

# **Envision Comanche**

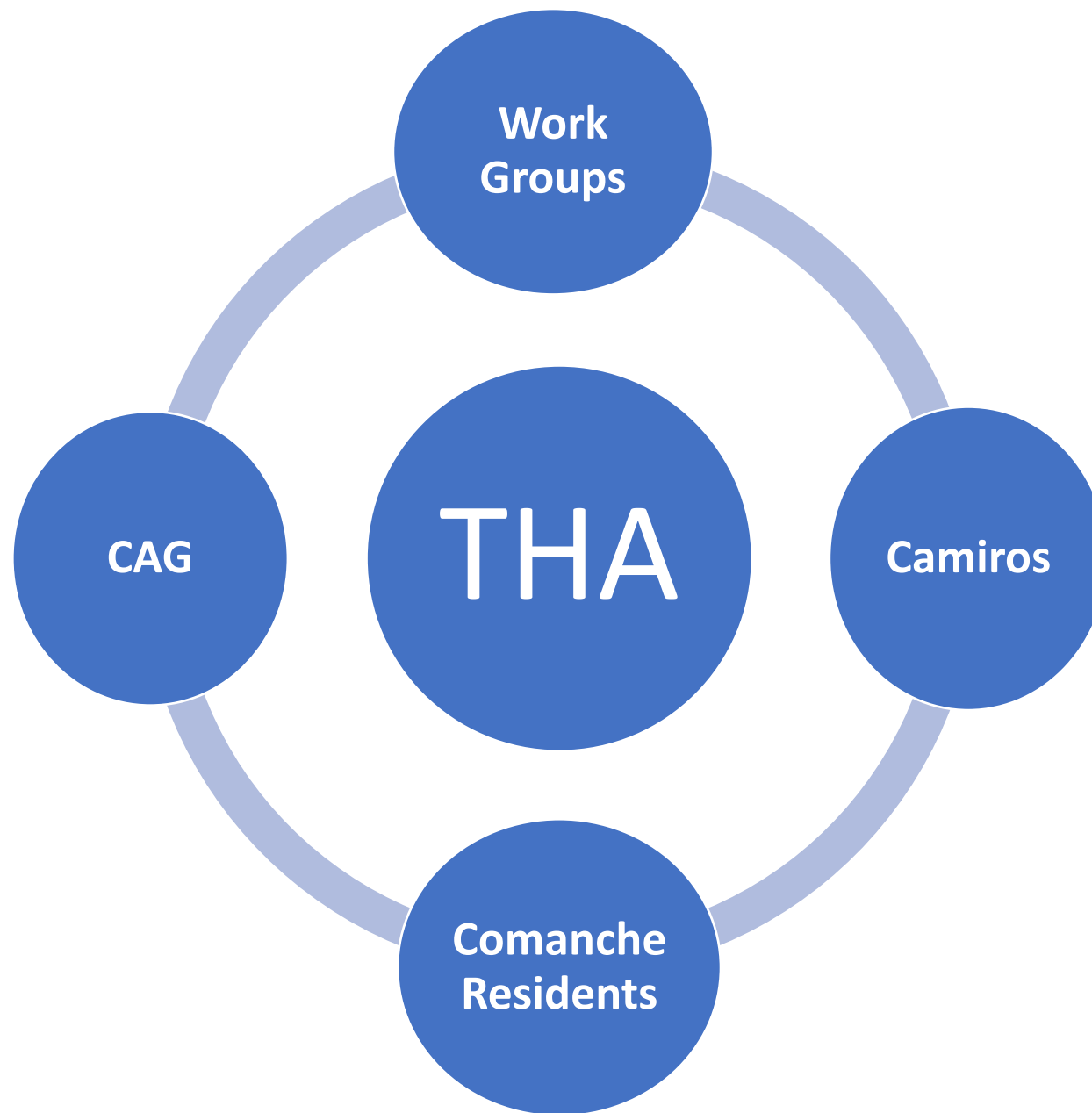
*Master Planning Update*  
*April 2019*

# Purpose and Vision

**Transform this portion of the 36<sup>th</sup> 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 36<sup>th</sup> 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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# Planning Schedule



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# 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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# 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
- 26.1 total acres
- Property includes resource center with gymnasium, computer access and community room



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# Target Neighborhood



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# Resident Needs Assessment Update

- **103 completed surveys** (*representing 49% of occupied units*)
- 73% female/27% male; 86% single or divorced
- 66% of respondents between ages of 25-44
- 75% reported having at least 1 individual under the age of 18 in the home
- 72% of respondents reported educational level of high school diploma or lower
- 45% reported as unemployed, with additional 19% disabled, and 16% actively looking for employment
- 49% reported having always lived in North Tulsa, with **88% of all respondents living in Comanche Park for 5 years or less**
- 61% reported choosing Comanche Park because of **Affordability**
- **67% stated “yes”** as to if they would live in the redevelopment community (*with an additional 20% requesting more information*)



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# Resident Needs Assessment Update

- **People, Quiet and affordability** were top listed items that people liked by Comanche Park currently
- **Crime and more opportunities for kids** were top items listed for what people want to see changed most about Comanche Park
- **Transportation was listed as the primary barrier impacting daily life**
  - 61% reported not having a drivable car
  - 53% stated transportation as barrier to social services
  - 60% stated transportation as barrier to financial services
  - 81% stated transportation as barrier to obtaining and keeping employment
  - 59% stated transportation as barrier to accessing healthcare
  - 51% stated transportation as reason for not attending meetings or events at schools
  - 40% stated transportation as reason for middle schoolers not taking part in after-school programming
- **New Parks, Grocery Store, Updated Street and Lighting Improvements, and Play Areas** were listed as the Most Important Neighborhood Improvements.



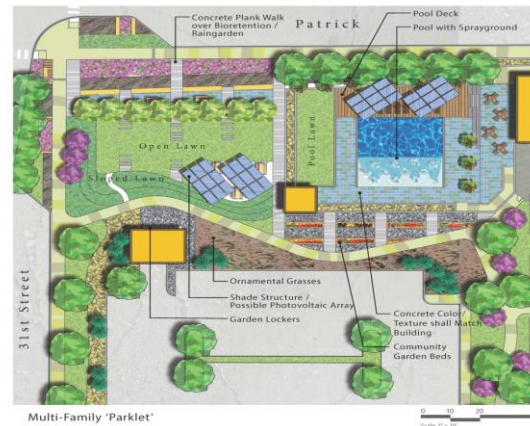
# Planning and Design Team

# camiros



bsi.studio

A creative enterprise dedicated to quality design,  
environmental excellence, and smart community building



# Vision for Comanche

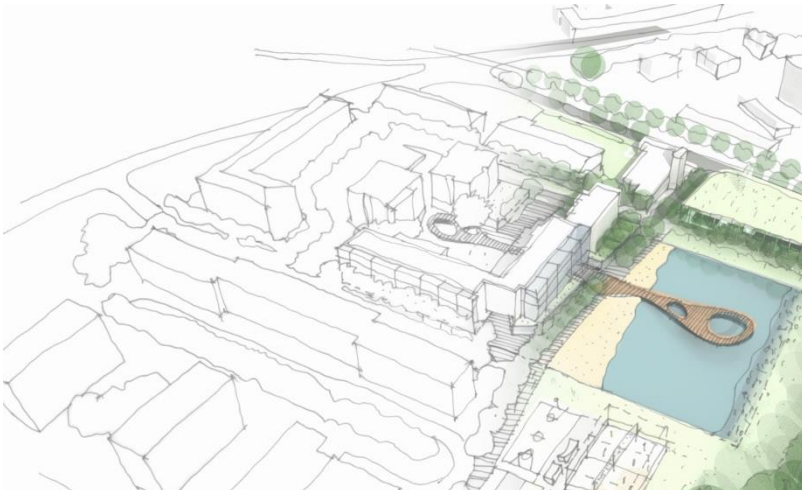
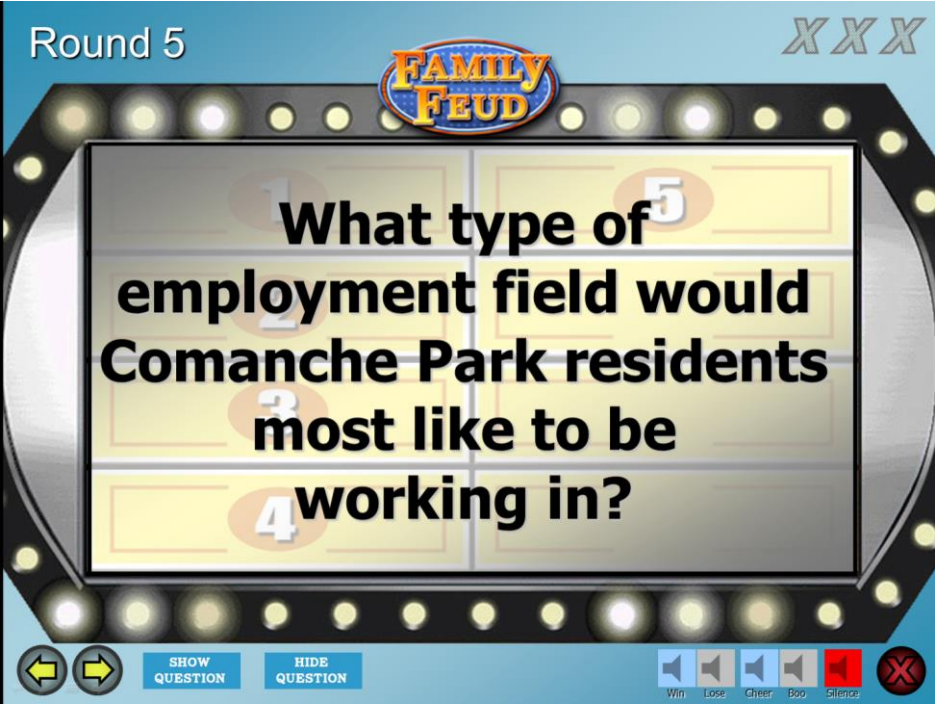


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# Community Design Workshops



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# Questions or Comments?

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