



CITY OF
Tulsa
A New Kind of *Energy*.



Downtown Tulsa

Since 2009, downtown Tulsa has witnessed over \$1 billion in public and private investment, and over \$800 million in additional investment is currently planned or in progress. In December 2017, the City of Tulsa approved the Downtown Master Tax Increment Financing District, which covers 972 acres and provides significant opportunity for support to development and redevelopment projects. The area's CBD Zoning allows for numerous uses, and the City is focused on maintaining density, increasing walkability, and providing affordable housing opportunities. Major employers in downtown include Williams, Blue Cross Blue Shield of Oklahoma, ONEOK, MetLife, Magellan, and Bank of Oklahoma.

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General Information

Address	Downtown Tulsa is generally located within the Inter Dispersal Loop (IDL)
County	Tulsa County

Potential Uses

Current Uses	Downtown Tulsa is currently zoned CBD (Central Business District), which allows for high density development throughout the IDL.
Future Uses	This census tract is prime for investment in residential, business, and mixed-use development. Major investment has been made within the census tract since 2009, with over \$800 million in planned future investment.

Industry

Current Industry	Downtown Tulsa supports businesses in industries from construction, mining, lodging, professional services, retail, and more.
Major Employers	Williams, Blue Cross Blue Shield of Oklahoma, ONEOK, MetLife, Magellan, and Bank of Oklahoma.

Population

Downtown Tulsa	4,226
City of Tulsa	401,800
Tulsa MSA	1,120,000

Major Institutions

Name	City Hall, Performing Arts Center, BOK Center
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Household Income

Downtown Tulsa	\$33,693
City of Tulsa	\$43,134
Tulsa MSA	\$51,623

Announced Investments

Under Construction	Valley National Bank headquarters, Block 44 mixed-use development, Adams Building historic apartment renovation, Santa Fe Square mixed-use development
Planned	The View apartments, Western Supply mixed-use retail development, Bob Dylan Archives building and museum

Transportation Infrastructure

Interstate and Highway Access	Approximately 1 mile south of Interstate 44 and directly adjacent to the Creek Turnpike, a 4-lane divided highway.
Public Transit	Located approximately 4 miles east of the current planned terminus of the Route 66 Bus Rapid Transit line; potential exists for the extension of the Route to the site.

