

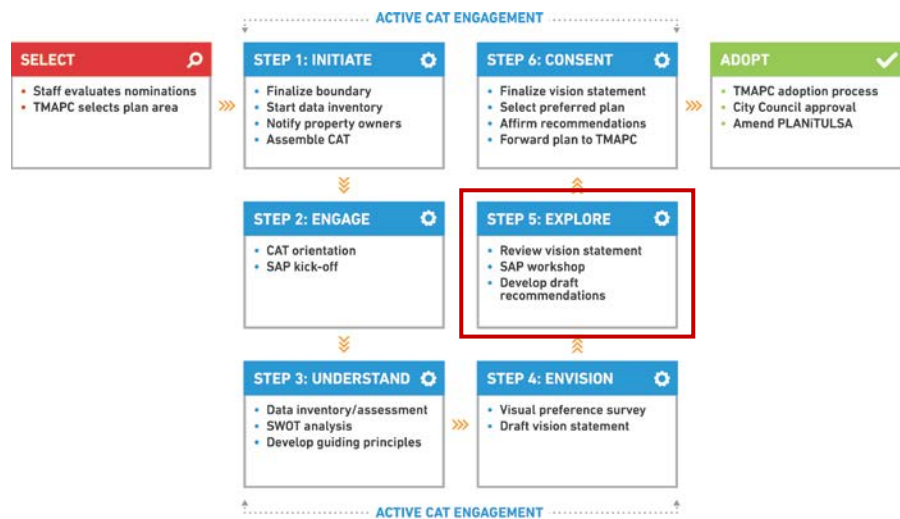


# PLANiTULSA SMALL area PLANS

## Crosbie Heights Small Area Plan

### STEP 5: EXPLORE

August – September 2015



- Visioning Workshop – August 1, 2015



Crosbie Heights Small Area Plan  
**STEP 5: EXPLORE**  
**Visioning Workshop – August 1, 2015**

**WORKSHOP DOCUMENTS**

- Workshop Outreach
  - Promotional Flyer (English and Spanish)
  - Neighborhood Bicycle Tour
- Workshop Agenda
- Introductory Presentation
- Keynote Address
- Crosbie Heights SAP Recap (Presentation)
- Introduction to Visioning (Presentation)
- Hands-on Sessions: Workshop Photos
- Vision Sharing: Presentations of Vision Maps
- Visioning Workshop Notes



# PLANitTULSA SMALL area PLANS

## Crosbie Heights Small Area Plan STEP 5: EXPLORE

### **Visioning Workshop – August 1, 2015**

- Workshop Outreach
  - Promotional Flyer (English and Spanish)
  - Neighborhood Bicycle Tour

# CROSBIE HEIGHTS SMALL area PLAN

## WHAT

ALL-DAY VISIONING WORKSHOP

for the Crosbie Heights Small Area Plan

## WHERE

New Beginnings Community Church

1401 W. Charles Page Blvd, Tulsa

## WHEN

Saturday, August 1st, 9AM to 4PM

Lunch will be provided (with RSVP)

## WHO

ANYONE concerned about the  
neighborhood's future

## HOW TO PARTICIPATE

Please RSVP by July 27

e-mail [sauerbach@cityoftulsa.org](mailto:sauerbach@cityoftulsa.org)

or

phone (918) 576-5671

In partnership with:



# Community Planning WORKSHOP

The City of Tulsa and the Crosbie Heights Citizen Advisory Team invite you to join us for an all-day workshop to craft a long-range vision for the Crosbie Heights neighborhood. Design assistance will be provided by the American Institute of Architects Eastern Oklahoma Chapter and the OU-Tulsa Urban Design Studio.

This Visioning Workshop is a crucial part of the Crosbie Heights small area planning process. Since the project kick-off in April 2015, planners and citizens have studied and documented the area's existing conditions. Your participation in the workshop will help define the future for this area.

The day will start with a keynote address by Mr. Shane Hampton from the University of Oklahoma's Institute for Quality Communities. The workshop will include a review of local issues, facts and data about current conditions, followed by interactive urban design activities to reflect community ideas. The workshop will conclude with presentations of the workshop results.

This Small Area Plan is an opportunity to address changes that are happening now and will likely continue in Crosbie Heights and nearby areas of Tulsa.

Lunch (with RSVP) and refreshments provided.

**RSVP by July 27 to ensure participation.**

For more info visit the [Crosbie Heights web page](http://www.cityoftulsa.org/community-programs/planning/small-area-and-neighborhood-revitalization-planning/crosbie-heights-small-area-plan---in-process.aspx)

<https://www.cityoftulsa.org/community-programs/planning/small-area-and-neighborhood-revitalization-planning/crosbie-heights-small-area-plan---in-process.aspx>





# CROSBIE HEIGHTS

## Pequeño plan de área

### ¿Que?

Taller de visión del día completo para el pequeño plan de la zona de Crosbie Heights

### ¿Donde?

New Beginnings Community Church  
1401 W. Charles Page Blvd, Tulsa

### ¿Cuándo?

Sábado, Primero de Agosto, a las 9 hasta las 4  
El almuerzo sea proveído

### ¿Quién?

Todas las personas quienes les interesan el futuro de la vecindad están invitados

## Cómo participar

Por favor, reserve su espacio desde el 27 de Julio  
Manda un correo electrónico al [sauerbach@cityoftulsa.org](mailto:sauerbach@cityoftulsa.org)  
Ó

Llama al (918) 576-5671



In partnership with:



## Taller de planificación de la comunidad

La ciudad de Tulsa y el equipo de asesoramiento ciudadano de Crosbie Heights les invita a participar en nuestro taller de visión para crear un plan de largo alcance para la vecindad de Crosbie Heights. Asistencia de diseño sea proveída desde el Instituto Americano de Arquitectos del este de Oklahoma y del estudio de diseño urbano de OU-Tulsa.

El taller de visión es un parte crucial del proceso de planificación de la vecindad de Crosbie Heights. Desde el comienzo del proyecto en Abril, 2015, planificadores y ciudadanos han estudiado y documentado los condiciones existentes del área. Su participación ayudará a definir el futuro de esta área.

El día va a empezar con un discurso de Sr. Shane Hampton del instituto para comunidades de calidad de la universidad de Oklahoma. El taller va a incluir un repaso de temas locales, hechos, y datos sobre condiciones actuales seguido por actividades interactivos de diseño urbano que representan ideas de la comunidad. El taller va a concluir con una presentacion de los resueltos del taller.

Este plan del área pequeño es una oportunidad a comunicar sobre los cambios que están ocurriendo y los cambios que probablemente continúan a ocurrir en Crosbie Heights y zonas cercanos de Tulsa.

Almuerzo, y refrescos sean proveídos

Por favor, reserve a su espacio desde el 27 de Julio.

Para más información visite a la página de web de [Crosbie Heights](http://www.cityoftulsa.org/community-programs/planning/small-area-and-neighborhood-revitalization-planning/crosbie-heights-small-area-plan---in-process.aspx)

<https://www.cityoftulsa.org/community-programs/planning/small-area-and-neighborhood-revitalization-planning/crosbie-heights-small-area-plan---in-process.aspx>



# COMMUNITY BIKE TOUR IN CROSBIE HEIGHTS

Saturday, July 18, 2015 @ WaterWorks Art Center

facebook

Sign Up

Email or Phone

Password

Keep me logged in

Forgot your password?

Log In

MY EVENTS

Upcoming

Calendar

Subscribed

Past

Create



JUL 18

Community Bike Tour in Crosbie Heights

Public · Hosted by Mia Pearl Leighty

JoinSaveInvite

Saturday, July 18 at 9:30am in CDT

about 2 weeks ago

WaterWorks Art Center

1710 Charles Page Blvd, Tulsa, Oklahoma 74127

Show Map

Crosbie Heights community bike ride!

Do you like history, architecture, neighborhoods and bikes?

Grab your bike and let's go.... !

Join us for a community bike tour of the Crosbie Heights neighborhood as we seek to raise awareness among community members living the area, or those who are interested in moving to the area.

We will see the sights, meet the community members, distribute information about the Small Area Planning Process, and have some fun!

We will meet at WaterWorks Art Center on Charles Page Blvd and Larry Mitchell will be our tour guide for the morning.

We will depart WaterWorks Art Center at 9:47am (or when all of you are there, but no later than 10am)

All are welcome and the Citizen Advisory team is encouraged to participate! Let us know if you dont have a bike and we will see about borrowing one for you.

GUESTS

32	10	130
went	maybe	invited

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PLANitTULSA  
**SMALL area PLANS**

Crosbie Heights Small Area Plan  
**STEP 5: EXPLORE**

**Visioning Workshop – August 1, 2015**

- Introductory Presentation



PLANitTULSA  
**SMALL area PLANS**

Crosbie Heights Small Area Plan  
**STEP 5: EXPLORE**

**Visioning Workshop – August 1, 2015**

- Workshop Agenda and Program

[illegible]

# Crosbie Heights Small Area Plan Visioning Workshop

9:00 am	<b>Welcome</b> <i>Announcements</i> <i>Introductions</i>
9:15 am	<b>Keynote Address</b> "Neighborhood Transformations"  <i>Shane Hampton, Interim Director</i> <i>University of Oklahoma,</i> <i>Institute for Quality Communities</i>
10:15 am	<b>** BREAK **</b>
10:30 am	<b>Presentation</b> <i>Crosbie Heights SAP Recap</i>
11:30 am	<b>** LUNCH BREAK **</b>
12:15 pm	<b>Introduction to Visioning</b> <i>Materials</i> <i>Visioning Steps</i> <i>Facilitators</i>
12:30 pm 12:30 pm 1:30 pm	<b>Step 1 – Envision Design Solutions</b> <i>1a Vision Brainstorming</i> <i>1b Design Crosbie Heights Vision</i>
2:30 pm	<b>** BREAK **</b>
2:45 pm	<b>Step 2 – Vision Sharing</b> <i>Presentations of Plan Ideas</i>
3:50 pm	<b>Next Steps</b>
4:00 pm	<b>Adjourn</b>



# Visioning Workshop

9 AM to 4 PM













1401 W. Charles Page Blvd  
Tulsa, OK 74127



## PLANiTULSA CONSIDERATIONS

### LAND USE DESIGNATIONS

	Average Households / Acre	Average Jobs / Acre
 Downtown Core	26	91
 Downtown Neighborhoods	42	12
 Neighborhood Centers	5	12
 Town Centers	14	19
 Regional Centers	8	25
 Main Street	8	16
 Mixed Use Corridors	9	12
 New Neighborhood	4	1
 Existing Neighborhood	4	1
 Employment	N/A	19

### AREAS OF STABILITY/GROWTH

#### Areas of Stability

*...Identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. (2010 Plan, pg. LU 52)*

#### Areas of Growth

*...direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and service with fewer and shorter auto trips. (2010 Plan, pg. LU 55)*

### Small Area Plan Categories

-  Land Use and Environmental Features
-  Transportation
-  Economic Development
-  Housing
-  Parks and Open Space,
-  Legacies & Urban Design

## CROSBIE HEIGHTS KEY ISSUES

### CONNECTIONS

- Enhance connections to nearby assets:
  - Downtown Tulsa *via highway underpasses*
  - Newblock Park
  - Katy Trail and River Parks
- Safe crossings for bicycles and pedestrians on Charles Page Boulevard, and sidewalk restorations and replacement, to encourage pedestrian activities.

### Protect LOCAL CHARACTER

- Capitalize on unique characteristics of Crosbie Heights for investment, including its proximity to and views of downtown and the Arkansas River.
- Celebrate the area's diverse population.
- Retain Crosbie Heights' historic character through housing and building rehabilitation programs.
- Retain remaining historic assets such as the Nogales Baptist Church and, Irving School.

### PUBLIC SAFETY: Real or Perceived

- Unsafe structures that attract illegal activities to the detriment of neighborhood values
- Inadequate lighting in public spaces
- Sub-par infrastructure (sanitary and storm sewers)
- Foot traffic and encampment of homeless populations.
- Sub-par response from police department

### TRANSFORMATION Opportunities

- Promote quality housing and commercial infill development on vacant properties.
- Cautious about gentrification's adverse effects.
- Resolve clear title issues for vacant properties.
- Introduce new building types (residential and commercial) in appropriate locations.

## STAKEHOLDER PROFILES

Consider the perspectives of all groups with interests in Crosbie Heights, especially if they are different from yours!

### HOUSEHOLDS: Everybody lives somewhere

- Household composition: marital status, with/without children, elders in the home
- Living arrangements: renters or homeowners, in single-family homes or in condominiums or apartments
- Diverse demographics: income, employment status, age, gender, education, and ethnicity
- Mobility characteristics: Are they car owners, transit riders, cyclists, pedestrians, or even mobility-challenged due to age or disability.

### DEVELOPER/BUSINESSES: Balancing Act

- Take risks to invest in the area
- Current/ future business interests in the area
- Must balance innovation with the bottom line
- Wants to be a good neighbor, with good tenants and customers
- Aware of local regulations
- Aware of community's Vision for the future!

### LOCAL POLICY OFFICIALS

- Tulsa Metropolitan Area Planning Commission (TMAPC):
  - PLANiTULSA (2010 Comprehensive Plan): Are the plan designations right for Crosbie Heights?
  - Regulations: Existing zoning codes OK? New codes better for the future development?
- Technical and Policy Reviews:
  - City of Tulsa Departments,
  - Tulsa Transit Authority (MTTA)
  - Board of Adjustment
  - City Council



Crosbie Heights Small Area Plan  
**STEP 5: EXPLORE**

**Visioning Workshop – August 1, 2015**

- Keynote Address: “Neighborhood Transformations”

*Shane Hampton, Interim Director  
Institute for Quality Communities  
University of Oklahoma*

- Photos of speaker and attendees





# PLANitTULSA SMALL area PLANS

## Crosbie Heights Small Area Plan STEP 5: EXPLORE

### Visioning Workshop – August 1, 2015

- Keynote Address: “Neighborhood Transformations”

*Shane Hampton, Interim Director  
Institute for Quality Communities  
University of Oklahoma*

<http://www.slideshare.net/shanehamp/aug2015crosbie>







PLANitTULSA  
**SMALL area PLANS**

Crosbie Heights Small Area Plan  
**STEP 5: EXPLORE**

**Visioning Workshop – August 1, 2015**

- Keynote Address: Photos of speaker and attendees

# Crosbie Heights Visioning Workshop August 1, 2015

## Keynote Address Photos – Speaker and Participants



Keynote Speaker Shane Hampton



Workshop participants during keynote address



# Crosbie Heights Visioning Workshop August 1, 2015

## Keynote Address Photos – Speaker and Participants



Keynote Speaker Shane Hampton



Keynote Speaker Shane Hampton

# Crosbie Heights Visioning Workshop August 1, 2015

## Keynote Address Photos – Speaker and Participants



Keynote Speaker Shane Hampton



Workshop participants during keynote address





# PLANitTULSA SMALL area PLANS

## Crosbie Heights Small Area Plan STEP 5: EXPLORE

### **Visioning Workshop – August 1, 2015**

- Crosbie Heights SAP Recap (Presentation)
- Photos: Presenters and participants

## Crosbie Heights Recap

- SWOT Analysis - Results
- Visual Preference Survey – Results
- Kick-off Survey Results
- Data Inventory
  - Major Categories + some new info
  - PLANiTULSA Considerations

## SWOT Analysis Results

### STEP 3: UNDERSTAND

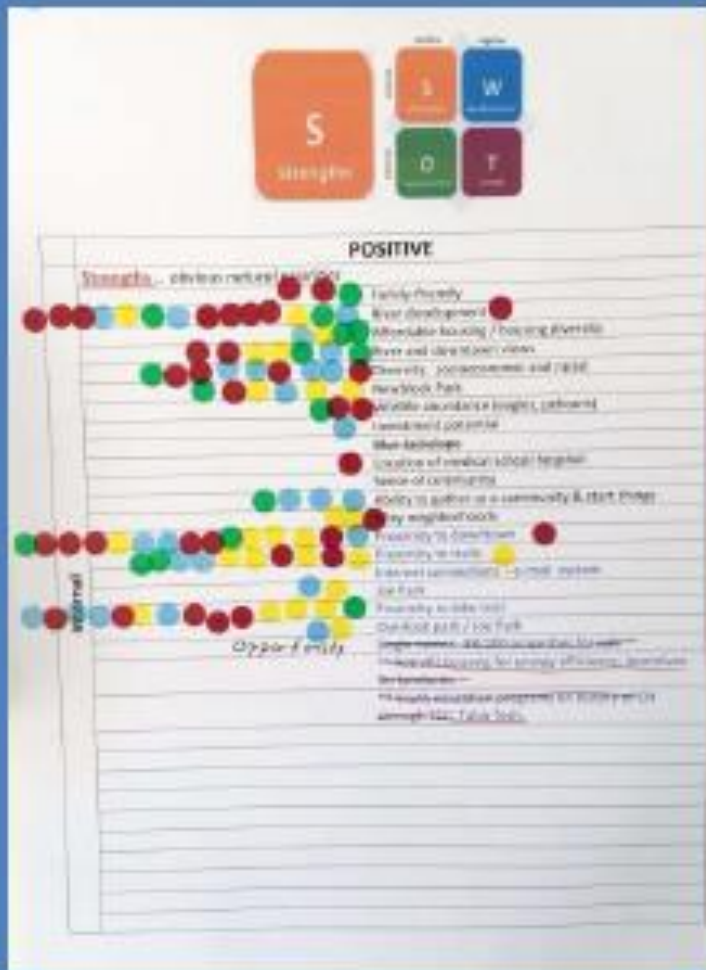
- Data inventory/assessment
- SWOT analysis
- Develop guiding principles

- SWOT Analysis
  - Round 1: Identify them
  - Round 2: “**Dot-ocracy**” to prioritize future decisions
- SWOT Results
  - Posted online
  - Top 6 **Dot-getters** shown today, including ties





# SWOT – The DOT-OCRACY



# SWOT – The DOT-OCRACY



# SWOT - Strengths



Dots	Category
16	Proximity to downtown
15	River development
14	Proximity to bike trail
11	Proximity to trails
9	Diversity: socioeconomic and racial
7	River and downtown views

**Enhance and capitalize on them!**

# SWOT - Weaknesses



Dots	Category
16	Irresponsible/absentee landlords
13	Need to calm traffic
9	Lack of sidewalks
8	Lack of retail
8	Lack of lighting
8	Trail closed at bridge
8	Food desert
5	Dated infrastructure
5	Difficulty crossing Chas Page Blvd ped/bike
4	Gentrification

**Show locations, design solutions.**

# SWOT - Opportunities



Dots	Category
14	Commercial district (mixed-use)
12	Historic housing stock
10	Rehab programs (Housing & Buildings)
7	Reconnect to River Parks (crossing @ODOT, trail bridge)
5	History of neighborhoods
5	Open the closed bridge
4	Incubators for business

**Show locations, design solutions,  
capitalize on them.**

# SWOT - Threats



Dots	Category
18	No housing rehab programs
17	Old sewer & infrastructure
10	Banks unwilling to finance
9	No schools
7	Refinery smells
5	Empty property (squatters)
5	Archer corridor disconnect

**Where are they? Design to mitigate!**

## Visual Preference Survey Results



# Buildings – Single Family – Highest Score

6



Score -

Mean	1.79
Median	2
Mode	2
Total	59

Elements –

small setback  
sidewalk to steps  
large front porch  
bungalow style  
garage behind



# Buildings – Single Family – Second Highest Score

8



Score -

Mean	1.67
Median	2
Mode	2
Total	55

Elements –

small setback  
bungalow style  
front porch  
garage behind

# Buildings – Single Family – Lowest Score

1



Score -

Mean	-0.52
Median	-1
Mode	-2
Total	-17

Elements –

- dominant garage
- auto oriented
- small setback
- front door set back
- modern style

# Buildings – Multifamily – Highest Score

12



Score -

Mean	1.45
Median	2
Mode	2
Total	48

Elements –

- small setback
- small tree lawn
- two stories
- unique - style/design
- porches
- parking in back



# Buildings – Multifamily – Second Highest Score

17



Score -

Mean	1.06
Median	1
Mode	2
Total	35

Elements –

duplex  
garage in front  
three stories  
set back from street  
unique - design/style

# Buildings – Multifamily – Lowest Score

16



Score -

Mean	-0.70
Median	-1
Mode	-2
Total	-23

Elements –

row homes  
two stories  
dominant garage  
set back from street  
brick and siding

# Buildings – Commercial – Highest Score

22



Score -

Mean	1.55
Median	2
Mode	2
Total	52

Elements –

traditional design  
street frontage  
brick  
large sidewalk  
large windows  
awnings



# Buildings – Commercial – Lowest Score

20



Score -

Mean	-1.42
Median	-2
Mode	-2
Total	-47

Elements –

- strip mall
- contemporary design
- large parking lot
- uniform
- minimal landscaping
- Small sidewalks
- parking lot in front

# Alleyway – Highest Score

26



Score -

Mean	1.58
Median	2
Mode	2
Total	52

Elements –

permeable surface  
landscaping  
alley access



# Alleyway – Lowest Score

24



Score -

Mean	0.21
Median	0
Mode	0
Total	7

Elements –

- no rear parking
- paved
- accessible
- utility poles in alley

# Residential On Street Parking – Highest Score

28



Score -

Mean	0.50
Median	1
Mode	1
Total	16

Elements –

on street parking  
parking on one side

On street one side parking or parking in the rear of the home is preferred

# Residential Off Street Parking - Lowest Score

30



Score -

Mean	-1.09
Median	-2
Mode	-2
Total	-36

Elements –

parking along front  
of home  
off street parking  
no yard

Parking off street in the rear of the home or one side on street is preferred



# Commercial On Street Parking – Highest Score

32



Score -

Mean	1.03
Median	1
Mode	1
Total	34

Elements –

parallel parking  
on street parking  
curb bump out  
shade trees

# Commercial Off Street Parking – Lowest Score

35



Score -

Mean	-1.48
Median	-2
Mode	-2
Total	-35

Elements –

large and open  
no landscaping  
no shade  
paved

# Intersection - Highest Score

39



Score -

Mean	1.55
Median	2
Mode	2
Total	51

Elements –

- defined crosswalk
- ADA accessible
- street lights
- crossing signals
- street trees



# Intersection - Lowest Score

37



Score -

Mean	-1.45
Median	0
Mode	0
Total	-18

Elements –

- no crosswalk
- too wide
- missing sidewalk
- not ADA accessible
- no trees
- no crossing signals



# Crosswalk - Highest Score

45



Score -

Mean	1.64
Median	2
Mode	2
Total	54

Elements –

- clear markings
- protected lanes
- street trees
- crossing signal
- ADA accessible

# Crosswalk – Lowest Score

43



Score -

Mean	-0.55
Median	0
Mode	0
Total	-18

Elements –

- interrupted crosswalk
- not a lot of trees
- no crossing signal
- not ADA accessible

# Street Design – Highest Score

50



Score -

Mean	1.21
Median	1
Mode	2
Total	40

Elements –

multimodal  
landscaping  
parallel parking  
lighting  
sidewalk



# Street Design – Lowest Score

46



Score -

Mean	-0.45
Median	0
Mode	-2
Total	-15

Elements –

no sidewalk  
no striping  
overgrown  
no lighting

# Sidewalk – Highest Score

52



Score -

Mean	1.42
Median	2
Mode	2
Total	54

Elements –

landscaping  
street trees  
shade  
setback from street

# Sidewalk – Lowest Score

54



Score -

Mean	-1.27
Median	-2
Mode	-2
Total	-42

Elements –

- along street edge
- utility poles
- safety
- minimal trees
- small width



# Underpass – Highest Score

57



Score -

Mean	1.03
Median	2
Mode	2
Total	34

Elements –

decorative art  
narrow sidewalk  
can slow traffic

# Underpass – Lowest Score

56



Score -

Mean	-0.76
Median	-1
Mode	0
Total	-25

Elements –

- limited safety
- narrow sidewalk
- no lighting
- unclear striping

# Open Space – Highest Score

66



Score -

Mean	1.55
Median	2
Mode	2
Total	51

Elements –

community garden  
no grass  
enclosed  
variety of landscaping



# Open Space – Lowest Score

65



Score -

Mean	-1.24
Median	-1
Mode	-2
Total	-41

Elements –

empty lot  
not programmed  
no landscaping

# Trail – Highest Score

70



Score -

Mean	1.42
Median	2
Mode	2
Total	47

Elements –

signage  
striping  
seating  
paved  
(needs lights)



# Trail – Lowest Score

69



Score -

Mean	-1.24
Median	-1
Mode	-2
Total	-8

Elements –

- unpaved
- no lighting
- no security
- overgrown landscaping

## Kick-off Survey Results

# Crosbie Heights – Survey



## Kick-off Survey

### Improve

- Sidewalks
- Access
- Housing
- Safety/Policing/  
Homelessness

### Retain

- Diversity
- Character
- Affordability
- Parks
- History

### Outcome

- Improved  
Housing
- Better Image
- Improved  
Access
- Community  
Investment/  
Pride

## Overview of the Plan Area



# Crosbie Heights – Boundary



## Crosbie Heights



Crosbie Heights Boundary

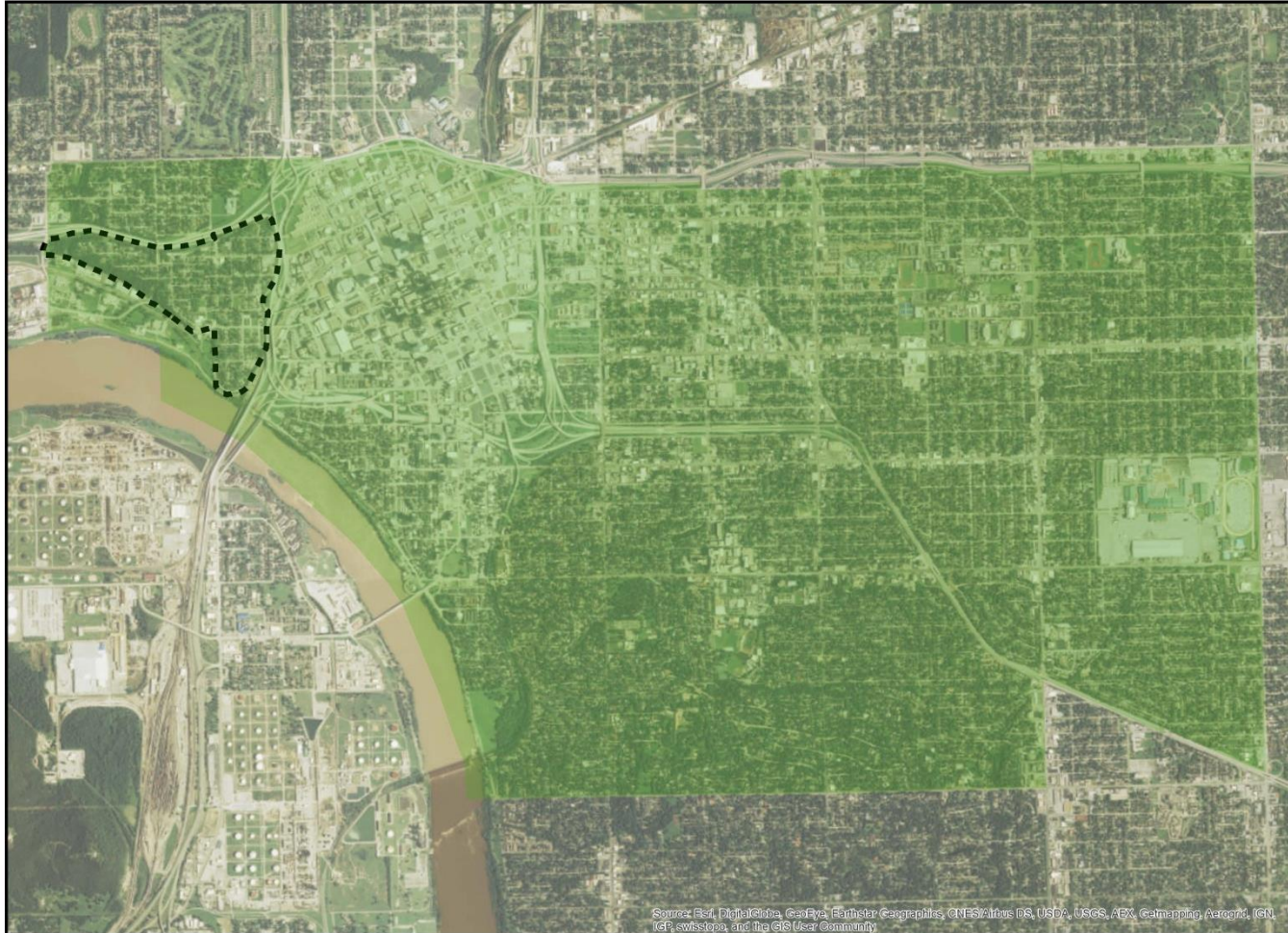
**Total Area**  
**0.36 square miles**



Map Not to Scale



# Crosbie Heights – Council District



**City of Tulsa  
Council District**



Crosbie Heights Boundary



Council District 4



Map Not to Scale

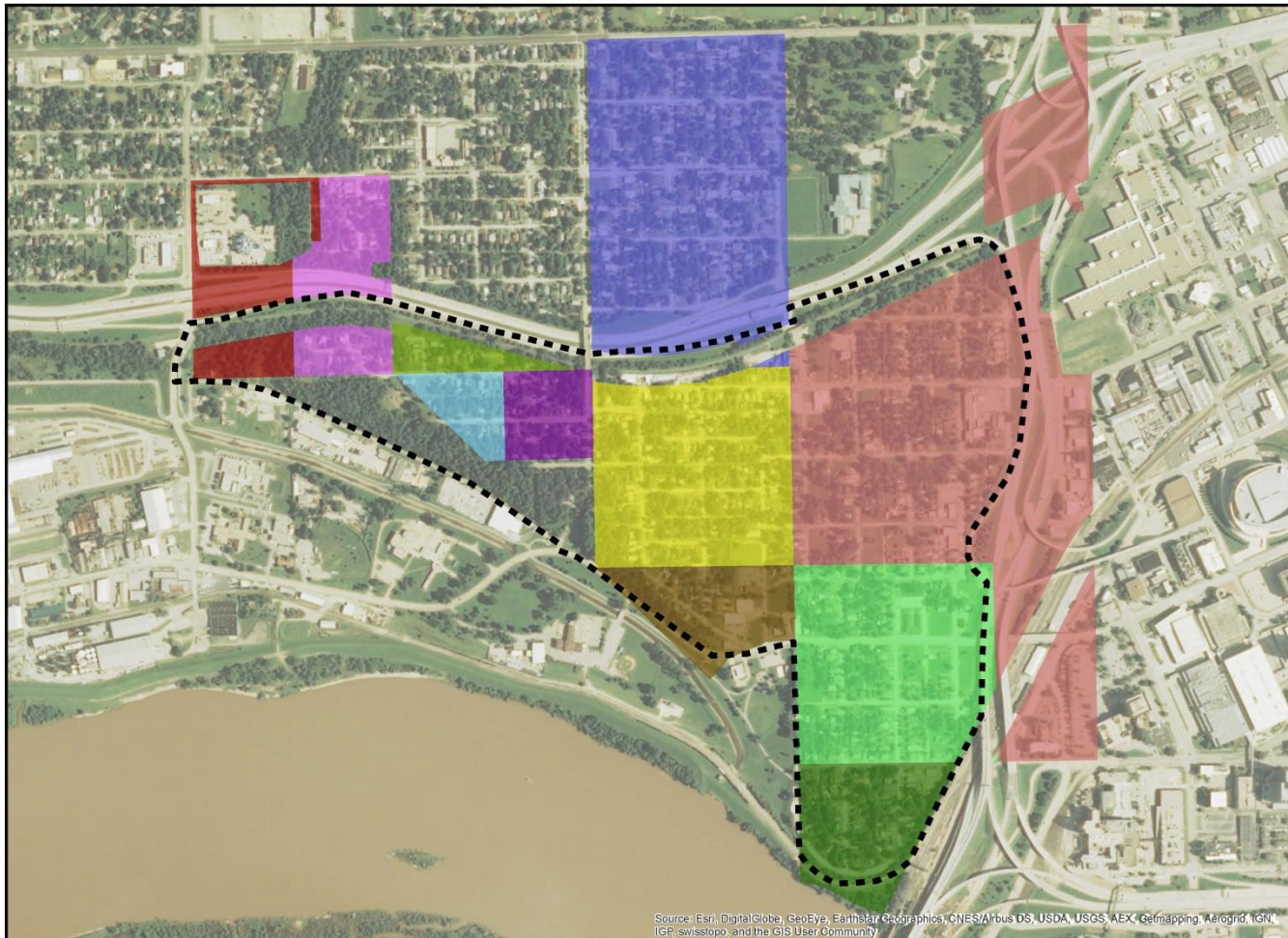


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroV, IGN, IGP, swisstopo, and the GIS User Community

## Historical Context



# Crosbie Heights – Subdivisions



## Crosbie Heights Subdivisions

- Arlington Heights Addition 1919
- Bunker Hill Addition 1919
- Crosbie Heights 1908
- Mitchell-Crosbie Addition 1911
- New Irving Place Addition 1917
- New Irving Place Second Addition 1923
- Newblock Park Addition Amended 1924
- Overlook Park Addition Amended 1910
- Owen Addition Amended 1908
- Park Hill Addition Amended 1910
- Phillips Resub 1919

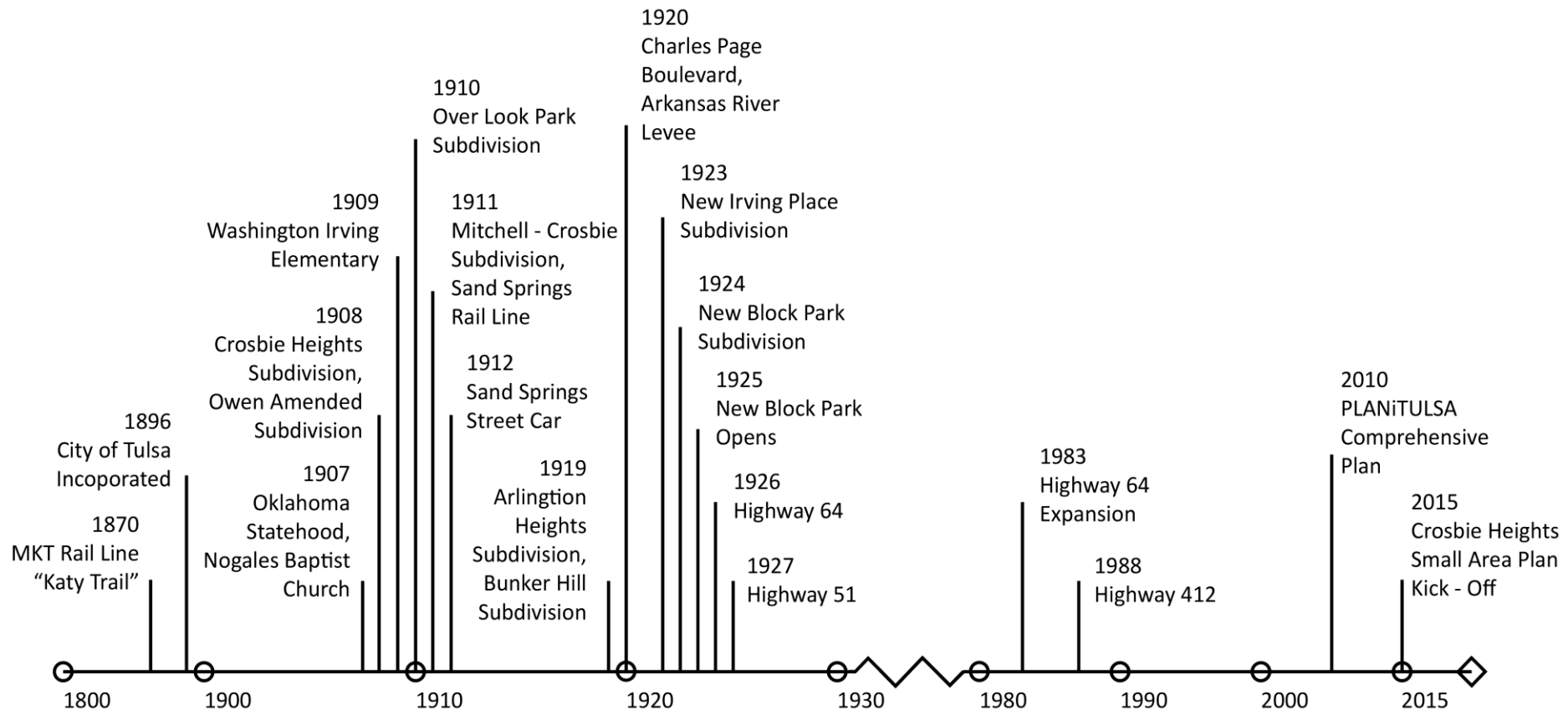


Map Not to Scale



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomapping, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

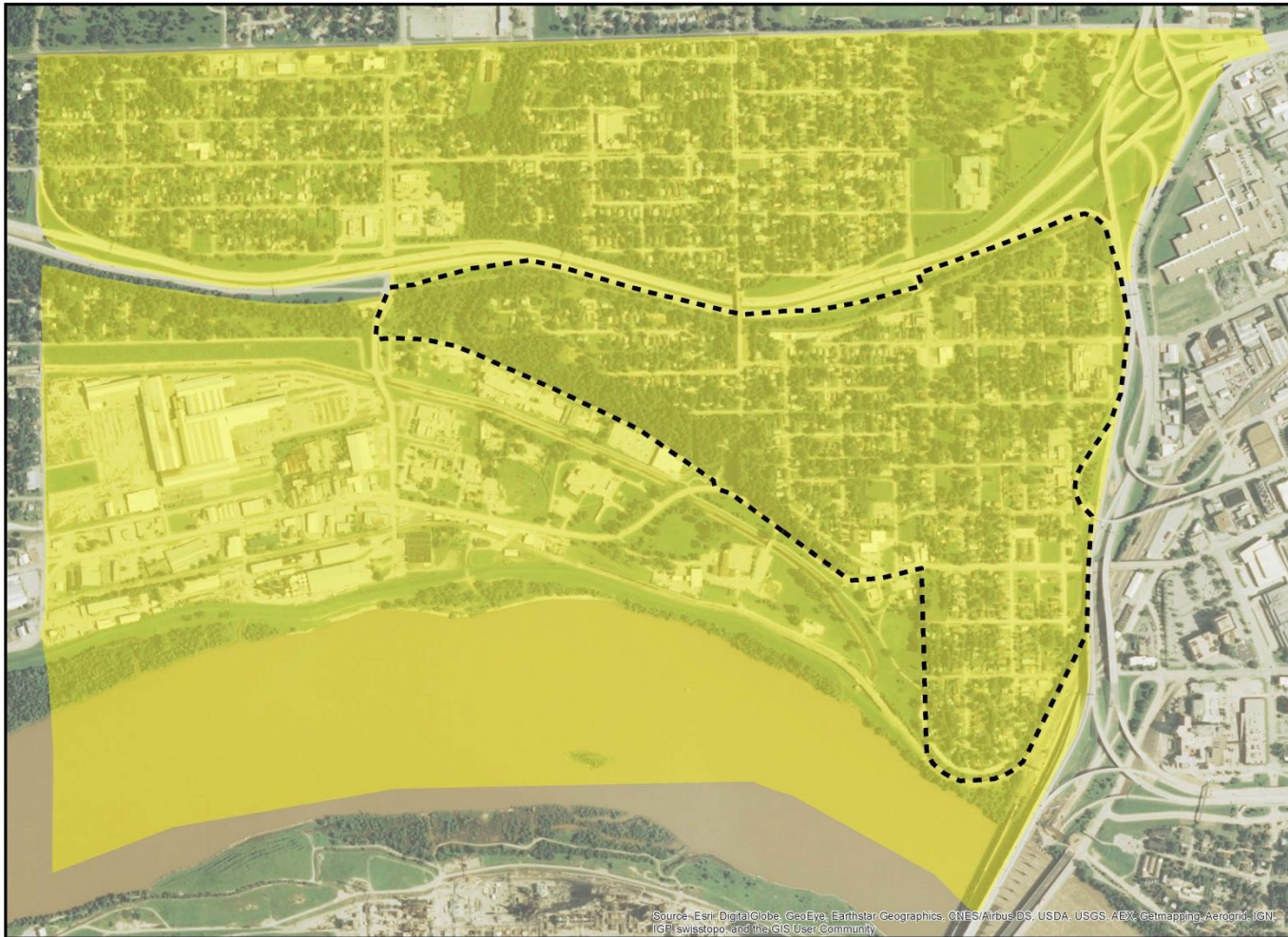
# Crosbie Heights – Timeline






## Demographics

# Crosbie Heights – Census Tract



**Tulsa County  
Census Tract**

 Census Tract 27

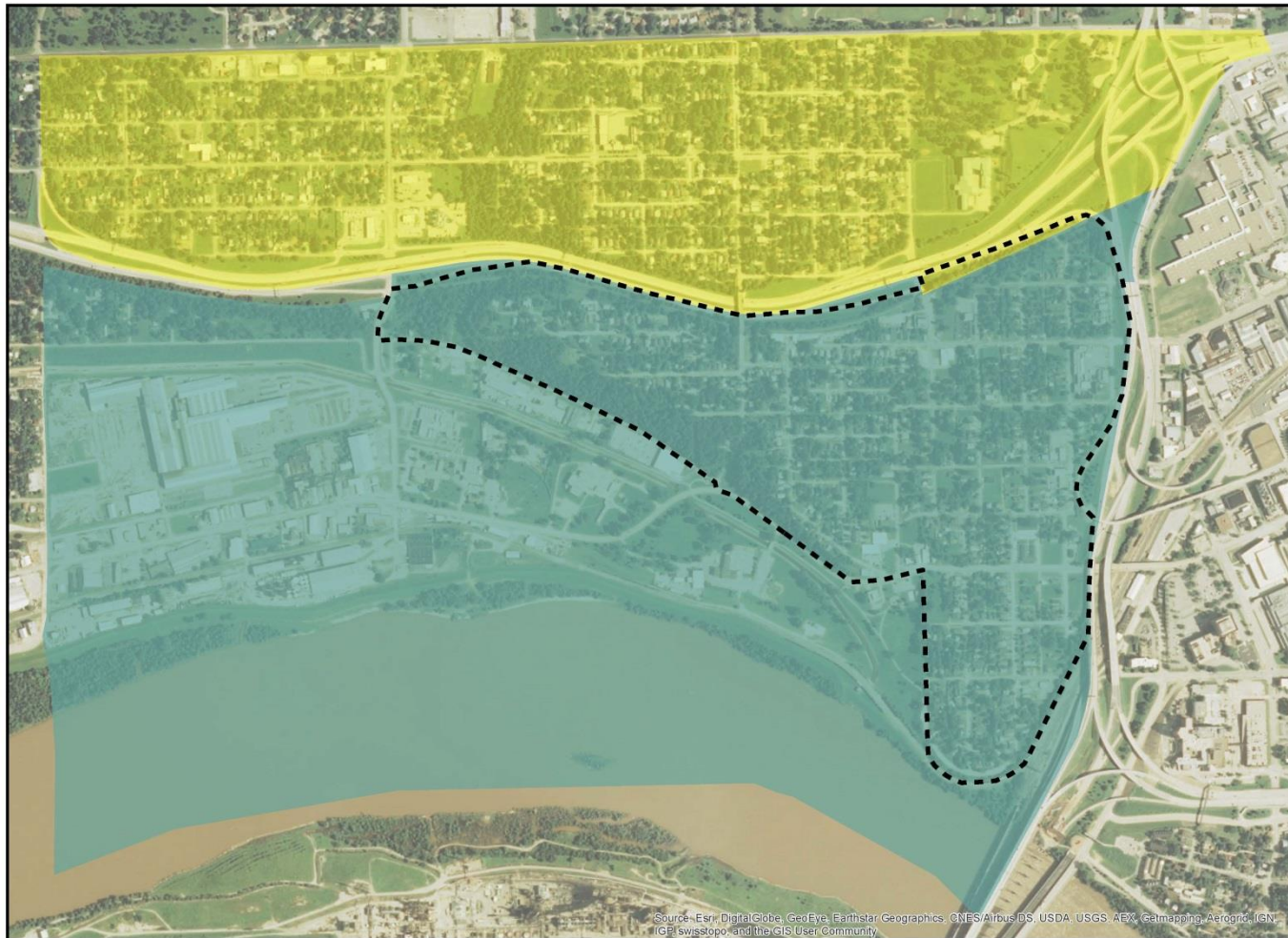


Map Not to Scale



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroX, Catmapping, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

# Crosbie Heights – Blockgroup



**Tulsa County  
Census Tract 27**

- Blockgroup 1
- Blockgroup 2



Map Not to Scale



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



# Crosbie Heights – Demographics Comparison



## Crosbie Heights

- Total Population 1440
- Sex
  - Male 55.2%
  - Female 44.8%
- Age
  - Median 33.4
  - Largest Age Groups
    - 15 - 24
    - 25 - 34
    - 45 - 54

## City of Tulsa

- Total Population 393,709
- Sex
  - Male 48.4%
  - Female 51.6%
- Age
  - Median Age 34.9
  - Largest Age Groups
    - 15 – 24
    - 25 – 34
    - 45 – 54

Source – US Census Bureau



# Crosbie Heights – Demographics Comparison



## Crosbie Heights

- Race
  - White 56%
  - Black 13.3%
  - Hispanic 21%
  - American Indian 10.2%

## City of Tulsa

- Race
  - White 66.6%
  - Black 15.2%
  - Hispanic 14.4%
  - American Indian 4.3%

# Crosbie Heights – Housing Comparison



## Crosbie Heights

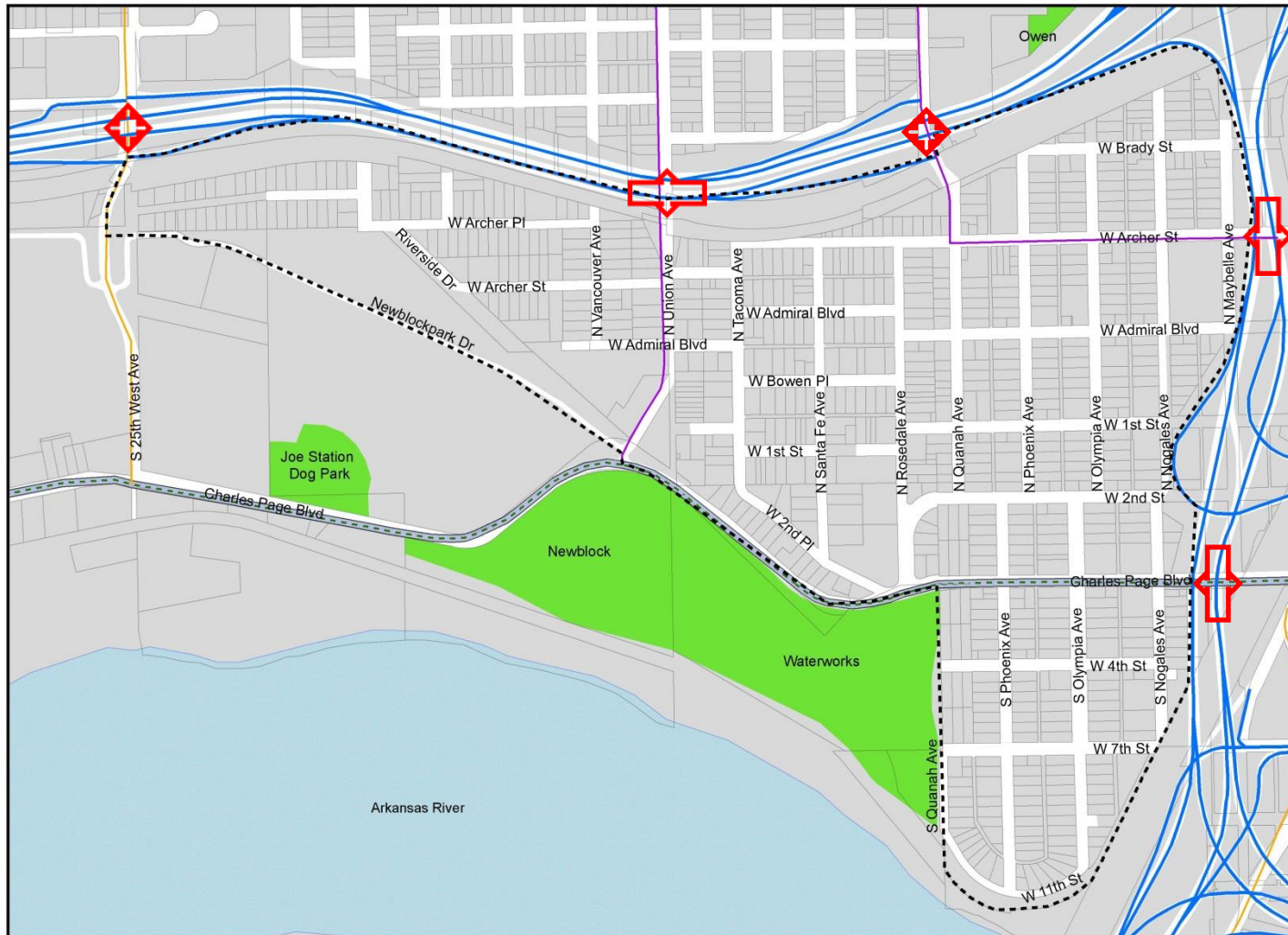
- Total Housing Units – 674
  - Vacant Units – 19.7%
  - Owner Occupied Units – 34.9%
  - Renter Occupied Units – 45.7%
- Median Home Value - \$60,700

## City of Tulsa

- Total Housing Units – 186,311
  - Vacant Units – 12.2%
  - Owner Occupied Units – 53.3%
  - Renter Occupied Units – 46.7%
- Median Home Value - \$122,200

## Transportation

# Crosbie Heights – Street and Highway Plan



## Major Street and Highway Plan Classification

- Freeway
- - - Primary Arterial
- Residential Collector
- Secondary Arterial
- PlaniTulsa Overlay**
- Multi-Modal Corridor

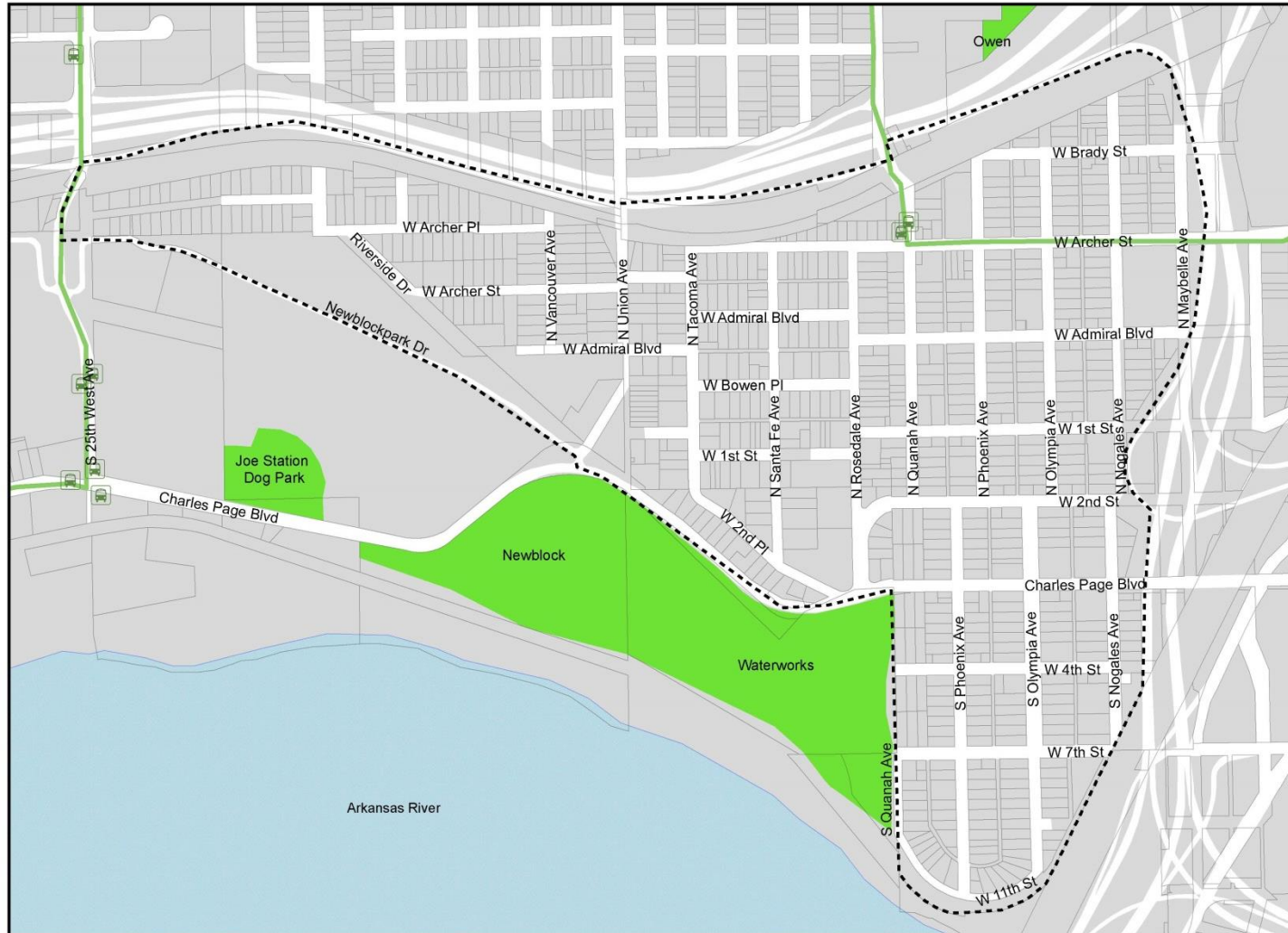


Map Not to Scale





# Crosbie Heights - Transit



## Transit



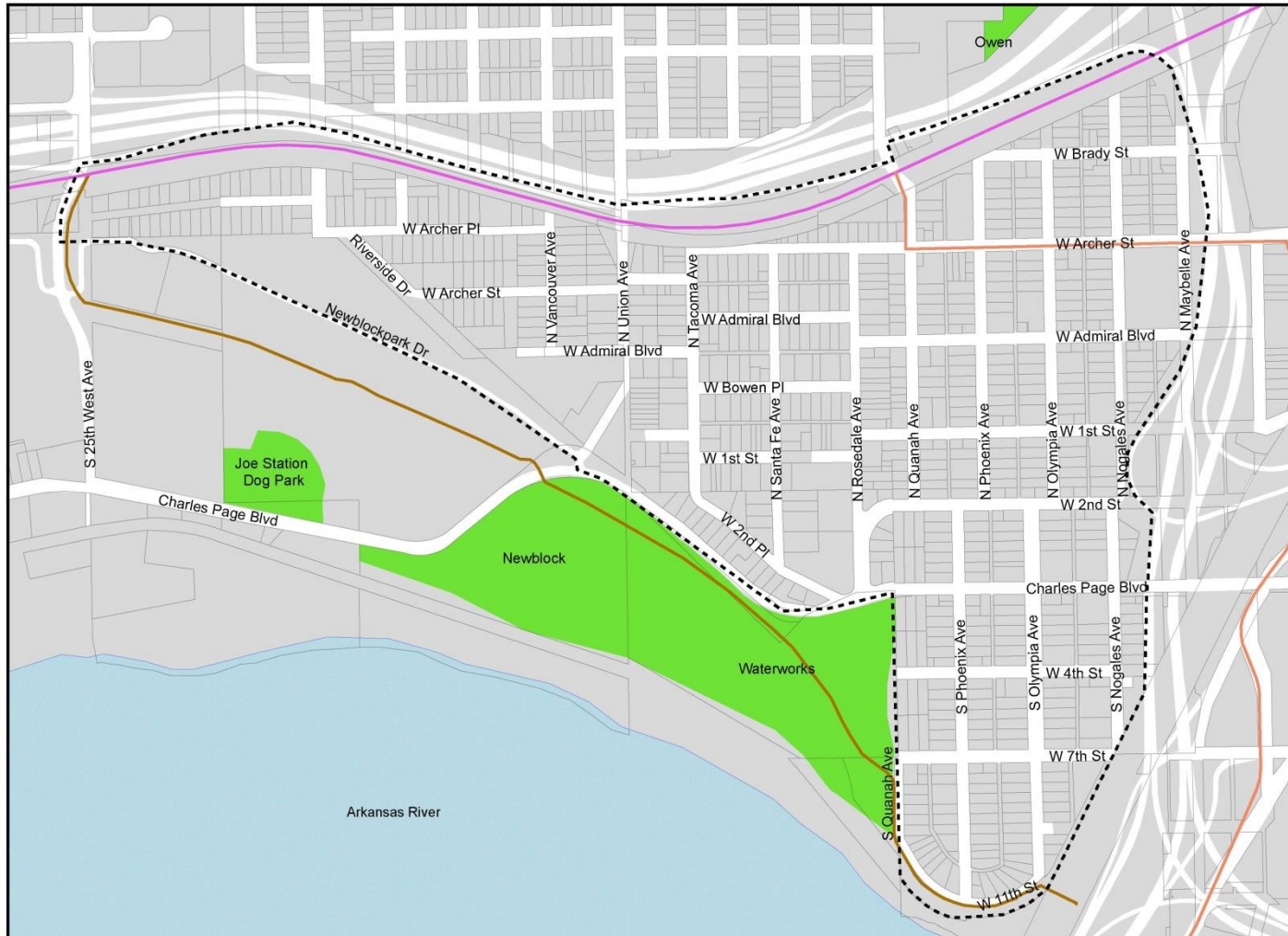
Bus Stop

114 - Charles Page/Sand Springs



Map Not to Scale

# Crosbie Heights - Trails



## Trails

Katy Trail

Newblock Park Trail

SW Blvd/Old Sapulpa Linkage



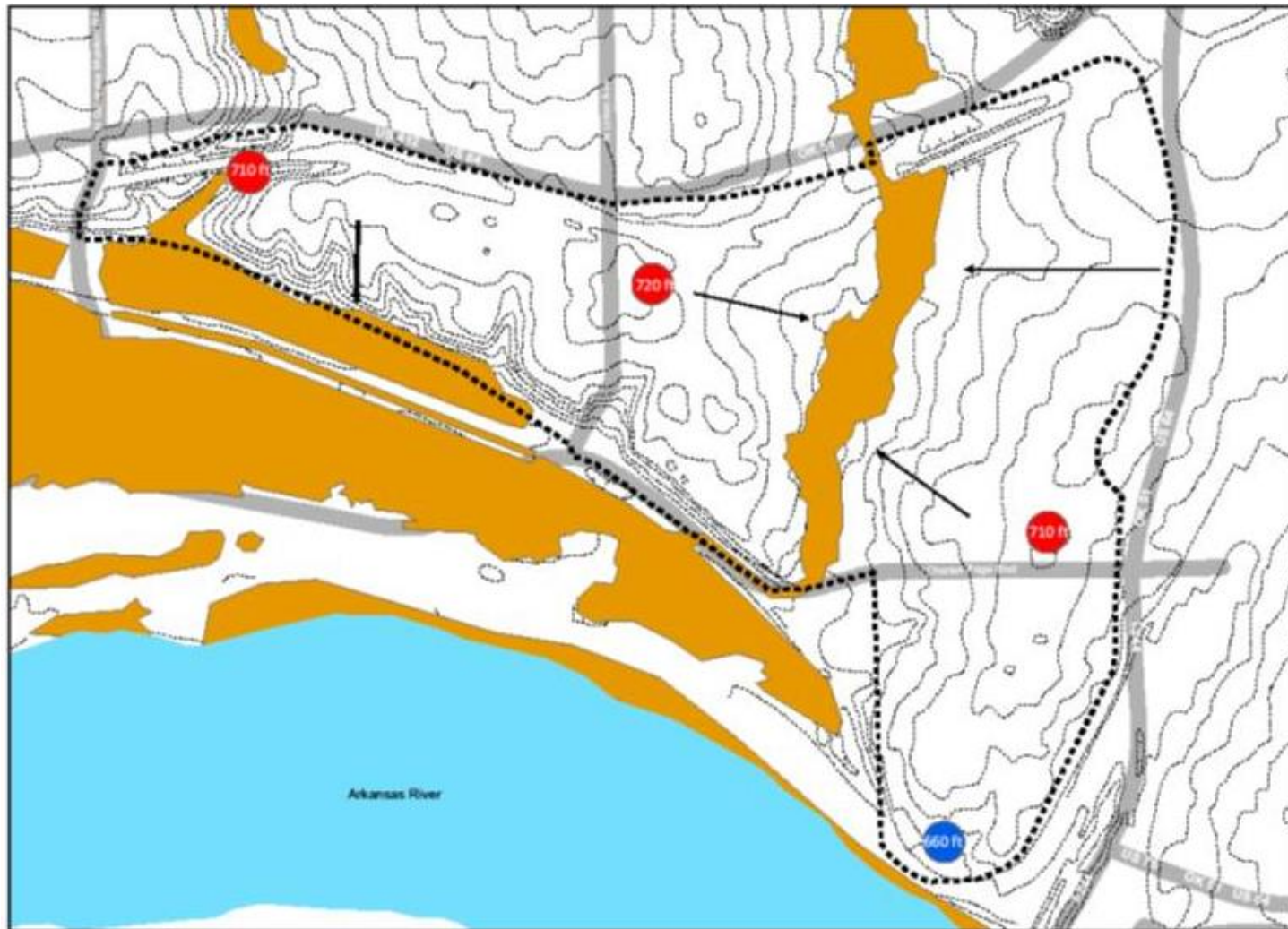
Map Not to Scale

## Hydrology and topography

# Crosbie Heights - Topography



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



## Key

- High Point Elevation
- Low Point Elevation
- Runoff Flow Direction
- City Regulatory Flood-plain



Map Not to Scale



# Crosbie Heights - Hydrology



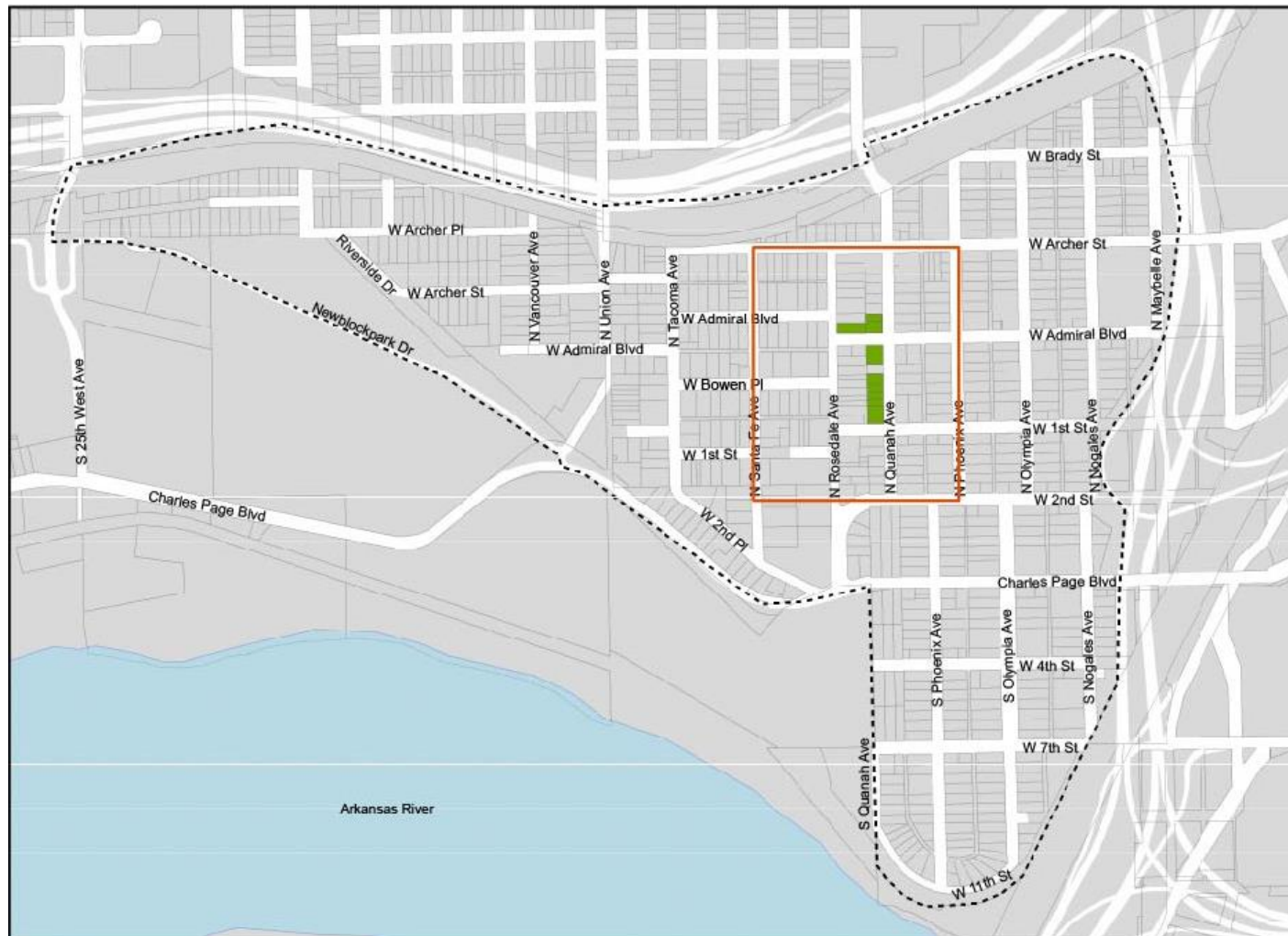
## Hydrology

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- 1 PCT ANNUAL CHANCE FLOOD HAZARD
- FLOODWAY
- COT Regulatory Floodplain
- 100 Year Flood Zones FEMA



Map Not to Scale

# Crosbie Heights – Drainage Study Charles Page Plan



## Key

- Mitigation Study Area
- Voluntary Acquisition Parcels



Map Not to Scale







Map Not to Scale



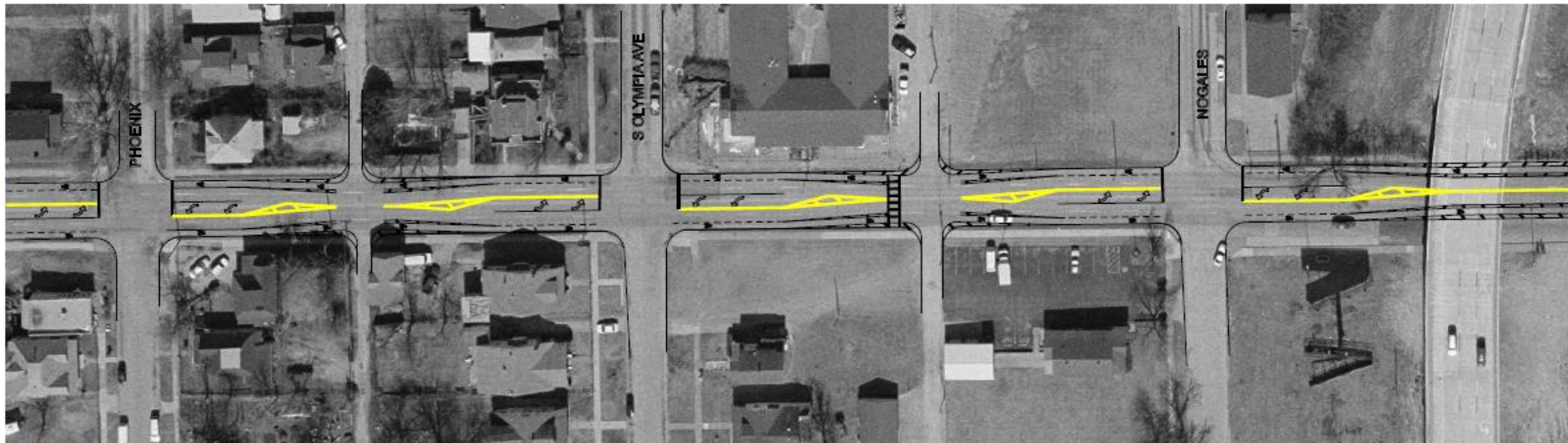
# Roadway Considerations Charles Page Boulevard



Lisa Simpson  
Traffic Engineer  
City of Tulsa



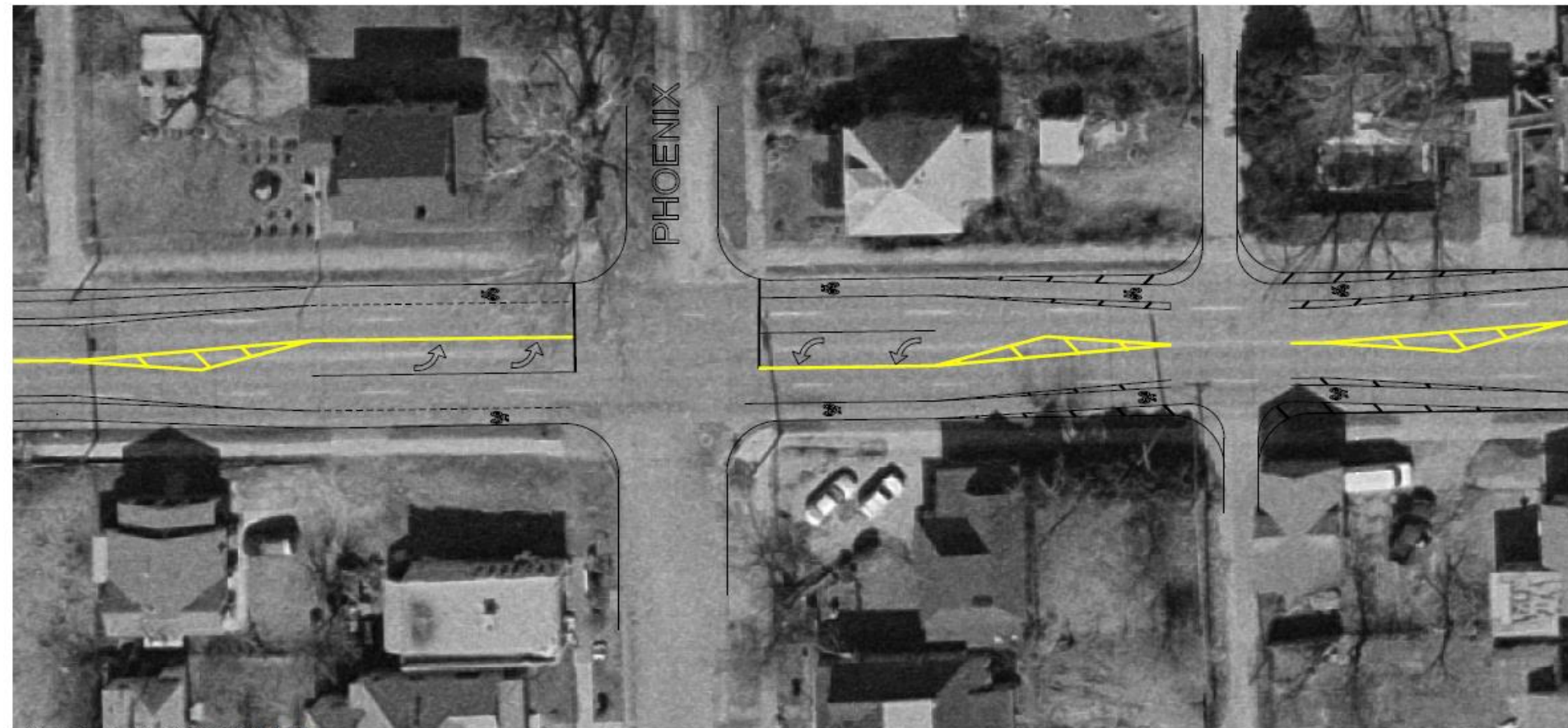
# Striping Concept – Charles Page Boulevard



...Charles Page blvd.dgn 7/31/2015 10:50:15 AM

## From IDL to west of Phoenix Avenue

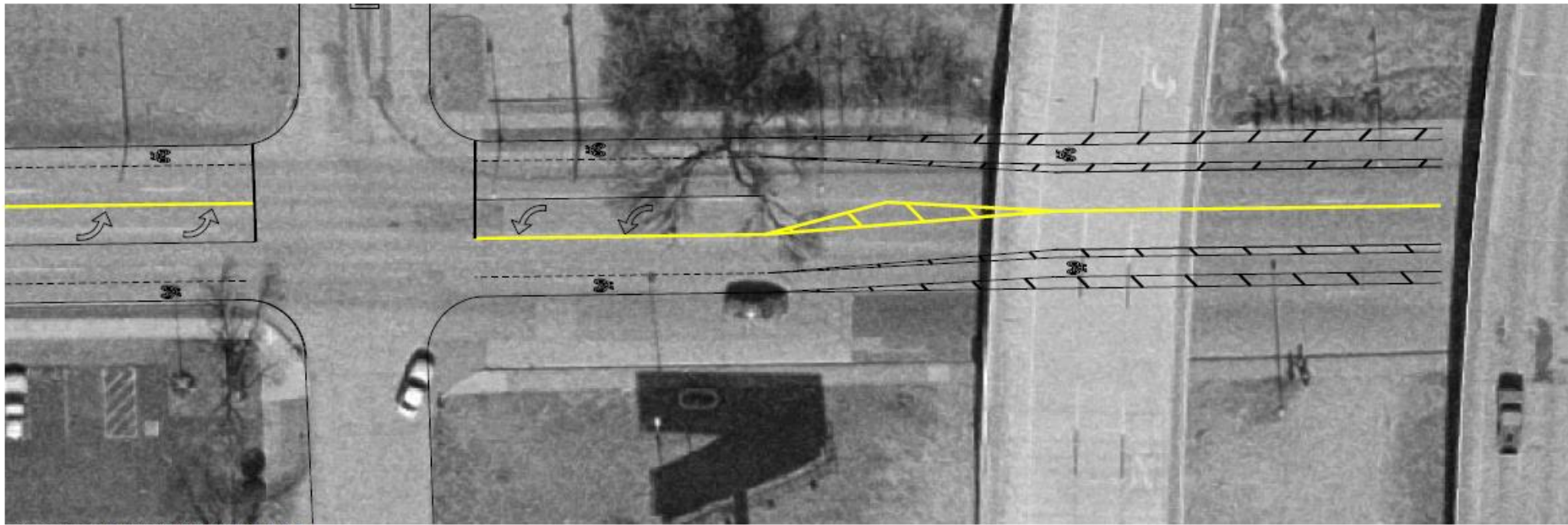
# Striping Concept – Charles Page Boulevard



...Charles Page blvd.dgn 7/31/2015 10:51:17 AM

## At South Phoenix Avenue

# Striping Concept – Charles Page Boulevard



...\\Charles Page blvd.dgn 7/31/2015 10:54:03 AM

**Nogales - - - - - IDL**



# Striping Concept – Charles Page Boulevard



...Charles Page blvd.dgn 7/31/2015 10:53:11 AM

**Olympia - - - - - Alley**



# PLANiTULSA Considerations



# PLANiTULSA

OUR PLAN. OUR FUTURE.

## The Comprehensive Plan

# PLANiTULSA Building Blocks

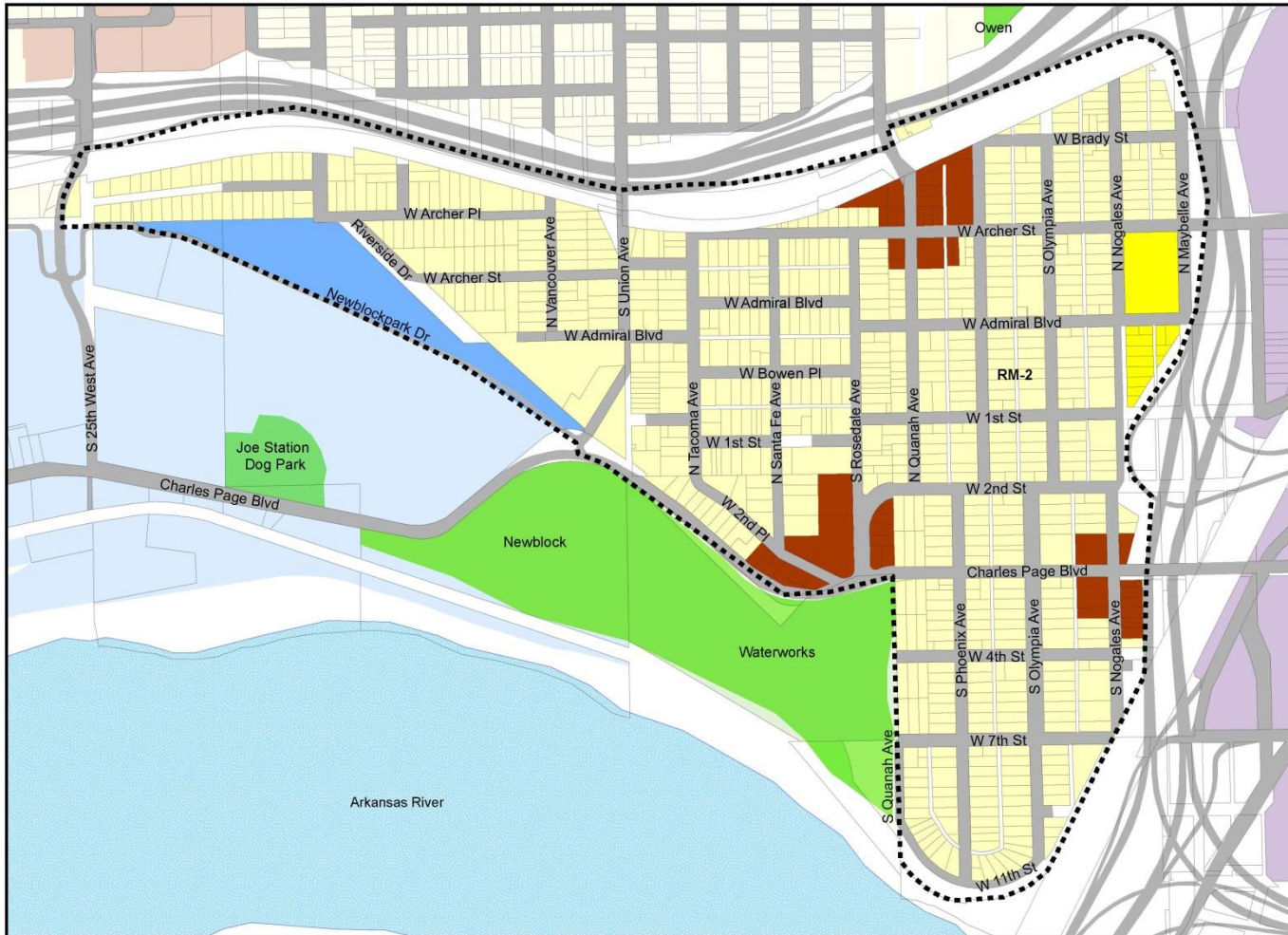
## Visualizing Building Blocks







# PLANiTULSA – Land Use



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## Land Use Designations from the Comprehensive Plan

-  Employment
-  Existing Neighborhood
-  Neighborhood Center
-  New Neighborhood



Map Not to Scale







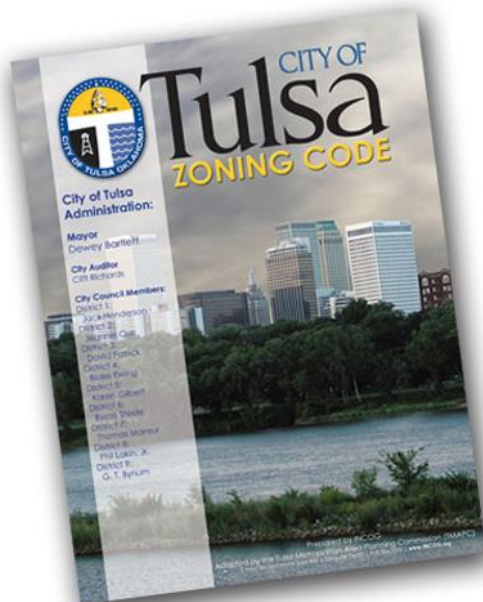


# Crosbie Heights – UNDERSTAND



## Zoning

# Zoning



## City of Tulsa Zoning Code

The City of Tulsa Zoning Code is a PDF file and is bookmarked by Chapter and Sections. If you do not have Adobe Reader please click on the link below for a free reader.



Adopted July 1, 1970  
Revised through October 4, 2014

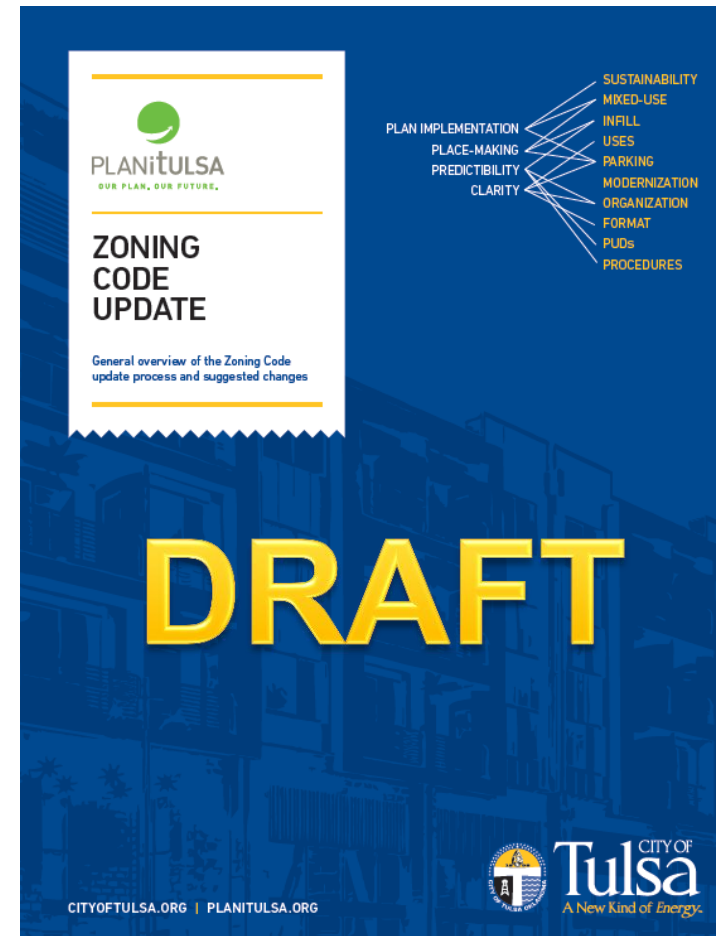
### **DISCLOSURE:**

This document is a compilation of Title 42, Zoning and Property Restrictions of the City of Tulsa

Adopted by:



Prepared by: **INCOG**



**PLANiTULSA**  
OUR PLAN, OUR FUTURE.


## ZONING CODE UPDATE

General overview of the Zoning Code update process and suggested changes

- PLAN IMPLEMENTATION
- PLACE-MAKING
- PREDICTIBILITY
- CLARITY
- SUSTAINABILITY
- MIXED-USE
- INFILL
- USES
- PARKING
- MODERNIZATION
- ORGANIZATION
- FORMAT
- PUDs
- PROCEDURES

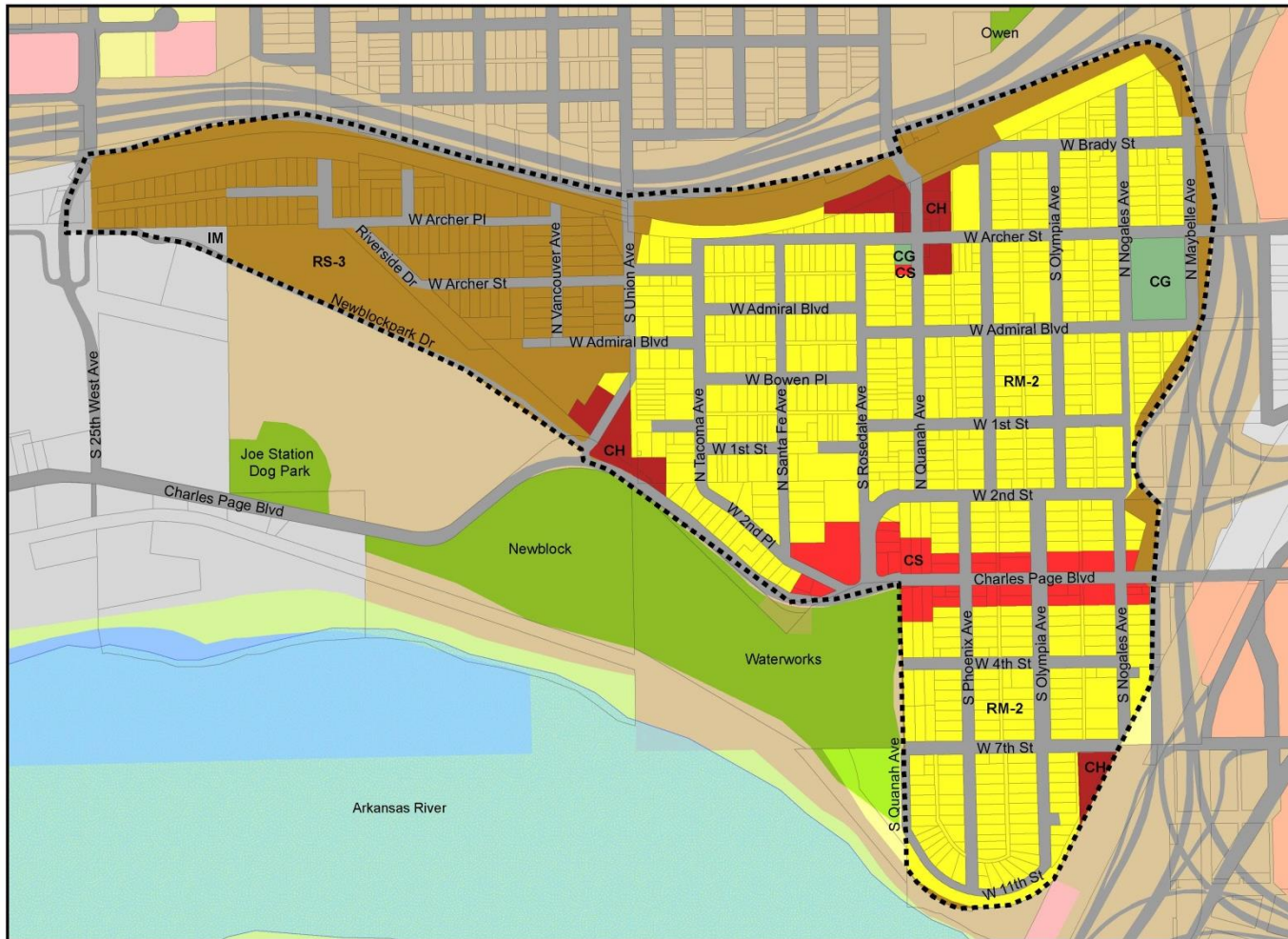
# DRAFT

CITYOFTULSA.ORG | PLANITULSA.ORG









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# Crosbie Heights – Zoning



## Zoning Classifications

-  CG Commercial General
-  CH Commercial High Intensity
-  CS Commercial Shopping Center
-  IM Industrial Moderate
-  RM-2 Residential Multifamily Medium Density
-  RS-3 Residential Single-Family High Density



Map Not to Scale

**LUNCH BREAK UNTIL 12:15**





# Break the ice if you have time! Meet Your Neighbors





# PLANitTULSA SMALL area PLANS

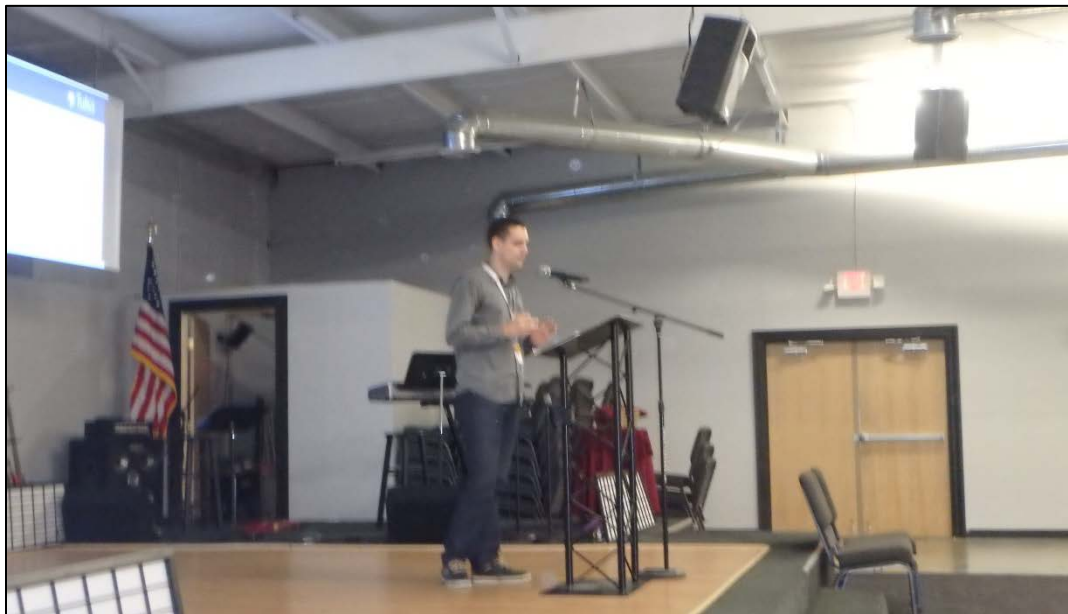
## Crosbie Heights Small Area Plan STEP 5: EXPLORE

### **Visioning Workshop – August 1, 2015**

- Photos: Presenters and participants

## Crosbie Heights Visioning Workshop August 1, 2015

Crosbie Heights SAP Recap: Presenters and Participants



Planner Joel Hensley recaps the research



Planner Philip Berry, on hydrology



# Crosbie Heights Visioning Workshop August 1, 2015

## Crosbie Heights SAP Recap: Presenters and Participants



Planner Philip Berry, on topography



Workshop participants during Crosbie recap





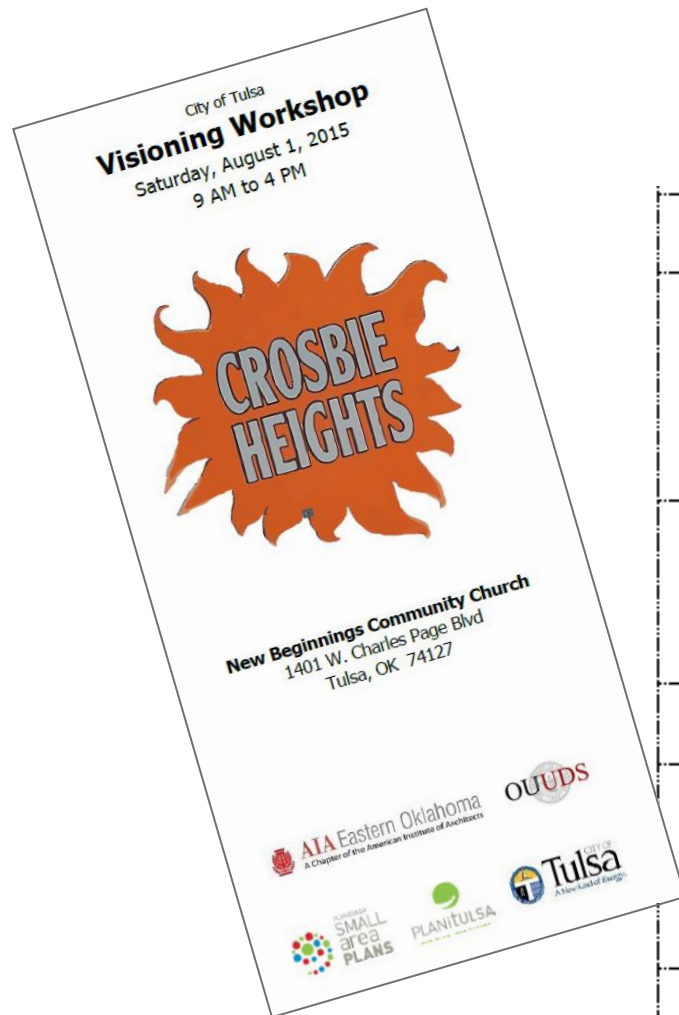
PLANitTULSA  
**SMALL area PLANS**

Crosbie Heights Small Area Plan  
**STEP 5: EXPLORE**

**Visioning Workshop – August 1, 2015**

- Introduction to Visioning (Presentation)

# Agenda – Good Afternoon!



## Agenda

### Crosbie Heights Small Area Plan Visioning Workshop

11:30 am	<b>** LUNCH BREAK **</b>
12:15 pm	Introduction to Visioning <i>Materials</i> <i>Visioning Steps</i> <i>Facilitators</i>
12:30 pm 12:30 pm 1:30 pm	Step 1 – Envision Design Solutions <i>1a Vision Brainstorming</i> <i>1b Design Crosbie Heights Vision</i>
2:30 pm	<b>** BREAK **</b>
2:45 pm	Step 2 – Vision Sharing <i>Presentations of Plan Ideas</i>
3:50 pm	Next Steps
4:00 pm	Adjourn

# At each table ...

- Materials
  - Aerial photo
  - Trace paper & markers
  - Atlas – mapped data
  - Easel with flip chart
  - Post-it Notes
- People
  - Facilitator
  - Scribe



# Visioning Step 1 – Envision Design Solutions



- 1a: Vision Brainstorming: Record all ideas...
  - To enhance strengths, seize opportunities
  - To mitigate weaknesses & threats
  - Consider KEY ISSUES and STAKEHOLDERS

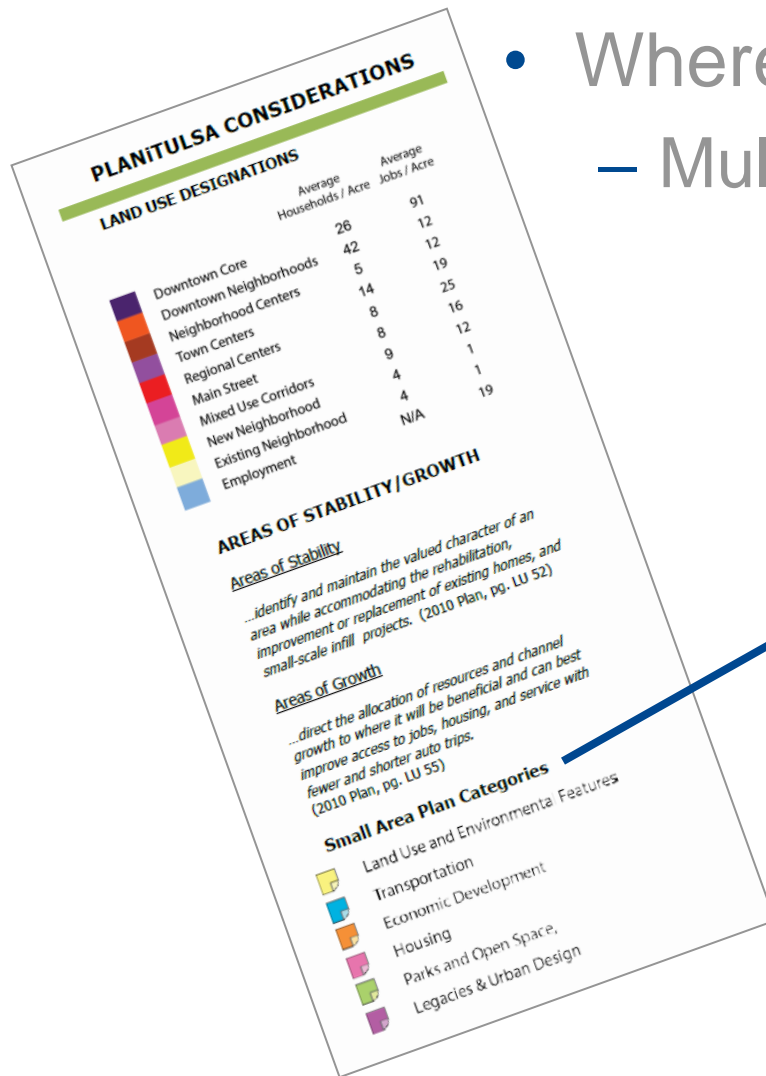


**What will Crosbie Heights be in 20 years?**



# Visioning Step 1a – Post-it Notes Classify Ideas

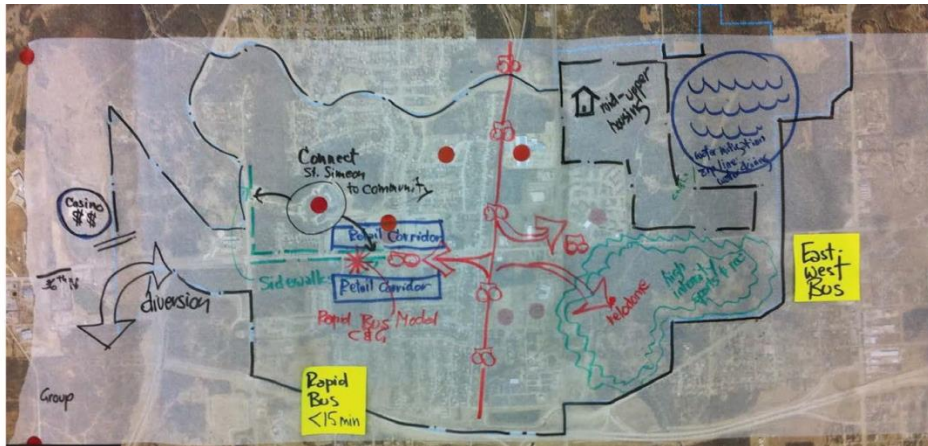
- Where will your idea fit in the SAP?
  - Multiple categories OK



- Land Use and Environmental Features
- Transportation
- Economic Development
- Housing
- Parks and Open Space,
- Legacies & Urban Design

# Visioning Step 1 – Envision Design Solutions

- 1b: Design Crosbie Heights Vision...
    - Apply ideas to the map
    - What's your Vision?
- Name your Vision Map!



# Visioning Step 2 - Vision Sharing @ 2:45

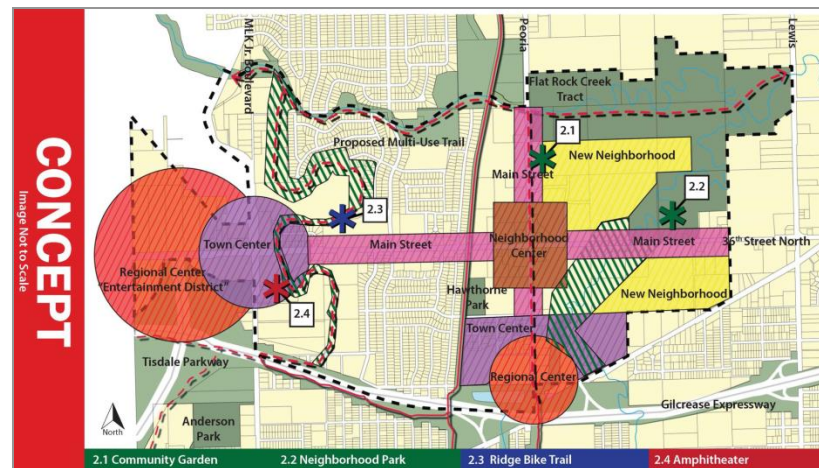
- Presentation of Plan Ideas and Vision Maps
- Share with the Group!





# Next Steps

- Designers refine workshop ideas



- “Big Ideas” shared with CAT et al Sept-Oct
- Consensus becomes Crosbie Heights Vision
- LOOK ON THE WEB for dates & announcements





Councilor Blake Ewing, on small area planning





Blake Ewing, District 4 City Councilor

# Let the Visioning Begin!





# Amend PLANiTULSA: Crosbie Heights Small Area Plan



# PLANiTULSA

OUR PLAN. OUR FUTURE.



# Planning & Development

## Planning Division - Small Area Planning

---



PLANitTULSA  
SMALL area PLANS



Crosbie Heights Small Area Plan  
**STEP 5: EXPLORE**

**Visioning Workshop – August 1, 2015**

- Hands-on Sessions: Workshop Photos

# Crosbie Heights Visioning Workshop August 1, 2015

## Table 1 - Hands-On Visioning Activities

Facilitator Paulina Baeza, OU-UDS | Scribe Lindsey Ellerbach, AIA Executive Director

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# Crosbie Heights Visioning Workshop August 1, 2015

## Table 1 - Hands-On Visioning Activities

Facilitator Paulina Baeza, OU-UDS | Scribe Lindsey Ellerbach, AIA Executive Director

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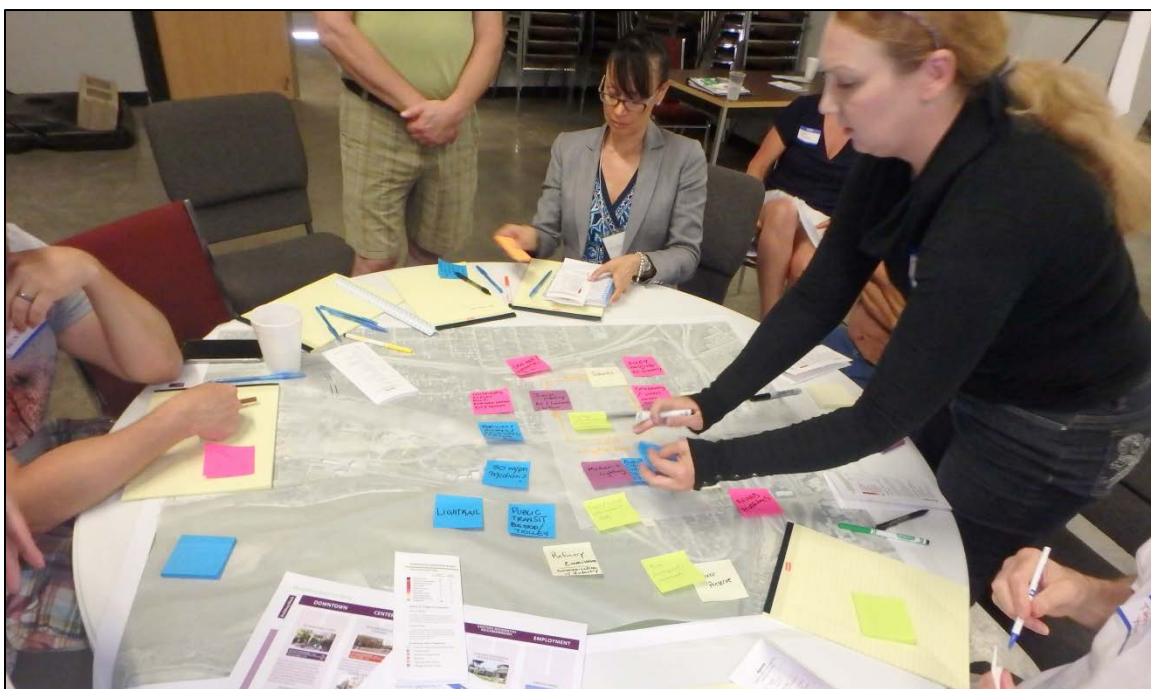


# Crosbie Heights Visioning Workshop August 1, 2015

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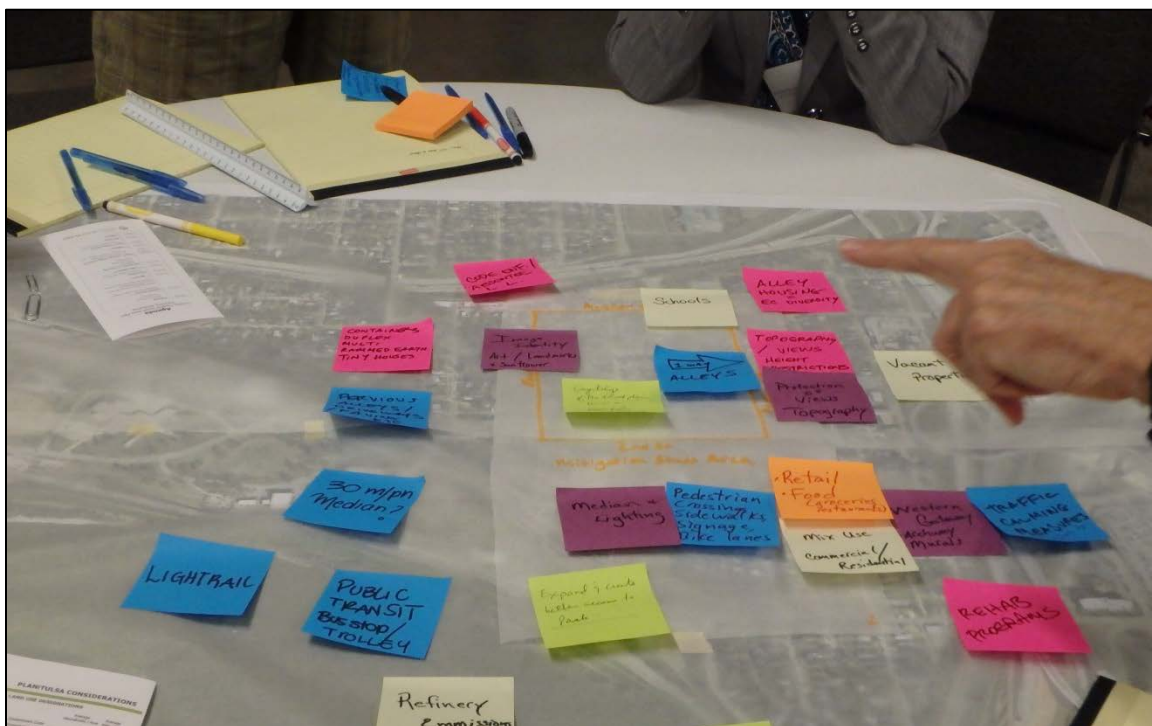
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## Crosbie Heights Visioning Workshop August 1, 2015

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Facilitator Paulina Baeza, OU-UDS | Scribe Lindsey Ellerbach, AIA Executive Director





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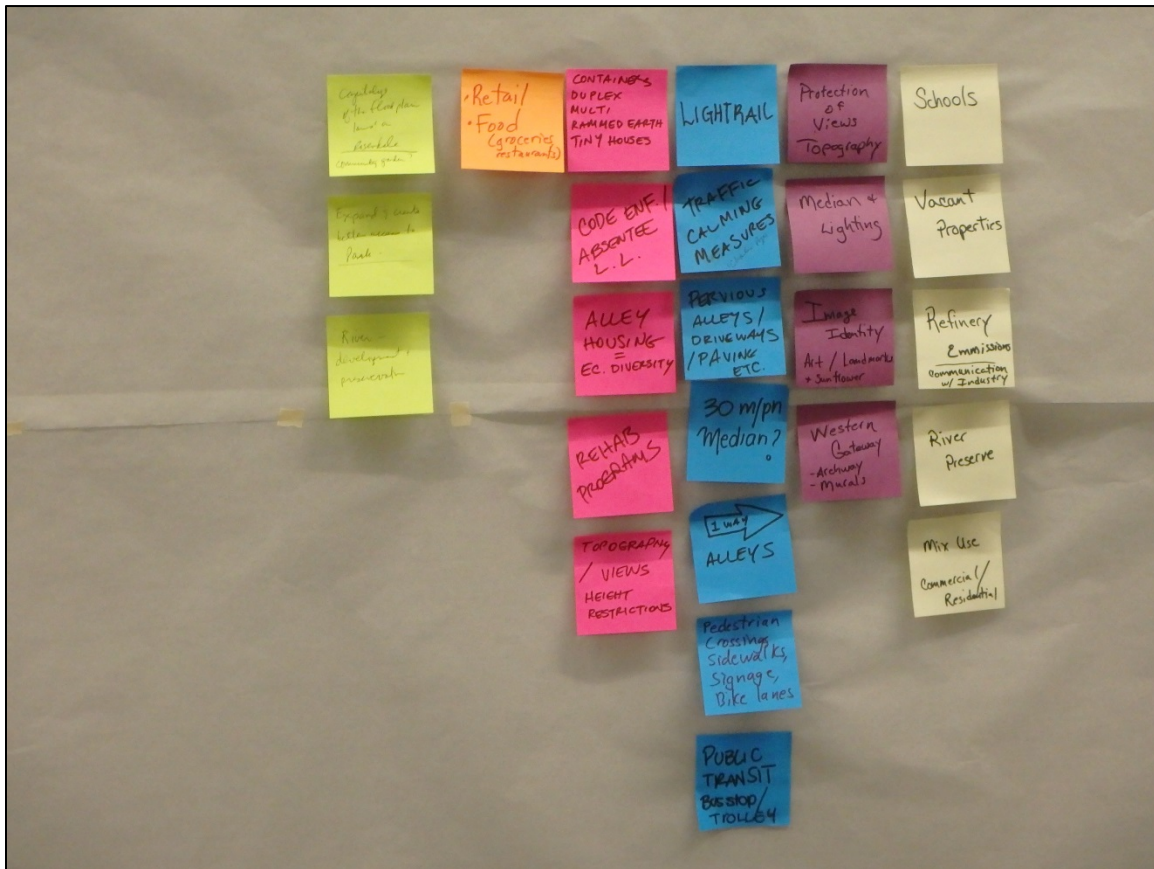
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# Crosbie Heights Visioning Workshop August 1, 2015

## Table 1 - Hands-On Visioning Activities

Facilitator Paulina Baeza, OU-UDS | Scribe Lindsey Ellerbach, AIA Executive Director





## Crosbie Heights Visioning Workshop August 1, 2015

### Table 2 - Hands-On Visioning Activities

Facilitator Phillip Condley, AIA | Scribe Amanda Yamaguchi, OU-UDS

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## Crosbie Heights Visioning Workshop August 1, 2015

### Table 2 - Hands-On Visioning Activities

Facilitator Phillip Condley, AIA | Scribe Amanda Yamaguchi, OU-UDS

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## Crosbie Heights Visioning Workshop August 1, 2015

### Table 2 - Hands-On Visioning Activities

Facilitator Phillip Condley, AIA | Scribe Amanda Yamaguchi, OU-UDS

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## Crosbie Heights Visioning Workshop August 1, 2015

### Table 2 - Hands-On Visioning Activities

Facilitator Phillip Condley, AIA | Scribe Amanda Yamaguchi, OU-UDS

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## Crosbie Heights Visioning Workshop August 1, 2015

Table 3 - Hands-On Visioning Activities

Facilitator Molly Jones, AIA | Scribe Maryam Moradian, OU-UDS

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# Crosbie Heights Visioning Workshop August 1, 2015

## Table 3 - Hands-On Visioning Activities

Facilitator Molly Jones, AIA | Scribe Maryam Moradian, OU-UDS

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## Crosbie Heights Visioning Workshop August 1, 2015

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## Crosbie Heights Visioning Workshop August 1, 2015

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# Crosbie Heights Visioning Workshop August 1, 2015

## Table 3 - Hands-On Visioning Activities

Facilitator Molly Jones, AIA | Scribe Maryam Moradian, OU-UDS

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## Crosbie Heights Visioning Workshop August 1, 2015

Table 3 - Hands-On Visioning Activities

Facilitator Molly Jones, AIA | Scribe Maryam Moradian, OU-UDS

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## Crosbie Heights Visioning Workshop August 1, 2015

### Table 4 – Hands-On Visioning Activities

Facilitator John Sanford, AIA | Scribe Nikita Moye, AICP

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## Crosbie Heights Visioning Workshop August 1, 2015

Table 4 – Hands-On Visioning Activities  
Facilitator John Sanford, AIA | Scribe Nikita Moye, AICP

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## Crosbie Heights Visioning Workshop August 1, 2015

Table 4 – Hands-On Visioning Activities  
Facilitator John Sanford, AIA | Scribe Nikita Moye, AICP

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# Crosbie Heights Visioning Workshop August 1, 2015

## Table 4 – Hands-On Visioning Activities

Facilitator John Sanford, AIA | Scribe Nikita Moye, AICP

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## Crosbie Heights Visioning Workshop August 1, 2015

### Table 4 – Hands-On Visioning Activities

Facilitator John Sanford, AIA | Scribe Nikita Moye, AICP







# PLANitTULSA SMALL area PLANS

## Crosbie Heights Small Area Plan STEP 5: EXPLORE

### **Visioning Workshop – August 1, 2015**

- Vision Sharing: Presentations of Vision Maps

*Table 1: Western Gateway*

*Table 2: Crosbie Connected*

*Table 3: The Phoenix Rising*

*Table 4: Yester Year Future Focused*

## Vision Sharing – Presentations of Workshop Vision Maps





# Crosbie Heights Visioning Workshop August 1, 2015

Vision Sharing – Presentations of Workshop Vision Maps



Table 2: Crosbie Connected



Table 2: Crosbie Connected



# Crosbie Heights Visioning Workshop August 1, 2015

## Vision Sharing – Presentations of Workshop Vision Maps

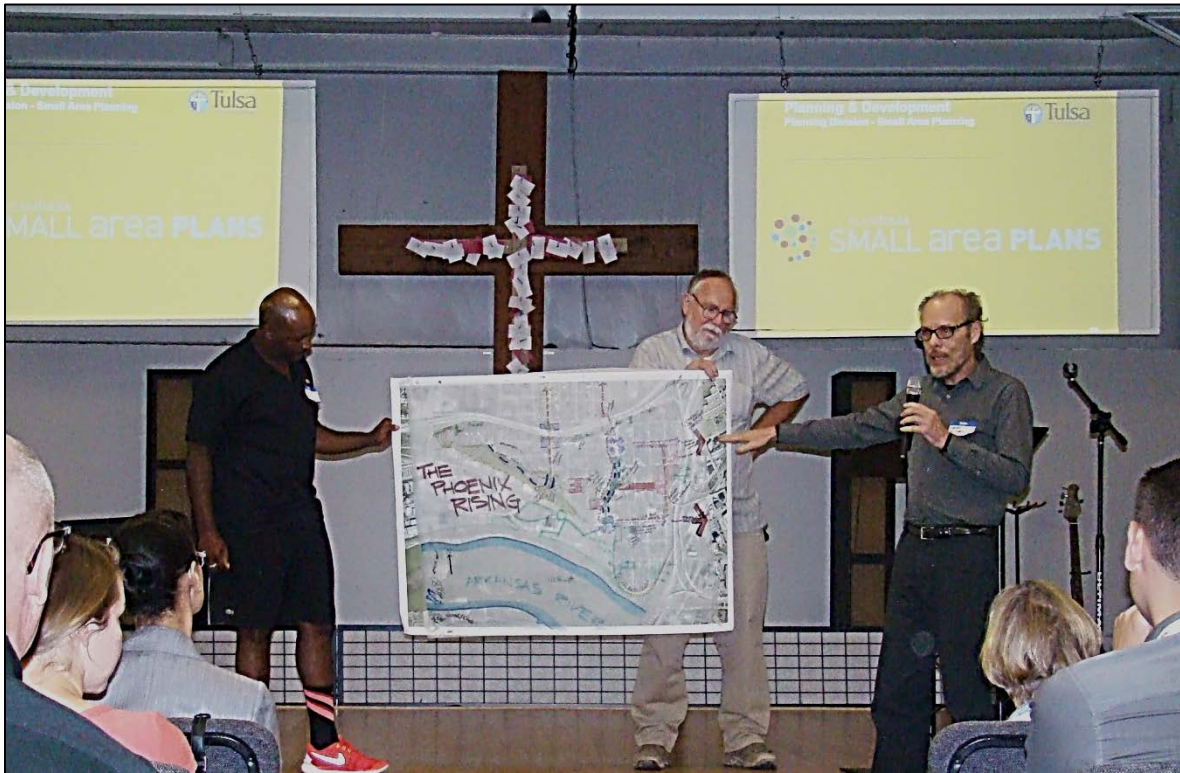


Table 3: The Phoenix Rising



Table 3: The Phoenix Rising



**Crosbie Heights Visioning Workshop August 1, 2015**  
Vision Sharing – Presentations of Workshop Vision Maps



Table 4: Yester Year Future Focused



Table 4: Yester Year Future Focused

**STEP 5: EXPLORE**  
**Workshop Notes**

**Crosbie Heights Small Area Plan**  
New Beginnings Community Church  
1401 W. Charles Page Boulevard  
6:00 to 7:30PM

**August 1, 2015**

**CAT Members:**

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

**Planners:**

City Staff: Martha Schultz, Planner III, Project Manager; Joel Hensley, Planner I; Philip Berry, Planner II; Dennis Whitaker, Planner II; Suzanna Auerbach, Office Assistant; Dawn Warrick, AICP, City of Tulsa Planning Director. INCOG Staff: Nikita Moye, AICP, Senior Planner.

**Guests:**

Shane Hampton, Interim Director, Institute for Quality Communities, University of Oklahoma; Councilor Blake Ewing, Tulsa City Council, District 4; Dwain Midgett, City of Tulsa, Director, Mayor's Office of Community Development.

**Workshop Facilitators - American Institute of Architects Eastern Oklahoma Chapter:**

Molly Jones, AIA; Phillip Condley, AIA; John Sanford, AIA; Lindsey Ellerbach, Executive Director, AIA Eastern Oklahoma;

**Workshop Support – University of Oklahoma – Urban Design Studio (OU-UDS):**

Shawn Michael Schaefer, AIA, Director; Michael Birkes, AIA, Professor; Paulina Baeza, Graduate Assistant; Amanda Yamaguchi, graduate student; Maryam Moradian, graduate student.

**General Attendance:**

Approximately 50 persons signed in, attended the meeting and participated in planned activities.

---

The meeting began at 9:05 AM in the main assembly area of the church.

Project Manager Martha Schultz welcomed everyone and thanked them for attending Visioning Workshop for the Crosbie Heights Small Area Plan, and thanked the New Beginnings Community Church for hosting the meeting and 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. Two attendees 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.** CAT and staff members were introduced. *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)
- Antoine Harris – Alfresco Community Development Corporation
- Kevin Harrison – Resident, Crosbie Heights Neighborhood Association (CHNA) President
- Rev. Kujanga (KJ) Jackson – Pastor, New Beginnings Community Church
- Mia Leighty – Government & non-profit consulting
- Miriam Mills – Pediatrician, Crosbie Heights resident and property owner
- Larry Mitchell – Crosbie Heights resident, cycling advocate
- David Phillips – Crosbie Heights resident, former CHNA president, public defender
- Janet Pieren (for Rose Washington) – TEDC Creative Capital, Executive Director
- Joe Wrest – Trustee, Nogales Avenue Baptist Church
- Femi Fasesin – Architect and Crosbie Heights resident

Ms. Schultz then introduced staff from the City of Tulsa and INCOG, acknowledged design professionals from the American Institute of Architects Eastern Oklahoma Chapter and graduate students and faculty members from the University of Oklahoma Urban Design Studio who would facilitate the hands-on workshop activities later in the day.

**Keynote Address.** Ms. Schultz then introduced Mr. Shane Hampton, Interim Director from the Institute for Quality Communities, University of Oklahoma. Mr. Hampton's presentation "Transforming Neighborhoods", available at the following link  
<http://www.slideshare.net/shanehamp/aug2015crosbie>

**Crosbie Heights SAP Recap.** Following a short break, the next session reviewed findings and data from previous research and activities. Planner Martha Schultz presented results from the SWOT analysis. Planner Joel Hensley reviewed survey results from the Visual Preference Survey and the Kick-off Survey conducted in April, and then reviewed the major data categories. Planner Philip Berry added to the data inventory with information and maps concerning flood-prone areas identified in the 1996 Charles Page Boulevard plan. Further, conceptual striping configurations (prepared by Traffic Engineer Lisa Simpson) to address traffic-calming on Charles Page Boulevard were presented.

Martha Schultz reviewed PLANiTULSA concepts – "Building Blocks" and Areas of Stability and Growth". Although these designations will not be applied to the plan area during the workshop, Schultz explained that the resulting SAP can recommend modifications to those designations for the plan boundary, and suggested that participants consider the possibilities. She then briefly reviewed the existing zoning categories in Crosbie Heights, stating that the SAP process would not change any zoning, but could recommend support for zoning classifications that might better implement the community's Vision for the future.

**Introduction to Visioning.** With agreement from the audience to move forward with the first session planned for the afternoon, Martha Schultz introduced the visioning workshop concepts and steps, and introduced the workshop facilitators. The session would begin with brainstorming and recording of ideas, with an informal classification of ideas based on the SAP categories (from PLANiTULSA) as illustrated in the program. After that, facilitators will work with their respective tables to translate the ideas to physical locations on the plan area map. **LUNCH BREAK** began at the conclusion of these instructions.

**During the lunch break, City Councilor Blake Ewing (District 4, home of Crosbie Heights)** shared words of encouragement to the workshop attendees, citing successes of previous small

area plans and the value the plans and the process bring to the City Council as they make decisions about land use and planning.

**After lunch session.** The afternoon session went as planned until 2:45. In the course of the design session, each table named their vision map and selected a spokesperson to present the map to the entire group. At 2:45 PM, the following Vision maps (see photos) were presented:

- Table 1: Western Gateway
- Table 2: Crosbie Connected
- Table 3: The Phoenix Rising
- Table 4: Yester Year Future Focused

**Next steps.** Details from each table's discussion will be transcribed over the coming weeks, for incorporation into the plan narrative, recommendations and final design. By mid-September (tentative target), designers from AIA Eastern Oklahoma will develop "Big Ideas" from the inputs gathered at the workshop. These "Big Ideas" will be reviewed and vetted by the CAT in coming meetings, and presented on public display for the community at large to view.

The Visioning Workshop concluded at 3:30 PM.

***The next meeting of the Crosbie Heights SAP Citizen Advisory Team will be held on Tuesday, August 25, 2015 at New Beginnings Community Church.*** Check the website for details. All meetings are open to the public.