

# **Envision Comanche**

*Master Planning Update*  
*July 18, 2019*

# Agenda

- Welcome and Introductions
- Planning Overview
- People Plan Updates
- Housing Plan Updates
- Neighborhood Plan Updates
- Q&A
- Concept Voting Exercise



# Purpose and Vision

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

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





# Target Neighborhood



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# Planning Process and Schedule



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# Resident and Community-driven Engagement

The CEAs have been instrumental throughout this program, with successes in securing 104 resident surveys (almost 50% of the occupied property), 64 visual preference surveys, 88 (to date) concept voting cards and on-going engagement through work group facilitation, flyer distribution and design team participation.

July 9-10, three CEAs, plus 3 Community Stakeholders and 4 staff, went to Dallas, TX, to tour four properties developed by the Dallas Housing Authority. That experience allowed participants to see how new affordable, and mixed-income, housing could be built, what amenities and services were prioritized in those developments, and things they liked and did not like that could be incorporated within this planning process.

July 13, the Envision Comanche Summer Block Party occurred, engaging hundreds of residents and community members through a resource fair, grocery and home goods giveaway (shout out to Brightspot) and activities for the kids. This event also provided a chance for everyone in attendance to participate in the conceptual card voting on the three drafted site plans.



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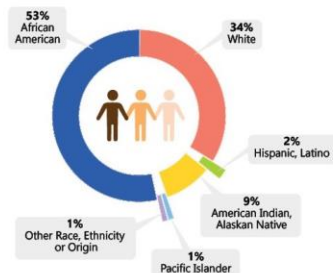


# Building A People Plan For

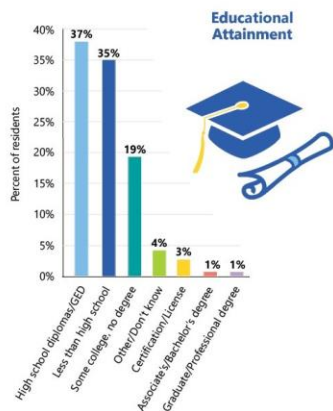
## Residents

### Survey Results

- 671 people live in Comanche Park
- 103 residents participated in the winter 2019 Comanche Park Community Survey
- Over 50% of residents describe themselves as African American
- Over 75% are ages 18-44



- Over 70% have a high school diploma/GED or less
- Over 70% are currently unemployed; those working have jobs in restaurants/food service, retail/sales, manufacturing/factory work or other industries
- Over 60% of parents with children ages 0-5, say their kids do not attend daycare or preschool



### Additional Information

- 63% of residents are female
- There are 161 single-parent households
  - 145 single mother
  - 16 single father
- 189 children are ages 0-6
- 77 children are ages 7-10
- 94 children are ages 11-18

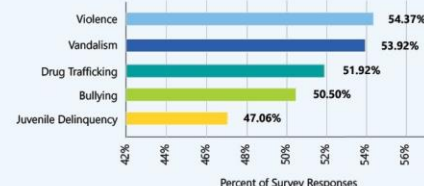


## Community Needs

### Crime and Safety

- 65% of survey respondents do not feel safe walking at night
- 55% of survey respondents do not feel comfortable taking their children to play in the park or playgrounds
- 36% of residents want cultural training for police
- 48% want domestic violence prevention programs
- Most residents say they need more police presence, security systems, cameras, youth crime prevention programs, parenting support, and street lights

### "Big Issues" Highlighted By Residents:



### Cradle to Career Education and Enrichment



92% of survey respondents identified Music/Dance & Arts, after school programs, college prep, neighborhood-based youth programs, and tutoring as important assets to the community.

### Problems:

- Despite the neighborhood highlighting music, dance, and arts as being important, the majority of survey respondents said they felt disjointed from them
- Approximately 71% of elementary to high school-aged children of surveyed parents are not enrolled in after school programs
- According to survey respondents, availability and quality are the two major barriers to accessing after school programs

### Employment and Self-Sufficiency



81% of survey respondents identified transportation as being the largest barrier to obtaining and maintaining employment. 61% of survey respondents reported not having a drivable car.

### Problems:

- 45% of survey respondents said they do not have access to a computer or other technologies that connect to the Internet, which is the preferred method of accessing employment opportunities
- Most residents need job training/placement assistance and/or Expungement to clear criminal records

### Health and Wellness



44% of survey respondents reported that someone lives in their household with a physical disability, a mental disability, or both.

### Problems:

- Residents were vocal about needing home health care, vocational training, physical and occupational therapy, counseling, and medical services to aid those with disabilities
- 45% of residents would prefer to get their groceries from a Big Box Store such as Reasor's, Sprouts, or Walmart if one was available
- Vision Care (76%), Dental Care (75%), and Urgent Care/Walk-in Clinic (63%) were the top selected items as most needed medical services within the community according to survey respondents





# Comanche Park



## Service Providers

## Gaps and Barriers

## Desired Outcomes / Hopes



- DVIS - Domestic Violence Intervention Services
- Legal Aid
- Still She Rises
- Neighbor for Neighbor
- Tulsa Police Dept. & Sheriff's Office
- Court Services
- Catholic Charities
- Tulsa Re-Entry One-Stop
- Score Mentors - 36 Degrees North
- Library, local clergy, public speakers
- Vocational Rehabilitation

- America Job Center
- Division of Human Services (DHS)
- Community Service Council
- Family Safety Service
- Tulsa Public Schools (TPS) Police - Truancy
- Parent Facilitators
- Randy (Comanche Park resident) is available to help wash school uniforms
- Tulsa County Behavioral Health
- Community Outreach Psychiatric Emergency Services (COPEs)
- Crime Prevention Network

- Fear of retaliation
- Site layout (blind spots)
- 1 way in/1 way out
- Locked entrances and exits
- Perception of law enforcement - What they do, why, and how - "Talk with a Cop" events through residents association?
- Non-residents doing illegal things at Comanche Park

- Community/neighborhood/social standards about what's expected of residents/non-residents
- Positive interactions with law enforcement
- Parent support
- Truancy
- Not backfilling leaders

- Law enforcement on-site / reduction in crime
- Safe parks and play areas for children
- Implementation of Neighborhood watch and other crime prevention programs
- Improved streets
- Apply crime prevention through environmental design (CPTED)
- Better Lighting
- All first responders review/involvement with new neighborhood layout/design
- Fully functioning cameras

- Tulsa Re-Entry One-Stop
- Library
- Tulsa Tech
- Neighbors Along the Line (GED)
- Tulsa Dream Center
- McLain
- EduRec
- John 3:16
- North Mabel Center/Salvation Army
- Crossover Community Impact
- Reeds Community Foundations
- EduCare II
- Mama Collins Daycare Center

- Pine Premier Daycare
- Lakisha Harris Childcare
- Hawthorne Elementary School
- Walt Whitman Elementary School
- Keith Reed - Reeds Community Foundations
- Monroe Demonstration Academy
- TCC-TRIO
- Oklahoma State University-Tulsa
- Platt/Trade Schools
- Catholic Charities (GED with Childcare)

- Absenteeism
- Low graduation rate
- Low participation in after-school Programs or jobs
- Importance of education regarding financial literacy
- Need for additional slots/capacity
- Parent transportation issues
- Not enough parent accountability
- Lack of community / parent involvement
- Children aren't morning ready

- More mentorship
- Awareness
- Childcare
- Lack of community/parent Involvement
- Need consistent adult for transportation
- Lack of Internet for Online learning

- Ensure all kids have access to quality, comprehensive early learning programs
- Establish holistic parental engagement and support systems
- Utilize in-school and out-of-school programming to improve K-12 achievement levels
- Broaden awareness and access to adult learning opportunities

- Vocational Rehabilitation
- America Job Center
- Score Mentors - 36 Degrees North
- Family Self Sufficiency (Tulsa Housing/Housing Partners of Tulsa)
- Goodwill Industries/Tulsa Works
- Tulsa Community Work Advance
- Still She Rises
- Legal Aid

- Knowledge of existing opportunities/pathways
- Driver's license/transportation
- Consistent and accessible Internet (45-minute walk to library)
- Expungement Service - knowledge of Process
- Internet proficiency/Online applications
- Career Readiness Best Practices
- Quality childcare, increased capacity, non-traditional hours
- Start-up capital, business ownership coaching
- Consistent support - mentor ship
- Increase in rent, loss of SNAP/TANF
- Knowledge of financial institutions

- Establish a clear pathway to employment
- Expand awareness of and access to existing employment and employment readiness resources
- Identify and/or attract new providers/resources to address reoccurring barriers to employment
- Integrated mixed-income housing
- Neighborhood development
- Better lease enforcement

- Crossover Health Clinic
- North Tulsa Health Clinic
- Tulsa Dream Center
- Family and Children's Services
- Eastern Oklahoma Wellness Center
- Natural Health Clinic
- Tulsa Health Department - North Regional Health and Wellness
  - Family Planning
  - WIC
  - Immunizations
  - Temp. Food Handler Permits

- Bethel Pharmacy
- Westview Clinic and Pharmacy
- Indian Resource Health Clinic
- OU-Wayman Tisdale Medical Clinic
- Life Senior Services
- Morton Health Services
  - Primary Care
  - Grants
  - Women's Health
  - Diabetes Clinic
  - Mental Health Services

- Knowledge of existing opportunities/pathways
- Driver's License/Transportation
- Better promotion of available healthcare
- Awareness of affordability or free services
- Changing perception about preventative health topics
- Access/availability of preventative care
- Access to health food
- Cost
- Transportation
- Eligibility for insurance
- Availability

- Address food insecurity and the access to healthy and fresh food options
- Expand primary and preventive care options
- Establish a comprehensive communication plan to expand awareness of existing community resources
- Grocery store with healthy food options
- Farmer's market/Community gardens
- Proactive about healthcare issues
- Awareness of all opportunities offered in the community
- Awareness of health services in North Tulsa



# Top Cradle to Career Education Projects

- **Early Learning: Kids Aren't in Care**
  - Conduct door-to-door, face-to-face outreach for parents
- **Elementary School: Absenteeism**
  - Youth services partnering with universities to get college students to mentor students
  - Educate families on attendance and create a data-informed incentive program
- **Elementary School: Transportation**
  - Tulsa Public Schools providing bus transportation to students



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# Top Cradle to Career Education Projects

- **Middle School: Connections to Mentorship Resources**
  - Work with Resident Assistants to bring resource agencies and organizations into the neighborhood quicker and easier
- **Middle School: Absenteeism**
  - Educate families on attendance and create a data-informed incentive program for them
  - Tulsa Public Schools providing bus transportation to students



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# Top Cradle to Career Education Projects

- **Adult Learning: Awareness**
  - Take face-to-face approach to developing awareness about services, such as the GED program
  - Establish a Comanche Park Facebook Page to help build awareness
  - Develop an initiative focused on getting residents into the workforce and support it with yearly programming



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# Top Cradle to Career Education Projects

- **Adult Learning: Childcare**
  - Hold a Childcare Services Open House
  - Provide childcare training, licensing, and free space to operate daycare services at Comanche Park with resident staffing
- **Adult Learning: Financial Literacy and Education**
  - Bring financial literacy classes to Comanche Park
  - Hold small meetings with residents on the topic of financial literacy and how to repair damaged financial situations



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# Top Health & Wellness Projects

- **Access to Healthy Food**
  - Schedule the mobile food truck to correspond with food stamp schedule
  - Identify a delivery location for food
  - Establish a teen delivery system
  - Develop a well-planned, community garden
  - Compare available resources for food and meals to the criteria for accessing them
- **Knowledge and Awareness of Healthcare Services and Preventative Health Topics**
  - Connect THA coordinators with family advocates
  - Develop and distribute a resource guide to all tenants
  - Hold a health fair
  - Build out space for on-site health care



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# Top Employment & Self-Sufficiency Projects

- **Knowledge of existing opportunities/pathways**
  - Job/resources fair
  - Retain CEAs for communication
  - Utilize Tulsa Community WorkAdvance's Due North Program
- **Consistent support-mentorship**
  - Continue supporting ManUp
  - Mentors participate in job/resource fairs
  - Memos of Understanding – REQ for groups



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# Top Employment & Self-Sufficiency Projects

- **Driver's License/Transportation**
  - Hold a giveaway for BRT passes
  - Work with Resident Ambassadors to help inform community members about BRT services and promote BRT website
  - Create comprehensive list of challenges and barriers to obtaining a license – Address them
  - Develop a Task Force who will visit with employers and promote the use and/or acceptance of State ID cards from job applicants



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STEVEN RECKINGER/Tulsa World

Source: [https://www.tulsaworld.com/brt-map/pdf\\_a01dfb83-f021-550b-833c-1095265a4069.html](https://www.tulsaworld.com/brt-map/pdf_a01dfb83-f021-550b-833c-1095265a4069.html)

# Top Crime & Safety Projects

- **Parent Support and Accountability**
  - Schedule more frequent Resident Association Meetings, e.g. monthly
  - Establish a parental support group called “Parents Working with Parents” that offers parent-driven, topic-based classes and incentivized participation
- **Perception of Law Enforcement**
  - Hold “Talk with a Cop” events through the Residents Association



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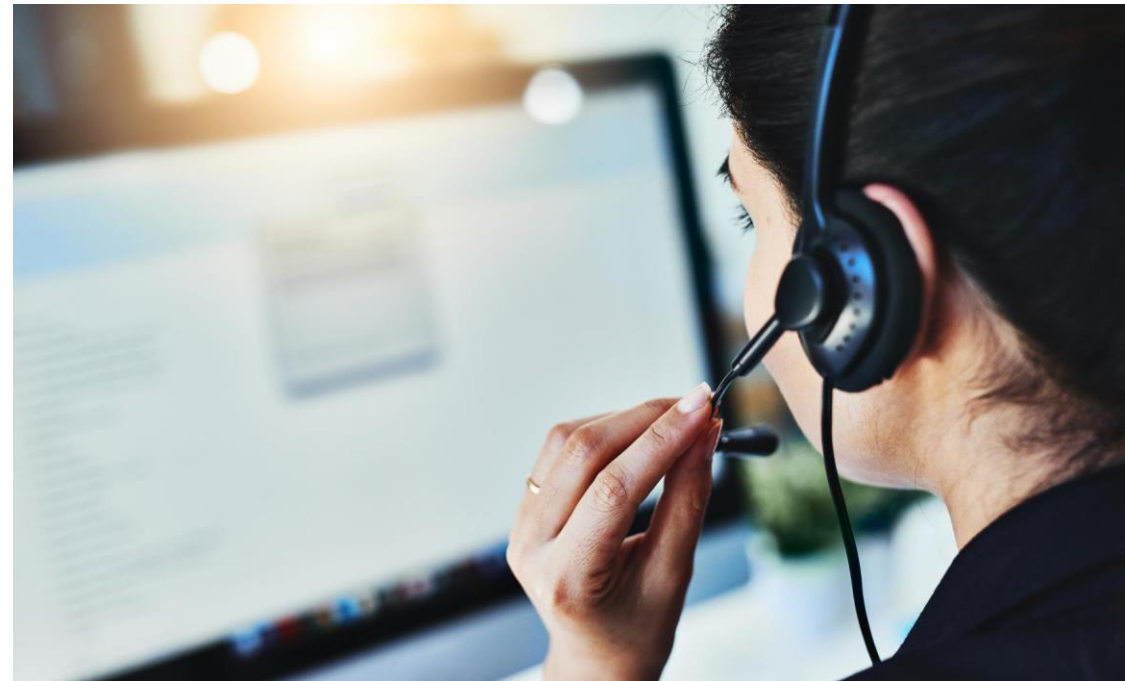


# Top Crime & Safety Projects

- **Non-residents doing illegal activities at Comanche Park**
  - Purchase new “No Loitering and No Trespassing” signs and include the TIPS hotline number on them – Position signs in easy to see places
  - Adjust camera positions, maintain them, and give Tulsa Sheriff’s Department access
- **Fear of Retaliation**
  - Inform residents about existing TIPS hotline and do a better job of monitoring it
  - Work with Tulsa Police and Tulsa Sheriff Department to handle criminal violations of rental agreements

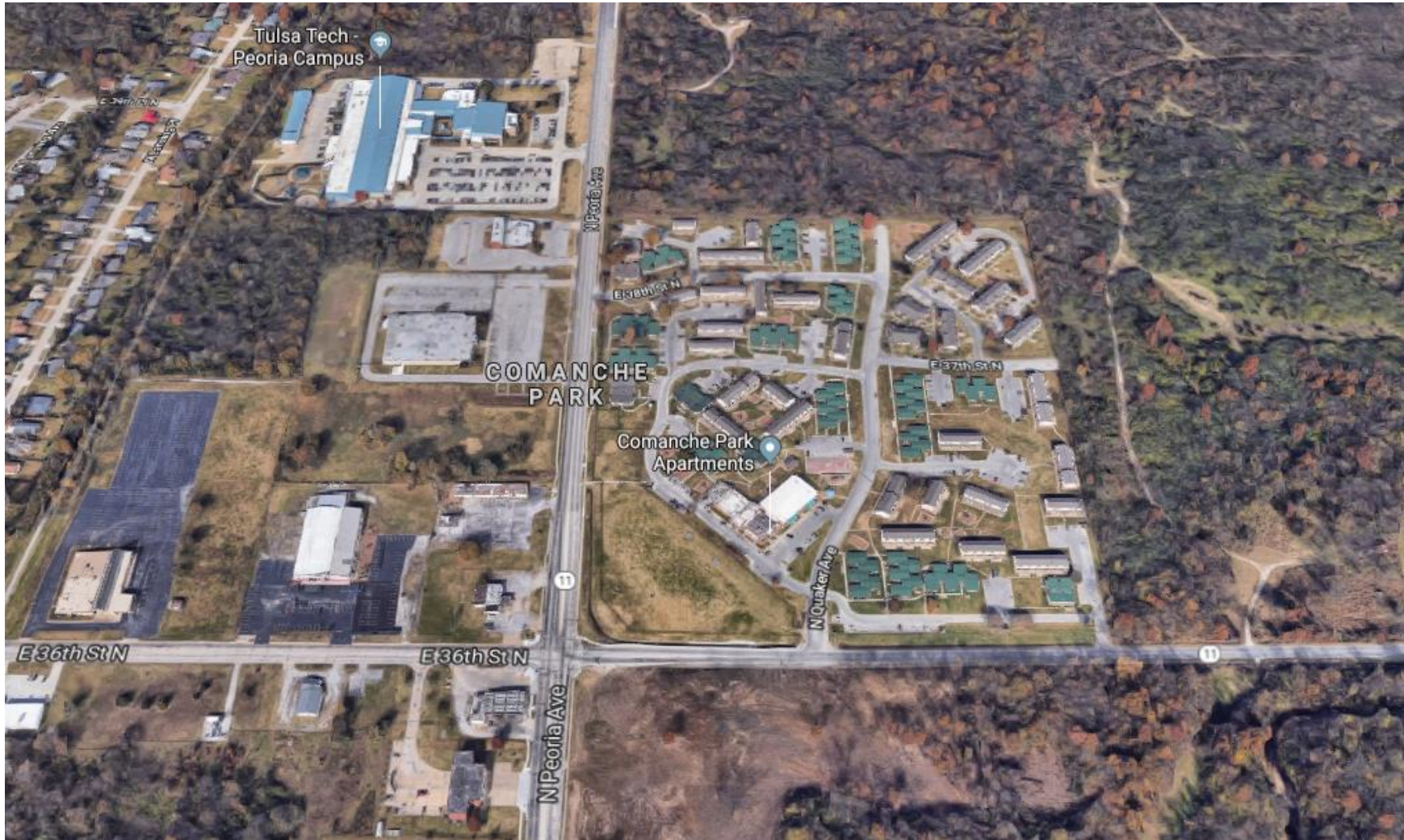


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# Concept Development – Existing Site

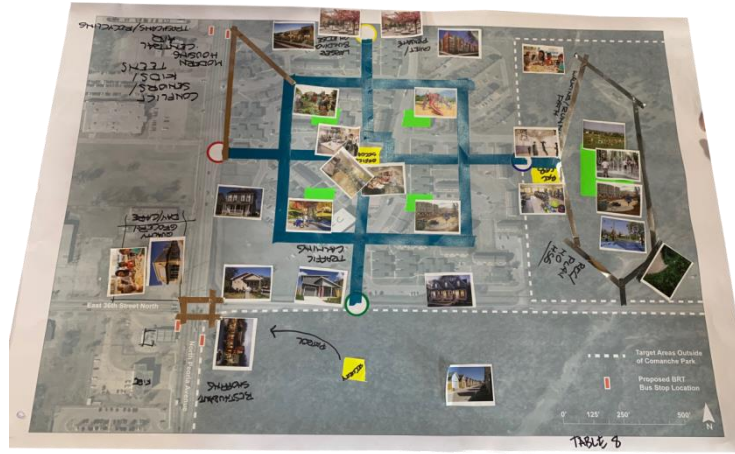


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# Concept Development



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# Visual Preference Survey

## ENVISION COMANCHE VISUAL PREFERENCE SURVEY

The purpose of the Visual Preference Survey is to gather resident and stakeholder feedback to inform and refine planning concepts for the Envision Comanche Master Plan. Envision Comanche will help transform the identified portion of the 36th Street North corridor into a mixed-use, mixed-income community while ensuring a strict one-for-one replacement of all existing apartments at Comanche Park.

For more information on Envision Comanche please visit [www.tulsahousing.org/development/envision-comanche/](http://www.tulsahousing.org/development/envision-comanche/)



**PLEASE ANSWER: Are you a Comanche Park resident?**

YES	NO
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Once completed, please return the Visual Preference Survey to one of the four Envision Comanche Community Engagement Assistants:  
*Nadean Kaulity, Sherry Pressnell, Brandy Pike, or Nichole Martinez*

or mail to:

Cassandra Love, Community Engagement Manager  
Tulsa Housing Authority  
201 West 5th Street  
Tulsa, OK 74103



## VISUAL PREFERENCE SURVEY

For each image, please circle your level of interest.

### Streets and Sidewalks

Alleyway with private garages



-2 Strongly Dislike -1 Dislike 0 No opinion 1 Like 2 Strongly Like

Bicycle paths



-2 Strongly Dislike -1 Dislike 0 No opinion 1 Like 2 Strongly Like

Crosswalk improvements



-2 Strongly Dislike -1 Dislike 0 No opinion 1 Like 2 Strongly Like

Trails or pathways



-2 Strongly Dislike -1 Dislike 0 No opinion 1 Like 2 Strongly Like

## VISUAL PREFERENCE SURVEY

For each image, please circle your level of interest.

### Community Facilities

Computer lab



-2 Strongly Dislike -1 Dislike 0 No opinion 1 Like 2 Strongly Like

Communal lounge area



-2 Strongly Dislike -1 Dislike 0 No opinion 1 Like 2 Strongly Like

Music/event space



-2 Strongly Dislike -1 Dislike 0 No opinion 1 Like 2 Strongly Like

Daycare facility



-2 Strongly Dislike -1 Dislike 0 No opinion 1 Like 2 Strongly Like



# Initial Concept Development Principles

- Design parks and indoor community spaces for **specific age groups**
- **Multiple access points** into redevelopment
- Integrate **security elements** into the design
- Opportunity to create a more **neighborhood feel**
- Design **flexible spaces** to allow commercial or community services
- Explore **live/work** models
- Ensure ADA **accessibility**
- Create **trail network** to promote healthy lifestyle



# Translating Feedback to Initial Draft Concepts

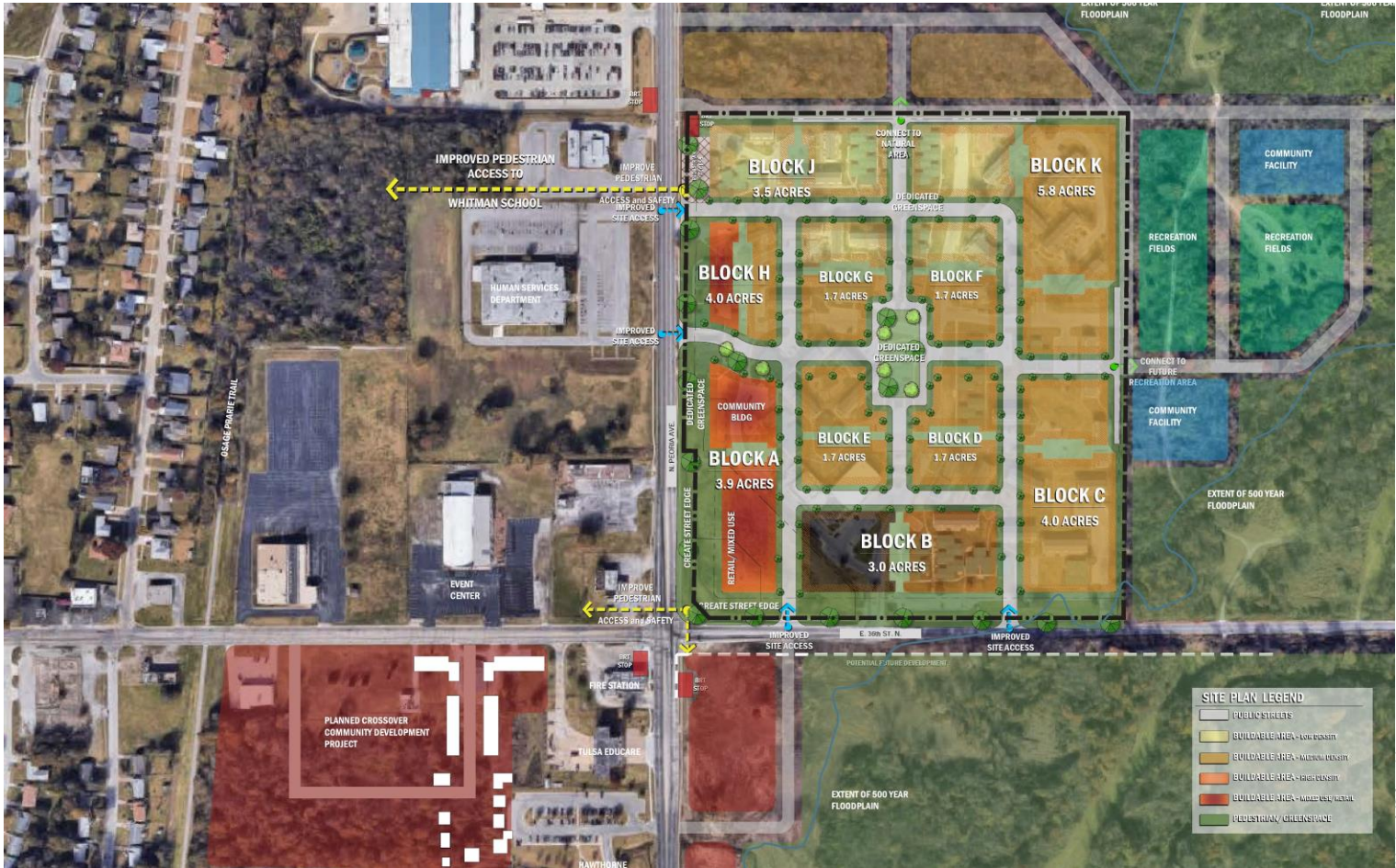


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# Translating Feedback to Initial Draft Concepts



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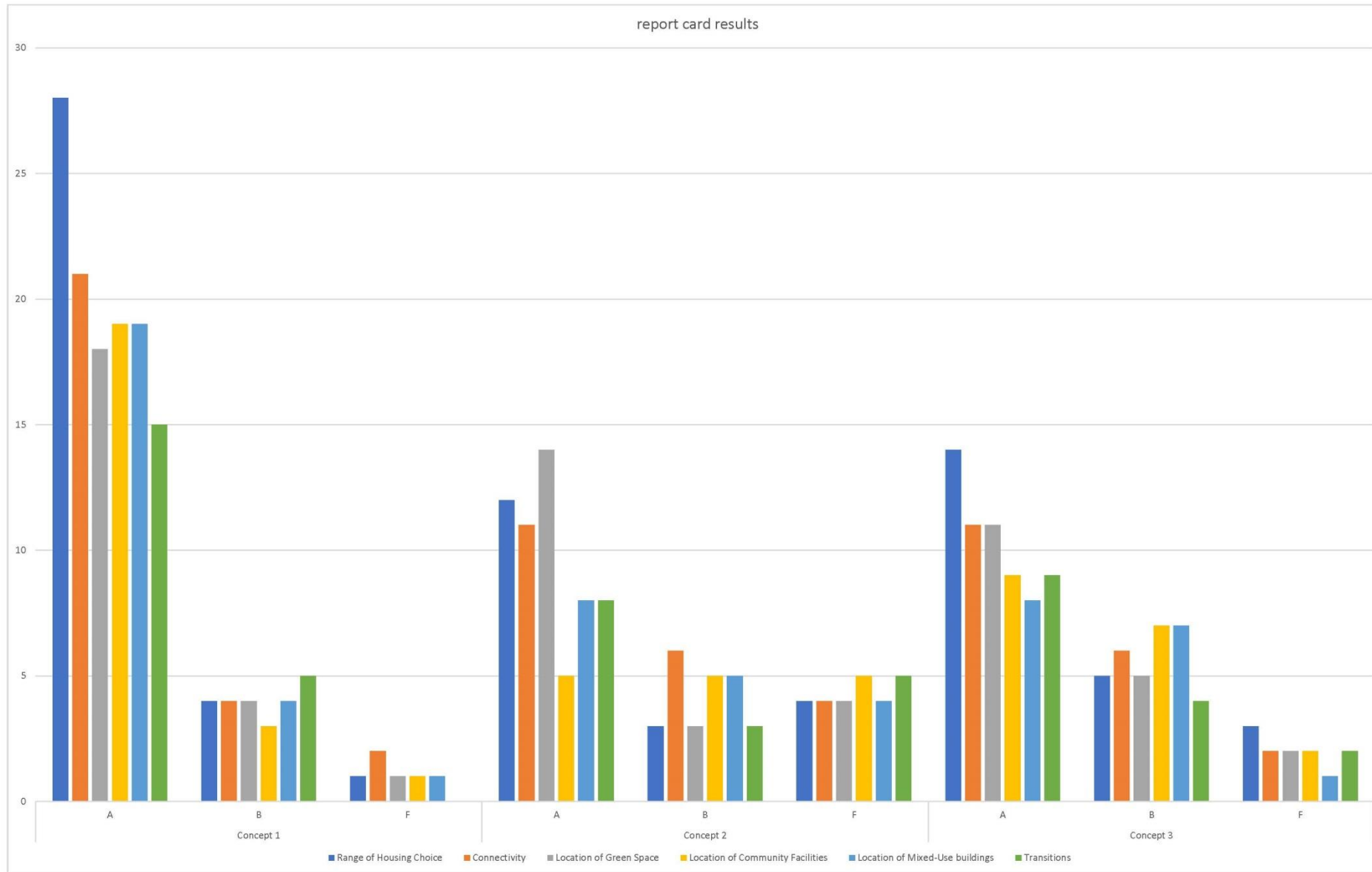
# Translating Feedback to Initial Draft Concepts



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commercial  
green-space, curved  
structured  
through visible privacy green kids  
front housing services better  
higher stuff single-family density family  
central watch number back  
activities blocked streets offers tula townhomes centralized  
streets, pool green-space  
connectivity like private area look safety organization  
houses feel likes cut life straight curves  
space wants options involvement fits more  
people unique good scattered  
promotes community different  
highest entrances room  
homes community-center  
single spread



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# Initial Neighborhood Development Principles

- **Improve and establish meaningful parks and open space throughout the community**
  - Specifically targeting the open areas adjacent to Hawthorne and Whitman Elementary Schools
- **Address pedestrian connectivity and access**
  - Seeking improvements to the intersection of 36<sup>th</sup> St N and Peoria
  - Establishing distinct walking path to Whitman
  - Completing sidewalk connection from 36<sup>th</sup> St N to Hawthorne
  - Enhancing crosswalks to connect opposing BRT stations
  - Improve access to Osage Trail via new staircases
- **Enhance and support single family communities north and south of 36<sup>th</sup> St N**
  - Work with WIN on the targeting of vacant and blighted properties
  - Partner with entities like Crossover, Habitat and Capital home for intentional infill development
  - Seek targeted CDBG funding for homeowner rehab and façade grant programming
- **Address commercial activity along 36<sup>th</sup> St. N**
  - Work with the City to identify, market and acquire vacant or underutilized lots on NW and SW corners of Peoria Ave and 36th St N



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# Planning Next Steps

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### PEOPLE PLAN WORKING GROUP PROJECT IDEAS

THE **PEOPLE PLAN** PROJECTS IDEAS LISTED BELOW ARE ONLY A SAMPLE OF PROPOSED STRATEGIES AND ACTION ITEMS THAT WERE DEVELOPED DURING THE THREE WORKING GROUP MEETINGS. PROJECT IDEAS WILL CONTINUE TO BE REFINED AND TWEAKED AT FUTURE WORKING GROUP MEETINGS.



## ENVISION COMANCHE

### NEIGHBORHOOD WORKING GROUP PROJECT IDEAS UPDATE

THE **NEIGHBORHOOD PLAN** PROJECTS IDEAS LISTED BELOW ARE ONLY A SAMPLE OF PROPOSED STRATEGIES AND ACTION ITEMS THAT WERE DEVELOPED DURING THE THREE WORKING GROUP MEETINGS. PROJECT IDEAS WILL CONTINUE TO BE REFINED AND TWEAKED AT FUTURE WORKING GROUP MEETINGS.

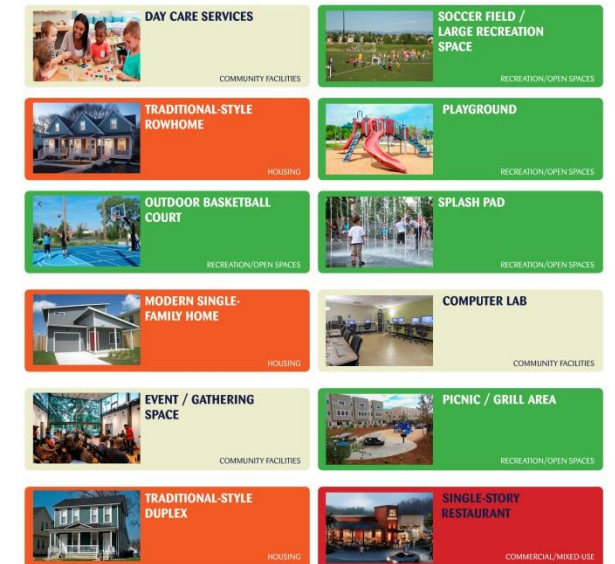


## ENVISION COMANCHE

### VISUAL PREFERENCE SURVEY UPDATE

DURING THE MONTH OF APRIL, A VISUAL PREFERENCE SURVEY WAS SENT OUT TO ALL COMANCHE PARK RESIDENTS AND WORKING GROUP PARTICIPANTS. BELOW IS A SUMMARY OF WHICH IMAGES FROM THE VISUAL PREFERENCE SURVEY THAT RECEIVED THE "MOST LIKED" OR "STRONGLY LIKED" VOTES. THE RESULTS OF THE SURVEY WERE USED TO INFORM THE DEVELOPMENT OF THE DRAFTED SITE DIAGRAMS. THE IMAGES WERE CATEGORIZED INTO FOUR GROUPS: HOUSING, COMMUNITY FACILITIES, RECREATION/OPEN SPACES, AND COMMERCIAL/MIXED-USE.

#### VISUAL PREFERENCE SURVEY IMAGES THAT RECEIVED THE MOST VOTES



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# Upcoming Dates

## July

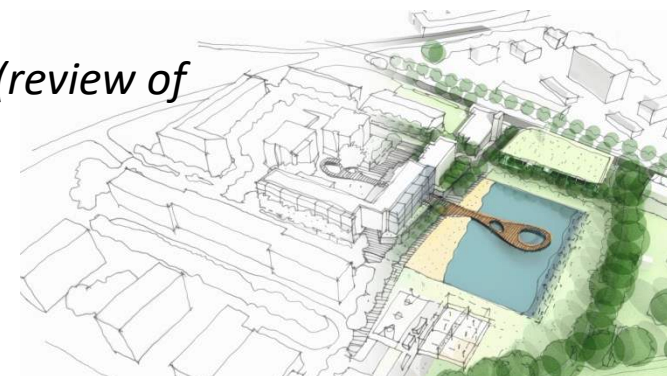
- Public Town Hall – July 18<sup>th</sup>, 6pm, Educare II Hawthorne

## August

- Brightspot Resident Engagement Event – August 4<sup>th</sup>, 1pm, Comanche Park
- Healthcare Focus Group – August 15<sup>th</sup>, 11am, Comanche Resource Center
- Crime and Community Safety Focus Group – August 15<sup>th</sup>, 1pm, Comanche Resource Center
- Education Focus Group – August 15<sup>th</sup>, 3pm, Comanche Resource Center
- Public Open House – August 15<sup>th</sup>, 6pm, 36<sup>th</sup> Street North Event Center

## September

- People Work Group Meeting – September 25<sup>th</sup>, 2pm, Comanche Resource Center
- Resident ONLY Meeting – September 25<sup>th</sup>, 4pm, Comanche Resource Center
- Community Advisory Group – September 26<sup>th</sup>, 10am, Comanche Resource Center (*review of initial Market Study findings*)



# Questions or Comments?

Jeff Hall

Vice President of Strategic Planning &  
Intergovernmental Affairs

[jeff.hall@tulsahousing.org](mailto:jeff.hall@tulsahousing.org)

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



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