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
Area: The Pearl District Area Neighborhood
Crosbie Heights Neighborhood
Fair Market Value: N/A
Executive Director: O.C. Walker

Date: November 27, 2017
Revised: Dec 6 (V2), Feb 5 (V3), Apr 10 (V4)
Project: Crutchfield Sector Plan Outline

1. Executive Summary
2. Background & Introduction [briefly]
   a. Purpose and process
      i. Relationship to Small Area Plan
      ii. Relationship to Urban Renewal
   b. Prior planning efforts
   c. Existing land uses and physical conditions
   d. Demographic snapshot
3. Progress & Change
   a. Goals and Objectives for the Crutchfield Area
      i. Housing and Mixed Use
      ii. Commercial
      iii. Industrial
      iv. Transportation and Circulation
      v. Parks and Open Space
4. Implementation (Section Complete and presented to TDA 4.5.2018)
   a. Investment and Development Parameters
i. Area 1: Neighborhood Stabilization and Infill
   1. Investment Parameters
      a. Clear title
      b. Address blight
      c. Preservation of neighborhood assets
   2. Development Parameters
      a. Housing Guidelines
         i. Single family types [traditional, skinny houses, cottage housing]
         ii. Small scale multifamily types [duplex, triplex, quadplex]
   3. Supportive Capital Investments
      a. Sidewalks
      b. Open space amenities
      c. Gateways and connections to adjacent neighborhoods

ii. Area 2: Corridor Improvements
   1. Investment Parameters
      a. Façade restoration/preservation
      b. Transit supportive uses
   2. Development Parameters
      a. Streetscape guidelines
      b. Development guidelines
   3. Supportive Capital Investments
      a. Transit stops
      b. Streetscape improvements
      c. Gateways

iii. Area 3: Employment
   1. Investments Parameters
      a. Activation of large undeveloped tracts of land
      b. Redevelopment opportunities to support employment
   2. Development Parameters
      a. Residential adjacency and transition standards
      b. Commercial development guidelines
   3. Supportive Capital Investments
      a. Rail
      b. Gateways and connections to adjacent neighborhoods
      b. “Beachheads” — Priority Zones for Investment
         i. Catalytic Neighborhood Revitalization
         ii. Infill Site 1
         iii. Infill Site 2
      c. Additional Implementation Actions

**Recommendation:** No action is required.

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