

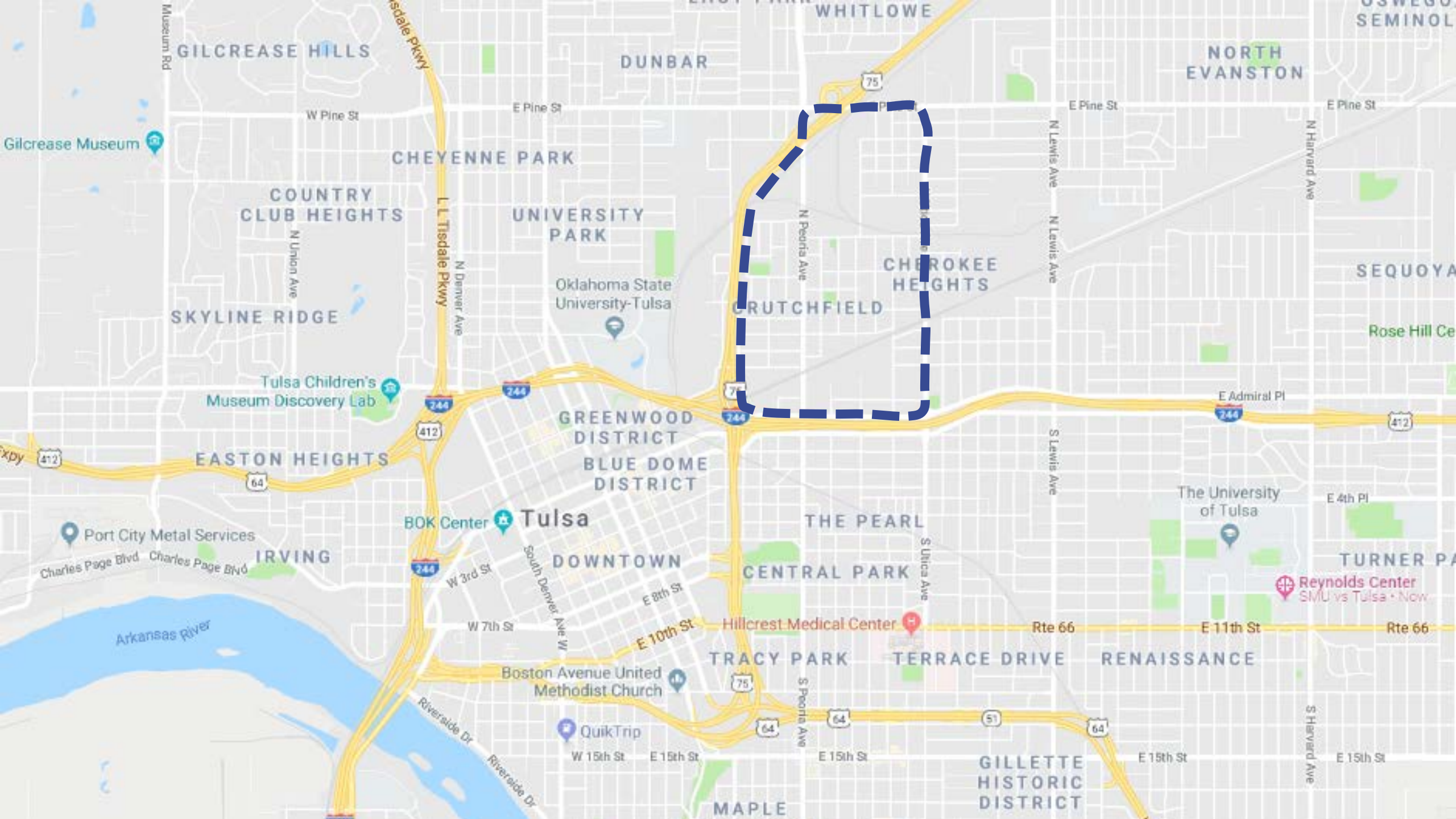
Crutchfield Community Design Workshop

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)

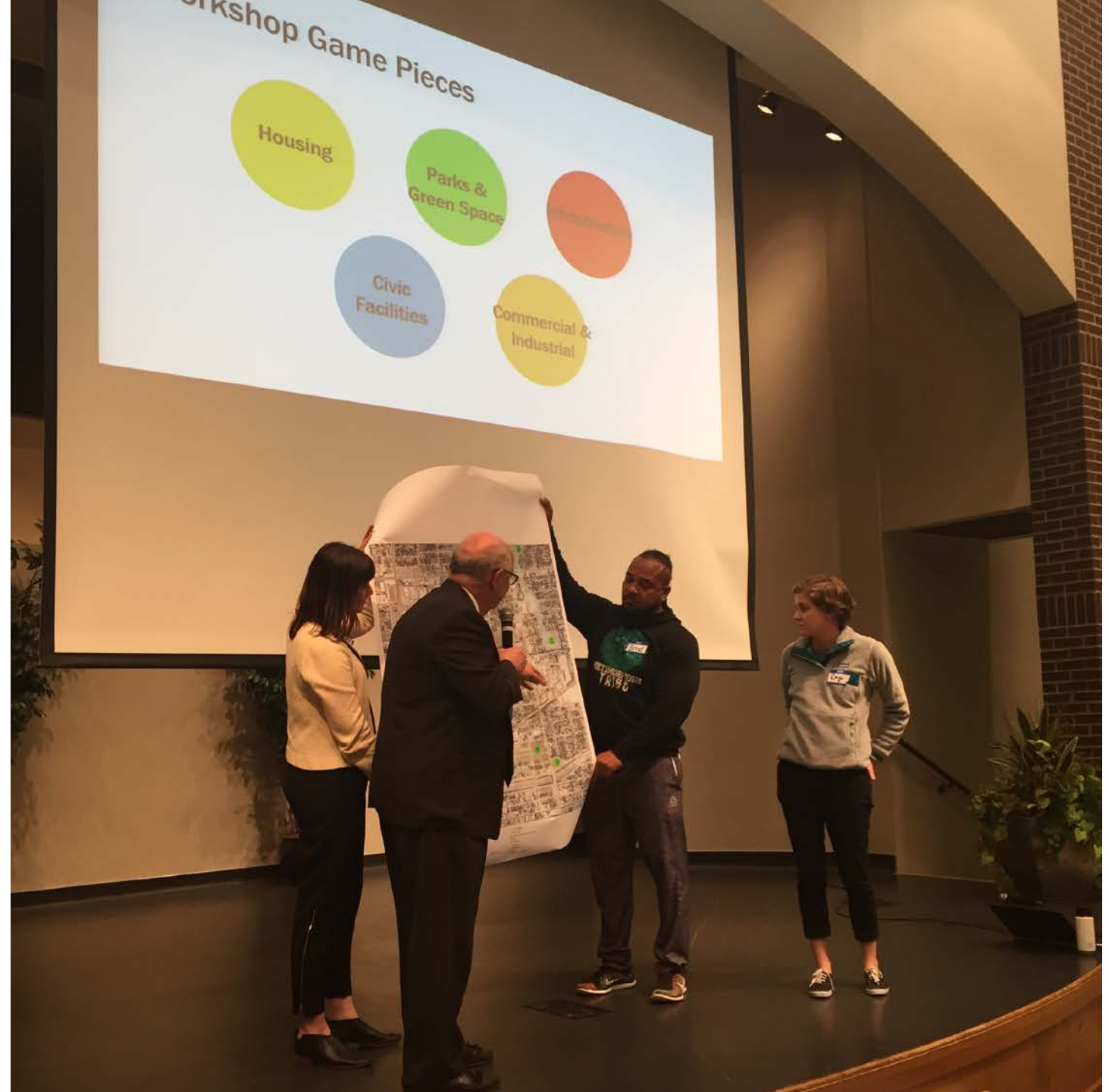
Process Schedule: Crutchfield

[illegible]

We had a great turnout in March!

Sector Plan Workshop
March 1, 2018

52 sign-ins
40 polling participants
7 maps completed



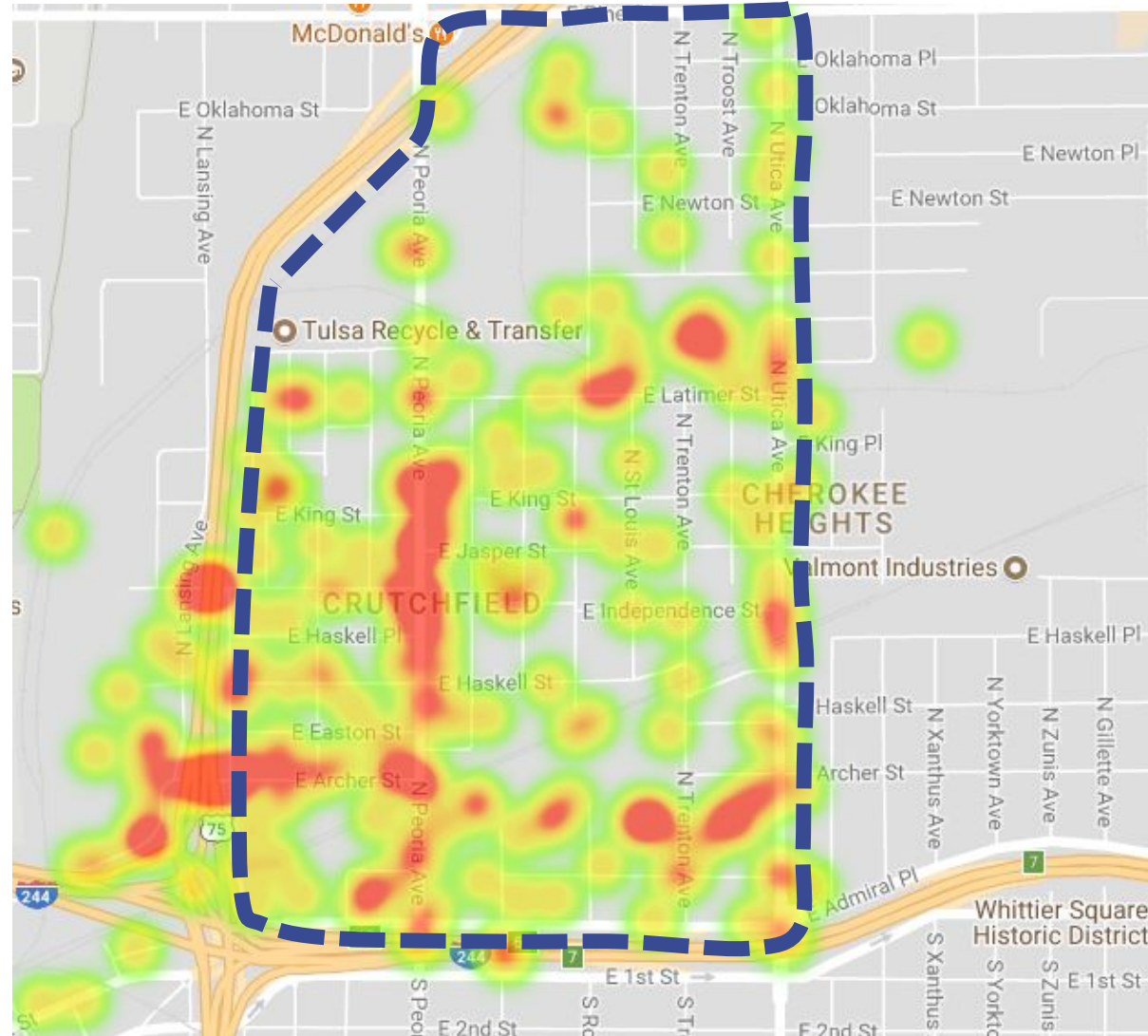
Key Take Aways

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

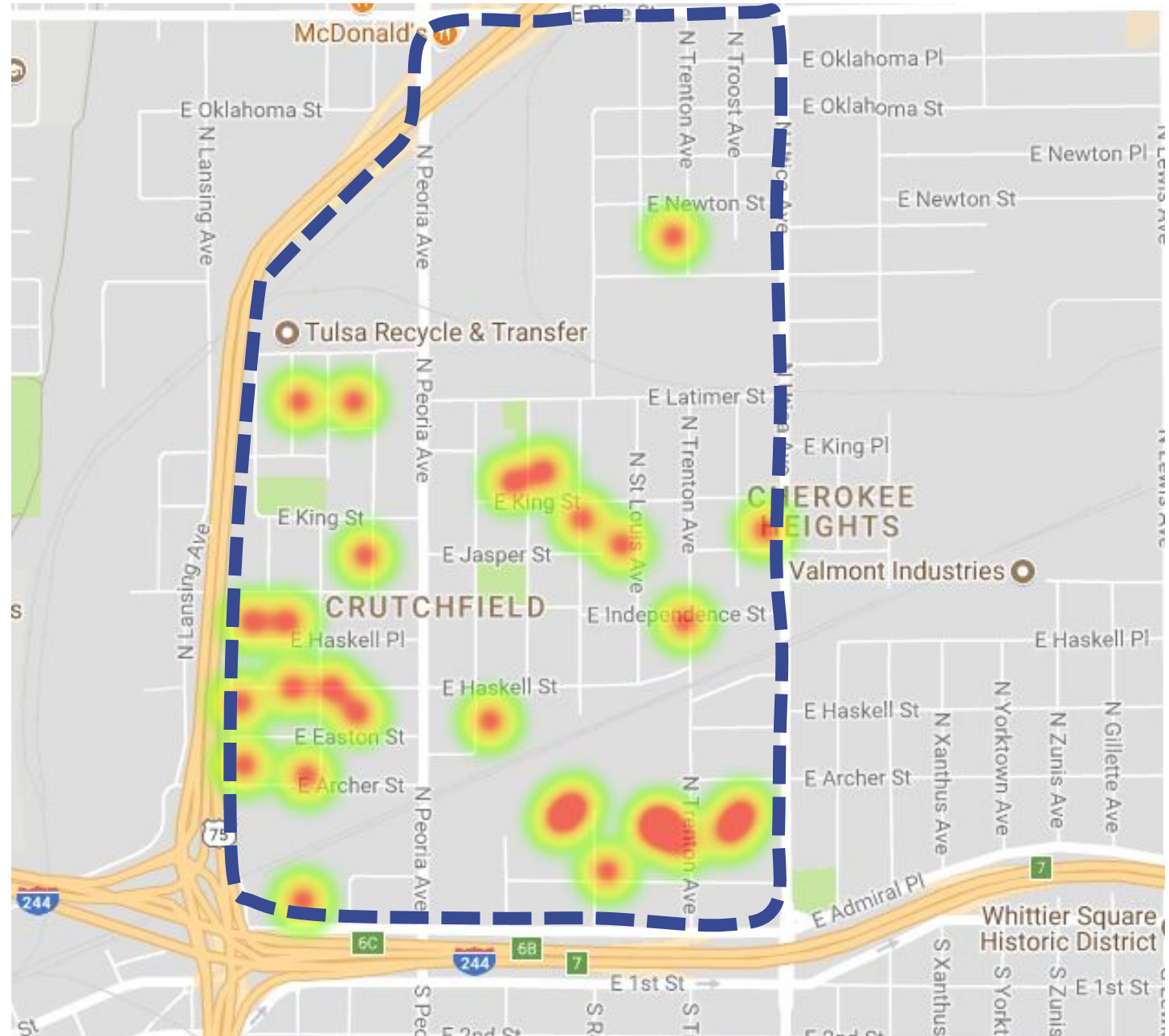
52 sign-ins
40 polling participants
7 maps completed



Housing (Composite)

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

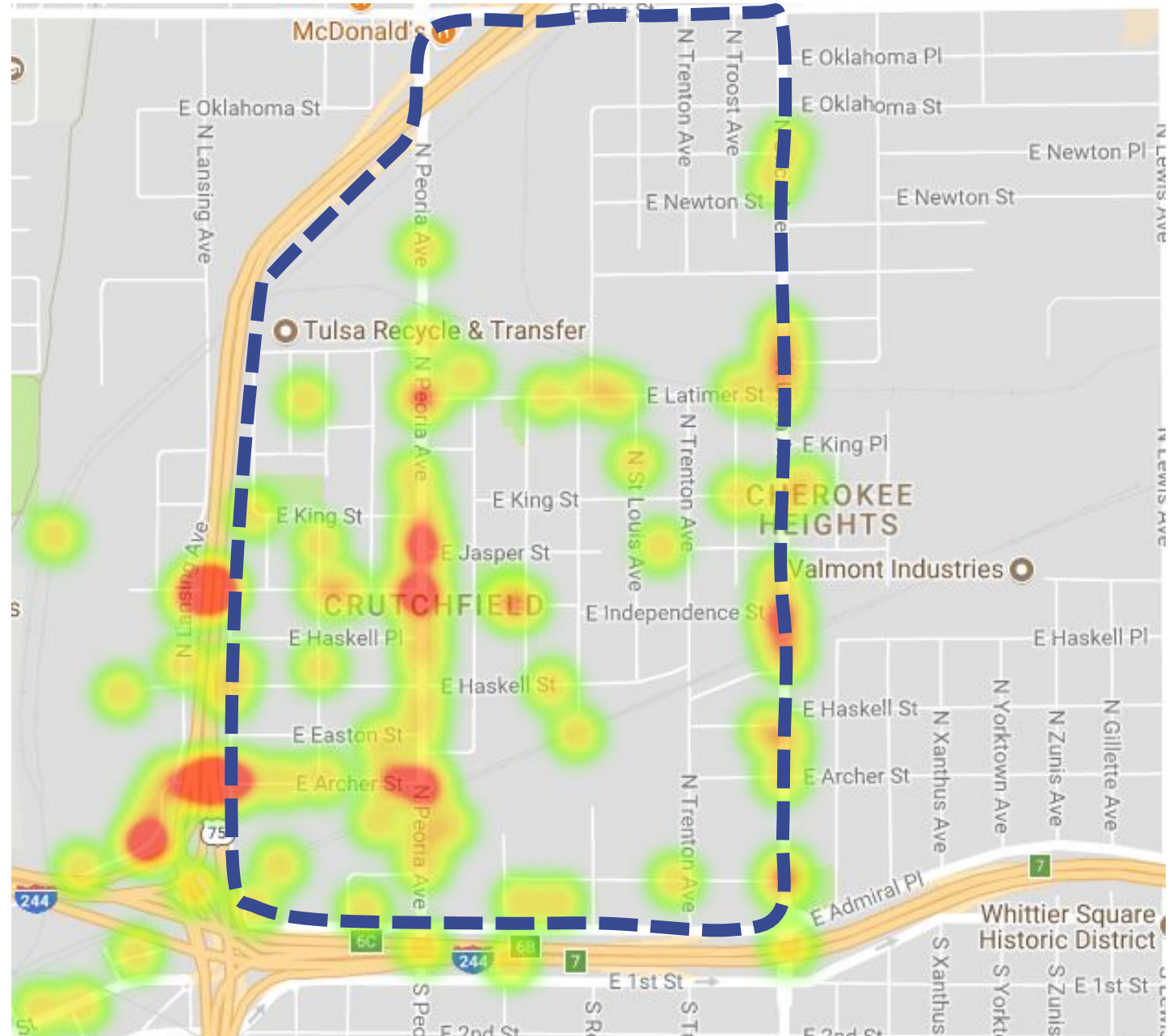
- SF-Residential
- Condos
- Townhomes



Active Transit (Composite)

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

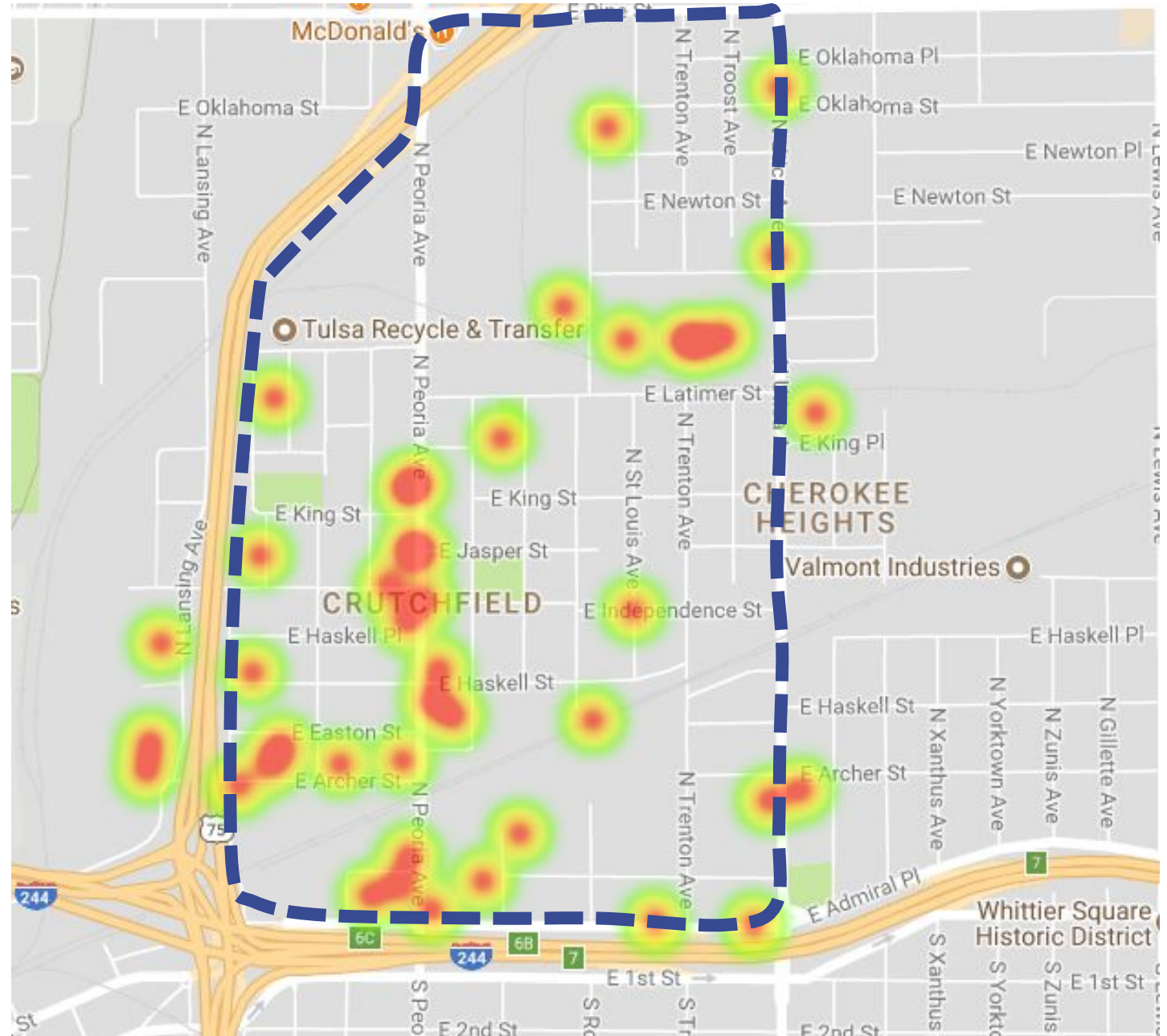
- **Bike Lanes**
- **Sidewalk Improvements**
- **Crosswalks**
- **Enhanced Transit Facilities**
- **Safety Improvements**
- **Street/Pedestrian Lighting**
- **Transit Priority Lanes**



New Development (Composite)

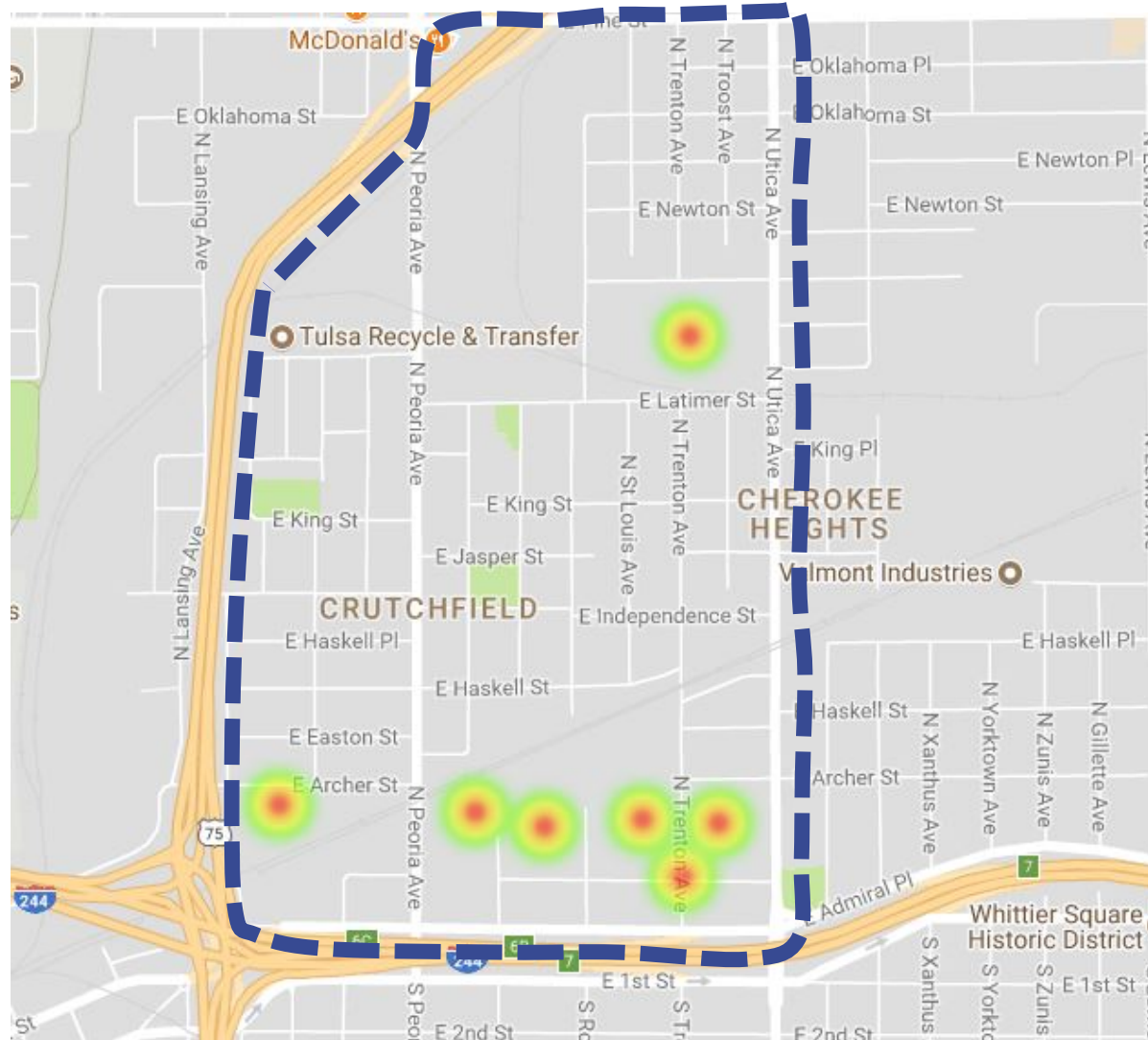
Map includes community desires related to all of the following combined:

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



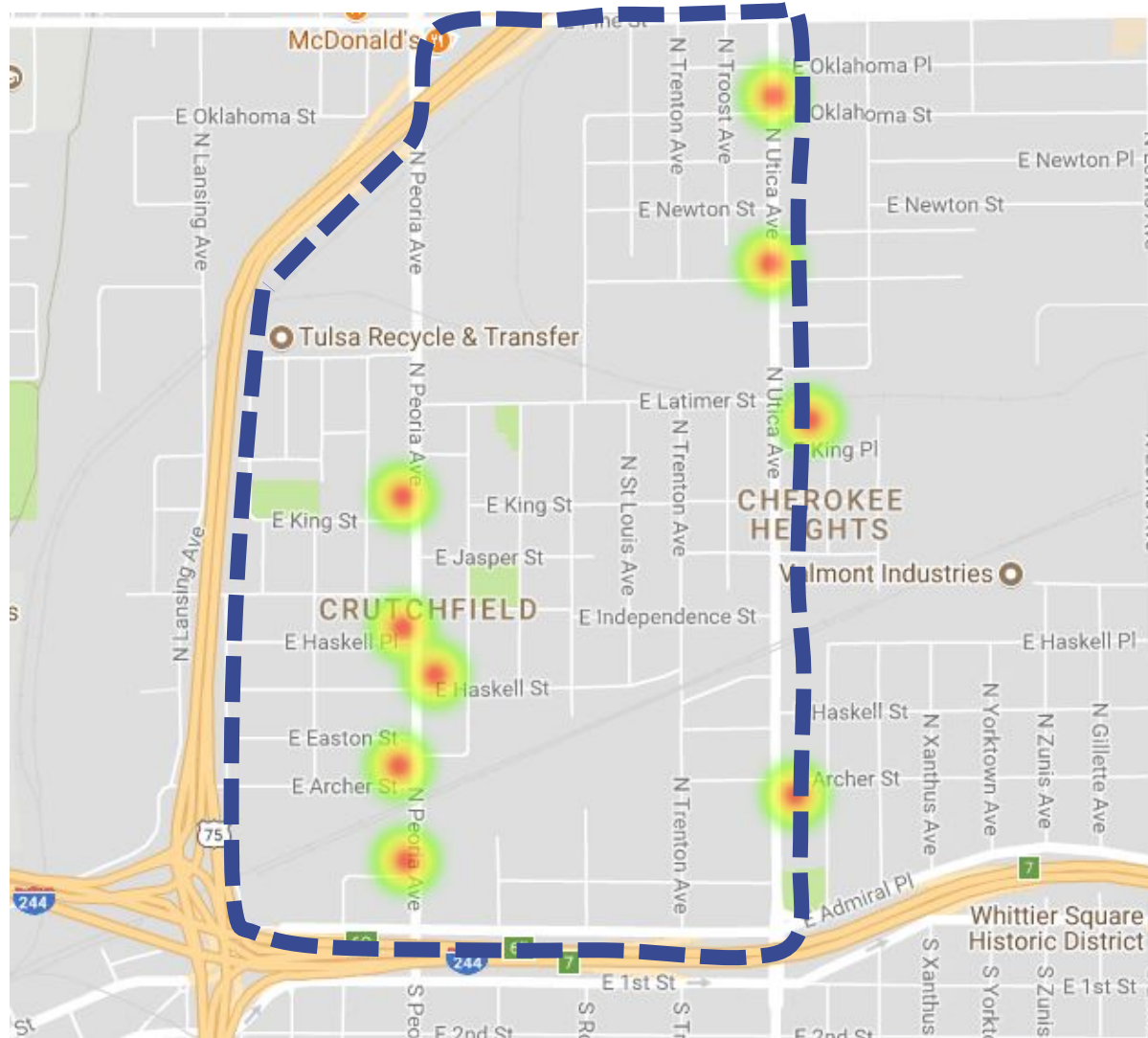
Industrial Areas

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



Retail

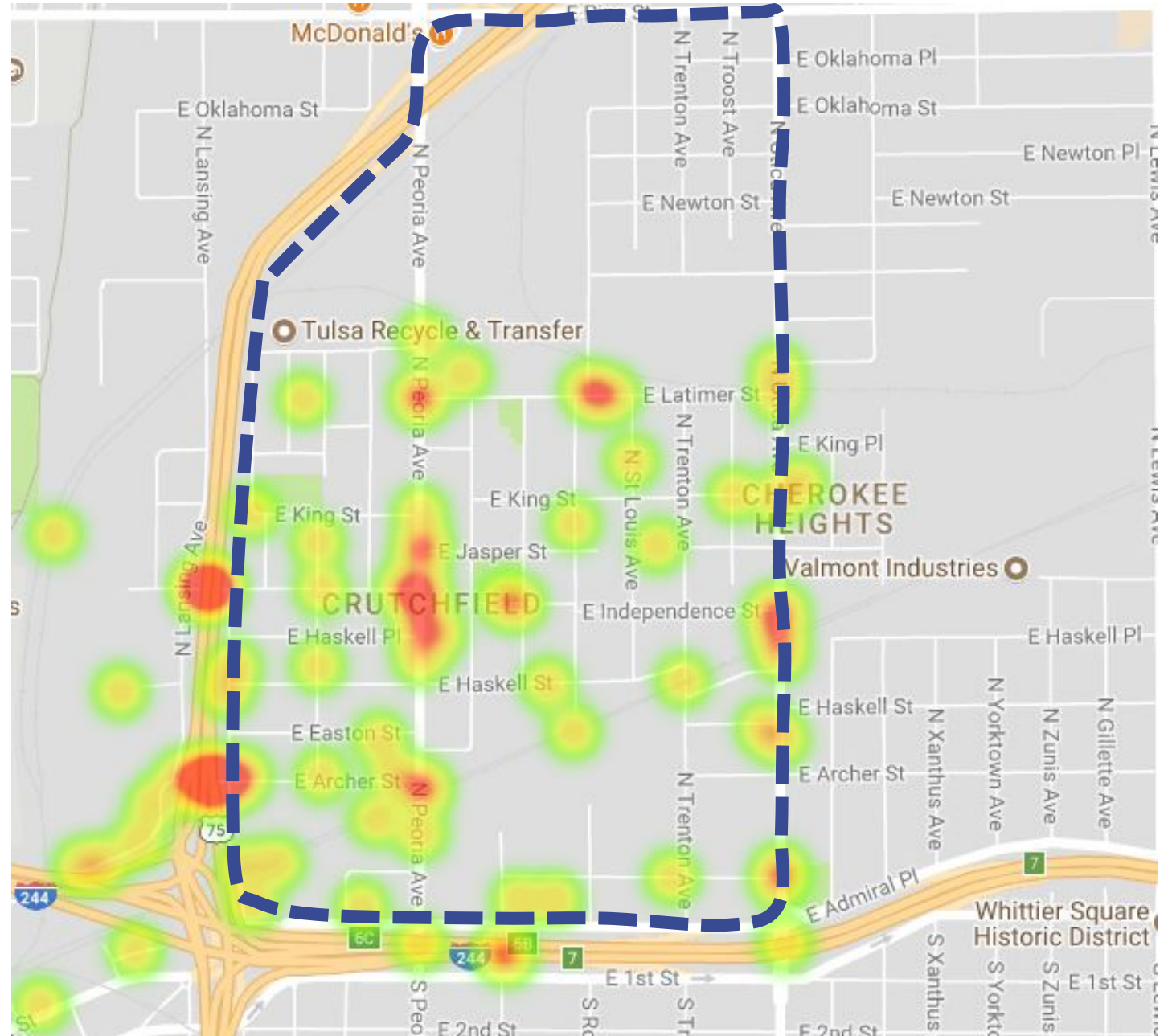
Interest in retail is concentrated along Peoria and Utica.



Roadway Safety (Composite)

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

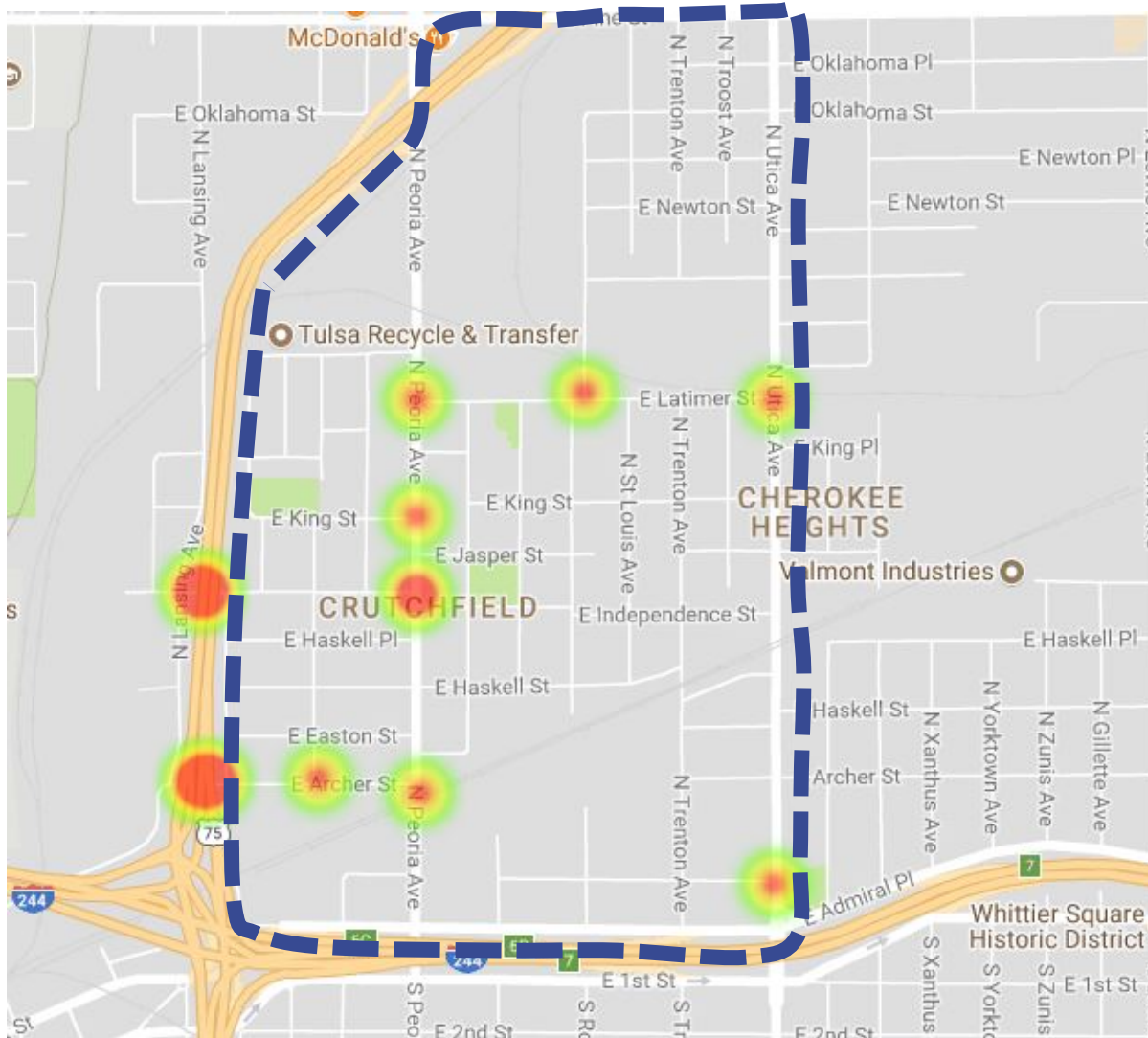
- **Street/Pedestrian Lighting**
- **Safety Improvements**
- **Road Improvements**
- **New Traffic Signals**
- **Crosswalks**
- **Traffic Calming**



Roadway Improvements

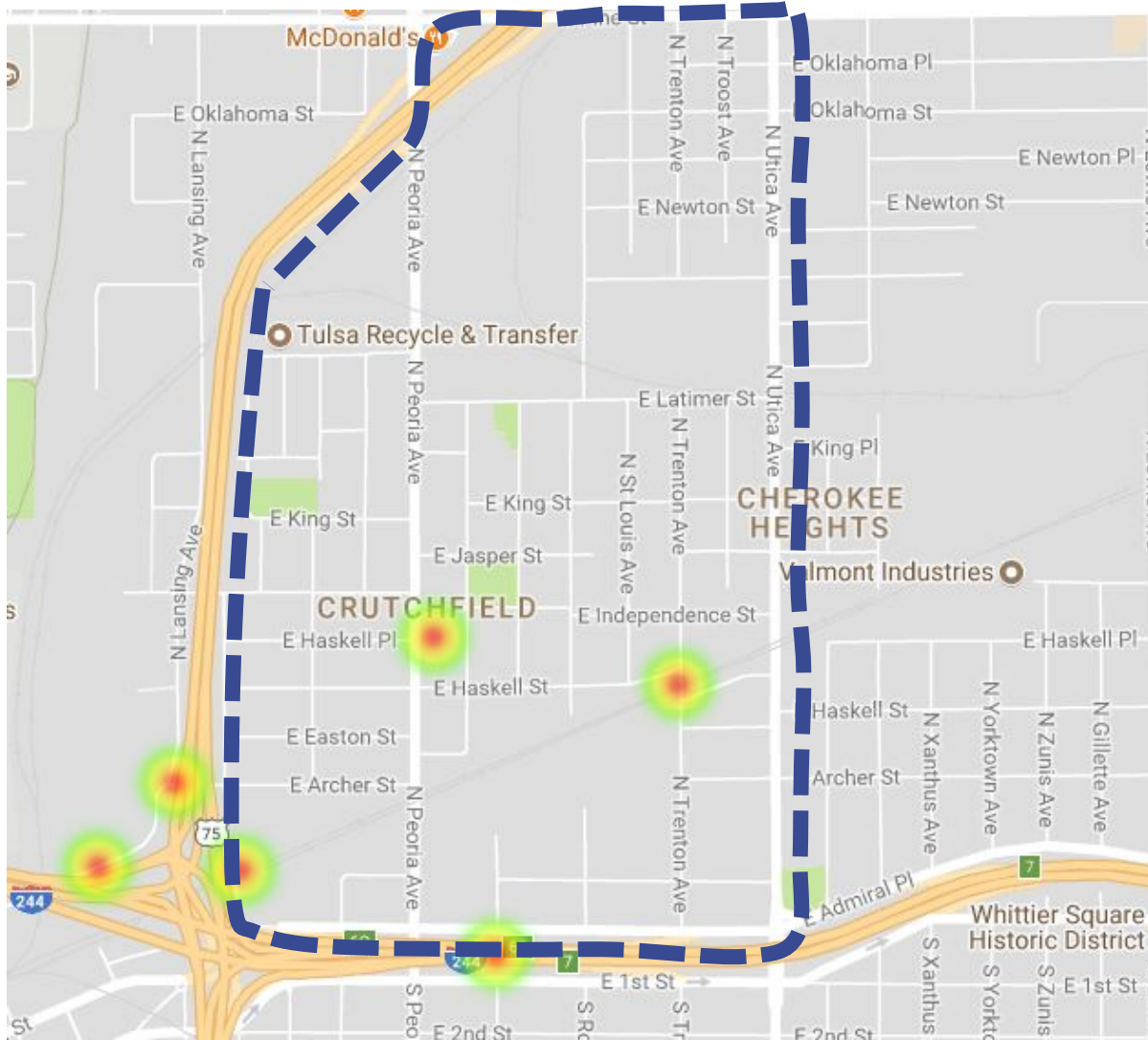
Most comments received
for the intersections of:

- Hwy 75/Independence
- Hwy 75/Archer



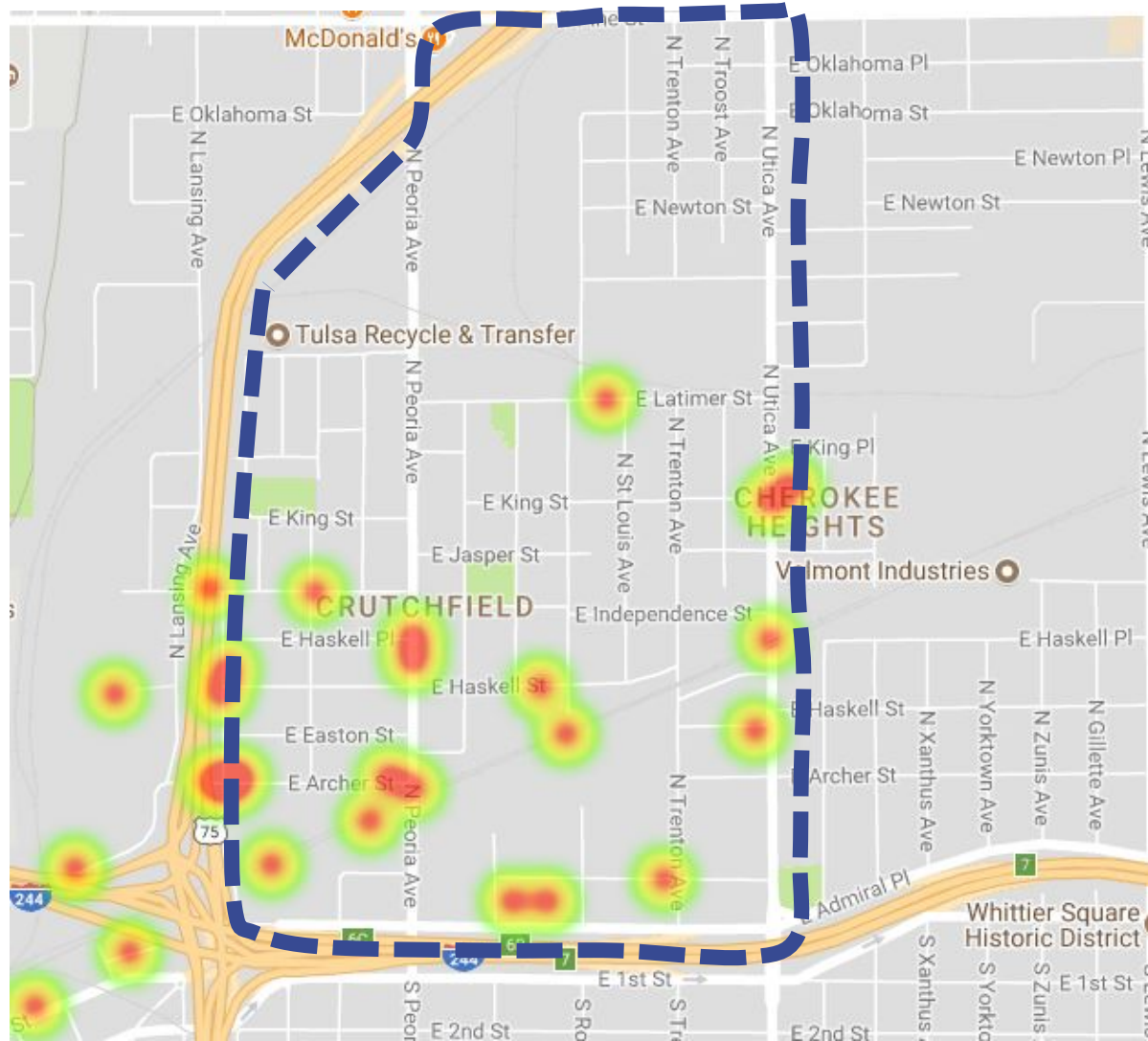
Pedestrian Crosswalks

Pedestrian crosswalks
desired particularly along
routes connection to
downtown.



Pedestrian-Scale Lighting

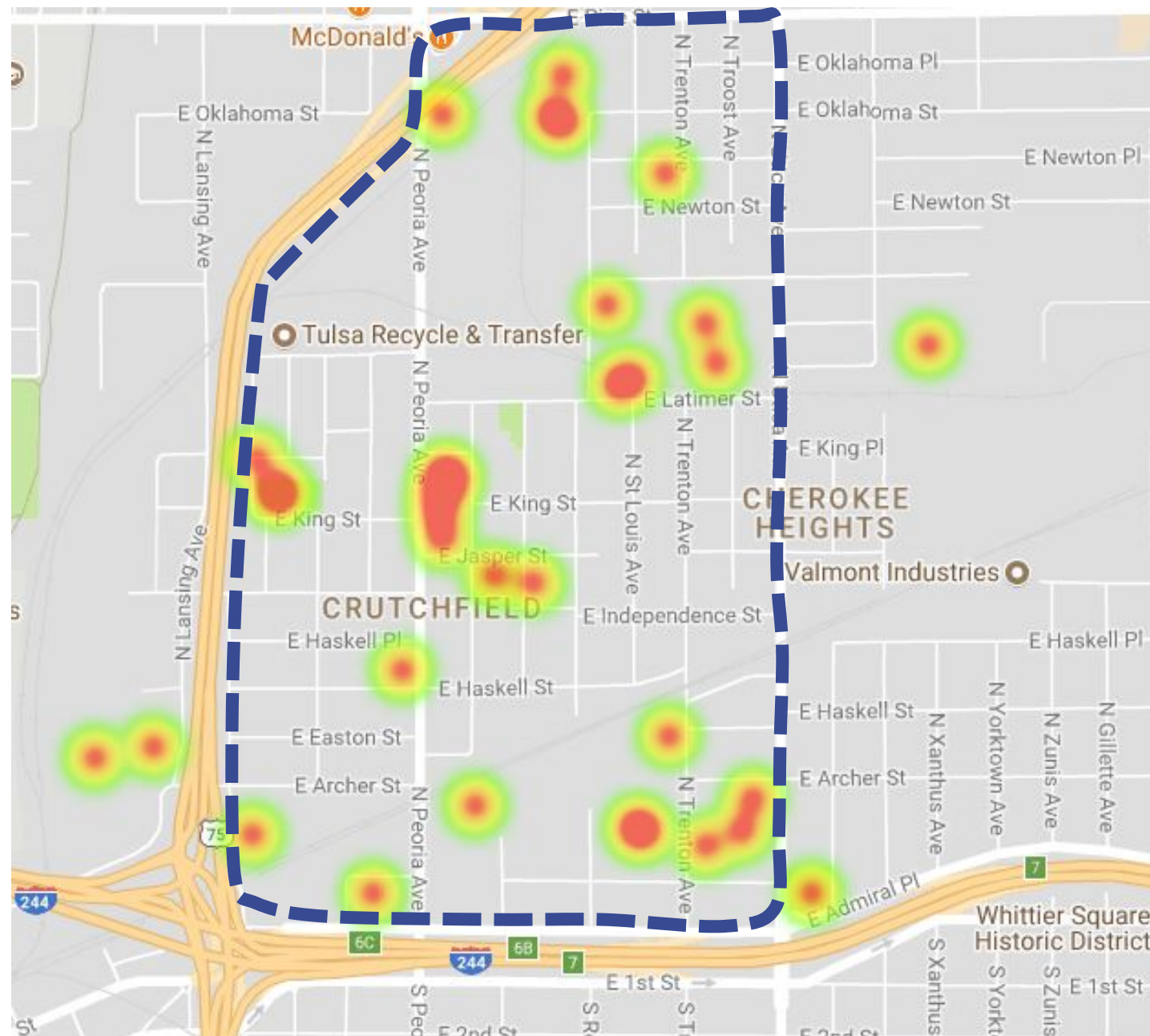
Lighting improvements
desired throughout the
neighborhood.



Community Spaces (Composite)

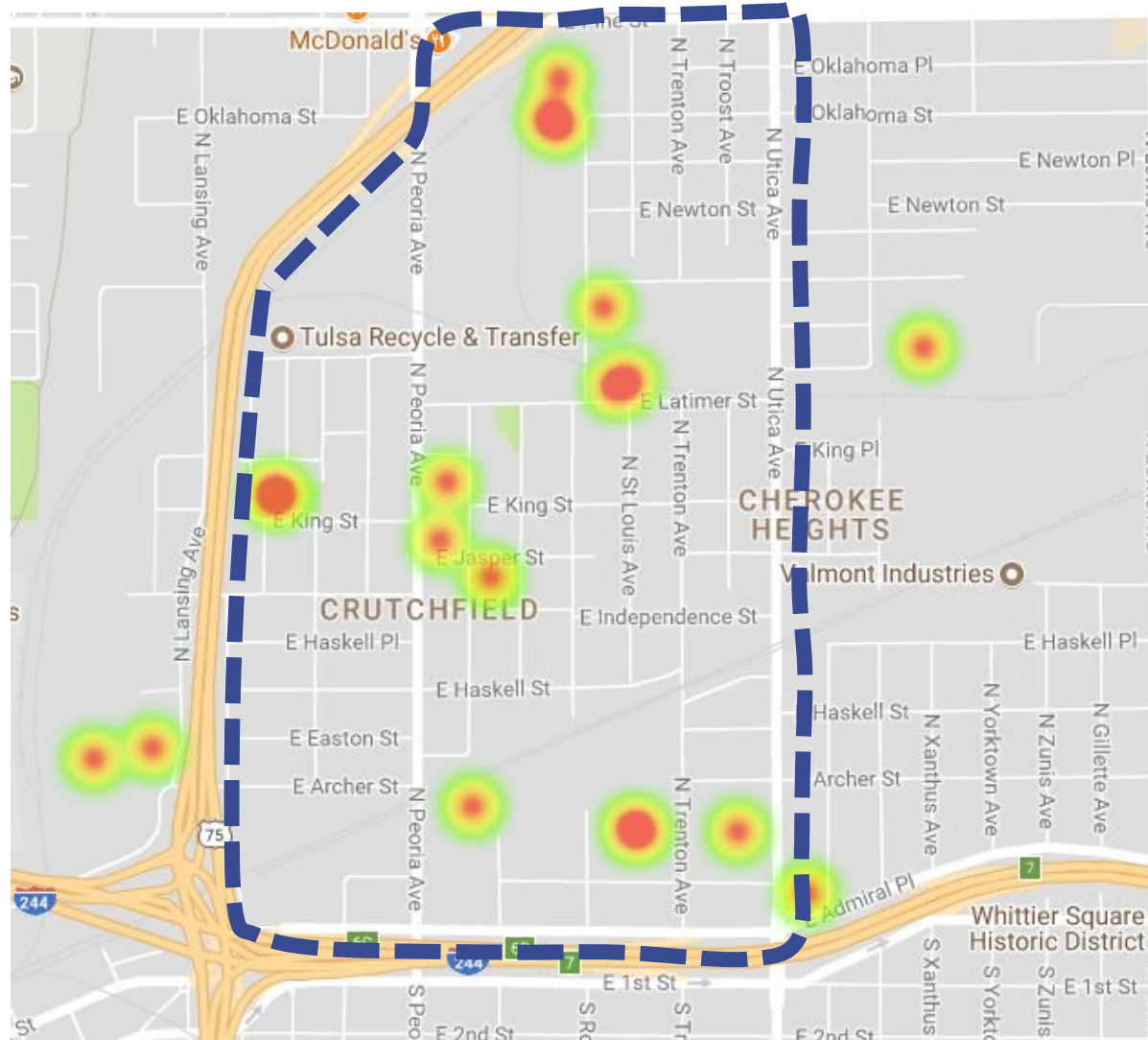
Map includes community desires related to all of the following combined:

- **Historic Preservation**
- **Parks/Open Space**
- **Community Facilities**



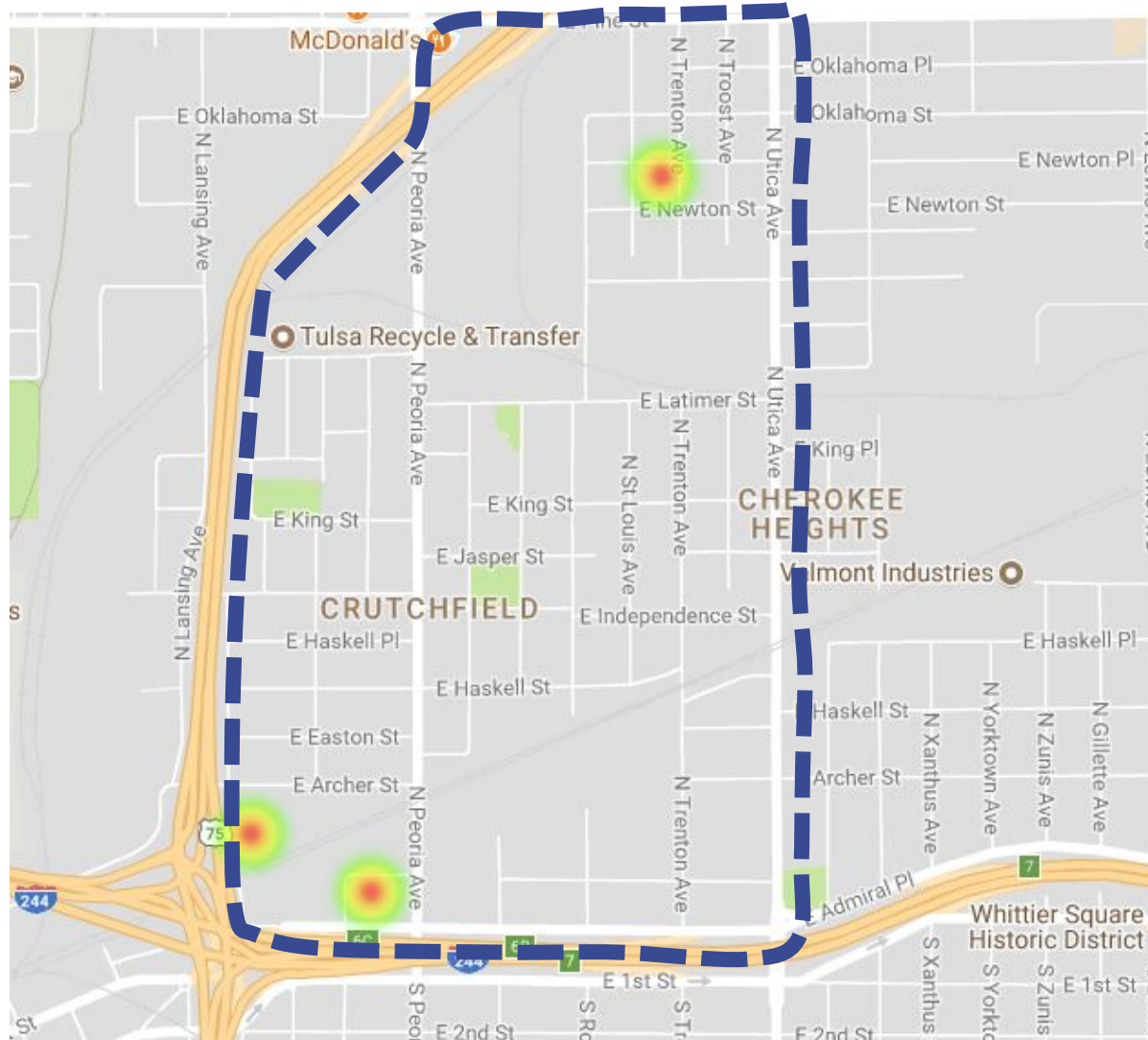
Parks

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

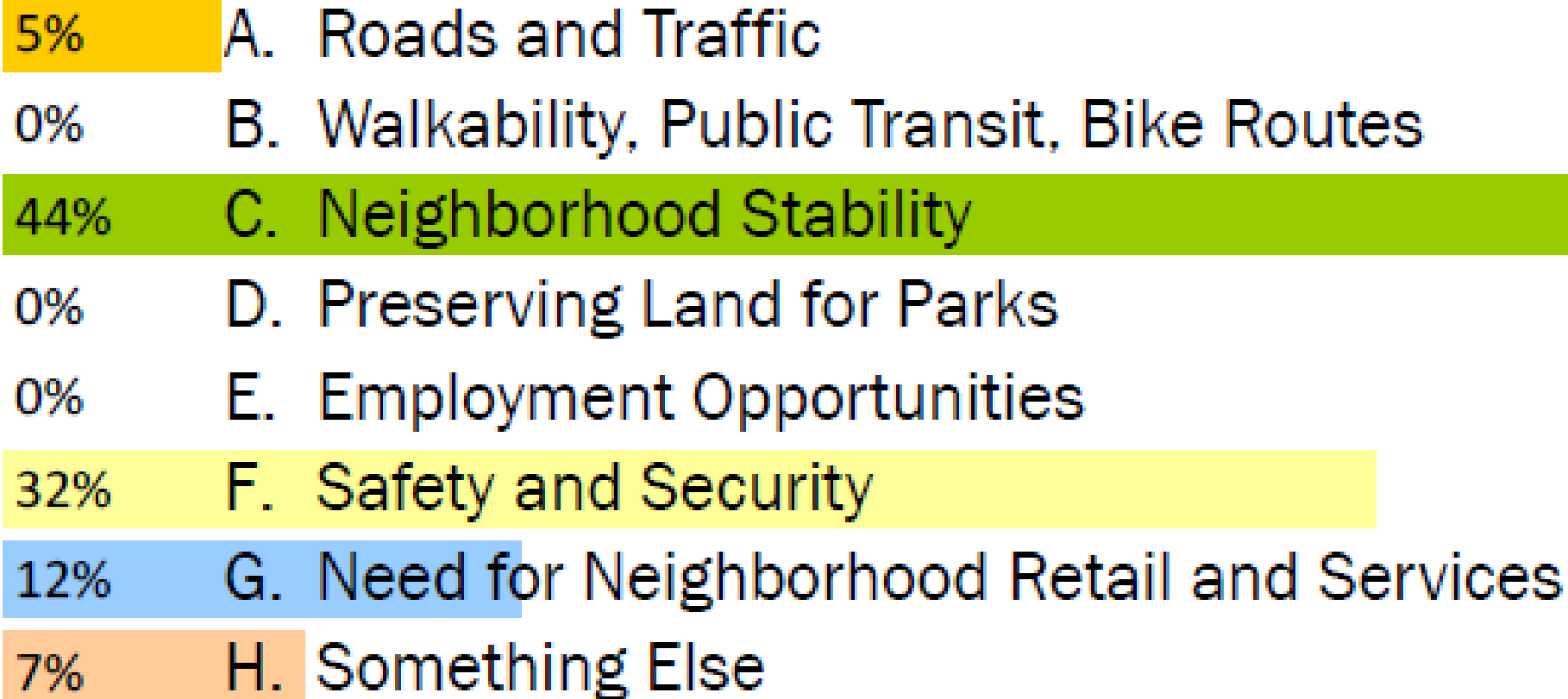


Historic Preservation

Historic preservation opportunities noted south of Archer and North of Newton.



What is Crutchfield's top concern?



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%)
- 2nd Most Important: **Redevelop aging residential areas** (28%)



2004 Neighborhood Master Plan



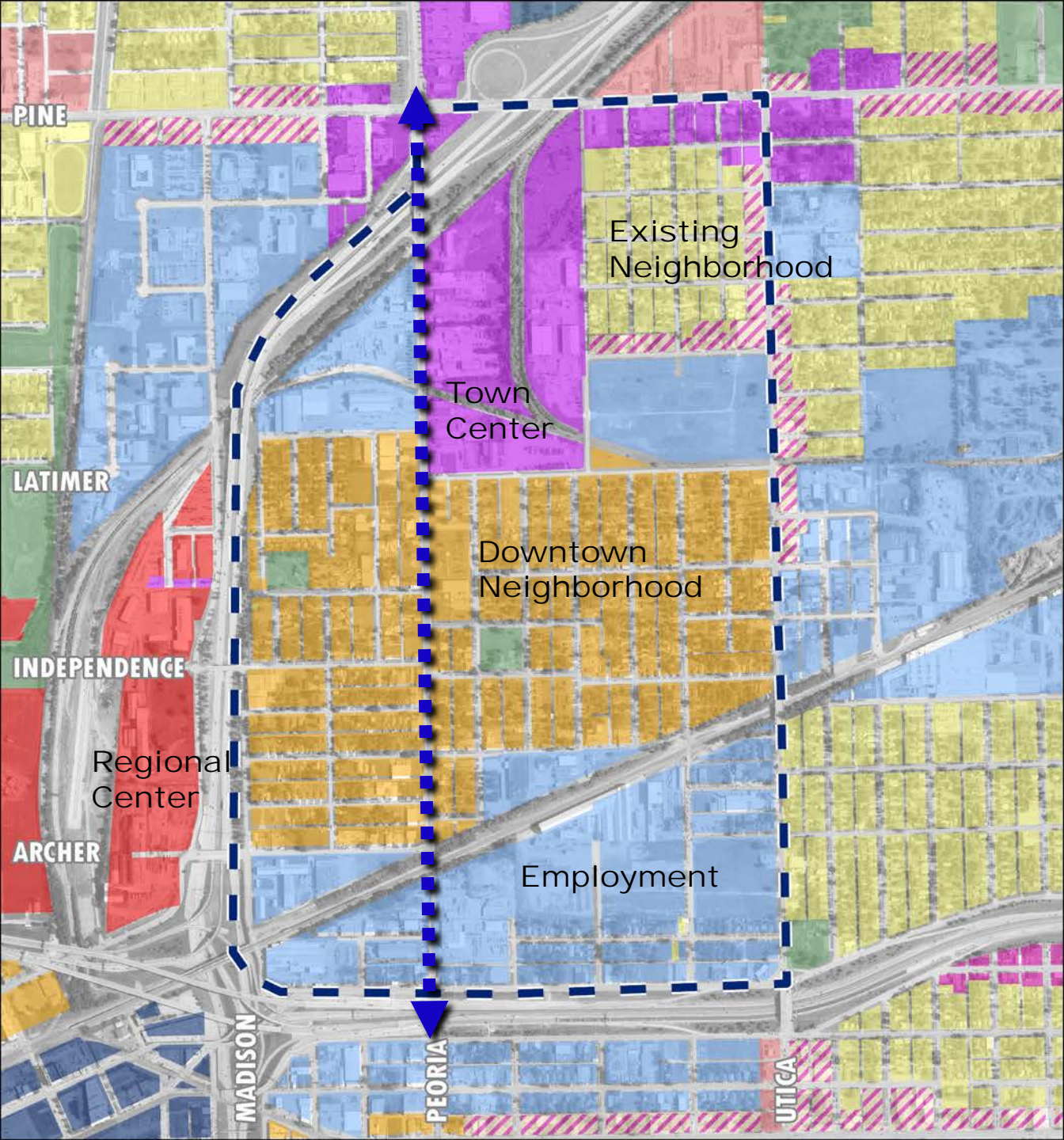
0 250 500 1,000 1,500 Feet

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



PLANiTULSA Future Land Use Map



Crutchfield

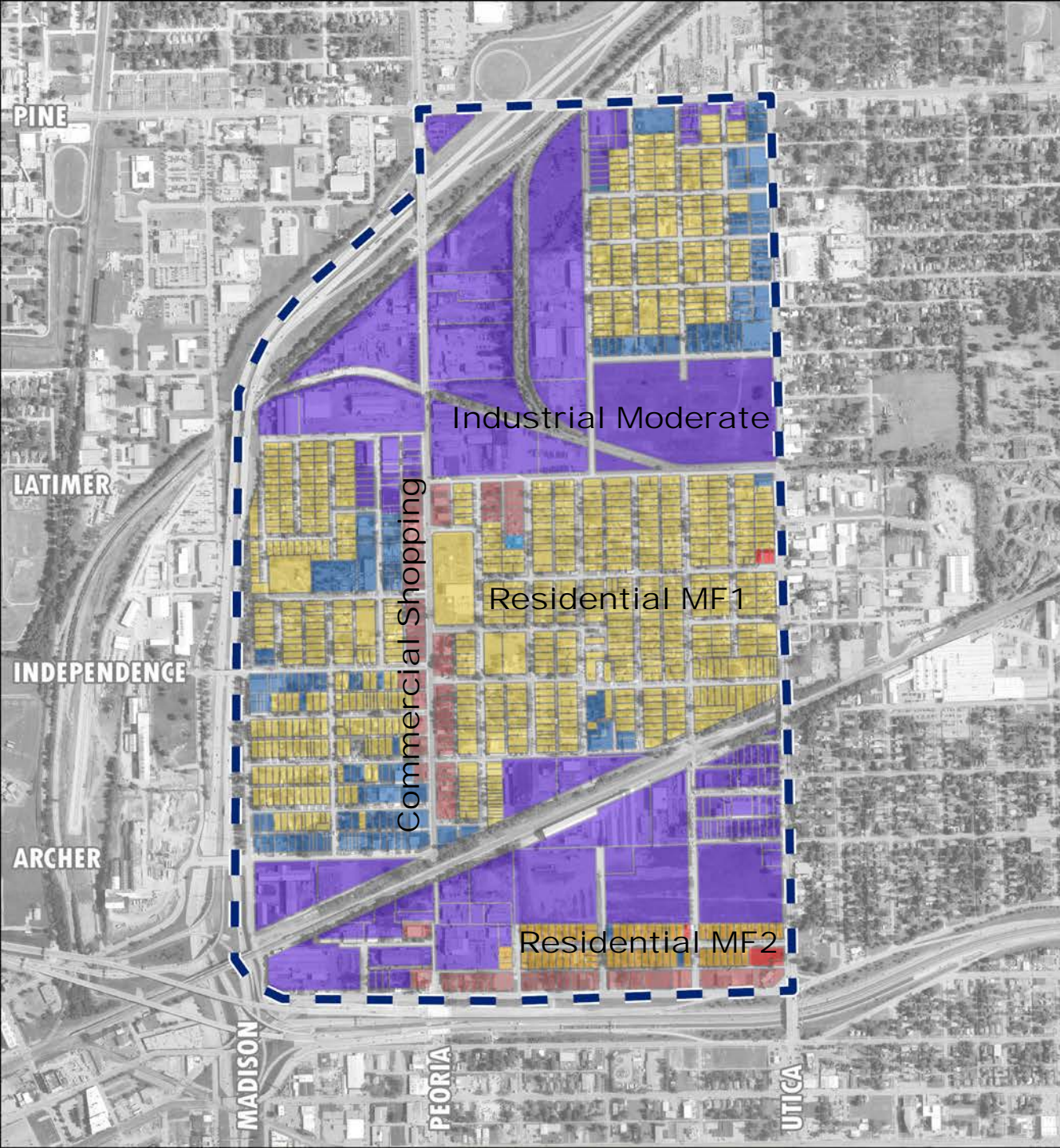
PLANiTULSA Future Land Use

Land Use

- Arkansas River Corridor
- Downtown Neighborhood
- Employment
- Existing Neighborhood
- Main Street
- Mixed-Use Corridor
- Neighborhood Center
- New Neighborhood
- Park and Open Space
- Regional Center
- Town Center

0 250 500 1,000 1,500 Feet

Zoning



Crutchfield

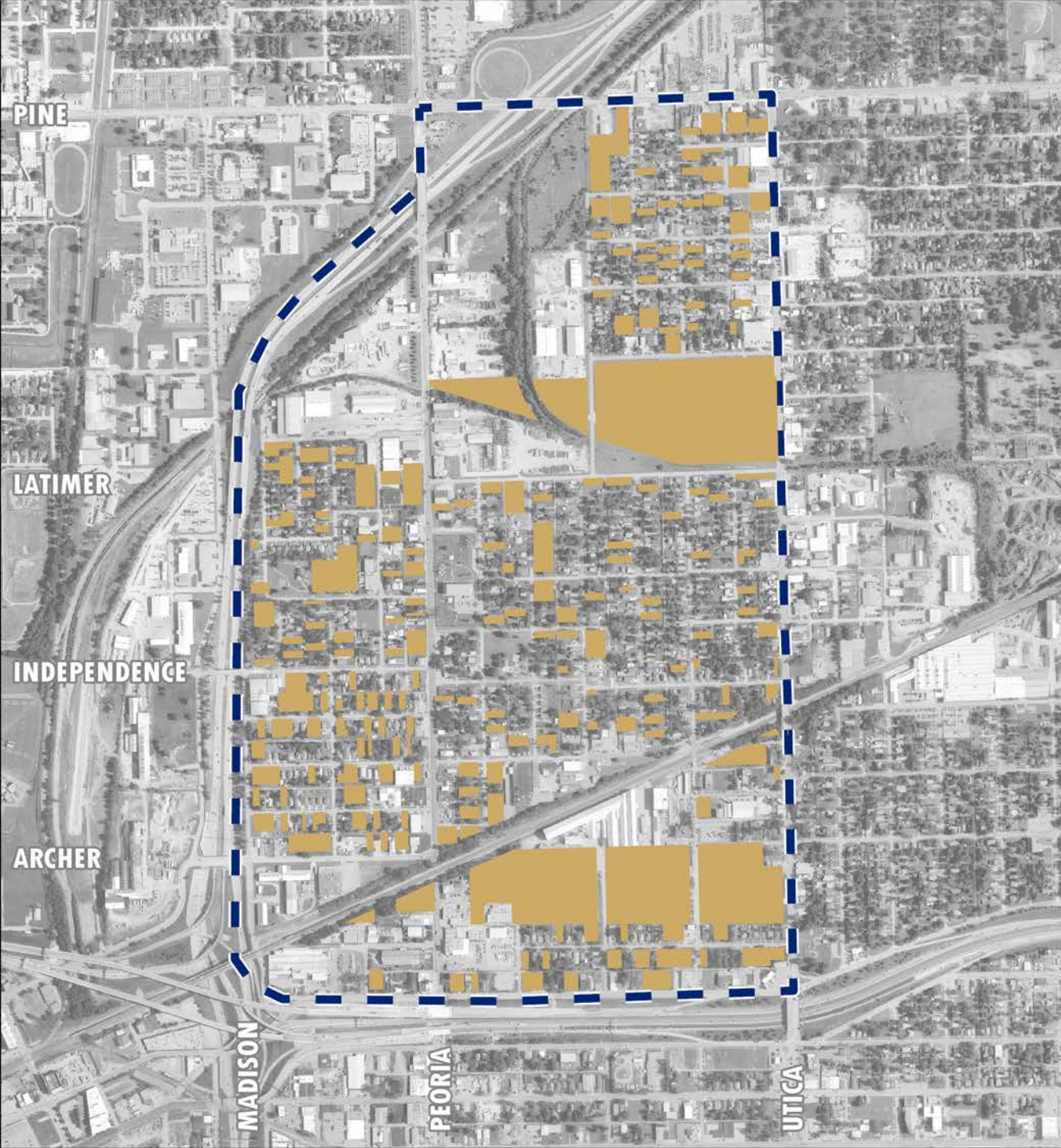
Crutchfield Zoning

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

0 250 500 1,000 1,500 Feet

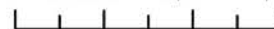
Vacant Property



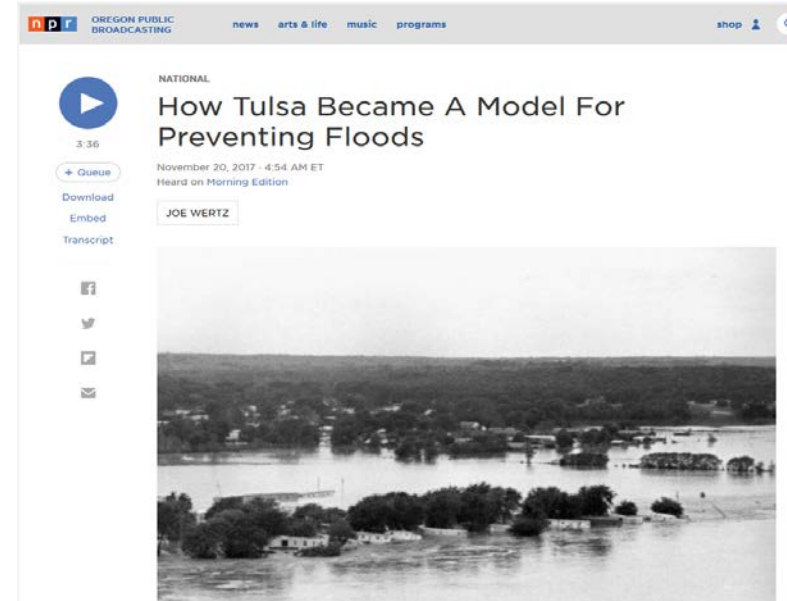
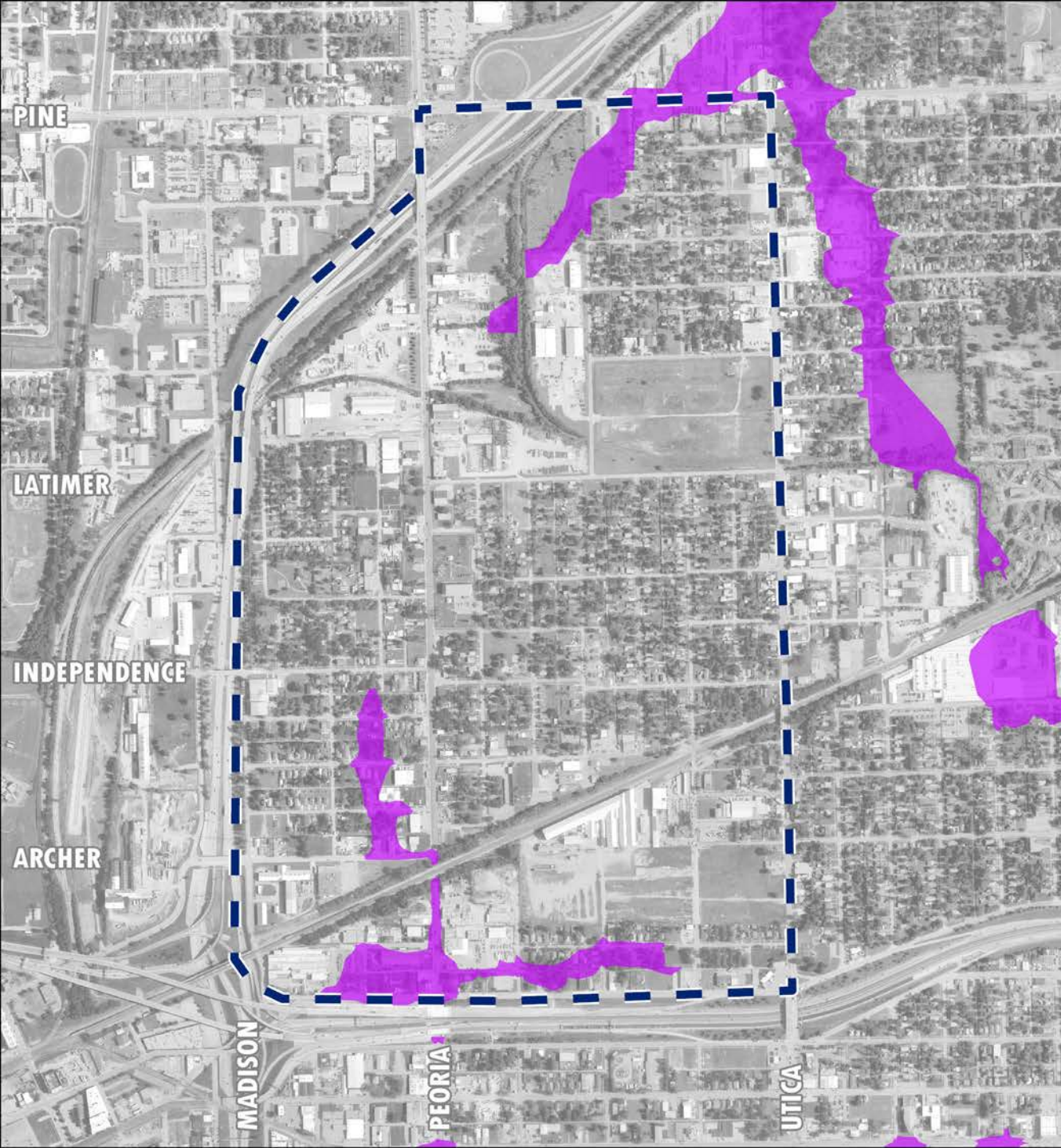
 Crutchfield

 Vacant

0 250 500 1,000 1,500 Feet




Regulatory Floodplain

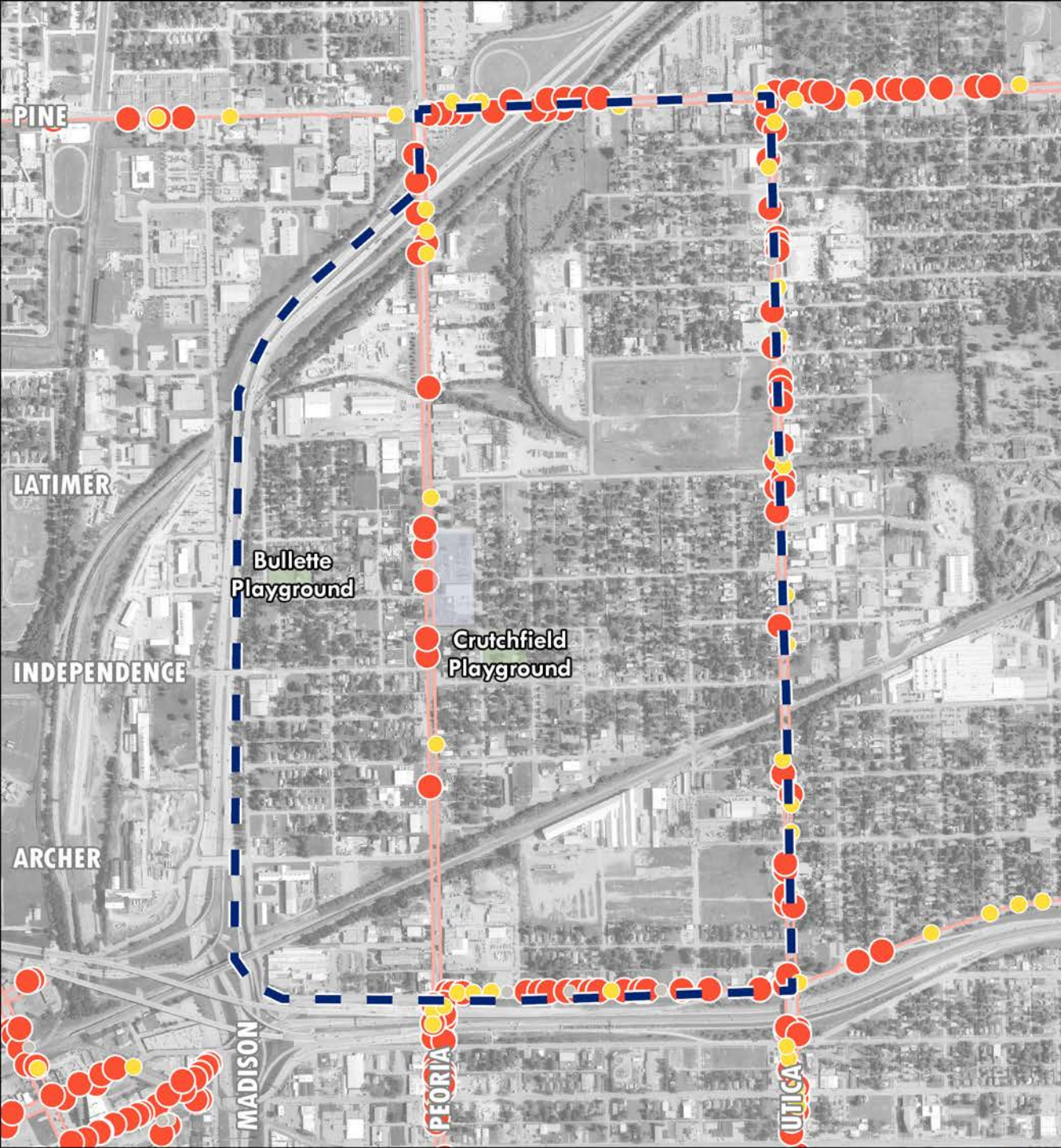


 Crutchfield

Floodplain 2016

 Regulatory Floodplain

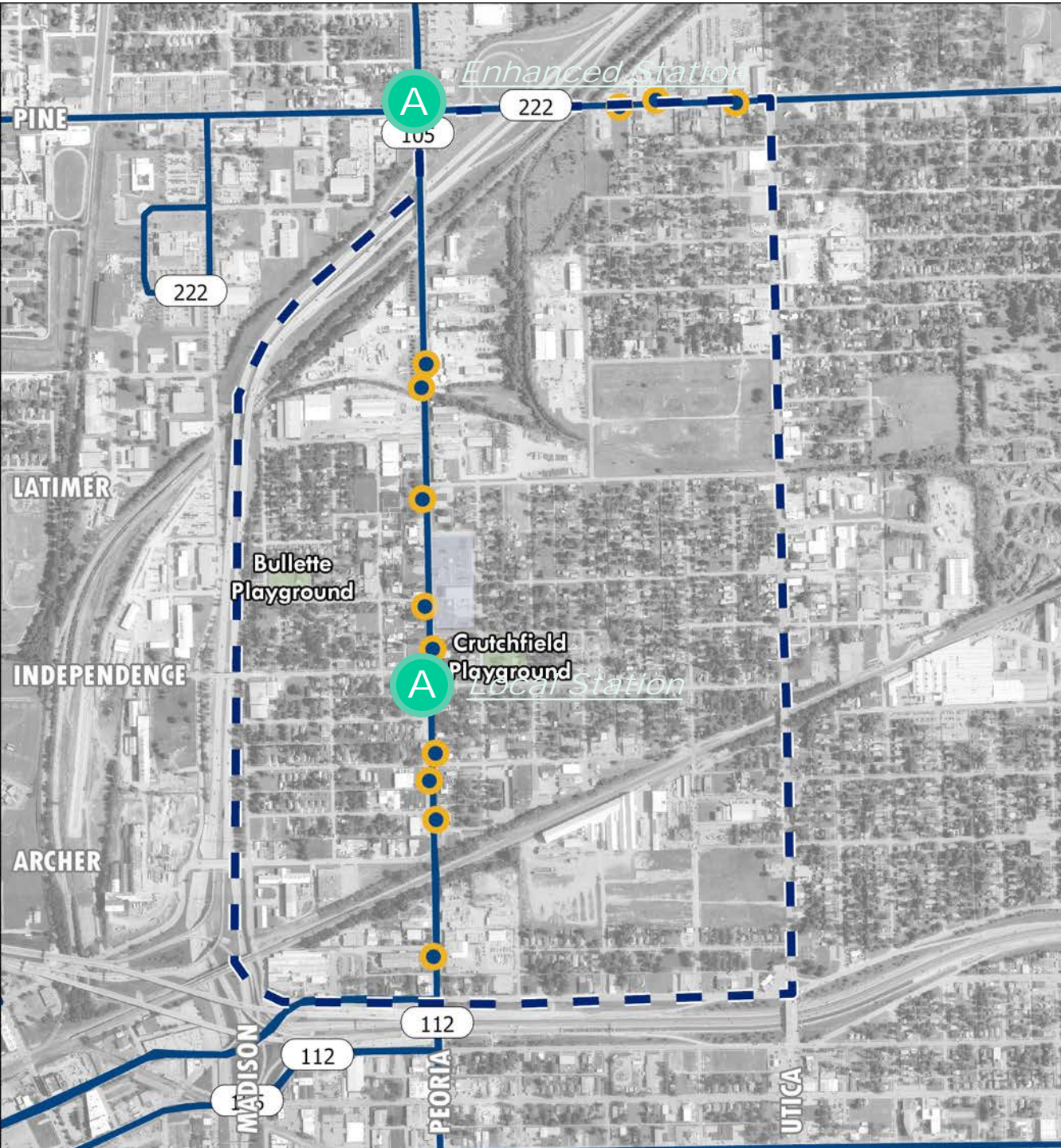
0 250 500 1,000 1,500 Feet




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


 AERO BRT Stop


 Crutchfield

 Park

 School Property

 Bus

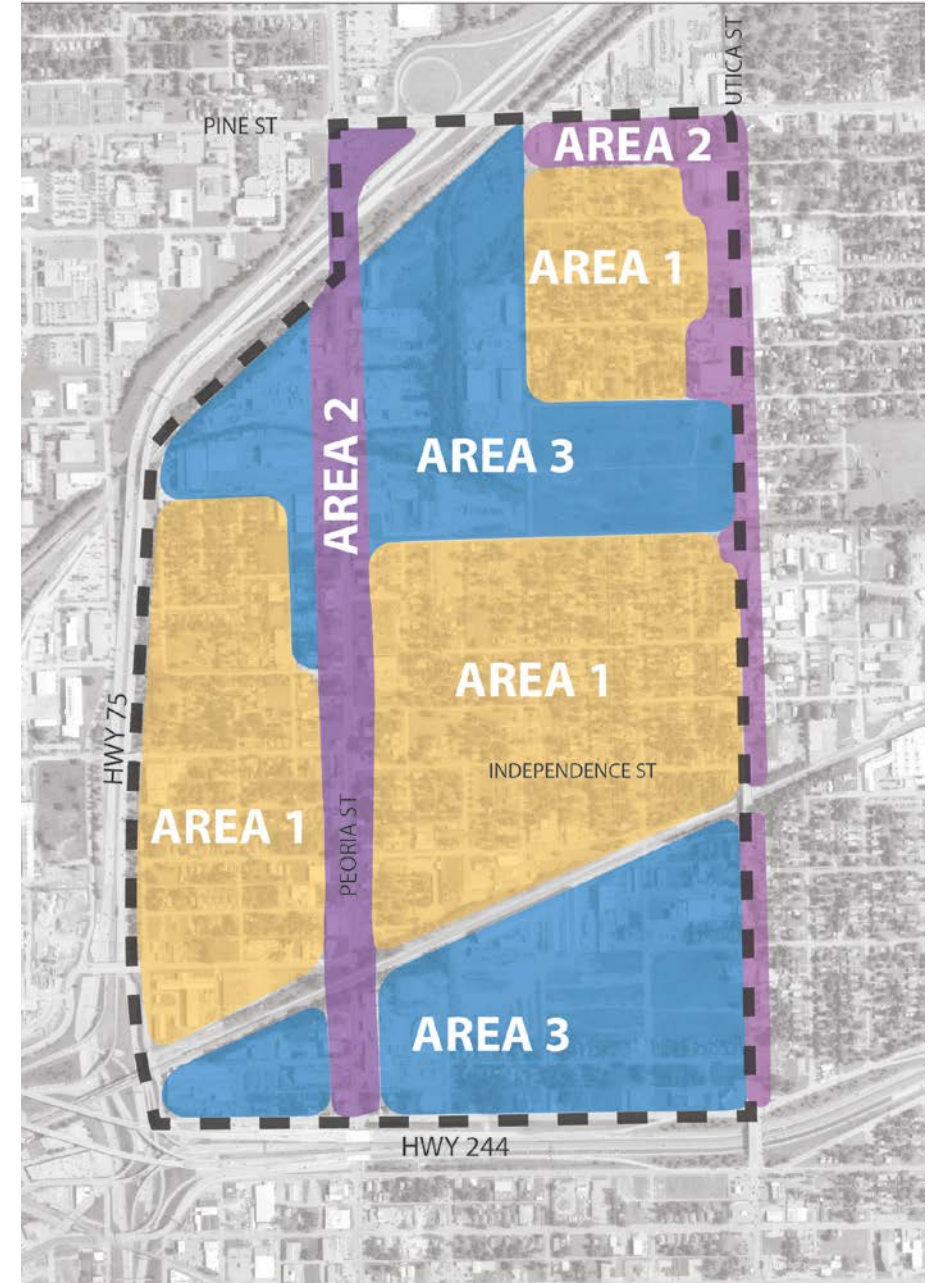
 Bus Stop

0 250 500 1,000 1,500 Feet




Sector Plan Investment Areas

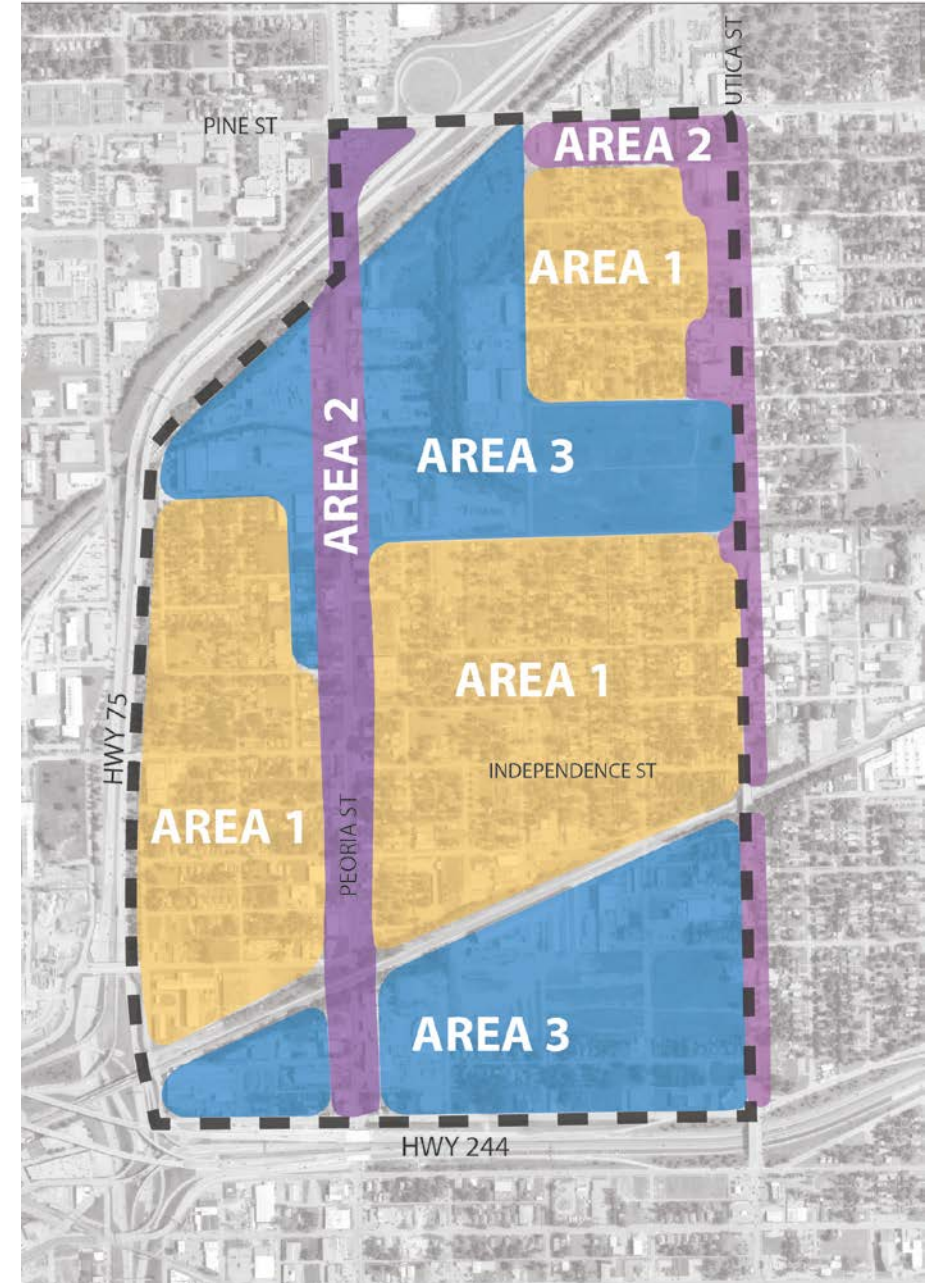
- Area 1 – Neighborhood Stabilization and Infill
- Area 2 – Corridor Improvements
- Area 3 – Employment



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



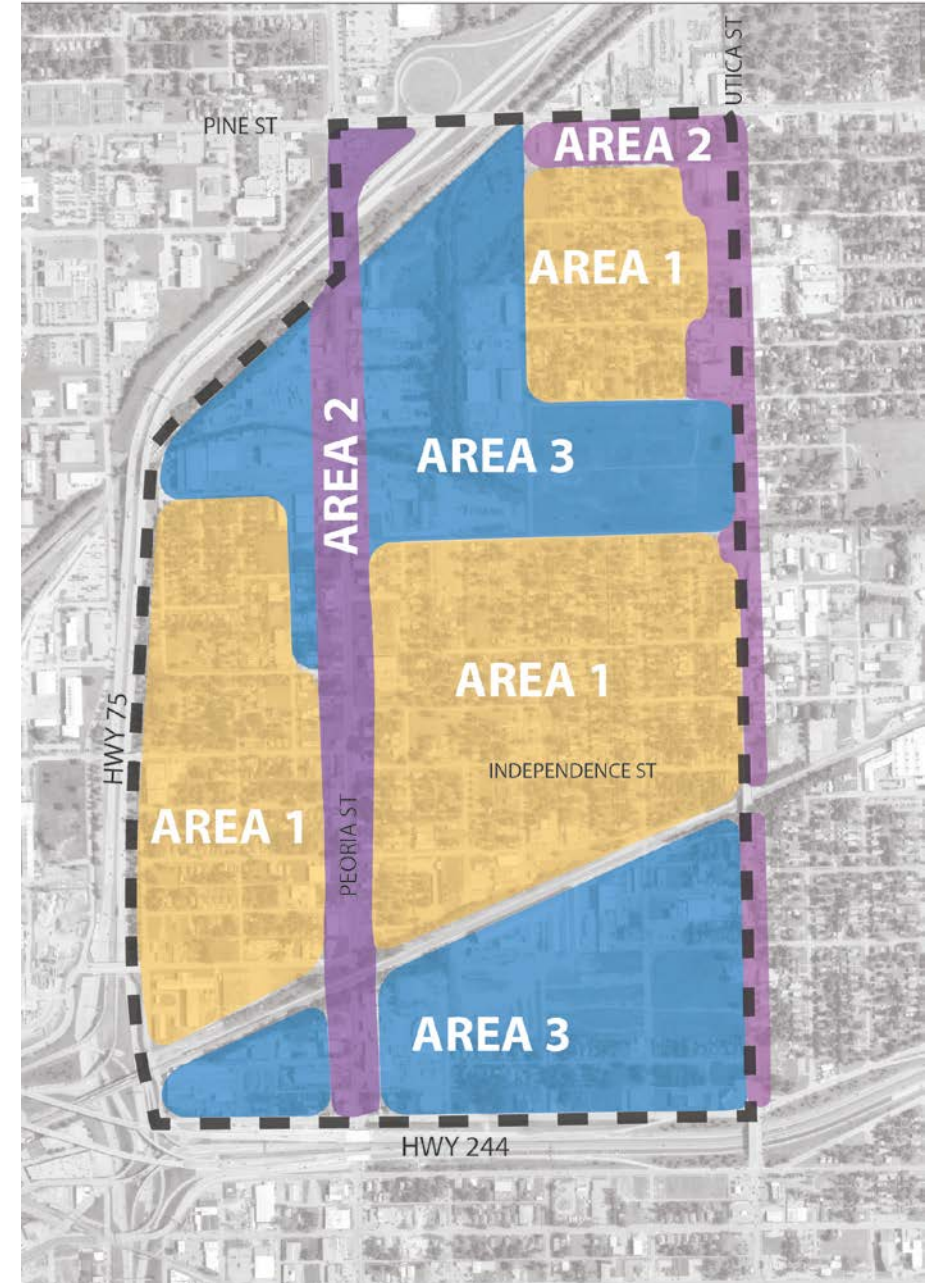
Neighborhood Standards – Open Space



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

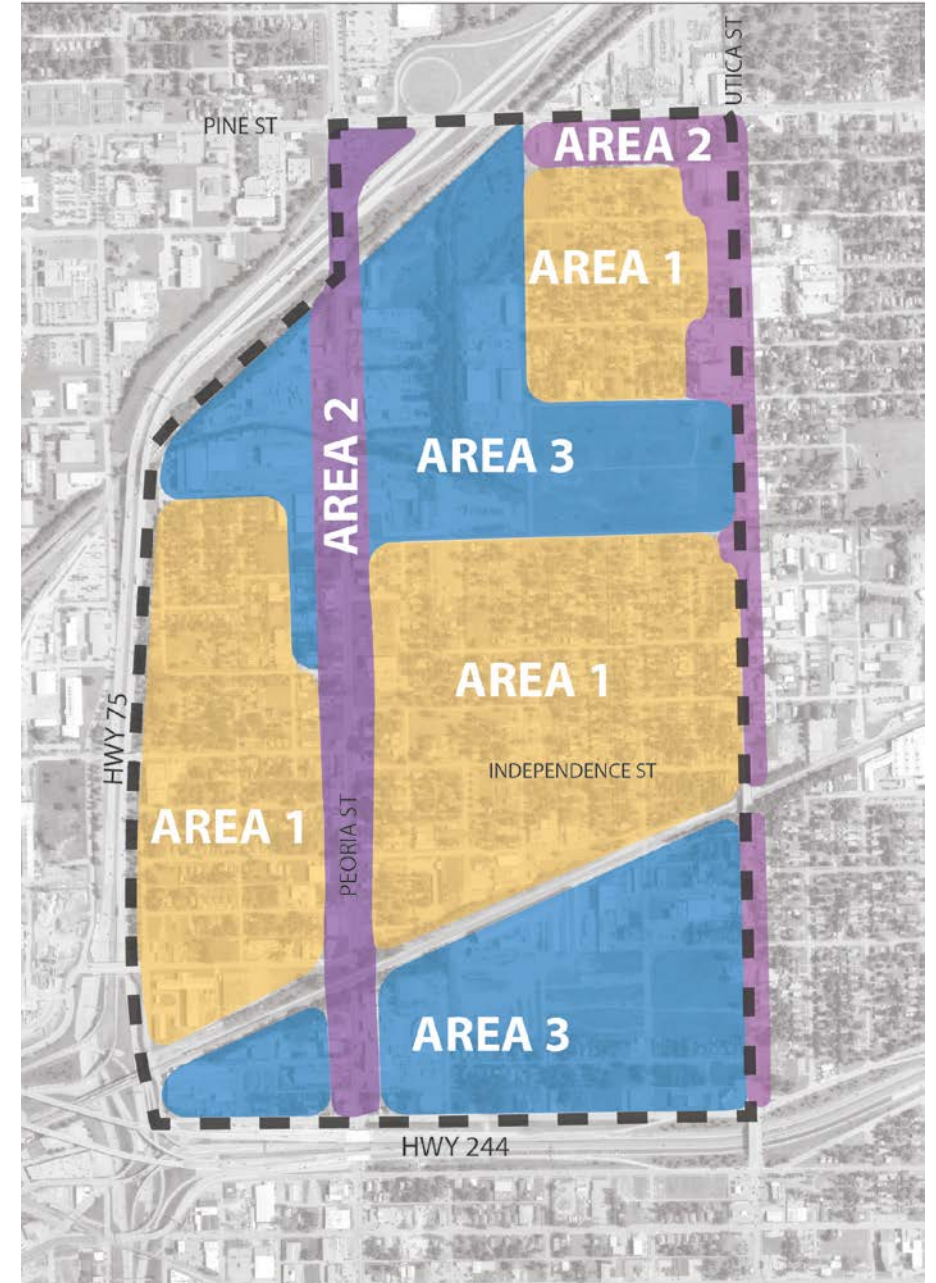


INDUSTRIAL INTO BAR/RESTAURANT

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.

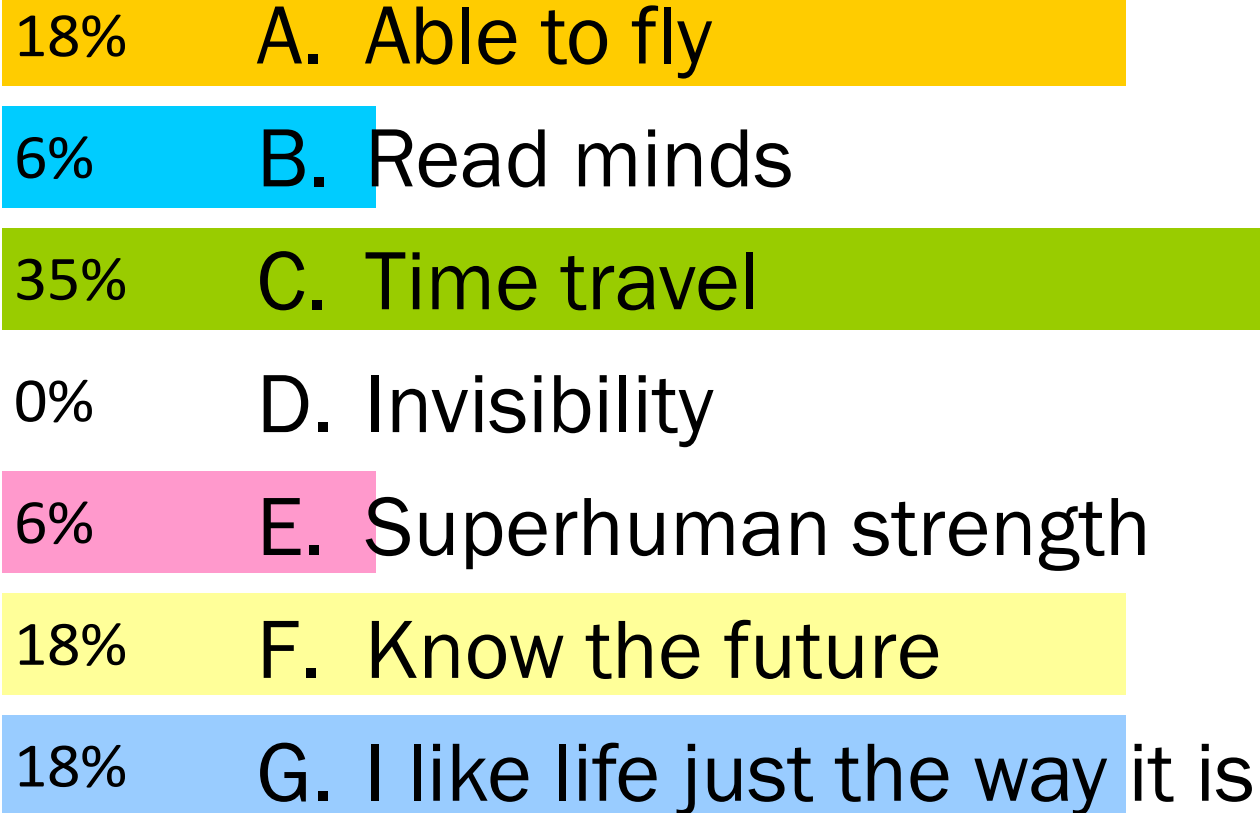


Instant polling

- 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?



What is your gender?

47% A. Female

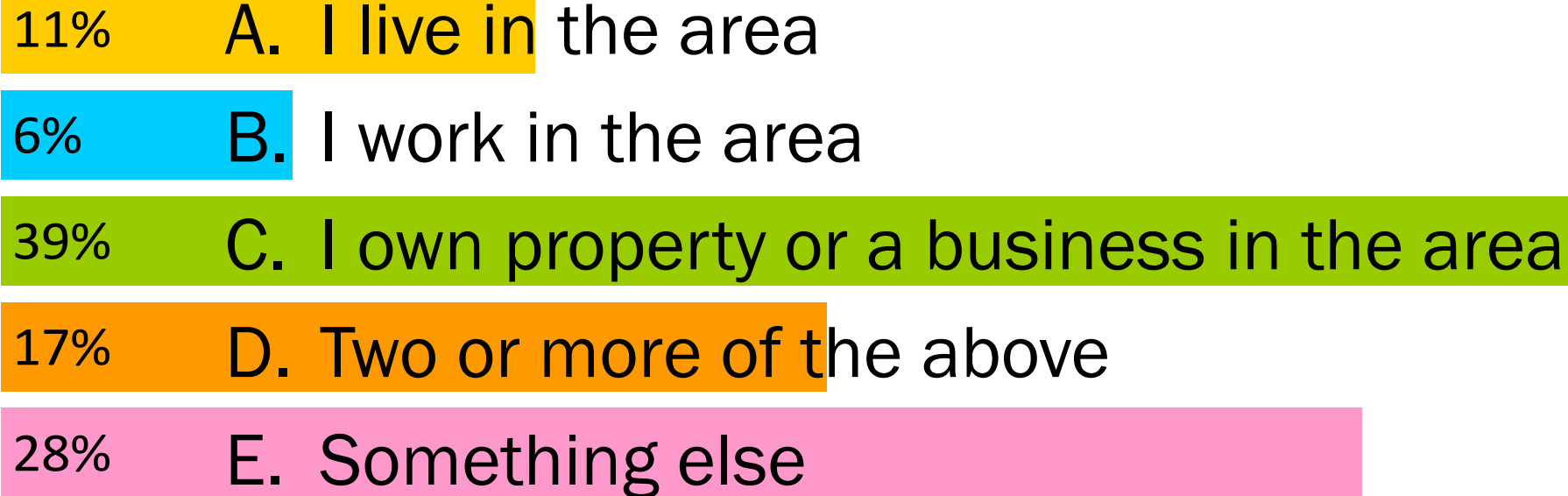
47% B. Male

6% C. Rather not say

How old are you?



What is your connection to Crutchfield?

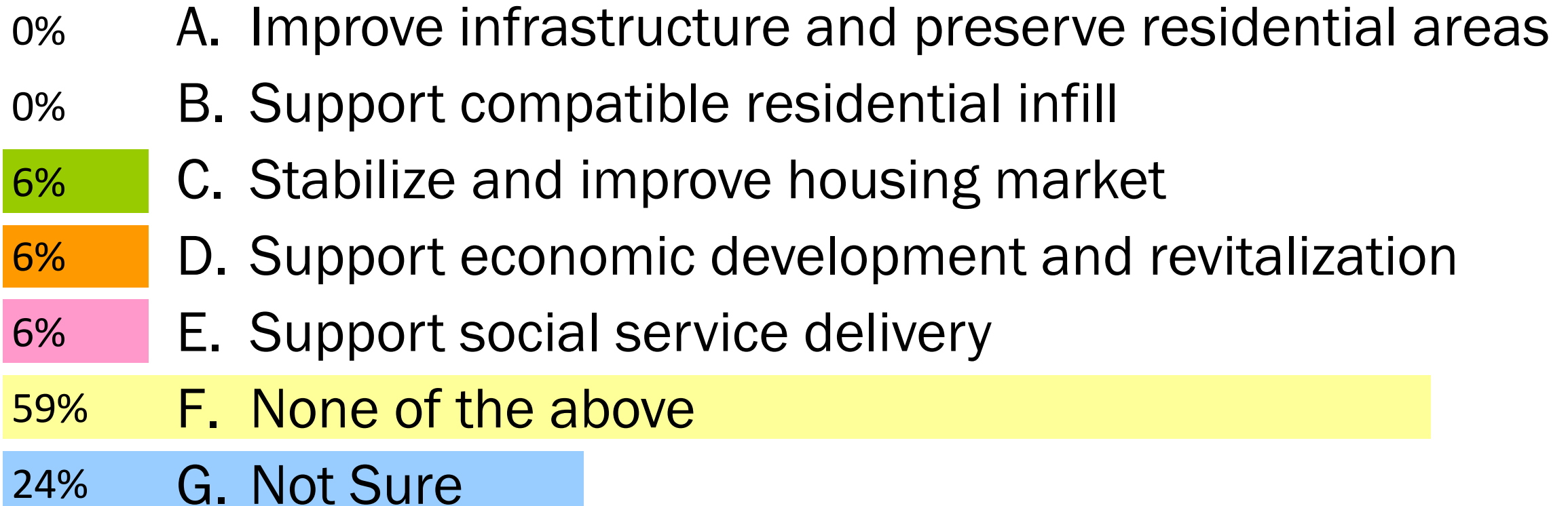


2004 Plan Goals and Objectives

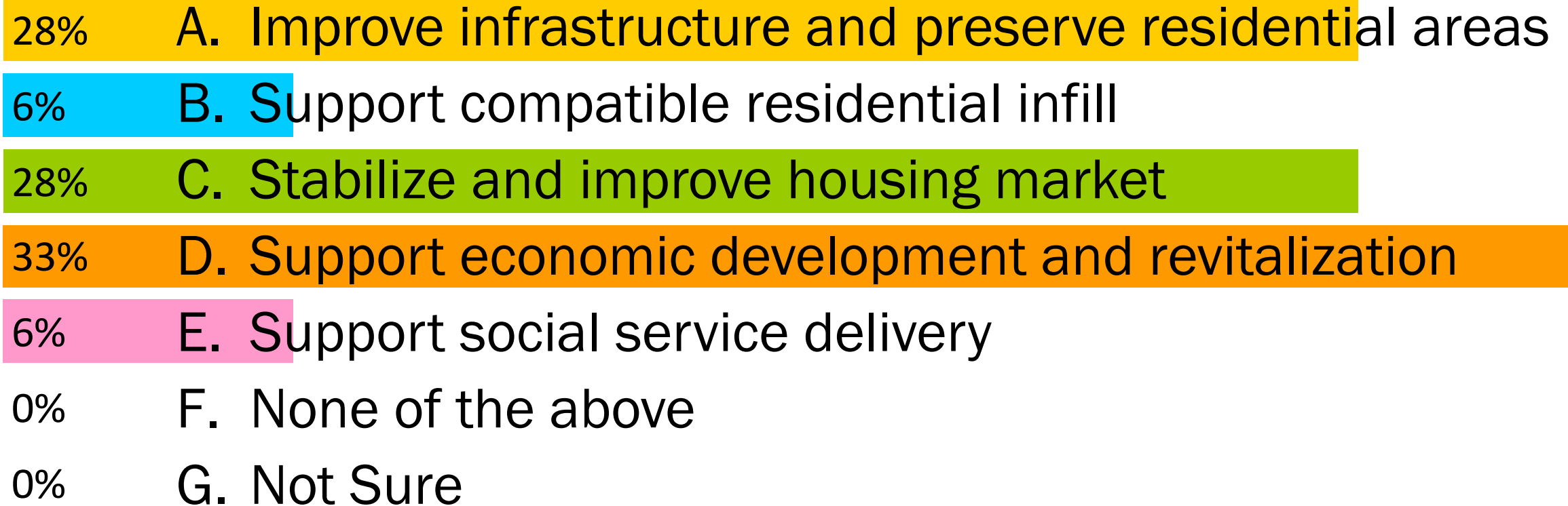
1. Improve neighborhood infrastructure and preserve existing residential areas
2. Support compatible residential infill
3. Stabilize and improve the housing market
4. Support economic development, commercial revitalization, and employment
5. Support social service delivery



Of the 2004 Plan Goals, which has been implemented most completely?



Of the 2004 Plan Goals, which still needs the most attention going forward?



Infill Housing Options

ADU – Guest Cottage, Alley Home



Duplex



Skinny Homes



Cottage Housing



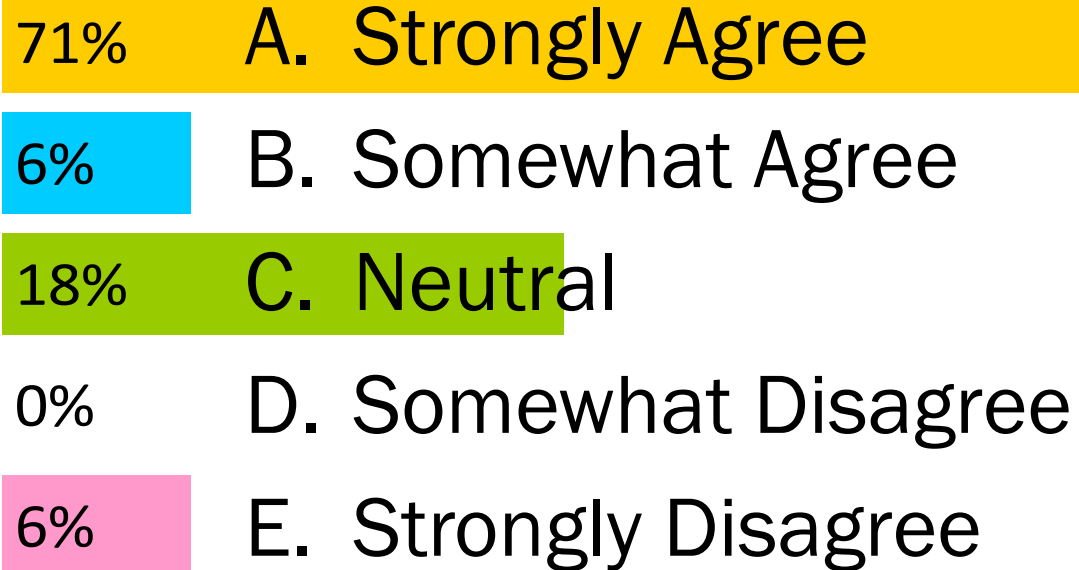
Townhouses



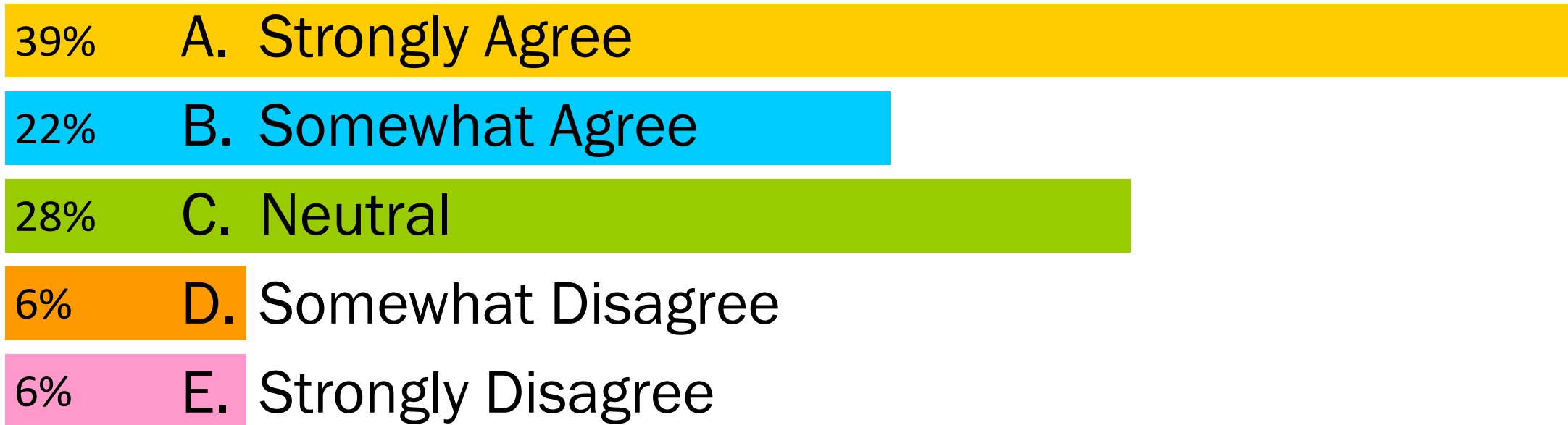
Small Lot Single Family



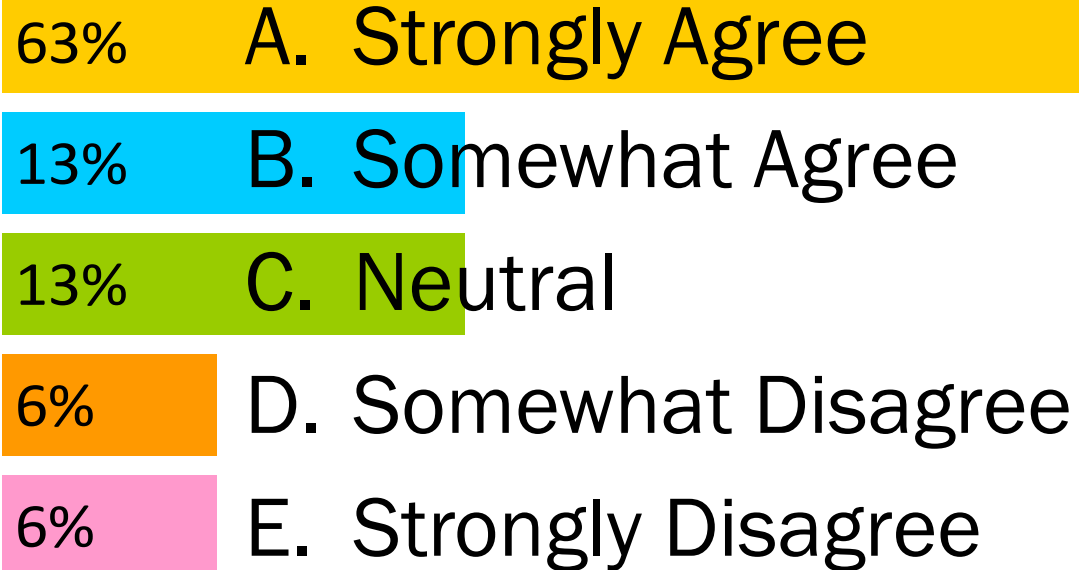
SMALL SCALE SINGLE FAMILY housing has a place in Crutchfield.



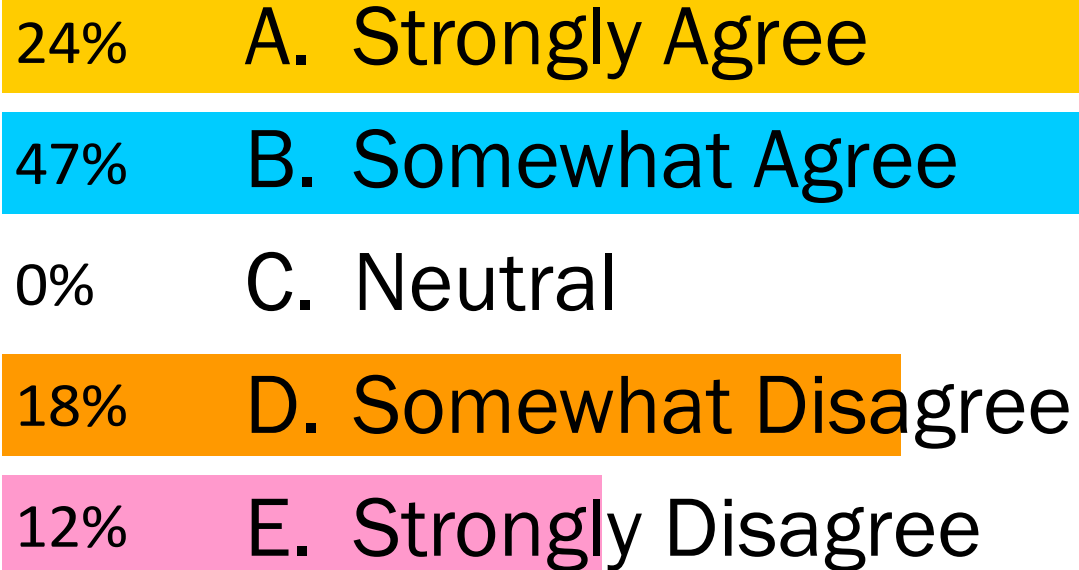
TOWNHOMES or ROWHOUSES have a place in Crutchfield.



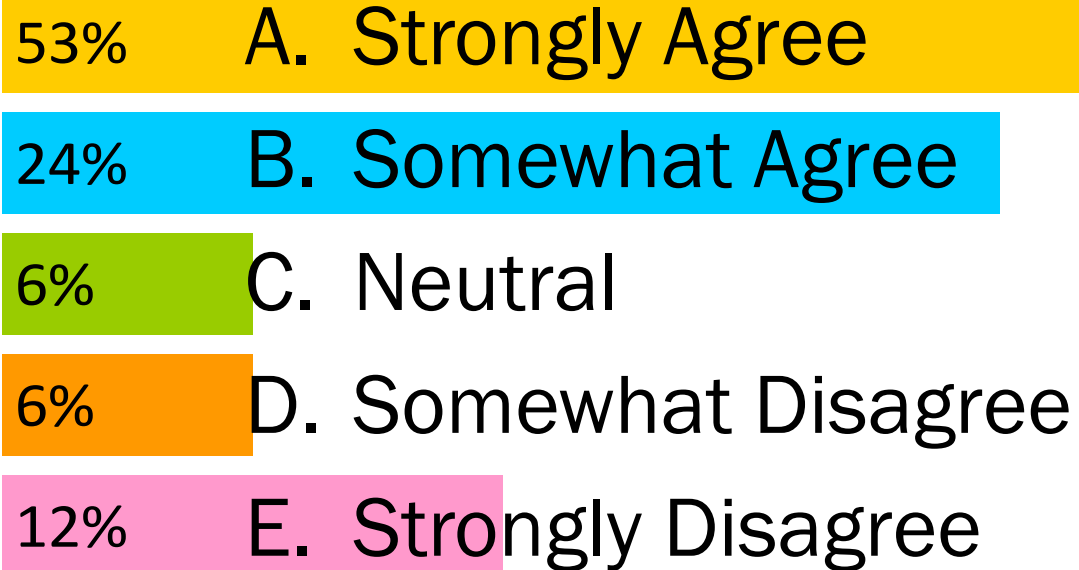
NARROW LOT HOMES have a place in Crutchfield.



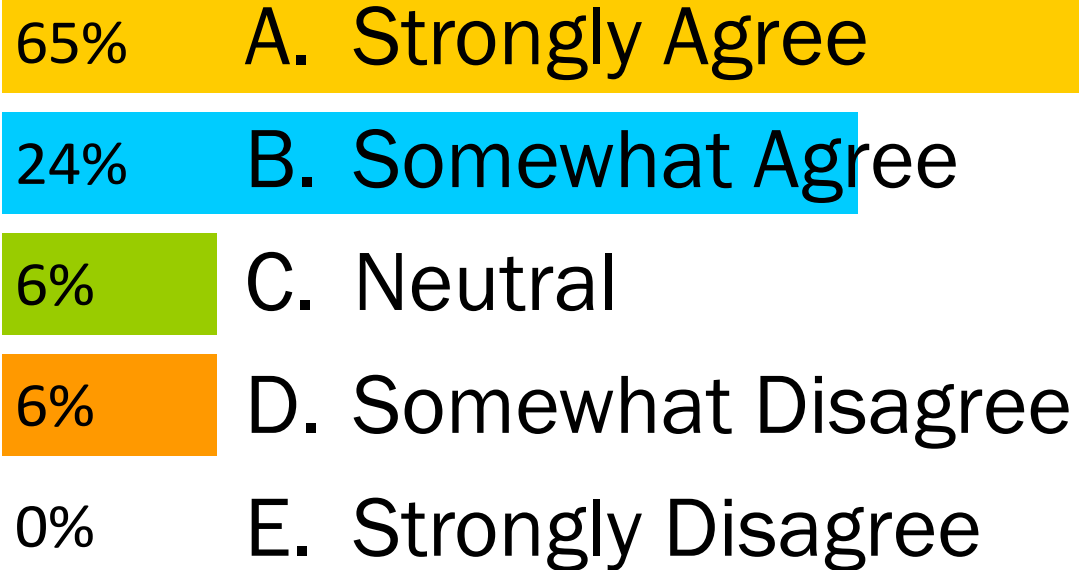
DUPLEX housing has a place in Crutchfield.



ACCESSORY UNIT (Alley Home, Guest Flat) housing has a place in Crutchfield.



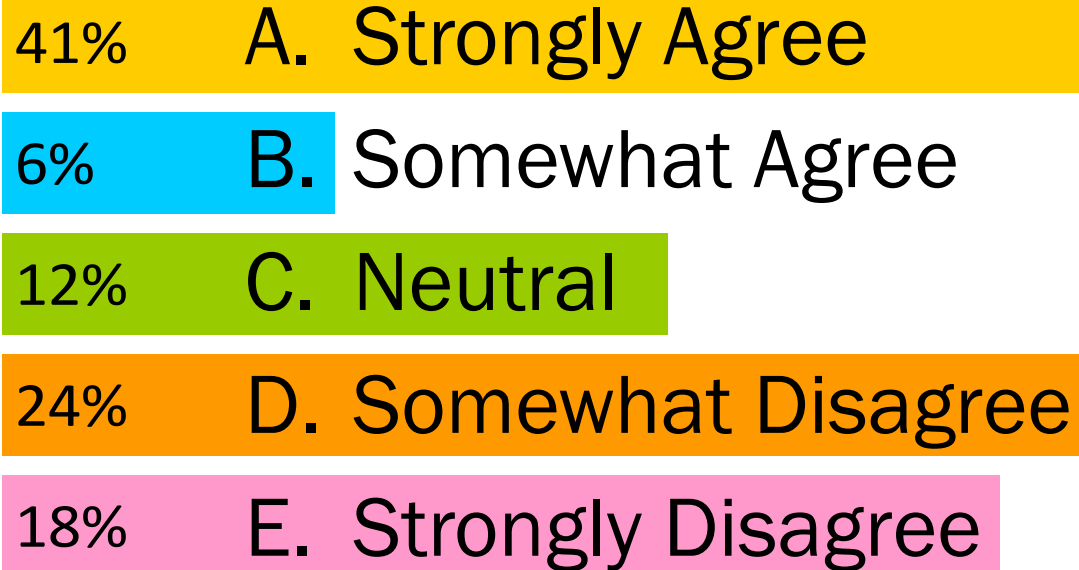
LIVE-WORK housing has a place in Crutchfield.



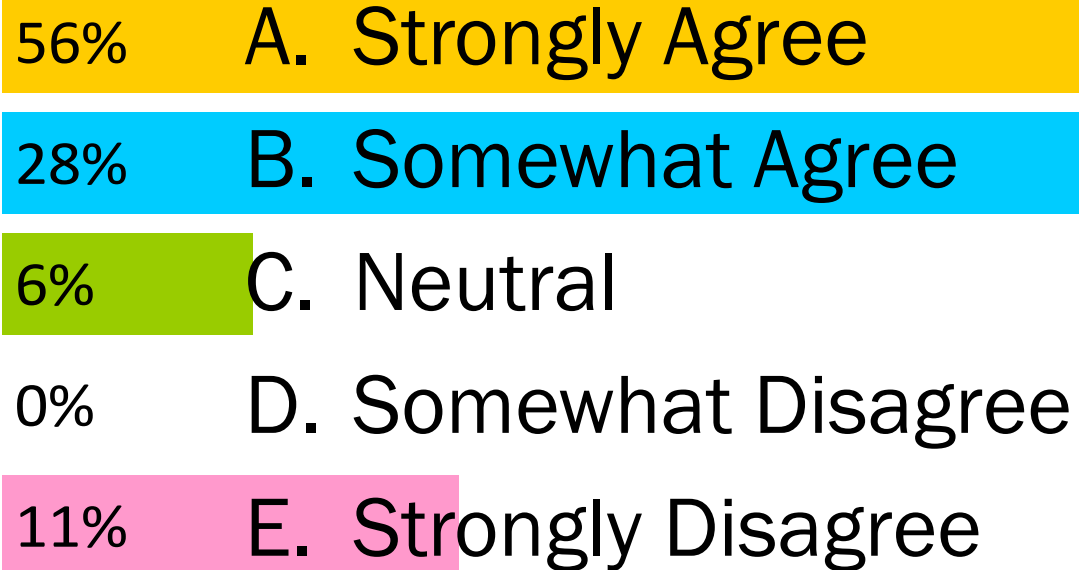
LARGE APARTMENT COMPLEX housing has a place in Crutchfield.



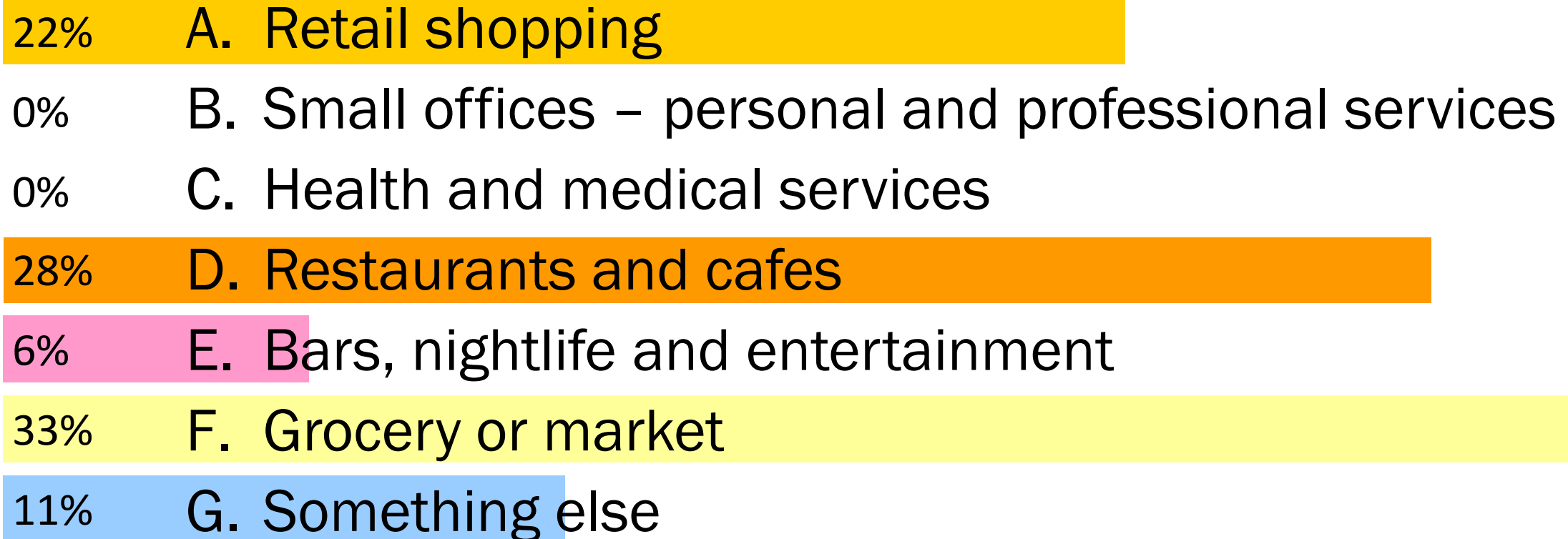
SMALL 4-UNIT WALK-UP APARTMENT housing has a place in Crutchfield.



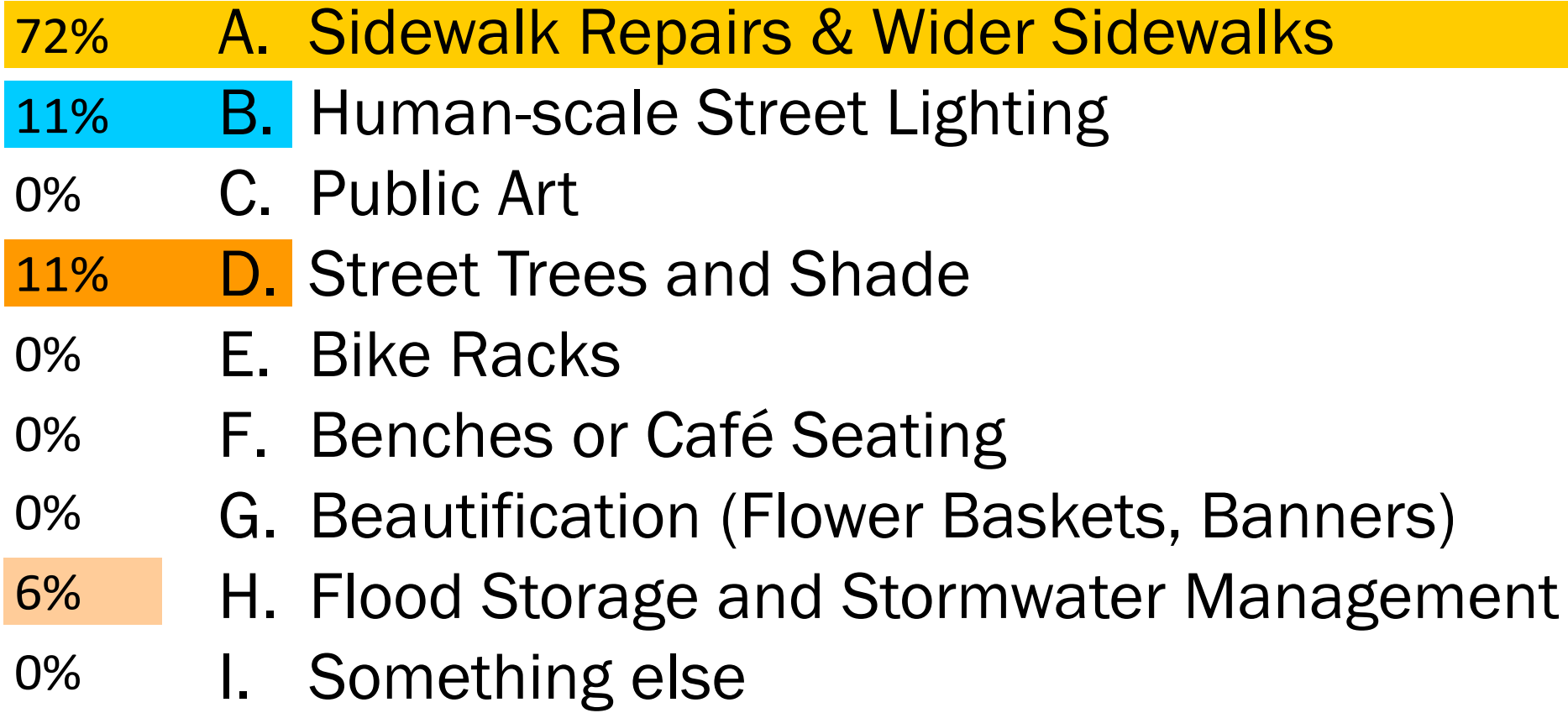
MIXED USE housing has a place in Crutchfield.



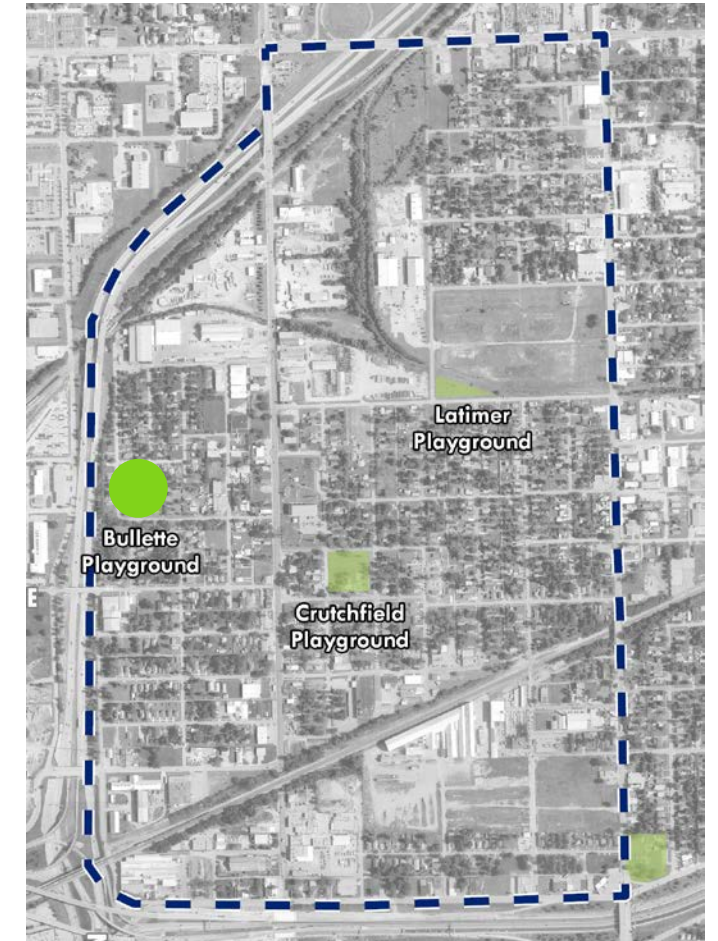
What kind of commercial uses would you most like to see along Peoria and Utica?



What kind of improvements are most needed for public spaces and streetscapes?



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

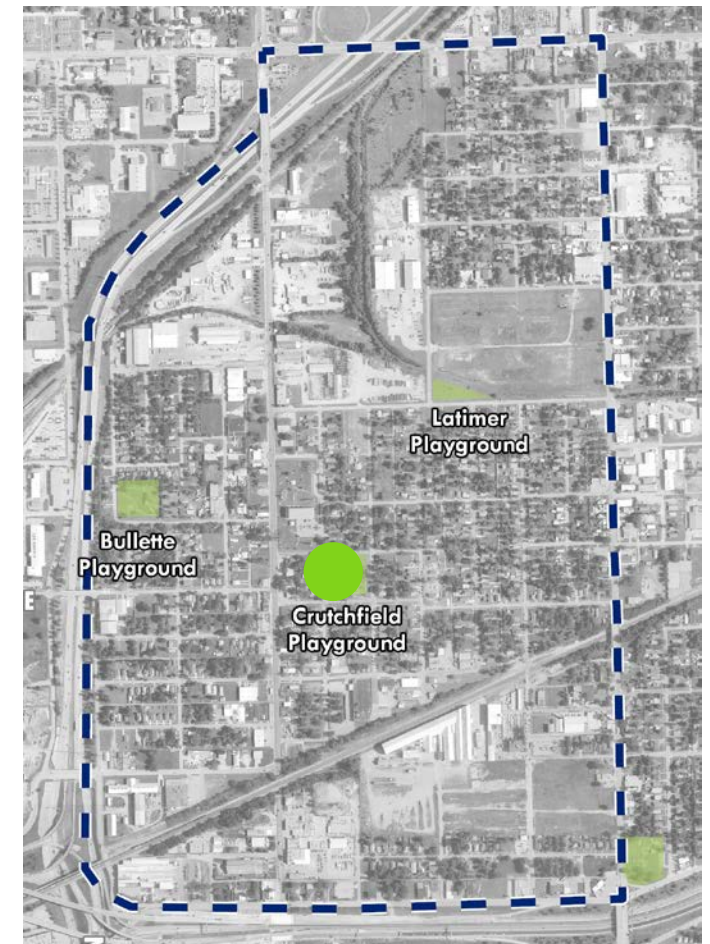
6% E. Community garden

11% F. Trees and shade

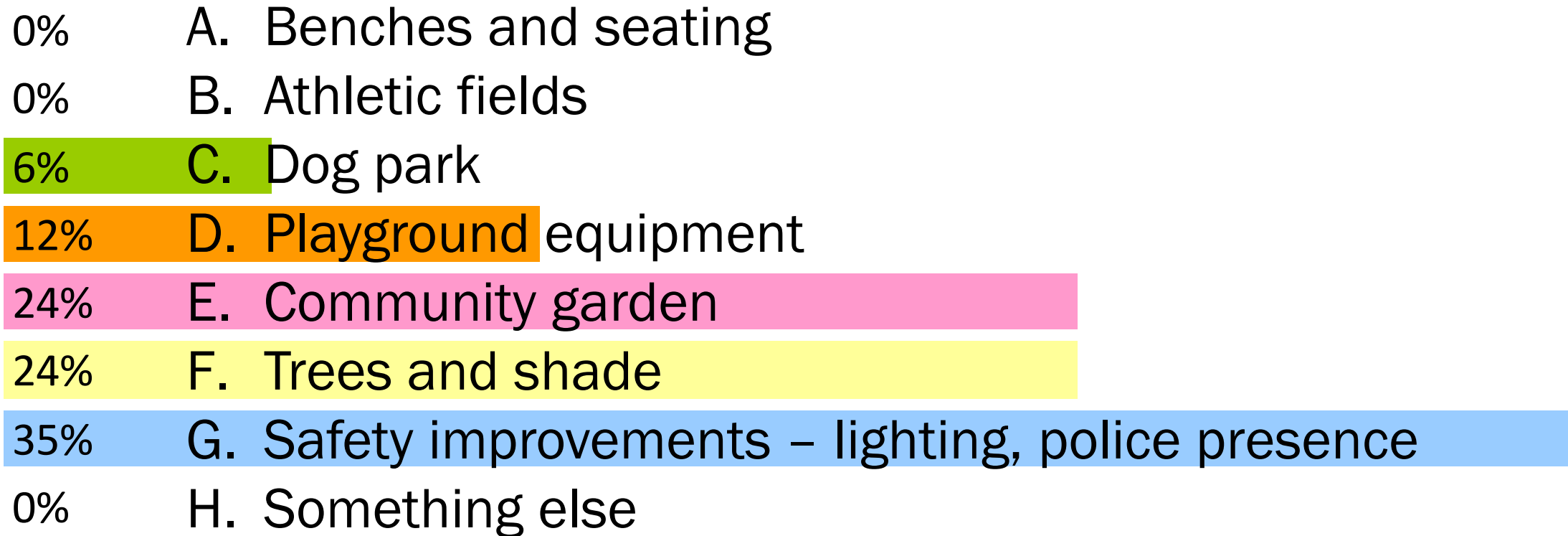
39% G. Safety improvements – lighting, police presence

11% H. Something else

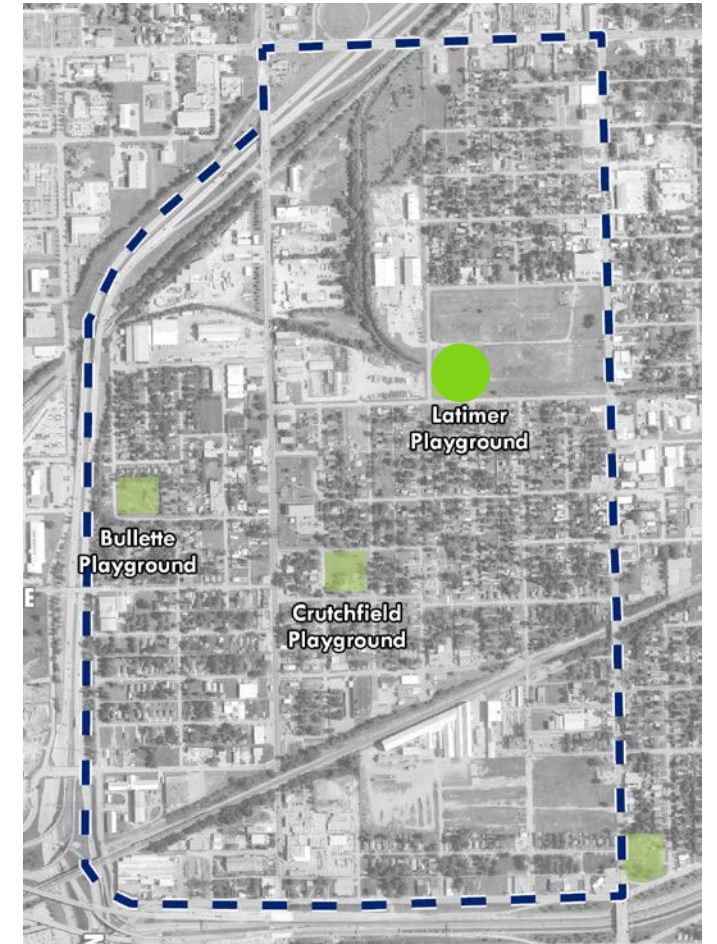
Crutchfield Park



What improvements would you like most for Crutchfield Park?



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



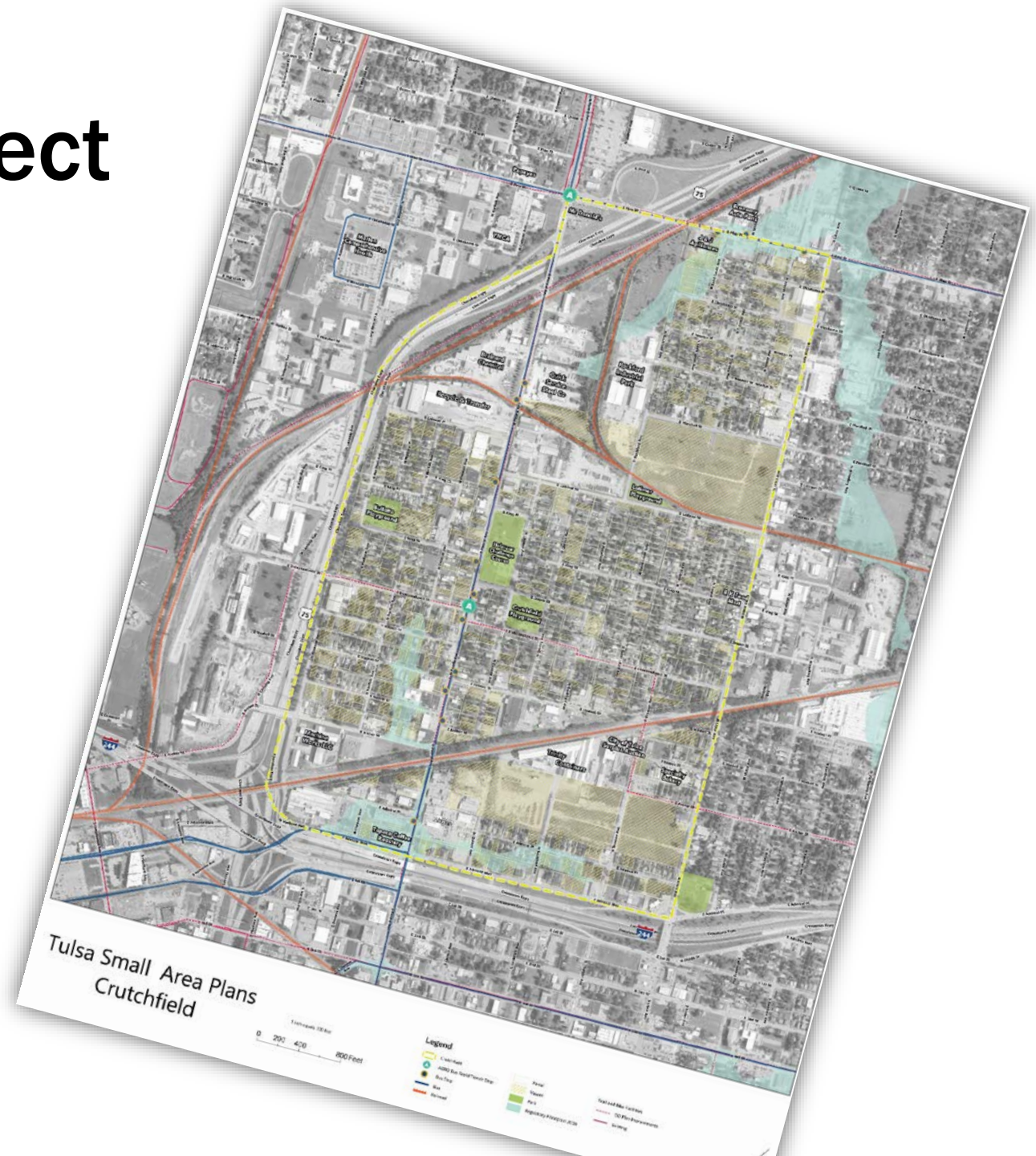
Tulsa Small Area Plans
Crutchfield



Draw in areas to protect

Mark important areas for protection and conservation.

- Parks
- Natural Areas
- Green Corridors
- Historic Areas
- Other Significant Areas

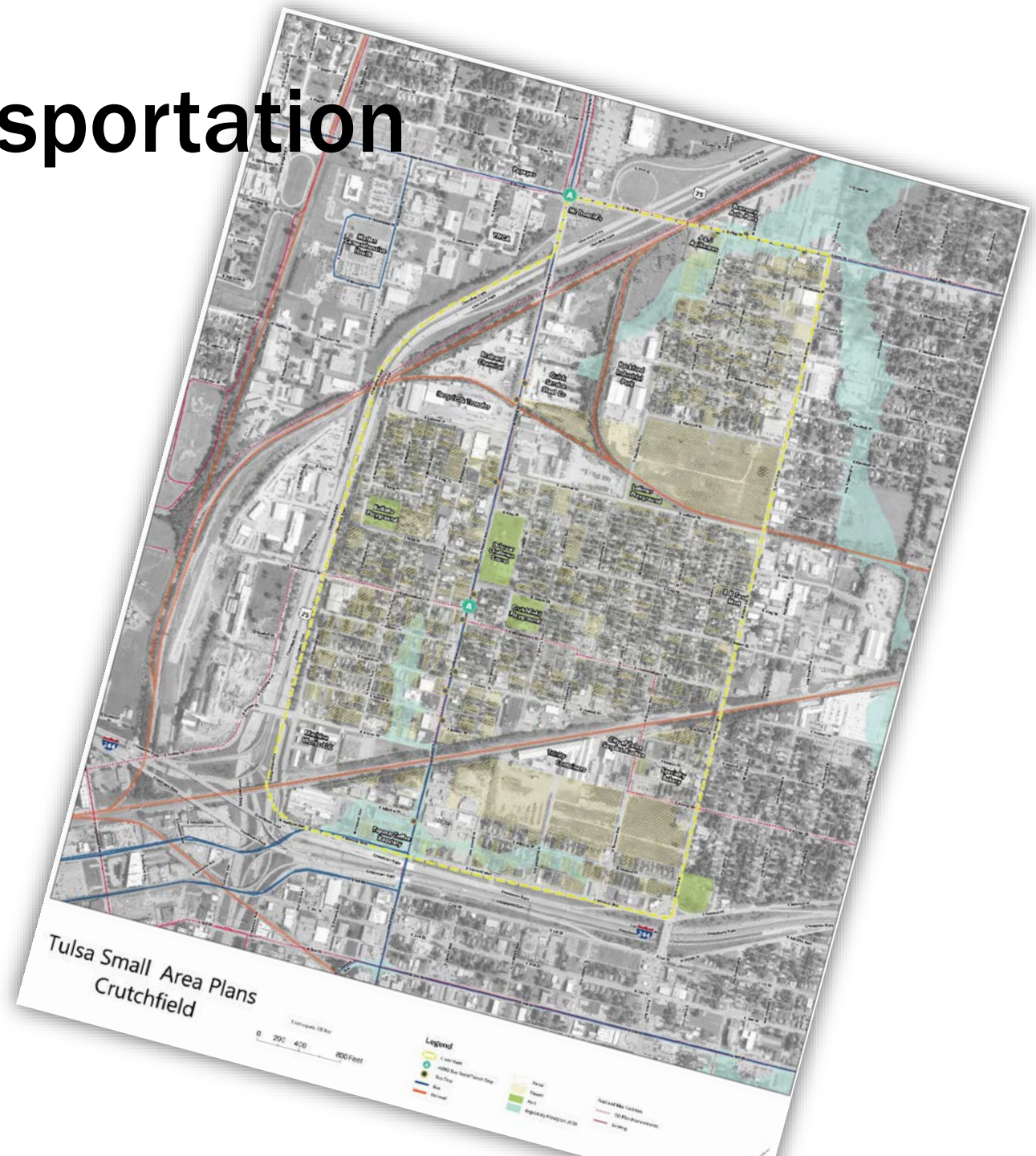


Draw in needed transportation infrastructure

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. →

 **CITY OF Tulsa**
A New Kind of Energy.


Record your table's ideas here. Table # _____

What's your vision for the Crutchfield neighborhood? What are the most pressing needs for our community, as we continue to grow and change over the next 10 to 20 years? Where should we be making improvements? How can this area better serve Tulsa residents?

- You will have round colored dot stickers at your table. They are blank for you to fill in with your own ideas and suggestions for the neighborhood.
- When you add a dot to the map, you can make a corresponding note on this comment sheet. Number the blank dots to keep track of your written comments.

Yellow Dot = Housing	Blue Dot = Facilities	Green Dot = Open Space & Parks	Orange Dot = Commercial & Industrial	Red Dot = Infrastructure
Write your comments here...				
EXAMPLE: "Mixed-Use housing developments along Peoria and Utica will provide housing and amenities for residents and create a livelier, pedestrian-oriented environment."				
1 This area needs a park.				

CRUTCHFIELD Sector Plan Open House | Page 1 of 4



Record your table's ideas here. Table # _____

What's your vision for the Orutchfield neighborhood? What are the most pressing needs for our community, as we continue to grow and change over the next 10 to 20 years? Where should we be making improvements? How can this area better serve Tulsa residents?

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- When you add a dot to the map, you can make a corresponding note on this comment sheet. Number the blank dots to keep track of your written comments.

DOT COLOR and NUMBER	Write your comments here...
Yellow Dot = Housing	
Blue Dot = Facilities	
Green Dot = Open Space & Parks	
Orange Dot = Commercial & Industrial	
Red Dot = Infrastructure	

DOT COLOR and NUMBER	Write your comments here...
1	This area needs a...
2	This area needs a...

ORUTCHFIELD Sector Plan Open House | Page 1 of 4



Numbers correspond to stickers on the map.

Facilitators at your table

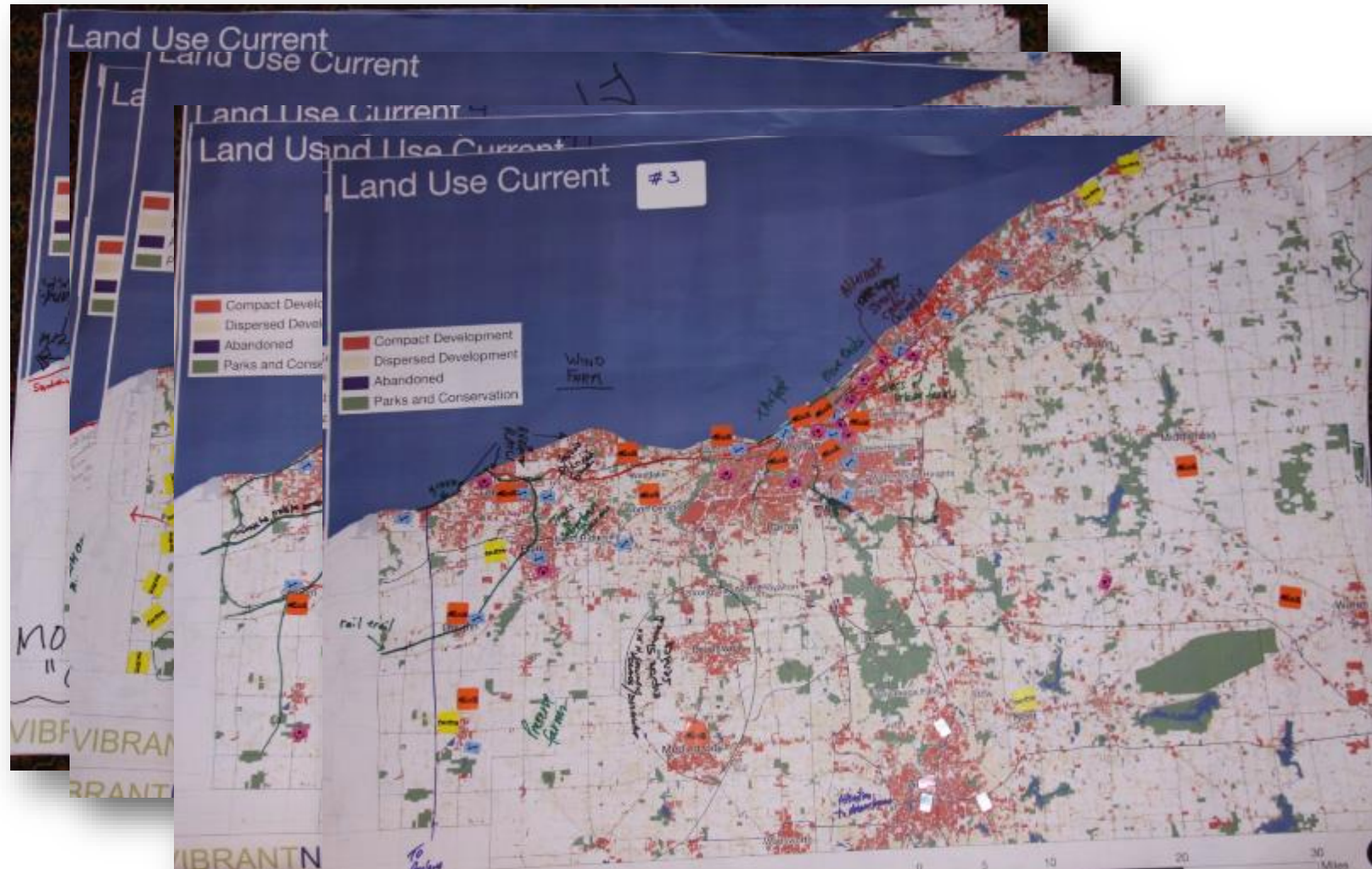


Report Back



**What happens after the
workshop?**

We gather all the completed maps...



And digitize and analyze each one.



Any questions?
Let's begin!