

**East Tulsa
Multicultural
District
Master Plan
and Urban
Revitalization
Proposal**

With the support of



Spring 2017

Paulina Baeza Pinal

| The University of Oklahoma

project overview

East Tulsa is one of the most diverse areas in the city, and it's in need of urban image improvement and better conditions that favor its community to be integrated and have access to opportunities that provide them of quality of life.

Often overlooked, East Tulsa is a suburban development that has untapped resources and the potential to become a center of substantial economic development; it is also a vibrant, multicultural site that requires spaces that facilitate social interaction, inclusion, celebration and exchange.

**With proper guidance,
East Tulsa can become:**

- ✓ **An attractive destination for visitors and locals**
- ✓ **A source of employment that favors economic growth and opportunity creation.**
- ✓ **An immigrant and diversity reception point that promotes acceptance, tolerance and integration for Tulsa.**



project overview

Due to the rising prices of living in inner cities and gentrification, immigrants and diverse groups are moving to suburbs like East Tulsa.

The melting pot approach in planning, which tries to unify multicultural groups under the same values, language, needs and constitutional rights is not valid.

Heterogeneity and blending are achieved through a new process:

Interculturalism, which means adapting elements, heritage, customs and traditions from different groups into everyday life, providing them of a local identity.

The main goal of this project is to study the potential East Tulsa has towards becoming a multicultural destination with prospective economic development; to do so, understanding the strengths and weaknesses of the area, as well as its capability to reflect the identity of its residents, are key elements.

The outcome, a plan with a vision of “what could be”.



21st Street, west of the Garnett Road Intersection



Nam Hai International Market



Community engagement activity at Nam Hai

methodology

- 1. Research diversity in America and case studies.**
benefits and challenges, planning, policy, needs, examples
- 2. Site analysis and data study on East Tulsa.**
evolution, uses, demographics, employment, connectivity, crime
- 3. Engage with the community.**
user study and feedback from stakeholders, community and government
- 4. Analyze existing plans and codes that have been adopted, and review content and projects on East Tulsa.**
Comprehensive Plan, Fast Forward, Go Plan, Zoning Code, East Tulsa Plan
- 5. Develop recommendations and implement them.**
develop a plan following a recommendation framework

chapters



1. CASE STUDIES: AMERICAN CITIES ARE DIVERSE

2. FOCUS AREA: EAST TULSA, OKLAHOMA

3. USER STUDY: COMMUNITY ENGAGEMENT

4. EXISTING PLANS: EAST TULSA

5. RECOMMENDATIONS AND IMPLEMENTATION



chapter 1



Little Italy



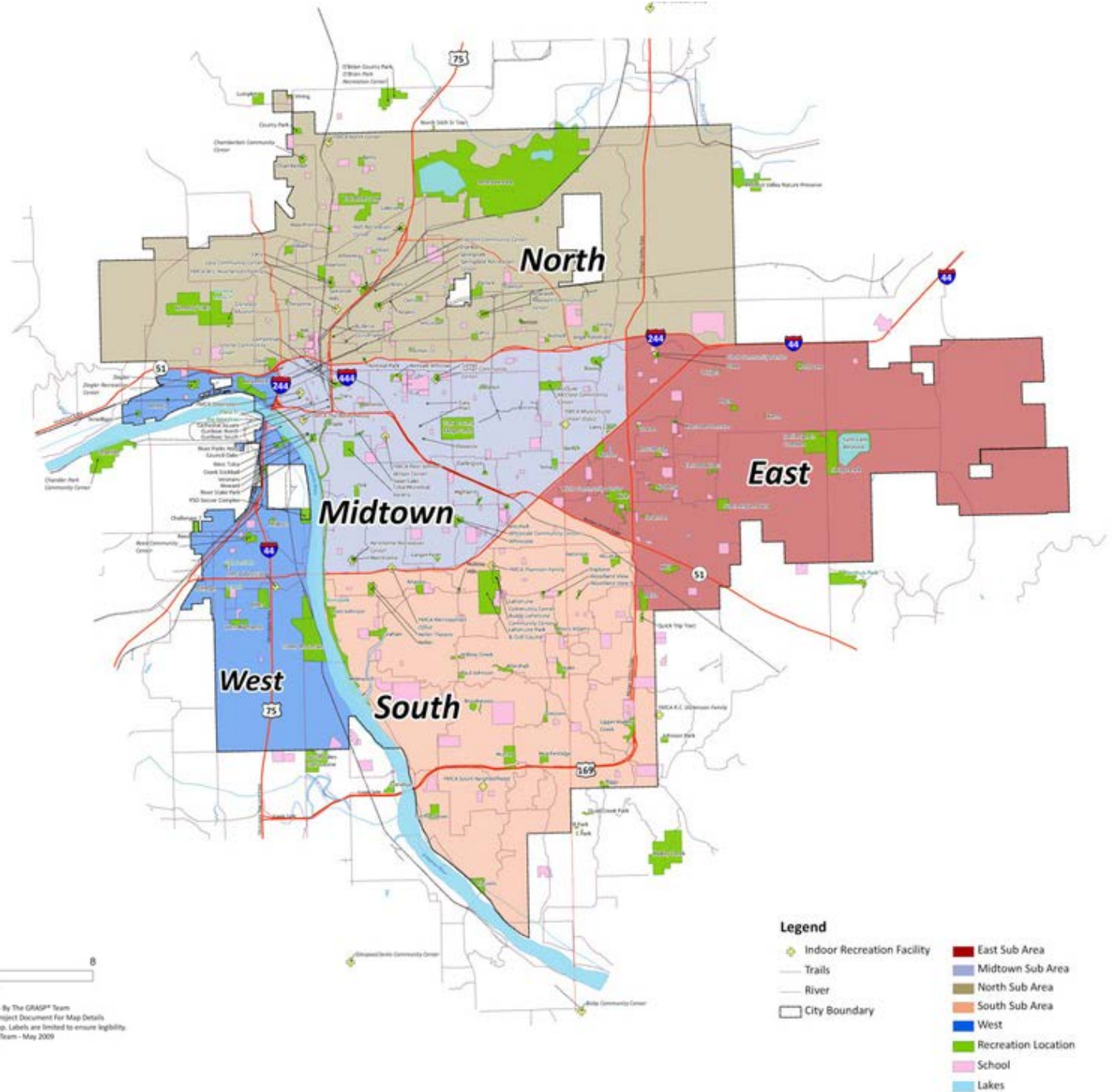
Chinatown



chapter 1



chapter 2



chapter 2

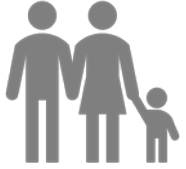
16.63 Sq. Miles



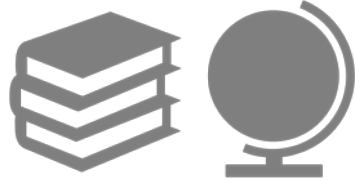
21st Street Corridor



chapter 2



DEMOGRAPHICS



EDUCATION



TRANSPORTATION



EMPLOYMENT



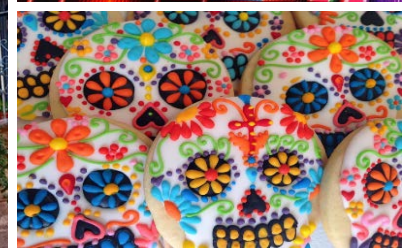
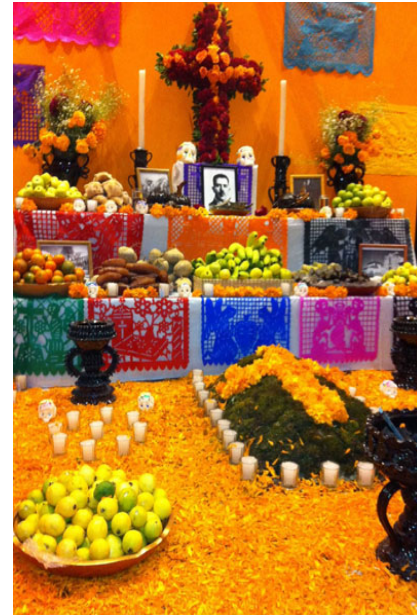
HOUSING



HOUSEHOLDS



chapter 3



chapter 3



Vietnamese - Hmong



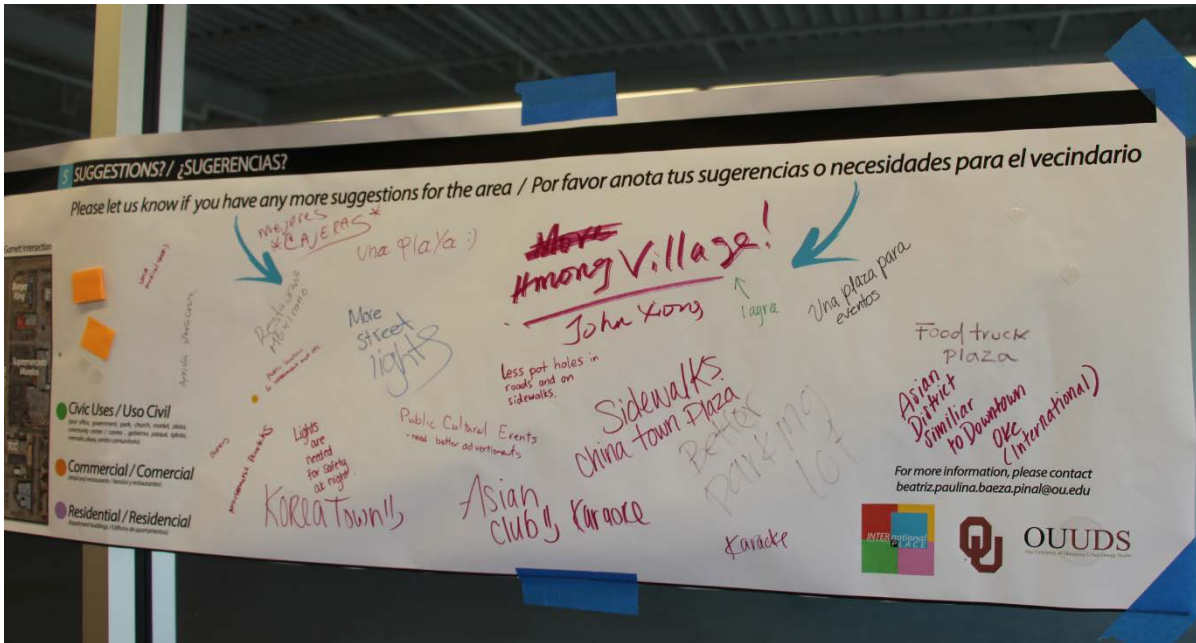
chapter 3



Community Engagement



chapter 3



Community Engagement

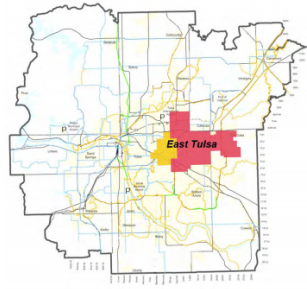


chapter 4

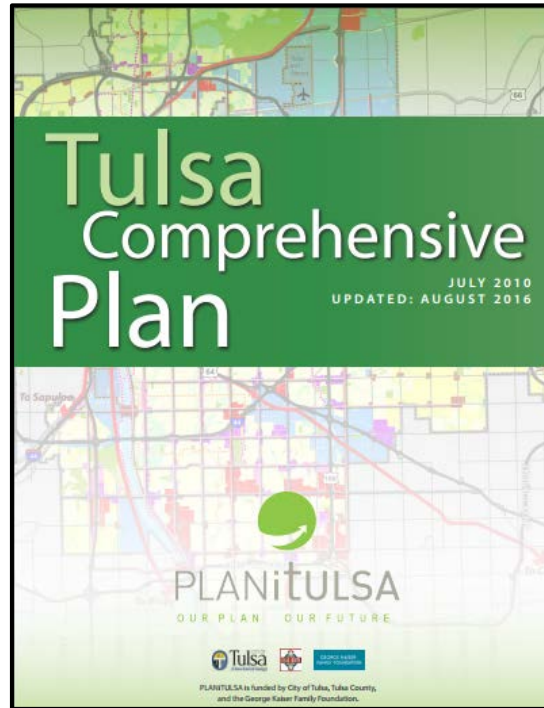
EAST TULSA NEIGHBORHOOD DETAILED IMPLEMENTATION PLAN – PHASE 1

Prepared by the:
**East Tulsa Community
Planning Team**

In cooperation with:
Planning and Economic Development Section
Urban Development Division
Public Works and Development Department
City of Tulsa



November 30, 2005

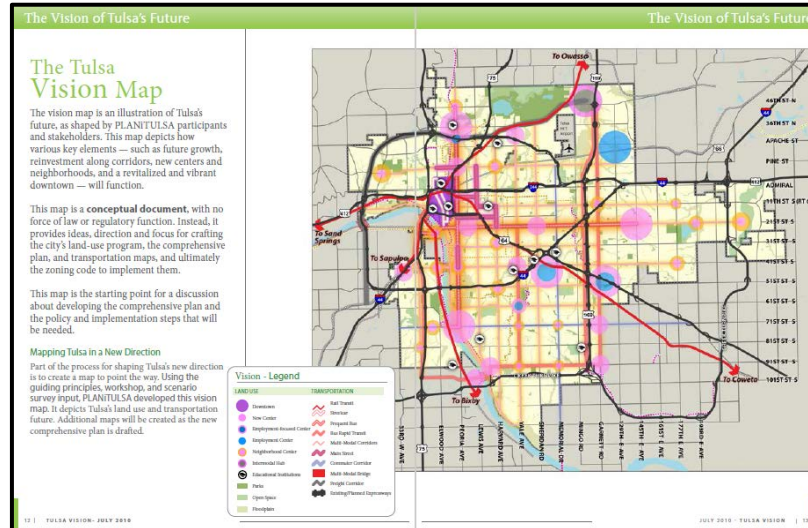
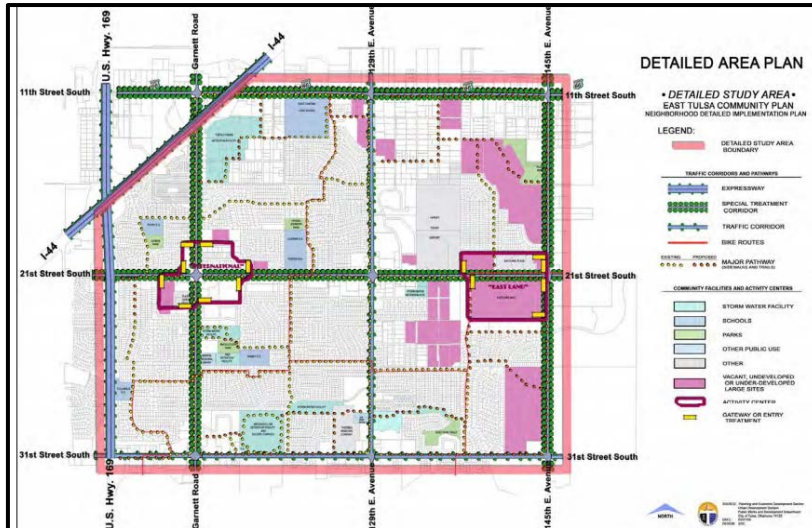


Tulsa Regional Bicycle & Pedestrian Master Plan
A PLAN FOR PEOPLE POWERED MOVEMENT

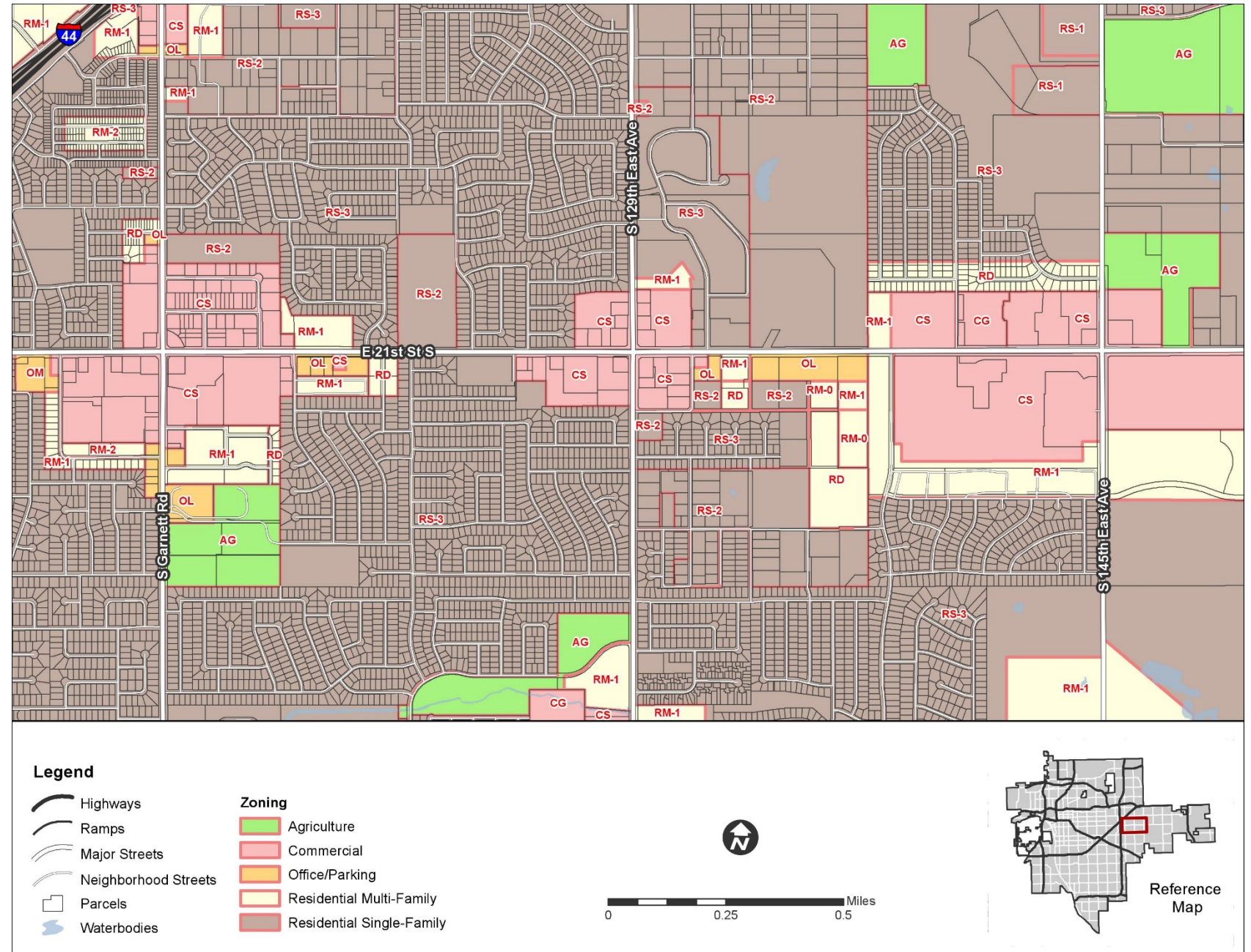
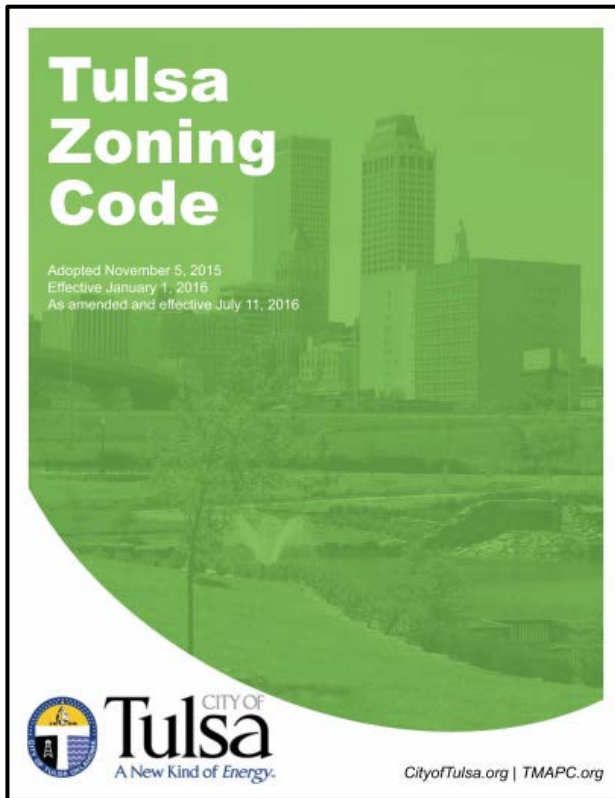


The Regional Transit Plan

Tulsa Bike Share



chapter 4



main issues



1. SPRAWL AND LACK OF OPPORTUNITIES

East Tulsa is a low-density suburb. Problems derived from sprawl include: discontinued development and lack of necessary uses close by, like proper job sources, affordable housing, spaces for startups, civic places and integration programs, examples include business or skillset development workshops, legal counseling, language classes and even neighbor meetings.

2. UNSAFE AND DISCONNECTED

The area's development is car oriented. People who don't have access to a motor vehicle are excluded, don't have access to opportunities or feel unsafe. Traffic going 45 miles per hour and long distances makes it difficult to bike, and due to dispersion and single uses, the area is disconnected. Multimodal transportation hardly exists due to present conditions.

3. LACKS IDENTITY AND NEEDS IMAGE IMPROVEMENT

The area needs beautification, and a proper image and uses that reflect the diversity of its community and provides for its needs. The corridor lacks spaces such as a civic plaza or a larger park, which make it difficult to formally host cultural festivities and events on site that facilitate interaction and promote inclusion and integration.

chapter 5

**MAIN
ISSUES**



SOLUTIONS



**A PLAN THAT FOLLOWS A
RECOMMENDATION FRAMEWORK**

recommendations

MAIN ISSUES

1. SPRAWL AND LACK
OF OPPORTUNITIES

2. UNSAFE AND
DISCONNECTED

3. LACKS IDENTITY
AND NEEDS IMAGE
IMPROVEMENT

1. RETROFIT

Identify areas with potential for repurposing along the corridor, and recommend potential projects, programs and partnerships that encourage opportunity development, economic growth, densification and interaction between diverse groups.

2. CONNECT

Improve safety and prioritize pedestrian and cyclist accessibility.

3. INTERCULTURALIZE

Create a vibrant, welcoming multicultural district that displays the identity of its diverse community, and invites locals, visitors and future residents.

A 3 GOAL FRAMEWORK

goal 1. RETROFIT



STRATEGY 1.1 Identify areas for economic growth, new project development and densification.

STRATEGY 1.2 Turn the 21st Street Corridor into the “International Place Multicultural Business District”

STRATEGY 1.3 Support existing commerce and encourage entrepreneurial development and immigrant business incubators

goal 1. RETROFIT



STRATEGY 1.1 Identify areas for economic growth, new project development and densification.

ACTION 1. Identify areas with potential for retrofitting, along the 21st Street Corridor between Garnet Road and 145 East Avenue.

21st and Garnett Road

Legend

21st Street

Garnett Road

21st and 129th E Ave

Legend

21st Street

129th E Ave

21st and 145th E Ave

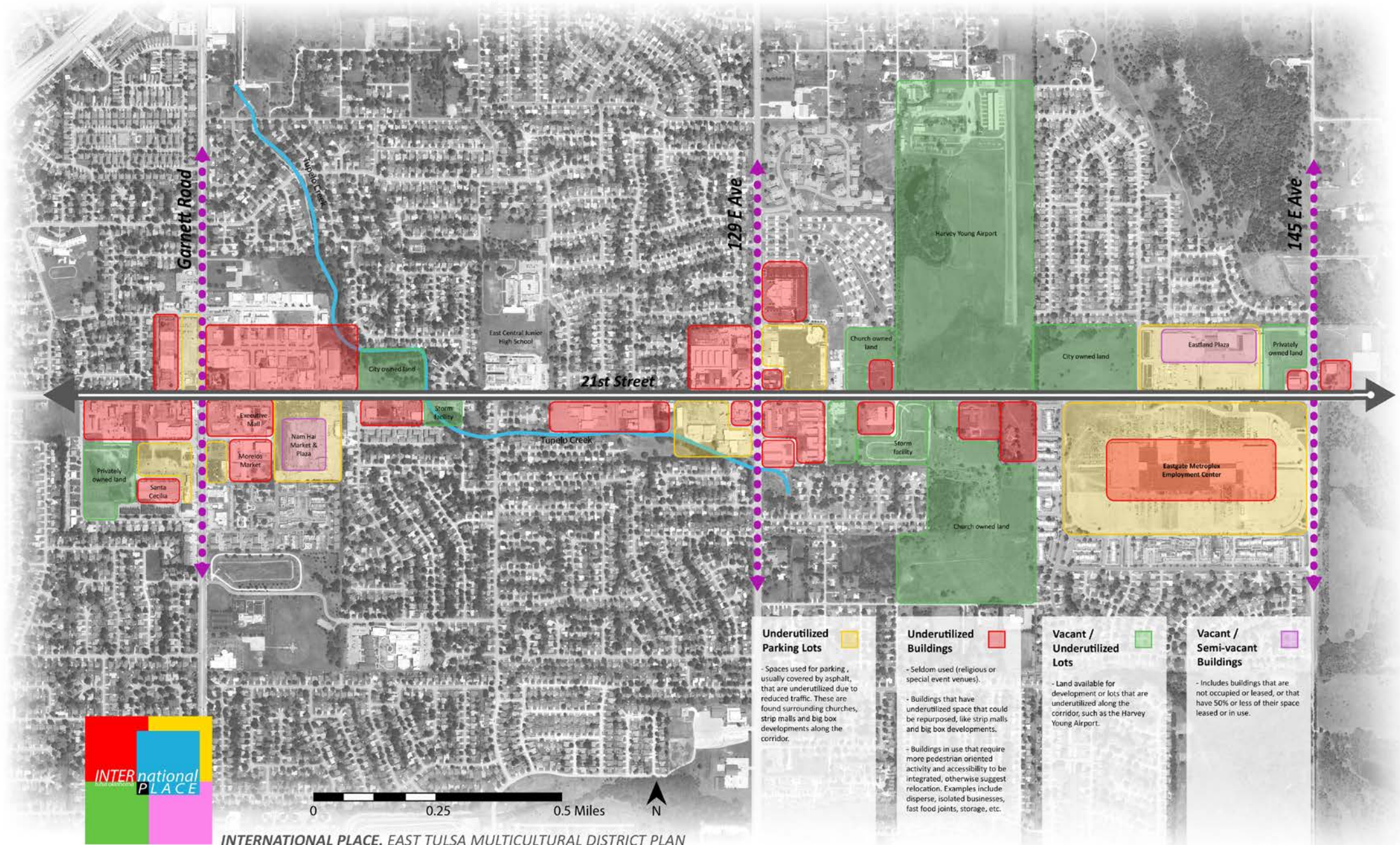
Legend

21st Street

145th E Ave



AREAS WITH POTENTIAL FOR GROWTH, RETROFITTING AND INTEGRATION EAST TULSA, OKLAHOMA



goal 1. RETROFIT



STRATEGY 1.1 Identify areas for economic growth, new project development and densification.

ACTION 1. Identify areas with potential for retrofitting, along the 21st Street Corridor between Garnet Road and 145 East Avenue.

ACTION 2. Propose potential projects on the selected areas with retrofitting techniques.

Housing



USES



Formal Bus Station

Market + Startup



Lodging

Civic Spaces



Day Care

Community Center



Hispanic Church



NEIGHBORHOOD CENTERS

Average households / acre	5
Average jobs / acre	12

TOWN CENTERS

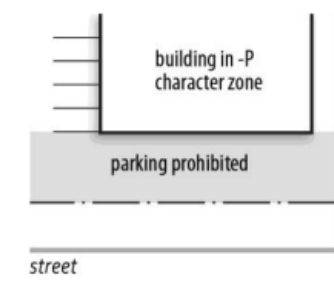
Average households / acre	14
Average jobs / acre	19

REGIONAL CENTERS

Average households / acre	8
Average jobs / acre	25

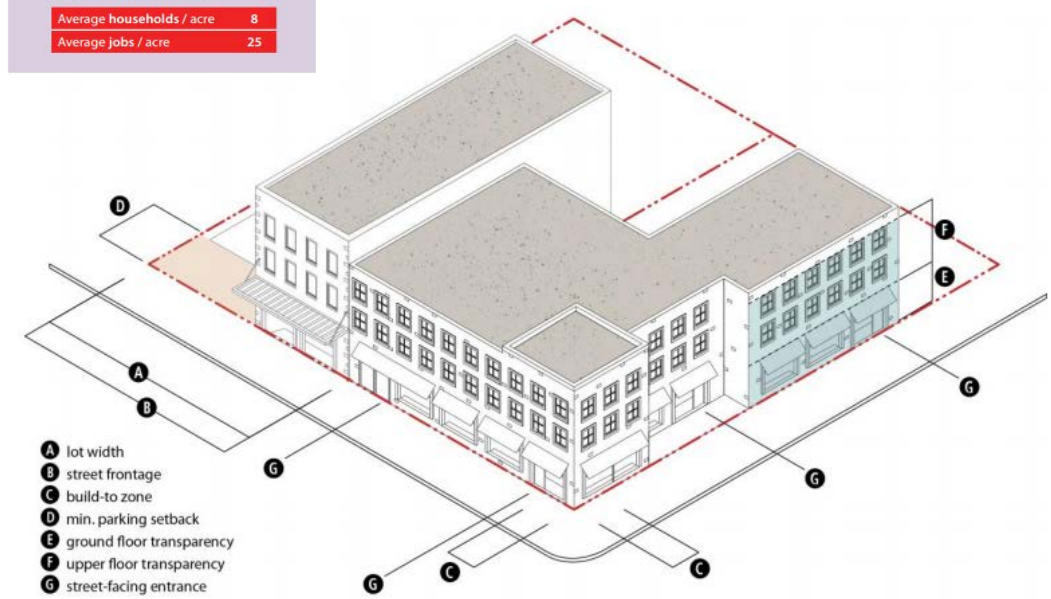
MIXED-USE CORRIDORS

Average households / acre	9
Average jobs / acre	12



STEP 1. REZONE

- **MX2** (community mixed -use district) **and MX3** (regional mixed-use district)
- **Pedestrian**
- **45 Ft.** (Up to 4 Stories)



STEP 2. RETROFIT

Shopping mall



4-71. Existing shopping center



4-72. Short-term repair: Transforming the intersection into a square



4-73. Medium-term repair: Creating a retail loop



4-74. Long-term repair: Completing the urban fabric



Main intersection

STEP 2. RETROFIT

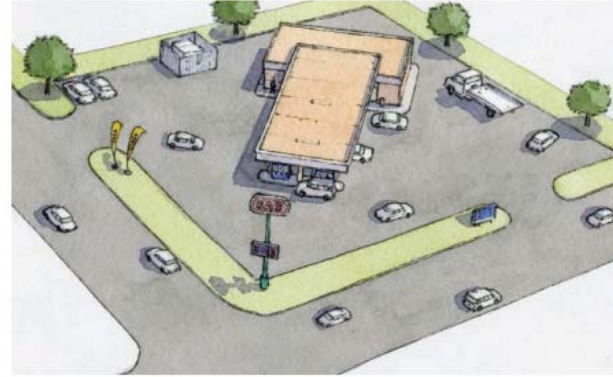
BEFORE



6-1. Existing commercial megablock



7-11. Suburban drive-through



7-13. Existing suburban gas station



7-21. Existing suburban religious building



6-2. Repaired urban fabric with mix of uses and civic spaces



7-12. Liner buildings on a main street



7-14. Corner store addition



7-22. Parking lot developed with courtyard senior housing

Mall

Fast Food

Gas

Church

AFTER

goal 1. RETROFIT



STRATEGY 1.1 Identify areas for economic growth, new project development and densification.

ACTION 1. Identify areas with potential for retrofitting, along the 21st Street Corridor between Garnet Road and 145 East Avenue.

ACTION 2. Propose potential projects on the selected areas with retrofitting techniques.

ACTION 3. Approach the property owners and stakeholders to create partnerships, and attract more businesses and startups.

goal 1. RETROFIT



STRATEGY 1.1 Identify areas for economic growth, new project development and densification.

ACTION 1. Identify areas with potential for retrofitting, along the 21st Street Corridor between Garnet Road and 145 East Avenue.

ACTION 2. Propose potential projects on the selected areas with retrofitting techniques.

ACTION 3. Approach the property owners and stakeholders to create partnerships, and attract more businesses and startups.

ACTION 4. Encourage the development of affordable housing programs to attract new residents and house immigrants (e.g. MFHTE)

goal 1. RETROFIT



STRATEGY 1.2 Turn the 21st Street Corridor into the “International Place Multicultural Business District”

ACTION 1. Organize a Business Improvement District (BID) Program and a Business Association for the corridor.

goal 1. RETROFIT



STRATEGY 1.2 Turn the 21st Street Corridor into the “International Place Multicultural Business District”

ACTION 1. Organize a Business Improvement District (BID) Program and a Business Association for the corridor.

ACTION 2. Appoint a Manager for the District.

goal 1. RETROFIT



STRATEGY 1.2 Turn the 21st Street Corridor into the “International Place Multicultural Business District”

ACTION 1. Organize a Business Improvement District (BID) Program and a Business Association for the corridor.

ACTION 2. Appoint a Manager for the District.

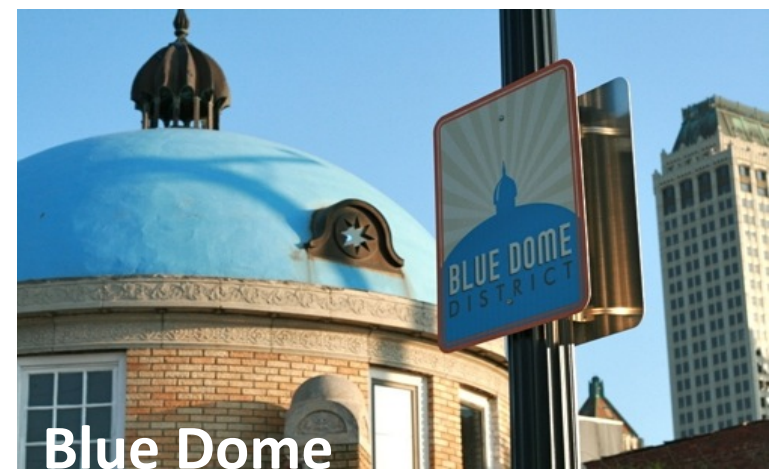
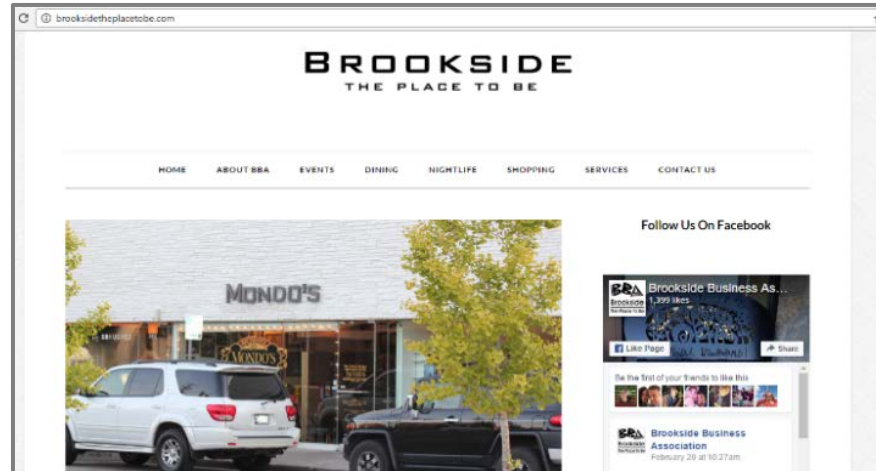
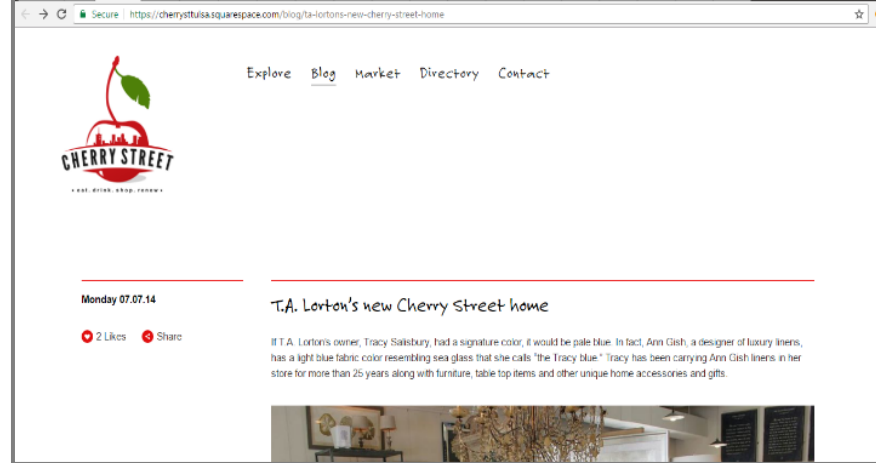
ACTION 3. Create an image for the District and promote using technology.

Entertainment districts IN TULSA



proposed logo and branding

- *Create a Website*
- *Social Media*
- *Media (TV, Radio, Print)*



goal 1. RETROFIT



STRATEGY 1.3 Support existing commerce and encourage entrepreneurial development and immigrant business incubators

ACTION 1. Create Strategies that help property owners keep their spaces leased and facilitate the development of startups and small businesses.

Several existing spaces remain underused or vacant.

The City and property owners should partner to address these challenges; options may include:



OPTION 1.

Changing the format or layout of vacant/underused spaces to increase density and adapt smaller spaces for startups and small businesses.



OPTION 2.

Get support from government incentives and loans, such as entrepreneurial grants, tax reliefs, credit for property owners and neighborhood improvement grant



OPTION 3.

Seek donations from local foundations or community organizations to help support new businesses and social initiatives in favor of diversity.

Community Development Block Grant Program (CDBG)

Transportation Improvement Program (TIP)

Transportation Alternative Program (TAP)

Sales Tax Financing

Tax Increment Financing (TIF)

Incubator Site Tenant Tax Exemption.

Quality Jobs Incentive Program

The Work Opportunity Tax Credit Program (WOTC)

Small business venture capital loans

Investment/New Jobs Tax Credit,

Pre-lease programs



goal 2. CONNECT



STRATEGY 2.1 Create a safe, comfortable environment

STRATEGY 2.2 Improve connectivity and provide multimodal transportation

goal 2. CONNECT



STRATEGY 2.1 Create a safe, comfortable environment

ACTION 1. Create a BID safety plan and partner with the Tulsa Police Department (TPD).

Emergency Hotline



Surveillance Cams



Lit Storefronts



Alarm System



goal 2. CONNECT



STRATEGY 2.1 Create a safe, comfortable environment

ACTION 1. Create a BID safety plan and partner with the Tulsa Police Department (TPD).

ACTION 2. Apply Crime Prevention Through Environmental Design (CPTED) strategies.



Large windows promote casual supervision of sidewalk.

Porches and sidewalk encourage interaction between neighbors.

Paving and architectural treatments define public and private zones.

Good pedestrian-scaled lighting on street.

Low landscaping and fences define property lines without creating hiding places.



Large windows at upper levels promote casual supervision of street.

Clear building signage.

Exterior of building well illuminated.

Large windows at-grade promote surveillance from street.

Clearly defined private and public space.

Good pedestrian-scaled lighting on street.

goal 2. CONNECT



STRATEGY 2.1 Create a safe, comfortable environment

ACTION 1. Create a BID safety plan and partner with the Tulsa Police Department (TPD).

ACTION 2. Apply Crime Prevention Through Environmental Design (CPTED) strategies.

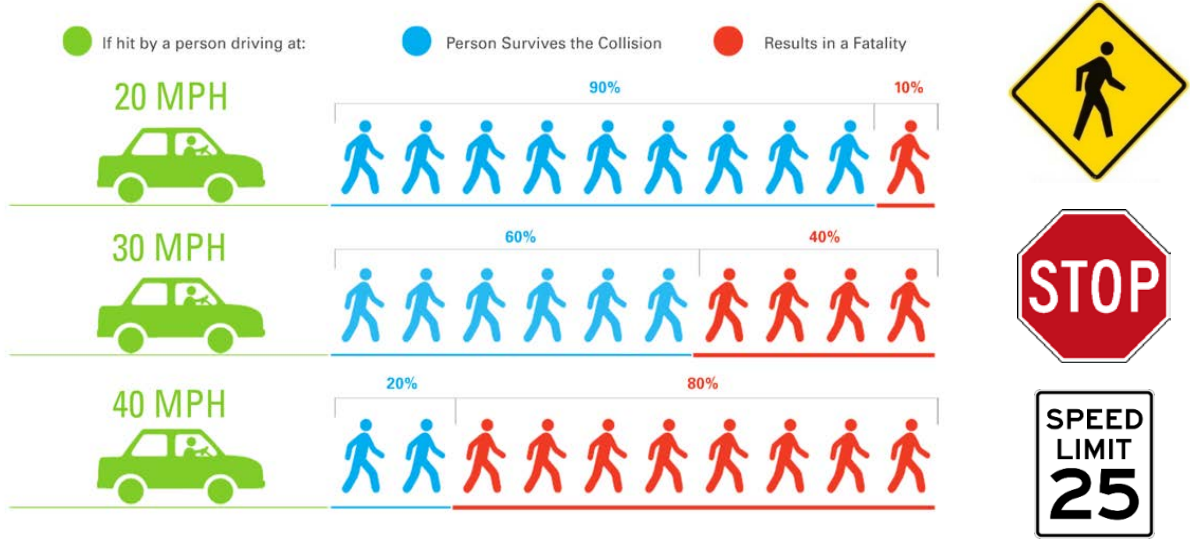
ACTION 3. Add murals, participatory public art or advertising in the area to make walking and cycling more interesting, generate revenue and reflect the identity of East Tulsa.

goal 2. CONNECT



STRATEGY 2.2 Improve connectivity and provide multimodal transportation

ACTION 1. Reduce speed through traffic calming techniques and new regulations.



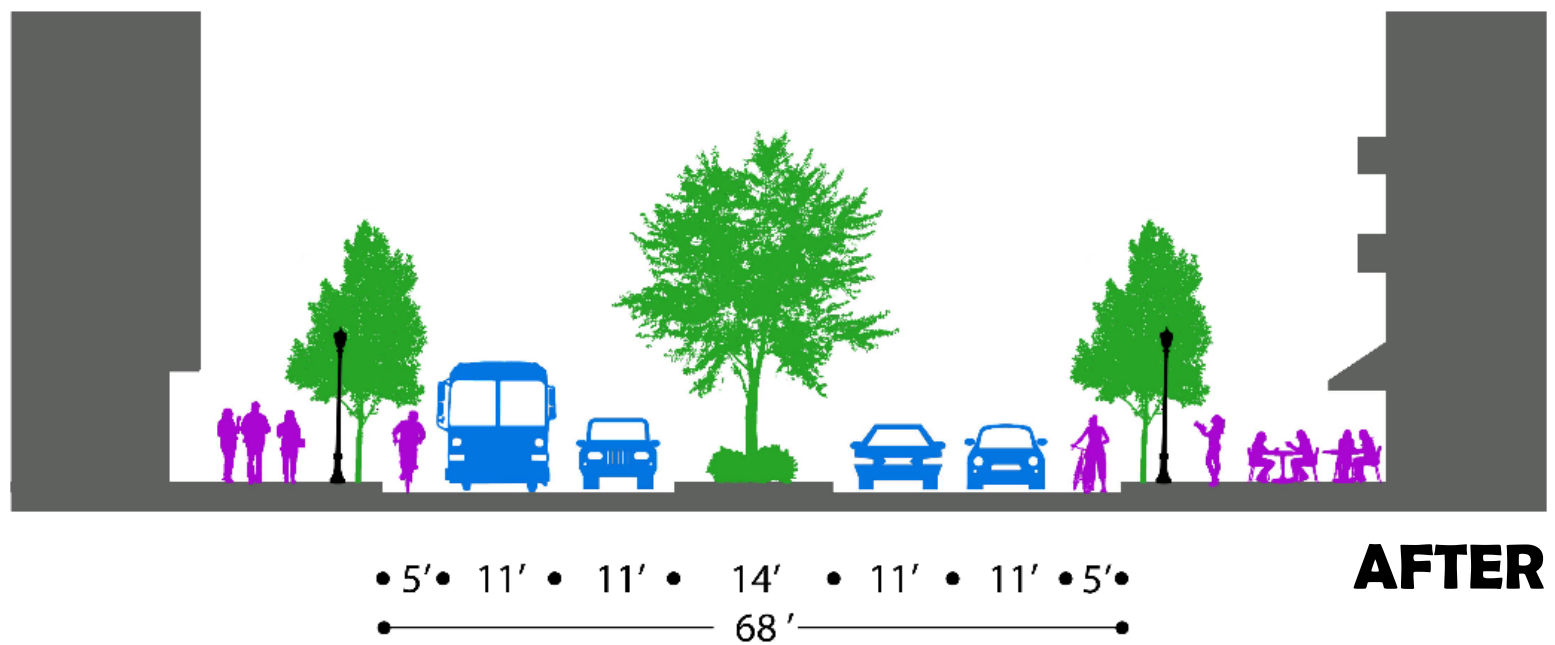
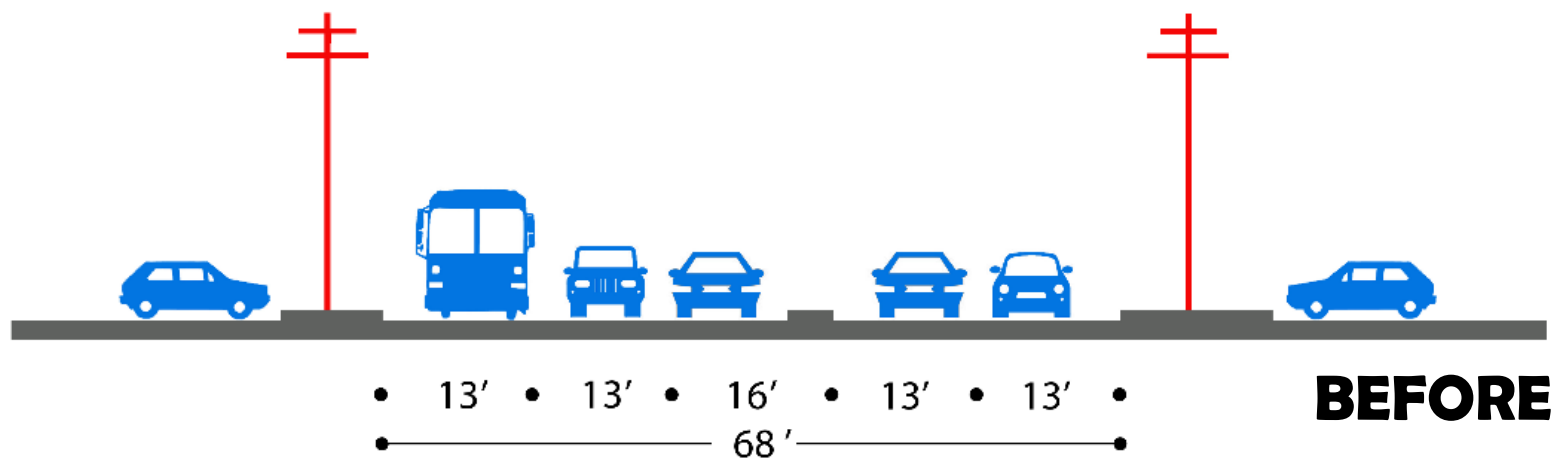
goal 2. CONNECT



STRATEGY 2.2 Improve connectivity and provide multimodal transportation

ACTION 1. Reduce speed through traffic calming techniques and new regulations.

ACTION 2. Redesign the streetscape based on the complete streets model.



goal 2. CONNECT

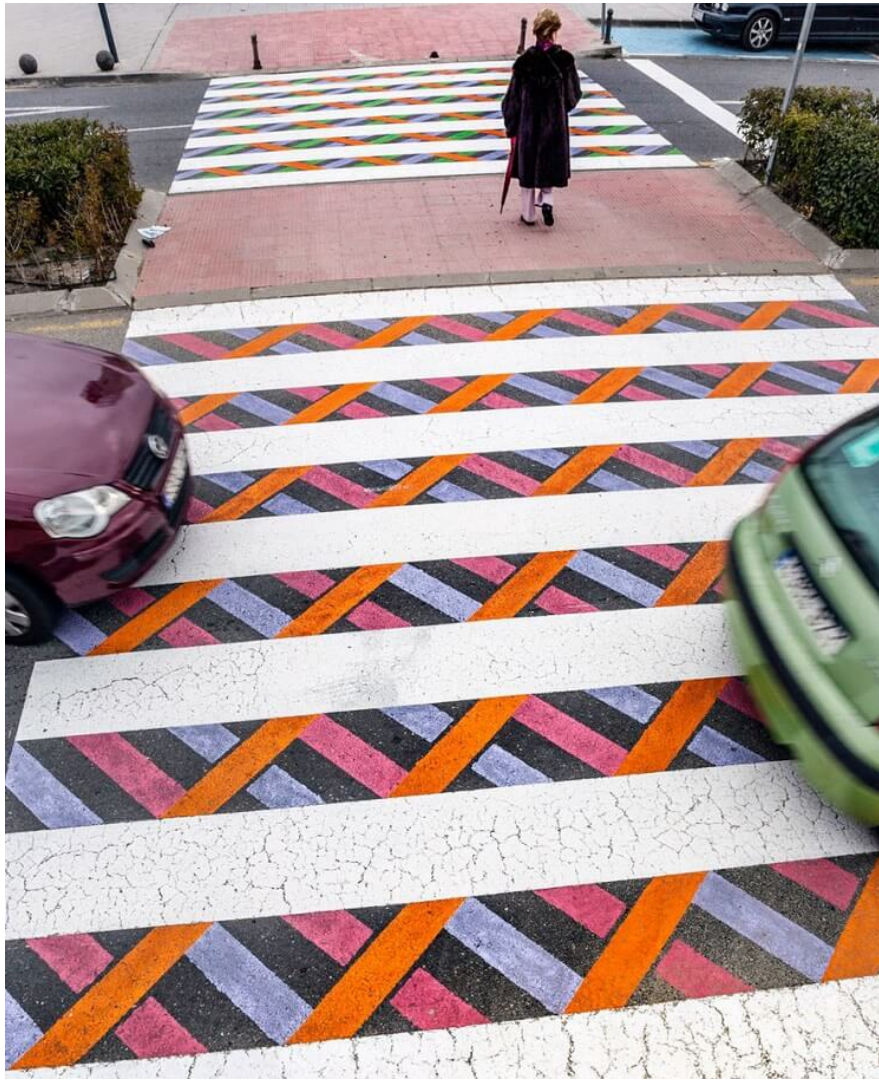


STRATEGY 2.2 Improve connectivity and provide multimodal transportation

ACTION 1. Reduce speed through traffic calming techniques and new regulations.

ACTION 2. Redesign the streetscape based on the complete streets model.

ACTION 3. Add crosswalks and repurpose the pedestrian safety islands along the corridor.



Pedestrian Safety Islands

goal 2. CONNECT



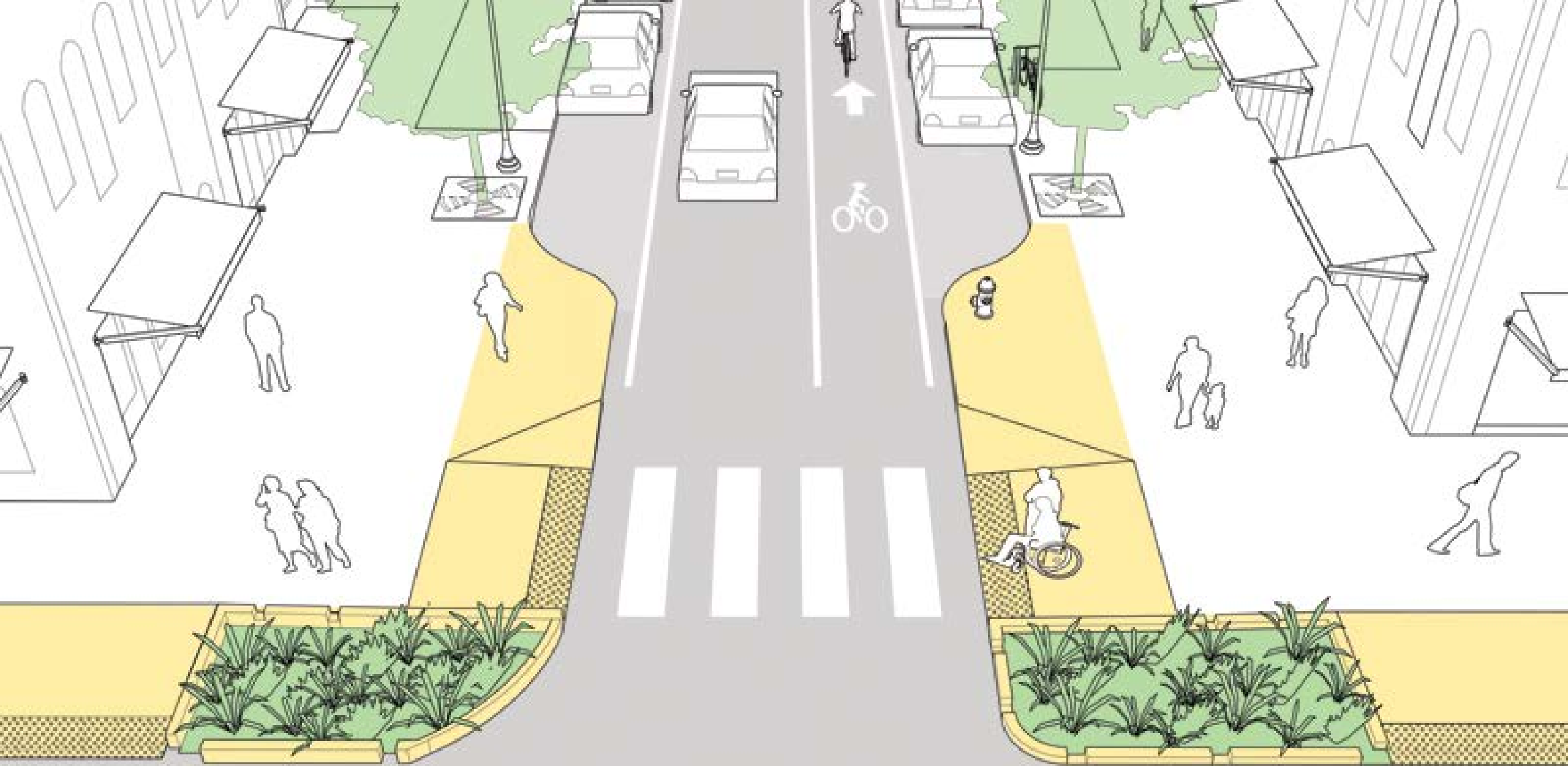
STRATEGY 2.2 Improve connectivity and provide multimodal transportation

ACTION 1. Reduce speed through traffic calming techniques and new regulations.

ACTION 2. Redesign the streetscape based on the complete streets model.

ACTION 3. Add crosswalks and repurpose the pedestrian safety islands along the corridor.

ACTION 4. Include curb extensions with ramps on crossings and intersections.



Curb Extensions

goal 2. CONNECT



STRATEGY 2.2 Improve connectivity and provide multimodal transportation

ACTION 1. Reduce speed through traffic calming techniques and new regulations.

ACTION 2. Redesign the streetscape based on the complete streets model.

ACTION 3. Add crosswalks and repurpose the pedestrian safety islands along the corridor.

ACTION 4. Include curb extensions with ramps on crossings and intersections.

ACTION 5. Encourage cycling as a mean of transportation through bike lanes, and partnerships with bike share



goal 2. CONNECT



STRATEGY 2.2 Improve connectivity and provide multimodal transportation

ACTION 1. Reduce speed through traffic calming techniques and new regulations.

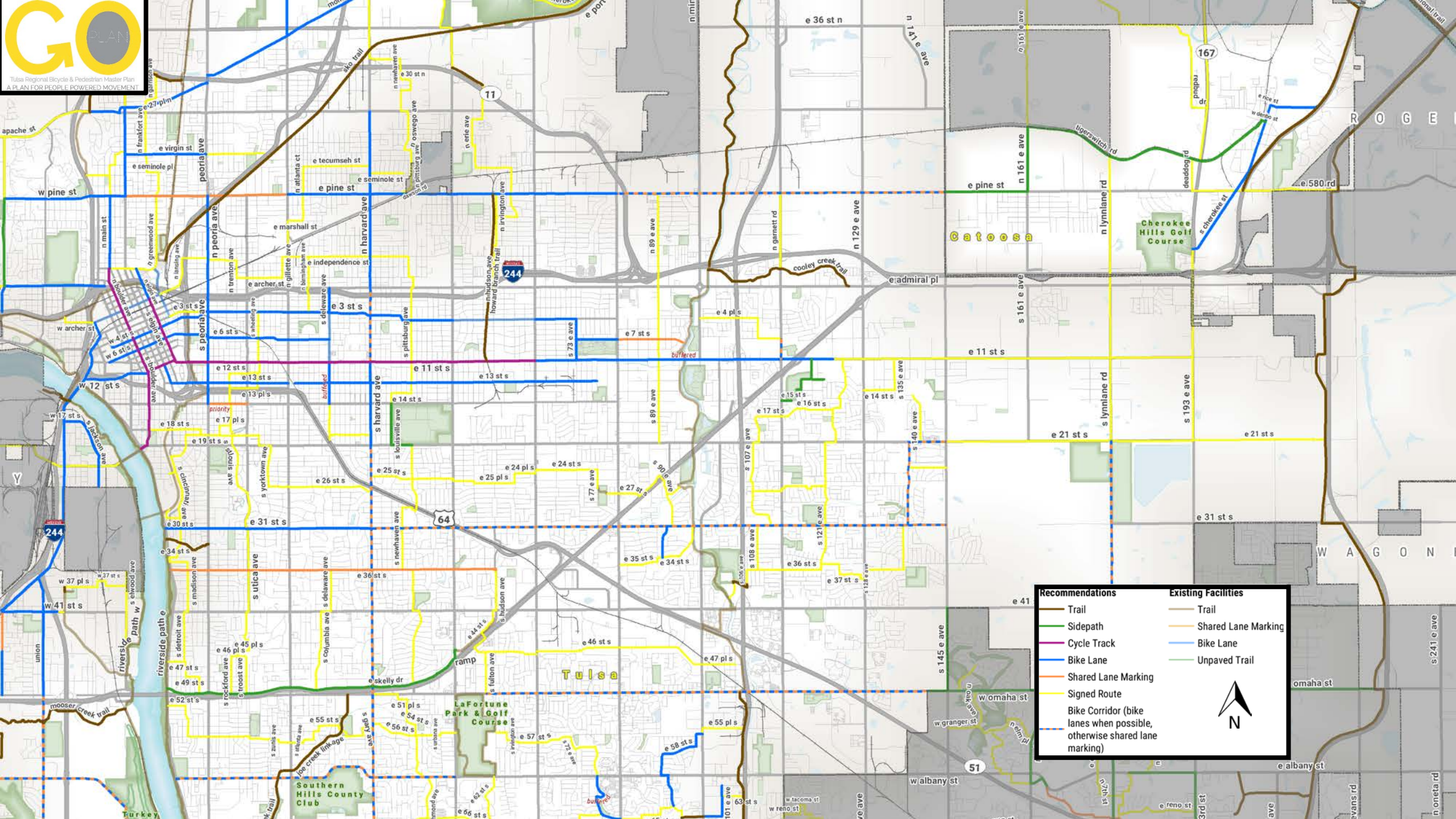
ACTION 2. Redesign the streetscape based on the complete streets model.

ACTION 3. Add crosswalks and repurpose the pedestrian safety islands along the corridor.

ACTION 4. Include curb extensions with ramps on crossings and intersections.

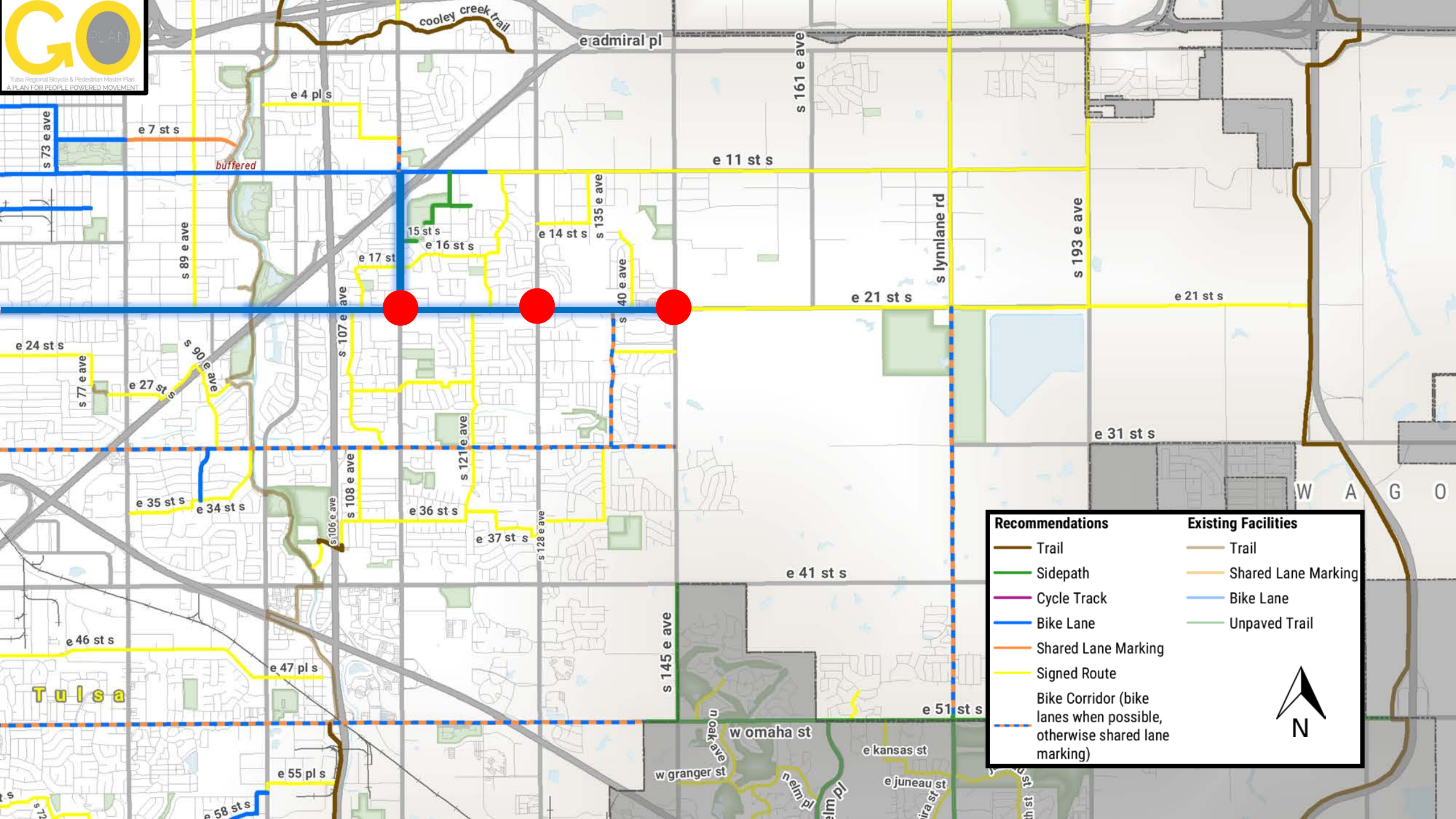
ACTION 5. Encourage cycling as a mean of transportation through bike lanes, and partnerships with bike share

ACTION 6. Connect pedestrian and cycling routes along the corridor to the residential neighborhoods in East Tulsa, and other main networks along the city.



Recommendations	Existing Facilities
Trail	Trail
Sidepath	Shared Lane Marking
Cycle Track	Bike Lane
Bike Lane	Unpaved Trail
Shared Lane Marking	
Signed Route	
Bike Corridor (bike lanes when possible, otherwise shared lane marking)	

N



goal 2. CONNECT



STRATEGY 2.2 Improve connectivity and provide multimodal transportation

ACTION 1. Reduce speed through traffic calming techniques and new regulations.

ACTION 2. Redesign the streetscape based on the complete streets model.

ACTION 3. Add crosswalks and repurpose the pedestrian safety islands along the corridor.

ACTION 4. Include curb extensions with ramps on crossings and intersections.

ACTION 5. Encourage cycling as a mean of transportation through bike lanes, and partnerships with bike share

ACTION 6. Connect pedestrian and cycling routes along the corridor to the residential neighborhoods in East Tulsa, and other main networks along the city.

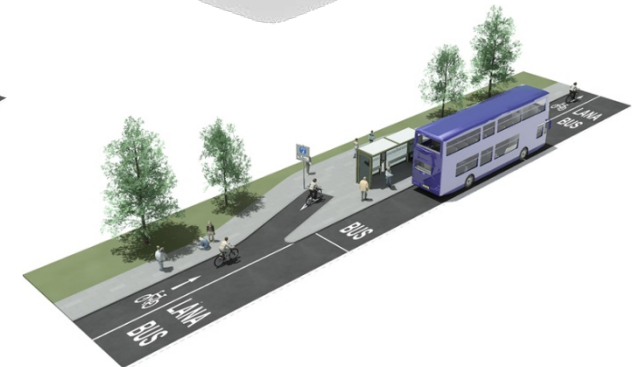
ACTION 7. Take advantage of Transit and add formal bus stops for all the Routes.

Vision Transit Proposal

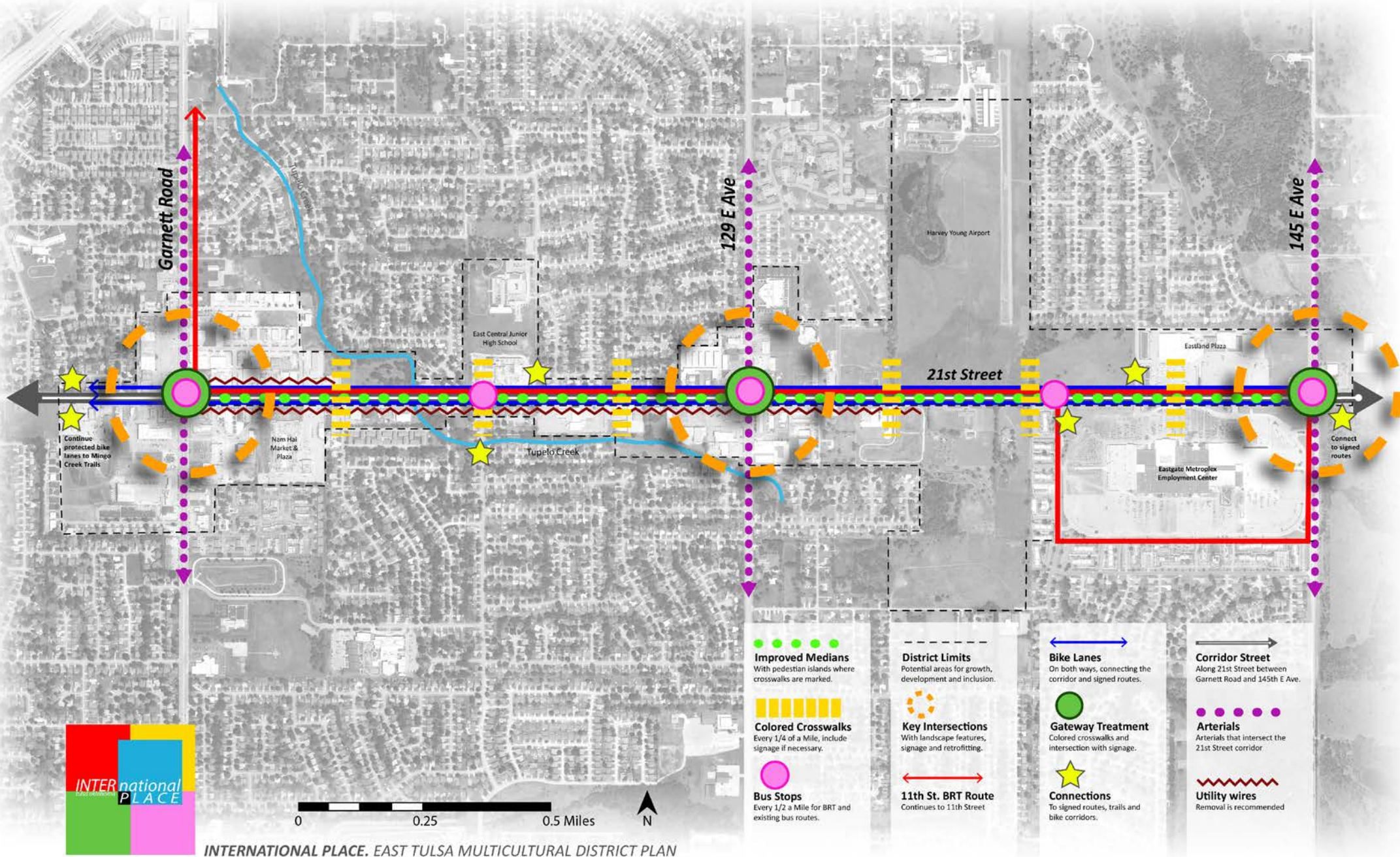


BRT on 11TH Street

- 15-20 minute frequency
- 6:00 a.m. – 10:00 p.m.
- Stops every ½ mile



STREETSCAPE IMPROVEMENTS FRAMEWORK EAST TULSA, OKLAHOMA



goal 3. INTERCULTURALIZE



STRATEGY 3.1 Increase activity and interaction in East Tulsa

STRATEGY 3.2 Develop “Intercultural” beautification strategies

goal 3. INTERCULTURALIZE



STRATEGY 3.1 Increase activity and interaction in East Tulsa

ACTION 1. Establish a weekend open market.



Market, Bangkok

goal 3. INTERCULTURALIZE



STRATEGY 3.1 Increase activity and interaction in East Tulsa

ACTION 1. Establish a weekend open market.

ACTION 2. Organize multicultural events, festivals and regular traditional meetups



Cinco de Mayo Festival



Chinese New Year

goal 3. INTERCULTURALIZE

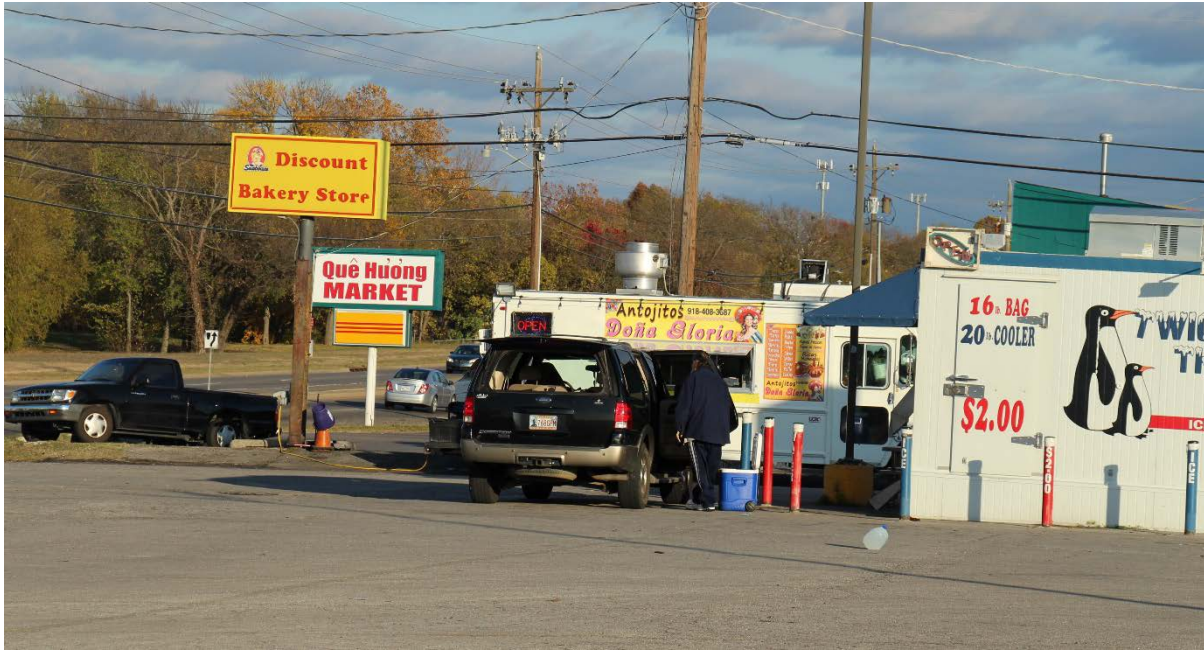


STRATEGY 3.1 Increase activity and interaction in East Tulsa

ACTION 1. Establish a weekend open market.

ACTION 2. Organize multicultural events, festivals and regular traditional meetups

ACTION 3. Set a fixed area for food trucks, carts and “informal” food businesses.



Disperse Businesses in East Tulsa



Food Truck Park



goal 3. INTERCULTURALIZE



STRATEGY 3.1 Increase activity and interaction in East Tulsa

ACTION 1. Establish a weekend open market.

ACTION 2. Organize multicultural events, festivals and regular traditional meetups

ACTION 3. Set a fixed area for food trucks, carts and “informal” food businesses.

ACTION 4. Encourage the development of integration programs for immigrants, new residents and business owners.

goal 3. INTERCULTURALIZE



STRATEGY 3.1 Increase activity and interaction in East Tulsa

ACTION 1. Establish a weekend open market.

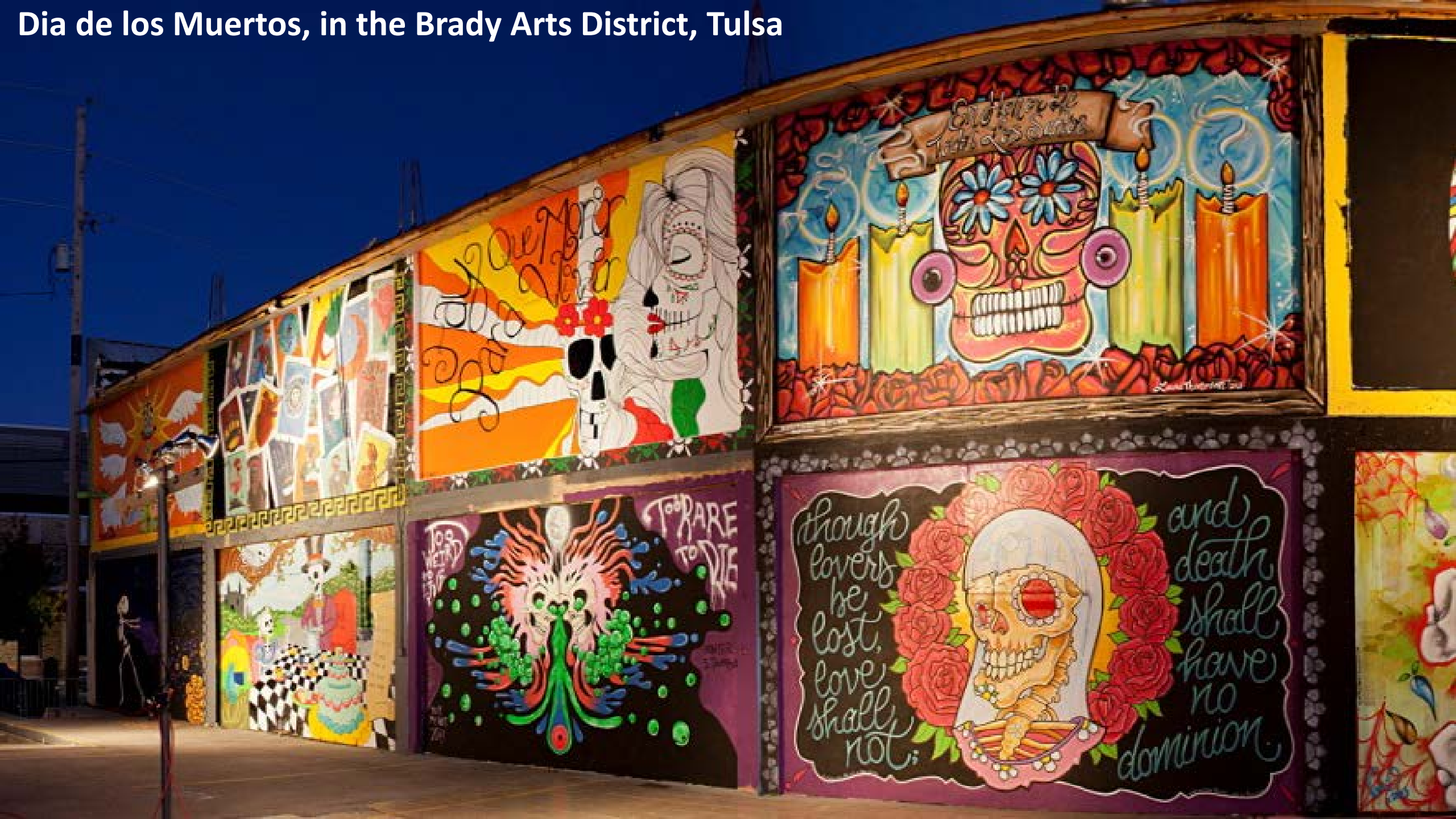
ACTION 2. Organize multicultural events, festivals and regular traditional meetups

ACTION 3. Set a fixed area for food trucks, carts and “informal” food businesses.

ACTION 4. Encourage the development of integration programs for immigrants, new residents and business owners.

ACTION 5. Organize activities that encourage the creation of community projects for Placemaking.

Dia de los Muertos, in the Brady Arts District, Tulsa

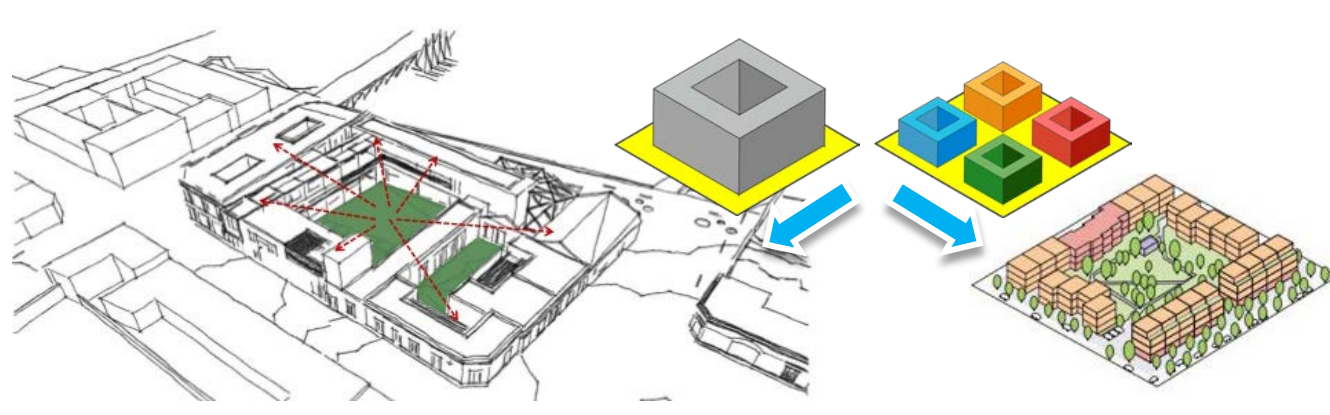
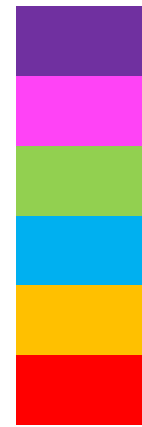


goal 3. INTERCULTURALIZE



STRATEGY 3.2 Develop “Intercultural” beautification strategies

ACTION 1. Create a building and masterplan design code with “intercultural” guidelines for the district.



Furniture and activities on the sidewalk



goal 3. INTERCULTURALIZE



STRATEGY 3.2 Develop “Intercultural” beautification strategies

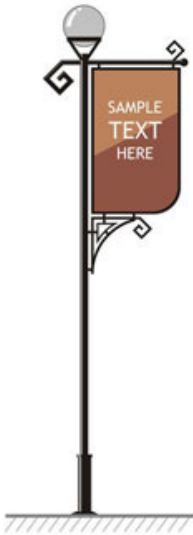
ACTION 1. Create a building and masterplan design code with “intercultural” guidelines for the district.

ACTION 2. Interculturalize and enhance through urban design.

street furniture



gateway design



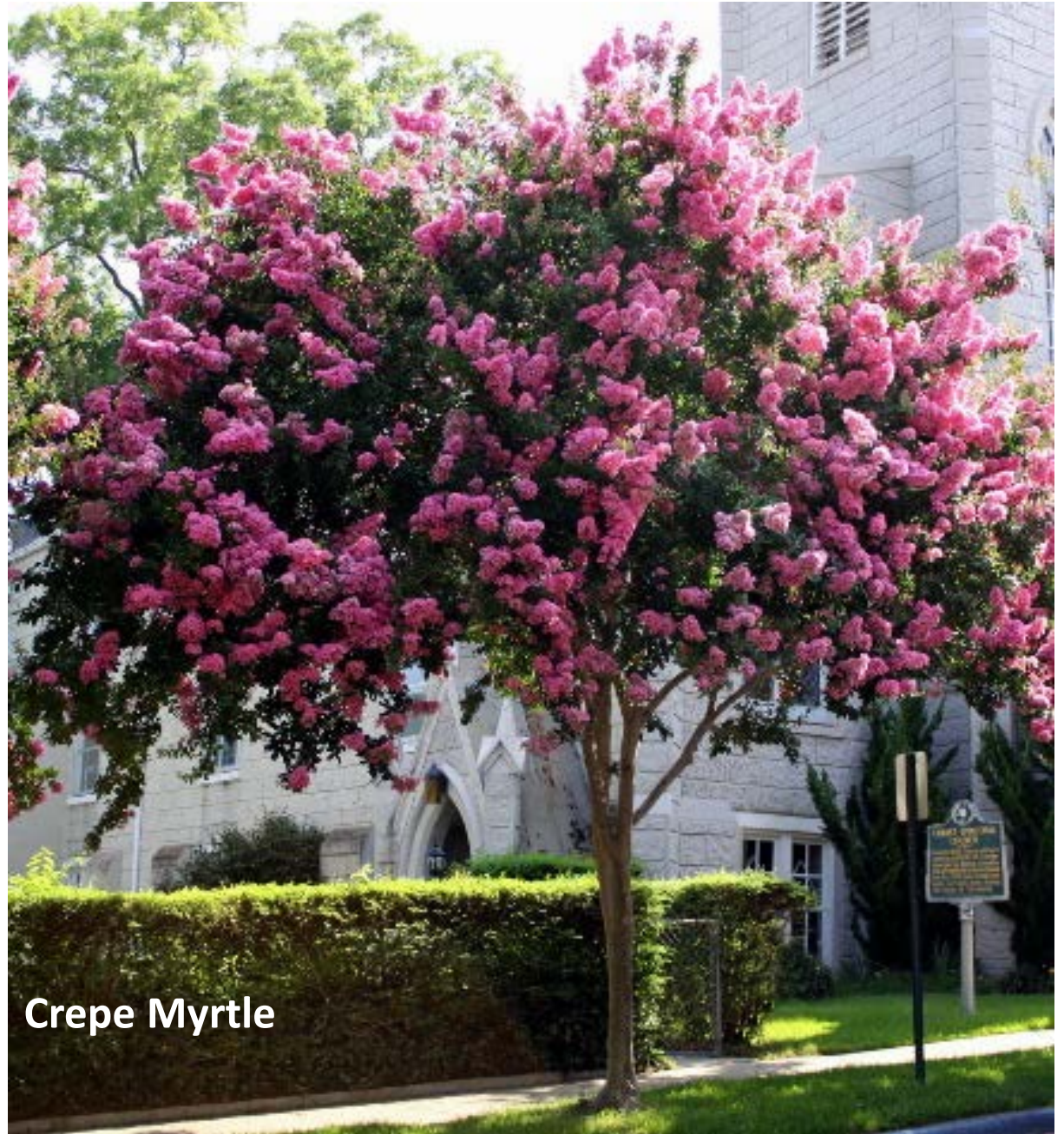
landscape



Golden Rain Tree



Boxwood Shrub



Crepe Myrtle

goal 3. INTERCULTURALIZE



STRATEGY 3.2 Develop “Intercultural” beautification strategies

ACTION 1. Create a building and masterplan design code with “intercultural” guidelines for the district.

ACTION 2. Interculturalize and enhance through urban design.

ACTION 3. Set a cleanup beautification program with the East Tulsa community.



goal 3. INTERCULTURALIZE



STRATEGY 3.2 Develop “Intercultural” beautification strategies

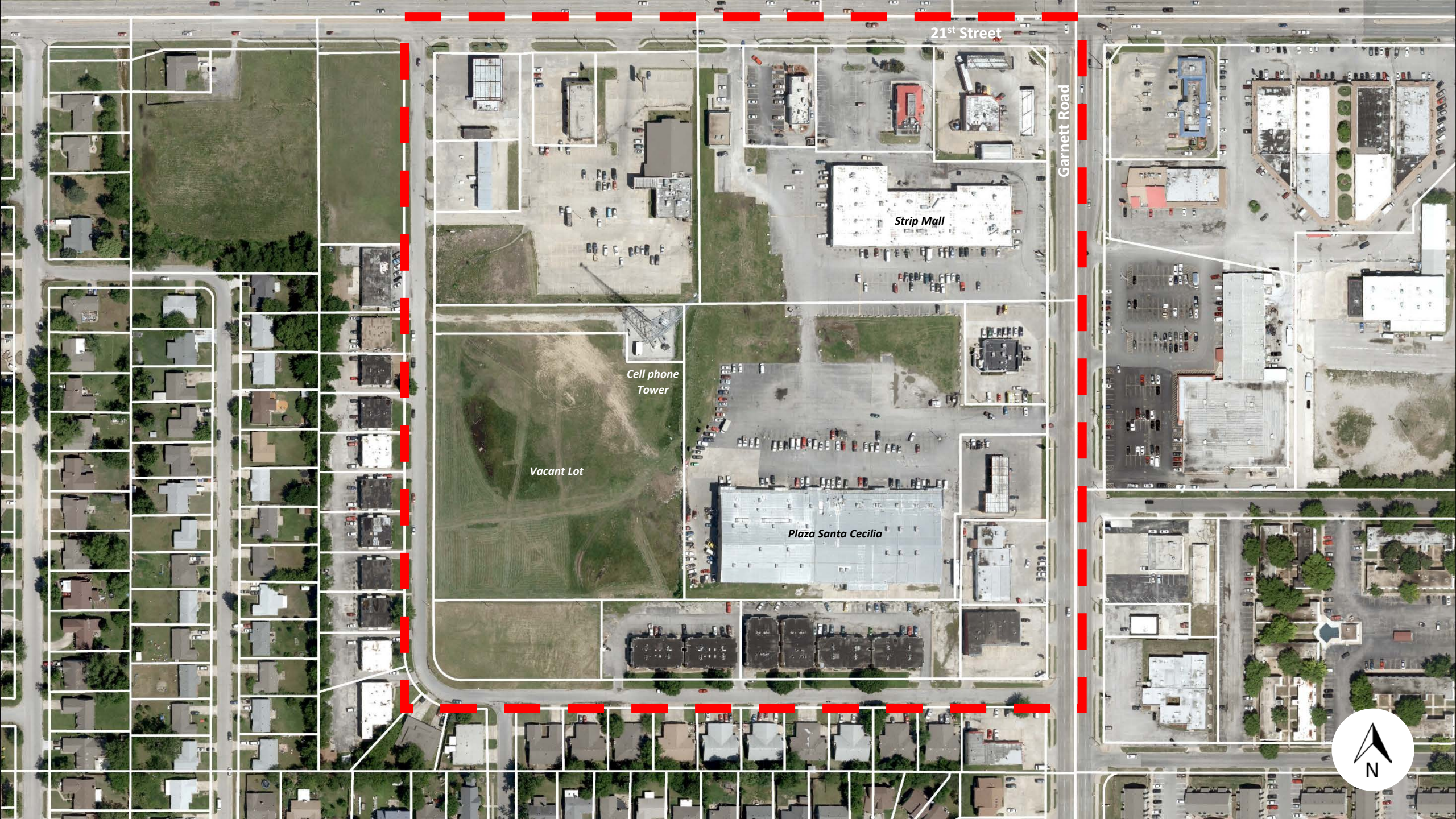
ACTION 1. Create a building and masterplan design code with “intercultural” guidelines for the district.

ACTION 2. Interculturalize and enhance through urban design.

ACTION 3. Set a cleanup beautification program with the East Tulsa community.

ACTION 4. Create a storefront improvement program for existing businesses.





21st Street

Garnett Road

Strip Mall

Cell phone
Tower

Vacant Lot

Plaza Santa Cecilia



RETROFIT | BEFORE

SOUTH WEST CORNER | 21st Street Corridor and Garnett Road | CURRENT USES

1



1. Vacant Lot
2. Plaza Santa Cecilia
3. Cell Phone Tower
4. Christian Church
5. Strip Mall
6. Car Wash
7. Casa Herrera Mini Mall
8. Strip Mall
9. Sinclair Gas & Joy Mart
10. Pizza Hut Fast Food
11. Kentucky Fried Chicken Fast Food
12. H&R Block Tax Services
13. Buffet Palace Chinese Restaurant
14. Meineke Car Center
15. Gas & Minute Mart
16. Car Wash
17. Duplex Complex
18. Apartments
19. Single Family Residential



PREDOMINANT USES

Present in the area



East Tulsa
Multicultural
District
Master Plan
and Urban
Revitalization
Proposal

RETROFIT | BEFORE

SOUTH WEST CORNER | 21st Street Corridor and Garnett Road | CURRENT USES

2



View of Plaza Santa Cecilia's sign on 21st Street.



View of Plaza Santa Cecilia's parking lot. Buses to and from Mexico leave from this area.



Business extension outside the plaza on the parking lot.



Main entrance for pedestrians to Plaza Santa Cecilia.

Plaza Santa Cecilia

Plaza Santa Cecilia is the perfect candidate to retrofit and transform into a landmark for the proposed district. A former bowling alley, it has been repurposed several times to adapt its space to house immigrant oriented businesses, especially Hispanic. It includes 55 commercial spaces for lease, ranging from 200 to 2,000 Sq Ft and \$400 to \$2,500 in rent, including maintenance and utility fees. As of today, 36 spaces are occupied, including stores, restaurants, offices and the bus station.



East Tulsa
Multicultural
District
Master Plan
and Urban
Revitalization
Proposal



RETROFIT | BEFORE

SOUTH WEST CORNER | 21st Street Corridor and Garnett Road | CURRENT USES

3



View of the parking lots on the block, and the predominant suburban environment defined by strip malls.



View of Plaza Santa Cecilia's parking lot. Buses to and from Mexico leave from this area.



Vacant lot west of Plaza Santa Cecilia, on the south west section of the block.



Cell phone tower located north east of the vacant lot on the block.

Vacant lot and underutilized parking surface

The selected block offers both, a 4.5 acre vacant lot and a vast area that is currently occupied as surface parking, which is underutilized. The location of the block on the southwest corner of the 21st Street and Garnett Road intersection, represents a unique opportunity to redevelop and create a landmark for East Tulsa.



East Tulsa
Multicultural
District
Master Plan
and Urban
Revitalization
Proposal

RETROFIT | BEFORE AND AFTER

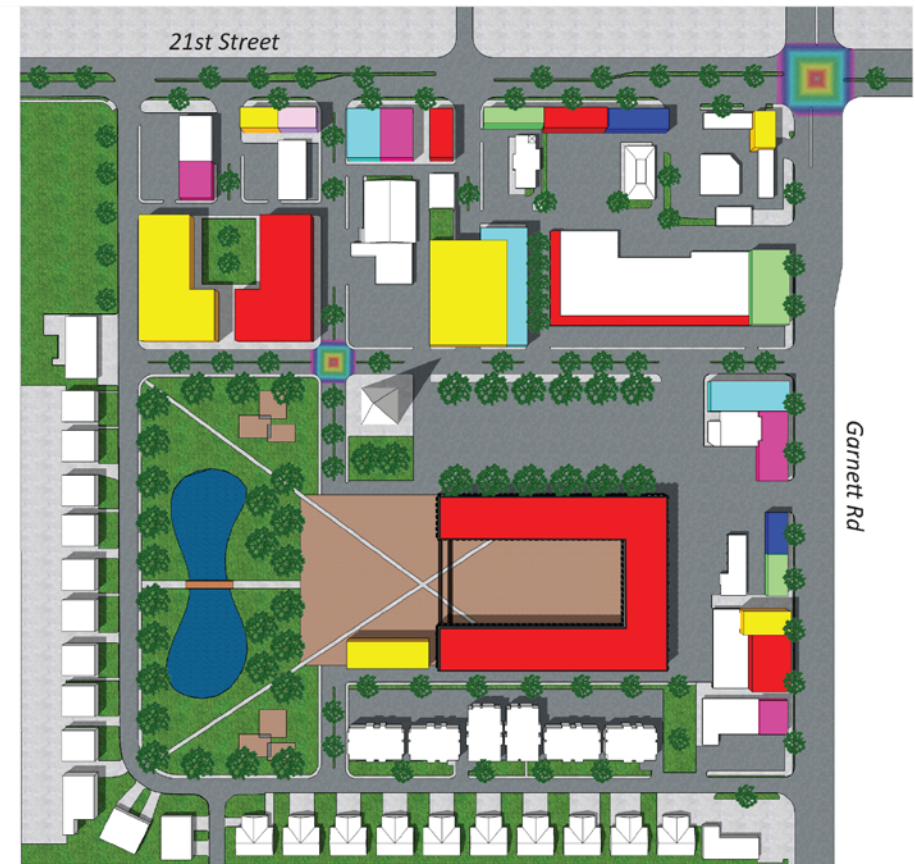
SOUTH WEST CORNER | 21st Street Corridor and Garnett Road | FLOOR PLAN VIEW

4



Before

- Suburban development: sprawled, disperse & low density
- Disconnected: Lack of pedestrian and cyclist accessibility
- Underutilized parking and vacant lot, lack of identity



After

- Higher density and proximity through mixed uses
- Connected: Prioritizes pedestrian and cyclist access
- Civic spaces that facilitate interaction, such as multi use plazas, park and marketplaces.



East Tulsa
Multicultural
District
Master Plan
and Urban
Revitalization
Proposal

RETROFIT | AFTER

SOUTH WEST CORNER | 21st Street Corridor and Garnett Road | MAIN FEATURES

5

INTERNATIONAL MARKETPLACE

A modulated landmark building with space for immigrant business start-ups, offices, lodging, events venues, a bus station and even housing.

PARKING STRUCTURE

Surrounded by buildings, alleys and blank walls for local street art and events.

LOS PORTALES (ARCADE)

Surrounding the Strip Mall.

COLORED CROSSWALKS AND MAIN INTERSECTIONS

Using colors and symbolisms in the laid out patterns.

LA PLAZA

Multiuse plaza set in 2 levels, for events, festivals, weekend market and other celebrations.

KOI PARK

With a relaxing pond to meditate, areas for recreation, social gatherings and playgrounds.

NEW MIXED USE DEVELOPMENT

Considering commercial and office on ground floor, and housing and office space in upper floors, higher densities and on-street businesses.

THÁP TOWER

Turned into a landmark, it can feature color lighting shows and projections according to festivities.

INTERCULTURAL FOOD TRUCK SQUARE

With informal food business and food trucks. The area features a multiuse space that can be adapted as needed.

OTHER FEATURES

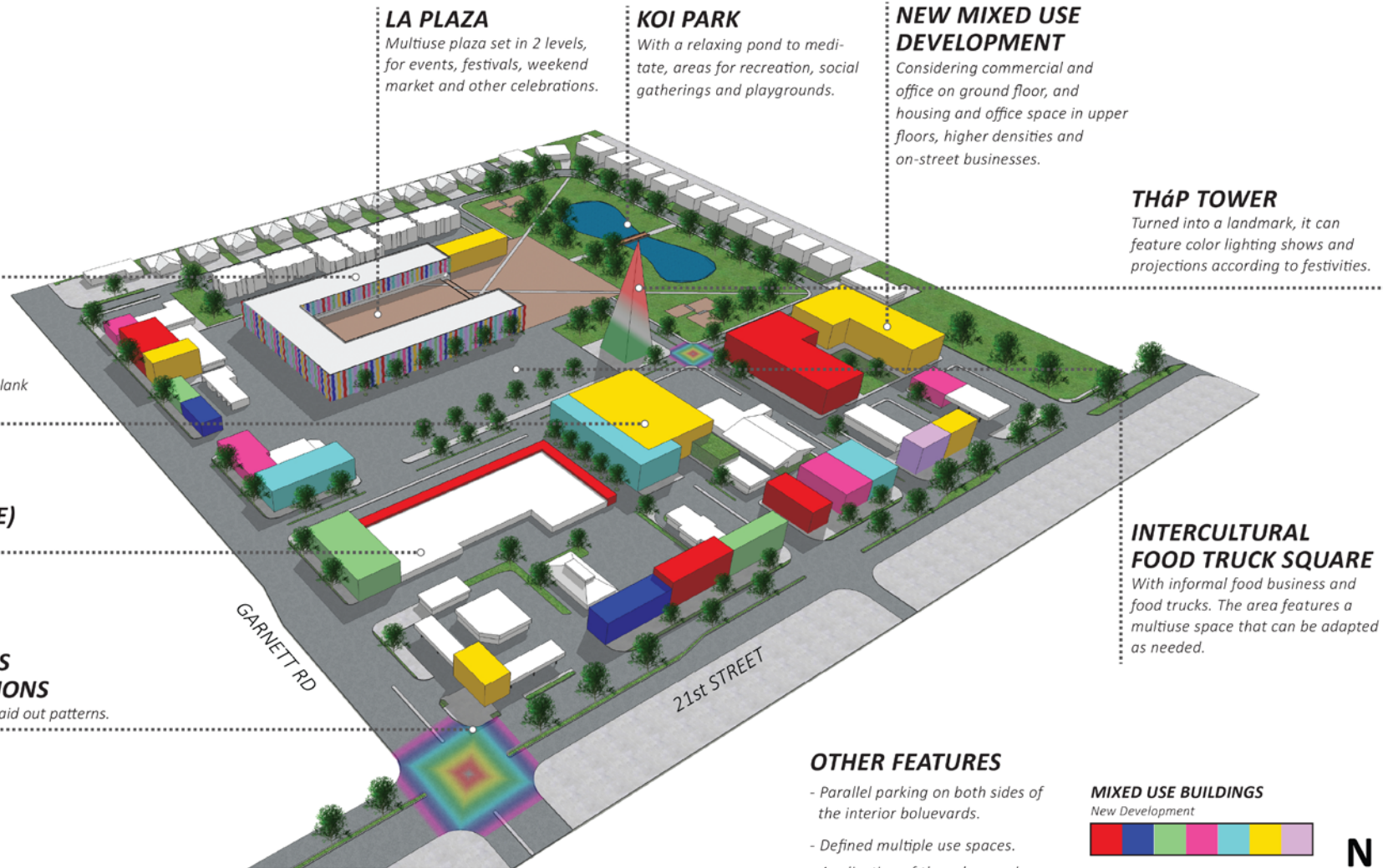
- Parallel parking on both sides of the interior boulevards.
- Defined multiple use spaces.
- Application of the urban and building design code.
- Defined borders and service areas.

MIXED USE BUILDINGS

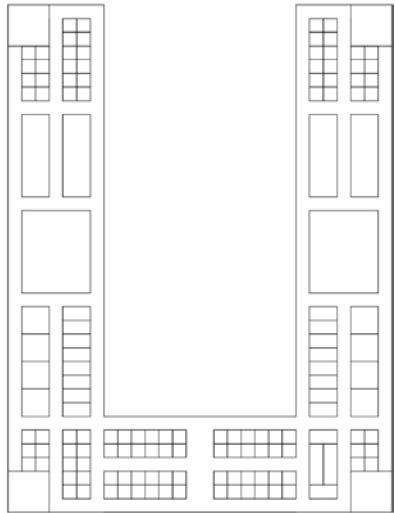
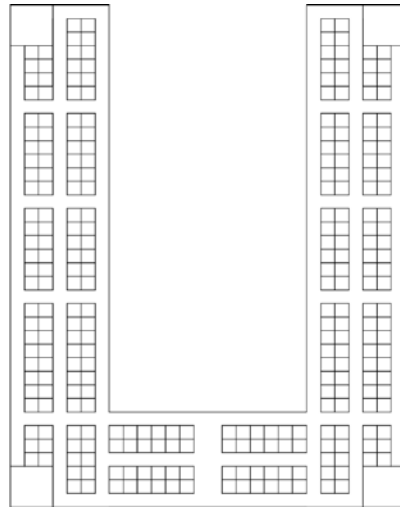
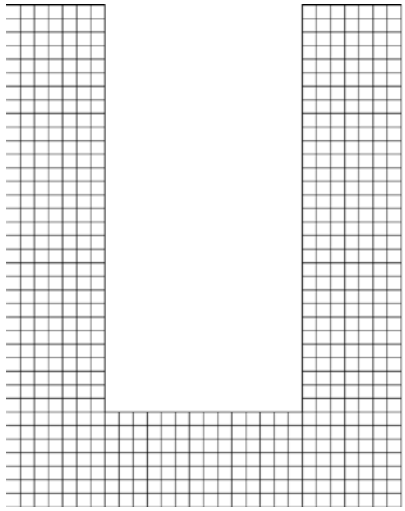
New Development



EXISTING BUILDINGS



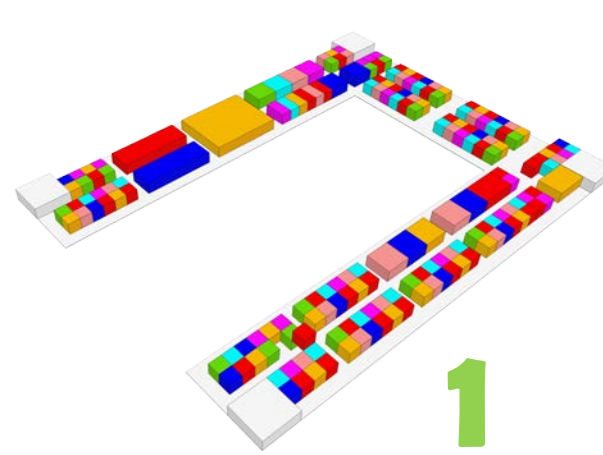
East Tulsa
Multicultural
District
Master Plan
and Urban
Revitalization
Proposal



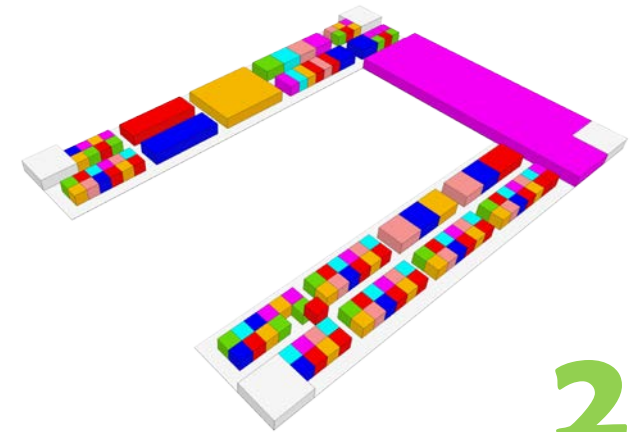
Marketplace Concept | Modules

FEATURES

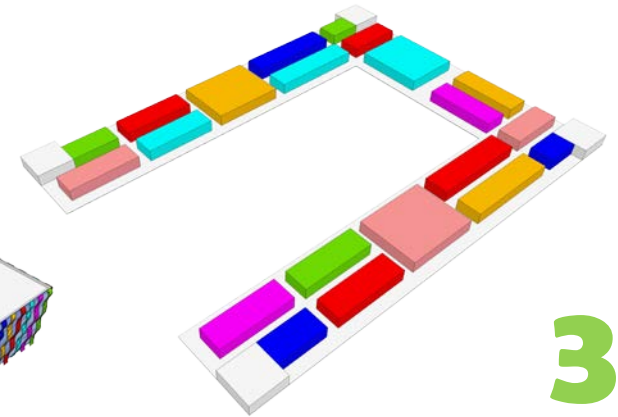
- 10 x 10 FT GRID (startups)
- 55 Spaces vs 308 (per level)
- 64,000 Sq. FT vs 61,600 (per level)
- Up to 246,400 Sq. FT
- 2 Plazas
300 x 140 FT (42,000 Sq. FT, Courtyard)
236 x 225 FT (53,100 Sq. FT)



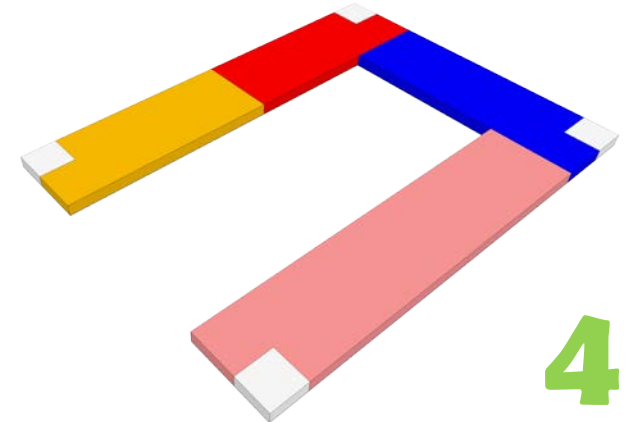
1



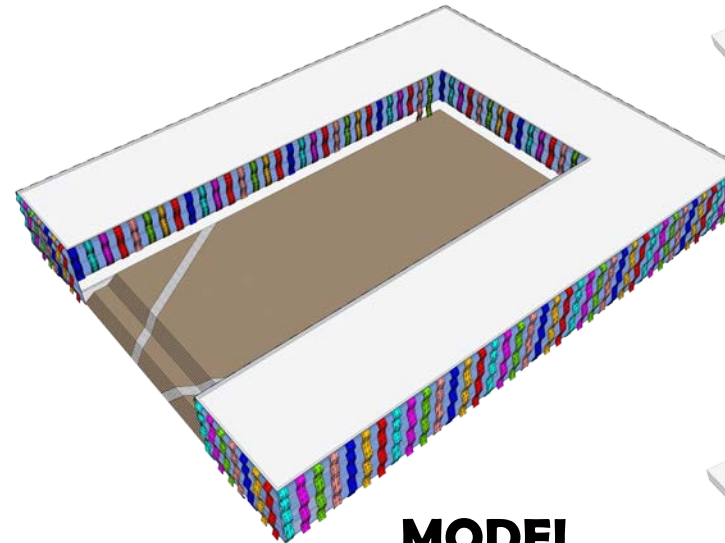
2



3



4



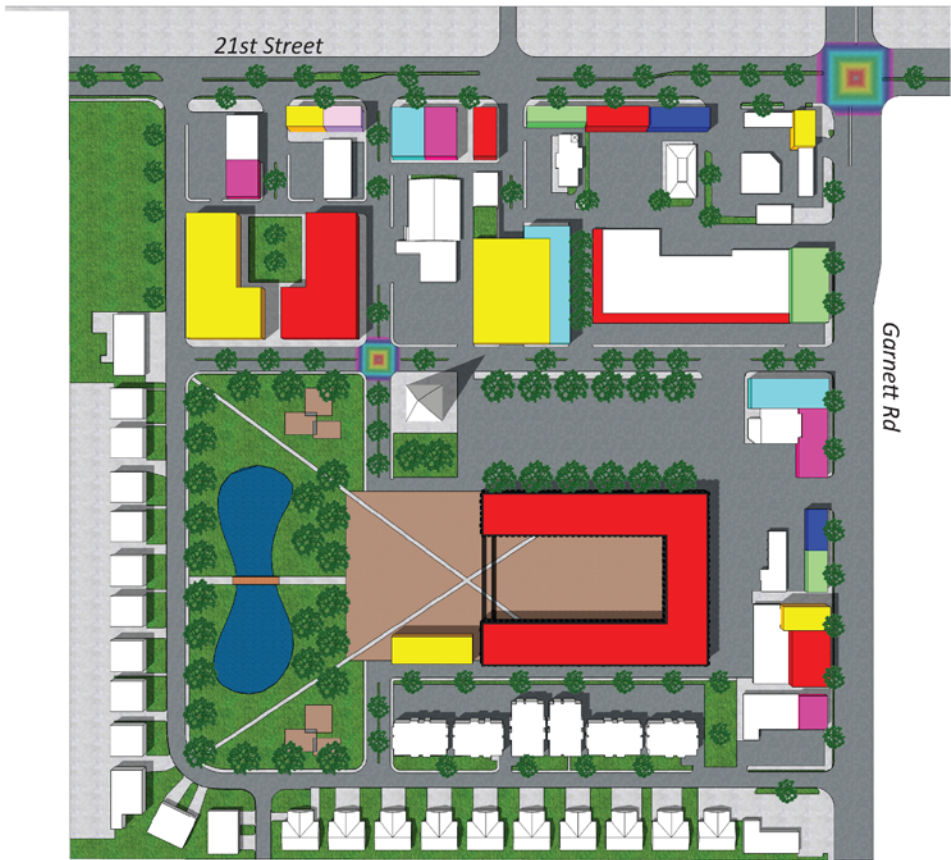
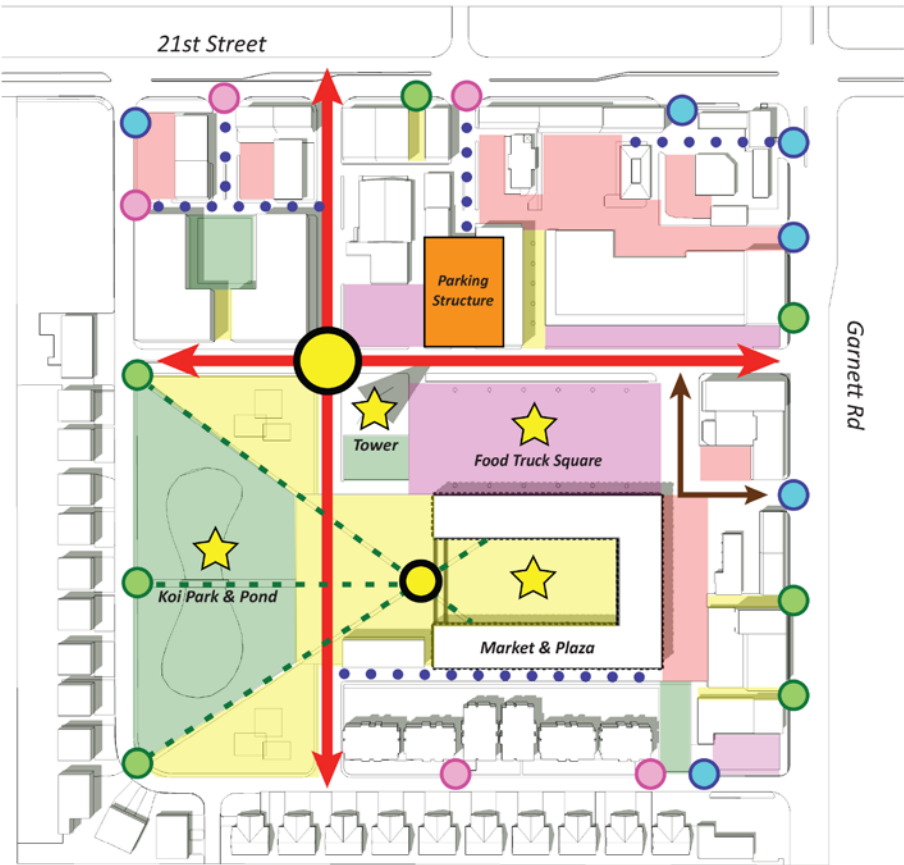
MODEL

NE View

CONNECT | PROPOSAL

SOUTH WEST CORNER | 21st Street Corridor and Garnett Road | FLOOR PLAN VIEW

6



East Tulsa
Multicultural
District
Master Plan
and Urban
Revitalization
Proposal



- MULTI USE AREAS
- PEDESTRIAN ORIENTED AREAS
- VEHICLE PARKING
- PARK AND GREEN AREAS

- MAIN ACCESS AND CONNECTION
MULTIMODAL TRANSPORTATION
- BIKE & PEDESTRIAN CONNECTION
- MAIN VEHICLE CONNECTION
- INTERNATIONAL BUSES ROUTE

- MULTIMODAL ACCESS POINT
- PEDESTRIAN ACCESS POINT
- VEHICLE ACCESS POINT
- MAIN LANDMARKS
- FOCAL POINTS

INTERCULTURALIZE | INTERNATIONAL PLACE CORNER

SOUTH WEST CORNER | 21st Street Corridor and Garnett Road | AERIAL VIEW

7

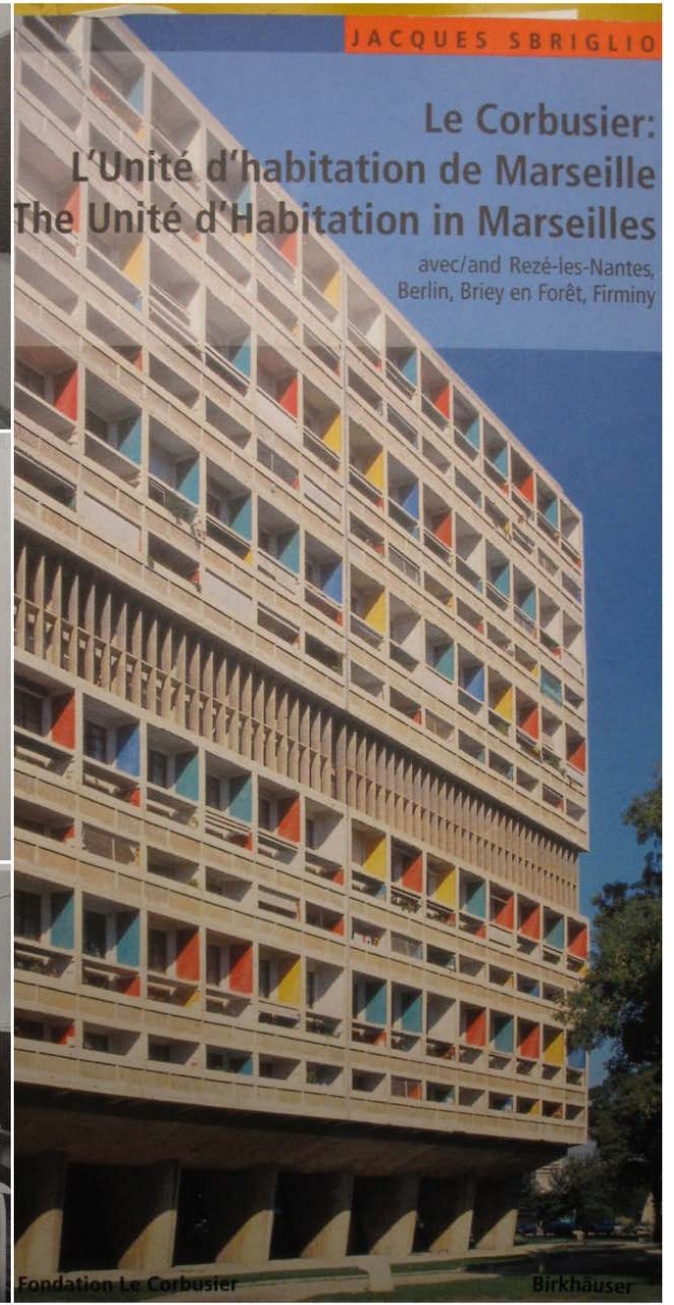
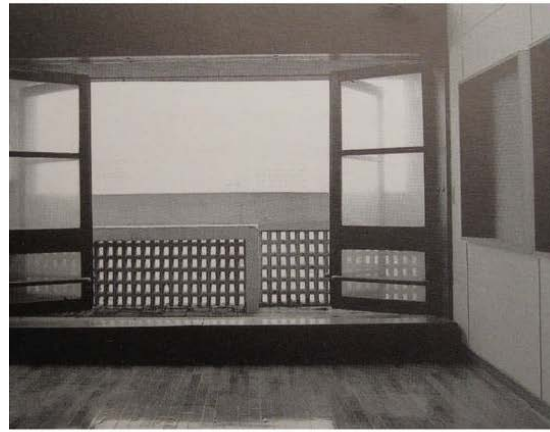


View from the south west the corner

- The International Market is laid out following a U shape that embraces a central plaza with 2 esplanades, divided by a stairway to encourages different uses.
- The cell phone can keep its main function, but be repurposed to become a landmark that displays color lights or projections according to festivities.
- The Intercultural Food Truck Square will have areas for tables and house trucks and food carts that offer a broad variety of international cooking.
- Koi Park features a pond and explanades for playgrounds and social gatherings located on the north east and south east sections of the park.



East Tulsa
Multicultural
District
Master Plan
and Urban
Revitalization
Proposal







INTERCULTURALIZE | INTERNATIONAL PLACE CORNER

SOUTH WEST CORNER | 21st Street Corridor and Garnett Road

8

LA PLAZA AT THE INTERNATIONAL MARKETPLACE

INTERNATIONAL PLACE. EAST TULSA MULTICULTURAL DISTRICT PLAN



INTERCULTURALIZE | INTERNATIONAL PLACE CORNER

SOUTH WEST CORNER | 21st Street Corridor and Garnett Road

9

THE INTERCULTURAL FOOD TRUCK SQUARE

INTERNATIONAL PLACE. EAST TULSA MULTICULTURAL DISTRICT PLAN



INTERCULTURALIZE | INTERNATIONAL PLACE CORNER

SOUTH WEST CORNER | 21st Street Corridor and Garnett Road

10

KOI PARK

INTERNATIONAL PLACE. EAST TULSA MULTICULTURAL DISTRICT PLAN





conclusions