

THROUGH ONLINE SURVEYS (103 RESPONSES), A PUBLIC WORKSHOP (90+ ATTENDEES), STAKEHOLDER ROUNDTABLES (68 STAKEHOLDERS), THE PLANNING TEAM HAS IDENTIFIED THE FOLLOWING KEY TAKE-AWAYS:

CONVENTION CENTER & HOTELS



- The CBC will need to be expanded by 300,000 to 400,000 square feet to continue to remain competitive.
- According to the Lost Business Report, there is a need for more full-service rooms/hotel with room block capabilities and meeting facilities in close proximity to the CBC.

BOK CENTER



- The BOK Center is one of the Arena District's top "strengths" due to its great offering of concerts and events, and the visitors it brings into the district.
- During non-event days, the BOK Center block feels inactive and lacks people and energy.
- There is desire for infill mixed-use development surrounding the BOK Center, including the surface parking lots.

GATEWAYS & CONNECTIONS



- The district often makes an unwelcoming first impression of Downtown Tulsa.
- Connectivity to surrounding neighborhoods and districts is poor due to auto-centric streets, superblock development patterns, and railroad and highway under and overpasses.
- The district has the potential to have a meaningful and convenient connection to the riverfront.
- The district experiences a large number of yearly visitors, so improved wayfinding within the district is a priority.

DENVER AVENUE TRANSIT CENTER



- The current station is identified as downtown's top "weakness," as it contributes to a perceived lack of safety in the Arena District.
- The City and MTTA should significantly upgrade security and/or find a more suitable location.

PUBLIC SPACE



- There is a need for more and higher-quality park space in the district, such as a central gathering area that can host events of all sizes and serve as a catalyst for neighborhood development.
- The current 5th Street Civic Center Plaza was identified as a "weakness" for the district, since it lacks green space, feels isolated, is only partially renovated, and the spaces below the plaza are intimidating/feel unsafe.
- The Plaza of the Americas is a very underwhelming public space, not reflective of the district.

SAFETY



- The lack of people walking along streets and in public spaces makes the district feel isolated and unsafe. A revitalized district will fix this.
- Lighting is poor throughout the district, which makes streets feel unsafe at night.

PAGE-BELCHER FEDERAL BUILDING



- The Page-Belcher was identified by workshop attendees as both a top "weakness" and the top "priority" for the district.
- The long-term redevelopment of this site hinges on finding an appropriate location for the building's current tenants.
- There is strong interest in having the City secure this site to facilitate more appropriate uses for the District.

MIXED-USE & INFILL DEVELOPMENT



- New infill development should focus on mixed-use with active ground-level uses and residential.
- The surface lots in the district were identified by workshop attendees as "priorities" for infill.

IDENTITY



- The district lacks a cohesive identity, with many not identifying the area as a true district or neighborhood.
- The district should develop a unique sense of place that is complementary to surrounding districts.

