Purpose and Vision

Transform this portion of the 36th Street North corridor into a mixed-income community while ensuring a strict one-for-one replacement of all existing apartments at Comanche Park

• Resident-led, community supporting planning process
• Priority in minimizing the disruption to residents’ lives
• Highlight, enhance and improve economic and cultural diversity of the 36th Street North corridor
• Commitment to create a green, sustainable and financially feasible development
• Commitment to connecting with and leveraging other local initiatives
Envision Comanche

- Visioning for the Future: Apr 2019 - May 2019
- Strategies Program + Projects: Jun 2019 - Jul 2019
- Creating Community Connections: Jul 2019 - Aug 2019
- Project Refinement: Sep 2019 - Oct 2019
- Draft Plan Created: Nov 2019 - Jan 2020
- Final Plan Created: Nov 2019 - Jan 2020
ENVISION COMANCHE
NEIGHBORHOOD PRIORITY PROJECTS

#1 Support and Expand Capacity to Establish a Community Development Corporation (CDC)

#2 Establish Sustainable Funding Opportunities to Support Revitalization

#3 Enhance wayfinding, lighting, signage, and gateways

#4 Increased Implementation of Arts & Cultural Projects in the Neighborhood
ENVISION COMANCHE
NEIGHBORHOOD WORKING GROUP PROJECT IDEAS:
CIRCULATION AND OPEN SPACES

Enhance wayfinding, signage, and gateways to clearly indicate community boundaries and identity in a distinctly unique manner.

Collaborate with large employers, to provide living wage stipends to North Tulsa residents who engage in employment trainings or GED courses as a means of disrupting barriers to access.

Promote bike-friendly connectivity and access in the neighborhood.

Begin a campaign highlighting the North Tulsa community in order to bring additional investment, business, employment and lifestyle opportunities to current residents of the area.

Increase redevelopment and enhancement of existing parks and open spaces.

Mobilize community groups and local interested parties to clean up/fix up properties.

Establish clear, distinct, safe walking paths for students and parents to connect to schools and education centers.

Promote pedestrian-friendly connectivity and access in the neighborhood.

Acquire and/or convert vacant/blighted parcels along major corridors and throughout the neighborhood.
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NEIGHBORHOOD WORKING GROUP PROJECT IDEAS:
HOUSING AND ECONOMIC DEVELOPMENT

**Establish or support an active Community Development Corporation (CDC) to galvanize people, partners, policies, and projects to park and sustain projects within the Neighborhood from a housing standpoint (can be also linked to economic development, arts, etc.)**

**Mitigate areas of land that are otherwise undeveloped due to flood plain elevations**

**Begin a campaign highlighting the North Tulsa community in order to bring investment, business, employment and lifestyle opportunities to current residents of the area**

**Develop “town center” mixed-use property near E. 36th St North and N. Pears Ave. to catalyze economic development for the corridor.**

**Mobilize community groups and local interested parties to clean up / fix up at a grassroots level**

**Establish a Rehabilitation Loan Fund, allowing individuals residing in North Tulsa neighborhoods to refurbish vacant/dilapidated properties. Individuals residing in North Tulsa zip codes for 5+ years will be given priority**

**Explore and develop anti-displacement policies, including community land trusts, and inclusionary zoning policies to expand development while intentionally combating gentrification**
#1 Hold and Promote Job-Hunting Classes and Workshops at Comanche Park

#2 Develop and Distribute Educational Guide to Healthcare

#3 Conduct Outreach with Parents to Address Educational Services / Absenteeism

#4 Organize “Talk with a Cop” Events through the Residents Association
**Envision Comanche**

**People Working Group Principles**

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**Employment and Self-Sufficiency**

- Establish a clear pathway to employment
- Expand awareness of and access to existing employment and employment readiness resources
- Identify and/or attract new providers/resources to address reoccurring barriers to employment

**Cradle to Grave Education**

- Ensure all kids have access to quality, comprehensive early learning programs
- Establish a holistic parental engagement and support system
- Utilize in-school and out-of-school programming to improve K-12 achievement levels
- Broaden awareness and access to adult learning opportunities

**Health & Wellness**

- Address food insecurity and the access to healthy and fresh food options
- Expand primary and preventive care options
- Establish a comprehensive communication plan to expand awareness of existing community resources

**Crime Prevention**

- Law enforcement on-site / reduction in crime
- Safe parks and play areas for children
- Implementation of Neighborhood Watch and other crime prevention programs
- Improved streets
- Apply Crime Prevention through Environmental Design (CPTED)
- Better lighting
- All first responders review/involvement with new neighborhood layout/design
- Fully functioning cameras
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#### Housing Principles

| Design parks and indoor community spaces for specific age groups | Multiple access points into redevelopment | Design flexible spaces to allow commercial or community services | Ensure ADA accessibility |
| Integrate security elements into the design | Opportunity to create a more neighborhood feel | Explore live/work models | Create trail network to promote healthy lifestyle |

![Design parks and indoor community spaces for specific age groups](image1)
![Multiple access points into redevelopment](image2)
![Design flexible spaces to allow commercial or community services](image3)
![Ensure ADA accessibility](image4)
![Integrate security elements into the design](image5)
![Opportunity to create a more neighborhood feel](image6)
![Explore live/work models](image7)
![Create trail network to promote healthy lifestyle](image8)
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MASTERPLAN SUMMARY:

<table>
<thead>
<tr>
<th>BLOCK</th>
<th>UNITS</th>
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<tbody>
<tr>
<td>A</td>
<td>128 + 10,000 SF RETAIL</td>
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<tr>
<td>B</td>
<td>116</td>
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<tr>
<td>C</td>
<td>38</td>
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<td>K</td>
<td>16</td>
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OFF-SITE DEVELOPMENT (PHASE 1A)
98 UNITS + 5,000 SF RETAIL
ENVISION COMANCHE
PREFERRED DESIGN CONCEPT

Envision Comanche
ENVISION COMANCHE

CONCEPT SKETCH - LOOKING EAST AT PEOPLE’S PLAZA ON N. PEORIA AVE.
ENVISION COMANCHE
PREFERRED DESIGN CONCEPT

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BLOCK B
116 UNITS

IMPROVED SITE ACCESS

E. 36th ST. N.

IMPROVED SITE ACCESS

GARDEN UNITS
3-STORY 74 UNITS

MULTI-FAMILY
3-STORY 34 UNITS

MULTI-FAMILY
3-STORY 34 UNITS

226 UNITS
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PEDESTRIAN ACCESS TO WHITMAN SCHOOL

IMPROVED SITE ACCESS

IMPROVED SITE ACCESS

COMMUNITY SPACE

GARDEN UNITS 3-STOREY 24 UNITS

GARDEN UNITS 3-STOREY 24 UNITS

GARDEN UNITS 3-STOREY 24 UNITS

TOWN HOUSES 2 STOREY TOWN HOUSES

TOWN HOUSES 2 STOREY TOWN HOUSES

TOWN HOUSES 2 STOREY TOWN HOUSES

BLOCK J 52 UNITS

BLOCK H 22 UNITS
ENVISION COMANCHE
PREFERRED DESIGN CONCEPT

BLOCK H
22 UNITS

BLOCK C
22 UNITS

DEDICATED GREENSPACE

BLOCK F
24 UNITS

BLOCK E
22 UNITS

BLOCK D
22 UNITS

BLOCK C
38 UNITS

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CONCEPT SKETCH - TYPICAL TOWNHOME BUILDING
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POTENTIAL PHASING DIAGRAM

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2019
• Plan finalized and presented to community and partners

2020
• Surveying, environmental, zoning, and pre-development work at Comanche Park
• Trail to Whitman Elementary Project
• Comanche Park RAD conversion complete
• Continuing community engagement

2021
• Funding secured for Phase 1A (off-site development)
• Begin construction on Phase 1A
• Continuing community engagement

2022
• Complete construction on Phase 1A
• 30 Families move to Phase 1A
• Funding secured for Phase 1B
• Continuing community engagement

2023
• Demolish necessary Comanche Park buildings
• Funding secured for Phases 2-4
• Complete construction on Phase 1B
• Families move to Phase 1B
• Continuing community engagement

2024
• Demolish necessary Comanche Park buildings
• Begin construction on Phases 2-4
• Continuing community engagement

2025
• Complete construction on Phases 2-4
• Families move to Phases 2-4
• Continuing community engagement

**Final Plan**

**Pre Development**

**Phase 1**

**Phases 2-4**
Questions or Comments?

Jeff Hall
Vice President of Strategic Planning & Intergovernmental Affairs
jeff.hall@tulsahousing.org

https://www.tulsahousing.org/development/envision-comanche/