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**TULSA DEVELOPMENT AUTHORITY BOARD MEETING  
STAFF REPORT**

**MEETING DATE:** January 4, 2018  
**TO:** Chairman and Board Members  
**FROM:** Office of Tulsa Development Authority  
**SUBJECT:** University of Notre Dame Graduate Urban  
Design Studio

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**Background:**

<b>Owner</b>	N/A
<b>Developer:</b>	N/A
<b>Engineer:</b>	N/A
<b>Location:</b>	<b>Study Area Bounded by I-244 to the South, East Pine Street to the North, the L.L. Tisdale Parkway to the West, and U.S. Route 75 to the East</b>
<b>Size of Tract:</b>	N/A
<b>Number of Lots:</b>	N/A
<b>Development Area:</b>	<b>Heritage Hills/Greenwood Neighborhood Plan</b>
<b>Fair Market Value:</b>	N/A
<b>Notre Dame Urban Design Studio:</b>	<b>Jennifer Griffin, Clarence Boyd, and Nathan Pickard</b>

**Relevant Info:** This letter is to provide an update to the Tulsa Development Authority on the Unity Heritage Neighborhoods Design Workshop and Study that was conducted by the University of Notre Dame Graduate Urban Design Studio this past fall. The study began as a grassroots initiative sponsored and supported by various members of the local community with the intent to build off of the Tulsa Development Authority's 2016 Unity Heritage Neighborhoods Sector Plan report by further engaging the community and producing a series of urban and architectural designs to explore, test, and visualize the potential for future development of this area. For all those involved, the hope has been that both the process and the outcomes of the study will serve as a resource and learning experience for both the community and the students.

After a week-long community design workshop in Tulsa in September and subsequent 3 months of work back at Notre Dame, the students returned to Tulsa on December 8th to give a final presentation to the community. The presentation was held at the Greenwood Cultural Center with over 50 people from the local community in attendance. During the presentation, the students shared a series of analyses of the site, including the history of its development, its existing assets and challenges, its scale with respect to neighborhood size and walkability, and the existing and potential population densities.

The students also presented a series of plans and perspectives that illustrated what both near-term and long-term development of the area might look like. Some of the elements in which they studied are as follows:

- The development of a mixed-use neighborhood centered around the intersection of North Main Street and John Hope Franklin Boulevard.
- The development of MLK Jr Boulevard, Greenwood Avenue, and Pine Street as multimodal mixed-use main streets.
- The development of OSU's campus into a walkable, mixed-use urban campus integrated into downtown and the surrounding neighborhoods.
- The development of the Evans-Fintube site into a mixed-use urban campus for the BMX Headquarters.
- The possibilities for reconnecting the existing neighborhood street grid to better link the existing neighborhoods to each other as well as to potential new mixed-use neighborhood centers.
- Various street types and flexible building types that could be integrated into the site as a part of future development.
- The transformation of I-244 into a multi-modal urban boulevard to better connect the site to the Tulsa Arts District and downtown

Though the students are young and still learning the various tools in which they employ in their designs, it is evident that they have worked hard over the last 3 months and have been genuinely passionate about wanting to help our local community. We are very grateful they have been willing to devote their efforts this semester to our community, and we hope that their work will help to spark ideas about the future possibilities for this area of Tulsa.

In addition, the Coalescent Community Development Corporation (CDC) – one of many participants and collaborators of this initiative – has committed to investigating further a number of the concepts from the Notre Dame study. Some of their intended next steps include the following:

- Make the Notre Dame study available to the public via a website, which will provide an opportunity for the community to share feedback and thoughts.
- Investigate in further detail certain portions of the plan that are potential near-term opportunities for development.
- Facilitate ongoing meetings and presentations to keep the community involved in the CDC's progress and next steps as well as to continuously solicit input from the community and the various stakeholders.
- Create – in collaboration with other local partners – a potential strategy for future development of the area to present to the Tulsa Development Authority.

We look forward to sharing further with you the results of the Notre Dame study at the Tulsa Development Authority's January meeting, and we thank you for your interest in this initiative.

**Attachments:** Notre Dame Studio Sample Work

**Recommendation:** This is for information only

**Reviewed By:** O.C. Walker