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(Published in the Tulsa World,
_____, 2016)

Resolution No. 19767

A RESOLUTION OF THE TULSA CITY COUNCIL, PURSUANT TO TITLE 11 OKLAHOMA STATUTES, SECTION 38-106 AND TITLE 19 OKLAHOMA STATUTES, SECTION 863.7; DETERMINING THE AREA DESCRIBED ON ATTACHMENT 1 (THE "KENDALL-WHITTIER SECTOR PLAN AREA") TO BE A "BLIGHTED AREA" AS DEFINED IN TITLE 11 OKLAHOMA STATUTES, SECTION 38-101 AND DESIGNATING SUCH AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; APPROVING AND ADOPTING THE KENDALL-WHITTIER SECTOR PLAN FOR THE KENDALL-WHITTIER SECTOR PLAN AREA; AND APPROVING AN AMENDMENT OF THE TULSA COMPREHENSIVE PLAN ADOPTED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION.

WHEREAS, the Tulsa Development Authority ("TDA"), as the Urban Renewal Authority for and created by the City of Tulsa, prepared and submitted to the Tulsa Metropolitan Area Planning Commission (the "TMAPC") an urban renewal plan titled the "Kendall-Whittier Sector Plan", affecting the area described on Attachment 1 hereto (the "Kendall Whittier Sector Plan Area").

WHEREAS, a public hearing was held by the TMAPC in case number CPA-52 on September 7, 2016, and after due study and deliberation, the TMAPC, in keeping with the purpose of the TMAPC, as set forth in Title 19 Oklahoma Statutes, Section 863.7, and in accordance with Title 11 Oklahoma Statutes, Section 38-106, found that the Kendall-Whittier Sector Plan, as revised in accordance with the recommendations of the TMAPC, is in conformity with the Tulsa Comprehensive Plan, recommended approval of the Kendall-Whittier Sector Plan as the urban renewal plan for the Kendall Whittier Sector Plan Area, and adopted an amendment of the Tulsa Comprehensive Plan by adopting the "Kendall-Whittier Sector Plan Executive Summary," which includes an Implementation Matrix, Land Use Map and Areas of Stability and Growth Map; and

WHEREAS, after publication and posting of notices as required by law, and pursuant to the requirements of Title 11 Oklahoma Statutes, Section 38-106, two public hearings were held by the City Council of the City of Tulsa, Oklahoma (the "Tulsa City Council") on October 12, 2016 and October 26, 2016, following which the said Tulsa City Council deems it advisable to find:

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1. As detailed in the Kendall-Whittier Sector Plan, the Kendall-Whittier Sector Plan Area is a "blighted area" as defined in Title 11 Oklahoma Statutes, Section 38-101 and is appropriate for urban renewal projects.
2. A feasible method exists for the relocation of families and businesses who will be displaced from the Kendall-Whittier Sector Plan Area in decent, safe and sanitary accommodations within their means and without undue hardship to such families and businesses.
3. The Kendall-Whittier Sector Plan conforms to and assists in the execution of the general plan of the City of Tulsa as a whole.
4. The Kendall-Whittier Sector Plan includes feasible methods for financing the projects contemplated therein.
5. The Kendall-Whittier Sector Plan will afford maximum opportunity, consistent with the sound needs of the City of Tulsa as a whole, for the rehabilitation or redevelopment of the Kendall-Whittier Sector Plan Area by private enterprise.

and;

WHEREAS, after due study and deliberation, the Tulsa City Council deems it advisable to approve and adopt the Kendall-Whittier Sector Plan for the Kendall-Whittier Sector Plan Area.

WHEREAS, after due study and deliberation, the Tulsa City Council deems it advisable to approve the amendment of the Tulsa Comprehensive Plan adopted by the TMAPC in case number CPA-52.

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA CITY COUNCIL, to-wit:

Section 1. That the Tulsa City Council does hereby determine the Kendall-Whittier Sector Plan Area to be a "blighted area" as defined in Title 11 Oklahoma Statutes, Section 38-101 and hereby designates the Kendall-Whittier Sector Plan Area to be appropriate for urban renewal projects.

Section 2. That the Tulsa City Council finds:

1. A feasible method exists for the relocation of families and businesses who will be displaced from the Kendall-Whittier Sector Plan Area in decent, safe and sanitary accommodations within their means and without undue hardship to such families and businesses.
2. The Kendall-Whittier Sector Plan conforms to and assists in the execution of the general plan of the City of Tulsa as a whole.
3. The Kendall-Whittier Sector Plan includes feasible methods for financing the projects contemplated therein.

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4. The Kendall-Whittier Sector Plan will afford maximum opportunity, consistent with the sound needs of the City of Tulsa as a whole, for the rehabilitation or redevelopment of the Kendall-Whittier Sector Plan Area by private enterprise.

Section 3. That the Kendall-Whittier Sector Plan is approved and adopted for the Kendall-Whittier Sector Plan Area.

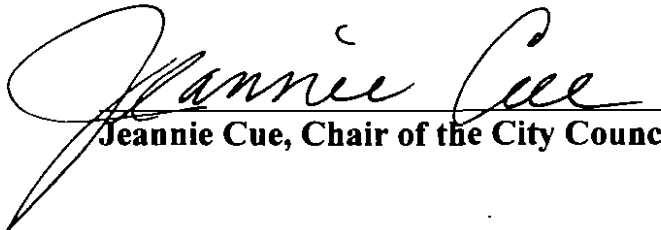
Section 4. That the amendment of the July 6, 2010, Tulsa Comprehensive Plan (as previously amended from time to time), approved by the TMAPC on September 7, 2016, in case number CPA-52 by adopting as part of the Tulsa Comprehensive Plan, the "Kendall-Whittier Sector Plan Executive Summary," which includes an Implementation Matrix, and Land Use Map and Areas of Stability and Growth Map, be and is hereby approved by the Tulsa City Council.

Section 5. That the Kendall-Whittier Sector Plan is approved as an urban renewal plan for the Kendall-Whittier Sector Plan Area, and shall supersede any urban renewal plan previously approved for properties within the Kendall-Whittier Sector Plan Area.

Section 6. That a true and correct copy of the Kendall-Whittier Sector Plan approved and adopted hereby is attached to this Resolution and shall be recorded with this Resolution in the office of the City Clerk.

Section 7. That this Resolution shall take effect immediately upon its publication.

PASSED and ADOPTED this 26th day of October, 2016.


Jeannie Cue, Chair of the City Council

Approved:


David O'Meilia, City Attorney

OFFICE OF THE CITY CLERK

Received by the City Clerk: _____ at _____.
Date Time

OFFICE OF THE MAYOR

Received by the Mayor: _____ at _____.
Date Time

Dewey F. Bartlett, Jr., Mayor

By: _____
Secretary

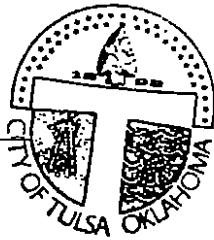
APPROVED by the Mayor of the City of Tulsa, Oklahoma: NOV 10 2016
Date

at _____.
Time

Dewey F. Bartlett, Jr.
Mayor

ATTEST:

M. R. Kew
City Clerk



Kendall-Whittier Sector Plan

Executive Summary

Introduction

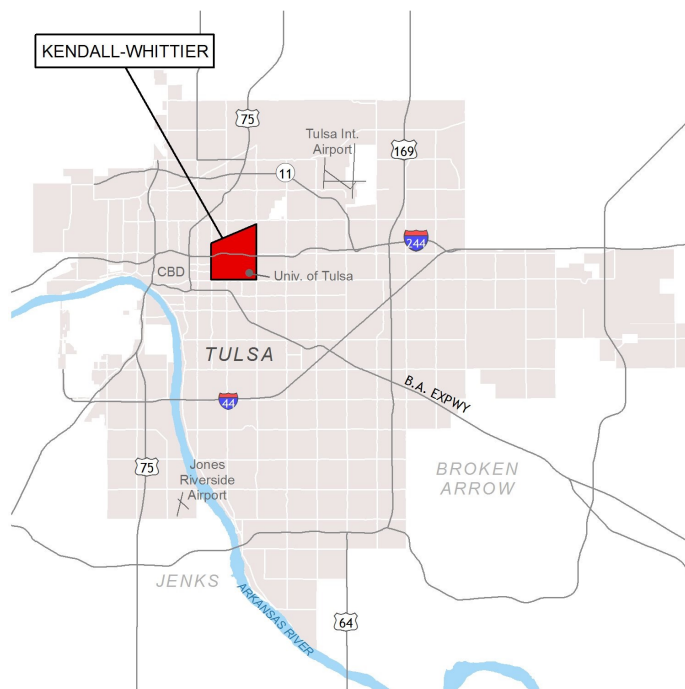
The Kendall Whittier neighborhood is an important collection of residential and commercial nodes east of downtown Tulsa. Historically, Kendall-Whittier was one of Tulsa's first suburbs, and the Whittier Square Shopping Center was a critical commercial district. The University of Tulsa has been a major influence in the area, and several industrial clusters have provided employment throughout the neighborhood's history.

Kendall Whittier's proximity to downtown and the presence of important regional centers provide its residential neighborhoods with strong anchors. Kendall Whittier is poised to become a vibrant urban neighborhood that attracts a wide range of families, businesses, and visitors.

The *Kendall-Whittier Sector Plan* updates the area's previous sector plan that was adopted in 1991 and updated in 1996. This plan was prepared by Houseal Lavigne Associates on behalf of the City of Tulsa and the Tulsa Development Authority (TDA). The 1991 and 1996 sector plans along with The Tulsa Comprehensive Plan and other area plans helped inform this planning effort. This plan incorporates themes and recommendations from previous plans and will serve to amend the Comprehensive Plan and Capital Improvements Plan (CIP).

Planning Process

The *Kendall-Whittier Sector Plan* follows the Small Area Planning (SAP) process laid out in the *Tulsa Comprehensive Plan*. These steps include 1) designating a plan boundary, 2) public outreach, 3) neighborhood assessments, 4) vision statement, 5) civic responsibilities and context, and 6) plan



The Plan area is bordered by the Burlington Northern Santa Fe (BNSF) railroad on the North, Harvard Ave on the East, 11th St. on the South, and Utica Ave on the West.

recommendations. Central to the SAP planning process is the formation of the Citizen Advisory Team (CAT). Composed of area stakeholders, the CAT guided the planning process, provided feedback on assessments, and aided in creating the plan's guidelines and recommendations.

Community outreach was conducted through public workshops, questionnaires, online mapping (sMAP), and public meetings.

Existing Conditions

Various neighborhood assessments and public feedback revealed a wide array of conditions. These assessments were important to the public discussions that shaped The *Kendall-Whittier Sector Plan's* vision, goals, and implementation matrix. Details of these assessments can be found in the full *Kendall-Whittier Sector Plan* and the existing conditions report, which is available through TDA

and the City Planning and Development Department.

Poverty and low housing values currently exist throughout much of the planning area. The I-244/ Crosstown Expressway bisects the neighborhood, creating a barrier to residents and businesses. Several rail corridors feed industrial nodes that are important employment centers. Other regional centers, such as the University of Tulsa campus, play important roles but also disrupt local street grids and transportation networks.

Multi-modal facilities, such as bus stops, bike lanes, and sidewalks, and street lighting are missing or inconsistent throughout much of the neighborhood.

The Kendall Whittier neighborhood also boasts a strong physical connection to downtown Tulsa, diverse historic and cultural assets, active neighborhood and philanthropic organizations, and small businesses and commercial corridors

Vision Statement

Over the next 20 years, the Kendall-Whittier Neighborhood will...

- Strive to strengthen Whittier Square through historic preservation, responsible infill development, a mix of vibrant activities, and enhanced multi-modal access from within the neighborhood and throughout the city.
- Grow as a diverse, mixed-income community that values the ability of all residents to support the neighborhood through volunteerism, commerce, and other means.
- Provide a variety of housing for new residents who wish to move to the neighborhood, or long time residents who wish to stay.
- Thrive as a place where people can enjoy quality life-long education, from early childhood to primary and secondary schools, top-notch

universities, vocational training.

- Be a vibrant center for creativity, innovation, and culture in terms of the arts, entertainment, and entrepreneurship.
- Capitalize on connections to Downtown Tulsa and surrounding neighborhoods, and overcome the perception of a neighborhood severed by an expressway.
- Build upon the collaboration among local institutions, communities of faith, not-for-profits, employers, and developers to create a unique experience in the Tulsa region.

Land Use

The *Kendall-Whittier Sector Plan* establishes a future land use framework for the neighborhood based on the *Tulsa Comprehensive Plan’s* building blocks. The Kendall-Whittier Sector Plan does include new categories not included in the city’s comprehensive plan. The comprehensive plan will be amended using only the existing building blocks (land use categories) while the sector plan will provide another level of detail that includes more specific density or intensity recommendations.

Land Use Designations

PLANITULSA	Kendall-Whittier Sector Plan
Existing Neighborhoods	Low Density Residential
	Medium Density Residential
	High Density Residential
Neighborhood Center	Neighborhood Center
Main Street	Main Street
Mixed Use Corridor	Mixed Use Corridor
	Commercial Corridor
Regional Center	Regional Center
Employment	Neighborhood Industrial
	General Industrial
Parks & Open Space	Parks & Open Space

Two maps are included with this summary. The first (Exhibit A) shows the proposed land use changes that will amend the Tulsa Comprehensive Plan. Exhibit B shows proposed growth and stability

designations for the planning area. Please reference the full *Kendall Whittier Sector Plan* for additional map information.

Existing Neighborhoods intends to preserve and enhance existing single family neighborhoods. The Kendall-Whittier Sector Plan further divided it into the categories, listed below.

- **Low Density Residential** areas are dominated by single family detached housing. Areas may have distinct architectural styles and lot sizes. Some small townhouses or apartments may be integrated into these areas.
- **Medium Density Residential** areas have a greater mix of single family detached, townhouses, and small apartment buildings. These areas may also include public or civic uses (schools and churches). These areas are expected to continue to develop a mixture of housing options.
- **High Density Residential** include multi-family buildings, often dominating entire blocks. Developments can include on-site amenities and parking. These areas could be owned and managed by a property manager, home owners association, or institution.
- **Public Schools** indicate the presence of a school or similar campus that provides neighborhood or area wide services though it shares the land use of the surrounding neighborhood.

Neighborhood Centers (or Mixed Use Core), such as Whittier Square along Lewis Avenue between Archer Street and 3rd Street, focus land uses on retail, restaurants, and services on ground floors with office and residential on upper floors. Development should reflect the historic architectural character of surrounding uses, such as transparent ground floor facades, material composition, and styling.

Main Street uses include commercial uses as well as mixed use facilities with residential or office uses occupying upper floors. In this plan, main street uses are envisioned along Admiral Blvd, extending west from Whittier Square. Development along admiral Boulevard should reflect the walkable character and attractive building design desired along Lewis Avenue.

Mixed Use Corridors combine high capacity transportation corridors with residential, commercial, and employment land uses. The Kendall-Whittier Sector Plan further divides the land use into the two categories below.

- **Mixed Use Corridors** accommodate a wide variety of non-residential uses. While primarily intended for retail, restaurants, and offices, mixed use corridors can also include industrial uses that minimize impacts on surrounding development and character of the corridor.
- **Commercial Corridor** includes retail, restaurants, offices, and services. Industrial uses are not included, while automotive repair and restoration are discouraged. In The Kendall-Whittier Sector Plan, commercial corridors buffer intensive commercial or industrial areas from residential neighborhoods.

Regional Centers (or Institutional) provide spaces for large institutional uses throughout the planning area. These areas tend to be attract specific users, though they may also provide pubic services. Regional Centers attract users from the entire region.

Employment Centers, from the Tulsa Comprehensive Plan, contain office, warehousing, manufacturing, and high tech uses as well as intense commercial uses. The Kendall-Whittier Sector Plan subdivided employment centers into two categories, listed below.

- **Neighborhood Industrial** areas allow for small-scale and low intensity industrial uses. These include auto body repair, storage, or small manufacturing and assembly. These areas tend to be located near residential properties. Historic industrial spaces in these areas may be adapted for office or commercial use.
- **General Industrial** include large-scale and intensive industrial uses, such as manufacturing, assembly, and inventory. Rail corridors throughout Kendall Whittier are lined with these uses. Screening should be required to protect neighboring land uses.

Parks & Open Space include active and recreation areas located in Kendall Whittier.

Goals, Objectives, and Recommendations

The Kendall-Whittier Sector Plan lays out eight goals intended to further the desired development of the planning area. Each goal includes objectives and recommendations to provide specific implementation guidance. The Implementation Action Matrix will contain each goal's objectives and recommendations.

Goal #1: Continue to leverage neighborhood institutions as a catalyst for reinvestment and revitalization. The Tulsa Development Authority and the City of Tulsa should continue to work with institutions within the neighborhood to stabilize, improve and revitalize the neighborhood. The University of Tulsa, Kendall-Whittier Elementary School, Sequoyah Elementary School, churches, and Kendall-Whittier Park are all examples of institutions with a vested interest in the neighborhood.

Goal #2: Minimize the physical and functional impacts on the Kendall-Whittier Neighborhood created by the Crosstown Expressway (I-244). With limited vehicular and pedestrian crossings, the expressway disrupts the neighborhood's

development and transportation patterns. The Tulsa Development Authority and the City of Tulsa should work with the Oklahoma Department of Transportation to increase the cohesion and livability of the neighborhood adjacent to the expressway.

Goal #3: Revitalize Kendall-Whittier's industrial areas to provide local jobs and minimize impacts on nearby neighborhoods. Industrial areas throughout Kendall-Whittier have provided local and regional jobs throughout the neighborhood's history. Several steps can be taken to revitalize some industrial areas and attract new businesses, while simultaneously improving interactions between industrial and neighboring land uses. An important aspect of this is the Northern Industrial Redevelopment Concept, which can be found in the full plan.

Goal #4: Support the long-term health of the Kendall-Whittier neighborhood through maintenance, infrastructure improvements, and investment in local amenities. Cooperation between public and private partners is required to improve the health of the neighborhood. This includes infrastructure improvements, improving public parks, and several other important actions.

Goal #5: Strengthen Whittier Square as the heart of the neighborhood. Historically the heart of the neighborhood, Whittier Square can regain its former vibrancy with a guiding vision and dedicated effort.

Goal #6: Transform Utica Avenue, Lewis Avenue, and 1st Street into thriving commercial corridors. Each corridor presents unique challenges and opportunities, and revitalization of the corridor is an important aspect of the sustained vitality of the neighborhood. These heavily travelled streets are ideally suited for a wide range of development and transportation activity.

Goal #7: Create a multi-modal neighborhood that allows for safe and efficient bicycling, walking, and

transit use. Closing gaps in existing pedestrian and cycling facilities and expanding transit options will improve mobility for all citizens and improve the Kendall-Whittier neighborhood. The full plan includes a chart of priority amenities.

Goal #8: Provide a regulatory framework that minimizes barriers to quality development and supports the long-term health of Kendall-Whittier.

While this sector plan provides a guiding vision and plan of action for the Kendall-Whittier neighborhood, the City's Code of Ordinances provide the regulatory framework for development. These codes may need amendments to achieve some of the plan's goals, while continued and stricter enforcement of existing codes can achieve other goals.

Implementation

Implementing the goals and objectives of the Kendall-Whittier Sector Plan will require coordination and collaboration between public and private entities, especially neighborhood stakeholders. In addition to goals and objectives, the plan provides several implementation steps that will aid in achieving the plan's goals. The plan also summarizes several avenues of funding. Please see the full plan for more information.

- **Establish a strategic action plan for northern industrial revitalization.** The sector plan establishes a vision for the northern industrial area. The implementation of this vision will require a more detailed strategic framework in order to address several barriers.
- **Program roadway cross-section improvements.** The plan includes several roadway cross-section designs to better accommodate multi-modal transit. These recommendations should be introduced as potential projects so they can be accounted for on long-term capital improvement programs.

- **Remove barriers to residential reinvestment.** Several statutory barriers related to land transfer, title clearance, and other procedural steps are constraining redevelopment that would strengthen local neighborhoods.
- **Stress the importance of neighborhood history.** The presence of Whittier Square, the University of Tulsa, and Route 66 should be celebrated through local history and culture and be recognized by future investment.

The Implementation Action Matrix contains objectives for each goal listed in the plan. These recommendations will help further Kendall-Whittier's revitalization. The matrix includes timeline, responsible parties, and potential funding sources. The capital projects identified in the Implementation Matrix will be added to the Capital Improvement Plan for future funding.

Exhibit A: Updated PLANiTULSA Land Use Designations

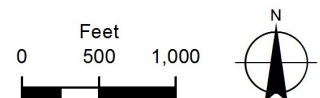
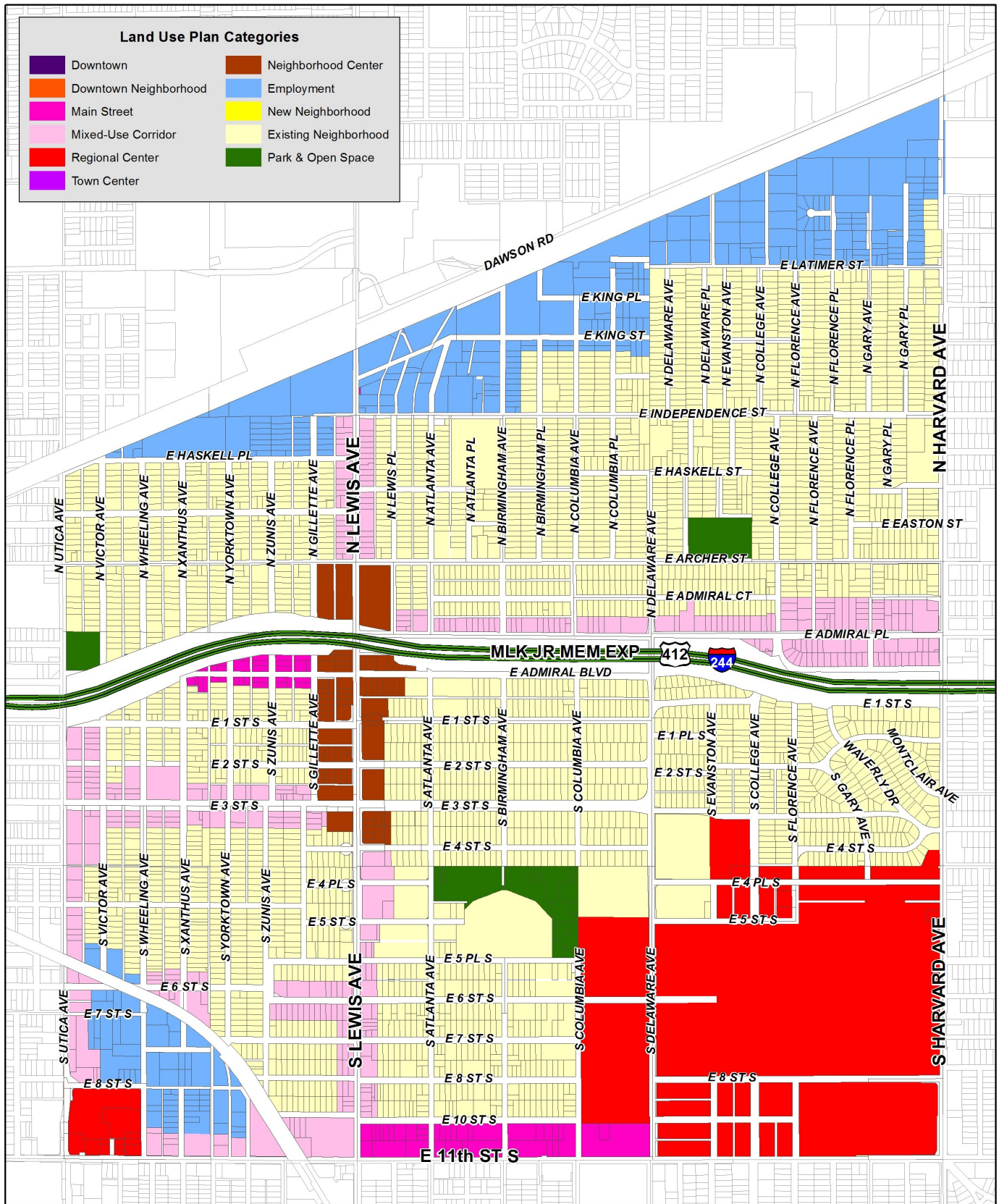
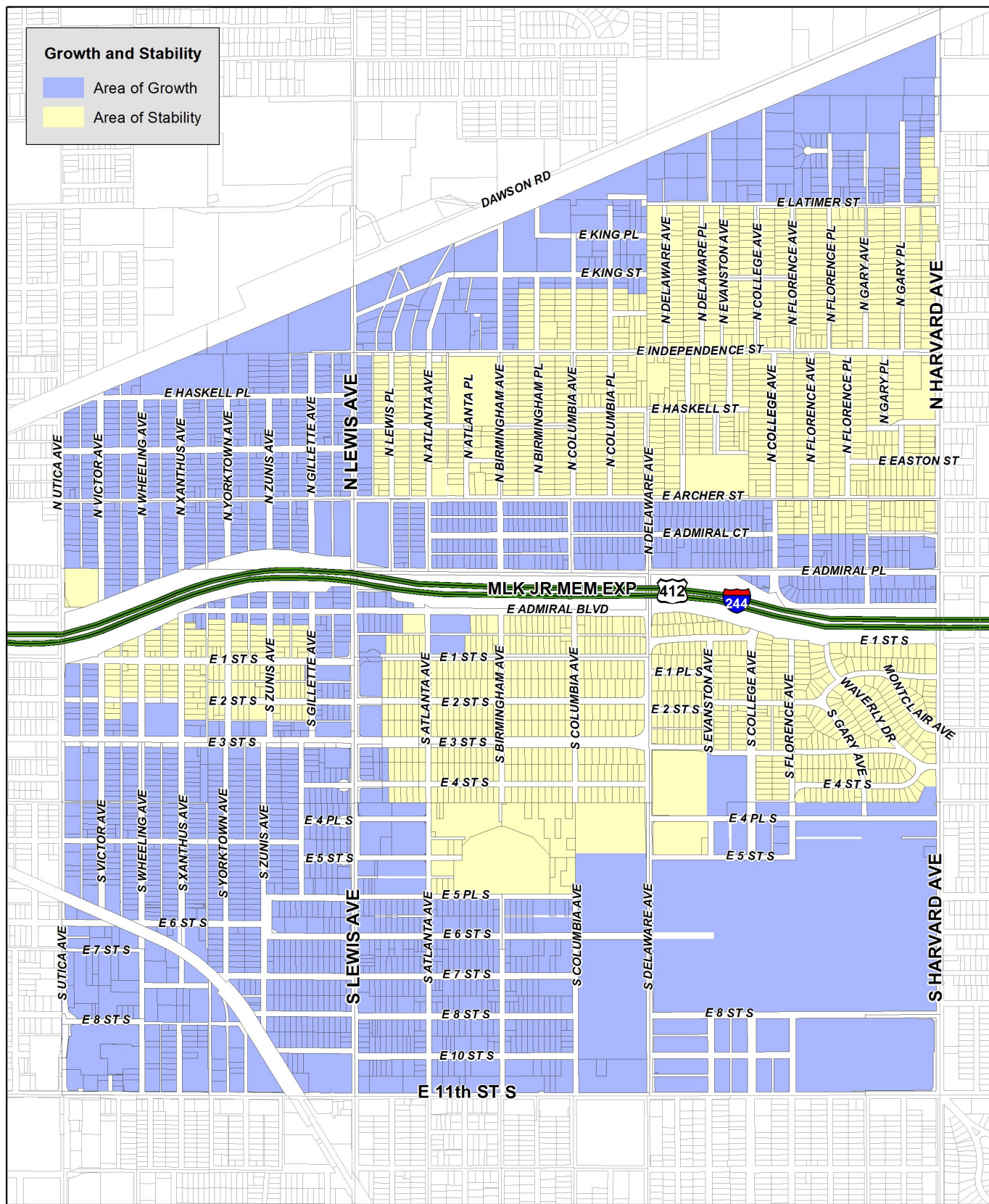


Exhibit B: Updated Growth and Stability



KENDALL-WHITTIER SECTOR PLAN

Future Growth/Stability

