



NORTHLAND PLAN

FALL 2010
SPRING 2011





Students visiting St. Simeon's Episcopal Home



Students Mthabisi Masilela & Larry Curtis presenting



Steering committee members at the first community workshop

Acknowledgments

We would like to thank the following groups and individuals; Indian Nation Councils of Government for maps and data. Tulsa Development Authority, Tulsa Economic Development Corporation, St. Simeon's, and George Kaiser Family Foundation for refreshments and door prizes. The City of Tulsa and Indian Nations Council of Government for postage. Tulsa Technology Center for use of the Peoria campus. A special thanks to North Star Neighbors and the Northland Plan Steering Committee for all their dedication and support.

Urban Design Studio

University of Oklahoma,
 College of Architecture

Shawn Michael Schaefer,
 AIA, NCARB, AICP, OUUDS Director

Showa Omabegho, Ph.D
 Professor of Regional & City Planning

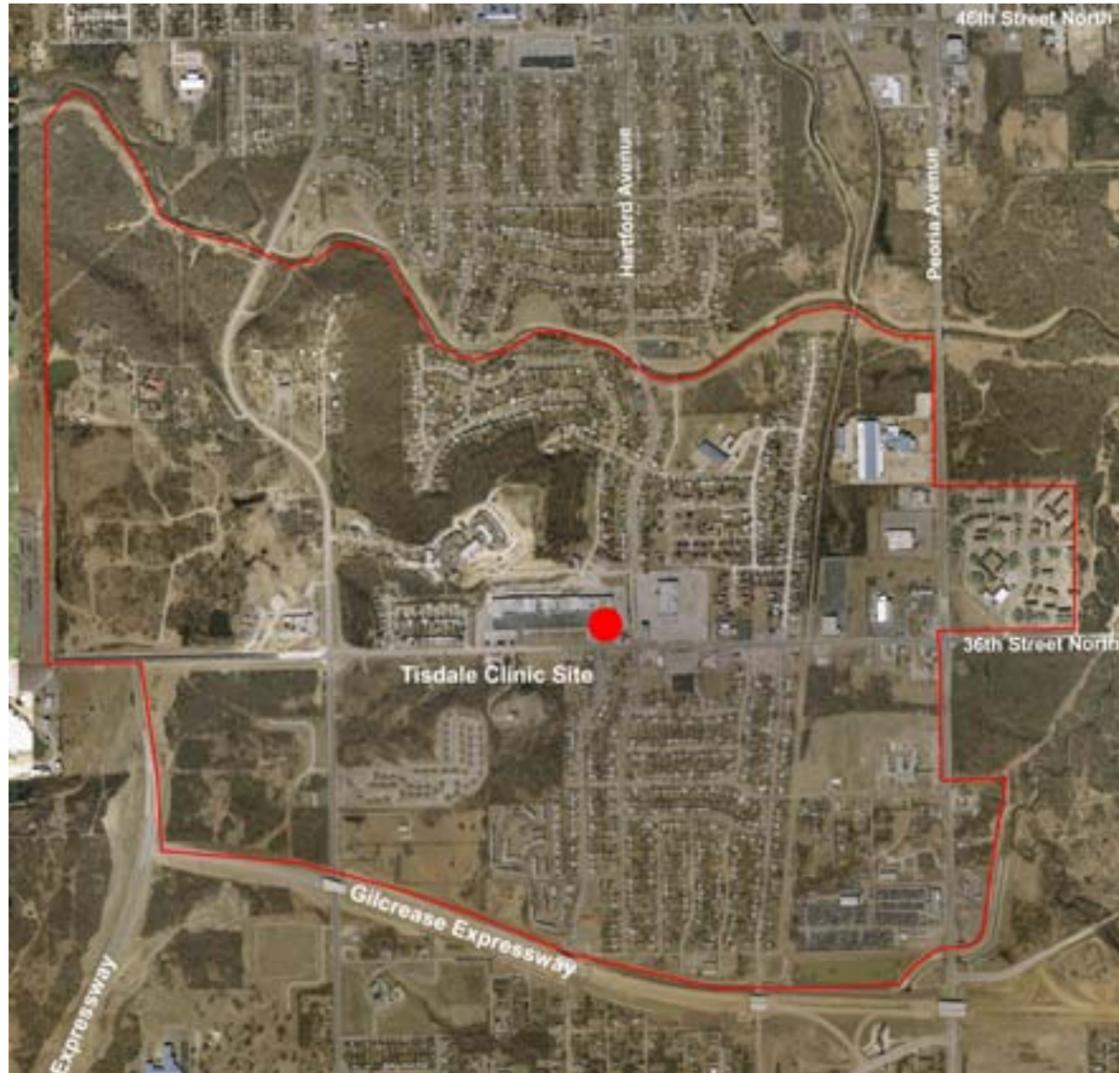
Students pursuing Master of Science in
 Architectural Urban Studies or Master of
 Architecture in Urban Design

Larry R. Curtis
 Jason Hainline
 Mthabisi Masilela
 Alexis Shahadi
 Meagan Vandecar
 Glena Wildermuth

Introduction	2
Class Schedule	3
Tisdale Clinic Summary Page	4
PlaniTulsa Analysis	5
OU & Texas A&M Collaboration	6
Steering Committee	7
Wiki & Media	8
Community Workshops	9-11
Interviews	12
Photo Survey	13
GIS Mapping	14-29
Economic Analysis	30
Vision Statements	31
Recommendations	32-37
Recommendation Guidelines	38-39
Visualizations	40-45
Conclusion	46
Photo Credits	47
Bibliography	48
Appendices	49-50



Introduction
Northland Plan



The Small Area Urban Design Plan will focus on the Northland District. Bounded by the newly constructed Gilcrease Expressway on the south, Dirty Butter Creek and Peoria Avenue on the east, Flat Rock Creek on the north and the Osage County line and Tisdale Expressway on the west, this 700 acre district lies in the heart of Tulsa's north side. Developed primarily in the 1950's and 1960's in a typical suburban fashion with single family subdivisions surrounding the strip mall of Northland Shopping Center, the area has suffered the same decline as much of the inner city of Tulsa. Demographic data shows a declining, older population in predominantly African-American census tracts, while county assessor records show increased numbers of vacant properties and properties in poor condition. The Northland mall and surrounding commercial development along 36th Street North is largely vacant or underutilized. There are concerns about crime and the quality of the local schools. Despite the gloomy statistics, the area has many assets and hence potential for rebirth. The area is located within a ten minute commute to the region's high wage employment centers, including downtown Tulsa, the international airport and Cherokee Industrial Park. The Gilcrease, Tisdale and US 75 Expressways provide exceptional access. Northland also possesses excellent views of downtown and the Osage Hills. Several institutions are invested in the district, including Saint Simeon's Episcopal Home, Tulsa Technology Center, and the city's newest Educare Center.

The Tulsa Economic Development Corporation (TEDC), Greenwood Community Development Corporation, North Tulsa Economic Development Initiative (NTEDI) and the University of Oklahoma, School of Community Medicine all have initiatives in the area. Of particular interest to the Urban Design Studio, is the Wayman Tisdale Specialty Clinic now under construction adjacent to Northland Shopping Center. This clinic is not a primary care clinic, but instead will provide diagnostic imaging and testing, special procedures, outpatient surgery and perhaps a patient assessment care unit. While the Urban Design students worked on the Small Area Plan, undergraduate students from the satellite campus in Norman worked in the newly founded Community Health and Environmental Design (CHED) studio and graduate students from the Texas A+M University, Center for Health Facility Research worked on alternative designs for the Tisdale Clinic, its future expansion and the rehabilitation of Northland Shopping Center. Their work was incorporated into the plan.





PRELIMINARY SCHEDULE



In order to complete a project such as the Northland Plan students from the University of Oklahoma Urban Design Studio had to follow a rigorous schedule. The Northland Plan was divided into two academic semesters and is displayed in the schedule above. The upper division of the schedule, or fall semester was focused on community involvement, inventory, assessment, analysis, and vision creation. During this time period students conducted two community workshops as well as two steering committee meetings. The spring semester depicted in the lower portion of the schedule was focused on community involvement, recommendations, plan making, documentation, and review. The students held two community workshops, two steering committee meetings, and an open house on April 9, 2011, which was added to the schedule during the spring semester in order to contact more residents.



Architectural rendering of the future Wayman Tisdale Health Center

January 25, 2010 marks the date of a major milestone in North Tulsa history, the ground breaking for the OU Wayman Tisdale Specialty Health Clinic. The clinic will be located in the former Northland Shopping Center, just east of Neighbor for Neighbor.

The clinic was named to honor a North Tulsa icon. The late Wayman Tisdale, a native North Tulsan, was famous for being an Olympic Gold Medalist, NBA player and jazz musician. In the spring of 2009, Wayman Tisdale died from bone cancer at the age of 44 (Archer, 2010). Tisdale inspired the community with his compassion for others and zest for life.

The Tisdale Clinic is a secondary care clinic designed to complement neighboring primary care providers as well as give residents convenient access to health care specializing in the treatment of diabetes, cancer, and heart disease. According to a national health care study, the life expectancy rate of south Tulsa residents is 14 years longer than people residing in other portions of Tulsa due to the lack of treatment available for the chronic conditions stated above (Davis, 2010).

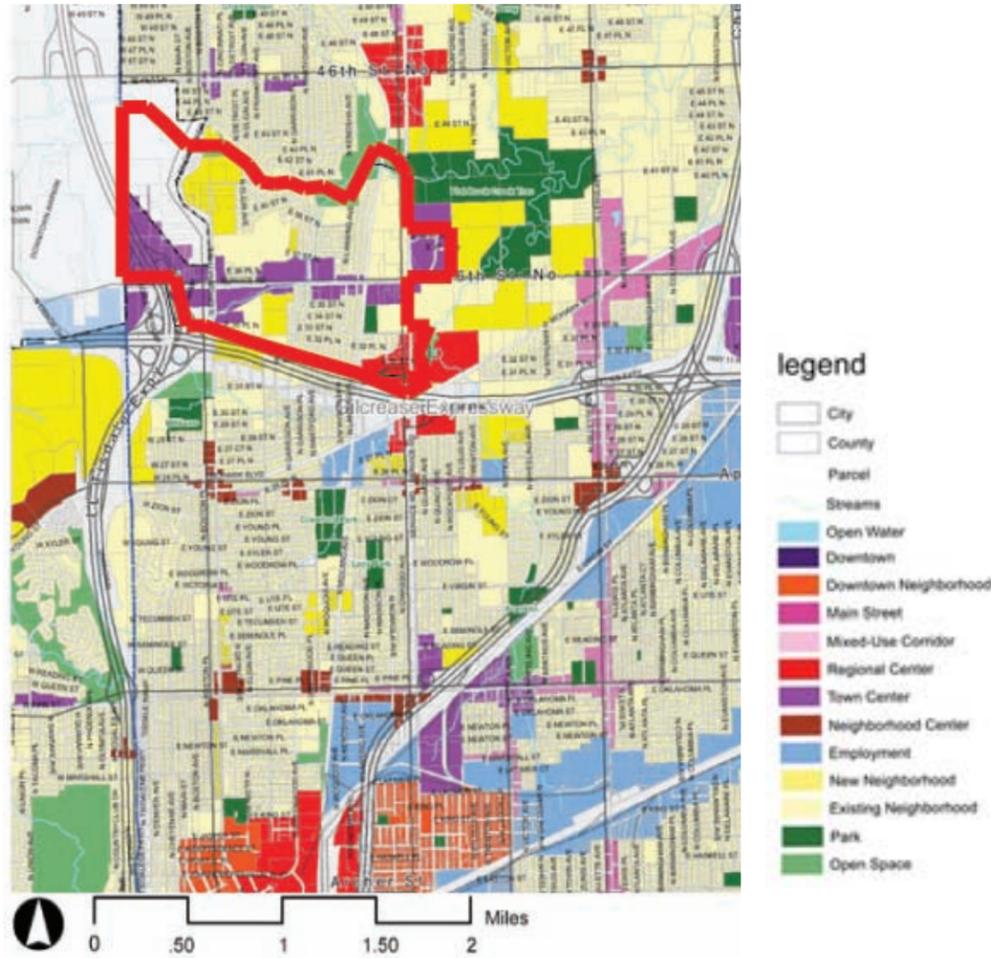
The \$20 million dollar facility is expected to be completed summer 2012, and will employ over 30 physicians and 150 health care professionals (Archer, 2010).

In an interview with the Tulsa World, Wayman's brother, Weldon Tisdale stated, "[the center] will be a place of healing and restoration and will go a long way in bringing not only physical healing, but social and economic healing to our community."

Weldon Tisdale's statement signifies the necessity for revitalization in the Northland District. The new clinic will be the core of the Northland Town Center and, hopefully, serve as a catalyst for bringing more businesses and residents into the area. The purpose of the Northland Plan is to provide a blueprint for developing the former shopping center into a thriving economic hub for the community.

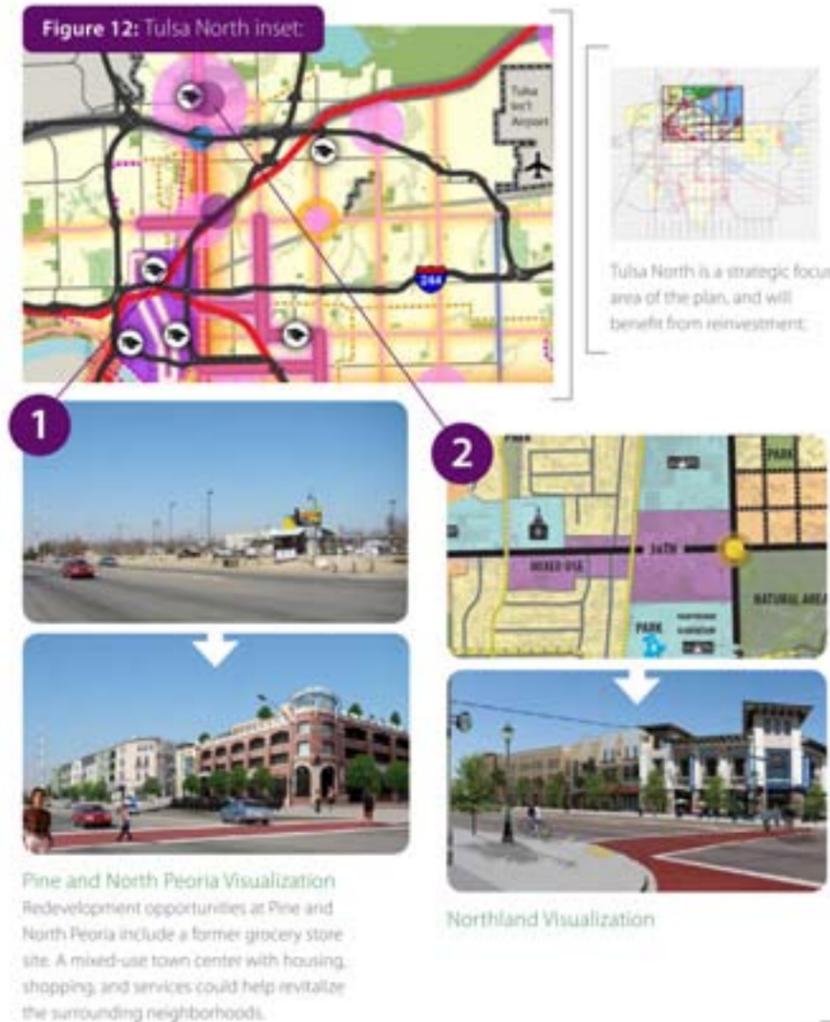


Inventory & Analysis
PlanTulsa Analysis



This map is from the PlanTulsa which is now known as the City of Tulsa Comprehensive Plan. The primary area is bordered in red. The legend shows different land use categories represented by the colors on the map. Included in the study, the Comprehensive Plan calls for a Town Center to be developed along E 36th St North from the west Tulsa County Boundary, east along Flat Rock Creek, South along Peoria Avenue, west along the Gilcrease Expressway to the Tisdale Expressway. The Town Center envisions an area of mixed use development with retail, office, restaurants and residential with 19 jobs and 14 housing units per acre. Bright yellow areas indicate new neighborhoods, some can be found in the Northland area. At the southeast corner of the area, the Comprehensive Plan calls for a Regional Center at the intersection of Gilcrease Expressway, Mohawk Boulevard and North Peoria Avenue. A brownfield site and some floodplain land occupy a portion of this corner.

The Tulsa Comprehensive Plan addresses the city collectively while a Small Area Plan based on the Tulsa Plan will be drafted to address the issues of a portion of the city so as to generate widespread stakeholder interest to initiate positive growth. The Northland District is identified as an area of anticipated growth due to the construction of the OU Wayman Tisdale Clinic which is expected to be a regional specialty health center that will be a catalyst for development in the area.



The Tulsa Comprehensive Plan identifies Peoria as an urban corridor. A high frequency bus service will operate on the “big T” route of Peoria Avenue and 21st Street while the Northland area has a potential of being the North leg of the “big T”.

Most streets in the city were designed to maximize capacity for cars while neglecting the land use of the area. Context Sensitive Street design is a collaborative approach that involves stakeholders to develop a transportation facility that respects the land use, preserves scenic, aesthetic, historical and environmental resources while maintaining safe mobility for pedestrians, cyclists, automobiles and transit.



Professors at initial presentation

During the Fall semester, undergraduate students from Texas A&M and the University of Oklahoma, both Norman and Tulsa campuses, collaborated on the design of the forthcoming OU Wayman Tisdale Specialty Health Clinic and the surrounding Northland Shopping Center. Each school focused on a different aspect of the design for the clinic.

The College of Architecture in conjunction with the School of Community Medicine at the University of Oklahoma is in the process of creating the "Community Health and Environmental Design" program. Students from the established "Architecture for Health" Studio at Texas A&M were invited to work collaboratively with OU students on constructing architectural concepts which considered factors involved in building health care facilities.

Norman and Tulsa campuses had individual assignments as well. The OU – Norman students developed architectural renderings for the clinic's interior as well as colors and textiles conducive to health and wellness. Urban Design Students at OU – Tulsa worked collaboratively with community residents to draft a small area plan for Northland.

Students presented their work on December 3, 2010 in College Station, and then again on December 6, 2010 in Tulsa. Presentations were open to the public.



Architectural renderings and interior design concepts



Texas A&M and OU students surveying clinic site



Committee member Thomas Boxley at the first community workshop

Community involvement is essential in developing an effective small area plan. In order to meet the needs of the Northland residents, the Urban Design students developed a community involvement strategy. The key elements in the community involvement process were inventorying the area, assessing and analyzing data, and then welcoming feedback from community members to establish a vision for the area. The dialogue between residents and urban design students provided a framework for the final recommendations for the Northland District.

The initial step in the process was creating a steering committee. The steering committee consisted of a group of local real estate developers, business owners, city planners, and community residents. This committee assisted the OU Urban Design students in decisions involving community workshop planning, finding local resources as well as finding financial support.



Steering committee members working on community mapping

Once a steering committee was established, students met with committee members four times throughout the course of the Northland planning process. Each meeting was held at the Urban Design Studio on the OU-Tulsa campus. The first meeting was held September 11, 2010, approximately a month prior to the first community workshop. The focus of the first meeting was to discuss students' preliminary findings, identify local stakeholders to be interviewed, and establish goals and objectives of the Northland Plan and then use those goals and objectives as a foundation for building a feasible plan for the area. The goals and objectives decided upon are as follows:

- Help break the cycle of poverty
- Address obstacles to development such as safety and crime
- Produce something that can be implemented
- Improve the overall health of individuals, the community and the environment
- Involve the community in the planning process
- Eliminate disparity and elevate living standards in Tulsa North
- Create Jobs
- Contribute to a thriving community economy, "for the people, by the people"
- Use the Tisdale Clinic as an anchor for community development
- Provide a high quality educational experience engaging students in service learning



Steering committee meeting at the Urban Design Studio

The subsequent meetings focused on identifying effective community involvement initiatives, collecting accurate data, contacting local sources, and planning activities for future community workshops.

Northland Plan Steering Committee:

Jim Coles
 Planner, City of Tulsa Planning Department

O.C. Walker
 Executive Director, Tulsa Development Authority

Rose Washington Rentie
 Executive Director, Tulsa Economic Development Corporation

Tedra Williams
 OU-Tulsa, Manager Tisdale Clinic Program Development

Thomas Boxley
 OU-Tulsa, Tisdale Clinic Inclusion Officer

Katie Plohocky
 Walman Commercial Real Estate Services, L.L.C.

Josh Miller
 George Kaiser Family Foundation

Chris Sansone
 Indian Nations Council of Government

Kathy Hinkle
 Saint Simeon's Episcopal Home

Bethann Conroy
 Neighbor for Neighbor

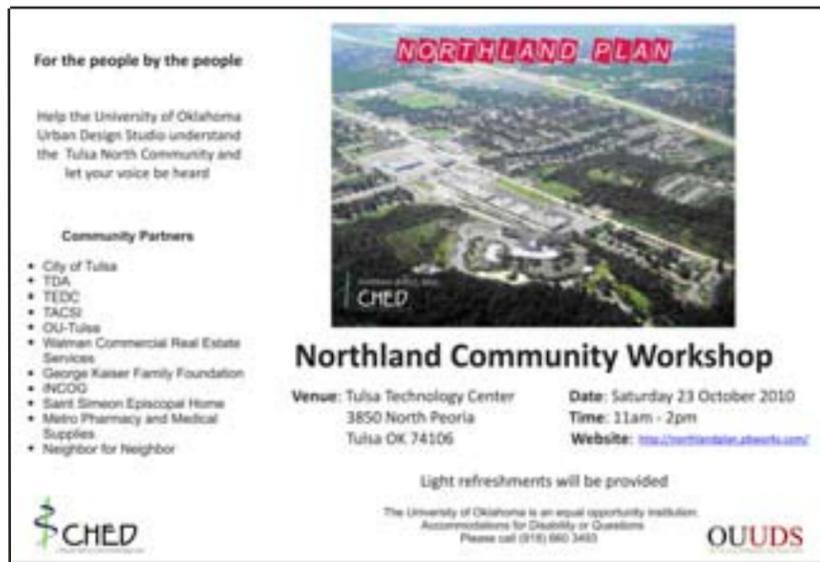
Samuel Osei
 Metro Pharmacy

See Appendix for Steering Committee Meeting Minutes



The above image is one of the flyers posted in area schools, churches, and businesses publicizing the third community workshop.

Below is an example of the postcards mailed to Northland residents inviting them to the first community workshop.

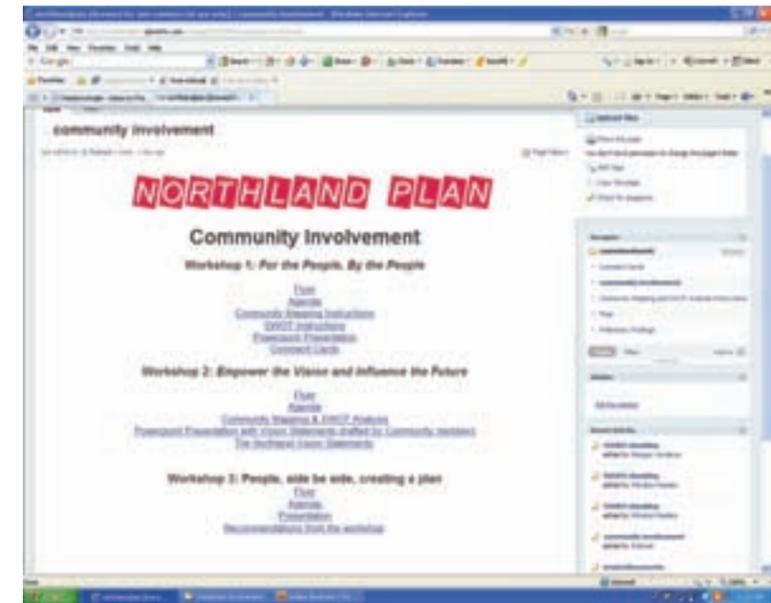


In order to contact members of the community to inform them of the community workshops students from OUUDS used several different methods. For the first workshop October 23, 2010, 1,100 flyers were sent out to residents in the specified Northland District. Four steering committee members and thirteen residents attended the first workshop. For the second workshop, December 11, 2010, the students attempted several different methods to try to increase attendance, including radio commercials on KJAMZ, extensive mailings through the steering committee, emailing to previous workshop attendees, and visitations to local businesses and churches. Five steering committee members and thirteen residents attended the second workshop. For the third workshop, February 26, 2011, residents were contacted through steering committee email list, email to previous workshop attendees, and visitations to more community businesses. Three steering committee members and five residents attended. At the third community workshop students became familiar with several members of the Northland community who were extremely helpful in class progress. These members invited the students to present at the North Star Neighborhood Association meeting. The presentation was on March 29th, 2011 around fifteen residents attended. Through this presentation the students were introduced to several other methods of contact and made the subsequent meeting attendance much higher. On April 9, 2011 OUUDS conducted an open house which attracted twenty-eight visitors. Information on this event was advertised in the Tulsa World, Tulsa Star, News Channel 8, and also by state representative Jabar Shumate's office. For the final community workshop along with previous productions the North Star Neighborhood Association traveled door to door and passed out two hundred flyers in the Northland District. Although participation at the workshops were relatively low throughout the process, it most definitely was not for lack of trying, students worked hard to improve attendance throughout. Even with only small amounts of group participation the information gained from residents was high quality and was extremely helpful in the plan making process.

To keep the public informed about the progress made toward the Northland Plan, the students created a Wiki web page. A wiki web page is an online workspace designed for collaboration among those involved with the project. Anyone interested in the plan can access the wiki page to view research conducted, upcoming events, and post comments about the plan.

Visit the wiki page at :

<http://northlandplan.pbworks.com>





SWOT activity



North Star Neighborhood Association members



Students leading discussion of future visions

The Urban Design Studio organized four community involvement workshops to collaborate with Northland residents about their specific desires for the neighborhood. Three of the four workshops have been held on Saturdays at the Tulsa Technology Center; the fourth workshop is scheduled for May 7. Each workshop served a different purpose which coincided with the four different stages in the planning process.

The first workshop was held in the beginning of the planning process. The workshop was entitled "For the People, by the People"; it focused on finding out how the residents' perception of Northland.

The purpose of the second community workshop, "People Empowered for a Future Vision" was to work with Northland residents to create working vision statements to base planning decisions.

"People, Side by Side, Creating a Plan" was the title for the third community workshop. The purpose of this workshop was to draft recommendations for Northland with the community members.

On April 9, 2011, the Urban Design Studio held an open house for community members at the Urban Design Studio on the Schusterman Center Campus. The purpose of the open house was to show residents how and where the students work. The open house was highly attended and suggested promise for the final workshop.



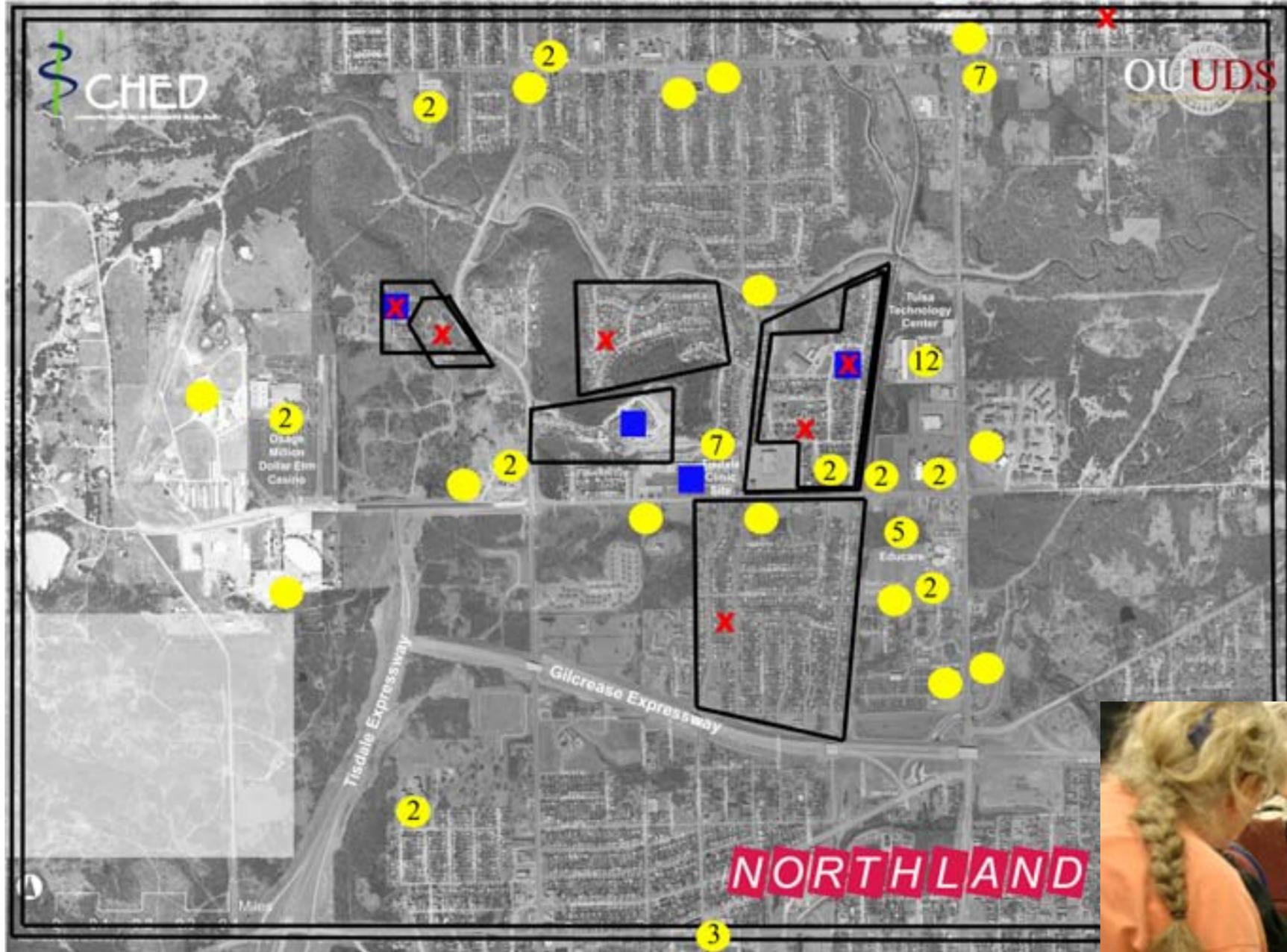
Community mapping process



Visioning process



Residents revising vision statements



First Workshop Activity

Participants were divided into groups to complete an activity which allowed them to illustrate their perception of the area with regard to neighborhood boundaries, community assets, and community needs. Each resident was given a marker, one red pushpin, and one green pushpin. On an aerial photograph of the Northland District, each resident drew an outline around the area they considered their neighborhood. Red pushpins were placed on the photograph in to indicate community members' residences, while green pushpins signified their places of employment. Residents also marked places frequently visited. Students from OUUDS compiled the information into the adjacent map. The map shows many residents live in the area yet few work in the area, unless they work from home. Neighborhoods are perceived on a large scale in the area. Northland also lacks many of the needed daily services which residents desire.

Legend

- X participant's residence
- where participant works
- services visited regularly and total number of times visited by all participants
- outline of participant's perceived neighborhood



Participants working on the community mapping exercise



Review of SWOT



Strengths

- (3) Schools/Educare/Early Childhood
- (2) Affordable available land
- (2) Churches
- (2) Lower income financing, HUD, tax credits, city grants for homes
- (1) Highway access
connectivity to downtown and airport
- (1) Strong black leaders
- (1) Senior citizens



Review of SWOT



Weaknesses

- (3) Negative perception
- (2) Lack of grocery store
- (1) Crime
- (1) Condition of homes/businesses
- (1) Loss of culture
- (1) Under-employment
- (1) Lack of community pride
- (1) Lower income



Review of SWOT



Opportunities

- (3) Financing through Fannie Mae, Freddie Mac, etc.
- (2) Commercial/retail growth
- (1) Available land
- (1) Available talents and skills
- (1) Young people
- (1) Good neighbors next door
- (1) Visible police
- (1) Compatible infill
- (1) PlaniTulsa – North Tulsa called out for a small area plan



Review of SWOT



Threats

- (5) Crime perception – due to media and history of area
- (3) City of Tulsa
- (1) Community not financially or physically supportive



First Workshop Activity

Once community members completed the community mapping exercise, they took part in a SWOT Analysis of the Northland District, categorizing different aspects of the community as Strengths, Weaknesses, Opportunities, or Threats. Residents were then given three stickers each to denote areas they viewed as priorities. Community members then presented the data to the entire group. The numbers to the left of the characteristics indicate how many times each one was viewed as a priority in the community.



Group member presenting SWOT findings



Hawthorne Elementary Marquee

A key component in the community involvement process is speaking with stakeholders about their perspective regarding the development of the Tisdale Clinic and its possible effects on the Northland District.

As a whole, interviewees felt the greatest challenge in developing the Northland District is disproving false perceptions held by outside residents. These perceptions will undoubtedly hinder proposed economic development for the area. Stakeholders suggested a few strategies for Northland residents to disprove misconceptions and take economic development into their own hands. For instance, weekly farmers markets put on by residents exhibit initiative and community spirit. One interviewee stated that one of the greatest obstacles hindering the area's economic development is marketing to a demographic that is constantly changing; however, a community led farmers market appeals to every market and has potential for instigating economic growth.

Overall, stakeholders see value in the Northland District, envisioning it comparable to areas such as Cherry Street or The Brady District.



Dr. Clancy



Dr. Duffy



Kathy Hinkle



Interviews included:

- Kathy Hinkle, Saint Simeon's
- Lynnette Dixon, Hawthorne Principal
- Dr. Dan Duffy, Dean of OU School of Community Medicine
- Dr. Clancy, OU School of Community Medicine
- Rose Washington-Rentie, Tulsa Economic Development Corporation
- Dawn Lowe, Girl Scouts
- Mark Conrad, Boy Scouts



Rose Washington-Rentie



Inventory & Analysis
Northland Area Photo Survey

In order to become familiar with the Northland area students canvassed the area taking photos for what would be the photo survey. Students took over two hundred photos of various structures and spaces. The exercise helped the students better understand the Northland district. After images were compared, students chose approximately seventy representative images which were made into photo tiles. A few of these are displayed to the left. The photo tiles were used as reference and also as examples of the built environment and open space at community workshops.



Osage Trail
32nd Street N.

XXXXXXXXXX 0902



Hawthorne Elementary School
North Peoria Avenue

XXXXXXXXXX 0902



South Lansing pl

XXXXXXXXXX 0902



Soul Brothers Car Wash
North Peoria Avenue

XXXXXXXXXX 0902



N. Hartford Ave.

XXXXXXXXXX 0902



Fire Station #24
North Peoria Avenue

XXXXXXXXXX 0902



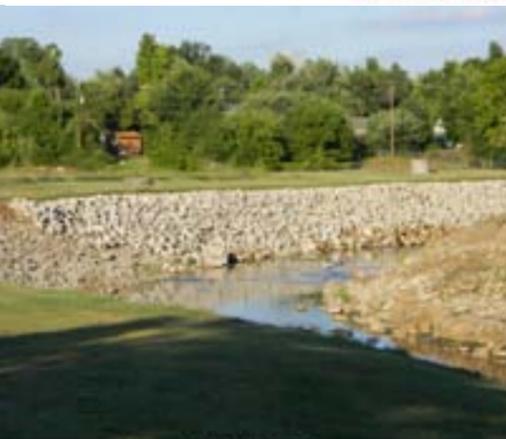
L.L. Tisdale Parkway

XXXXXXXXXX 0902



Bradford Apartments
364 E 32nd St N

XXXXXXXXXX 0902



Flatrock Creek

XXXXXXXXXX 0902



Crestview Senior Duplexes
3535 N Cincinnati Ave.

XXXXXXXXXX 0902



Vacant Garage & Gas Station
36th Street N.

XXXXXXXXXX 0902

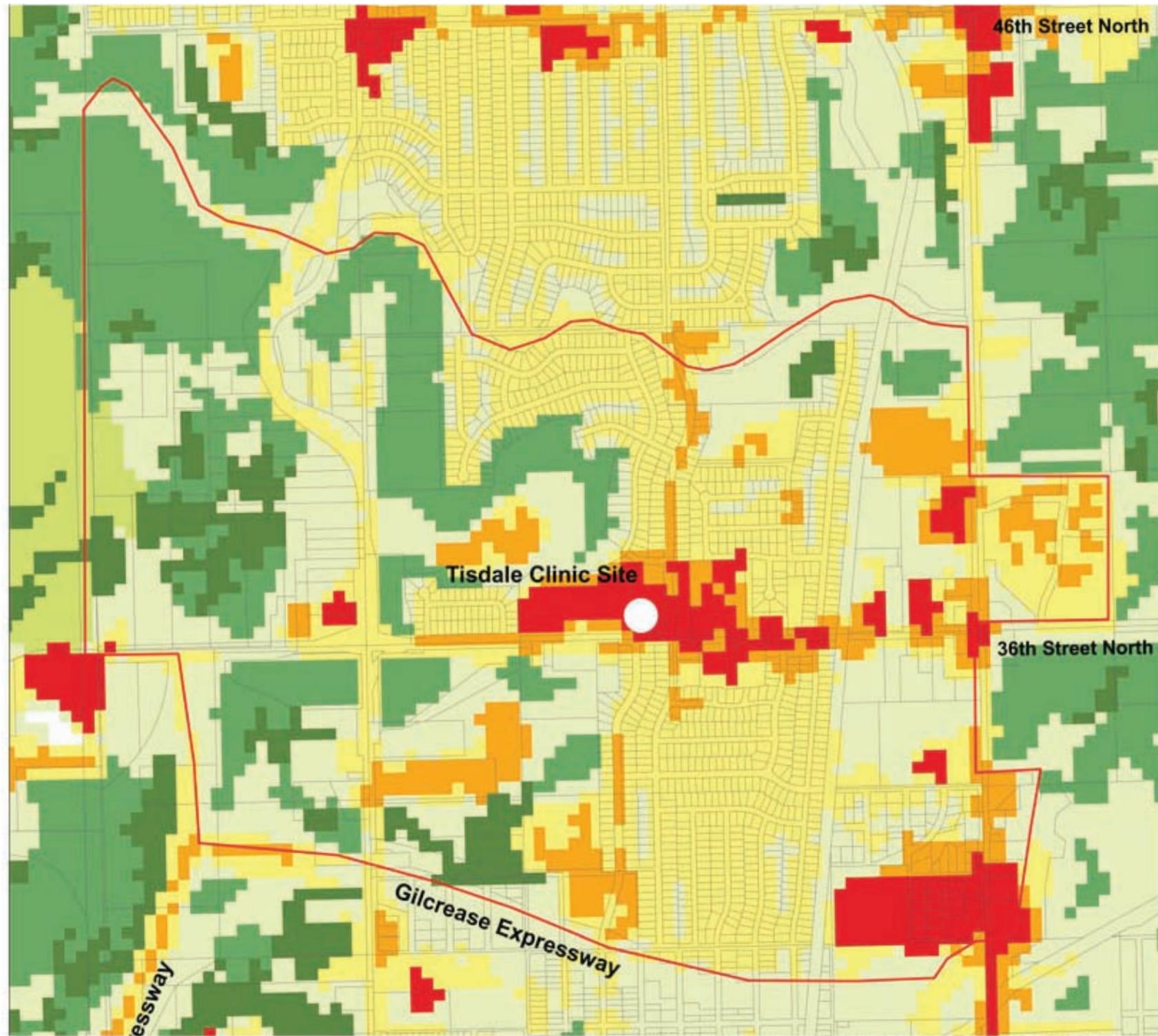


N. Garrison Ave.

XXXXXXXXXX 0902

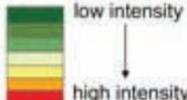


Inventory & Analysis Intensity of Uses



The adjacent map shows land use and land cover. High intensity use is represented by red, and low use is shown in green. Various levels of red, orange, yellow, and shades of green indicate the spectrum improving surface coverage. This image comes from the National Land Use/Land Cover Data Set from the Earth Observation Satellite (EOS).

legend

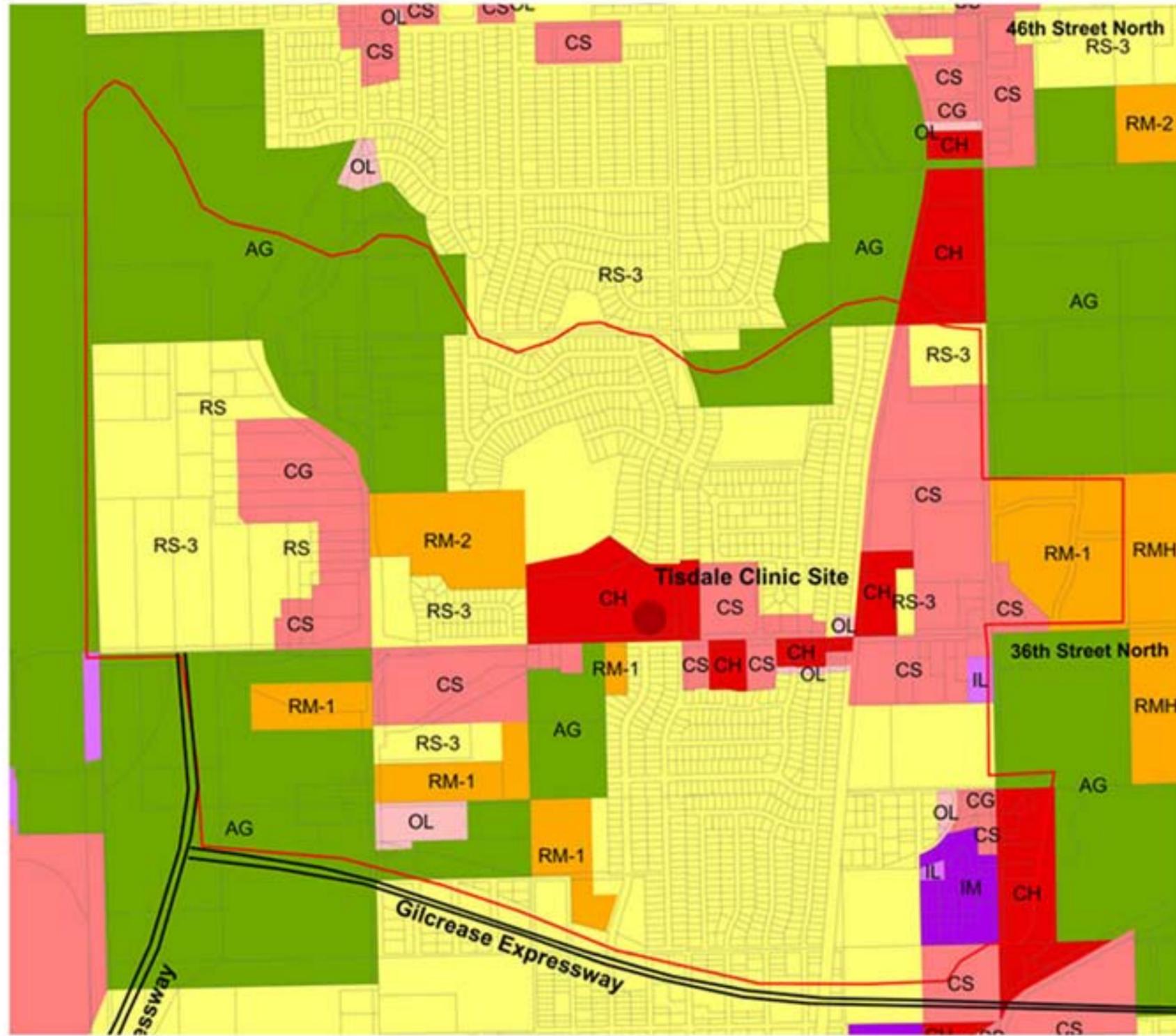
-  primary study area
-  low intensity
↓
high intensity

Map made by Shawn Michael Schaefer and the University of Oklahoma Urban Design Studio. Copyright 2010. All Rights Reserved.



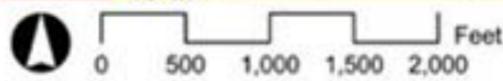
Inventory & Analysis Zoning Categories

The current zoning categories are indicated by different colors on the adjacent map. Indicated in levels of red, dark describes heavy commercial use, medium as commercial/office and pale red as light commercial use. In each segment, the zoning categories are listed by the corresponding letters and /or numbers as in the City of Tulsa Zoning Code located on the Indian Nations Council of Governments (INCOG) website. An example would be a Townhouse or Garden Apartment designated as Residential Multifamily Level Three or RM-3.

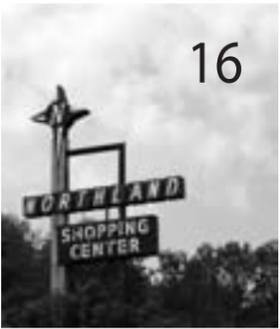


legend

- primary study area
- agricultural
- commercial / office
- industrial
- multi-family housing
- single-family housing

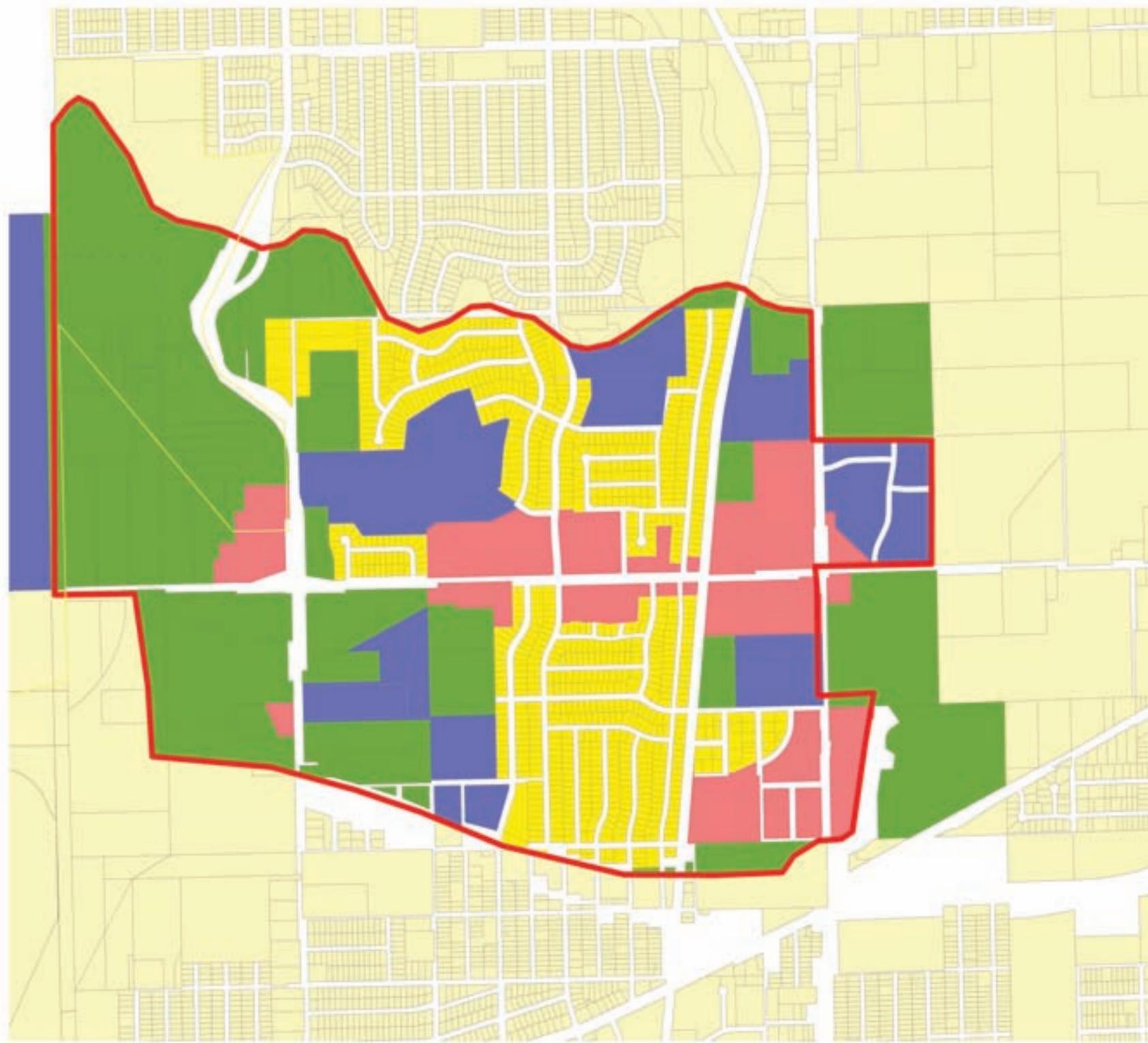


Map made by Shawn Michael Schaefer and the University of Oklahoma Urban Design Studio. Copyright 2010. All Rights Reserved.



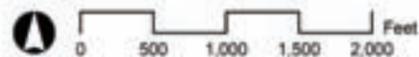
Inventory & Analysis
Urban Tissue

The adjacent map is a type of land use map. The green represents un-urban areas, typically areas currently zoned as agricultural. The purple sections represent campus tissue. Campus tissue areas are locations which have institutions or groups or buildings such as apartment or schools on one parcel of land that are not less flexible than elastic tissue. The elastic tissue is shaded in pink and show sections that are dynamic and can change quickly over time. In yellow, static tissue is land that has been developed and divided into typology of buildings resistant to change.



Legend

- Unurbanized
- Elastic Tissue
- Campus Tissue
- Static Tissue



Map made by Shawn Michael Schaefer and the University of Oklahoma Urban Design Studio. Copyright 2010. All Rights Reserved.



Inventory & Analysis

Figure Ground Study

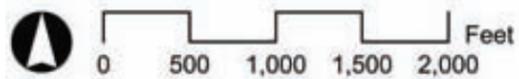
The current built structures are represented on this map. Even though there seems to be several areas of open space, closer examination reveals evidence of topographical reasons why there may not be any structures in certain areas. Topographical issues are represented in a subsequent map. Previous maps indicate manmade or natural barriers to access or circulation. Some of these open spaces may be prime areas for future development and land use is one segment of the study.

Note the grain of simile family residential. Chaotic patterns of apartment complex buildings, larger commercial buildings with parking donuts surrounding them, and sprawling autopens building of intuitions; schools, Saint Simeon's. Note also vacant areas to the west.



legend

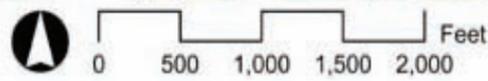
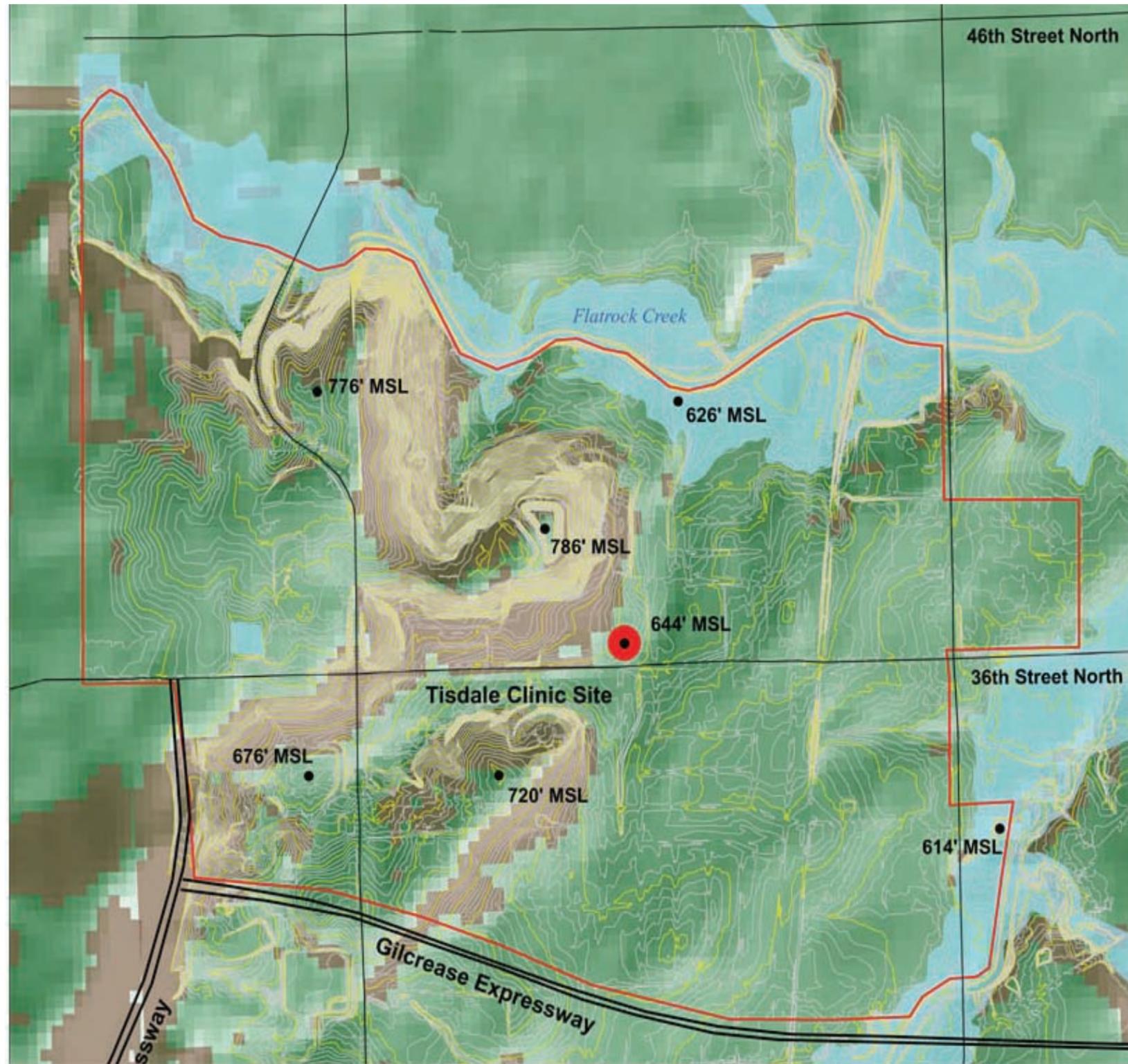
-  Primary study area
-  Built structure



Map made by Shawn Michael Schaefer and the University of Oklahoma Urban Design Studio. Copyright 2010. All Rights Reserved.



Inventory & Analysis
Drainage & Topography



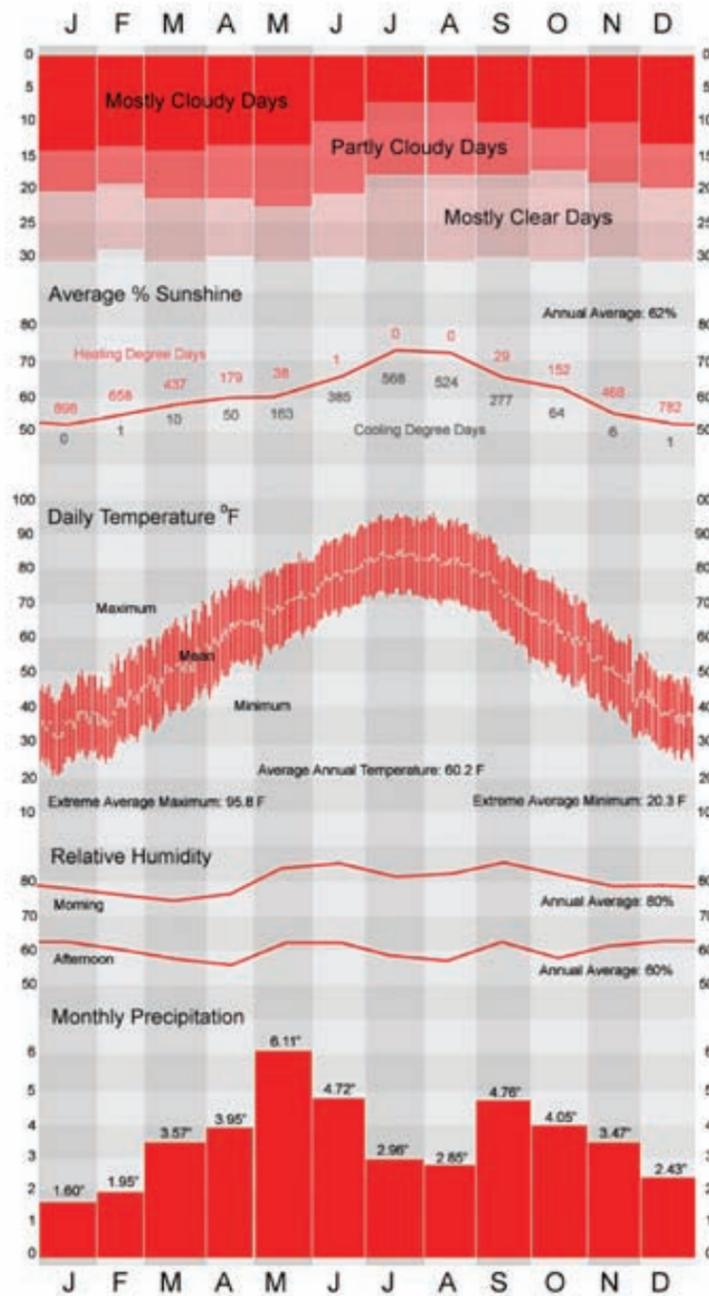
Map made by Shawn Michael Schaefer and the University of Oklahoma Urban Design Studio. Copyright 2010. All Rights Reserved.

The Northland District contains a diverse topography. The eastern section is relatively level at an elevation of 630 feet with a small lift of 30 feet along Dirty Butter Creek. Contrasting the east, the western section has a rapid rise in elevation peaking to 786 feet. The resulting change of topography happens within 1,250 horizontal feet. The map to the left shows the topographical slopes in brown to be greater than 20% each representing a greater than ten foot change in elevation. The yellow lines show a two foot change.

Show in Blue is the Federal Emergency Management Agency's (FEMA) 100 year floodplain. Flat Rock Creek and Dirty Butter Creek both produce hazardous flooding conditions during short, but rare heavy amounts of rain. Due to the creeks and the rapid change of topography, developers started construction in the 1950's in the level areas of Northland.

legend

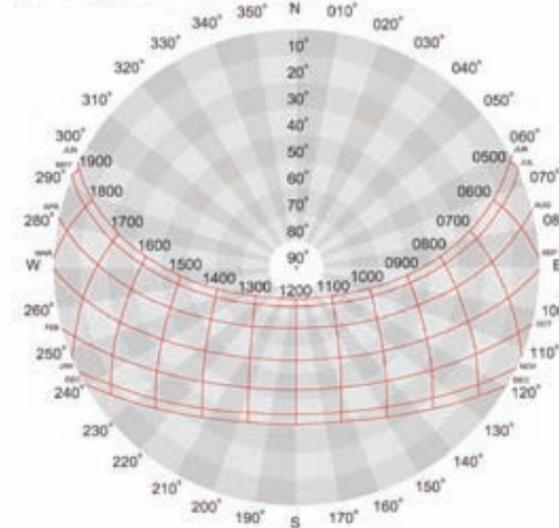
- primary study area
- FEMA 100 year floodplain
- 10 foot contours
- 2 foot contours
- slope greater than 20%



Climatic data obtained from the climatic record book webpage last updated on July 6, 2004 and maintained by the National Weather Service - Tulsa Office at: <http://www.srh.noaa.gov/tulsa/climate/tulrecbook.html>.

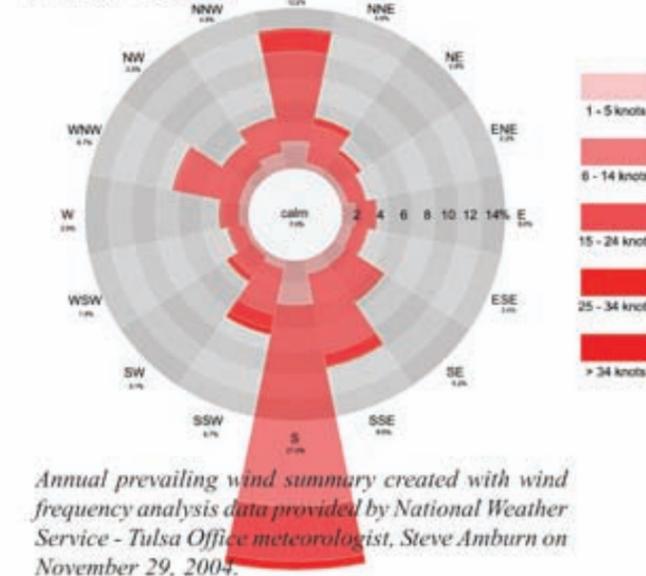
Stereographic Sun Path Diagram

36 Degrees North Latitude



Stereographic sun path diagram adapted from a diagram prepared by Victor Olgay, AIA on page 803, *Architectural Graphic Standards*, Tenth Edition, by Ramsey/Sleeper, John Ray Hoke, Jr. FAIA, Editor, John Wiley and Sons, New York: 2000.

Wind Rose



Annual prevailing wind summary created with wind frequency analysis data provided by National Weather Service - Tulsa Office meteorologist, Steve Amburn on November 29, 2004.

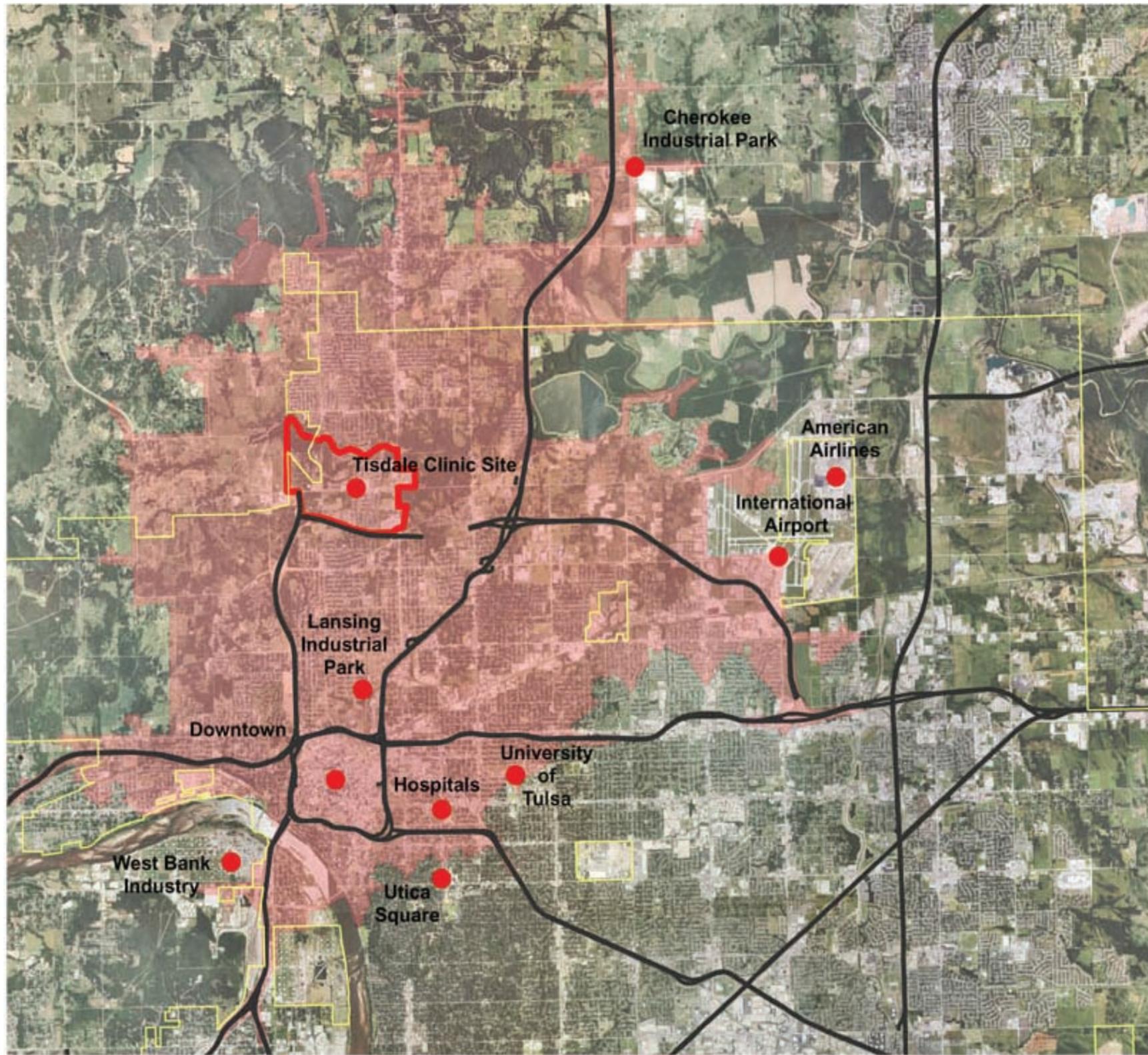
"The city of Tulsa lies along the Arkansas River at an elevation of 700 feet above sea level. The surrounding terrain is gently rolling. At latitude 36 degrees, Tulsa is far enough north to escape the long period of heat in summer, yet far enough south to miss the extreme cold of winter. The influence of warm moist air from the Gulf of Mexico is often noted, due to the high humidity, but the climate is essentially continental characterized by rapid changes in temperature. Generally the winter months are mild. Temperatures occasionally fall below zero but only last a very short time. Temperatures of 100 degrees or higher are often experienced from late July to early September, but are usually accompanied by low relative humidity and a good southerly breeze. The fall season is long with a great number of pleasant, sunny days and cool, bracing nights. Rainfall is ample for most agricultural pursuits and is distributed favorably throughout the year. Spring is the wettest season, having an abundance of rain in the form of showers and thunderstorms. The steady rains of fall are a contrast to the spring and summer showers and provide a good supply of moisture and more ideal conditions for the growth of winter grains and pastures. The greatest amounts of snow are received in January and early March. The snow is usually light and only remains on the ground for brief periods. The average date of the last 32 degree temperature occurrence is late March and the average date of the first 32 degree occurrence is early November. The average growing season is 216 days. The Tulsa area is occasionally subjected to large hail and violent windstorms which occur mostly during the spring and early summer, although occurrences have been noted throughout the year. Prevailing surface winds are southerly during most of the year. Heavy fogs are infrequent. Sunshine is abundant."

Climatological Overview quoted from the National Weather Service Tulsa Office webpage: <http://www.srh.noaa.gov/tulsa/climate/tulcliover.html>



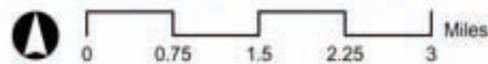
Inventory & Analysis Ten Minute Travel Distance

This map indicates the employment possibilities within a ten minute commute from the Northland District. The ten minute travel time is represented by pink on the map and is influenced by the expressways shown. Large red dots are major employment centers within the travel distance, and include the new Tisdale Clinic site on 36th St. N. Northland is centrally located with good access to the high wage employment centers of Tulsa, including Downtown, Tulsa International Airport, Cherokee Industrial Park, and Lansing Industrial Park.



legend

-  primary study area
-  major employment center
-  10 minute travel distance



Map made by Shawn Michael Schaefer and the University of Oklahoma Urban Design Studio. Copyright 2010. All Rights Reserved.



Inventory & Analysis
Population Density

007900

008002

008001

006200

000200

The adjacent population map is taken from the 2000 census data, and contains the census tracts in the area. Each gray dot represents one person and was generated using a computer algorithm.

Each dot is randomly placed inside the census blocks and do not show the person's actual location. Large census blocks such as the one containing Saint Simeon's elderly care center distort the actual distribution of person's in the block (since most live at Saint Simeon's in a small area of the block).

Note the almost uninhabited areas between Peoria Avenue and the Osage Trail, and west of Cincinnati.

legend

primary study area

1 Dot = 1



Map made by Shawn Michael Schaefer and the University of Oklahoma Urban Design Studio, Copyright 2010. All Rights Reserved.



Inventory & Analysis
Demographics

united states

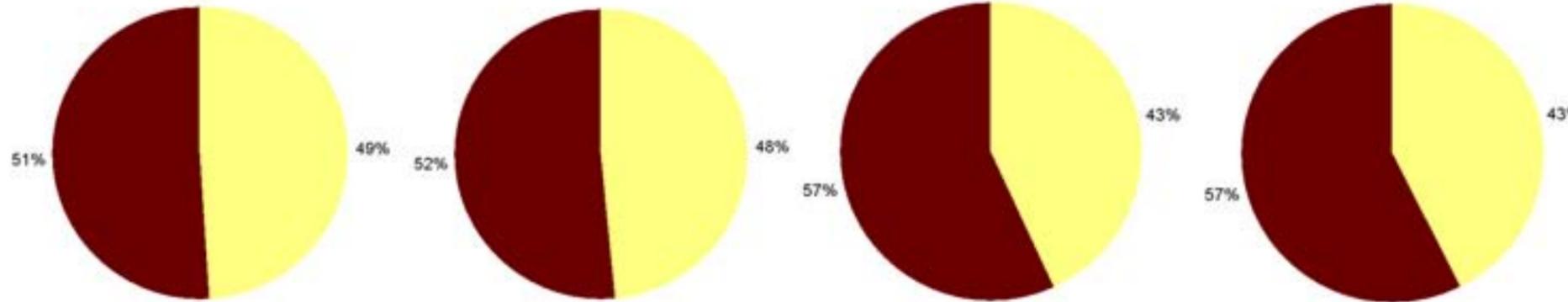
tulsa county

census tract 62.00

census tract 80.02

gender

men
women

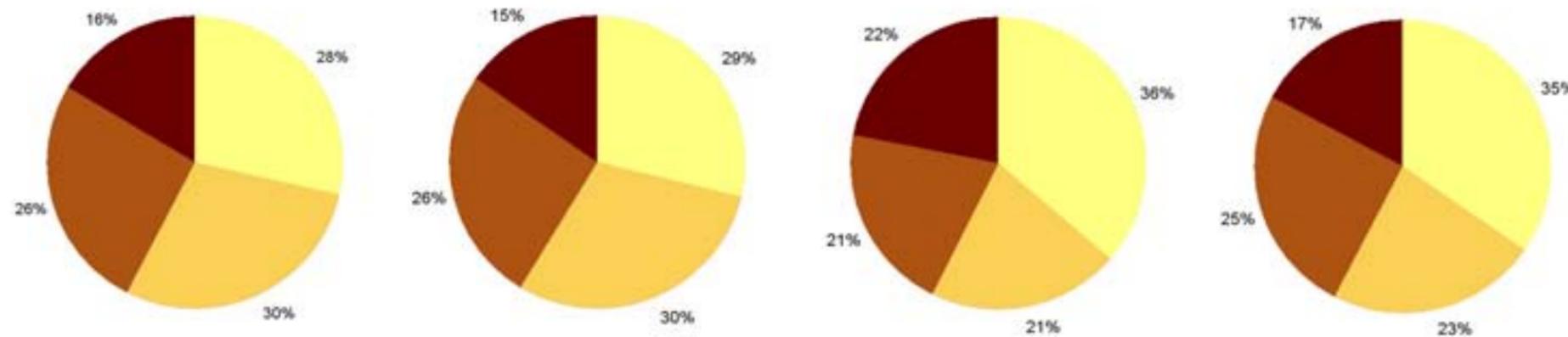


The information shown is from the 2000 Census representing Tulsa County, Census Tract 62.00, and Census Tract 80.02. The categories of each chart compare gender, age, race, education, and income.

In the Northland District, women makeup the majority of the population keeping with the County and National average.

age

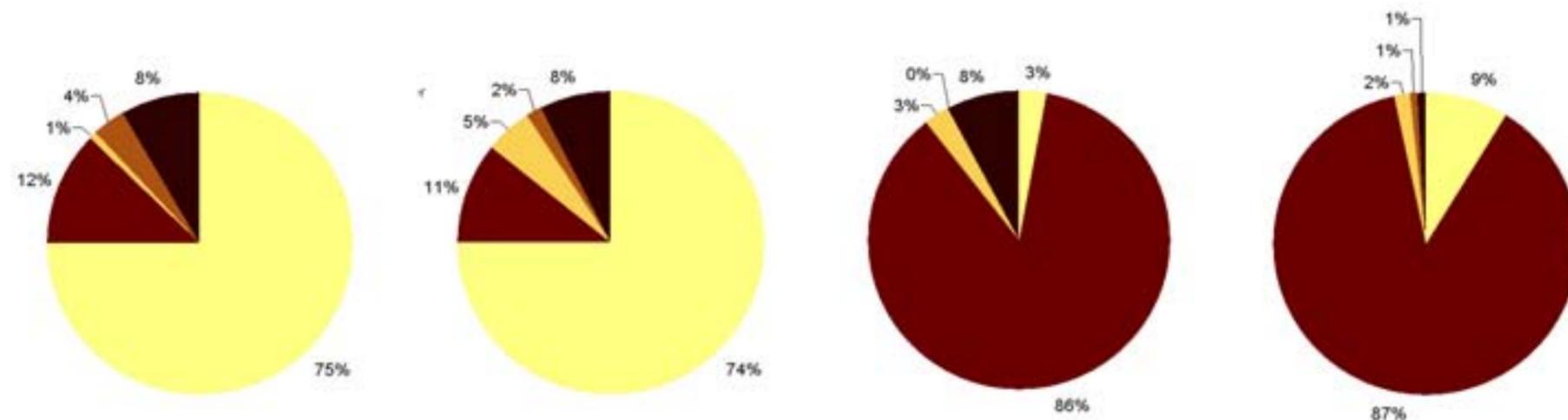
0 - 19 years
20 - 39 years
40 - 59 years
60+ years



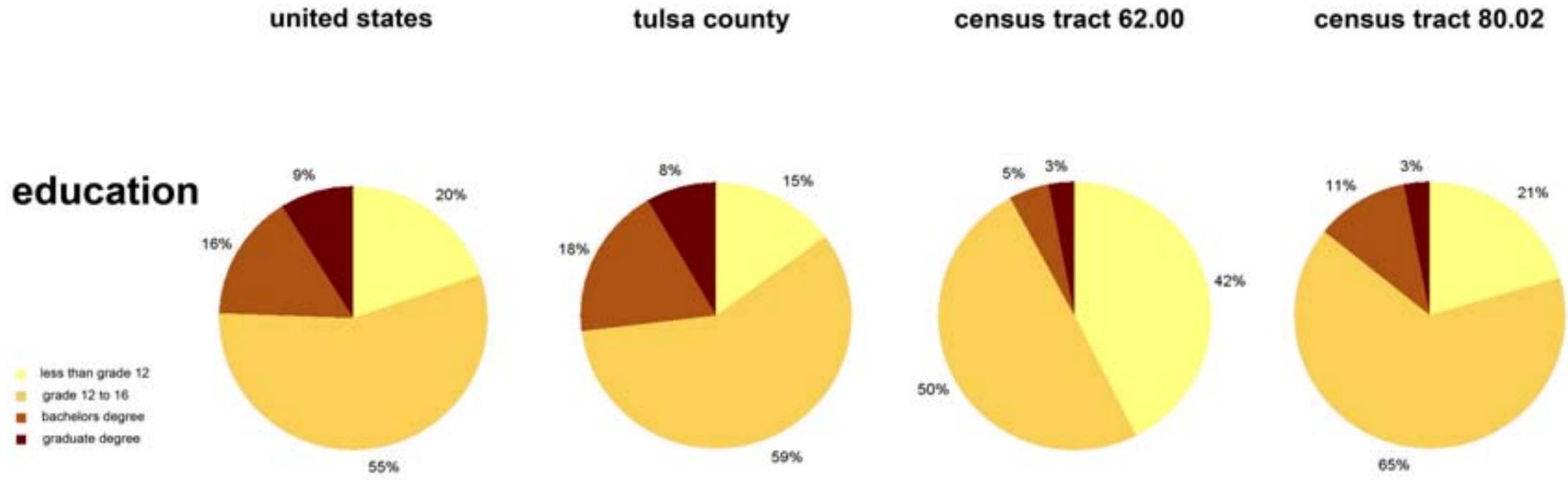
Age is a mix with the majority being between the ages of zero and nineteen, slightly out pacing the County and National Average by and average by seven percent.

race

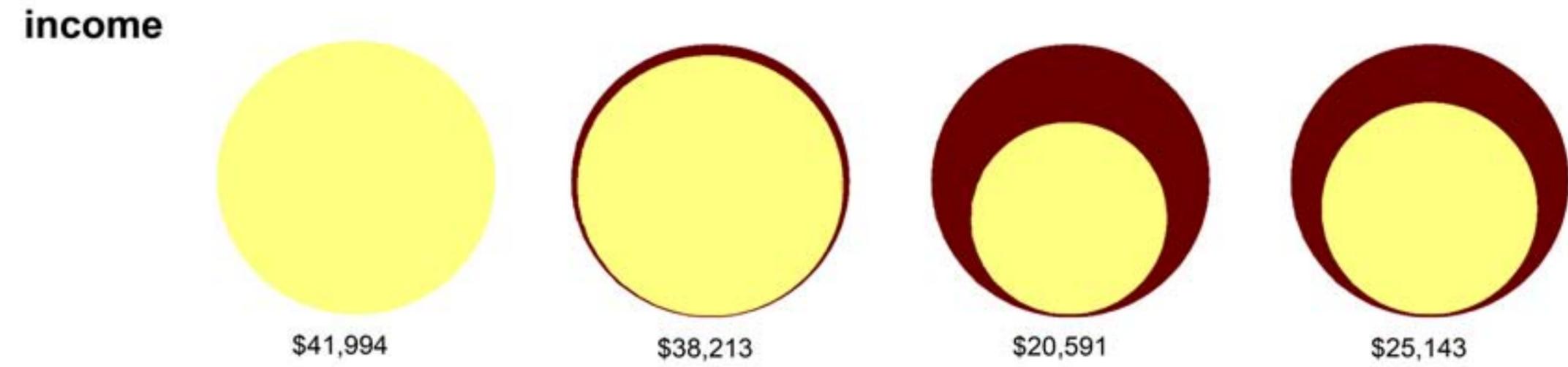
white
native american
asian
black
mixed race



Black people are largely the majority population of Northland. Whites, Mixed Race, Native Americans, and Asians make a small minority.



A greater number of the population have earned at least a high school degree but are only earning nearly half the national average.



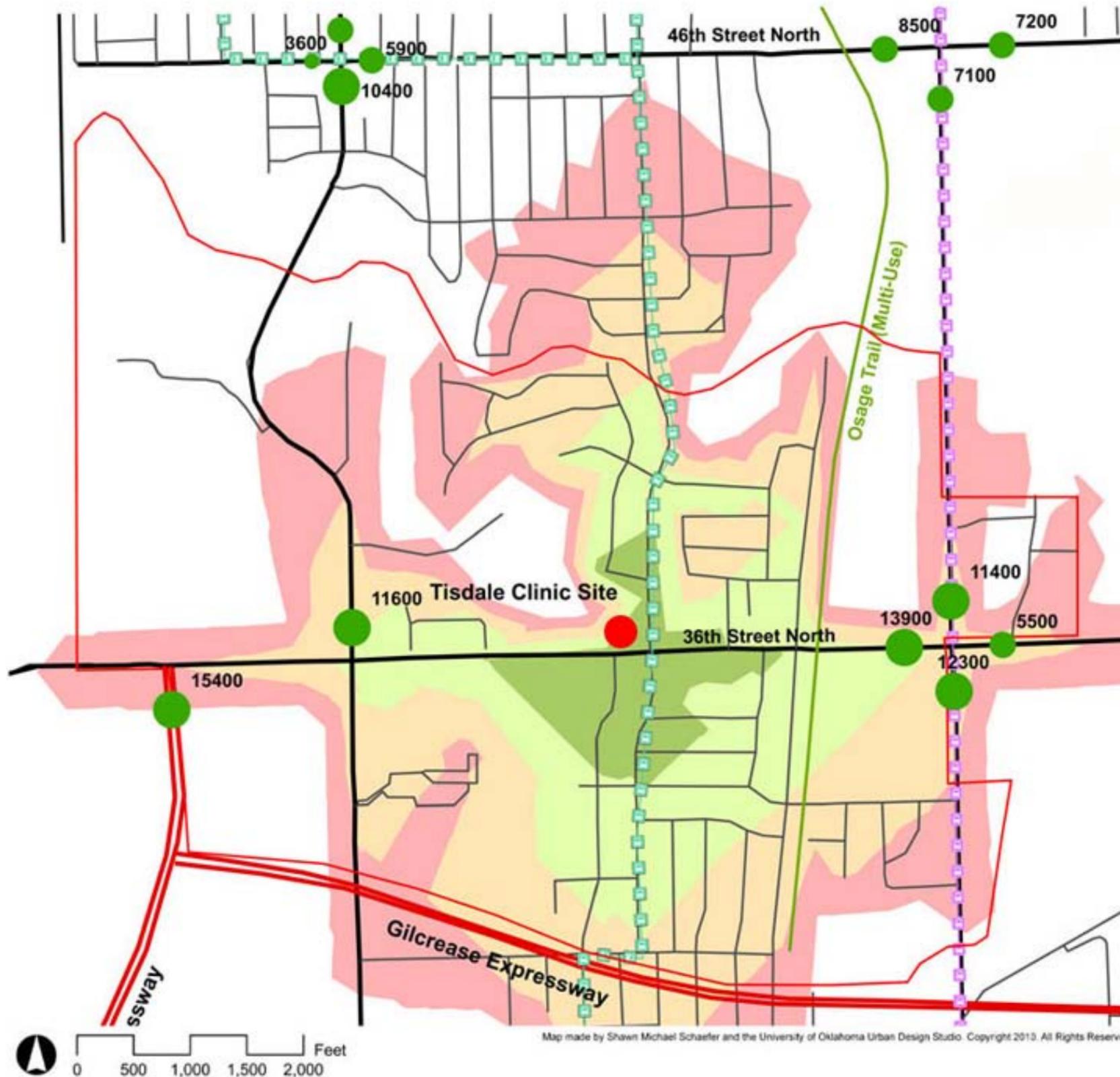
Educational attainment of all persons 25 years old or older.

All data from summary file 3 of the 2000 Census of the United States.



Inventory & Analysis
Transportation

The Northland area has direct access to the Tisdale & Gilcrease Expressways and access to the Cherokee Expressway. Northland also has a direct link to Downtown via Peoria Avenue and Cincinnati Avenue. Peoria and 36th Street North have the highest traffic volumes in the study area and serve as the commercial arteries of Northland. The 8,000 to 12,000 cars per day traffic counts indicate the streets are under capacity and over designed. Peoria Avenue is designated a major transit route by PlaniTulsa as the north-south portion of the big "T" which will introduce frequent bus service. The residential streets south of 36 Street North have long blocks with few connection points making pedestrian movement difficult. Residential streets north of 36th Street North have deep cul-de-sacs which provide few alternative routes for travel thereby creating a discontinuous network within the area. This poor connectivity could be attributed to the Flat Rock creek which dictates the direction and lengths of the roads. Pedestrians are catered for mostly by the Osage Trail and the narrow sidewalks on the streets that provide some level of accommodation. Bus route runs along Peoria Avenue and Hartford Avenue in the residential area with a long 30 minute interval. Northland may have as many as 2780 registered cars.



legend

- primary study area
 - 24 hr traffic count
 - 101 Bus
 - 105 Bus
 - highway
 - arterials
 - residential
- clinic service areas:
- 0 to 1/4 mile
 - 1/4 to 1/2 mile
 - 1/2 to 3/4 mile
 - 3/4 to 1 mile



Inventory & Analysis Circulation & Parking

In the Northland District, the central area seems somewhat isolated from the arterial corridors of North Peoria Ave. and N. Cincinnati Ave. Since the Osage Trail was previously a railroad track, there are limited crossings along that linear space. Circulation, as shown on the accompanying map, is also hindered by the Flat Rock Creek on the north. The housing blocks south of 36th Street North are somewhat long, and impede circulation. Isolated circulation paths of Comanche Park, Bradford Apartments, Saint Simeons, and Crest-view create issues. The northwest quadrant shows cul-de-sac types of streets, mainly because of the topography.

Surrounding the built structures, this map shows the paved areas for parking. Paved areas are impervious to rain, and create water runoff. Each parking areas land is being underutilized as a paved surface. In the future each area would need to be examined to determine if the land is being adequately utilized.



legend

— Roads

— Paved parking



Inventory & Analysis
Building Unit Age

The majority of the structures of the Northland District were built in the 1950's as indicated in the adjacent map by the color pink. Light green represents houses and commercial buildings built in the 1960's and the dark green shows structures built from 1970 to 2008. There is a small concentration of infill of newer single family homes in the northeast section of the District.



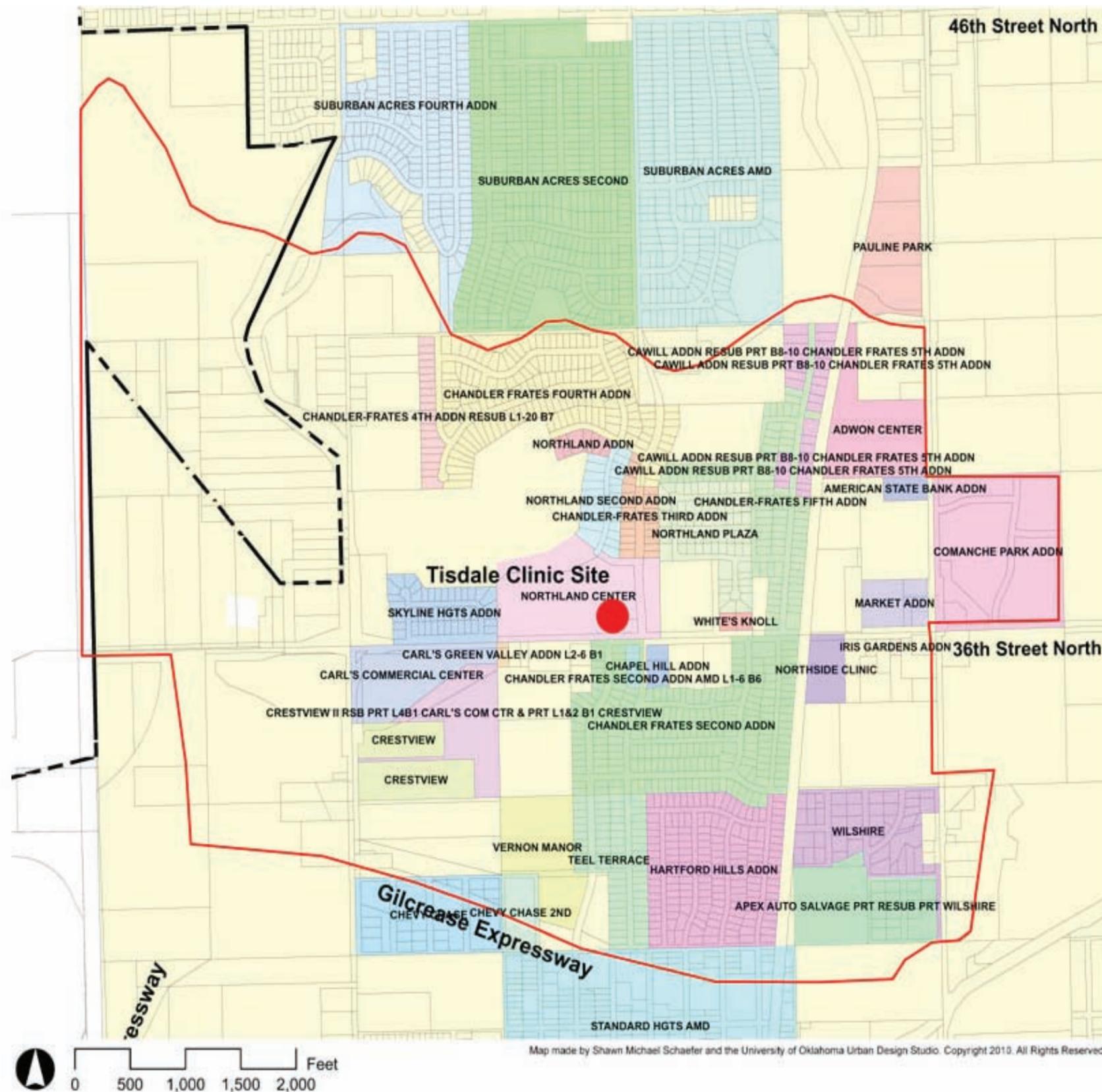
legend

- primary study area
- built before 1950
- 1951 to 1960
- 1960 to 1970
- 1970 to 2008



Inventory & Analysis
Subdivisions

This map shows the platted subdivision boundaries in Northland. The primary study area is surrounded by a red line, Tulsa County is indicated by yellow, and Tulsa city limits by a dashed black line. The OU Wayman Tisdale Specialty Clinic site is represented in the central area by a red dot.



legend

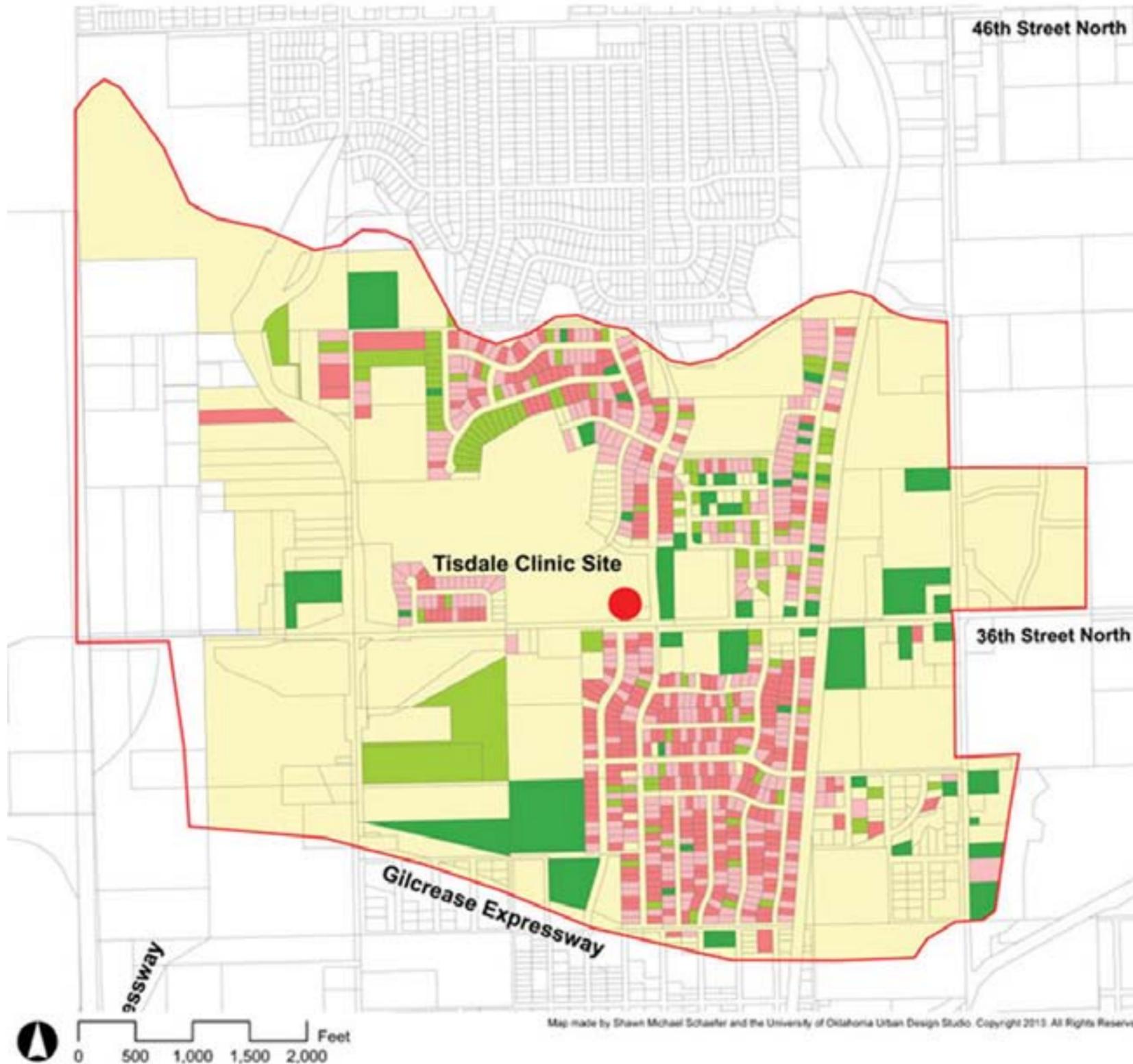
- primary study area
- tulsa city limits
- tulsa county
- platted subdivisions

Map made by Shawn Michael Schaefer and the University of Oklahoma Urban Design Studio. Copyright 2010. All Rights Reserved.



Inventory & Analysis
Building Square Footage

The map shows the square footage of the built environment. The areas of housing that were completed in the 1950's are either less than 1000 square feet indicated by solid red or from 1001 to 1500 square feet indicated by solid pink. The newer infill housing is between 1501 to 2000 square feet shown in light green or greater than 2000 square feet shown in dark green.



legend

- primary study area
- less than 1000 square feet
- 1001 to 1500 square feet
- 1501 to 2000 square feet
- greater than 2000 square feet



City of Tulsa

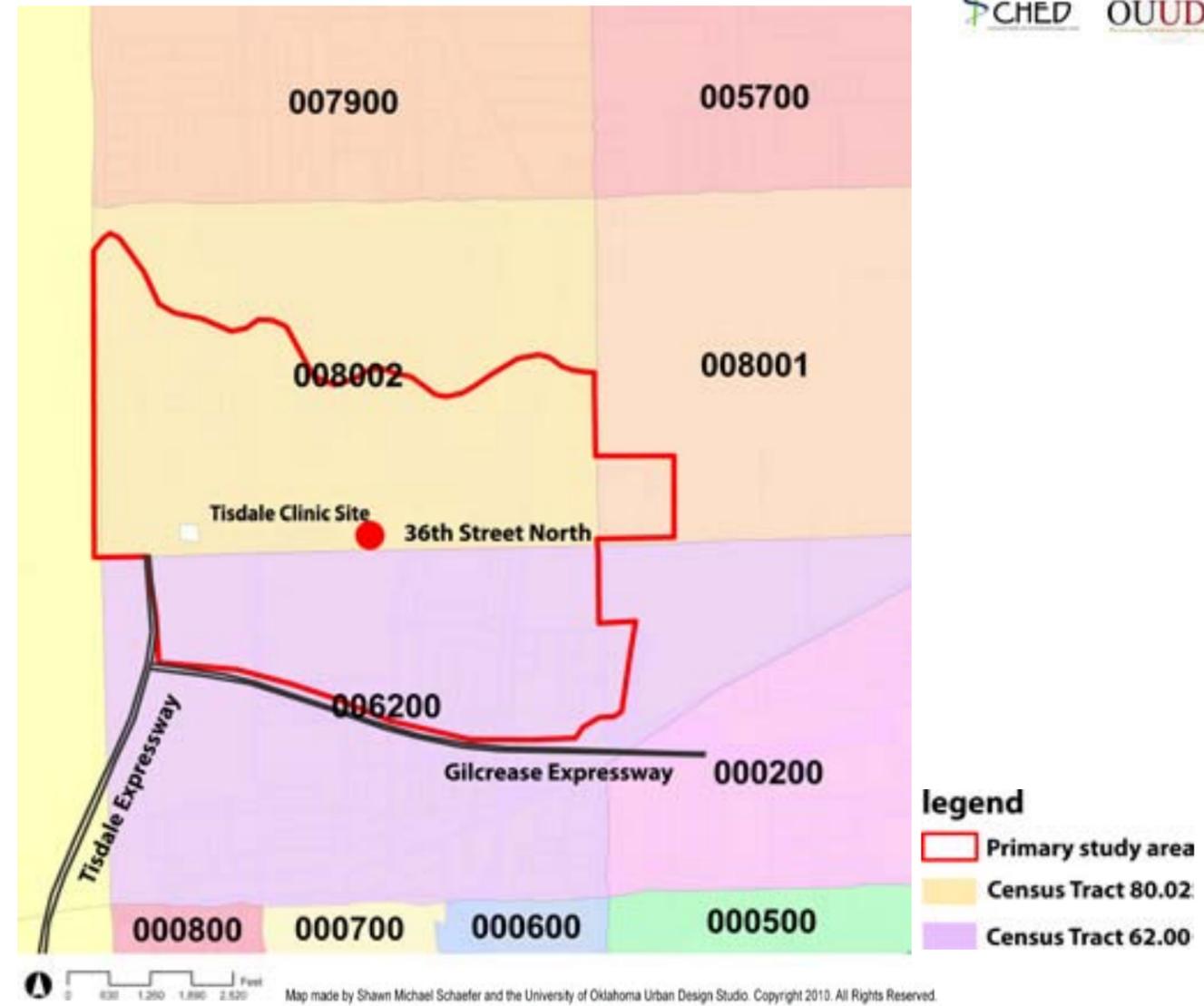
	1990 Census	2000 Census	% Change
Population	367,302	393,051	7%
Population density per square mile	2,135	1,985	-7%
housing units	176,211	179,405	2%
housing units per acre	1.60	1.42	-11%
occupied units	155,447	165,743	7%
occupancy rate	88%	92%	5%
rental units	68,687	73,509	7%
owner-occupied units	86,760	92,234	6%
ownership rate	56%	56%	0%
median household income (1999 dollars)	\$34,431	\$35,316	3%
median gross rent (1999 dollars)	\$479	\$511	7%
median value (1999 dollars)	\$80,357	\$81,900	2%

Census Tract 80.02

	1990 Census	2000 Census	% Change
Population	3,215	3,212	0%
Population density per square mile	2,202	2,200	0%
housing units	1,201	1,186	-1%
housing units per acre	1.29	1.27	-2%
occupied units	1,037	1,082	4%
occupancy rate	86%	91%	6%
rental units	223	385	73%
owner-occupied units	778	697	-10%
ownership rate	75%	64%	-15%
median household income (1999 dollars)	\$26,264	\$25,143	-4%
median gross rent (1999 dollars)	\$632	\$543	-14%
median value (1999 dollars)	\$48,348	\$42,100	-13%

Census Tract 62.00

	1990 Census	2000 Census	% Change
Population	2,782	2,913	5%
Population density per square mile	1,537	1,609	5%
housing units	1,336	1,347	1%
housing units per acre	1.15	1.16	1%
occupied units	1,080	1,165	8%
occupancy rate	81%	86%	6%
rental units	312	501	61%
owner-occupied units	745	664	-11%
ownership rate	69%	57%	-17%
median household income (1999 dollars)	\$16,174	\$20,591	27%
median gross rent (1999 dollars)	\$410	\$401	-2%
median value (1999 dollars)	\$46,473	\$36,900	-21%



The adjacent housing summary table illustrates trends by comparing the results from the 1990 Census to the 2000 Census for the City of Tulsa, Census Tract 80.02 and Census Tract 62.00 which covers the bulk of the Northland District. Between 1990 and 2000 Census Tract 80.02 showed very little change in population and housing growth. It also showed an increase of rental units while decreasing in owner-occupied units.

Census Tract 62.00 had a 5% increase in population and population density per square mile. It too had an increase in rental units and loss of owner-occupied units. Both Census Tracts saw a steep decline in the median value income; Census Tract 80.02 went from \$48,348 to \$42,100, Census Tract 62 dropped from \$46,473 to \$36,900, a nearly \$10,000 drop of income.

During the same period the City of Tulsa as a whole showed an overall increase in almost all areas excluding the number of housing units per acre and a drop in population density per square mile by 7%. This showed while the population is living closer together, the population per square mile in the City of Tulsa has dropped indicating more people were moving outside the city limits.



Inventory & Analysis
Economic Analysis

What is an Economic Analysis?

An economic analysis is an orderly approach to determining the best use of scarce resources, involving comparison of two or more alternatives in accomplishes a specific goal under the given circumstances. Economic analysis takes into account the prospect of costs of resources available and attempts to measure in financial terms the private and social costs and benefits of a project to the economy or a community such as the Northland District.

A number of economic analysis strategies are used to determine the best outcomes for both the supplier and the consumer. For Northland a Cost-Benefit Analysis is the best fit as it covers most of the issues facing the district.

Cost-Benefit Analysis considers the gains and losses to people and advises change that provides greater benefits than harm. For example, the construction of a new water park generates a benefit for those who use the water park, but troubles those who live near its construction. Since some people won't use the water park, not everyone benefits and so weakens the balance. Cost-benefit analysis weighs if an action is a good or bad idea. These weights of measure are used to study Northland and provide ideas.

Northland is well-located within ten minutes of the major high-wage employment centers of the city: the airport, downtown, the industrial parks, as well as TU and the hospitals. Educational institutions at all levels should by training a skilled and knowledgeable workforce for the region.

Another example would be the Wayman Tisdale Specialty Clinic becomes an economic catalyst by initially providing 200 new jobs in the district. It also should generate a multiplier effect as staff, patients and visitors generate demand for auxiliary services. The clinic may also grow in the future adding new services and attracting doctors' offices to the area.

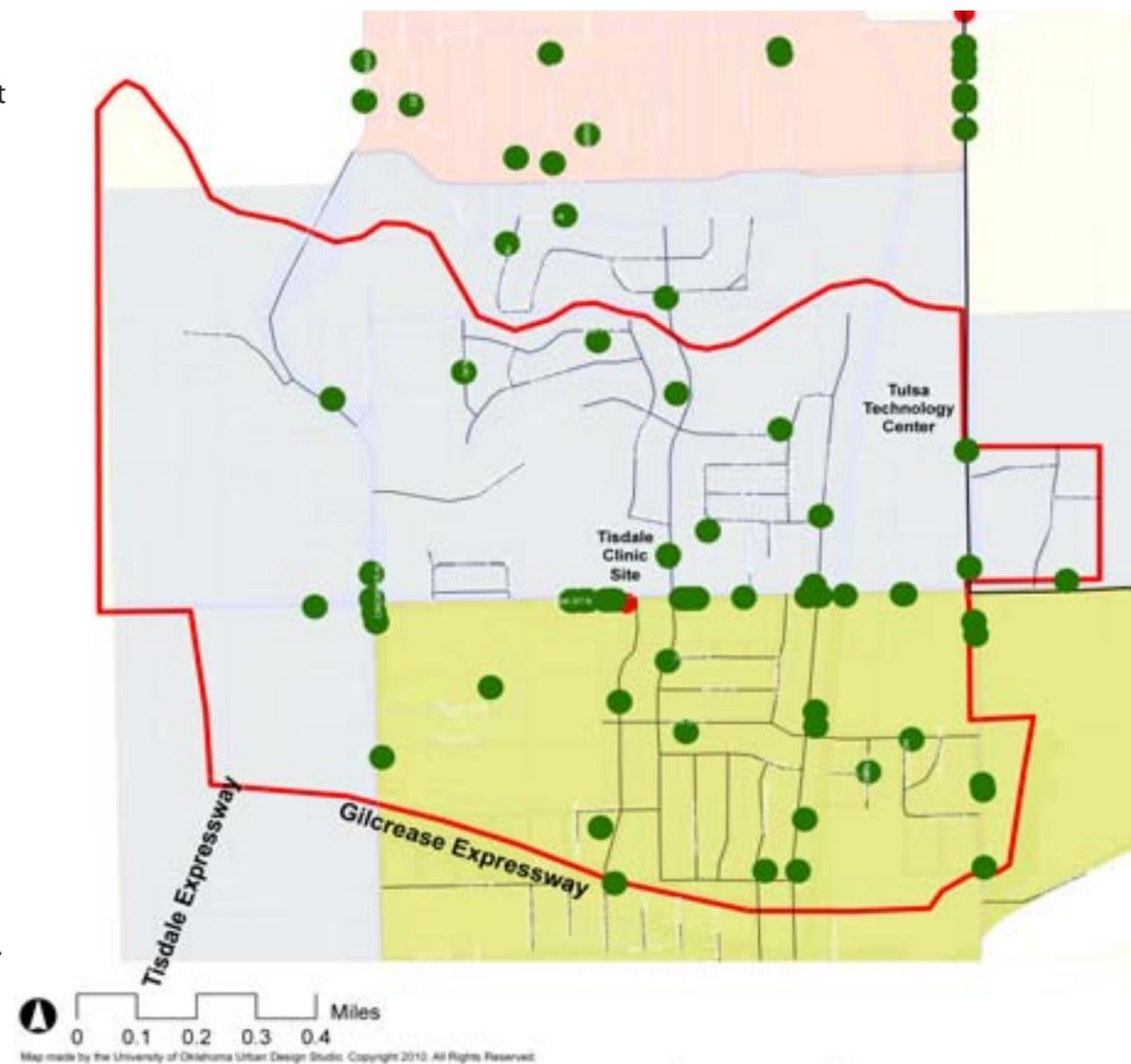
Residents and business owners would like to see a local economy with homegrown businesses and entrepreneurs supported by the community. Import substitution by local businesses will only work if they are able to capture the North Tulsa market by building trust. Lenders like the Tulsa Economic Development Corporation and private banks and foundations need to invest in these grass roots efforts.

Tulsa Development Authority needs to work with property owners to acquire commercial land and provide incentives to encourage development. Faith-based organizations occupy many key sites that could be subdivided to provide commercial building sites in a town center without displacing the churches.

The low population and below average household incomes of Northland are not currently generating enough demand to attract goods and services desired by current residents. This can only be remedied by attracting new residents which will require new and diverse housing choices, high performing schools, an increased emphasis on public safety and an effective public relations campaign to improve the perception of North Tulsa.

While a few weak aspects are currently apart of the district, there are many positives that could entice government agencies, investors, developers, and entrepreneurs to congregate to Northland with the guidance of its citizens. It's action, and hard work to make improvements to a community. The hope of the new Wayman Tisdale Specialty Clinic creates a spark that lights a fire to excite and encourage the city and community to continue the growth around the district.

The Northland District Already has a number of businesses in it, and can provided a firm foundation in education to help it grow as expressed in the adjacent map.



Legend

- Business
- Primary Study Area
- Alcott Enrollment
- Whitman Enrollment
- Hawthorn Enrollment



Participants partaking in the revision of vision statements

The second community workshop was held December 11th 2010, at the Tulsa Technology Center, Peoria Campus. The purpose of this workshop was for community members to construct six separate vision statements which encompassed residents' desires for the future of their neighborhood. The six separate aspects were cultural, open space, land use, housing, economic development, and transportation.

Prior to drafting statements, community members participated in an audience response exercise wherein community members were able to visualize possible development within their community and provide their personal preferences without fear of judgment. Each person received a handheld device used to respond to questions on the overhead projector.

Participants were then split into three groups; each group was responsible for drafting two vision statements pertaining to two separate planning aspects. Once groups had completed their first drafts, the drafts were presented to the whole group for revision and consensus.



Participants creating their own visions for Northland



Participants at second community workshop

The following six categories were taken from the PlaniTulsa Comprehensive plan.

Land Use

Strengthen and preserve positive existing land use, enable future growth and enhance the quality of life making a balance between open space, residential and commercial use.

Open Space

In the future, Northland should balance open space and development, encourage healthy lifestyles, promote recreation and revitalization by tying the community together.

Economic Development

Northland will work together to develop a stronger community through planning and incentives and create entrepreneurial opportunities for local jobs, businesses and schools.

Cultural

The future of Northland should foster cultural heritage, build on diversity and create a viable community.

Transportation

The Northland District becomes a walkable district with a transportation hub linking the airport, North Tulsa residents and outlying communities to Metropolitan Tulsa Transit Authority

Housing

Future housing in Northland should include a range of types, uses, and costs; promoting sustainable building and development by offering mixed uses with choices such to live, work, and play.



Recommendations & Implementation
Land Use



Before: town center area



After: pedestrian friendly, multiuse



Before: large, under utilized parking lots



After: mixed use development



Available Land

Determine infill spaces for redevelopment

Town Center

Develop 36th St. N. between Cincinnati and Peoria into a town center as specified in the Comprehensive Plan

Tisdale Clinic Site

Plan for future expansion of OU Wayman Tisdale Specialty Clinic



Before: proposed town center



After: public open space



Before: inaccessible open space



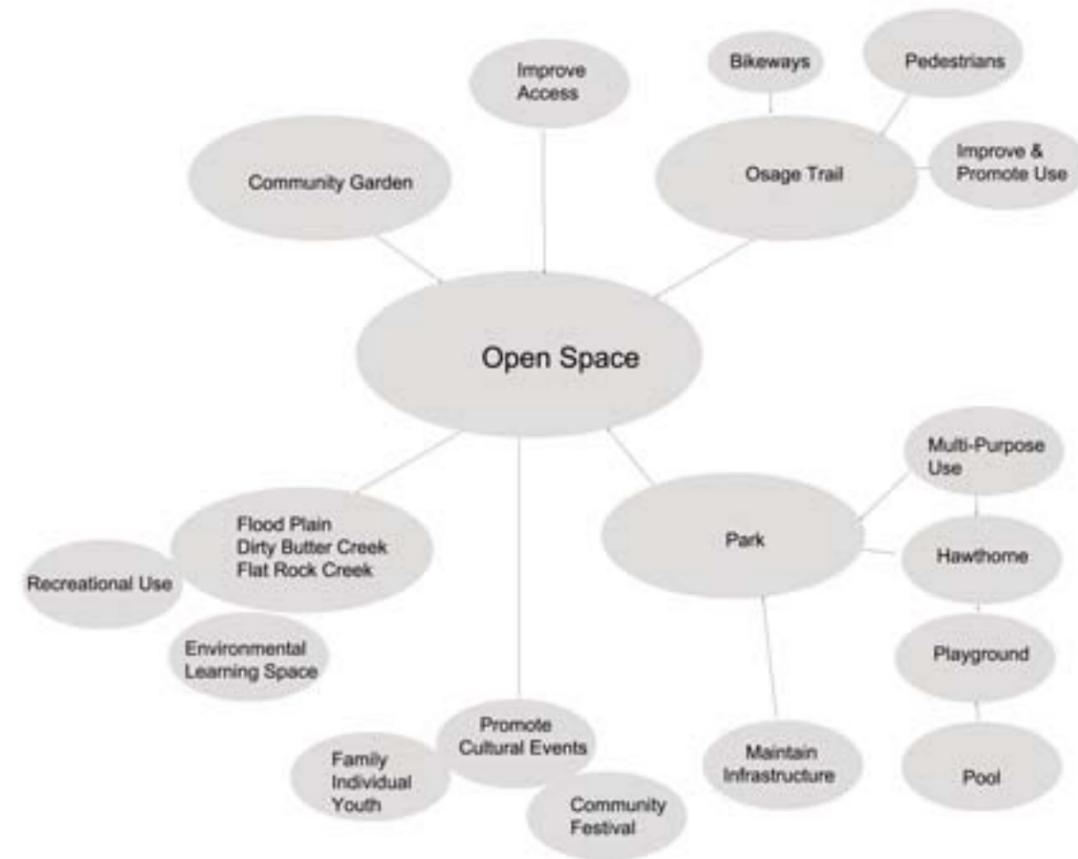
After: park area



Before: unused open space



After: community garden area



Preserve

- Preserve floodplains, hillsides, and view
- Remove debris from Flat Rock Creek and Dirty Butter Creek to reduce threats to their ecological integrity

Enhance Recreation Opportunities

- Improve Hawthorne Park and build water spraygrounds
- Create Flat Rock Creek Trail
- Create North Hawthorne Park
- Build a Multiplex Community Center
- Encourage private developers to create 'rain gardens' as green infrastructure with incentives
- Encourage Tulsa Public Schools District, & other organizations to establish Environmental Learning Center
- Start community garden programs at schools and neighborhoods
- Create a series of public open spaces in the Town Center
- Extract mini neighborhood parks from vacant lots
- Maintain public access to all open spaces--parks and trails



Before: 36th Street North, old gas station



After: revitalization by entrepreneur



Before: 36th Street North



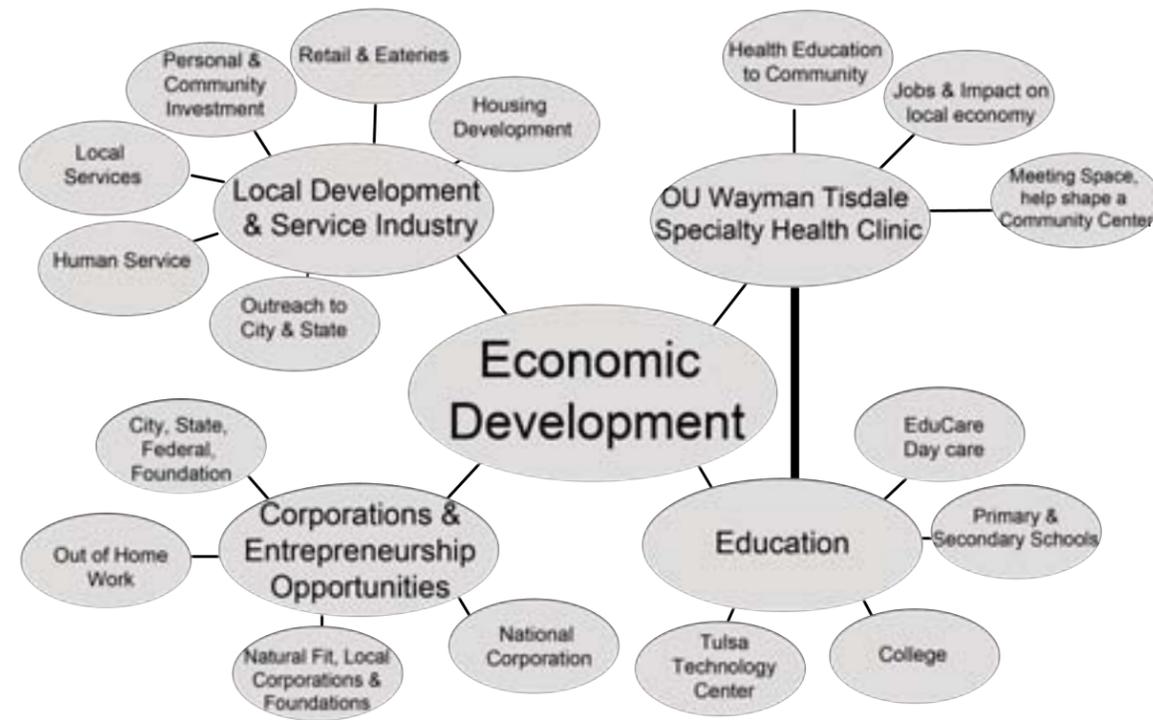
After: OU Wayman Tisdale Health Clinic



Before: North Hudson, repair shop



After: Whole Foods store & apartments



OU Wayman Tisdale Specialty Health Clinic

Utilize the Tisdale Clinic to impact on the local economy through creation of jobs, local eateries, and other establishments

Entrepreneur Opportunities

Provide entrepreneurial guidance through government & non-profit agencies
 Discover corporations who are a natural fit for the community
 Encourage the community to become self sufficient by supporting community establishments.

Local Development & Service Industries

Create new retail, eateries, and real estate
 Seek funding from federal agencies, private sectors, and non-profit groups.
 Find alternative capital financing for beginning businesses and encourage entrepreneurs



Recommendations & Implementation Cultural



Street Signage



City-wide event, community festival



Greenwood Mural



Murals contributed by students from surrounding communities



Safety

Enhance public safety in the Northland District by increasing police presence in the area

Community Involvement & Education

Strengthen area schools through community involvement and collaboration
Foster partnerships among area schools and higher learning institutions near Northland
Emphasize the positive aspects of area schools
Lead community in promotion of higher education

Instill Pride Among Northland Residents

Attract new residents by accentuating appealing qualities distinctive of Northland
Promote an image campaign to show character of Northland and attract businesses
Install neighborhood signs to demarcate boundaries
Hold city-wide events in Northland to promote business and positive publicity



Recommendations & Implementation
Transportation



Before: looking East down 36th St N.



After: urban streetscape



Before: limited transit system



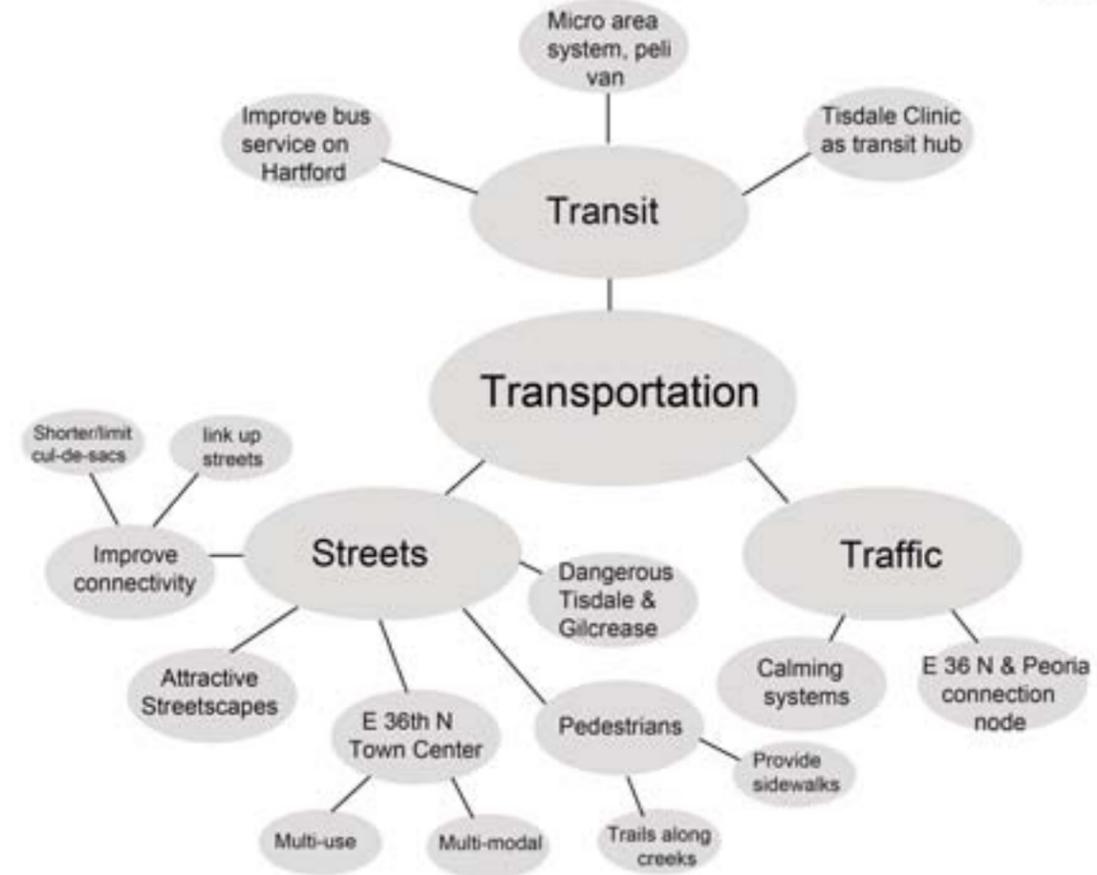
After: micro area shuttle service



Before: E. 36th St. N & Hartford



After: traffic calming, pedestrian friendly



Streets

Implement context sensitive solutions for street design
 Connect the Northland Town Center to the Peoria corridor linking with the big "T"
 Improve street connections in neighborhoods
 Build close to the street edge to create urban streetscapes

Transit

Introduce a local shuttle service
 Improve the local bus service
 Make the Wayman Tisdale Clinic a transit hub
 Convert the auto salvage brown field area to an industrial park & park & ride facility along the Peoria corridor.

Traffic

Introduce traffic calming methods such as boulevards and on street parking
 Create alternative streets to reduce traffic in the Town Center



Before: low density city center



After: high density mixed use



Before: abandoned fire damaged home



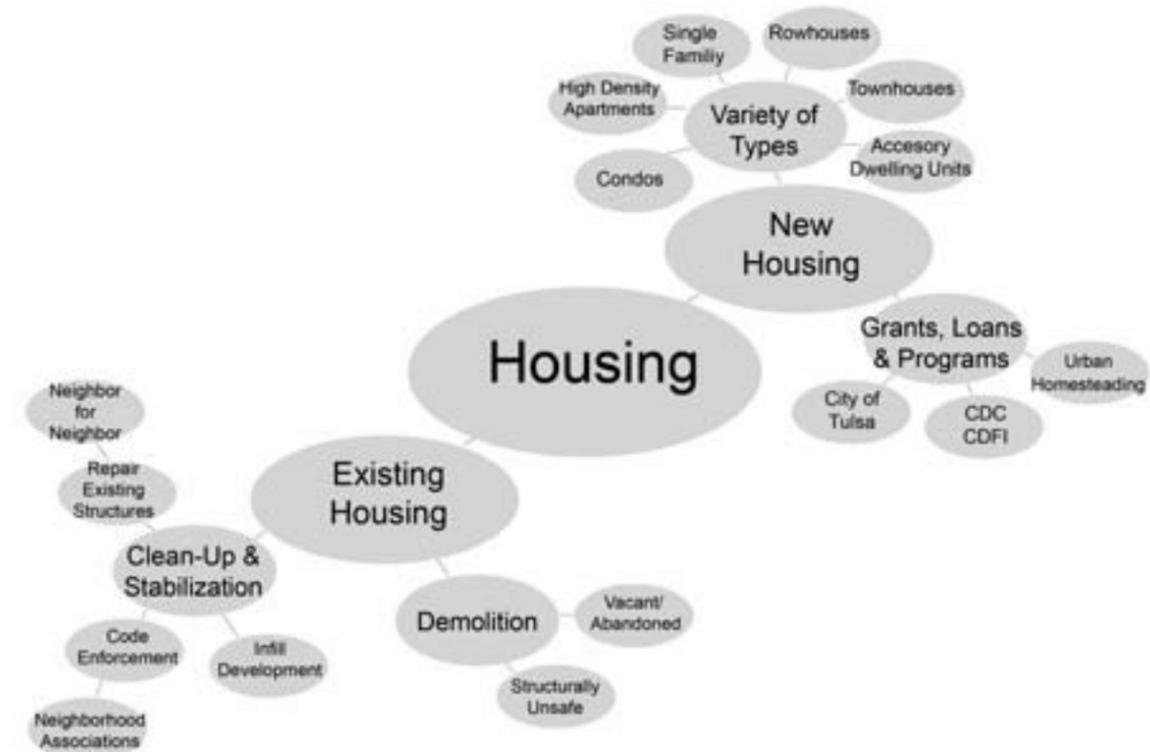
After: new town homes



Before: single family on large lots



After: multiple single family on small lots



Existing Housing

- Clean up and stabilize existing structures
- Commence demolition of dilapidated structures
- Engage community support through Neighborhood Associations

New Housing

- Provide a variety of housing choices
- Create funding through grants, loans, and assistance programs

Recommendations & Implementation
Housing



Recommendation	Estimated Cost	Responsible Party	Time Frame
Land Use			
Determine infill spaces for redevelopment _____	\$\$	Private	5-10 yrs
Develop 36th St. North between Cincinnati and Peoria into a town center as specified in the comprehensive plan _____	\$\$\$\$\$	Private	10-20 yrs
Plan for future expansion of OU Wayman Tisdale Specialty Clinic _____	\$\$\$\$\$	Private	10-20 yrs
Economic Development			
Utilize the OU Wayman Tisdale Specialty Health Clinic to impact the local economy through creation of jobs, local eateries, and other establishments _____	\$\$\$	Mixed	10-20 yrs
Provide entrepreneurial guidance through government and non-profit agencies _____	\$\$\$\$	Mixed	1-5 yrs
Discover corporations who are a natural fit for the community _____	\$\$	Government	5-10 yrs
Encourage the community to become self sufficient by supporting community establishments _____	\$	Homeowners	0-1 yrs
Create new retail, eateries, and real estate _____	\$\$\$\$	Mixed	5-10 yrs
Seek funding from federal agencies, private sectors, and non-profit groups _____	\$\$	Mixed	1-5 yrs
Find alternative capital financing for beginning businesses and encourage entrepreneurs _____	\$\$\$	Non-profit	1-5 yrs
Open Space			
Preserve floodplains, steep wooded slopes, & views _____	\$\$	Mixed	0-1 yrs
Enhance recreational opportunities _____	\$\$\$\$\$	Mixed	10-20 yrs
Commence improvements at Hawthorne Park _____	\$\$\$	Government	1-5 yrs
Create North Hawthorne Park _____	\$\$\$\$	Government	5-10 yrs
Build a multiplex community center _____	\$\$\$\$\$	Private	5-10 yrs
Start community garden programs at schools and neighborhoods _____	\$\$\$	Non-profit	0-1 yrs
Create a series of public open space in the Town Center _____	\$\$\$\$	Government	5-10 yrs

Recommendations Key

Estimated Cost

\$	\$0-\$1,000
\$\$	\$1,001-\$10,000
\$\$\$	\$10,001-\$100,000
\$\$\$\$	\$100,001-\$1,000,000
\$\$\$\$\$	\$1,000,001 +

Time Frame

0-1	years
1-5	years
5-10	years
10-20	years

Responsible Party

- Government - including all government agencies
- Private- developers and commercial businesses
- Homeowners- private property owners
- Non-Profit- social services
- Mixed- combination of above

The above key was generated by the University of Oklahoma Urban Design Studio in order to categorize the recommendations made in the Northland Plan. All numbers are rough estimations used for the planning process. In order to know exact data extensive research will have to be completed. The purpose of the key is to show anyone who is viewing the plan the possibilities of improvement. Many recommendations are very expensive and also time consuming, but also many recommendations can be reached with little time and small funds.



Recommendation	Estimated Cost	Responsible Party	Time Frame	Recommendation Key
Housing				Estimated Cost
Clean up and stabilize existing housing structures (per structure)	\$\$	Homeowners	1-5 yrs	\$ \$0-\$1,000
Commence demolition of dilapidated structures (per structure)	\$\$	Mixed	1-5 yrs	\$\$ \$1,001-\$10,000
Engage community support through Neighborhood Associations	\$	Homeowners	0-1 yrs	\$\$\$ \$10,001-\$100,000
Provide a variety of housing choices	\$\$\$\$\$	Private	10-20 yrs	\$\$\$\$ \$100,001-\$1,000,000
Create funding through grants, loans, and assistance programs	\$	Non-profit	1-5 yrs	\$\$\$\$\$ \$1,000,001 +
Transportation				Time Frame
Implement context sensitive solutions for street design	\$\$\$\$\$	Government	10-20 yrs	0-1 Years
Connect the Northland Town Center to the Peoria corridor linking with the big "T"	\$\$\$\$	Government	5-10 yrs	1-5 Years
Improve street connections in neighborhoods	\$\$\$\$	Government	5-10 yrs	5-10 Years
Build close to the street edge to create urban streetscapes	\$\$\$\$\$	Private	5-10 yrs	10-20 Years
Introduce a local shuttle service	\$\$\$\$	Private	1-5 yrs	
Improve the local bus service	\$\$	Government	0-1 yrs	
Make the Wayman Tisdale Clinic a transit hub	\$\$\$\$	Government	5-10 yrs	
Convert the auto salvage brown field area to an industrial park & park and ride facility along the Peoria corridor	\$\$\$\$\$	Mixed	5-10 yrs	
Introduce traffic calming methods such as boulevards & on street parking	\$\$\$\$	Government	5-10 yrs	
Create alternative streets to reduce traffic in the Town Center	\$\$\$\$\$	Government	5-10 yrs	
Cultural				Responsible Party
Enhance public safety in the Northland District by increasing police presence in the area	\$\$\$\$	Government	1-5 yrs	Government - including all government agencies
Strengthen area schools through community involvement and collaboration	\$	Mixed	0-1 yrs	Private- developers and commercial businesses
Foster partnerships among area schools and higher learning institutions near Northland	\$	Mixed	0-1 yrs	Homeowners- private property owners
Emphasize the positive aspects of area schools	\$	Mixed	0-1 yrs	Non-Profit- social services
Lead community in promotion of higher education	\$\$	Mixed	0-1 yrs	Mixed- combination of above
Attract new residents by accentuating appealing qualities distinctive of Northland	\$\$	Mixed	0-1 yrs	
Promote an image campaign to show character of Northland and attract businesses	\$\$\$\$	Mixed	0-1 yrs	
Install neighborhood signs to demarcate boundaries	\$\$	Government	0-1 yrs	
Hold city-wide events in Northland to promote business and positive publicity	\$\$\$\$	Non-profit	0-1 yrs	

The above key was generated by the University of Oklahoma Urban Design Studio in order to categorize the recommendations made in the Northland Plan. All numbers are rough estimations used for the planning process. In order to know exact data extensive research will have to be completed. The purpose of the key is to show anyone who is viewing the plan the possibilities of improvement. Many recommendations are very expensive and also time consuming, but also many recommendations can be reached with little time and small funds.



Visioning & Design Studies
Site Plan Visualization

East 36 Street North was designed as a drive through the-neighborhood-street. Being the main street of a Town Center, it must foster the main activities of mixed use development. Traffic has been slowed down by introducing a plaza which diverts it around the perimeter. The plaza is to be a pedestrian hub for cultural and economic activities such as festivals and farmers' market. Additional streets were provided around the plaza for improved circulation.

Existing structures were preserved and integrated into the proposal. The large parking islands were converted into meaningful urban spaces. A community center at the Hawthorne Park will provide recreational facilities for the residents while they appreciate the natural environment. A library also located at the park will cater for their educational needs.



Legend

- Existing structures
- Proposed structures
- Proposed streets
- Study area

Map made by Shawn Michael Schafer and the University of Oklahoma Urban Design Studio. Copyright 2013. All Rights Reserved.

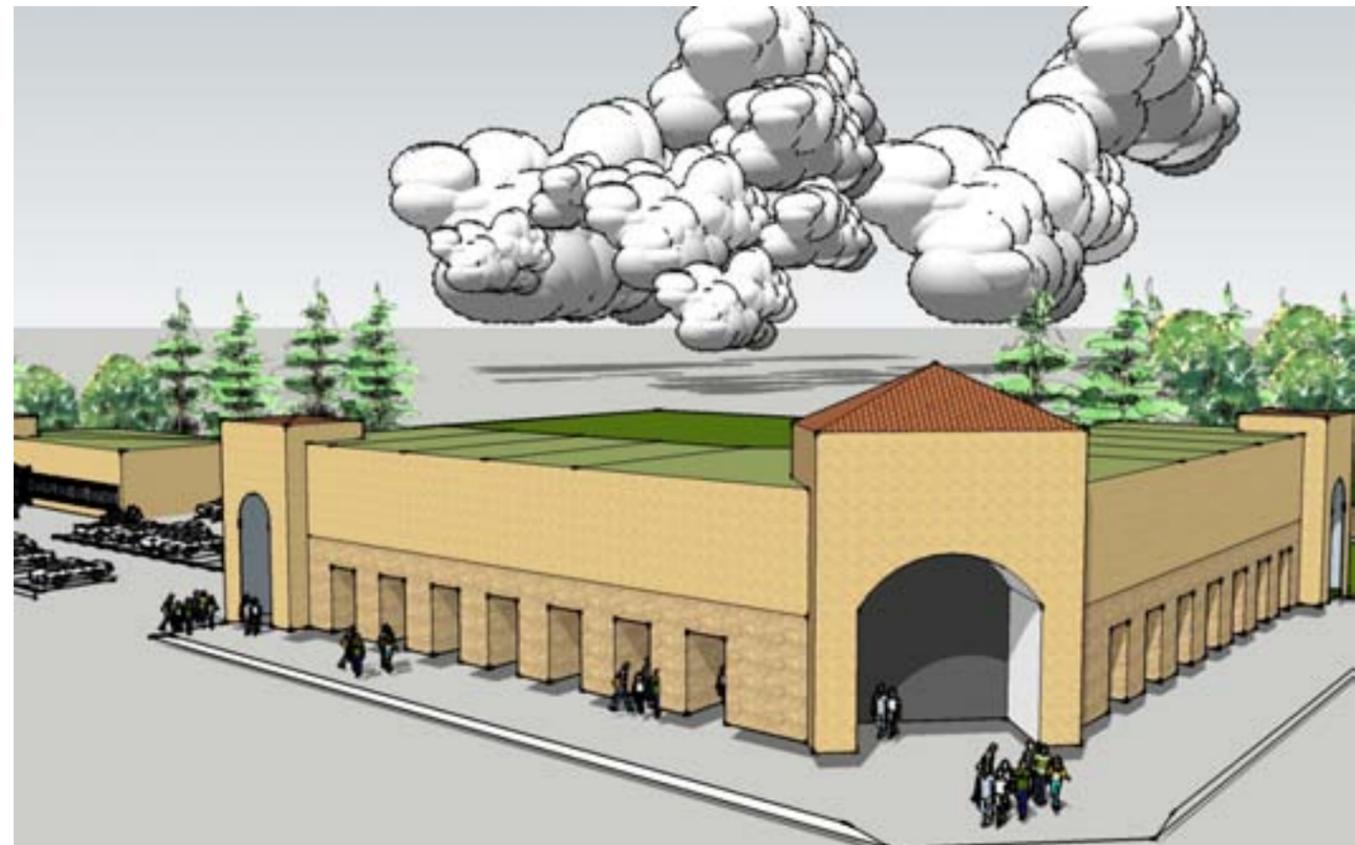


Visioning & Design Studies
Land Use Visualizations



The vision to the left is a possible Recreation/Community Center. It is located on the south side of 36th St. N. adjacent to the Osage Trail. This location would be directly north of Hawthorne Park and would be accessible to the students at Hawthorne School and Educare without having to cross any streets. The Recreation/Community Center includes locker rooms with showers and restrooms, indoor basketball courts that would be multipurpose, exercise room, meeting rooms, and an office. Future expansion for an outdoor pool and outdoor tennis courts are designed to be built to the south of the complex.

The vision to the right is located on the southeast corner of the intersection of 36th St. N. and Cincinnati. It is a complex of small retail shops and offices, with a second story below on the backside to follow the topography of the site. The detached building is a family style restaurant, with large windows on the south for viewing the well manicured garden.





Neighbor For Neighbor (NFN) is a faith based organization with over forty years of experience in providing need based services such as; Circle Housing, Food Distribution, Optometry Clinic, Dental Clinic, Life Skills, Medical Clinic, Family Assistance, and Community Projects. The main theme Neighbor for Neighbor strives for is "faith by actions, not words." NFN purchased and moved into the 129,000 square foot Northland Center in 2003 located on the corner of 36th Street North & North Hartford. The purchase served two purposes: a 40,000 square feet for NFN programs and a location for economic and community development.

The concept image to the left is a concept of shows a new center for entrepreneurial opportunities 40,000 - 60,000 square feet. With entrepreneurship a top goal of NFN, the centers design would help attract future entrepreneurs and become a hub if not a national center for entrepreneurship research while also providing space for their future business.

The University of Oklahoma Wayman Tisdale Specialty Health Clinic will be a 50,000 square foot facility serving patients complementing other local medical facilities. Located next to NFN on 36th Street North and North Hartford, the Tisdale Clinic will offer specialty care. It will also offer urgent care, and diagnostic facilities.

The concept shown to the right shows a the Wayman Tisdale Clinic as the brown building to the right. The white buildings shows a possible future growth of the clinic. A community hospital concept is shown attached to the clinic. Additional medical buildings to the community hospital might be added as it grows into a medical center with sky bridges connecting each for easy foot traffic. The new medical buildings would hold doctors offices, the clinic would also assist the community as an economic engine.



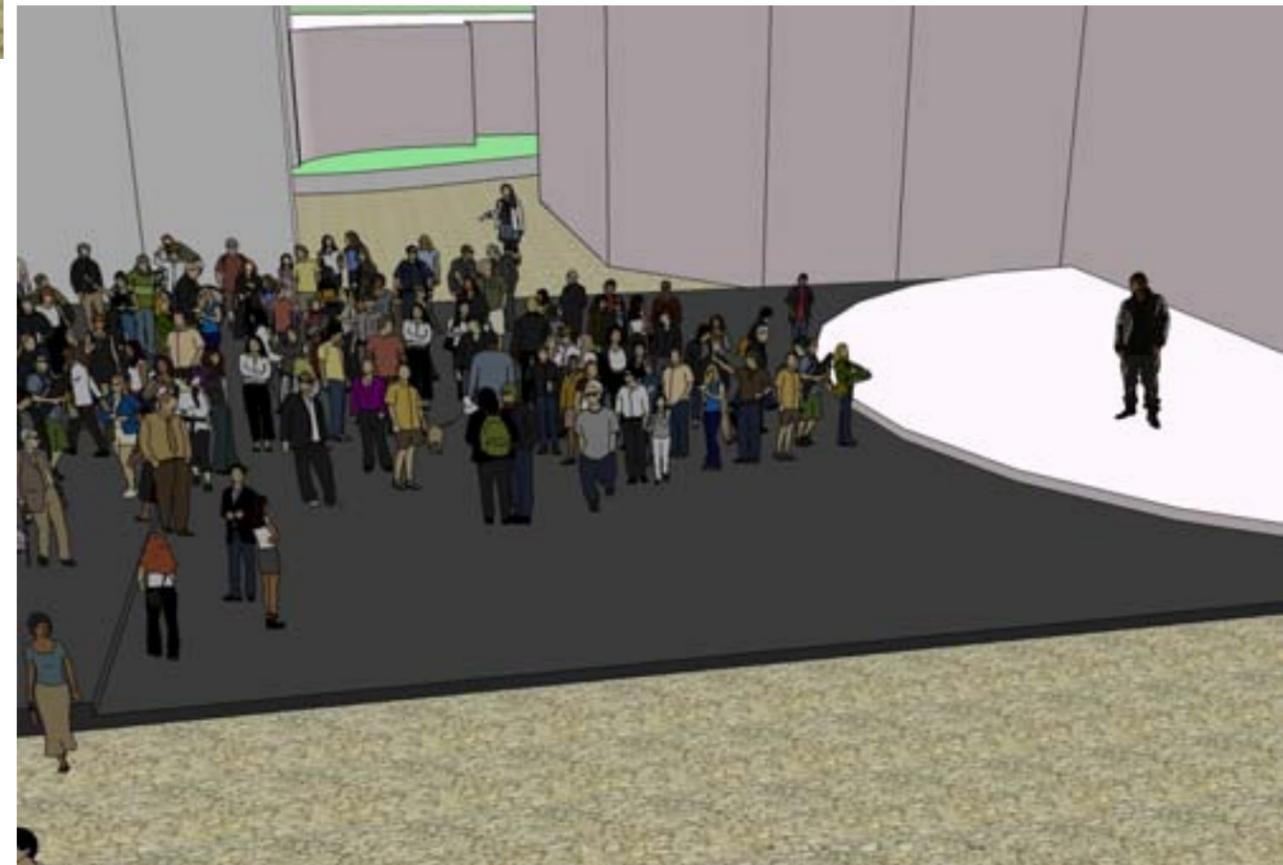


Visioning & Design Studies
Cultural Visualizations



To the left is an amphitheater for local entertainers to perform. During community festivals, various types of entertainment will take place in this area. From jazz bands to hip-hop artists, performances will appeal to every demographic.

The image to the left illustrates the potential for economic activity in the plaza of the proposed Northland Center. The space may be utilized as a public gathering place for residents as well as a place to hold community events such as a farmers market or a festival. Community members will have the opportunity to attend the events or serve as vendors by selling their own homegrown produce and handmade crafts.





Visioning & Design Studies
 Streetscapes Visualizations



Town Center view of East 36 Street North from Cincinnati towards the plaza

To the left: East 36 Street North is the main street of the Town Center and it follows the urban arterial Context Sensitive Street Design guidelines from the Tulsa Comprehensive Plan. An 81 feet wide building-to-building right of way allows convenient pedestrian interaction on 15 feet wide pavements. Traffic calming is achieved by having narrow street lanes, a median down the center with planters and 10 feet wide on-street parking on both road sides.

Pedestrians have been catered for with high visibility crossing points, reduced distances at intersections, seating areas with benches at the tree planters on the pavements. The mainly 3-5 storeys high recessed

To the right: The proposed street branches off from the East 36 Street North arterial passing by the plaza and reconnecting with the arterial street. The street has much shorter blocks for convenient pedestrian movement with interior streets catering for pedestrians and cycling. Buildings have a lower height than the main street thereby creating a more intimate human scale.

It also provides an alternative travel route through the area while also acting as a buffer zone between the busy Town Center arterial and the more calm residential neighborhoods. Awnings, tree planters, benches, cafe restaurants line up the pavements creating a social setting to the Town Center.



View of the proposed street



Visioning & Design Studies
Housing Visualizations



The image to the left depicts multifamily townhomes. These types of housing promote higher density yet give the feeling of more privacy than high density apartments. Townhouses are characterized by having almost identical exteriors and adjoining sidewalks. The majority of townhouses are single family and individually owned.

The image to the right is representative of mixed use development which is called for in the Tulsa Comprehensive Plan Town Centers. Much of the Northland District is designated mixed use, with much higher densities than is currently established there. This development depicts the lowest level as retail, the second level as office space, the third and fourth levels as residential, and the top level as a dining establishment. The dining establishment is accompanied by a rooftop dining area which could take advantage of the vast views of the Northland District. The back part of the building is a parking garage built to attract visitors to leave their vehicles and then walk about the Town Center.





Aerial view showing proposed Town Center in context

This study is a culmination of research from the OU Urban Design Studio class of fall 2010 and spring 2011. The objective was to formulate a small area plan for the Northland District as cited in the City of Tulsa Comprehensive Plan. The Comprehensive Plan calls for the heart of this area to become a Town Center. The future vision of the Town Center is represented by the proposed aerial photograph to the left. It shows a possible revitalization of an area of Tulsa that was once a thriving and dynamic section of the City. A greater understanding of the land use, open space, economic development, culture, transportation and housing of the area has birthed the possibilities herein. We learned the trials of topography, the importance of community involvement, and the possibilities of computer design. We learned that the selection of the Steering Committee plays a vital role as a liaison between the class and the community. A media specialist on the Steering Committee would have been an excellent choice to inform and involve the community more. The future implementation of the ideas here may be dependent on the City of Tulsa adopting this plan as the small area plan of the Northland District. Community leaders and government leaders could then step up and use this study to take Northland forward. The goal is that the residents of Northland and the community as a whole utilize this effort to the betterment of the district and the quality of life of all involved.

Conclusions



Open Space Images, page 33:
 (from top to bottom)

<http://eastsidegardens.webs.com/Urban-farm-brooklyn-4.JPG>

<http://1greengeneration.elementsintime.com/wp-content/uploads/2008/10/thomas.png>

http://1bp.blogspot.com/_B6gyINLrSBg/Rkxlt5NjFal/AAAAAAAAAyA/F5gKfnDWzol/s1600/WestsideCommunityGarden1-700.jpg

<http://www.apartmenttherapy.com/uimages/la/>

Economic Development Images, page 34:
 (listed from top to bottom)

Gas Station designed by Anne Jacobsen

Wayman Tisdale Specialty Clinic designed by McFarland Davies Architects

Whole Foods Store & Apartments designed by CollinsWoermen

Festival Images, page 35:
 (collage)

http://www.summerstage.org/images/charlie_parker_jazz_festival_pg.jpg

<http://www.cfnews13.com/static/articles/images/news2011/winter-park-sidewalk-arts-festival-0318.jpg>

http://www.clark.edu/special/jazz_festival/images/jazz_fest08.jpg

<http://static.guim.co.uk/sys-images/Guardian/Pix/pictures/2009/5/24/1243185451213/Hay-Festival-2009-Festiva-021.jpg>

<http://special.news.msu.edu/holocaust/images/hires/choir.jpg>

Land-Use Images, page 32:
 (listed from top to bottom)

Dinkeloo Associates Architects. <http://www.dinkeloo.com>.

Watson Realty, Southside, Florida.
<http://www.watsonrealtysouthside.com>.

West One Courtyard Spaces.
<http://www.greenroofs.com/projects>.

Mural Images, page 35:
 (collage)

http://www.oopsydaisy.com/images/new-products/detail/Spring-Jazz-Panoramic-Wall-Mural_PE3262.jpg

http://i.ehow.com/images/a06/sv/kj/organize-kid_s-mural-project-800X800.jpg

<http://www.riverkidsproject.org/wp-content/uploads/2011/02/Kids-enjoying-mural-painting-with-volunteer.jpg>

<http://www.argstudios.com/STARTSOMAMAIL/img/CHOR-MN.gif>

<http://www.xpn.org/inside-xpn/mural-arts-collaboration>

http://www.cfodesign.com/images/murals/Bville%20alley_%20completed.jpg

Neighborhood Signs, page 35:
 (collage)

<http://www.nnbonline.org/wp-content/uploads/2009/05/signcromwell-300x225jpg>.

http://www.hillcresthousebandb.com/images/hillcrest_sign.jpg

<http://www.historicbostonedison.org/history/sign.jpg>

Transportation Images, page 36:
 (listed from top to bottom)

<http://www.whatsupjacksonville.com/?tag=streetcar-pre-feasibility-study>

<http://www.claremorecity.com/DocumentView.aspx?DID=303>

<http://www.gilroydispatch.com/content/img/f157448/MONTEREY-STREETSCAPE--2-JMM.jpg>

Logos:

Boy Scouts Logo, page 12:
 Boy Scouts of America. <http://www.scouting.org>

Girl Scouts Logo, page 12:
 Girl Scouts of the USA. <http://www.girlscouts.org>

Texas A&M Logo, page 6:
 Texas A&M University. <http://www.tamu.org>

University of Oklahoma Logo, page 6:
 University of Oklahoma. <http://www.ou.edu>



Bibliography

Works Cited

Archer, Kim, "Ground Broken for OU Wayman Tisdale Specialty Health Center," Tulsa World, January 25, 2010, http://www.tulsaworld.com/site/printfriendlystory.aspx?articleid=20100125_11_0.

Clancy, Gerard. Interview by Mthabisi Masilela. October 2010.

Conrad, Mark. Interview by Glenna Wildermuth. October 2010.

Davis, Kirby Lee, "OU-Tulsa Breaks Ground on North Tulsa Health Facility," Oklahoma Bioscience Association, January 26, 2010, <http://www.okbio.org/news.asp?id=10&pid=557&task=display&pcatid>.

Dixon, Lynnette. Interview by Larry Curtis. October 2010.

Duffy, Dan. Interview by Mthabisi Masilela. October 2010.

Hinkle, Kathy. Interview by Meagan Vandecar. November 2010.

INCOG, <http://www.incog.org>.

Lowe, Dawn. Interview by Glenna Wildermuth. November 2010.

McAfee, R. Preston. Introduction to economic analysis . Version 2.0. ed. Pasadena, Calif.: California Institute of Technology, 2006. page 30

"OU Wayman Tisdale Specialty Health Clinic," University of Oklahoma, http://www.ou.edu/content/tulsa/community_medicine/wtshc.html

Smith, Ann N. "Major Events and Progress at Neighbor for Neighbor" Neighbor for Neighbor, <http://www.neighborforneighbor.org/NFNNext40Years.pdf>

"Tulsa Comprehensive Plan," PlaniTulsa, <http://www.planitulsa.org/node/194>.

United States 2000 Census Data, File Summary 1-4

Washington-Rentie, Rose. Interview by Meagan Vandecar. October 2010.

Date: September 11, 2010
Facilitator: Shawn Michael Schaefer

Time: 900am- 11:00am
NoteTaker: Mthabisi Masilela

Present: Shawn Michael Schaefer, Showa Omabegho, Hepi Wachter , Jim Coles, O.C. Walker, Curtis Larry, Jason Hainline, Alexis Shahadi, Meagan Edmonds Vandecar, Mthabisi Masilela, Jessica Brent, Glenna Wildermuth, Rose Washington Rentie, Tedra Williams, Josh Miller, Chris Sansone, Kathy Hinkle, Samuel Osei, Bethan Conroy

Absent: Katie Plohocky, Jan Creveling, Cassandra Love

1. Introductions
2. Overview of Northland Plan
 - a. PlaniTulsa emphasizes improvements in North Tulsa.
PlaniTulsa encourages the Northland District Area Plan to be in context with city-wide planning. Stakeholders include the university, economic development organizations, health care organizations, community organizations.
 - b. OU is building the Tisdale Clinic on the site of the former Northland shopping center
Secondary urgent care clinic which will provide medical assistance in the area.
Site remediation has begun.
 - c. Dean of the College Architecture would like to implement CHED (Community Health and Environmental Design Studio).
 - b. Participatory Community Health Research Grant with TEDC concerning economic development in area.
 - d. Neighborhood Planning Academy - TACSI Working with Hawthorne Elementary and EduCare.
3. Project Schedule
 - a. Inventory assessment and analysis.
 - b. Vision creation.
 - c. Recommendations and plan-making.
 - d. Continuous involvement with steering community to help guide our planning.
as A&M students will start working on clinic project plans.
4. Goals and Objectives .
 - a. Expected outcomes from the Northland Plan Project
Creative, classy, and beneficial plans for North Tulsa; utilize vacant land.
Address issues of children that occur outside of the classroom - safety, economic development.
Improve environment and health; more community involvement for demographics of community.
Elimination of poverty and disparity in blighted areas by creating more employment.
Bridge life expectancy gap between North Tulsa and other areas of Tulsa.
Provide quality education for Urban Design students which can be implemented by city.
Contribute to other interests of community and city.
5. Community Involvement
 - a. Community engagement through workshops, interviews, steering committee meetings, wiki website.
6. Set Community Workshop for October 23, 2010.
Venue: Neighbor for Neighbor (Bethan will inquire on availability).
Refreshments: TEDC will sponsor (Rose).
- b. Advertising
A story from Oklahoma Eagle (Rose will approach them)
Taste of Tulsa event on October 7 is a good place to market the workshop to the community.
Flyers will be made by OUUDS students as soon as we get feed back from the committee members.
INCOG will provide labels for 1080 residents within 1/2 mile service area from the Tisdale Clinic site.
WIN will provide postage and send out postcards by October 15, 2010.
All feedback should be in by September 17, 2010.
7. Adjourn meeting. Next Meeting - Saturday November 6, 2010.



Date: November 6, 2010
Facilitator: Meagan Vandecar

Time: 9:00am – 11:00am
Note taker: Larry Curtis

Present: Thomas Boxley, OC Walker, Jim Coles, Katie Plohocky, Christopher Sansone, Cynthia Ward for Rose Washington, Kathy Hinkle, Shawn Schaefer, Showa Omabegho, Jill Croka, Meagan Vandecar, Glenna Wildermuth, Mthabisi Masilela, Larry Curtis, Alexis Shahadi

Absent: Jan Cravelling, Jason Hainline, Tedra Williams, Josh Miller, Cassandra Love, Samuel Osei, Bethan Conroy

1. Introductions
2. Review of the community workshop
 - a. Maps - neighborhood boundaries, community assets and a list of required services, code and property upkeep
 - b. SWOT - issues that were identified as the most notable
 - c. Run through of the comment cards
Walkability in the area
Data issues: data used must be from the city not county.
Name calling: Tulsa North or North Tulsa?
 - d. Input from the Steering committee
Previous studies have been done in the area. Katie offers to provide the studio with the study data.
Contacting The Home Owners Association for data – Jim will handle
3. Update of the project progress through the wiki
 - a. Inventory, collecting data, community workshop, and interviews
 - b. Class blogs, project management
Suggestion that a brief, concise description of the project be added to the front page.
4. What comes next?
 - a. How we approach the visioning process. The need to have a practical vision
 - b. The vision statement activity has to be narrowed down for saving time.
 - c. The visual preference activity using narrative responses and clickers for collecting response form the community workshop has been identified.
5. Planning the next workshop for December 11, 2010
 - a. Methods of improving attendance:
Public service announcement via radio – OC Walker will work on it
Contacting churches to get the word out – Showa will work on it
Establishing an internal email system – Katie and Christopher offered to send the emails out through the groups.
Using the town hall meeting for November 16, 2010 at the Rudshill Library as a marketing platform
Using local area newspapers such as Tulsa Star and the Eagle for getting the word out
 - b. Tulsa Technology Center has been set as the facility for the workshop
 - c. TDA will supply refreshments for the December 11, 2010 community workshop
 - d. Saint Simeons Episcopal Home will supply the door prizes
6. Meeting Adjourned. Next meeting – Saturday January 22, 2011



Date: Saturday, January 22, 2011
Facilitator: Alexis Shahadi

Time: 9:00am – 11:00am
Note taker: Meagan Vandecar

Present: Thomas Boxley, Jim Coles, Katie Plohocky, Kathy Hinkle, Shawn Schaefer, Showa Omabegho, Meagan Vandecar, Glenna Wildermuth, Mthabisi Masilela, Larry Curtis, Alexis Shahadi

Absent: Jan Cravelling, Tedra Williams, Josh Miller, Cassandra Love, Samuel Osei, Bethan Conroy, OC Walker, Christopher Sansone, Cynthia Ward/Rose Washington, Anne Smith

1. Review of the Saturday December 11, 2010 community workshop - community vision statements
 - a. Cultural statement
 - Show heritage meaning?
 - Viable as too impersonal.
 - Do ideas clash?
 - b. Open Space statement
 - Revitalization?
 - Interesting space and accessible to everyone.
 - Define open space by saying what is wanted in other areas.
 - c. Land Use statement
 - Big issue compared to what PlaniTulsa calls for in its plan.
 - Preserve positive.
 - What is allowed in areas not about existing structures?
 - d. Economic Development statement
 - Success in community starts with people in areas working together (jobs, businesses etc)
 - Working through schools with children to create entrepreneur opportunities.
 - Home grown incentives.
 - f. Transportation statement
 - Attractive streetscapes add to reasonable walking distances.
 - Density and mixed use is important in linking transportation for pedestrians.
 - Central hub a bad idea? Solutions needed.
 - g. Housing statement
 - Range of housing not just market sate.
 - Idea of eliminating "projects".
 - Separating section 8 housing from being alone and mix it with other housing styles.
2. Developing recommendations for the plan
 - a. Analyzing existing small area plans and seeing what lessons can be learnt from them
 - Importance of TCC training individuals.
 - Possible employment at Tisdale clinic – medics, support staff etc.
 - People pilot crime and negative perception.
 - Part of the plan needs to be the public relations element of Tulsa North .
3. Planning for the next community workshop on Saturday December 2011
 - Tulsa Technology Center is the facility.
 - Refreshments – Jim Coles will contact us.
 - a. Methods of improving attendance
 - Studio will provide the flyers for Katie to send an email blast.
 - Will use a public service local radio announcement.
 - Door prize has been provided by St Simeon's Home.
4. Adjourn meeting. Next meeting - Saturday May 2, 2011

Date: Saturday, April 2, 2011
Facilitator: Mthabisi Masilela

Time: 9:00am – 11:00am
Notetaker: Mthabisi Masilela

Present: Larry Curtis, Jim Coles, Kathy Hinkle, Mthabisi Masilela, Showa Omabegho, Alexis Shahadi, Shawn Schaefer, Meagan Vandecar, Glenna Wildermuth, Katie Plohocky

Absent: Jan Cravelling, Josh Miller, Cassandra Love, Samuel Osei, Bethan Conroy/Anne Smith, Thomas Boxley/Tedra Williams, OC Walker, Christopher Sansone, Cynthia Ward/Rose Washington

1. Review of the last community workshop
 - a. community recommendations
 - Have community centers being run by non profit not city property.
 - The area is eligible for various funding opportunities.
 - b. Improving citizen participation
 - Contact Tracy or Glenda at OU public relations for a press release
2. What comes next?
 - a. Plan recommendations
 - Consider having a closed pool.
 - Highlight important areas.
 - b. North Star Neighborhood Association meeting
 - Presentation of the plan to the residents association showed a lot of interest and they want to attend the studio open house session.
 - c. Open house on April 9, 2011 in the studio
 - Come to the studio and see us work on the project.
 - Those who missed the meeting can come in and give some ideas.
 - d. OU and University of Tulsa Research Day competition on March 31, 2011
 - The Northland Plan won first place in the Community Service Category.
 - A final year student from the design studio was a third place runner up in the same category.
 - Another final year student from the design studio tied for third place in the Social and Behavioral Sciences category.
 - e. Final presentation
 - Send a draft of the project book to steering committee members to get input.
 - Prepare an executive summary of the project for City of Tulsa officials.
3. Planning the final workshop on May 7, 2011
 - a. Tulsa Technology is the venue.
 - b. Refreshments will be provided by the studio.
4. Meeting adjourned - If there is time, another meeting may be called before the end of the semester.