

## Downtown Development/Redevelopment Project Review

<b>Note:</b>			
Consideration of projects for this incentive program must include a copy of review comments from City Planning Division which will reference conformance with the design guidelines stated in the Downtown Area Master Plan as well as conformance with all other applicable plans and/or policies (e.g. downtown streetscape master plan, adopted small area or neighborhood plans, etc.)			
	<b>Guideline</b>	<b>Evaluation</b>	<b>Comments</b>
1	<b>The urban street grid system should be protected and maintained</b>		
2	<b>Alleyways should be protected and enhanced, particularly in blocks of 300' length or greater.</b>		
	<i>Projects should not include changes to the traditional, regular street grid in downtown</i>		
	<i>Developments that maintain and utilize the existing street network are preferred and will better reflect the intended outcome of the Downtown Area Master Plan</i>		
	<i>Use of alleyways is encouraged for service areas and to reduce the number of curb cuts and interruptions for pedestrian travel</i>		
3	<b>Access and availability of alternative modes of transportation into and within Downtown should be improved</b>		
	<i>Projects should ensure access to public transit, pedestrian amenities and alternative modes of transportation (sidewalks, bike racks, transit stops, etc.) as appropriate</i>		
4	<b>Highly durable, lower maintenance landscape and street trees should be provided</b>		
5	<b>Historic and architecturally significant buildings should be rehabilitated and leased to new tenants as the highest preference</b>		
	<i>Urban design is important and should enhance and reflect the values of downtown Tulsa</i>		
	<i>Projects with high quality design and materials that will offer longevity and versatility (ability to evolve over time with a variety of different uses) are preferred</i>		
	<i>Articulated and open street-level design offers an enhanced pedestrian experience</i>		
6	<b>New development should enhance Tulsa's historic character</b>		
7	<b>Buildings should have a significant amount of transparency and connectivity at street level</b>		
	<i>Urban design is important and should enhance and reflect the values of downtown Tulsa</i>		
	<i>Projects with high quality design and materials that will offer longevity and versatility (ability to evolve over time with a variety of different uses) are preferred</i>		
	<i>Articulated and open street-level design offers an enhanced pedestrian experience</i>		
8	<b>New surface parking lots are discouraged</b>		
9	<b>On street parking is encouraged</b>		
10	<b>New parking is encouraged in structures located below or above mixed use buildings, or "architecturally imbedded" within a development</b>		
	<i>Projects that incorporate parking into the design are preferred</i>		
	<i>Liner buildings and structured parking offer an urban development pattern, pedestrian experience, visual interest and parking</i>		
11	<b>New fountains, green space, pathways and other streetscape elements should be created Downtown</b>		
	<i>Inclusion of greenspace, park features and public open space is important for creating a destination or including a sense of place within a downtown development</i>		

## Downtown Development/Redevelopment Project Review

Guideline		Evaluation	Comments
12	<b>Public art should continue to be provided throughout downtown and particularly along and at intersections of heavy pedestrian zones</b>		
	<i>Public and private development beyond downtown are also encouraged to include art as a project component</i>		
13	<b>Appropriate lighting should be provided to encourage a sense of safety and ease for pedestrians throughout Downtown</b>		
14	<b>View corridors along the major roadway axis in Downtown should be preserved</b>		
15	<b>Creation of attractive Gateways into Downtown should be considered in design of public and private development</b>		
16	<b>Outdoor spaces used for dining are encouraged</b>		
	<i>Wide sidewalks, pocket parks and integrated patios create desirable gathering spaces while allowing pedestrian traffic to safely navigate active areas</i>		

Evaluation Legend	
√	The proposal addresses the minimum standards/expectations of the stated design criteria
+	The proposal exceeds the design criteria by providing more than minimal features/improvements to achieve desired outcome
-	The proposal fails to adequately address the design criteria
n/a	Criteria is not applicable to this proposal