



Envision Comanche

Master Plan Redevelopment for Comanche Park

Housing Authority of the City of Tulsa

February 2020



KEY PARTNERS

We would like to acknowledge the Comanche Park residents, local community members and other partners who continue to participate in this process, especially those that provided leverage and support for Envision Comanche, including:

36th Street North Event Center
Anne and Henry Zarrow Foundation
Birth through Eight Strategies for Tulsa (BEST)
Black Wall Street Chamber
Bright Spot Mobile Family Services
CAP Tulsa
City of Tulsa
City of Tulsa, Mayor's Office
City of Tulsa, Working in Neighborhoods
Community Food Bank of Eastern Oklahoma
Community Service Council
Crossover Community Impact
Department of Rehabilitation Services
Family and Children's Services of Oklahoma
George Kaiser Family Foundation
Hawthorne Elementary
INCOG/Tulsa Planning Office
Life Senior Services

McLain High School
Meals on Wheels Metro Tulsa
Mental Health Association of Tulsa
Monroe Demonstration School
Morton Comprehensive Health Services
North Tulsa Economic Development Initiative
Oklahoma State University – Department of Nutritional Sciences
Opportunity Project
OU School of Urban Design
OU Wayman Tisdale Specialty Health Clinic
Parent Child Center of Tulsa
Phoenix Development Council
Spirit Bank
Tulsa City-County Health Department
Tulsa City-County Library
Tulsa Community WorkAdvance
Tulsa County Sheriff's Office
Tulsa Development Authority
Tulsa Dream Center
Tulsa Economic Development Corporation
Tulsa Educare
Tulsa Fire Department
Tulsa Habitat for Humanity
Tulsa Job Corps

Tulsa Police Department
Tulsa Public Schools
Tulsa Regional Chamber of Commerce
Tulsa Technology Center
Tulsa Transit
Walt Whitman Elementary School
Wesley Chapel
World Won Development



Summer Block Party



Fall Fest



Dallas Field Trip



People Working Group Meeting

Purpose and Vision

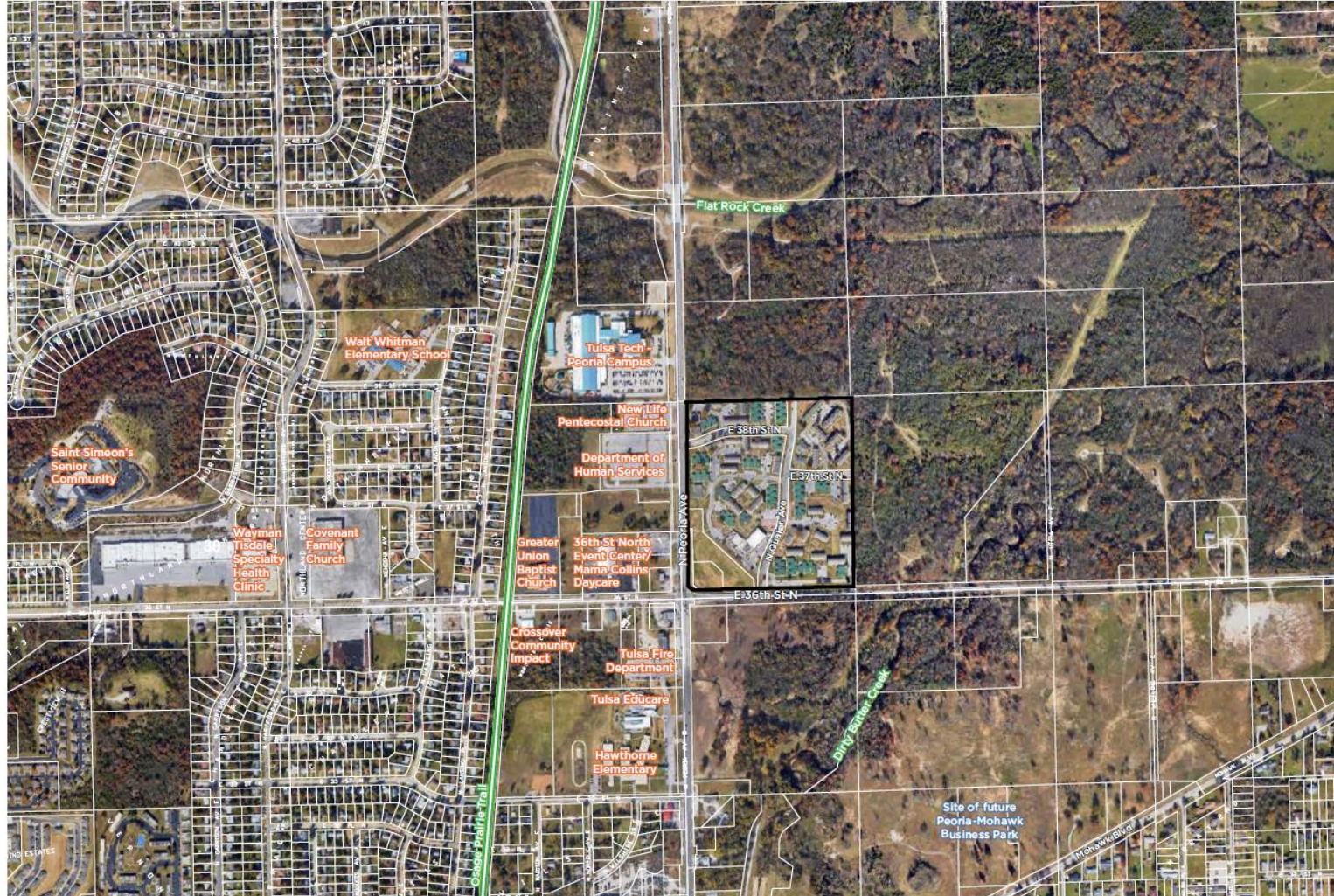
Transform this portion of the 36th Street North corridor into a mixed-income community while ensuring a strict one-for-one replacement of all existing apartments at Comanche Park

- 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

NEIGHBORHOOD MAP



Envision Comanche Planning Area



Envision Comanche

ENVISION COMANCHE

PROCESS / TIMELINE



Envision Comanche

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*)



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.



ENVISION COMANCHE

NEIGHBORHOOD PRIORITY PROJECTS

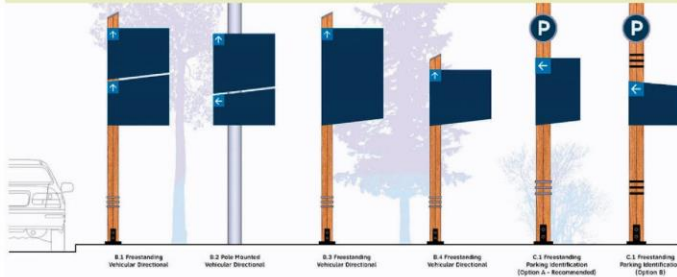
#1 Support and Expand Capacity to Establish a Community Development Corporation (CDC)



#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

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



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

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



Increase redevelopment and enhancement of existing parks and open spaces

Promote bike-friendly connectivity and access in the neighborhood



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



ENVISION COMANCHE

NEIGHBORHOOD WORKING GROUP PROJECT IDEAS: HOUSING AND ECONOMIC DEVELOPEMENT



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

Allocate funding and establish ongoing mentorship programs to serve North Tulsa business owners as a means of disrupting systemic barriers to access.

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.)

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



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



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

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



Explore and develop anti-displacement policies, including community land trusts, and inclusionary zoning policies to expand development while intentionally combating gentrification



ENVISION COMANCHE

PEOPLE PRIORITY PROJECTS

#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

ENVISION COMANCHE

PEOPLE WORKING GROUP PRINCIPLES



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



ENVISION COMANCHE

PEOPLE WORKING GROUP PROJECT IDEAS

#1 Take a face-to-face approach to building awareness of programs, services, and processes



- Example program: GED program
- Utilize resident ambassadors
- Establish a Comanche Park Facebook Page to help build awareness

#2 Bring programs and services to Comanche Park and time them appropriately



- Create flexible spaces for them to operate
- Consider residents who have non-traditional job hours
- Schedule the mobile food truck to correspond with food stamp schedule

#3 Provide "triage" services for community events related to healthcare, education, and employment

	Triage-1	Triage-2
A		
B		
C		
D		
E		

- "the process of determining the most important people or things from amongst a large number that require attention"

#4 Provide on-site spaces for fresh food, healthcare, childcare, education, and employment services



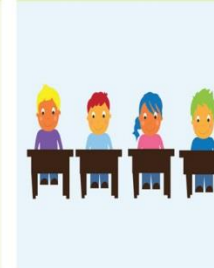
- Jobs/resources fair
- Childcare Services Open House
- Provide childcare training, licensing, and free space to operate day services at Comanche Park with resident staffing

#5 Provide school buses for transporting Comanche Park children to Tulsa Public Schools



- New bus route to Walt Whitman effective Fall 2019
- Create a suitable pick up/drop off location that is also weather protected

#6 Incentivize school attendance



- Educate families on attendance and create a data-informed incentive program for them
- Youth services partnering with universities to get college students to mentor students



ENVISION COMANCHE

PEOPLE WORKING GROUP PROJECT IDEAS

#7 Establish a "Parents Working with Parents" support group



- Parent-driven, topic-based classes
- Example topics could involve coping, what to do with crying babies, food access, etc.
- Pass out fliers and make them available to law enforcement too

#8 Adjust camera positions, maintain them, and give Tulsa Sheriff's Department access to them



- Reduce blindspots and areas of vulnerability
- Cameras at access points

#9 Require Memorandums of Understanding (MOU) to partner with Comanche Park



- MOUs are a formal document describing the broad outlines of an agreement that two or more parties have reached through negotiations. It is not a legally binding document but signals the intention of all parties to move forward with a contract.

#10 Purchase new "No Loitering and No Trespassing" signs



- Include the TIPS hotline number on signs
- Position signs in easy to see places

#11 Build on and promote successes, such as ManUp



- Mentors participate in job/resource fairs
- Utilize newsletters and the Comanche Park Facebook Page to help build awareness

#12 Hold "Talk with a Cop" other social events/activities with law enforcement



- Create positive interactions and allow residents to meet personally with local law enforcement officers
- Use them to explain and describe to residents what law enforcement officers do, how, and why



ENVISION COMANCHE

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



Envision Comanche

ENVISION COMANCHE

REFINED HOUSING DIAGRAMS



Existing Conditions



ENVISION COMANCHE

PREFERRED DESIGN CONCEPT

MASTERPLAN SUMMARY:

BLOCK A:	128 UNITS + 10,000 SF RETAIL
BLOCK B:	116 UNITS
BLOCK C:	38 UNITS
BLOCK D:	22 UNITS
BLOCK E:	22 UNITS
BLOCK F:	24 UNITS
BLOCK G:	22 UNITS
BLOCK H:	22 UNITS
BLOCK J:	52 UNITS
BLOCK K:	16 UNITS
TOTALS:	462 UNITS

OFF-SITE DEVELOPMENT (PHASE 1A)
98 UNITS + 5,000 SF RETAIL



Envision Comanche

ENVISION COMANCHE

PREFERRED DESIGN CONCEPT



Envision Comanche

ENVISION COMANCHE

CONCEPT SKETCH - LOOKING NORTH ON N. PEORIA AVE.



Envision Comanche

ENVISION COMANCHE

CONCEPT SKETCH - MIXED-USE BUILDING



Envision Comanche

ENVISION COMANCHE

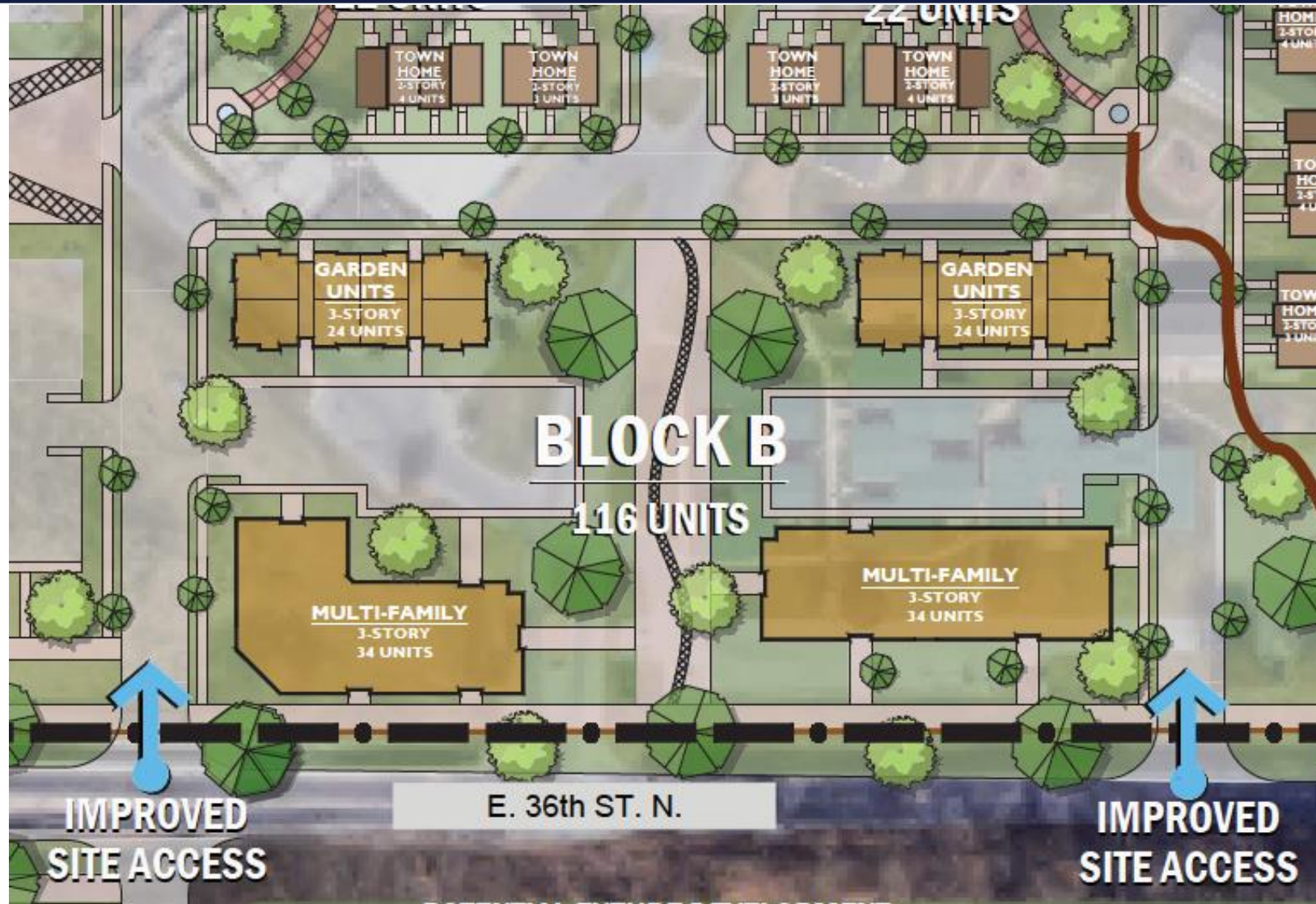
CONCEPT SKETCH - LOOKING EAST AT PEOPLE'S PLAZA ON N. PEORIA AVE.



Envision Comanche

ENVISION COMANCHE

PREFERRED DESIGN CONCEPT



Envision Comanche

ENVISION COMANCHE

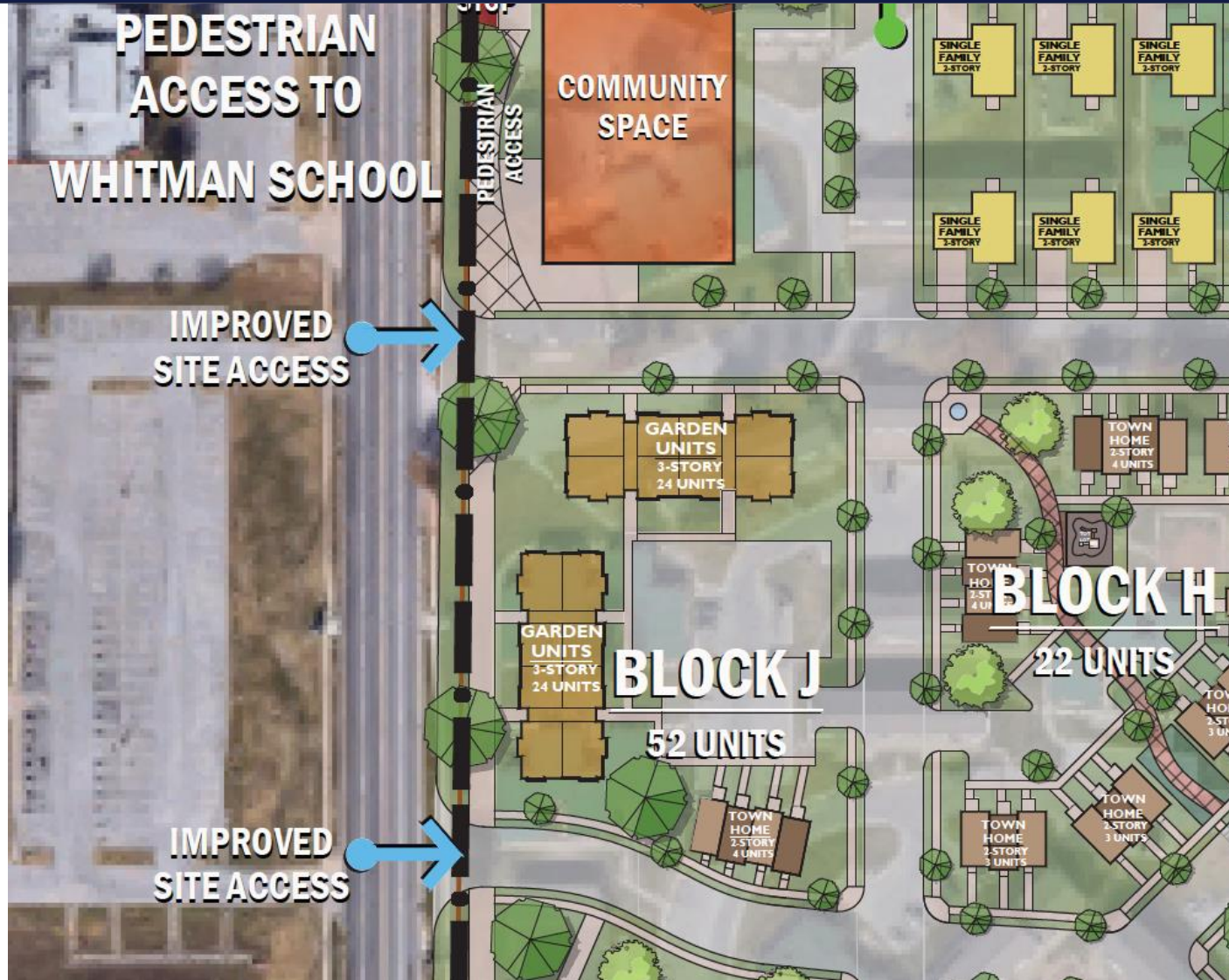
CONCEPT SKETCH - MULTI-FAMILY BUILDING



Envision Comanche

ENVISION COMANCHE

PREFERRED DESIGN CONCEPT



Envision Comanche

ENVISION COMANCHE

CONCEPT SKETCH - TYPICAL GARDEN APARTMENT



Envision Comanche

ENVISION COMANCHE

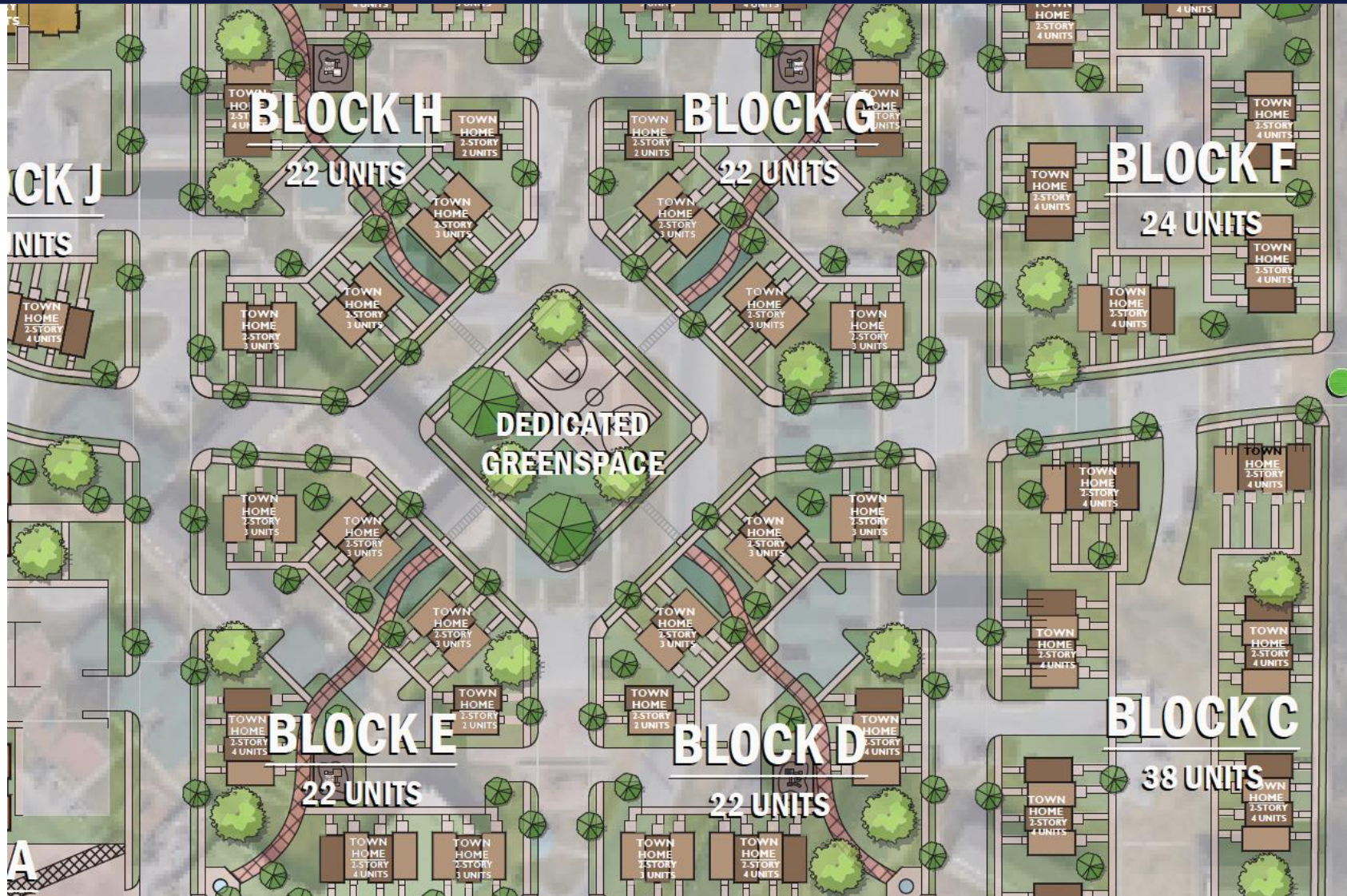
CONCEPT SKETCH - TYPICAL GARDEN BUILDING



Envision Comanche

ENVISION COMANCHE

PREFERRED DESIGN CONCEPT



Envision Comanche

ENVISION COMANCHE

CONCEPT SKETCH - VIEW TOWARDS THE INTERIOR PARK



Envision Comanche

ENVISION COMANCHE

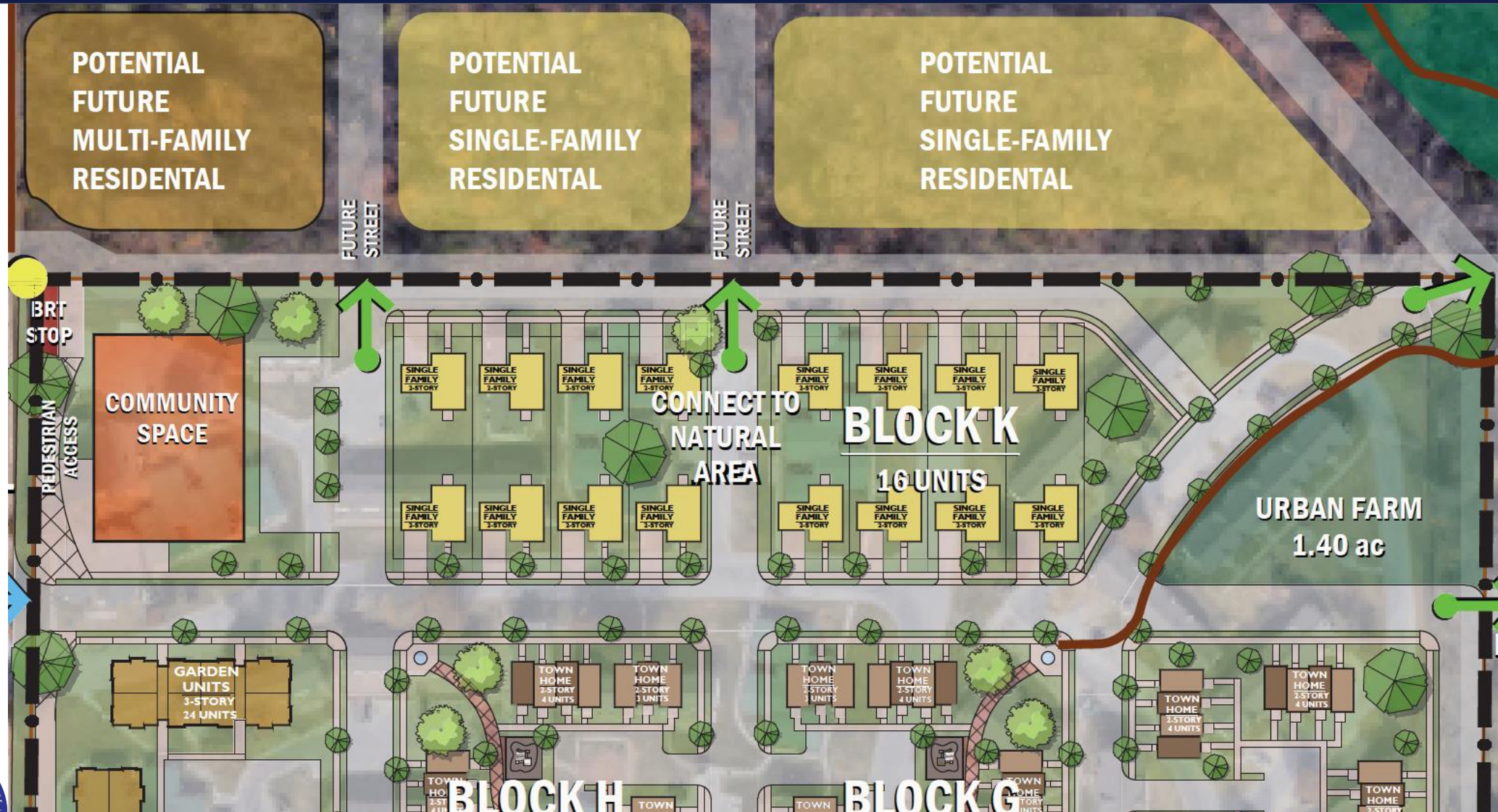
CONCEPT SKETCH - TYPICAL TOWNHOME BUILDING



Envision Comanche

ENVISION COMANCHE

PREFERRED DESIGN CONCEPT



Envision Comanche

ENVISION COMANCHE

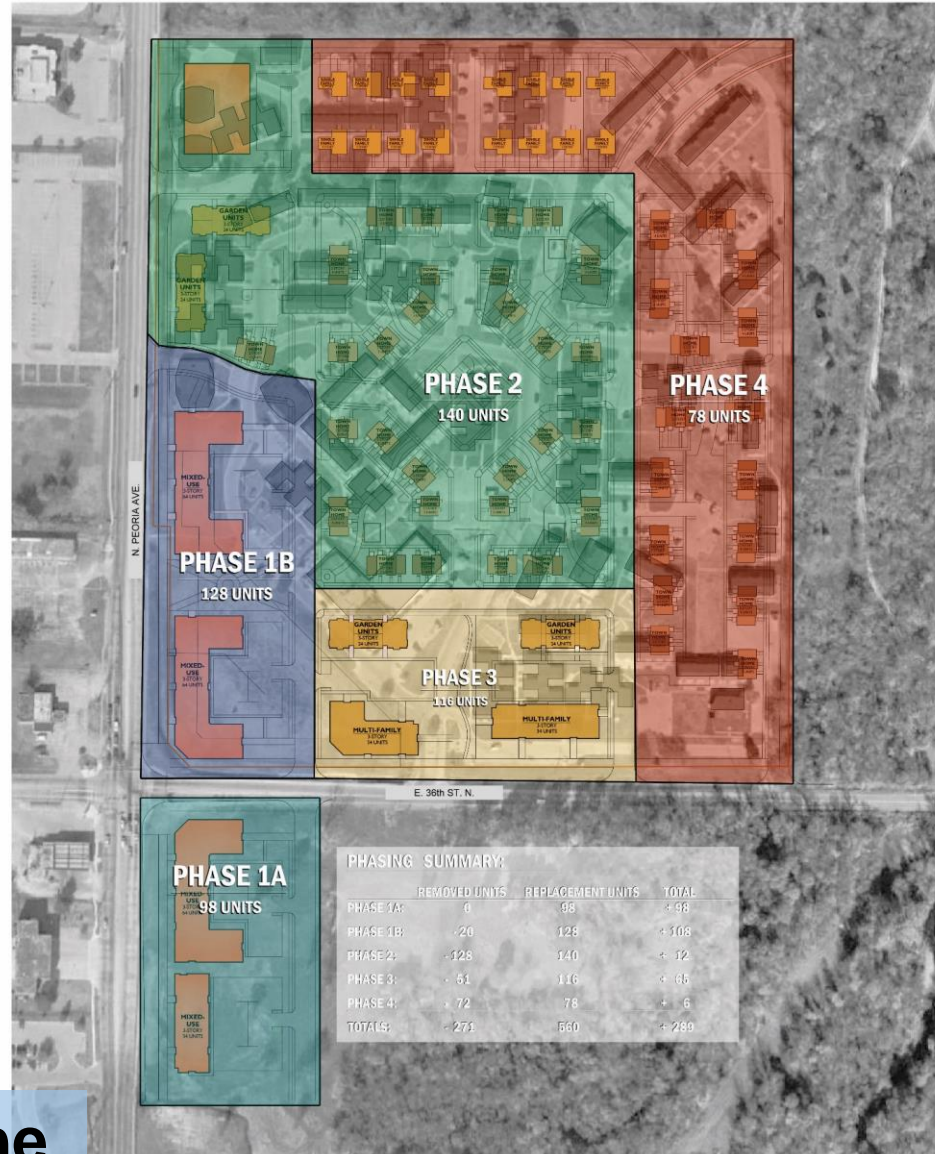
CONCEPT SKETCH - TYPICAL SINGLE-FAMILY UNIT



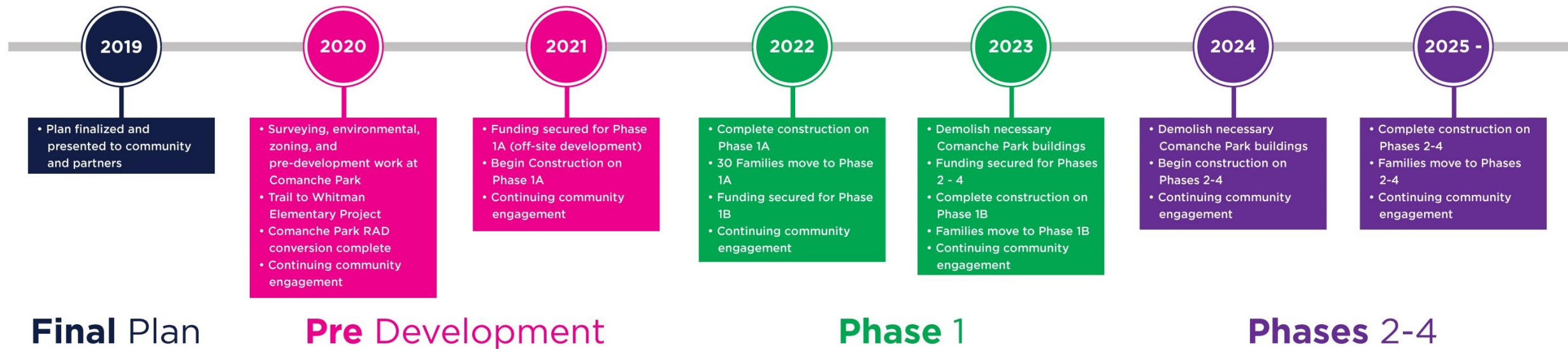
Envision Comanche

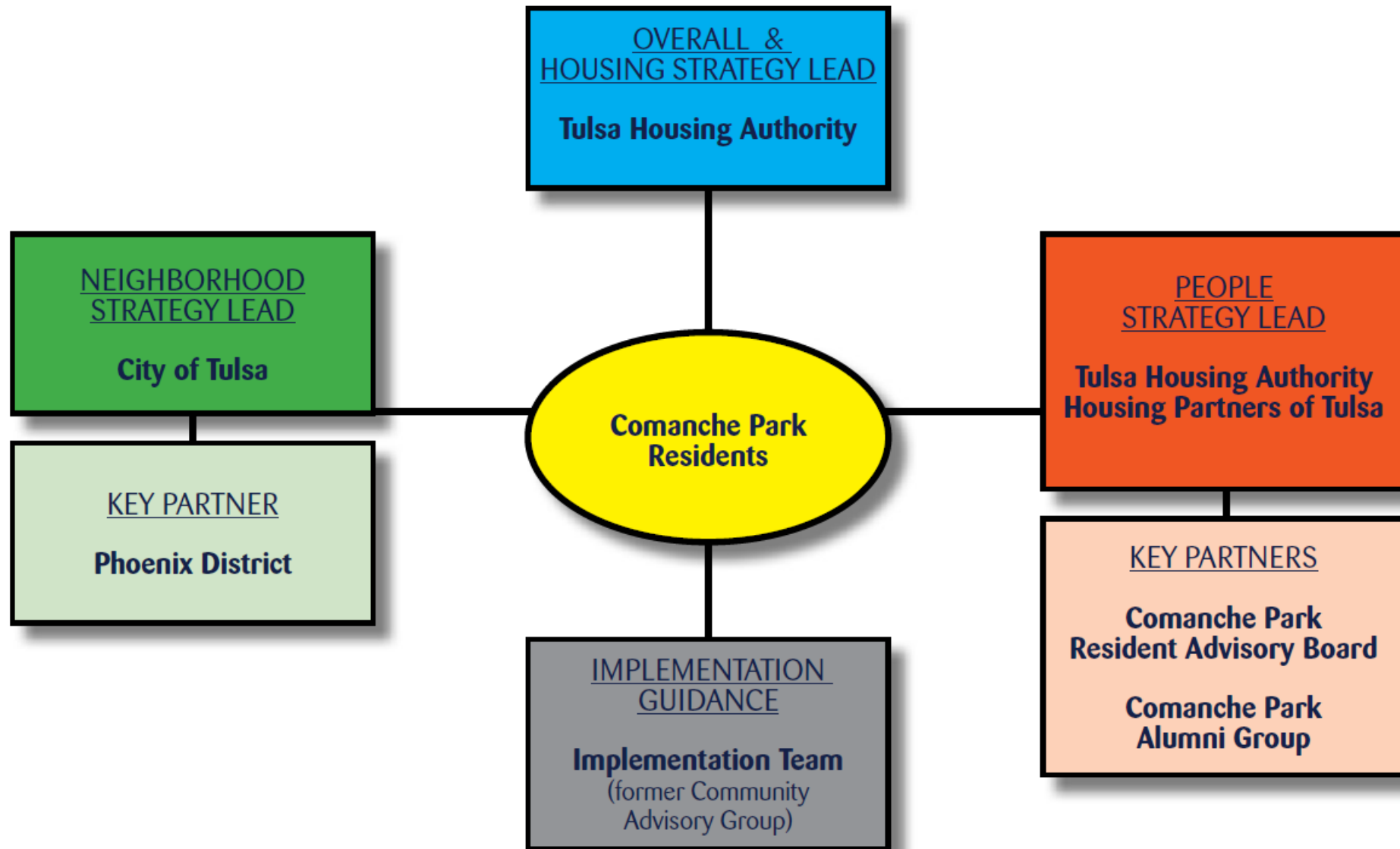
ENVISION COMANCHE

POTENTIAL PHASING DIAGRAM



Envision Comanche





Questions or Comments?

Jeff Hall

Vice President of Strategic Planning &
Intergovernmental Affairs

jeff.hall@tulsahousing.org

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



Envision Comanche





Envision Comanche

Master Plan Redevelopment for Comanche Park

Housing Authority of the City of Tulsa
Refined Draft December 9, 2019

