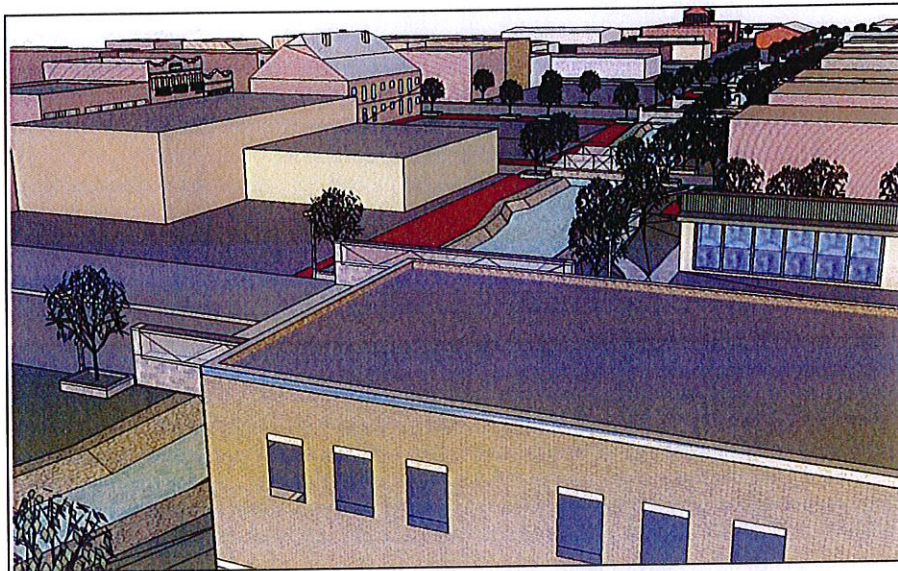


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## The 6<sup>th</sup> Street Infill Plan

*Plan for the Reinvention of the Pearl District*



A Plan Amending  
A Part of the Detail Plan for Planning District 4 of the  
Comprehensive Plan for the Tulsa Metropolitan Area

Adopted by the Tulsa Metropolitan Area Planning Commission: November 2, 2005  
Approved by Tulsa City Council: January 5, 2006

Amendments adopted by Tulsa Metropolitan Area Planning Commission: February 19, 2014  
Amendments Approved by Tulsa City Council: April 3, 2014



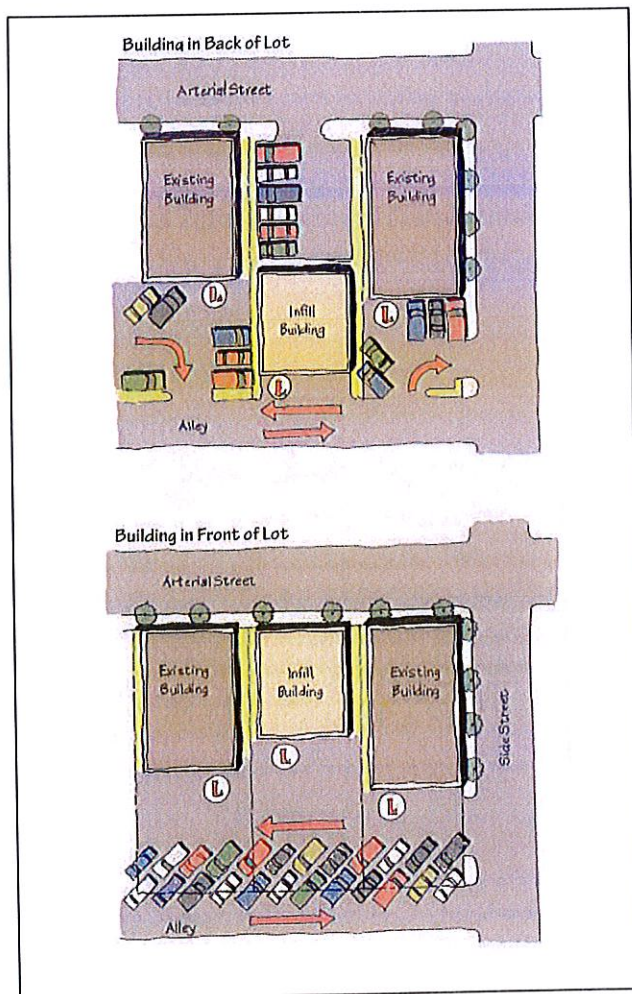
## Executive Summary

The 6<sup>th</sup> Street Infill Plan is a detailed neighborhood plan prepared by the 6<sup>th</sup> Street Task Force, a group of area residents, business-owners, and property owners with technical assistance provided by planners from the City of Tulsa Urban Development Division of Public Works and Development.

The plan describes in detail a future Vision for an area to the east of downtown Tulsa, located between I-244 and 11<sup>th</sup> Street, and between the downtown Inner Dispersal Loop (IDL) and Utica Avenue. It includes a careful and unvarnished self-assessment of existing issues and opportunities that provide a perspective of the neighborhood by the people who use it every day. It also provides recommended remedies for a number of urban problems ranging from

flood control, to security, to land use, to urban blight. These solutions will work together in a comprehensive manner to transform this struggling near-downtown neighborhood into a thriving, diverse, walkable, and desirable place to live, work, and play. Key recommendations in this plan include:

1. A brief series of recommendations for design guidelines for infill development. Specifically, these guidelines begin to address common infill issues such as building setbacks, parking requirements, and pedestrian orientation. The plan details portions of the neighborhood where these design guidelines are critical *as well as* areas where design guidelines are not needed.
2. A comprehensive strategy for the complete transformation of this neighborhood. The plan recommends flood control in the form of new parks and a canal. Plans have been developed through cooperation between areas residents and property owners, the City of Tulsa Parks and Public Works Departments, and stormwater planners and hydrologists. These facilities will serve as a catalyst for new,



• Figure 1 - Current zoning rules, in this case setback requirements, often inadvertently yield results that are harmful to the orderly development of the neighborhood.



large-scale, urban infill development, which in turn will be produced through public-private partnerships.