

DATE: July 2, 2019

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

FROM: Susan Miller, AICP, Planning Director

SUBJECT: City of Tulsa, Final Progress Report

The following is the final progress report regarding the recommendations set forth by Smart Growth America in the City of Tulsa's 2017 Smart Growth America report.

Two years ago, Tulsa hosted the SGA Planning for Economic and Fiscal Health community workshop which included The Fiscal Implications of Development Patterns analysis and presentation. In the time that followed, the City has made efforts to advance the principles of Smart Growth and more specifically the recommendations from our technical assistance grant programs.

In January 2019, the City of Tulsa Planning Department and INCOG Land Development Services merged to create the Tulsa Planning Office. This brings together the functions of current and long-range planning for the City of Tulsa and will lead to more efficient services.

Currently, the Tulsa Planning Office is updating the comprehensive plan (planitulsa), updating the small area plan process, and implementing a monitoring and tracking program for implementation. Additional projects include a Route 66 Master Plan Update, Destination Districts Commercial Revitalization Program, Housing Strategy, and a Strategic Planning Process. These programs include a focus on data-driven decisions and inclusive community engagement.

The Tulsa Planning Office continues to work closely with the City of Tulsa, especially in reference to achieving goals set out in the AIM Plan, the Mayor's Strategic Plan for Tulsa. This plan will be updated in summer/fall 2019.

Recommendations:

Several general recommendations were identified after the technical assistance workshop. Following each recommendation is an update on 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 2017, 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.
 1. *UPDATE*: Negotiations continue to sell the property with development guidelines. Simultaneously, the Tulsa PAC is working with a consultant for building upgrades. This is intended to improve the overall performance of the PAC and relationship to the street and abutting surface parking lot.

- ii. *4th and Main Parking Garage*. In September 2017, construction began on a mixed-use development at 4th and Main. This development will include a parking garage with some retail space on the ground floor.
 1. *UPDATE*: The parking garage has been completed and they are in negotiations to lease the ground-floor tenant space.
- iii. *Tulsa Arts District Holiday Inn Express*. In December 2017, 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.
 1. *UPDATE*: The Holiday Inn Express is completed and open for business. The adjacent parking garage is under construction and will be shared between multiple entities and will include public parking.
- iv. *Hotel Indigo*. In June 2017, 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.
 1. *UPDATE*: Hotel Indigo is complete and open for business. The surface parking lot surrounding the Hotel Indigo is currently being marketed for development as a mixed-use facility. In conjunction with the Hotel Indigo construction, the adjacent historic Santa Fe Depot was restored to be used as office space.
- v. *The Tulsa Club*. Renovation began on the Tulsa Club building at the NW corner of 5th and Cincinnati in the fall of 2017. 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.
 1. *UPDATE*: The Tulsa Club is complete and open for business. This was a \$36M restoration that was made possible through State and Federal Historic Tax Credits and a City ordinance to address out of state owners for vacant and neglected properties.
- vi. *Valley National Bank in Greenwood District*. The Valley National Bank will move its executive offices and open a new downtown branch. The building will be located on an undeveloped vacant lot immediately west of ONEOK Field and will bring additional tenants including a restaurant. The first story will provide retail commercial space and each floor will have a balcony overlooking the baseball stadium.
 1. *UPDATE*: The Vast National Bank (formerly Valley National Bank) headquarters development is still in progress. Tenants have been identified for the ground level. The structure of all six floors has been completed.
- vii. *Greenwood and Archer Mixed-Use Project*. On the southeast corner of Archer Street and Greenwood Avenue, GreenArch, LLC will start construction at the end of 2018 on a five-story, mixed-use development that will feature ground floor retail with office space on the upper levels. The project is expected to be completed in 2020.
 1. *UPDATE*: The project has not broken ground.
- viii. *TCC Metro Campus Master Plan*. The downtown campus of Tulsa Community College is preparing to undergo a master planning effort. This will help this large landowner determine how to best use the property and facilities they occupy on the south side of downtown Tulsa. We are currently preparing an alignment document for the college to understand what current land use plans and policies are in place to guide their efforts. This project may unlock one or more surface parking lots for redevelopment in the coming years.

1. *UPDATE:* TCC continues working towards development of a master plan for the downtown campus but has not officially announced a timeline for that effort. As a new member of the Cathedral District, TCC is beginning to work with partners in the area to collaborate on the best approach to a master planning effort that includes areas outside of TCC-owned property and facilities.
- 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.
 1. *UPDATE:* The City of Tulsa is currently holding meetings with the Metropolitan Tulsa Transit Authority (MTTA) and other stakeholders to discuss the overall vision and goals of a circulator system for Midtown and Downtown. A new bus rapid transit (BRT) system along Peoria Street is planned to launch November 2019. Planning efforts for a similar system along 11th Street will begin late 2019. How all of these public transportation systems work together is the primary focus of on-going conversations.
- c. Pedestrian and bicycle infrastructure and connections
- The City, Downtown Coordinating Council and Regional Chamber of Commerce commissioned Speck & Associates LLC to conduct a walkability analysis of the entire downtown (bounded by the inner-dispersal loop of interstate highways) in 2017. This study was adopted as an amendment to the Downtown Area Master Plan in 2018. Many projects from this study and the GO Plan (bike/ped plan) are planned or ongoing.
- i. *Street rehab projects.* Construction is ongoing for street rehab projects that include bike lanes and/or streetscaping.
 1. *UPDATE:* Projects have been completed on 1st St – Elgin to Lansing; 5th St – Boulder to Denver; 6th St – Cheyenne to Boulder. Projects are under construction on Boulder – 10th St to 1st St and 6th St – Denver to Boulder. There are other bike/ped projects planned and funded on 6th St – 7th St to Cheyenne; 7th St – Jackson Ave to Denver Ave; Detroit – 1st to 13th; 7th St – Detroit to Kenosha; 8th St – Cincinnati to Kenosha; and Cheyenne – 11th St to 1st St.
 - 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.
 1. *UPDATE:* Crews have been striping new crosswalks downtown. Efforts are continuing to complete the rest of Downtown.
 2. *UPDATE:* Lane striping with bike lanes is being completed on 3rd Street – Houston to Lansing; Archer – Guthrie to Greenwood; MLK – Archer to Cameron; and Detroit – Archer to Brady.
- d. Placemaking and streetscaping efforts

- i. *Arena District Master Plan.*
 1. *UPDATE:* The Arena District Master Plan was completed and adopted as an amendment to the Downtown Area Master Plan in late 2018. The City of Tulsa, Tulsa Planning Office, and Downtown Coordinating Council are actively pursuing funding for implementation.
 - ii. *USA BMX Facility.* The City of Tulsa and the BMX racing organization signed a 30-year agreement with the potential for two 10-year extensions. This agreement will turn the former Evans-Fintube site into the home site for BMX. In the first five years, the facility will host more than 100 local, state and national events, generating nearly \$11 million in economic activity.
 1. *UPDATE:* Project is still in progress and completion date has been delayed to 2021. Construction is expected to begin in fall 2019.
 - iii. *Destination Districts:* This program will establish “destination districts” in areas that have a diverse ecosystem of uses, an identity, committed people, and the potential for growth. The goal of this program is to provide a basis for where the city should invest and ultimately increase population density. The program will use connectivity, land uses, demographics, and economics to evaluate areas of the city.
 1. *UPDATE:* Destination Districts program manager is currently identifying potential districts and the program will officially launch July 1, 2019.
 - iv. *Historic Markers:* The Route 66 Commission is installing historical markers downtown that will showcase the former Bishop’s Route 66 drive-in, a former Green Book business, and the Cathedral District.
 - v. *Sidewalk Café and Parklet Program:* City of Tulsa Sidewalk Café program is currently ongoing. A Parklet program is under development.
 - vi. *Tulsa Art Alley:* Local non-profit created an ‘art alley’ in downtown Tulsa with local artists reimagining a space with murals. The ‘art alley’ kicked off in spring 2019 with an event with entertainment, food trucks, and vendors.
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.
 - i. *UPDATE:* QuikTrip is completed and open for business.
 - 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.
 - i. *UPDATE:* The voluntary mixed-use rezoning program will close 12/31/19. Overall, the program has received 19 applications, all of which have been approved and adopted. The BRT will launch in November 2019.
 - 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 (TDA) 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.

- a. *UPDATE:* Beginning January 2019, the Tulsa Planning Office hired a senior planner to manage plan implementation and tracking. Additionally, the Mayor's Office of Economic Development has created a strategy to implement the recommendations in the citywide Retail Market Study.

Oversight/Steering Committee. Implementation through the organizations listed above is further enhanced by current efforts to strategically address capital improvements, which brings together the Mayor's Office of Economic Development, Community Development, Tulsa Planning Office, Engineering, among other departments, to identify priority areas for funding and other investment.

Tulsa Planning Office coordinates closely with the Mayor's Office and other City Departments and also provides quarterly report updates to City Council and the Mayor.

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