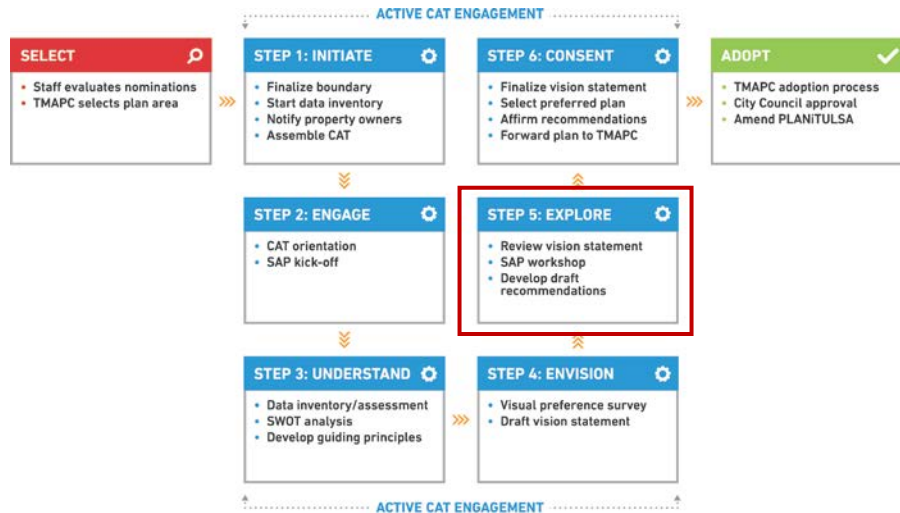




Crosbie Heights Small Area Plan

STEP 5: EXPLORE

August - September 2015



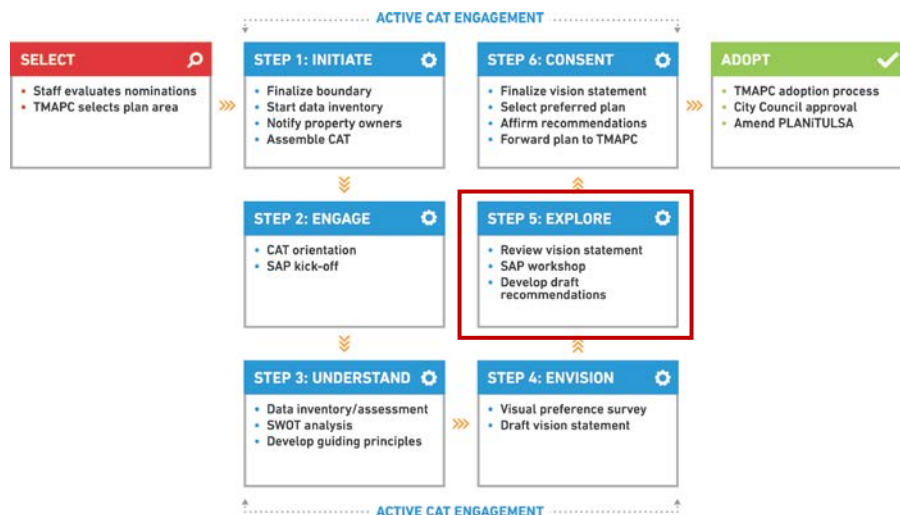
- Citizen Advisory (CAT) Meeting

Crosbie Heights Small Area Plan

STEP 5: EXPLORE

CAT Meeting

August 25, 2015



- CAT Meeting Agenda
- Workshop Recap
 - Rough Sort – Workshop Table Notes
- Guiding Principles
- Vision Statement
- CAT Meeting Notes



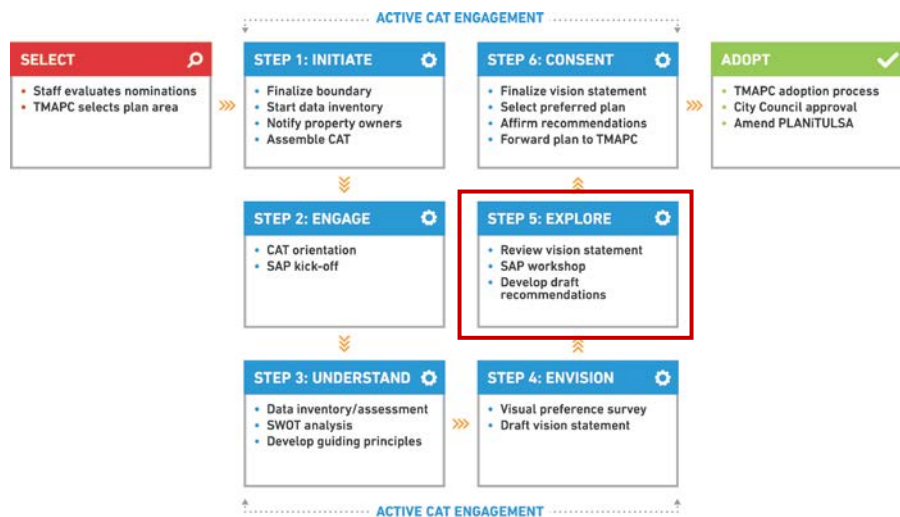
PLANiTULSA SMALL area PLANS

Crosbie Heights Small Area Plan

STEP 5: EXPLORE

CAT Meeting

August 25, 2015



- CAT Meeting Agenda



PLANitTULSA SMALL area PLANS

AGENDA

EXPLORE: CAT / SAP Meeting

Crosbie Heights Small Area Plan

6:00 to 8:00 PM

August 25, 2014

New Beginnings Community Church

1401 W. Charles Page Boulevard

6:00

Welcome

Martha Schultz, Planner III, Project Manager

Introductions / Ground Rules / Process / Announcements

Workshop Recap *Materials will be provided at the meeting*

6:15

Guiding Principles *Background info/worksheet in packet*

Martha Schultz, Planner III

7:00

Vision Statement *Background info/worksheet in packet*

Joel Hensley, Planner I

7:45

Next Steps / Discussion

Everyone

Next meeting and Fall Schedule

8:00

Meeting ends



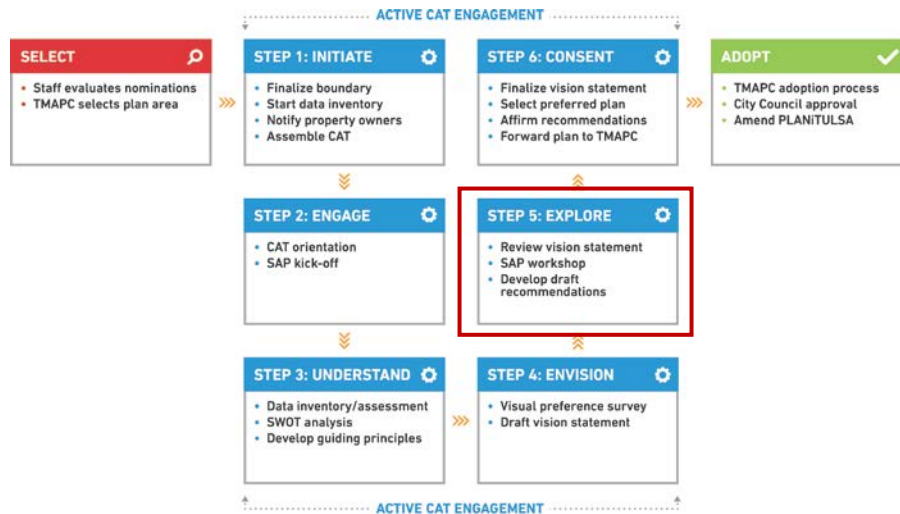
PLANiTULSA SMALL area PLANS

Crosbie Heights Small Area Plan

STEP 5: EXPLORE

CAT Meeting

August 25, 2015



- Workshop Recap

ROUGH SORT
WORKSHOP TABLE NOTES

Item	Primary Category	Secondary	NOTES
Potentially vacated juvenile center	COMMUNITY	AREA OF INFLUENCE	
Avoid gentrification	COMMUNITY	CHARACTER, HERITAGE	
Artists' living spaces	COMMUNITY	CULTURAL	
Maintain the integrity of culture	COMMUNITY	HISTORIC	
Schools: public and charter	COMMUNITY		
<i>Social Service facilities</i>	COMMUNITY		
Stay-able community (not come and go – short use)	COMMUNITY		
Opportunity of using the park for public entertainment	COMMUNITY		
Homeless Population / Tent City	COMMUNITY		
New building for a community center	COMMUNITY		
<i>Food forest</i>	ECON DEVELOPMENT	HEALTH	
Restaurant	ECON DEVELOPMENT	HEALTH	
Access to fresh food, market, etc.	ECON DEVELOPMENT	HEALTH	
River development and preservation	ECON DEVELOPMENT	HISTORIC	
Development of archer corridor (possible mixed use)	ECON DEVELOPMENT	HOUSING	
Mixed-use <i>Commercial/residential</i>	ECON DEVELOPMENT	HOUSING	Commercial/residential, B&B
Vacant properties	ECON DEVELOPMENT	HOUSING	mixed use
<i>Commercial/mixed use dev on Charles Page: slow traffic</i>	ECON DEVELOPMENT	TR	
Commercial/mixed use dev (Chas Page, slow traffic)	ECON DEVELOPMENT	TR	
Small stops @ bottom of Quanah	ECON DEVELOPMENT	UD	
Retail	ECON DEVELOPMENT		
Food (groceries, restaurants)	ECON DEVELOPMENT		
Underutilized commercial land	ECON DEVELOPMENT		Opportunities
New market tax funds – check national programs	ECON DEVELOPMENT		
Other light industrial	ECON DEVELOPMENT		Repurpose flood zone or other areas
Commercial/ Infill	ECON DEVELOPMENT		
Solar lighting (street lights)	ENVIRONMENT	SAFETY	
Refinery emissions	ENVIRONMENT		Communications with industry; education
Flood Area	ENVIRONMENT		
Reduce pollution and raise awareness	ENVIRONMENT		
Energy district a possibility	ENVIRONMENT		
Sound abatement against noise from IDL and trains	ENVIRONMENT		
Energy district	ENVIRONMENT		
“Green” development	ENVIRONMENT		Free A/C wi/geothermal underneath live water feature to attract potential developers
Homeowner covenant and/or zoning	HOUSING	COMMUNITY	
Appropriate infill	HOUSING	ED	
Stronger oversight of absentee landlords	HOUSING	ED	
Scheduled demolitions of houses stalled	HOUSING	HISTORIC	
<i>Save existing buildings/homes</i>	HOUSING	UD	
Mix use of residential and commercial buildings (no more 3 stories)	HOUSING	UD	
Small apartments	HOUSING		
Save existing housing and buildings	HOUSING		
Housing Rehab	HOUSING		
Pocket neighborhoods	HOUSING		Staff question: the area is already small. What would a pocket neighborhood be?)
Brownstone apts in several locations	HOUSING		
Containers	HOUSING		
Duplex	HOUSING		
Multi	HOUSING		
Tiny Houses	HOUSING		
Code enforcement	HOUSING		
Absentee landlords	HOUSING		
Alley housing = economic diversity	HOUSING		
Rehab programs	HOUSING		
Topography / views	HOUSING		
Height restrictions	HOUSING		
<i>Diverse housing</i>	HOUSING		
Housing Types Issue	HOUSING		
Variety of housing – single- and multi-family	HOUSING		
Maintain the current housing mix (not concentration)	HOUSING		

ROUGH SORT
WORKSHOP TABLE NOTES

Item	Primary Category	Secondary	NOTES
Infrastructure needs improvement	INFRASTRUCTURE		
Infrastructure improvements	INFRASTRUCTURE		
Children Zone (safe area, green space, child facilities, park)	PARKS&OPEN SPACE	COMMUNITY	
Trail connections needed	PARKS&OPEN SPACE	TR	
Develop trails	PARKS&OPEN SPACE	TR	connect to downtown and River parks (Staff ?: Develop or improve?)
Plant trees	PARKS&OPEN SPACE	UD	
New curbs, gutters, sidewalk throughout	INFRASTRUCTURE		
Capitalize on the floodplain land on Rosedale	PARKS&OPEN SPACE		
Community garden	PARKS&OPEN SPACE		
Update Newblock Park w/amenities	PARKS&OPEN SPACE		Fishing, spash pad, WaterWorks, baseball, outdoor music venue, lighting
Community Garden	PARKS&OPEN SPACE		
<i>Community gardens</i>	PARKS&OPEN SPACE		
<i>Better use of Waterworks</i>	PARKS&OPEN SPACE		
Connection to Newblock Park	PARKS&OPEN SPACE		
Better use of Waterworks	PARKS&OPEN SPACE		
More park amenities needed	PARKS&OPEN SPACE		Restrooms, picnic shelters, more lighting, frisbee courts
Landscaping	PARKS&OPEN SPACE		
Signage/landscaping needed to identify park	PARKS&OPEN SPACE		
More landscaping needed in parks	PARKS&OPEN SPACE		
Recapture history of Newblock Park	PARKS&OPEN SPACE		
Newblock Park needs updating	PARKS&OPEN SPACE		splash pad, sculpture garden, morg lighting
Urban AG	PARKS&OPEN SPACE	ECON DEVELOPMENT	In flood zone
Water feature (aquaponics/geothermal/energy park	PARKS&OPEN SPACE		
Bridge connection	TRANSPORTATION/MOBILITY	P&O	
Median and lighting	TRANSPORTATION/MOBILITY	SAFETY	Art/landmarks, "Sunflower", branding; Western Gateway - arches, murals
Stop signs & intersections	TRANSPORTATION/MOBILITY	SAFETY	
Strong connection between pedestrian & bicycles access Charles Page with signage	TRANSPORTATION/MOBILITY	SAFETY	
Problem with the underpass	TRANSPORTATION/MOBILITY	SAFETY	
More lighting along Charles Page (decorative lighting ?)	TRANSPORTATION/MOBILITY	SAFETY	
Sky bridge – pedestrian overpass	TRANSPORTATION/MOBILITY	SAFETY	
Pedestrian Crossing over Charles Page - or - Sky Bridge	TRANSPORTATION/MOBILITY	SAFETY, P&O	
Paint street art / Bike lanes	TRANSPORTATION/MOBILITY	UD	
<i>Roundabout</i>	TRANSPORTATION/MOBILITY	UD	
Paint the streets	TRANSPORTATION/MOBILITY	UD	
Expand and create better access to the park	TRANSPORTATION/MOBILITY		
Light rail	TRANSPORTATION/MOBILITY		
Traffic calming measures	TRANSPORTATION/MOBILITY		
Pervious alleys / driving/ paving, etc.	TRANSPORTATION/MOBILITY		
30 mph . median	TRANSPORTATION/MOBILITY		
1-way alleys	TRANSPORTATION/MOBILITY		
Pedestrian crossing	TRANSPORTATION/MOBILITY		
Sidewalks	TRANSPORTATION/MOBILITY		
Signage	TRANSPORTATION/MOBILITY		
Bike lanes	TRANSPORTATION/MOBILITY		
Public transit	TRANSPORTATION/MOBILITY		
Bus stops	TRANSPORTATION/MOBILITY		
Trolley	TRANSPORTATION/MOBILITY		
Better Public Transportation	TRANSPORTATION/MOBILITY		
Connectivity	TRANSPORTATION/MOBILITY		Bike routes to OSU, downtown, Brady; ped bridge; bike lanes on CPB; inviting to downtown, painted underpass
<i>Connection to Newblock Park</i>	TRANSPORTATION/MOBILITY		
<i>Slow traffic: add 4-way stops</i>	TRANSPORTATION/MOBILITY		
Bike routes – connect to OSU & DT & Brady	TRANSPORTATION/MOBILITY		
Bike lanes on Chas Page	TRANSPORTATION/MOBILITY		
Manage the different traffic (car, pedestrian, bicycles), complete road	TRANSPORTATION/MOBILITY		
Connected to downtown	TRANSPORTATION/MOBILITY		
Roundabout on Archer & ?	TRANSPORTATION/MOBILITY		
Sidewalks needed	TRANSPORTATION/MOBILITY		
Bus stops	TRANSPORTATION/MOBILITY		
Slow traffic on Charles Page	TRANSPORTATION/MOBILITY		

ROUGH SORT
WORKSHOP TABLE NOTES

Item	Primary Category	Secondary	NOTES
Trolley stops along Charles Page	TRANSPORTATION/MOBILITY		
Mitigate crumbing underpass/ erosion/ravine	TRANSPORTATION/MOBILITY		
Sidewalks	TRANSPORTATION/MOBILITY		
Complete bridge to River trails	TRANSPORTATION/MOBILITY		
? earth	UNCLASS		
TSAS (?) to Roosevelt	UNCLASS		
Walking Tour app needed	URBAN DESIGN/LEGACY	BRANDING	
Image & identity - art/landmarks, "Sunflower" image	URBAN DESIGN/LEGACY	BRANDING	
Inviting to Downtown	URBAN DESIGN/LEGACY	BRANDING	
Public art	URBAN DESIGN/LEGACY	CULTURAL	
Preserving views	URBAN DESIGN/LEGACY	ENV	
Historic style apts that fit with neighborhood	URBAN DESIGN/LEGACY	HISTORIC	
Irving School: senior living, ? housing, daycare	URBAN DESIGN/LEGACY	HOUSING	
Protect the historical building stock	URBAN DESIGN/LEGACY	HOUSING	
Create opportunity for live/work – 2 stories max.	URBAN DESIGN/LEGACY	HOUSING & ED	
Don't parking in the face – walk path in front, parking lot back	URBAN DESIGN/LEGACY	PARKING	
Protection of views / topography	URBAN DESIGN/LEGACY	RIVER, BRANDING	
Murals / lighted overpass/underpass	URBAN DESIGN/LEGACY	SAFETY	
Maintenance under IDL	URBAN DESIGN/LEGACY	TR	
Western Gateway: Arches, Murals	URBAN DESIGN/LEGACY		
Recognize historic character	URBAN DESIGN/LEGACY	BRANDING	
Gateway/Entry points	URBAN DESIGN/LEGACY		
Gateways	URBAN DESIGN/LEGACY		
Archer/Nogales gateway	URBAN DESIGN/LEGACY		
Overpass painting	URBAN DESIGN/LEGACY		

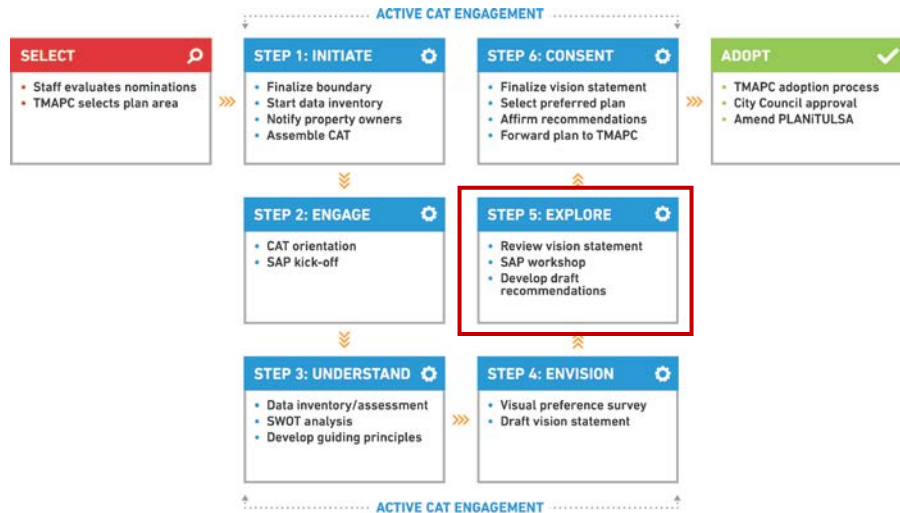


PLANiTULSA SMALL area PLANS

Crosbie Heights Small Area Plan

STEP 5: EXPLORE

August 25, 2015



- Guiding Principles

GUIDING PRINCIPLES
CROSBIE HEIGHTS SMALL AREA PLAN
CAT MEETING - AUGUST 25, 2015

OBJECTIVE: To develop a concise list of Guiding Principles for the plan area.

How will the CAT develop and prioritize Guiding Principles?

This information represents an adjustment from instructions previously presented to the CAT in May, to streamline the development of Guiding Principles.

1. Background information (summarized on page 4) regarding Guiding Principles was presented prior to the May 12th CAT meeting. CAT members were asked to consider broad lists of Guiding Principles from PLANiTULSA and think about which principles best reflect the core values of Crosbie Heights.
2. **For the August 25th CAT meeting**, using the May 12th list, staff has developed a *draft list* for CAT consideration that reflects issues and ideas derived from SAP activities including:
 - Kick-off survey (prior to initial meeting)
 - SWOT Analysis
 - Visual Preference Survey
 - Visioning Workshop

Bear in mind that all provisions of PLANiTULSA – including its Guiding Principles found on page 5 - are valid for Crosbie Heights. This list addresses ideas more tailored to Crosbie Heights, as a starting point for further inclusion in the Crosbie Heights SAP.

Before the August 25th Meeting (CAT Homework)

1. For reference, review the Guiding Principles summary (page 2) and PLANiTULSA's Guiding Principles (page 3).
2. Use Worksheets - pages 4 through 9 – to review and assess the draft Principles, and annotate with the following coding system: **K** (Keep) **D** (Drop) **M** (Modify).
3. Draft any Principles that you think have been overlooked, and provide alternate wording if you think clarification is necessary.

At the August 25th Meeting

1. CAT and Staff will go through the Principles, by number, and note your preliminary assessments.
2. "New" or "modified" Principles will be recorded and discussed.
3. Staff will compile the results for subsequent CAT meetings, with a goal of prioritizing and finalizing them for the SAP.

Do we only have one shot at forming the Guiding Principles?

No, this will be just the initial development of the Crosbie Heights Guiding Principles. They will evolve throughout the planning process, to incorporate input received in subsequent steps. Results from this round will enable Planning staff to develop a draft narrative, as the story evolves into the Crosbie Heights Small Area Plan.

GUIDING PRINCIPLES
CROSBIE HEIGHTS SMALL AREA PLAN
CAT MEETING - AUGUST 25, 2015

WHAT ARE GUIDING PRINCIPLES?

Guiding Principles are a set of **accepted guidelines** formulated by the Citizen Advisory Team that capture the community's values and priorities. The Guiding Principles will help us answer the question: "What should Crosbie Heights be in the future?"

Guiding Principles are our **shared values** that will serve as the **foundation for our Vision** in the plan:

1. To guide the development of SAP's recommendations (goals, objectives, and strategies);
2. To direct necessary planning and implementation processes;
3. To move forward in a predictable manner;
4. To remain true to the Crosbie Heights SAP; and
5. To ensure that the SAP remains consistent with the shared city-wide vision set forth in PLANITULSA.

HOW ARE GUIDING PRINCIPLES USED IN THE PLANNING PROCESS?

Ideas that address the values of the Guiding Principles will find a place in the small area plan; ideas that are in conflict with our Guiding Principles will not. The Guiding Principles will help the CAT **assess the appropriateness of ideas to include in the plan**. Once adopted with the SAP, these principles will continue to **guide the TMAPC and City Council about the community's values**, as they evaluate future development proposals and projects in Crosbie Heights.

As the Crosbie Heights vision evolves throughout the SAP process, the CAT will need to revisit and revise the Guiding Principles. At various points in the planning process - during the Visioning Workshop, during the "Big Ideas" evaluation - additional input is expected from more Crosbie Heights stakeholders may require adjustments to the Guiding Principles.

Guiding Principles will be used in several ways throughout the planning process:

1. **"Big Ideas" Development** – Public input from the SWOT Analysis (May 12) and Visual Preference Survey (June 23) helped us to refine the Guiding Principles and inform the Visioning Workshop on August 1. Each step of the planning process, including "Big Ideas" from the workshop, should embody the Guiding Principles.
2. **Plan Development** – Once a final scenario is selected – from Visioning Workshop inputs - and the vision map is created, the Guiding Principles will serve as a checklist to ensure that planning recommendations and strategies support stakeholders' core values. Guiding Principles will provide an important feedback loop that everyone can understand and use to guide the discussion.
3. **Plan Implementation** – The relevance of our Guiding Principles extends beyond making the small area plan. Post adoption, they will be used as criteria to monitor the plan's success and to evaluate the success of the plan and actions that result from it.

GUIDING PRINCIPLES
CROSBIE HEIGHTS SMALL AREA PLAN
CAT MEETING - AUGUST 25, 2015

From PLANiTULSA

Guiding Principles

Capturing these hopes, dreams and aspirations for Tulsa's future is essential as we move forward in making our future vision a reality. The Citizens' Team, a diverse group of volunteers, developed the following guiding principles. These principles serve as the foundation for future planning efforts, and will ensure that the comprehensive plan remains consistent with the vision.

ECONOMY

- Downtown Tulsa should act as a thriving economic engine and cultural center for the entire region.
- Entrepreneurs, small businesses and large employers should find Tulsa an easy place to do business.
- Business owners are able to easily find adequate and attractive space for expanding businesses into downtown, along main streets, or in employment centers.
- The city invests in the critical infrastructure necessary to develop a robust and diversified economy.
- The city has the ability to monitor trends, spot key opportunities and meet challenges strategically.

TRANSPORTATION

- A variety of transportation options serve the city, so that all Tulsans can go where we need to go by driving if we want, but also by walking, biking or using public transit.
- The transit system is designed as a consumer good and attracts people without a vehicle, as well as people who have a vehicle and choose to use an alternative.
- Employment areas are accessible to services such as child care, grocery stores, restaurants, and other amenities.

COMMUNITY AND HOUSING

- Newcomers feel welcome to move to Tulsa, find a home and join the community.
- Future development protects historic buildings, neighborhoods and resources while enhancing urban areas and creating new mixed-use centers.
- Tulsa has pockets of density to provide for a more livable, pedestrian-friendly and cost-efficient community.
- Tulsa permits opportunities for a full range of housing types to fit every income, household and preference.
- The arts as well as cultural and historic resources are celebrated.

EQUITY AND OPPORTUNITY

- The disparity in life expectancy between areas of the city is eliminated by addressing access to services and public health issues.
- Tulsa is a cohesive city where we have the ability to create safe, healthy lives for ourselves and our families.
- Tulsa's civic, business and government institutions ensure that everyone has equal opportunity and access to housing, employment, transportation, education and health care, regardless of background, ethnicity, or neighborhood.
- Schools are safe, easy to walk to, and part of a world-class education system.

ENVIRONMENT

- Tulsa becomes a leader in sustainability and efficiency.
- Residents have easy access to parks and natural areas.
- City parks provide open space, available to each neighborhood, with access to fields, natural areas and greenways for outdoor relaxation and recreation.
- New buildings meet high standards for energy and water efficiency and deliver high quality spaces and architectural design.

PLANNING PROCESS

- City planning and decision-making is an inclusive and transparent process.
- Once adopted, city-wide and neighborhood plans are funded, implemented and monitored for performance.
- Development and zoning policies are easily understood, workable and result in predictable development.
- Residents have a voice in solving their community's problems today and are a part of planning for tomorrow.

GUIDING PRINCIPLES
CROSBIE HEIGHTS SMALL AREA PLAN
CAT MEETING - AUGUST 25, 2015

Worksheet - DRAFT Guiding Principles by Category
Pages 5 through 9

Guiding Principles CAT 25 August 2015

GUIDING PRINCIPLES
CROSBIE HEIGHTS SMALL AREA PLAN
CAT MEETING - AUGUST 25, 2015

Worksheet - DRAFT Guiding Principles by Category

Evaluate and annotate: **K** (Keep) **D** (Drop) **M** (Modify)

Economy

K D M	1. Support employment centers, appropriate in character, scale, and location along Charles Page Boulevard and elsewhere within Crosbie Heights.
K D M	2. Through public and private investment within Crosbie Heights, continue to support the renewed vitality and growth of downtown Tulsa.
K D M	3. Recognize, preserve, and enhance the natural beauty and unique characteristics of Crosbie Heights, including river and downtown views, historic character and key connections to these features, for the benefit of all Tulsa residents as well as visitors.
K D M	4. As demographics change, support the re-introduction of local schools and educational programs as a means to strengthen the neighborhood for current residents and encourage families to re-populate Crosbie Heights.
ADD	

GUIDING PRINCIPLES
CROSBIE HEIGHTS SMALL AREA PLAN
CAT MEETING - AUGUST 25, 2015

Worksheet - DRAFT Guiding Principles by Category (cont'd)

Evaluate and annotate: **K** (Keep) **D** (Drop) **M** (Modify)

Equity and Opportunity

K D M	5. Ensure an inclusive planning process that represents an equal opportunity for all people to participate
	6. Ensure that intolerance and prejudice, explicit or covert, are not used in the formation of land use and other public policies.
K D M	7. Strive for greater community engagement in government and other civic activities with the adoption of the Crosbie Heights small area plan.
K D M	8. Address public health issues for local residents by providing safe access to recreational pursuits including restoration of sidewalks and connections to pedestrian and bicycle trails.
K D M	9. Ensure all residents have access to quality housing, jobs, education and health care.
K D M	10. Engage youth and high school-aged people in planning for their future by providing information about labor markets, desired skills, wages, and demand forecasts for various jobs.
K D M	11. Expand opportunities for small- to medium-sized businesses and entrepreneurs in Crosbie Heights.
ADD	

GUIDING PRINCIPLES
CROSBIE HEIGHTS SMALL AREA PLAN
CAT MEETING - AUGUST 25, 2015

Worksheet - DRAFT Guiding Principles by Category (cont'd)

Evaluate and annotate: **K** (Keep) **D** (Drop) **M** (Modify)

Environment

K D M	12. Implement developments in Crosbie Heights that will restore, protect and conserve environmental resources and natural amenities.
K D M	13. Actively educate Crosbie Heights residents in regards to hazard mitigation planning and disaster preparedness.
K D M	14. Preserve the small carbon footprint established with the early development of Crosbie Heights, in efforts to reach to carbon neutrality within the City of Tulsa.
K D M	15. Promote and support introduction of alternative energy sources in Tulsa, to further contribute to carbon neutrality and quality of life.
K D M	16. Support and understand Tulsa's traditional energy-related industries through active two-way communications.
K D M	17. Support and provide incentives for sustainable design and development.
K D M	18. Ensure that parks and open spaces are safely and easily accessible to Crosbie Heights residents.
K D M	19. Maintain and enhance existing parks and trails that provide access to all citizens.
ADD	

GUIDING PRINCIPLES
CROSBIE HEIGHTS SMALL AREA PLAN
CAT MEETING - AUGUST 25, 2015

Worksheet - DRAFT Guiding Principles by Category (cont'd)

Evaluate and annotate: **K** (Keep) **D** (Drop) **M** (Modify)

Community and Housing

K D M	20. Make Crosbie Heights known throughout the City of Tulsa for its many assets – historic character and architecture, the Arkansas River, and proximity to downtown and cultural amenities.
K D M	21. Maintain Crosbie Heights as a safe and healthy neighborhood.
K D M	22. Provide public improvements in Crosbie Heights, to encourage private investment that will attract and retain young people to the neighborhood and nearby downtown Tulsa.
K D M	23. Honor the history and character of Crosbie Heights through urban design concepts that respect existing assets and enable residents and visitors to experience its sense of community and place.
K D M	24. Protect historic neighborhoods and require compatible new development within these areas.
K D M	25. Provide affordable housing of different types and styles for people of all ages.
K D M	26. Encourage a variety of housing options – in location, style, size and affordability – in appropriate locations within Crosbie Heights.
K D M	27. Restore and increase density - for sustainability, cost-efficiency, livability, and walkability - to residential areas by adding a variety of housing types at appropriate locations.
K D M	28. Create an alternative to (not a replacement for) suburban living: places that offer high density urban environment with round-the-clock activity and support of alternative lifestyles.
K D M	29. Extend opportunities for basic retail services in local centers that serve the Crosbie Heights community.
ADD	

GUIDING PRINCIPLES
CROSBIE HEIGHTS SMALL AREA PLAN
CAT MEETING - AUGUST 25, 2015

Worksheet - DRAFT Guiding Principles by Category (cont'd)

Evaluate and annotate: **K** (Keep), **D** (Drop), **M** (Modify)

Transportation

K D M	30. Using context-sensitive solutions in transportation planning, consider the character and scale of the Crosbie Heights neighborhood.
K D M	31. Assure adequate and timely maintenance of all existing infrastructure.
K D M	32. Structure and expand the transportation system and public transit services to provide choices, so that all segments of the community can meet daily living requirements.
K D M	33. Develop walkable neighborhoods with safe access to commercial centers and services.
	34. Locate new centers of employment to make efficient use of existing transportation and other infrastructure and minimize the travel time and distance for employees residing in Crosbie Heights.
ADD	

Planning Process

K D M	35. Provide transparency in civic life through open and proactive communications between the city and the public in matters of planning and development.
K D M	36. Champion an inclusive planning program that incorporates community, housing, economic development, and transportation.
K D M	37. Ensure fair and transparent administration of development regulations and code enforcement.
K D M	38. Ensure that the Crosbie Heights neighborhood and the City work together on meaningful projects.
ADD	

GUIDING PRINCIPLES
CROSBIE HEIGHTS SMALL AREA PLAN
CAT MEETING - AUGUST 25, 2015

Worksheet - DRAFT Guiding Principles by Category

Evaluate and annotate: **K** (Keep) **D** (Drop) **M** (Modify)

These lists indicate changes as directed by the CAT. The strike-through notation represents Drops and text combined with others as Modifications. Renumbering will be handled on the next round.

These are still DRAFTS, subject to change as the process continues.

Economy

K	1. Support employment centers, appropriate in character, scale, and location along Charles Page Boulevard and elsewhere within Crosbie Heights.
M	2. Support renewed vitality and growth through public and private investment within Crosbie Heights.
K	3. Recognize, preserve, and enhance the natural beauty and unique characteristics of Crosbie Heights, including river and downtown views, historic character and key connections to these features, for the benefit of all Tulsa residents as well as visitors.
K	4. As demographics change, support the re-introduction of local schools and educational programs as a means to strengthen the neighborhood for current residents and encourage families to re-populate Crosbie Heights.
ADD	Support the introduction of mixed-use developments at appropriate locations in Crosbie Heights.

GUIDING PRINCIPLES
CROSBIE HEIGHTS SMALL AREA PLAN
CAT MEETING - AUGUST 25, 2015

Worksheet - DRAFT Guiding Principles by Category (cont'd)

Evaluate and annotate: **K** (Keep) **D** (Drop) **M** (Modify)

Equity and Opportunity

K	5. Ensure an inclusive planning process that represents an equal opportunity for all people to participate
K	6. Ensure that intolerance and prejudice, explicit or covert, are not used in the formation of land use and other public policies.
K	7. Strive for greater community engagement in government and other civic activities with the adoption of the Crosbie Heights small area plan.
M	8. Address public health issues for local residents by providing safe access to food and active lifestyles and recreational pursuits through restoration of sidewalks and connections to public transit, and pedestrian and bicycle trails.
M	9. Strive for Crosbie Heights to be a community in which all residents have access to food, quality housing, jobs, education and health care.
K D M	10. Engage youth and high school-aged people in planning for their future by providing information about labor markets, desired skills, wages, and demand forecasts for various jobs.
K D M	11. Expand opportunities for small- to medium-sized businesses and entrepreneurs in Crosbie Heights.
ADD	

GUIDING PRINCIPLES
CROSBIE HEIGHTS SMALL AREA PLAN
CAT MEETING - AUGUST 25, 2015

Worksheet - DRAFT Guiding Principles by Category (cont'd)

Evaluate and annotate: **K** (Keep) **D** (Drop) **M** (Modify)

Environment

K	12. Implement developments in Crosbie Heights that will restore, protect and conserve environmental resources and natural amenities.
M	13. Encourage public awareness in matters of hazard mitigation planning and disaster preparedness.
M	14. Preserve the small neighborhood scale established with the early development of Crosbie Heights, and support alternative energy sources in efforts to reach to carbon neutrality.
D	15. Promote and support introduction of alternative energy sources in Tulsa, to further contribute to carbon neutrality and quality of life. Combined with #14.
M	16. Maintain two-way communications between the neighborhood and Tulsa's traditional energy-related industries.
M	17. Support and provide incentives for sustainable design and development including community-supported open space amenities. <i>Staff modification to add the concept of community gardens or similar community-based amenities.</i>
K	18. Ensure that parks and open spaces are safely and easily accessible to Crosbie Heights residents.
K	19. Maintain and enhance existing parks and trails that provide access to all citizens.
ADD	

GUIDING PRINCIPLES
CROSBIE HEIGHTS SMALL AREA PLAN
CAT MEETING - AUGUST 25, 2015

Worksheet - DRAFT Guiding Principles by Category (cont'd)

Evaluate and annotate: **K** (Keep) **D** (Drop) **M** (Modify)

Community and Housing

M	20. Honor the heritage of Crosbie Heights and its many assets – historic character and architecture, the Arkansas River, and proximity to downtown and cultural amenities – through urban design that enables residents and visitors to experience its sense of community and place.
K	21. Maintain Crosbie Heights as a safe and healthy neighborhood.
M	22. Provide public improvements in Crosbie Heights, to encourage private investment that will attract and retain young people to the neighborhood.
K D M	23. Honor the history and character of Crosbie Heights through urban design concepts that respect existing assets and enable residents and visitors to experience its sense of community and place. Combined with #20.
D	24. Protect historic neighborhoods and require compatible new development within these areas.
D	25. Provide affordable housing of different types and styles for people of all ages. Combined with #26.
M	26. Encourage a variety of housing options - in location, style, size and affordability – for people of all ages, in appropriate locations.
M	27. Restore and increase density - for sustainability, cost-efficiency, livability, and walkability - by adding a variety of housing types at appropriate locations.
D	28. Create an alternative to (not a replacement for) suburban living: places that offer high density urban environment with round the clock activity and support of alternative lifestyles.
K	29. Extend opportunities for basic retail services in local centers that serve the Crosbie Heights community.
ADD	

GUIDING PRINCIPLES
CROSBIE HEIGHTS SMALL AREA PLAN
CAT MEETING - AUGUST 25, 2015

Worksheet - DRAFT Guiding Principles by Category (cont'd)

Evaluate and annotate: **K** (Keep), **D** (Drop), **M** (Modify)

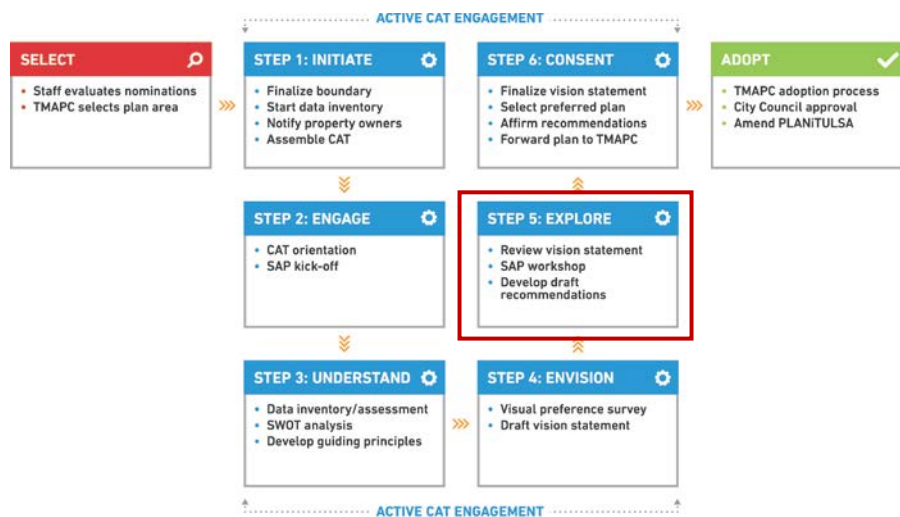
Transportation

K	30. Using context-sensitive solutions in transportation planning, consider the character and scale of the Crosbie Heights neighborhood.
M	31. Support the adequate and timely maintenance of all existing infrastructure.
K	32. Structure and expand the transportation system and public transit services to provide choices, so that all segments of the community can meet daily living requirements.
K	33. Develop walkable neighborhoods with safe access to commercial centers and services.
K	34. Locate new centers of employment to make efficient use of existing transportation and other infrastructure and minimize the travel time and distance for employees residing in Crosbie Heights.
ADD	

Planning Process

K	35. Provide transparency in civic life through open and proactive communications between the city and the public in matters of planning and development.
K	36. Champion an inclusive planning program that incorporates community, housing, economic development, and transportation.
M	37. Support the fair and transparent administration of development regulations and code enforcement.
M	38. Actively work with the City of Tulsa on meaningful projects that will benefit the Crosbie Heights neighborhood.
ADD	

Crosbie Heights Small Area Plan
STEP 5: EXPLORE
CAT Meeting
 August 25, 2015



- Vision Statement

Vision Statement – Crosbie Heights SAP

Why do we need a Vision Statement?

PLANiTULSA, the Comprehensive Plan, Appendix (pgs. AP4-5), calls for a vision statement for small area plans, specifically in **Step 4: VISION STATEMENT** of the Small Area Planning Process.

The Vision Statement should answer the question ...

“What do we want this area to be in 10 to 20 years?”, and in doing so, declare the community’s long-range goals and objectives.

A great Vision Statement is ...

Clear. Inspirational. Memorable. Concise!

How do we craft the Vision Statement?

- Ask yourself “What is the best possible outcome for this area?” and define goals that will motivate the community to achieve that outcome.
- Consider organizing the Vision Statement into a set of **Guiding Principles**. These statements of values and goals are used to measure implementation recommendations of the plan in terms of how well they meet the area’s Vision, how well they build upon the key opportunities, and how well they address the key threats to the area.
- Refine key opportunities derived from the SWOT analysis ...
... potential mixed-use commercial district and business incubators ... preserve and celebrate historic housing stock and the neighborhood’s history ... introduce housing/building rehabilitation programs ... reconnect to River Parks.
- Capitalize on key strengths from the SWOT analysis ...
... diversity (socioeconomic, demographic, housing) ... walkability ... proximity to downtown (jobs and cultural activities) ... convenience due to proximity to highways ... proximity to trails and River Parks for access to recreational pursuits ... the Arkansas River as a current and future asset ... aesthetic value of River and downtown views.
- Consider key issues - revealed through **Step 3: ASSESSMENT (Inventory & Analysis)** – to mitigate through the plan ...
... vacant homes and parcels ... absentee landlords and derelict properties ... excessive demolitions ... dated infrastructure ... traffic calming (safe connections) ... positive branding and identity ... need for beautification.
- Consider Vision Map names from the Visioning Workshop:
Western Gateway. Crosbie Connected. The Phoenix Rising. Yester Year Future Focused.

Vision Statement – Crosbie Heights SAP

Examples from other small area plans

36th Street North Corridor

In 20 years the community of the 36th Street North Corridor will . . .

- be an attractive, inclusive and secure family-oriented community with a variety of housing types, meeting the lifestyle needs of its multi-cultural residents.
- be well-connected to the greater Tulsa area through choices in transit, and will capitalize on its proximity to downtown, the Gilcrease Museum, the airport, and many other attractions. There will be a pleasing pedestrian environment that encourages an active, healthy lifestyle.
- consist of a skilled, entrepreneurial workforce that contributes to a diverse, vibrant local economy and retail service sector, attracting visitors from across Tulsa and beyond.
- promote sustainable practices in the built environment and be respectful of the natural environment. The community will take advantage of its open-space resources to promote optimal recreation opportunities for all ages.

West Highlands/Tulsa Hills

In 20 years, West Highlands/Tulsa Hills will be . . .

- a welcoming, attractive, desirable area to live and invest.
- developed in a manner respectful of the rural atmosphere.
- a safe, family-friendly community, with retail and recreational services for local residents.
- well-connected to the city's multi-modal transportation system, including trails.

Utica Midtown Corridor – South

The Utica Midtown Corridor - South is a distinctive, healthy, and inclusive neighborhood where people have choices about transportation, access to good jobs, and a high quality of life.

It is a place that . . .

- Endorses a shared future
- Values and protects registered Historic Districts
- Promotes sustainable growth of the St John Medical Center (SJMC) and its contributions to a healthy built environment
- Promotes high-value projects that contribute to stability and provide neighborhood connections
- Provides an attractive and safe pedestrian-oriented public realm, and,
- Benefits the whole community.

Vision Statement – Crosbie Heights SAP

Examples from other small area plans

6th Street Infill Plan (The Pearl District)

The Vision of the 6th Street Task Force:

‘To reinvent the art of city life in Tulsa. To develop from the grass-roots an urban neighborhood that is diverse, intriguing and charming; that adapts to the new realities of the 21st Century and has the character, humanity and convenience of the best, traditional cities; that offers a radical and attractive alternative to suburban living; where it is possible to work, play and shop without recourse to a car; where neighbors work to foster good schools and safe, attractive streets and civic spaces; and where a vibrant, civic environment is matched by enlightened public policies. To do all this before it is too late.’

Crutchfield Neighborhood Revitalization Plan

“Members of the Crutchfield Neighborhood Revitalization Planning Team seek to establish a clean, economically viable, safe and secure residential and commercial community for residents and businesses who are currently located, or wish to be located, in the Crutchfield community.”

Brookside Infill Development

“... the vision is to keep and improve the Brookside area as a great place to live, work, worship, shop, learn and play, to assist and assure that development in Brookside is of optimum quality, and to represent all Brookside interests equitably and fairly.”

Brady Village Infill Development

“... the vision is to keep and improve the Brady Village area as Tulsa’s 24/7 Urban Village. This 24/7 Urban Village is to be a mixed use, vital urban environment consisting of the arts, culture and entertainment, communications, teleports and technology, business and industry, and distinctive downtown living. The Brady Village plan seeks to assist and assure that development in Brady Village is of optimum quality and to represent all Brady Village interests equitably, fairly and with vibrant imagination.”

Vision Statement – Crosbie Heights SAP

Crosbie Heights Vision Worksheet

Remember, the Vision Statement should be memorable and **CONCISE**!

Think in terms of *when, who, what, where, why, and how*. Using prose or bullet points, draft a Vision Statement that answers the question “What will Crosbie Heights be like in 10 to 20 years?”

In ten to twenty years, Crosbie Heights will....

... be

... include

... look like

... connect to

...other....

... for (whom).....

Vision Statement – Crosbie Heights SAP

Preliminary Drafts – August 25, 2015

Conclusions from CAT Discussion:

Key Vision terms:

- Connected
- Welcoming
- Eclectic
- Culturally diverse
- Accessible

Location terms:

- Downtown
- River
- Highways
- Trails
- Parks

Working Drafts: Consensus Vision Statements

“In ten to twenty years, the historic Crosbie Heights will be known as the de facto Tulsa neighborhood for variety where everyone is welcome.”

“In ten to twenty years, the historic Crosbie Heights will be known as the area of town that has it all: connectivity, proximity, accessibility, personality all living in harmony.”

Additional concepts (following consensus drafts), for future consideration

- Sustainability
- Economic development

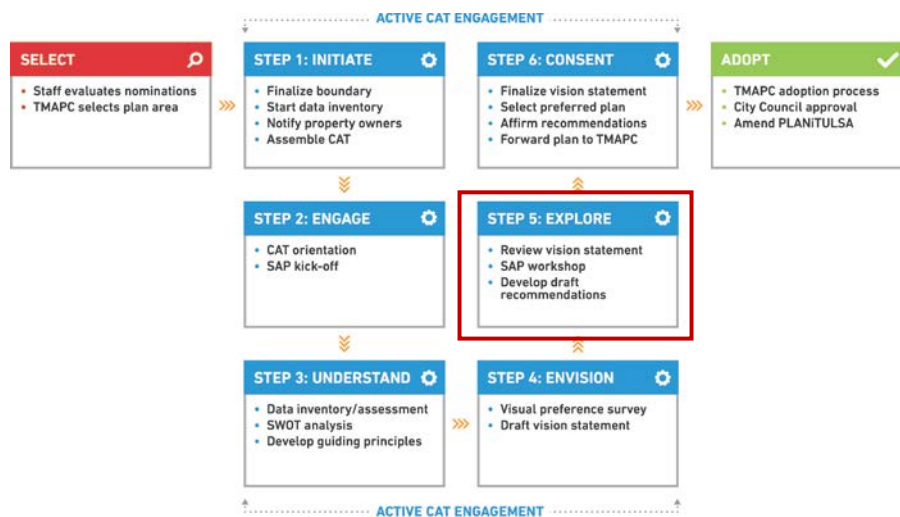
Vision Statement – Crosbie Heights SAP

Preliminary Drafts – August 25, 2015

Background keyword notes, recorded on flip-charts:

<p><u>Page 1:</u></p> <p>*diversity Safe Vibrant Walkable Better (connections*) Boutique – village Potential for a lot to happen</p> <p>(*welcoming) Ecological Blended (Eclectic) Intercultural</p> <p><u>Location:</u> Downtown River (Nature) Accessible to transport Convenient</p>	<p><u>Page 2:</u></p> <p>What Miriam and Larry said (<i>well- stated vision statements</i>) Preserve Promote Rejuvenate Western Gateway Reborn in the 21st century Connected (Culturally diverse) Embrace the future – resurrect into future</p> <p><u>Opportunity</u> Respect history</p>	<p><u>Page 3:</u></p> <p>Vibrant – boutique</p> <p>Connect to... <i>many things</i> Safe – esoteric Ecological, welcoming village Colorful, eclectic, inter-cultural Welcoming, mixed-use, pedestrian</p> <p>Preserve promote through economic development, transportation Branding Western gateway Ccommerce</p> <p>Connected to... Cultural diversity to enjoy past and future through opportunity Develop and thrive as a downtown neighborhood</p>
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Crosbie Heights Small Area Plan
STEP 5: EXPLORE
CAT Meeting
 August 25, 2015



- CAT Meeting Notes

STEP 5: EXPLORE
CAT Meeting
Workshop Notes

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

August 25, 2015

CAT Members:

Attending: Jonathan Belzley, Femi Fasesin, Kevin Harrison, KJ (Rev. Kujanga) Jackson, Mia Leighty, Dr. Miriam Mills, Larry Mitchell, David Phillips.

Not attending: Amanda DeCort, Antoine Harris, Rose Washington, Joe Wrest.

Planners:

City Staff: Martha Schultz, Planner III, Project Manager; Joel Hensley, Planner I; Dennis Whitaker, Planner II.

General Attendance:

In addition to CAT members and staff, 2 other individuals attended the meeting.

The meeting began at 6:05 PM in the main assembly area of the church.

The purpose of this meeting was to allow the CAT to focus their attention on the key issues of Guiding Principles and Vision Statement, and make decisions regarding key concepts and wording that will appear in the small area plan. No exercises with the extended group of stakeholders were included on this agenda.

Project Manager Martha Schultz welcomed everyone and thanked them for attending the CAT Meeting. She thanked Pastor KJ and the New Beginnings Community Church for hosting the meeting and for agreeing to host all future events.

Safety Check. As a City of Tulsa function, the meeting started with a Safety Check, advising participants to note nearby emergency exits. Planner Dennis Whitaker agreed to call 9-1-1 in the unlikely event of any medical, police/fire, or weather emergency. *Safety Check is a standard agenda item for all Crosbie Heights SAP meetings.*

Introductions. Attending CAT members introduced themselves. *For the record, the Citizen Advisory Team (CAT), invited to serve by City Councilor Blake Ewing, is comprised of the following individuals.*

- Jonathan Belzley – Developer, with KMO Development
- Amanda DeCort – Tulsa Foundation for Architecture, Executive Director (arrived)
- 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

CAT members (continued)

- Miriam Mills – Pediatrician, 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

Visioning Workshop Recap. Ms. Schultz thanked everyone for participating in the August 1 Visioning Workshop and noted that the design volunteers from the American Institute of Architects Eastern Oklahoma Chapter were meeting on August 26 to schedule follow-up work sessions. They will take the 4 vision maps produced at the workshop, along with discussion notes and background data, and refine the concepts into two or three “Big Ideas” that represent Crosbie Heights’ vision for the future. These products are expected by the end of September, to allow us to maintain the published schedule for the small area plan. The CAT will review the preliminary concepts and AIA will make modifications, if necessary. Then, the “Big Ideas” will be displayed in a public place for other stakeholders to review and comment.

CAT members were provided with a spreadsheet (posted online), roughly sorted by plan categories, of all comments and notes gathered at the workshop. This information will be used to draft recommendations and to support development of Guiding Principles and the Vision Statement.

Guiding Principles Discussion. Continuing the discussion that was started several meetings earlier, staff provided CAT members with summary information about this subject. Based on public input gathered to date, staff drafted a worksheet with proposed language for Guiding Principles, in categories that follow those found in PLANiTULSA. The CAT considered each item, deciding to keep, drop or modify each proposed statement. If additional principles were deemed necessary, they were so noted.

Background information provided prior to the meeting and results of the discussion (first draft) are posted online for this meeting.

Vision Statement Discussion. Joel Hensley facilitated the Vision Statement discussion. Using the background information and examples of Vision Statements from other small area plans, the CAT first identified key words and concepts that would capture the long-range vision of the Crosbie Heights neighborhood. These ideas address Crosbie Heights attributes related to attitudes, philosophy, location (relative and absolute), and long-range aspirations. Then, the CAT members independently drafted Vision statements and shared them with the group. This was followed by a discussion to further refine the ideas, with the understanding that additional editing and revisions may be necessary to respond to the “Big Ideas” vision maps that will be forthcoming from the AIA volunteers.

Background information provided prior to the meeting and results of the discussion (notes and drafts) are posted online for this meeting.

Announcements. Ms. Schultz shared the following information related to Crosbie Heights and the small area plan:

- **Bus Route.** MTTA has recently indicated that there are plans to replace the current bus route, from downtown along Archer to Quanah with a route that will extend on 3rd Street/Charles Page Boulevard from Houston to Gilcrease Museum Road (S. 25th West Avenue). When the final route and associated stops are approved, that information will be shared with the CAT and included in the plan.



- **Levee / inundation map.** A map showing potential inundation resulting from levee failures along the Arkansas River were shared with the CAT. This map was provided by Bill Robison, City of Tulsa Engineering Services. The Crosbie Heights small area plan boundary is not included in the inundation areas.
- **Night Light Tulsa.** The CAT was advised of recent communications between the City of Tulsa (Working in Neighborhood – Special Events Coordinator) regarding proper permitting and liability issues for weekly events held in Crosbie Heights under the ODOT bridge at Maybelle and Brady. *This item was informational only.*
- **Noxious Emissions.** CAT member Larry Mitchell share information about studies related to odor emissions and other pollution related to industries across the river from Crosbie Heights. The CAT agreed that the SAP should address the issues and recommend actions to increase communications between the City of Tulsa, the neighborhood, and associated industries.

Next steps. It is expected that the next meeting of the Crosbie Heights SAP Citizen Advisory Team will be held during the first week of October, 2015; however, it is not currently scheduled.

Check the [Crosbie Heights SAP website](#) for announcements. All meetings are open to the public.

The CAT Meeting concluded at 8:15 PM.
