Crosbie Heights Sector Plan

Tulsa Development Authority Board

Thursday, January 3, 2019
Purpose

• Review Draft Sector Plan and consideration of approval
Plan Area
A Little Background:

Small Area Plan – *drafted 2017*
- Establishes a resident-based vision for the area
- Addresses additional issues such as parks, amenities, mobility, long-term land use, adjacency and other neighborhood compatibility standards
- Recommends short and long-term implementation measures and action items (6 to 9 month process)

Sector Plan
- Addresses immediate issues facing the neighborhood
- Establishes policies for investment and development
- Recommends a process and standards for areas experiencing near-term change
- Identifies implementation projects and actions (3-month process)
Comparing the Plans

SMALL AREA PLAN
• Communicates a vision for the neighborhood
• Directs City of Tulsa planning, public works, housing and partner agencies
• Identifies policies, programs and physical infrastructure improvements

SECTOR PLAN
• Directs Tulsa Development Authority (TDA) to take specific actions when investing in the neighborhood
• Defines TDA role in supporting the Small Area Planning process
How is the Plan Structured?

• Executive Summary
• Background and Introduction
  • Community Participation
• Directing Change
• Implementation
  • Area-Wide Strategies
  • Area 1: Neighborhood Stabilization and Infill
  • Area 2: Mixed-Use and Corridor Improvements
  • Priority Zones for Investment
Community Participation
Community Workshop

- May 17, 2018
  - Live Polling
  - Small group discussion and map exercise
What is Crosbie Heights’s greatest asset?

- 61% A. Access to Downtown
- 11% B. Views
- 11% C. Neighborhood Community
- 4% D. Access to Nature
- 0% E. Access to Social Services
- 11% F. Land for Redevelopment
- 4% G. Something Else
What is Crosbie Heights’s top concern?

- A. Roads and Traffic: 4%
- B. Walkability, Public Transit, Bike Routes: 19%
- C. Neighborhood Stability: 11%
- D. Vacant Buildings and Properties: 26%
- E. Improving Park Space: 0%
- F. Safety and Security: 11%
- G. Access to Social Services: 4%
- H. Need for Neighborhood Retail and Services: 15%
- I. Something Else: 11%
Polling Results

• Greatest asset: **Access to Downtown** (61%)

• Top three concerns: **Vacant Buildings and Properties** (26%); **Walkability, Public Transit, Bike Routes** (19%); **Need for Neighborhood Retail and Services** (15%)

• Top two priorities for housing: **Address blighted properties** (31%); **Preserve neighborhood assets and building reuse** (28%)

• Top priority for infrastructure: **Improve walkability – sidewalks, crosswalks, lighting** (44%)
Polling Results

• Top priority for economic development: **Revitalize vacant properties** (54%)

• Most needed type of parks/open space: **Pocket parks within neighborhoods and retail areas** (38%)

• Most important outcomes: **Retain housing affordability** (28%); **Destinations (retail, dining, and entertainment options)** (17%); **Redeveloping aging historic structures** (17%)
Key Take-Aways

1. Top concerns for the neighborhood include vacant buildings and properties, accessibility by foot or transit, and the need for more retail
2. Preserve and revitalize existing buildings
3. Improve walkability with investments in sidewalks, bike routes, and trail improvements
4. Maintain housing affordability
5. Create new commercial opportunities and redevelop or creatively reuse existing buildings
Commercial
Housing
Traffic Calming
Street Lighting
Wider Sidewalks
Workshop Feedback Summary - Mapping

• **Charles Page is a key corridor.** Safety improvements, traffic calming, wider sidewalks, and safer pedestrian crossings are desired along Charles Page just west of Highway 244. Charles Page is an important corridor and would benefit from additional development. Some tables expressed Charles Page as the “neighborhood center.”

• **Mixed-use development along W. Archer St.** including new commercial and residential opportunities.

• **NE quadrant will see greatest change.** The majority of development interest from participants is concentrated in the area east of S Quanah Ave and west of Highway 244.

• Desire for increased development, while retaining affordability.
Open House

- Held in October
- Reviewed strategies and actions
- Received feedback to shape Plan
Implementation
“In 10 to 20 years, historic Crosbie Heights will be known as the eclectic Tulsa neighborhood that is welcoming and convenient, respects tradition and embraces the future.”
Small Area Plan Priorities

**Priority 1:** Update PLANiTULSA future land use designations

**Priority 2:** Preserve open space and the natural environment as the area redevelops

**Priority 3:** Sustain economic vitality in Crosbie Heights

**Priority 4:** Improve local connections to regional transportation options

**Priority 5:** Protect public safety and welfare

**Priority 6:** Implement these recommendations
“Big Ideas” for the Sector Plan

• Increase Housing Diversity
  • Affordable housing
  • New housing development
  • Infill housing

• Encourage New Development
  • Retail and Neighborhood services
  • Range of housing types

• Reduce Vacancy and Blight
  • Preserve and enhance neighborhood character

• Invest in Supportive Infrastructure
  • Walkability
  • Traffic calming
  • Transit
  • Biking
Future Land Use

PLANiTULSA
Proposed Future Land Use
Areas of Stability and Growth

Introduce Areas of Stability into Existing Neighborhoods
Investment Areas

• AREA 1: Neighborhood Stabilization and Infill
• AREA 2: Mixed Use & Corridor Improvements
Area-Wide Strategies

• Reduce vacancy and blight
• Ensure overall design and development quality
• Preserve and enhance neighborhood character
• Invest in supportive infrastructure
• Preserve neighborhood assets
• Keep community engaged in redevelopment efforts
Area 1

Neighborhood Stabilization and Infill

Stabilize and revitalize existing neighborhoods, while preserving housing affordability and increasing housing choice.
Overview of Strategies for Neighborhood Stabilization and Infill

• Increase Housing Diversity
  • Affordable housing
  • New housing development
  • Infill housing

• Explore financing and incentives for residential rehabilitation and improvements

• Preserve neighborhood assets

• Make safety improvements (Sidewalks, Crosswalks, Bike Lanes)

• Invest in open space amenities

• Stem the impact of blight
Area 2

Mixed Use and Corridor Improvements

Improve corridors and mixed-use areas to support economic activity and improve mobility options
Overview of Strategies for Corridor Improvements

- Encourage New Development: Retail & Neighborhood Services
- Support infill development to create more walkable streets
- Streetscape improvements
- Encourage innovative adaptive reuse
- Preserve neighborhood assets
- Activate large undeveloped tracts of land
- Gateways and connections to downtown and neighborhoods
Connections

• Major Corridors
  • Traffic calming
  • Intersection improvements
  • Walkability

• Entrances and Gateways
  • Connect to downtown and neighborhoods
  • Highway access
Connections

• Safety Improvements
• Bike Routes & Trails
  • Improve lighting along Arkansas River Trail and Katy Trail
• Continue bike improvements on Charles Page far to the west – create major E-W corridor
  • Turns into 3rd Street downtown, already major bike route
Questions & Discussion