



Envision Comanche
Master Planning Update
Dec. 6, 2018

Agenda

- Welcome and introductions
- CEO remarks
- Planning schedule overview
- Resident needs assessment update
 - Introduction of Community Engagement Assistants
- Master planning services RFP update
- Workgroups overview and next steps
- Q&A

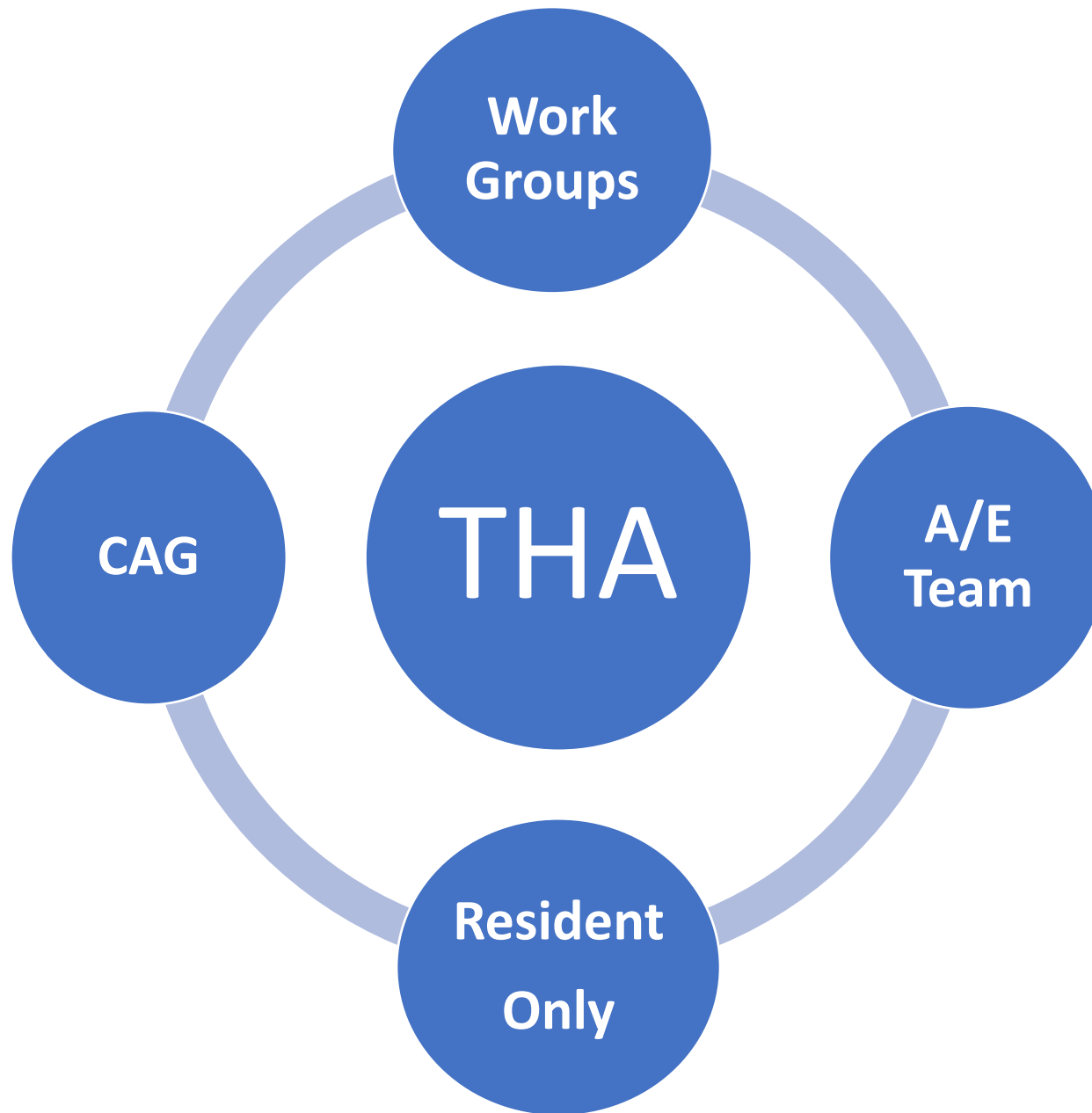


Purpose and Vision

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





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Existing Site

- Built in 1969
- 271 units serving over 600 residents
 - 17 – 1 bedroom
 - 96 – 2 bedroom
 - 128 – 3 bedroom
 - 20 – 4 bedroom
 - 14 – 5 bedroom
- Units range from 599 - 1608 sqft
- 26.1 total acres
- Property includes resource center with gymnasium (currently closed), computer access and community room



Target Neighborhood



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Planning Schedule Overview

- **Phase I:** Existing conditions – *what is here and what is needed*
- **Phase II:** Options and alternatives – *what do we want and how do we address gaps in needs and alternatives*
- **Phase III:** Preferred plan – *finalizing the development plan and determining how we will achieve it*
- Targeting the completion of the master plan by January 2020



Planning Schedule Overview

- **November:** Resident Community Engagement Assistants (2) hired; resident needs assessment finalized; RFP submissions received
- **December:** Initial CAG, resident ONLY and public town halls; RFP initial scoring and final interviews; Initiation of resident needs assessment
- **January:** Completion of resident needs assessment with initial analysis; People, Neighborhood and Housing workgroups; Target for master planning team under contract
- **February:** Second CAG, resident ONLY and public town hall; Introduction of master planning team

Once master planning team is selected, the schedule post-January will be finalized to include design workshops, focus groups and engagement activities.



Resident Needs Assessment Update

- Community Engagement Assistants will proctor the survey beginning Dec. 20 with target completion of Jan. 15
 - Door to door
 - Dedicated time at office/targeted events and activities
 - Presence at Comanche events
 - Presence at nearby locations that cater to Comanche residents
- Target goal of 50% participation (though we will not enforce a quota)
- Evaluating incentives to both thank participants and encourage participation
- Surveys will be completed one-on-one, hard copy
- CMAs will enter completed surveys into Survey Monkey for consistent collection and analysis
- Shout out to Tulsa Community WorkAdvance for CMA training!



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Resident Needs Assessment Update

- 121 questions, including:
 - Demographics
 - Housing history, preferences and wants for redevelopment
 - Community involvement
 - Neighborhood resources
 - Digital access
 - Social connections
 - Employment
 - Health
 - Safety
 - Education (early learning through adult learning)
- Survey is anonymous – no identifying information recorded during completion
- Survey aims to determine gaps and needs in services, preferences for redevelopment and existing and potential barriers



Master Planning Services Update

- RFP responses received Nov.1
- Initial scoring completed Nov. 28
- In-person, best and final presentations scheduled for December
- Once contracted, targeted for January, the planning schedule will be updated to incorporate design workshops, and master planning team-facilitated community engagement activities



Work Groups Overview

People

- Crime prevention strategies
- Employment and self-sufficiency plan
- Cradle to grave education plan
- Health and wellness initiatives

Housing

- Physical site plan
- Phasing plan
- Relocation strategies

Neighborhood

- Transportation plan
- Recreation and green Space
- Commercial/Retail plan
- Pedestrian/Connectivity plan



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Upcoming Meetings

December

- Public Town Hall: Dec. 6, 6 p.m., Hawthorne Elementary Library

January

- People Work Group: Jan. 16, 1 p.m., Comanche Park Resource Center
- Housing Work Group: Jan. 17, 1 p.m., Comanche Park Resource Center
- Neighborhood Work Group: Jan. 23, 1 p.m., Comanche Park Resource Center

February

- Resident ONLY Meeting: Feb. 22, 11 a.m., Comanche Park Resource Center
- CAG Meeting: Feb. 28, 10 a.m., Comanche Park Resource Center
- Public Town Hall: Feb. 28, 6 p.m., Tulsa Tech or Hawthorne Elementary



Questions or Comments?

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