



CITY OF
Tulsa
A New Kind of *Energy*.



Flat Rock Creek

Home to the Tulsa Housing Authority's (THA) Comanche Park complex, this tract provides significant potential for mixed use and residential development. The complex has been approved for HUD's Rental Assistance Demonstration (RAD) program, with THA currently undertaking master planning efforts for redevelopment. The tract will be served by the Peoria Bus Rapid Transit Service and is otherwise comprised of Flat Rock Creek Wilderness Area, a 200-acre proposed urban wilderness area. The City and Tulsa Development Authority are currently contemplating initiating a Tax Increment Financing District in the area.

Date:

December 2018

Prepared By:

Spencer Mitchell

**Mayor's Office of
Economic Development**
175 E. 2nd St.
Tulsa, OK 74103

Contact:

Spencer Mitchell

**P: (918) 576-5561
F: (918) 576-3266
E: smitchell@cityoftulsa.org**

General Information

Location	Located two miles north of Downtown Tulsa and 4 miles west of the Tulsa International Airport.
County	Tulsa County

Potential Uses

Current Uses	The Flat Rock Creek census tract is primarily zoned as residential, agriculture, and commercial.
Future Uses	The Flat Rock Creek census tract is prime for residential revitalization and housing development. The Tulsa Housing Authority currently owns and operates the Comanche Park housing complex, which is an area ready to experience redevelopment.

Industry

Current Industry	The Flat Rock Creek census tract is currently made up of residential units and agricultural zoned area. However, there has been a concerted effort to increase commercial presence in the area.
------------------	---

Population Statistics

Daytime Population	2,109
City of Tulsa	401,800
Tulsa MSA	1,120,000

Housing Reinvestment

Median Housing Age	56
Percentage of Renters	66%
Percentage of Homeowners	34%

Household Income

Flat Rock Creek	\$13,899
City of Tulsa	\$41,134
Tulsa MSA	\$51,623

Transportation Infrastructure

Interstate and Highway Access	The Gilcrease Express way and Highway 75 are conveniently located within a mile of the Flat Rock Creek census tract.
Rail and Intermodal Access	The Flat Rock Creek census tract is located approximately 9 miles from the Port of Catoosa, which provides intermodal and rail access.
Public Transit	The Peoria Bus Rapid Transit (BRT) line runs along Peoria Ave on the eastern side of the census tract.

