



# Envision Comanche

Master Plan Redevelopment for Comanche Park

Housing Authority of the City of Tulsa  
Refined Draft December 9, 2019



## KEY PARTNERS

**We would like to acknowledge the Comanche Park residents, local community members and other partners who continue to participate in this process, especially those that provided leverage and support for Envision Comanche, including:**

36th Street North Event Center  
Anne and Henry Zarrow Foundation  
Birth through Eight Strategies for Tulsa (BEST)  
Black Wall Street Chamber  
Bright Spot Mobile Family Services  
CAP Tulsa  
City of Tulsa  
City of Tulsa, Mayor's Office  
City of Tulsa, Working in Neighborhoods  
Community Food Bank of Eastern Oklahoma  
Community Service Council  
Crossover Community Impact  
Department of Rehabilitation Services  
Family and Children's Services of Oklahoma  
George Kaiser Family Foundation  
Hawthorne Elementary  
INCOG/Tulsa Planning Office  
Life Senior Services

McLain High School  
Meals on Wheels Metro Tulsa  
Mental Health Association of Tulsa  
Monroe Demonstration School  
Morton Comprehensive Health Services  
North Tulsa Economic Development Initiative  
Oklahoma State University – Department of Nutritional Sciences  
Opportunity Project  
OU School of Urban Design  
OU Wayman Tisdale Specialty Health Clinic  
Parent Child Center of Tulsa  
Phoenix Development Council  
Spirit Bank  
Tulsa City-County Health Department  
Tulsa City-County Library  
Tulsa Community WorkAdvance  
Tulsa County Sheriff's Office  
Tulsa Development Authority  
Tulsa Dream Center  
Tulsa Economic Development Corporation  
Tulsa Educare  
Tulsa Fire Department  
Tulsa Habitat for Humanity  
Tulsa Job Corps

Tulsa Police Department  
Tulsa Public Schools  
Tulsa Regional Chamber of Commerce  
Tulsa Technology Center  
Tulsa Transit  
Walt Whitman Elementary School  
Wesley Chapel  
World Won Development





Summer Block Party



Fall Fest



Dallas Field Trip



People Working Group Meeting

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# Purpose and Vision

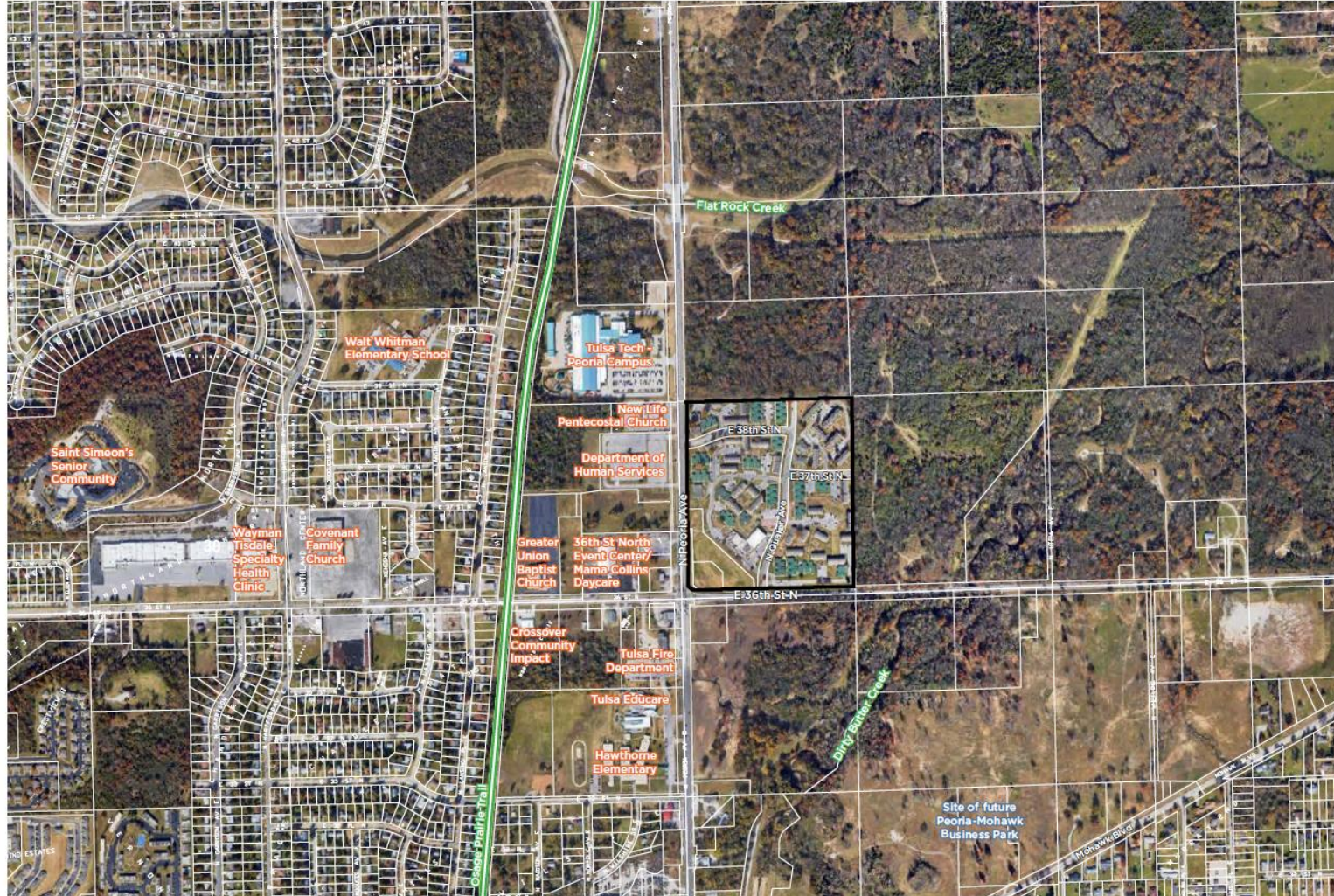
**Transform this portion of the 36<sup>th</sup> Street North corridor into a mixed-income community while ensuring a strict one-for-one replacement of all existing apartments at Comanche Park**

- 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



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## NEIGHBORHOOD MAP



Envision Comanche Planning Area



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## PROCESS / TIMELINE



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## NEIGHBORHOOD PRIORITY PROJECTS

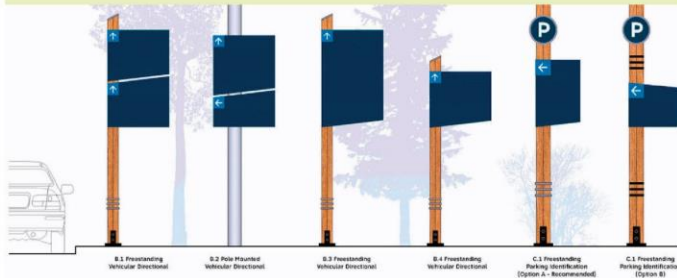
### #1 Support and Expand Capacity to Establish a Community Development Corporation (CDC)



### #2 Establish Sustainable Funding Opportunities to Support Revitalization



### #3 Enhance wayfinding, lighting, signage, and gateways



### #4 Increased Implementation of Arts & Cultural Projects in the Neighborhood



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## NEIGHBORHOOD PRIORITY PROJECTS

NEIGHBORHOOD STRATEGY										
#	PAGE	PRIORITY	COMPLEXITY	EST. COST	PROJECT	POTENTIAL LEAD PARTNERS				
CIRCULATION AND OPEN SPACES						THA	City/Govt.	Property Owners	Residents	Community Organizations
A1	67	Early Action	Medium	\$100k - \$1m	Establish Trail to Whitman Elementary	•	•		•	
A2	55	Higher	Medium	\$1m - \$5m	Enhance Wayfinding, Lighting, Signage and Gateways		•		•	
A3	56	Medium	Higher	\$1m - \$5m	Increase Redevelopment and Enhancement of Existing Parks and Open Spaces		•			•
A4	57	Medium	Lower	\$100k - \$1m	Enhance Pedestrian and Recreational Trail Systems Surrounding Comanche Park	•	•	•		
A5	57	Medium	Lower	\$100k - \$1m	Establish Additional Clear, Distinct, and Safe Walking Paths for Students		•			
A6	57	Medium	Higher	\$1m - \$5m	Create Intersection and Crosswalk Improvements within 36th St. N Corridor		•			
A7	57	Lower	Higher	\$1m - \$5m	Acquire and Convert Parcels along 36th St. / Peoria to Usable Green Space		•			•
A8	57	Lower	Lower	\$100k - \$1m	Improve Access, Repair and Maintain the Osage Trail		•		•	
A9	57	Lower	Lower	\$100k - \$1m	Promote Bike-Friendly Connectivity and Access		•			
A10	57	Lower	Lower	\$1m - \$5m	Extend Streetscaping Along 36th Street N		•			
A11	57	Lower	Lower	\$0k - \$50k	Help Children Obtain, Use and Keep Bicycles	•			•	•
HOUSING AND ECONOMIC DEVELOPMENT						THA	City/Govt.	Property Owners	Residents	Community Organizations
B1	59	Higher	Medium	\$100k - \$1m	Support and Expand Capacity to Establish a CDC				•	•
B2	60	Higher	Medium	\$1m - \$5m	Establish Sustainable Funding Opportunities to Support Revitalization		•	•		•
B3	61	Medium	Medium	\$100k - \$1m	Begin a Campaign to Highlight the North Tulsa Community		•		•	•
B4	61	Medium	Medium	\$100k - \$1m	Establish Housing Rehab Skills Programs					•
B5	61	Medium	Higher	\$100k - \$1m	Foster Local Entrepreneurship Opportunities		•			•
ARTS AND CULTURE						THA	City/Govt.	Property Owners	Residents	Community Organizations
C1	63	Higher	Medium	\$100k - \$1m	Increased Implementation of Arts & Cultural Projects in the Neighborhood				•	•
C2	65	Medium	Medium	\$100k - \$1m	Create Community Branding / Theming Program		•		•	•
C3	65	Lower	Higher	\$1m - \$5m	Develop Additional Spaces for Live Music and Entertainment			•		•
C4	65	Lower	Medium	\$100k - \$1m	Create Additional Activities and Spaces for Youth and Teens	•	•	•		•
C5	65	Lower	Medium	\$100k - \$1m	Create Additional Events to Improve Identity		•		•	•
C6	65	Lower	Medium	\$100k - \$1m	Develop Placemaking Initiatives	•	•	•	•	•



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## NEIGHBORHOOD PRIORITY PROJECTS



### SUPPORT AND EXPAND CAPACITY TO ESTABLISH A CDC

#### PROJECT DESCRIPTION + GOALS

Formation of a locally-focused Community Development Corporation (CDC) within the geographic area on the 36th Street North Corridor between MLK and Lewis / North Peoria Avenue Corridor between 46th Street North and Apache, as well as adjacent neighborhoods.

- Galvanize people, partners, policies, and projects within the neighborhood
- Focus on developing / supporting local leaders and staff from North Tulsa
- Help people gain skills + abilities to rehab, build, etc. to help the community from the inside
- Work with existing non-profits to become a CDC + CHDO (perhaps a brand new CDC is not necessary?)
- Identify a strong, neutral leader with knowledge of the history, people, and place that is North Tulsa

#### POTENTIAL PROJECT CHAMPIONS

- Tulsa Housing Authority
- Tulsa Planning Office - Destination Districts

#### POTENTIAL PROJECT PARTNERS

- Neighborhood Associations' various representatives
- Comanche Park Representatives
- Citizens themselves (people on the inside)
- FPIC (access reinvestment)
- Developers (focused and supportive of North Tulsa)
- Terry McGee of McGee Enterprises
- Brandon Jackson of Tara Custom Homes
- Zebra Development
- Phoenix Development Council
- Crossover Community Impact (potential CDC) and affiliated churches City of Tulsa

- North Tulsa Economic Development Initiative (NTEDI)
- Elected Officials (City and County)
- Black Wall Street Chamber (Housing too)
- Becky Gligo - Tulsa Housing Policy Director
- North Tulsa Community Coalition (NTCC) / Neighborhood Built Environment Task Force
- Tulsa Habitat for Humanity
- George Kaiser Family Foundation
- Working In Neighborhoods (WIN) / Dwain Midget
- Tulsa Econ. Dev. Corp. (TEDC) / Rose Washington
- Tulsa Development Authority (TDA) / O.C. Walker (potential convener)
- 36 St N Event Center, Pastor Cooper / Covenant Family
- Osage Nation
- District 1 Representatives
- Clarence Boyd
- Tulsa Regional Chamber - Economic Development Initiative
- Boys & Girls Club
- OU Tisdale
- Due North/Tulsa Community Work Advance

#### POTENTIAL ACTION STEPS AND TIMING

- **Short-term (0-1 year)**
  - Stop talking...do something
  - Define the Neighborhood Boundary. Convene all interested parties
  - Determine official long-term convener, THA? TDA?
  - Establish organizing framework or collective (MOU? Chamber? Workgroup?) so that all groups are focused and coordinated (e.g. North Tulsa Comm Coalition)
  - Form a research group
  - Evaluate existing organizations as candidates for

the neighborhood's CDC (locationally specific), or form a new CDC

- If necessary, form a Strategic Plan for achieving positive revenue flow

#### ■ Mid-term (1-3 years)

- Find a structure/format that will then be recognized (Example: The Tulsa African American Affairs Commission)
- Establish brand identity for entity/ies
- Complete one project as a group including all stakeholders under an umbrella. Get high level involvement. Perhaps at mayoral level

#### POTENTIAL RESOURCES

- City of Tulsa
- Local Businesses or Citizens (volunteer or donate)
- Gateway (lending/grants)
- George Kaiser Family Foundation (Josh Miller)
- Mid-First Bank
- Tulsa Housing Partners
- Zarrow Foundation
- Lobeck-Taylor Family Foundation
- Banks in General (that have a presence in N. Tulsa)
- Community Development Block Grant (CDBG)

#### THIS PROJECT HAS THE POTENTIAL TO HELP ACHIEVE THE FOLLOWING DESIRED OUTCOMES, DEVELOPED BY THE WORKING GROUPS:

- ✓ Highlight the North Tulsa community to bring investment, business, employment and lifestyle opportunities to current residents of the area.
- ✓ Develop a "town center" at E 36th St. N and N. Peoria Ave. to catalyze economic development for the corridor.





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## PEOPLE PRIORITY PROJECTS

**#1** Hold and Promote Job-Hunting Classes and Workshops at Comanche Park



**#2** Develop and Distribute Educational Guide to Healthcare



**#3** Conduct Outreach with Parents to Address Educational Services / Absenteeism



**#4** Organize "Talk with a Cop" Events through the Residents Association



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## COMMUNITY MEETING 2 VISIONING ACTIVITY



## VISIONING WORD ACTIVITY



### KEY TAKEAWAYS AND GENERAL REMARKS





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## DALLAS FIELD TRIP SUMMARY



Creating connections to adjacent Bonton Farms at Buckeye is an excellent example of **'making space'** for outside entities to come and provide services and activities, to a neighborhood that sorely needs access.



"The Buckeye community and its relation to Bonton Farms is the model in which I would like THA and Comanche to duplicate. I would like to see the Comanche site and neighborhood community to be **self-sufficient** and a farm might be the answer. I enjoyed the people that worked there—they were very proud of their community and the products they grow and raise themselves."



[Roseland community] had nice amount of **trees and landscaping** that was kept up nicely. Lots of shade and splashes of color.



The Lakewest community overall was a nice community. I liked the fact that the pre-school and day care was within **walking distance** to the residence.



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## HOUSING PRINCIPLES

**Design parks and indoor community spaces for specific age groups**



**Multiple access points into redevelopment**



**Design flexible spaces to allow commercial or community services**



**Ensure ADA accessibility**



**Integrate security elements into the design**



**Opportunity to create a more neighborhood feel**



**Explore live/work models**



**Create trail network to promote healthy lifestyle**



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## REFINED HOUSING DIAGRAMS



Existing Conditions





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## PREFERRED DESIGN CONCEPT

## MASTERPLAN SUMMARY:

**BLOCK A: 128 UNITS + 10,000 SF RETAIL**

**BLOCK B: 116 UNITS**

**BLOCK C: 38 UNITS**

**BLOCK D: 22 UNITS**

**BLOCK E: 22 UNITS**

**BLOCK F: 24 UNITS**

**BLOCK G: 22 UNITS**

**BLOCK H: 22 UNITS**

**BLOCK J: 52 UNITS**

**BLOCK K: 16 UNITS**

**TOTALS: 462 UNITS**

## OFF-SITE DEVELOPMENT (PHASE 1A)

**98 UNITS + 5,000 SF RETAIL**



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## PREFERRED DESIGN CONCEPT



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CONCEPT SKETCH - LOOKING NORTH ON N. PEORIA AVE.



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## CONCEPT SKETCH - MIXED-USE BUILDING



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## CONCEPT SKETCH - LOOKING EAST AT PEOPLE'S PLAZA ON N. PEORIA AVE.

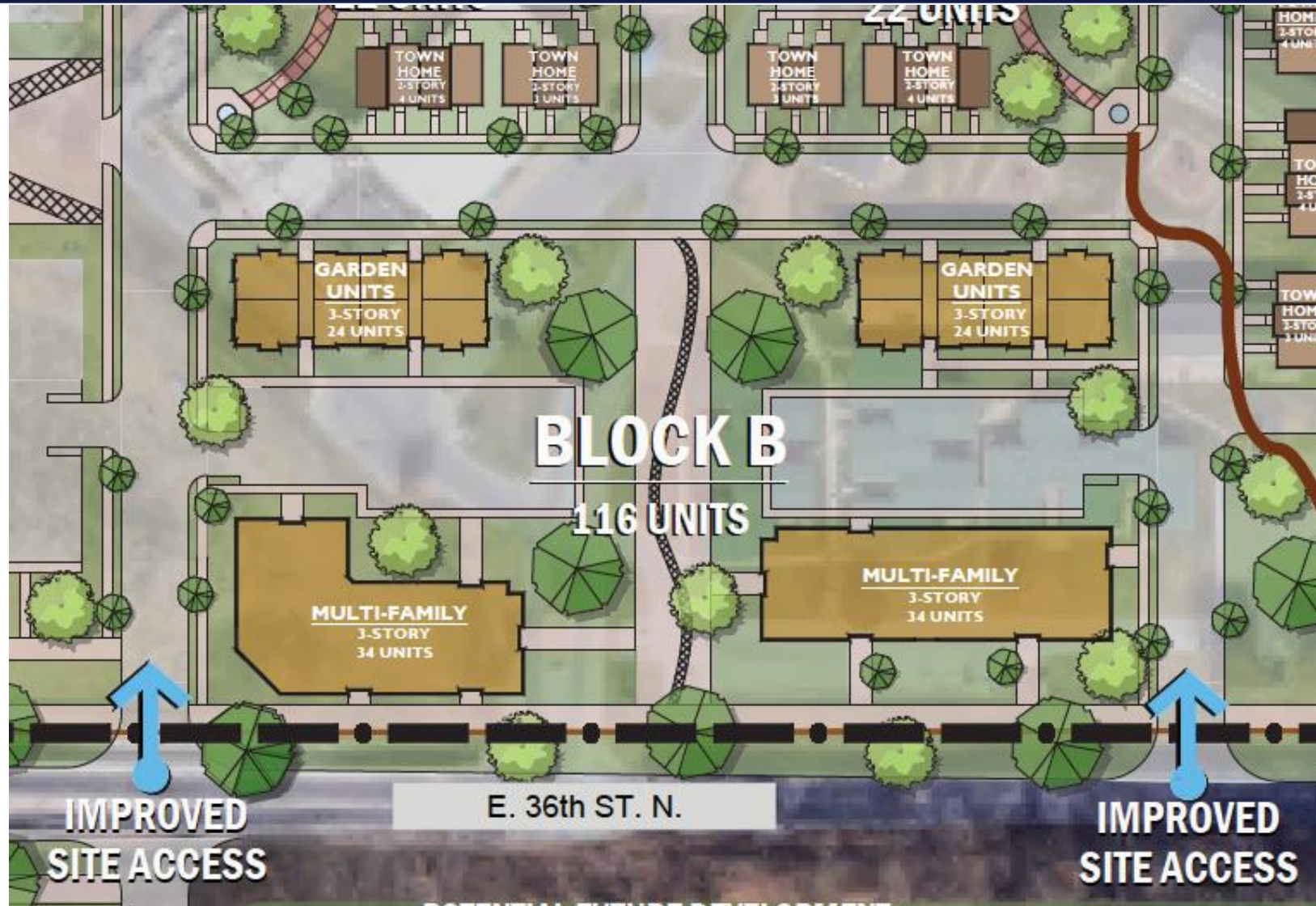


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## PREFERRED DESIGN CONCEPT



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## CONCEPT SKETCH - MULTI-FAMILY BUILDING

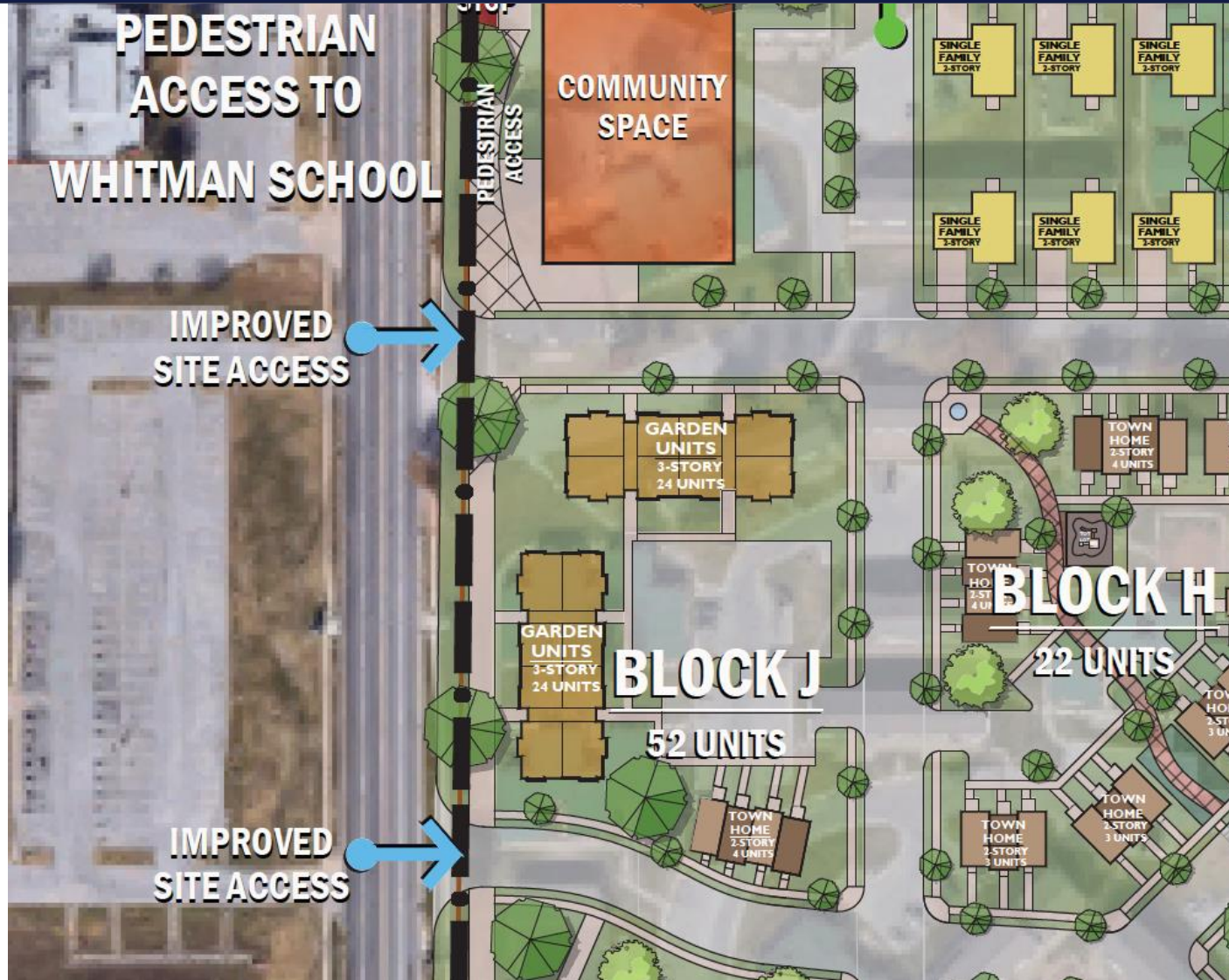


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## PREFERRED DESIGN CONCEPT



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## CONCEPT SKETCH - TYPICAL GARDEN APARTMENT



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## CONCEPT SKETCH - TYPICAL GARDEN BUILDING

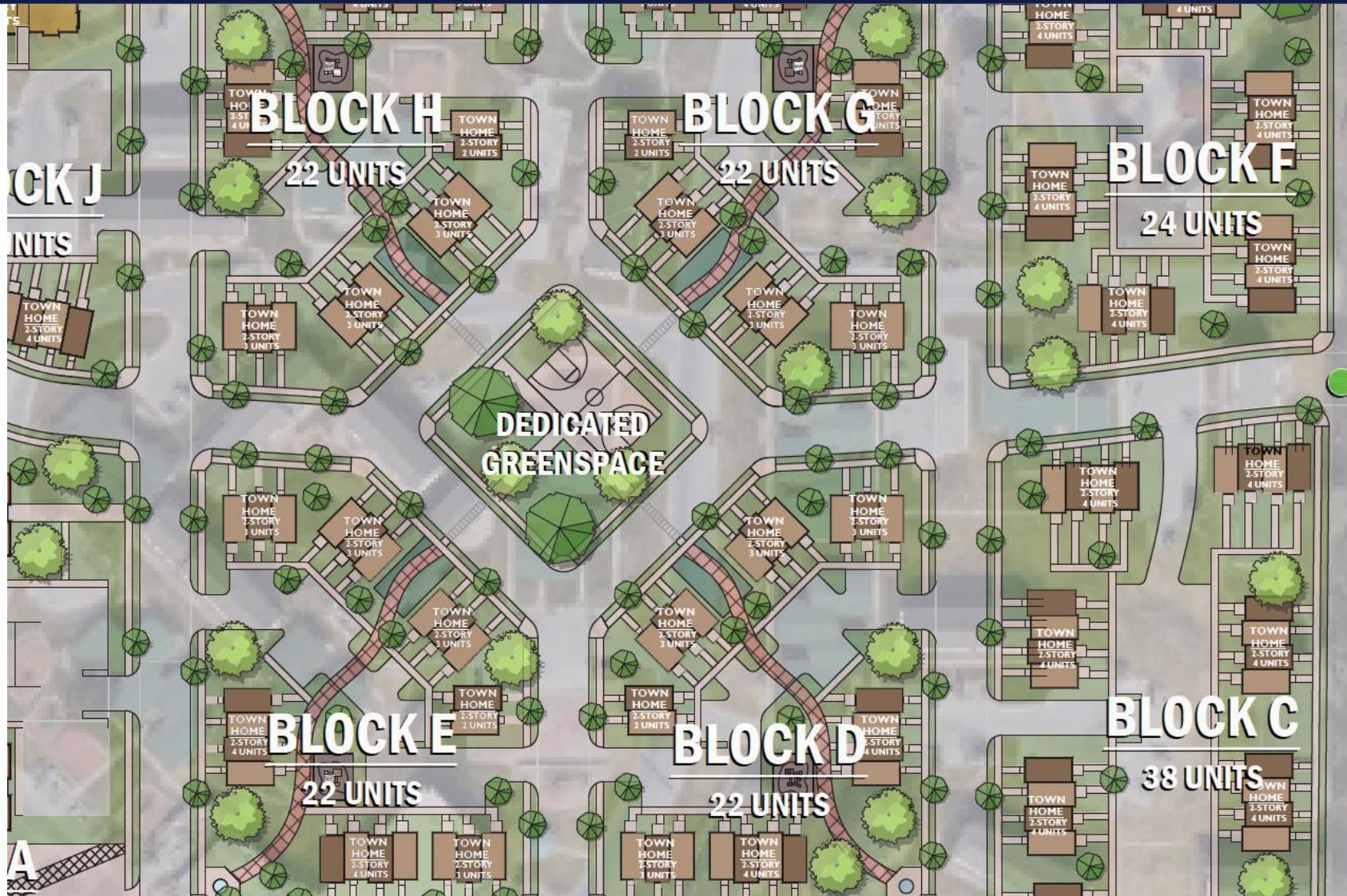


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## PREFERRED DESIGN CONCEPT



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## CONCEPT SKETCH - VIEW TOWARDS THE INTERIOR PARK



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## CONCEPT SKETCH - TYPICAL TOWNHOME BUILDING

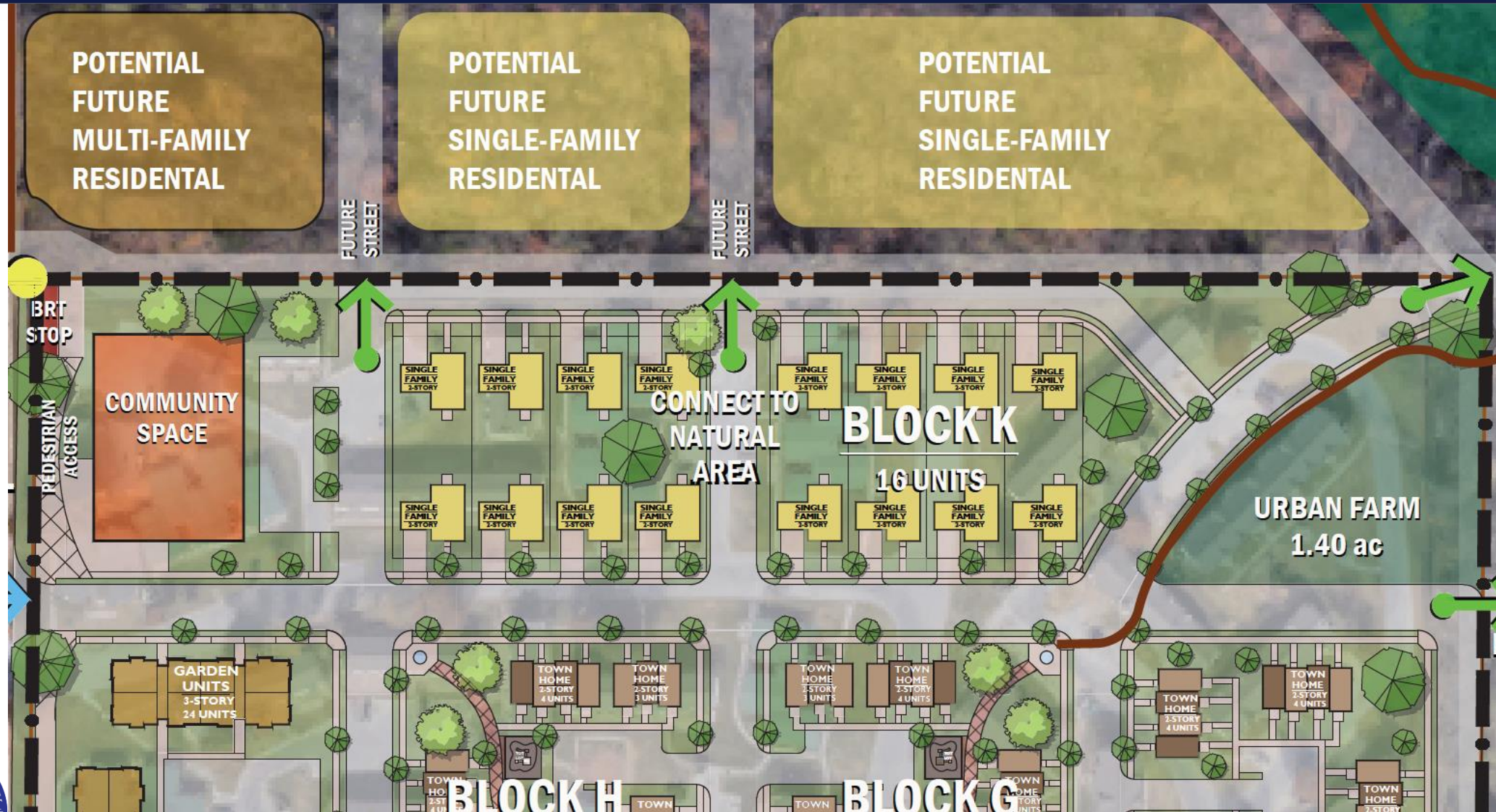


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## PREFERRED DESIGN CONCEPT



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## CONCEPT SKETCH - TYPICAL SINGLE-FAMILY UNIT

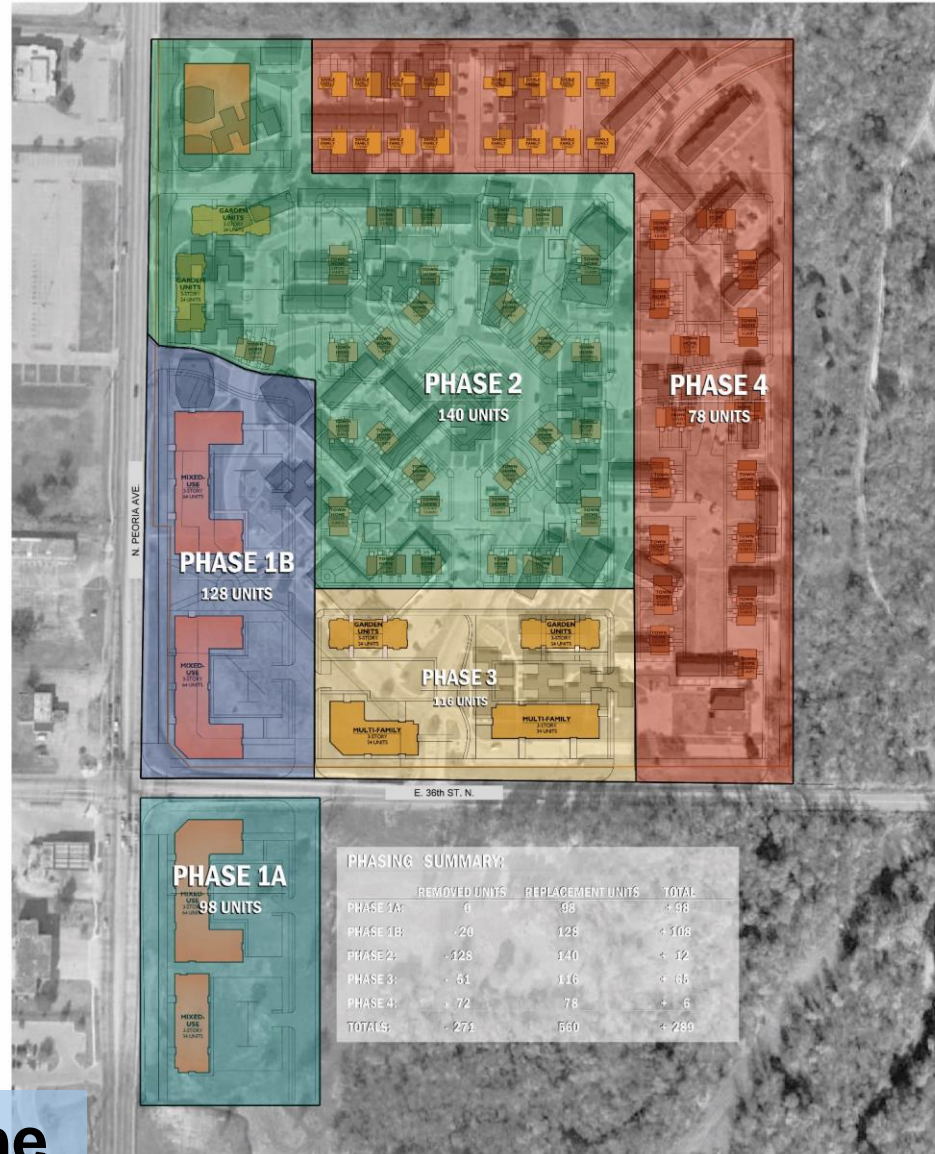


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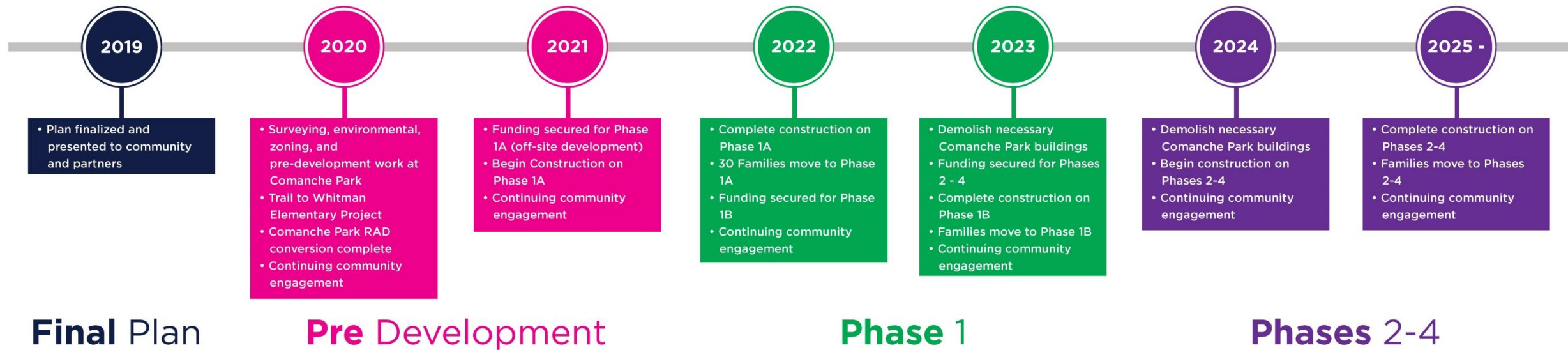


# ENVISION COMANCHE

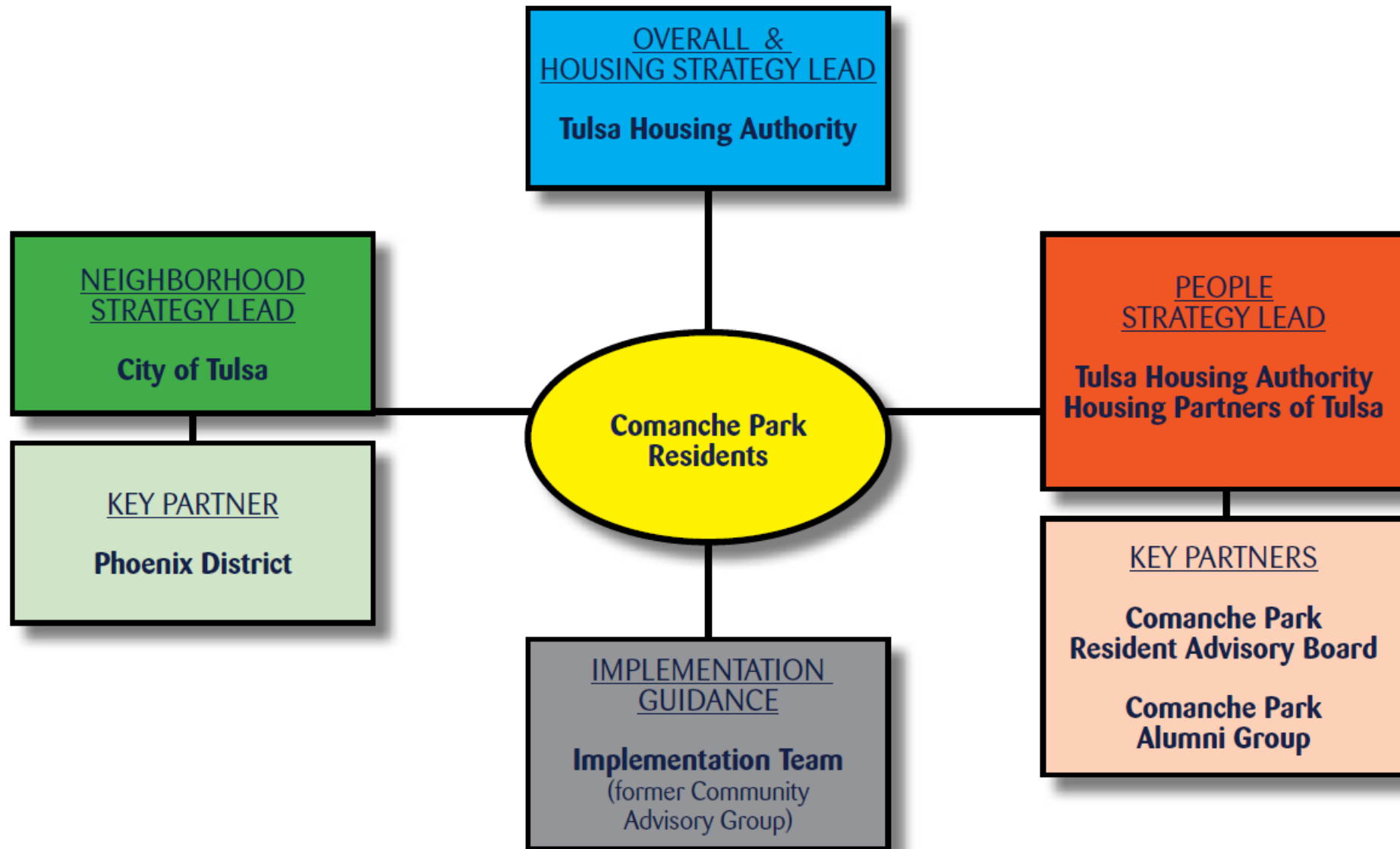
## POTENTIAL PHASING DIAGRAM



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# Implementation... BEGINS NOW!



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# Questions or Comments?

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



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