

DATE: January 10, 2018

TO: Smart Growth America; Christopher Zimmerman, John Robert Smith

FROM: Dawn T. Warrick, AICP, Planning & Development Director

SUBJECT: City of Tulsa, Progress Report #1

On July 18 and 19, 2017, representatives from Smart Growth America met with local leaders and residents to present a *Planning for Economic and Fiscal Health* workshop. This workshop was delivered through a technical assistance grant awarded to the City of Tulsa that also included *The Fiscal Implications of Development Patterns* analysis and presentation. The workshop on July 19<sup>th</sup> included a brainstorming session to identify potential redevelopment ideas for four focus areas within the city. These four areas were selected to serve as examples of the kind of development within the City that could be improved and replicated throughout the City. Focus areas included:

- 71<sup>st</sup> and Memorial
- Pine and Peoria
- 21<sup>st</sup> and Yale, and
- 23<sup>rd</sup> and Southwest Boulevard

Recommendations:

Several general recommendations were identified after the workshop. Following each recommendation is an update on some of the actions occurring in accordance with the Smart Growth America Recommendations.

1. Continue to invest in downtown Tulsa even as a future vision for the focus areas discussed in the workshop is refined and implemented.
  - a. Seek to redevelop existing surface parking lots as infill
    - i. *Tulsa Performing Arts Center Parking Lot*. In September the Tulsa Performing Arts Center Trust signed an agreement selling its parking lot for a downtown development that will include a grocery store, apartments, and other retail space.
    - ii. *4<sup>th</sup> and Main Parking Garage*. In September, construction began on a mixed-use development on 4<sup>th</sup> and Main. This development will include a parking garage with some retail space on the ground floor.
    - iii. *Tulsa Arts District Holiday Inn Express*. In December, Promise Hotels and Ross Group broke ground for the new Holiday Inn Express located near ONEOK Field. This hotel will include 115 guest rooms, a business center, meeting rooms, and more.

- iv. *Hotel Indigo*. In June, construction began on a boutique hotel in the Santa Fe Square parking lot on Elgin Avenue. This hotel will include 106 rooms and an upscale restaurant on the ground floor.
  - v. *The Tulsa Club*. This fall, renovation began on the Tulsa Club building at the NW corner of 5<sup>th</sup> and Cincinnati. This project will provide a boutique hotel, restaurant and retail space and put a beloved Art Deco building back into service after being vacant for more than two decades.
- b. Midtown Circulator/Downtown Circulator
- i. A planned circulator is proposed to begin operation in the coming months (summer/fall 2018) to connect downtown Tulsa with employment centers (such as the medical corridor between St. John and Hillcrest medical centers), commercial districts, neighborhoods and a new waterfront park (currently under construction), all located in Midtown Tulsa. Funding for this new service will come from a dedicated transportation tax that was passed as a part of the Vision Tulsa sales tax initiative approved by voters in 2016.
- c. Pedestrian and bicycle infrastructure and connections
- i. *West 5<sup>th</sup> Street*. In November, construction began on 5<sup>th</sup> Street between Denver Avenue and Cheyenne Avenue to replace the storm sewer and waterlines. The project will also create new extra-wide sidewalks with brick pavers, landscaping, pedestrian lighting and new traffic signals. The road will also be converted from one-way to two-way traffic. Following the completion of this section, crews will move to 5<sup>th</sup> Street between Cheyenne Avenue and Boulder Avenue. 5<sup>th</sup> Street is listed on the GO Plan as a recommended bike lane street.
  - ii. *Lane striping*. Changes to lane striping downtown will be installed to reflect recommendations from a Walkability Assessment as well as the GO Plan in the coming months. The Walkability Assessment is being finalized at this time.
- d. Placemaking and streetscaping efforts
- i. *Arena District Master Plan*. City staff and stakeholders interviewed potential firms to create the Arena District Master Plan in October. Recently, contracts were finalized selecting MKSK to complete this plan. This plan will focus on the area around the BOK Center and the Cox Convention Center and will establish a vision for the future of the area. This plan will address the following:
    1. *An economic analysis of the Arena District's existing market conditions and service gaps.*
    2. *Connecting the district to the other downtown districts and areas of activity*
    3. *Land Use planning focused on public spaces and facilities, transportation systems, place-making, and environmental conditions*

4. *Branding, marketing, and wayfinding opportunities in the district*
2. Invest in the redevelopment of the Pine and Peoria corridor as a catalyst for future redevelopment of the other focus areas as well as other locations within Tulsa.
    - a. *Pine and Peoria QuikTrip*. A QuikTrip will soon be located in the Pine and Peoria Area. This convenience store will take the place of the recently closed Fiesta Mart and Sinclair Gas Station.
    - b. *Voluntary Mixed use Rezoning program*. The City initiated a voluntary mixed use rezoning program for property located in the vicinity of planned station areas along the Peoria Bus Rapid Transit corridor. This intersection offers several opportunity sites that are eligible for rezoning (in accordance with the Peoria Ave. BRT Land Use Framework) at no charge to property owners. This incentive is designed to encourage more walkable, higher density development in areas that will be provided enhanced public transit facilities.
    - c. *Public Private Partnership*. A site at the NW corner of this intersection is being assembled with the assistance of the City and the Tulsa Development Authority in order to support a mixed use development that is planned to include restaurant, retail and residential uses reflecting a development pattern that is more urban in character and that provides a better transition to the adjacent neighborhood.
  3. Create a long-term plan for each of the other focus areas that define how the community would like to see them redeveloped over the coming decade.
    - a. Staff has design resources within our team as well as some capital funding that may support these plans. This effort may also become a follow up item to a city-wide retail market study that should be complete in fall/winter 2018.
  4. Ensure the redevelopment focus areas include Complete Street Principles.
    - a. *Small Area Plans' Street Projects*. In November the Planning Department and Engineering Services worked together to prioritize street projects for inclusion in project lists for an upcoming funding (bond) package that are located within Small Area Plan boundaries. This prioritization includes the Pine and Peoria area as well as 23<sup>rd</sup> and Southwest Boulevard.
  5. Create an implementation committee to move these recommendations forward – or assign/change Tulsa Economic Development Commission and/or Vision Steering Committee with this responsibility.
    - a. *Commercial Revitalization Program*. This program will provide for a Citywide Strategic Commercial Revitalization Plan as well as funding for implementation and a dedicated business liaison in the Planning Department. This program will also create a Retail Development Fund. The fund will target the revitalization of shopping centers that are at least two acres in size and at least 20 years old.

- i. *Retail Market Study*. The city is currently in the process of selecting a firm to lead the Retail Market Study and Strategy. The goal is to have a team selected by the end of the month and soon after begin development of the study. The Retail Market Study will include the following:
  - 1. *A market study that will review the city's retail industry and economic conditions that effect retail revenue*
  - 2. *An assessment of existing retail districts*
  - 3. *A review of the emergence of small box retail stores*
  - 4. *An analysis of the city's "cash economy"*
  - 5. *A forecast for growth of the market segments of the retail, dining, entertainment, personal and professional services, and the corporate and professional office markets*
  - 6. *A market-based development strategy*
  
- b. *SGA Workshop with Tulsa Young Professionals*. In August, the Planning Department and Tulsa Young Professionals (TYPros) teamed up for an informational session on the workshops presented by Smart Growth America. The purpose of the session was to inform TYPros of the information presented at the SGA workshops and allow the attendees to complete the brainstorming activity with the focus areas.

*Oversight/Steering Committee*. Staff will work with the Mayor's office to determine the best way to incorporate implementation efforts into the ongoing work of the City. The Economic Development Committee, Vision Steering Committee and Retail Study Steering Committee are all groups that may be appropriate to provide oversight and support for these efforts without needing to create another committee or commission. This will be reviewed during the next several weeks, prior to the next status report.

Reference	Implementation Measure	Phase	Status	Responsible Party
<p>Recommendation #1: Continue to invest in downtown Tulsa even as a future vision for the focus areas discussed in the workshop is refined and implemented.</p>				
Action 1.1	Begin discussions with parking lot owners regarding redevelopment as infill	3-6 Months	In Progress/ On-Going	City of Tulsa Planning and Development Department
Action 1.2	Seek funding for expansion of the Tulsa Downtown Trolley to provide service on weekdays and during the day on weekends operated using the existing partnership or through Tulsa Transit once funding is secured.	3-6 Months	Not Yet Initiated	Downtown Coordinating Council Metropolitan Tulsa Transit Authority
Action 1.3	Continue implementation of the GO Plan and Walkability Assessment recommendations.	3-6 Months	On-Going	City of Tulsa Engineering Services Bicycle Pedestrian Advisory Council
Action 1.4	Begin discussions with Tulsa Transit and funding partners to expand the Tulsa Downtown Trolley circulator route both within downtown and potentially connecting to other new or existing routes (such as a Midtown Circulator route) connecting nearby neighborhoods utilizing Vision Tulsa dedicated funding.	6-12 Months	Services planned to begin in Summer-Fall 2018	City of Tulsa Downtown Coordinating Council Metropolitan Tulsa Transit Authority

Action 1.5	Begin work on any sidewalks identified as needing improvements throughout the downtown area and design them to be Americans with Disabilities Act compliant.	6-12 Months	On-Going	City of Tulsa Engineering Services
Action 1.6	Implement benches and trash receptacles at suitable locations throughout all of downtown such as pocket parks to encourage residents and visitors to rest and linger.	6-12 Months	Not Yet Initiated	Downtown Coordinating Council
Action 1.7	Install additional wayfinding and historical signage that allows visitors to explore and learn about the history of downtown.	6-12 Months	Not Yet Initiated	Downtown Coordinating Council
Action 1.8	Consider temporarily repurposing one or more parking spaces as outdoor dining at one or more restaurants during warmer months.	6-12 Months	Sidewalk Café program currently in development	City of Tulsa Planning and Development Department Admin City of Tulsa Engineering Services
Action 1.9	Create a plan for public art in the downtown that involves the community, both as participants in the process and as artists, likely coordinated by the Tulsa Arts Commission and/or an arts coordinator employed by the city.	12 Months or Longer	Not Yet Initiated	City of Tulsa Planning and Development Department Arts Commission
Action 1.10	Investigate lighting design to increase pedestrian and safety during evening and nighttime hours.	12 Months or Longer	Not Yet Initiated	City of Tulsa Engineering Services Downtown Coordinating Council
Action 1.11	Implement a tree canopy and water features at suitable locations throughout downtown as funding allows.	12 Months or Longer	Not Yet Initiated	City of Tulsa Planning and Development Department

Action 1.12	Consider the application of the following features to increase pedestrian safety and visibility to drivers.	12 Months or Longer	Not Yet Initiated	City of Tulsa Engineering Services
Action 1.12.1	Traffic calming techniques such as a planted median in the middle of busier streets	12 Months or Longer	Not Yet Initiated	City of Tulsa Streets and Stormwater Department City of Tulsa Engineering Services
Action 1.12.2	Additional signage or raised crosswalks	12 Months or Longer	Not Yet Initiated	City of Tulsa Streets and Stormwater Department
Action 1.12.3	Different pavement types or colors to distinguish crosswalks from the roadway pavement.	12 Months or Longer	Not Yet Initiated	City of Tulsa Streets and Stormwater Department City of Tulsa Engineering Services
Action 1.12.4	Consider using High-Intensity Activated crossWalk (HAWK) or Rectangular Rapid Flash Beacons (RRFBs) at key light activity intersections or crossings.	12 Months or Longer	Not Yet Initiated	City of Tulsa Streets and Stormwater Department
Action 1.13	Implement bike lanes that connect the downtown with neighborhoods and recreational destinations.	12 Months or Longer	On-Going	City of Tulsa Streets and Stormwater Department City of Tulsa Engineering Services
Action 1.14	Add additional human-scale lighting around sidewalks and crosswalks, as well as at important destinations, in the downtown.	12 Months or Longer	In Progress/ On-Going	Downtown Coordinating Council City of Tulsa Engineering Services

Recommendation #2: Invest in the redevelopment of the Pine and Peoria Corridor as a catalyst for future redevelopment of the other focus areas as well as other locations within Tulsa.

Action 2.1	Create a working group to discuss a unified redevelopment of the major parcels in the Pine and Peoria focus area – particularly a mixed-use vision for the former grocery store site.	3-6 Months	Not Yet Initiated	City of Tulsa Planning and Development Department Tulsa Development Authority
Action 2.2	Consider retaining an urban design consultant to help the community implement the vision for the focus area.	3-6 Months	Not Yet Initiated	City of Tulsa Planning and Development Department
Action 2.3	Proactively meet with site owners to discuss partnering with them on redevelopment.	3-6 Months	Not Yet Initiated	City of Tulsa Planning and Development Department
Action 2.4	Research funding options (such as low to moderate income tax credits, TIF districts, historic tax credits and New Market Tax Credits) to pay for the redevelopment as well as which parcels may qualify for these programs.	6-12 Months	On-Going	City of Tulsa Planning and Development Department
Action 2.5	Continue partnering with the site owners to keep the project moving forward.	6-12 Months	Not Yet Initiated	City of Tulsa Planning and Development Department
Action 2.6	Using available funding sources, implement the community’s vision for this focus area.	12 Months or Longer	Not Yet Initiated	City of Tulsa Planning and Development Department

Recommendation #3: Create a long-term plan for each of the other focus areas that define how the community would like to see them redeveloped over the coming decade.



Action 3.1	Proactively meet with the owners of strip retail in each focus area to discuss the redevelopment of the site in a manner consistent with the community's vision.	3-6 Months	Not Yet Initiated	City of Tulsa Planning and Development Department
Action 3.2	Create committees of stakeholders (including residents, business owners, and elected officials) to proactively work for the future of each focus area.	3-6 Months	On-Going	City of Tulsa Planning and Development Department
Action 3.3	Retail and access management studies would help the city direct efforts for revitalization focusing on commercial, keeping in mind that mixed use retail and commercial with residential is the ideal goal.	3-6 Months	In-Progress	City of Tulsa Planning and Development Department Mayor's Office of Economic Development
Action 3.4	Research funding options (such as low to moderate income tax credits, TIF districts, historic tax credits and New Market Tax Credits) to pay for the redevelopment of these sites – and determine which parcels, if any, qualify for historic designation.	6 Months or Longer	On-Going	City of Tulsa Planning and Development Department Mayor's Office of Economic Development
Action 3.5	Update existing small area plans and studies.	6 Months or Longer	On-Going	City of Tulsa Planning and Development Department
Action 3.6	Implement the community's vision for these focus areas utilizing the momentum created by the ongoing revitalization of downtown as well as the catalytic impact of the revitalization of the Pine and Peoria focus area.	6 Months or Longer	Not Yet Initiated	City of Tulsa Planning and Development Department

Recommendation #4: Ensure that the redevelopment focus areas include Complete Streets Principles.

Action 4.1	Incorporate Complete Streets policy into roadways and intersections redesigns as they occur.	6 Months or Longer	In Progress/ On-Going	City of Tulsa Engineering Services
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Recommendation #5: Create an implementation committee to move these recommendations forward – or assign/charge Tulsa Economic Development Commission and/or Vision Steering Committee with this responsibility.

Action 5.1	Create an implementation committee to move these recommendations forward.	-	In Progress/ On-Going	City of Tulsa Planning and Development Department
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