

Envision Comanche

Master Plan Update
September 2019

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

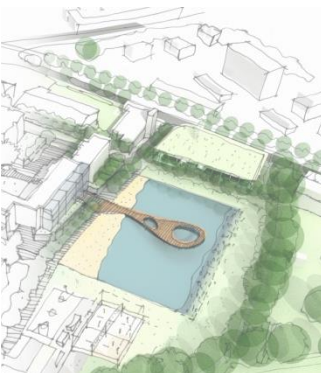


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NEIGHBORHOOD MAP



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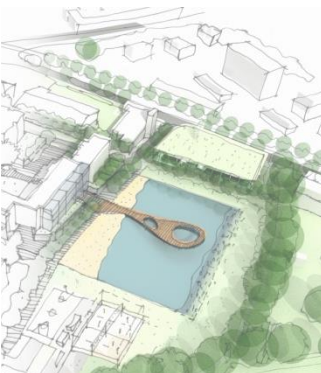


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PROCESS / TIMELINE



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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

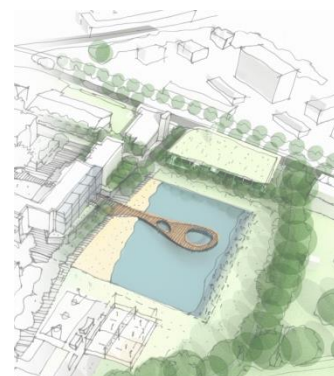


Create trail network to promote healthy lifestyle



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camiros vireo KAI BLUE STAR INTEGRATIVE STUDIO

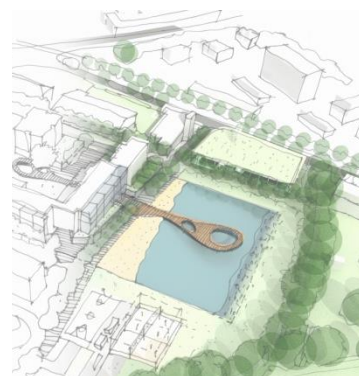


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REFINED HOUSING DIAGRAMS



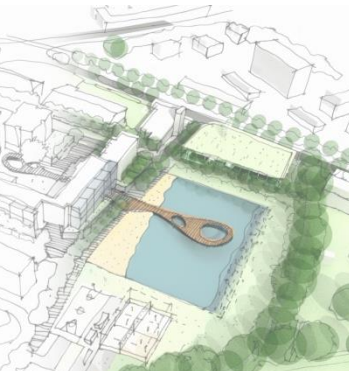
Existing Conditions



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REFINED HOUSING DIAGRAMS



Refined Option A

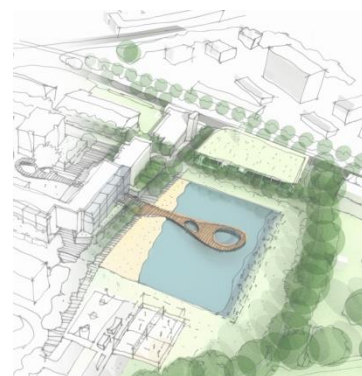


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REFINED HOUSING DIAGRAMS



Refined Option B



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NEIGHBORHOOD WORKING GROUP PRINCIPLES

Improve and establish meaningful parks and open spaces throughout the community



Enhance and support single family communities north and south of 36th Street North



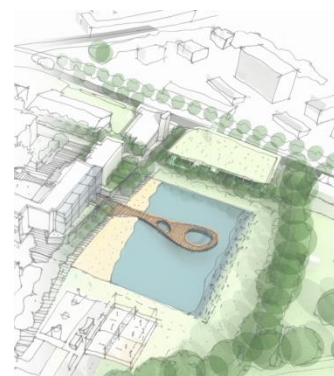
Address pedestrian connectivity and access—especially on 36th Street North



Address commercial activity along 36th Street North



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NEIGHBORHOOD ASSET MAP



MAP LEGEND

RESIDENTIAL

- 1 Existing Comanche Park Community
- 43 Crestview Duplexes
- 44 Northwind Estates Senior Living
- 45 Bradford Apartments

COMMERCIAL

- 2 Dollar General
- 3 Walgreens
- 4 Dollar Tree
- 5 36th Street North Event Center
- 38 C&S Auto Repair
- 39 Boost Mobile
- 40 QuikTrip
- 41 AR Food Store
- 42 Osage Casino
- 60 Tulsa Junk Car Buyers
- 61 The Freeze
- 62 Super Stop
- 63 Seafood Market and Restaurant
- 64 Pallet Supply
- 65 Soul Brothers Car Wash
- 66 Lkq Auto Parts
- 67 LKQ Pick Your Part - Tulsa
- 68 North Star Variety Store
- 69 Ralph's Menswear
- 70 Solid Foundation Preparatory Academy

INSTITUTIONAL

- 6 Northside Christian Center
- 7 Greater Sunrise Missionary
- 8 Seven-Day Adventists Church
- 9 Faith Hope-Charity Christian Church
- 10 Church of the Living God Temple
- 11 Iglesia Pentecostal Casa de Luz
- 12 Life Power Family Church
- 13 Greater Union Baptist Church
- 14 Covenant Family Church
- 15 Suburban Acres Library
- 16 Department of Human Services
- 17 McLain High School of Science and Technology
- 18 Monroe Middle School
- 19 Penn Elementary School
- 20 McLain Seventh Grade Academy
- 21 Walt Whitman Elementary School
- 22 Tulsa Tech - Peoria Campus
- 23 Hawthorne Elementary School
- 24 Drexel Academy
- 25 Anderson Junior High School
- 26 Booker T. Washington High School
- 46 North Mabee Boys & Girls Club
- 49 Faith Christian Fellowship Church
- 50 New Life Pentecostal Church
- 51 Westview Clinic
- 52 Tulsa Dream Center
- 53 Crossover Sports Association
- 54 Neighbor for Neighbor
- 55 Tulsa Reentry One Stop
- 56 Spay Oklahoma Inc
- 57 Jack's Memory Chapel Inc
- 58 Still She Rises
- 59 Univar USA
- 70 Love Tabernacle Church of Christ
- 71 Love & Unity Family Cmnty Center
- 72 Tulsa Masjid/ North Tulsa Islamic Center
- 73 Lewis Avenue Church-God-Prphcy
- 74 Light of the World Church
- 75 St Andrew Baptist Church
- 76 Church in Power

GOVERNMENT

- 27 Tulsa Fire Department
- 28 Westview Pediatric Center
- 29 Saint Simeon's Senior Community
- 30 OU Wayman Tisdale Specialty Health Clinic
- 31 Mama Collins Day Care
- 32 Crossover Health Services
- 33 Tulsa Educare
- 34 Jay's Daycare & Learning Center

OPEN SPACES

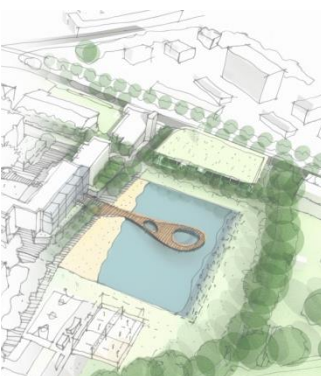
- 35 Osage Prairie Trail
- 36 Comanche Park Field
- 37 Hawthorne Elementary School Park

TRANSPORTATION

- 38 Hawthorne Elementary School Park



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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



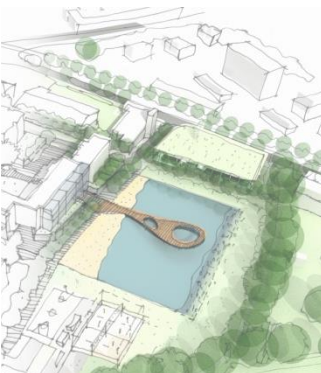
Mobilize community groups and local interested parties to clean up/fix up properties

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

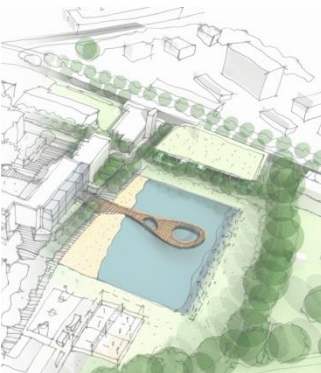
Begin a campaign highlighting the North Tulsa community in order to bring investment, business, employment and lifestyle opportunities to current residents of the area



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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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

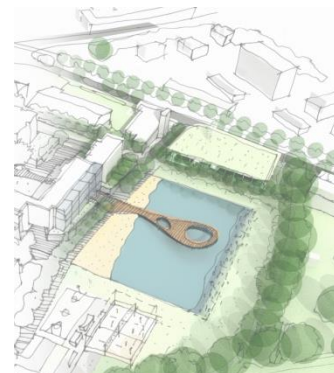
- » Address food insecurity and the access to healthy and fresh food options
- » Expand primary and preventive care options
- » Establish a comprehensive communication plan to expand awareness of existing community resources

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

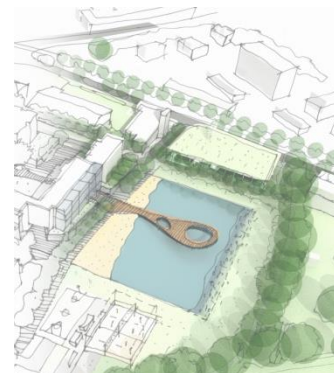


- New bus route to Walt Whitman effective Fall 2019
- Create a suitable pick up/drop off location that is also weather protected

#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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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

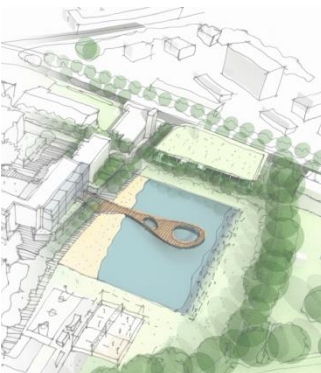
#12 Hold "Talk with a Cop" other social events/activities with law enforcement



- 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



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Planning Next Steps

- Targeting final draft for November 2019 for conceptual approval by THA Board of Commissioners
- Upon final approval of Master Plan, will immediately proceed with zoning, environmental testing and platting process
- Finalize Implementation Partners via MOUs (specifically People and Neighborhood) by December 2020
- Initiate process to solidify timing and financing for Phase I project by January 2020
 - Intend to utilize 4% and/or 9% LIHTC
 - Finalize equity raising plan via foundation partners
 - Anticipate need for substantial public improvements funds for new streets, utility replacements and stormwater management



Upcoming Dates

September

- Resident ONLY Meeting – September 18th, 12pm, Comanche Resource Center
- People Work Group Meeting – September 18th, 2pm, Comanche Resource Center
- Community Advisory Group – September 19th, 10am, Comanche Resource Center (*review of initial Market Study findings*)



Questions or Comments?

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



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