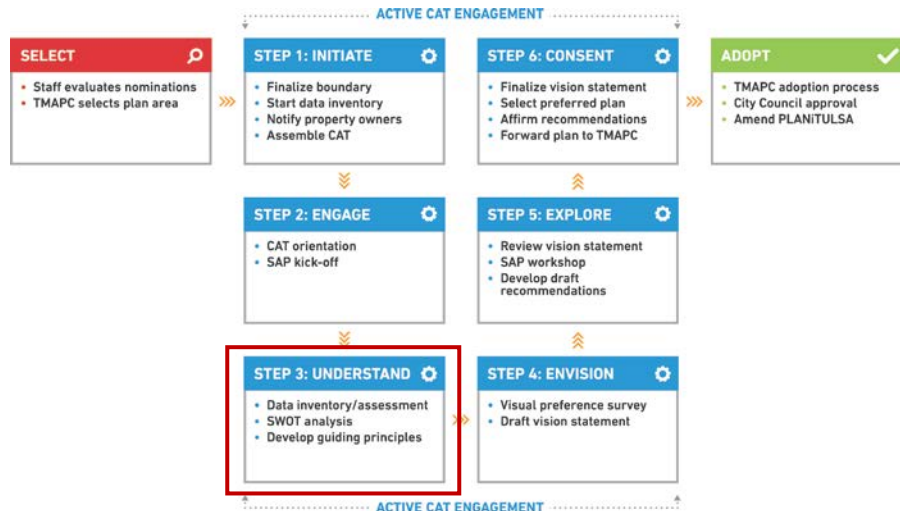


## Crosbie Heights Small Area Plan

### STEP 3: UNDERSTAND

May 12, 2015



- CAT Meeting Agenda
- Data Inventory
- SWOT Analysis
- Guiding Principles
- CAT Meeting Notes



# PLANitTULSA SMALL area PLANS

## **AGENDA**

### **UNDERSTAND: CAT / SAP Meeting**

Crosbie Heights Small Area Plan  
6:00 to 7:30 PM

**May 12, 2014**

New Beginnings Community Church  
1401 W. Charles Page Boulevard

- |             |   |
|-------------|---|
| <b>6:00</b> | <b>Welcome</b><br>Martha Schultz, Planner III, Project Manager<br>Introductions / Ground Rules / Process Review |
| <b>6:10</b> | <b>Data Inventory Presentation</b><br>Joel Hensley, Planner I<br>Data Inventory & Analysis<br>Survey Results    |
| <b>6:45</b> | <b>SWOT Analysis</b><br>Team<br>What is SWOT?<br>Interactive SWOT exercise                                      |
| <b>7:15</b> | <b>Guiding Principles: Introduction &amp; Homework (10 min)</b><br>Amanda DeCort, CAT Member                    |
| <b>7:25</b> | <b>Next Steps &amp; Q&amp;A</b>   |
| <b>7:30</b> | <b>Adjourn</b>  |



PLANitTULSA  
**SMALL area PLANS**

Crosbie Heights Small Area Plan  
**STEP 4: UNDERSTAND**  
May 12, 2015

- Data Inventory
  - Summary Data Sheet
  - PowerPoint Presentation

# CROSBIE HEIGHTS DATA



## DEMOGRAPHICS

	<u>2010</u>	<u>2014</u>	<u>Change</u>
<u>POPULATION</u>	1,336	1,440	+104

*Represented as a percent of total population*

### SEX

Male	56.1	55.2	-0.9
Female	43.9	44.8	+0.9

### AGE

0-4	7.1	7.2	+0.1
5-9	8.1	7.1	+1.0
10-14	7.1	7.1	0.0
15-24	14.9	16.0	+1.1
25-34	15.9	15.2	-0.7
35-44	16.3	14.9	-1.4
45-54	15.2	15.6	+0.4
55-64	8.9	9.3	+0.4
65-74	3.9	5.1	+1.2
75-84	1.9	2.3	+0.4
85+	0.4	0.3	-0.1

### RACE

White	58.4	56.0	-2.4
Black	13.3	13.3	+0.0
Hispanic	18.3	21.0	+2.7
American Indian	10.1	10.2	+0.1

### SOURCES

esri Community Profile  
Crosbie Heights Small Area Plan Boundary  
\*American Community Survey Census Tract 27  
Tulsa Police Department Crime Map 2014/2015  
City of Tulsa Land Use and Zoning Maps

### TOTAL AREA

0.36 square miles

### LAND USE

% of total area

Existing Neighborhood	83.0
New Neighborhood	2.7
Neighborhood Center	7.1
Employment	7.2

### ZONING

<b>CG</b>	Commercial General	1.8
<b>CH</b>	Commercial High Intensity	3.1
<b>CS</b>	Commercial Shopping Center	5.2
<b>IM</b>	Industrial Moderate	0.8
<b>RM-2</b>	Residential Multifamily Medium Density	60.0
<b>RS-3</b>	Residential Single-Family High Density	29.2

### HOUSING

	<u>2010</u>	<u>2014</u>	<u>Change</u>
Units	633	674	+41
Vacant	16.7%	19.7%	+3%
Owner	41.7%	34.9%	-6.8%
Renter	41.5%	45.4%	+3.9%
*Median Home Value	\$68,700	\$60,700	-\$8,000

### CRIME

	<u>2010</u>	<u>2014</u>	<u>Change</u>
Assault	9	13	+4
Auto Theft	18	5	-10
Burglary	38	33	-5
Larceny	27	30	+3
Robbery	3	5	+2
Rape	1	1	0
Homicide	1	1	0
Malicious Mischief	13	6	-7

# Visualizing Building Blocks

## Building Block

## Land-Use Designations

# DOWNTOWN      CENTERS      CORRIDORS      EXISTING RESIDENTIAL NEIGHBORHOODS      EMPLOYMENT

**DOWNTOWN CORE**



Average <b>households</b> / acre	<b>26</b>
Average <b>jobs</b> / acre	<b>91</b>



Average <b>households</b> / acre	26
Average <b>jobs</b> / acre	91

Downtown Core is Tulsa's most intense regional center of commerce, housing, culture and entertainment. It is an urban environment of primarily high-density employment and mixed-use residential uses, complemented by regional-scale entertainment, conference, tourism and educational institutions.

## DOWNTOWN NEIGHBORHOOD



Average <b>households</b> / acre	42
Average <b>jobs</b> / acre	12



Average <b>households</b> / acre	42
Average <b>jobs</b> / acre	12

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed users residential areas.



## NEIGHBORHOOD CENTERS



Average <b>households</b> / acre	5
Average <b>jobs</b> / acre	12

## A photograph of a New Seasons Market storefront. The building has a light-colored brick facade and a dark metal roof. Large glass windows and doors are visible, with the 'NEW SEASONS MARKET' sign above the entrance. A person is walking on the sidewalk in the foreground.

Average <b>households</b> / acre	5
Average <b>jobs</b> / acre	12

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services.



Average households / acre	14
Average jobs / acre	19



Average <b>households</b> / acre	14
Average <b>jobs</b> / acre	19

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood centers, with retail, dining, and services and employment.



Average households / acre	8
Average jobs / acre	25



Average <b>households</b> / acre	8
Average <b>jobs</b> / acre	25

Regional Centers are mid-rise mixed-use areas for largescale employment, retail, and civic or educational uses.

Average <b>households</b> / acre	8
Average <b>jobs</b> / acre	16

Average <b>households</b> / acre	8
Average <b>jobs</b> / acre	16

Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide, and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities.



Average <b>households</b> / acre	9
Average <b>jobs</b> / acre	12



Average households / acre	9
Average jobs / acre	12

Mixed-Use Corridors are Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

↓

**EXISTING RESIDENTIAL NEIGHBORHOODS**



Average <b>households</b> / acre	<b>4</b>
Average <b>jobs</b> / acre	<b>1</b>

Average <b>households</b> / acre	4
Average <b>jobs</b> / acre	1

Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code.

# NEW RESIDENTIAL NEIGHBORHOODS

## NEW RESIDENTIAL NEIGHBORHOODS

Average households / acre 4

Average jobs / acre 1

Average <b>households</b> / acre	4
Average <b>jobs</b> / acre	1

These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums.



**EMPLOYMENT**



Average households / acre	n/a
Average jobs / acre	19

Average <b>households</b> / acre	n/a
Average <b>jobs</b> / acre	19

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology.

# Planning & Development

## Planning Division - Small Area Planning

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## 2015 Small Area Plan

### Crosbie Heights Neighborhood

### UNDERSTAND: Data Analysis

Citizen Advisory Team Meeting  
May 12, 2015

How do we begin to understand  
the planning area?

# Crosbie Heights – UNDERSTAND



Define the boundary

# Crosbie Heights – Boundary



## Crosbie Heights



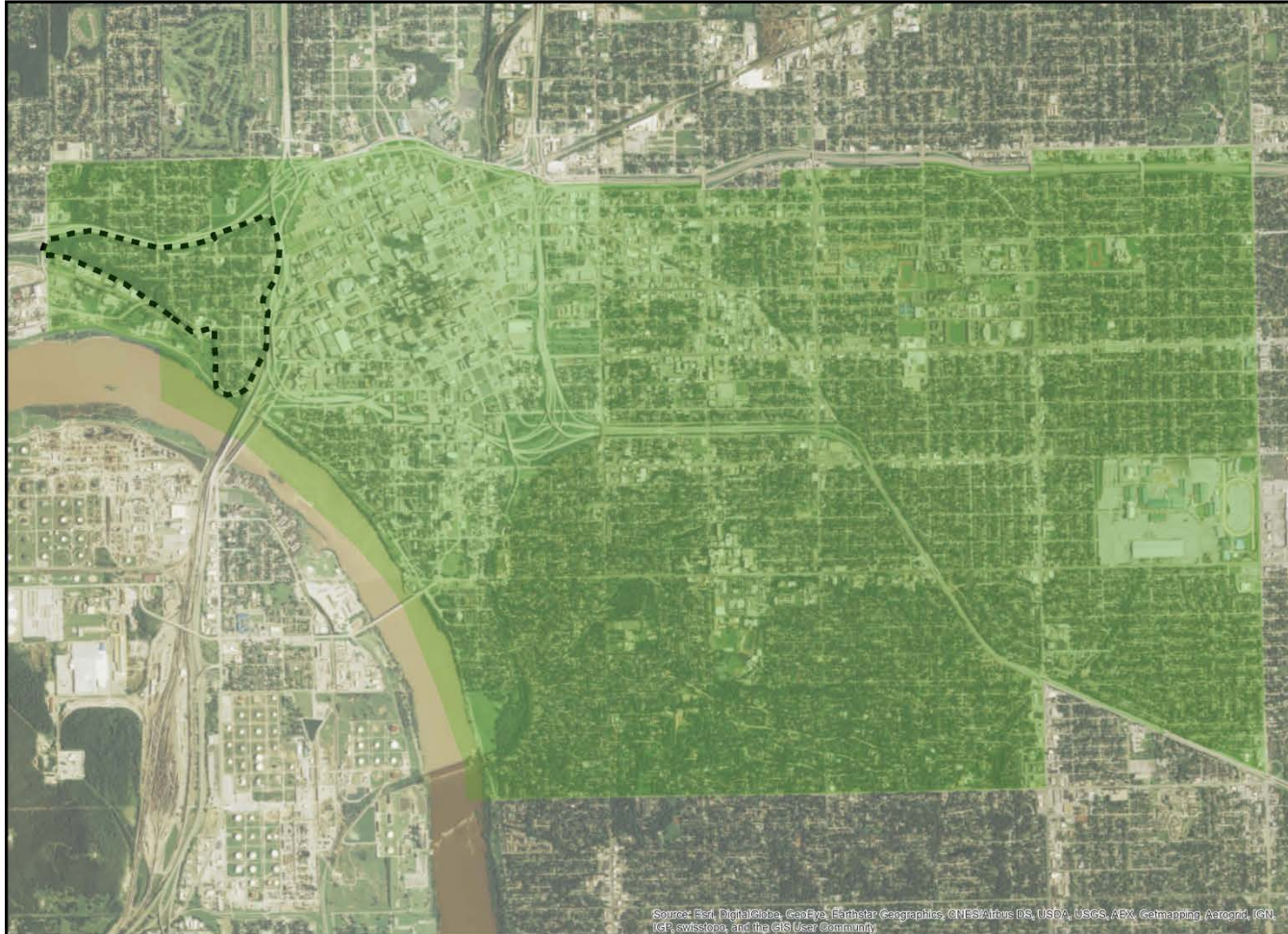
Crosbie Heights Boundary

**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**

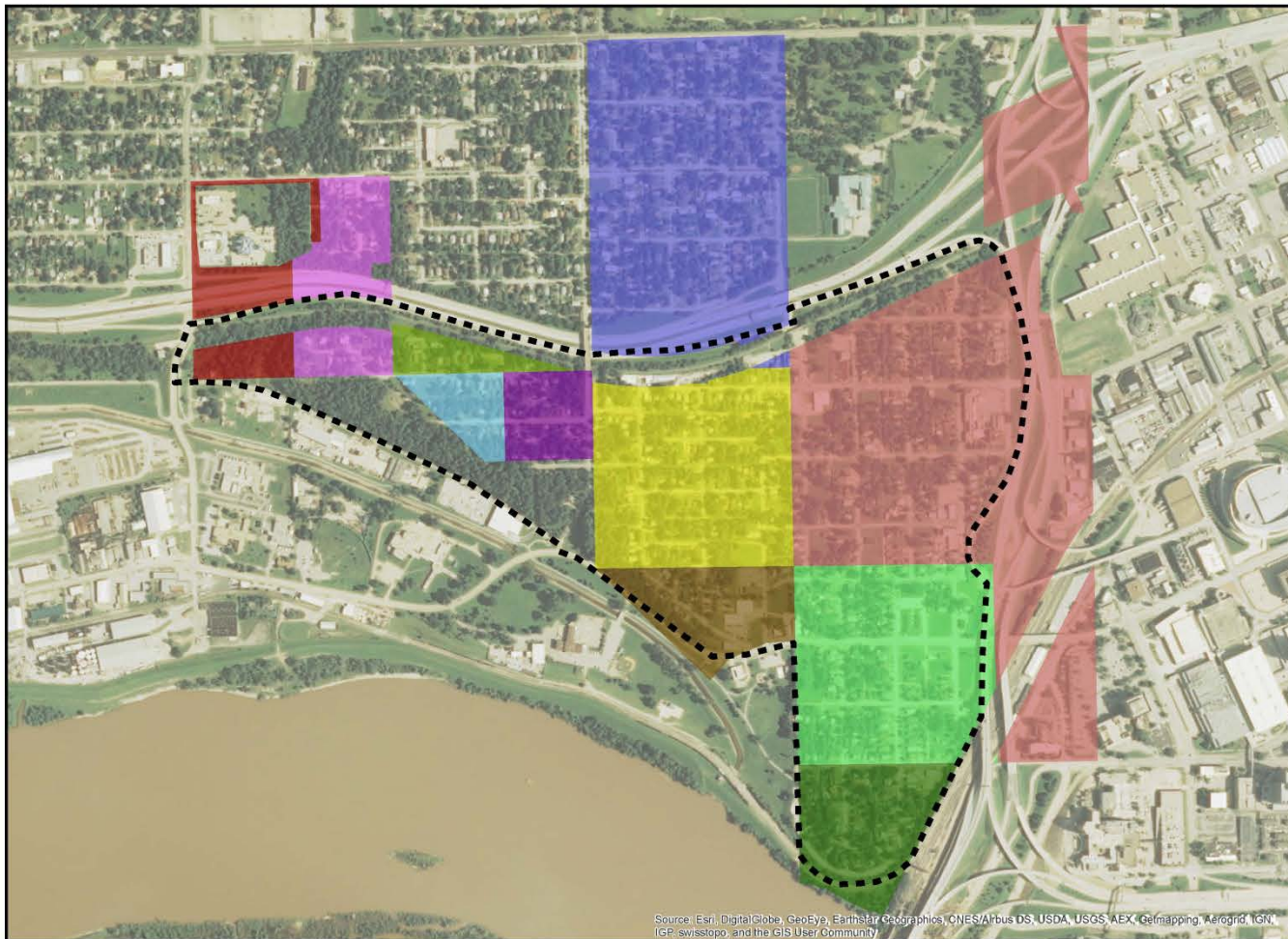


# Crosbie Heights – UNDERSTAND



History: How was this area established?

# Crosbie Heights – Subdivisions



## Crosbie Heights Subdivisions

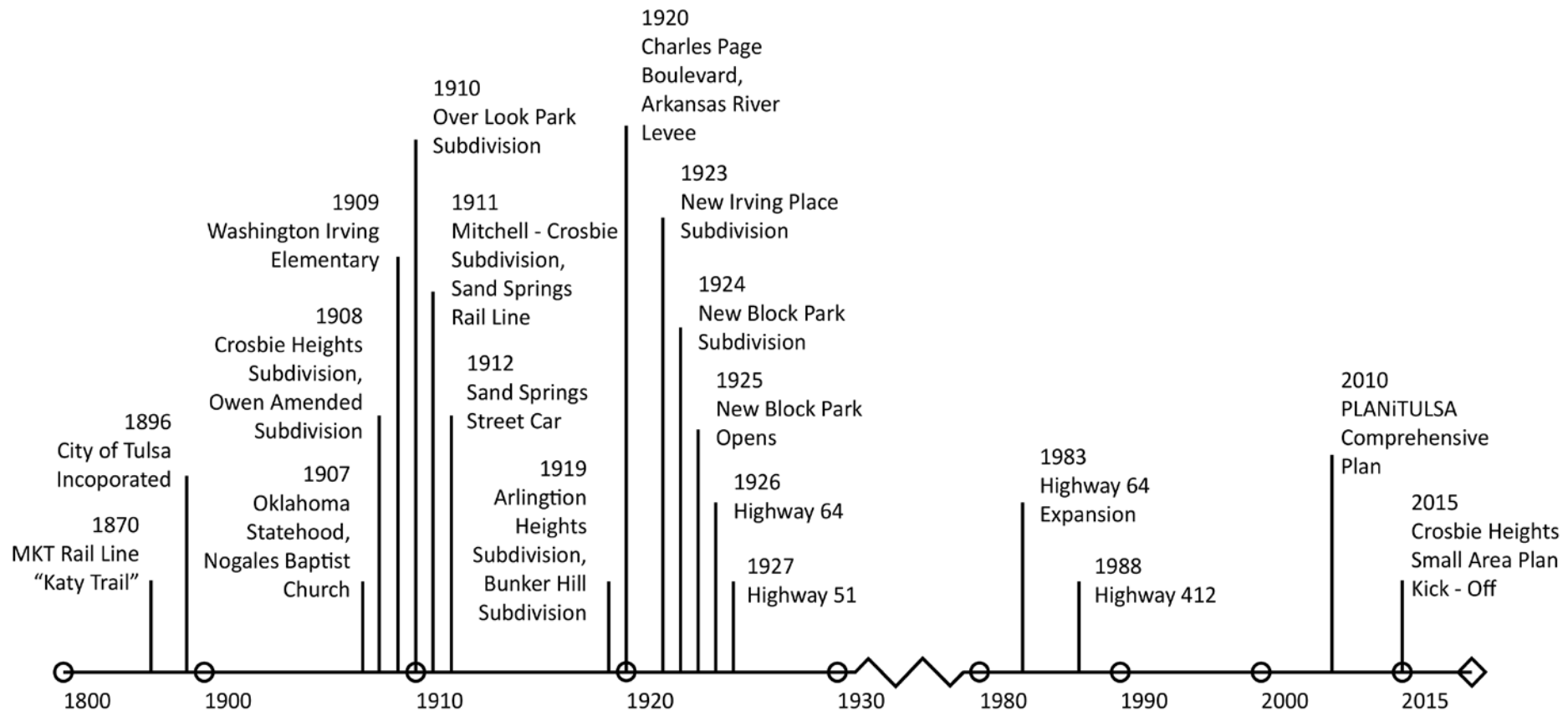
-  Arlington Heights Addition 1919
-  Bunker Hill Addition 1919
-  Crosbie Heights 1908
-  Mitchell-Crosbie Addition 1911
-  New Irving Place Addition 1917
-  New Irving Place Second Addition 1923
-  Newblock Park Addition Amended 1924
-  Overlook Park Addition Amended 1910
-  Owen Addition Amended 1908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



Map Not to Scale



# Crosbie Heights – Timeline

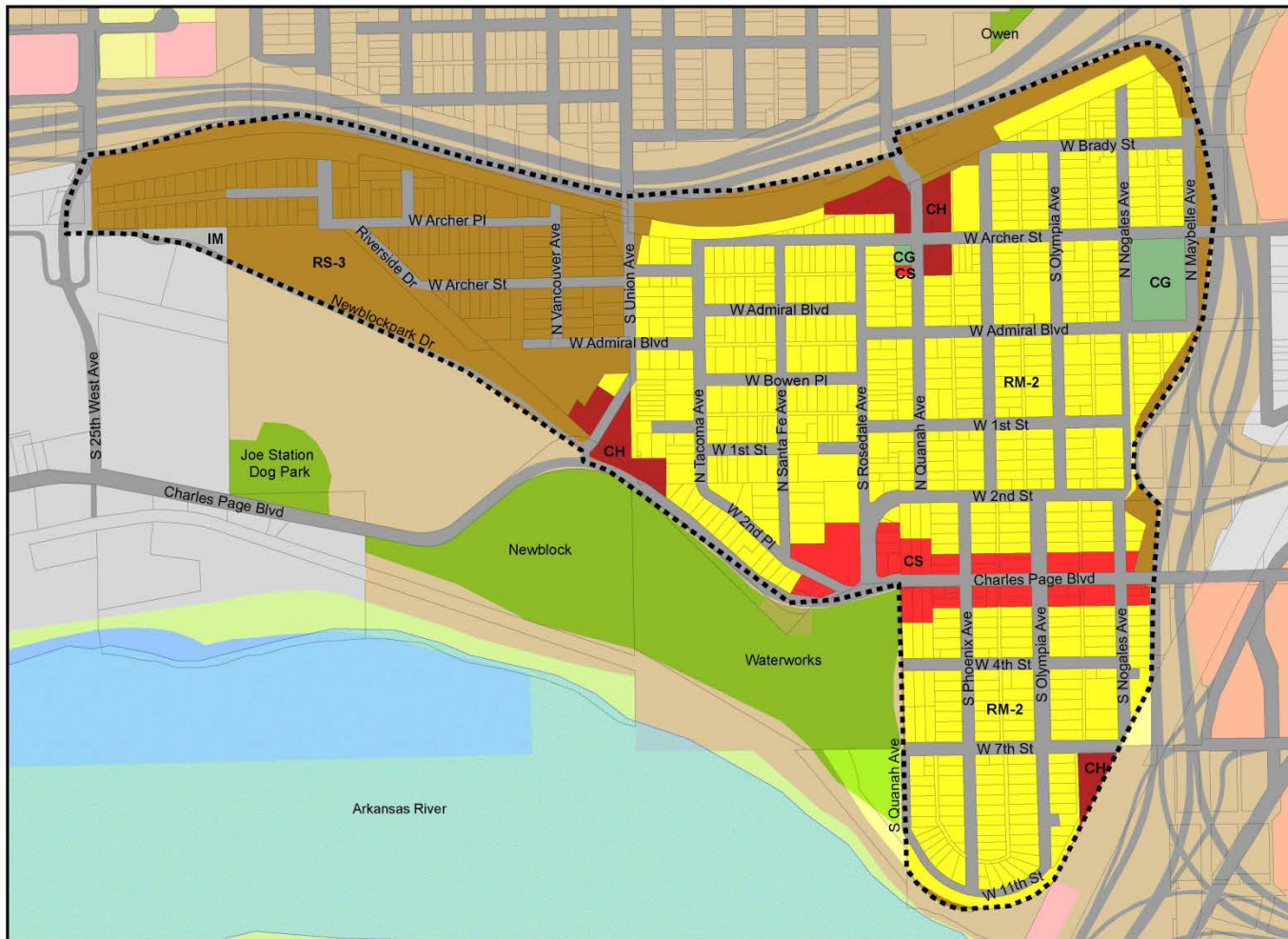


# Crosbie Heights – UNDERSTAND









Become familiar with zoning

# Crosbie Heights – Zoning



## Zoning Classifications

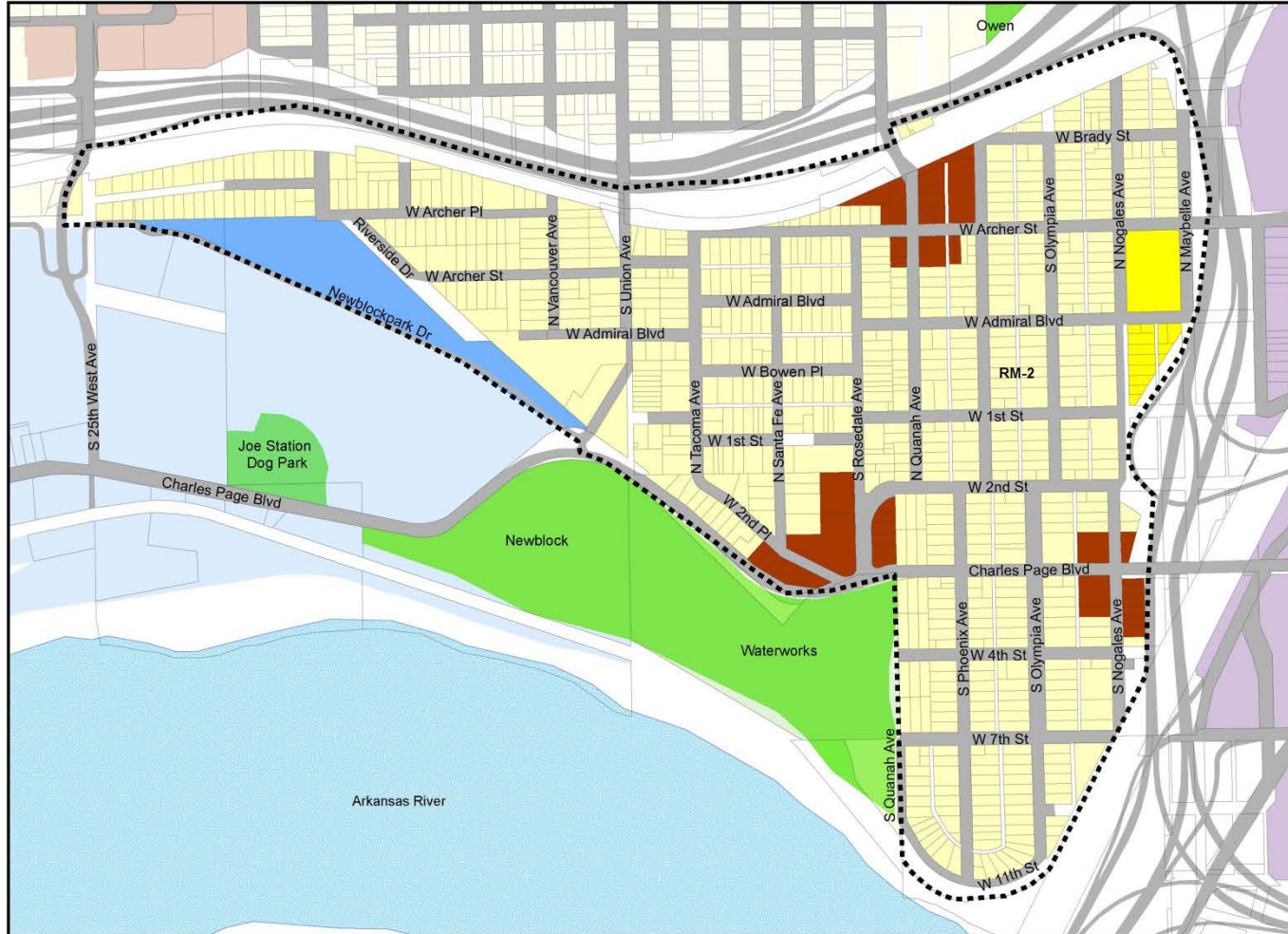
-  CG Commercial General
-  CH Commercial High Intensity
-  CS Commercial Shopping Center
-  IM Industrial Moderate
-  RM-2 Residential Multifamily Medium Density
-  RS-3 Residential Single-Family High Density



Map Not to Scale

Refer to PLANiTULSA,  
the Comprehensive Plan

# PLANiTULSA – Land Use



## Land Use Designations from the Comprehensive Plan

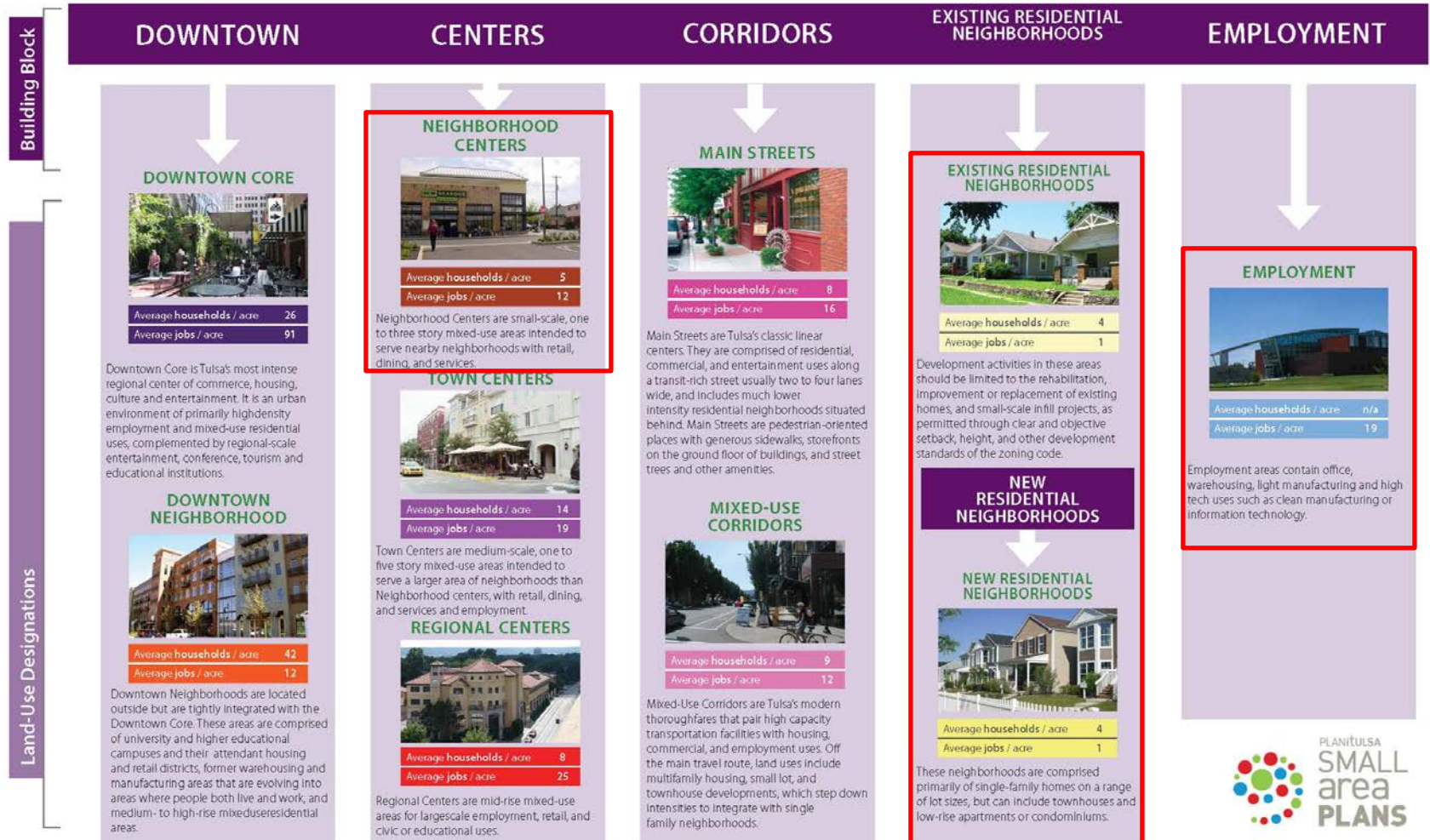
- Employment
- Existing Neighborhood
- Neighborhood Center
- New Neighborhood



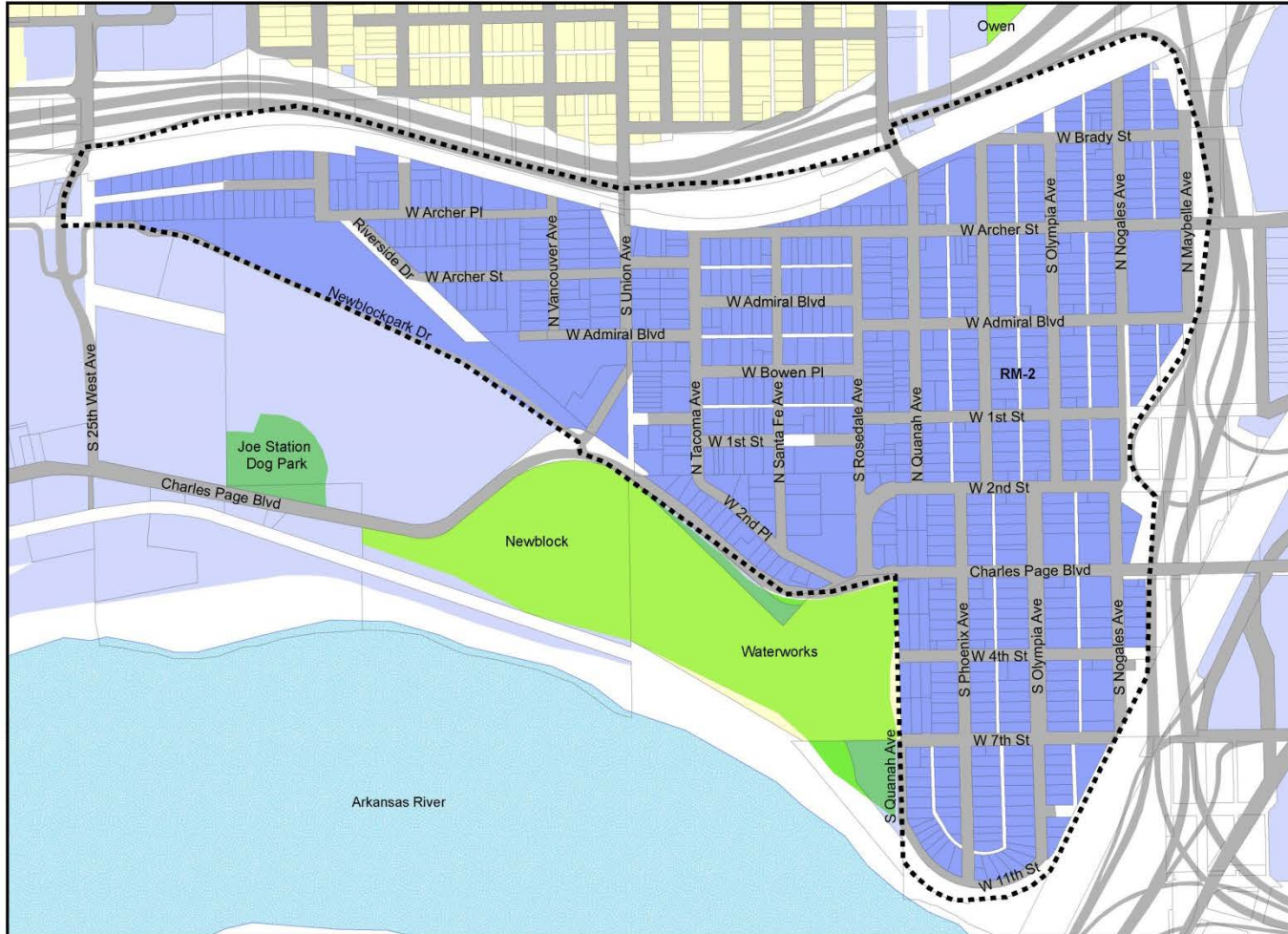
Map Not to Scale

# PLANiTULSA – Building Blocks


## Visualizing Building Blocks



# PLANiTULSA - Areas of Growth and Stability



**Stability/Growth from  
Comprehensive Plan**

 Area of Growth

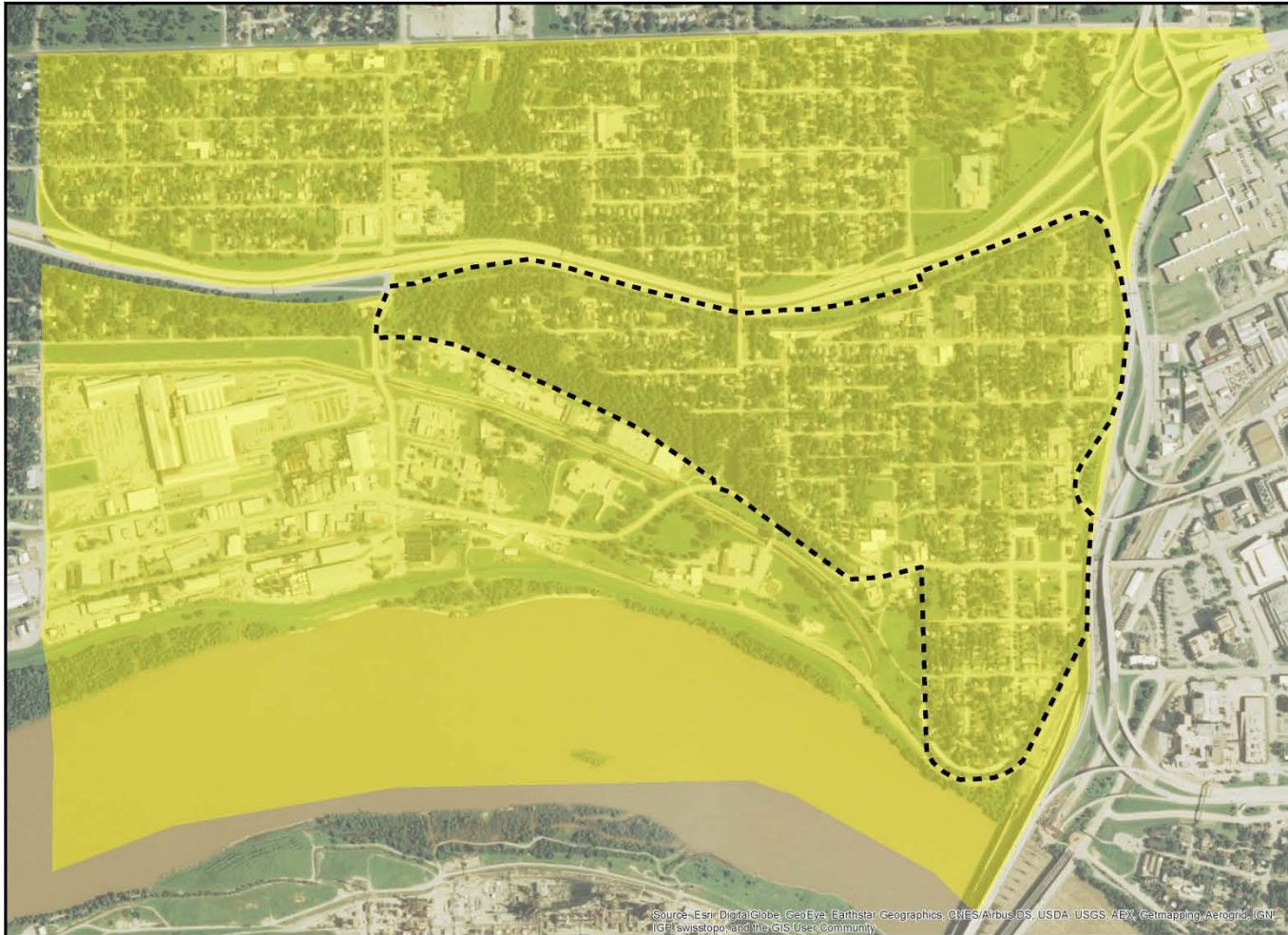


Map Not to Scale




## Gather Demographic Data

# Crosbie Heights – Census Tract



**Tulsa County  
Census Tract**

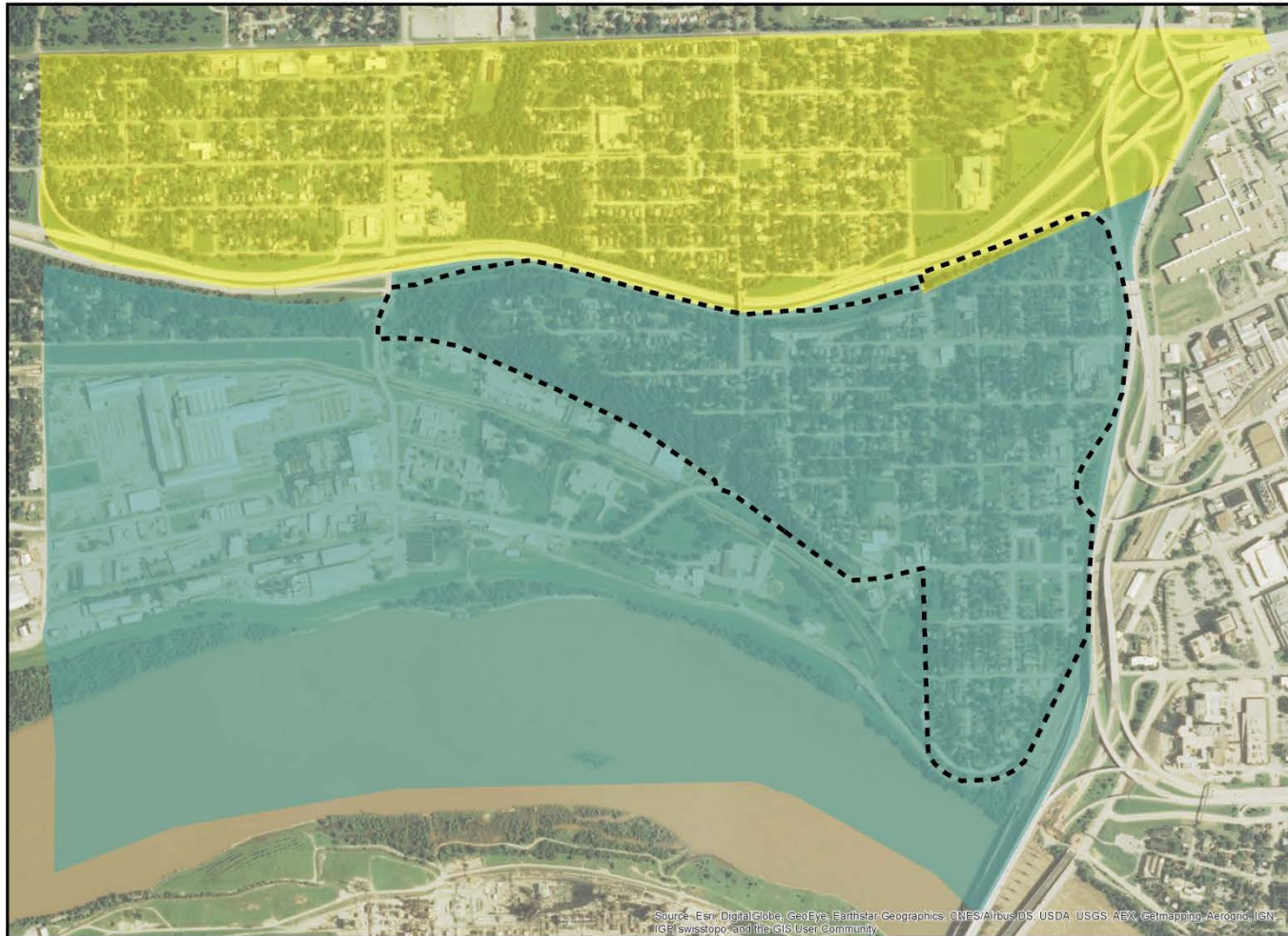
 Census Tract 27



Map Not to Scale



# Crosbie Heights – Blockgroup



**Tulsa County  
Census Tract 27**

-  Blockgroup 1
-  Blockgroup 2



Map Not to Scale

# 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

## Identify Key Issues

# Crosbie Heights – Housing Demolitions



## Crosbie Heights Demolition

- All demolition 2008-2014
- City demolitions 2015

**Approximately  
12 structures  
demolished  
since 2008**



Map Not to Scale



# Crosbie Heights – Housing Demolitions



## COT Demo Permits

- 66 in 2015

Crosbie Heights:  
3 Residential 2014-15

Not every home is  
demolished



# Crosbie Heights – Housing Demolitions



# Crosbie Heights – Housing Demolitions



## Types of Demolitions

- Private Permits
- WIN Clearance and Demolition Program

## Reasons for Demolition

- Voluntary
- Threat to Life or Safety
- Uninhabitable



# Crosbie Heights – Housing Demolitions



# Crosbie Heights – Crime Comparison 2014



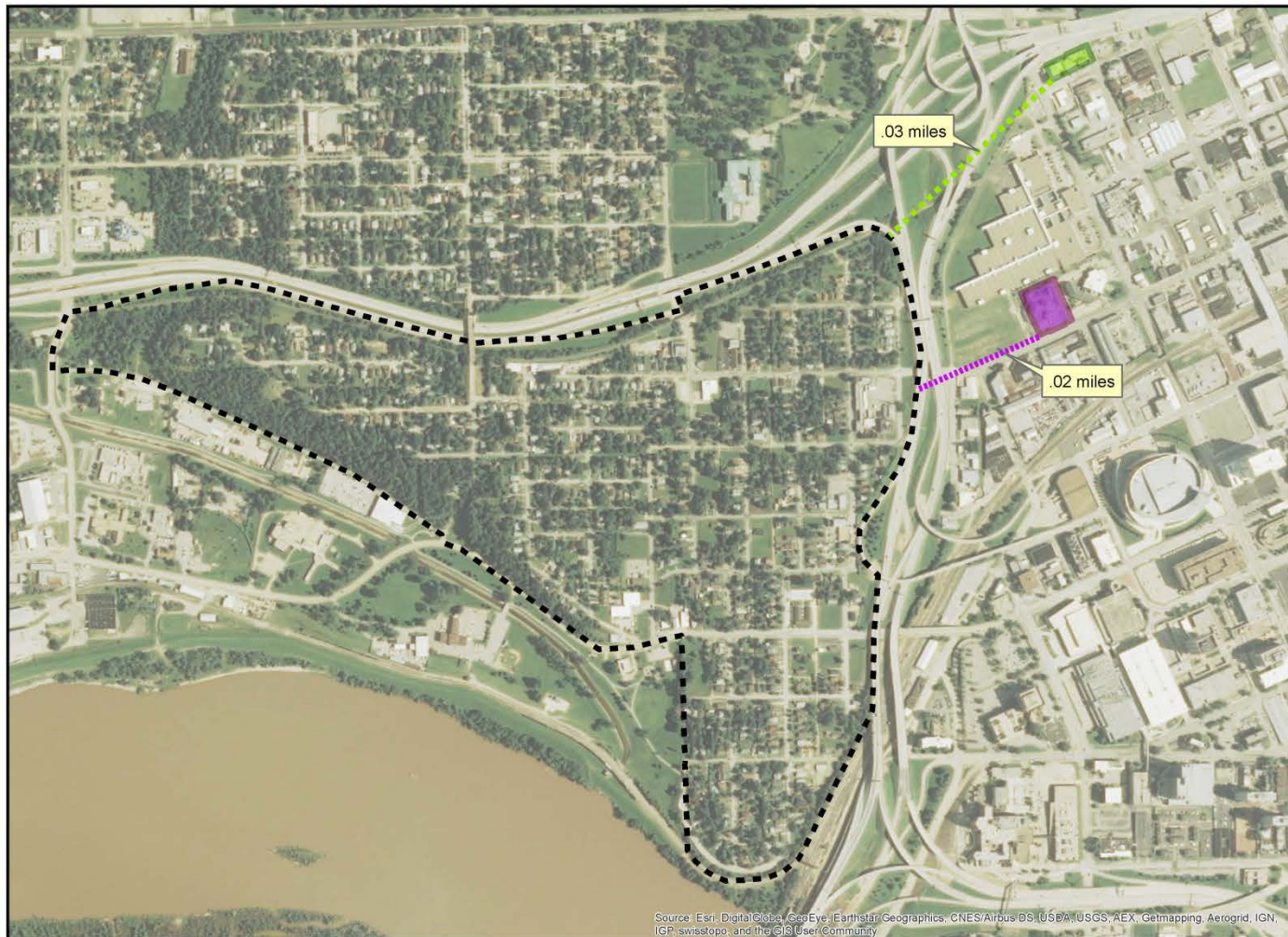
## Crosbie Heights

• Assault	13
• Auto Theft	5
• Burglary	33
• Larceny	30
• Robbery	5
• Rape	1
• Homicide	1
• Malicious Mischief	6
• <u>Total</u>	<u>94</u>

## City of Tulsa

• Assault	1,938
• Auto Theft	2,310
• Burglary	5,500
• Larceny	12,494
• Robbery	920
• Rape	313
• Homicide	46
• Malicious Mischief	N/A
• <u>Total</u>	<u>23,521</u>

# Crosbie Heights – Homelessness



## Homeless Shelters



JOHN 3 16 MISSION INC



TULSA DAY CENTER FOR THE HOMELESS INC



Map Not to Scale



# Crosbie Heights – Sidewalks



# Crosbie Heights – Access (Newblock Park)



# Crosbie Heights – Access (Downtown)

Charles Page Blvd



W Archer St



W Brady St



# Crosbie Heights – Access (Katy Trail)



N Vancouver Ave



N Xenophon Ave

# Crosbie Heights – Survey



## Kick-off Survey

- Preliminary Results

### Improve

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

### Retain

- Diversity
- Character
- Affordability
- Parks
- History

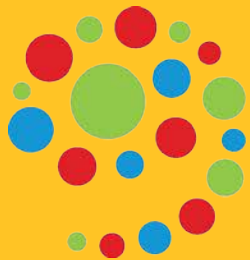
### Outcome

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

# Planning & Development

## Planning Division - Small Area Planning

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PLANitTULSA  
SMALL area PLANS



# PLANitTULSA SMALL area PLANS

## Crosbie Heights Small Area Plan **STEP 4: UNDERSTAND** May 12, 2015

- SWOT Analysis
  - SWOT Instructions
  - Baseline Crosbie Heights SWOTs (September 2011)
  - Crosbie Heights SWOTs
    - Baseline + May 12<sup>th</sup> inputs



# PLANiTULSA SMALL area PLANS

## UNDERSTAND: CAT / SAP Meeting

Crosbie Heights Small Area Plan

6:00 to 7:30 PM

May 12, 2014

### SWOT Exercise Instructions

1. Review the graphic below and think about conditions and circumstances in Crosbie Heights and surrounding areas that you think would fit into the 4 categories.
2. Review **SWOT Analysis – Baseline for Crosbie Heights SAP**, attached.
  - a. **Background.** This chart was developed in September of 2011 by participating Crosbie Heights residents as part of planning activities with nearby neighborhoods (Owen Park, Country Club Square and Brady Heights).
  - b. These SWOT inputs will be used as the starting point for the Crosbie Heights SWOT.
3. **Interactive SWOT Exercise.**
  - a. A moderator will ask all participants to share SWOTs with the group. **Please only mention ideas that area NOT already included on the baseline list.**
  - b. All ideas will be recorded on flip-charts and added to the list by staff. The merits of SWOTs will not be discussed at this meeting; they will only be recorded.
  - c. At the **June 23<sup>rd</sup>** meeting, the complete list will be presented. Attendees will be asked to use stickers to “vote” for items they think are most important to include in the plan.

#### WHAT IS SWOT?

Strengths, Weaknesses, Opportunities, Threats.

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

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



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

## SWOT Analysis – Baseline for Crosbie Heights SAP

from Crosbie Heights "Big Night" 9/23/2011

[illegible]

SWOT Analysis – Baseline for Crosbie Heights SAP

from Crosbie Heights baseline - “Big Night” 9/23/2011 *in black*

from Crosbie Heights CAT meeting 5/12/2015 *in blue*

	Positive... <i>potentially helpful</i>	Negative... <i>potentially harmful</i>
Internal	<b>Strengths</b>	<b>Weaknesses</b>
	<ul style="list-style-type: none"><li>Family-friendly</li></ul>	<ul style="list-style-type: none"><li>No publicity</li></ul>
	<ul style="list-style-type: none"><li>River development</li></ul>	<ul style="list-style-type: none"><li>Lack of retail</li></ul>
	<ul style="list-style-type: none"><li>Affordable housing / housing diversity</li></ul>	<ul style="list-style-type: none"><li>Not working with Brady Heights</li></ul>
	<ul style="list-style-type: none"><li>River and downtown views</li></ul>	<ul style="list-style-type: none"><li>No water connections for fire</li></ul>
	<ul style="list-style-type: none"><li>Diversity: socioeconomic and racial</li></ul>	<ul style="list-style-type: none"><li>No trash receptacles in park</li></ul>
	<ul style="list-style-type: none"><li>Newblock Park</li></ul>	<ul style="list-style-type: none"><li>Condition of real estate</li></ul>
	<ul style="list-style-type: none"><li>Wildlife abundance (eagles, pelicans)</li></ul>	<ul style="list-style-type: none"><li>Irresponsible/absentee landlords</li></ul>
	<ul style="list-style-type: none"><li>Investment potential</li></ul>	<ul style="list-style-type: none"><li>Homelessness on the River</li></ul>
	<ul style="list-style-type: none"><li>Blue Jackalope</li></ul>	<ul style="list-style-type: none"><li>Lack of community center</li></ul>
	<ul style="list-style-type: none"><li>Location of medical school hospital</li></ul>	<ul style="list-style-type: none"><li>Lack of park use</li></ul>
	<ul style="list-style-type: none"><li>Sense of community</li></ul>	<ul style="list-style-type: none"><li>Loss of swimming pool</li></ul>
	<ul style="list-style-type: none"><li>Ability to gather as a community &amp; start things</li></ul>	<ul style="list-style-type: none"><li>Lack of sidewalks</li></ul>
	<ul style="list-style-type: none"><li>Alley neighborhoods</li></ul>	<ul style="list-style-type: none"><li>Lack of lighting</li></ul>
	<ul style="list-style-type: none"><li>Proximity to bike trail</li></ul>	<ul style="list-style-type: none"><li>Poor coordination with Army Corps, railroad</li></ul>
	<ul style="list-style-type: none"><li>Overlook Park</li></ul>	<ul style="list-style-type: none"><li>Lack of medical clinic</li></ul>
	<ul style="list-style-type: none"><li>Joe Park (dog park)</li></ul>	<ul style="list-style-type: none"><li>Railroad issues: noise, unmaintained R-O-W</li></ul>
	<ul style="list-style-type: none"><li>Single owner with 88/200 properties for sale</li></ul>	<ul style="list-style-type: none"><li>Dated infrastructure</li></ul>
	<ul style="list-style-type: none"><li>Retrofit housing for energy efficiencies</li></ul>	<ul style="list-style-type: none"><li>Inability to enhance and restore</li></ul>
	<ul style="list-style-type: none"><li>Nothing to incentivize landlords</li></ul>	<ul style="list-style-type: none"><li>Overgrown trees on 11th Street</li></ul>
	<ul style="list-style-type: none"><li>Proximity to downtown</li></ul>	<ul style="list-style-type: none"><li>Can’t get across levee</li></ul>
	<ul style="list-style-type: none"><li>Coordinate ed. programs w/TCC, TTC for high risk youth regarding historic housing and restoration trades</li></ul>	<ul style="list-style-type: none"><li>Hard to cross Charles Page Blvd – all modes – due to sight distances, hills and curves, and traffic speed</li></ul>
	<ul style="list-style-type: none"><li>Proximity to trails</li></ul>	<ul style="list-style-type: none"><li>Parking: poor in hi-density residential areas; on-street parking</li></ul>
	<ul style="list-style-type: none"><li>Internet presence: Nextdoor Crosbie Heights</li></ul>	<ul style="list-style-type: none"><li>No schools in the plan area</li></ul>
	<ul style="list-style-type: none"><li></li></ul>	<ul style="list-style-type: none"><li>Food desert</li></ul>
	<ul style="list-style-type: none"><li></li></ul>	<ul style="list-style-type: none"><li>Natural disasters (weather, flooding, vulnerable levee, earthquake, other)</li></ul>
	<ul style="list-style-type: none"><li></li></ul>	<ul style="list-style-type: none"><li>Man-made disasters (refinery, oil tankers on rails</li></ul>
	<ul style="list-style-type: none"><li></li></ul>	<ul style="list-style-type: none"><li>Gentrification</li></ul>
	<ul style="list-style-type: none"><li></li></ul>	<ul style="list-style-type: none"><li>Traffic calming needed</li></ul>
	<ul style="list-style-type: none"><li></li></ul>	<ul style="list-style-type: none"><li>No commercial (i.e., grocery) despite zoning</li></ul>
	<ul style="list-style-type: none"><li></li></ul>	<ul style="list-style-type: none"><li>Oak Creek Basin flood-prone areas</li></ul>
	<ul style="list-style-type: none"><li></li></ul>	<ul style="list-style-type: none"><li>Trail closed at bridge</li></ul>
	<ul style="list-style-type: none"><li></li></ul>	<ul style="list-style-type: none"><li></li></ul>
	<b>Opportunities</b>	<b>Threats</b>
	<ul style="list-style-type: none"><li>Different trash system (recycling)</li></ul>	<ul style="list-style-type: none"><li>Banks unwilling to finance</li></ul>
	<ul style="list-style-type: none"><li>Low crime</li></ul>	<ul style="list-style-type: none"><li>Empty property (squatters)</li></ul>
	<ul style="list-style-type: none"><li>Available buildings / lots</li></ul>	<ul style="list-style-type: none"><li>Littering</li></ul>
	<ul style="list-style-type: none"><li>Commercial district (mixed-use)</li></ul>	<ul style="list-style-type: none"><li>Weaknesses of title “North Tulsa”</li></ul>
	<ul style="list-style-type: none"><li>Proximity to industrial areas</li></ul>	<ul style="list-style-type: none"><li>Low highway access</li></ul>
	<ul style="list-style-type: none"><li>Charles Page Plan</li></ul>	<ul style="list-style-type: none"><li>Archer corridor disconnect</li></ul>
	<ul style="list-style-type: none"><li>Location walking distance)</li></ul>	<ul style="list-style-type: none"><li>Old sewer &amp; infrastructure</li></ul>
	<ul style="list-style-type: none"><li>History of neighborhoods</li></ul>	<ul style="list-style-type: none"><li>Lack of respect by trash service</li></ul>
	<ul style="list-style-type: none"><li>Improve positive publicity</li></ul>	<ul style="list-style-type: none"><li>Hike &amp; bike bridge not friendly</li></ul>
	<ul style="list-style-type: none"><li>Change of location</li></ul>	<ul style="list-style-type: none"><li>Motorcycles &amp; ATVs in park</li></ul>
	<ul style="list-style-type: none"><li>Proximity to Gilcrease Museum</li></ul>	<ul style="list-style-type: none"><li>Restrictive street parking</li></ul>
	<ul style="list-style-type: none"><li>New PLANiTULSA small area plans</li></ul>	<ul style="list-style-type: none"><li>Lack of police enforcement</li></ul>
	<ul style="list-style-type: none"><li>Form-based code (Pearl District)</li></ul>	<ul style="list-style-type: none"><li>No schools</li></ul>
	<ul style="list-style-type: none"><li>Invitation to hikers &amp; bicyclists (Route 66)</li></ul>	<ul style="list-style-type: none"><li>Levee / floodplains</li></ul>
	<ul style="list-style-type: none"><li>Publicize neighborhood beauty</li></ul>	<ul style="list-style-type: none"><li>Cut-through traffic from 412 @ Quanah exit</li></ul>
	<ul style="list-style-type: none"><li>Huge music scene is unknown (Art)</li></ul>	<ul style="list-style-type: none"><li>Odors from refinery</li></ul>
	<ul style="list-style-type: none"><li>Spirit of Philanthropy</li></ul>	<ul style="list-style-type: none"><li>Oil tankers on railroad tracks</li></ul>
	<ul style="list-style-type: none"><li>Historical designation (better public transport)</li></ul>	<ul style="list-style-type: none"><li>Irving School redevelopment</li></ul>
	<ul style="list-style-type: none"><li>Sandwich Shop (Archer/Quanah)</li></ul>	<ul style="list-style-type: none"><li>Real estate comp sales</li></ul>
	<ul style="list-style-type: none"><li>RM2 zoning for townhomes on alleys</li></ul>	<ul style="list-style-type: none"><li>Title clean-ups</li></ul>
	<ul style="list-style-type: none"><li>Food store</li></ul>	<ul style="list-style-type: none"><li></li></ul>
	<ul style="list-style-type: none"><li>Available properties</li></ul>	<ul style="list-style-type: none"><li></li></ul>
	<ul style="list-style-type: none"><li>Mental health housing (“Hope Village” in Seattle)</li></ul>	<ul style="list-style-type: none"><li></li></ul>
	<ul style="list-style-type: none"><li>Historic commercial buildings</li></ul>	<ul style="list-style-type: none"><li></li></ul>
	<ul style="list-style-type: none"><li>Possible TyPros “Street Cred” event</li></ul>	<ul style="list-style-type: none"><li></li></ul>
	<ul style="list-style-type: none"><li>Open the closed bridge</li></ul>	<ul style="list-style-type: none"><li></li></ul>
	<ul style="list-style-type: none"><li>Rehab program</li></ul>	<ul style="list-style-type: none"><li></li></ul>
	<ul style="list-style-type: none"><li>Clean up titles</li></ul>	<ul style="list-style-type: none"><li></li></ul>
	<ul style="list-style-type: none"><li>Incubators for businesses</li></ul>	<ul style="list-style-type: none"><li></li></ul>
	<ul style="list-style-type: none"><li>Housing for “aging out” foster children</li></ul>	<ul style="list-style-type: none"><li></li></ul>
	<ul style="list-style-type: none"><li>Reconnect to River Parks</li></ul>	<ul style="list-style-type: none"><li></li></ul>
	<ul style="list-style-type: none"><li>Stock of historic homes</li></ul>	<ul style="list-style-type: none"><li></li></ul>

# GUIDING PRINCIPLES

## CROSBIE HEIGHTS SMALL AREA PLAN

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

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2. **Plan Development** – Once a final scenario is selected 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.
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## CROSBIE HEIGHTS SMALL AREA PLAN

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Prior to May 12, 2015, CAT members will be asked to consider broad lists of Guiding Principles provided here and online, and start to think about which principles best reflect the core values of Crosbie Heights. Also, please share your ideas about concepts that don't appear, but that you think should be included.

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No, this will be just the initial prioritization of the Guiding Principles. Crosbie Heights Guiding Principles will evolve throughout the planning process, to remain consistent with input received from all participants. This will enable Planning staff to begin to develop a narrative around the principles it to the CAT for refinement and discussion in future meetings as the story evolves into the Crosbie Heights Small Area Plan.

### Types of Guiding Principles

Some guiding principles are measurable and can be easily quantified, while others are more subjective. Guiding principles generally fall into one of three categories:

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## GUIDING PRINCIPLES

### CROSBIE HEIGHTS SMALL AREA PLAN

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- 3) **Guiding principles that express important values of the local community (i.e., the Crosbie Heights SAP boundary) and the City of Tulsa as a whole, but are not specific to the land use and transportation vision.** These criteria guide the process. Social equity criteria, such as “*Ensure an inclusive planning process and treat all as equally important*” often fall into the category of informing or driving the process, but are not always transferred into indicators to measure land use and transportation scenarios.

#### **Before the May 12<sup>th</sup> Meeting...**

Please review the following 2 sets of Guiding Principles concepts to get the sense of how they can be expressed and organized. Then, start to think about your priorities and those of the constituents that you represent for the Crosbie Heights SAP.

1. **Potential Guiding Principles by Category**, a broad list of possibilities derived from previous planning efforts.
2. **PLANiTULSA's Guiding Principles.** Keeping in mind that the SAP will *amend* PLANiTULSA, Guiding Principles in the Crosbie Heights SAP should not contradict the overarching principles from PLANiTULSA. As the CAT, you may want to acknowledge the PLANiTULSA principles as presented, then modify or supplement them to be more relevant for Crosbie Heights.

#### **Before the June 23<sup>rd</sup> Meeting (homework)...**

The CAT meeting on June 23<sup>rd</sup> will include further review of the Guiding Principles to allow stakeholders to refine generic or citywide principles to be more applicable for Crosbie Heights. To facilitate **sticker** exercise and allow time for other agenda items, please come prepared to narrow the field of potential Guiding Principles and add others that you believe are important to Crosbie Heights,

# GUIDING PRINCIPLES

## CROSBIE HEIGHTS SMALL AREA PLAN

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### Potential Guiding Principles by Category

#### Economy

1. Create and retain good quality jobs for people of all ages, with a focus on our youth.
2. Attract companies that bring a wide range of job opportunities to Tulsa's residents.
3. Continue to restore Downtown's vitality and sustain its role as the region's economic engine.
4. Attract people and businesses by developing vibrant urban centers.
5. Provide adequate infrastructure in underserved parts of the city to encourage future growth.
6. Promote new business growth in all areas of town: North, South, East, West and Midtown.
7. Recognize quality of life, natural beauty, diversity and the uniqueness of the city as important elements in the city's economic development efforts to attract and keep businesses.
8. Support an educational system that results in an educated workforce in all segments of the community and includes training for a wide range of job skills.
9. Foster cooperation among civic, business, and government stakeholders for continued economic success across the city avoiding competition between entities.

#### Equity and Opportunity

1. Eliminate the disparity in life expectancy between North Tulsa and South Tulsa by addressing public health issues.
2. Lead the nation in health improvement, disease prevention and disease management efforts.
3. Have an excellent K-12 school system that makes people want to live in Tulsa.
4. Provide choices in the type of school systems available.
5. Reduce dropout rates.
6. Expand the opportunity for small, medium-sized and minority businesses.
7. Involve youth and high school age children in planning for their future: labor market information, desired skills, wages, and demand forecasts for various jobs.
8. Ensure all residents have access to quality housing, jobs, education and health care.
9. Commit Tulsa to be inclusive, have a variety of income levels, and be accessible to all races, cultures, and ethnicities.
10. Respect the cultural and political identity of Native Americans.
11. Respect the historic accomplishments as well as historic challenges of all races.
12. Strive for greater community engagement in government and other civic activities.
13. Ensure that intolerance and prejudice, explicit or covert, is not used in the formation of land use and other public policy.
14. Make development information, regulations, and processes accessible and available on the internet and other information channels.
15. Build trust in government. Make government functions transparent, accessible, and participatory.

#### Environment

1. Implement development patterns that restore, protect and conserve environmental resources.
2. Make Tulsa more sustainable by moving toward carbon neutrality, reducing water consumption, reducing energy consumption and decreasing vehicle miles travelled and/or using more efficient transportation.
3. Promote development that contributes to cleaner air and water and preservation of natural resources.
4. Support and provide incentives for sustainable design and development.
5. Consider open space as essential infrastructure on par with sewer, water and roadways.
6. Ensure that parks and open spaces are easily accessible to residents in every neighborhood in the city.
7. Maintain existing parks and trails, and provide access to them for all citizens.

# **GUIDING PRINCIPLES**

## **CROSBIE HEIGHTS SMALL AREA PLAN**

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### **Community and Housing**

1. Provide affordable housing of different types and styles for people of all ages.
2. Create and maintain safe neighborhoods.
3. Encourage a variety of housing options – in location, style, size and affordability.
4. Protect historic neighborhoods and require compatible new development within these areas.
5. Encourage new homes and jobs throughout the city.
6. Provide quality housing and schools for people working in the city.
7. Make Tulsa known nationally for its many assets - the fine arts, art deco architecture, the Arkansas River, music, and our rich ethnic heritage.
8. Provide accessible cultural, entertainment and public gathering spaces.
9. Provide Tulsans of all ages with compelling reasons to remain in Tulsa.
10. Enhance the quality of life in Tulsa to retain and attract young people to move to Tulsa.
11. Make Tulsa a destination city for all.
12. 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.
13. Make Tulsa's heart - downtown - healthy and vibrant.
14. Increase density for sustainability, livability, walkability and cost-efficiency.
15. Develop land use regulations that enhance and protect community livability.
16. Extend opportunities to shop for basic needs in under-served areas of the city.
17. Focus community investment in targeted areas of the city, such as North Tulsa and areas west of downtown.

### **Transportation**

1. Create a seamless transportation system that includes multiple modes of transportation across the city.
2. Create a high quality non-auto connection between the airport to downtown.
3. Structure the transportation system to provide appropriate choices so that all segments of the community can meet daily living requirements.
4. Develop walkable neighborhoods and commercial centers.
5. Coordinate the transportation system with the land uses so that people can choose to reduce their reliance on the automobile by living closer to work, living or working close to transit, and living in pedestrian and bicycle friendly areas, i.e., trails and sidewalks.
6. Provide efficient and cost-effective movement of goods both within and beyond Tulsa.
7. Implement adequate and efficient new transportation infrastructure in underserved areas.
8. Assure adequate and timely maintenance of existing infrastructure.
9. Locate new centers of employment to make efficient use of existing transportation and other infrastructure and minimize the travel time and distance for employees.
10. Develop and fund a preventive maintenance program that extends the life of our infrastructure.

### **Planning Process**

1. Provide transparency through open and "upfront" communications between the city and the public.
2. Ensure fair and transparent administration of development regulations and code enforcement.
3. Ensure transparent and inclusive planning efforts.
4. Ensure that all of Tulsa's neighborhoods and the City work together on meaningful projects.
5. Develop a clear implementation and funding program for adopted plans.
6. Champion an inclusive planning program that incorporates community, housing, economic development, and transportation.

# GUIDING PRINCIPLES CROSBIE HEIGHTS SMALL AREA PLAN

## 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.



**STEP 3: UNDERSTAND**  
**Meeting Notes**

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

**May 12, 2014**

**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, Janet Pieren (for Rose Washington), Joe Wrest.

**Planners:**

City Staff: Martha Schultz, Planner III, Project Manager; Joel Hensley, Planner I; Pamela Bright, Senior Graphics Specialist; Steve Carr, Senior Planner; Dennis Whitaker, Planner II; Kristin Pack, Planner I. INCOG Staff: Nikita Moye, AICP, Senior Planner.

**General Attendance:**

10 other persons signed in and attended the meeting.

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The meeting began at 6:03PM in the main assembly area of the church.

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

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

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

*Note: Introductions were made later in the meeting, when all CAT members were present.)*

Ms. Schultz acknowledged members of the Citizen Advisory Team (CAT), who briefly introduced themselves to the rest of the group.

- Jonathan Belzley – Developer, with KMO Development
- Amanda DeCort – Tulsa Foundation for Architecture, Executive Director
- Femi Fasesin – Architect and Crosbie Heights resident
- Antoine Harris – Alfresco Community Development Corporation
- Kevin Harrison – Resident, Crosbie Heights Neighborhood Association (CHNA) President
- Rev. Kujanga (KJ) Jackson – Pastor, New Beginnings Community Church
- Mia Leighty – Government & non-profit consulting
- Miriam Mills – 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 (represented by Janet Pieren, TEDC)).
- Joe Wrest – Trustee, Nogales Avenue Baptist Church



Ms. Schultz then introduced staff from the City of Tulsa and INCOG, and students from the University of Oklahoma who will also be working with the community to develop the plan.

Ms. Schultz introduced Joel Hensley, who presented the preliminary data inventory for the plan area, using a PowerPoint presentation.

**Data Inventory.** Mr. Hensley presented historical context, land use and zoning data, demographics, homelessness, and crime data for the plan area. CAT members requested additional analysis, to reflect per capita crime data and rates relative to other parts of Tulsa. They also requested data related to drug trafficking and drug-related crimes.

Regarding existing conditions, Mr. Hensley responded to issues raised at the April meeting with images of sidewalks in disrepair and access to downtown and portions of the Katy Trail. These elements should be addressed in the visioning workshop and other activities later in the planning process.

As part of the data presentation and in response to concerns raised at the April 14 meeting, Planner Kristin Pack discussed the City's policies regarding substandard buildings, specifically related to demolitions and the recent history of demolitions in Crosbie Heights. Among other points, she explained that houses with boarded openings is NOT an indicator that the structure will be razed. Rather, boarding is a code requirement, to protect the property from weather, fire, squatters and other potentially destructive events while the status of the property is pending. She also presented "before and after" images of a derelict property that not only was saved from demolition, but was restored to become a valuable asset in its neighborhood.

Mr. Hensley concluded the presentation with an overview of the [Crosbie Heights Kick-Off Survey](#) that will remain open until the end of the month. The summary is included in the PowerPoint presentation. CAT members briefly discussed Irving School's eligibility for Historic Tax Credits and a relatively recent traffic study on Charles Page Boulevard.

**SWOT (Strengths, Weaknesses, Opportunities and Threats) Analysis** was addressed next. Participants were provided with a list of SWOTs compiled in September 2011 by residents of Crosbie Heights as part of another community planning exercise. CAT members and attendees were asked to review the composite list and consider *additional* items that may have been overlooked or possibly not relevant in 2011. Following the review period, staff recorded additional items as expressed by participants. Regarding the pedestrian bridge/trail from Crosbie Heights to downtown (crossing railroad facilities), closed now for 4 years, Planner Steve Carr mentioned that it would be closed for another 2 years. CAT members requested clarification on this point.

These additions will be incorporated for review, discussion, and "dot voting" at the June 23<sup>rd</sup> CAT meeting, to prioritize SWOTs for the Crosbie Heights SAP.

**Guiding Principles.** CAT member Amanda DeCort explained the purpose of Guiding Principles in the SAP and instructed CAT members to review the handout, consider the PLANiTULSA Guiding Principles (all of which will remain in force), and start to formulate principles with specific applicability to Crosbie Heights.

**Next Steps.** Ms. Schultz concluded the meeting and previewed the June 23<sup>rd</sup> Meeting **STEP 4: ENVISION**, reminded attendees that the Visual Preference survey will be part of that meeting. Everyone was encouraged to submit digital images of building types, streetscapes, sidewalks and trails and other examples of preferred community elements to Joel Hensley [jhensley@cityoftulsa.org](mailto:jhensley@cityoftulsa.org).



## PLANitTULSA SMALL area PLANS

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At the **ENVISION** meeting, participants will be asked to evaluate their preferences. Everyone was also reminded to check the website for dates and announcements of upcoming events.

Finally, Ms. Schultz reminded everyone about **STEP 5: EXPLORE**, scheduled for **Saturday, August 1, from 9 a.m. to 3 p.m.** This activity will focus on a small area plan visioning workshop. Volunteer design professionals from the Eastern Oklahoma Chapter of the American Institute of Architects and students from the University of Oklahoma Urban Design Studio will facilitate the workshop.

The CAT Meeting adjourned at 7:20PM.

# GUIDING PRINCIPLES

## CROSBIE HEIGHTS SMALL AREA PLAN

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## GUIDING PRINCIPLES

### CROSBIE HEIGHTS SMALL AREA PLAN

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#### **Before the May 12<sup>th</sup> Meeting...**

Please review the following 2 sets of Guiding Principles concepts to get the sense of how they can be expressed and organized. Then, start to think about your priorities and those of the constituents that you represent for the Crosbie Heights SAP.

1. **Potential Guiding Principles by Category**, a broad list of possibilities derived from previous planning efforts.
2. **PLANiTULSA's Guiding Principles.** Keeping in mind that the SAP will *amend* PLANiTULSA, Guiding Principles in the Crosbie Heights SAP should not contradict the overarching principles from PLANiTULSA. As the CAT, you may want to acknowledge the PLANiTULSA principles as presented, then modify or supplement them to be more relevant for Crosbie Heights.

#### **Before the June 23<sup>rd</sup> Meeting (homework)...**

The CAT meeting on June 23<sup>rd</sup> will include further review of the Guiding Principles to allow stakeholders to refine generic or citywide principles to be more applicable for Crosbie Heights. To facilitate **sticker** exercise and allow time for other agenda items, please come prepared to narrow the field of potential Guiding Principles and add others that you believe are important to Crosbie Heights,

# **GUIDING PRINCIPLES**

## **CROSBIE HEIGHTS SMALL AREA PLAN**

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### **Potential Guiding Principles by Category**

#### **Economy**

1. Create and retain good quality jobs for people of all ages, with a focus on our youth.
2. Attract companies that bring a wide range of job opportunities to Tulsa's residents.
3. Continue to restore Downtown's vitality and sustain its role as the region's economic engine.
4. Attract people and businesses by developing vibrant urban centers.
5. Provide adequate infrastructure in underserved parts of the city to encourage future growth.
6. Promote new business growth in all areas of town: North, South, East, West and Midtown.
7. Recognize quality of life, natural beauty, diversity and the uniqueness of the city as important elements in the city's economic development efforts to attract and keep businesses.
8. Support an educational system that results in an educated workforce in all segments of the community and includes training for a wide range of job skills.
9. Foster cooperation among civic, business, and government stakeholders for continued economic success across the city avoiding competition between entities.

#### **Equity and Opportunity**

1. Eliminate the disparity in life expectancy between North Tulsa and South Tulsa by addressing public health issues.
2. Lead the nation in health improvement, disease prevention and disease management efforts.
3. Have an excellent K-12 school system that makes people want to live in Tulsa.
4. Provide choices in the type of school systems available.
5. Reduce dropout rates.
6. Expand the opportunity for small, medium-sized and minority businesses.
7. Involve youth and high school age children in planning for their future: labor market information, desired skills, wages, and demand forecasts for various jobs.
8. Ensure all residents have access to quality housing, jobs, education and health care.
9. Commit Tulsa to be inclusive, have a variety of income levels, and be accessible to all races, cultures, and ethnicities.
10. Respect the cultural and political identity of Native Americans.
11. Respect the historic accomplishments as well as historic challenges of all races.
12. Strive for greater community engagement in government and other civic activities.
13. Ensure that intolerance and prejudice, explicit or covert, is not used in the formation of land use and other public policy.
14. Make development information, regulations, and processes accessible and available on the internet and other information channels.
15. Build trust in government. Make government functions transparent, accessible, and participatory.

#### **Environment**

1. Implement development patterns that restore, protect and conserve environmental resources.
2. Make Tulsa more sustainable by moving toward carbon neutrality, reducing water consumption, reducing energy consumption and decreasing vehicle miles travelled and/or using more efficient transportation.
3. Promote development that contributes to cleaner air and water and preservation of natural resources.
4. Support and provide incentives for sustainable design and development.
5. Consider open space as essential infrastructure on par with sewer, water and roadways.
6. Ensure that parks and open spaces are easily accessible to residents in every neighborhood in the city.
7. Maintain existing parks and trails, and provide access to them for all citizens.

# GUIDING PRINCIPLES

## CROSBIE HEIGHTS SMALL AREA PLAN

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### Community and Housing

1. Provide affordable housing of different types and styles for people of all ages.
2. Create and maintain safe neighborhoods.
3. Encourage a variety of housing options – in location, style, size and affordability.
4. Protect historic neighborhoods and require compatible new development within these areas.
5. Encourage new homes and jobs throughout the city.
6. Provide quality housing and schools for people working in the city.
7. Make Tulsa known nationally for its many assets - the fine arts, art deco architecture, the Arkansas River, music, and our rich ethnic heritage.
8. Provide accessible cultural, entertainment and public gathering spaces.
9. Provide Tulsans of all ages with compelling reasons to remain in Tulsa.
10. Enhance the quality of life in Tulsa to retain and attract young people to move to Tulsa.
11. Make Tulsa a destination city for all.
12. 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.
13. Make Tulsa's heart - downtown - healthy and vibrant.
14. Increase density for sustainability, livability, walkability and cost-efficiency.
15. Develop land use regulations that enhance and protect community livability.
16. Extend opportunities to shop for basic needs in under-served areas of the city.
17. Focus community investment in targeted areas of the city, such as North Tulsa and areas west of downtown.

### Transportation

1. Create a seamless transportation system that includes multiple modes of transportation across the city.
2. Create a high quality non-auto connection between the airport to downtown.
3. Structure the transportation system to provide appropriate choices so that all segments of the community can meet daily living requirements.
4. Develop walkable neighborhoods and commercial centers.
5. Coordinate the transportation system with the land uses so that people can choose to reduce their reliance on the automobile by living closer to work, living or working close to transit, and living in pedestrian and bicycle friendly areas, i.e., trails and sidewalks.
6. Provide efficient and cost-effective movement of goods both within and beyond Tulsa.
7. Implement adequate and efficient new transportation infrastructure in underserved areas.
8. Assure adequate and timely maintenance of existing infrastructure.
9. Locate new centers of employment to make efficient use of existing transportation and other infrastructure and minimize the travel time and distance for employees.
10. Develop and fund a preventive maintenance program that extends the life of our infrastructure.

### Planning Process

1. Provide transparency through open and "upfront" communications between the city and the public.
2. Ensure fair and transparent administration of development regulations and code enforcement.
3. Ensure transparent and inclusive planning efforts.
4. Ensure that all of Tulsa's neighborhoods and the City work together on meaningful projects.
5. Develop a clear implementation and funding program for adopted plans.
6. Champion an inclusive planning program that incorporates community, housing, economic development, and transportation.

# GUIDING PRINCIPLES CROSBIE HEIGHTS SMALL AREA PLAN

## 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.



**STEP 3: UNDERSTAND**  
**Meeting Notes**

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

**May 12, 2014**

**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, Janet Pieren (for Rose Washington), Joe Wrest.

**Planners:**

City Staff: Martha Schultz, Planner III, Project Manager; Joel Hensley, Planner I; Pamela Bright, Senior Graphics Specialist; Steve Carr, Senior Planner; Dennis Whitaker, Planner II; Kristin Pack, Planner I. INCOG Staff: Nikita Moye, AICP, Senior Planner.

**General Attendance:**

10 other persons signed in and attended the meeting.

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The meeting began at 6:03PM in the main assembly area of the church.

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

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

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

*Note: Introductions were made later in the meeting, when all CAT members were present.)*

Ms. Schultz acknowledged members of the Citizen Advisory Team (CAT), who briefly introduced themselves to the rest of the group.

- Jonathan Belzley – Developer, with KMO Development
- Amanda DeCort – Tulsa Foundation for Architecture, Executive Director
- Femi Fasesin – Architect and Crosbie Heights resident
- Antoine Harris – Alfresco Community Development Corporation
- Kevin Harrison – Resident, Crosbie Heights Neighborhood Association (CHNA) President
- Rev. Kujanga (KJ) Jackson – Pastor, New Beginnings Community Church
- Mia Leighty – Government & non-profit consulting
- Miriam Mills – 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 (represented by Janet Pieren, TEDC)).
- Joe Wrest – Trustee, Nogales Avenue Baptist Church



Ms. Schultz then introduced staff from the City of Tulsa and INCOG, and students from the University of Oklahoma who will also be working with the community to develop the plan.

Ms. Schultz introduced Joel Hensley, who presented the preliminary data inventory for the plan area, using a PowerPoint presentation.

**Data Inventory.** Mr. Hensley presented historical context, land use and zoning data, demographics, homelessness, and crime data for the plan area. CAT members requested additional analysis, to reflect per capita crime data and rates relative to other parts of Tulsa. They also requested data related to drug trafficking and drug-related crimes.

Regarding existing conditions, Mr. Hensley responded to issues raised at the April meeting with images of sidewalks in disrepair and access to downtown and portions of the Katy Trail. These elements should be addressed in the visioning workshop and other activities later in the planning process.

As part of the data presentation and in response to concerns raised at the April 14 meeting, Planner Kristin Pack discussed the City's policies regarding substandard buildings, specifically related to demolitions and the recent history of demolitions in Crosbie Heights. Among other points, she explained that houses with boarded openings is NOT an indicator that the structure will be razed. Rather, boarding is a code requirement, to protect the property from weather, fire, squatters and other potentially destructive events while the status of the property is pending. She also presented "before and after" images of a derelict property that not only was saved from demolition, but was restored to become a valuable asset in its neighborhood.

Mr. Hensley concluded the presentation with an overview of the [Crosbie Heights Kick-Off Survey](#) that will remain open until the end of the month. The summary is included in the PowerPoint presentation. CAT members briefly discussed Irving School's eligibility for Historic Tax Credits and a relatively recent traffic study on Charles Page Boulevard.

**SWOT (Strengths, Weaknesses, Opportunities and Threats) Analysis** was addressed next. Participants were provided with a list of SWOTs compiled in September 2011 by residents of Crosbie Heights as part of another community planning exercise. CAT members and attendees were asked to review the composite list and consider *additional* items that may have been overlooked or possibly not relevant in 2011. Following the review period, staff recorded additional items as expressed by participants. Regarding the pedestrian bridge/trail from Crosbie Heights to downtown (crossing railroad facilities), closed now for 4 years, Planner Steve Carr mentioned that it would be closed for another 2 years. CAT members requested clarification on this point.

These additions will be incorporated for review, discussion, and "dot voting" at the June 23<sup>rd</sup> CAT meeting, to prioritize SWOTs for the Crosbie Heights SAP.

**Guiding Principles.** CAT member Amanda DeCort explained the purpose of Guiding Principles in the SAP and instructed CAT members to review the handout, consider the PLANiTULSA Guiding Principles (all of which will remain in force), and start to formulate principles with specific applicability to Crosbie Heights.

**Next Steps.** Ms. Schultz concluded the meeting and previewed the June 23<sup>rd</sup> Meeting **STEP 4: ENVISION**, reminded attendees that the Visual Preference survey will be part of that meeting. Everyone was encouraged to submit digital images of building types, streetscapes, sidewalks and trails and other examples of preferred community elements to Joel Hensley [jhensley@cityoftulsa.org](mailto:jhensley@cityoftulsa.org).



## PLANitTULSA SMALL area PLANS

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At the **ENVISION** meeting, participants will be asked to evaluate their preferences. Everyone was also reminded to check the website for dates and announcements of upcoming events.

Finally, Ms. Schultz reminded everyone about **STEP 5: EXPLORE**, scheduled for **Saturday, August 1, from 9 a.m. to 3 p.m.** This activity will focus on a small area plan visioning workshop. Volunteer design professionals from the Eastern Oklahoma Chapter of the American Institute of Architects and students from the University of Oklahoma Urban Design Studio will facilitate the workshop.

The CAT Meeting adjourned at 7:20PM.