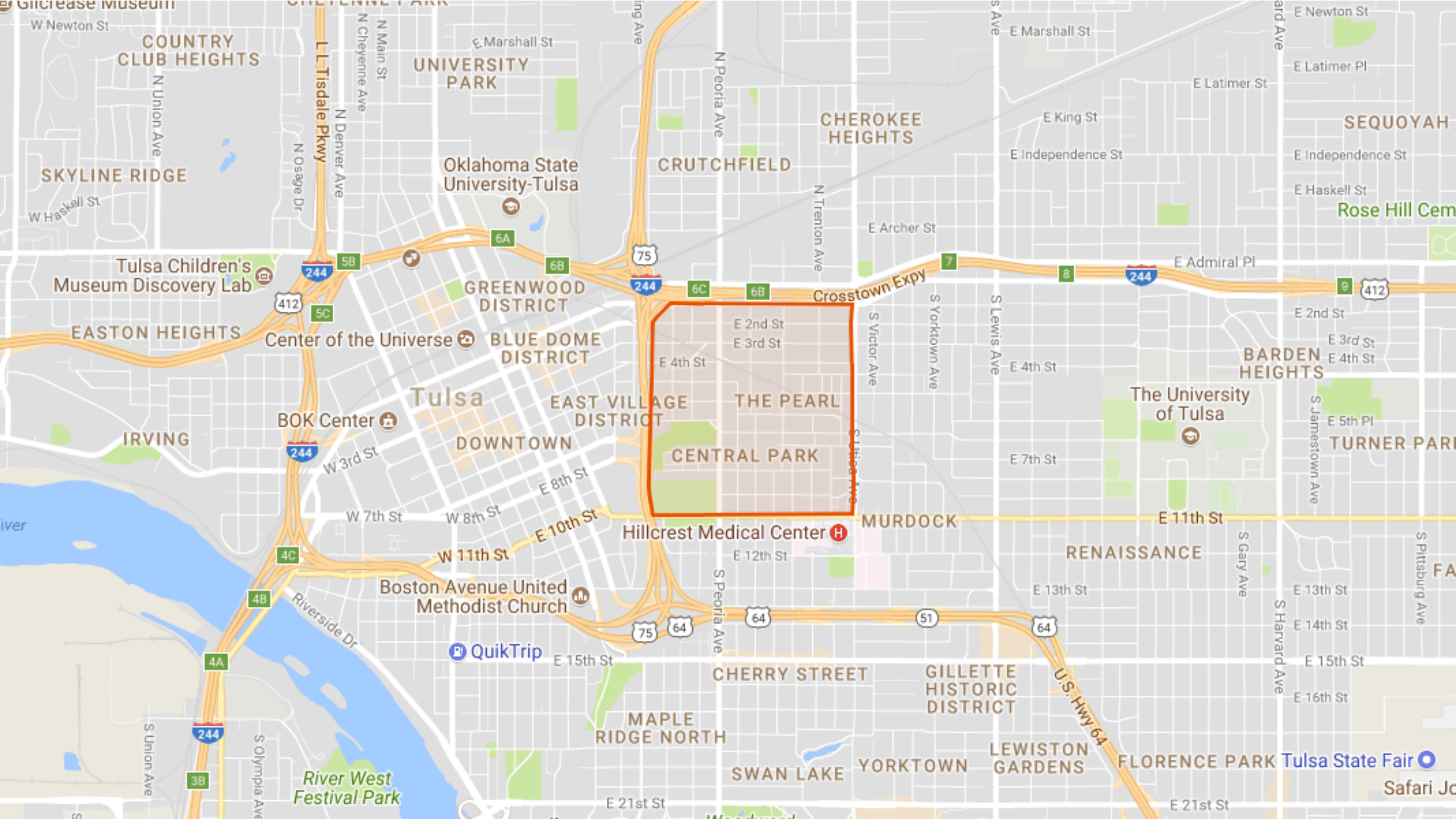


Pearl District Small Area Plan Community Advisory Team Meeting #1

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

	Apr 4	May 5	Jun 6	Jul 7	Aug 8	Sep 9	Oct 10
Step 1: Project Kickoff							
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							

Anticipated Deliverables

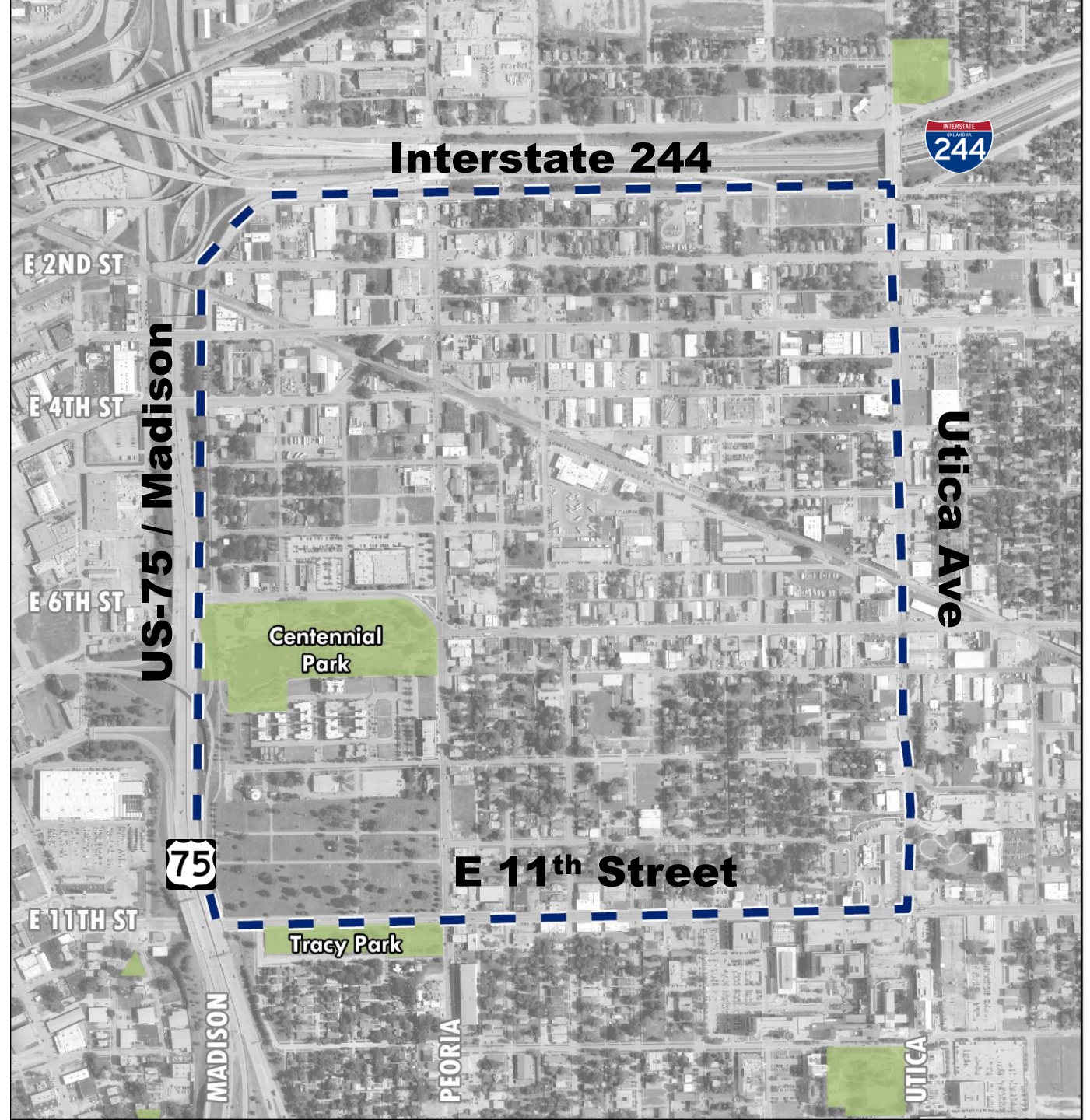
For each Sector Plan

- 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

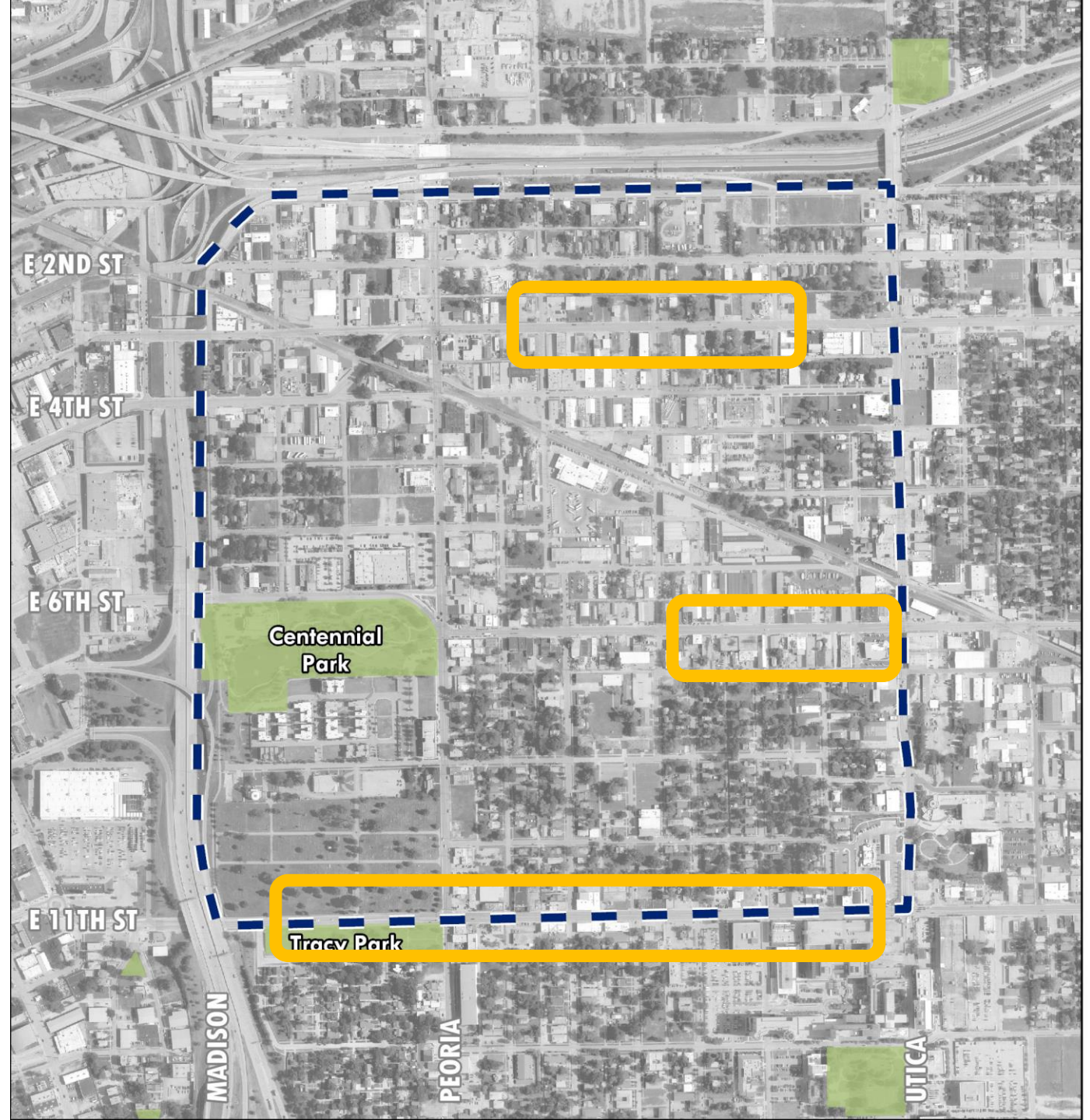


Success on E 6th Street



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

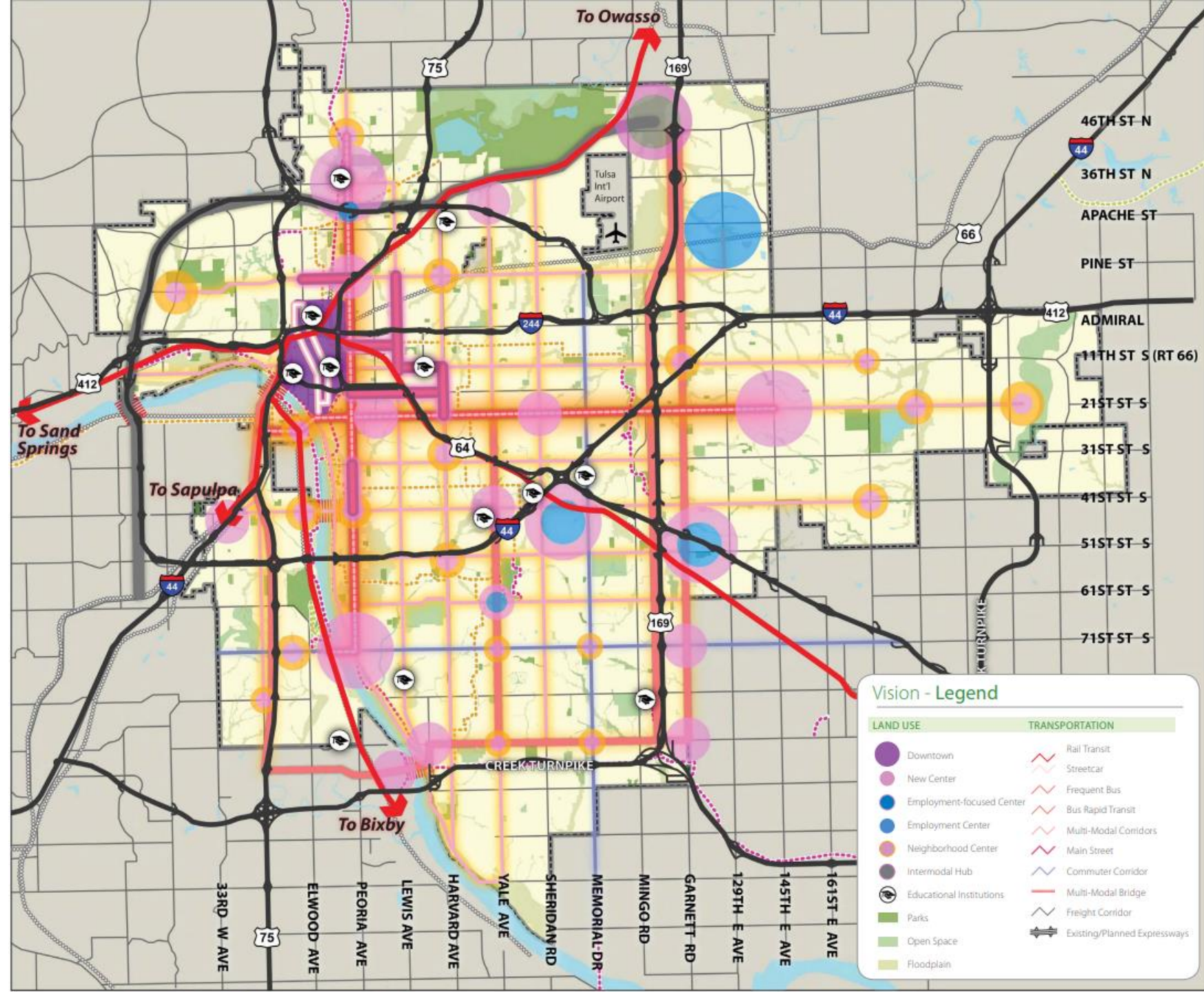


Adopted in 2005, amended in 2014

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

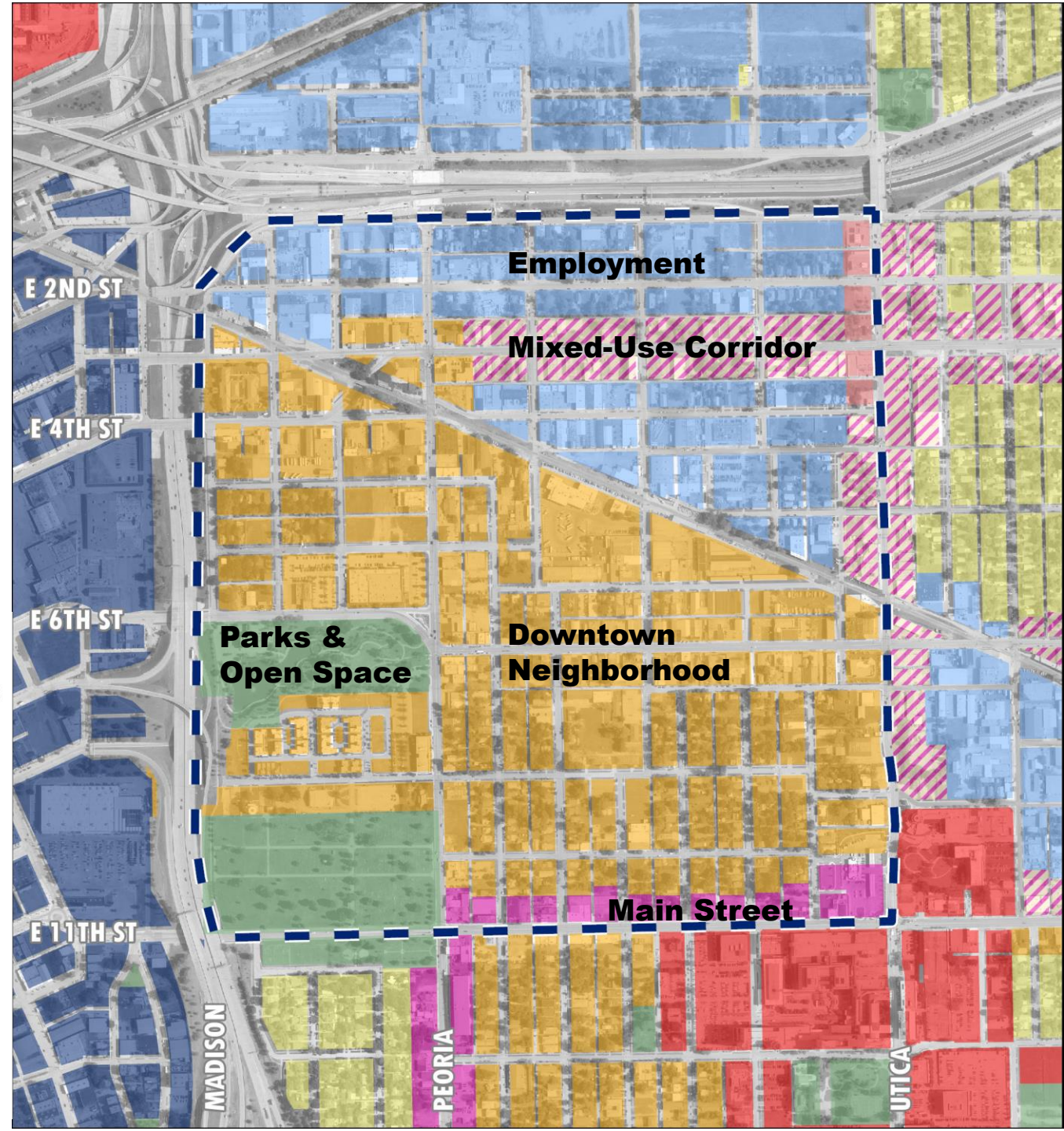
Downtown Neighborhood:

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:

- 6th street & Peoria Avenue – Improved Station
- 11th Street South & Peoria Avenue – Enhanced Station

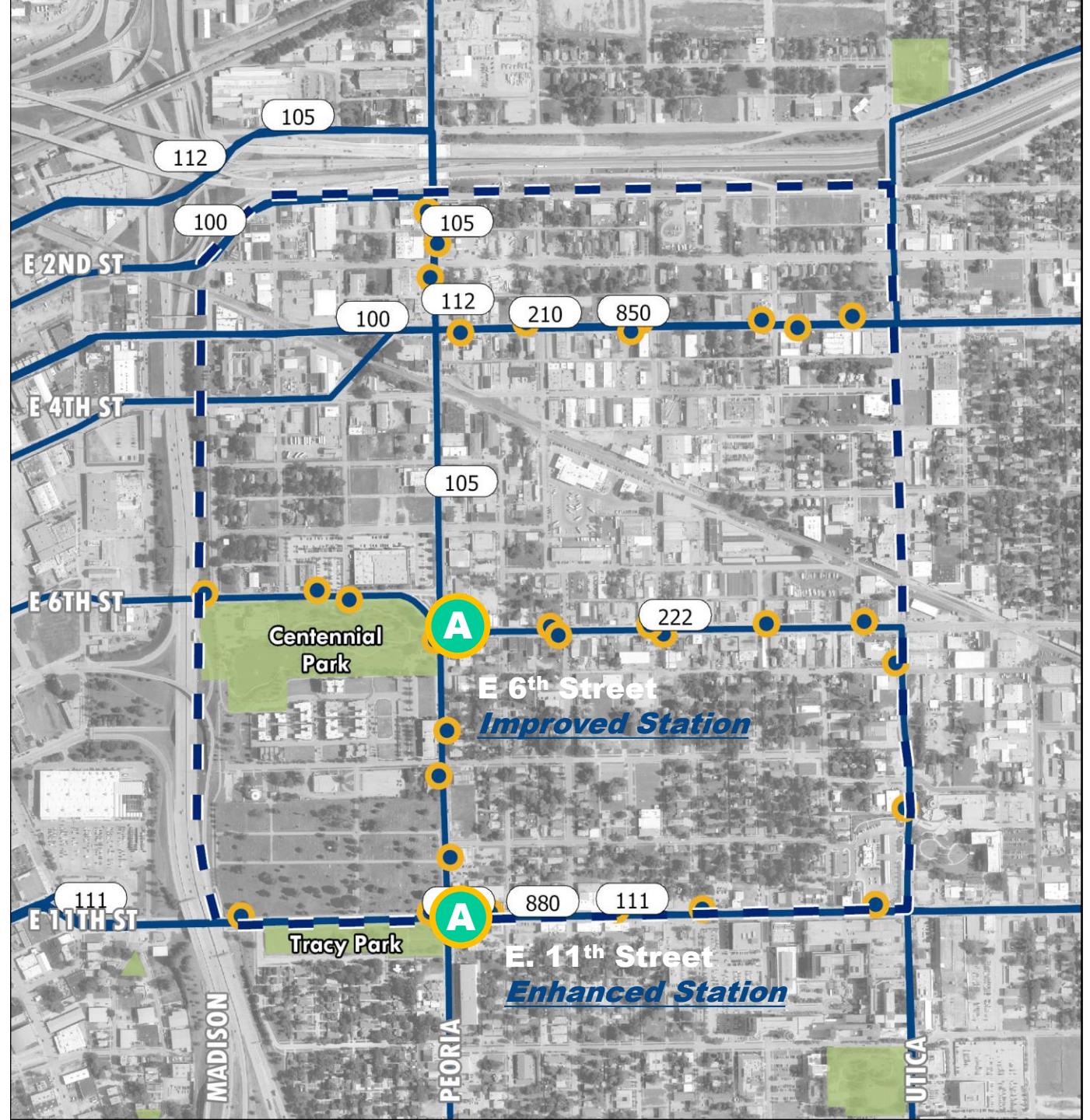
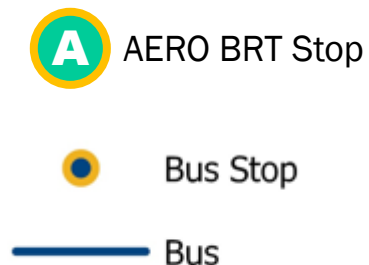
The report provides analysis and recommendations for the areas immediately surrounding Enhanced Stations along the route



Completed May 2017

Bus Routes & Stops

- Tulsa's first BRT line will be Peoria Ave
- Aero BRT will open in Spring 2019

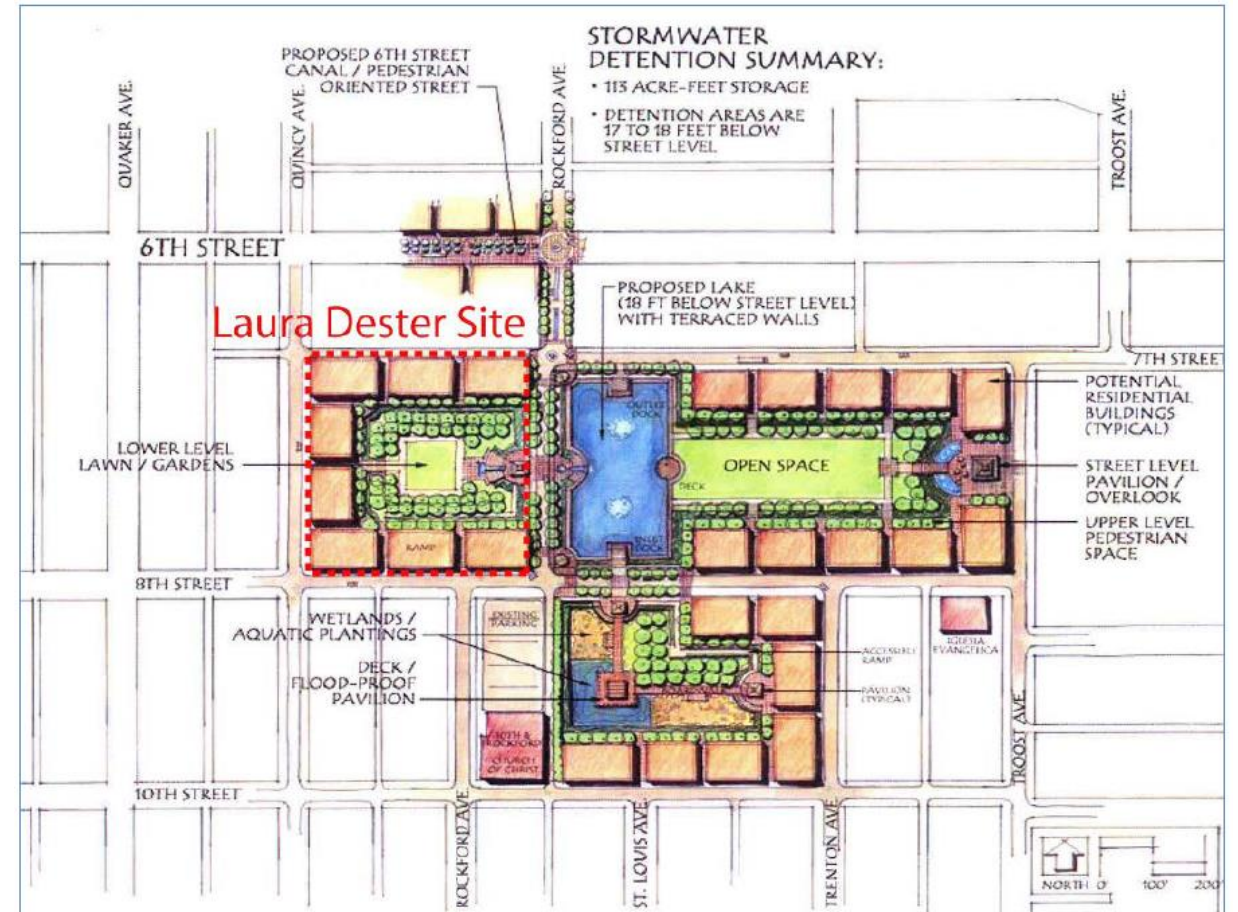




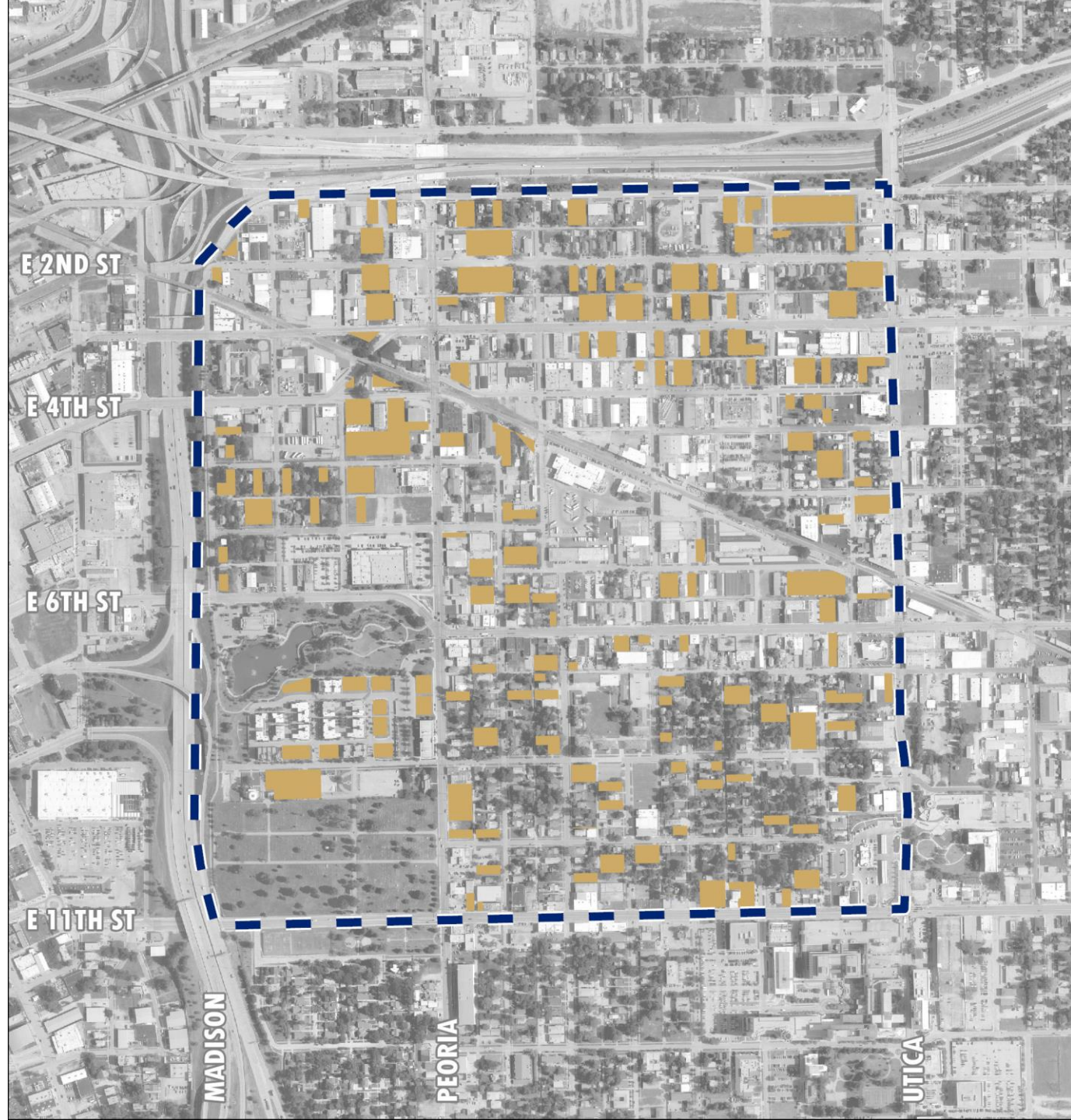
ELM CREEK STORMWATER DETENTION
PRELIMINARY PLAN

Private Investment

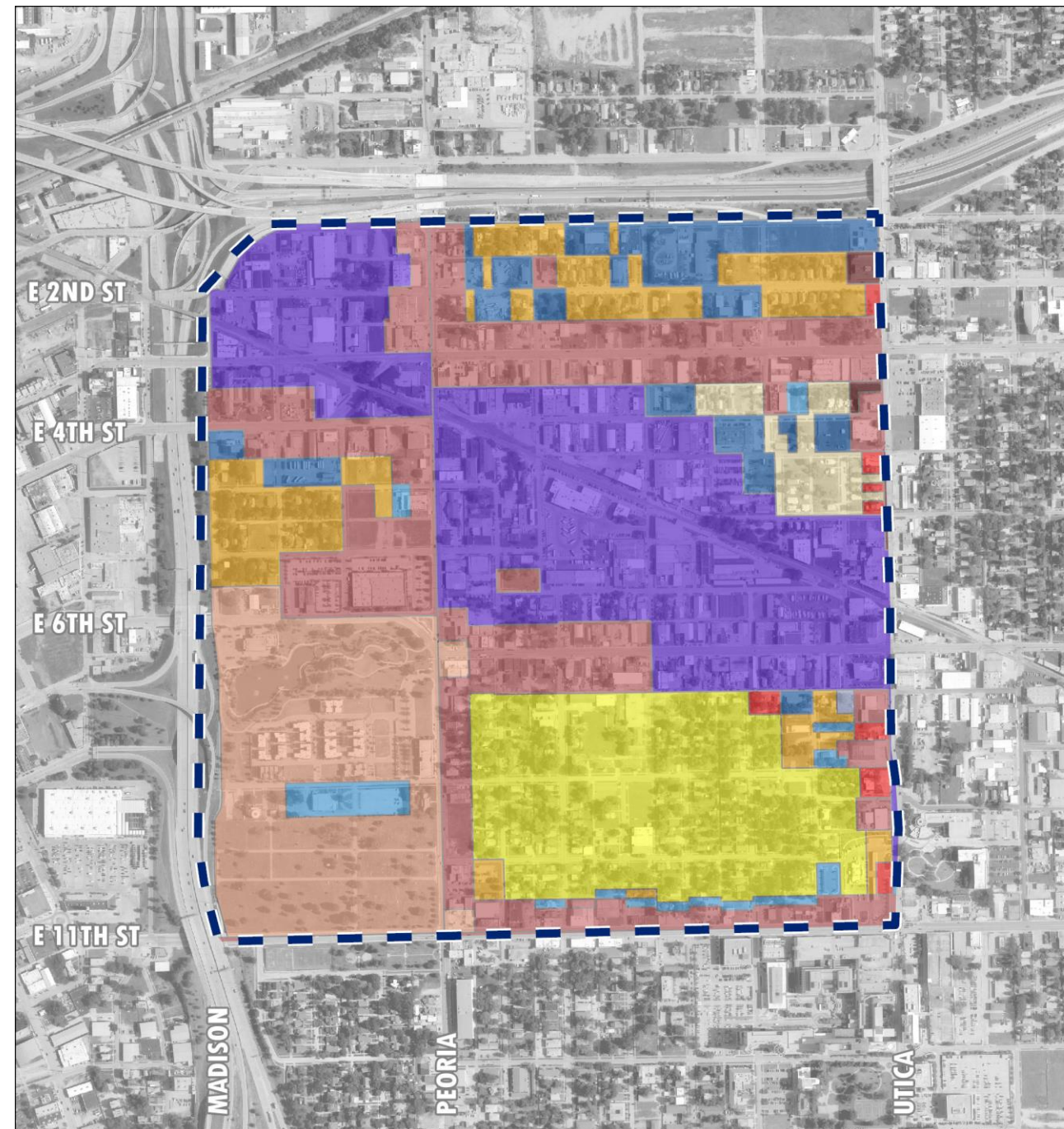
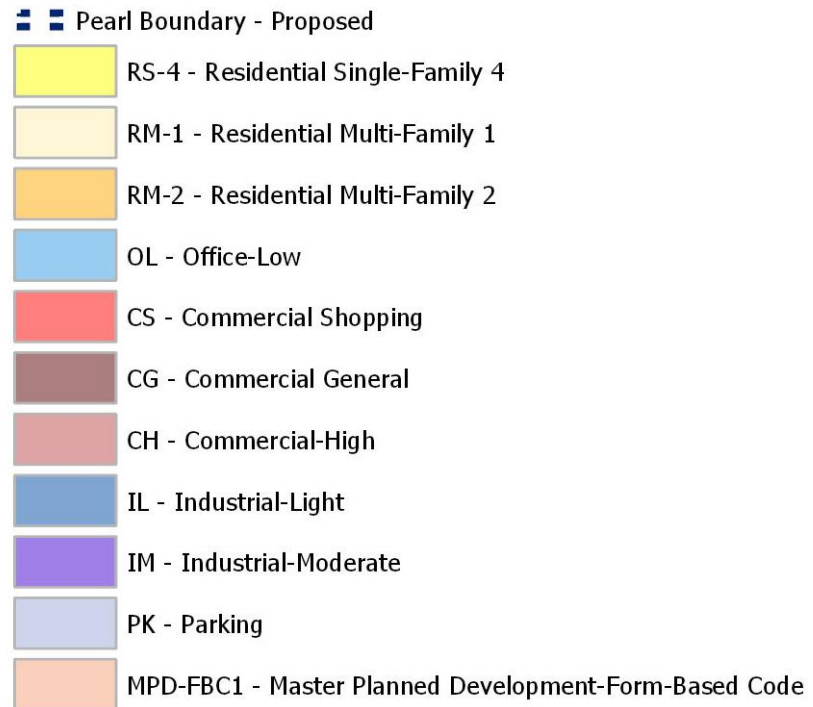
- Laura Dester Site
- RFP issued April 26, 2017 seeking development proposals for site at 7th Street and Quincy Avenue
- Adjacent to proposed East Pond site



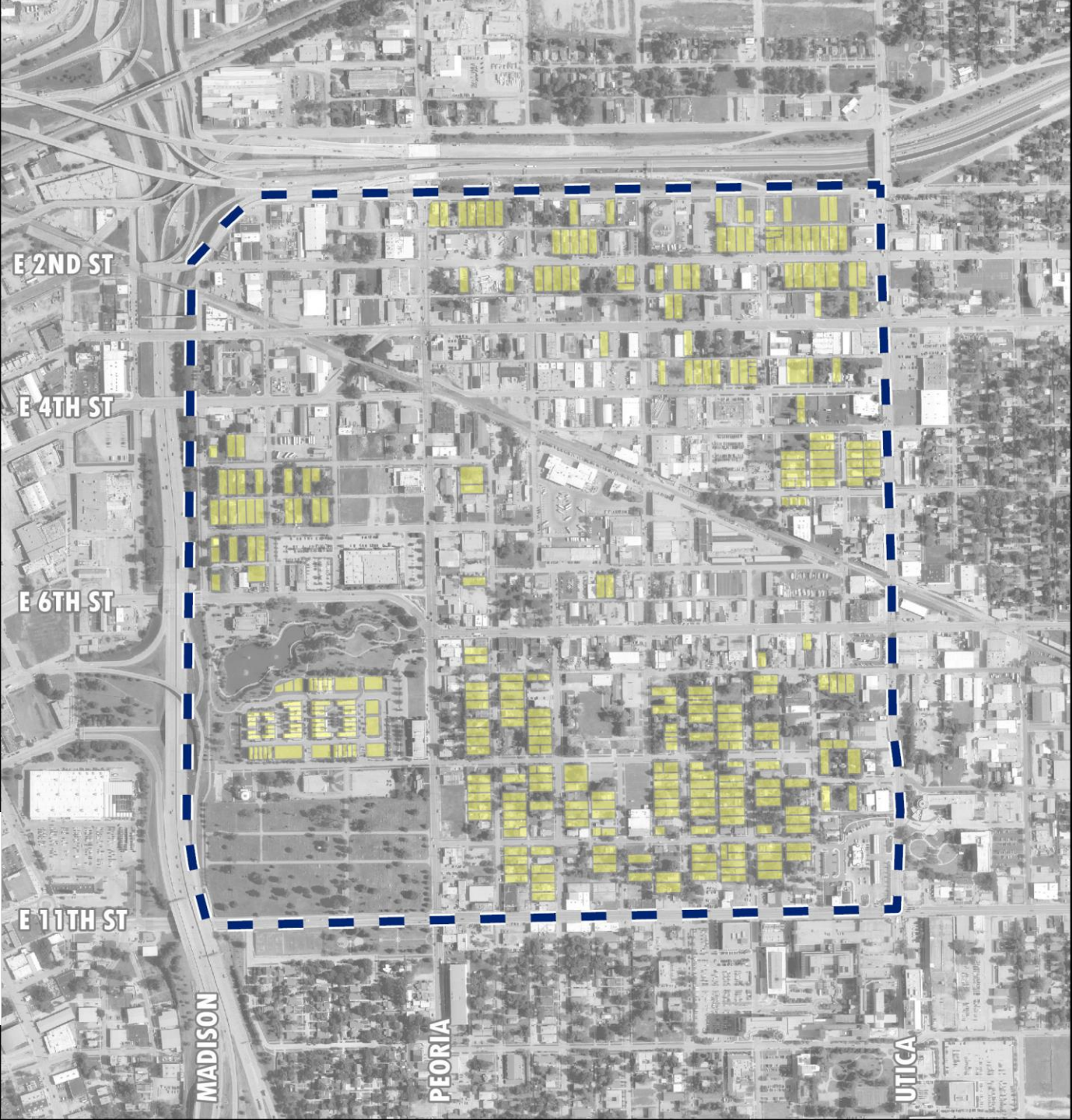
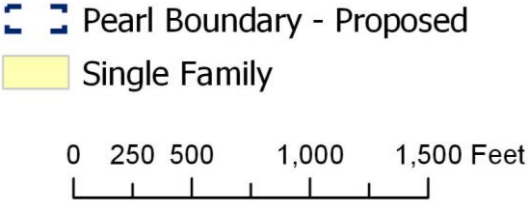
Vacant Properties



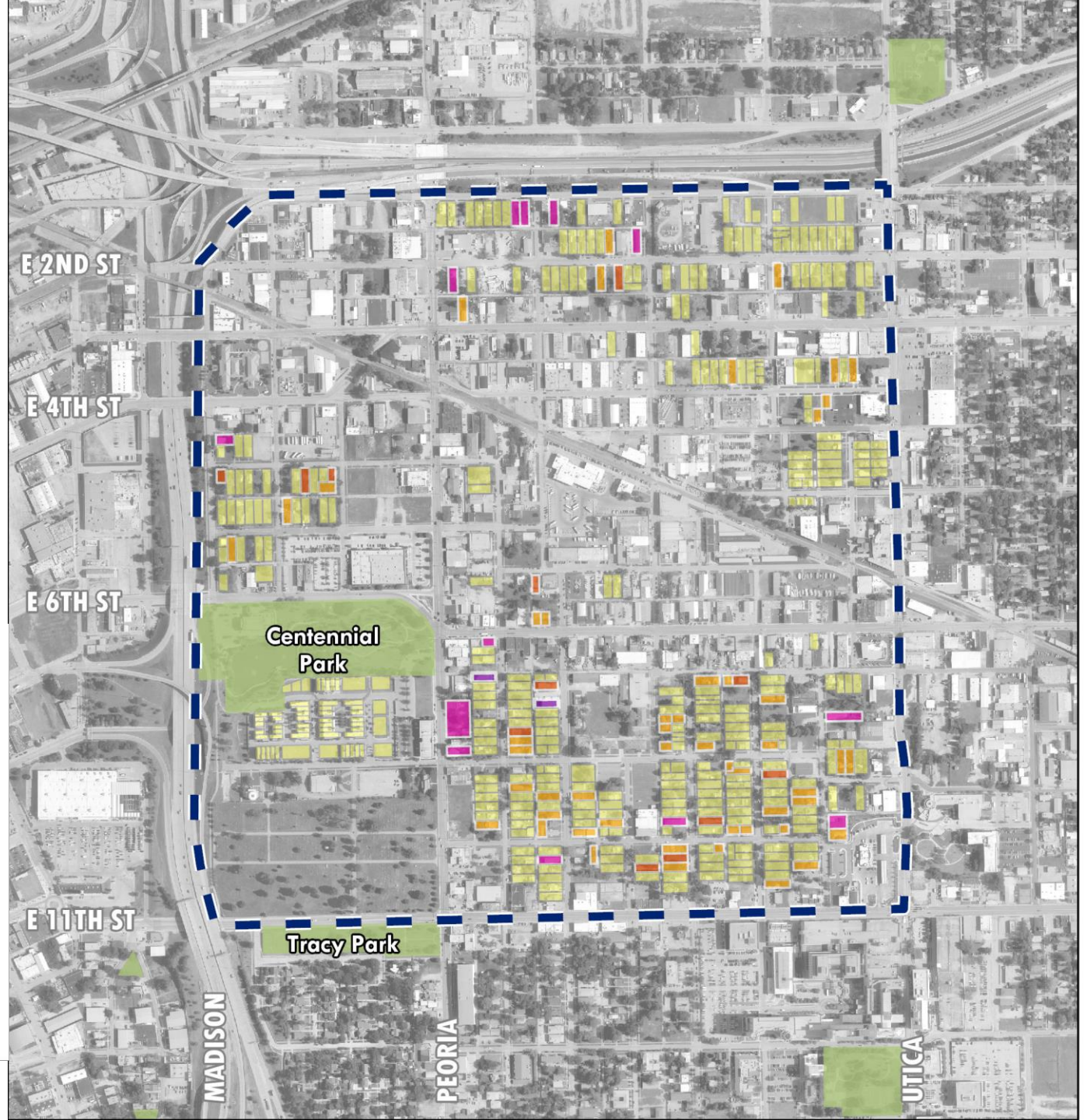
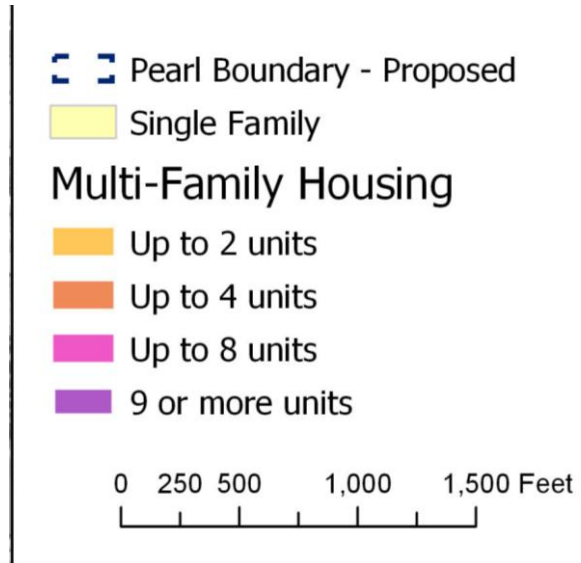
Zoning



Single Family Housing



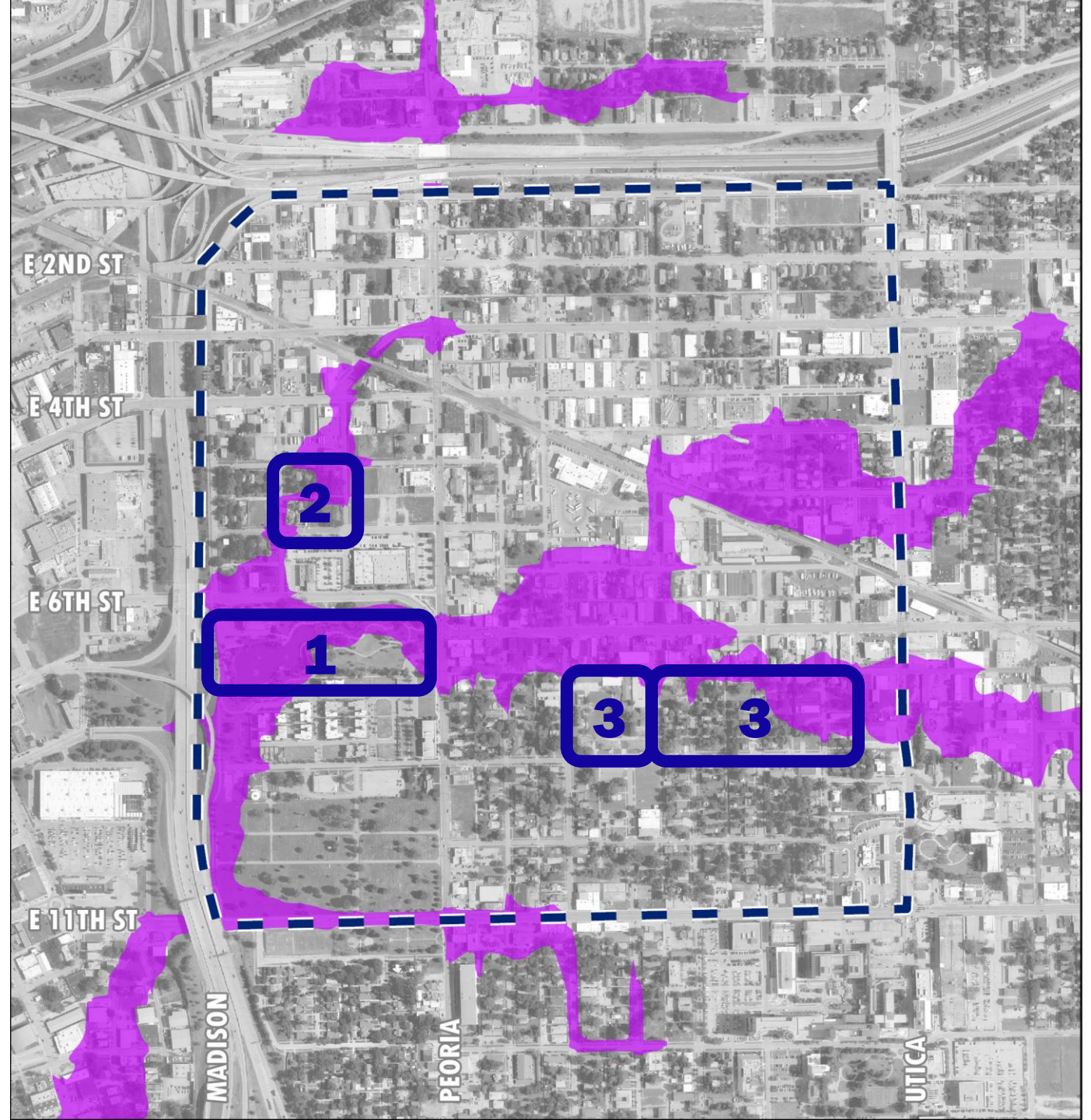
All Housing



Flood Management

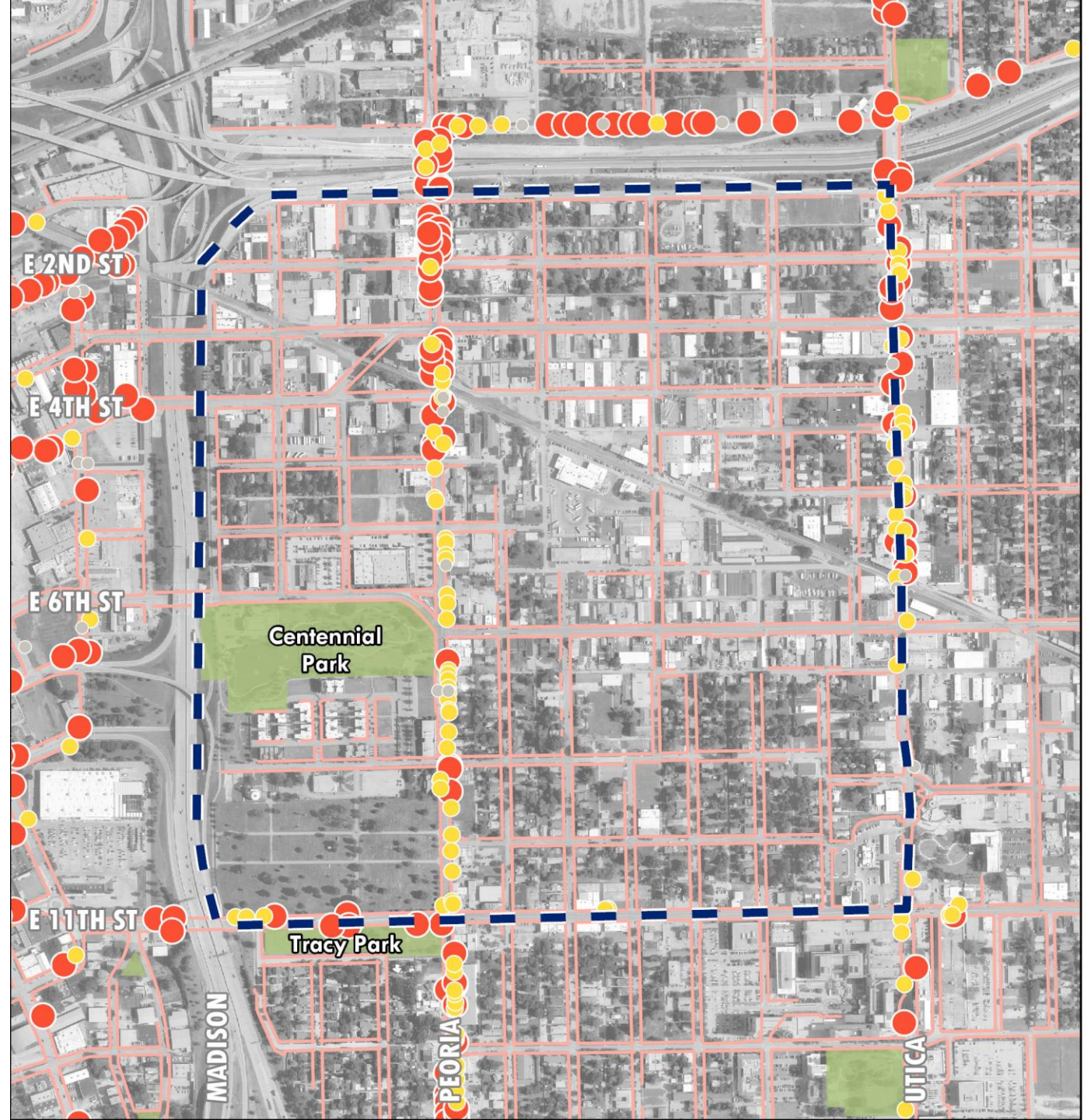
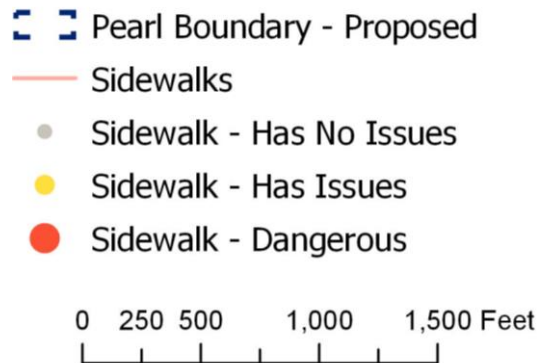
- Major public investments aimed at reducing the threat of flooding for the entire neighborhood

(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

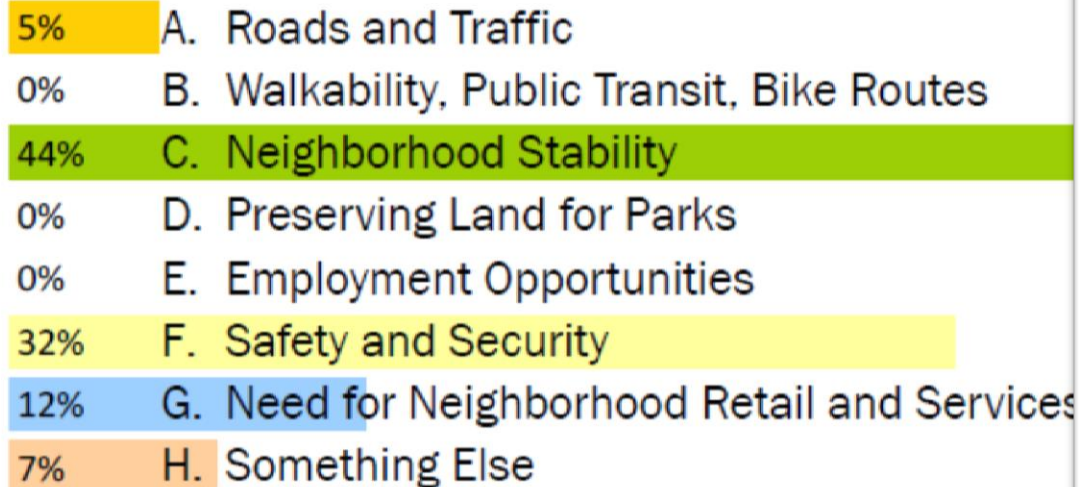
- Refresh Community Vision
- Opportunity Areas
- Issues and Needs



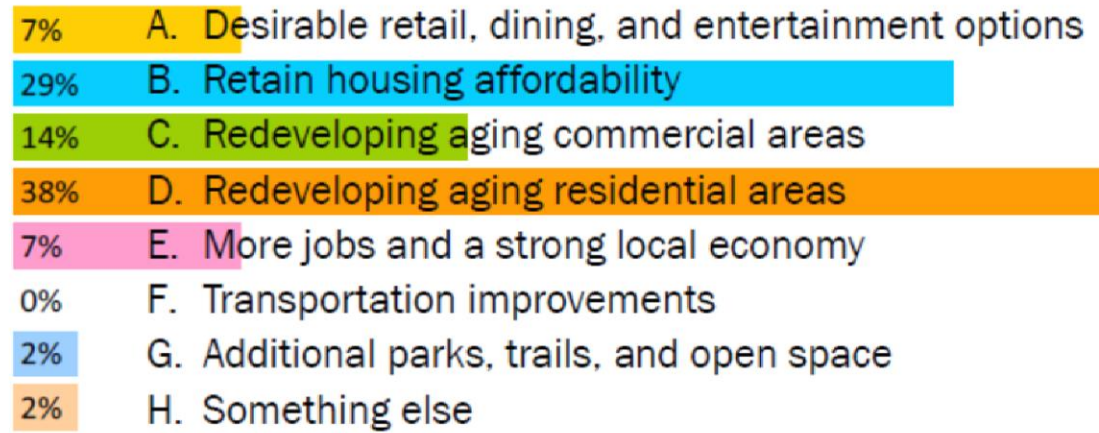
Polling for Instant Feedback



What is Crutchfield's top concern?



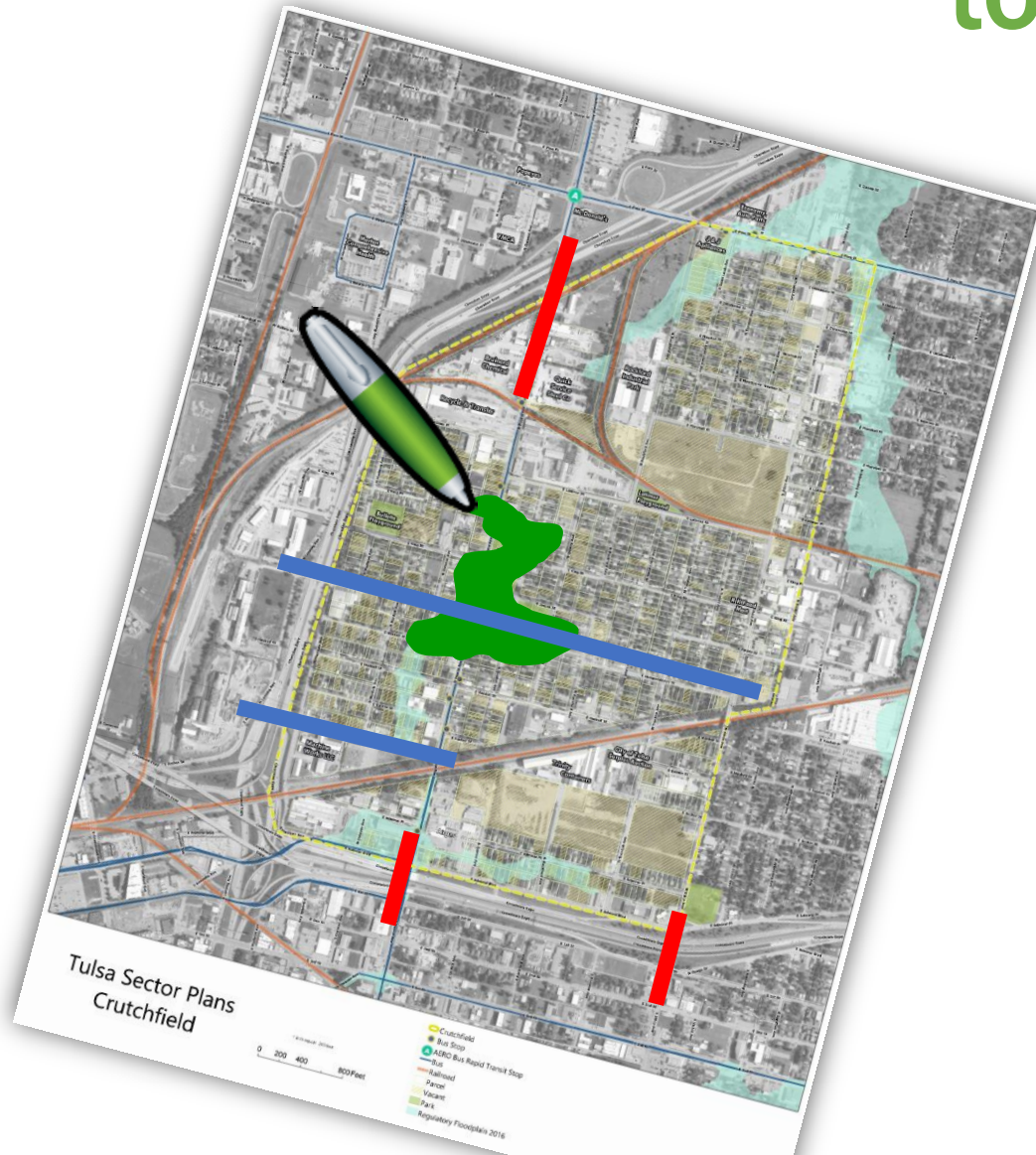
What is the most important outcome for the Crutchfield area?



Draw in areas
to protect

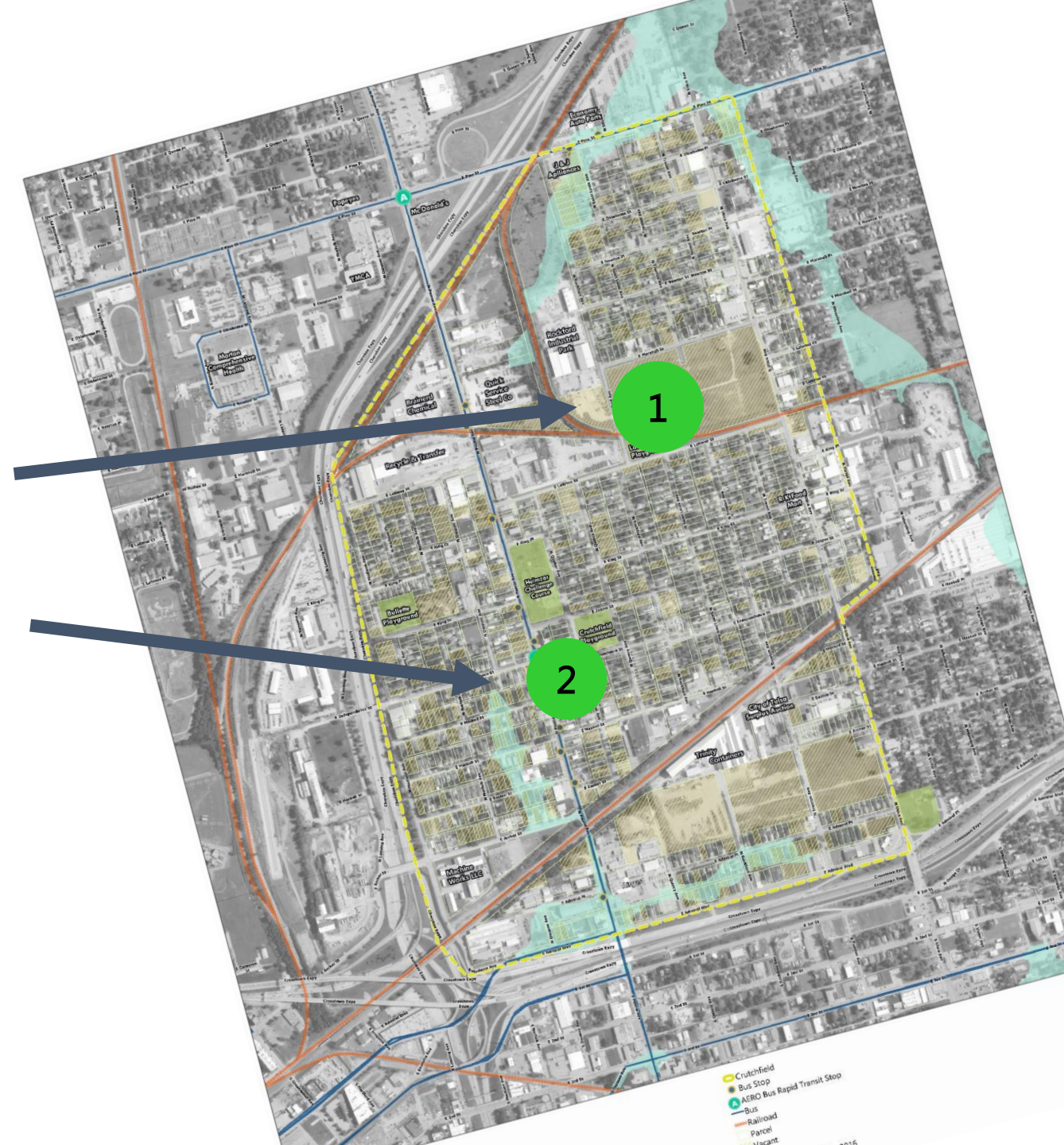
Add connections for
bikes and pedestrians

Identify barriers and
safety concerns

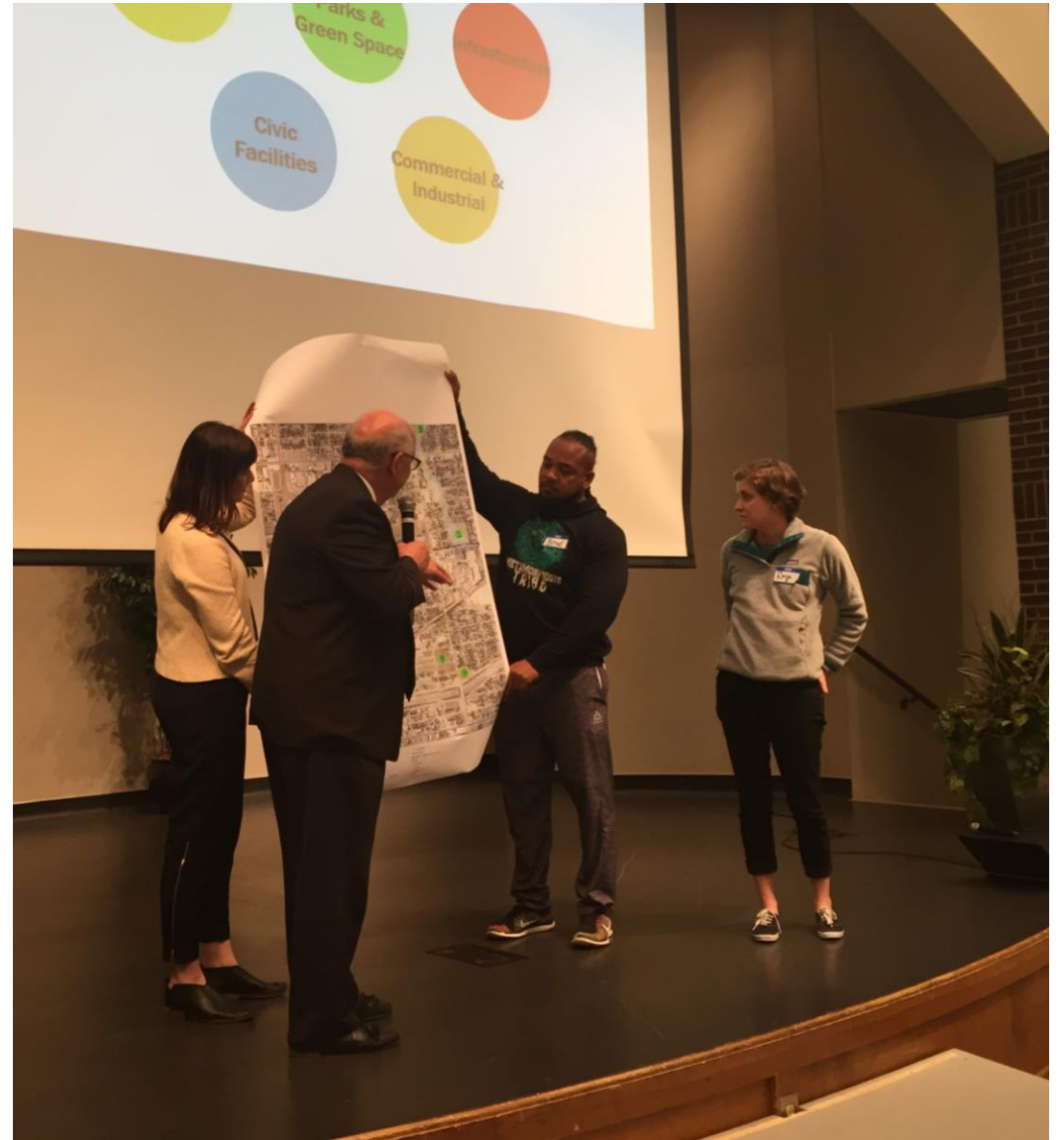


This area needs a...

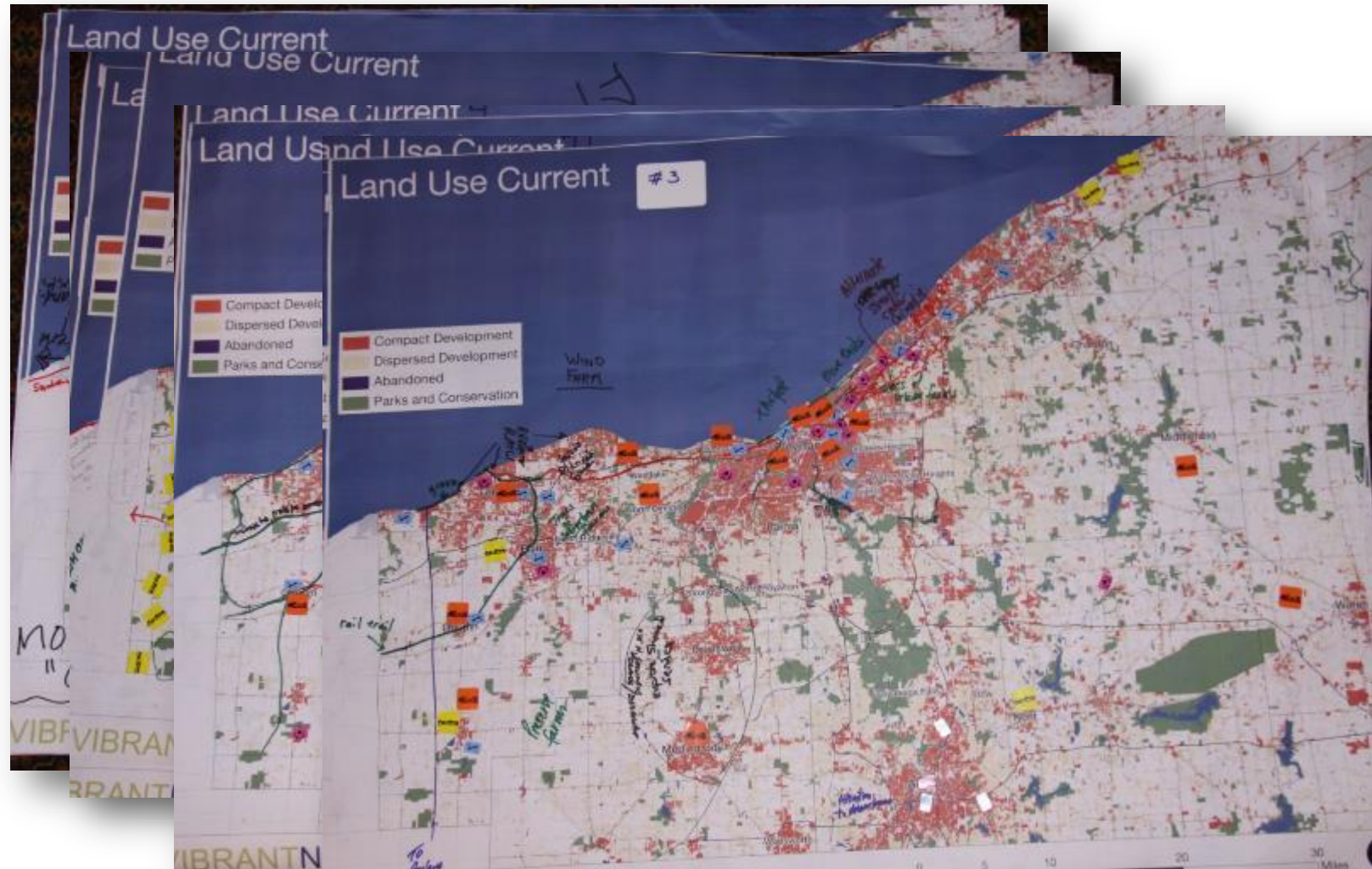
- Renovate single family homes
- More park space, dog park
- New businesses
- Façade improvements
- Better parking
- Street lighting



Report Back



We gather all the completed maps...



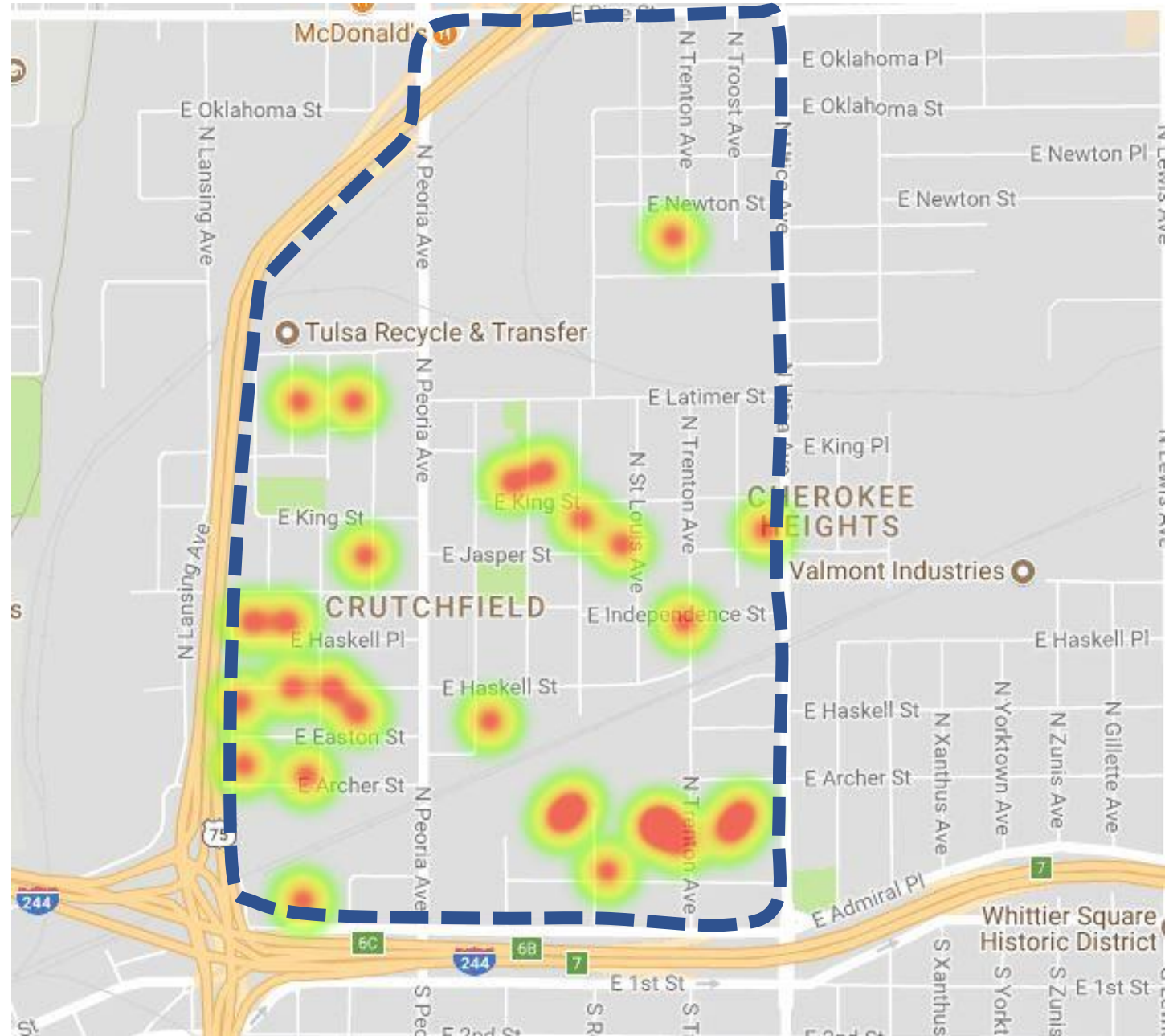
And digitize and analyze each one.



Housing (Composite)

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

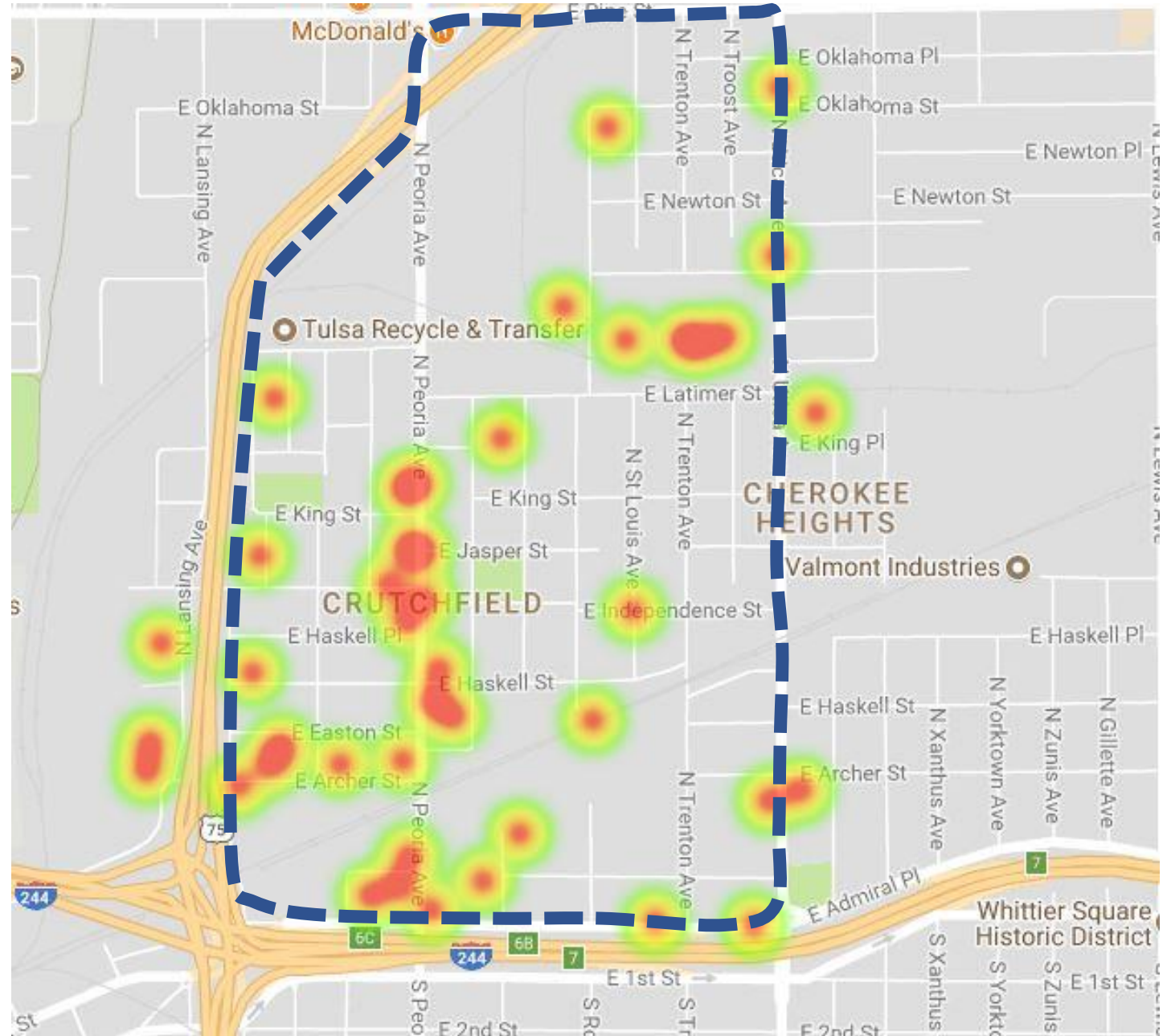
- SF-Residential
- Condos
- Townhomes



New Development (Composite)

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

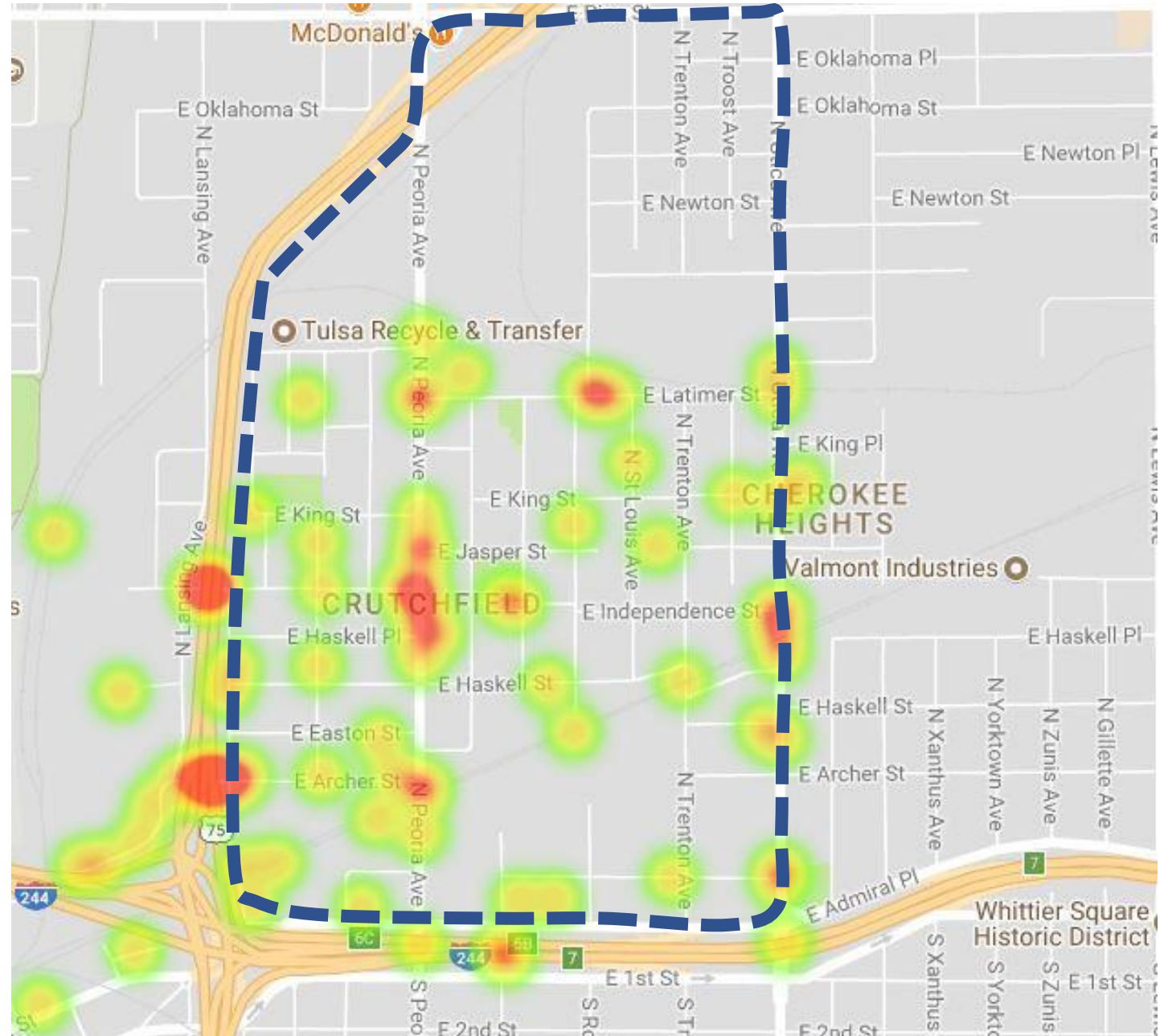
- Basic Services
- Commercial
- Development
- Mixed-Use Development
- Retail



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

