



# Envision Comanche

Master Plan Redevelopment for Comanche Park

Housing Authority of the City of Tulsa

December 2021



# 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**

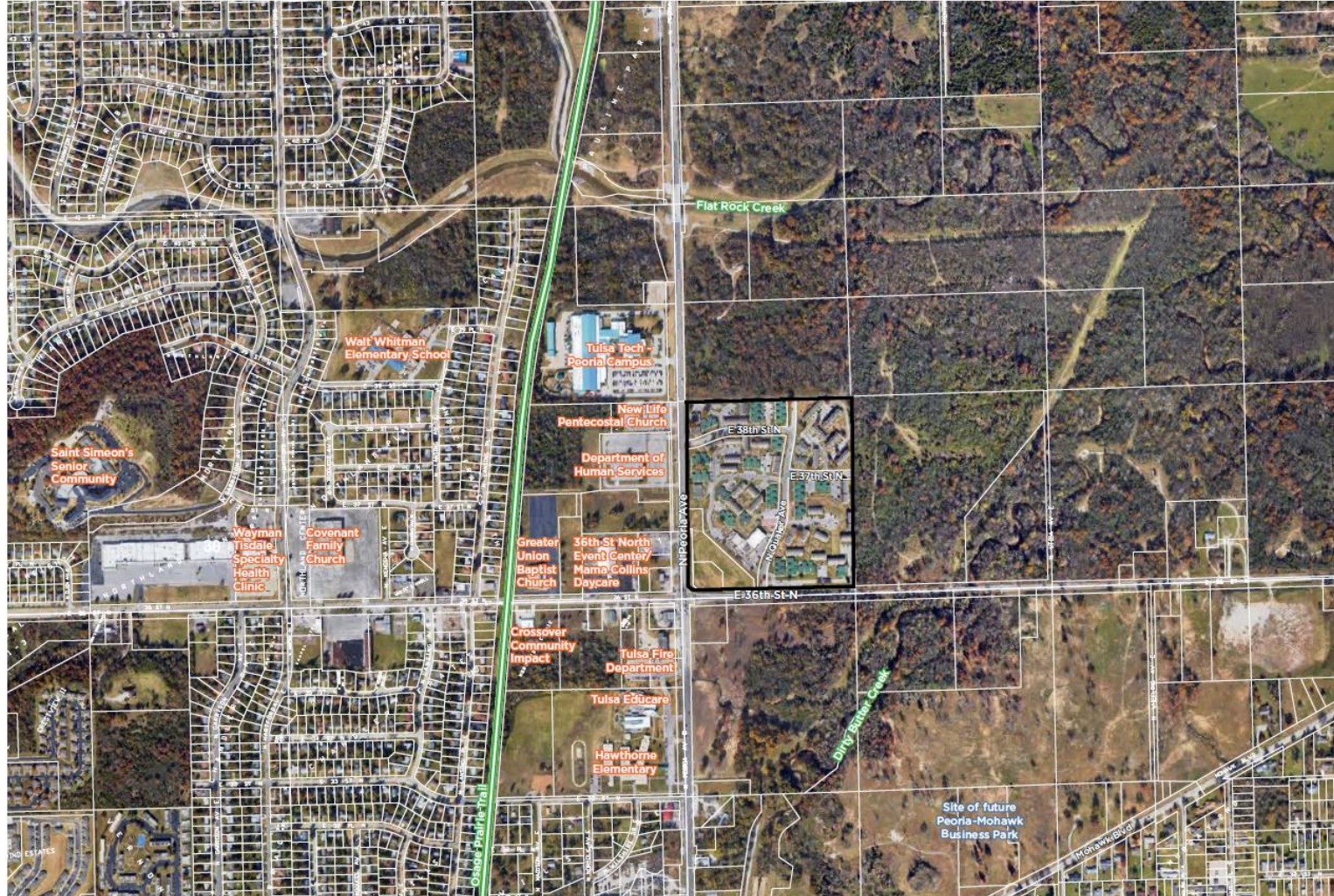
- Resident-led, community supporting planning process
- Priority in minimizing the disruption to residents' lives
- Highlight, enhance and improve economic and cultural diversity of the 36<sup>th</sup> Street North corridor
- Commitment to create a green, sustainable and financially feasible development
- Commitment to connecting with and leveraging other local initiatives





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## NEIGHBORHOOD MAP



Envision Comanche Planning Area



# Envision Comanche



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## NEIGHBORHOOD PRIORITY PROJECTS

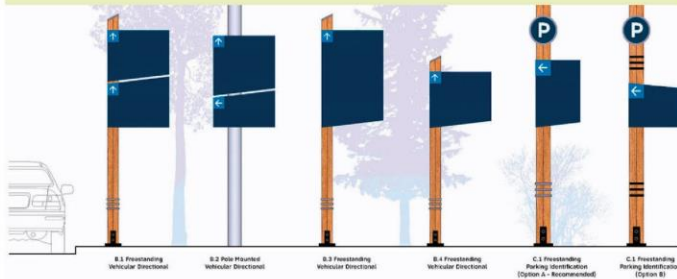
### #1 Support and Expand Capacity to Establish a Community Development Corporation (CDC)



### #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



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## 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





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## 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



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## Proposed Critical Community Investments

### Dirty Butter Creek/Flat Rock Creek

A great an opportunity to activate this unused area (flood plain) that can promote healthy activities and connect to the larger green way network. Proposed partnerships with The Bike Club, Tulsa Parks and THA.



### Neighborhood Scale Commercial Space

A chance to introduce new, neighborhood scale commercial space with priority targets being a corner store/neighborhood scale grocery, community targeted small businesses and professional services

### Urban Farm

A blend of social entrepreneurship and community-driven solution to food access, this is an opportunity to establish a professionally operated, urban farm.



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## 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





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## 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





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## 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**



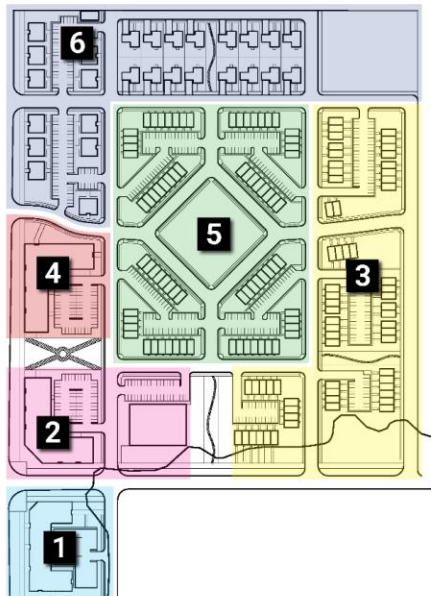
**Create trail network to promote healthy lifestyle**



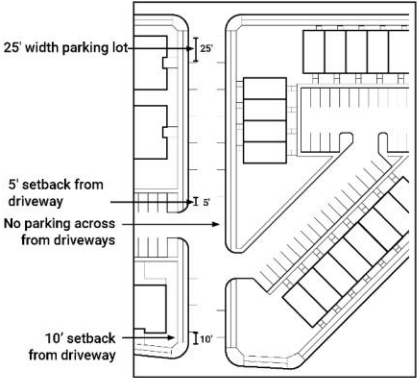
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PHASES



Typical Street Parking



PROGRAM		
PHASING	RESIDENTIAL UNITS	COMMERCIAL SPACE
Phase 1	76 Multi-Family Units	5,000 Sq.Ft.
Phase 2	76 Multi-Family Units	5,000 Sq.Ft.
Phase 3	63 Townhomes	-0-
Phase 4	76 Multi-Family Units	-0-
Phase 5	76 Townhomes	-0-
Phase 6	68 Multi-Family + 16 Single Family	-0-
TOTAL	451 Units	10,000 Sq.Ft.

SITE DEVELOPMENT DATA (Approximate)	
Site Area	33.7 Acres
Net Open Space*	2.87 Acres
Net Development Area**	14.82
Net Density	13.38 DU/Acre

\* Designated open space including plaza, green space and walking trails

\*\* Designated developable area excluding streets, sidewalks, tree lawns, open space and parking lots





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CONCEPT SKETCH - LOOKING NORTH ON N. PEORIA AVE.



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

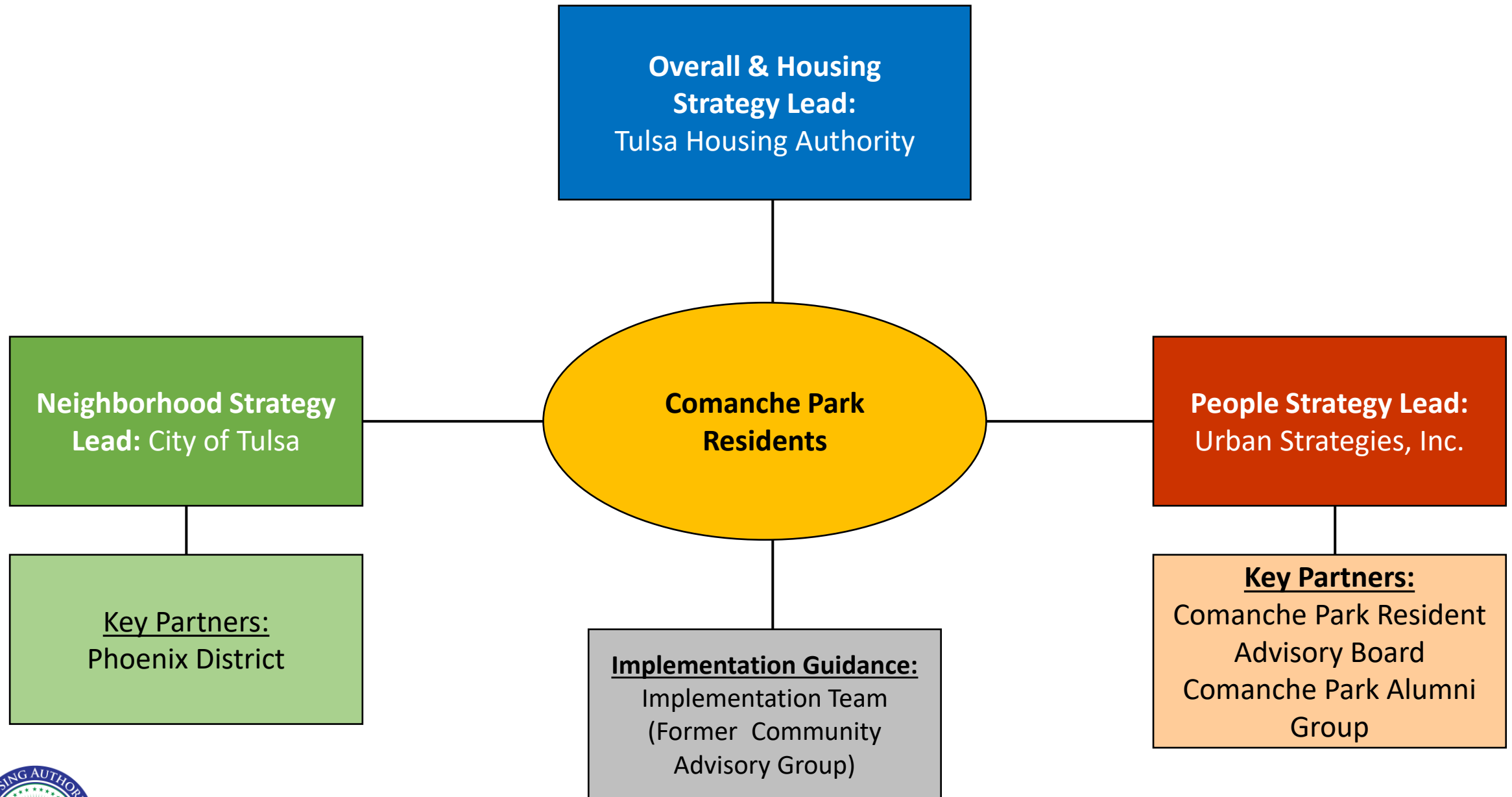


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# POTENTIAL IMPLEMENTATION TIMELINE









# Questions or Comments?

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