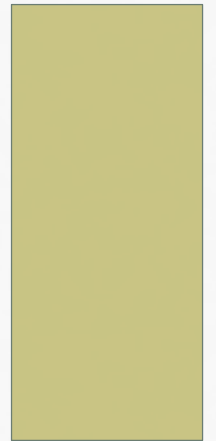
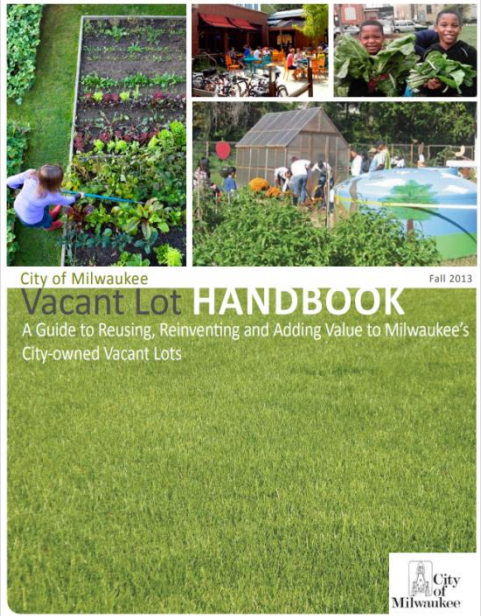


VACANT LOT TOOLBOX

EVALUATING THE IMPACT
OF VACANT LOT REDEVELOPMENT
IN THE UNITY HERITAGE NEIGHBORHOODS



BEST PRACTICES

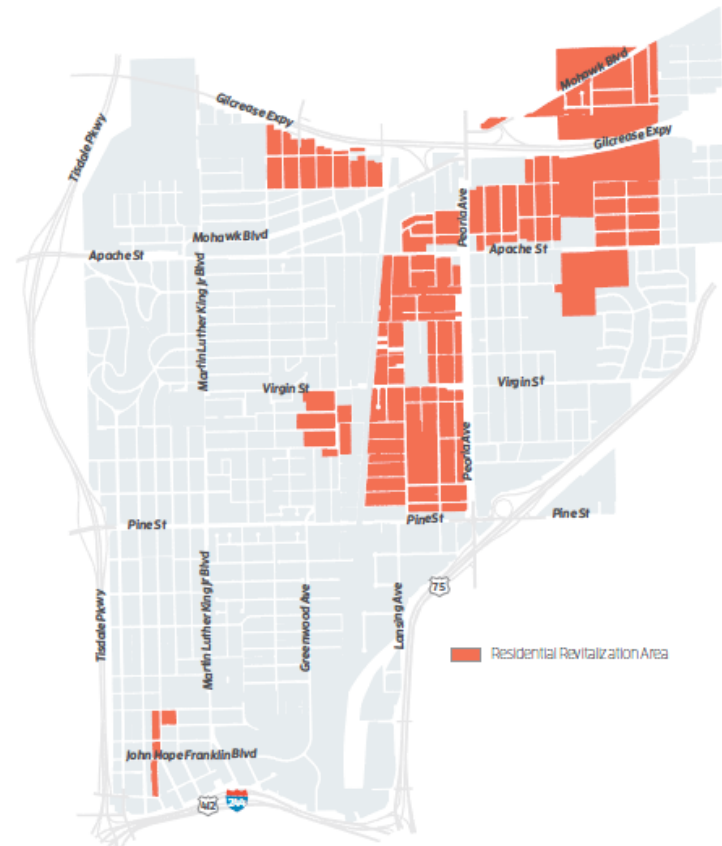


CONTEXT: SMALL AREA PLAN

Goal #3

Transform and revitalize neighborhoods most impacted by vacancy or poor maintenance.

Some portions of Unity Heritage area have been more dramatically impacted by vacancy, deterioration, or disinvestment. The result is a landscape with largely vacant blocks, areas where residents do not feel safe, and inertia that is a barrier to new development. These blocks have been identified in PLANiTULSA as “Areas of Growth.” Here, a more proactive approach must be taken to transform the traditional development pattern into one that is more market responsive. The following objectives describe ways these areas can be transformed to either accommodate existing development or create an entirely new character.



3.5 Establish a “vacant neighbor” program that would allow for the acquisition of undeveloped lots by individuals for an expansion of their lot, or by neighborhood organizations for the development of local open spaces and amenities.

Throughout the area, vacant residential lots are often poorly maintained and negatively impact adjacent residents. These properties are often tax delinquent and are neglected by their owners. These properties should be acquired through condemnation or tax liens and sold to existing residents. By doing so, the properties could serve as extensions to existing residential lots, or be consolidated to be used as neighborhood amenities such as pocket parks.

3.6 Utilize special zoning overlays to allow for innovative and sustainable uses – such as urban agriculture or stormwater management – as primary uses on blocks with large areas of vacancy.

The City’s zoning ordinance designates community gardens as permitted uses in residential districts. However, it does not allow for other sustainable uses that could reasonably occupy available land in the area. Greenhouses, small nurseries, and urban agriculture on lots greater than one acre in size could be accommodated in some areas with little or no impact on surrounding residences. A special overlay should be adopted to allow for such uses, and include standards related to minimum and maximum lot size requirements, buffering, hours of operation, setbacks, and other characteristics of development that may differ from typical residential uses.



- 1 Expanded side yard for garden**
- 2 Expanded side yard for recreation**

WHAT CAN WE EXPECT?

Vacant lots compromise the quality of life for residents, reduce property values, and weaken the area tax base.

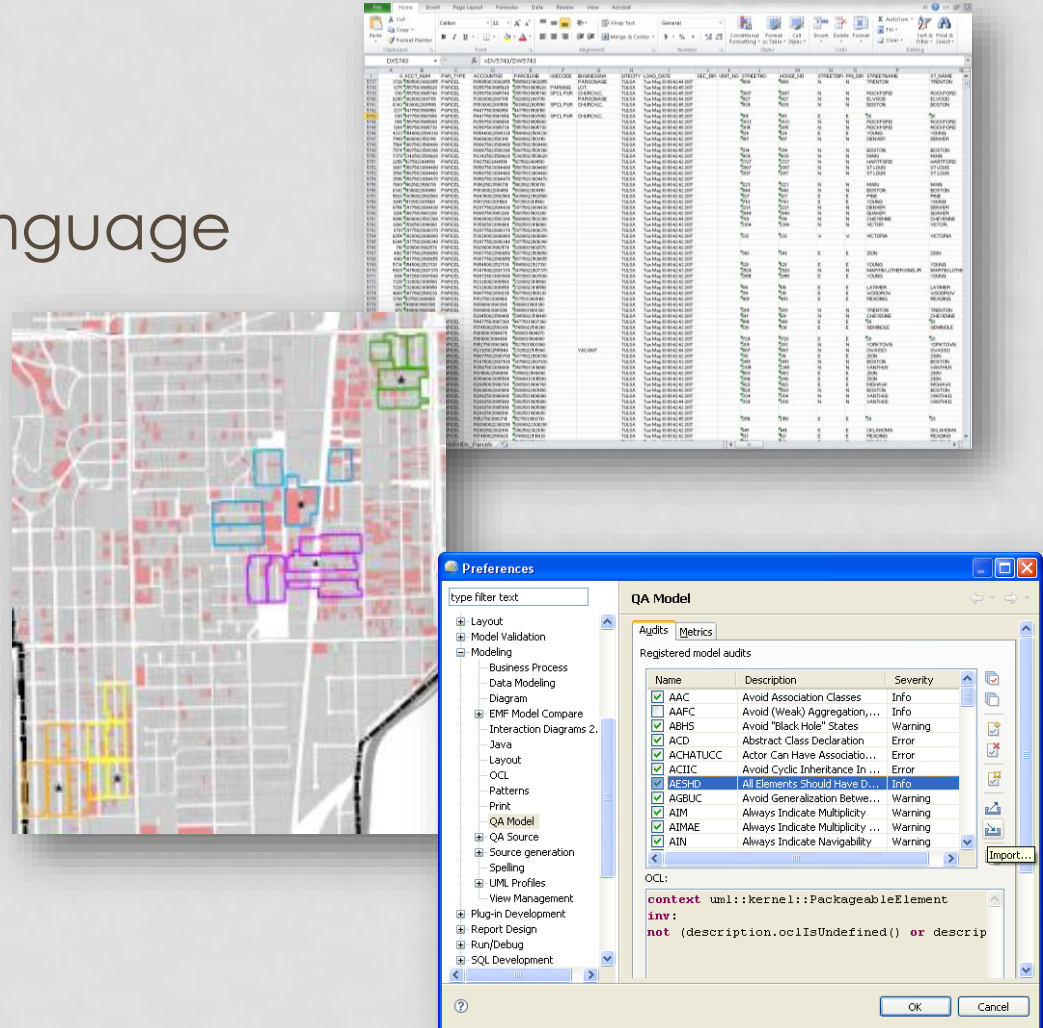
- But, many lots become vacant because blighted properties are abated. Therefore, lots becoming vacant may have a positive effect on surrounding properties.
- Hypothesis
 - Redevelopment of vacant lots has a positive impact on neighborhood level property values
- Measurement and Scale:
 - Change in property values over time for a target block
 - Compare target block change in property value to the surrounding blocks

DATA SOURCES

- Tulsa County Assessor's records
 - Available for 2004 to 2016
- Removing non-vacant vacant parcels
 - Parks
 - Existing side lots, parking lots
 - Designated for future roads, PUDs, etc
- Sorting data for:
 - Vacancy status
 - Ownership
 - Changes in development status

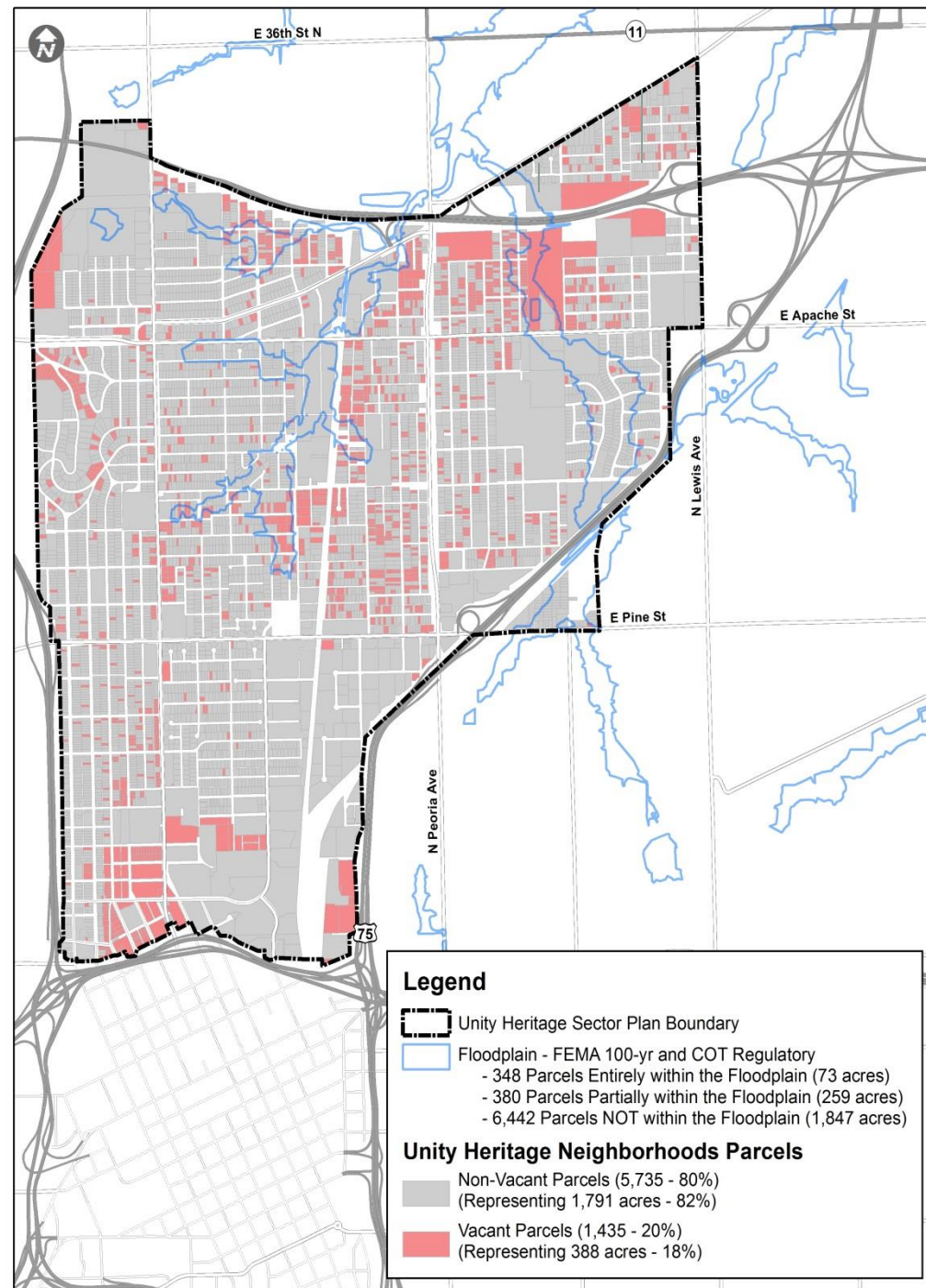
ANALYTICAL TOOLS

- GIS Mapping
 - Data Analysis
- Audit Command Language
 - Data Analysis
- Tableau
 - Visualization



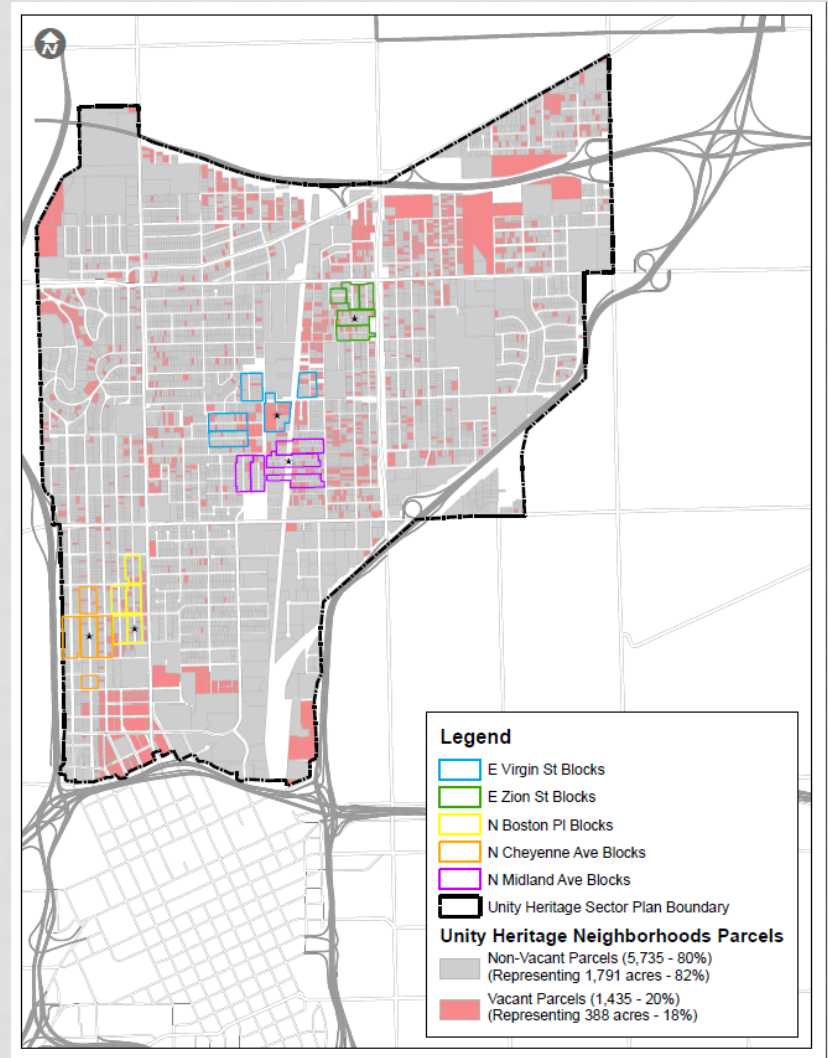
DEFINING THE ISSUE

- Vacant lots are owned by City, TDA, County, State, Private Sector, Non-profits
- 20% of Unity Heritage Neighborhood lots are vacant
 - 80% are privately owned
 - 10% of vacant lots are City or TDA owned
 - 10% are owned by other public sector entities
 - Maintenance Costs: \$600 per year = ~\$100,000 for City lots alone

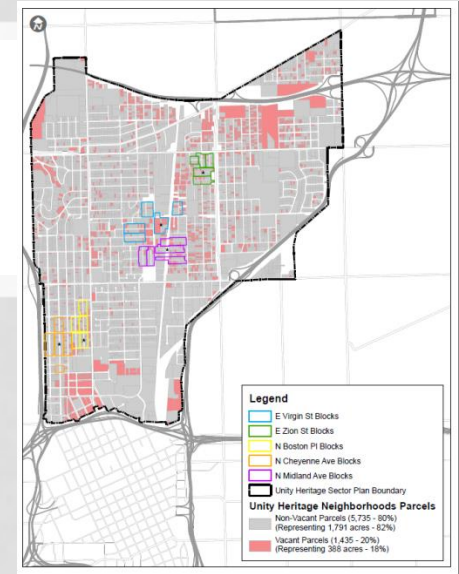


TARGET BLOCKS

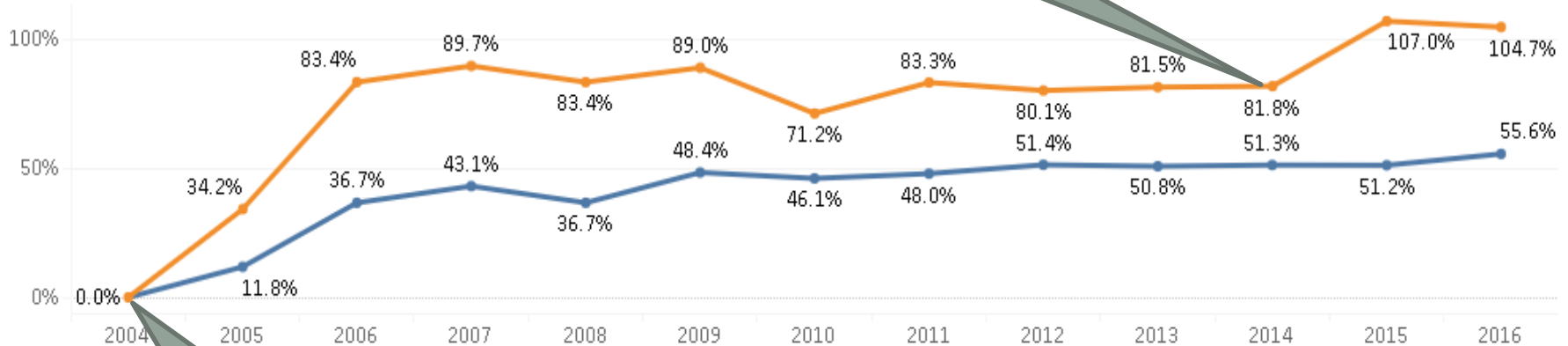
- Changes in vacancy status between 2004-2016
 - Community Gardens
 - Yard Split or Side Yard Addition
 - New Construction
- Uses in other cities but not found in study area:
 - Forest
 - Trails
 - Permaculture
 - Playgrounds
 - Community gathering area
 - Raingardens



ACTIVE DEVELOPMENT 1700 N. MIDLAND



Midland Percent Difference in Value from 2004

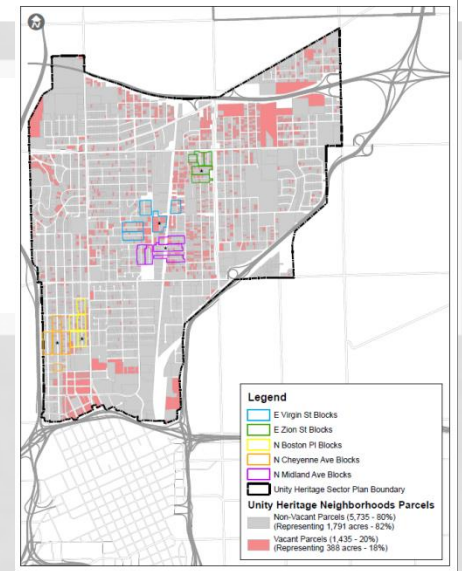


New Home on vacant lot

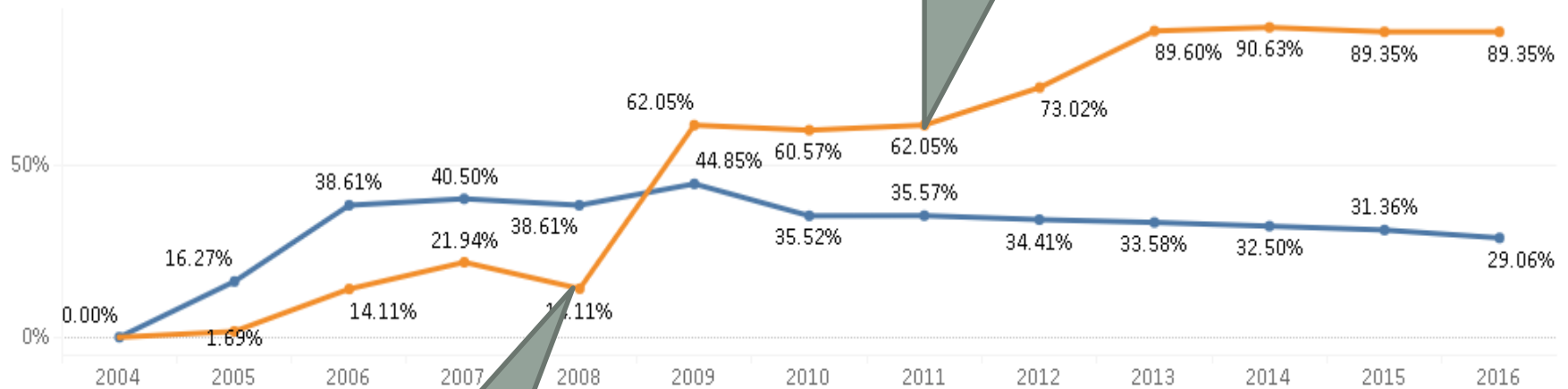
New Home on vacant lot

ACTIVE DEVELOPMENT

1100 E. ZION



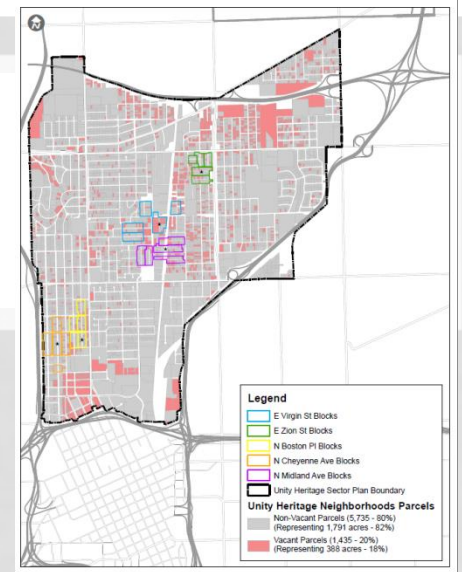
Zion Percent Difference in Value from 2004



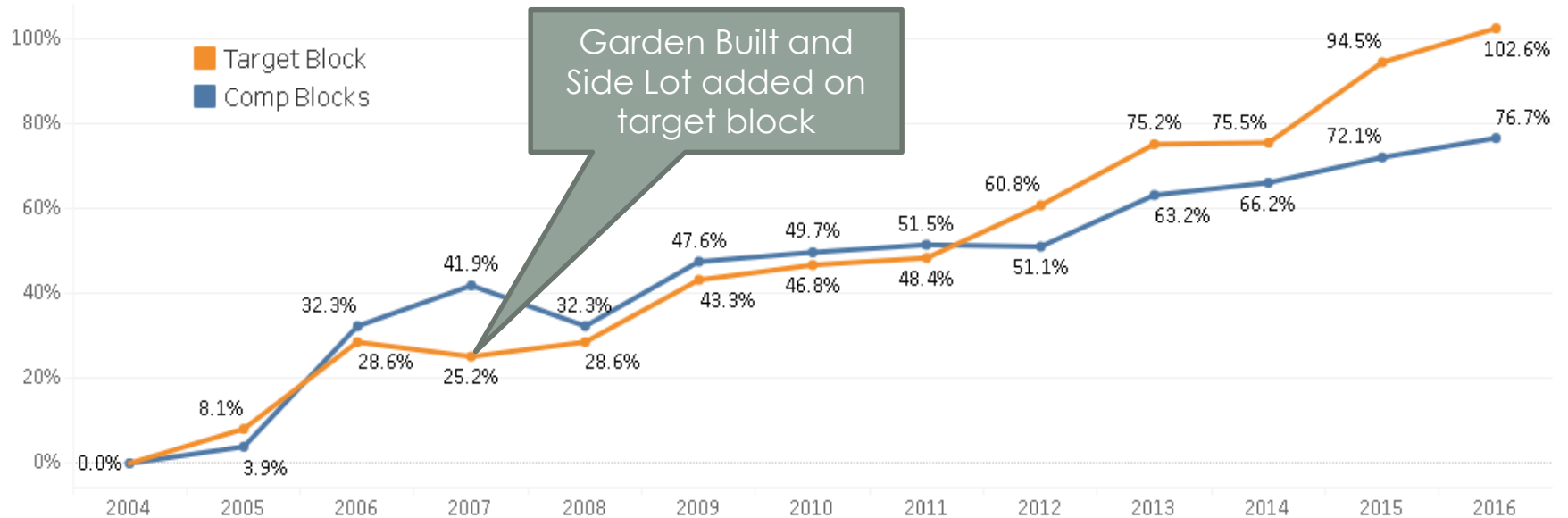
New Home on vacant lot

New Home on vacant lot

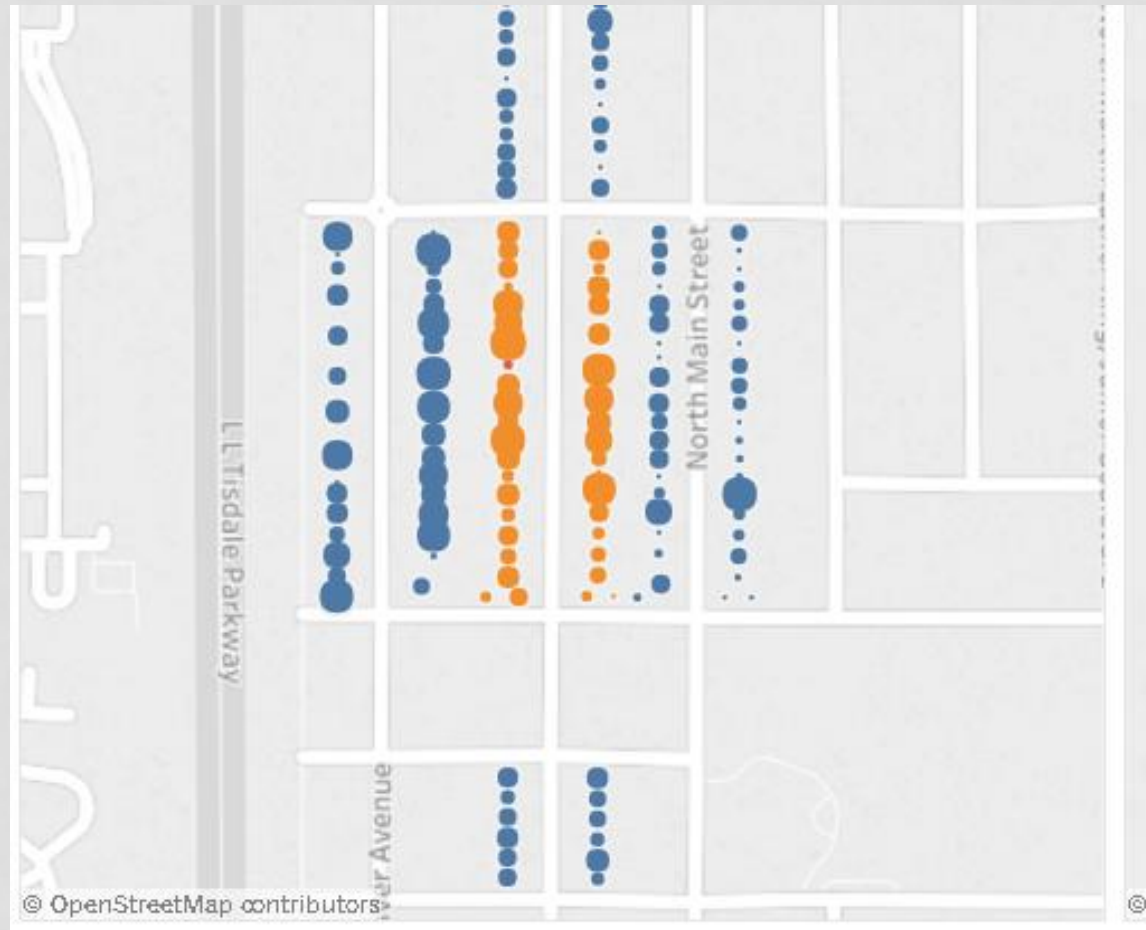
PASSIVE DEVELOPMENT 1100 N. CHEYENNE



Cumulative Percent Change of Appraised Property Values



ZOOM IN: 1100 N. CHEYENNE

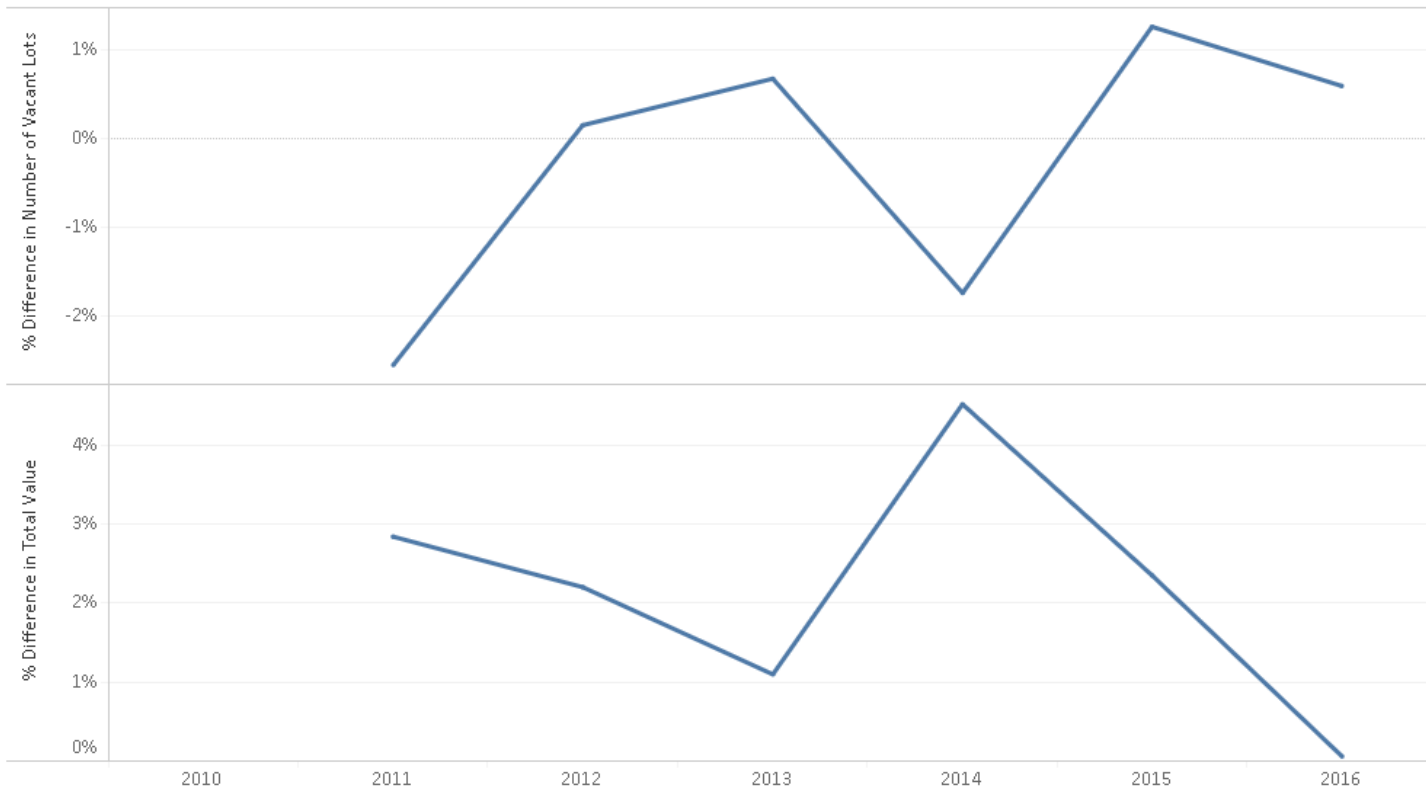


2016

ZOOM OUT

Correlation Between Vacant Lot Changes and Property Values

North Tulsa Sector Plan Area



That's great information...

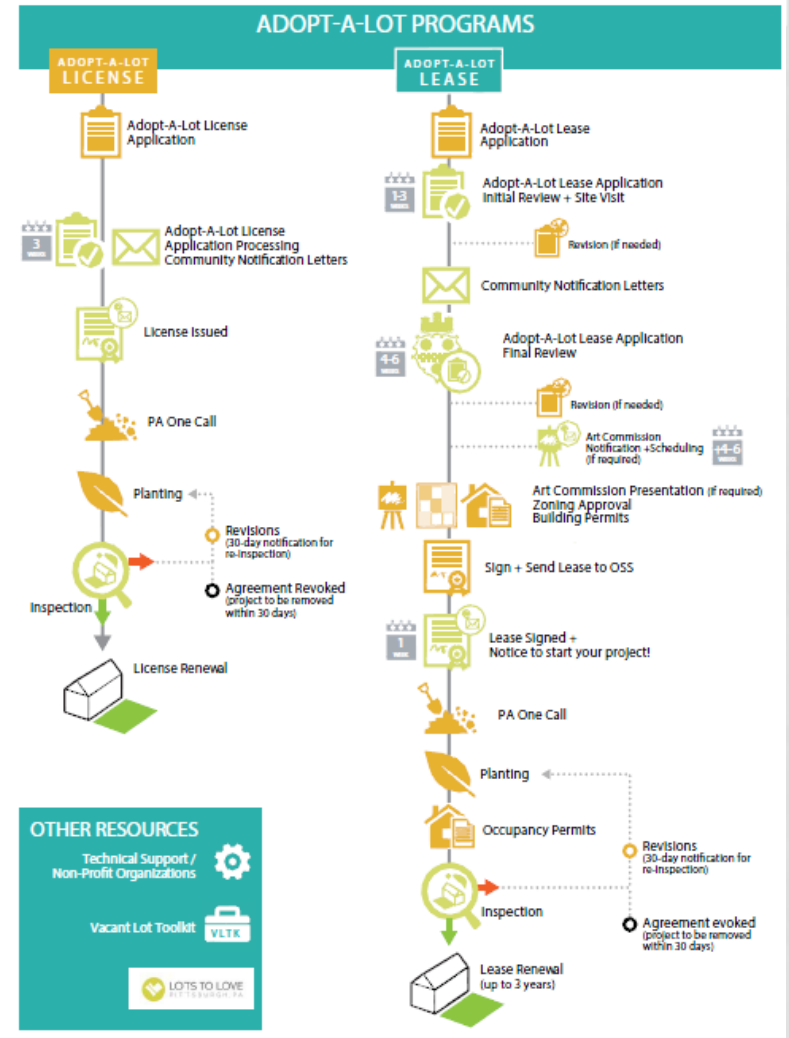
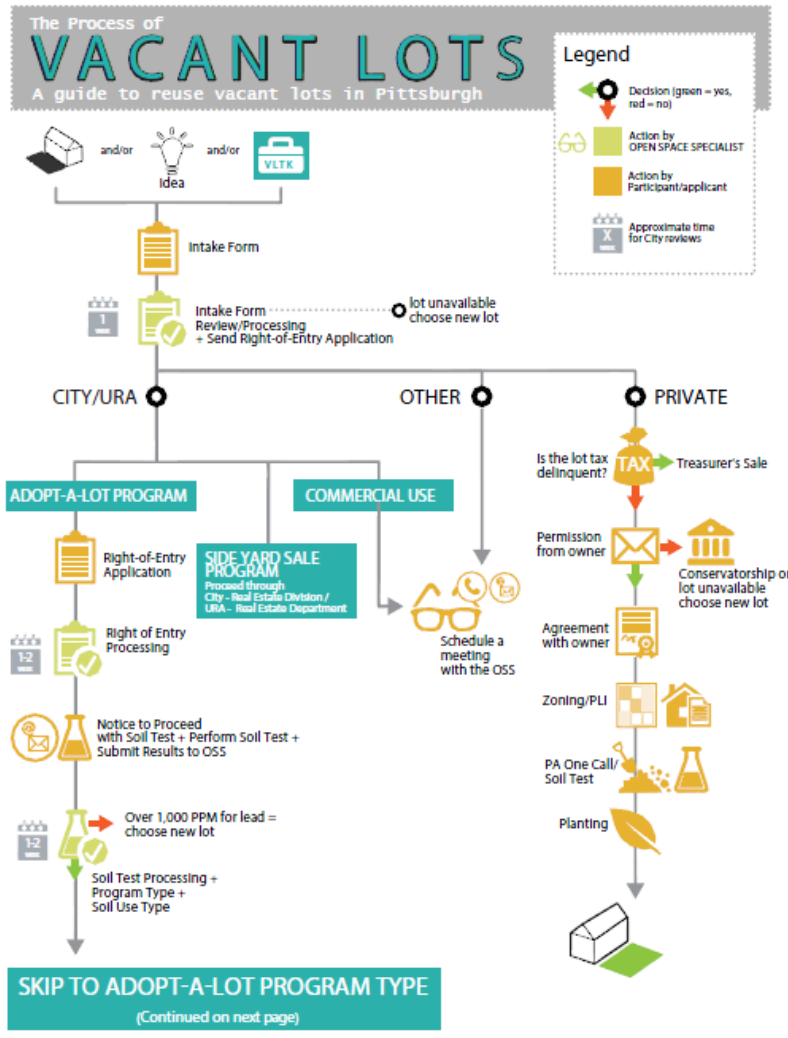
Now what?

VACANT LOT TOOLBOX

- Help achieve financial, social, and ecological benefits:
 - More access to fresh food
 - Places of rest and recreation
 - Neighborhood beautification
 - Opportunities for infill development
- Develop an overall strategy for:
 - Temporary and Permanent reuse of vacant lots
- Working In Neighborhoods, Planning, Tulsa Development Authority, others
- **Our part:** Remove barriers to gaining legal access to vacant lots



NEXT STEPS: IDENTIFY PROCESS



THE ASK

- Your support, connections, advocacy
- Removing barriers may require
 - Changes to processes
 - Revised procedures and policies
 - New legal tools

