
**TULSA DEVELOPMENT AUTHORITY
STAFF REPORT**

MEETING DATE: March 1, 2018
TO: CHAIRMAN & BOARD MEMBERS
FROM: O.C. Walker
SUBJECT: Preparation of establishing preliminary budget and authorization for the TDA Executive Director to employ appropriate professional and support staff for proposed Sector Plan Areas
LOCATION: The Crutchfield Area Neighborhood

Background:

Redeveloper:	Tulsa Development Authority
Owner:	Tulsa Development Authority
Location:	The Crutchfield Area Neighborhood
Size of Tract:	N/A
Zoning:	N/A
Development Area:	The Crutchfield Area Neighborhood The Pearl District Area Neighborhood Crosbie Heights Neighborhood
Fair Market Value	N/A
Executive Director:	O.C. Walker

Relevant Info: **Purpose:** The Crutchfield Neighborhood Revitalization Master Plan was adopted in 2004. Increasing development pressure and investment, along with anticipated improvements related to the proposed Peoria Avenue BRT line have prompted the need to update the Area Plan for the neighborhood and develop a Sector Plan to guide strategic investment to catalyze change. Given the rapid pace of change anticipated in the area as a result of investment, the City of Tulsa and Tulsa Development Authority are working to advance the Sector Plan prior to the completion of the Area Plan, so that there is clear and updated guidance for investment decisions and other catalytic actions necessary to address anticipated needs on the immediate horizon.

Process and Engagement: A 5-member Advisory Committee comprised of stakeholders representing various interests in the neighborhood are providing guidance and direction regarding Sector Plan Development. Members of the Advisory Committee include:

- Tony Bluford, Neighborhood Representative
- Weldon Bowman, Architect

- Matt Brainerd, Brainerd Chemical
- Lan Robinson, Specialty Bakery
- Everett Treat, Arrow Engine Company

The initial kick-off meeting was held on February 2, 2018, to define initial issues and outline a proposed approach for guiding investment decisions. A follow-up web conference to review initial recommendations and the framework for investment was held on February 22, 2018. A public meeting that will serve as broad neighborhood outreach for the Sector Plan, as well as the initial community kick-off of the Area Plan, is scheduled for March 1, 2018, from 6:00 – 8:00 pm. Following feedback from the Advisory Committee, Tulsa Development Authority Board, and Community at-large, the Sector Plan recommendations will be refined and prepared for adoption.

Summary of Initial Recommendations: Additional strategies in support of the original Neighborhood Revitalization Master Plan goals are organized around 3 investment areas:

- 1) Stabilizing existing neighborhoods;
- 2) Improving the key corridors of Peoria Avenue and Utica Avenue; and
- 3) Supporting redevelopment of commercial areas in support of employment opportunities.

Investment parameters outlining direction for preferred investment, development parameters outlining a palette of preferred development types and public realm characteristics, and strategic capital projects that support and catalyze desired development is defined for each investment area. Initial recommendations will be reviewed in detail at the March 1, 2018, meeting of the Tulsa Development Authority Board.

Recommendation: No action is required.

Reviewed By: O.C. Walker

Crutchfield Sector Plan

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