Background: The City of Tulsa Planning Department selected a consultant team led by Lakota Group and including Clue Group, Sam Schwartz, and Duncan Associates, to complete a land use study for land surrounding future transit station areas located along the Peoria Avenue corridor between 38th Street North and the intersection of Lewis Avenue/81st Street. The study evaluated the areas within a quarter mile radius around seven of the 39 future bus rapid transit (BRT) stations, to recommend land use and zoning changes that can maximize public investment. The study will also address which land uses provide the most successful outcomes for private properties that border these BRT station sites.

The study focuses on the following seven BRT station locations, from north to south.
- Peoria Avenue & 38th Street North
- Peoria Avenue & Pine Street
- Peoria Avenue & 11th Street South
- Peoria Avenue & 41st Street South
- Peoria Avenue & 61st Street South
- Trenton Avenue & 71st Street South
- Lewis Avenue & 81st Street South

Update: The process for completing the Land Use Study consists of three phases: Engage, Envision, Implement. The first phase kicked off in July with two full days of fieldwork and community workshops and walkshops. The results from this community outreach were compiled into the Draft Land Use Framework. In the document, you will also find the results of the existing conditions research including the current envisioned land use, zoning, connectivity, and market conditions for each of the seven station areas. The document is available on the project website at: https://peoriabrt.files.wordpress.com/2016/10/brtcorridorreport_draft_10212016.pdf.

Based on the initial feedback on development opportunity sites and the proposed land uses, ideas for future development around the seven station areas were developed during the second phase "Envision." The consultants presented the draft concepts to the community in October at three public workshops to gather additional input and feedback. These concepts are intended to visualize how future
development could potentially be incorporated into the existing station areas. It also shows potential building massing and height, location of parking areas, and public spaces. The character images included are based on the visual preference survey responses in July, which show examples from existing developments across the country. The draft concept sheets are available on the project website at: https://peoriabrt.wordpress.com/2016/11/01/station-area-draft-concepts-and-development-character/.

We are currently beginning the last phase “Implement.” The consultant will be presenting some of the key recommendations for zoning modifications and different strategies for addressing impediments to development for discussion at the TDA Meeting on February 2.

The final Peoria Avenue BRT Land Use Framework will include an implementation strategy in the form of a matrix for future improvement, development, and management of the corridor and station areas. The implementation strategy will include:

- Priority sites and projects,
- Key action steps and timing,
- Responsible parties/groups/agencies for initiating key actions,
- Strategies for addressing impediments to development,
- Zoning modifications, including map amendments, overlay districts and zoning code text amendments, and
- Order-of-magnitude costs.

On February 1 at 5:30 pm, the consultants will present at the last public workshop to hear any additional feedback on the proposed recommendations. The final Land Use Framework will be presented to TMAPC and City Council in March.

**Attachments:**  
Peoria Ave BRT Route Map and Stops  
February 1st Workshop Flyer  
Draft Land Use Framework – State of the Corridor (online)  
Station Area Concept Sheets (online)
Proposed Bus Rapid Transit Map and Stop Locations
PEORIA AVE BRT LAND USE STUDY

HOW DO WE IMPLEMENT THE VISION FOR PEORIA AVENUE?

Join us at a workshop to learn more about the Peoria Avenue Bus Rapid Transit (BRT) Land Use Study and review the recommendations for future zoning modifications and different strategies for addressing impediments to implementing the vision.

FEBRUARY WORKSHOP Light refreshments will be provided.

Wednesday, February 1
5:30pm - 7:30pm
Central Center
1028 E 6th St

WHERE CAN I FIND THE DRAFT VISION CONCEPTS?

The draft vision concepts were presented at public workshops in October 2016. They can be found on the project website by station area. In addition, the draft Land Use Framework is available for review. It contains the results from the community outreach in July and existing conditions research which includes the current envisioned land use, zoning, connectivity, and market conditions for each of the seven station areas.

For more information, visit the project website: peoriabrt.wordpress.com/
Follow on Facebook: www.facebook.com/PeoriaBRT
Or Contact:
City of Tulsa Planning and Development Department
Project Manager: Jennifer Gates, AICP
JGates@cityoftulsa.org or (918)576-5685