



Envision Comanche

Master Plan Redevelopment for Comanche Park

Housing Authority of the City of Tulsa

November 2, 2020



Agenda

- Welcome Remarks
- Supportive Services/COVID Response
- Neighborhood Updates
- Overall Housing Updates
- Phase I Overview
- Renaming/Rebranding
- Open Q &A



Purpose and Vision

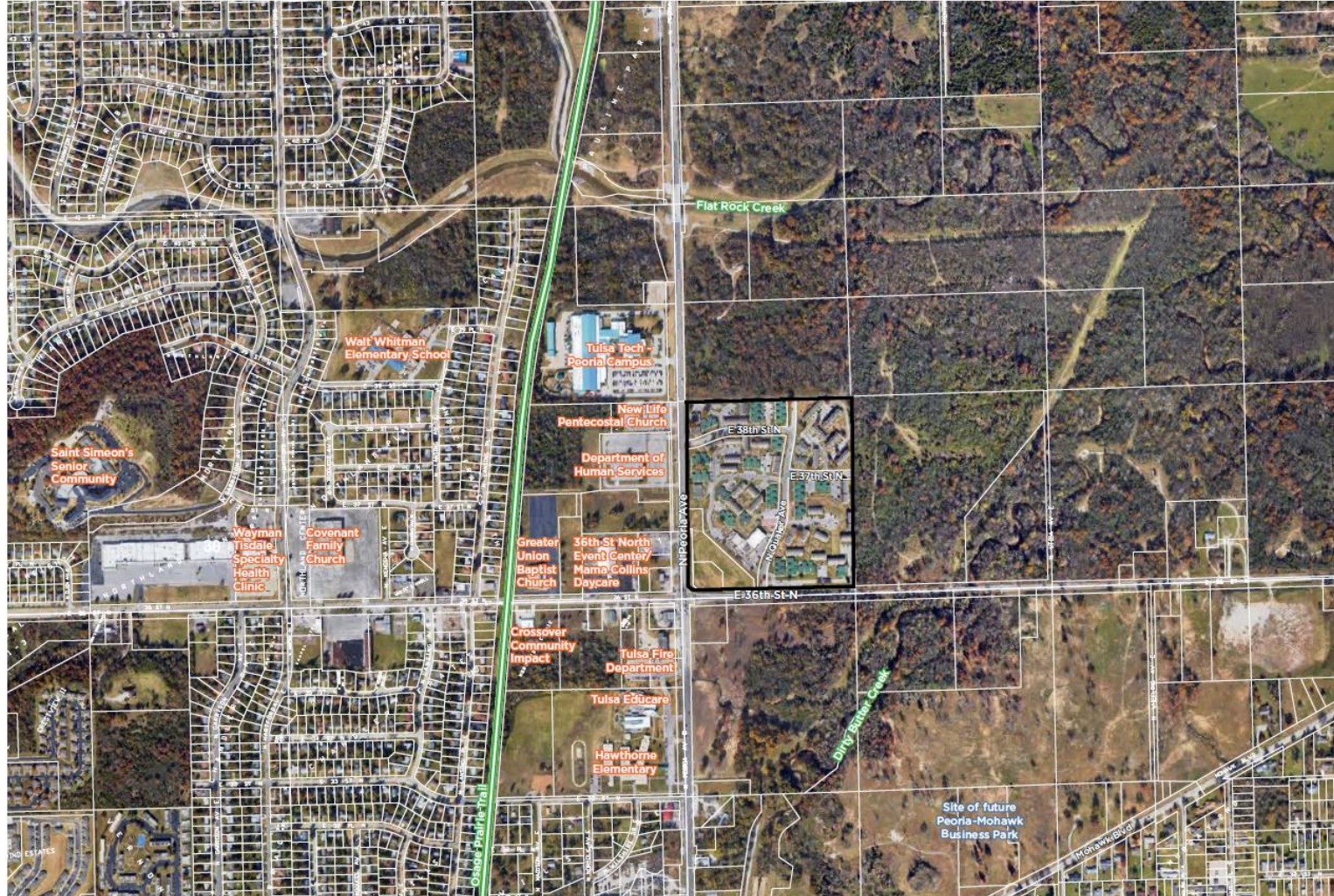
Transform this portion of the 36th Street North corridor into a mixed-income community while ensuring a strict one-for-one replacement of all existing apartments at Comanche Park

- 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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NEIGHBORHOOD MAP



Envision Comanche Planning Area



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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



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PEOPLE PROGRESS TO DATE

- Staffing in place and operational
 - Case Manager – Mary Myrick
 - Social Service Aide – Nadean Kaulaity
 - CEA – Brandy Pike (with funding for 5 total)
- In response to COVID, programming has primarily centered on addressing primary needs, including consistent food and resource distribution, addressing internet access and establishing appointment and virtual based case management services.
- The BEST team has been tremendous in expanding our capacity and access to resources – providing cleaning supply kits for **240 families!**



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PEOPLE PROGRESS TO DATE

Educational Initiatives and Partnerships

- Internet Access
 - Through a grant from BEST, Hot Spots were made available to all Comanche residents
- TPS Satellite Office
 - Representatives of TPS onsite every Monday at 2pm to help bridge parent-student-school interactions during virtual learning
- Lilyfield Partnership
 - Provides COVID safe after school tutoring and social skills for grades 2-6
- Resource Distributions
 - Gaining Ground, Discovery Lab and Tulsa Pop Kids



Lilyfield Empower Tulsa
KID'S CLUB
Come join the fun!



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PEOPLE PROGRESS TO DATE

Health and Wellness Initiatives and Partnerships

- Food and Resource Distributions
 - Door to Door Lunch Deliveries
 - Community Food Bank of Eastern Oklahoma
 - R&G Grocers
 - Chick-fil-A
 - Candy Harvest with Comanche Friends
- Emergency Infant Services Spotlight
 - Via new partnership, residents provided access to diapers and baby items



Fighting Hunger, Feeding Hope
FOOD BANK
Community **FOOD BANK** of Eastern Oklahoma



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PEOPLE PROGRESS TO DATE

Community Safety Initiatives and Partnerships

- Tulsa County Sheriff's Office
 - Community Outreach H.O.R.S.E. Challenge set for Nov. 5
- Tulsa Police Department
 - Prepared meals delivery
 - Back Pack and materials distribution
- Tulsa Crime Stoppers Network
 - Mobile Library program
 - Access to books, coloring books, and other items free to residents



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PEOPLE PROGRESS TO DATE

BrightSpot Partnership Spotlight

- Expanding outreach through the pandemic
 - Groceries and Snack bags via drop and knock delivery
 - Back to School event – distributed 500 backpacks, school supplies and groceries
 - Winter clothing distribution
 - Onsite access to clothing and household items
 - **New** – Leadership Training and Mentoring – program created to mentor individuals who volunteer on regular basis



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NEIGHBORHOOD PRIORITY PROJECTS

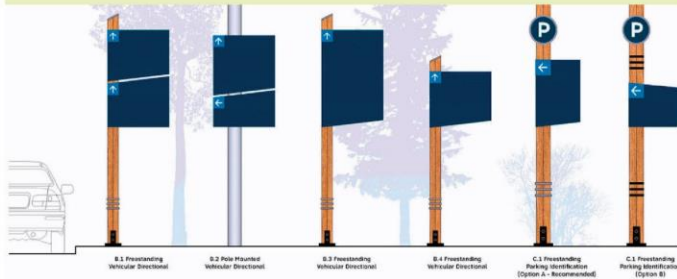
#1 Support and Expand Capacity to Establish a Community Development Corporation (CDC)



#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



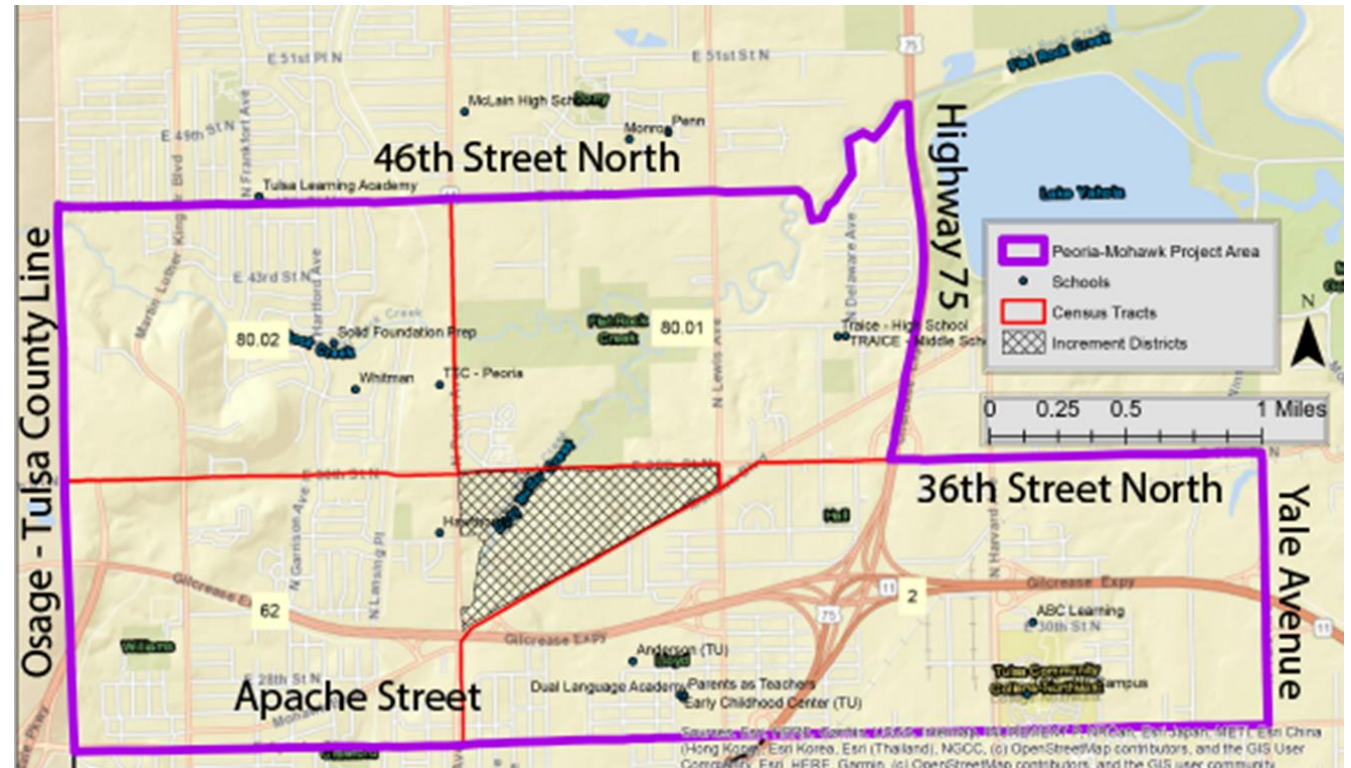
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NEIGHBORHOOD PROGRESS TO DATE

Peoria-Mohawk TIF

- Proposed Project Funding for Housing
 - Single Family Rehab
 - Title Assistance
 - Home Buyer Assistance
 - Development Assistance for Vacant Land
- Flat Rock Creek Urban Wilderness Area
- TPS funding for Whitman and Hawthorne
- **Next Public Hearing for City Council set for Nov. 18, 2020**



**Note: THA is not involved in the creation of the TIF but seeks to amplify the importance of it within the community and demonstrate the overlap with the community expressed needs within the broader neighborhood.*



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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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PREFERRED DESIGN CONCEPT

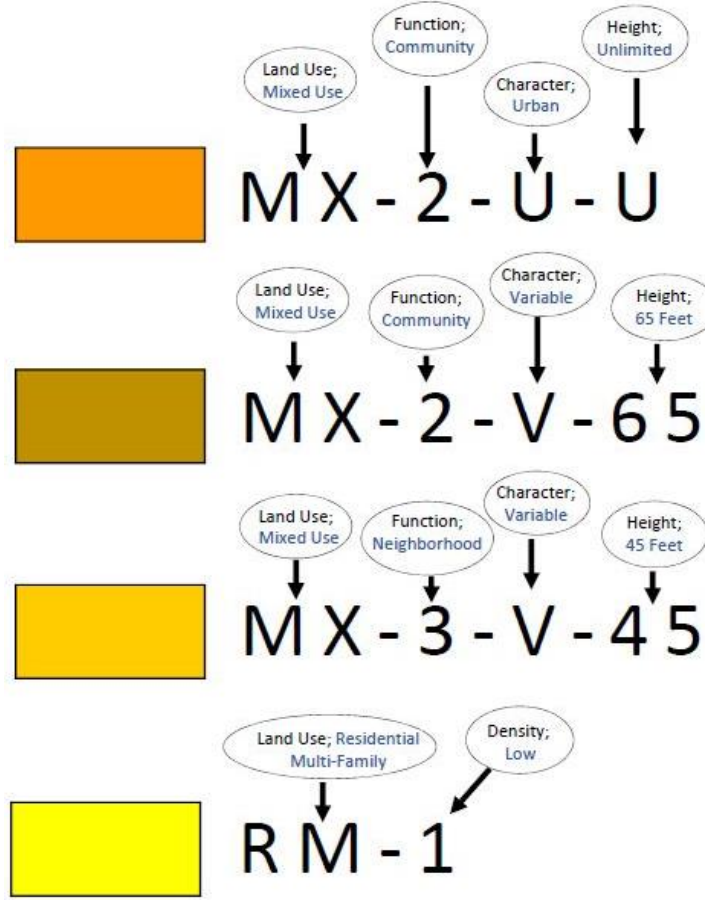
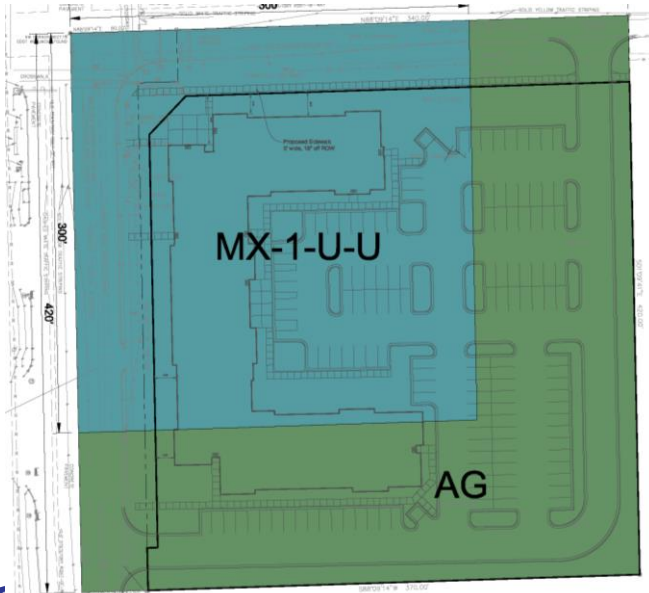


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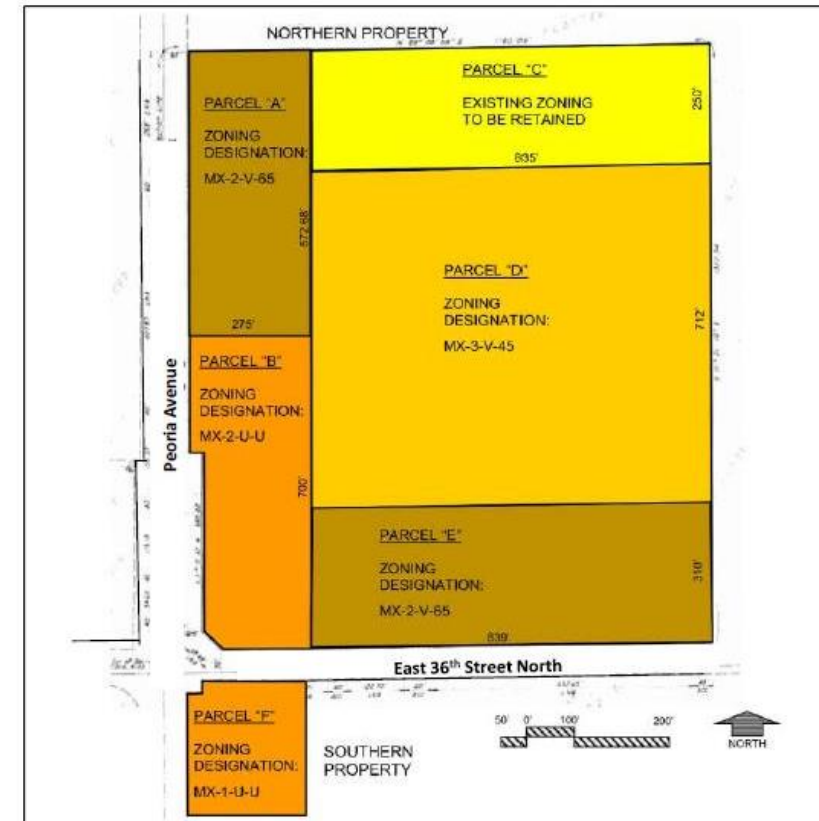
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PROGRESS TO DATE

- Rezoning completed for the entirety of the master plan area.
- A second rezoning request submitted to expand the overall boundary of Phase I. To be heard by TMAPC on Dec. 2, 2020.



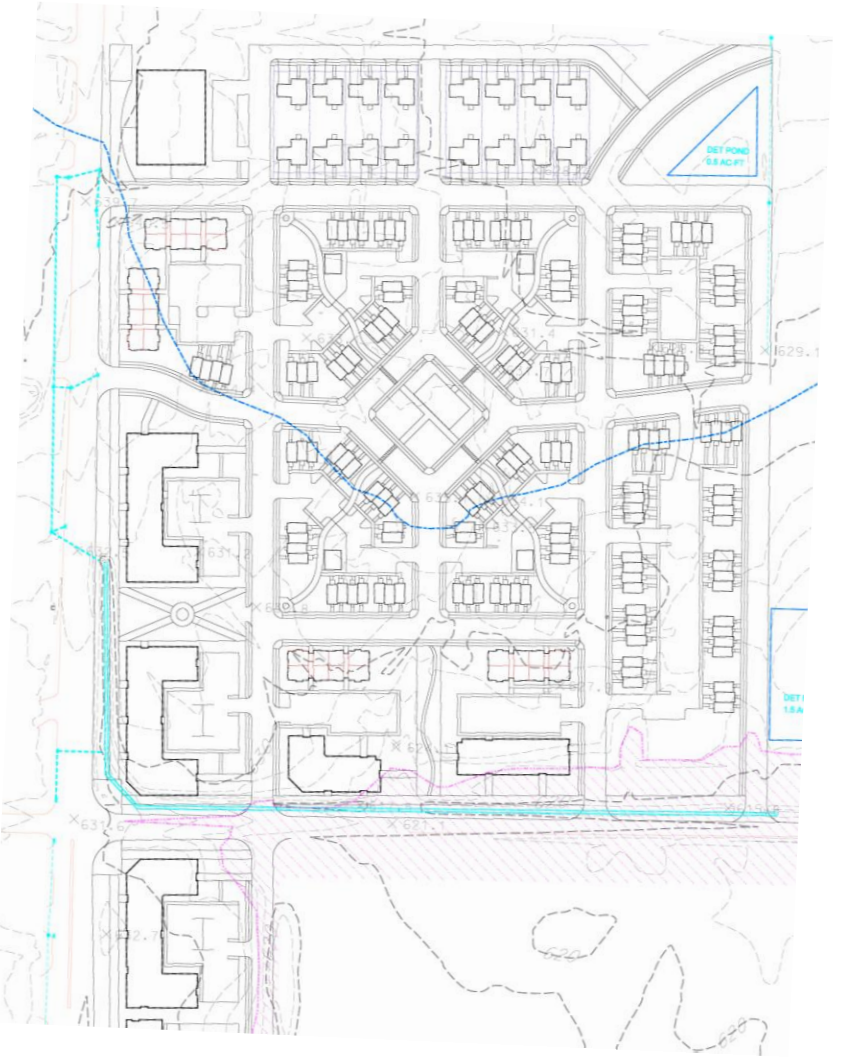
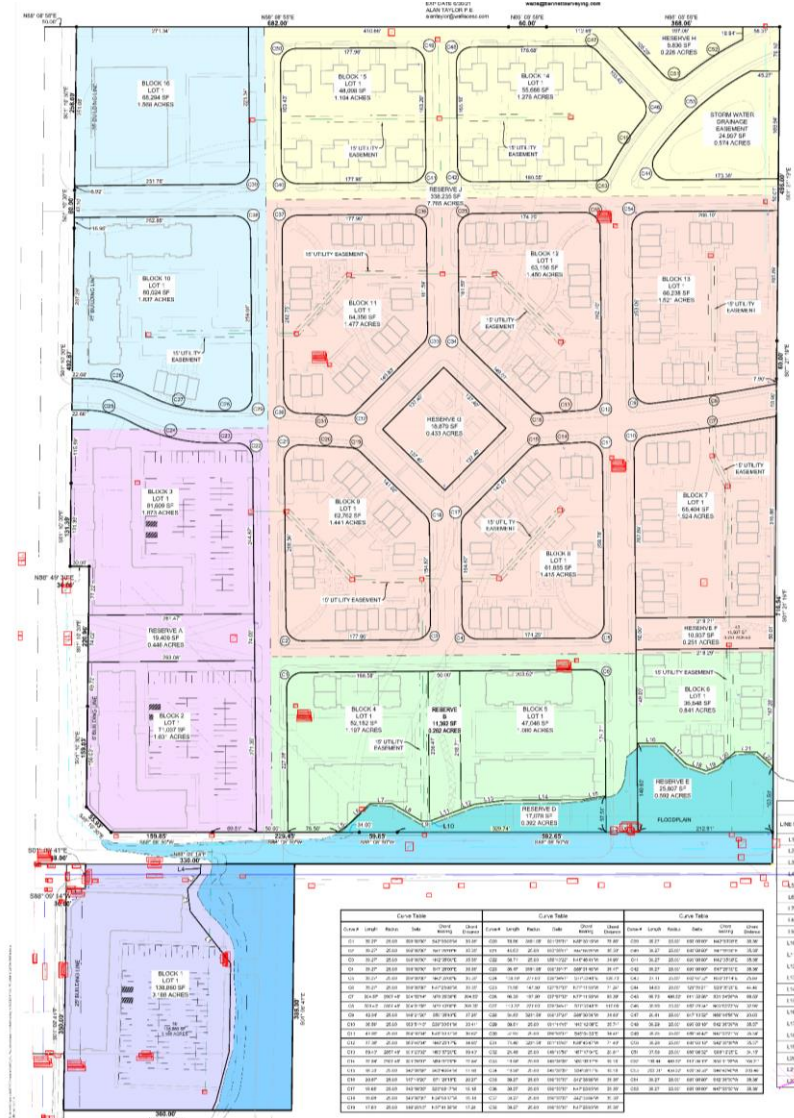
PROPOSED ZONING



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PROGRESS TO DATE

- Preliminary Plat approved by TMAPC in July 2020
- Preliminary infrastructure planning underway.
- Stormwater improvements lining Comanche proper will dictate timing for Phase II start timeframe.



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PHASE I OVERVIEW

- **Phase I Overview**

- 100 units
 - 51-1 bd/1bath units
 - 49-2 bd/2bath units
- Approx. 4700 square feet of commercial space
- Predevelopment underway
- Projected to start construction in Q3 2021

- **Design and Construction firms procured**

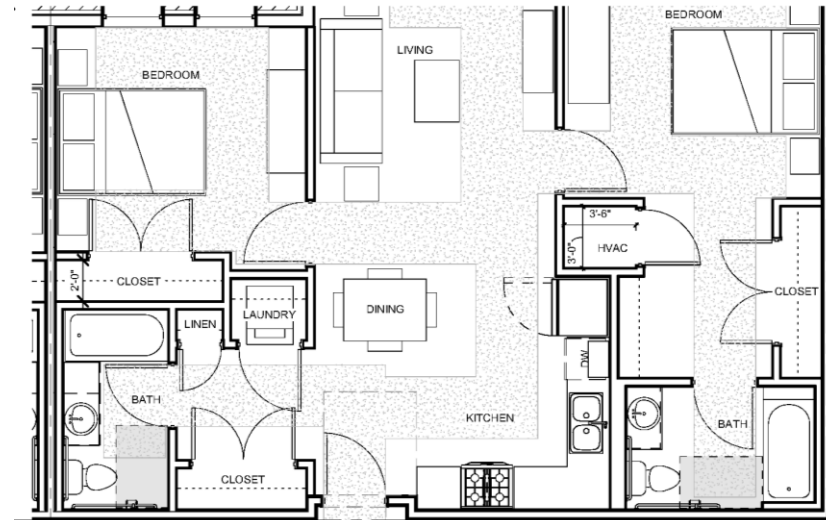
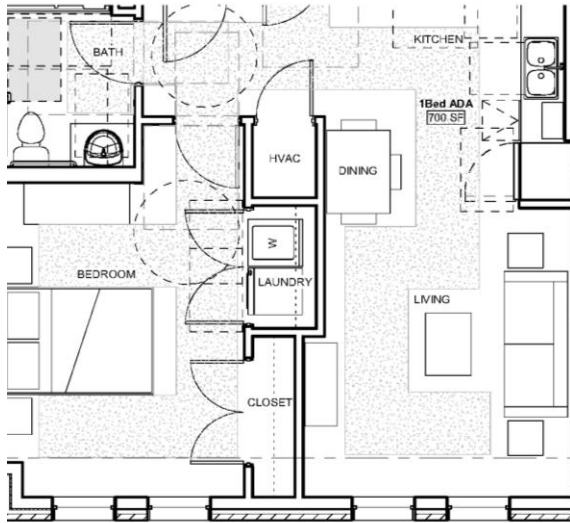
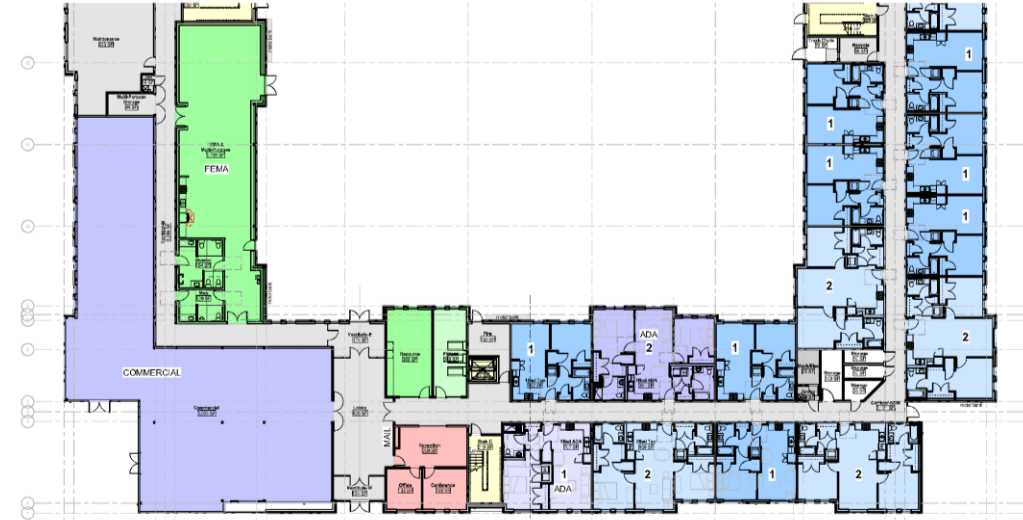
- KSQ Design – Architect
- Flintco – Synder – General Contracting
- Wallace Engineering – Civil and Structural
- HP Engineering – MEP
- Howell Van Curen – Landscape
- Terracon – Environmental
- Building and Earth – Environmental and Geotech
- Rt 66 Surveying - Survey



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PHASE I OVERVIEW



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PHASE I OVERVIEW

- **Section 3 and Small Business Utilization Plan**
 - Neighborhood job fairs and on-site safety training
 - Subdivide portions of the work into reasonable packages to allow for greater participation
 - Multiple pre-bid meetings
 - Develop a second-tier Section 3 and small business Subcontracting plan
 - Work with Section 3 and small business partners to enhance their safety and quality control plans, and assist them with submittals, scheduling and pay applications, if necessary.



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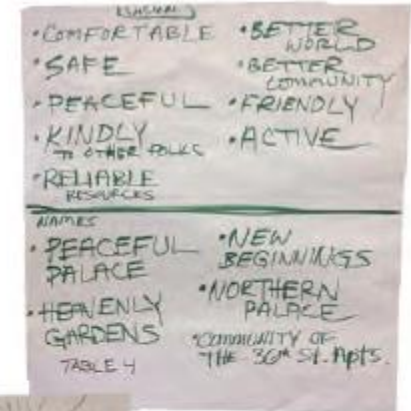
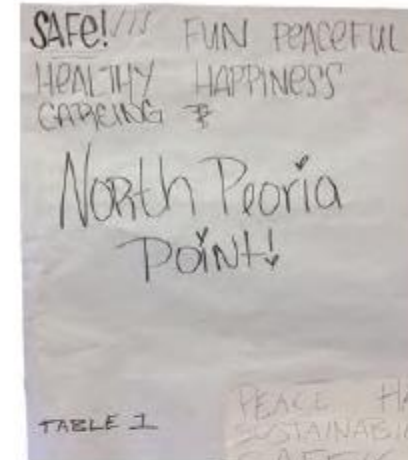
RENAMING UPDATE

Community Naming

There is a general desire on the part of residents and stakeholders to create a new name for Comanche Park. This name should represent the revitalized community while helping to promote and re-brand the larger area. Attendees at Community Meeting 2 brainstormed potential names for the redevelopment. This feedback should be utilized as a starting point for a community naming initiative in tandem with more detailed development implementation. THA will continue to work with community stakeholders on naming efforts, with the final decision held by the THA Board of Commissioners.

- North Peoria Pointe
- Harmony Homes
- Peoria Homes
- Peaceful Palace

- Heavenly Garden
- Northern Palace
- Phoenix Landing
- The Woods at Phoenix
- New Beginnings
- Green Acres
- Phoenix Apartments
- Comanche Rising
- Comanche Gardens
- Comanche Complex



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BIG REVEAL

Fincher
DESIGN

CLIENT: TULSA HOUSING AUTHORITY

PROJECT: LOGO DESIGN

STATUS: ROUND 1

DATE: 10.14.20

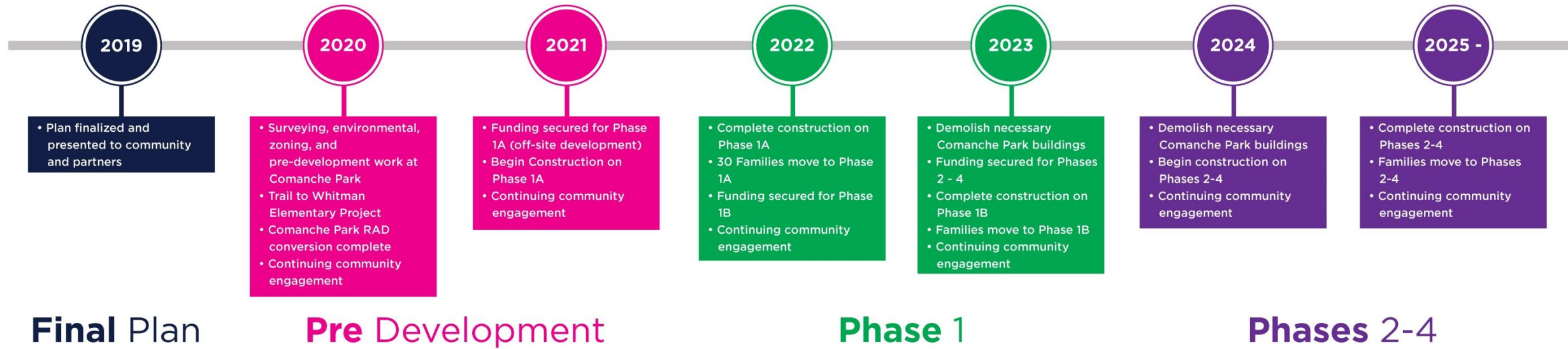


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OPTION 2

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Conceptual Implementation Timeline



Questions or Comments?

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



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