Crutchfield Community Design Workshop

SMALL AREA PLANNING

May 16, 2018
Tonights’s Agenda

• Brief Presentation: Sector Plan Update
• Instant Polling
• Map Activity at your tables
• Report Back
• Wrap up by 7:45pm
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: Crutchfield

<table>
<thead>
<tr>
<th>Step 1: Project Kickoff</th>
<th>Jan 1</th>
<th>Feb 2</th>
<th>Mar 3</th>
<th>Apr 4</th>
<th>May 5</th>
<th>Jun 6</th>
<th>Jul 7</th>
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<td>Step 2: Community Engagement</td>
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<td>Step 3: Understand: Update Assessment, Inventory, Analysis</td>
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<td>Step 5: Update Civic Responsibilities</td>
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We had a great turnout in March!

Sector Plan Workshop
March 1, 2018

52 sign-ins
40 polling participants
7 maps completed
Key Take Aways

1. Desire for increased safety and lighting, particularly along route connecting to downtown
2. Desire for additional community spaces and parks
3. Desire for improvements focused around the intersection of Peoria and Independence
4. Interest in continuing industrial uses in the existing southern industrial areas closer to interstate
5. Interest in retail along Peoria and Utica
All Comments Combined

Crutchfield Sector Plan
Workshop
March 1, 2018

52 sign-ins
40 polling participants
7 maps completed
Housing (Composite)

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

• SF-Residential
• Condos
• Townhomes
Active Transit (Composite)

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

- Bike Lanes
- Sidewalk Improvements
- Crosswalks
- Enhanced Transit Facilities
- Safety Improvements
- Street/Pedestrian Lighting
- Transit Priority Lanes
New Development (Composite)

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

• Basic Services
• Commercial
• Development
• Mixed-Use Development
• Retail
Industrial Areas

Interest in maintaining existing industrial land between the railroad tracks and Hwy 244.
Retail

Interest in retail is concentrated along Peoria and Utica.
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
Roadway Improvements

Most comments received for the intersections of:
• Hwy 75/Independence
• Hwy 75/Archer
Pedestrian Crosswalks

Pedestrian crosswalks desired particularly along routes connection to downtown.
Pedestrian-Scale Lighting

Lighting improvements desired throughout the neighborhood.
Community Spaces (Composite)

Map includes community desires related to all of the following combined:
• Historic Preservation
• Parks/Open Space
• Community Facilities
Parks

Interest in parks throughout the neighborhood and also incorporating open space into new development at the opportunity sites.
Historic Preservation

Historic preservation opportunities noted south of Archer and North of Newton.
What is Crutchfield’s top concern?

5% A. Roads and Traffic
0% B. Walkability, Public Transit, Bike Routes
44% C. Neighborhood Stability
0% D. Preserving Land for Parks
0% E. Employment Opportunities
32% F. Safety and Security
12% G. Need for Neighborhood Retail and Services
7% H. Something Else
March Polling Results

• Greatest Asset: **Location** (78%)
• Top Priority – Economic Development: **Revitalize Commercial Properties** (49%)
• Top Priority – Housing: (tie) **Address Blighted Properties AND Maintain Affordability** (33%)
• Top Priority – Infrastructure: **Storefront façade improvements** (29%)
• Most Important Outcome: **Redevelop aging residential areas** (38%)
• 2\textsuperscript{nd} Most Important: **Redevelop aging residential areas** (28%)
2004 Neighborhood Master Plan

Sub Area 1: Residential
Sub Area 2: Residential
Sub Area 3: Mixed-Use
Sub Area 4: Industrial
2004 Plan Goals and Objectives

1. Improve neighborhood infrastructure and preserve existing residential areas
2. Support compatible residential infill
3. Stabilize and improve the housing market
4. Support economic development, commercial revitalization, and employment
5. Support social service delivery
Zoning

- Residential MF1
- Industrial Moderate
- Commercial Shopping
- Residential MF2

Crutchfield Zoning

ZONING
- CH - Commercial-High
- CS - Commercial Shopping
- IL - Industrial-Light
- IM - Industrial-Moderate
- OL - Office-Low
- RM1 - Residential Multi-Family 1
- RM2 - Residential Multi-Family 2

Scale: 0 250 500 1,000 1,500 Feet
Improve Residential Sidewalks

- Sidewalk inventory revealed universally poor condition of sidewalks along major corridors
- Neighborhood streets are in similar condition
Transit

- Tulsa’s first Bus Rapid Transit (BRT) line will run on Peoria Avenue
- Aero BRT opening Spring 2019
Sector Plan
Investment Areas

- **Area 1** – Neighborhood Stabilization and Infill
- **Area 2** – Corridor Improvements
- **Area 3** – Employment
Area 1

Neighborhood Stabilization and Infill

Stabilize and revitalize existing neighborhoods, while preserving housing affordability and increasing housing choice.
Overview of Strategies

Neighborhood Infill

• Clear titles; Address blight; Preserve neighborhood assets
• Increase housing choice
• Maintain affordability
• Support commercial development (at appropriate neighborhood scale and locations)
• Establish parameters to return publicly owned land to market
• Prioritize infill-supportive infrastructure
• Improve walkability
• Enhance neighborhood amenities
• Improve connections to nearby districts or neighborhoods
Neighborhood Standards – Infill Housing

- ADU – Guest Cottage, Alley Home
- Duplex
- Narrow Lot Homes
- Cottage Housing
- Townhouses
- Small Lot Single Family
Neighborhood Standards – Open Space
Area 2

Corridor Improvements

Improve corridors to support economic activity and improve mobility options
Overview of Strategies
Corridor Improvements

- Encourage façade restoration and preservation
- Encourage transit supportive development within walking distance of Peoria Avenue
- Encourage innovative adaptive reuse of both commercial/industrial buildings as well as historic buildings
- Support infill development to create more walkable corridors
- Improve transit stops to reinforce neighborhood identity
- Create a pedestrian-friendly public realm
- Improve gateways along each corridor to support neighborhood identity
Investment Strategies: Façade Restoration/Preservation
Investment Strategies: Transit Supportive Uses
Innovative Adaptive Reuse
Innovative Adaptive Reuse

INDUSTRIAL INTO OFFICE

INDUSTRIAL INTO BAR/RESTAURANT
Area 3

EMPLOYMENT
Support development that increases employment and commercial opportunities.
Overview of Strategies
Employment Areas

• Invest in redevelopment opportunities to support employment
• Activate large undeveloped tracts of land
• Ensure appropriate adjacency standards and buffering for adjacent residential uses
• Create commercial development guidelines
• Improve transportation access
• Improve gateways and connections to adjacent neighborhoods
• Ensure overall design and development quality
• Keep community engaged in redevelopment efforts
Development Standards – Open Space & Landscaping
Development Standards – Residential adjacency and transitions

SCREEN GARBAGE AND PARKING
Development Standards – Residential adjacency and transitions

Live-Work Units
Potential Capital Projects – Transportation Access

Maintain truck access

Reactivate or reuse rail spurs
Compatible Infill: Building Height and Mass

New development should be at a scale that does not overwhelm existing buildings or uses.
Compatible Infill: Buffers, Setbacks, and Stepbacks

Many design techniques can be used to transition from areas of higher intensity to lower intensity.
Compatible Infill: Parking Placement

Locating parking at the side or rear of buildings helps preserve walkability.
Compatible Infill: Active Frontages

Building frontages with large windows and active uses create attractive and walkable neighborhoods.
Instant polling

• Go with your gut - there are no wrong answers!
• Responses are anonymous
• Only your last answer is recorded
If you could have a superpower, what would you choose?

18%  A. Able to fly

6%  B. Read minds

35%  C. Time travel

0%  D. Invisibility

6%  E. Superhuman strength

18%  F. Know the future

18%  G. I like life just the way it is
What is your gender?

- A. Female: 47%
- B. Male: 47%
- C. Rather not say: 6%
How old are you?

0%  A. Under 20
12% B. 20-29
12% C. 30-39
24% D. 40-49
41% E. 50-59
12% F. 60-69
0%  G. 70-79
0%  H. 80 or older
What is your connection to Crutchfield?

- A. I live in the area (11%)
- B. I work in the area (6%)
- C. I own property or a business in the area (39%)
- D. Two or more of the above (17%)
- E. Something else (28%)
2004 Plan Goals and Objectives

1. Improve neighborhood infrastructure and preserve existing residential areas
2. Support compatible residential infill
3. Stabilize and improve the housing market
4. Support economic development, commercial revitalization, and employment
5. Support social service delivery
Of the 2004 Plan Goals, which has been implemented most completely?

A. Improve infrastructure and preserve residential areas
B. Support compatible residential infill
C. Stabilize and improve housing market
D. Support economic development and revitalization
E. Support social service delivery
F. None of the above
G. Not Sure
Of the 2004 Plan Goals, which still needs the most attention going forward?

- 28% A. Improve infrastructure and preserve residential areas
- 6% B. Support compatible residential infill
- 28% C. Stabilize and improve housing market
- 33% D. Support economic development and revitalization
- 6% E. Support social service delivery
- 0% F. None of the above
- 0% G. Not Sure
Infill Housing Options

ADU - Guest Cottage, Alley Home

Duplex

Skinny Homes

Cottage Housing

Townhouses

Small Lot Single Family
SMALL SCALE SINGLE FAMILY housing has a place in Crutchfield.

71%  A. Strongly Agree
6%   B. Somewhat Agree
18%  C. Neutral
0%   D. Somewhat Disagree
6%   E. Strongly Disagree
TOWNHOMES or ROWHOUSES have a place in Crutchfield.

- 39% A. Strongly Agree
- 22% B. Somewhat Agree
- 28% C. Neutral
- 6% D. Somewhat Disagree
- 6% E. Strongly Disagree
NARROW LOT HOMES have a place in Crutchfield.

- 63% A. Strongly Agree
- 13% B. Somewhat Agree
- 13% C. Neutral
- 6% D. Somewhat Disagree
- 6% E. Strongly Disagree
DUPLEX housing has a place in Crutchfield.

- 24% A. Strongly Agree
- 47% B. Somewhat Agree
- 0% C. Neutral
- 18% D. Somewhat Disagree
- 12% E. Strongly Disagree
ACCESSORY UNIT (Alley Home, Guest Flat) housing has a place in Crutchfield.

- 53% A. Strongly Agree
- 24% B. Somewhat Agree
- 6% C. Neutral
- 6% D. Somewhat Disagree
- 12% E. Strongly Disagree
LIVE-WORK housing has a place in Crutchfield.

- 65% A. Strongly Agree
- 24% B. Somewhat Agree
- 6% C. Neutral
- 6% D. Somewhat Disagree
- 0% E. Strongly Disagree
LARGE APARTMENT COMPLEX housing has a place in Crutchfield.

- 6% A. Strongly Agree
- 6% B. Somewhat Agree
- 6% C. Neutral
- 35% D. Somewhat Disagree
- 47% E. Strongly Disagree
SMALL 4-UNIT WALK-UP APARTMENT housing has a place in Crutchfield.

41%  A. Strongly Agree
6%   B. Somewhat Agree
12%  C. Neutral
24%  D. Somewhat Disagree
18%  E. Strongly Disagree
MIXED USE housing has a place in Crutchfield.

- 56% A. Strongly Agree
- 28% B. Somewhat Agree
- 6% C. Neutral
- 0% D. Somewhat Disagree
- 11% E. Strongly Disagree
What kind of commercial uses would you most like to see along Peoria and Utica?

<table>
<thead>
<tr>
<th>Option</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>A. Retail shopping</td>
<td>22%</td>
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<tr>
<td>B. Small offices – personal and professional services</td>
<td>0%</td>
</tr>
<tr>
<td>C. Health and medical services</td>
<td>0%</td>
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<tr>
<td>D. Restaurants and cafes</td>
<td>28%</td>
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<tr>
<td>E. Bars, nightlife and entertainment</td>
<td>6%</td>
</tr>
<tr>
<td>F. Grocery or market</td>
<td>33%</td>
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<tr>
<td>G. Something else</td>
<td>11%</td>
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What kind of improvements are most needed for public spaces and streetscapes?

72%  A. Sidewalk Repairs & Wider Sidewalks
11%  B. Human-scale Street Lighting
0%   C. Public Art
11%  D. Street Trees and Shade
0%   E. Bike Racks
0%   F. Benches or Café Seating
0%   G. Beautification (Flower Baskets, Banners)
6%   H. Flood Storage and Stormwater Management
0%   I. Something else
Bullette Park
What improvements would you like most for Bullette Park?

- 6% A. Benches and seating
- 11% B. Athletic fields
- 11% C. Dog park
- 6% D. Playground equipment
- 6% E. Community garden
- 11% F. Trees and shade
- 39% G. Safety improvements – lighting, police presence
- 11% H. Something else
Crutchfield Park
What improvements would you like most for Crutchfield Park?

- A. Benches and seating 0%
- B. Athletic fields 0%
- C. Dog park 6%
- D. Playground equipment 12%
- E. Community garden 24%
- F. Trees and shade 24%
- G. Safety improvements – lighting, police presence 35%
- H. Something else 0%
Latimer Park
What improvements would you like most for Latimer Park?

0%  A. Benches and seating
0%  B. Athletic fields
0%  C. Dog park
0%  D. Playground equipment
0%  E. Community garden
0%  F. Trees and shade
0%  G. Safety improvements – lighting, police presence
0%  H. Something else
Tonight's Activity
What do you imagine for Crutchfield?

• Each table will collaborate around a large map
• Identify opportunities for new housing and business, community centers and services, and infrastructure upgrades
Base Map
Draw in areas to protect

Mark important areas for protection and conservation.

- Parks
- Natural Areas
- Green Corridors
- Historic Areas
- Other Significant Areas
Draw in needed transportation infrastructure

Especially in areas you expect to have new jobs or housing!

Transit

Bikes and Trails
Design Crutchfield!

• What are the big opportunities for our community?
• What are the most pressing needs?
• Where should we be making improvements and investments?
• How can this area better serve residents, employees and visitors?
• What do we want to stay the same?
Record your ideas on the comment sheet.
This area needs a...

This area needs a...

Numbers correspond to stickers on the map.
Facilitators at your table
What happens after the workshop?
We gather all the completed maps...
And digitize and analyze each one.
Any questions?
Let’s begin!