and Selection Process**  
**TMAPC Work Session**  
**February 4, 2015**

**Background**

Following completion of 4 small area plans – amendments to the 2010 Tulsa Comprehensive Plan (PLANiTULSA), the City of Tulsa initiated a process through which interested stakeholders could nominate areas for the next small area plan. The process incorporates objective criteria that define locations best suited for SAPs.

At a work session in July of 2014, City Planning staff briefed TMAPC on the status of the SAP program and introduced the selection process and criteria. On November 1, 2014, the information was released to the public (interested parties, business groups, neighborhood associations) through direct contact with City Council offices, e-mails and newsletters. *Materials are included as #4 in this packet.*

Nine (9) nominations were received by the December 31<sup>st</sup> deadline. Staff has evaluated the nominations and will present findings of our analysis and general recommendations, with the expectation that TMAPC will select the area for the next SAP.

**Work Session Packet Materials**

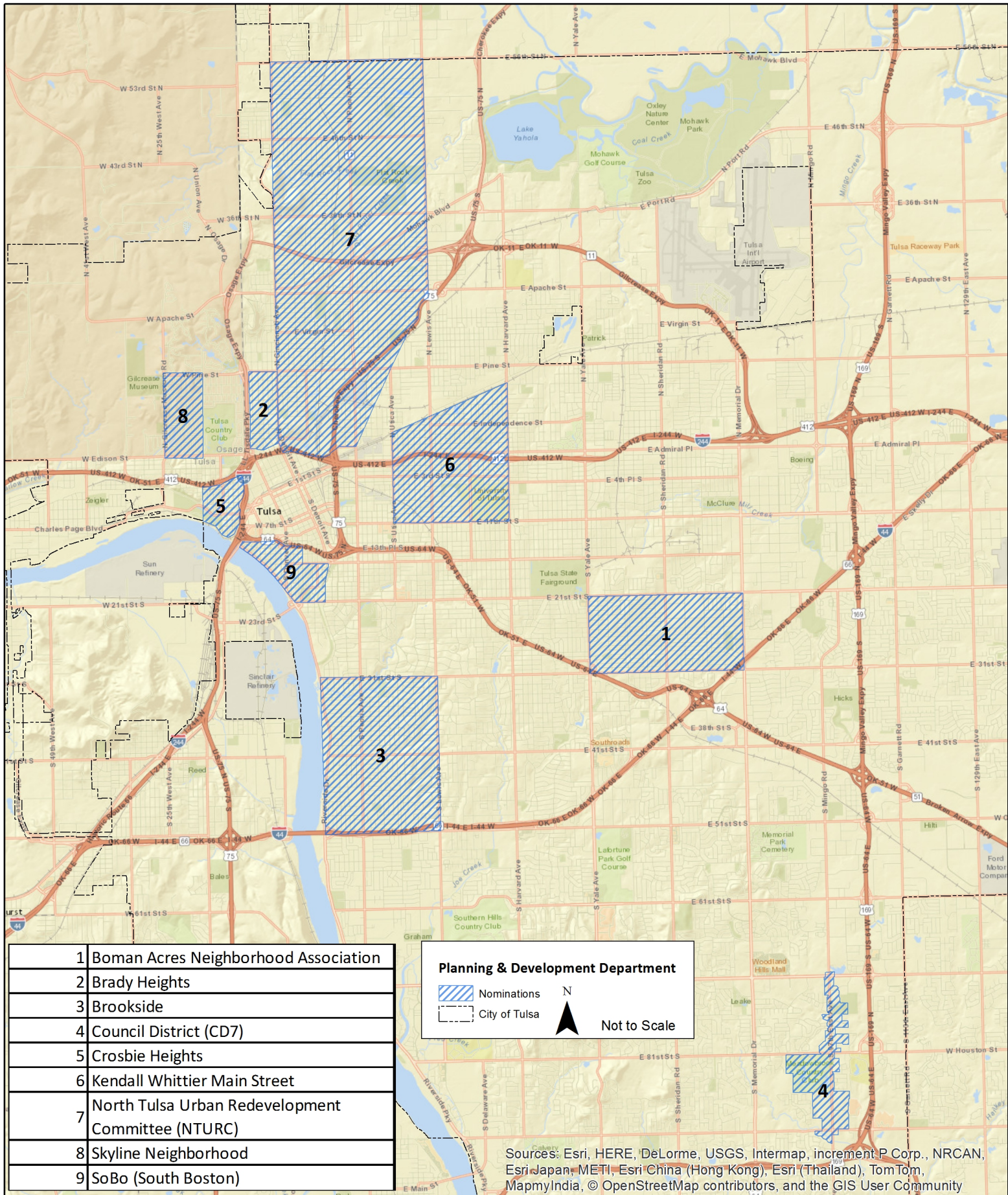
1. **Base map** for your reference during the presentation. This map includes the boundaries of all nominated areas in the context of major streets and highways, landmarks and water features within the municipal boundaries. The map will be featured in the presentation to illustrate the selection process. *NOTE: Because of the scale and shape of the map, it does not include extreme southern and eastern portions of the city which do not include any nominations.*
2. **Summary of Narratives** derived from viable nominations. *NOTE: Nominations from areas covered by the City's sector plans have been re-directed to the Tulsa Development Authority (TDA) and will not be further evaluated in this selection. TDA and their consultants are currently updating these plans according to the City's SAP process.*
3. **SAP Evaluation Matrix** to match the nominations with selection criteria. *The matrix includes staff interpretation of information provided by the stakeholders, but is not intended to serve as a scorecard.*
4. **Nomination materials**
  - Web link used to promote process information to the public
  - Letter of Invitation from Planning Director Dawn T. Warrick, AICP
  - Nomination form
  - Appendix of Resources, including maps. The Appendix includes a summary key criteria from the Comprehensive Plan that serve as the basis for selecting locations for small area planning.



# 2015 Small Area Plan Nominations

## Proposed SAP Boundaries

as of 1/28/2015





### TMAPC Work Session – February 4, 2015

#### Summary of Narratives - 2015 Small Area Plan Nominations

*LMI refers to the census designation for low- to moderate-income households*

Map Key	Stakeholder	General Location	Narrative Summary
1	Boman Acres Neighborhood Association (BANA)	21 <sup>st</sup> St. to 31 <sup>st</sup> St., between S. Yale and S. Memorial Drive.	<p>Although no single land use issue is mentioned in the nomination, the stakeholders hope to stabilize their strong areas from the real and perceived encroachment of deterioration and disinvestment within this older neighborhood. BANA recognizes pockets of decline – both residential and commercial – and believes that current trends place the area at a turning point in its evolution. They believe that a small area plan would galvanize local stakeholders and help stabilize the area.</p> <p>BANA embraces PLANITULSA concepts such as walkability, enhanced transit options and the town center designations on Sheridan Road at both 21<sup>st</sup> and 31<sup>st</sup>. They believe that they could capitalize on their proximity to MTTA's Memorial Midtown Station and the intersection of the Broken Arrow Expressway and I-44 with mobility improvements like sidewalks and enhanced crosswalks. The co-location of multiple schools in the proposed plan area - from early childhood (Educare) through high school (Nathan Hale) - would serve as anchors for future residents choosing to invest and live in the area. BANA suggests a brand – The Crossroads – to develop an identity and mentioned the site of the former Ma-Hu Mansion (razed in the 1970's) as a destination point of interest.</p> <p>Although stakeholder support was high from the area east of Sheridan Road, the western portion (which includes Lortondale Neighborhood) was not well represented in either the narrative or signatures. Stakeholders include a non-profit (Child Abuse Network) with plans for future expansion and a desire to support and stabilize the neighborhood; likewise, a local realtor endorsed the nomination.</p> <p>Regarding selection criteria, BANA does not include any LMI census tracts. Only a small portion of the proposed plan area (along major arterials and at key Sheridan intersections at 21<sup>st</sup> and 31<sup>st</sup> Streets) is in areas of growth. The majority of the proposed plan area is designated as areas of stability.</p> <p>NOTE: BANA's age (homes built, generally, between 1940 and 1959) and many other areas like it may warrant additional planning consideration in the future. To date, the City has not conducted neighborhood planning east of Harvard, except for plans in far east Tulsa.</p>
2	Brady Heights Neighborhood	Pine Street on the north to I-244 overpass/downtown on south, MLK Jr. Blvd. on the east to LL Tisdale Pkwy on the west.	Brady Heights is entirely within the Sector Plan boundaries, and thus is eliminated from consideration for the 2015 small area plan. The nomination has been forwarded to Tulsa Development Authority (TDA) as input to the sector plan update process.



### TMAPC Work Session – February 4, 2015

#### Summary of Narratives - 2015 Small Area Plan Nominations

*LMI refers to the census designation for low- to moderate-income households*

Map Key	Stakeholder	General Location	Narrative Summary
3	Brookside (Brookside Business Association and Brookside Neighborhood Association)	31 <sup>st</sup> St. to 51 <sup>st</sup> St., between Riverside Drive and S. Lewis Avenue.	<p>Beautification and the continuation of the area’s positive growth are identified as key issues in this nomination. Its boundaries are the same as those addressed in the Brookside Infill Development Design Recommendations, adopted in 2002 with a focus on the South Peoria corridor between 31<sup>st</sup> Street on the north and 51<sup>st</sup> Street on the south. Parking was mentioned as another issue for Brookside. Staff notes that parking was addressed in 2002 plan as well.</p> <p>Since the 2002 Plan, Brookside has become a vital sales tax generator for the City and continues to evolve with a strong identity and “destination” brand. The nominating stakeholder groups are well-organized and committed to maintaining vital commercial areas and stable neighborhoods; however, neighborhoods closer to Lewis Avenue and 51<sup>st</sup>/Skelly Drive toward the southeast appear to be under-represented.</p> <p>The BBA and BNA embrace the design concepts of the 2002 plan that represent “the Brookside look”, which includes buildings closer to the street and walkability; however, they would like to be able to regulate these concepts via zoning and development plans. These stakeholders also acknowledge that as things change in Brookside as a result of its proximity to The Gathering Place, they would like to retain the look and feel of their area.</p> <p>As of June 2014, LMI census tracts were added for the City of Tulsa; one of them is in the southeast corner of this proposed plan area boundary. The nomination did not mention the addition of the LMI tract.</p> <p>NOTES: As the most travelled MTTA route in the City, Peoria Avenue will be the subject of land use planning, to address stations/stops for Bus Rapid Transit that was approved in the Improve Our Tulsa vote.</p> <p>Staff believes that key issues mentioned in this nomination reflect goals of the 2002 plan and could be addressed through a business improvement district along the corridor. Additionally, certain provisions of the zoning code update (in progress) such as the proposed mixed-use zoning and Special Overlay districts could address design concerns of these stakeholders.</p>

### TMAPC Work Session – February 4, 2015

#### Summary of Narratives - 2015 Small Area Plan Nominations

*LMI refers to the census designation for low- to moderate-income households*

Map Key	Stakeholder	General Location	Narrative Summary
4	Council District 7 (CD7)	South Mingo between E. 71 <sup>st</sup> Street and East 91 <sup>st</sup> Street.	<p>The key issues in this nomination relate to the interface between established single-family neighborhoods and emerging multi-family and commercial development along the busy South Mingo Corridor. CD7 anticipates a strain on infrastructure – primarily traffic on Mingo Road – and other resources that might inadvertently affect property values in adjacent areas. Because stakeholders expect change, they would like to proactively address the expected growth. NOTE: Staff would characterize these issues as access management issues, many of which can be addressed with traffic engineering and development plan design. Since the nomination did not include a depth from Mingo Road, staff modified the conceptual boundary to include all parcels with frontage on Mingo to better represent the proposed plan area.</p> <p>The nomination recognizes proximity of the area to the sales tax engine at 71<sup>st</sup> Street and Mingo Road and its importance to the City of Tulsa. Although South Mingo is auto-oriented, the nomination aspires for improved mobility via sidewalks and bike paths to connect neighborhoods with nearby anchor institutions such as Tulsa Community College and Hillcrest Hospital.</p> <p>The east side of Mingo Road in this area includes LMI census tracts. Regarding stability/growth designations in the Comprehensive Plan, established residential tracts and Meadowbrook Country Club - with Mingo frontage – are currently areas of stability; most of the proposed plan area lies within areas of growth.</p> <p>NOTE: The nomination mentions widening of Mingo Road to 4 lanes. Staff has confirmed that this item is not currently funded, but will likely be a request in the next funding package. In addition to assessing the provisions of the comprehensive plan (stability/growth and land use) for this area, Staff encourages TMAPC to consider the issues addressed in this nomination when evaluating future proposals for the Mingo corridor. Staff will further advise the stakeholders that zoning and PUDs already approved in this area will move ahead whether or not a small area plan is developed in 2015.</p> <p>Stakeholder support, as submitted with the nomination, is mostly confined to subdivision residents and the commitment of City Councilor Anna America, who submitted the nomination on behalf of residents and business of her district.</p>

**TMAPC Work Session – February 4, 2015**  
Summary of Narratives - 2015 Small Area Plan Nominations  
*LMI refers to the census designation for low- to moderate-income households*

Map Key	Stakeholder	General Location	Narrative Summary
5	Crosbie Heights	Bounded on the north by SH 412, on the east by the IDL and BNSF railroad tracks, on the south by the Arkansas River and Sand Springs Railway, and on the west by Union Avenue.	<p>The proposed plan area is part of the large Charles Page Boulevard Area Revitalization Plan, adopted in 1996. This nomination seeks to amend that plan within the boundaries specified. Key planning issues include economic development along the Charles Page (W. 3<sup>rd</sup> Street) corridor through infrastructure improvements to encourage commercial and mixed-use development and residential in-fill and rehabilitation.</p> <p>Crosbie Heights identifies itself as the western gateway to downtown Tulsa and anticipates that this area will become a destination neighborhood for young professionals and others who choose to live and invest in an area close to downtown and River Parks. Anticipated connections to The Gathering Place will also contribute to the attractiveness of Crosbie Heights. In the nomination, Crosbie Heights expects that a small area plan will bring the City, private business and residents together and serve as a foundation for their unified vision as Tulsa’s next great neighborhood. Revitalization on Charles Page Boulevard could reflect the historic nature of the community and serve as an aesthetically-pleasing gateway to downtown.</p> <p>Conditions have changed very little since the Charles Page plan was adopted. Housing stock is about the same, except for some pockets of rehabilitation. The nomination suggests many opportunities for single- and multi-family housing infill. Other long-standing issues identified include interaction with law enforcement and social services institutions east of the IDL. Traffic and speed are issues along Charles Page Boulevard, which divides the north and south areas of Crosbie Heights. Traffic calming and enhanced crossings could provide area residents with safer access – south to Newblock Park and north to Owen Park.</p> <p>The Crosbie Heights Neighborhood Association is well-organized. They regularly host street parties and neighborhood cleanup activities to unify residents. All of Crosbie Heights is located within LMI census tracts and the entire area is designated as an area of growth. Crosbie Heights is designated as Existing Neighborhood in the Comprehensive Plan. Its historic characteristics, proximity to downtown and potential transit connections suggest that Downtown Neighborhood might be a more appropriate designation that could be explored through a small area plan.</p> <p>NOTE: The Crosbie Heights, Brady Heights, Country Club Square and Owen Park neighborhoods formed “The Founders District” in 2012 to address common goals and issues as areas adjacent to the IDL.</p>

### TMAPC Work Session – February 4, 2015

#### Summary of Narratives - 2015 Small Area Plan Nominations

*LMI refers to the census designation for low- to moderate-income households*

Map Key	Stakeholder	General Location	Narrative Summary
6	Kendall Whittier Main Street (KWMS)	BNSF railroad on the north (north of I-244) and E. 11 <sup>th</sup> Street on the south, between Utica and Harvard Avenues. .	The proposed KWMS boundary is included in Sector Plan boundaries, and thus is eliminated from consideration for the 2015 small area plan. The nomination has been forwarded to Tulsa Development Authority (TDA) as input to the sector plan update process.
7	North Tulsa Urban Redevelopment Committee (NTURC)	Irregular boundary, extending from just north of the IDL to 56 <sup>th</sup> Street North, from xx on the west to cxc	The proposed NTURC boundary includes multiple Sector Plan boundaries and thus is eliminated from consideration for the 2015 small area plan. The nomination has been forwarded to Tulsa Development Authority (TDA) as input to the sector plan update process.
8	Skyline Neighborhood	West of Tulsa Country Club (Union Avenue) to Gilcrease Museum Road, between Pine St. and Edison.	<p>Key issues articulated in this nomination relate to improvements along Gilcrease Museum Road (west boundary of the nominated area), specifically to remove bar ditches and add perimeter and interior sidewalks for increased pedestrian mobility and safety.</p> <p>Other stated issues include the need for more retail services (including a grocery store), safe access via improved crossings across Edison to Owen Park, the closest park to Skyline. Skyline stakeholders perceive that the Children’s Museum in Owen Park has taken over the character of the park. These stakeholders also have worked with the City to resolve some code enforcement issues. They have conducted neighborhood cleanups with the help of City Code Enforcement, and note that such activities bring the neighbors together for the benefit of the entire community.</p> <p>The majority of the proposed plan boundary is residential and is designated as an area of stability; the entire proposed boundary is located in LMI census tracts.</p> <p>Skyline’s nomination includes strong stakeholder support from 27 residents and letters from two businesses in the area. Although neighborhoods west of Gilcrease Museum Road would have a stake in improvements to the road and the area in general, they were not included in the nomination. Likewise, residential areas between Newton and Pine are under-represented in the nomination.</p> <p>NOTE: Located between downtown and areas slated for the Gilcrease Expressway extension (with the Gilcrease Museum as a focal point of interest), Skyline and surrounding neighborhoods are worth remembering for future planning efforts toward the northwest portion of the City.</p>

**TMAPC Work Session – February 4, 2015**  
Summary of Narratives - 2015 Small Area Plan Nominations  
*LMI refers to the census designation for low- to moderate-income households*

Map Key	Stakeholder	General Location	Narrative Summary
9	SoBo (South Boston)	On the south, 21 <sup>st</sup> Street between Riverside and Cincinnati; on the west, Riverside Drive from 21 <sup>st</sup> Street to 11th Street; on the east, Cincinnati Avenue from 21st to 15th Streets; and on the north, 11 <sup>th</sup> Street to Boulder Ave., South to 15th Street and East to Cincinnati.	<p>SoBo defines the key issues of their area to be inconsistent development and zoning. They are keen on preserving the historic form of this area, just south of downtown and believe they could effectively do so with a more formalized plan for this district.</p> <p>Nominating stakeholders expect that a small area plan would enable all stakeholders to influence aesthetics, scale/proportion of both structures and overall development, improve walkability in the area and support the brand – SoBo – to establish a sense of place and encourage investment. Through the small area plan, they could proactively engage neighbors and businesses in the planning phases of development.</p> <p>The nomination includes support for affordable housing for seniors and college graduates within the area, to provide residences for diverse populations regardless of age. In the future, they envision live/work options and pedestrian connections to downtown and the Arkansas River as well as within the immediate area.</p> <p>The historic nature of the area is noted in the nomination, with references to restoration of The Spotlight on Riverside Drive as well as the inclusion of local historic treasures on the National Register of Historic Places. Key individual stakeholders who submitted the nomination have been active in local planning matters (Coalition of Historic Neighborhoods, Maple Ridge Board of Directors, and Tulsa Preservation Commission). The nomination includes signatures of 8 individuals and business representatives from areas west of Denver Avenue; other areas within the plan boundary are under-represented.</p> <p>The SoBo area does not include any LMI census tracts. There is a mix of areas of stability and growth, with stable areas concentrated on the west; growth areas are designated primarily in the areas north of 18<sup>th</sup> Street and south of the IDL.</p> <p>NOTE: Regarding design protections mentioned in this nomination, staff notes that a small area plan would not provide guarantees comparable to HP overlay zoning. Application of certain provisions of the new zoning code (Special Area overlay and Mixed Use zoning districts) and the possible establishment of a business improvement district in SoBo’s commercial areas might produce desired results. The area’s Comprehensive Plan designation of Downtown Neighborhood appears to appropriately describe the area at this time as well as its aspirations for the future.</p>

## Small Area Plan Nominations Evaluation Matrix

CRITERIA MATRIX KEY										
H	Meets - High									
M	Meets - Moderate									
L	Meets - Low									
	Does not meet									
NA	Not applicable									
	1 - Boman Acres Neighborhood Association	3 - Brookside	4 - Council District 7	5 - Crosbie Heights	8 - Skyline Neighborhood	9 - SoBo (South Boston)	2 - Brady Heights	6 - Kendall Whittier Main Street	7 - NTURC	
Map Criteria										
Not covered by sector plan(s)										Areas covered by TDA's sector plan updates were eliminated.
Includes LMI census tracts		M	L	H	H					
Areas of growth	L	M	M	H	L	M				
Not covered by previous Small Area Plan		2002		1996						
Comprehensive Plan Criteria										
Area related to Transit or Transportation										Catalytic projects have not yet identified
Opportunities to develop w/transit enhancements	M	H	H	H	L	H				
Transit-oriented development potential	H	H	H	H	L	H				
Contain proposed Gilcrease Expressway extension										
Area poised for change										All prosed areas within City of Tulsa municipal boundaries
Change/growth anticipated or underway	M	M	M	H	L	M				
Infill/redevelopment opportunities	L	M		H	L	M				
Key PLANITULSA or private sector catalytic projects	NA	NA	NA	NA	NA	NA				
Opportunities to include site selection of single, large activity generator			M							
Will be annexed in the future	NA	NA	NA	NA	NA	NA				
Area with apparent needs for improvement										
Needs public facilities and/or physical improvements	L	L	L	M	M	L				
Evidence of disinvestment (deteriorated housing, high vacancy/poverty/unemployment)	M	L		H	M					
Area with Legacy issues (man-made or environmental)										
Historic resources to support & preserve				M		M				
Long-standing development pressures between adjacent uses (I.e., Utica Midtown Corridor)		H	M			M				
Includes environmentally-sensitive areas like floodplains and habitat		L	L	M		L				
Stakeholder Strength										
Outreach	H	H	L	H	M	L				
Collaboration and organization	L	H	L	H	M	L				
Stakeholder groups right-sized and manageable per nomination	M	H	L	H	M	L				
Non-SAP solutions likely to address key issues										
New zoning code options	L	H	L	H	L	H				
Business Improvement District or other means	L	H	L	L	L	H				
City of Tulsa Operations (I.e., WIN/code enforcement, traffic/access management, police/fire)	H	M	H	H	H	H				
Pending corridor or transit planning	L	H	M	L		M				
PLANITULSA designations/policies will address key issues	H	H	H	M	L	M				

## Future Small Area Plans - Nominations - The City of Tulsa Online

<https://www.cityoftulsa.org/community-programs/planning/future-small-area-plans---nominations.aspx>

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# CITY OF Tulsa

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### Process to Nominate the Next Plan Area

Since July of 2010, the City of Tulsa initiated and completed four small area plans as directed by the Tulsa Comprehensive Plan (PLANITULSA) and prior commitments. As the City prepares to conduct the *next* small area plan, we are asking the community to propose areas that would most benefit from this kind of focused planning through a nomination process. The deadline to submit nomination forms was **Wednesday, Dec. 31, 2014**.

#### So, what is the process for selecting the next planning area?

All nominations will be reviewed and evaluated by the Planning staff in early January. We will evaluate them according to the Comprehensive Plan's criteria and factors such as availability of resources and other ongoing planning activities. A short list of viable planning areas will then be forwarded for review to the [Tulsa Metropolitan Area Planning Commission](#), who will then select the next location for small area planning. Our goal is to notify all participating stakeholders of the TMAPC's decision in early 2015.

Please review the nomination materials, including instructions to complete and submit nominations. These materials are available through the links provided below.

- Invitation to participate from Dawn T. Warrick, AICP, Planning and Development Director
- Small Area Plan Nomination Form
- Appendix of Resources, Including Maps

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## Invitation to Participate Small Area Plan Nomination Process

October, 2014

### Tulsa Citizens and Stakeholders,

As part of the City of Tulsa's efforts to engage the public in Tulsa's future, and to implement the Comprehensive Plan, we are asking citizens and stakeholders to suggest *where* we should focus our small area planning efforts. Your participation will help the City of Tulsa identify your planning and development concerns and gauge public interest in small area plans.

To be considered for the next small area plan, **please complete and submit a nomination form by December 31, 2014**. Submittal requirements are identified on the front page of the form.

This is an important fact-finding exercise, but it is not an application for a small area plan. Information gathered from the attached form will help us understand planning and development concerns in your part of town – where you live, work and play - or in other areas that might benefit from a plan. All nominations will be evaluated according to the selection criteria provided here and online in order to direct our resources to areas that most need planning.

In addition to the nomination form, we have provided resources and online links to general information about small area plans and the City of Tulsa's small area planning program, to help you complete the nomination form.

You may find all of these materials (Stakeholder Nomination Form and Appendix of Resources) online at this link <https://www.cityoftulsa.org/community-programs/planning/small-area-and-neighborhood-revitalization-planning/future-small-area-plans---nominations.aspx>.

Thank you for your interest in the City of Tulsa, and for participating in small area planning.

Dawn T. Warrick, AICP, Director  
City of Tulsa, Planning & Development Department

### Attachments

Small Area Plan Nomination Form  
Appendix of Resources

### A stakeholder is ...

any person or entity with a specific interest in the outcome or success of an area, neighborhood, project or business. Examples of stakeholders for small area plans include:

- Individuals
- Neighborhood associations
- Homeowner or tenant groups
- Business and business-owners associations
- Local chambers of commerce
- Non-profit organizations
- Fraternal organizations



## Section A: Submittal Requirements and Contacts

STAKEHOLDER INFORMATION	
Stakeholder/Organization/Group Name	
Submitted on behalf of stakeholder by	
Stakeholder type (check all that apply)	<input type="checkbox"/> Individual <input type="checkbox"/> Homeowners Association <input type="checkbox"/> Neighborhood Association <input type="checkbox"/> Business Association <input type="checkbox"/> Local Chamber of Commerce <input type="checkbox"/> Developer <input type="checkbox"/> Other
<b>PRIMARY CONTACT</b>	
Name	
Address	
Preferred phone	
Alternate phone	
E-mail address	
<b>SECONDARY CONTACT</b>	
Name	
Address	
Preferred phone	
Alternate phone	
E-mail address	
<i>Submit to:</i>	City of Tulsa, Planning & Development Department ATTN: Small Area Plans 175 E. 2 <sup>nd</sup> Street, Suite 560 Tulsa, OK 74103 FAX: 918.699.3637 E-mail: <a href="mailto:planning@cityoftulsa.org">planning@cityoftulsa.org</a> Subject: SAP nomination <i>If submitting via e-mail, please include the completed nomination form as an attachment.</i>
<i>For more information, contact:</i>	Martha M. Schultz, Planner III E-mail: <a href="mailto:mschultz@cityoftulsa.org">mschultz@cityoftulsa.org</a> Phone: 918.576.5674

## STAKEHOLDER NOMINATION FORM (Parts A – D)

Submit by December 31, 2014

---

**Section B: Area Characteristics**

*Small area plans address issues related to the built environment of our community: housing, businesses, parks and open space, and the transportation network which connects them all. Although planning does not directly address social services, crime, or school issues, plans create a vision for the future to set the table for best practices in urban planning and design (e.g., sidewalks, street lighting, transportation elements, engineering and design of public facilities) that can result in improved public safety, more attractive business districts, better neighborhoods, and better quality of life.*

*Please provide information to describe the concerns facing your nominated area.*

1. Small area plans can be as small as a neighborhood, or as large as a few square miles. What is the area for which you feel a small area plan is appropriate? *Please describe the general area (such as “South Sheridan Road between I-244 and 11<sup>th</sup> Street”) or more specific boundaries, and attach a map or illustration if one is available.*
2. What do you feel is the single most pressing, important issue that the plan should address?
3. Assuming that current trends continue, what do you think the area will be like in 20 years?  
Regarding the specific issue you mentioned in question #2, will it be better/worse/same and why?
4. If a small area plan is adopted in this area, what outcomes would you expect?
5. Referring to question #4, could these outcomes be achieved without a plan? Why or why not?

## STAKEHOLDER NOMINATION FORM (Parts A – D)

Submit by December 31, 2014

---

6. Use the following categories to identify the area's major issues and concerns. If you feel none exist in a given category, indicate 'Not applicable' (NA).
- 6a. Land development (Examples: locations and types of development that have occurred, suggested improvements for the future)
- 6b. Transportation (Examples: mass transit, roads, trails, sidewalks)
- 6c. Parks and open space (Examples: parks, trails, access to nearby parks and open space)
- 6d. Housing (Examples: housing affordability; property maintenance, choice of housing types such as single-family, multi-family, rental, owner-occupied)
- 6e. Economic Development (Examples: job centers, job training and educational facilities, shopping areas, services, local attractions)
- 6f. Urban design (Examples: neighborhood identity, neighborhood appearance/aesthetics, lighting)
- 6g. Other concerns?

## Section C: Stakeholder Characteristics

*Successful small area planning requires commitment to resolve identified issues through consensus-building participation for the benefit of the entire community. The purpose of this section is to provide insight concerning the common goals, levels of organization, problem-resolution successes, and communications within the stakeholder group represented by this nomination.*

7. Do you have experience reaching out to businesses, organizations, or stakeholders in the area you are nominating? Which ones? What challenges do you face when you do this?
  
  
  
  
  
  
  
  
  
  
8. If you have one, share an example of how you worked with other stakeholders over a long period of time, to solve a problem in the area you are nominating. If you don't have one, do you have any experience solving issues collaboratively in another area?
  
  
  
  
  
  
  
  
  
  
9. Do you or your group have experience in local planning matters? (Examples: attending Tulsa Metropolitan Area Planning Commission or Board of Adjustment Meetings, or participating in the PLANiTULSA process)
  
  
  
  
  
  
  
  
  
  
10. How would you bring people who have not previously participated in resolving local issues into the small area planning process?
  
  
  
  
  
  
  
  
  
  
11. Would you be willing to participate in a citizens' orientation to urban planning?

## STAKEHOLDER NOMINATION FORM (Parts A – D)

Submit by December 31, 2014

---

12. Following completion of the small area plan, how would you as stakeholder(s) expect to help implement its recommendations?

13. What group of people in the area do you think will benefit from a small area plan? (Examples: Business owners, current single family residents, new residents).

*Along with this application, please include:*

14. At least two (2) letters of support from other community stakeholders or stakeholder groups. The letters can come from business owners, landowners, non-profits, residents, churches, schools, or any stakeholder person/group, either within or concerned about the proposed area.

Support letter #1 from \_\_\_\_\_

Support letter #2 from \_\_\_\_\_

15. Please use the attached form to collect signatures of stakeholders from the proposed plan area to submit with your nomination form. If you plan to submit your nomination electronically but do not have a scanner, you may mail the signatures separately. *Please clearly identify all submittals by including your name or that of your stakeholder group.*

16. **OPTIONAL:** Pictures, newspaper clippings, or any other materials which may better illustrate your area's issues are encouraged. If you plan to submit these items electronically but do not have a scanner, you may mail the images separately. *Please clearly identify all materials by including your name or that of your stakeholder group.*

*Thank you for completing the nomination form!*  
*Submit by December 31, 2014*

STAKEHOLDER NOMINATION FORM (Parts A – D)

Submit by December 31, 2014

**Section D: Stakeholder Signatures for \_\_\_\_\_**

*group name*

*Space below is provided for your conveniences. You may include as many or few signatures as you wish.*

	Name	Street Address
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
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18		
19		
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21		
22		
23		
24		
25		

## APPENDIX OF RESOURCES

### 2014 Small Area Plan Nomination

---

*Materials below and on subsequent pages are provided to help stakeholders prepare the nomination form and properly frame proposals relative to key criteria for small area plans, as directed by the Comprehensive Plan.*

- **Links to Online Resources** Appendix Page 1
- **Small Area Plan Process from the Comprehensive Plan** Appendix Page 2
- **Small Area Plan Selection Criteria** Appendix Page 3
- **Maps** Appendix Pages 4- 7. Census tract data is current as of early June 2014. Updates as of 6/20//2014 are provided on Page 5.

Deadline to submit nomination is **December 31, 2014**.

Need more help? Contact:

Martha M. Schultz, Planner III  
175 E. 2<sup>nd</sup> Street, Suite 560  
Tulsa, OK 74103  
T: 918.576.5674  
E: [mschultz@cityoftulsa.org](mailto:mschultz@cityoftulsa.org)

**About small area plans.** A small area plan (SAP) is any plan that addresses the issues of a portion of the city. SAPs can cover as little as 10 acres or even thousands. The advantage of SAPs is their ability to engage issues and people at an intimate scale. SAPs are adopted as amendments to the Comprehensive Plan.

SAPs represent the community's long-range (20-30 years) vision for the future and serve as a policy guide for land use and development by the Tulsa Metropolitan Area Planning Commission (TMAPC) and the City Council. SAPs neither confer nor remove a landowner's property rights, which are regulated through zoning and subdivision codes.

### Links to Online Resources

*These resources may help you evaluate small area planning within the city-wide context of the Comprehensive Plan, and visualize (from maps) where other plans have been developed, adopted and approved.*

**Tulsa Comprehensive Plan overview** includes links to the current land use map, Areas of Stability and Growth Map and Major Streets and Highway Map.

[http://www.tmapc.org/comp\\_plan.html](http://www.tmapc.org/comp_plan.html)

#### **2010 Tulsa Comprehensive Plan**

<http://www.tmapc.org/Documents/Tulsa%20Comprehensive%20Plan%20-%20Full%20Document%202-24-2014.pdf>

*Note: The Comprehensive Plan includes specific references to small area plans in the Land Use Chapter, page LU-62, and in the Appendix, page AP-2.*

**City of Tulsa Small Area Plans** includes all adopted/approved small area plans

<https://www.cityoftulsa.org/community-programs/planning/small-area-and-neighborhood-revitalization-planning.aspx>

#### **INCOG Web Maps / Small Area Plans**

<http://incog.maps.arcgis.com/apps/PublicGallery/map.html?appid=1a8472e4977843388265fe1a973b3c9d&webmap=1e517c2abe184acbbfad883471a57c57>



## APPENDIX OF RESOURCES

### 2014 Small Area Plan Nomination

## Small Area Plan Process from the *Tulsa Comprehensive Plan*

*This diagram describes the essential steps followed by the City of Tulsa to develop small area plans. Adherence to this process insures transparency for the public and consistency among all plans.*





## APPENDIX OF RESOURCES

### 2014 Small Area Plan Nomination

## Small Area Plan Selection Criteria

*The following criteria provide an objective basis for considering where to conduct small area plans. Please reflect the following criteria, as appropriate, on your nomination form.*

### A. Comprehensive Plan Criteria

The Comprehensive Plan states that small area planning is appropriate for areas that meet certain criteria. The following criteria, presented in 4 major categories, are derived largely from pages 6 and 7, Tulsa Comprehensive Plan Appendix. Small area plan nominations should reflect some of these criteria.

#### **Areas related to Transit or Transportation**

- Possess opportunity for development in conjunction with transit enhancements
- Have transit-oriented development potential
- Contain the planned Gilcrease Expressway extension

#### **Areas poised for change**

- Significant change is underway or anticipated (e.g., “Areas of Growth”)
- Possess opportunities for infill or redevelopment
- Contain key catalytic projects from PLANiTULSA strategic plan or the private sector
- Possess opportunities to influence site selection, development, or major expansion of a single, large activity generator
- Will be annexed in the future

#### **Areas with apparent needs for improvement**

- Need public facilities and/or physical improvements
- Show evidence of disinvestment: deteriorated housing, high vacancy, high poverty, high unemployment

#### **Areas with LEGACY issues, either man-made or environmental**

- Historic resources to support and preserve
- Long-standing development pressures between adjacent uses (i.e., Utica Midtown Corridor)
- Contain environmentally-sensitive areas (e.g., floodplains, habitat)

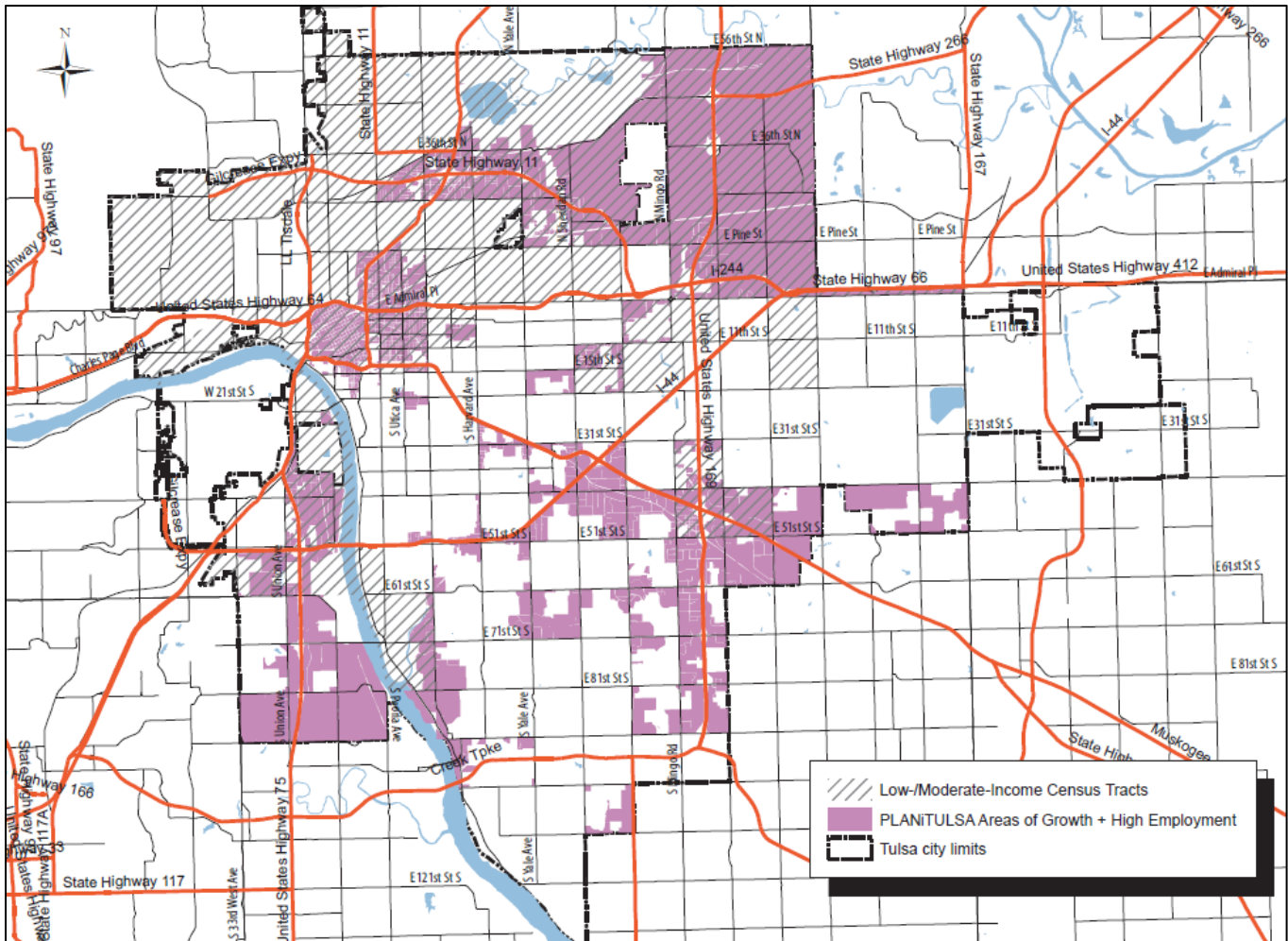
### B. Map Criteria

In addition to the criteria listed above, maps provided on the following pages geographically illustrate areas that would be considered appropriate for the next small area plan.

#### Appropriate for SAPs:

- “Areas of Growth” according to the Comprehensive Plan, and high employment (at least 1000 employees per census block group), **shown in purple on Maps 1 and 1A.**
- Low- to moderate-income census tracts, **cross-hatched on Maps 1 and 1A.** Updates as of 6/20/2014 are shown on Map 1-A.
- Not previously considered in an adopted small area plan. **Map 1A outlines areas with adopted small area plans.** For more detail on adopted SAPs, check this link <https://www.cityoftulsa.org/community-programs/planning/small-area-and-neighborhood-revitalization-planning.aspx>.
- Not included in the Sector Plan boundaries on Map 2. *Sector Plans updates by the Tulsa Development Authority are currently (Fall 2014) in progress under separate cover. Those updates will follow the small area planning process and will not be considered for other small area plans at this time*

2014 Small Area Plan Nomination

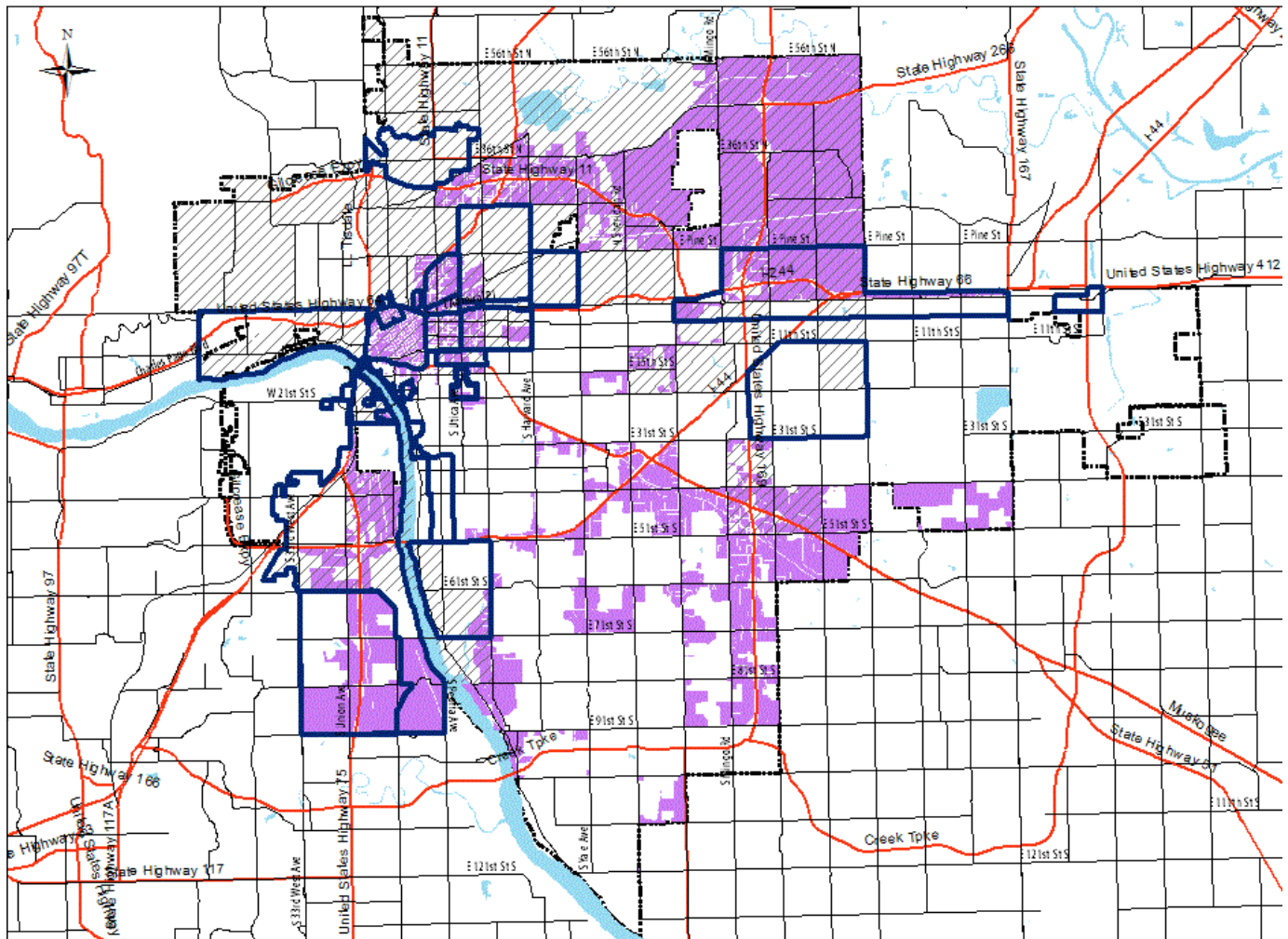


## APPENDIX OF RESOURCES

2014 Small Area Plan Nomination

### Map 1A: Small Area Plan criteria overlay, with adopted Small Area Plans

*This map adds information to Map 1 by indicating **with the dark blue line** the boundaries of adopted small area plans.*



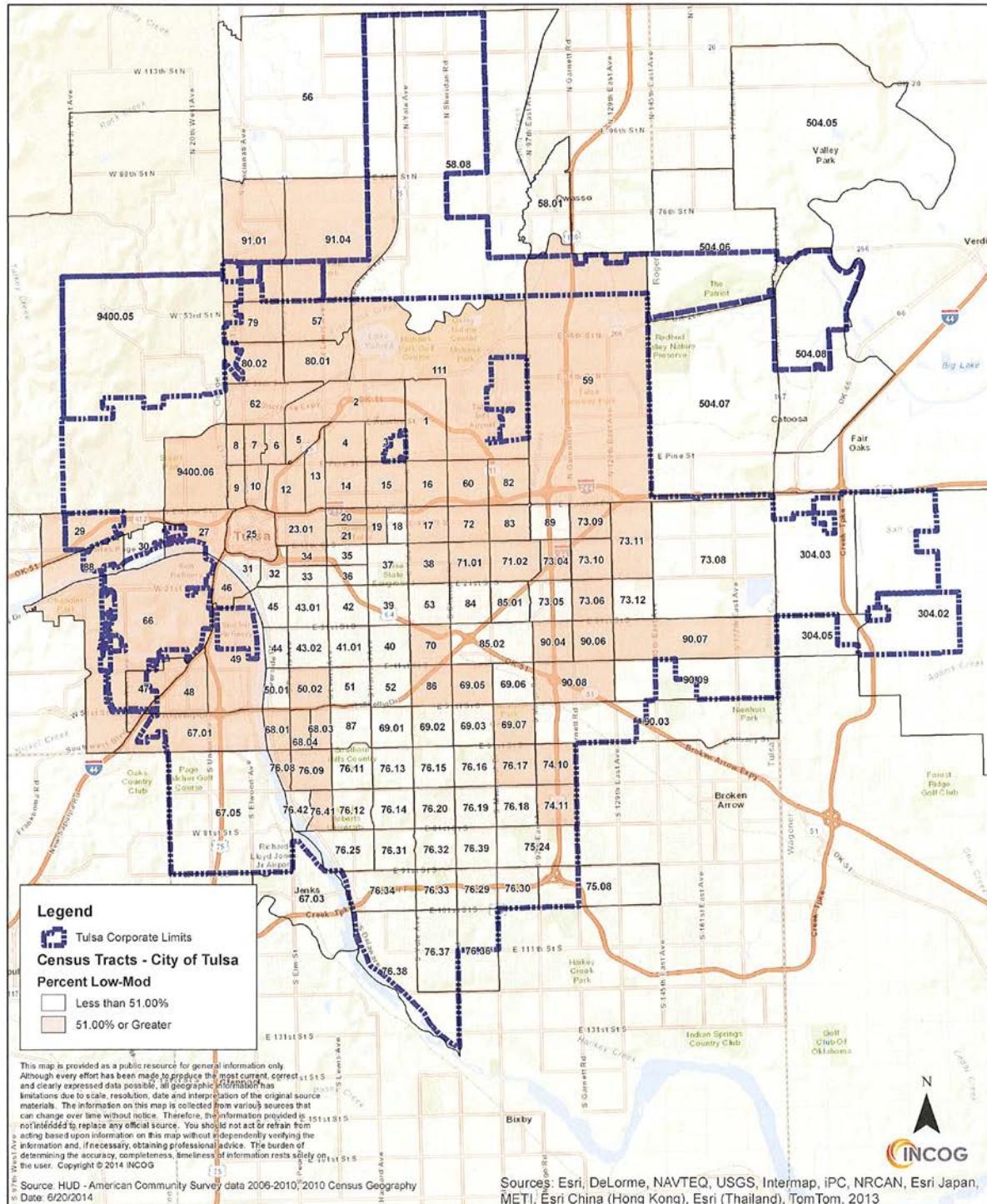


## APPENDIX OF RESOURCES

2014 Small Area Plan Nomination

### Map 1B: City of Tulsa Low-Mod Census Tracts as of 6/20/2014

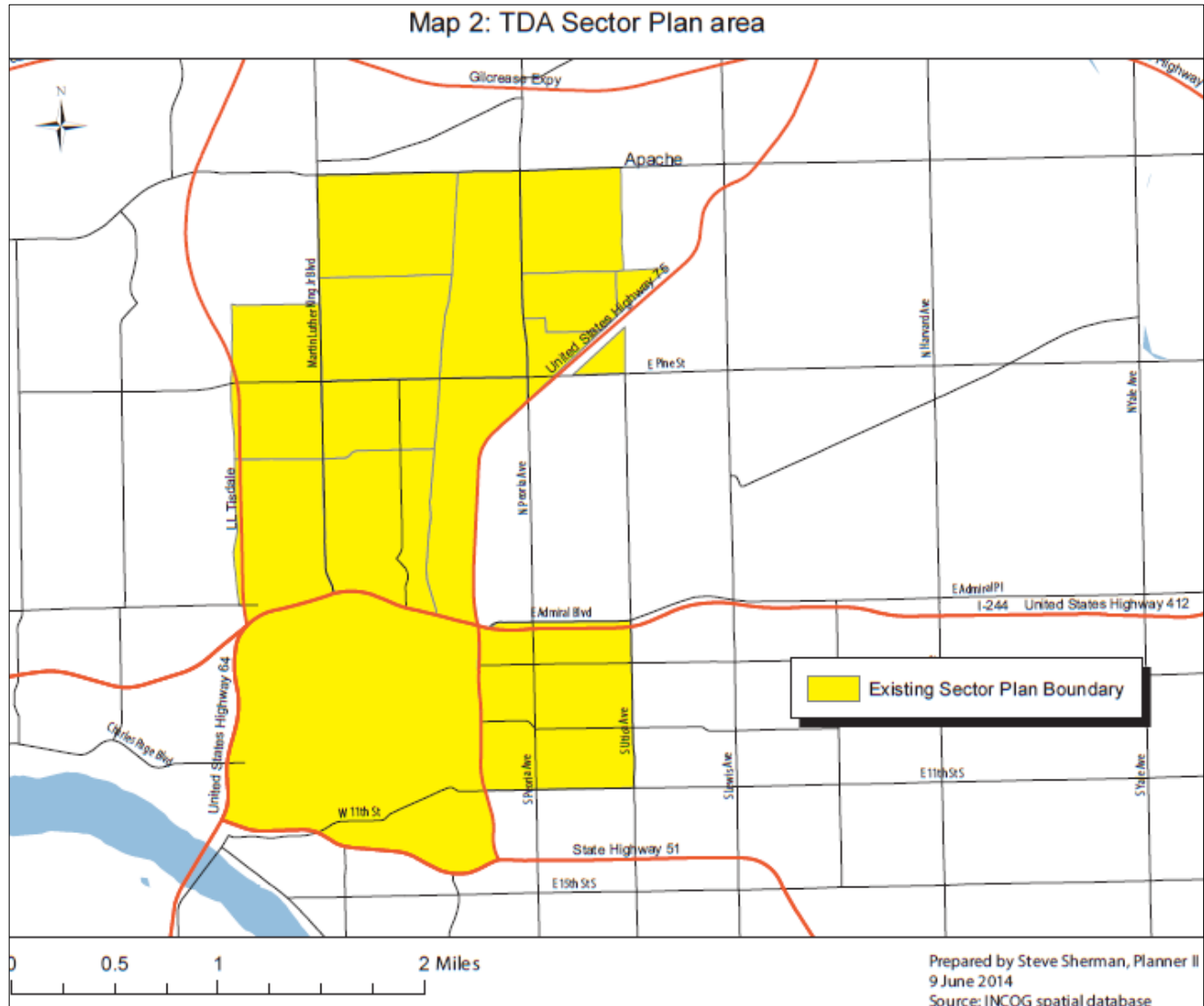
*This reference map is provided to show changes in census tract data between 6/14/2014 and 6/20/2014.*



## APPENDIX OF RESOURCES

2014 Small Area Plan Nomination

**Map 2: TDA Sector Plan areas**



## **CROSBIE HEIGHTS SMALL AREA PLAN**

### **Boundary Description**

Crosbie Heights Small Area Plan is bounded on the North by the southern right-of-way line US 412 East on the East by the West Right-of-way line of Interstate 244 (Westside of IDL) on the south by the St. Louis-San Francisco Railway rail line and the Northern edge of the Arkansas River and on the West by North Union Avenue to include all properties adjoining on both the East and West sides of Union Avenue between the North and South boundary lines.





# Planning & Development

## Planning Division - Small Area Planning

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## Selecting the Next Small Area Plan Location

Tulsa Metropolitan Area Planning Commission  
Work Session

February 4, 2015



# Overview



- SAP Nomination Review Process
- Recommendations
- Methodology
- Questions / Discussion



# Nomination Review Process



Stakeholder nomination forms due  
12/31/2014



★ Staff review for TMAPC  
2/4/2015



TMAPC selection  
2/18/2015



Notify participants



# 2015 SAP Nominations



- 1 - Boman Acres Neighborhood Association (BANA)
- 2 - Brady Heights
- 3 - Brookside
- 4 - Council District 7 (CD7)
- 5 - Crosbie Heights
- 6 - Kendall Whittier Main Street (KWMS)
- 7 - N. Tulsa Economic Redev Committee (NTURC)
- 8 - Skyline Neighborhood
- 9 - SoBo (South Boston)

# Top Nominations



- Passed criteria evaluation
  - 4 - Council District 7
  - 7 - Crosbie Heights Neighborhood
- Nomination strength based on
  - Addressing Comprehensive Plan selection criteria
  - Articulating local issues
  - Demonstrating strong stakeholder commitment



# Methodology



- Nominations reviewed & evaluated
  - Narratives
  - Comprehensive Plan criteria
  - Proposed boundaries relative to...
    - Sector Plans
    - LMI Census Tracts
    - Areas of Stability/Growth
    - Adopted Small Area Plans
- Noted in a summary matrix



# PLANiTULSA Criteria

## CRITERIA MATRIX KEY

H	Meets - High
M	Meets - Moderate
L	Meets - Low
	Does not meet
NA	Not applicable

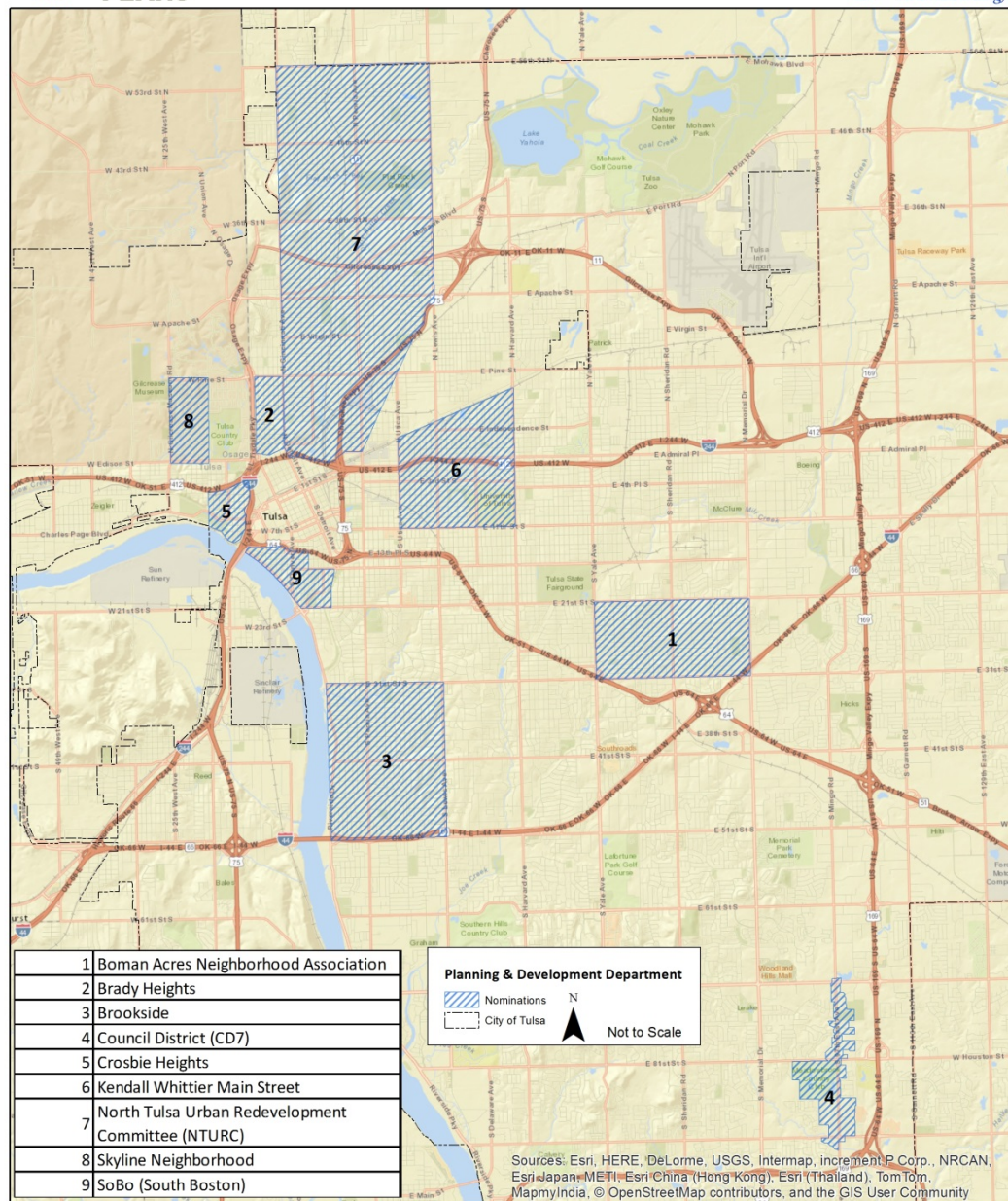
	1 - Bonan Acres Neighborhood Association	3 - Brookside	4 - Council District 7	5 - Crotbie Heights	8 - Skyline Neighborhood	9 - SoBo (South Boston)	2 - Brady Heights	6 - Kendall Whittier Main Street	7 - NTUHC	
<b>Map Criteria</b>										
Not covered by sector plan(s)										Areas covered by TDA's sector plan updates were eliminated.
Areas of growth	L	M	M	H	L	M				
Not covered by previous Small Area Plan										
<b>Comprehensive Plan Criteria</b>										
Area related to Transit or Transportation										
Opportunities to develop w/transit enhancements	M	H	H	H	L	H				
Transit-oriented development potential	H	H	H	H	L	H				
Contain proposed Gilcrease Expressway extension										
Area poised for change										
Change/growth anticipated or underway	M	M	M	H	L	M				
Infill/redevelopment opportunities	L	M		H	L	M				
Key PLANiTULSA or private sector catalytic projects	NA	NA	NA	NA	NA	NA				Catalytic projects have not yet identified
Opportunities to include site selection of single, large activity generator			M							
Will be annexed in the future	NA	NA	NA	NA	NA	NA				All proposed areas within City of Tulsa municipal boundaries
Area with apparent needs for improvement										
Needs public facilities and/or physical improvements	L	L	L	M	M	L				
Evidence of disinvestment (deteriorated housing, high vacancy/poverty/unemployment)	M	L		H	M					
Area with Legacy issues (man-made or environmental)										
Historic resources to support & preserve				M		M				
Long-standing development pressures between adjacent uses (i.e., Utica Midtown Corridor)		H	M			M				
Includes environmentally-sensitive areas like floodplains and habitat		L	L	M		L				
<b>Stakeholder Strength</b>										
Outreach	H	H	L	H	M	L				
Collaboration and organization	L	H	L	H	M	L				
Stakeholder groups right-sized and manageable per nomination	M	H	L	H	M	L				
<b>Non-SAP solutions likely to address key issues</b>										
New zoning code options	L	H	L	H	L	H				
Business Improvement District or other means	L	H	L	L	L	H				
City of Tulsa Operations (i.e., WIN/code enforcement, traffic/access management, police/fire)	H	M	H	H	H	H				
Pending corridor or transit planning	L	H	M	L		M				
PLANiTULSA designations/policies will address key issues	H	H	H	M	L	M				

# Process of Elimination



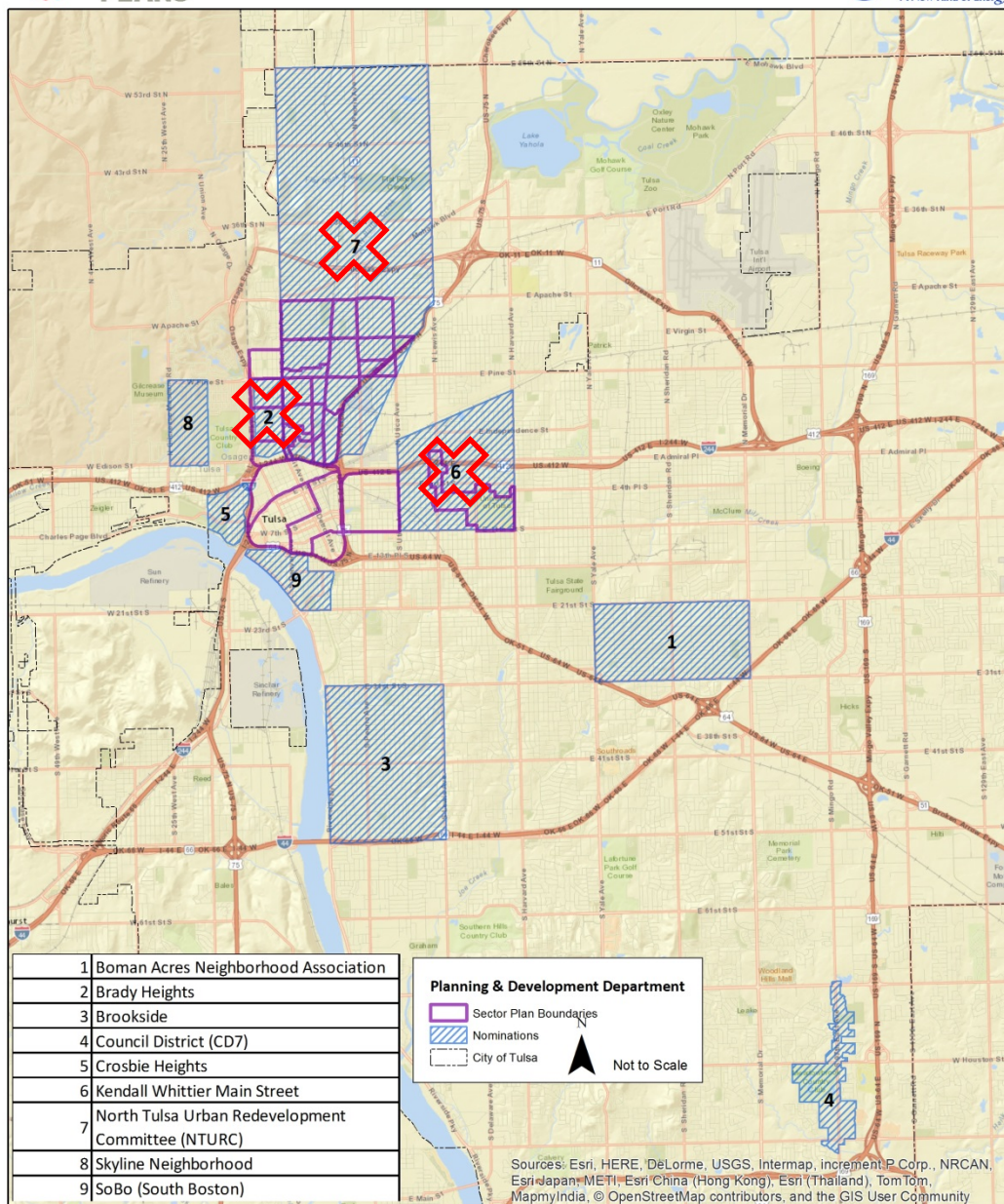
- Map exercise assessed compliance with criteria, in this order
  - Sector Plan Boundaries
  - LMI Census Tracts
  - Areas of Stability and Growth
  - Previous Small Plans

# 2015 Small Area Plan Nominations Proposed SAP Boundaries as of 1/28/2015

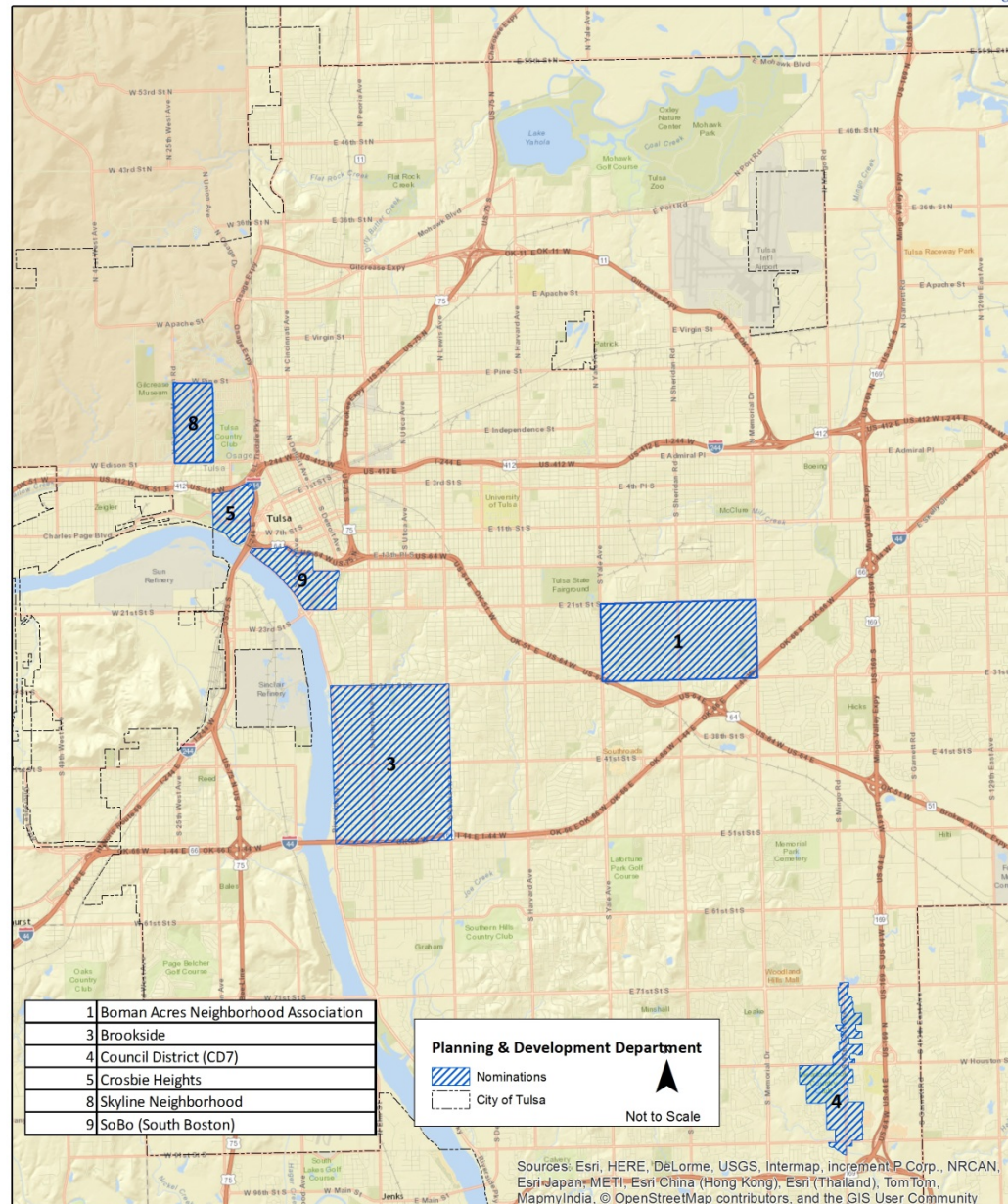




# 2015 Small Area Plan Nominations Sector Plan Area Boundaries as of 1/28/2015



# 2015 Small Area Plan Nominations Remaining Nominations as of 1/28/2015





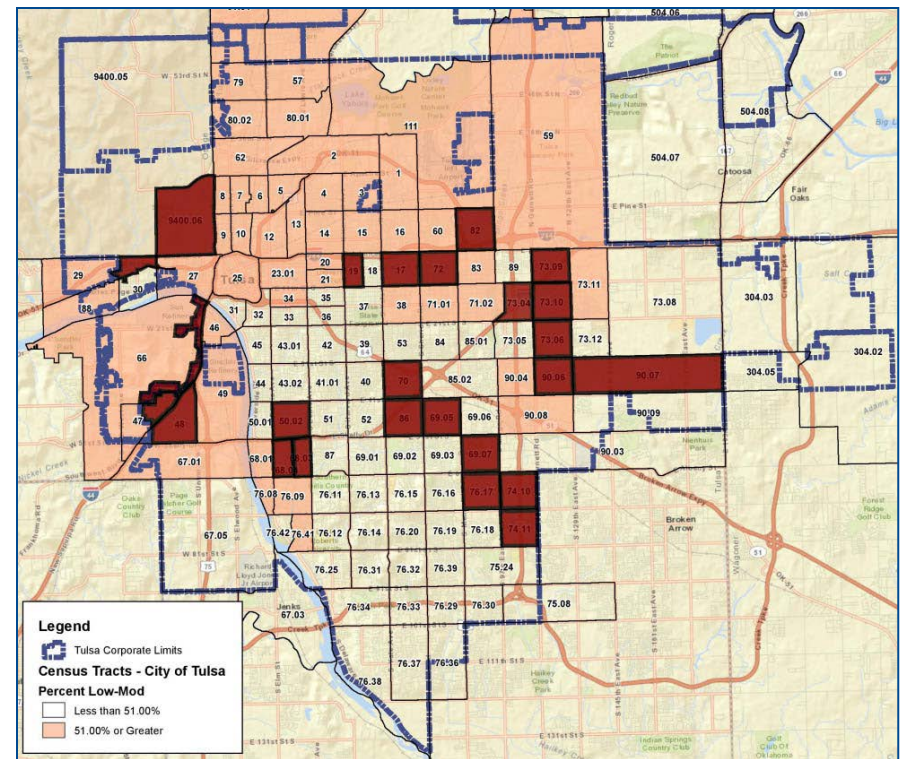
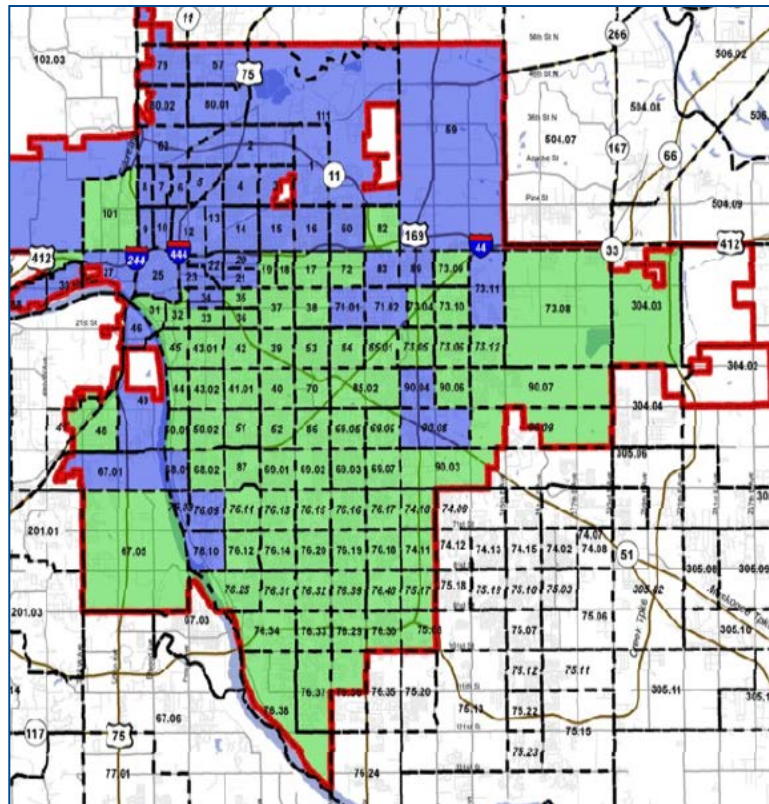


# Why plan in LMI tracts?



Before June 2014

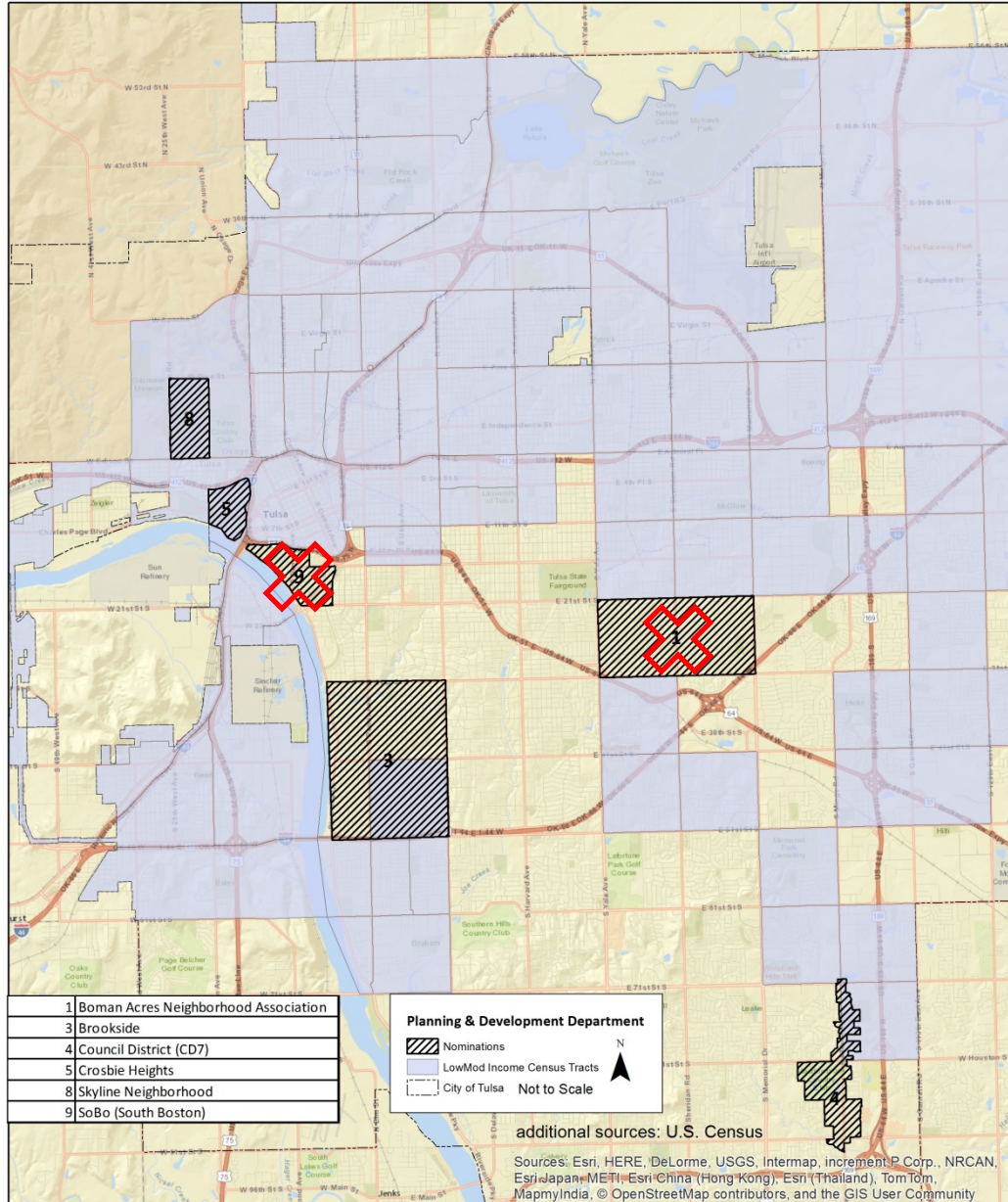
Updated June 2014







# 2015 Small Area Plan Nominations LMI Census Tracts as of 1/28/2015

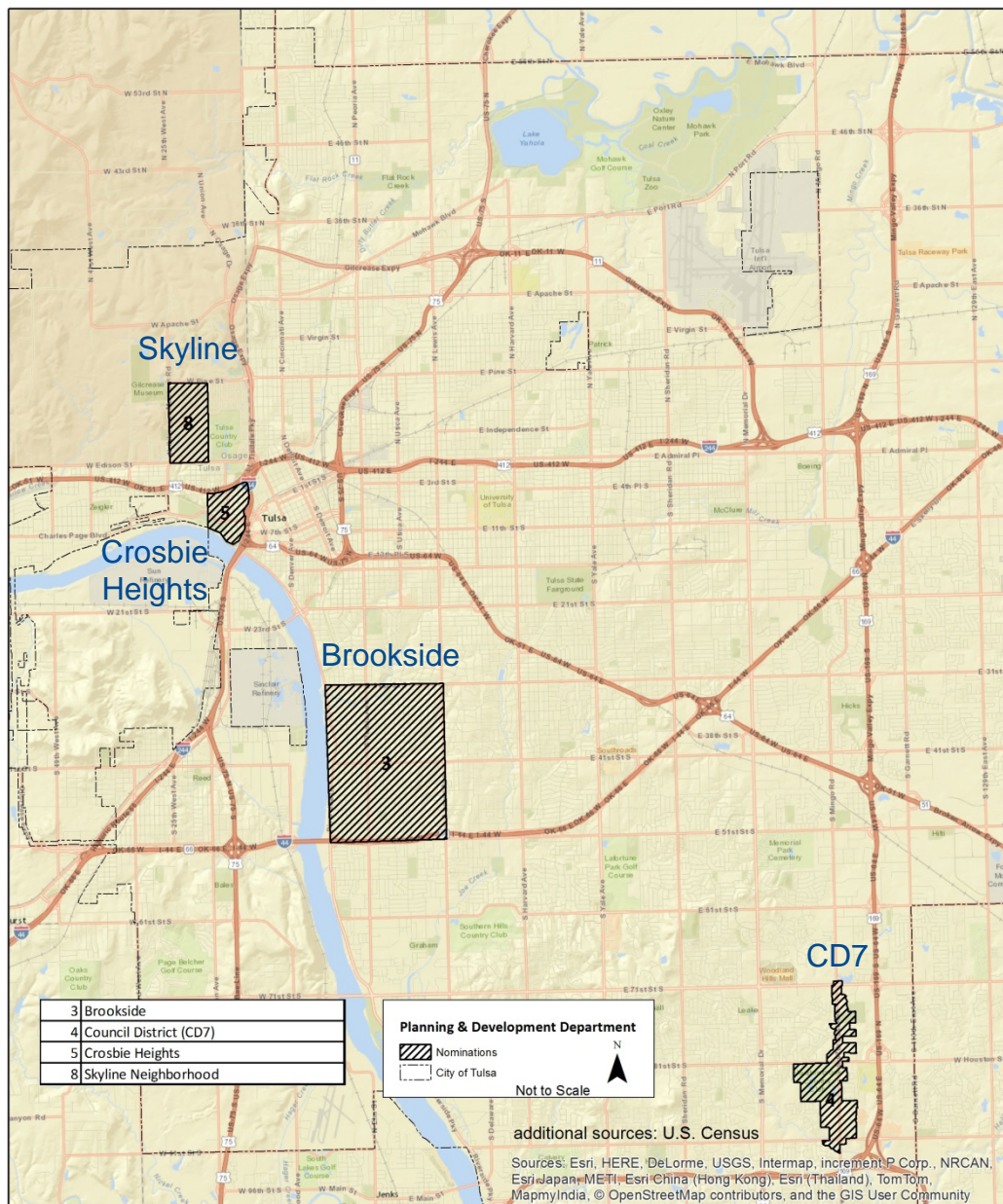




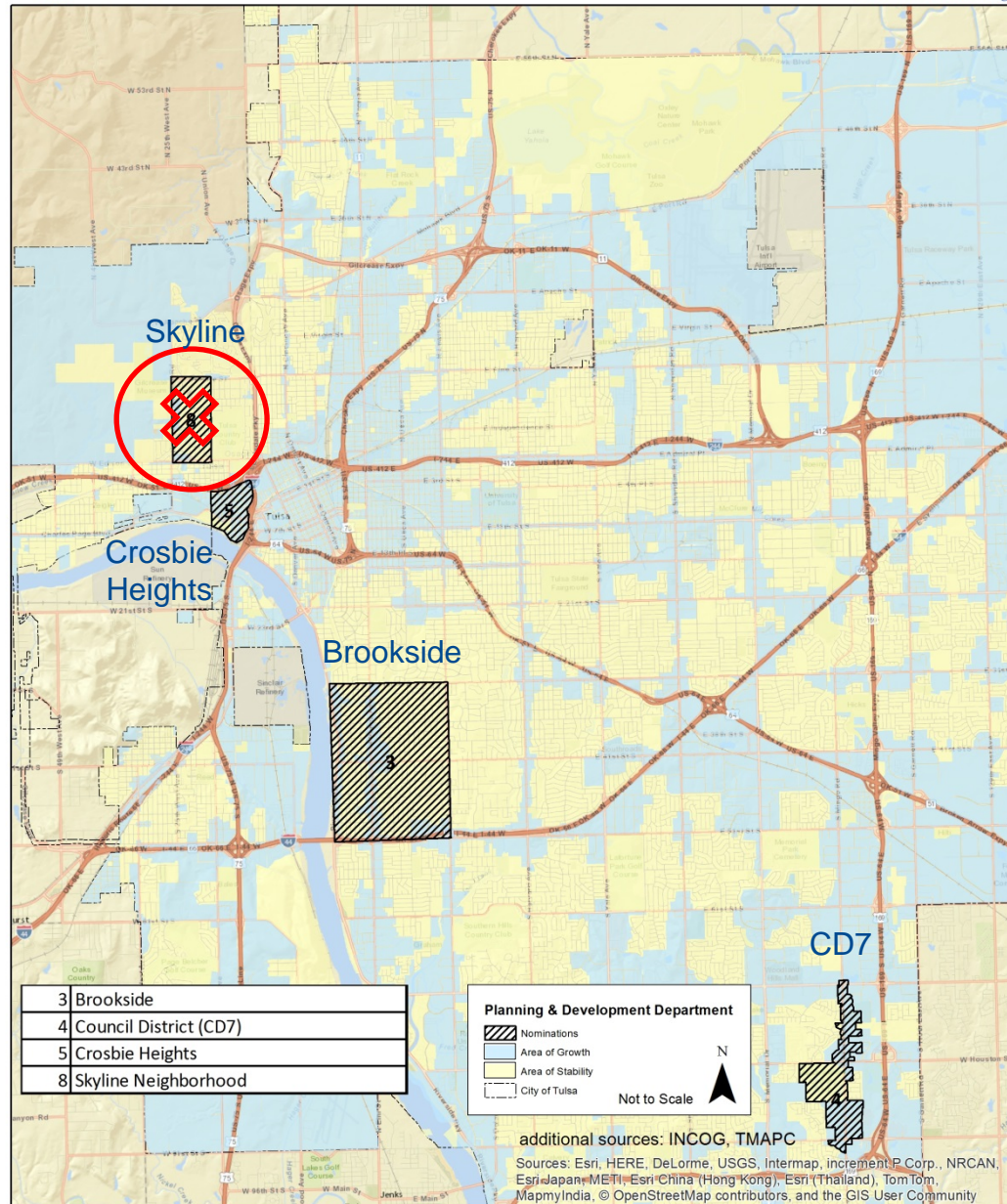
# 2015 Small Area Plan Nominations

## Remaining Nominations

as of 1/28/2015

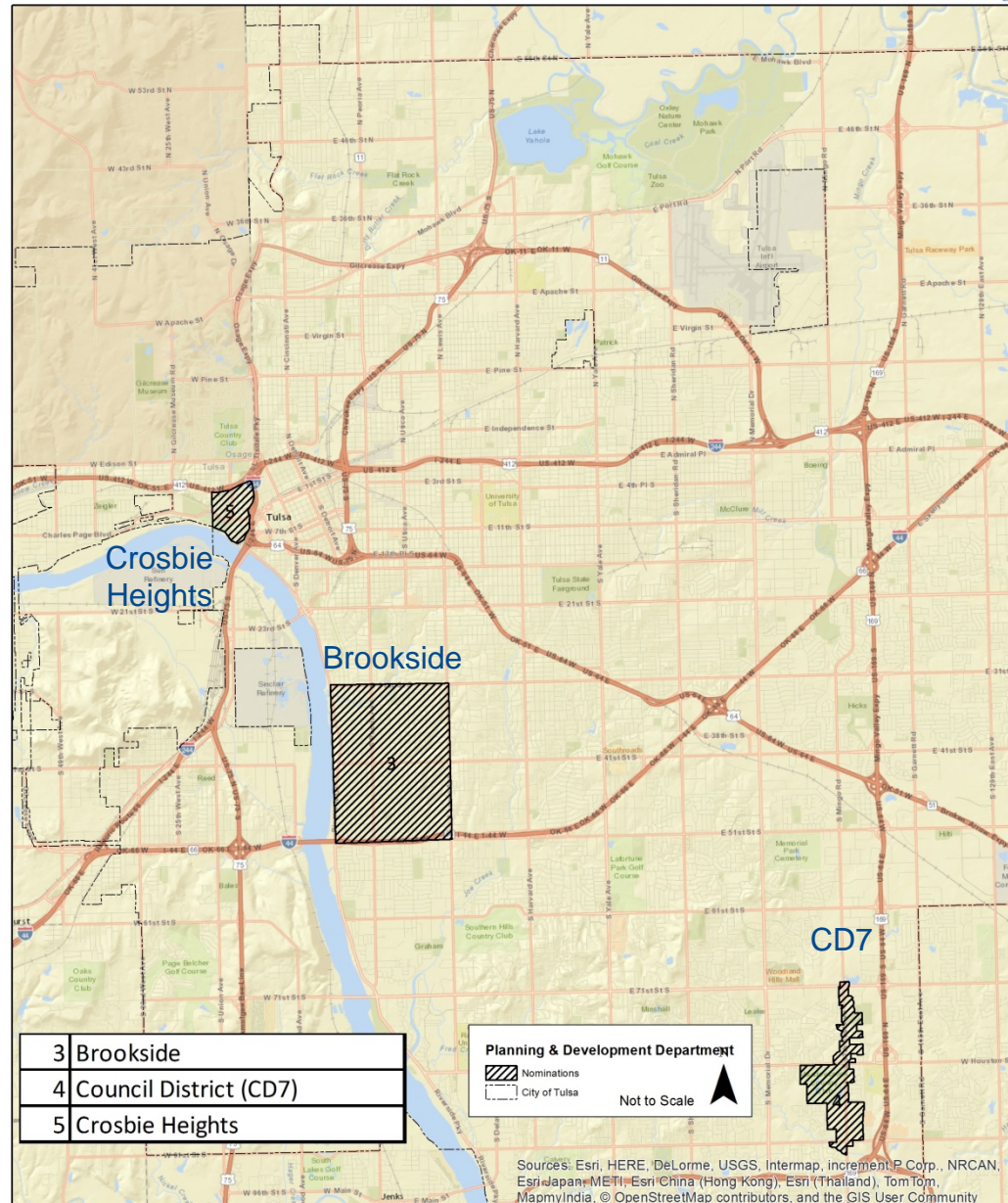








# 2015 Small Area Plan Nominations Remaining Nominations as of 1/28/2015



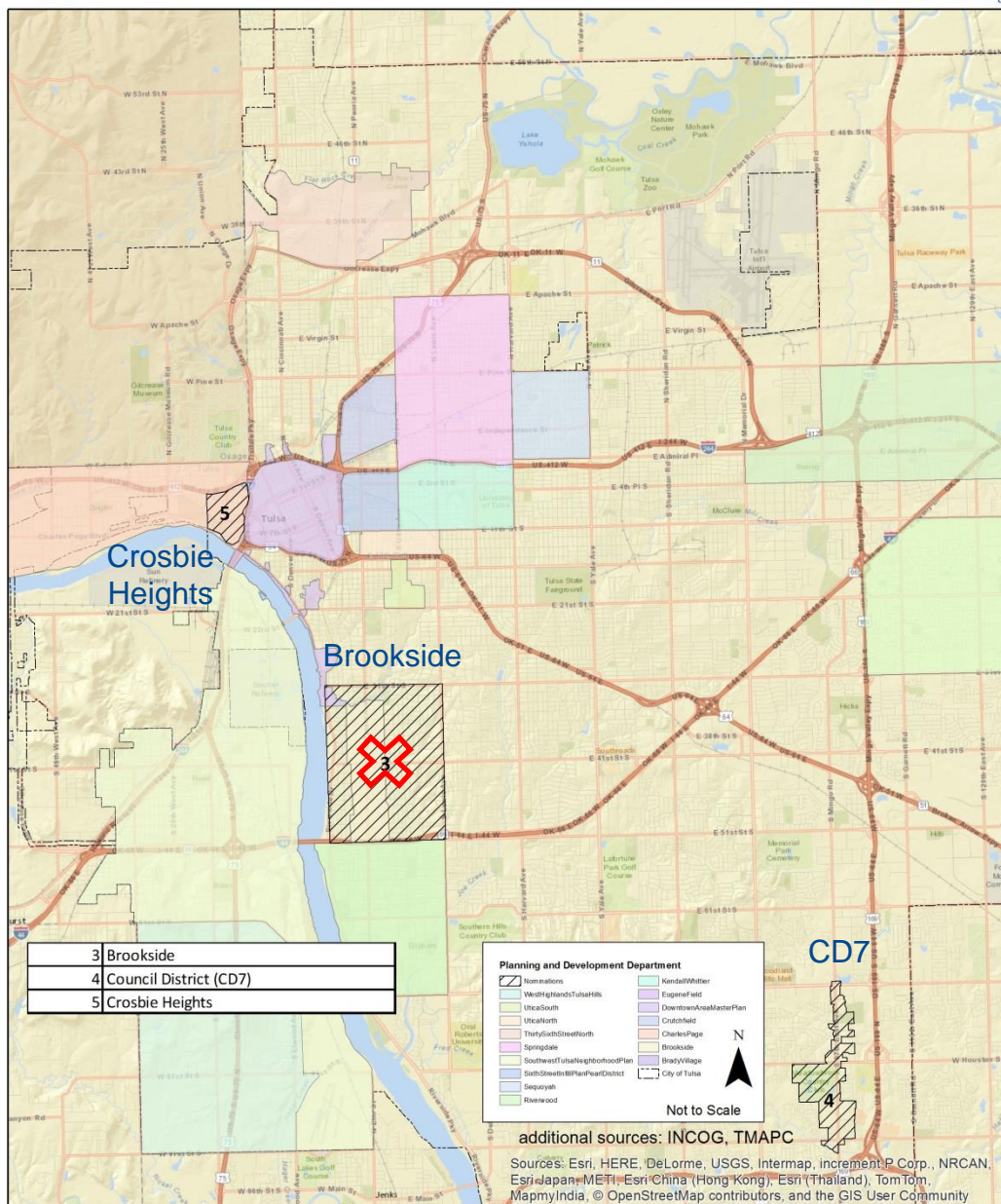




# 2015 Small Area Plan Nominations

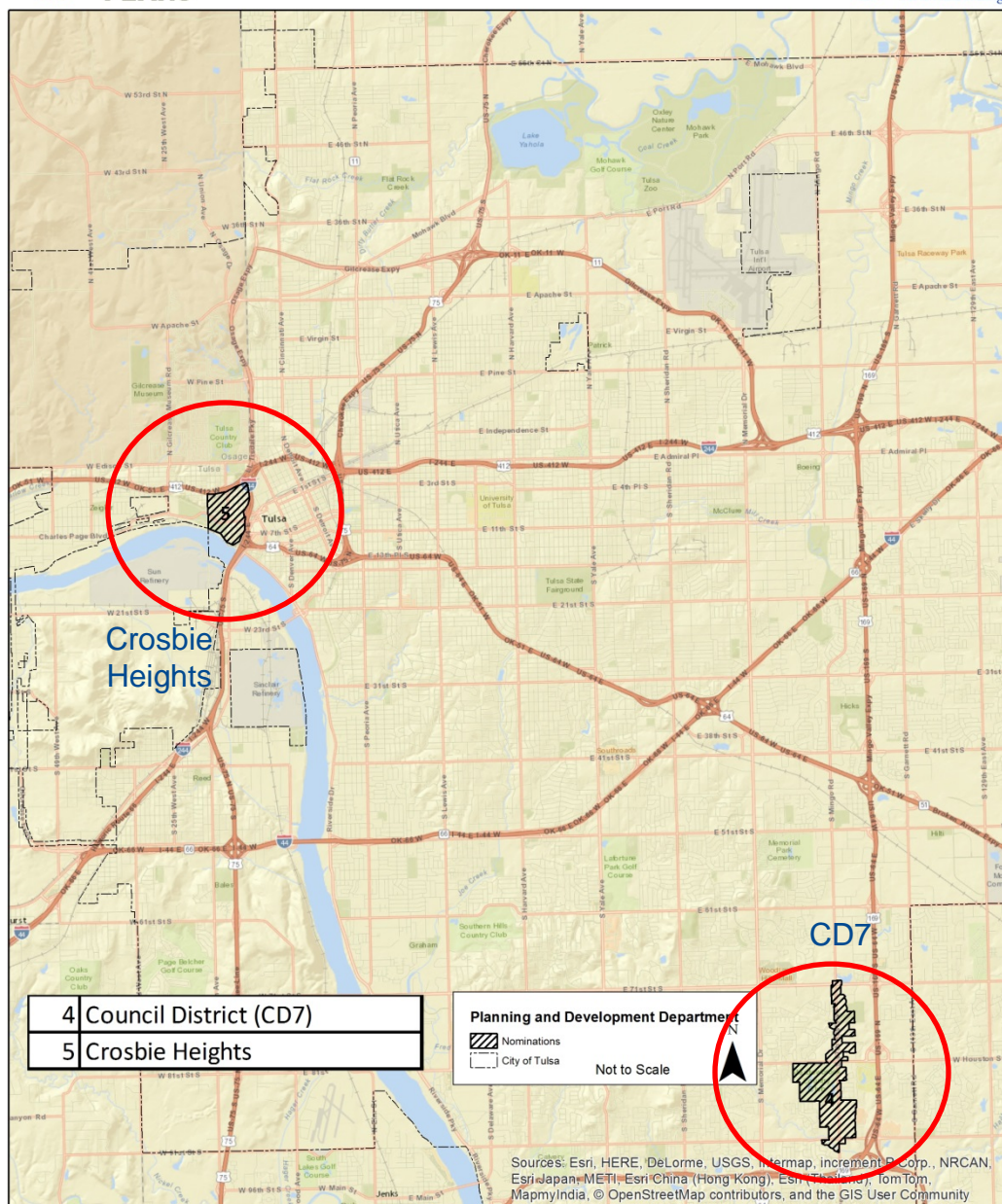
## Adopted Small Area Plans

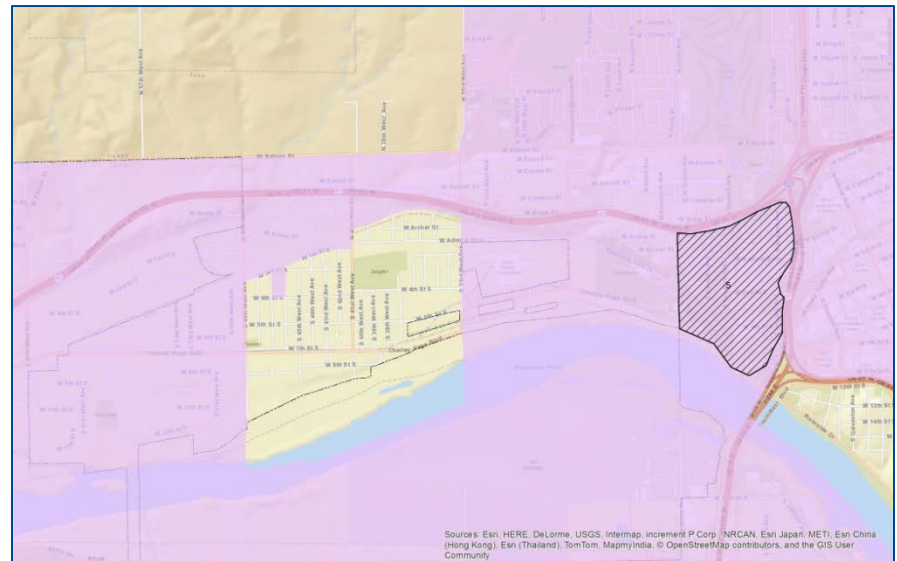
as of 1/28/2015





# 2015 Small Area Plan Nominations Remaining Nominations as of 1/28/2015







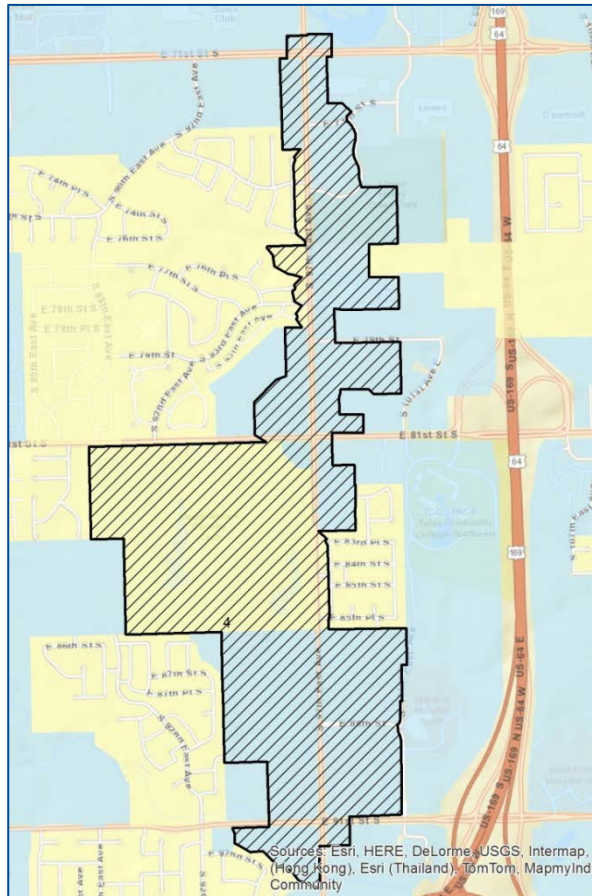


# FOCUS - Areas of Stability & Growth

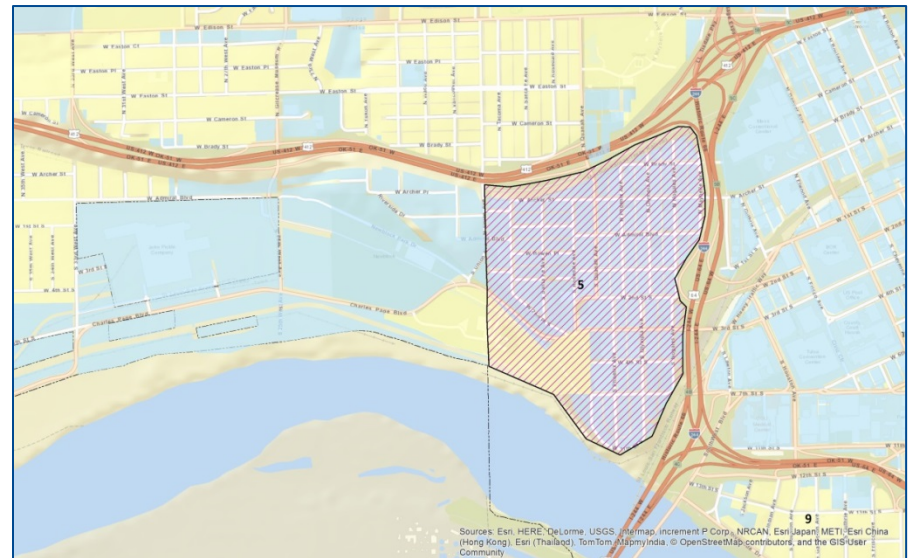


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**Tulsa**  
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## Council District 7



## Crosbie Heights

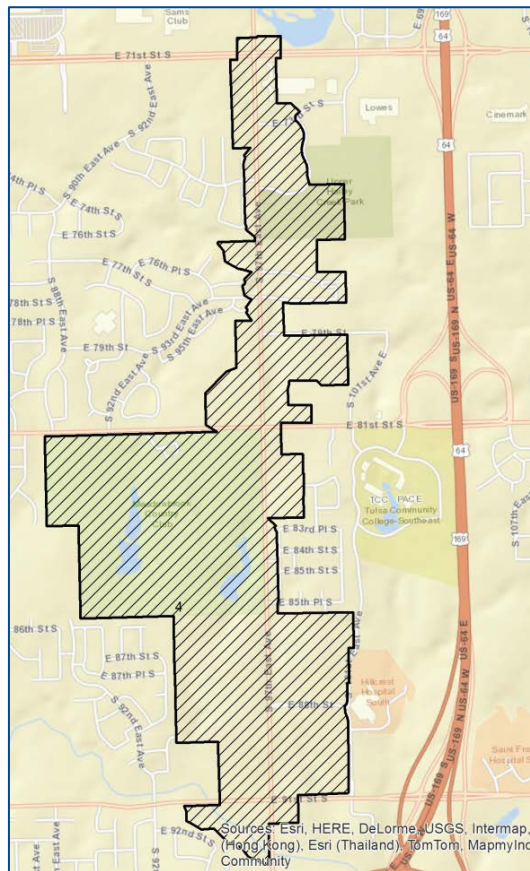




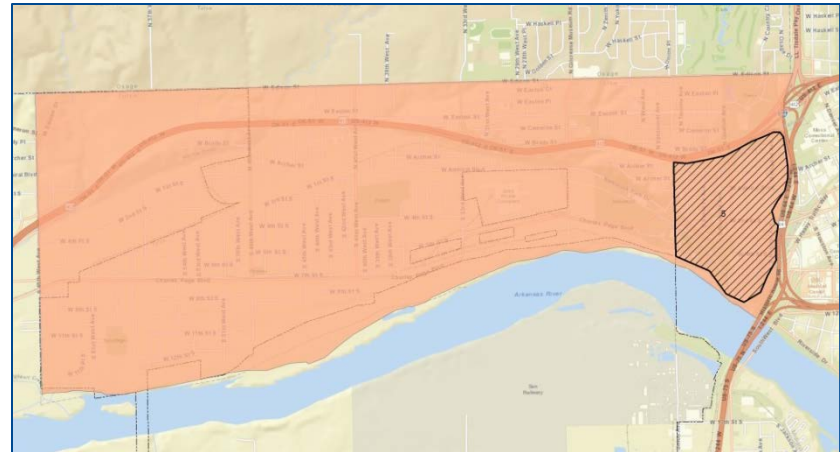
# FOCUS - Adopted Small Area Plans



## Council District 7 No SAP



## Crosbie Heights Charles Page Area Plan (1996)





# Factors for final selection



Factors	Council District 7	Crosbie Heights
LMI Census Tracts	< 50%	100%
Stability/Growth	50/50 on corridor	100% growth
Previous SAP	No	Part of larger 1996 SAP
Stakeholder support	Weak	Strong
Desired SAP outcomes per narrative	Control expected growth	Transformation



# Staff Recommendation





# What's next?



Stakeholder nomination forms due  
12/31/2014



Staff review for TMAPC  
2/4/2015



★ TMAPC selection  
2/18/2015



Notify participants  
Preliminary work  
Kick-off – 2<sup>nd</sup> Quarter

# Planning & Development

## Planning Division - Small Area Planning

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PLANitTULSA  
SMALL area PLANS



## **RESOLUTION**

### **TULSA METROPOLITAN AREA PLANNING COMMISSION**

#### **Resolution No. 2692:931**

A RESOLUTION OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION, PURSUANT TO TITLE 19 OKLAHOMA STATUTES, SECTION 863.7 SUPPORTING A PLANNING EFFORT TO DEVELOP A SMALL AREA PLAN FOR THE CROSBIE HEIGHTS NEIGHBORHOOD;

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

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

WHEREAS, the adopted City of Tulsa Comprehensive Plan, as amended, recommends the development of a focused planning effort, known as a "Small Area Plan", as an implementation strategy to address localized planning and development issues in specific areas of the City of Tulsa; and

WHEREAS, according to the Comprehensive Plan, small area plans, upon adoption by the Tulsa Metropolitan Area Planning Commission and approval by the City Council, shall amend the Comprehensive Plan; and

WHEREAS, the City of Tulsa established a nomination process for citizen stakeholders to nominate areas suitable for small area planning based on criteria from the Comprehensive Plan; and

WHEREAS, nine (9) such nominations were submitted, evaluated and presented to the Tulsa Metropolitan Area Planning Commission, to determine where the City of Tulsa should devote planning resources to develop a new small area plan;

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

Section 1. That the small area plan nomination submitted by the Crosbie Heights Neighborhood Association most effectively addresses key criteria for small area planning as set forth in the Tulsa Comprehensive Plan, as adopted by the Tulsa Metropolitan Area Planning Commission on July 6, 2010.

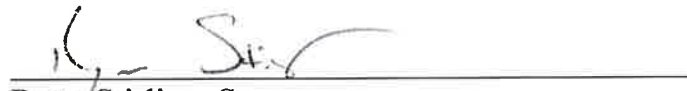
Section 2. That a boundary description of the Crosbie Heights small area plan proposal is attached to this Resolution.

Section 3. That upon adoption by the Tulsa Metropolitan Area Planning Commission, this Resolution shall be transmitted and submitted to the City Council of the City of Tulsa for its consideration, action and requested approval that will authorize the City of Tulsa to initiate the planning process with stakeholders.

ADOPTED on this 18<sup>th</sup> day of February, 2015.

  
Michael Covey, Chairman  
Tulsa Metropolitan Area Planning Commission

ATTEST:

  
Ryon Stirling, Secretary  
Tulsa Metropolitan Area Planning Commission