Pearl District Small Area Plan
Community Advisory Team Meeting #1

PLAN KICKOFF
Wednesday, May 2, 2018
Sector Plan and Small Area Plan

Sector Plan
• Addresses immediate issues facing the neighborhood
• Establishes policies for investment and development
• Recommends a process and standards for areas experiencing near-term change
• Identifies implementation projects and actions (3-month process)

Small Area Plan
• Establishes a resident-based vision for the area
• Addresses additional issues such as parks, amenities, mobility, long-term land use, adjacency and other neighborhood compatibility standards
• Recommends short and long-term implementation measures and action items (6 to 9 month process)
# Process Schedule: Pearl District

## Step 1: Project Kickoff

<table>
<thead>
<tr>
<th>Month</th>
<th>Apr 4</th>
<th>May 5</th>
<th>Jun 6</th>
<th>Jul 7</th>
<th>Aug 8</th>
<th>Sep 9</th>
<th>Oct 10</th>
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## Step 2: Community Engagement

## Step 3: Understand: Update Assessment, Inventory, Analysis

## Step 4: Refresh the Vision

## Step 5: Update Civic Responsibilities

## Step 6: Update Plan Recommendations

## Step 7: Sector Plan

- Proprietary Schedule
  - FEB: February
  - MAR: March
  - APR: April
  - MAY: May
  - JUN: June
  - JUL: July
  - AUG: August
  - SEP: September
  - OCT: October
- Program
  - Crutchfield
  - Pearl District
  - Crosbie Heights
Anticipated Deliverables

For each Sector Plan
- Open house to review plan recommendations
- Strategies outlining parameters for investment, guidelines for development, and supportive capital projects
- Conceptual visions and urban design recommendations

For each Small Area Plan
- Updated demographics and existing conditions analysis
- Design Workshop
- CAT meetings
- Revised vision statements, concept vision maps
- Implementation strategy
Boundaries
Success on E 6\textsuperscript{th} Street

Centennial Park

Retail and Business along 6\textsuperscript{th} St
Opportunities

- 3rd & Quincy – Church Studio
- East part of 6th Street
- 11th Street

- What else?
The 6th Street Infill Plan

Plan for the Reinvention of the Pearl District

- Diversity
- Urban Design
- Pedestrian Orientation
- Increased Density
- Mixed-Use
- Reducing Automobile Dependency

Adopted in 2005, amended in 2014
PLANiTULSA Vision Map

- A vibrant and dynamic economy
- Attract and retain young people
- Provide effective transportation
- Provide housing choices
- Protect the environment and provide sustainability
- Support education and learning
PLANiTULSA

Downtown Neighborhood: Pedestrian-oriented and well-connected to Downtown via transit

Employment: Office, warehousing, light manufacturing, and high tech uses

Mixed-Use Corridor: High-capacity transit paired with housing, commercial, and employment uses

Main Street: Pedestrian-oriented, wide sidewalks, storefronts
Peoria Avenue BRT

The Pearl District will have two stations:

• 6\textsuperscript{th} street & Peoria Avenue – Improved Station

• 11\textsuperscript{th} Street South & Peoria Avenue – Enhanced Station

The report provides analysis and recommendations for the areas immediately surrounding Enhanced Stations along the route

Completed May 2017
Bus Routes & Stops

• Tulsa’s first BRT line will be Peoria Ave

• Aero BRT will open in Spring 2019
Private Investment

- Laura Dester Site
- RFP issued April 26, 2017 seeking development proposals for site at 7th Street and Quincy Avenue
- Adjacent to proposed East Pond site
Vacant Properties
Zoning
Single Family Housing
All Housing
Flood Management

• Major public investments aimed at reducing the threat of flooding for the entire neighborhood

(1) Centennial Park
(2) West Pond
(3) East Pond
Sidewalks

• Conditions along Peoria and Utica are largely in poor to dangerous condition
Discussion Questions

• What is the Pearl District’s greatest asset?
• What is the Pearl District’s top concern?
• What is your top priority for Economic Development?
• What is your top priority for Housing?
• What is your top priority for Infrastructure?
• What is the most important outcome for the Pearl District?
Upcoming Community Event!

Pearl District Design Workshop
Tuesday, May 15, 2018
@ Central Center

TOPICS
• Refresh Community Vision
• Opportunity Areas
• Issues and Needs
Polling for Instant Feedback

**What is Crutchfield’s top concern?**
- A. Roads and Traffic: 5%
- B. Walkability, Public Transit, Bike Routes: 0%
- C. Neighborhood Stability: 44%
- D. Preserving Land for Parks: 0%
- E. Employment Opportunities: 0%
- F. Safety and Security: 32%
- G. Need for Neighborhood Retail and Services: 12%
- H. Something Else: 7%

**What is the most important outcome for the Crutchfield area?**
- A. Desirable retail, dining, and entertainment options: 7%
- B. Retain housing affordability: 29%
- C. Redeveloping aging commercial areas: 14%
- D. Redeveloping aging residential areas: 38%
- E. More jobs and a strong local economy: 7%
- F. Transportation improvements: 0%
- G. Additional parks, trails, and open space: 2%
- H. Something else: 2%
Draw in areas to protect

Add connections for bikes and pedestrians

Identify barriers and safety concerns
This area needs a...

- Renovate single family homes
- More park space, dog park
- New businesses
- Façade improvements
- Better parking
- Street lighting
Report Back
We gather all the completed maps...
And digitize and analyze each one.
Housing
Composite

Map includes community desires related to all of the following combined:

- SF-Residential
- Condos
- Townhomes
New Development (Composite)

Map includes community desires related to all of the following combined:

- Basic Services
- Commercial
- Development
- Mixed-Use Development
- Retail
Roadway Safety (Composite)

Map includes community desires related to all of the following combined:

- Street/Pedestrian Lighting
- Safety Improvements
- Road Improvements
- New Traffic Signals
- Crosswalks
- Traffic Calming
Thank you! Questions?

NEXT MEETING:
Community Design Workshop
May 15 @ Central Center