

Envision Comanche

Master Plan Redevelopment for Comanche Park

Housing Authority of the City of Tulsa Final Plan January 2020



Housing Authority of the City of Tulsa Board of Directors

Aaron Darden, President/CEO Rick Neal, Chair Debra Morrow, Vice-Chair Sheila Brown

James Sanchez



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 Citv 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



surrounding Comanche Park.





Comanche Park Today

01 EXECUTIVE



In 2018, the Tulsa Housing Authority (THA), through the support of philanthropy partners and several community and governmental organizations, dedicated significant resources to develop the Envision Comanche Master Plan. Their objective was to transform the Comanche Park planning area into a mixed-use, mixed-income community while ensuring a strict one-for-one replacement of all existing units. The overall goal was to highlight, enhance and improve economic and cultural diversity in the area surrounding Peoria Avenue and 36th Street North in North Tulsa.

The Plan encourages the creation and maintenance of an economically and socially diverse community that will be stable over the long term. The values guiding the planning process and its results go beyond simply improving the neighborhood for economic gain. The Plan focuses on the people who form the North Tulsa community, and the history and culture of this community.

Envision Comanche is designed to complement, not replace, existing planning efforts. The Plan integrates key recommendations of previous and ongoing initiatives while taking a comprehensive approach to creating opportunities for people, improving housing and creating a more livable neighborhood. The purpose of Envision Comanche is to:

- Engage residents and stakeholders to identify a vision for the Planning Area and provide strategies and recommendations for achieving that vision.
- Provide policy priorities and recommendations for land use to guide growth, reinvestment and development in the 36th Street North corridor to ensure the neighborhood grows as envisioned by the community.
- Focus neighborhood efforts and programs to maximize resources and promote collaboration.

- Provide tangible action items that sustain community energy, attract new resources and build momentum to turn the Plan into reality.
- Provide detailed recommendations and a level of analysis for the Envision Comanche project area that a citywide plan cannot.

Residents, community groups, local businesses, planners and those passionate about Comanche Park and the North Tulsa area have undertaken the comprehensive planning needed to transform the area into a more vibrant and resilient mixed-income community that supports positive outcomes for all its residents. The next few pages summarize the Plan's collective vision and overarching themes, which establish the framework for the Plan's Neighborhood, People and Housing Strategies.



Envision Comanche **Planning Area**

The Planning Area

The 33-acre Comanche Park site is situated at the northeast corner of N Peoria Avenue and E 36th Street N in North Tulsa. Peoria Avenue is a north-south arterial street that serves as Tulsa's most highly used transit corridor connecting a range of neighborhoods, employment centers, commercial areas, and regional destinations. In Fall 2019, the Aero BRT began service as a high performance bus rapid transit system along Peoria Avenue. Several new BRT stops were constructed adjacent to the Comanche Park site at 36th Street N and Peoria, providing greatly improved regional transit accessibility for current and future residents.

E 36th Street is a four-lane State Highway with primarily commercial land use to the west of Comanche Park and underdeveloped tracts of land and forests to the east. The Planning Area has experienced limited recent commercial and residential development in the past decade.

Several regional destinations and amenities are within the Planning Area including Educare, a comprehensive early childhood learning center; Tulsa Tech's Peoria Avenue campus; A Department of Human Services office; Hawthorne Elementary School; Walt Whitman Elementary School; Flat Rock Creek; and the Osage Prairie Trail. Several proposals are currently underway to help strengthen the community. In February 2019, the George Kaiser Family Foundation and the City of Tulsa announced the development of the 120-acre Peoria-Mohawk Business Park located just south of Comanche Park. Nonprofit Crossover Community Impact also has plans to develop an affordable housing complex on E 36th Street just southwest of Comanche Park.

For the purposes of Envision Comanche, the planning team looked beyond the Comanche Park site, recognizing that Comanche Park and the surrounding area are not mutually exclusive from one another. The Envision Comanche Housing Strategy includes high-quality mixed-income housing with additional retail, recreational and supportive services opportunities while seeking to improve the perception and image of the Planning Area as a whole. A successful redevelopment effort will further solidify a highly visible corner along Peoria Avenue and serve as a catalyst to bring additional reinvestment into the community.



City of Tulsa Reference Map



Visioning Exercise from **Community Meeting 2**



Community Vision

Residents and stakeholders identified their vision for a successful redevelopment of Comanche Park and the surrounding Planning Area. The word bubble to the right illustrates the community's guiding tenants for revitalization.

The Comanche Park area will become a welcoming, safe, peaceful and comfortable mixed-income community that respects the different cultures and values of area residents of today and tomorrow. Enhancements will reflect the cultural significance of the site while accommodating the needs of current and future residents, especially children, seniors and people with disabilities. Comanche Park families and other low-income neighborhood residents will have the support and services needed to ensure prosperous lives.





Preferred **Design Concept**



Housing Strategy

THA will lead implementation of the Housing Strategy which completely revitalizes the current Comanche Park site into a mixedincome neighborhood anchored by vibrant community space that is fully integrated into the natural landscape of the area. The Housing Strategy replaces the existing 271 public housing units, integrated into a mixedincome community. The new housing will be sustainably designed, constructed, and managed to high quality standards around new open spaces, improved infrastructure and community-serving retail uses. The Housing Strategy includes appropriate scale, density, mix of incomes, and building types while providing the foundation for deconcentration of poverty and improved access to regional assets and economic opportunities. Selected housing elements are based directly on resident and stakeholder

preferences and design principles for revitalization.

The Housing Strategy will be implemented in four phases to achieve replacement of the 271 very-low income housing units with additional affordable housing and marketrate units. This redevelopment is planned to include both the existing THA Comanche Park site as well as vacant property in the surrounding Planning Area.



People Strategy

Residents and partners identified goals and strategies to connect Comanche Park residents to existing resources while developing programming that improves their quality of life. The People Strategy is organized into four distinct categories:

- 1. Employment and Self Sufficiency
- 2. Cradle to Career Education
- 3. Health and Wellness
- 4. Crime Prevention

Desired Outcomes

- Establish a clear pathway to employment.
- Expand awareness of and access to existing employment and employment readiness resources.
- Identify and/or attract new providers and resources to address recurring barriers to employment.

- Address food security and access to healthy fresh food options.
- Expand primary and preventative care options.
- Establish a comprehensive communication plan to expand awareness of existing community resources.
- Ensure all children have access to quality, comprehensive early learning programs.
- Establish a holistic parental engagement and support system.
- Utilize in-school and out-of-school programming to improve K-12 achievement levels.
- Broaden awareness and access to adult learning opportunities.
- Provide law enforcement on-site to reduce crime.
- Provide safe parks and play areas for children.

- Implement a Neighborhood Watch or other crime prevention programs.
- Improve streets and provide better lighting along with fully functioning cameras.
- Apply Crime Prevention through Environmental Design (CEPTED) principles.
- Ensure that first responders review and are involved with new neighborhood layouts and designs.



Priority Projects



<u>Priority Project #1</u>: Increase employment and self-sufficiency by providing direct access to information, consistent support and mentorship, and resources.



<u>Priority Project #2:</u> Develop healthier families by proactively increasing their knowledge of existing opportunities and services, making

healthcare information easy to obtain and understand, and increasing access to healthy food options and other resources.





Priority Project #3: Provide a cradleto-career education pipeline by targeting issues of absenteeism, transportation, connections to mentors, childcare, and more.

<u>Priority Project #4</u>:

Prevent criminal activity by providing parental support, expecting accountability, improving the perception of law enforcement, and

strategizing against the fear of retaliation and non-residents who conduct illegal activities.



Neighborhood Strategy

Residents and partners identified desired improvements in order to establish development initiatives and programs to create a more complete neighborhood. The Neighborhood Strategy is organized into four categories:

- 1. Circulation and Open Space
- 2. Commercial and Economic Development
- 3. Neighborhood Housing
- 4. Arts, History, and Culture

Desired Outcomes

 Highlight the North Tulsa community in order to bring investment, business, employment and lifestyle opportunities to current residents of the area.

- Develop a "town center" at 36th St. North and N. Peoria Ave. to catalyze economic development for the corridor.
- Improve access to economic opportunities for North Tulsa business owners.
- Mobilize community groups and local interested parties to clean up/fix up at a grassroots level.
- Support citywide efforts relating to anti-displacement policies to expand development while intentionally combating gentrification.
- Enhance existing parks and open spaces.
- Establish clear, distinct, safe walking routes for students and parents to connect to schools and education centers.
- Promote pedestrian and bicyclefriendly connectivity and access in the neighborhood.

- Promote the acquisition, improvement, and/or conversion of vacant and underutilized properties throughout the neighborhood.
- Improve the overall identity of the community with a focus on recognizing history and culture.



Priority Projects



Priority Project #1: Support and expand the capacity of existing community organizations with the potential to establish an active/

action-oriented community development corporation (CDC).



Priority Project #2: Establish sustainable funding opportunities, including a revolving loan fund, that will support neighborhood development and revitalization.



Priority Project #3: Enhance wayfinding, lighting, signage, and gateways within the redevelopment plan and throughout the immediate neighborhood.

<u>Priority Project #4:</u> Increase the

implementation of arts and cultural projects in the community.



<u>Priority Project #5:</u> Increase redevelopment and enhancement of existing parks and open spaces.



Plan Commitments

THA and its partners are committed to identifying potential funding opportunities to implement the Envision Comanche Plan. Once funding is secured, construction would likely occur in phases, helping to minimize disruptions to families living at Comanche Park. The Plan recognizes that community change can be stressful for current residents who are uncertain as to what the future may bring. The Plan makes the following commitments, which have been shared with residents throughout the process:

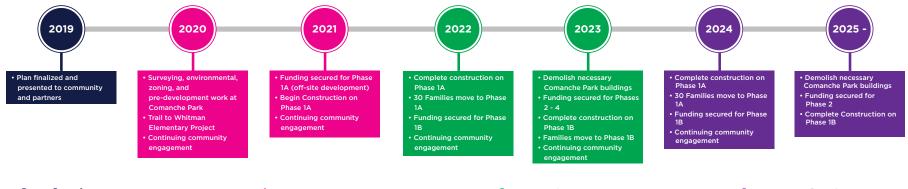
One-for-One Replacement

There will not be a reduction in the number of assisted housing units. If the plan receives funding to move forward, all 271 units at Comanche Park will be rehabilitated or replaced with new construction. How and where the units will be developed is a key component of the Plan.

Right to Return

Current residents of Comanche Park will have the first choice and opportunity to live in the revitalized housing. Any current resident who is lease-compliant will be guaranteed an opportunity to live in the revitalized housing.

As funding is secured to implement parts of the plan, a phasing plan will be finalized. The plan commits to minimizing resident disruption. To the extent possible during the construction of new housing, residents may be able to remain in their current units until the new units are complete. If necessary, due to the timing and location of each phase of construction, an instance may arise where residents will have to move temporarily while work is done to their unit. THA will work directly with residents every step of the way to ensure that the needs of each family are met.



Final Plan

Pre Development

Phase 1

Phases 2-4

Future Timeline of Events

With finalization of the Master Plan process, THA anticipates a timeline for housing implementation which will begin in early 2020. This timeline is dependent on a number of factors, and is organized around three overall steps:

Pre-Development

Between 2020 and 2021, implementation tasks will include surveying, environmental and zoning approvals for Comanche Park and Phase 1A (off-site development). THA will complete conversion of Comanche Park units to HUD's Rental Assistance Demonstration (RAD) program, allowing greater flexibility for housing reinvestment. The trail to Whitman Elementary project will be formalized and completed as a key early action project. Funding will be secured for Phase 1A and construction will begin. The community will continue to be engaged every step of the way as change occurs.

Phase 1

Between 2022 and 2023, tasks will focus on completion of construction of Phase 1A (off-site development), which will allow the relocation of 30 Comanche Park families into new homes. Funding will be secured for Phase 1B, the first portion of the Comanche Park site to be revitalized. Phase 1B buildings will be demolished as funding is being secured for Phases 2-4. Construction of Phase 1B occurs and families move into new homes at the southwest corner of Comanche Park. Continuing community engagement ensures that residents are aware of improvements and can provide feedback to THA.

Phase 2-4

Between 2024 – 2025, buildout of Comanche Park will continue as necessary buildings are demolished and construction is initiated and completed. Over time, the remainder of current families will move into new homes on the property. THA will continue to engage residents during construction and relocation.

20 Planning **Process**

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PLANNING PROCESS



The Envision Comanche process relied upon the direct input from residents and community stakeholders to ensure an inclusive and highly collaborative planning effort. Beginning in Fall 2018, well-attended public meetings for Envision Comanche were held to engage residents. The Comanche Park community was fully informed and three Community Engagement Assistants were hired to knock on doors, distribute information, generate interest and excitement for the project, and answer resident questions.

Envision Comanche was guided by a holistic approach for redevelopment that went beyond the brick-and-mortar redesign of the housing complex. The Neighborhood and People sections of the Plan focus on other quality-of-life issues that are the necessary ingredients for individual and community prosperity from: transportation to employment, education, health, safety, food access, arts and culture, and other topics. The content in these chapters was developed through a series of Working Group meetings made up of local stakeholders, organizations, and local residents who were experts in their respective topic areas, held in Summer 2019. Their efforts culminated in the identification of the 12 Priority Projects found in the People and Neighborhood chapters. The Working Group meetings provided an opportunity to create community connections between residents and peer organizations.

The planning team used interactive techniques to engage the community during meetings including conducting a resident needs assessment survey, dot mapping exercises, image preference surveys, and most notably, a vision mapping activity at Community Meeting 2. The planning team also organized a field trip to Dallas, TX to learn from the Dallas Housing Authority's recent successes in developing similar mixed-income communities and to talk with residents who currently reside in those communities. The Tulsa Housing Authority managed a project website at www. tulsahousing.org/development/envisioncomanche/ to provide updates on the plan and make presentations and other materials publicly available for download.

Community Meetings were held on site at the Comanche Park gym, with food and childcare provided to encourage greater resident participation. Meetings began with a summary of project successes and achievements that helped build support for future changes.



The Community as Planner

A critical objective of the Plan was to lay the groundwork for a more engaged and organized group of Comanche Park residents. Current residents of Comanche Park are the core constituency of Envision Comanche and they played a critical role in the Plan's development. Comanche Park residents have experienced firsthand the deterioration of the Comanche Park apartment units from inadequate lighting, aging systems and infrastructure, poor pedestrian circulation, lack of on-site amenities, and negative perceptions of the housing complex. Their input was critical in the creation of a new vision for Comanche Park since they are expected to be the direct beneficiaries of the redevelopment project. Perhaps just as important, Envision Comanche marked the first time many residents had the opportunity to share

their genuine thoughts and opinions about changes they would like to see on-site. The planning process was designed to foster and build upon the social infrastructure that was previously lacking between Comanche Park residents and the Housing Authority. The community is now fully engaged, ready and excited for what comes next.



Community Engagement Assistants

At the start of the process, three Community Engagement Assistants (CEAs) were hired by THA to help facilitate and participate in the Envision Comanche planning process. NaDean Kaulity, Sherry Pressnell, and Brandy Pike were selected through an open application process. The CEAs were incredibly important throughout the planning process and assisted with the following tasks:

- Attending and helping lead Comanche • Park community meetings and Working Group meetings
- Providing regular updates and outreach • to Comanche Park residents by knocking on doors
- Assisting in the distribution and ٠ collection of the Resident Needs Assessment Survey and the Image Preference Survey

- Providing input and answering questions throughout the planning process from the perspective of a resident
- Facilitating resident-only meetings ٠ to provide updates on the Envision Comanche process to residents

Pagea Juln as as we plan for the future of Comanche Park Apartments!

February 2019

oina Up 1.30 pm Thursd

Comanche Schedule of Events: February and March 2019

Man Up * 1.00 p.m. Thursday, February 21

Community Recourse Cent

February 2019 Discovery Lab Ge 3.00 p.m. Tuesday

HEART-Y Lives * 3.30 p.m. Thursday, Feb Community Resource Ce NO SCHOOL-TPS CLOSED day, February 18

00 a.m. Th

Popport and Movie 00 p.m. Tuesday, February 2 00 a.m. Thur

00 p.m. Finday, February 26 ommunity Resource Center sion Contanthe Col sory Group Meeting schry, Feb

ion Con



invision Comanche Hires Residents as Community Engagement Assistants







NaDean Kaulity, Sherry Pressnell and Brandy Pike are the new Envision Comanche Community Engagement Assistants. They will work with Cassandra Love, THA Community Engagement Manager, on special projects and events related to the Envision Comanche master planning process. Recently, these ladies have served as survey proctors and going door-to-door to identify the needs of those who live in Comanche Park.

First Quarter Newsletter

Food Panity * 1:00 p.m. Finday, February 22 icare Focus Group 1930 m Tuesday March 1 Community Resource Cerm

March 2019

Education Focus Group 00 p.m. Wedn







CAG Meeting held on **September 26, 2019**



Community Advisory Group

The Community Advisory Group (CAG) consisted of 50+ partners who are invested in the North Tulsa area and improved guality-of-life outcomes for Comanche Park residents. The CAG served as Envision Comanche's steering committee and met on a semi-monthly basis to remain informed of the Envision Comanche Planning Process. The progress reports allowed CAG members to ensure upcoming meetings and events were well attended, lend their expertise and input on the planning process, and to remain informed before potential organization partners are identified to lead the implementation of some of the Plan's Priority Projects.

Neighborhood Working Group

Community residents and over 20 neighborhood organizations, institutions, service providers, and government agencies were invited to participate in the series of Neighborhood Working Group meetings held between April-October in 2019. Meeting participants were organized into their fields of expertise at each meeting: 1) Circulation and Open Spaces, 2) Commercial and Economic Development, 3) Neighborhood Housing, and 4) Arts, History, and Culture.



Housing Group Meeting following Community Meeting 2



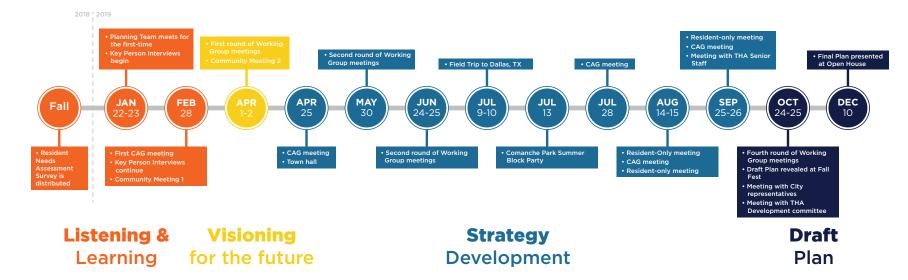
People Working Group

Community residents and over 20 neighborhood organizations, institutions, service providers, and government agencies were invited to participate in the series of People Working Group meetings held between April-October in 2019. Meeting participants were organized into their fields of expertise at each meeting:

- 1. Employment and Self Sufficiency,
- 2. Health & Wellness,
- 3. Cradle-to-Career Education,
- 4. Crime Prevention.

Housing Working Group

The Housing Working Group, made up of neighborhood leaders, developers and local property owners, was convened several times during the process to review and provide feedback on housing design options as they were developed. Feedback from this group helped to inform the Preferred Design Concept outlined in this Plan.



Envision Comanche Timeline

Listening and Learning

The initial phase of Envision Comanche included a series of key person interviews with service providers, business owners, non-profit organizations, and selected government agencies who work in the North Tulsa region. These early listening and learning sessions provided the opportunity for the planning team to gain local insights into Comanche Park, the greater North Tulsa community, and other nearby planning initiatives. The key person interviews also provided an opportunity for the planning team to formally introduce themselves, begin fostering local support of Envision Comanche, and help identify potential Working Group members that would be instrumental in the development, and possibly the implementation, of the Plan's Priority Projects.



Resident Needs Assessment Survey

Over 100 Comanche Park residents completed the Resident Needs Assessment survey in Fall 2018 to provide further insight on Comanche Park from local residents. Many of these figures can be found in the People and Neighborhood Strategy sections. A complete list of the survey results can be found in the Appendix.

Kick-Off Meeting

The Kickoff meeting was held on January 23, 2019 as a soft introduction to the Envision Comanche planning process for Comanche Park residents and the general public. The planning team introduced themselves, gave a brief overview of initial steps, highlighted their successes working in similar projects, and reviewed some of the findings from the key person interviews.

Community Advisory Group Meeting

The Community Advisory Group (CAG) met for the first time with the Planning Team on February 28, 2019. The Planning Team introduced themselves, described the Envision Comanche planning process, reviewed the findings from the key person interviews, highlighted the results of the resident needs assessment survey, and invited the CAG members to join the Envision Comanche Working Groups. Members of the CAG expressed their desired outcomes for success and identified their available resources to move Envision Comanche forward.

Community Meeting 1

The first community meeting was held the evening of February 28, 2019 at the Comanche Park gym. Residents participated in a Family Feud-style game as a fun and interactive way to learn about the findings from the Resident Needs Assessment survey. Two rounds of Family Feud were played with each round containing three questions derived from the Resident Survey.

Residents also participated in the Ribbons of Hope art project where participants shared their hopes for their family in 2019 and their one big idea for the future of Comanche Park.



Envision Comanche Family Feud Activity at Community Meeting 1



Visioning for the Future

The visioning process starts built on the assets, challenges, and opportunities identified from the Listening and Learning Phase. The result was a long-term vision for Comanche Park developed by residents that the entire community owns and embraces. The vision incorporates the needs and desires of residents and acts as the compass that guides the next phases for Plan development.

Community Meeting 2

50+ neighborhood residents and stakeholders attended the second community meeting at the Comanche Park gym on the evening of Tuesday, April 2 to participate in the design visioning activity. The planning team began the evening with a brief reintroduction and update of the Planning Process. The first part of the design activity had groups of 4-8 participants write down two words that best captured their vision for a new Comanche Park. Using their visioning words as a guide, each table created a design of their future vision for Comanche Park. Materials for the activity included: a large map of Comanche Park and the immediate surroundings; an assortment of stickers and cutouts which represent various housing types, buildings, parks/open spaces, community facilities, vehicle entry points, and on-site amenities; and two types of tape to represent streets and sidewalks.

The images that were used most frequently included: playground equipment, splash pads, day care services, outdoor basketball courts, single-family homes, and townhouse units. Overall, the groups wanted to see a variety of housing types for the redevelopment of Comanche Park along with multiple vehicular entry points along N Peoria Avenue and E 36th St North, several parks and playgrounds, a large multi-recreational-use area on the vacant site east of Comanche Park, and a variety of community facilities.



Strategy Development **Events**

Strategy Development

Working Group Meetings

Between April and October, 2019 a series of Working Group meetings were held to develop the People and Neighborhood Strategies for Envision Comanche. Each meeting involved focused discussions from members who were experts in their respective fields. Each meeting built off of the previous until eight Priority Projects were identified along with accompanying potential project partners, action steps, and resources.

Town Halls

Town Hall meetings were scheduled between Fall 2018 and Fall 2019 to provide for updates on Plan development. Members of the Planning team, including Community Engagement Assistants, provided progress reports, marketed upcoming events, and answered questions.

Dallas Field Trip

The Planning Team, along with the Community Engagement Assistants, Comanche Park residents, and selected neighborhood stakeholders traveled to Dallas, TX on July 9-10 2019 to visit the Housing Authority and learn about their recent successes in developing similar mixed-income communities. The effort greatly informed preferences relating to important elements indicated in the Housing Strategy.

Summer Block Party

Every year, Comanche Park hosts a Summer Block Party filled with food, activities, and games for families to enjoy. The Planning Team set up a booth to update residents of the Planning Process at this year's annual Summer Block Party held on July 13, 2019. Physical models of revitalization concepts were used to gather important feedback from residents as to housing, open space and transportation improvements they would like to see on site.

Open House

The Envision Comanche Open House held on August 15, 2019 invited Comanche Park and neighborhood residents to receive a status update on the Planning Progress. Tables and stations were set up in the Comanche Park gym and organized by the different sections of the Plan. Meeting attendees were given \$1000 worth of 'Comanche Bucks' to vote on the identified Priority Projects that mattered most to them.

Fall Fest

The annual Fall Fest is a social event held in the Comanche Park gym that features food, games, trick-or-treating and informational booths from community organizations. With many residents in attendance, it was an opportune time for the Planning Team to introduce the finalized Preferred Design Concept to the public.

Final Plan Open House

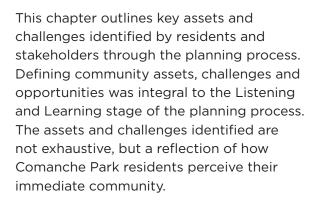
The Final Plan was unveiled to the public on December 10, 2019 in an Open House-style format. For the first time, Comanche Park residents and neighborhood stakeholders were able to look at the concept housing unit floor plans, elevations and renderings developed by the Planning Team. The final versions of the Preferred Design Concept site plan and the People, Housing and Neighborhood Plans were also presented.





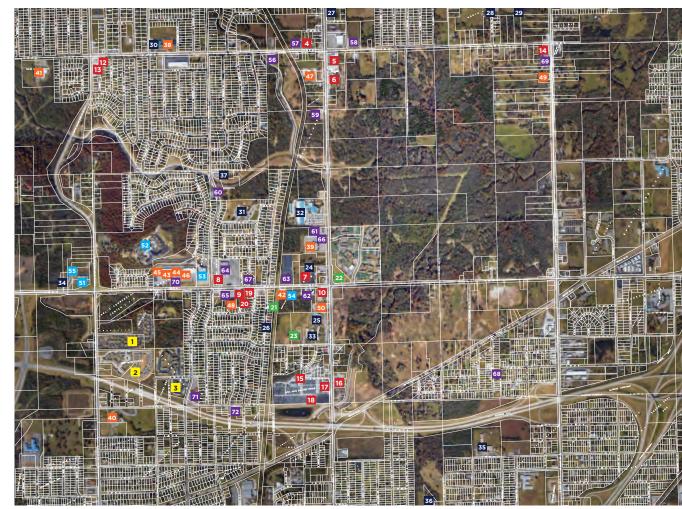


Assets, Challenges, & Opportunities



A community asset is anything that can be used to improve the quality of community life. A challenge represents a liability that negatively impacts the community's quality-of-life. If left unabated for too long, its impact can grow and adversely impact the larger city or region. Once identified, opportunities can be nurtured through a combination of community support, dedicated resources and actionable strategies structured to enhance their transformative properties.





Neighborhood Asset Map Legend

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Residential

1 Crestview Duplexes Northwind Estates Senior Living 3 Bradford Apartments Commercial 4 Dollar General 5 Walgreens 6 Dollar Tree 7 36th Street North Event Center 8 C&S Auto Repair 9 Boost Mobile 10 QuikTrip 11 AR Food Store 12 The Freeze 13 Super Stop 14 Seafood Market & Restaurant 15 Pallet Supply 16 Soul Brothers Car Wash 17 LKQ Auto Parts 18 LKQ Pick Your Part - Tulsa

19 North Star Variety Store

20 Ralph's Menswear

Open Spaces

21 Osage Prairie Trail

22 Comanche Park Field

24 Mama Collins Day Care

25 Tulsa Educare

Technology

31

33

28 Monroe Middle School

29 Penn Elementary School

23 Hawthorne Elementary School Park

Education/Childcare

26 Jay's Daycare & Learning Center

30 McLain Seventh Grade Academy

Walt Whitman Elementary School

27 McLain High School of Science and

38 Suburban Acres Library 39 Department of Human Services 40 North Mabee Boys & Girls Club Tulsa Dream Center 42 Crossover Community Impact 43 Spacy Oklahoma Inc 44 Neighbor for Neighbor 45 Tulsa Reentry One Stop 46 Still She Rises 47 Univar USA 48 Love & Unity Family Community Center 49 Tulsa Masjid/North Tulsa Islamic Center 50 Tulsa Fire Department

Institutional/Services

Healthcare

51 Westview Pediatric Center 52 Saint Simeon's Senior Community 53 OU Wayman Tisdale Specialty Health Clinic 54 Crossover Health Services 55 Westview Clinic

Faith Community

- 56 Northside Christian Center 57 Greater Sunrise Missionary 58 Seven-Day Adventists Church 59 Faith Hope-Charity Christian Church 60 Church of the Living God Temple 61 Inglesia Pentecostal Casa de Luz 62 Life Power Family Church 63 Greater Union Baptist Church 64 Covenant Family Church 65 Faith Christian Fellowship Church 66 New Life Pentecostal Church 67 Jack's Memory Chapel Inc 68 Love Tabernacle Church of Christ 69 Lewis Avenue Church-God-Prophecy 70 Light of the World Church 71 St. Andrew Baptist Church 72 Church in Power
- Hawthorne Elementary School 34 Drexel Academy

32 Tulsa Tech - Peoria Campus

- 35 Anderson Junior High School
- 36 Booker T. Washington High School 37 Solid Foundation Preparatory Academy

Assets, Challenges and **Opportunities** 36

Assets



BRT: Peoria Avenue is Tulsa's most highly used transit corridor connecting Comanche Park to a range of neighborhoods, employment centers, commercial areas, and

regional destinations. The Aero BRT along Peoria Avenue began service in Fall 2019 as a high performance bus rapid transit system with frequent service (wait times no longer than 15 minutes on weekdays and 20-30 minutes on weekends). A brand new bus station was constructed adjacent to the Comanche Park site at 38th Street and Peoria.

Parks & Open Spaces:

Comanche Park is located near the Osage Prairie Trail, a 14.5 mile-long railto-trail path connecting Comanche Park to several parks, schools,

Oklahoma State University's Tulsa Campus, and Skiatook Airport. One quarter mile up the road, Flat Rock Creek presents an opportunity for enhancement to be turned into a more active recreational amenity. Adjacent to Comanche Park to the north and east and across the street, are undeveloped open spaces and forests. These spaces also present enhancement opportunities. The development of trails and other active recreational activities would be an amenity for Comanche Park residents and a draw for regional residents and visitors to enjoy and come to North Tulsa.



Education: Walt Whitman Elementary School provides education for Comanche Park youth. More importantly, Tulsa Tech's Peoria campus is located directly across the

street from Comanche Park. The Planning Team discovered that many Comanche Park residents are not aware of the career development programs, scholarship, and financial aid assistance that is available. Some of the programs they offer include: welding, nursing assistant, professional barbering, cosmetology, and early care and education.



Service Providers: Several social service

providers are located near Comanche Park: Oklahoma Department of Human Services, Mama Collins Day Care,

Tulsa Educare (early childhood care), and Crossover Community Impact (community non-profit that provides activities, sports leagues, and employment for youth, general health care for all, and is in the process of creating an affordable housing development along E 36th St just west of Comanche Park).

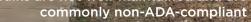
Faith-based / Charity Community:



A number of faith-based institutions are located in the immediate Planning Area, including: Greater Union Baptist Church, Iglesia Pentecostal Casa de Luz, Jack's Memory Chapel

Inc, and Covenant Family Church. Crossover Community Impact is also faith-based organization. Other charity organizations such as Brightspot Mobile Family Services provide food and basic necessities for Comanche Park residents once every season.







Sidewalks on E 36th St N abut the street curb with little to no separation



Vacant buildings and empty parcels are pose a challenge for commercial development along N Peoria Ave and E 36th St.



Identified Physical Challenges

Physical Challenges



Accessibility to Basic Neighborhood Amenities: Comanche Park is geographically isolated and far away from basic neighborhood amenities such as grocery

stores, retail, entertainment, quality public spaces, restaurants, banks, and other services.



Transportation:

Geographic isolation and lack of transportation options makes access to outside neighborhood amenities a challenge for some residents,

particularly those who are reliant on public transportation.



ADA Accessibility: Sidewalk conditions and the general layout of Comanche Park make it difficult for those with disabilities to navigate around the site.



Lighting: Existing lighting throughout the Comanche Park site is poor and often not working, creating an unsafe night time environment.



Aging, Disrepaired Housing Stock: The

Comanche Park housing stock built in the early 60s has not been well maintained over time. Many of its units need

major repairs. The maintenance staff has a backlog of repairs with wait times that last several weeks and sometimes months.



Stray Dogs: Residents report that stray dogs are frequent nuisances. Animal owners often fail to leash their pets and pick up animal waste.

Economic Challenges



Lack of Grocery Store: The Envision Comanche Planning Area does not have a fullservice grocery store that sells fresh produce and healthy food items. Dollar

stores and auto-oriented retail and service establishments are frequently used but less desirable.



Few Retail Options:

Relatively few businesses are located in the Planning Area, making it difficult for residents to access goods and services. Notable retail and service gaps include restaurants and banks.



40

Access to Financing:

Half of all respondents to the resident needs assessment survey said they do not have access to banking services.



Educational Attainment: The

majority of Comanche Park residents do not have a college degree. 35% of survey respondents said they did not complete

high school. Another 37% said high school was their highest level of education. 19% said they have some college experience but no degree.



Unemployment: Access to quality employment opportunities is a barrier for many working-age residents, especially for individuals with a criminal history. 73% of

survey respondents said they were currently unemployed and 31% need expungement. Lack of job skills: One barrier to employment is a lack of career skills that are desirable to employers. Only 3% of survey respondents say they have a certification or licensure.

Lack of Job Skills: One barrier to employment is a lack of career skills that are desirable to employers. Only 3% of survey respondents say they have a certification or licensure.

Social Challenges



Crime: Or the perception of high levels of crime, is a concern for Comanche Park residents and outside residents respectively. Vandalism, burglary, speeding, and violence are

everyday threats to the health and safety of residents.



Reckless Driving:

Speeding and reckless driving are ongoing issues in the community that threaten the safety of residents.



Childcare/ Unattended minors:

Comanche Park parents lack sufficient childcare resources that either prevent them from pursuing economic

opportunities or leaves their children unattended for long stretches of the day before/after school.

Lack of Youth Activities/Job

Opportunities: Residents feel there is a lack of after-school programs or parttime employment opportunities for youth and teens that would keep them safe and engaged.



Internet and Computer Access: 42% of survey respondents said they do not have access to the internet at home other than through their phone.



Financial Literacy: 69% of survey respondents said financial literacy services were either important or very important. These services are not currently offered at Comanche Park.



Expungement: 31% of survey respondents said they need expungement of their criminal record.



Lack of Basic Home Essentials: Residents at Comanche Park do not always have everyday household items such as beds, kitchenware, and furniture in their unit.



Transient Population:

The average resident lives at Comanche Park for two years compared with four years on average across all THA properties. This can be challenging as

families are often in constant transition, and many do not have quality furniture and other household items.









A diverse Working Group of stakeholders, representing elected officials, nonprofit leaders, community organizers, law enforcement, concerned citizens, philanthropies, city/county program directors, artists, teachers, and many more, convened over the course of the Spring, Summer, and Fall of 2019 to define the Neighborhood Strategy for Envision Comanche.

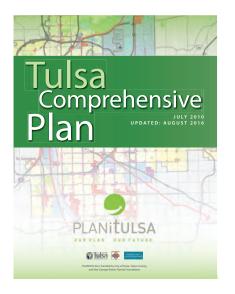
These partners worked through an incremental process of identifying the overarching goals, projects, lead entities, resources, timelines, and other details that would bring about much needed social, economic, and cultural transformation in the 36th Street N area.

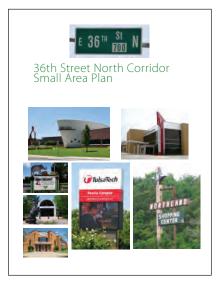
Primary areas of focus for the Working Group included the development of housing on a neighborhood scale, economic, business & commercial development, parks & open space and circulation, connectivity & access

If lasting successes are to be achieved, solutions at the neighborhood scale must be reflective and respectful of the unique culture, local resources, and historical population of North Tulsa, while also strategically drawing partners, opportunities, and resources from elsewhere in Tulsa, Oklahoma, and the United States as needed. Ultimately, the priorities identified in the Plan underscore this sentiment, with a focus on the overall improvement of the neighborhood through well-coordinated action steps intended to galvanize existing community support and awareness.

Priorities and project ideas are seen as opportunities to be acted on, not just talked about. There is a common desire that a convener of future conversations, and coordinator of resulting actions, be identified and empowered to guide efforts after the conclusion of the master planning process, if there are to be lasting, beneficial changes made within the neighborhood context. This desire has resulted in the implementation structure outlined in Chapter 7 of the Plan.







Alignment with Other Planning Activities / Efforts

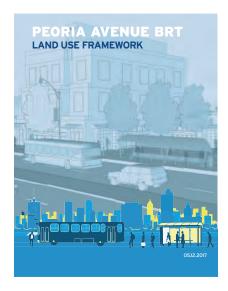
The strategies and objectives within these existing planning and policy documents formed a foundation upon which to build the Envision Comanche Master Plan.

Tulsa Comprehensive Plan

The Tulsa Comprehensive Plan, adopted in July 2010, is intended to "set planning goals and policies, and to measure their outcomes on how Tulsa will look, function, and feel over the next 20 to 30 years." The Plan emphasizes revising the city's zoning code, investing in a more vibrant and dynamic economy, attracting and retaining young people to work in Tulsa, enhancing the transportation network, expanding housing options, revitalizing neighborhoods, and encouraging more sustainable approaches to development.

36th Street North Corridor Small Area Plan

The 36th Street North Corridor Small Area Plan builds upon the recommendations of the City Comprehensive Plan, focusing on portions of North Tulsa that Comanche Park. Adopted in 2013, the Small Area Plan identifies major capital improvements and investments that can spur positive change to transform 36th Street North into a bustling commercial center and attractive place to live and invest close to downtown.



Peoria Avenue BRT Land Use Framework

The Peoria Avenue BRT Land Use Framework is an extension of the City's Comprehensive Plan that addresses improved transportation service. The plan identifies areas of opportunity and growth at every proposed bus station for the future AERO BRT line along Peoria Avenue. The envisioned land use for the surrounding areas adjacent to the 36th and 38th street bus stations (including Comanche Park) describes a "Town Center" character that would require future development to be somewhat taller and more dense that what currently exists with a greater mix of uses on site.

Peoria-Mohawk Business Park

In February 2019, the Mayor and the City of Tulsa in partnership with the George Kaiser Family Foundation announced the development of the 120-acre Peoria-Mohawk Business Park located immediately south of Comanche Park. The Business Park is intended to be the "top industrial location in the City of Tulsa" and bring "economic growth to North Tulsa by creating skilled, sustainable, living-wage jobs. Companies locating at Peoria Mohawk will be a central driving force in rejuvenating economic vibrancy for the North Tulsa community." Muncie Power Products, INC. is the Park's first tenant and will be investing in a new 40-acre facility (300,000 square feet). 230 employees are expected to relocate with additional jobs to be added. 20% of Muncie's workforce are skilled workers with an average salary of \$50,000. In total, 1,000 jobs are expected to be located on the Peoria-Mohawk site.



Peoria-Mohawk Business Park Site



Mural in North Tulsa



Neighborhood History

The 36th Street North Corridor Small Area Plan describes the history of the community as follows:

The history of the built environment is relatively recent, with most major construction and land development taking place in the late 1950s and early 1960s. The racial population in the area shifted dramatically between 1960 and 1970. The first subdivisions in the 36th Street North Corridor were developed in 1952 for white, middle class families as a typical suburban neighborhood. The city had begun to enjoy the postwar boom and new housing development was taking place, as in the rest of the country, in first-ring suburbs. The small ranch-style homes are primarily one story, with 2-3 bedrooms, a small yard and garage. Amenities like Northland Shopping Center,

library branches, schools and parks soon followed. The population in 1960 was 8,480 and 91 percent white. Up until 1960, most of Tulsa's Black/African- American population had been centered in the Greenwood District, just north of downtown.

Desegregation opened up the Tulsa economy to African Americans and the strong, local Black/African-American economy deteriorated. Like urban main streets everywhere - regardless of race - shopping trends shifted to large, national franchises and chains in suburban developments. In just 10 years - between 1960 and 1970 - the 36th Street North area went from being 5 percent Black/African-American to 75 percent. Families continued to enjoy the Northland Shopping Center and easy access to schools, libraries and parks. By 1980, the population was 81 percent African-American. The now well-documented "white flight" phenomenon took place in this neighborhood just as it did in many cities across the US. White families left and populated newer suburbs to the south and east. Private-sector investment was largely targeted to those areas. As a result, the 36th Street North area experienced a significant decline. Home values remained stagnant, incomes dropped, crime rates rose and the area did not attract any new major economic investment.

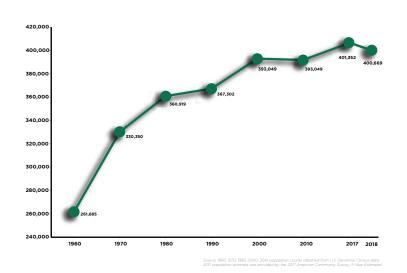
Demographic Profile



Source: US Census Bureau

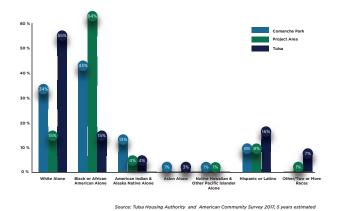
Project Area Census Tracts

The general Project Area for Envision Comanche resides in three Tulsa County Census Tracts: 62, 80.01 and 80.02. According to the 2017 American Community Survey, approximately 7,462 residents reside within the boundary.



Population Growth of Tulsa, OK

The City of Tulsa experienced its greatest population growth during the post-war period when the population increased by almost 69,000 residents in the 1960s. The city suffered a decrease in population following the Great Recession. Tulsa has since re-cooped its population since 2010 but has actually declined in population by 1,450 between 2017 and 2018 according to the latest figures by the U.S. Census Bureau.



Racial Distribution

Historically, North Tulsa and the Project Area surrounding Comanche Park was, and still remains, the predominantly Black/African-American community of Tulsa, whom only comprise of 15% of the City population. Whites only make up 15% of the Project Area population and Latinos are less than 10%. However, the racial demographics of Comanche Park is more varied. Less than half of the Comanche Park residents are black

Unemployment Rate

As of the 2017 American Community Survey (Five-Year Estimates) the unemployment rate in Tulsa was 6.7% compared to nationally at 4.1%. The 600+ residents at Comanche Park currently experience a high unemployment rate of 20%.

 Project Area
 City of Tulsa
 National

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Unemplyment Rate 20.2%

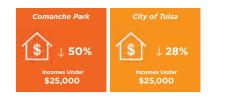
6.7%

Source: American Community Survey, 2017, 5-Years Estimates

Comanche Park

Unemplyment Rate

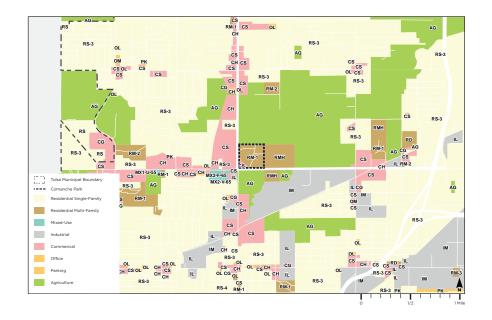
City of Tulsa



Median Household Income

Median Household Incomes for the Neighborhood Project Area are almost half the median income for the City of Tulsa at \$23,000. Precise income figures for Comanche Park residents were not available but half of the residents make under \$25,000 a year compared to 28% of Tulsa residents overall. and 34% are white. American Indian/Alaska Natives represent 13% of Comanche Park residents while only comprise of 4% of the City population. Hispanic/Latinos residents are underrepresented at Comanche Park relative to the neighborhood and City of Tulsa.

Existing Conditions



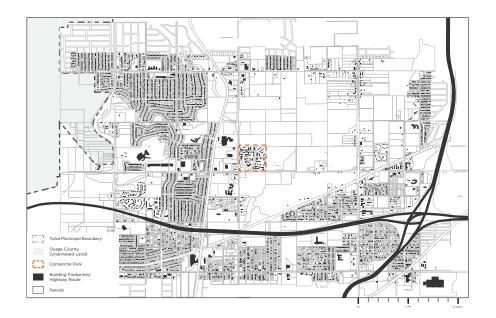
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Zoning Map

Most of N Peoria Avenue and E 36th St N in the Project Area is zoned Commercial with a few stretches zoned Agriculture where there is mostly vacant, undeveloped land, particularly to the areas East and North of Comanche Park. Like most of North Tulsa and other neighborhoods outside of downtown, the Project Area area is intended to be a low-density, single-family community. A select number of developments are zoned for Multi-family Residential, including Comanche Park.

Future Land Use Map

The Future Land Use Map was first introduced in the City's Comprehensive Plan in 2010. The map is the City's vision to describe the kinds of places Tulsa will feature over the next 20 to 30 years. The four corners of N Peoria Ave and E 36th St N are envisioned as a Town Center-style development and the 'focal point' of the neighborhood. The Comprehensive Plan describes Town Centers as 'medium-scale, one to five story mixed-use areas...with retail, dining, services and employment.' Town Centers should also be the main transit hub for the surrounding area with infrastructure supporting pedestrian and bicycle-friendly activity that allow visitors to park once and walk to a number of destinations.



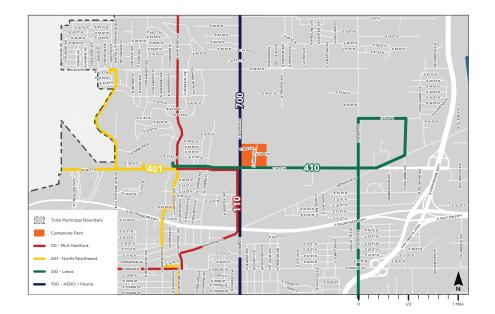
Mass/Void Map

The Mass/Void Map, or Figure Ground map, illustrates the relationship between the built and unbuilt space in the Project Area. From the illustration, Comanche Park is quite isolated. The site borders vacant, undeveloped properties to its north, east and south, partially due to the floodplain from Flat Rock Creek and Dirty Butter Creek (see below). Still, Comanche Park's geographic isolation is one of its biggest challenges, preventing its residents from gaining immediate access to basic neighborhood amenities and services.



Floodplain

Comanche Park is situated between two separate floodplains that have (partially) prevented any significant development from occurring nearby. The site's southeast corner overlaps with the floodplain and any future redevelopment efforts will need to take that into account. Off-site development, particularly to the immediate east and south will need to do so as well.



Bus Routes

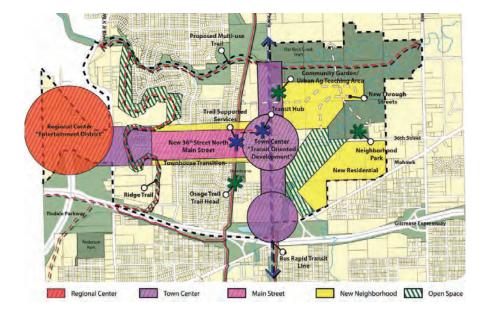
The City of Tulsa and Tulsa Transit debuted the Aero Bus Rapid Transit (BRT) line on December 19, 2019. The 18-mile Aero BRT features specially designed stations and buses with frequent service along N Peoria Avenue to services, employment opportunities and the major regional destinations in Tulsa. The BRT operates seven days a week with waiting periods lasting no longer than 15 minutes during peak times and 20 minutes during non-peak times. A bus ride from Comanche Park to downtown will only take 25 minutes and 45 minutes to the Walmart at 4400 S Peoria Ave. Two BRT bus stops were installed at E 38th St N and another pair on the southern side of E 36th St N. Other nearby bus routes include the 110 MLK Hartford, the 410 Lewis, and the 401 North/Northwest.



Traffic Counts and Intersection Characteristics

N Peoria Avenue is a five-lane arterial roadway and Tulsa's most highly used transit corridor. E 36th St N is part of an Oklahoma State Highway that passes by Tulsa International airport. As a result, traffic counts along N Peoria Ave and E 36th St N are fairly high. Through first-hand observation and public input, the Planning Team quickly understood that crossing the street was a challenge, not only due to the volume of traffic and freight vehicles, but also due to the physical characteristics of the intersection itself. The shallow curb cuts offer a generous turning radius that directly impact vehicular speed and make pedestrian crossing and waiting less safe. The intersection's long crosswalks exposes the pedestrian to more risk when crossing. Sidewalk conditions nearby vary widely and often lack a landscape buffer separating the sidewalk from the curb cut, making the simple act of walking a more risky endeavor that it ought to be.





Parks/Trails

Due to the Project Area's varied pedestrian infrastructure and Comanche Park's geographic isolation, there are relatively few nearby recreational opportunities that do not require an automobile. Adjacent to Comanche Park, Flat Rock Creek poses an opportunity to increase the amount of outdoor recreation that could be further enhanced through the development of nature trails and other outdoor activities. The area's most important recreational amenity is the Osage Prairie Trail, a 14-mile bicycle and pedestrian trail that connects Oklahoma State University-Tulsa to the City of Skiatook and links to other regional trails in the metropolitan area. Comanche Park also features several smaller playgrounds, an outdoor basketball court, an indoor gym, and a 2.5 acre corner grass lot that previously held the old football field.

36th St N Corridor Small Area Plan Vision

The 36th St N Corridor Small Area Plan resulted in a consensus vision for the area that embraces and expands upon the recommendations in the City's Comprehensive Plan: transforming N Peoria Avenue into a multi-modal street, supporting the Town Center future land use designation through mixed-use 'transitoriented' development, implementing a Main Street corridor along a portion of E 36th St N, an entertainment district close to Osage Casino, new residential development north and east of Comanche Park, trail improvements at Flat Rock Creek, extending 39th Place/ Street through the Osage Prairie Trail to N Peoria Avenue, and the development of community gardens to provide better access to produce.



Neighborhood Strategy Recommendations

The Neighborhood Strategy of the Plan considers community improvement initiatives that will occur in the 36th Street N area. The projects that are included in this section will be further developed and refined through the implementation process.

Each initiative includes a set of desired outcomes generated by the Neighborhood Working Group, one or more Priority Projects which have been selected by the community as a whole, and a series of additional projects that are intended to help meet the desired outcomes.

Circulation and Open Spaces

The Circulation and Open Spaces Initiative focuses on making it easier for residents to get around Comanche Park and the surrounding neighborhood, while also accessing regional amenities and resources. Parks and open spaces are physically improved and activated with new programing and events to promote community gathering.

Desired Outcomes

- Mobilize community groups and local interested parties to clean up/fix up at a grassroots level.
- Enhance existing parks and open spaces.
- Establish clear, distinct, safe walking points for area residents and pedestrians to connect to schools, education centers, local businesses, etc.
- Promote pedestrian and bicyclefriendly connectivity and access in the neighborhood.
- Promote the acquisition, improvement, and/or conversion of vacant and underutilized properties throughout the neighborhood.
- Improve the overall identity of the community with a focus on recognizing history and culture.

ENHANCE WAYFINDING, LIGHTING, SIGNAGE, AND GATEWAYS

PROJECT DESCRIPTION + GOALS

Align policies, programs, and people to more comprehensively mobilize resources within the community and neighborhood to beautify, enhance, and share the history of the people and place while promoting safety and security where needed.

Big Ideas:

- » Infrastructure & beautification
- » Attraction of businesses and commerce
- » Distinction between neighborhoods
- » Improved safety for residents and pedestrians

Existing Project: Continuation of Whitman Trail

POTENTIAL PROJECT CHAMPIONS

- City of Tulsa (various programs and departments)
- Future CDC
- Tulsa Housing Authority (THA)

POTENTIAL PROJECT PARTNERS

- Tribal Nations (Cherokee, Mucogee (Creek), Osage)
- Architecture, engineering, construction partners
- Tulsa Regional Chamber of Commerce
- Greenwood Chamber
- Tulsa Technology Center (TTC)
- Tulsa Public Schools (TPS)
- Tulsa Development Authority (TDA)
- City of Tulsa Parks
- INCOG
- Public Arts Commission
- Tulsa Area Arts Organizations
- Greenwood Cultural Center
- 1921 Race Massacre Commission

POTENTIAL ACTION STEPS AND TIMING

- Short-term (0-1 year)
 - » Make a map/directory of resources
 - » Create community logo design
 - » Expand sidewalk network, especially along Peoria Avenue
 - Incorporate substantial intersection improvements within the E 36th St N / N. Peoria Ave corridors. Refer to the streetscape plans being completed for the areas predominantly to the west of N. Peoria Ave, along E 36th St N
 - Enhanced pedestrian crosswalks connecting to BART stops on each side of the street for those located outside of a major intersection
 - Improve access to the Osage Trail outside of trailheads via the replacement of access stairs near Tulsa Tech
 - Evaluate opportunities to install bike racks and storage areas. Look at durability, cost, terrain, climate, liability, and proximity to bus stops, schools, housing, etc
 - » Identify funding resources
- Mid-term (1-3 years)
 - » Seek formal approval from property owners
 - » Survey and Development Plan \$10-15K (prepare for DIY project)
 - » Find earthwork service providers (Perhaps COT or TTC students as training opportunity?)
 - » Build gateways that are distinctive for each neighborhood
 - » Complete sidewalk connections along N. Peoria Ave from E 36th St N to EduCare and Hawthorne Elementary
 - » Repair, make safe, or create new pedestrian / recreational trails systems
 - Improve lighting along major pedestrian corridors for safety and security

- » Streamline access to funding and allocation of resources for improvements
- » Design and install "rough" recreational trails in the wooded areas surrounding Comanche Park
- » Repair and maintain the Osage Trail (currently overgrown, lacking in safety, etc.), at least in areas frequented by children and young adults

POTENTIAL RESOURCES

- Bond extensions to expand improvements along streets and highways
- Specialized funding for unique items, such as solar powered lighting
- Safe Routes to School Program (ODOT) and Tulsa Public Schools
- Community Development Block Grant (CDBG) program
- Rails-to-trails grants

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

- Establish clear, distinct, safe walking points for area residents and pedestrians to connect to schools, education centers, local businesses, etc.
- Promote the acquisition, improvement, and/or conversion of vacant and underutilized properties throughout the neighborhood.
- Improve the overall identity of the community with a focus on recognizing history and culture.

INCREASE REDEVELOPMENT AND ENHANCEMENT OF EXISTING PARKS AND OPEN SPACES

PROJECT DESCRIPTION + GOALS

Increase redevelopment and enhancement of existing parks and open spaces.Explore opportunities to redevelop parks and open spaces located adjacent to Hawthorne Elementary and Walt Whitman Elementary, with funding considered within the 2021 TPS Bond Package.

POTENTIAL PROJECT PARTNERS

- Tulsa Public Schools
- City of Tulsa Parks Department
- Tulsa Housing Authority

POTENTIAL ACTION STEPS AND TIMING

- Short-term (0-1 year)
 - » Greenery integrated in housing
 - » Stray dogs challenge
 - » Urban Wilderness
 - » Model
 - » Parks Utilize elementary school open spaces
 - » Global gardens
- Mid-term (1-3 years)
 - » Neighborhood version of Gathering Space
 - » Increase safety/security & lighting
 - » Water/splash pads
 - » Activites/spaces for teens
 - » Space for outdoor movies & plays
 - » Food truck park in Bryant Park
 - » Farmers Market

POTENTIAL RESOURCES

- Americorp Vista create trails / hire youth to clean up woods
- City Councilor Vanessa Hall Harper

PROJECT DESCRIPTION + GOALS

Increased access to community supportive contests, performances, and competitions. Build up existing efforts and expand horizons for fresh directions that bolster the identity and self-image of the community.

POTENTIAL PROJECT PARTNERS

- Tulsa Public Schools
- Neighborhood Association
- Local Non-Profits

POTENTIAL ACTION STEPS AND TIMING

- Short-term (0-1 year)
 - » Host pop up events
 - » Complete projects and continue programs that have been started
- Mid-term (1-3 years)
 - » Create areas that encourage gathering space, active recreation, and natural space

POTENTIAL RESOURCES

- Public Libraries
- City of Tulsa Parks Department

THESE PROJECTS HAVE THE POTENTIAL TO HELP ACHIEVE THE FOLLOWING DESIRED OUTCOMES, DEVELOPED BY THE WORKING GROUPS:

- Enhance existing parks and open spaces.
- Promote pedestrian and bicycle-friendly connectivity and access in the neighborhood.
- Mobilize community groups and local interested parties to clean up/fix up at a grassroots level.



NEIGHBORHOOD PRIORITY PROJECTS



Additional Projects

- Enhance Pedestrian and Recreational Trail Systems Surrounding Comanche Park in order to create a unique amenity feature for both current and future residents.
- Establish Additional Clear, Distinct, and Safe Walking Paths for Students focused on both Whitman and Hawthorne Elementary schools and designed to encourage greater attendance.
- Create Crosswalk and Intersection Improvements within the 36th St. N Corridor to ensure safe crossings for pedestrians.
- Acquire and Convert Parcels along 36th St. / Peoria to Usable Green Space to provide recreational space for local residents.

- Improve Access, Repair and Maintain the Osage Trail as a regional non-motorized connector.
- Promote Bike-Friendly Connectivity and Access both within the redeveloped Comanche Park site, and along other neighborhood streets.
- Extend Streetscaping Along 36th Street N to create an attractive impression for visitors and a catalyst for future private investment.
- Help Children Obtain, Use and Keep Bicycles by working with local bicycle shops and donation agencies.



Housing and Economic Development

The Housing and Economic Development Initiative focuses on concentration resources within the 36th Street N area to foster investment that will benefit current and future residents.

Desired Outcomes

- Highlight the North Tulsa community in order 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.
- Improve access to economic opportunities for North Tulsa business owners.
- Support citywide efforts relating to anti-displacement policies to expand development while intentionally combating gentrification.
- Promote the acquisition, improvement, and/or conversion of vacant and underutilized properties throughout the neighborhood.

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.



ESTABLISH SUSTAINABLE FUNDING OPPORTUNITIES TO SUPPORT REVITALIZATION

PROJECT DESCRIPTION + GOALS

Empowering individuals residing in North Tulsa to refurbish vacant/dilapidated properties as well as spark business enhancement and expansion. Priority given to individuals residing in North Tulsa zip codes for 5+ years.

- Partner with Existing Lenders. Examples: Working in Neighborhood (WIN), ACCA (via CDBG), work w/local bankers, etc.
- Connect the oversight and selection of loan recipients to a local CDC/CHDO embedded within the community. Could be the newly re-formatted local non-profit that has become a CDC, or a new CDC.
- Magnify impact of lending at the neighborhood level
- Transform the neighborhood through smart lending to those seeking to improve their lives and properties

POTENTIAL PROJECT CHAMPIONS

- Tulsa Econ. Dev. Corp. (TEDC) / Rose Washington
- Tulsa Development Authority (TDA) / O.C. Walker
- Future CDC

POTENTIAL PROJECT PARTNERS

- City of Tulsa
- People's Bank
- Tulsa Regional Chamber
- Black Wall Street Chamber of Commerce
- Working In Neighborhoods (WIN) / Dwain Midget
- North Tulsa Economic Development Initiative (NTEDI)
- Phoenix Development Council
- Area Councils for Community Action (ACCA)
- District 1 Housing Committee
- Banks that support Community Investment Act (CIA) (e.g. American Heritage, Spirit Bank, etc.)
- North Tulsa Community Coalition (NTTC) (volunteer economic task force)

- North Tulsa Community Coalition and Task Force Groups re: Neighborhood and Built Environment
- George Kaiser Family Foundation
- MetCares Foundation (North Tulsa focus)
- Social Capital
- Kiva Tulsa

POTENTIAL ACTION STEPS AND TIMING

- Short-term (0-1 year)
 - Convene partners, share intent, partners send proposals for resources
 - » Create non-traditional loan application criteria.
 - » Offer credit building services
 - » Make it easy/accessible
 - » Encourage active participation give preference to Comanche Park
 - Create a board to oversee (Could also use existing board members related to this topic in this neighborhood)
 - Convene all locals and banks to establish goals, break down barriers (District 1 Housing Committee a potential convener)
- 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 (figure out at convening)
 - Complete one project as a group including all stakeholders, get high level involvement - perhaps at mayoral level

POTENTIAL RESOURCES

- City of Tulsa (various departments and programs)
- Gateway (lending/grants)
- George Kaiser Family Foundation (Josh Miller)

- MetCares Foundation (North Tulsa focus)
- Tulsa Housing Partners
- Zarrow Foundation
- Lobeck-Taylor Family Foundation
- Mid-First Bank
- American Heritage Bank
- Spirit Bank
- Banks (present or interested in North Tulsa)
- Local businesses, leaders, and citizens willing to donate, organize, and capitalize
- TEDC Creative Capital
- Tulsa Development Authority (TDA) loans
- WIN Rehabilitation Loan Funds

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

- Improve access to economic opportunities for North Julsa business owners.
- Support citywide efforts relating to anti-displacement policies to expand development while intentionally combating gentrification.
- Promote the acquisition, improvement, and/or converstion of vacant and underutilized properties throughout the neighborhood.

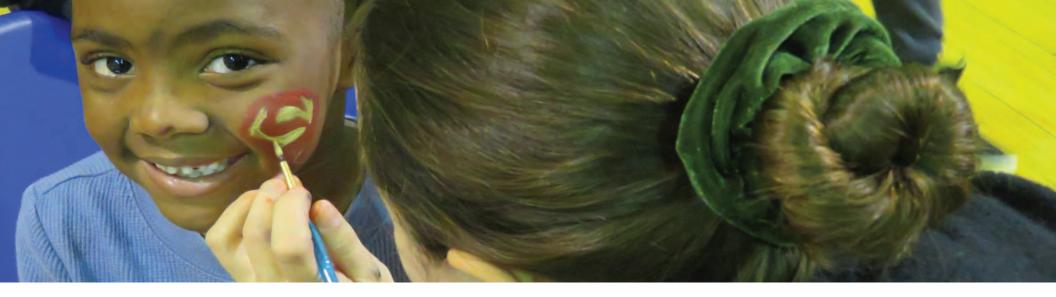






Additional Projects

- Begin a Campaign to Highlight the North Tulsa Community in order to bring investment, business, employment and lifestyle opportunities to current residents of the area.
- Establish Housing Rehab Skills Programs to assist residents in gain abilities to rehab existing housing stock within the neighborhood.
- Foster Local Entrepreneurship Opportunities to empower residents to open small businesses within the community.



Arts and Culture

The Arts and Culture Initiative focuses on promoting the heritage and talent of local residents through events, programing and physical neighborhood improvements.

Desired Outcomes

- Highlight the North Tulsa community in order to bring investment, business, employment and lifestyle opportunities to current residents of the area.
- Improve the overall identity of the community with a focus on recognizing history and culture.



INCREASED IMPLEMENTATION OF ARTS & CULTURAL PROJECTS IN THE NEIGHBORHOOD

PROJECT DESCRIPTION + GOALS

Identifying partnerships, people, and physical locations for cultural and arts activities to be increased and enhanced.

- Recognizing history/visibility
- Highlighting assets
- Teaching and empowering

POTENTIAL PROJECT CHAMPIONS

- Black Wallstreet Art Gallery Ricco Wright
- Arts Alliance of Tulsa
- Arts & Humanities Council of Tulsa (AHHA)

POTENTIAL PROJECT PARTNERS

- Local schools and libraries
- Local non-profits dedicated to arts & culture
- City of Tulsa Planning Department
- Oklahoma Dept. of Transportation (ODOT)
- Muncie Power Products
- Habitat for Humanity
- 36th & Hawthorne Focus Area
- Tulsa Economic Development Corp (TEDC)
- TEDC Creative Capital
- Chris "Sker" Rogers (the "Mural King")
- Underground Tree Studios Dawn Tree
- Bloomberg Institute Project Jerica Wortham
- Living Arts of Tulsa Steve Liggett
- Greenwood Chamber Rebecca Jimerson
- Tulsa Young Professionals
- Root Tulsa
- Disrupt Tulsa Public Art
- Theater North Tulsa
- MLK Commemoration Society Ples Thompson

- Tulsa Arts Public Arts Commission
- Tulsa Artists Fellowship

POTENTIAL ACTION STEPS AND TIMING

- Short-term (0-1 year)
 - Work with City and State leaders to prioritize improvements along E 36th St N (Oklahoma State Highway 11) and N Peoria Ave intersection that include arts and culture components
 - Use unique images or signs at bus stops as neighborhood identifiers
 - » Host pop up events
 - » Infuse arts/cultural projects into a new Town Square
 - » Create identity of Comanche Park
 - » Create community logo design
 - Integrate street sign from the Neighborhood Association for the Phoenix District, 36th & Lansing, Walt Whitman Association, and Mohawk
 - » Locate at least ten (10) different locations to implement public art within the neighborhood
- Mid-term (1-3 years)
 - Safety improvements to E 36th St N and N Peoria Ave intersection; prioritize this dangerous intersection with City Councilors and Legislators
 - » Create areas for live music performances
 - » Build an amphitheater and establish programming for events and cultural celebrations

POTENTIAL RESOURCES

- Tulsa Artists Fellowship
- George Kaiser Family Foundation
- \$180K Triangle Partnership
- ArtPlace America
- ArtSpace
- National Endowment for the Arts
- Bloomberg Philanthropies Public Art Challenge

- Tulsa United Arts Fund
- Rudisill Library for display space

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

- Highlight the North Tulsa community in order to bring investment, business, employment and lifestyle opportunities to current residents of the area.
- Improve the overall identity of the community with a focus on recognizing history and culture.





NEIGHBORHOOD PRIORITY PROJECTS



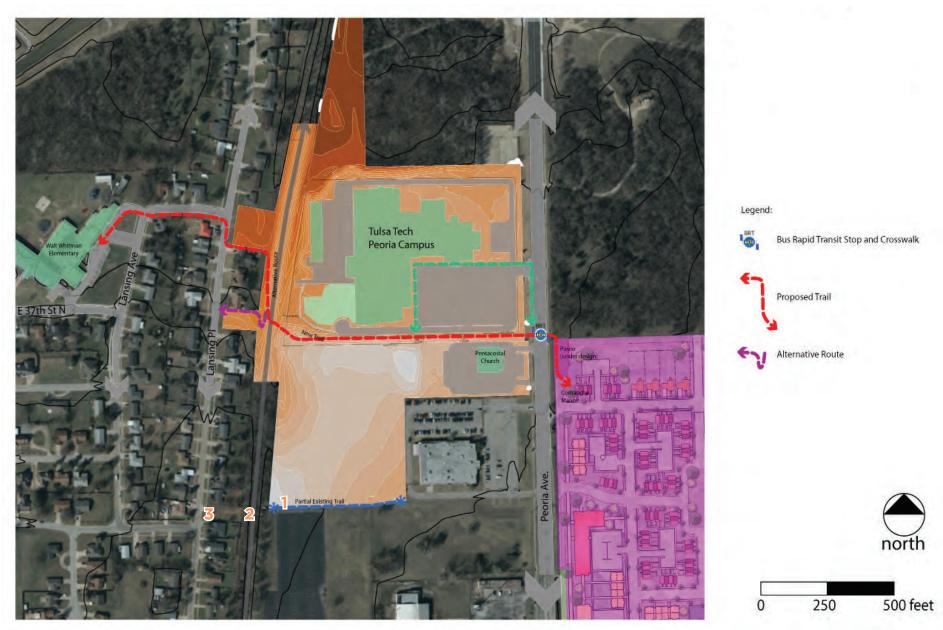
Ribbons of Hope Activity at **Community Meeting 1**



Additional Projects

- Create Community Branding / Theming Program and engage stakeholders in identifying themes, colors, names, etc. that can be strategically placed throughout the neighborhood.
- Develop Additional Spaces for Live Music and Entertainment both in public and private settings within the neighborhood to encourage local gathering.
- Create Additional Activities and Spaces for Youth and Teens at Comanche Park and within the larger 36th Street N area to promote positivity, fun and learning.
- Create Additional Events to Improve Identity and to encourage visitors to spend time and money within the neighborhood.

• Develop Placemaking Initiatives such as developing a neighborhood version of the Gathering Space, improving lighting, and better utilizing elementary school parks.



Proposed Concept for the Walking Path to Walt Whitman



Early Action Projects - Walking Path to Walt Whitman

Community-focused Early Action Projects are designed to generate excitement, earn early buy-in from residents, and result in implementable projects as the Plan is still in development.

One Early Action Project identified during the key person interviews was finding a way to boost school attendance. The Planning Team discovered that despite Hawthorne Elementary School being closer, Comanche Park's primary neighborhood elementary school is Walt Whitman Elementary and attendance is sometimes a challenge. Bus transportation was not available for Comanche Park residents, requiring them to walk to school, rain or shine. The route to Walt Whitman currently requires crossing N Peoria Avenue and walking alongside E 36th St N, two streets that contain narrow sidewalks and fast-moving vehicles including a high volume of freight traffic. E 36th St N is particularly unsafe because it does not contain a buffer space between the sidewalk and the curb cut.

As a result, many Comanche Park youth chose to cross N Peoria Avenue and cut across an open field south of the Department of Human Services office, past the Osage Prairie Trail, and walk through a vacant housing site into the neighborhood as an informal shortcut to Walt Whitman Elementary School. The route saves students 10 minutes and allows them to avoid two unsafe pedestrian streets, but not without its own set of concerns. The path is unpaved, lacks lighting, and not easily seen from the street, sidewalk, or nearby buildings, making it generally unsafe for children to navigate. Recognizing the need early on for school

bus transportation, members of the planning team were able to convince Tulsa Public Schools to commit to creating a new bus route for Comanche Park youth starting in the Fall 2019 semester. The Planning Team also immediately began working with the City of Tulsa to either make the informal walking path safer or to find a similar alternative route that can be made safe to use. After months of planning the City of Tulsa decided to pursue the latter and developed a proposed trail starting at the new E 38th St N BRT stop, traveling west along the southern edge of Tulsa Tech's Peoria Campus, through the Osage Prairie Trail, and into the neighborhood through a large vacant lot located a block away from Walt Whitman Elementary School. The Planning Team and the City of Tulsa are still finalizing the details to create the new trail to Walt Whitman.



05

People Strategy

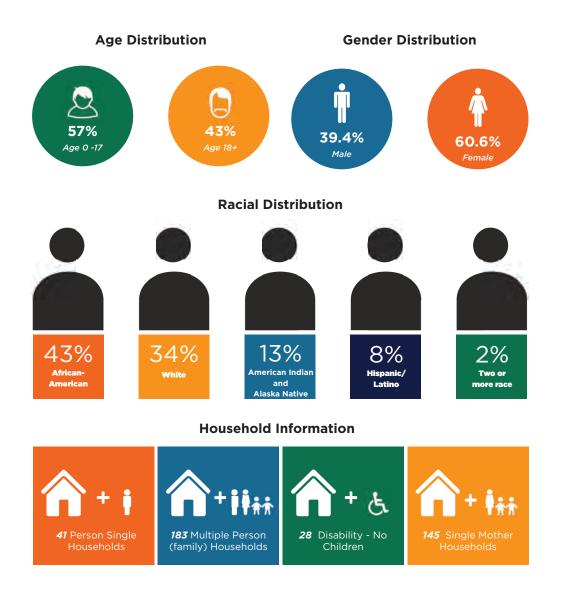


Residents and representatives from over 20 organizations, agencies, and non-profits collaborated to develop a prioritized series of programmatic and service-oriented projects to address the needs of Comanche Park residents. Initial conversations were organized as topic-based forums. Participants identified gaps, needs, and barriers to providing a safer neighborhood, attaining employment and self-sufficiency, living a healthy lifestyle, and improving educational opportunities and outcomes for all age ranges.

Soon thereafter, forum participants were invited to join one of four working groups— Health, Safety, Employment, and Education. Their conversations centered on:

- The need for greater in-person interaction and collaboration.
- Solving challenges in ways that align with what Comanche Park residents need rather than what potential partners want to provide them.

- Elevating residents' knowledge of existing resources, programs, and services.
- Improving community members' ability to access available goods, services, and other opportunities available in Tulsa.
- Increasing the level of accountability and responsibility residents assume for helping develop a stronger community.



Comanche Park Resident Profile

Today, Comanche Park is home to 736 residents, most of whom identify as racial and ethnic minorities. The racial makeup of Comanche Park is **43%** Black, **34%** White, **13%** American Indian/Indigenous, **8%** Hispanic or Latino, and **2%** Asian or other self-identified ethnicity. **145** of the 271 apartments are single-mother households. Almost half of the population is between the ages of **0-18**.



People Strategy Recommendations

The People Strategy of the Plan considers initiatives that will improve the quality of life for local residents. The projects that are included in this section will be further developed and refined through the implementation process.

Each initiative includes a set of desired outcomes generated by the People Working Group, one or more Priority Projects which have been selected by the community as a whole, and a series of additional projects that are intended to help meet the desired outcomes.

Employment and Self-Sufficiency

The Employment and Self-Sufficiency Initiative focuses on improving connections to existing employment resources, while developing new programs to improve access to local and regional opportunities.

Desired Outcomes

- 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.
- Provide integrated mixed-income housing.
- Encourage neighborhood development.
- Provide better lease enforcement.

Survey Results & Measurable Outcomes

The Envision Comanche Resident Needs Assessment Survey included a number of questions related to Employment and Self-Sufficiency. The results of these questions have been used to identify measurable outcomes, in the year 2025, for success of the Initiative.



43% described their current employment status as Unemployed, with **15%** actively looking for work and **5%** enrolled in job readiness programming.

Measurable Outcome: Those that are currently actively looking for work and enrolled in job readiness programs are hired through quality employment opportunities.



Administrative/office (32%), followed by Cleaning/ janitorial (23%) and Manufacturing/industrial (17%) were listed as industries respondents would like to work in.

Measurable Outcome: 50% of those survey respondents are connected to those service industry jobs at the Peoria-Mohawk Business Park or elsewhere in the Tulsa metropolitan region.



51% of resident survey respondents utilized online sources when looking for work and **36%** reported they did not have internet access inside the home, with cost being the highest barrier.

Measurable Outcome: Following redevelopment, all Comanche Park residents have access to fast, quality internet services either in the their home or at the designated computer lab station on site.



81% stated thattransportation was thetop barrier to finding andkeeping work, followed byNo I.D./Driver's License at42%.

Measurable Outcome: Comanche Park residents are connected to better and more reliable transportation modes through the AERO/BRT and other transportation options. At least 60% of adult residents obtain a Driver's License.



50% stated they were NOT aware of job training opportunities, with **75%** stating they were not using any job training, placement or job counseling services.

Measurable Outcome: Following redevelopment, 100% of Comanche Park residents, future and present, are aware of the job training opportunities on site, at Tulsa Tech or through THA.

HOLD AND PROMOTE JOB-HUNTING CLASSES AND WORKSHOPS AT COMANCHE PARK

PROJECT DESCRIPTION + GOALS

Help Comanche Park residents become job ready.

POTENTIAL PROJECT PARTNERS

- Tulsa Housing Authority
- Tulsa Community College
- Tulsa Tech Center
- Tulsa Community WorkAdvance
- Oklahoma Department of Rehabilitation Services
- Black Wall Street Chamber of Commerce
- TEDC Creative Capital

POTENTIAL ACTION STEPS AND TIMING

- Convene partners
- Identify the type of support, such instructors, materials, and funding, they can provide for a series of job-hunting classes and workshops
- Identify a range of class offerings and then develop a schedule for them
- Identify subject matter that can be taught interactively within a workshop setting and schedule the workshops
- Publicize the scheduled class offerings and workshops
- Provide class and workshop participants with a tool for evaluating the events upon completing them
- Review the evaluation results and modify future classes and workshops accordingly

POTENTIAL RESOURCES

- Policy-makers at the local and state levels
- George Kaiser Family Foundation (GKFF)

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

- 🐨 Establish a clear pathway to employment.
- Expand awareness of and access to existingn employment and employment readiness resources.
- Identify and/or attract new providers and resources to address reoccuring barriers to employment.



PEOPLE PRIORITY PROJECTS



Additional Projects

- Inform Community About MTTA Transit Services and Hold Giveaway for Passes in order to encourage greater transit use, especially to destinations along the BRT line.
- Retain Community Engagement Assistants (CEAS) to provide outreach continuity as the Plan moves into Implementation.
- Utilize and Promote Tulsa Community WorkAdvance's Due North Program to ensure that residents have the skills available for new employment opportunities coming to the area.
- Continue Supporting ManUp, a resident-led program at Comanche Park encouraging communication and positive male role models in the community.

- Raise Awareness and Expand TTC's
 Childhood Accreditation Programs to provide additional childcare services as well as employment options for residents interested in daycare employment opportunities.
- Create a Comprehensive List of Barriers to Obtaining a Drivers License to encourage partners to address barriers in order to promote greater access and connectivity to resources.
- Promote Acceptance of State Identification Cards for Job Applicants to ensure that residents have the opportunity to fill area employment positions, even if they do not currently have a drivers license.
- Encourage Mentors to Participate in Job/Resource Fairs at Comanche Park to provide positive role models and guidance for local youth.

- Bring Additional Woman's Programs to North Tulsa to fill gaps and to address the needs of Comanche Park residents.
- Provide Free WiFI at Comanche Park
 to ensure full connectivity with local,
 national and international resources and
 services.
- **Be Prepared for a Marijuana Expungement Policy** at the State and Federal levels to help residents get back into the workforce.

Health and Wellness

The Health and Wellness Initiative focuses on improving overall health outcomes for local residents by addressing food, medical and recreational needs.

Desired Outcomes

- 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.
- Develop a grocery store with healthy food options.
- Develop a farmer's market/community gardens.
- Be proactive about healthcare issues.
- Build awareness of all opportunities offered in the community.
- Build awareness of health services in North Tulsa.

Survey Results & Measurable Outcomes

The Envision Comanche Resident Needs Assessment Survey included a number of questions related to Health and Wellness. The results of these questions have been used to identify measurable outcomes, in the year 2025, for success of the Initiative.



71% reported having a Primary Care doctor. **43%** report going to Primary Care when sick, followed by **32%** going to the ER. In the past year, **42%** of

survey respondents went

to the ER or Urgent Care more than two.

Measurable Outcome: The number of Comanche Park residents report having a Primary Care doctor increases to 80% and trips to the ER when sick is decreased to below 20%.



54% identified calling 911 as the first call in the event of a medical emergency.

Measurable Outcome: Awareness of what constitutes a medical

emergency is better understood throughout Comanche Park and 75% feel comfortable calling 911 in the event of a medical emergency.



The most needed health care services are Dental Care (80%), Vision Care (75%) and Urgent Care (70%).

Measurable Outcome:

60% of all Comanche Park residents are connected to dental care and vision care services. Urgent care needs are less needed with improved access to Primary Care and enhanced knowledge of Preventative Care.



55% felt Transportation was the top barrier to accessing healthcare, followed by cost **(52%)**.

Measurable Outcome: Less than 40% of

all Comanche Park residents report transportation as a top barrier to accessing healthcare.



57% felt they could not get quality food in the neighborhood.

Measurable Outcome: More than 75% of all Comanche Park residents

report they can obtain quality food in the neighborhood.

DEVELOP AND DISTRIBUTE AN EDUCATIONAL GUIDE FOR FAMILIES

PROJECT DESCRIPTION + GOALS

Help residents become more knowledgeable about existing opportunities and pathways related to 1) the availability of affordable and/or free health services and 2) information that could change their perceptions about preventative health topics.

POTENTIAL PROJECT PARTNERS

- Tulsa Housing Authority
- Tulsa Health Department
- Morton Comprehensive Health
- Family and Child Services
- LIFE Senior Services
- Sooner Care
- Oklahoma Health Car Authority
- Oklahoma Medical Reserve Corps 211
- Home visit services
- Other mid-level healthcare service providers

POTENTIAL ACTION STEPS AND TIMING

- Connect THA coordinators with family advocates to better understand residents' concerns about health services; conduct a similar meeting with Comanche Park residents
- Conduct an online search of area providers and summarize their healthcare offerings
- Supplement the research with phone calls, visits, and/or discussions with providers
- Organize the list of offerings by cost, services provided, and provider
- Summarize and format the content as a printable document, such as a booklet, brochure, or pamphlet
- Include descriptive content and key messaging to address preventative health concerns and perceptions
- Develop an electronic version of the guide that can be posted online
- Distribute the resource guide to all Comanche Park residents
- Use some of the guide's content to develop a fact sheet for the uninsured and another for the insured

POTENTIAL RESOURCES

- Urban Places Initiative
- George Kaiser Family Foundation
- Tulsa Public Schools

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

Establish a comprehensive communication plan to expand awareness of existing community resources



PEOPLE PRIORITY PROJECTS



Additional Projects

- Hold a Quarterly Health Screening at Comanche Park to help residents identify health issues and to track the overall success of the Initiative.
- Align Mobile Food Truck Visits with Food Stamp Distribution to ensure that residents have the ability to acquire fresh food on-site.
- Assess the Need for Food Delivery Service and a Central On-Site Location to improve options for ordering from area stores and restaurants.
- Compare Available Resources for Food to the Criteria for Access to evaluate additional needed resources within the community.
- Encourage Local Organizations to Join the Tulsa Food Security Council to provide a network of food-based resources.

- Develop a Raised Bed Community Garden at Comanche Park to promote fresh food and skills building for residents.
- Apply for Funding to help Finance Markets, Food Production and Education at the local, state and national level, with the Envision Comanche Plan as a resource for grant applications.
- Organize a Farmers Market at Comanche Park to provide additional food opportunities for local residents.
- Build a Centralized Space for On-Site Healthcare Services and connect with regional healthcare providers to utilize the space.
- Develop a Large-Scale Urban Farm in the Neighborhood as an employment resource as well as a fresh food provider.



Comanche Park Summer Block Party

Cradle-to-Career Education

The Cradle-to-Career Education Initiative focuses on improving overall educational and job outcomes for local residents by addressing access and quality of local education and training programs.

Desired Outcomes

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

Survey Results & Measurable Outcomes

The Envision Comanche Resident Needs Assessment Survey included a number of questions related to Cradle-to-Career Education. The results of these questions have been used to identify measurable outcomes, in the year 2025, for success of the Initiative.



50% of respondents attained high school diploma/GED. 12% of respondents had some college but no degree.
36% of adults enrolled in adult education are taking GED courses.

Measurable Outcome: The graduation rate for Comanche Park High School students increases to 90%. Current adults enrolled in GED courses graduate and are connected to stable employment.



40% of respondents did not have access to computer or tablet inside the home. **36%** of respondents did not have internet access inside the home, with cost being the highest barrier.

Measurable Outcome: Following

redevelopment, all Comanche Park residents have access to fast, quality internet services either in the their home or at the designated computer lab station on site.



76% of respondents listed "availability" as the biggest barrier to accessing childcare and early learning programs.

Measurable Outcome: Less than half of current and future Comanche Park residents see a reduction in "availability" as their biggest barrier to accessing childcare and early learning programs



Transportation was listed as the biggest barrier to attending events at elementary school **(52%)**, middle school **(42%)** and high school **(55%)**. **44%** of high

school students walk to school, followed by **33%** that ride public transportation.

Measurable Outcome: Following the implementation of the newly added school but route and the proposed walking path to Walt Whitman, school attendance increases for elementary school students. Over time, Comanche Park youth are better connected with transportation options to middle and high school.

CONDUCT OUTREACH WITH PARENTS TO ADDRESS EDUCATIONAL SERVICES / ABSENTEEISM

PROJECT DESCRIPTION + GOALS

Educate families on the importance and value of school attendance.

POTENTIAL PROJECT PARTNERS

- Tulsa Housing Authority
- Tulsa Public Schools
- Impact Tulsa
- City of Tulsa
- Churches and other faith-based institutions

POTENTIAL ACTION STEPS AND TIMING

- Leverage community members' personal connections and provider representative to reach parents at home, work, ore alternative location
- Conduct door-to-door, face-to-face outreach to parents
- Follow-up by proactively building relationships with parents, children, and schools for the purpose of understanding the reason behind absenteeism and drop-outs and establishing open lines of communication
- Once the issues are known, coordinate with willing residents and other partners to address the issues.
 - For example: If the issue is not having clean school clothes, coordinate with someone, such as another resident, who is available to wash children's school clothes on a regular basis
- Coordinate with Comanche Park's "Parents Working with Parents" Group, so educational services and absenteeism can be included among the groups' discussion topics

POTENTIAL RESOURCES

- 100 Black Men of Tulsa
- Churches (buses and vans)

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

- Ensure all children have access to quality, comprehensive early learning programs.
- Establish a holistic parental engagement and support system.



PEOPLE PRIORITY PROJECTS



Additional Projects

- Organize Bus Transportation to School Meetings to ensure that parents are updated on their child's education status, progress and any potential issues for discussion.
- Establish a Walking School Bus Program designed to encourage kids from Comanche Park to walk as a group too and from school each day.
- Bring additional Resource Agencies and Organizations into the Neighborhood to promote higher educational outcomes.
- Utilize the Comanche Park Facebook
 Page to Build Awareness of Services and to connect residents to one another.
- Explore Opportunities to Train
 Comanche Park Residents as School Bus
 Drivers, a profession that allows for local part-time employment.

- Design a Neighborhood Bell or Clock to Alert Families to School Bus Arrival, and utilize alert on school days.
- Award Prizes to Families with High Levels of School Attendance to recognize success and to promote positive stories within the community.
- Hold a Childcare Services Open House so that families are fully aware of the services available through local providers.
- Develop Additional Resident Workforce Programs to fill gaps currently unmet through local partners.
- Provide After School Tutoring in Coordination with Councilors, especially during the Summer, to provide additional educational resources and guidance for local children.



Early Action Project - New Bus Route

In addition to the Walking Path to Walt Whitman Elementary, another idea identified during the Listening and Learning Phase to boost school attendance was to establish the school bus route to/from Comanche Park. Every child should be given the option to walk to school but precipitation and cold weather may prevent them from doing so. With minimal transportation options, as indicated by the 61% of survey respondents reported not having a driveable car, school attendance for Comanche Park youth is a real challenge to overcome.

In response, Planning Team members reached out to Tulsa Public Schools (TPS) early in the Planning Process to begin advocating for a new Comanche Park bus route to Walt Whitman Elementary. By February 2019, the Planning Team was fortunate to receive a verbal commitment from TPS for a new bus route at the start of the Fall Semester in 2019. Today, many Comanche Park youth are picked up and dropped off at the Community Center to/from Walt Whitman. Attendance has since improved and should continue even as redevelopment efforts are underway.

Crime and Safety

The Crime and Safety Initiative focuses on improving security by addressing issues related to law enforcement, safe public areas and well-design spaces.

Desired Outcomes

- 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, better lighting, and fully functioning cameras.
- Application of Crime Prevention through Environmental Design (CPTED) principles.
- First responders review/involvement with new neighborhood layout/design.

Survey Results & Measurable Outcomes

The Envision Comanche Resident Needs Assessment Survey included a number of questions related to Crime and Safety. The results of these questions have been used to identify measurable outcomes, in the year 2025, for success of the Initiative.



Teenage fighting **(78%)** followed by Hearing Gun Shots **(78%)** and Theft **(69%)** were the highest reported crimes witnessed from survey respondents.

Measurable Outcome: Across the board, reported crimes are dramatically decreased and perception of Comanche Park is greatly improved. Teenage fighting, hearing gun shots and theft do not occur on a regular basis.



63% reported feeling safe walking in the neighborhood during the day. **30%** reported feeling safe walking in the neighborhood at night.

Measurable Outcome: 90% of Comanche Park residents feel safe walking in the neighborhood during the day and 75% feel safe walking at night.



62% reported feeling safe in their home.

Measurable Outcome: 90% of Comanche Park residents feel safe in their home.



45% reported feeling comfortable reporting issues to the authorities.53% felt that police had positive interactions with the community outside of emergencies.

Measurable Outcome: Relationships between residents and law enforcement are considerably improved. More than 60% of all residents feel comfortable reporting issues to the authorities and more than 75% feel that they have positive interactions with the community outside of emergencies.



Additional Street Lighting (52%), was the top reported strategy for making the neighborhood safer.

Measurable Outcome: Following redevelopment, adequate street lighting is installed throughout the site along with a surveillance network that eliminates blind spots.

ORGANIZE "TALK WITH A COP" EVENTS THROUGH THE RESIDENTS ASSOCIATION

PROJECT DESCRIPTION + GOALS

Create positive interactions between residents and law enforcement (and other emergency responders).

POTENTIAL PROJECT PARTNERS

- Tulsa Housing Authority
- Safe Kids
- ManUp

*

- Tulsa Sheriff Department
- Tulsa Police Department (Division Commanders)
- Tulsa Fire Department

POTENTIAL ACTION STEPS AND TIMING

- Format the event as a family-friendly activity
- Develop an agenda that includes time for eating, roundtable conversation, children's activities, and celebration
- Determine a budget for the event
- Identify a decorative theme and purchase decorations
- Identify a menu and purchase food and beverages
- Develop an engaging invitation and use it to invite residents, emergency responders, and partners to the event
- Work with the fire department to bring a fire truck to Comanche Park like they would for "Touch a Truck" events in other areas

POTENTIAL RESOURCES

- Churches
- Schools

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

- 👿 Law enforcement on-site to reduce crime
- Safe parks and play areas for children
- Minimplementation of a Neighborhood Watch or other crime prevention programs



PEOPLE PRIORITY PROJECTS



Additional Projects

- Coordinate with Crime Stoppers to Set Up Relationship-Building Venue and to encourage community members to interact with law enforcement in a positive environment.
- Work with the Police Athletic League to Hold Events focused on youth sports to create a positive relationship with local children.
- Purchase "No Loitering/Trespassing" Signs and Include TIPS Hot Line and install signs in various locations within Comanche Park and the broader neighborhood.
- Adjust Camera Positions, Maintain them and Provide Tulsa Sheriff's Dept. Access to help improve local security.
- Establish a "Parents Working with Parents" Group to help residents form meaningful relationships and to encourage sharing of home skills.

- Leverage and Improve THA's Ban List
 While Making it More Accessible in order to keep non-residents who have previously caused issues off of the property.
- Hold Peer-to-Peer Home Visits with a Social Worker to help residents obtain information on a comfortable level with local partners.



Public Safety Forum May 16, 2019



Early Action Project -Community Enhancement Unit

The Community Enhancement Unit (CEU) is a new initiative by Tulsa Housing Authority to provide community-oriented policing to THA properties, including Comanche Park. The CEU is made up of five Tulsa County Sheriff deputies, one corporal and one sergeant which began in October 2018.

The CEU provides routine patrols through Comanche Park and other THA properties and their presence has not gone unnoticed. During the Listening and Learning phase, Comanche Park residents remarked on the then-recently established patrols and the immediate positive impact they were

providing. Planning Team members heard about the reduction in crime, the improved driving behavior and the overall safer atmosphere attributed to the periodic patrols and the community engagement being conducted by the Sheriff's Department. Residents have not only begun recognizing the deputies but are starting to get to know them. Team members often pass out cards with their contact information and have been developing positive relationships with residents. The Sheriff's Department has also been instrumental in the development of Envision Comanche by attending meetings and providing feedback on how to create a safer environment through planning, design and engagement.

Community seeing less crime as deputies start new patrol at Tulsa Housing Authority sites

decide whether they would cross the road while patrolling South Haven Manor.

Gullett, a Tulsa County Sheriff's deputy, was making his rounds in late March at Tulsa Housing Authority properties. Prior to encountering the strutting roosters, he stopped to pass out candy to some children in Parkview Terrace. A week prior he helped wrangle a hog with a bag of dog treats.

"Most of the issues we've had aren't with lease holders," Gullett said. "Most people that live here permanently are good people.

"They're hardworking. They just want a better life; they want their kids to have a better life."

The farm animals are oddities in Gullett's days.

Gullett is part of a team of seven - five deputies, one corporal and one sergeant - known as the Community Enhancement Unit. That unit is contracted with the Tulsa Housing Authority to provide community-oriented policing to THA properties such as Apache Manor, Comanche Park, South Haven Manor and Parkview Terrace.

In addition to "fostering (good) relationships with the community," Gullett said, the deputies have arrested parents for child neglect, removed children from squalid conditions and taken squatters from the properties

The unit made 332 arrests from its October start through about late March. Only 26 of those arrests, about 8%, were residents

Team members pass out their cards so residents have a way to communicate beyond calling 911.

Daniel Gullett slowed to let two rooster



06

Housing Strategy



The Planning Team developed criteria for potential locations, evaluated available land within the Planning Area, and integrated larger city-wide strategies for redevelopment as outlined in recent planning documents. The Housing Strategy seeks to promote development that is a good use of available resources, and that can have a catalytic effect on the surrounding area. The overall goal is to design a beautiful, safe and accessible community that can help to improve the lives of residents.

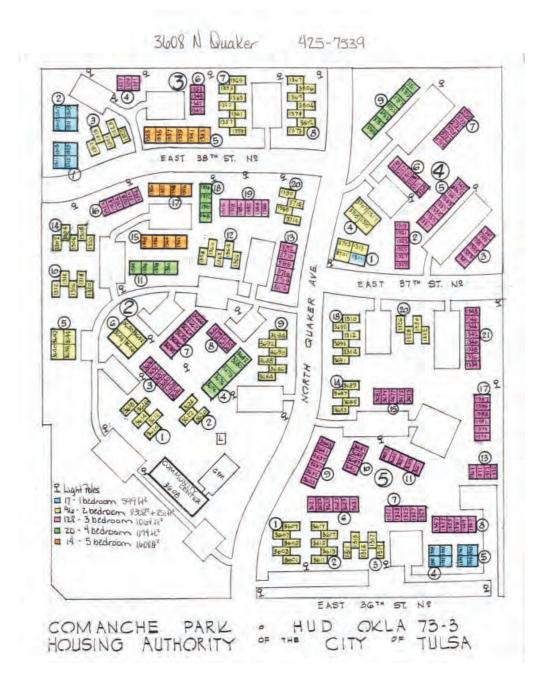
Before arriving at a decision on the future of Comanche Park, a wide range of voices needed to be heard and alternatives considered. Comanche Park residents were actively engaged in exploring options for the future of the property. Residents were asked to identify issues with their current units and the property as a whole. Unit size, lack of washer/dryer hookups, inadequate electrical service, inability to hang pictures on walls, poor ventilation and air circulation causing issues with mold and mildew, inconvenient resident parking, and poor site accessibility for pedestrians (especially disabled and elderly residents) were among the plethora of issues identified. A number of activities and discussions were utilized to solicit and gather resident preferences and insights on the redeveloped Comanche Park.

It is important to note that this is only a Plan. Any and all potential redevelopment, rehabilitation or new construction will require the necessary funding to move forward.

Existing Site Features

Housing Layout

Comanche Park currently includes 271 apartments within a series of low-rise buildings. These apartments are generally clustered in two groups. The first group includes buildings on the northwest, southwest and southeast portions of the site. The second group of apartments, built at a later date, is located on the northeast corner of Comanche Park, and is separated from the larger community by a series of fences. Existing homes at Comanche Park are oriented in haphazard directions - towards the street, towards parking lots, and toward open spaces. This layout makes wayfinding and identification of individual units difficult.





Open Spaces

Comanche Park includes a central playground and basketball court area as well as a series of smaller play structures scattered around the site. Many of these play areas are located in places that make it difficult for parents to monitor their children. There are generally no open space areas that are designed for adults, such as gardens, seating areas and walking paths which could help to promote a healthy lifestyle, and social interaction for residents. While the north and east sides of Comanche Park are adjacent to woods and natural areas, the THA property is completely cut off from these areas by large security fences. The southwest corner of Comanche Park has been utilized at times for active ballfields, but is generally not designed as a permanent recreational area.

Circulation

Comanche Park currently contains a single vehicular entry point along 36th Street. Once in the site, the road network contains a number of dead-end streets, creating isolated locations that are difficult to monitor by law enforcement or security. The current street network also makes it difficult to find and access individual apartment entrances for visitors. Pedestrian circulation is also subpar, since most streets lack sidewalks, forcing residents to walk in the roadway, or along within grassy areas. Apart from the auto entrance, Comanche Park includes only two additional access points for pedestrians to Peoria Avenue. No bicycle routes or special accommodations are currently included within Comanche Park.

Community Building

Comanche Park currently includes a single community building near the southwest corner of the site. The community building includes the rental and management office, as well as an indoor gym, library area, computer lab and space for meetings and gatherings. The community building is wellused by both children and adults who live at Comanche Park.

Community Preference Survey

The visual preference survey was made available to residents and stakeholders in Spring 2019. The purpose of the Visual Preference Survey was to gather feedback on various housing and commercial building types, community facilities, recreation/open spaces, and streets/sidewalks to inform and refine the Housing strategy. Some of the most favorable images were the following:

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 onefor-one replacement of all existing apartments at Comanche Park.

For more information on Envision Comanche please visit **www.tulsahousing.org/** development/envision-comanche/



<u>PLEASE ANSWER</u> : Are you a Comanche Park resident?	
YES	NO

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 Sth Street Tulsa, OK 74103









Streets and Sidewalks

87% of survey respondents liked or strongly liked trails and pathways.

Housing

94% of survey respondents liked or strongly liked traditional-style rowhomes.

89% of survey respondents liked or strongly liked modern single-family homes.

Recreation/Open Spaces

98% of survey respondents liked or strongly liked playgrounds.

94% of survey respondents liked or strongly liked splash pads.

94% of survey respondents liked or strongly liked basketball courts.

90% of survey respondents liked or strongly liked a soccer field or large recreation space.





Community Facilities

97% of survey respondents liked or strongly liked an indoor gym.

92% of survey respondents liked or strongly liked computer labs.

90% of survey respondents liked or strongly liked daycare facilities.

Commercial/Mixed-Use

84% of survey respondents liked or strongly liked single-story restaurants.





































Dallas Housing Authority Field Trip

On July 9 and 10, 2019, the Planning Team along with the Community Engagement Assistants, Comanche Park resident representatives, and selected neighborhood stakeholders traveled to Dallas, TX to visit the Housing Authority and learn about their recent successes in developing similar mixed-income communities.

The field trip included site visits to four mixed-income communities: Roseland, Frazier, Lakewest and Buckeye. Each site was guided by Dallas Housing Authority senior staff and showcased on-site amenities and a tour inside some of the housing units. Residents of Comanche Park even spoke with residents at the Buckeye community to learn about their experiences living in a mixed-income community. One of the highlights of the trip was visiting Bonton Farms, an urban farm operation located in the Buckeye Community. Representative comments included:

"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 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."

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



Residential Market Analysis

The Comanche Park Residential Market Analysis provides an overview of the financial feasibility of new construction housing located on the Comanche Park site and the immediate surrounding area. The report served as a reference guide for developing the Housing Strategy pertaining to the number and types of housing units for future redevelopment.

Based on the findings from the Residential Market Analysis, several strategic recommendations are provided for development and marketing. An overall development program is recommended, including phasing that accounts for marketability and evolving market conditions such as the development of the new business park. Recommendations on specific building products and typologies are recommended as well, along with site amenities and infrastructure. Overall marketing concepts weave these elements together as a basis for developing a plan that responds to the marketing challenges and opportunities in a way that maximizes potential. Several programmatic recommendations serve to address broader issues of homeownership and housing rehabilitation in North Tulsa.

Rental Market Demand

Based on the various demographic and economic forecasts and analyses, demand was forecasted for the market area and sub-markets. Development potential for the Comanche Park site was then determined within the competitive framework. Redevelopment of the site will require onefor-one replacement of existing units for residents at Comanche Park. The rental housing potentials were forecasted to include these existing households, plus affordable and market-rate demand. The total demand is forecasted at about **320 to 480 units** within the next five to seven years.

The total potential includes up to **276** lowincome units, plus market demand for **60 to 100** "workforce" units and **70 to 80** market-rate units. About **20 to 40** of the market-rate units would be "induced" by the development of the Peoria-Mohawk Business Park, generating demand for worker housing.



Housing Design Principles

The following Principles were developed through the community engagement process and have been used to create various designs for the redeveloped Comanche Park.

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

Initial Design Options

Based on the Housing Design Principles and vision plans developed by residents at Community Meeting 2, the Planning Team prepared three Initial Design Options for redevelopment. These options were presented to the community and stakeholders, who helped to identify preferred features and elements to be carried through into the Refined Design Concepts.

Common characteristics shared by the three options include:

 Commercial and mixed-use development is at the northeast corner of E 36th St. North & N. Peoria Ave. to help provide a more active and defined street edge. Buildings at this corner are taller, more dense than what currently exists in most of North Tulsa.

- A possible partnership with Crossover's proposed community development project
- Multiple vehicular access points
- Pedestrian-friendly environment
- Parking is generally oriented toward the interior of the blocks to enhance safety, security, and pedestrian-friendly urban design

Differences include:

- Street and block layouts
- Green space distribution
- Placement of the community building/ management offices
- Density and mix of housing units
- Imagining possible future development opportunities to the north and east of the Comanche Park site





Initial Option No. 1

The first option features a traditional street grid pattern with three large dedicated greenspaces adjacent to the site to the north, south and east. The community building includes upper-story housing with an orientation away from the busy N Peoria Ave - E 36th Street intersection and more towards the center of the site.

Initial Option No. 2

Option 2 is oriented around a central dedicated greenspace at the heart of the community. This version also includes a traditional street grid layout that accommodates vehicular traffic with safe and orderly pedestrian flow. A new community building is located along N. Peoria Ave. Smaller pedestrian plazas are proposed adjacent to the community building and BRT stop along N. Peoria Ave.

Initial Option No. 3

This option is organized around a curving street network, punctuated with pedestrian plaza spaces and attractive roundabouts. The proposed street grid includes a non-traditional curvilinear arc, integrated into a traditional linear block grid. Dedicated greenspace is brought to the central portions of the site. The community building is located adjacent to the new BRT stop at E 38th St N. A pedestrian plaza accommodates arrival by public transportation or by foot at the primary vehicular entry points to the site along N. Peoria Ave.



Refined Design Options

Based on significant community and stakeholder feedback, two Refined Design Options were developed in August 2019. These Refined Design Options detailed possible locations for housing, open space and streets for Comanche Park, while integrating potential new development into vacant property within the surrounding neighborhood.



Refined Design Option A

Refined Design Option A represents a slightly higher density plan and includes a traditional street grid, with a central dedicated greenspace accessible to all apartments within the redevelopment. An urban farm is located at the northeast corner of the site, in order to provide workforce training opportunities and immediate access to fresh produce for residents. A new community building is situated along N Peoria Ave near the southwest corner of the site. A pedestrian plaza is located adjacent to the new Bus Rapid Transit stop at the northwest corner. To the north of the site is a possible mixed-income medium-density neighborhood. To the east is a lower density neighborhood with community facilities and recreational fields open to the public.

Refined Design Option B

Refined Design Option B is a slightly lower density plan that includes a curving street network with roundabouts designed to slow traffic and create a unique identity for the community. Small pedestrian plaza spaces are located along these curving streets and portions of N Peoria Ave. Two larger dedicated greenspaces are included at the center of the site. The community building is located at the northwest corner of the site adjacent to the new AERO BRT stop. An urban farm is located at the southeast corner of the site, blending into additional open space areas off-site that resides in a natural floodplain. An additional lower-density neighborhood is envisioned north of the site. To the east, an additional urban farm area, a future recreation amenity, and lower density housing are provided.





Preferred Design Concept



Southwest Corner of **Peoria and E 36th Street**



Preferred Design Concept

Based on the feedback received from the community and discussions with a broad spectrum of local partners, THA and its development team developed a Preferred Design Concept that will result in a financially viable, mixed income development which keeps all public housing units within the immediate neighborhood and provides for a rich mixture of housing types. The Preferred Design Concept responds to commitments made to Comanche Park residents at the start of the planning process.

The goal is to replace Comanche Park with a well-managed, financially viable, highquality, energy-efficient, mixed-income development that includes **560** units of housing, both on-site and off-site, including **271** replacement public housing units, with unit sizes that are appropriate to the space needs of current families and that meet financing requirements and standards for unit size and tenant amenities. Additional affordable and/or market rate units are included in the development program to ensure that the property becomes a mixed income development that can be financed and managed in a fiscally viable manner. Affordable homeownership opportunities are included as a component of the replacement housing plan, and will provide first-time homeownership opportunities to low and middle income families, with a particular focus on providing opportunities to public housing residents.

The Preferred Design Concept includes new open spaces, a variety of residential building types and new community and commercial spaces. The Plan also includes pedestrian and auto circulation improvements and new parking areas designed to improve the quality of life for residents and to help integrate the property into the surrounding neighborhood. Mixed-use buildings at the corner of 36th Street and N Peoria Avenue will help define and promote this important community crossroads. Open spaces, will memorialize the cultural heritage of the site while enhancing the sense of community while hosting new activities for youth and families. Both rental and homeownership opportunities will be available to help create a true diverse mixed-income community for a variety of household types.



Housing

The Preferred Design Concept includes a variety of housing types including mixeduse development, multi-family apartment buildings, garden apartments, townhomes and single-family houses. Higher density apartment uses are generally oriented towards the exterior streets of N Peoria and 36th Street, while the center eastern portion of the site include medium density townhomes. Single-family homes are located at the far northern side of the site, adjacent to natural areas and the proposed urban farm. Buildings are oriented to help define green spaces, plazas and new internal streets, while parking is situated to the interior of blocks. The mixture of housing types will ensure that both singles and families can call the development home.

Several types of housing products are recommended as a guide for development planning and marketing, based on the findings of the Market Analysis. Prototypes for these housing types are shown on the following pages.

Rental Apartments

It is recommended that rental apartments be development in clusters of multi-family complexes and townhouse-style units in a contemporary format that promote the concept of community. Multi-family development allows for more efficiencies in maintenance and operation, while providing more opportunities for shared amenities and shared security. Townhouse units will be priced higher and allow more private space for families. Contemporary affordable and market-rate apartments will offer unit amenities including washers and dryers, balconies or outdoor spaces, dishwashers, and thermostatcontrolled heating & A/C.

Single-Family Housing

The single-family housing product would provide a range of living spaces, again in a community setting. Cottages, townhouses and/or O-lot line housing are examples of higher-density housing in a walkable community. Offering homes with a nice back yard will be beneficial to marketing to families in all income levels.



Typical Single-Family Home





TYPICAL SINGLE FAMILY HOME - 2nd FLOOR PLAN



Typical Townhomes





TYPICAL TOWNHOME - 2nd FLOOR



Typical Garden Unit Building



1 BR UNIT 0 1 2 4



2 BR UNIT 0 1 2 4



Typical Multi-Family Building





36-0

TYPICAL MULTIFAMILY UNIT - 2 BD 2 BTH



Typical Mixed-Use Building







TYPICAL CORRIDOR UNIT - 2 BR 2 BTH



Mixed-use Plaza on Peoria Avenue



Open Spaces and Trail Network

The redeveloped Comanche Park is organized around a series of dedicated green space, including a central square, public plazas, an urban farm and a stormwater detention pond. Linking these spaces together will be a walking trail network, including ADA accessible sidewalks and signage encouraging residents to walk for both leisure and convenience. Open spaces will be designed for a variety of age groups, with some spaces oriented towards active recreation and other spaces designed for more passive use. It will be important to help establish a sense of community through integrated pedestrian infrastructure (sidewalks, trails, and linkages with the North Peoria commercial corridor and BRT). An extensive trail system will link to nearby parks & recreation facilities, wetlands, and natural areas.

Mixed-Use and Community Space

The site development program will include community space (available to both residents and neighborhood groups) and possible neighborhood-serving commercial uses such as an early childhood development center or retail incubator space. Small meeting rooms and larger classrooms and resource rooms would accommodate parent education, health and wellness classes, financial and digital literacy training, job training, and basic vocational and/or trade training, as well as provide space for youth services, afterschool programs and education enrichment. Mixed-use buildings along N Peoria will be the cornerstones of the redevelopment project. In addition to offering new modern apartment units, the mixed-use buildings could include a number of resident amenities or neighborhoodoriented retail and service uses.

Shared spaces and community amenities should be integrated into the development, rather than mimicking traditional public housing developments. For example, having a "clubhouse" rather than "community center" will provide a start to changing perceptions of the area, instilling a sense of pride/ownership, and enhancing opportunities for marketability. A clubhouse and a community center might have the same functions, but branding and design of these shared amenities can play an important role in marketing. Contemporary apartment complexes also have "fitness centers" rather than a "recreation center." Again, the two facilities may have a similar function, but for the development to appeal to market-rate tenants, there will be a need to disengage from the mindset of housing as social services. Offering a shared business center can appeal to the wide variety of tenants.



Central Greenspace

Circulation and Parking

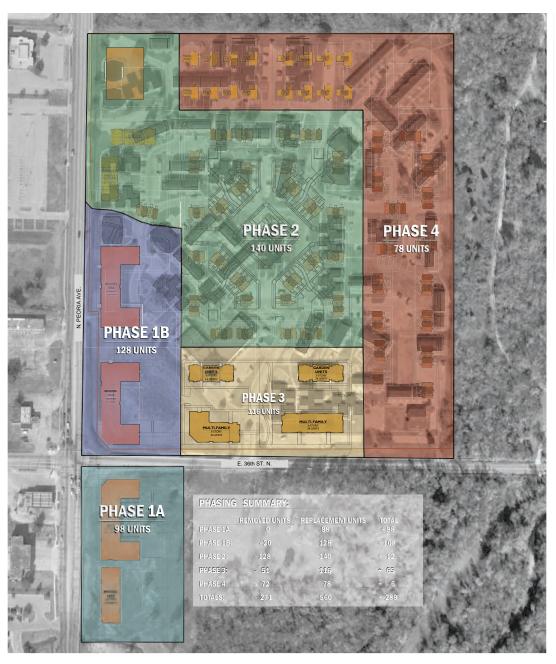
The Preferred Design Concept includes four access points into the property, through a traditional street network that creates a series of walkable blocks. The street network is designed in a way that additional connection points can be made to the north and the east of the site, in order to encourage future redevelopment in these areas. Parking is conveniently located within the center of each block, providing easy access for residents, while encouraging a more attractive and pedestrian friendly street edge.

Site Amenities

Modern features and amenities will be incorporated into unit design including air conditioning, in-unit laundry and internet/ broadband connectivity. The development is designed to support positive interactions among families of all income levels and attract families with children. Ageappropriate play areas for children that are accessible, safe and adjacent to housing units will be provided. The site development plan will meet ADA and other accessibility requirements so that residents can easily get from one part of the complex to another. THA and its development team will endeavor to maximize transportation options for residents including connections to bus and bike routes, sidewalks and improved streetconnections so that residents can access offsite providers, schools and jobs. Appropriate parking for residents will be provided and may include on-site car sharing to reduce parking demand and improve mobility options for residents. Circulation and site amenities will be designed to promote safety. With regard to physical accessibility and universal design, THA will work to ensure that buildings and housing units incorporate principles of universal design and visitability. The conceptual site plan will inform the preparation of detailed architectural plans and specifications.

Off-Site Development

In order to ensure that the redeveloped Comanche Park is fully integrated into the surrounding neighborhood, the Preferred Design Concept recommends additional offsite development. The southeast corner of N Peoria and 36th Street, currently vacant, is recommended as an additional mixed-use development containing approximately 95 apartments, 30 of which can be replacement units for Comanche Park. The Plan also recognizes the commitment of local partners such as Crossover to provide additional housing in the 36th Street N area. Longerterm redevelopment could be included to the east and north of the site, including additional housing, community facilities, an expanded urban farm, and an active recreation area. Any redevelopment in these area should be focused on preserving the natural character and features of the land if possible. In the short-term, the Plan recommends the establishment of a nature trail through these areas, linking up to walking paths within the redeveloped Comanche Park site.



Potential Phasing Plan



Potential Phasing

The Preferred Design Concept is planned so that development can be phased over time, ensuring that as new housing comes online, it will fit the market potential of the area. This phasing strategy will also help to ensure that the impact on current residents will be relatively minor. The potential phasing is outlined to the right:

<u>Phase 1A</u>: Off-site development of non-THA property including 98 units. Units would be built as part of a potential mixed-use development of GKFF property at the southeast corner of 36th Street and Peoria. Phase 1A would include 30 replacement units from Comanche Park as part of the housing mix. <u>Phase 1B</u>: 20 units and a portion of the Community Center are removed. Area is replaced with 128 units and flexible first-floor commercial/incubator/community spaces. A net increase of 108 additional units.

<u>Phase 2</u>: 128 units removed and a portion of the Community Center removed. Area is replaced with 140 units and a new Community Center. A net increase of 12 additional units.

<u>Phase 3</u>: 51 units and the final section of the former Community Center are removed. Area is replaced with 116 units. A net increase of 65 additional units.

<u>Phase 4</u>: 72 units are removed. Area is replaced with 78 units. A net increase of six additional units. <u>Overall</u>: In total, 271 distressed housing units and the community center are replaced with 560 housing units (a net gain of +289 units) on site with a new community center and flexible first-floor commercial/incubator/ community spaces along N Peoria Avenue.

Planning-Level Cost Estimate

Using existing cost estimates for similar projects in Tulsa as a comparison, the overall site development could cost is anticipated to be approximately **\$100 million to \$130 million,** however, further engineering work will provide a more specific opinion of probable costs for the project and Phase I.



Garden Apartments



Community Marketing

Several marketing concepts are recommended based on the Market Analysis, that are targeted to capturing market potential by creating amenity value that may not otherwise exist in North Tulsa or elsewhere. The amenity value helps create a brand that can draw potential renters and home buyers that may not have otherwise considered living in North Tulsa.

Recreation and Natural, Amenity-Rich Area

The redeveloped site would be branded and marketed as unique in Tulsa for offering exceptional access to natural areas, trails, and recreation facilities for all ages. There would be a focus on healthy living that would benefit existing residents and also enhance marketability to potential tenants and home buyers. Among the specific amenities that would be integrated into the site are an extensive trail system that links with natural amenities and recreation areas, along with the nearby park system (Mohawk Park, Oxley Nature Center, Tulsa Zoo). Clusters of wooded areas on the periphery of the site would be programmed as natural open space, provided as a permanent buffer to development, with access to Dirty Butter and Flat Rock creeks. Recreation amenities on-site would include outdoor facilities as well as a well-appointed indoor fitness center, integrated into a clubhouse (community center). A health and fitness trail (sponsored, for example, by local health institutions) would offer exercise equipment and instructions.

Walk-able Access to Jobs and Transit

Marketing of the redeveloped site must overcome the challenge of its location away from downtown and the job-rich Broken

Arrow corridor by emphasizing its walkability and proximity to new employment opportunities. An amenity node with at least some limited convenience retail (attractive coffee/convenience shop) should be established by the second phase of development across from the site at the North Peoria / East 36th Street North intersection. Housing will be geared to the workforce, through attractive apartments, townhouses, and cottage communities. The site will offer access to the BRT stations at two locations. Streetscaping along the Peoria Corridor will help improve pedestrian conditions along that street. Site planning will be integrated with the Peoria Mohawk Business Park to the extent that there is a cohesive vision and consistent design aesthetic for the area, and safe physical pedestrian linkages across East 36th Street North from the site to the business park.

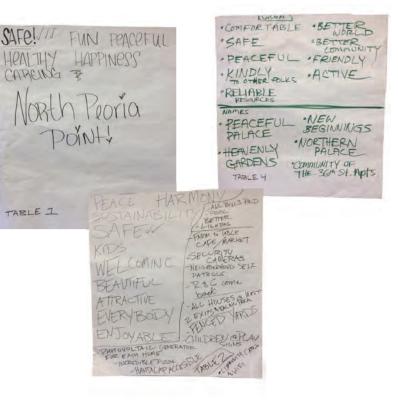


Community Naming

There is a general desire on the part of residents and stakeholders to create a new name for Comanche Park. This name should represent the revitalized community while helping to promote and re-brand the larger area. Attendees at Community Meeting 2 brainstormed potential names for the redevelopment. This feedback should be utilized as a starting point for a community naming initiative in tandem with more detailed development implementation. THA will continue to work with community stakeholders on naming efforts, with the final decision held by the THA Board of Commissioners.

- North Peoria Pointe
- Harmony Homes
- Peoria Homes
- Peaceful Palace

- Heavenly Garden
- Northern Palace
- Phoenix Landing
- The Woods at Phoenix
- New Beginnings
- Green Acres
- Phoenix Apartments
- Comanche Rising
- Comanche Gardens
- Comanche Complex



Relocation and Right to Return

THA's relocation and mobility strategy will meet or exceed all HUD requirements. A recurrent theme in the development of the Envision Comanche Plan is the importance of minimizing the disruption of existing families; limiting the impact to their support networks and connections with neighborhood schools, especially students attending Whitman Elementary School and Hawthorne Elementary.

Current residents were actively engaged in envisioning the new Comanche Park. and so long as they continue remain lease complaint, they are guaranteed a unit within the new development. To minimize the amount of relocation and disruption to residents during construction, a phased development process is being planned with the hope, to the fullest extent possible, to allow for a large number of on-site moves with residents moving directly from an existing unit into a newly constructed unit. Minimizing the need for students to change schools during the redevelopment process will also help to further academic achievement goals that are often adversely impacted by frequent moves.

Pursuant to Federal regulations governing the redevelopment and rehabilitation of public housing projects, the Uniform Relocation Act applies to the redevelopment of Comanche Park. If off-site relocation is required to allow for full implementation of Envision Comanche and such implementation would require families to move away from Comanche Park for more than twelve months, THA must offer each family all required URA benefits, including at least three examples of comparable housing, moving assistance and compensation for reasonable approved costs such as security deposits and utility connections. Such comparable housing options may include, if available, tenant-based assistance such as a Housing Choice Voucher (Section 8) or occupancy in a public housing unit or other unit operated or assisted by a public housing authority at a rental rate that remains comparable to what is currently paid and no more than 30% of their adjusted gross income. If off-site relocation is necessary, THA is required to notify each family of the proposed relocation at least 90 days in advance. With that said, THA will continue to host resident meetings, partnering with the Comanche Resident Association, to ensure all residents remain informed on the progress of Envision Comanche, and are well aware if relocation will be necessary once the phasing plan is finalized and well in advance of any required notices.

Ensuring that all Comanche Park residents understand their right to return is critical to a successful redevelopment project. All residents who are lease-compliant at the time of displacement, and continue to be lease-compliant throughout the relocation period, will have the right to return to new housing when construction is completed and the units become available.

THA recognizes the need to exercise great sensitivity in relocation activities. If relocation is necessary to allow for the implementation of Envision Comanche, all current Comanche Park residents will receive relocation assistance, housing mobility counseling and case management services. Case managers will help educate residents about the relocation process, the housing opportunities available to them and help residents analyze the pros and cons of various housing alternatives. No required displacement activities will take place prior to the required development approvals and approval of a mandated Relocation Plan by HUD.







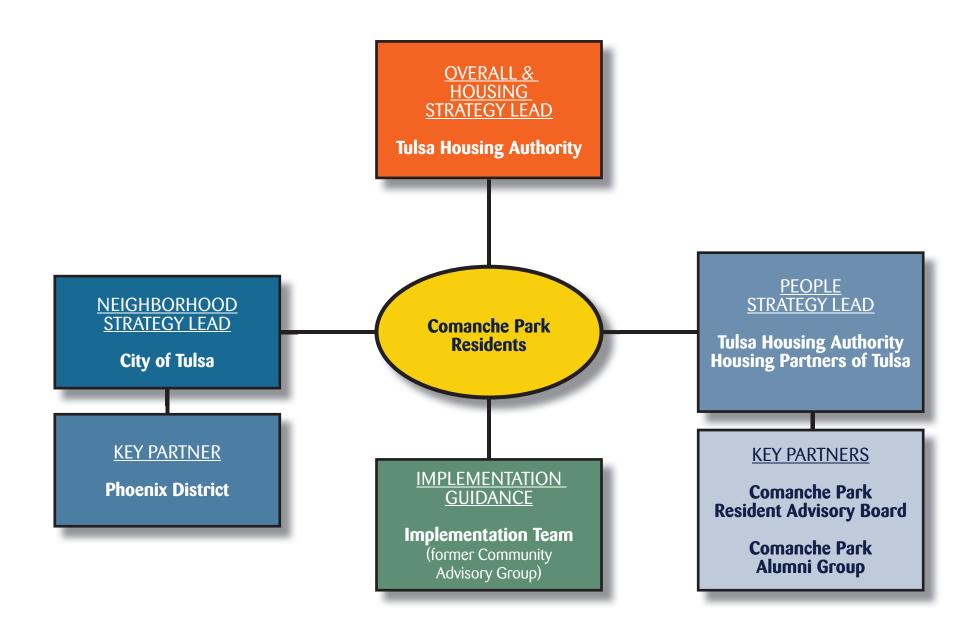
Implementation Strategy

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The intent of Envision Comanche is to chart a course for achieving the community vision for the 36th Street N area and encouraging reinvestment that benefits all residents. Successful Master Plan implementation is the result of strong organizational and municipal leadership combined with other stakeholders fulfilling important roles. Implementation is a fluid process that requires adapting to a range of changing conditions. While the Tulsa Housing Authority should ultimately oversee revitalization efforts, successful implementation of the Master Plan will likely require a neighborhood-based group made up of a broad range of stakeholders to help drive the process and to achieve successful Neighborhood, People and Housing projects.

Envision Comanche will be implemented by multiple entities as opportunities emerge for decisions to be made regarding developments and redevelopments, public works, capital projects, programs and other initiatives that align with the Plan.

Working with local partners, the Planning Team has already made great strides in leveraging opportunities to transform the 36th Street N area, break down barriers and link residents to other nearby assets and resources. The Planning Team is committed to continuing to build upon evidence-based strategies and national models that will help achieve the Plan's transformation goals. Various early action projects are already underway or completed as a result of these partnerships. The Plan's champions will work to attract new investment and other resources that will make North Tulsa a community of choice and opportunity.





Potential Roles and Responsibilities

The Plan recommends that the Community Advisory Committee (CAG) be transitioned into an Implementation Team, with direct oversight by the Tulsa Housing Authority. Current CAG members may elect to stay on as part of the Implementation Team, which may be supplemented by additional partners, many of whom have been identified to help lead the Priority Projects outlined in this Plan. It is recommended that the THA assign a staff member to oversee Plan implementation and to organize and schedule guarterly Implementation Team meetings that should be utilized to strategically update the status of Neighborhood and People Priority Projects as well as the overall Housing Strategy.

Once in place, the Implementation Team should possess a full understanding of the respective interests and roles of all stakeholders. These roles include:

- The Tulsa Housing Authority oversees the process and adjusts the implementation agenda over time in response to new development, market changes, and community feedback.
- The Tulsa Housing Authority works to identify developers for portions of the Housing Plan, potentially including the for-sale single family homes.
- THA works with The City of Tulsa to align and focus resources in North Tulsa. Benefits of this action include greater unification of the neighborhood, equitable distribution of resources into the area, heightening awareness of portions of the community that have

historically been forgotten, and continuity of planning and implementation.

- Housing Partners of Tulsa (HPT) provides targeted outreach to Comanche Park for their homeownership program. As a certified HUD Housing Counselor, HPT provides a comprehensive Home Buyer Program that includes home buyer education, credit and budget counseling and down payment assistance. Expanding targeting outreach of this target to Comanche Park residents, and residents in the 36th Street North corridor, would help provide individualized housing counseling, while providing access to credit and down payment assistance.
- THA works with the City of Tulsa to ensure equitable public improvements within the neighborhood to enhance the attractiveness of development sites.



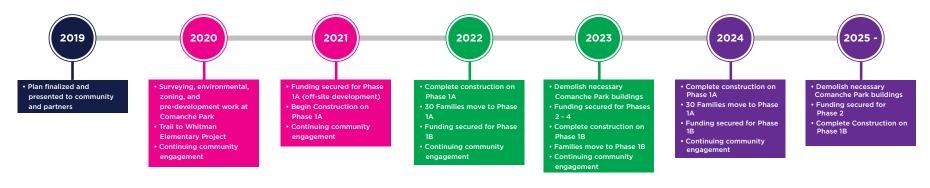
- The Comanche Park Resident Advisory Board (RAB) is integrated into the Implementation Team and fully utilized to help inform residents of upcoming changes on and around the Comanche Park property.
- Property owners understand and support the land use/development policies of the Plan, and value their land consistent with these policies and current market conditions.
- Developers, especially local minorityowned business enterprises, recognize the potential of the neighborhood as a unique community within Tulsa and act to maximize the appeal and value of building sites within the neighborhood.
- The financial sector, including community development financial institutions (CDFIs), is willing to invest in new and different forms of development, which

at least initially, are not represented in the local market and may reflect a higher level of risk.

- Local residents, businesses and community organizations make a commitment to stay informed and participate in public forums to make sure their values and priorities are included in neighborhood planning and project reviews.
- Local partner agencies identify programmatic gaps and begin working together to help implement Priority Projects, through Consortium Agreements or MOUs to implement projects.
- Local residents are organized, energized and focused on advocating for community improvements while utilizing the Plan as a guide.
- Local faith-based organizations connect

and align to share resources, while focusing on supporting Plan projects, especially projects designed to advance equal opportunity.

- Local merchants work together to strengthen the existing business community in order to help businesses overcome challenges and obstacles while creating a climate for growth.
- The performing and visual arts community is engaged to develop projects, especially those relating to the celebration of history, diversity and local culture.



Final Plan

Pre Development

Phase 1

Phases 2-4

Housing Strategy Implementation

Potential Timeline

With finalization of the Master Plan process, THA anticipates a timeline for housing implementation which will begin in early 2020. This timeline is dependent on a number of factors, and is organized around three overall steps:

Pre Development

Between 2020 and 2021, implementation tasks will include surveying, environmental and zoning approvals for Comanche Park and Phase 1A (off-site development). THA will complete conversion of Comanche Park units to HUD's Rental Assistance Demonstration (RAD) program, allowing greater flexibility for housing reinvestment. The trail to Whitman Elementary project will be formalized and completed as a key early action project. Funding will be secured for Phase 1A and construction will begin. The community will continue to be engaged every step of the way as change occurs.

Phase 1

Between 2022 and 2023, tasks will focus on completion of construction of Phase 1A (off-site development), which will allow the relocation of 30 Comanche Park families into new homes. Funding will be secured for Phase 1B, the first portion of the Comanche Park site to be revitalized. Phase 1B buildings will be demolished as funding is being secured for Phases 2-4. Construction of Phase 1B occurs and families move into new homes at the southwest corner of Comanche Park. Continuing community engagement ensures that residents are aware of improvements and can provide feedback to THA.

Phase 2-4

Between 2024 – 2025, buildout of Comanche Park will continue as necessary buildings are demolished and construction is initiated and completed. Over time, the remainder of current families will move into new homes on the property. THA will continue to engage residents during construction and relocation.



Market-Based Absorption Recommendations

Two overall marketing absorption periods are recommended based on the Market Analysis. The following absorption period recommendations relate to the marketability of the site and the establishment of a presence that captures redevelopment.

Period 1: Market-Based Phasing (2020-2025)

The first period for capturing marketrate housing demand would focus on development of 180 to 260 rental apartments. This period would include development of 80 to 110 low-income THA units or the number required to meet financing standards; plus 60 to 100 workforce units, priced to be affordable at 60 to 80% of the Area Median Income (AMI). Finally, this period would include 40 to 60 market-rate units. This first period would establish a new marketing image for the area at the same time that the new Peoria Mohawk Business Park is starting up development. Together, the new development projects will help to establish a node with an emerging, highquality character that appeals to a broad mix of tenants. It is assumed that some initial physical improvements (whether commercial or in terms of design and open space) will occur across from the site on the south-east corner of Peoria and East 36th Street North.

Period 2: Targeted Phasing (2025-2030)

The second period will target development of 200 to 280 rental apartments; including 80 to 140 low-income units (or as required for financing), 60 to 80 workforce units, and 60 to 80 market-rate units. This period would also include development of 50 to 70 for-sale housing units, of which 20 to 30 would be workforce units and 30 to 40 market-rate units. The workforce units would include some units geared as homeownership units for working families moving up out of Comanche Park rental housing.



Neighborhood and People Strategy Implementation

Like many communities, the North Tulsa area must address and balance a multitude of diverse and pressing needs with scarce resources. Being efficient requires setting priorities. Those priorities should be informed by a combination of data, analysis, and community engagement. Efficient use of resources also means being flexible, adaptive and creative about both physical and programmatic actions. Strategic coordination with other community initiatives in the North Tulsa area can expand the impact of investments. There is great potential for the neighborhood to further evolve into something everyone can take greater pride in. But, it will take a committed group of individuals, organizations and their allies from outside of North Tulsa to make this happen over time, against all odds of history and circumstance. It will take a calculated, and well-executed mixing of existing and new, young and old, public and private, city and county, financial and artistic, etc. for the neighborhood to more fully realize its potential.

The following tables outline Neighborhood and People projects and their associated priorities, complexity, estimated costs and potential lead partners.

NEIC	SHBORI	HOOD STRATI	EGY							
#	PAGE	PRIORITY	COMPLEXITY	EST. COST	PROJECT	POTENTIAL LEAD PARTNERS				
CIR	CIRCULATION AND OPEN SPACES						City/Govt.	Property Owners	Residents	Community Organizations
A 1	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	•			•	•
HOL	JSING A	AND ECONO	MIC DEVELOP	MENT		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		•			•
ART	S 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	•	•	•	•	•

PEO	EOPLE STRATEGY										
#	# PAGE PRIORITY COMPLEXITY EST. COST PROJECT					POTENTIAL LEAD PARTNERS					
EMPLOYMENT AND SELF-SUFFICIENCY					THA	City/Govt.	Property Owners	Residents	Community Organizations		
Dl	73	Higher	Lower	\$0k - \$50k	Hold and Promote Job-Hunting Classes and Workshops at Comanche Park	•	•		•	•	
D2	74	Medium	Lower	\$0k - \$50k	Inform Community About MITA Transit Services and Hold Giveaway for Passes	•	•		•		
D3	74	Medium	Lower	\$0k - \$50k	Retain Community Engagement Assistants (CEAS)	•			•		
D4	74	Medium	Lower	\$0k - \$50k	Utilize and Promote Tulsa Community WorkAdvance's Due North Program	•				•	
D5	74	Medium	Lower	\$0k - \$50k	Continue Supporting ManUp	•			•	•	
D6	74	Medium	Lower	\$100k -\$1m	Raise Awareness and Expand TTC's Childhood Accreditation Programs	•			•	•	
D7	74	Lower	Lower	\$0k - \$50k	Create a Comprehensive List of Barriers to Obtaining a Drivers License					•	
D8	74	Lower	Lower	\$0k - \$50k	Promote Acceptance of State Identification Cards for Job Applicants	•			•	•	
D9	74	Lower	Lower	\$0k - \$50k	Encourage Mentors to Participate in Job/Resource Fairs at Comanche Park	•			•	•	
D10	74	Lower	Higher	\$100k -\$1m	Bring Additional Woman's Programs to North Tulsa			•		•	
D11	74	Lower	Medium	\$100k -\$1m	Provide Free WiFI at Comanche Park	•					
D12	74	Lower	Lower	\$0k - \$50k	Be Prepared for a Marijuana Expungement Policy	•	•			•	
HEA	LTHIER F	AMILIES				THA	City/Govt.	Property Owners	Residents	Community Organizations	
E1	76	Higher	Lower	\$0k - \$50k	Develop and Distribute Educational Guide to Healthcare	•			•	•	
E2	77	Medium	Medium	\$0k - \$50k	Hold a Quarterly Health Screening at Comanche Park	•				•	
E3	77	Medium	Lower	\$0k - \$50k	Align Mobile Food Truck Visits with Food Stamp Distribution	•			•	•	
E4	77	Medium	Medium	\$0k - \$50k	Assess the Need for Food Delivery Service and a Central On-Site Location	•			•		
E5	77	Medium	Medium	\$0k - \$50k	Compare Available Resources for Food to the Criteria for Access				•		
E6	77	Lower	Lower	\$0k - \$50k	Encourage Local Organizations to Join the Tulsa Food Security Council					•	
E7	77	Lower	Lower	\$0k - \$50k	Develop a Raised Bed Community Garden	•			•	•	
E8	77	Lower	Medium	\$0k - \$50k	Apply for Funding to help Finance Markets, Food Production and Education	•	•			•	
E9	77	Lower	Medium	\$100k -\$1m	Organize a Farmers Market at Comanche Park	•		•			
E10	77	Lower	Higher	\$100k -\$1m	Build a Centralized Space for On-Site Healthcare Services	•				•	
E11	77	Lower	Higher	\$100k -\$1m	Develop a Large-Scale Urban Farm in the Neighborhood	•	•	•	•	•	

PEC	PLE STR	ATEGY (cont	'd)							
#	PAGE	PRIORITY	COMPLEXITY	EST. COST	PROJECT	POTENTIAL LEAD PARTNERS				
CRA	CRADLE TO CAREER EDUCATION						City/Govt.	Property Owners	Residents	Community Organizations
E1	82	Early Action	Medium	\$0k - \$50k	Establish a Comanche School Bus Program (Implemented)	•	•		•	
E2	80	Higher	Lower	\$0k - \$50k	Conduct Outreach with Parents to Address Educational Services / Absenteeism	٠			•	•
E3	81	Medium	Lower	\$0k - \$50k	Organize Bus Transportation to School Meetings	•			•	
E4	81	Medium	Lower	\$0k - \$50k	Establish a Walking School Bus Program	•			•	
E5	81	Medium	Higher	\$100k -\$1m	Bring additional Resource Agencies and Organizations into the Neighborhood	٠		•		•
E6	81	Medium	Lower	\$0k - \$50k	Utilize the Comanche Park Facebook Page to Build Awareness of Services	٠			•	
E7	81	Lower	Medium	\$0k - \$50k	Explore Opportunities to Train Comanche Park Residents as School Bus Drivers	•				•
E8	81	Lower	Lower	\$0k - \$50k	Design a Neighborhood Bell or Clock to Alert Families to School Bus Arrival	•				
E9	81	Lower	Lower	\$0k - \$50k	Award Prizes to Families with High Levels of School Attendance	•			•	
E10	81	Lower	Lower	\$0k - \$50k	Hold a Childcare Services Open House	•				•
E11	81	Lower	Medium	\$100k -\$1m	Develop Additional Resident Workforce Programs	•			•	•
E12	81	Lower	Medium	\$0k - \$50k	Provide After School Tutoring in Coordination with Councilors	•			•	•
CRI	ME PRE\	/ENTION				THA	City/Govt.	Property Owners	Residents	Community Organizations
F1	86	Early Action	Medium	\$0k - \$50k	Tulsa Sheriff's Dept. Patrol Program at Comanche Park (Implemented)	•	•		•	
F2	84	Higher	Lower	\$0k - \$50k	Organize "Talk with a Cop" Events through the Residents Association	•	•		•	
F3	85	Medium	Medium	\$100k -\$1m	Coordinate with Crime Stoppers to Set Up Relationship-Building Venue	•	•		•	
F4	85	Medium	Medium	\$100k -\$1m	Work with the Police Athletic League to Hold Events	•	•		•	
F5	85	Medium	Lower	\$0k - \$50k	Purchase "No Loitering/Trespassing" Signs and Include TIPS Hot Line	•	•			
F6	85	Medium	Lower	\$0k - \$50k	Adjust Camera Positions, Maintain them and Provide Tulsa Sheriff's Dept. Access	•	•			
F7	85	Lower	Medium	\$0k - \$50k	Establish a "Parents Working with Parents" Group				•	•
F8	85	Lower	Medium	\$0k - \$50k	Leverage and Improve THA's Ban List While Making it More Accessible	•			•	
F9	85	Lower	Medium	\$100k -\$1m	Hold Peer-to-Peer Home Visits with a Social Worker	•			•	•



Potential Funding Mechanisms for Implementation

Rental Assistance Demonstration Program

The Rental Assistance Demonstration Program (RAD) was created to give public housing authorities such as THA a powerful tool to preserve and improve public housing properties and address the \$26 billion dollar nationwide backlog of deferred maintenance. RAD also gives owners of three HUD "legacy" programs (Rent Supplement, Rental Assistance Payment, and Section 8 Moderate Rehabilitation) the opportunity to enter into long-term contracts that facilitate the financing of improvements. The Tulsa Housing Authority in currently in the process of converting its portfolio of housing properties to RAD, allowing it to better leverage public and private debt and equity

in order to reinvest in the public housing stock. For more information on the RAD program, please see: www.hud.gov/RAD

Low Income Housing Tax Credit Program

The Low-Income Housing Tax Credit (LIHTC) program is an indirect federal subsidy used to finance the construction and rehabilitation of low-income affordable rental housing. Federal lawmakers created this as an incentive for private developers and investors to provide more low-income housing. Without the incentive, affordable rental housing projects do not generate sufficient profit to warrant the investment.

The LIHTC gives investors a dollar-for-dollar reduction in their federal tax liability in exchange for providing financing to develop affordable rental housing. Investors' equity contribution subsidizes low-income housing development, thus allowing some units to rent at below-market rates. In return, investors receive tax credits paid in annual allotments, generally over 10 years.

Financed projects must meet eligibility requirements for at least 30 years after project completion. In other words, owners must keep the units rent restricted and available to low-income tenants. At the end of the period, the properties remain under the control of the owner.

The tax credit can be used to construct new or renovate existing rental buildings. The LIHTC is designed to subsidize either 30 percent or 70 percent of the low-income unit costs in a project. The 30 percent subsidy, which is known as the so-called automatic 4 percent tax credit, covers new construction that uses additional subsidies or the acquisition cost of existing buildings. The 70 percent subsidy, or 9 percent tax



credit, supports new construction without any additional federal subsidies. For more information on the Low Income Housing Tax Credit Program, please visit: www.ok.gov/ ohfa/Developers/Affordable_Housing_Tax_ Credits/

Tax Increment Financing

The City of Tulsa is developing a tax increment financing (TIF) district to allow for additional investment and redevelopment in and around the Peoria-Mohawk Business Park, and area that includes Comanche Park.

Tax Increment Financing (TIF) is a highly effective tool for fostering large-scale redevelopment that otherwise would not be financially feasible. By utilizing future increased tax revenues generated by a development project to pay for eligible costs of that project, tax increment financing enables the completion of projects that produce quality, full-time jobs for City residents, increase the City's tax base, leverage substantial private investment, improve the City's infrastructure, and provide benefits to communities in the City. Tax increment financing should only to be used in projects where traditional private and public financing is insufficient for project completion, the project will have positive impacts on the neighborhood in which it will be built and on the City as a whole, and the project will complement existing commercial and residential development in the community. For more information on the Oklahoma Tax Increment Financing Program, please visit: www.okcommerce.gov/data/ tifs/

Federal Opportunity Zones

In 2018, 117 census tracts were designated as Opportunity Zones by the Internal Revenue Service in the State of Oklahoma. The entirety of the Planning Area, including Census Tracts 80.02, 80.01, 2 and 62 were designated as part of this effort. The Opportunity Zone designation could be an important tool for future economic development in the neighborhood.

The federal Opportunity Zone program is a tax incentive created under the Tax Cuts and Jobs Act of 2017 to encourage investment in economically distressed urban areas located outside of city centers. The program targets the trillions of dollars in unrealized capital gains in stocks and mutual funds held by U.S. investors as a resource for economic development. New investments that meet



certain requirements and are made within an Opportunity Zone are eligible for tax benefits under the program. Investors are given breaks on federal capital gains taxes in exchange for investment in a Qualified Opportunity Fund that supports businesses and real estate projects in low-income areas.

The program allows investors to defer federal taxes on recent capital gains until December 31, 2026, reduce that tax payment by up to 15%, and pay as little as zero taxes on potential profits from an Opportunity Fund if ownership of the investment is held a minimum of ten years. A Qualified Opportunity Fund is a private-sector investment vehicle established as either a partnership or corporation for investing in eligible property located in an Opportunity Zone, using the investor's gains from prior investment for funding. The model allows investors to pool resources and can increase the scale of investment directed to a lowincome area. For more information on the Opportunity Zone Program, visit: www. irs.gov/newsroom/opportunity-zonesfrequently-asked-questions

Local Foundation Partnerships through Tulsa Community Foundation

Envision Comanche, through the People, Neighborhood and Housing Plans, presents many opportunities to seek local philanthropic partnerships to fund priority projects. Over the course of 2020, THA will look to identify available grant opportunities, and schedule presentations with several local foundations to match critical needs with available, targeted funding. For more information on many local foundations, please visit: https://tulsacf.org/about-tcf/ fund-list/





Appendix

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The Appendix includes supplementary materials that were instrumental in developing Envision Comanche's Neighborhood, People and Housing Strategies. This chapter includes:

- the Market Study,
- the Existing Conditions Report,
- the Resident Needs Assessment Survey,
- and the Visual Preference Survey.

Comanche Park *Residential Market Analysis*

Input to Envision Comanche Master Plan Randall Gross / Development Economics



Final Report Prepared October 2019 For Camiros, Ltd. and the Housing Authority of the City of Tulsa



INTRODUCTION

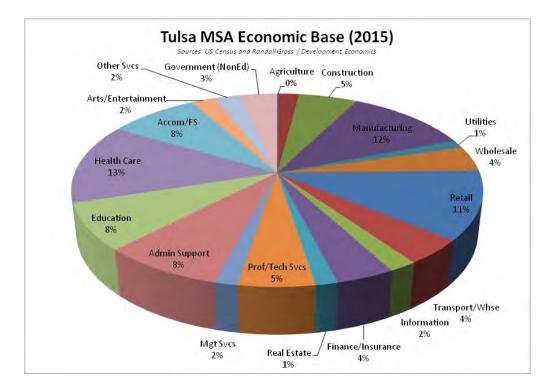
A Residential Market Analysis was completed for the Comanche Park Site, in order to determine the current and future potential for development of market rate and affordable workforce housing as part of a mixed-income community. Field reconnaissance, interviews with real estate professionals, and assessment of various data provided some of the inputs to the market analysis. Section 1 of this report provides findings from a background assessment and analysis of existing site conditions. Section 2 examines the existing housing market conditions in North Tulsa and throughout the Tulsa area. The findings from the market analysis are summarized in Section 3, while strategic recommendations for development, marketing, products, and programs are provided in Section 4 of this report.

Section 1. BACKGROUND & SITE ANALYSIS

This section provides background information on the economic context, commutation patterns and other regional factors that impact on the housing market in Tulsa. Also discussed are findings from a site analysis, which examined the location and physical characteristics of the site and surrounding area context in order to assess the site's general marketability for housing.

Regional Economic Base

Comanche Park and north Tulsa are part of the large and growing Tulsa Metropolitan Statistical Area (MSA) with 450,000 jobs, growing at a rate of 1.8% per year. The Tulsa area economic base is very diverse, and is not dominated by any one economic sector. Among the largest employers are health care (13%), manufacturing (12%), retail trade (11%), administrative support (8%), education (8%), and accommodation & foodservice (8%). But other sectors, including construction, professional & technical services, finance & insurance, and transportation are all well-represented in the regional economy. The region's economic diversity shields it from major downturns in any one sector.



The Tulsa MSA added 49,000 jobs between 2002 and 2016, with significant gains in health care (+10,700 jobs), administrative services (+7,900), and tourism (+7,400, as measured by accommodation and foodservice). The fastest percentage growth has been in arts & recreation services, mining, and public administration. At the same time, the region lost employment in information services and real estate. The decrease in information services jobs is part of a

national trend associated with the gradual displacement of print media by digital media and information services.

Table 1.	AT-PLACE EN 2002-2015	IPLOYMENT	TRENDS, ME	TRO TULSA	3	
					2002-2015	Change Per
Industry	2002	2010	2015	Number	Percent	Year
Agriculture	753	660	572	(181)	-24.0%	-3.4%
Mining	6,105	6,731	8,538	2,433	39.9%	5.7%
Construction	21,547	20,838	24,561	3,014	14.0%	2.0%
Manufacturing	49,830	44,013	51,652	1,822	3.7%	0.5%
Utilities	4,739	5,129	5,831	1,092	23.0%	3.3%
Wholesale	19,622	16,682	19,095	(527)	-2.7%	-0.4%
Retail	45,961	46,658	51,277	5,316	11.6%	1.7%
Transport/Whse	17,589	16,767	18,612	1,023	5.8%	0.8%
Information	13,975	8,516	8,261	(5,714)	-40.9%	-5.8%
Finance/Insurance	17,589	17,105	17,545	(44)	-0.3%	0.0%
Real Estate	8,022	6,988	6,578	(1,444)	-18.0%	- 2.6%
Prof/Tech Svcs	19,583	20,352	22,678	3,095	15.8%	2.3%
Mgt Svcs	5,942	6,117	6,854	912	15.3%	2.2%
Admin Support	28,529	33,838	36,449	7,920	27.8%	4.0%
Education	33,236	35,698	34,934	1,698	5.1%	0.7%
Health Care	49,640	57,614	60,307	10,667	21.5%	3.1%
Accom/FS	30,101	32,422	37,489	7,388	24.5%	3.5%
Arts/Entertainment	4,416	5,770	9,755	5,339	120.9%	17.3%
Other Svcs	10,974	10,947	10,944	(30)	-0.3%	0.0%
Government			(- - c /			7 464
(NonEd)	10,414	15,802	15,581	5,167	49.6%	7.1%
TOTAL	398,567	408,647	447,513	48,946	12.3%	1.8%
Sources	U.S. Bureau of	f the Census a	and Randall Gr	oss / Develop	oment Econ	omics.

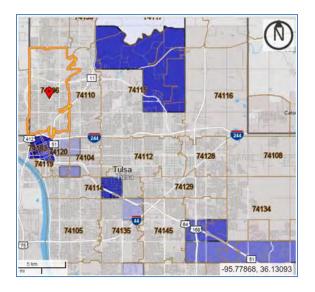
Today, the region's largest employers include a diverse group including Bank of Oklahoma, Hillcrest Healthcare System, Tulsa Public Schools, Sprit AeroSystems, American Airlines Maintenance Base, CenturyLink, Walmart, and others. In general, the region is seen as a leader in aerospace, financial services, and communications. The Tulsa MSA had an estimated population of 993,797 in 2018, making it the 55th largest metropolitan area in the U.S. Once the MSA reaches 1.0 million people, more companies will consider Tulsa for retail brands and business functions that require that population threshold.

4



Commutation

Commutation patterns were examined for residents of Tulsa as well as for workers who are employed in Tulsa. Particular focus was given to residents of the north Tulsa area where Comanche Park is located. Residents from this area generally commute to three primary locations: Downtown Tulsa, the Broken Arrow Expressway Corridor, and the Tulsa Airport / Mohawk Park/Zoo area. The following map illustrates the primary destinations for N. Tulsa commuters.



5

Site Analysis & Physical Conditions

A site analysis was conducted to assess location and other attributes of the site and surrounding areas impacting on the marketability of the site for housing development. Factors addressed include physical attributes of the site, access and exposure, location within the city and commuter shed, access to employment nodes, surrounding uses and planned development, amenities, and other factors as discussed below.

Location and Access

The Comanche Park Apartments site is located on the northeast corner of the intersection of North Peoria Avenue and East 36th Street North in north Tulsa. Downtown Tulsa is located approximately 4.5 miles or nine minutes' drive south of the site via North Peoria Avenue and Cherokee Expressway (U.S. 75). Cherokee Expressway also continues to the north, just east of the site. The site is situated several blocks north of Gilcrease Expressway, an important east-west route bisecting north Tulsa, and several blocks east and north of L.L. Tisdale Parkway, which skirts the west side of the city. Tulsa International Airport and Mohawk Park/Tulsa Zoo are accessible to the east of the site via Gilcrease or East 36th Street North/North Port Road. So, the site has good access within the northwest quadrant of the city and to the airport and Downtown Tulsa.

However, the site and north-west Tulsa in general are not centrally-located to much of the Tulsa region's employment base, which is concentrated in Downtown and in the Broken Arrow Expressway corridor, extending to the southeast of the city. Further, much of the city's growth and expansion has occurred south and east, rather than north and west. The site is situated relatively close to the urban fringe of Tulsa on the north side (about 10-11 miles from downtown near 66th Street North). The urban fringe extends much further to the south, towards Bixby (22-23 miles from downtown) and to the east to Turtle Creek in Broken Arrow (21 miles from downtown). Thus, the city has grown twice as far to the east and south as it has to the north-west.

Rapid transit access to the site is being enhanced by a new Bus Rapid Transit (BRT) line that will extend to the site and beyond along North Peoria Avenue. The BRT will have stops located at the southwest corner of the site and just north of the site on North Peoria. The BRT will provide good public transit access to the site.

Site Characteristics

The site is currently developed as the THA Comanche Park Apartments, which would be demolished and redeveloped under this master plan. The current apartment site lacks distinguishing topographical and natural features. However, **adjoining land** for expansion of the site to the east is undeveloped and features

6

forested natural areas and access to Dirty Butter Creek, a branch of Flat Rock Creek, which flows into Bird Creek at Mohawk Park. These waterways provide opportunities for blue-way and/or greenway connectivity through to an important regional asset in Mohawk Park and the Tulsa Zoo.

Surrounding Areas

A 120-acre undeveloped site across East 36th Street from Comanche Park to the south is planned as the **Peoria Mohawk Business Park**. Economic development officials have targeted the site for the creation of up to 1,000 jobs. An existing Tulsa manufacturing concern, Muncie Power Products (MPP), has been tapped to relocate and anchor development at the site. MPP would potentially relocate approximately 230 employees and also add new jobs at the Mohawk Business Park site. According to MPP officials, approximately 20% of MPP employees worked in highly-skilled jobs and the average salary is \$50,000. The MPP facility is planned to occupy about 300,000 square feet on 40 acres at the park.



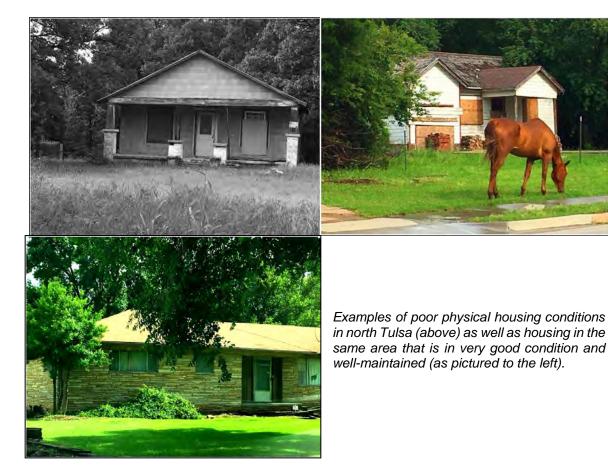
The presence of a large business park across the street from the site would add cache to the area and signify a dramatic change in the format and character of development in the North Tulsa area near the site. Establishing hundreds of jobs across the street from the site will have an impact on the marketability of the site for housing and commercial

development. The impacts of Mohawk Business Park and the MPP relocation on the site's housing potentials are explored later in this report.

Many of the existing residential neighborhoods to the north and west of the site such as Northridge, Suburban Hills, Valleyview, Walt Whitman, Reservoir Hill, Lacy Park, Towne Square, and others contain single-family ranch-style housing built in the 1950s to 1970s. There has been very little new construction in north Tulsa, although there is rehabilitation of some of the older (1920's era) homes in what were once affluent neighborhoods including University Park and Cheyenne Park, further south toward the Crosstown Expressway.

Outside of these pockets of rehabilitation, housing conditions in many of the neighborhoods in north Tulsa near the site are deteriorating. Homes are lacking basic maintenance, suffering damage to foundations, roofs, windows and doors, porches, and other components. A number of homes have boarded-up windows and doors, symptomatic of areas with high levels of poverty and a lack of resources for housing reinvestment. Many residents nevertheless exhibit pride of place

through regular upkeep of their homes and yards, even when lacking the resources to address basic maintenance issues.



North Peoria Commercial Corridor

The North Peoria corridor lays victim to the excesses of commercial sprawl,

with a large inventory of aging, highway-oriented retail/commercial space and high levels of vacancy. The corridor (north of Gilcrease) has an estimated 500,000 square feet of commercial

space, with 22 to 25% effective vacancy. Among the vacant spaces is a large strip center that is completely unoccupied. The business mix within the



corridor includes primarily discount stores, fast food establishments, and convenience goods retailers. The corridor suffers from the effects of typical highway-oriented sprawl, such as vast seas of parking lots, excessive business

signage and curb cuts, a lack of defined nodes or districts, unremarkable franchise architecture, and auto-dependency in an area where many residents do not own cars. The area exhibits limited amenity value and the corridor lacks character and a sense of place.

Other Commercial Nodes

36th Street North, west of the site, also has commercial and institutional use along its length west to the Osage Casino. Saint Simeon's gated senior community is located just behind a strip center in this corridor. The corridor is characterized by several buildings with unique architectural heritage.

Schools and Institutions

There are several educational assets in the area, including Tulsa Tech Peoria Campus, located just to the north of the site. Tulsa Tech is very accessible and situated within walking distance of the site. Hawthorne Elementary School and Tulsa Educare are also located within walking distance of the site. McLain High School of Science & Technology is located north of the site on North Peoria. South of Gilcrease Expressway is the highly-acclaimed Booker T. Washington High School.

Section 2. EXISTING HOUSING MARKET CONDITIONS

Existing North Tulsa housing market conditions and trends were assessed as they impact on the current and future market for housing at the site. Factors analyzed and addressed in this section include housing supply and construction trends, housing tenure, for-sale market trends, and rental housing market trends. Several "observations" are also provided based on existing conditions and on information collected through interviews with real estate professionals with experience in the north Tulsa housing market.

Housing Supply Trends

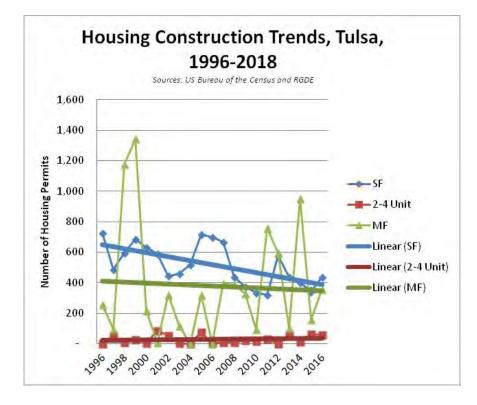
The North Tulsa area (which, for the purposes of this analysis, is defined as coterminous with zip code 74106), has about 8,600 housing units. The overwhelming majority of this housing (nearly 75%) is in single family-detached units, with another 3% in single family attached housing.

Table 2.	HOUSING SUPP NORTH TULSA, 2					
Units in			2000-	-2017 Change		
Building	2000	2017	Number	Percent		
1-Detach	6,196	6,418	222	3.6%		
1-Attach	199	282	83	41.7%		
2-4	814	833	19	2.3%		
5-9	230	572	342	148.7%		
10-19	195	190	(5)	-2.6%		
20-49	112	54	(58)	-51.8%		
50+	336	234	(102)	-30.4%		
Mobile/Other	28	36	8	28.6%		
TOTAL	8,110	8,619	509	6.3%		
Sources:	U.S. Bureau of the Census and Randall Gross / Development Economics.					

There has been some growth in multi-family housing and attached (townhouse) units, but these products remain a small share of the overall market in North Tulsa. The area has gained about 500 housing units since 2000, or about 27 units per year, on average, for a growth rate of 0.33% per year.

Housing Construction

The overall Tulsa metropolitan market has seen housing permits for both single- and multi-family units trend downward over the 22-year period from 1996. Single-family has seen a steeper decrease over time.



Housing construction peaked in 1999, with a total of 2,100 units permitted that year. Between 1996 and 2003, housing construction averaged 1,046 units per year, but that number fell to 850 per year during 2004-2008, and fell again to just 758 per year from 2009-2011 (during the last recession). Construction recovered somewhat between 2012 and 2018, with an average of 855 units permitted per year or relatively equal to the 2004-08 period. Still, housing construction has not matched the pace of the late 1990s.

Housing Tenure

North Tulsa has a lower homeownership rate than other parts of the Tulsa market, with 44% of householders owning their home and 56% renting. As is common in many places, homeownership increases with the age of the householder. Younger people tend to rent because they don't have the resources or stability to purchase housing, they have not yet formed families or need a large amount of space, or they are just not ready to commit to homeownership. In North Tulsa, only 5% of householders between the ages of 15 and 24 own their home. This number increases to 19% among those aged 25 to 34 and so on. Homeownership peaks at 82% among those North Tulsa householders aged 74 to 84, before falling again for the elderly aged 85 or older.

Table 3.	HOUSING TENURE BY AGE COHORT, NORTH TULSA, 2017			
Age Cohort	Renters	Owners	TOTAL	Share Rent
15-24	442	21	463	95%
25-34	862	203	1,065	81%
35-44	744	431	1,175	63%
45-54	642	545	1,187	54%
55-64	692	835	1,527	45%
65-74	419	504	923	45%
75-84	90	400	490	18%
85+	73	213	286	26%
TOTAL	3,964	3,152	7,116	56%
Sources:	U.S. Bureau of the Census and Randall Gross /			
	Development Economics.			

The largest age cohort includes those between the ages of 55 and 64, while the smallest are includes those aged 85 and over. However, there are significant numbers of householders in general aged between 25 and 64 in North Tulsa.

For-Sale Market Dynamics

Trends were analyzed on the for-sale housing market in Tulsa and North Tulsa, including sale prices, sales volumes, and days-on-market, among others. Key findings from this analysis are summarized below.

Housing Sales Price Trends

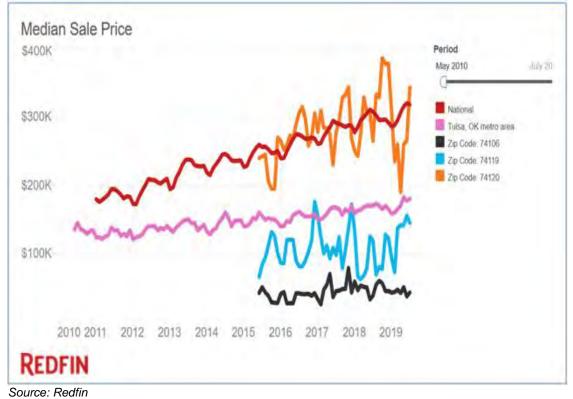
The Tulsa MSA has seen median housing prices increase steadily and consistently since at least 2000. That year, the median housing price in the Tulsa market was \$84,000. By 2010, the median had increased by 3.7% per year to \$115,000, and by another 3.7% per year to \$136,500 by 2015. However, prices have accelerated at a faster pace since 2015, increasing by 5.1% per year to a median of \$164,500 by 2019.



Source: Redfin

By comparison, housing prices in North Tulsa are significantly area lower and the has remained more affordable than the rest of Tulsa for homebuyers. In 2015. the median housing price was \$39,500, or just 28.9% of the region's median home price. By

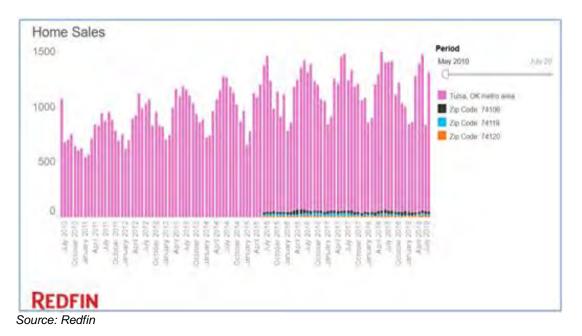
2019, prices had increased at a modest 2.8% per year to \$44,000, but this amount is still only **26.8%** of the regional median home price. Thus, North Tulsa has actually become even more affordable, on a relative basis in the market. Of course, among the reasons that prices have not escalated as quickly as in other areas is the lack of new product. The prices for new housing, if offered in North Tulsa, which would significantly increase both the average and the median home price.



Median Sale Price Trends, North Tulsa vs MSA and National

Housing Sales Volumes

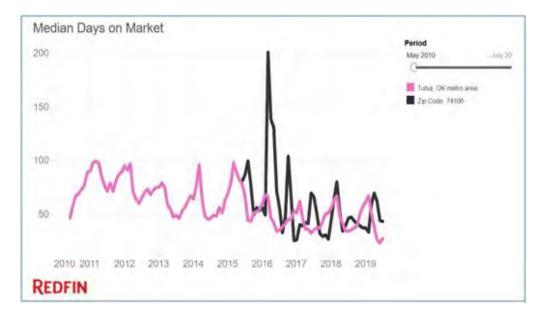
Tulsa MSA annual sales totaled 9,372 in 2011 and increased to 13,619 by 2017. They remained in the 13,600 range in 2018. North Tulsa accounted for about 2.5% of Tulsa MSA sales in 2016 (330 sales), falling to 2.0% in 2017 (276), but rebounding to 4.7% of Tulsa MSA sales by 2018 (323). In 2019, North Tulsa has accounted for 2.0% of sales to date. In general, North Tulsa appears to be capturing around 2.5% of MSA sales, on average.



Out of these totals, condominium sales have averaged about 250 to 360 per year while townhouse sales have averaged 70 to 100 per year.

Market Churn

Another important market indicator is the amount of time that is required to sell a house. The number of days-on-market has been declining for both the Tulsa MSA and North Tulsa. The figures for North Tulsa are more volatile because of the relatively few numbers of sales, which skew the market. The trends are summarized in the following chart, showing days-on-market from 2010-2019 for the Tulsa MSA and 2015-2019 for North Tulsa. Overall, the decrease in days-on-market appears to be flattening out, meaning that the market may be close to a peak, in terms of sales activity.



Key Challenges for the For-Sale Market

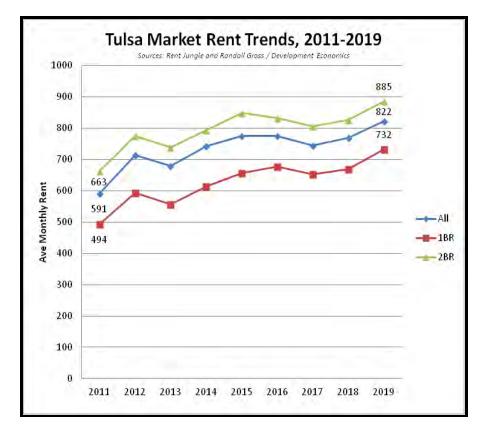
Several observations are made on for-sale housing market conditions, based in part on information collected through interviews with representatives of comparable projects and with real estate professionals who are active in the North Tulsa market.

Key issues impacting on the for-sale market in North Tulsa include the stigma that is still associated with "going north" because of perceptions that North Tulsa is mainly an area for low-income households. The low quality and deterioration of housing stock in some areas in North Tulsa further color perceptions of the area. The "fixer-upper" historic housing located in near north neighborhoods appeals to LGBT singles, couples and other risk-averse young families. On the other hand, young, black professionals, some of whom may have grown up in North Tulsa, are moving to Broken Arrow, Union, South District and other areas for up-and-coming professionals and working families. While the new business park may provide some market draw, there are many people who do not necessarily want to live close to their work, especially since Tulsa's commute is not considered that bad.

Rental Housing Market Trends

Rental housing market conditions and trends were also analyzed as context for the market analysis. Data on median rents in the Tulsa market indicates that the median rent is about \$820 over all unit types, with median 1-bedroom rents at \$732 and median 2-bedroom rents at \$885. Rents have been increasing at a rate approaching 5.0% per year, somewhat higher than the escalation in for-sale housing prices. Rents for one-bedroom units are increasing faster, at 6.0% per year, while two-bedrooms lag behind at 4.2% per year. Data on occupancy is

sparse, but information from a sample of comparable projects indicates that occupancies have been increasing. Census ACS data estimated rental occupancy at 91.33% in 2017, somewhat lower than the national average of 93.82%, but increasing at a rate of 0.25% per year.



Market Base and Challenges for the Rental Market

Information from comparable projects indicates that the rental market comprises of young, white collar professionals; college students (in central-city neighborhoods); those receiving subsidized rent in affordable projects; and others including young workers (20s-30s), blue/pink collar workers, empty nesters and divorced people of all ages.

Much of the housing that could be considered comparable to what might be planned for Comanche Park is located in the downtown and midtown areas. Comanche Park is considered far outside of the central ring for target urban rental markets, including young professionals, students, and others who want to live close to downtown in walk-able neighborhoods.

Section 3. MARKET ANALYSIS

This section provides a summary of findings from the Residential Market Analysis, performed for redevelopment of the Comanche Park site. The market analysis forecasts the development potential for various types of housing at the site within the competitive context. To start, the housing market area(s) are defined. Key drivers and assets are identified as they impact on demand within the market for this site. Demographic forecasts are summarized for households and income within a slice of the market area, as a sample of the overall approach used to define the current and future market base. Employment was also forecasted, with a focus on the proposed business park, because of its role in driving demand to the site. Data on household mobility is analyzed due to its impact on absorption in the market. Finally, rental and for-sale housing potentials are determined for the site, within the competitive context of North Tulsa.

Housing Market Area

The Comanche Park Housing Market Area includes three primary source sub-markets. Sub-Market A constitutes North Tulsa as defined elsewhere in this report. Sub-Market B includes the central business district and midtown areas, which form an important source market for certain niche cohorts. Finally, Submarket C includes the north-west commuter counties of Washington, Osage, and the remaining north-west portion of Tulsa County. There would also be inflow to this market from other areas, constituting up to 20 or 30% of the overall demand for housing at the site.

Market Drivers and Assets

There are several key market drivers and assets that support housing demand in the market area and at the site. Among these is the potential employment base at Peoria Mohawk Business Park, planned for the site located across the street from Comanche Park. The area institutions, including Tulsa Tech, Hutchison YMCA, and area schools also play a role in attracting students and families to the area. Supporting housing demand in the area are amenities like the Shoppes on Peoria, the new Bus Rapid Transit line, and natural amenities including Butter Creek Park and adjoining wetlands.

Demographic Forecasts

Demographic trends and forecasts were prepared for all three sub-markets that comprise the Comanche Park Market Area. A variety of demographic characteristics were examined including households and population, household income, age, education levels, and others. Several examines of relevant forecasts are discussed below for Sub-Market A: North Tulsa.

Households, Age and Housing Tenure

Household forecasts were prepared for North Tulsa and the other submarkets by age and housing tenure. The sub-market has a total of about 7,100 households, with about 56% of households renting and 44% owning their homes. As noted earlier, homeownership increases with age until about age 85, when the trend reverses. But even among those 85 and older, only 26% of householders rent versus own their homes in North Tulsa.

The sub-market is expected to add about 200 households over the next five to seven years. The growth will be unevenly distributed, with an increase in householders aged 15 to 24, those aged 35 to 44, and those over age 65. Meanwhile, there will be a decrease in the number of householders aged 25 to 34 and among those aged 45 to 54. These shifts are representative of the broader generational demographics in the region and nation as a whole.

Table 4.	HOUSEHOLD FORECASTS BY AGE &			
	TENURE, N TULSA, 2019-2024			
Age Cohort	Renters	Owners	Total	
15-24	23	1	24	
25-34	(44)	(10)	(54)	
35-44	105	61	166	
45-54	(18)	(16)	(34)	
55-64	(49)	(60)	(109)	
65-74	64	76	140	
75-84	13	56	69	
85+	(2)	(7)	(9)	
TOTAL	90	103	193	
Sources:	U.S. Bureau of the Census; Claritas; and			
	Randall Gross / Development Economics.			

Baby Boom generation households and their children have driven housing demand for 50 years. As the population continues to age, senior housing options will become a more important component of the market. Housing for Millennials (the children of Baby Boomers) in their 30s and 40s will also continue to help drive market demand.

Household Income

Income demographics are also an important indicator of demand in the market. North Tulsa median household incomes are significantly lower than those in surrounding areas. The median *household* income in North Tulsa (Sub-Market A) is about \$28,400, just about one-third of the national average; 68% of those in the downtown/midtown area (Sub-Market B); and 51% of the median in the northwest commuter counties (Sub-Market C).

Table 5.	HOUSEHOLD FORECASTS BY INCOME			
	COHORT, N TULSA, 2019-2024			
har and the set	0040	0004	01	
Income Cohort	2019	2024	Change	
<\$15,000	2,261	2,265	4	
\$15-\$25,000	1,137	1,164	27	
\$25-\$35,000	1,028	1,035	7	
\$35-\$50,000	1,040	1,111	71	
\$50-\$75,000	908	908	-	
\$75-\$100,000	433	463	30	
\$100-\$125,000	179	214	35	
\$125-\$150,000	82	90	8	
\$150-\$200,000	87	85	(2)	
\$200,000+	44	57	13	
TOTAL	7,199	7,392	193	
Sources:	U.S. Bureau of the Census; Claritas; and			
	Randall Gross / Development Economics.			

North Tulsa households in nearly all income cohorts will see an increase in the household base over the next five to seven years, with the exception of those in the \$150,000 to \$200,000 range. Incomes are not adjusted for inflation. The largest increase in households will be those in the \$35,000 to \$50,000 range, and the median income will likely be within this range. There will also be increasing numbers of households in the \$15,000 to \$25,000 range as well as those ranging from \$75,000 to \$125,000.

Employment Forecasts

Employment change is another key indicator of housing market demand, particularly for rental housing. Oklahoma Employment Security Commission is projecting that the state will add 130,840 jobs by 2026, representing growth of about 0.7% per year. Tulsa's employment growth is expected to align fairly closely

to this growth rate. Among the key growth sectors are the following, in order of growth rate:

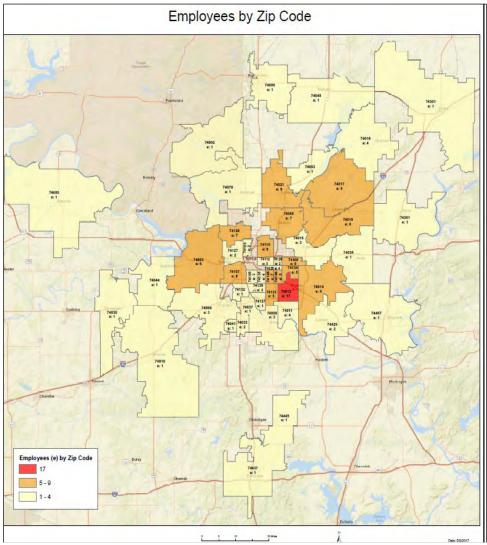
- Other Information Services (48.4%)
 Social Assistance (23.9%)
 Support Activities for Mining (23.0%)
 Warehousing & Storage (21.4%)
- Support Activities for Transportation (20.2%)
- Ambulatory Health Care Services (19.0%)
- Arts, Entertainment and Recreation (18.4%)
- Gas Stations (17.7%)
- □ Oil & Gas Extraction (14.6%)
- Construction (13.7%)
- □ Accommodation & Foodservice (12.9%)
- ☐ Motion Picture & Recording Industries (11.8%)
- □ Wholesale Trade Electronic Markets & Brokers (11.2%)

Major Employment Anchors in North Tulsa

Major employers in the Comanche Park area include the Tulsa Tech Peoria campus, which has less than 100 employees (and 600 system-wide). It is hoped that the Peoria Mohawk Business Park will be a significant employment driver in North Tulsa, with a 1,000 job target established by economic development officials. Based on available information, a total of about 840 jobs are projected for the site within the next ten years.

Muncie Power Products. As noted earlier, Muncie Power Products plans on relocating from southeast Tulsa to the business park. The company has 220 existing employees and economic development officials project the company to add up to 150 new jobs to that total over the next ten years. While this projection has not been confirmed by company representatives, it is nevertheless anticipated that the company will continue to expand and hire beyond its 220 existing workforce. At present, these workers generate a \$50,000 average salary, which is significantly higher than the median *household* income in North Tulsa.

Data generated by the company and analyzed for this market analysis indicate that nearly 40% of employees live within the southeast quadrant or commuter shed of the Tulsa MSA (especially concentrated in Broken Arrow). At present, only about 6% live in the north-west quadrant of the region, closest to Comanche Park. Among those most likely to relocate from their existing housing, 15.5% of employees are under the age of 30 and an estimated 11.4% currently live in rental apartments (based on addresses with apartment numbers indicated). A map of Muncie Power Products employee residential densities is provided below.



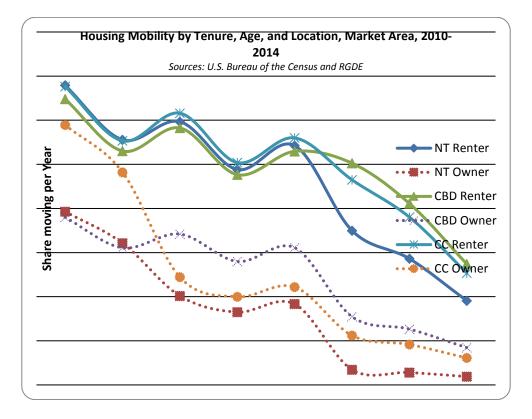
Source: Muncie Power Products

Mobility

Market Area resident mobility was also examined by sub-market as an important input to demand for housing. The demographics of those householders most likely to move is critical to an understanding of the drivers for housing demand. In general, renter-led households are more mobile than owner households. Similarly, younger households (who are also more likely to rent) are more mobile than older households. So, for example, renter householders aged 15 to 24 in North Tulsa are nearly twice as likely to move within a five-year period than are owner householders in that same age cohort. And, renter householders aged 15 to 24 are much more likely to move than renter householders in older age cohorts. Mobility is more strongly correlated with age among owner householders to rent.

Table 6.	Table 6.HOUSING MOBILITY BY TENURE AND HOUSEHOLDER AGE, MARKET AREA, 2010-2014 FIVE YEAR					
Age Cohort	<u>N Tulsa</u>		CBD/Midtown		Commuter Counties	
	NT Renter	<u>NT Owner</u>	CBD Renter	CBD Owner	CC Renter	CC Owner
15-24	67.9%	39.3%	64.8%	38.0%	67.6%	58.9%
25-34	55.6%	32.1%	53.0%	31.1%	55.3%	48.2%
35-44	59.7%	20.2%	58.2%	34.2%	61.6%	24.4%
45-54	48.8%	16.5%	47.7%	28.0%	50.4%	20.0%
55-64	54.2%	18.3%	52.9%	31.1%	56.0%	22.2%
65-74	35.0%	3.4%	50.3%	15.5%	46.5%	11.2%
75-84	28.6%	2.8%	41.1%	12.7%	38.0%	9.2%
85+	19.1%	1.9%	27.4%	8.4%	25.4%	6.1%
Sources:	ces: U.S. Bureau of the Census and Randall Gross / Development Economics.					

Householders in North Tulsa are less mobile, in general, than those in the other sub-markets that comprise the Comanche Park Market Area, at least among older householders.



Competitive Framework

There has been very little if no new housing construction on any scale within the neighborhoods surrounding Comanche Park or in much of North Tulsa. This presents both an opportunity and a challenge. There are opportunities for new housing product to meet a need in the market for move-ups and other components of the existing household base. Providing new housing will automatically open up potential for capturing demand from those North Tulsa households with an interest in new or better-quality housing stock, a need for larger or different housing, and a desire to stay within the area. On the other hand, the lack of other new housing developments will play a higher risk on development at the site, which will be operating in a largely unknown market without a recent trend in absorption of new units.

While there is little competitive product in North Tulsa, there are new competitive and/or comparable housing developments in other parts of the area, particularly near downtown/midtown. Perhaps the most comparable project is



West Park, a new, mixedincome apartment community developed in the Whittier neighborhood.

West Park

West Park offers 1, 2, and 3bedroom affordable and market-rate apartment flats and 3-bedroom townhouses. Amenities include washers & dryers in the unit, splash park,

business center, fitness center, and community garden.

Where West Park differs from the Comanche site is in its location, central and accessible to downtown employment, the University of Tulsa, arts facilities, and new emerging retail and restaurant development within walking distance on South Lewis Avenue. Having UT located just blocks away has also driven demand, with a large portion of residents being University of Tulsa and other students. Comanche Park does not have a large university located nearby, although Tulsa Tech is within walking distance.

There are a number of other apartment developments in the downtown / midtown areas or other parts of central Tulsa that have recently been completed or are planned and under development. The Cosmopolitan, for example, will feature 264 "upscale" 1, 2, and 3-bedroom apartments in an "urban" living environment. Tribune Lofts, located in the Brady District, offer new apartments in a rehabilitated art deco-era building. The Edge at East Village (211 S. Greenwood Avenue) has 161 "luxury apartment homes" is also located in the Brady District.

A variety of new apartments, townhomes and single-family developments have also been developed in Broken Arrow, which is a particularly competitive location because of its accessibility to the region's employment base. The Palazzo Luxury Apartments, Icon at Broken Arrow, The Greens at Broken Arrow and others are part of this mix. It is important to note the number of times that the word "luxury" appears in marketing for new apartments in the area. There is a conscious effort to ensure that the market-rate rental products appeal to a broad sector including young professionals and empty nesters. Stone Horse, Aspen Crossing, Spring Creek, and the Reserve at Bradford Park are among the new for-sale home developments in the Broken Arrow corridor. Many of these homes are offered at relatively affordable prices, ranging as low as \$188,000, which would be difficult to build (given rising construction costs) in many other mid- and large-sized markets.

Rental Housing Demand

Based on the various demographic and economic forecasts and analyses, demand was forecasted for the market area and sub-markets. Development potential for the site was then determined within the competitive framework. Redevelopment of the site will require one-for-one replacement of existing units for residents at Comanche Park. The rental housing potentials were forecasted to include these existing households, plus affordable and market-rate demand. The total demand is forecasted at about 320 to 480 units within the next five to seven years.

The total potential includes up to 276 low-income units, plus market demand for 60 to 100 "workforce" units and 70 to 80 market-rate units. About 20 to 40 of the market-rate units would be "induced" by the development of the business park, generating demand for worker housing. An appropriate income mix for this type of housing development, based on past experience, might have one-third lowincome, one-third affordable, and one-third market-rate housing. The mix associated with Comanche Park might be more heavily weighted to low-income housing, to accommodate the one-for-one replacement. The relatively weak positioning of the site vis-à-vis downtown and the employment base, constraints demand among market-rate segments most likely to rent in a mixed-income housing environment. Overall rental housing potentials are summarized in the following table.

Table 7.	RENTAL HOUSING POTENTIALS, COMANCHE PARK SITE, 2019-2024			
	<u>Area Captu</u>	Market		
Rent Range	Moderate	High	Rate	
\$ 300	155	194	-	
\$ 500	57	82	-	
\$ 600	30	48		
\$ 700	31	54		
\$ 800	20	38	29	
\$ 1,100	7	14	10	
\$ 1,200	3	6	4	
\$ 1,500	2	8	5	
Sub-Total	304	444	48	
ELI	213	276		
Workforce	60	102		
Job Induced	18	36	30	
TOTAL	322	480	78	
Sources:	U.S. Bureau of the Census; Claritas; and Randall Gross / Development Economics.			

Prospective Rents

Rents for the affordable units would average \$670 for one-bedrooms and range from \$750 to \$830 for two-bedrooms. Given the location, there will probably need to be some market testing to adjust rents during pre-construction leasing. Market-rate rents would average \$810 for a one-bedroom, and range from \$930 to \$1,100 for two-bedrooms. Townhouse-style three bedrooms may fetch rents of \$1,200 and higher. Again, market testing to reveal the capacity of the market at this location to support these rents.

Target Markets

The market base for these apartments is likely to include current North Tulsa residents who are moving up and out, say from sharing a bedroom in a house or otherwise living at home with parents, to having an apartment. The market base would also include those working at Tulsa International Airport, Tulsa Zoo, and in downtown Tulsa. Another key market segment will include North Tulsa-area students and recent graduates (high school, Tulsa Tech, and area colleges).

For-Sale Housing Demand

For-sale housing potential was also forecasted for the site. This potential was determined to be 50 to 90 units, including 20 to 25 affordable houses and 30 to 65 market-rate units, as summarized in the following table.

Table 8. FOR-SALE HOUSING POTENTIALS, COMANCHE PARK, 2019-2024				
	Area Captur	e	Market	
Price Point	Moderate	High	Rate	
\$ 106,250	10	12	-	
\$ 156,250	7	10	-	
\$ 218,750	8	19	-	
\$ 247,500	3	6	5	
\$ 288,750	5	9	7	
\$ 367,500	1	2	1	
Sub-Total	33	59	13	
ELI	10	12		
Job-Induced	17	29	26	
TOTAL	51	88	39	
Sources:	U.S. Bureau of the Census; Claritas; and Randall Gross / Development Economics.			

Pricing

Prices for affordable housing in this area, such as smaller houses, cottages, and townhouses, would range from \$145,000 to \$199,000. Market-rate housing would range in price from \$200,000 to \$290,000.

Target Markets

Target markets for the affordable housing would include move-ups from within North Tulsa, commuters from outlying counties, and young worker families moving to be closer to jobs at the new business park. There is some bottled up but limited demand for single-family housing for people from North Tulsa who want a new house. Market-rate demand is similar, but is even more dependent on the jobs that may be created at the new business park or at area institutions.

Section 4. STRATEGIC RECOMMENDATIONS

Based on the findings from the housing market analysis, several strategic recommendations are provided for development and marketing. An overall development program is recommended, including phasing that accounts for marketability and evolving market conditions such as the development of the new business park. Recommendations on specific building products and typologies are recommended as well, along with site amenities and infrastructure. Overall marketing concepts weave these elements together as a basis for developing a plan that responds to the marketing challenges and opportunities in a way that maximizes potential. Several programmatic recommendations serve to address broader issues of homeownership and housing rehabilitation in North Tulsa.

Recommended Development Program

Two overall *marketing* phases are recommended based on the market analysis, although there can be continuous development and multiple phases during the construction period. The following phasing recommendations relate to the marketability of the site and establishing a presence that captures potential as possible.

Phase 1: Market-Based Phasing (2020-2025)

The first phase for capturing market-rate housing demand would focus on development of <u>180 to 260 rental apartments</u>. This phase would include development of 80 to 110 low-income (housing authority) units or the number required to meet financing standards; plus 60 to 100 workforce units, priced to be affordable at 60 to 80% of the Area Median Income (AMI). Finally, this phase would include 40 to 60 market-rate units. This first phase would establish a new marketing image for the area at the same time that the new Peoria Mohawk Business Park is starting up development. Together, the new development projects will help to establish a node with an emerging, high-quality character that appeals to a broad mix of tenants. It is assumed that some initial physical improvements (whether commercial or in terms of design and open space) will occur across from the site on the south-east corner of Peoria and East 36th Street North.

Phase 2: Targeted Phasing (2025-2030)

The second phase will target development of 200 to 280 rental apartments; including 80 to 140 low-income units (or as required for financing), 60 to 80 workforce units, and 60 to 80 market-rate units. This phase would also include development of 50 to 70 for-sale housing units, of which 20 to 30 would be workforce units and 30 to 40 market-rate units. The workforce units would include some units geared as homeownership units for working families moving up out of Comanche Park rental housing.

Recommended Products: Demand & Marketing Requirements

Several types of housing products are recommended as a guide for development planning and marketing, based on the findings of the market analysis. Site amenities and infrastructure are also recommended in support of the overall marketing of the concept as discussed later in this section.

Rental Apartments

It is recommended that rental apartments be development in clusters of multi-family complexes and townhouse-style units in a contemporary format that promote the concept of community. Multi-family development allows for more efficiencies in maintenance and operation, while providing more opportunities for shared amenities and shared security. As noted earlier, townhouse units will be priced higher and allow more private space for families.

Shared spaces and community amenities should be integrated into the development, rather than mimicking traditional public housing developments. For example, having a "clubhouse" rather than "community center" will provide a start to changing perceptions of the area, instilling a sense of pride/ownership, and enhancing opportunities for marketability. A clubhouse and a community center might have the same functions, but branding and design of these shared amenities can play an important role in marketing. Contemporary apartment complexes also have "fitness centers" rather than a "recreation center." Again, the two facilities may have a similar function, but for the development to appeal to market-rate tenants, there will be a need to disengage from the mindset of housing as social services. Offering a shared business center can appeal to the wide variety of tenants.

Contemporary affordable and market-rate apartments will offer unit amenities including washers and dryers, balconies or outdoor spaces, dishwashers, and thermostat-controlled heating & A/C.

Single-Family Housing

The single-family housing product would provide a range of living spaces, again in a community setting. Cottages, townhouses and/or 0-lot line housing are examples of higher-density housing in a walk-able community. Offering homes with a nice back yard will be beneficial to marketing to families in all income levels. Income levels will restrict the development of larger homes, although the development cost can be written down somewhat based on land incentives.

Infrastructure and Site Amenities

It will be important for the master planning to help establish a sense of community through integrated pedestrian infrastructure (sidewalks, trails, and linkages with the North Peoria commercial corridor and BRT). An extensive trail system should link to nearby parks & recreation facilities, wetlands, and natural areas.

Marketing Concepts

Several marketing concepts are introduced based on the market analysis, that are targeted to capturing market potential by creating amenity value that may not otherwise exist in North Tulsa or elsewhere. The amenity value helps create a brand that can draw potential renters and homebuyers that may not have otherwise considered living in North Tulsa. As such, such marketing assets are a critical part of the underlying assumption for findings on the site's development potentials.

Recreation and Natural, Amenity-Rich Area

The site would be branded and marketed as unique in Tulsa for offering exceptional access to natural areas, trails, and recreation facilities for all ages. There would be a focus on healthy living that would benefit existing residents and also enhance marketability to potential tenants and homebuyers.



Among the specific amenities that would be integrated into the site are an extensive trail system that links with natural amenities and recreation areas, along with the nearby park system (Mohawk Park, Oxley Nature Center, Tulsa Zoo). Clusters of wooded areas on the periphery of the site would be programmed as

natural open space, provided as a permanent buffer to development, with access to Dirty Butter and Flat Rock creeks. Recreation amenities on-site would include outdoor recreation facilities as well as a well-appointed indoor fitness center, integrated into a clubhouse (community center). A health and fitness trail (sponsored, for example, by local health institutions) would offer exercise equipment and instructions.



Example of Health & Fitness Trail and signage.

Walk-able Access to Jobs and Transit

Marketing of the site must overcome the challenge of its location away from downtown and the job-rich Broken Arrow corridor by emphasizing its walk-ability and proximity to new employment opportunities. An amenity node with at least some limited convenience retail (attractive coffee/convenience shop) should be established by the second phase of development across from the site at the North Peoria / East 36th Street North intersection. Housing will be geared to the workforce, through attractive apartments, townhouses, and cottage communities. The site will offer access to the BRT stations at two locations. Streetscaping along the Peoria Corridor will help improve pedestrian conditions along that street. Site planning will be **integrated with the Peoria Mohawk Business Park** to the extent that there is a *cohesive vision and consistent design aesthetic* for the area, and safe physical pedestrian linkages across East 36th Street North from the site to the business park.

Programmatic Considerations

There should also be consideration given to two potential program-oriented recommendations that could support the concept and enhance revitalization in the broader North Tulsa area. First, a homeownership program would help families from within THA-owned housing move-up to homeownership and asset building through technical assistance (homeownership training) and financing programs. Such programs would help provide access to credit while writing down the cost of debt to these households.

A program could also be developed with broader implications for revitalization, namely one that focused on housing maintenance and physical improvements. For those move-up residents at Comanche Park, having assistance available for housing maintenance will help new homeowners become more independent and able to carry other housing costs (such as debt service). Providing grants or access to credit for housing rehabilitation will enhance revitalization in the broader North Tulsa community, where such help is critically needed. In most cases, rehabilitation of existing housing is much less expensive than building new housing from scratch. So, an investment in the area's housing stock could have long-term benefits in reducing housing need in the market as well as in improving the marketability and value of housing in the area (and therefore, the tax base). Better housing conditions will also enhance the quality of life for residents.



ENVISION COMANCHE EXISTING CONDITIONS REPORT

APRIL 1, 2019



DATA SOURCES & ACKNOWLEDGEMENTS

We would like to thank the City of Tulsa, INCOG, and the Tulsa Housing Authority for providing GIS files that contained the information used to generate most of the maps included in this Existing Conditions Report for the Envision Comanche planning area. For more information regarding citywide and neighborhood planning initiatives in Tulsa, please visit **www.cityoftulsa.org/government/ departments/planning/**

Population and housing counts and social characteristics are based on data from two U.S. Census Bureau data resources:

- The American Community Survey (ACS) is intended to measure the changing social and economic characteristics of the population. The ACS is a nationwide, continuous survey designed to provide communities with reliable and timely demographic, housing, social and economic data each year. Because ACS data are collected continuously, they are not always comparable with data collected from the decennial census. ACS data is reported as 1, 3, or 5-year estimates depending on the census geography. One-year estimates are available at the municipal level, but 5-year estimates must be used for census tracts. Because only a few surveys may be collected in any given year for a particular census tract, there is sometimes a wide margin of error for a particular data set that must be considered when analyzing data.
- For more demographic information, please visit www.census.gov and www.factfinder.census.gov/

Other data sources include:

- 36th St North Corridor Small Area Plan
- City of Tulsa's Engineering Atlas
- Health Disparities and the Social Determinants of Health in Tulsa County
- INCOG
- Peoria Ave BRT Framework
- State of Oklahoma
- Tulsa Equality Indicators
- Tulsa Housing Authority
- Tulsa Police Department
- University of Oklahoma's Center for Spatial Analysis

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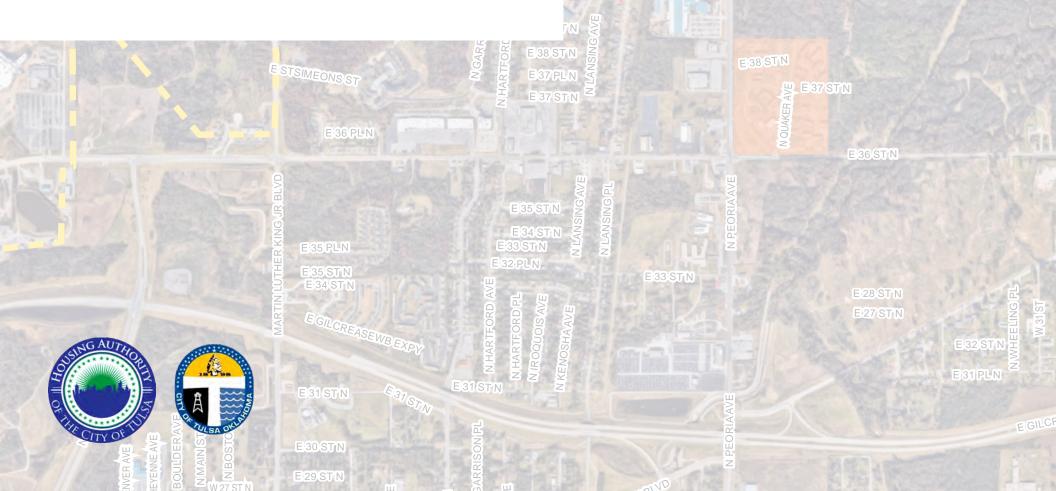
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SECTION 1: PLANNING GEOGRAPHIES

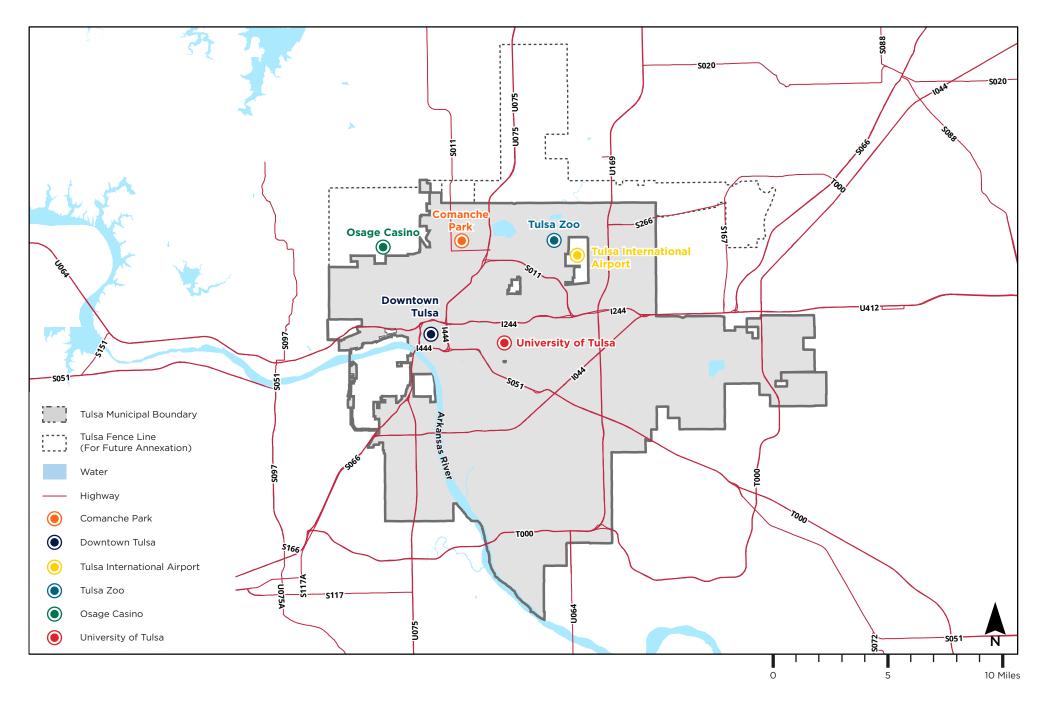
This section includes planning area context maps at several scales and maps that show how the Envision Comanche Plan Area relates to the city of Tulsa, and other boundaries used to collect and report information.



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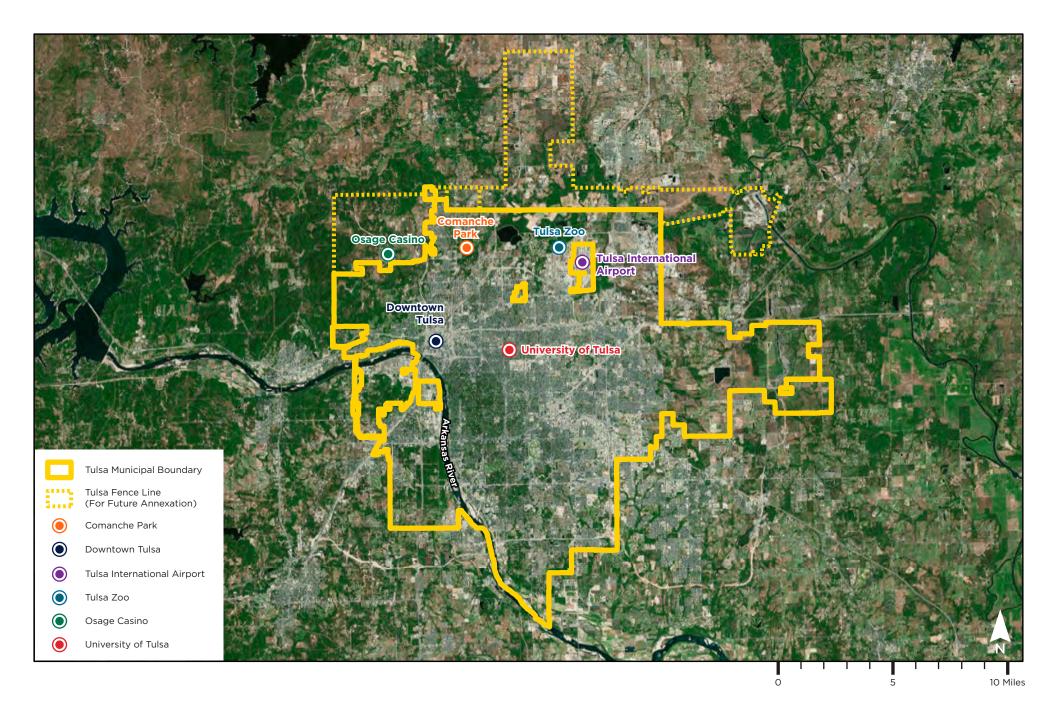
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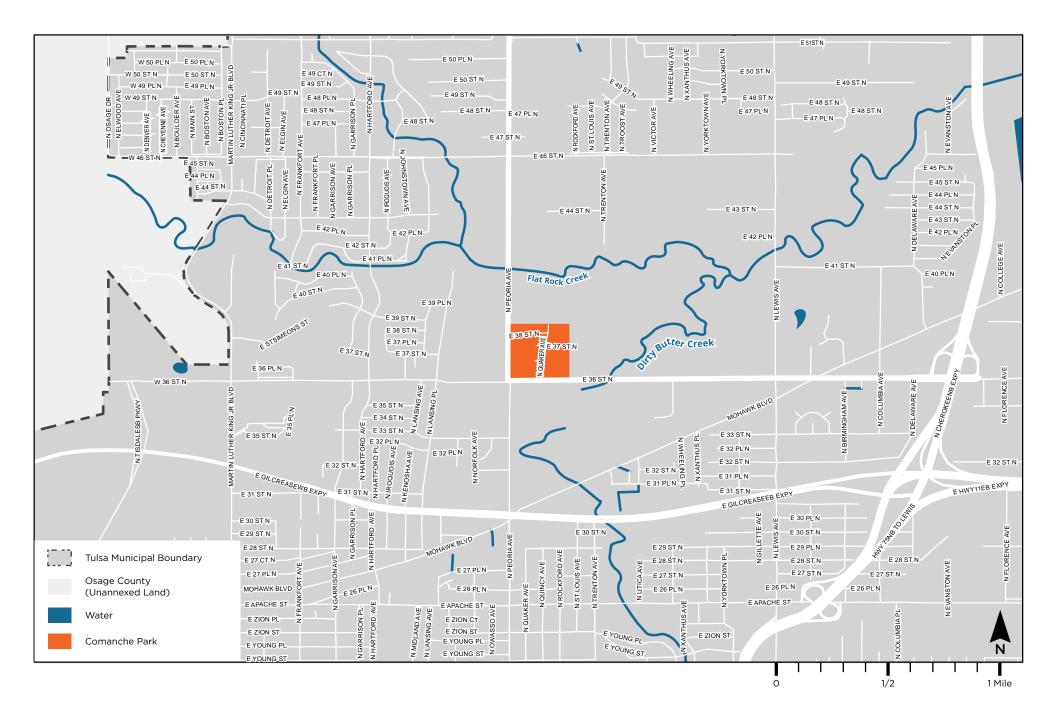












NEIGHBORHOOD CONTEXT











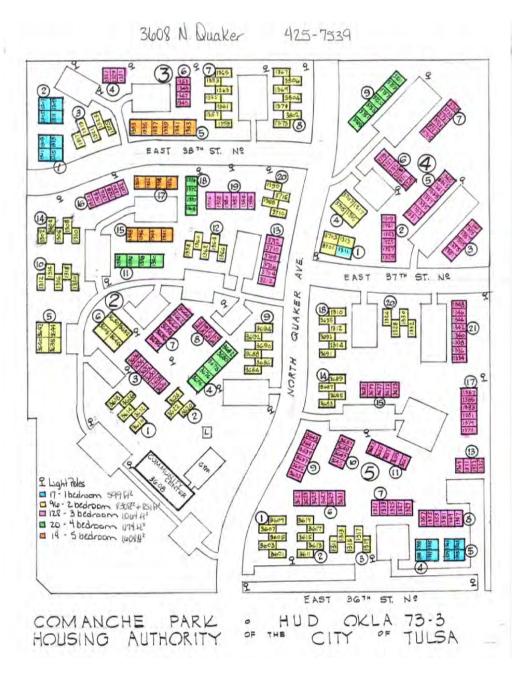








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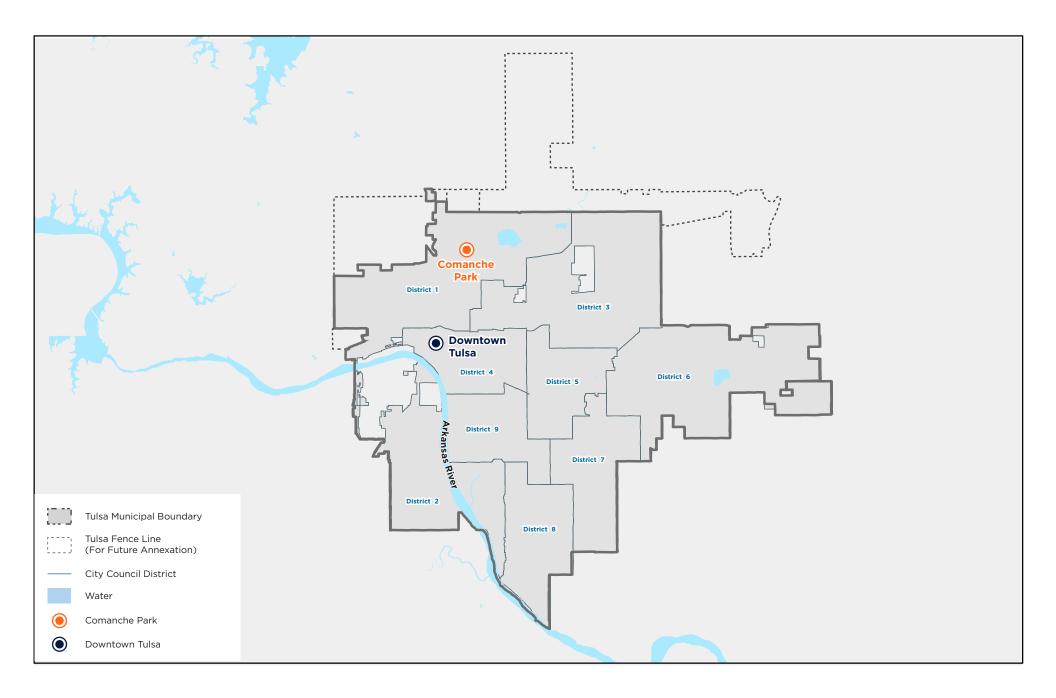


COMANCHE PARK UNIT SIZES

Total: 271 Apartment Units

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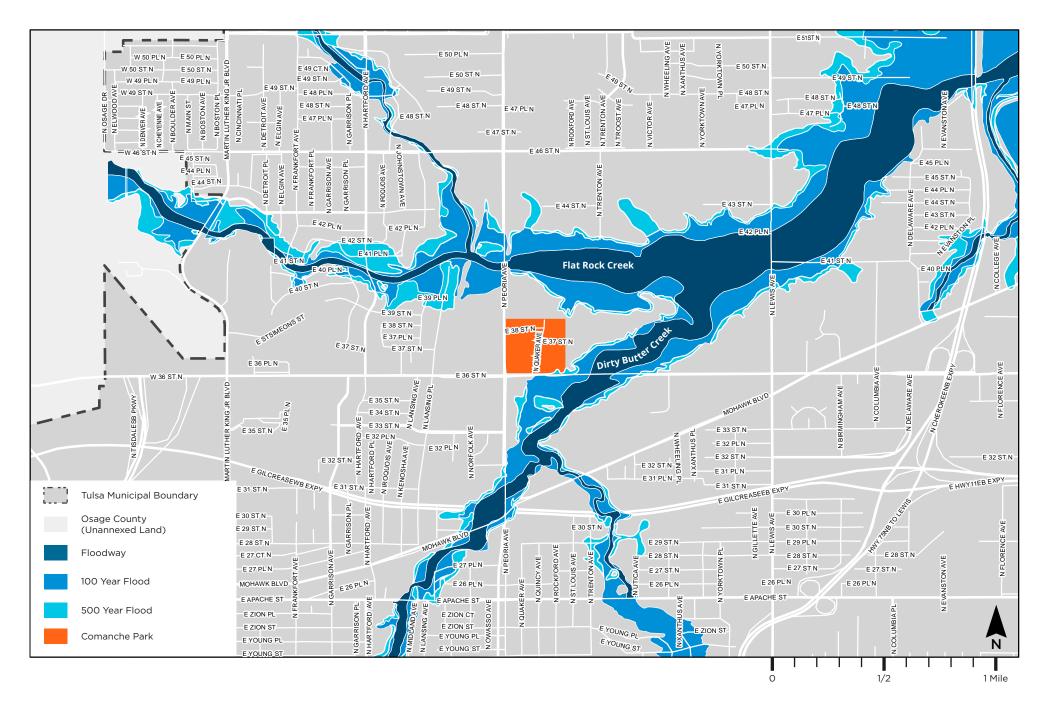




CITY COUNCIL DISTRICTS

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FLOODPLAIN



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SECTION 2: DEMOGRAPHICS

This section presents information drawn from Tulsa Housing Authority internal records and the 2013-2017 American Community Survey concerning the demographic characteristics of Comanche Park and the City of Tulsa.

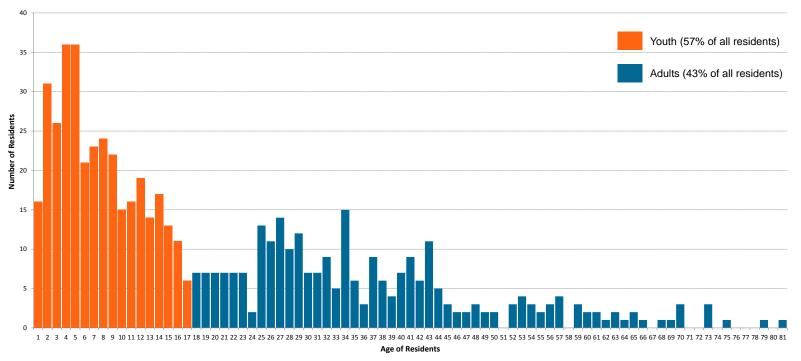


PLN

WE IPL

	COMANCHE PARK DEMOGRAPHIC SUMMARY																
	Race							Gender									
Ages	Wh	ite	Bla	ick	America	n Indian	As	ian	Haw	vaiian	Hisp	anic	Ma	iles	Ferr	ales	TOTAL
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Total	Percent	Total	Percent	
0-3 years old	17	17	34	32	5	8	-	-	1	-	4	4	61	8.3%	61	8.3%	122
4-6 years old	16	17	24	27	5	6	-	-	1	-	3	3	49	6.7%	53	7.2%	102
7-10 years old	19	20	16	15	8	7	1	-	1	-	6	4	51	6.9%	46	6.2%	97
11-15 years old	22	14	12	15	13	4	-	1	2	1	5	6	54	7.3%	41	5.6%	95
16-18 years old	3	3	7	6	1	2	-	-	-	-	2	2	13	1.8%	13	1.8%	26
19-50 years old	13	73	22	86	7	25	-	3	-	3	-	17	42	5.7%	207	28.1%	249
51-61 years old	6	4	5	9	2	0	-	-	-	-	-	-	13	1.8%	13	1.8%	26
62+ years old	2	4	4	6	0	2	-	-	-	-	1	-	7	1.0%	12	1.6%	19
Total by Race and Gender	98	152	124	196	41	54	1	4	5	4	21	36	290	39.4%	446	60.6%	736
Total By Race		250		320		95		5		9		57					

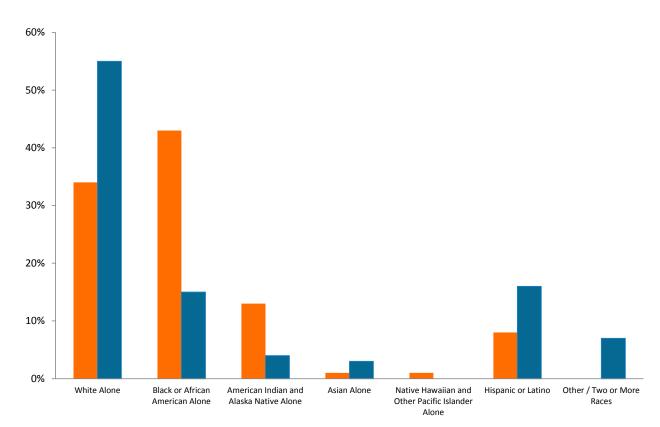
Age Composition of Comanche Park Effective Date: 01/01/2019



COMANCHE PARK RESIDENT DEMOGRAPHICS

Source: Tulsa Housing Authority





Racial Composition of Comanche Park vs Tulsa, OK

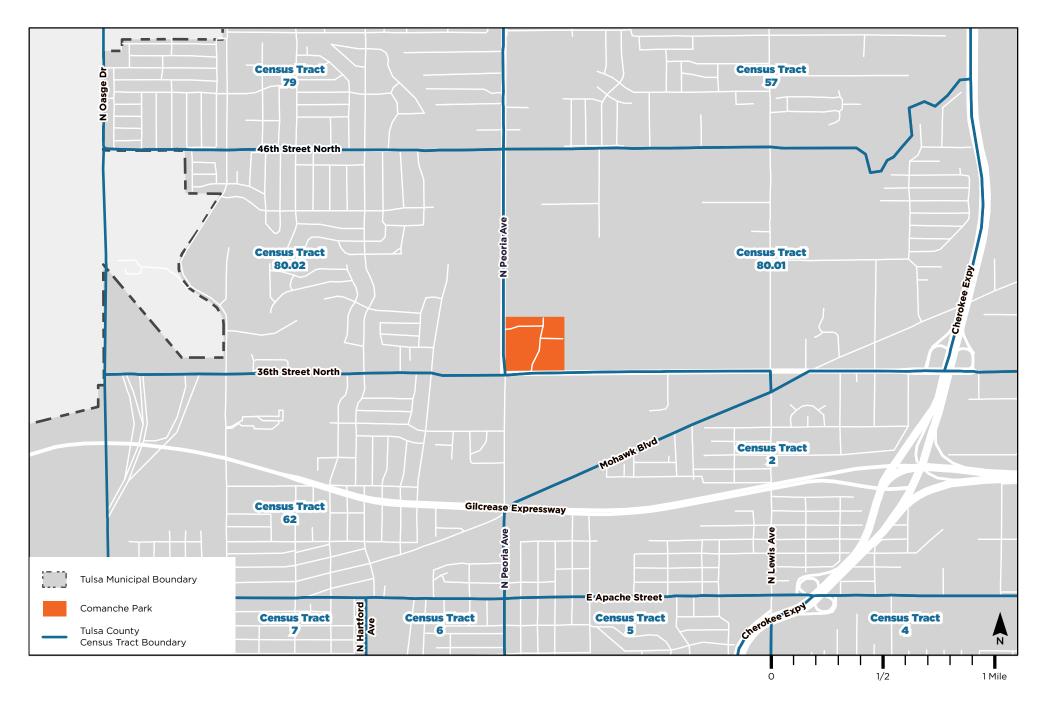
Household Information								
Single Person Households	41							
Mulitiple Person (Family) Households	183							
Households with Minor HOH (< 18)	0							
Single Parents with Kids Age 0 to 3	87							
Married Parents with Kids Age 0 to 3	2							
Households with No Children Age 0 to 18	54							
Zero Income - No Children	2							
Minimum Rent - No Children	22							
Employed - No Children	8							
Pensions - No Children	0							
SSI - No Children	25							
Social Security - No Children	12							
AFDC - No Children	0							
General Assistance - No Children	41							
Child Support - No Children	0							
Indian Trust - No Children	0							
Other Wage Source - No Children	18							
Unemployment - No Children	0							
Assets > Zero - No Children	16							
Disabled - No Children	28							

Household Information with Kids 18 or Young	er
Single Mother Households	145
Mulitiple Person (Family) Households	16
Households with Minor HOH (< 18)	9
Single Parents with Kids Age 0 to 3	170
Married Parents with Kids Age 0 to 3	10
Households with No Children Age 0 to 18	130
Zero Income - No Children	33
Minimum Rent - No Children	0
Employed - No Children	16
Pensions - No Children	8

COMANCHE PARK RESIDENT DEMOGRAPHICS

Source: Tulsa Housing Authority

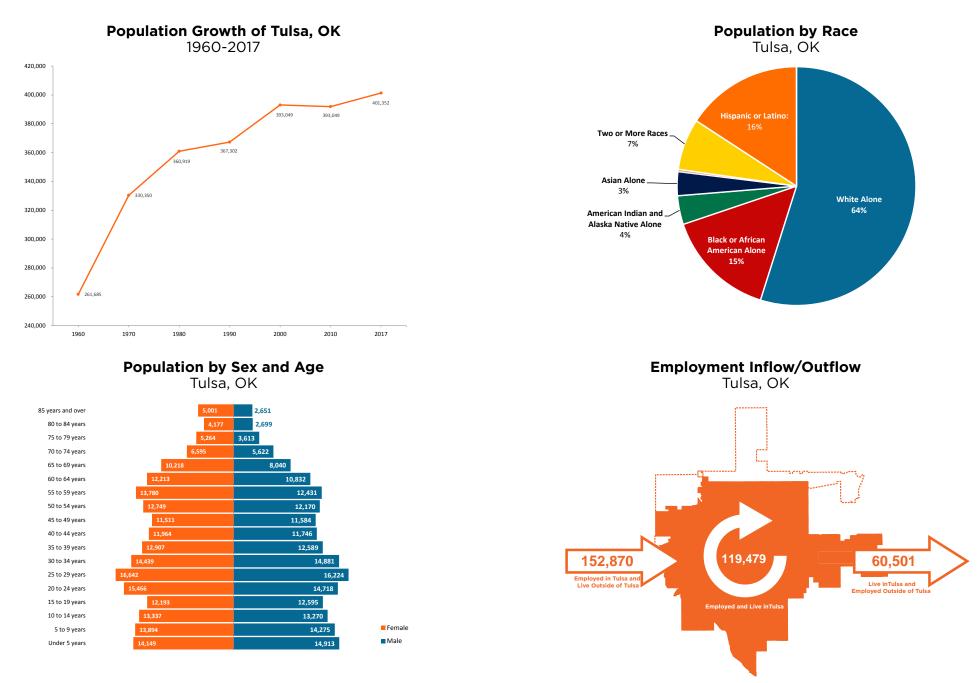




CENSUS TRACTS







TULSA DEMOGRAPHICS

Source: U.S. Decennial Census (1960-2010), ACS 2017 (5-Year Estimates), U.S.Census Bureau, Center for Economic Studies

2013-2017 <i>A</i>	1	Fract 62,	Census Tr		Census Tr	act 80.02		
Subject		County,	Tulsa C		Tulsa C		Tulsa	a, OK
	Estimate	Percent		Percent	Estimate	Percent	Estimate	Percent
Fotal Population	2,604		2,005		2,853		401,352	
Male	1,173	45.0%	866	43.2%	1,333	46.7%	194,853	48.
Female	1,431	55.0%	1,139	56.8%	1,520	53.3%	206,499	51.
Under 5 years	166	6.4%	307	15.3%	146	5.1%	29,062	7
5 to 9 years	259	9.9%	239	11.9%	266	9.3%	28,169	7.
10 to 14 years	178	6.8%	172	8.6%	235	8.2%	26,607	6.
15 to 19 years	245	9.4%	136	6.8%	232	8.1%	24,788	6.
20 to 24 years	186	7.1%	124	6.2%	159	5.6%	30,184	7.
25 to 29 years	75	2.9%	123	6.1%	174	6.1%	32,866	8.
30 to 34 years	131	5.0%	115	5.7%	168	5.9%	29,320	7.
35 to 39 years	120	4.6%	104	5.2%	163	5.7%	25,496	6.
40 to 44 years	135	5.2%	142	7.1%	157	5.5%	23,710	5.
45 to 49 years	162	6.2%	105	5.2%	189	6.6%	23,095	5.
50 to 54 years	176	6.8%	108	5.4%	188	6.6%	24,919	6.
55 to 59 years	173	6.6%	74	3.7%	155	5.4%	26,211	6.
60 to 64 years	119	4.6%	30	1.5%	186	6.5%	23,045	5.
65 to 69 years	160	6.1%	93	4.6%	150	5.3%	18,258	4.
70 to 74 years	99	3.8%	34	1.7%	73	2.6%	12,217	3.
75 to 79 years	73	2.8%	38	1.9%	73	2.6%	8,877	2.
80 to 84 years	18	0.7%	22	1.1%	47	1.6%	6,876	1.
85 years and over	129	5.0%	39	1.9%	92	3.2%	7,652	1.
Median Age (Years)	37.5		25.6		36.3		34.9	
Fotal Population	2,604		2,005		2,853		401,352	
Not Hispanic or Latino	2,488	95.5%	1,714	85.5%	2,680	93.9%	337,886	84.
White alone	274	10.5%	652	32.5%	156	5.5%	220,273	54.
Black or African American alone	1,863	71.5%	701	35.0%	2,181	76.4%	59,926	14.
American Indian and Alaska Native alone	86	3.3%	163	8.1%	20	0.7%	15,587	3.
Asian alone	0	0.0%	0	0.0%	7	0.2%	12,977	3.
Native Hawaiian and Other Pacific Islander alone	0	0.0%	42	2.1%	0	0.0%	447	0.
Some other race alone	0	0.0%	0	0.0%	5	0.2%	827	0.
Two or more races:	265	10.2%	156	7.8%	311	10.9%	27,849	6.
Hispanic or Latino	116	4.5%	291	14.5%	173	6.1%	63,466	15.



	Census Tract 62,		Census Tract 80.01,		Census Ti	ract 80.02 <u>,</u>	Tulsa	a, OK
Subject	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
Population 16 years and over	1,970	75.7%	1,247	62.2%	2,141	75.0%	312,385	77.8
Jnemployment rate		15.0%		31.2%		14.5%		6.
Civilian employed population 16 years and over	870		400		1,111		191,705	
Agriculture, forestry, fishing and hunting, and mining	15	1.7%	5	1.3%	5	0.5%	4,051	2.
Construction	70	8.0%	30	7.5%	12	1.1%	13,415	7.
Manufacturing	95	10.9%	78	19.5%	142	12.8%	21,489	11.
Wholesale trade	15	1.7%	0	0.0%	5	0.5%	5,451	2.
Retail trade	84	9.7%	36	9.0%	91	8.2%	20,772	10.
Transportation and warehousing, and utilities	59	6.8%	11	2.8%	70	6.3%	9,493	5.
Information	0	0.0%	0	0.0%	30	2.7%	5,373	2.
Finance and insurance, and real estate and rental and leasing	43	4.9%	5	1.3%	55	5.0%	12,292	6.
Professional, scientific, and management, and administrative and								
waste management services	67	7.7%	64	16.0%	79	7.1%	22,432	11.
Educational services, and health care and social assistance	258	29.7%	101	25.3%	342	30.8%	40,897	21.
Arts, entertainment, and recreation, and accommodation and								
food services	105	12.1%	55	13.8%	173	15.6%	20,298	10.
Other services, except public administration	23	2.6%	10	2.5%	33	3.0%	10,663	5.
Public administration	36	4.1%	5	1.3%	74	6.7%	5,079	2.
Commuting to work by Public transportation (excluding taxicab)		3.8%		7.6%		1.2%		1.
Commuting to work by walking		1.1%		0.0%		0.0%		1.
Commuting to work by bicycle		0.0%		1.3%		0.0%		0
Mean travel time to work (minutes)	20.5		26.0		20.2		18.4	
otal households	1,140		627		993		164,381	
Income: Less than \$10,000	279	24.5%	269	42.9%	83	8.4%	15,452	9.
Income: \$10,000 to \$14,999	117	10.3%	81	12.9%	106	10.7%	9,534	5.
Income: \$15,000 to \$24,999	220	19.3%	80	12.8%	157	15.8%	20,548	12.
Median household income (dollars)	22,788		13,341		33,125		44,577	
With social security	440	38.6%	146	23.3%	387	39.0%	44,854	27.
With retirement income	204	17.9%	28	4.5%	198	19.9%	21,171	12.
With Supplemental Security Income	260	22.8%	80	12.8%	95	9.6%	9,415	5.
With Food Stamp/SNAP benefits in the past 12 months	449	39.4%	424	67.6%	305	30.7%	26,191	15.
otal civilian noninstitutionalized population	2,604		1,891		2,775		397,833	
With health insurance coverage	2,224	85.4%	1,663	87.9%	2,195		328,924	
No health insurance coverage	380	14.6%	228		580		68,909	
65 years and over	479	14.0%	112	5.9%	369		52482	13.
With a disability	832	32.0%	429		537		58,737	14



Subject	Census Tract 62,		Census Tr	act 80.01,	Census Tr	ract 80.02,	Tulsa	a, OK
Subject	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
Total Families	558		431		645		94,733	
Percentage of all families whose income in the past 12 months is								1
below the poverty level	201	36.0%	299	69.4%	170	26.4%	14,968	15.
Population for whom poverty status is determined	2,577		1,875		2,781		393,761	
Percentage of all people whose income in the past 12 months is								1
below the poverty level	1,001	38.8%	1,195	63.7%	816	29.3%	78,716	20.
Percentage of people under 18 years whose income in the past								1
12 months is below the poverty level	388	15.1%	610	32.5%	368	13.2%	30,019	7
Percentage of all people 18 years and over whose income								1
is below the poverty level	613	23.8%	585	31.2%	448	16.1%	48,697	12
Percentage of all people 65 years and over whose income in								1
the past 12 months is below the poverty level	69	2.7%	17	0.9%	72	2.6%	4,720	1
otal households	1,140		627		993		164,381	
Family households (families)	558		431		645		94,733	
With own children under 18 years	258	46.2%	297	68.9%	269	41.7%	43,831	46
Average family size	3.39		3.50		3.51		3.15	
Female householder, no husband present, family	282	24.7%	297	47.4%	324	32.6%	24,380	14
With own children under 18 years	157	55.7%	225	35.9%	171	17.2%	14,936	9
Nonfamily households	582	51.1%	196	31.3%	348	35.0%	69,648	42
Householder living alone	553	95.0%	153	78.1%	287	82.5%	57,808	83
65 years and over	252	45.5%	45	29.6%	106	36.8%	15,088	20
Average household size	2.28		2.95		2.80		2.40	
Population 3 years and over enrolled in school	707		570		893		101,869	
Nursery school, preschool	50	7.1%	46	8.1%	81	9.1%	7,360	7
Kindergarten	22	3.1%	38	6.7%	52	5.8%	6,246	6
Elementary school (grades 1-8)	373	52.8%	325	57.0%	416	46.6%	43,624	42
High school (grades 9-12)	133	18.8%	109	19.1%	203	22.7%	19,119	18
College or graduate school	129	18.2%	52	9.1%	141	15.8%	39,837	39
opulation 25 years and over	1,570		1,027		1,815		262,542	
Less than 9th grade	1,370	8.9%	1,027	10.1%	72	4.0%	14,169	5
9th to 12th grade, no diploma	140	11.7%	104	16.9%	257	4.0%	19,937	7
High school graduate (includes equivalency)	582	37.1%	397	38.7%	715	39.4%	66,338	25
Percent high school graduate or higher	1247	79.4%	749	72.9%	1,486	39.4% 81.9%	228,412	8
Percent bachelor's degree or higher	1247	10.1%	58	5.6%	207	81.9%		3



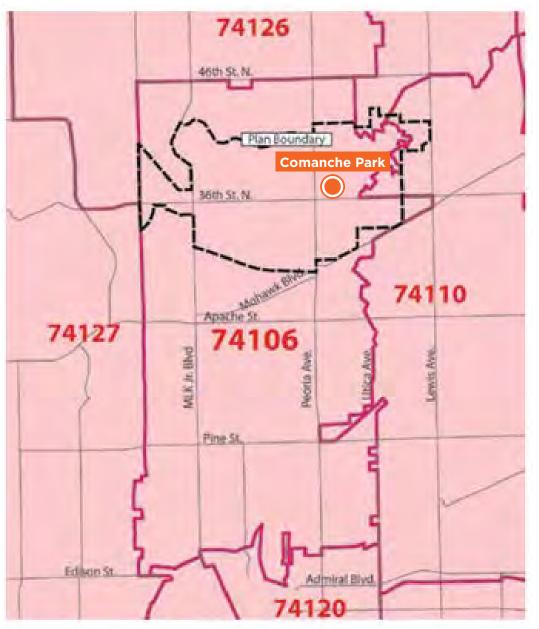
Subject	Census	Fract 62,	Census Tr	act 80.01,	Census Tr	act 80.02,	Tulsa	a, OK
Subject	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
otal housing units	1428		774		1,207		187,155	
Occupied housing units	1140	79.8%	627	81.0%	993	82.3%	164,381	87.89
Vacant housing units	288	20.2%	147	19.0%	214	17.7%	22,774	12.29
1-unit, detached	1,090	76.3%	378	48.8%	1,179	97.7%	116,578	62.39
1-unit, attached	70	4.9%	5	0.6%	10	0.8%	6,240	3.39
2 units	58	4.1%	32	4.1%	0	0.0%	3,743	2.0
3 or 4 units	134	9.4%	92	11.9%	6	0.5%	9,008	4.8
5 units or more units	76	5.3%	250	32.3%	8	0.7%	48629	26.0
Mobile home	0	0.0%	17	2.2%	4	0.3%	2,778	1.5
Boat RV, van, etc	0	0.0%	0	0.0%	0	0.0%	179	0.1
Built 2000 or later	127	8.9%	30	3.9%	25	2.1%	15,979	8.5
Built 1980 to 1999	132	9.2%	105	13.6%	71	5.9%	42,301	22.6
Built 1950 to 1979	818	57.3%	487	62.9%	999	82.8%	98,523	52.6
Built 1949 or earlier	351	24.6%	152	19.6%	112	9.3%	30,352	16.2
No bedroom	0	0.0%	5	0.6%	0	0.0%	4,493	2.4
1 bedroom	155	10.9%	40	5.2%	14	1.2%	32,290	17.3
2 bedrooms	446	31.2%	239	30.9%	120	9.9%	49,516	26.5
3 bedrooms	697	48.8%	420	54.3%	908	75.2%	74,239	39.7
4 bedrooms	114	8.0%	70	9.0%	155	12.8%	22,213	11.9
5 or more bedrooms	16	1.1%	0	0.0%	10	0.8%	4,404	2.4
Dccupied housing units	1,140		627		993		164,381	
Owner-occupied	533	46.8%	175	27.9%	549	55.3%	84,008	51.1
Renter-occupied	607	53.2%	452	72.1%	444	44.7%	80,373	48.9
Average household size of owner-occupied unit	2.13		3.19		2.52		2.47	
Average household size of renter-occupied unit	2.42		2.86		3.15		2.32	
Moved in 2010 or later	431	37.8%	409	65.2%	348	35.0%	88578	53.9
Moved in 2000 to 2009	277	24.3%	83	13.2%	192	19.3%	38,899	23.7
Moved in 1999 or earlier	432	37.9%	135	21.5%	453	45.6%	36904	22.5
No vehicles available	265	23.2%	204	32.5%	112	11.3%	14,605	8.9
Dwner-occupied housing units	533		175		549		84,008	
Less than \$50,000	208	39.0%	134	76.6%	225	41.0%	8,064	9.6
Median value (dollars)	57,900		31,000		60,600		129,000	
Housing units without a mortgage	322	60.4%	127	72.6%	300	54.6%	33,238	39.6



2013-2017 AMERICAN COMMUNITY SURVEY HIGHLIGHTS										
Subject	Census	Tract 62,	Census Tr	act 80.01,	Census Tr	act 80.02,	Tulsa	a, OK		
Subject	Estimate	Percent	Estimate Percent		Estimate	Percent	Estimate	Percent		
Occupied units paying rent	510		407		408		76,876			
Median rents (dollars)	\$ 671		254		799		784			
No rent paid	97	19.0%	45	11.1%	36	8.8%	3,497	0.0454888		
Occupied units paying rent (excluding units whereGRAPI cannot										
be computed	487		357		392		74,841			
30.0 to 34.9 percent	36	7.4%	6	1.7%	52	13.3%	5,901	7.9%		
35.0 percent or more	259	53.2%	141	39.5%	158	40.3%	28,926	38.6%		

Source: ACS 2017 (5-Year Estimates)





ZIP CODE MAP Source: 36th Street North Corridor Small Area Plan (2013)



Table 5.1: Employers, by number of employees: zip code 74106

Sector	Total Establishments	1-4	5-9	10-19	20-49	50-99	100-249	250-499
Construction	6	3	1	2	-	-	-	-
Manufacturing	13	4	3	4	2	-	-	-
Wholesale trade	18	4	3	7	4	-	-	-
Retail trade	28	15	9	3	1	-	-	-
Transportation and warehousing	5	1	1	3	-	-	-	-
Information	1	1	-	-	-	-	-	-
Finance and insurance	13	5	6	2	-	-	-	-
Real estate and rental and leasing	4	4	-	-	-	-	-	-
Professional, scientific, and technical								
services	6	4	1	1	-	-	-	-
Administrative and Support and Waste								
Mang and Remediation	9	5	3	1	-	-	-	-
Educational services	1	1	-	-	-	-	-	-
Health care and social assistance	42	18	8	6	3	5	1	1
Arts, entertainment, and recreation	2	-	1	-	-	1	-	-
Accommodation and food services	8	1	-	2	4	1	-	-
Other services (except public								
administration)	24	12	8	4	-	-	-	-
Total for all sectors	180	78	44	35	14	7	1	1

EMPLOYERS, BY NUMBER OF EMPLOYEES

Source: 36th Street North Corridor Small Area Plan (2013)



Table 5.2: Health care and social assistance employers, by number of employees: zip code 74106

						· ·		
	1-4	5-9	10-19	20-49	50-99	100-249	250-499	Total Establishments
Health care and social assistance	18	8	6	3	5	1	1	42
Offices of physicians (except mental								
health specialists)	4	3	-	-	-	-	-	7
Offices of dentists	3	-	-	-	-	-	-	3
Outpatient mental health and								
substance abuse centers	-	-	-	-	1	-	-	1
Kidney dialysis centers	-	-	1	-	-	-	-	1
All other outpatient care centers	-	1	-	-	1	-	-	2
Home health care services	1	-	-	-	1	-	-	2
Ambulance services	-	-	-	-	-	-	1	1
Nursing care facilities	-	-	-	-	1	-	-	1
Residential mental retardation								
facilities	2	-	-	-	-	-	-	2
Continuing care retirement								
communities	-	-	-	-	-	1	-	1
Homes for the elderly	1	-	-	-	-	-	-	1
Child and youth services	-	1	-	-	-	-	-	1
Services for the elderly and persons								
with disabilities	-	-	1	-	-	-	-	1
Other individual and family services	2	1	2	1	-	-	-	6
Community food services	1	-	-	1	1	-	-	3
Temporary shelters	_	_	-	1	-	-	-	1
Child day care services	4	2	2	-	-	-	-	8

Source: County Business Patterns 2009

HEALTH CARE AND SOCIAL ASSISTANCE EMPLOYERS, BY NUMBER OF EMPLOYEES

Source: 36th Street North Corridor Small Area Plan (2013)

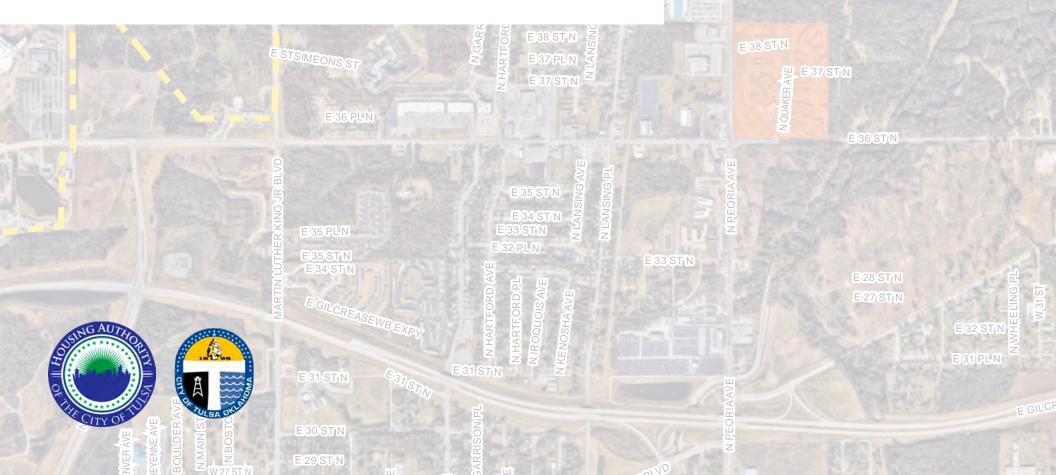


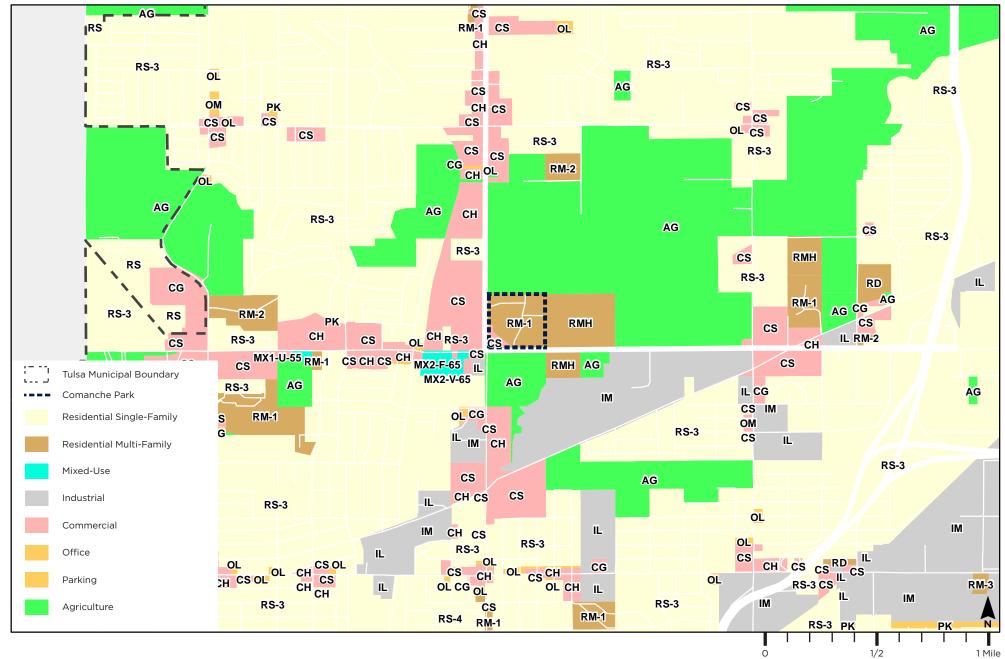
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SECTION 3: LAND USE, ASSETS, AND FEATURES

E L

This section includes maps and data illustrating existing neighborhood use patterns including zoning, environmental features and a variety of neighborhood assets including schools, places of worship, and social services.

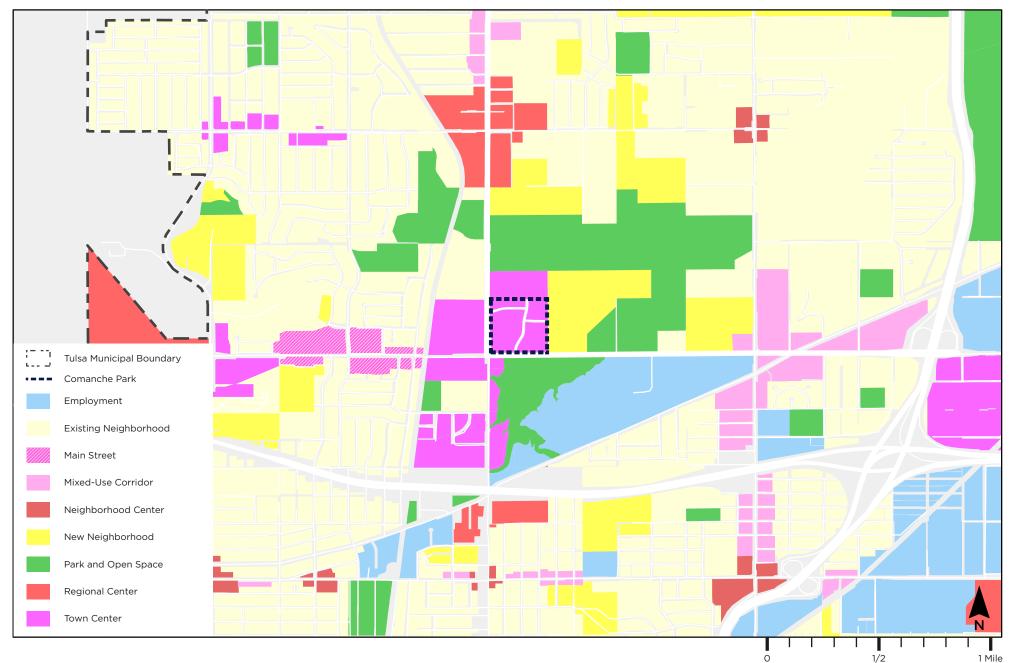




EXISTING ZONING

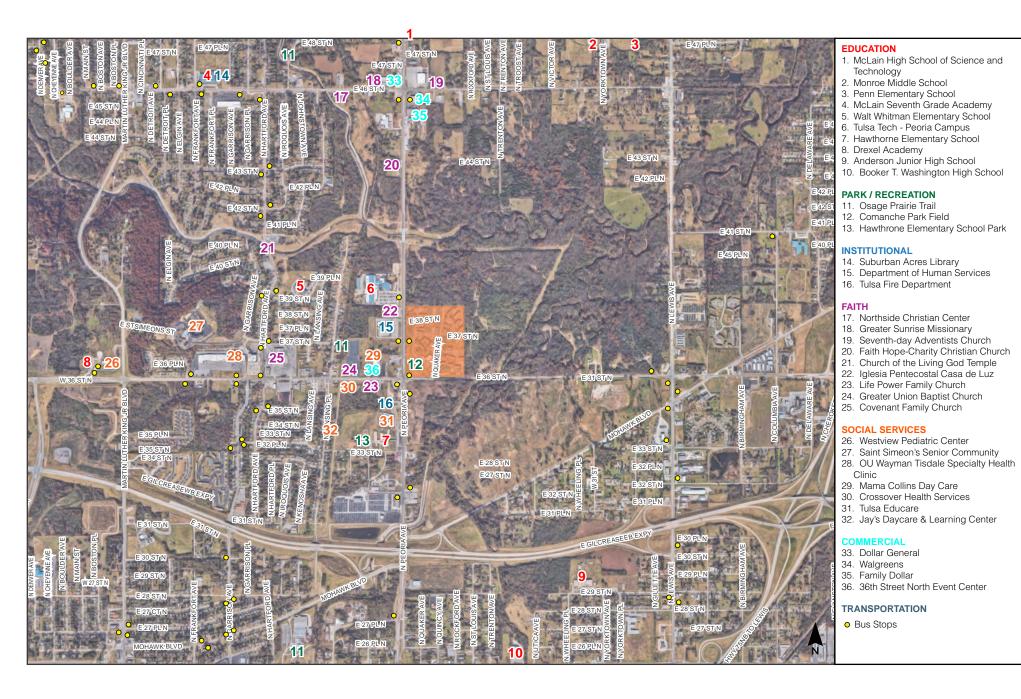
Source: INCOG



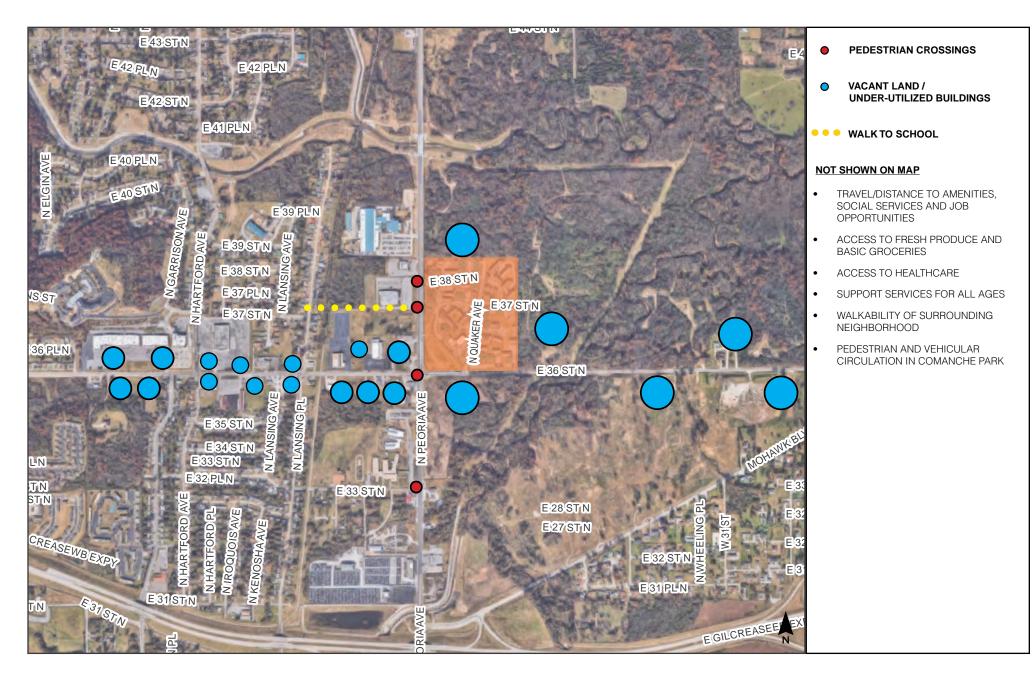


FUTURE LAND USE Source: INCOG



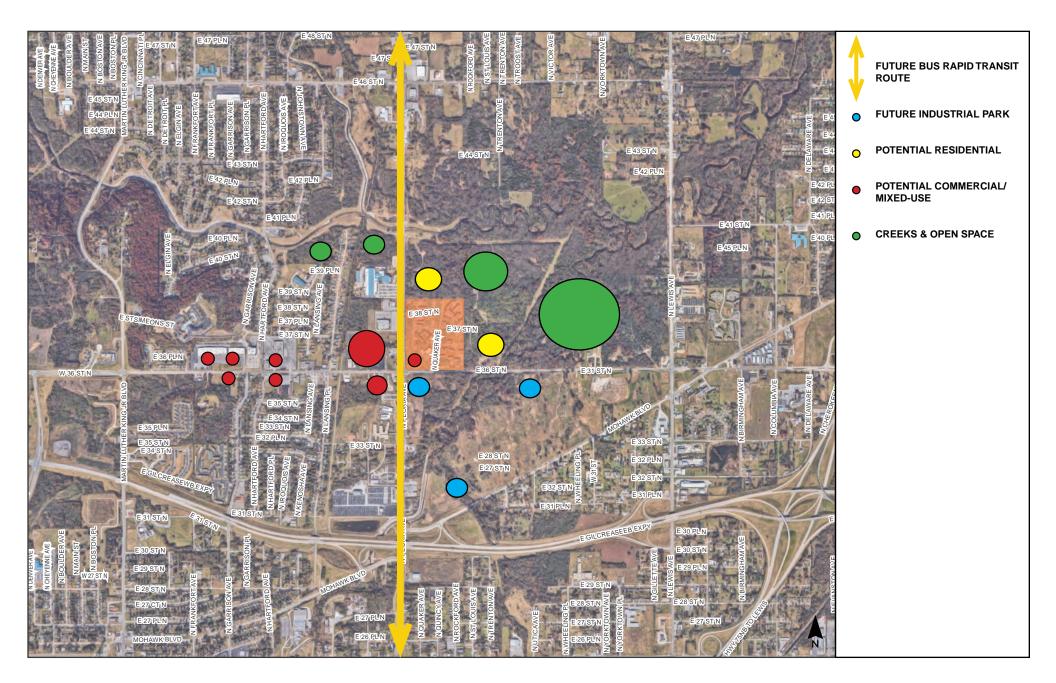






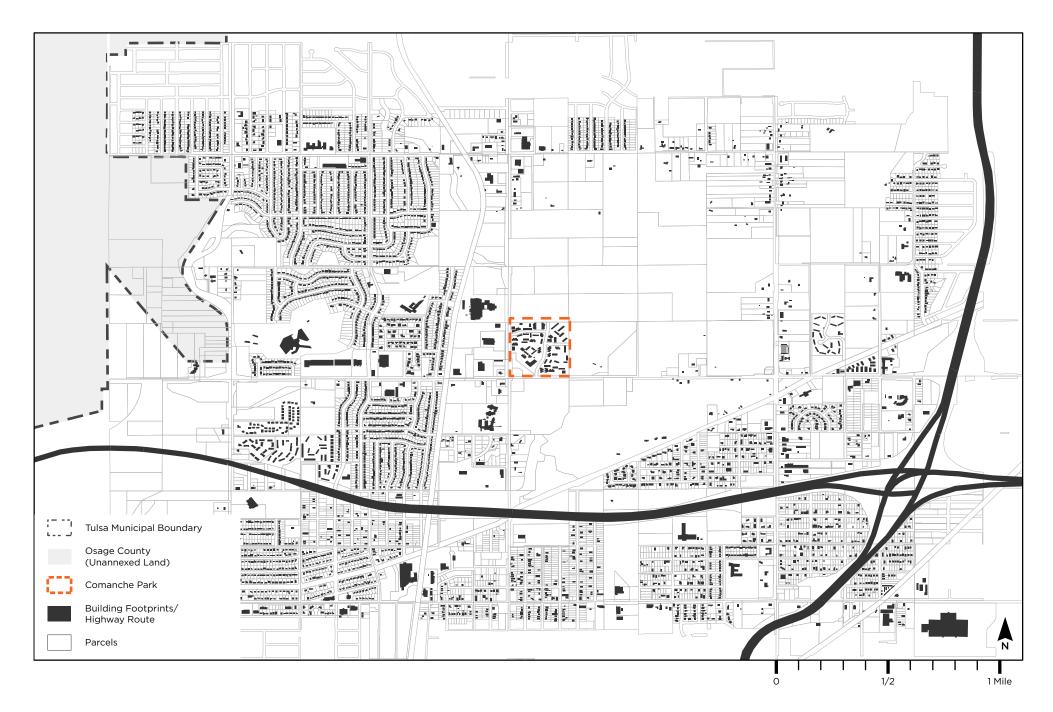
LOCAL CHALLENGES BASED ON INITIAL FEEDBACK





LOCAL OPPORTUNITIES BASED ON INITIAL FEEDBACK





MASS / VOID MAP







HOUSING CONDITIONS

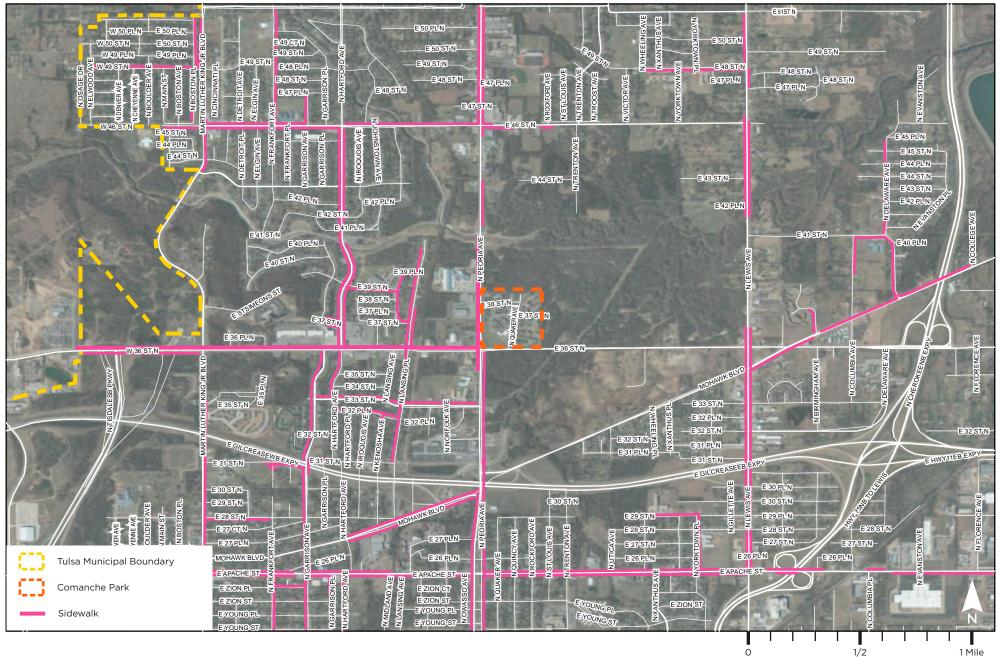
Source: 36th Street North Corridor Small Area Plan (2013)





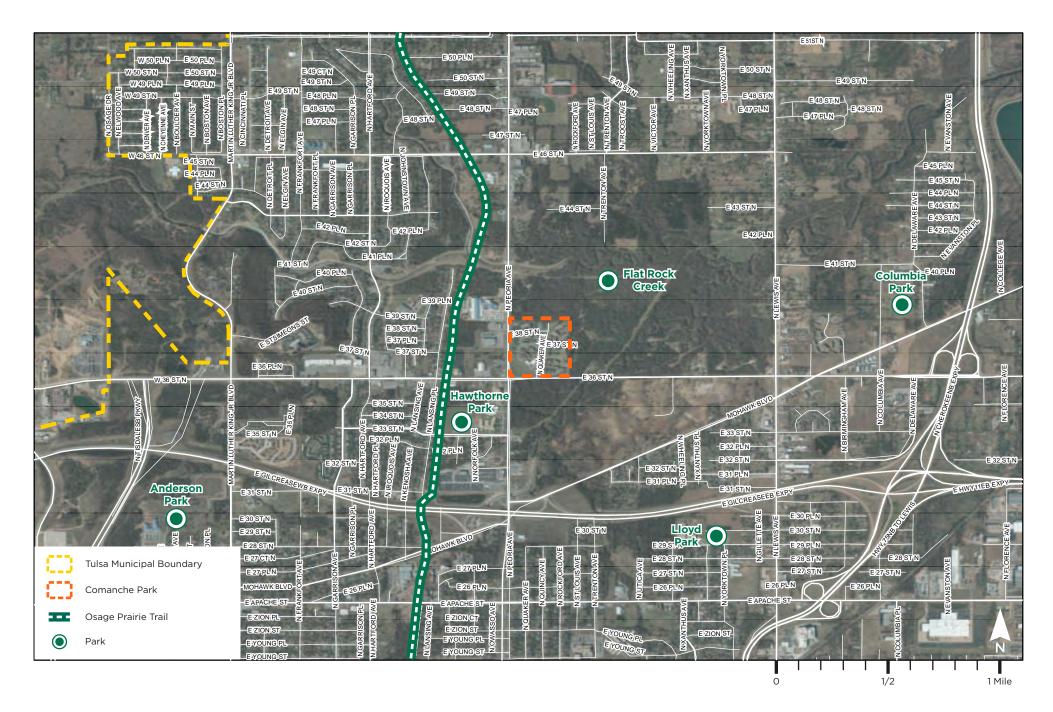
YEAR BUILT Source: 36th Street North Corridor Small Area Plan (2013)





PEDESTRIAN CONNECTIONS Source: 36th Street North Corridor Small Area Plan (2013)





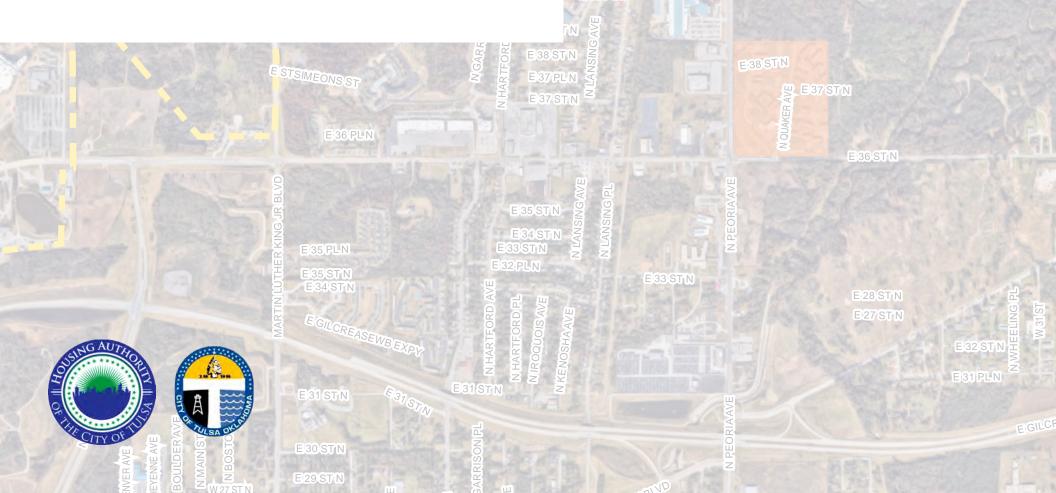




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SECTION 4: TRANSPORTATION

This section provides information regarding transportation options within the Envision Comanche project area, including maps illustrating transit and bicycle routes.

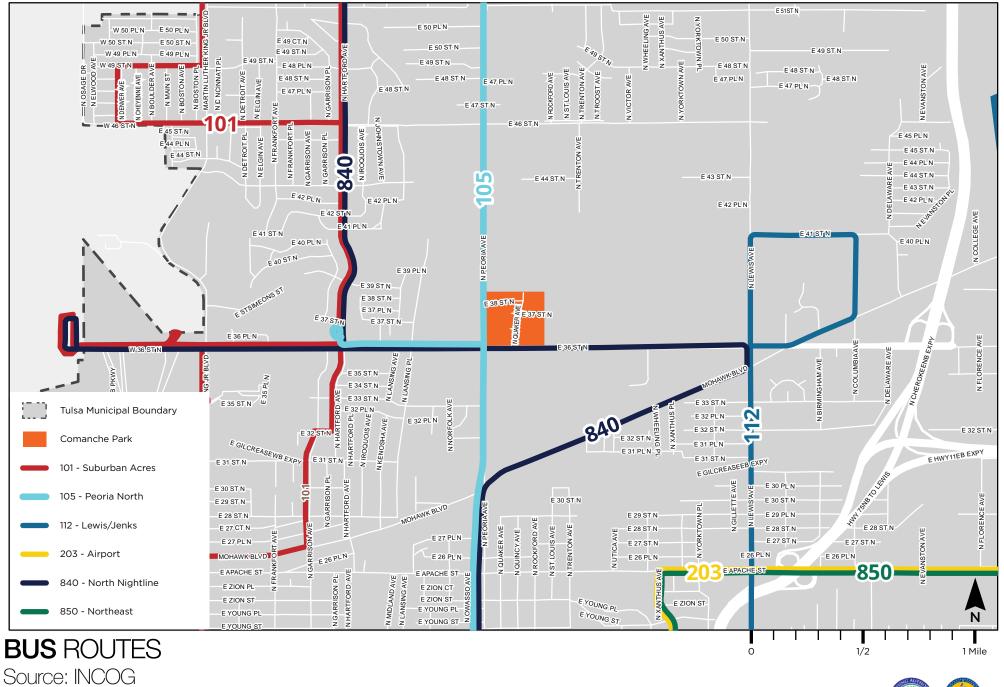


AVE

E 46 ST N

PL N

E 39 PL N

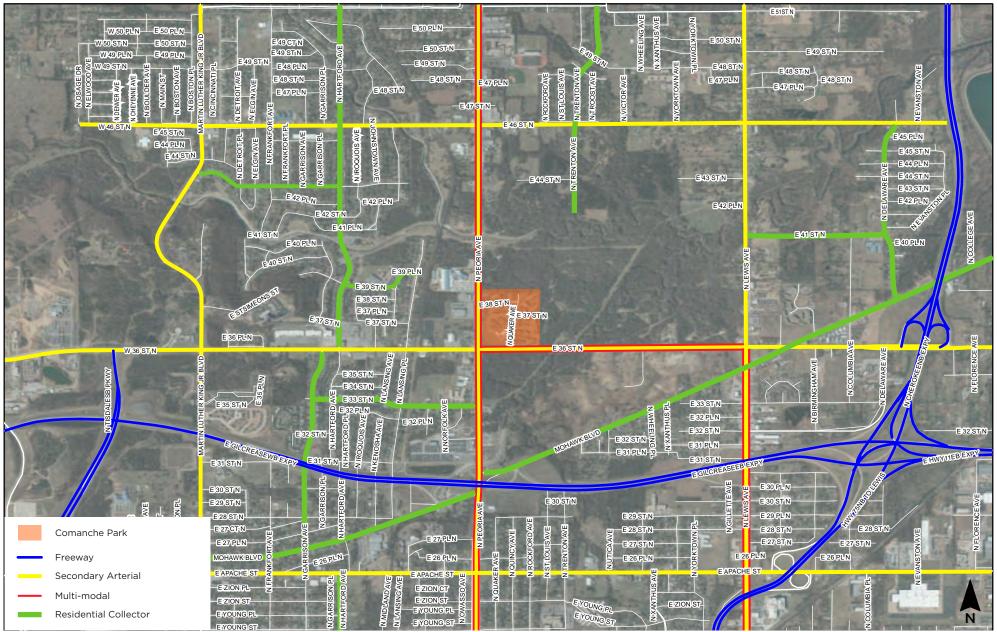












STREET CLASSIFICATIONS Source: 36th Street North Corridor Small Area Plan (2013)

 \bigcirc



TRAFFIC COUNTS Source: INCOG



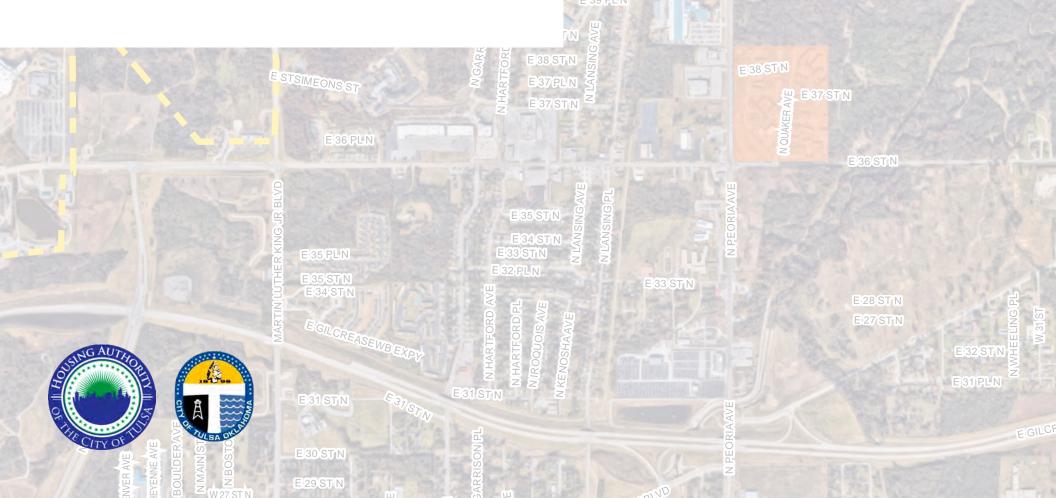




SECTION 5: PREVIOUS PLANS

E45STN

This section presents information from previous efforts focused within and the surrounding area of Comanche Park.



AVE

E 46 ST N

2 PL N



The 36th Street North Corridor Small Area Plan (2013) is self-described as a guide for future land development for this area of North Tulsa which builds off the land use recommendations of *PlaniTulsa*, the City of Tulsa's Comprehensive Plan (2010).

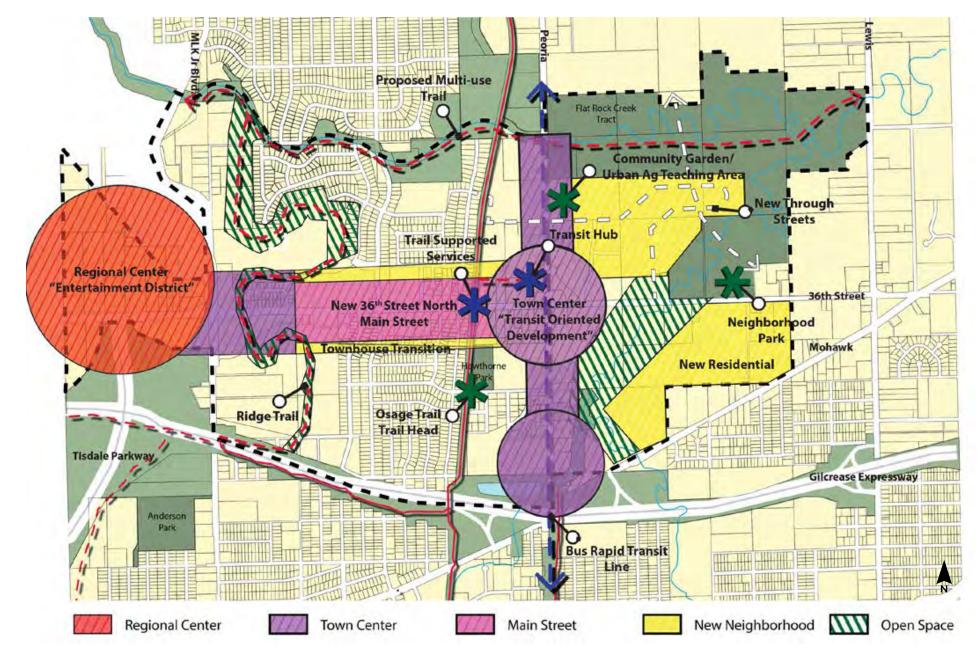
Following a period of intensive community engagement, the vision for the 36th Street North Corridor Small Area Plan is to transform the area into a bustling multi-modal commercial center with a greater variety of housing types nearby to meet the needs of a diverse group of residents. Other desired outcomes include targeting specific industry sectors where prudent, a safer pedestrian environment, new recreational opportunities, and more restaurant and retail amenities.

The vision consensus is broken up into three separate development concepts:

- A Transit-Oriented Development near Peoria Avenue
- A walkable Main Street component along 36th Street, and
- A Regional/Entertainment District further west.

SUMMARY 36TH STREET NORTH CORRIDOR SMALL AREA PLAN (2013)

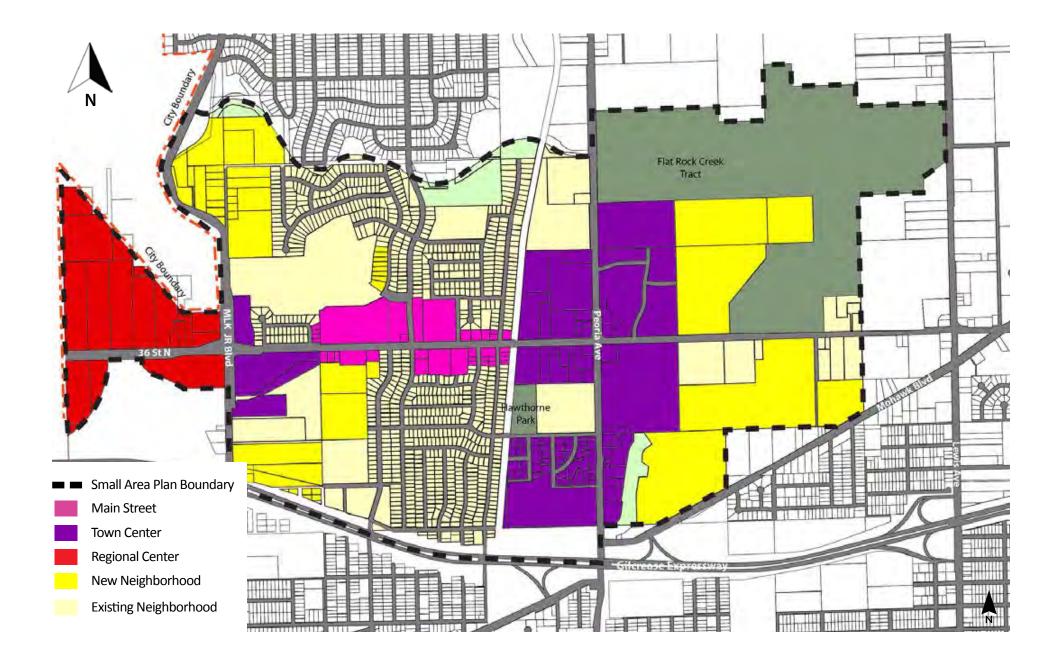




FINAL CONSENSUS VISION

Source: 36th Street North Corridor Small Area Plan (2013)

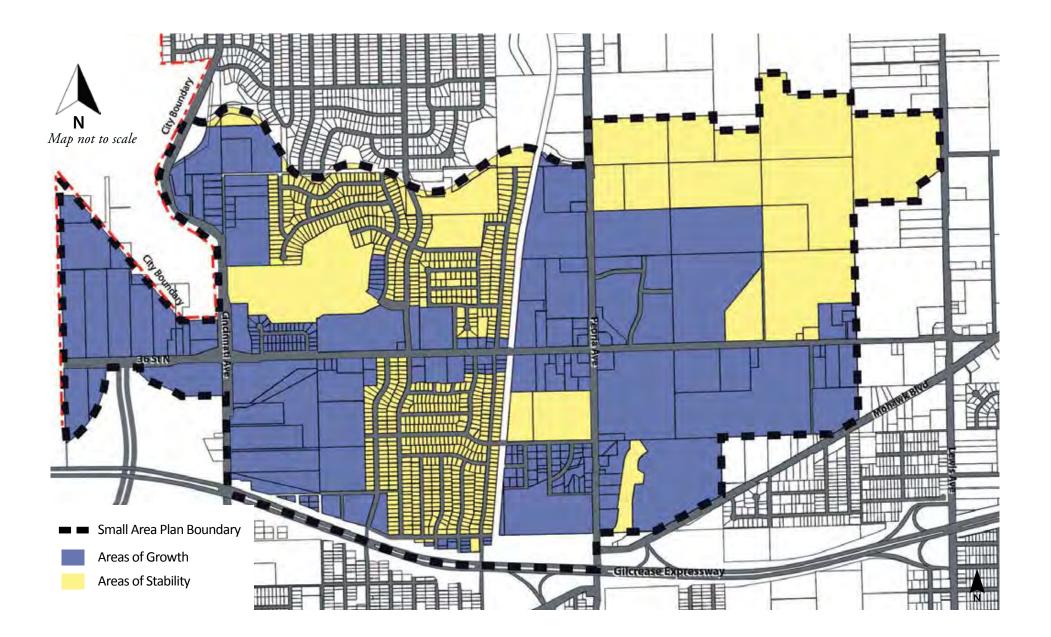




PROPOSED FUTURE LAND USE

Source: 36th Street North Corridor Small Area Plan (2013)





AREAS OF STABILITY AND GROWTH

Source: 36th Street North Corridor Small Area Plan (2013)



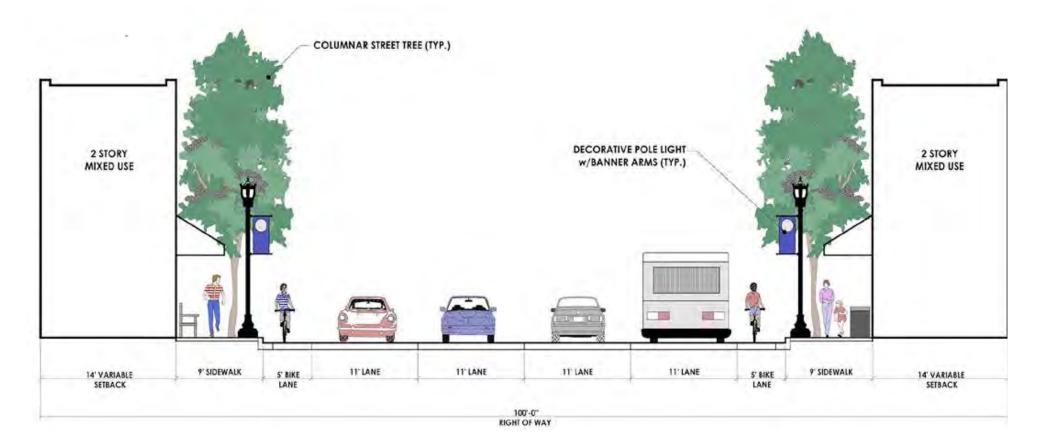


FINAL VISION

Source: 36th Street North Corridor Small Area Plan (2013)

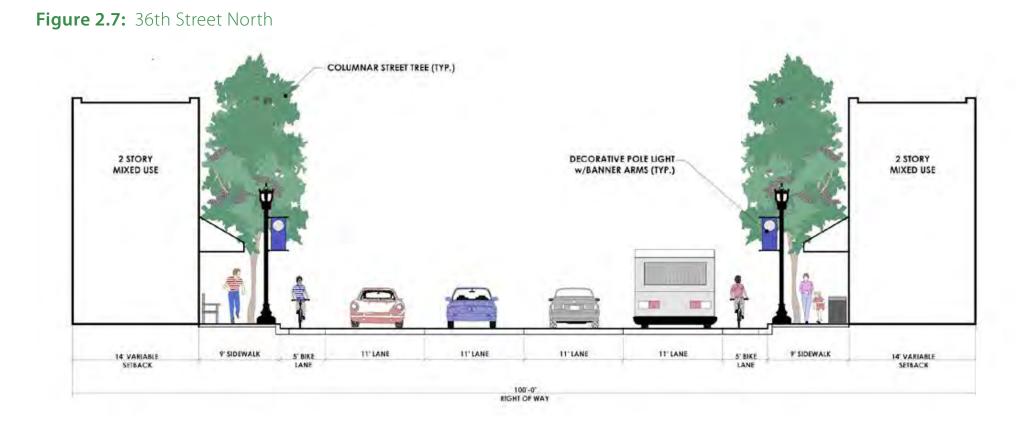






STREET DIAGRAMS Source: 36th Street North Corridor Small Area Plan (2013)

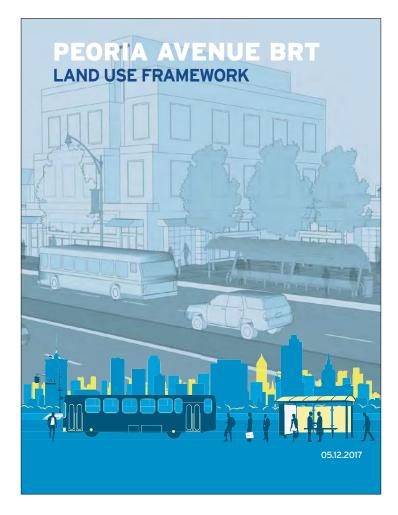




STREET DIAGRAMS

Source: 36th Street North Corridor Small Area Plan (2013)

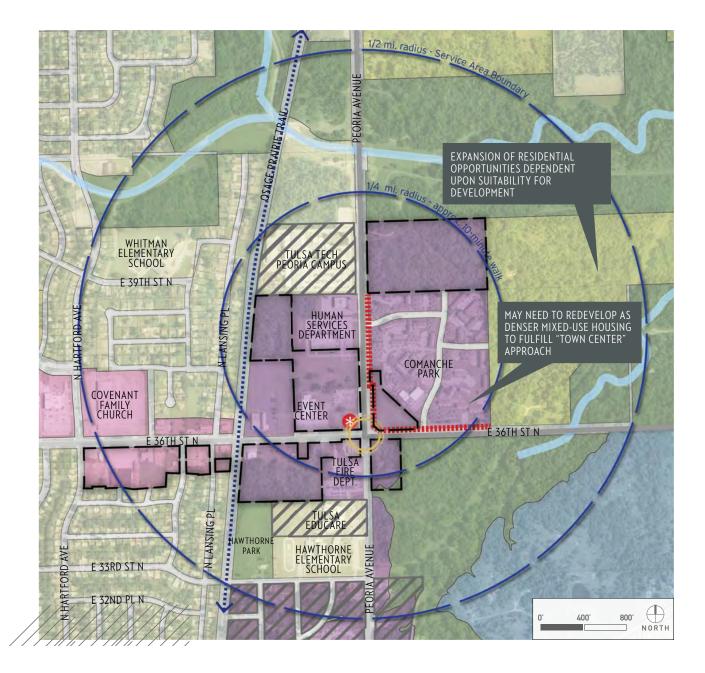




Peoria Avenue is one of Tulsa's most important arterial streets in the city's network that connects a range of neighborhoods, employment centers, commercial areas, and regional destinations to one another. The Peoria Avenue BRT Land Use Framework is a guide to provide recommendations for future development around a series of planned transit stations along Peoria Avenue's anticipated BRT Bus Line. These recommendations seek to "maximize the return on public infrastructure investments," by examining land use and real estate market trends, and expected changes to the city's transportation network, in addition to, creating a "clear, community-backed vision for future growth near and around the planned Peoria Avenue BRT stations."

The Framework document plans for a BRT station on 38th Street N and Peoria Avenue close to Tulsa Tech's Peoria Campus and within close proximity to Comanche Park. The envisioned land use surrounding the station includes a "Town Center" character requiring future development to be denser and containing a greater of mix of uses that are currently there. In the development concept, two-story mixed-use buildings, and townhouses are situated north of Comanche Park, with additional mixed-use retail and offices across Peoria Avenue. Improved sidewalk and bike path amenities are also featured throughout.

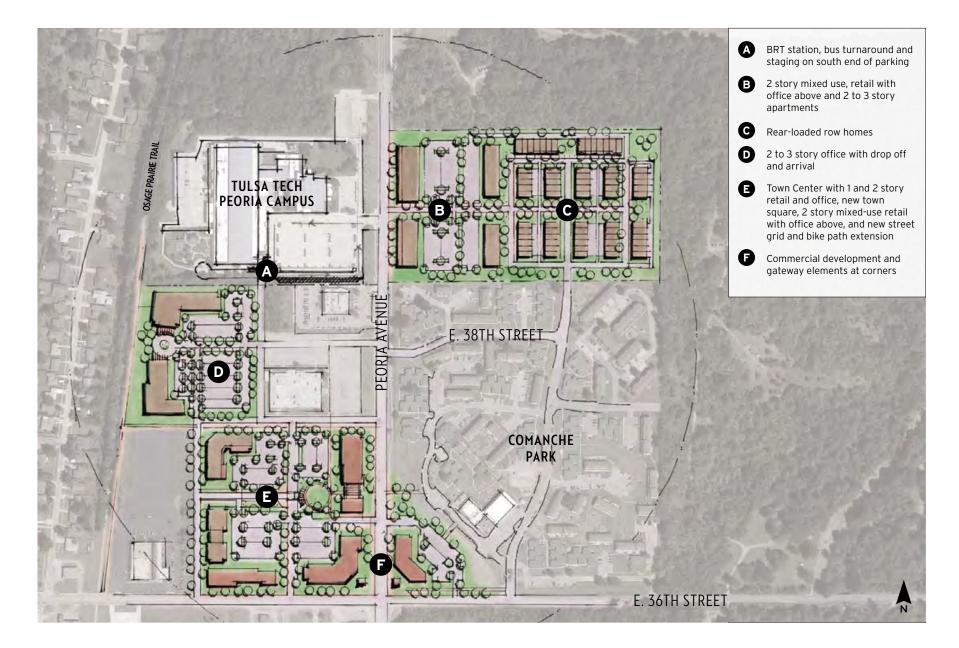




38TH STREET & PEORIA STATION AREA ANALYSIS MAP

Source: Peoria Avenue BRT Framework (2017)





ENVISIONED LAND USE

Source: Peoria Avenue BRT Framework (2017)

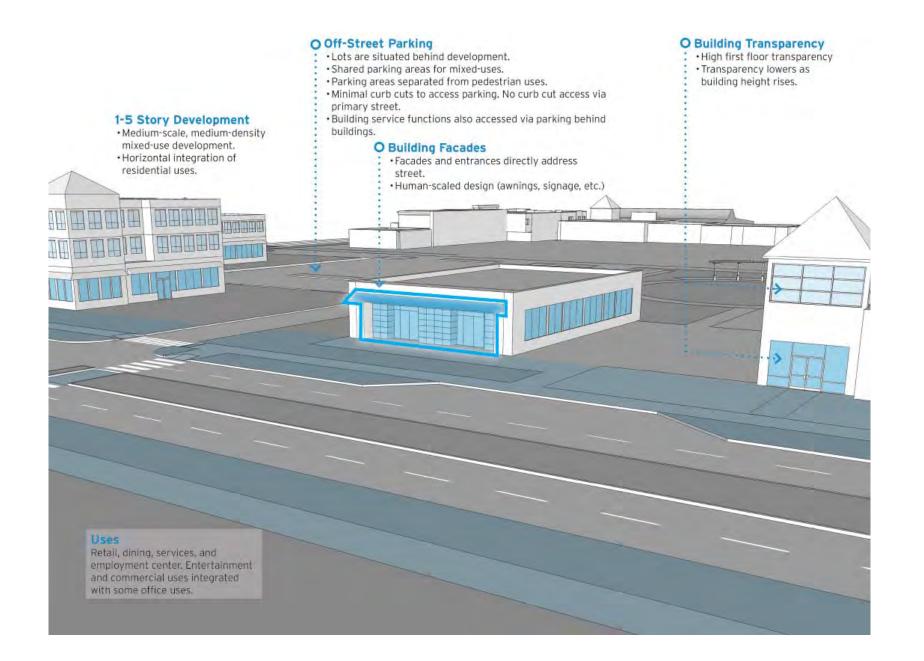




DEVELOPMENT DESIGN CONCEPT

Source: Peoria Avenue BRT Framework (2017)

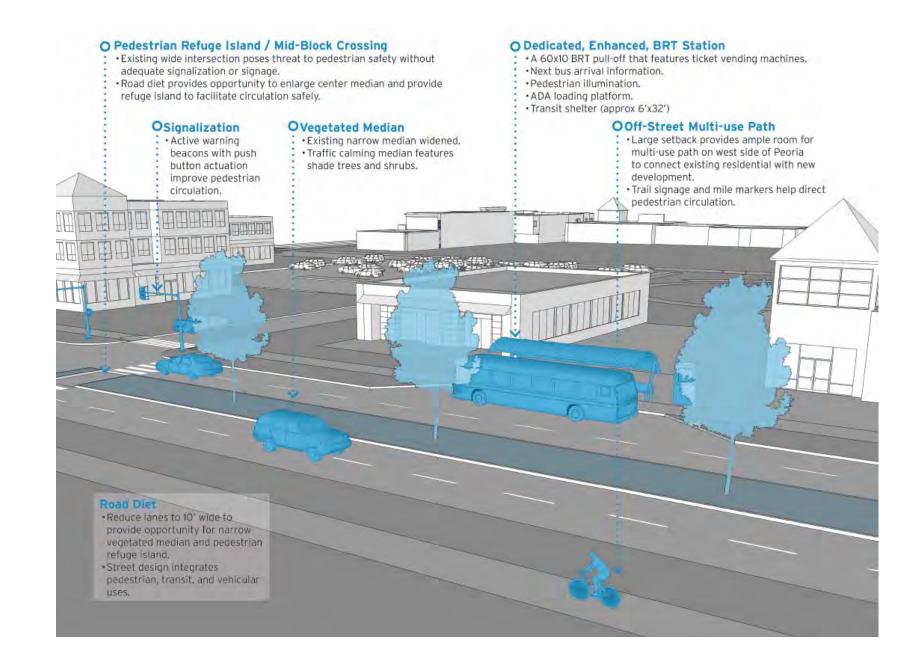




DEVELOPMENT GUIDELINES

Source: Peoria Avenue BRT Framework (2017)

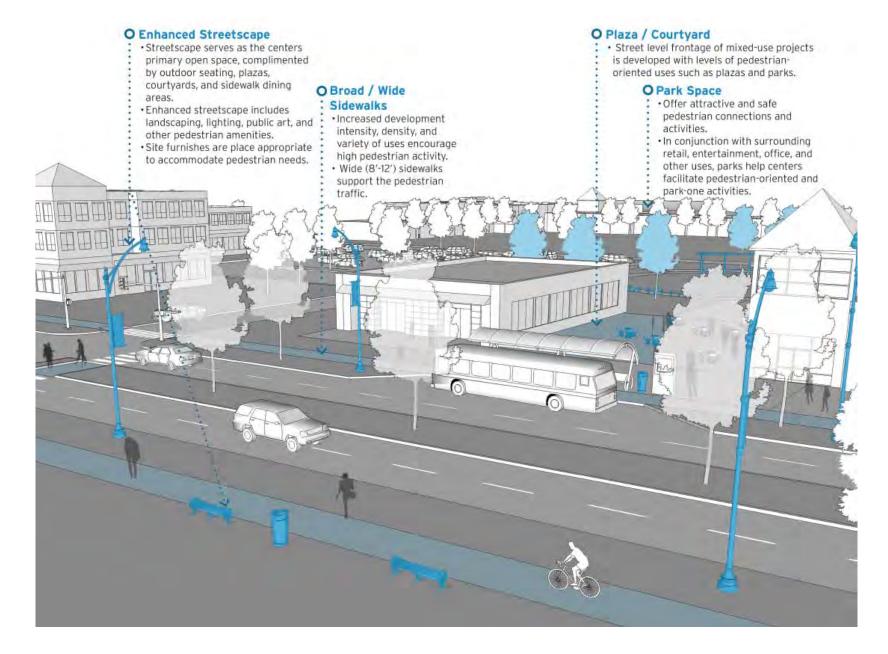




TRANSIT GUIDELINES

Source: Peoria Avenue BRT Framework (2017)





URBAN DESIGN GUIDELINES

Source: Peoria Avenue BRT Framework (2017)

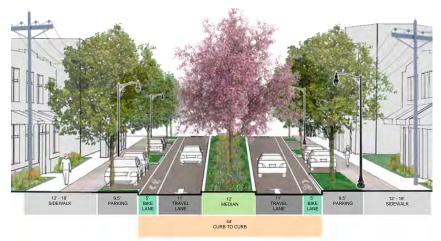




36th St. N. Section - Wide Shared Lane Option



A - Intersection of 36th St. N. and Osage Prairie Trail Photo Montage



36th St. N. Section - Bicycle Lane Option



B - Intersection of 36th St. N. and Peoria Ave. Photo Montage

36TH STREET NORTH STREETSCAPE IMPROVEMENTS Source: CITY OF TULSA, LANDPLAN CONSULTANTS INC (2017)





Enlargement - N. Peoria Ave. to Osage Prairie Trail



Overall Illustrative Plan - N. Peoria Ave. to M.L.K. Jr Blvd.

36TH STREET NORTH STREETSCAPE IMPROVEMENTS Source: CITY OF TULSA, LANDPLAN CONSULTANTS INC (2017)





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SECTION 6: SCHOOL REPORT CARDS

This section presents information drawn from The State of Oklahoma's School Report Cards which illustrate academic performance across public schools within a few miles of Comanche Park.



ME IPL E 46 ST N

2 PL N

ANDERSON ES

PK - 06 Grades

OVERVIEW INDICATORS - ABOUT OUR SCHOOL YOUR STUDENT

PRINCIPAL

TRACY THOMPSON

ENROLLMENT 358 (2018)

PHONE

(918) 925-1300

WEBSITE

WWW.SDE.OK.GOV



O STEM

O World Languages

O Agriculture O Business O Computer Science

⊘ indicates available program

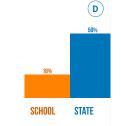
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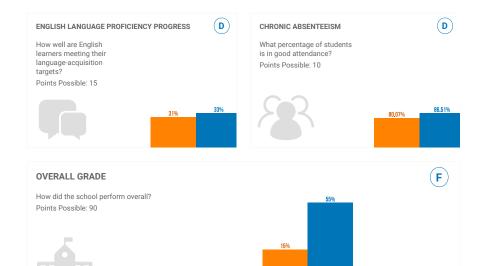
STATE

INDICATORS













SCHOOL

ANDERSON ELEMENTARY SCHOOL

Source: OKLAHOMA STATE REPORT CARDS (2017-2018)



STATE

BOOKER T. WASHINGTON HS

09 - 12 Grades

OVERVIEW INDICATORS - ABOUT OUR SCHOOL YOUR STUDENT

PRINCIPAL

MELISSA WOOLRIDGE

ENROLLMENT 1.333 (2018)

1,333 (2018)

PHONE (918) 925-1000

WEBSITE	
RTW/THESASCHOOL	ç

BTW.TULSASCHOOLS.ORG



Advanced Placement Courses CareerTech Courses Computer Science Fine Arts/Drama/Speech Industrial Arts/Technology Education

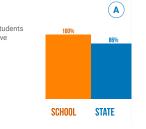
⊘ indicates available program

PROGRAMS OF EXCELLENCE

INDICATORS





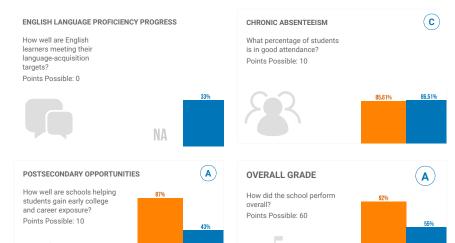


International Baccalaureate Courses

O Internships

⊘ World Languages

⊘ ROTC



SCHOOL

STATE



BOOKER T. WASHINGTON HIGH SCHOOL

Source: OKLAHOMA STATE REPORT CARDS (2017-2018)



0011001

отатг

HAWTHORNE ES

PK - 06 Grades

OVERVIEW INDICATORS - ABOUT OUR SCHOOL YOUR STUDENT

O Computer Science ⊘ indicates available program

PRINCIPAL

KARESHA SOLOMON

ENROLLMENT 283 (2018)

PHONE (918) 925-1340

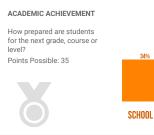
WEBSITE HAWTHORNE.TULSASCHOOLS.ORG

students receive a well-rounded Schools identified as Programs of gold – will be distinguished for t	f Excellence will celebrate schools working to ensure education in a safe and healthy environment. of Excellence at one of three levels – bronze, silver or heir evidence-based practices and support ore about how your school can foster Programs of
Fine Arts	Social Studies and Civics
Mathematics	World Languages
Science	🕕 Safe and Healthy Schools
RELATED PROGRAMS	
O Academic Team	
O Agriculture	
O Business	O STEM

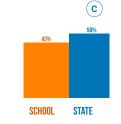
O World Languages

PROGRAMS OF EXCELLENCE

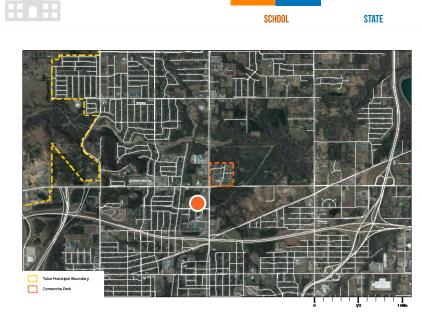
INDICATORS







(\mathbf{D}) ENGLISH LANGUAGE PROFICIENCY PROGRESS CHRONIC ABSENTEEISM How well are English What percentage of students learners meeting their is in good attendance? language-acquisition Points Possible: 10 targets? Points Possible: 0 86.51% 81.73% NΔ **OVERALL GRADE** D How did the school perform overall? Points Possible: 75



HAWTHORNE ELEMENTARY SCHOOL

STATE

Source: OKLAHOMA STATE REPORT CARDS (2017-2018)



MCLAIN HS FOR SCIENCE AND TECH

09 - 12 Grades

OVERVIEW INDICATORS - ABOUT OUR SCHOOL YOUR STUDENT

PRINCIPAL

JOHN WILLIAMS

ENROLLMENT

639 (2018)

PHONE (918) 833-8500

WEBSITE MCLAIN.TULSASCHOOLS.ORG

students receive a well-rounded e Schools identified as Programs o gold – will be distinguished for th	Excellence will celebrate schools working to ensure ducation in a safe and healthy environment. f Excellence at one of three levels – bronze, silver or leir evidence-based practices and support re about how your school can foster Programs of
Fine Arts	Social Studies and Civics
Mathematics	World Languages
Science	🕕 Safe and Healthy Schools
RELATED PROGRAMS	

GRADUATION

years?

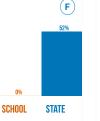
⊘ Advanced Placement Courses ⊘ CareerTech Courses Computer Science ⊘ Fine Arts/Drama/Speech

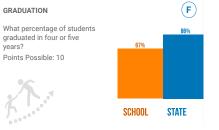
⊘ indicates available program

PROGRAMS OF EXCELLENCE

INDICATORS





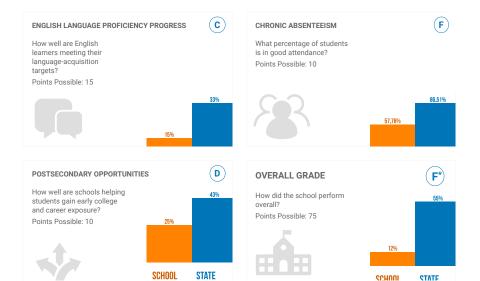


O International Baccalaureate Courses

O Internships

⊘ World Languages

⊘ ROTC





MCLAIN HIGH SCHOOL FOR SCIENCE AND TECH

Source: OKLAHOMA STATE REPORT CARDS (2017-2018)





MCLAIN JHS

07 - 08 Grades

OVERVIEW INDICATORS - ABOUT OUR SCHOOL YOUR STUDENT

PRINCIPAL JOHN WILLIAMS

ENROLLMENT 255 (2018)

PHONE (918) 833-8500

WEBSITE MCLAIN.TULSASCHOOLS.ORG

students receive a well-rounded educa Schools identified as Programs of Exc gold – will be distinguished for their ex	ition i ellen /iden	ce at one of three levels - bronze, silver or
Fine Arts	0	Social Studies and Civics
Mathematics	۲	World Languages
Science	Ō	Safe and Healthy Schools
RELATED PROGRAMS		
O Academic Team		⊘ Fine Arts
O Agriculture		O Half/Full Day Pre-K
O Business		O STEM

0 0 O Business ⊘ Computer Science

⊘ indicates available program

 (\mathbf{F})

STATE

PROGRAMS OF EXCELLENCE

INDICATORS

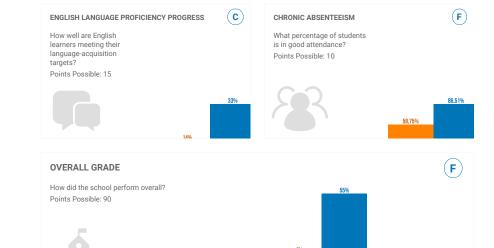




⊘ World Languages

 (\mathbf{F})

STATE





SCHOOL

MCLAIN SEVENTH GRADE ACADEMY

Source: OKLAHOMA STATE REPORT CARDS (2017-2018)



STATE

MONROE DEMONSTRATION MS

06 - 08 Grades

OVERVIEW INDICATORS - ABOUT OUR SCHOOL YOUR STUDENT

PRINCIPAL REX LANGLEY

ENROLLMENT

294 (2018)

PHONE (918) 833-8900

WEBSITE

MONROE.TULSASCHOOLS.ORG

students receive a well-rounded en Schools identified as Programs of gold – will be distinguished for the	E Excellence will celebrate schools working to ensure ducation in a safe and healthy environment. Excellence at one of three levels – bronze, silver or eir evidence-based practices and support e about how your school can foster Programs of
Fine Arts	Social Studies and Civics
Mathematics	World Languages
Science	Safe and Healthy Schools
RELATED PROGRAMS	
⊘ Academic Team	
O Agriculture	O Half/Full Day Pre-K

O STEM

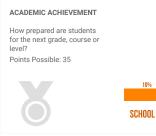
O World Languages

⊘ Ac O Agriculture O Business O Computer Science

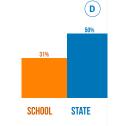
⊘ indicates available program

STATE

INDICATORS







(\mathbf{D}) (F) ENGLISH LANGUAGE PROFICIENCY PROGRESS CHRONIC ABSENTEEISM How well are English What percentage of students learners meeting their is in good attendance? language-acquisition Points Possible: 10 targets? Points Possible: 15 86.51% 81,54% (D` **OVERALL GRADE** How did the school perform overall? Points Possible: 90 18%



SCHOOL

MONROE MIDDLE SCHOOL

Source: OKLAHOMA STATE REPORT CARDS (2017-2018)



STATE

PENN ES

PK - 06 Grades

OVERVIEW INDICATORS - ABOUT OUR SCHOOL YOUR STUDENT

PRINCIPAL

SHERRIE JACKSON

ENROLLMENT 309 (2018)

PHONE (918) 833-8940

WEBSITE PENN.TULSASCHOOLS.ORG

students receive a well-rounded edu Schools identified as Programs of E gold – will be distinguished for thei	xcellence will celebrate schools working to ensure ucation in a safe and healthy environment. Excellence at one of three levels – bronze, silver or r evidence-based practices and support about how your school can foster Programs of
Fine Arts	Social Studies and Civics
Mathematics	World Languages
Science	Safe and Healthy Schools
RELATED PROGRAMS	
O Academic Team	O Fine Arts
O Agriculture	

O STEM

O World Languages

O Computer Science ⊘ indicates available program

 (\mathbf{F})

STATE

O Business

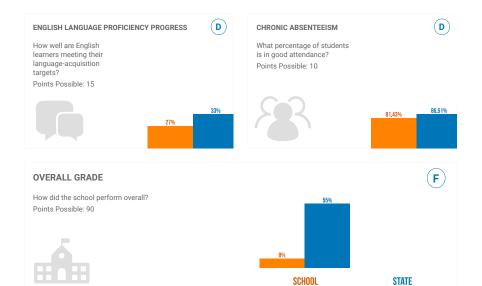
PROGRAMS OF EXCELLENCE

INDICATORS





(\mathbf{F}) 0% SCHOOL STATE







PENN ELEMENTARY SCHOOL

Source: OKLAHOMA STATE REPORT CARDS (2017-2018)

WHITMAN ES

PK - 06 Grades

OVERVIEW INDICATORS - ABOUT OUR SCHOOL YOUR STUDENT

PRINCIPAL

KIMBERLY BLAKNEY

ENROLLMENT

372 (2018)

PHONE (918) 925-1380

WEBSITE WHITMAN.TULSASCHOOLS.ORG

students receive a well-rounded Schools identified as Programs of gold – will be distinguished for t	f Excellence will celebrate schools working to ensure education in a safe and healthy environment. of Excellence at one of three levels – bronze, silver or heir evidence-based practices and support ore about how your school can foster Programs of
Fine Arts	Social Studies and Civics
Mathematics	World Languages
Science	🕕 Safe and Healthy Schools
RELATED PROGRAMS	
O Academic Team	O Fine Arts
O Agriculture	
O Business	O STEM

O World Languages

PROGRAMS OF EXCELLENCE

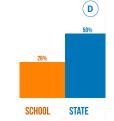
O Computer Science ⊘ indicates available program

 (\mathbf{F})

STATE







(\mathbf{F}) ENGLISH LANGUAGE PROFICIENCY PROGRESS CHRONIC ABSENTEEISM How well are English What percentage of students learners meeting their is in good attendance? language-acquisition Points Possible: 10 targets? Points Possible: 0 86.51% NΛ (**f**) OVERALL GRADE How did the school perform overall? Points Possible: 75

13%

SCHOOL



STATE

WALT WHITMAN ELEMENTARY SCHOOL

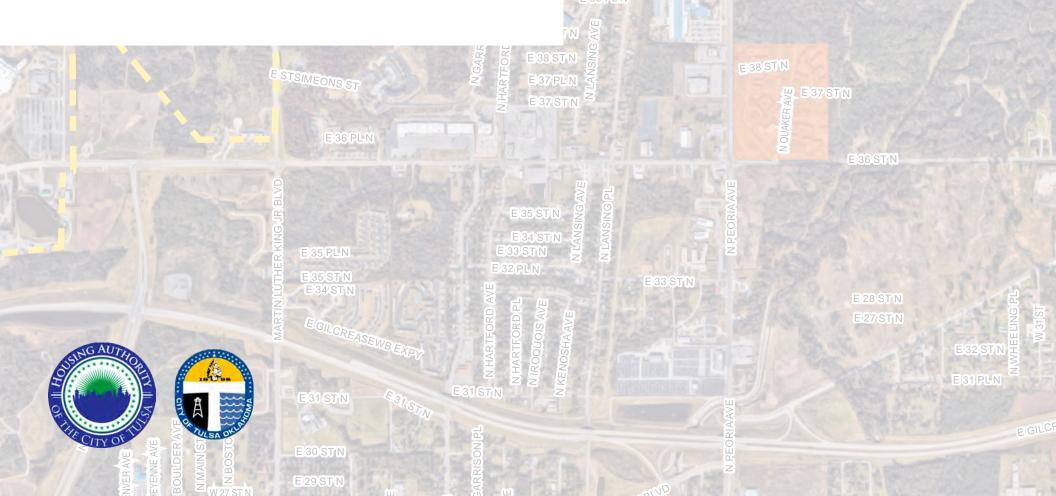
Source: OKLAHOMA STATE REPORT CARDS (2017-2018)

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SECTION 7: PUBLIC SAFETY

E45STN

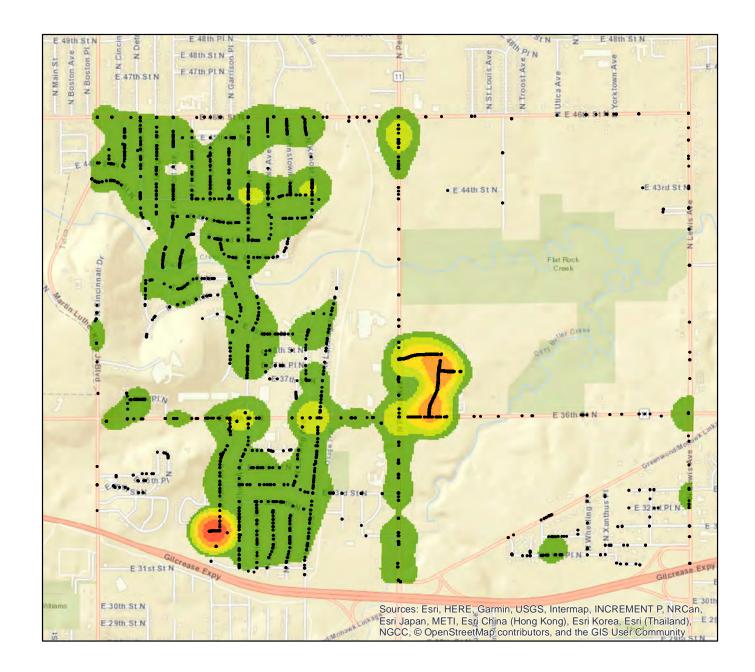
This section presents information drawn from crime statistics in the Envision Comanche project area.



AVE

E 46 ST N

2 PL N



HEATMAP OF CRIMES COMMITTED IN COMANCHE PARK AREA BETWEEN JAN 1, 2013 - FEB 28, 2019 Source: Tulsa Police Department



Crime Class	Crime Count
Miscellaneous	1037
Simple Assault	943
Burglary	887
Larceny	717
Aggravated Assaulted	608
Traffic	600
Disorderly Conduct	405
Malicious Mischief	374
Auto Theft	295
Narcotics	250
Fraud	189
Robbery	147
Runaway	113
Family	111
Weapons	96
Sex	80
Embezzlement	70
Rape	55
Sex Offender Registration	54
Stolen Property	19
Forgery	18
Homicide	17
DWI-APC	8
Intoxication	7
Arson	4
Curfew and Loitering	4
Warrant	3
Prostitution	2
Violent Offender Registration	1
Grand Total	7114

CRIMES COMMITTED IN COMANCHE PARK AREA BETWEEN JAN 1, 2013 - FEB 28, 2019

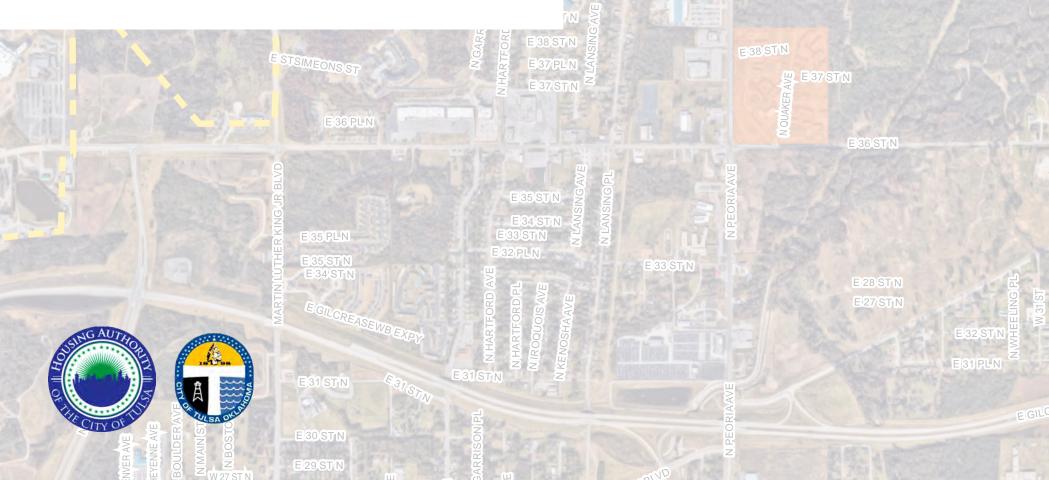
Source: Tulsa Police Department



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SECTION 8: ECONOMIC INDICATORS & HEALTH DISPARITIES

This section presents information on North Tulsa drawn from two separate reports: Tulsa Equality Indicators, and Health Disparities and the Social Determinants of Health in Tulsa County.



2 PL N

E 39 PL N

AVE

INDICATOR 2	Geography & Sales Volume
INDICATOR SCORE	28
DEFINITION	Ratio of the numbers of businesses with sales revenues less than \$10 million per 1,000 population in Midtown and North Tulsa
RESULTS	Midtown 86.1; North Tulsa 22.6
	Small businesses are important to the local economy for many reasons. However, there are large disparities across Tulsa in the distribution of small businesses. Midtown (86,2) has the most businesses with sales revenue less than \$10 million per 1,000 population. North Tulsa (22.6) has about a quarter of that number of businesses of the same size, suggesting small businesses are not as supported in that area. South Tulsa has the second highest rate of small businesses (55.6) followed by East Tulsa (43,0) and West Tulsa (34.6). <i>ReferenceUSA (accessed through Tulsa City-County Library): U.S. Census Bureau. American Community Survey</i>
INDICATOR 3	Geography & Payday Loans
INDICATOR SCORE	9
DEFINITION	Ratio of the rate of banks to payday lending establishments per 1,000 population in South Tulsa and North Tulsa
RESULTS	South Tulsa 11.8; North Tulsa 1.5
	Payday lending, often referred to as predatory lending, can be detrimental to the economic stability of individuals in poverty. In Tulsa, we found that South Tulsa (11.8) and Midtown (10.6) fare better than West Tulsa (4.0), East Tulsa (1.9), and North Tulsa (1.5) in rates of banks to payday loan establishments. Data Source(s): ReferenceUSA (accessed through Tulsa City-County Library): US: Census Bureau. American Community Survey
INDICATOR 5	Geography & Existing Jobs
INDICATOR SCORE	34
DEFINITION	Ratio of the numbers of existing jobs per 1.000 population in Midtown to North Tulsa
RESULTS	Midtown 970.4; North Tulsa 330.1
	Large disparities exist between North Tulsa and other parts of the city regarding the availability of existing jobs in relation to where people reside. There are nearly three times more jobs in Midtown (970.4) than in North Tulsa (330.1). East Tulsa has the second highest number of jobs per 1,000 residents (891.4) followed by South Tulsa (686.8) and West Tulsa (576.2).
	Data Source(s): U.S. Census Bureau, Census OnTheMap: U.S. Census Bureau, American Community Survey



Geography & Labor Force Participation
70
Ratio of the labor force participation rates per 1,000 population in Midtown to North Tulsa
Midtown 551.1; North Tulsa 422.4
Labor force participation is the sum of employed individuals and unemployed individuals (persons who are actively seeking employment). While many who are not in the labor force are either in school or retired, this population may also include people who have given up on finding work or who are unable to work due to disability, among other reasons Midtown has the highest rate of individuals participating in the labor force (551.1) followed closely by South Tulsa (548.6) and East Tulsa (504.4). West (477.3) and North Tulsa (422.4) have the lowest labor force participation rates. <i>Data Source(sl: U.S. Census Bureau, American Community Survey</i>
Geography & Income At or Above Self-Sufficiency
40
Ratio of numbers of individuals at or above 200% of poverty per 1,000 population in South Tulsa to North Tulsa
South Tulsa 715.0; North Tulsa 357.2
The federal poverty level is generated annually based on the number of individuals in a family and family income. Persons or households earning below 200% of poverty are considered "low-income" generally, but in Tulsa County, specifically, research on what income is required for self-sufficiency places that level at approximately 200% of poverty. Below 200% of poverty, households require some form of assistance to meet basic needs. North Tulsa has the lowest rate (357.2) of individuals at or above 200% of poverty – almost half the rate of South Tulsa (715.0). Midtown has the second highest rate (618.7) of individuals at or above 200% of poverty, followed by West Tulsa (570.2) and East Tulsa (495.9).



INDICATOR 26	Geography & Housing Choice Vouchers
INDICATOR SCORE	100
DEFINITION	Ratio of South Tulsa to North Tulsa rate of housing choice voucher use per 1,000 residents
RESULTS	South Tulsa 6.3; North Tulsa 24.1
	Housing Choice Vouchers is a program of the U.S. Department of Housing and Urban Development (HUD) that provides housing assistance to low-income families. The vouchers can be used on any housing that is eligible under the requirements of the program. The rate of use of Housing Choice Vouchers is close to four times more prevalent in North Tulsa (24.1) than in South Tulsa (6.3) per 1,000 residents. West Tulsa has the second lowest rate of use (8.4), followed by East Tulsa (14.9), and Midtown (15.3). Data Sourcels: US Department of Housing and Urban Development (HUD). Housing Choice Vouchers by Census Tract. U.S. Census Bureau, American Community Survey.
NOTE	North Tulsa is generally the most disadvantaged geography. For this indicator, North Tulsa performs better than the comparison geographies, so the indicator receives a perfect score of 100. (See Methodology for more information.)
INDICATOR 27	Geography & Housing Complaints
INDICATOR SCORE	20
DEFINITION	Ratio of the number of housing complaints per 1,000 residents in North Tulsa to South Tulsa
RESULTS	North Tulsa 14.9; South Tulsa 2.9
	Often, socioeconomic factors can impact both a homeowner's and/or occupant's ability to maintain their dwelling in accordance with city bylaws. Similarly, the inability of low- income renters to move out of a dwelling that is in disrepair can lead to an increase in housing complaints against landlords and property managers. North Tulsa has five times as many housing complaints (14.9) as South Tulsa (2.9) per 1,000 residents. West Tulsa has the second highest number of housing complaints (6.7), followed by East Tulsa (3.5), and Midtown (3.8).





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INDICATOR 41	Geography & Life Expectancy Past Age of Retirement
INDICATOR SCORE	35
DEFINITION	Ratio of South Tulsa to North Tulsa life expectancy in years past the age of retirement as defined by the U.S. Social Security Administration at the time of reporting (66)
RESULTS	South Tulsa 12.8; North Tulsa 4.4
	Many factors impact life expectancy, such as access to healthcare and environmental factors serving as social determinants of health. Individuals living in South Tulsa are expected to outlive Individuals in North Tulsa by 8.4 years. Data Source(s) Health Data & Evaluation. Tulsa Health Department (by request), U.S. Census Bureau, American Community Survey, U.S. Social Security Administration
INDICATOR 47	Geography & Public City Parks with Playgrounds
INDICATOR SCORE	100
DEFINITION	Ratio of the number of public city parks with playgrounds per 1,000 residents in South Tulsa to North Tulsa
RESULTS	South Tulsa 0.08; North Tulsa 0.41
	Parks are an important part of a city's infrastructure, as they provide a cost-effective space for both physical health through recreation as well as a space for social interaction. Children and adults benefit from playgrounds that are near to home. North Tulsa has five times as many public city parks with playgrounds per 1,000 residents (0.41) as South Tulsa (0.08). West Tulsa has the second highest number of public city parks with playgrounds (0.26), followed by East Tulsa (0.18), and Midtown (0.14). Data Source(s) City of Tulsa. Open Data: U.S. Census Bureau. American Community Survey.
NOTE	North Tulsa is generally the most disadvantaged geography. For this indicator, North Tulsa performs better than the comparison geographies, so the indicator receives a perfect score of 100. (See Methodology for more information)
INDICATOR 50	Geography & Voter Registration
INDICATOR SCORE	56
DEFINITION	Ratio of South Tulsa to North Tulsa rates of voter registration per 1,000 residents ages 18 and over
RESULTS	South Tulsa 103.3; North Tulsa 64.3
	In a democratic system, voting is a critical way for communities to get their voices heard by those in positions of power. South Tulsa's voter registration rate per 1,000 residents ages 18 and over (103.3) is about one and a half times higher than the voter registration in North Tulsa (64.3), Midtown had the second highest voter registration (96.2) followed by West Tulsa (82.2) and East Tulsa (80.0). Data Sourcels: Otilahama State Election Board (by request); US Census Bureau, American Community Survey



	Fair or poor overall health	Poor physical health days (0.85)	Regularly stressed at work (23.4%)	Regularly stressed at home (14%)	Adult Healthy Weight (32.8%)	Total *
Downtown	*	*				2
East Tulsa	*				*	2
Jenks/Bixby/Glenpool/Tulsa Hills			*			1
Midtown		*				1
North Tulsa	*		*	*		3
Owasso/Sperry/Skiatook/Collinsville	*	*			*	3
Sand Springs/West Tulsa	*	*	*	*		4
South Tulsa/Broken Arrow			*	*		2
Total *	5	4	4	3	2	18

Table 4 reports regional variation within Tulsa County on the general health status indicators summarized in the 2016 Tulsa County Health Needs Assessment (CHNA).⁵ Cells in the table with an asterisk indicate regions that perform worse than the county average (shown in parentheses) on an indicator. This table provides two important types of information. First, it shows which indicators are most prevalent across regions, as summarized in the column totals. Second, it shows which indicators are most prevalent within regions, as summarized in the row totals.

HEALTH DISPARITIES IN NORTH TULSA

Source: Health Disparities and the Social Determinants of Health in Tulsa County

Table 6: Health Behaviors	Average weekly sugary drink consumption (4.52%)	Low physical activity at work (59.9%)	No physical activity in the past month [7,1%]	Met aerobic activity recommendations [67.2%]	Access to indoor rec. facilities (67.8%)	Access to outdoor rec. facilities (80.1%)	Bike riders (25%)	Average monthly days biking (8.62%)	Walkers or runners [72.2%]	Average monthly days walking (17.30%)	
											Total *
Downtown					*	*					2
East Tulsa	*			*		*	*	*	*	*	7
Jenks/Bixby/Glenpool/Tulsa Hills		*						*			2
Midtown											0
North Tulsa	*		*	*	*	*	*		*	*	8
Owasso/Sperry/Skiatook/Collinsville	*	*						*			3
Sand Springs/West Tulsa	*		*	*	*	*	*	*	*	*	9
South Tulsa/Broken Arrow											1
Total *	4	2	2	3	3	4	3	4	3	3	31

Table 6 reports variation for eight indicators of health behaviors across the eight regions of Tulsa County covered in the Community Health Needs Assessment. Three regions reported having an average number of days walking that was lower than the overall average for the county. Half of the regions reported higher-than-average weekly sugary drink consumption, and half reported lowerthan-average percentages of people with access to outdoor recreational facilities and average number of days biking. Within regions, North Tulsa and Sand Springs/West Tulsa both had higher percentages of people who were not physically active than the county average. Sand Springs/West Tulsa scored below average on nine of the ten health behavior indicators, which was the highest of all regions. North Tulsa scored below average on eight of the ten health behavior indicators, and East Tulsa scored below average on seven of ten of the health behavior indicators.

HEALTH DISPARITIES IN NORTH TULSA

Source: Health Disparities and the Social Determinants of Health in Tulsa County

	Alcohol dependence (2.3%)	Drug dependence (2.3%)	Average monthly alcohol use (9.30)	Heavy drinking (5.8%)	Binge drinking (12%)	Average max number of drinks (8.65)	Tobacco use (24.7%)	Current smokers (15.8%)	Average no. of smoking cessation attempts (4.33)	Second hand Smoke exposure (25.3%)	Total *
Downtown	*	*	*	*	*		*	*	*	*	9
East Tulsa			*					*	*	*	4
Jenks/Bixby/Glenpool/Tulsa Hills											0
Midtown		*	*	*	*						4
North Tulsa	*	*					*	*		*	5
Owasso/Sperry/Skiatook/Collinsville		*				*	*	*	*		5
Sand Springs/West Tulsa	*				*	*	*	*		*	6
South Tulsa/Broken Arrow			*	*	*	*					4

Table 7 reports variation in Tulsa County's eight regions for the ten indicators of substance use/abuse included in the CHNA. Across the county, five regions were above the county average in percentage of people who are current smokers. Four regions were above average in drug dependence, average monthly alcohol use, binge drinking, tobacco use, and second hand smoke exposure. Within regions, Downtown was above the county average on nine of ten substance use/abuse indicators. Sand Springs/West Tulsa was above average on six of the substance use/abuse indicators. The North Tulsa and Owasso regions were both above average on five of the substance abuse/use indicators.

HEALTH DISPARITIES IN NORTH TULSA

Source: Health Disparities and the Social Determinants of Health in Tulsa County

	Fresh fruits and vegetables were accessible (85.7%)	Fresh fruits and vegetables were affordable (74.6%)	Easy to find a safe place to exercise (84.7%)	Common to see people exercising (75.2%)	Easy to buy tobacco products (91.4%)	Common to see people smoking in public (54.6%)	Total *
Downtown	*		*	*	*	*	5
East Tulsa			*	*		*	3
Jenks/Bixby/Glenpool/Tulsa Hills					*		1
Midtown					*		1
North Tulsa	*	*	*	*		*	5
Owasso/Sperry/Skiatook/Collinsville							0
Sand Springs/West Tulsa	*	*	*	*		*	5
South Tulsa/Broken Arrow					*		1
Total *	3	2	4	4	4	4	21

There are six indicators related to accessibility of healthy food, exercise opportunities, and purchasing and using tobacco products included in the CHNA. Four regions were below the county average on accessibility of safe places to exercise and commonly seeing people exercising. Four regions were above the county average on accessibility of tobacco products and commonly seeing people smoking in public. Downtown, North Tulsa, and Sand Springs/West Tulsa were all tied with five indicators that were worse than the county average.

HEALTH DISPARITIES IN NORTH TULSA

	Lack of access to healthcare (13.4%)	Difficulty accessing services (14.8%)	Had a primary care provider (77.5%)	Routine Checkup in past year (73.6%)	Mental health services in past year (13.2%)	Routine teeth cleaning in past year (66.8%)	Hearing difficulty but no hearing aid (14.1%)	Total *
Downtown			*	*		*		3
East Tulsa	*	*		*		*	*	5
Jenks/Bixby/Glenpool/Tulsa Hills					*		*	2
Midtown	*			*				2
North Tulsa	*	*	*			*		4
Owasso/Sperry/Skiatook/Collinsville					*			1
Sand Springs/West Tulsa	*	*				*	*	4
South Tulsa/Broken Arrow				*	*			2
Total *	4	3	2	4	3	4	3	23

Half of the regions were above average in the percentage of people with lack of access to healthcare, the percentage who had a routine checkup, and who had routine teeth cleaning. East Tulsa did worse than average on five of seven indicators. North Tulsa and Sands Springs/West Tulsa did worse than average on four of the seven indicators.

HEALTH DISPARITIES IN NORTH TULSA

	Felt unsafe or very unsafe in their community (3.3%)	Believed their community was unsafe or very unsafe (7.7%)	Believed their community had fair or poor health (36.1%)	Total *
Downtown	*	*	*	3
East Tulsa	*			1
Jenks/Bixby/Glenpool/Tulsa Hills				0
Midtown	*	*	*	3
North Tulsa	*	*	*	3
Owasso/Sperry/Skiatook/Collinsville				0
Sand Springs/West Tulsa		*	*	2
South Tulsa/Broken Arrow				0
Total *	4	4	4	12

A higher-than-average percentage of people felt unsafe in the Downtown, East Tulsa, Midtown, and North Tulsa regions. The percentage of people who believed their community was unsafe was higher than average in the Downtown, Midtown, North Tulsa, and Sand Springs/West Tulsa regions. Residents of Downtown, Midtown, North Tulsa, and Sand Springs were more likely to believe their community had fair or poor health. Downtown, Midtown, and North Tulsa were above the county average on all three of the community perception indicators.

HEALTH DISPARITIES IN NORTH TULSA

	Satisfied with housing situation (90.6%)	Consistently able to pay household bills (94.1%)	Utilized Public Transportation (5.3%)	Worried about running out of food (16.8%)	Did not have enough money to buy food (14.3%)	Total *
Downtown	*	*	+	*	*	5
East Tulsa	*	*		*	*	4
Jenks/Bixby/Glenpool/Tulsa Hills						0
Midtown			+	*	*	3
North Tulsa	*	*	+	*	*	5
Owasso/Sperry/Skiatook/Collinsville						0
Sand Springs/West Tulsa				*	*	2
South Tulsa/Broken Arrow						0
Total *	3	3	3	5	5	19

There are five indicators related to housing, transportation, and food security in the Tulsa County CHNA. Five out of eight regions had higher than average percentages of residents who were worried about running out of food or who did not have enough money to buy food. Downtown and North Tulsa each were worse off than average on five of the indicators, and East Tulsa performed worse than average on four indicators.

HEALTH DISPARITIES IN NORTH TULSA

Tulsa Regions	Priority Focus Categories
Downtown	 Substance Use/Abuse Accessibility of healthy opportunities (e.g. food, exercise) Safety
East Tulsa	 Health behaviors (i.e. improving Healthcare coverage and barriers to care Safety
Jenks/Bixby/Glenpool/Tulsa Hills	Health Behaviors
Midtown	• Safety
North Tulsa	 General health status Health behaviors Accessibility of healthy opportunities (e.g. food, exercise) Healthcare coverage and barriers to care Safety Housing, Transportation, and Food Security
Owasso/Sperry/Skiatook/Collinsville	General health statusSubstance Use/Abuse
Sand Springs/West Tulsa	 General health status Health behaviors Substance Use/Abuse Accessibility of healthy opportunities (e.g. food, exercise) Healthcare coverage and barriers to care
South Tulsa/Broken Arrow	Substance Use/Abuse

HEALTH DISPARITIES IN NORTH TULSA

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SECTION 9: UTILITIES

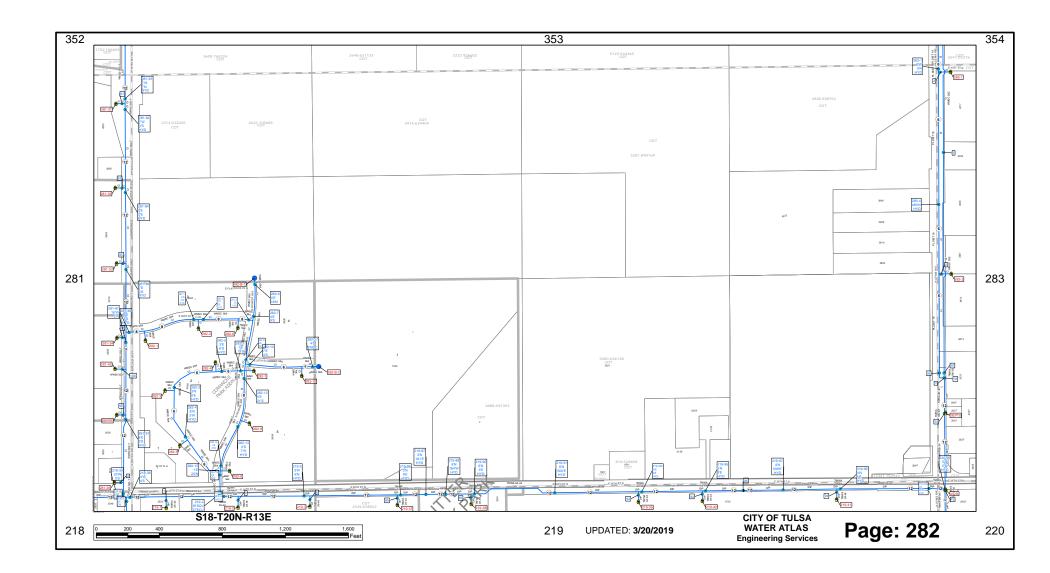
E45STN

This section presents information drawn from the City of Tulsa's Engineering Atlas regarding water, sewer, and stormwater infrastructure within and close to Comanche Park.



E 46 ST N

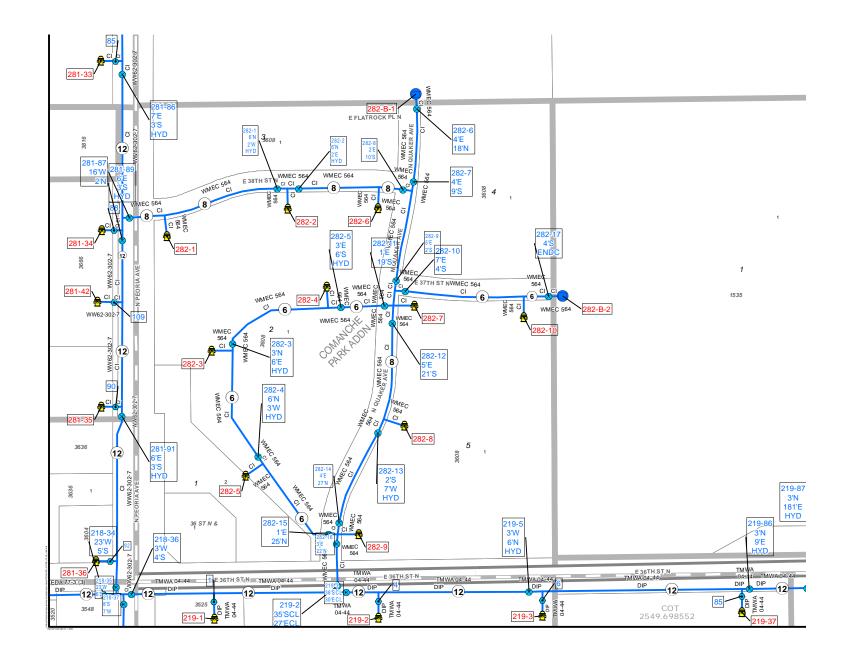
2 PL N



WATER INFRASTRUCTURE (NEIGHBORHOOD-SCALE)

Source: City of Tulsa Engineering Atlas

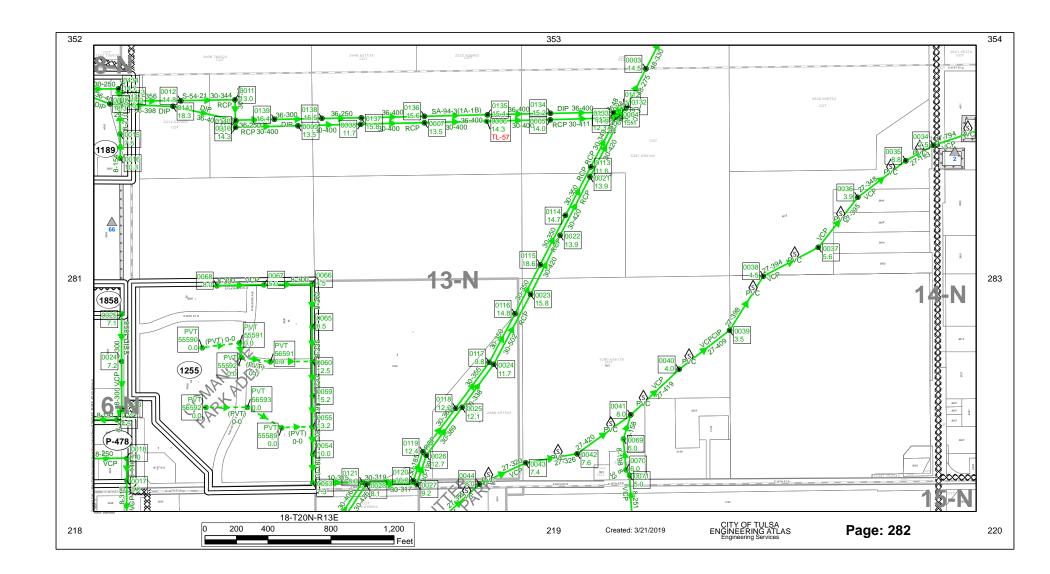




WATER INFRASTRUCTURE (AT COMANCHE PARK)

Source: City of Tulsa Engineering Atlas

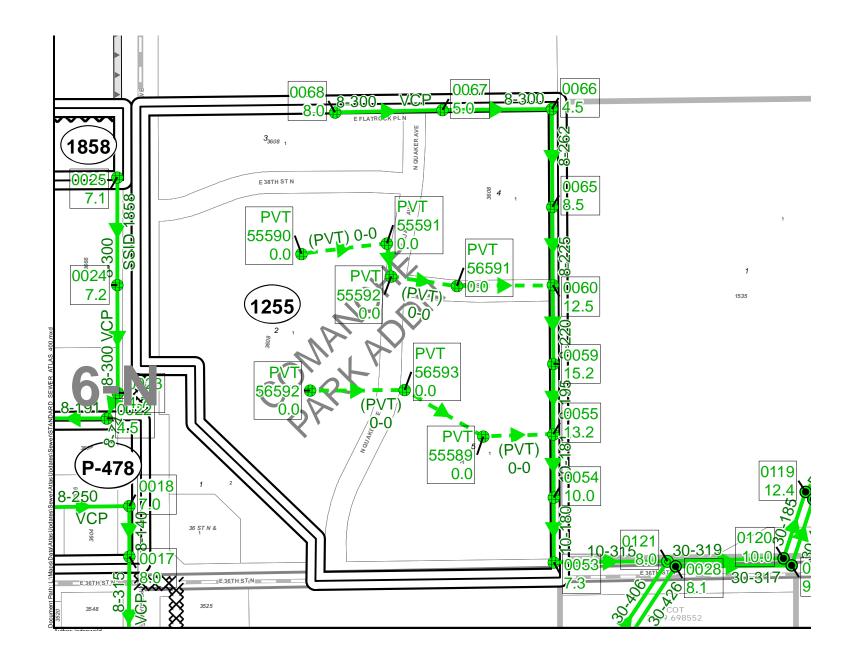




SEWER INFRASTRUCTURE (NEIGHBORHOOD-SCALE)

Source: City of Tulsa Engineering Atlas

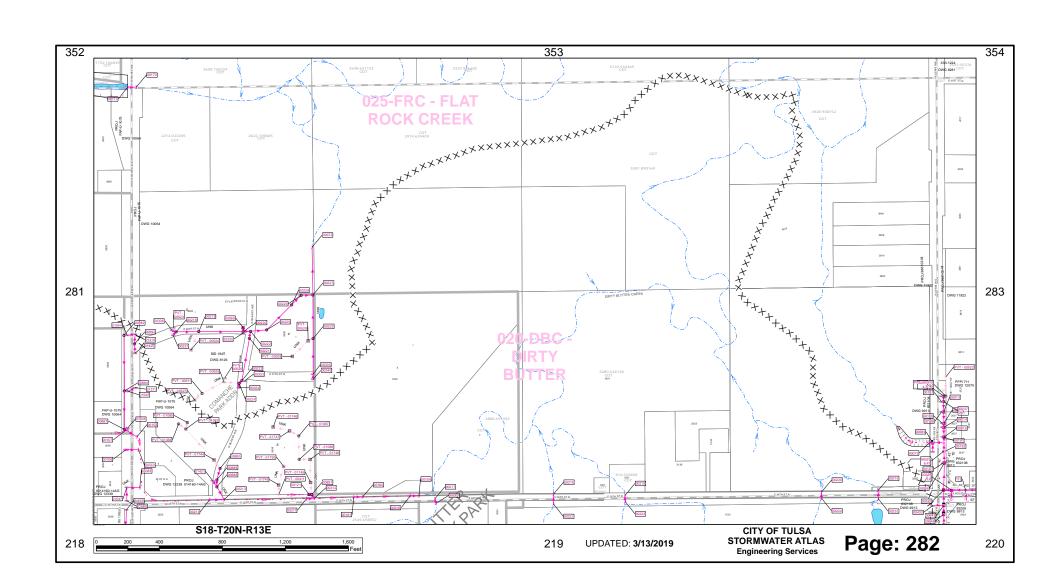




SEWER INFRASTRUCTURE (AT COMANCHE PARK)

Source: City of Tulsa Engineering Atlas



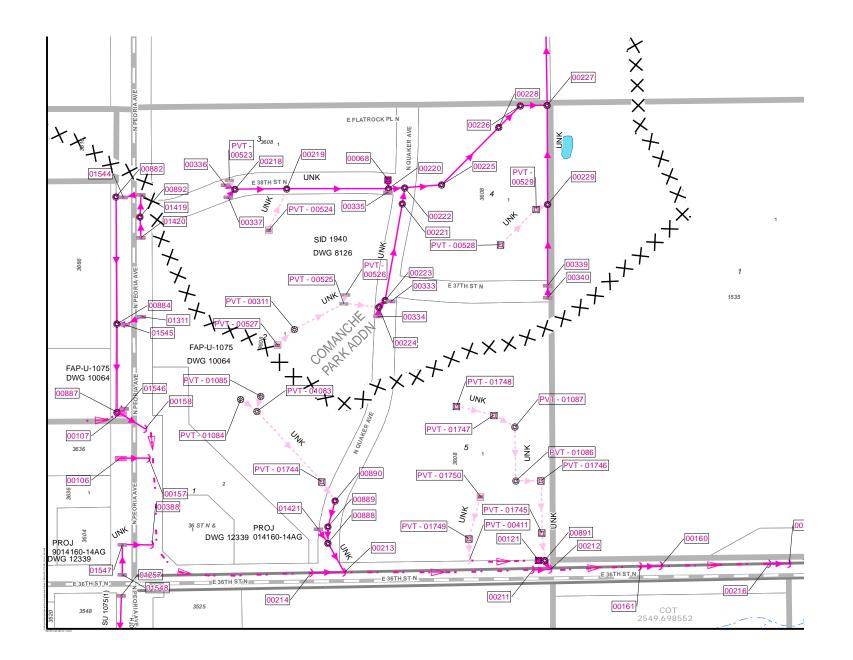


STORMWATER INFRASTRUCTURE (NEIGHBORHOOD-SCALE)

Source: City of Tulsa Engineering Atlas





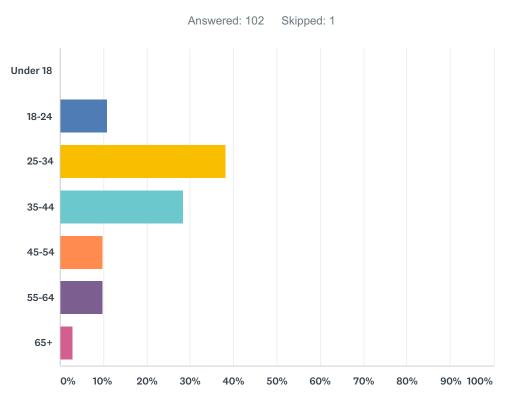


STORMWATER INFRASTRUCTURE (AT COMANCHE PARK)

Source: City of Tulsa Engineering Atlas



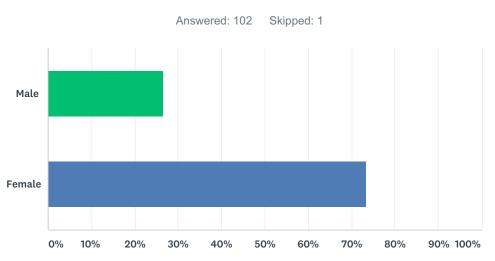




Q1 W	/hat is	your	age?
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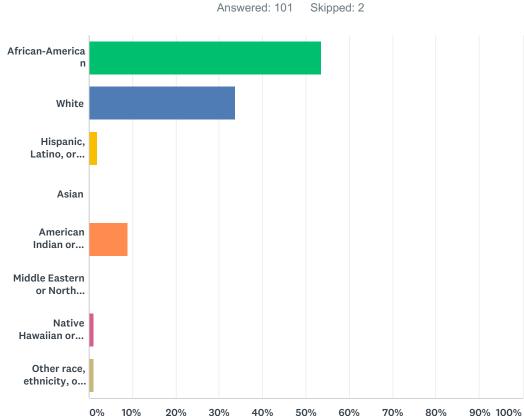
ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	10.78%	11
25-34	38.24%	39
35-44	28.43%	29
45-54	9.80%	10
55-64	9.80%	10
65+	2.94%	3
TOTAL		102

Envision Comanche Survey



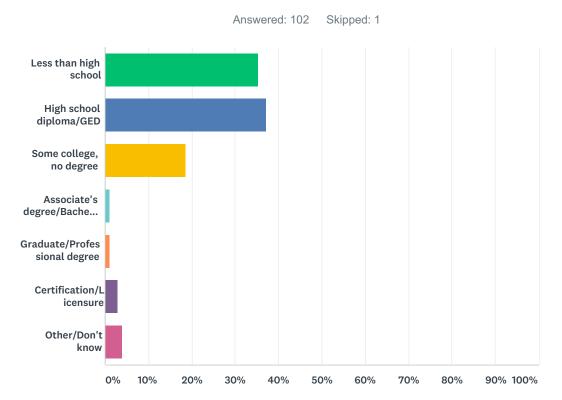
Q2 What do you consider your gender?

ANSWER CHOICES	RESPONSES	
Male	26.47%	27
Female	73.53%	75
TOTAL		102



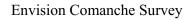
Indian or		
Middle Eastern or North		
Native Hawaiian or		
Other race, ethnicity, o		
0% 10% 20% 30% 40% 50% 60% 70% 80%	6 90% 100%	
ANSWER CHOICES	RESPONSES	
African-American	53.47% 54	
White	33.66% 34	_
Hispanic, Latino, or Spanish origin	1.98% 2	_
Asian	0.00% 0	_
American Indian or Alaskan Native	8.91% 9	_
Middle Eastern or North African	0.00% 0	_
Native Hawaiian or Other Pacific Islander	0.99% 1	_
Other race, ethnicity, or origin	0.99% 1	_
TOTAL	101	

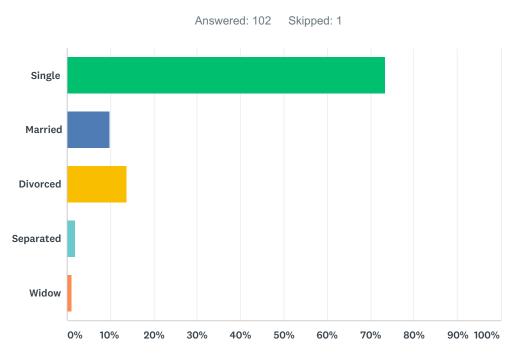
Q3 Which categories best describe you?



Q4 What is your highest level of education? (Check one)

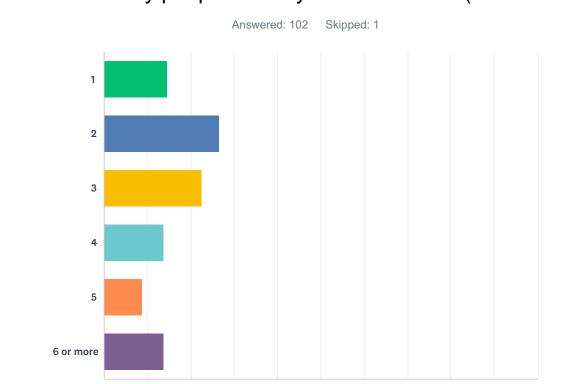
ANSWER CHOICES	RESPONSES	
Less than high school	35.29%	36
High school diploma/GED	37.25%	38
Some college, no degree	18.63%	19
Associate's degree/Bachelor's degree	0.98%	1
Graduate/Professional degree	0.98%	1
Certification/Licensure	2.94%	3
Other/Don't know	3.92%	4
TOTAL		102





Q5 What is your marital status? (Check one)

ANSWER CHOICES	RESPONSES	
Single	73.53%	75
Married	9.80%	10
Divorced	13.73%	14
Separated	1.96%	2
Widow	0.98%	1
TOTAL		102



0%

10%

20%

30%

40%

50%

60%

70%

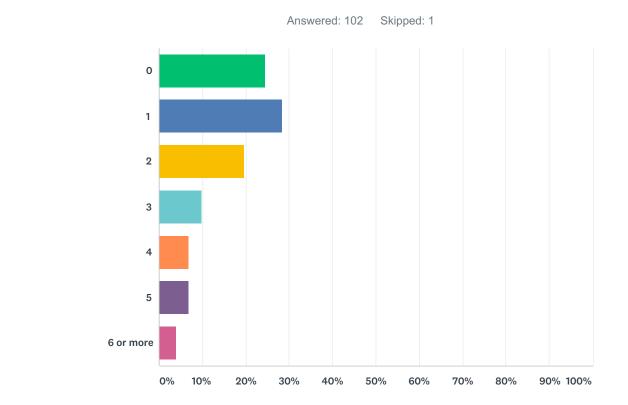
80%

90% 100%

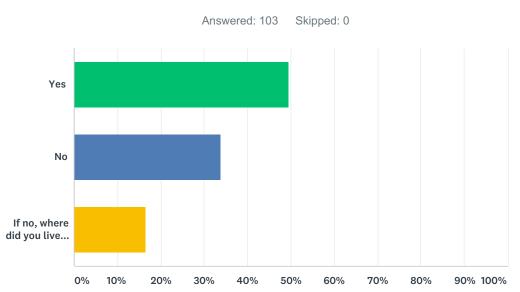
Q6 How many people live in your household? (Check one)

ANSWER CHOICES	RESPONSES	
1	14.71%	15
2	26.47%	27
3	22.55%	23
4	13.73%	14
5	8.82%	9
6 or more	13.73%	14
TOTAL		102

Q7 How many people in your household are 18 and under? (check one)



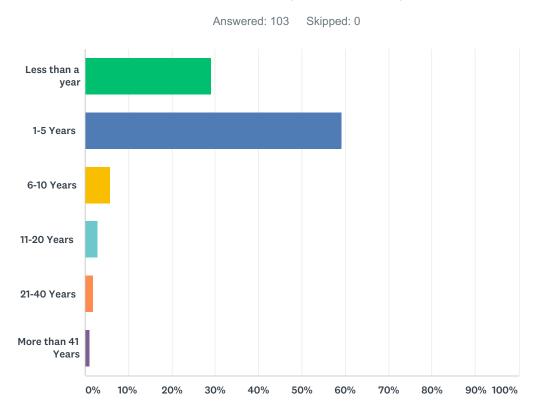
ANSWER CHOICES	RESPONSES	
0	24.51%	25
1	28.43%	29
2	19.61%	20
3	9.80%	10
4	6.86%	7
5	6.86%	7
6 or more	3.92%	4
TOTAL		102



Q8 Have you always lived in North Tulsa?

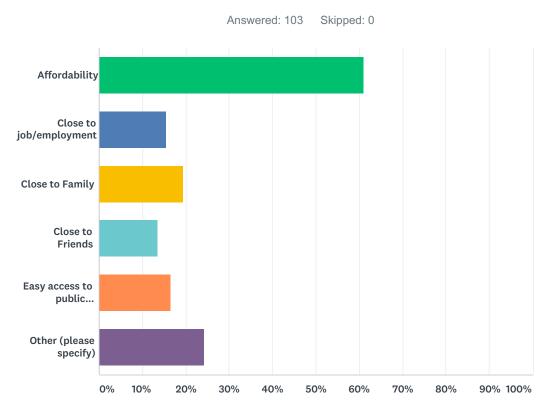
ANSWER CHOICES	RESPONSES	
Yes	49.51%	51
No	33.98%	35
If no, where did you live previously?	16.50%	17
TOTAL		103

Q9 About how many years in total have you lived in Camanche Park Apartments? (Check one)



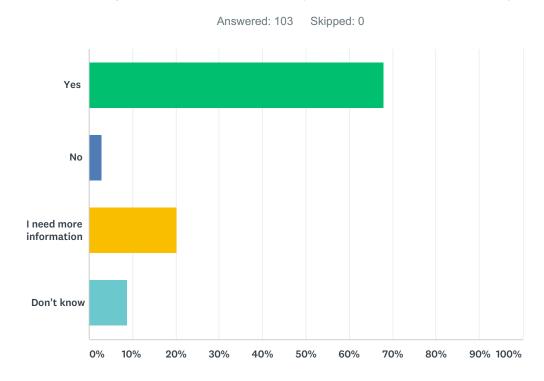
ANSWER CHOICES	RESPONSES	
Less than a year	29.13%	30
1-5 Years	59.22%	61
6-10 Years	5.83%	6
11-20 Years	2.91%	3
21-40 Years	1.94%	2
More than 41 Years	0.97%	1
TOTAL		103

Q10 Which of the following informed your decision to live at Comanche Park? (Check all that apply)



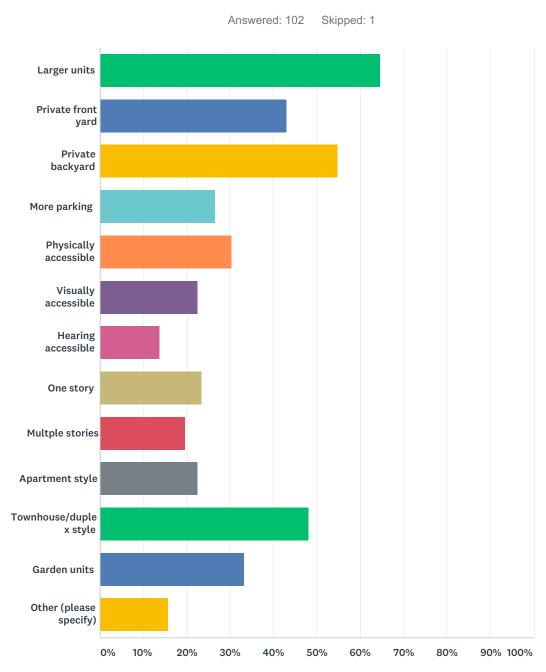
ANSWER CHOICES	RESPONSES	
Affordability	61.17%	63
Close to job/employment	15.53%	16
Close to Family	19.42%	20
Close to Friends	13.59%	14
Easy access to public transportation	16.50%	17
Other (please specify)	24.27%	25
Total Respondents: 103		

Q11 For the Comanche Park Apartments redevelopment, would you be interested in living in one of the newly constructed units? (Check one)



ANSWER CHOICES	RESPONSES
Yes	67.96% 70
No	2.91% 3
I need more information	20.39% 21
Don't know	8.74% 9
TOTAL	103

Q12 For Comanche Park Apartments redevelopment, what physical improvements would you like to see in the new units? (Check all that apply)

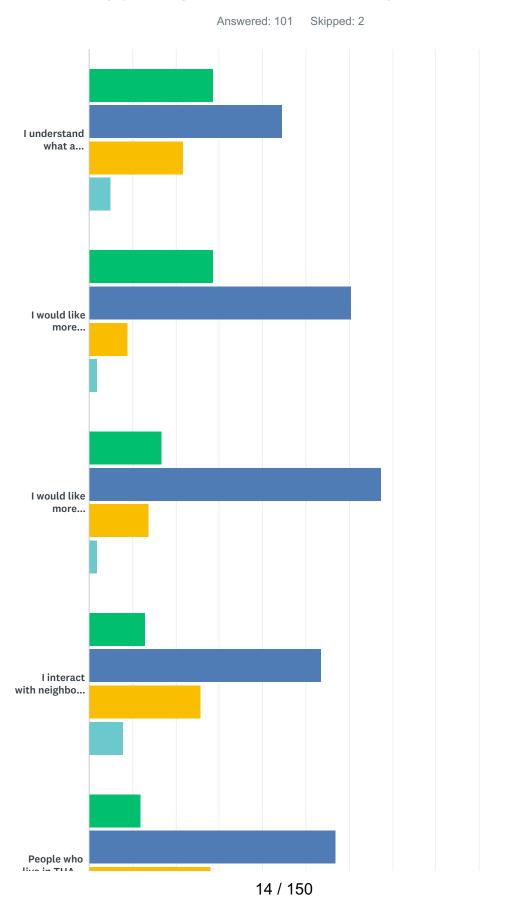


ANSWER CHOICES	RESPONSES	
Larger units	64.71%	66
Private front yard	43.14%	44
Private backyard	54.90%	56
More parking	26.47%	27

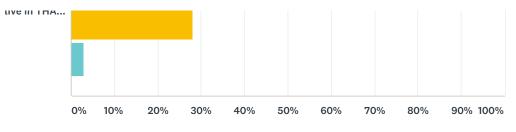
Envision Comanche Survey

Physically accessible	30.39%	31
Visually accessible	22.55%	23
Hearing accessible	13.73%	14
One story	23.53%	24
Multple stories	19.61%	20
Apartment style	22.55%	23
Townhouse/duplex style	48.04%	49
Garden units	33.33%	34
Other (please specify)	15.69%	16
Total Respondents: 102		

Q13 Please indiate whether you strongly agree, agree, disagree, or strongly disagree with the following statements.



Envision Comanche Survey



Strongly Agree 📕 Agree 📒 Disagree

Strongly Disagree

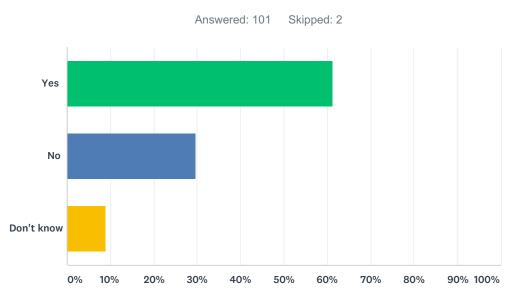
	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	TOTAL RESPONDENTS
I understand what a mixed-income development is.	28.71% 29	44.55% 45	21.78% 22	4.95% 5	101
I would like more information about the Envision Comanche Park Apartments redevelopment process.	28.71% 29	60.40% 61	8.91% 9	1.98% 2	101
I would like more information about mixed income housing.	16.83% 17	67.33% 68	13.86% 14	1.98% 2	101
I interact with neighbors in the neighborhood who do not live in THA properties.	12.87% 13	53.47% 54	25.74% 26	7.92% 8	101
People who live in THA properties have positive relationships with other residents in the neighborhood.	12.00% 12	57.00% 57	28.00% 28	3.00% 3	100

Q14 What do you like most about Comanche Park, the neighborhood and community where you live now?

Answered: 95 Skipped: 8

Q15 What is one thing you would change in the neighborhood?

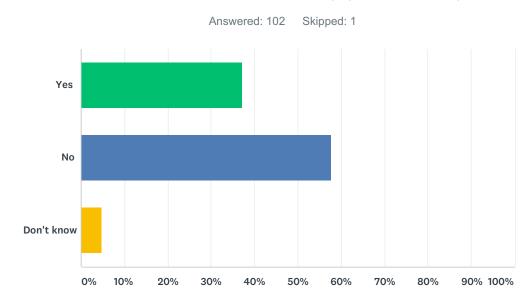
Answered: 96 Skipped: 7



Q16 Are you a registered voter?

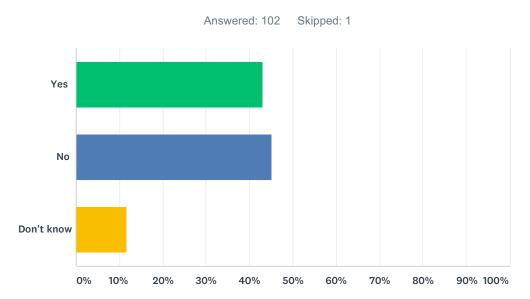
ANSWER CHOICES	RESPONSES	
Yes	61.39%	62
No	29.70%	30
Don't know	8.91%	9
TOTAL		101

Q17 Have you voted 1 or more times in the last 4 years (e.g., in a local, state or federal election?) (Check one)



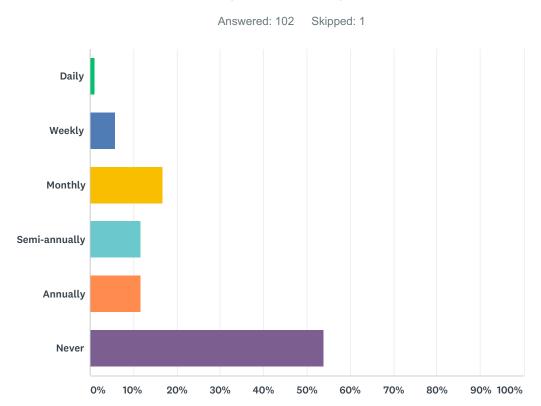
ANSWER CHOICES	RESPONSES	
Yes	37.25%	38
No	57.84%	59
Don't know	4.90%	5
TOTAL		102

Q18 Do you know your polling location? (Check one)

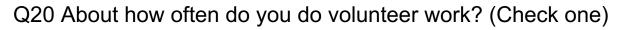


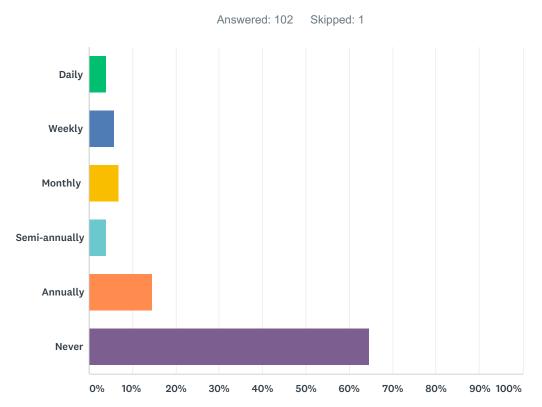
ANSWER CHOICES	RESPONSES	
Yes	43.14%	44
No	45.10%	46
Don't know	11.76%	12
TOTAL	10	02

Q19 About how often do you attend community meetings or events? (Check one)



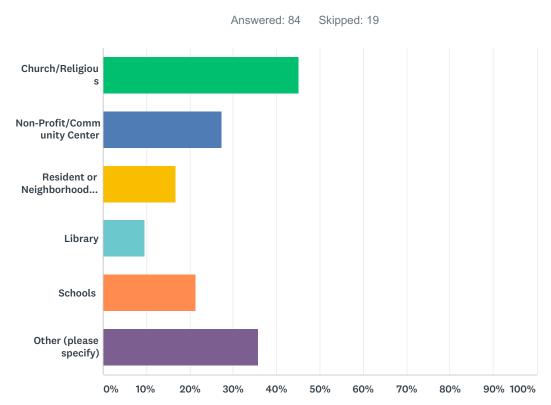
ANSWER CHOICES	RESPONSES	
Daily	0.98%	1
Weekly	5.88%	6
Monthly	16.67%	17
Semi-annually	11.76%	12
Annually	11.76%	12
Never	53.92%	55
Total Respondents: 102		





ANSWER CHOICES	RESPONSES
Daily	3.92% 4
Weekly	5.88% 6
Monthly	6.86% 7
Semi-annually	3.92% 4
Annually	14.71% 15
Never	64.71% 66
TOTAL	102

Q21 If you volunteer, what types of organizations do you voluneer with? (Check all that apply)

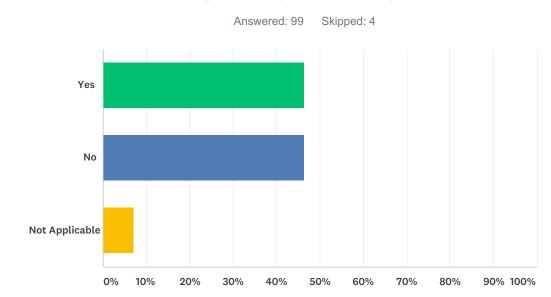


ANSWER CHOICES	RESPONSES	
Church/Religious	45.24%	38
Non-Profit/Community Center	27.38%	23
Resident or Neighborhood Association	16.67%	14
Library	9.52%	8
Schools	21.43%	18
Other (please specify)	35.71%	30
Total Respondents: 84		

Q22 Please list any organizations you volunteer with that are located in North Tulsa.

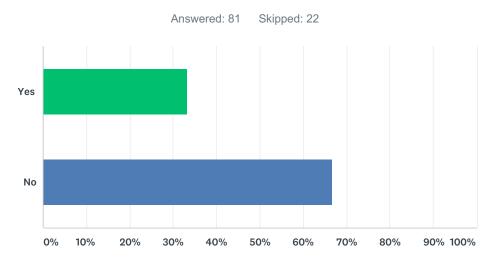
Answered: 74 Skipped: 29

Q23 Do you belong to a church, synagogue, mosque, temple or religious group? (Check one)



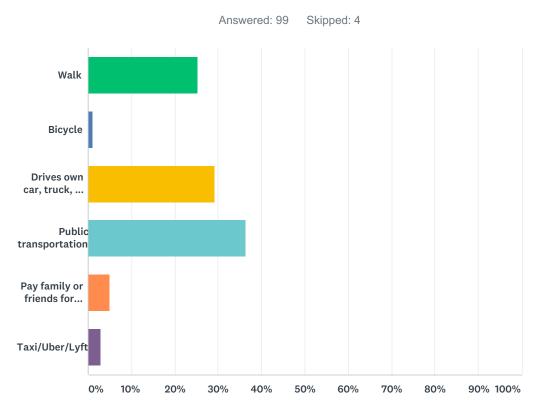
ANSWER CHOICES	RESPONSES	
Yes	46.46%	46
No	46.46%	46
Not Applicable	7.07%	7
TOTAL		99

Q24 If yes, is it located in North Tulsa? (Check one)



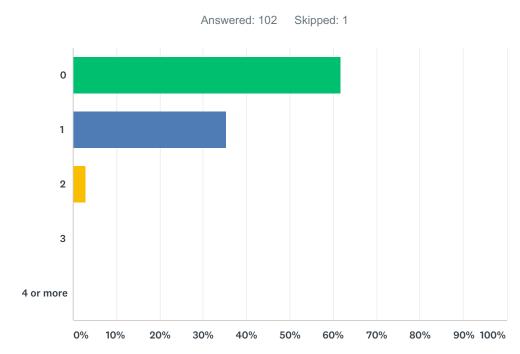
ANSWER CHOICES	RESPONSES	
Yes	33.33%	27
No	66.67%	54
TOTAL		81

Q25 What is the primary type of transportation you use to get around the city? (Check one)



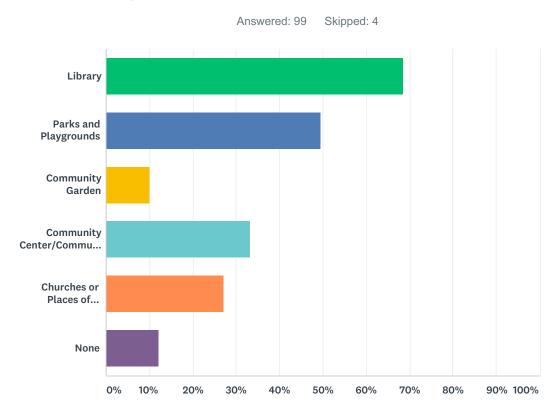
ANSWER CHOICES	RESPONSES	
Walk	25.25%	25
Bicycle	1.01%	1
Drives own car, truck, or motorcycle	29.29%	29
Public transportation	36.36%	36
Pay family or friends for rides	5.05%	5
Taxi/Uber/Lyft	3.03%	3
TOTAL		99

Q26 How many drivable vehicles (car, truck, motorcycle) does your household have? (Check one)



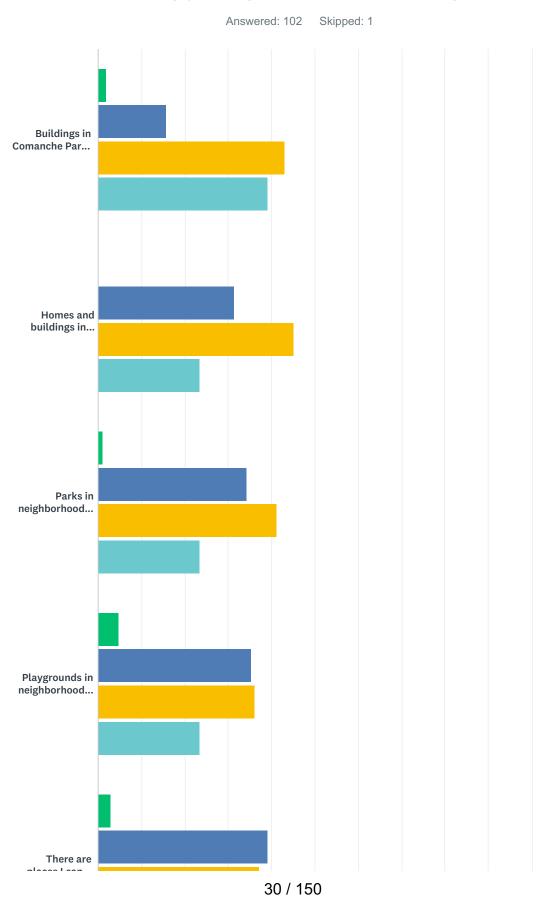
ANSWER CHOICES	RESPONSES	
0	61.76%	63
1	35.29%	36
2	2.94%	3
3	0.00%	0
4 or more	0.00%	0
TOTAL		102

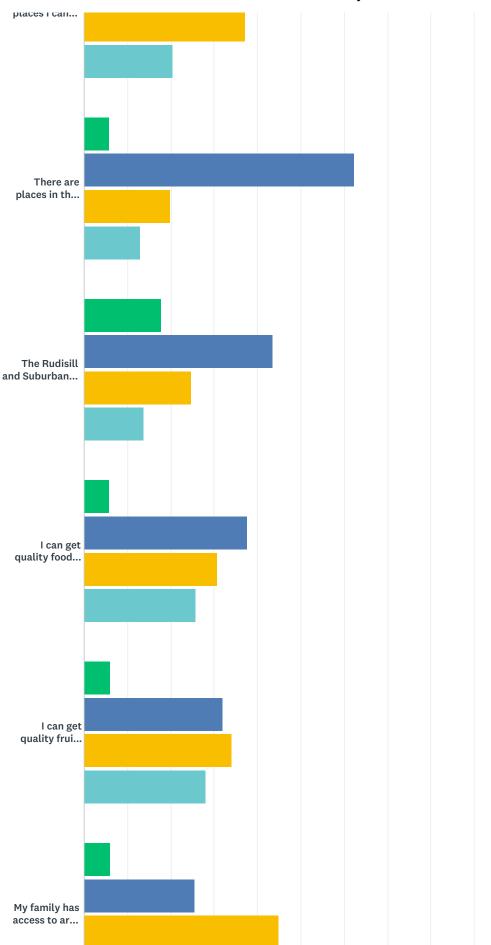
Q27 Which of the following community resources do you or members of your household use in North Tulsa?



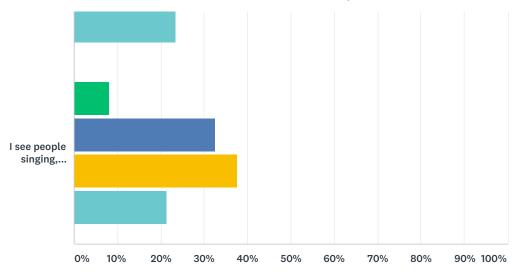
ANSWER CHOICES	RESPONSES	
Library	68.69%	68
Parks and Playgrounds	49.49%	49
Community Garden	10.10%	10
Community Center/Community Room	33.33%	33
Churches or Places of Worship	27.27%	27
None	12.12%	12
Total Respondents: 99		

Q28 Please indicate wheter you strongly agree, agree, disagree, or strongly disagree with the following:





31 / 150



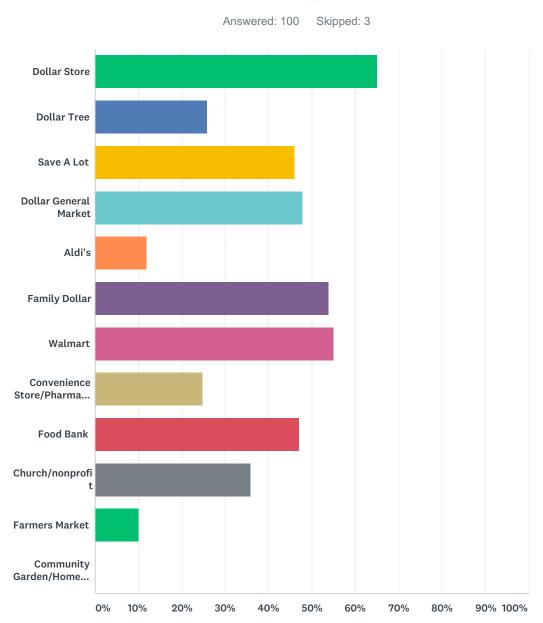
Disagree

Strongly agree Agree

Strongly disagree

	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	TOTAL RESPONDENTS
Buildings in Comanche Park Apartments are in good shape.	1.96% 2	15.69% 16	43.14% 44	39.22% 40	102
Homes and buildings in the surrounding community are in good shape.	0.00% 0	31.37% 32	45.10% 46	23.53% 24	102
Parks in neighborhood are in good shape.	0.98% 1	34.31% 35	41.18% 42	23.53% 24	102
Playgrounds in neighborhood are well-maintained.	4.90% 5	35.29% 36	36.27% 37	23.53% 24	102
There are places I can go in the neighborhood to meet friends.	2.94% 3	39.22% 40	37.25% 38	20.59% 21	102
There are places in the area where people can hold meetings or have events.	5.94% 6	62.38% 63	19.80% 20	12.87% 13	101
The Rudisill and Suburban Acres libraries help meet my family's educational and informational needs.	17.82% 18	43.56% 44	24.75% 25	13.86% 14	101
I can get quality food in my neighborhood.	5.94% 6	37.62% 38	30.69% 31	25.74% 26	101
I can get quality fruits and vegetables in my neighborhood.	6.00% 6	32.00% 32	34.00% 34	28.00% 28	100
My family has access to arts, music, and dance activities in my neighborhood.	6.12% 6	25.51% 25	44.90% 44	23.47% 23	98
I see people singing, dancing, and showing interest in art and music in my neighborhood.	8.16% 8	32.65% 32	37.76% 37	21.43% 21	98

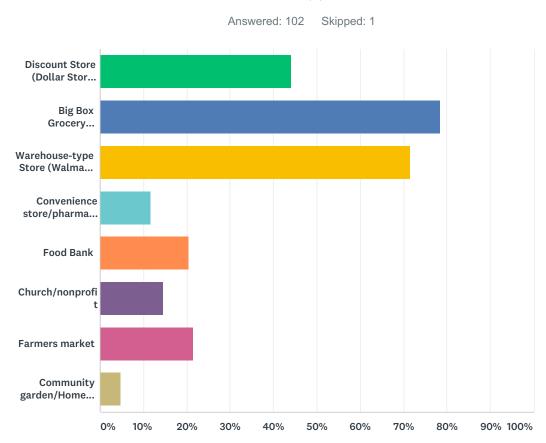
Q29 Where do you currently get food for your household? (Check all that apply)



ANSWER CHOICES	RESPONSES	
Dollar Store	65.00%	65
Dollar Tree	26.00%	26
Save A Lot	46.00%	46
Dollar General Market	48.00%	48
Aldi's	12.00%	12
Family Dollar	54.00%	54
Walmart	55.00%	55

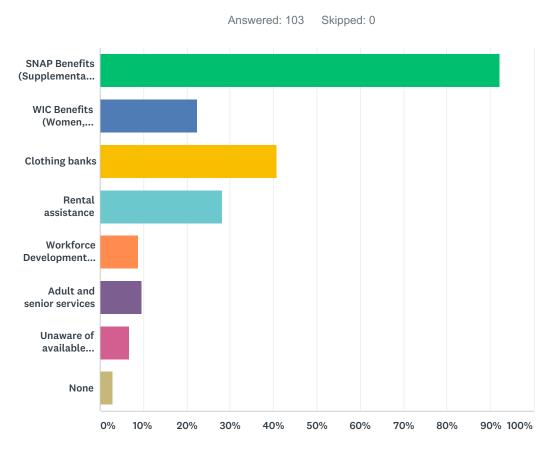
Convenience Store/Pharmacy (like CVS or Walgreens	25.00%	25
Food Bank	47.00%	47
Church/nonprofit	36.00%	36
Farmers Market	10.00%	10
Community Garden/Home garden	0.00%	0
Total Respondents: 100		

Q30 Where would you like to get food for your household? (Check all that apply)



ANSWER CHOICES	RESPONSES
Discount Store (Dollar Store, Dollar Tree, Family Dollar, Aldi)	44.12% 45
Big Box Grocery (Reasor's, Walmart Neighborhood Market, Sprouts)	78.43% 80
Warehouse-type Store (Walmart, Target, Sam's, Costco)	71.57% 73
Convenience store/pharmacy (like CVS or Walgreens)	11.76% 12
Food Bank	20.59% 21
Church/nonprofit	14.71% 15
Farmers market	21.57% 22
Community garden/Home garden	4.90% 5
Total Respondents: 102	

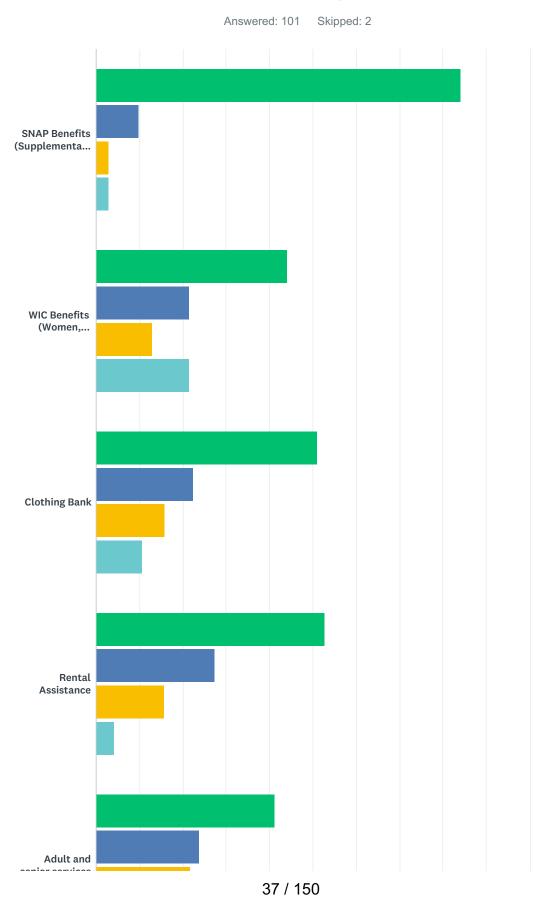
Q31 Do you or others in your household use any of the the following supportive social services? (Check all that apply.)

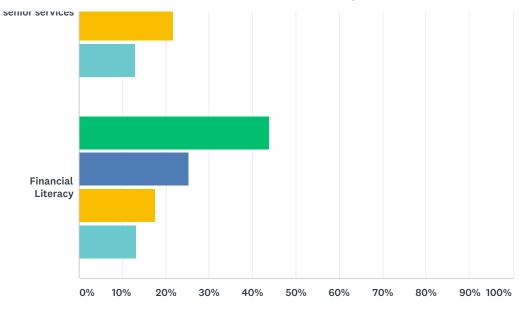


ANSWER CHOICES	RESPONSES	
SNAP Benefits (Supplemental Nutrition Assistance Program)	92.23%	95
WIC Benefits (Women, Infants, Children Supplemental Nutrition Program)	22.33%	23
Clothing banks	40.78%	42
Rental assistance	28.16%	29
Workforce Development Training (ROSS, FSS, job training)	8.74%	9
Adult and senior services	9.71%	10
Unaware of available social services	6.80%	7
None	2.91%	3

Total Respondents: 103

Q32 Please indicate how important each of the following supportive services is to you.





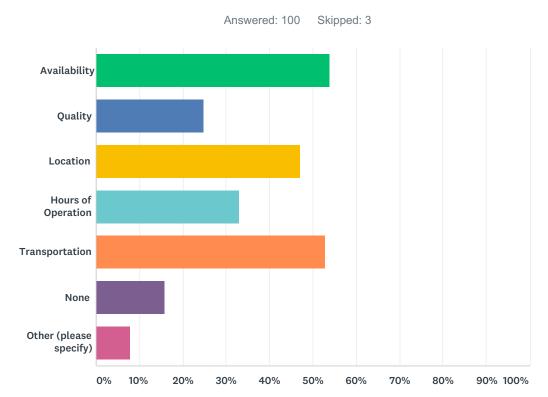
Very Important 🛛 🔤 Impo

Important Somewhat Important

Not Important

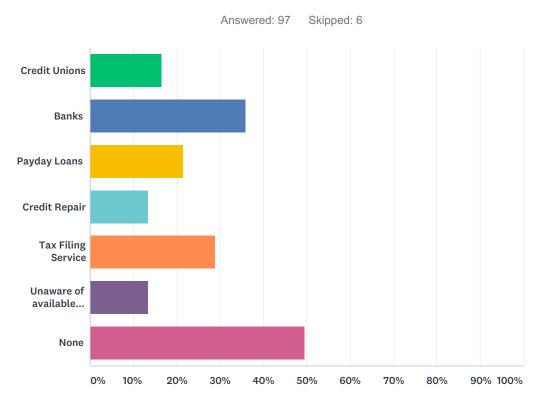
	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL
SNAP Benefits (Supplemental Nutrition Assistance Program)	84.16% 85	9.90% 10	2.97% 3	2.97% 3	101
WIC Benefits (Women, Infants, Children Supplemental Nutrition Program)	44.09% 41	21.51% 20	12.90% 12	21.51% 20	93
Clothing Bank	51.06% 48	22.34% 21	15.96% 15	10.64% 10	94
Rental Assistance	52.63% 50	27.37% 26	15.79% 15	4.21% 4	95
Adult and senior services	41.30% 38	23.91% 22	21.74% 20	13.04% 12	92
Financial Literacy	43.96% 40	25.27% 23	17.58% 16	13.19% 12	91

Q33 What do you see as barriers to accessing supportive social services? (Check all that apply)



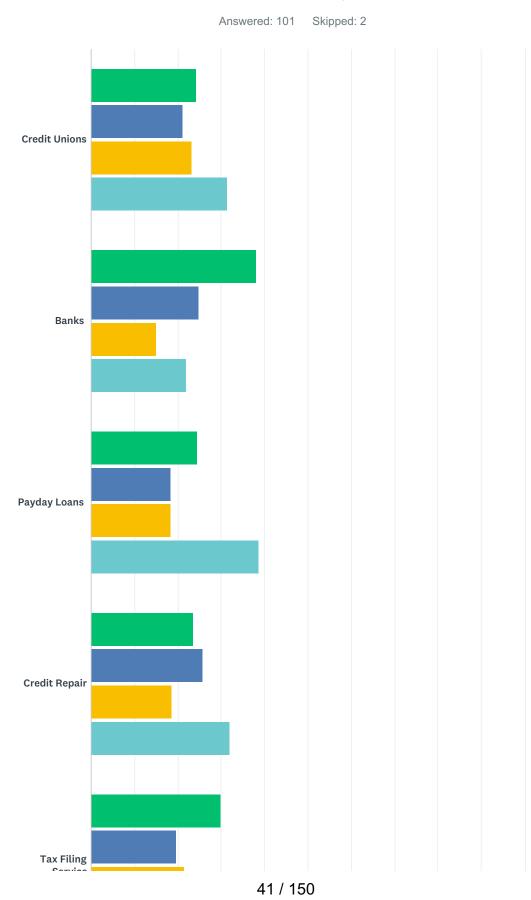
ANSWER CHOICES	RESPONSES	
Availability	54.00%	54
Quality	25.00%	25
Location	47.00%	47
Hours of Operation	33.00%	33
Transportation	53.00%	53
None	16.00%	16
Other (please specify)	8.00%	8
Total Respondents: 100		

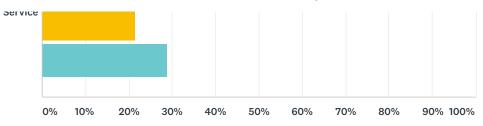
Q34 Do you or others in your household use any of the following financial services? (Check all that apply)



ANSWER CHOICES	RESPONSES	
Credit Unions	16.49%	16
Banks	36.08%	35
Payday Loans	21.65%	21
Credit Repair	13.40%	13
Tax Filing Service	28.87%	28
Unaware of available financial services	13.40%	13
None	49.48%	48
Total Respondents: 97		

Q35 Please indicate how important each of the following financial services are to you.

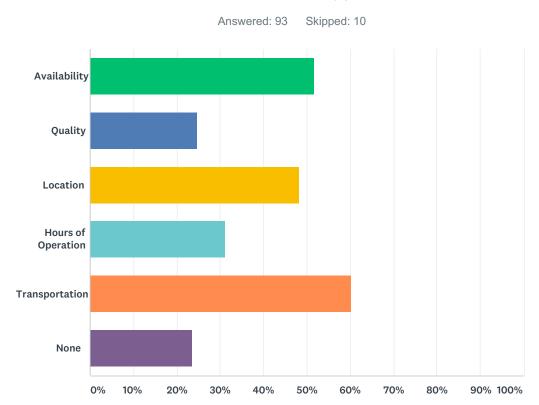




Very Important 🗧 Important 🧧 Somewhat Important 📄 Not Important

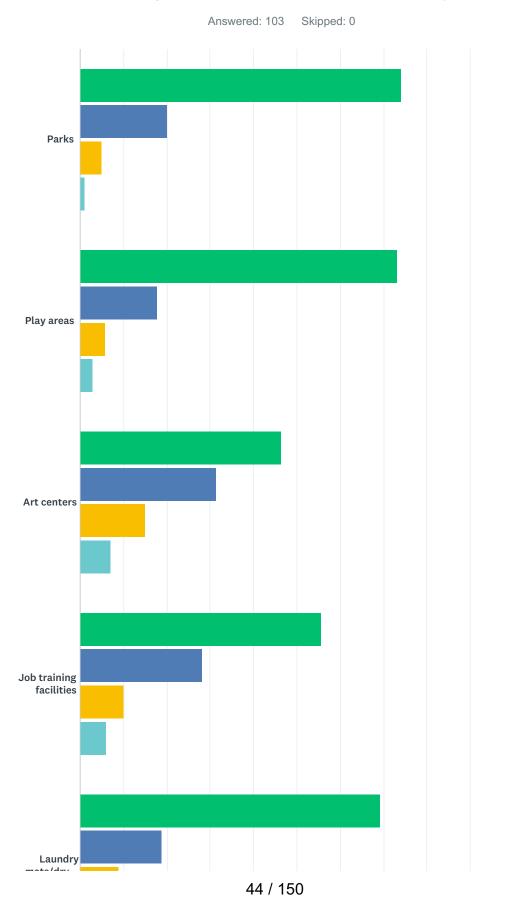
	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL
Credit Unions	24.24%	21.21%	23.23%	31.31%	
	24	21	23	31	99
Banks	38.00%	25.00%	15.00%	22.00%	
	38	25	15	22	100
Payday Loans	24.49%	18.37%	18.37%	38.78%	
	24	18	18	38	98
Credit Repair	23.71%	25.77%	18.56%	31.96%	
	23	25	18	31	97
Tax Filing Service	29.90%	19.59%	21.65%	28.87%	
	29	19	21	28	97

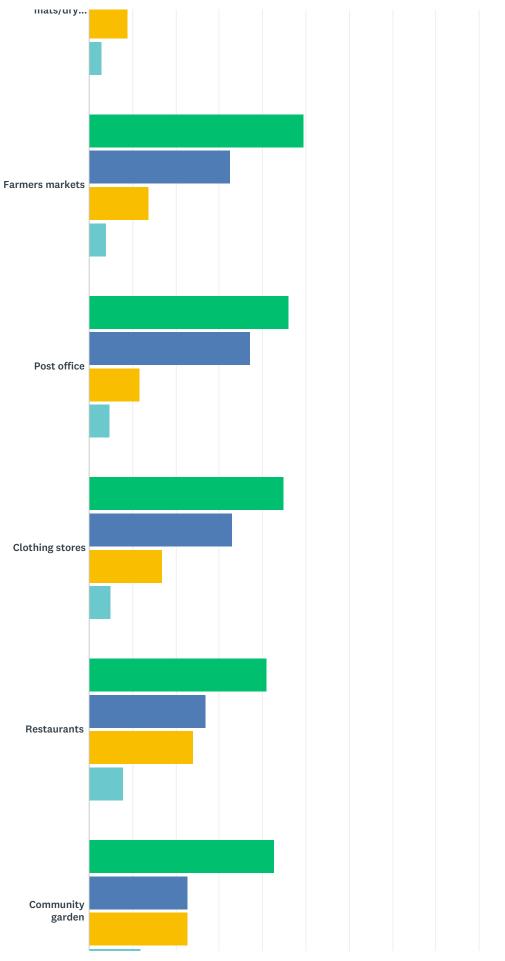
Q36 What do you see as barriers to accessing financial services? (Check all that apply)



ANSWER CHOICES	RESPONSES	
Availability	51.61%	48
Quality	24.73%	23
Location	48.39%	45
Hours of Operation	31.18%	29
Transportation	60.22%	56
None	23.66%	22
Total Respondents: 93		

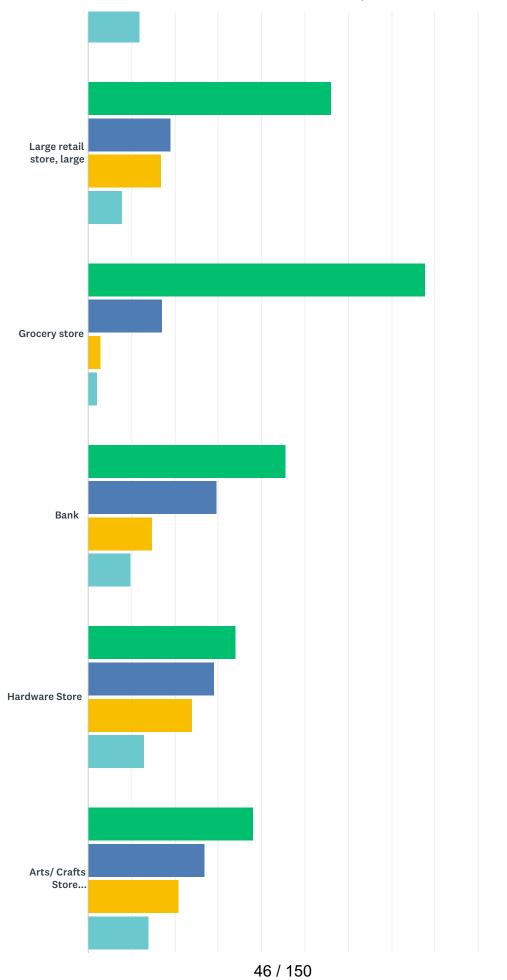
Q37 For Envision Comanche Park redevelopment, tell us how important each neighborhood improvement is to you.



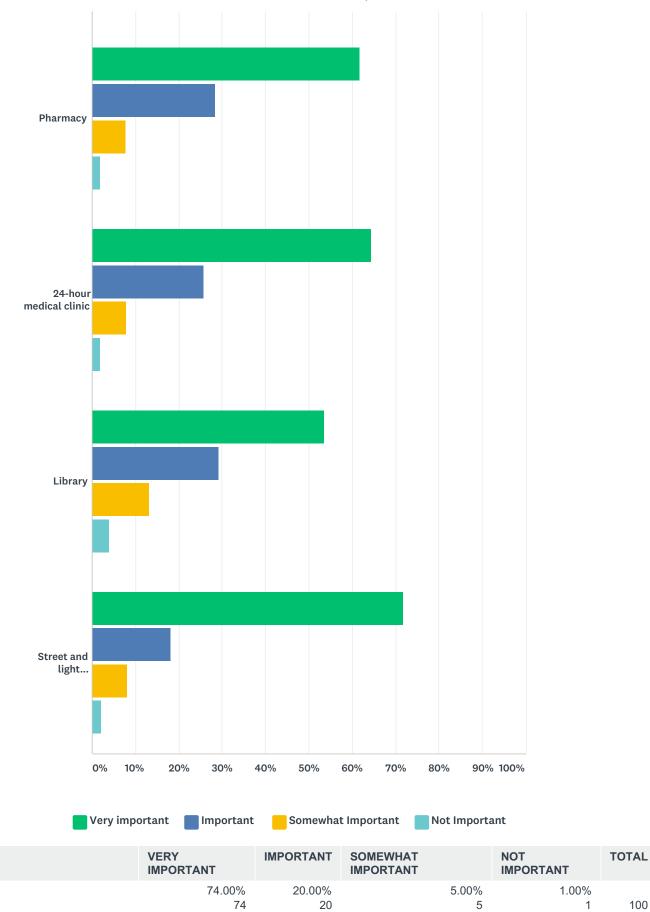


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Envision Comanche Survey



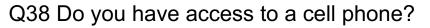
Envision Comanche Survey

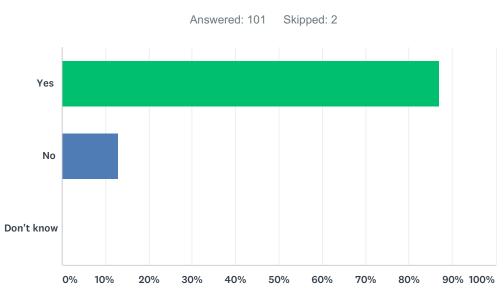


100

Parks

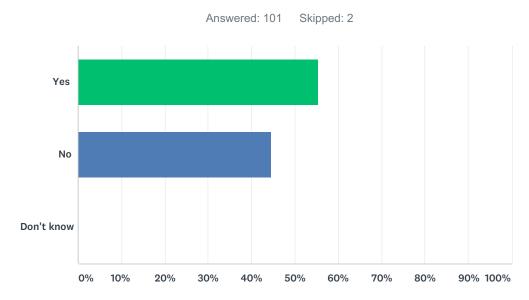
Play areas	73.27%	17.82%	5.94%	2.97%	101
	74	18	6	3	101
Art centers	46.46%	31.31%	15.15%	7.07%	
	46	31	15	7	99
Job training facilities	55.56%	28.28%	10.10%	6.06%	
	55	28	10	6	99
Laundry mats/dry cleaners	69.31%	18.81%	8.91%	2.97%	
	70	19	9	3	101
Farmers markets	49.50%	32.67%	13.86%	3.96%	
	50	33	14	4	101
Post office	46.08%	37.25%	11.76%	4.90%	
	47	38	12	5	102
Clothing stores	45.00%	33.00%	17.00%	5.00%	
5	45	33	17	5	100
Restaurants	41.00%	27.00%	24.00%	8.00%	
	41	27	24	8	100
Community garden	42.57%	22.77%	22.77%	11.88%	
	43	23	23	12	101
Large retail store, large	56.00%	19.00%	17.00%	8.00%	
	56	19	17	8	100
Grocery store	77.78%	17.17%	3.03%	2.02%	
	77	17	3	2	99
Bank	45.54%	29.70%	14.85%	9.90%	
	46	30	15	10	101
Hardware Store	34.00%	29.00%	24.00%	13.00%	
	34	29	24	13	100
Arts/ Crafts Store (Michaels/Hobby	38.00%	27.00%	21.00%	14.00%	
Lobby)	38	27	21	14	100
Pharmacy	61.76%	28.43%	7.84%	1.96%	
	63	29	8	2	102
24-hour medical clinic	64.36%	25.74%	7.92%	1.98%	
	65	26	8	2	101
Library	53.54%	29.29%	13.13%	4.04%	
-	53	29	13	4	99
Street and light improvements	71.72%	18.18%	8.08%	2.02%	
3 1 1 1 1 1 1 1 1 1 1	71	18	8	2	99





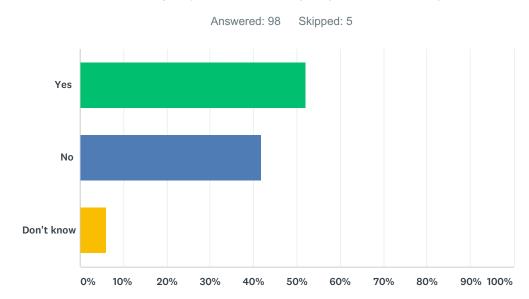
ANSWER CHOICES	RESPONSES	
Yes	87.13%	88
No	12.87%	13
Don't know	0.00%	0
TOTAL		101

Q39 Do you have access to a computer or tablet in your home that you can use to do word processin, write emails, or complete a job application? (Check one)



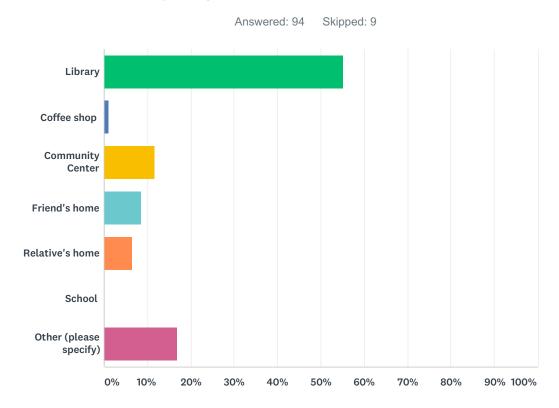
ANSWER CHOICES	RESPONSES
Yes	55.45% 56
No	44.55% 45
Don't know	0.00% 0
TOTAL	101

Q40 If yes, do you have access to the Internet in your home (other than through your phone)? (Check one)



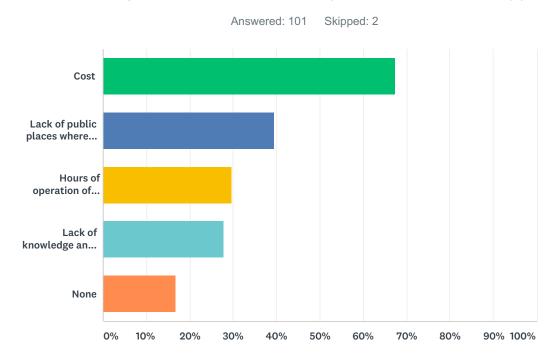
ANSWER CHOICES	RESPONSES	
Yes	52.04%	51
No	41.84%	41
Don't know	6.12%	6
TOTAL		98

Q41 If no, where do you go to access a computer or use the Internet?



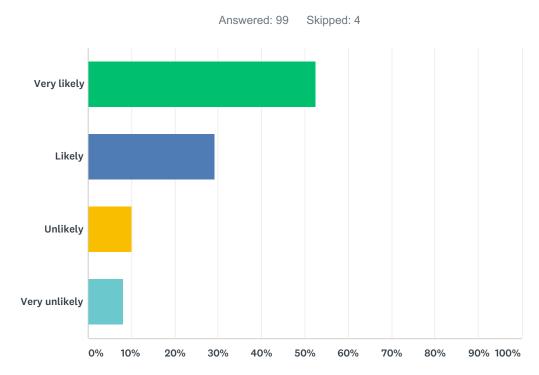
ANSWER CHOICES	RESPONSES	
Library	55.32%	52
Coffee shop	1.06%	1
Community Center	11.70%	11
Friend's home	8.51%	8
Relative's home	6.38%	6
School	0.00%	0
Other (please specify)	17.02%	16
TOTAL		94

Q42 What are the barriers you and/or members of your household face to having computer access? (check all that apply)



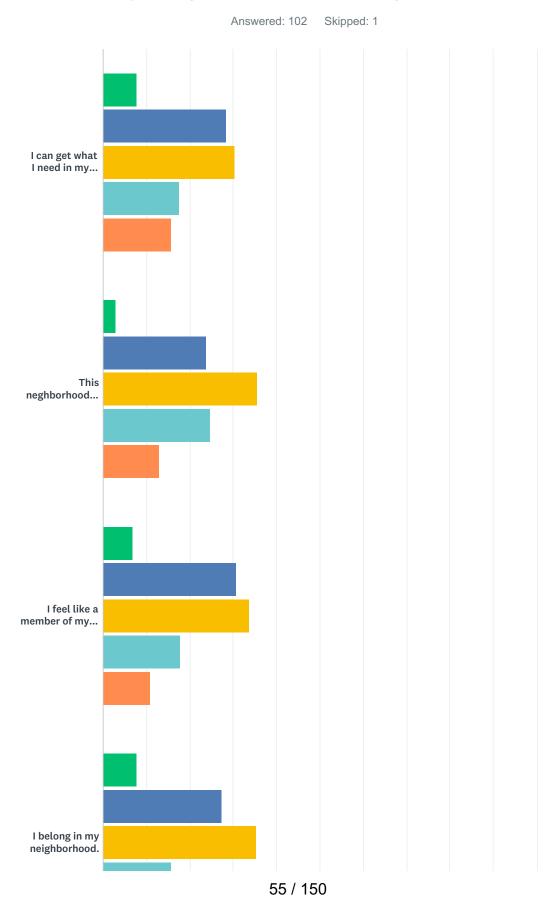
ANSWER CHOICES	RESPONSES	
Cost	67.33%	68
Lack of public places where computers are available for resident use in the neighborhood	39.60%	40
Hours of operation of places that have available computers	29.70%	30
Lack of knowledge and skills about computers	27.72%	28
None	16.83%	17
Total Respondents: 101		

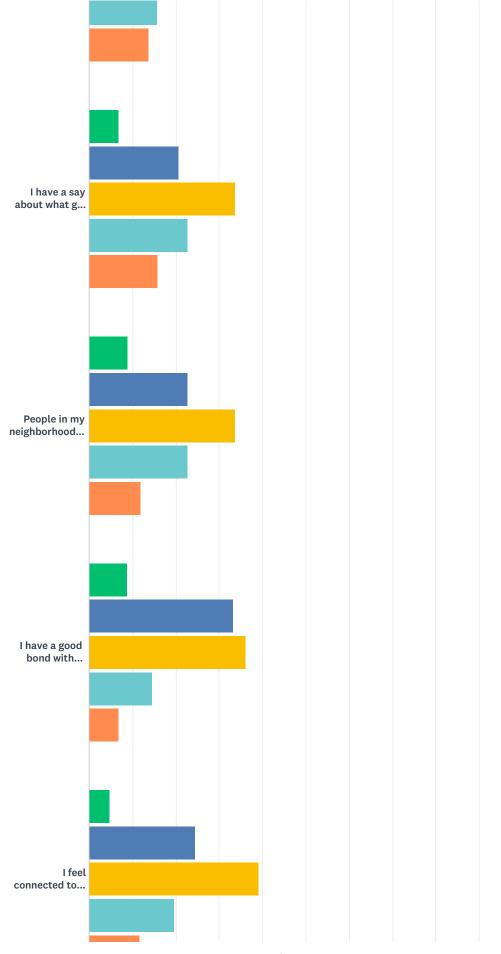
Q43 How likely would you use a computer center if one were built in this community? (Check one)



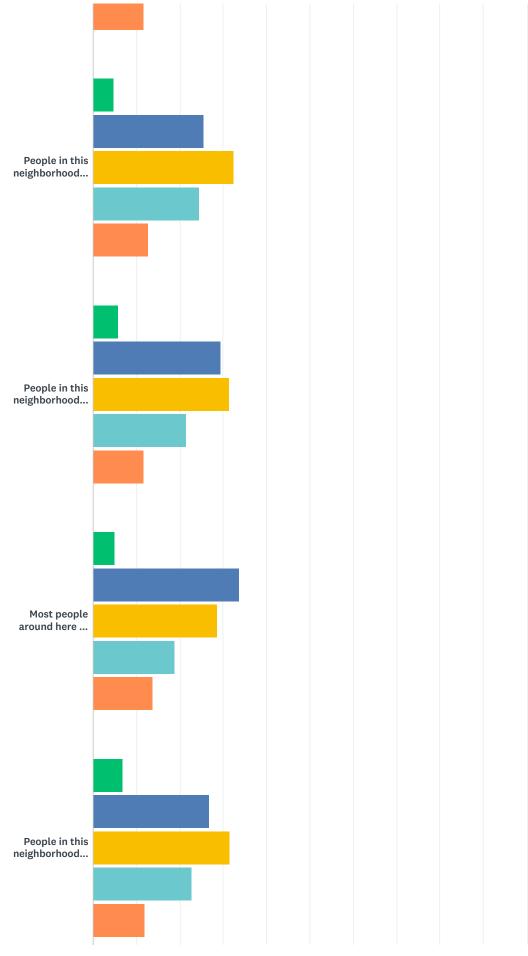
ANSWER CHOICES	RESPONSES	
Very likely	52.53%	52
Likely	29.29%	29
Unlikely	10.10%	10
Very unlikely	8.08%	8
TOTAL		99

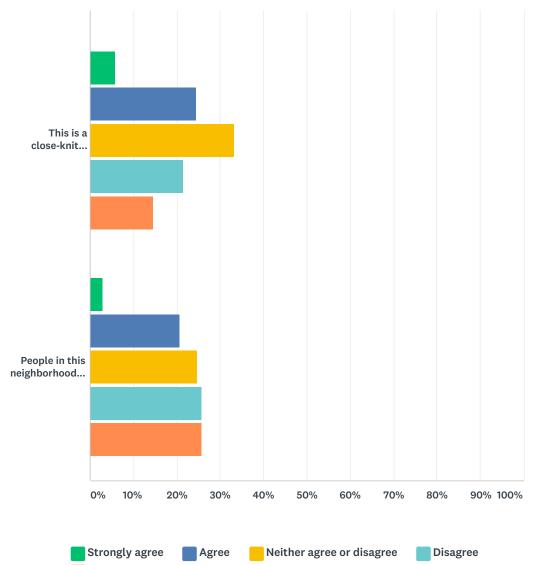
Q44 Please indicate whether you strongly agree, agree, disagree or stronly disagree with the following statements.





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Strongly disagree STRONGLY AGREE **NEITHER AGREE** DISAGREE STRONGLY TOTAL AGREE **OR DISAGREE** DISAGREE I can get what I need in my neighborhood. 7.84% 28.43% 30.39% 17.65% 15.69% 29 31 8 18 16 This neghborhood helps me fulfill my 2.97% 23.76% 35.64% 24.75% 12.87% needs. 3 24 36 25 13 I feel like a member of my neighborhood. 6.93% 30.69% 33.66% 17.82% 10.89% 18 7 31 34 11 7.84% 27.45% 35.29% 15.69% 13.73% I belong in my neighborhood. 8 28 36 16 14 I have a say about what goes on in my 6.93% 20.79% 33.66% 22.77% 15.84% neighborhood. 7 21 23 34 16 People in my neighborhood are good at 8.91% 22.77% 33.66% 22.77% 11.88% influencing each other. 9 23 34 23 12 I have a good bond with others in my 8.82% 33.33% 36.27% 14.71% 6.86% neighborhood. 9 34 37 15 7 I feel connected to my neighborhood. 4.90% 24.51% 39.22% 19.61% 11.76% 25 40 20 5 12

102

101

101

102

101

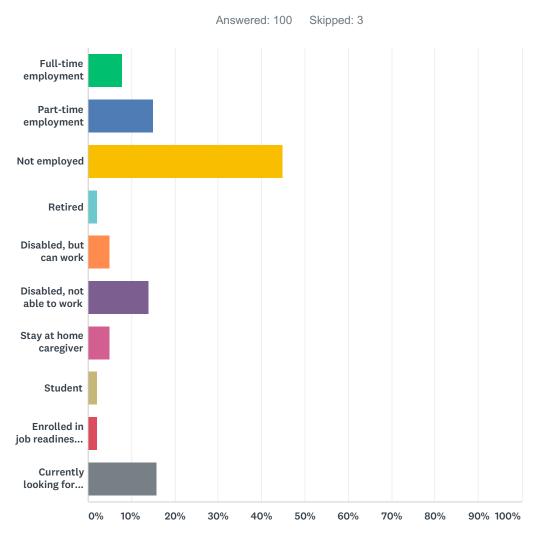
101

102

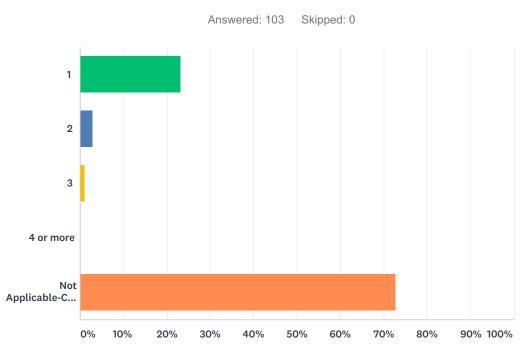
102

4.90%	25.49%	32.35%	24.51%	12.75%	
5	26	33	25	13	102
5.88%	29.41%	31.37%	21.57%	11.76%	
6	30	32	22	12	102
4.95%	33.66%	28.71%	18.81%	13.86%	
5	34	29	19	14	101
6.93%	26.73%	31.68%	22.77%	11.88%	
7	27	32	23	12	101
5.88%	24.51%	33.33%	21.57%	14.71%	
6	25	34	22	15	102
2.97%	20.79%	24.75%	25.74%	25.74%	
3	21	25	26	26	101
	5 5.88% 6 4.95% 5 6.93% 7 5.88% 6 2.97%	5 26 5.88% 29.41% 6 30 4.95% 33.66% 5 34 6.93% 26.73% 7 27 5.88% 24.51% 6 25 2.97% 20.79%	5 26 33 5.88% 29.41% 31.37% 6 30 32 4.95% 33.66% 28.71% 5 34 29 6.93% 26.73% 31.68% 7 27 32 5.88% 24.51% 33.33% 6 25 34 2.97% 20.79% 24.75%	5 26 33 25 5.88% 29.41% 31.37% 21.57% 6 30 32 22 4.95% 33.66% 28.71% 18.81% 5 34 29 19 6.93% 26.73% 31.68% 22.77% 7 27 32 23 5.88% 24.51% 33.33% 21.57% 6 25 34 22 2.97% 20.79% 24.75% 25.74%	5 26 33 25 13 $5.88%$ $29.41%$ $31.37%$ $21.57%$ $11.76%$ 6 30 32 22 12 $4.95%$ $33.66%$ $28.71%$ $18.81%$ $13.86%$ 5 34 29 19 14 $6.93%$ $26.73%$ $31.68%$ $22.77%$ $11.88%$ 7 27 32 23 12 $5.88%$ $24.51%$ $33.33%$ $21.57%$ $14.71%$ 6 25 34 22 15 $2.97%$ $20.79%$ $24.75%$ $25.74%$ $25.74%$

Q45 What is your current employment status? Which of the following best describes your situation? (Check all that apply)



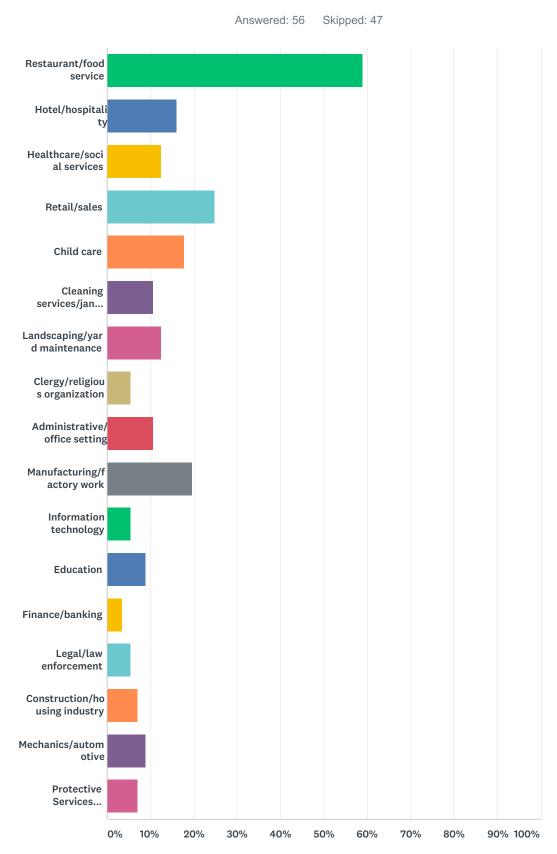
ANSWER CHOICES	RESPONSES	
Full-time employment	8.00%	8
Part-time employment	15.00%	15
Not employed	45.00%	45
Retired	2.00%	2
Disabled, but can work	5.00%	5
Disabled, not able to work	14.00%	14
Stay at home caregiver	5.00%	5
Student	2.00%	2
Enrolled in job readiness program	2.00%	2
Currently looking for work	16.00%	16



ANSWER CHOICES	RESPONSES	
1	23.30%	24
2	2.91%	3
3	0.97%	1
4 or more	0.00%	0
Not Applicable-Currently Unemployed	72.82%	75
TOTAL		103

Q46 How many jobs do you currently have?

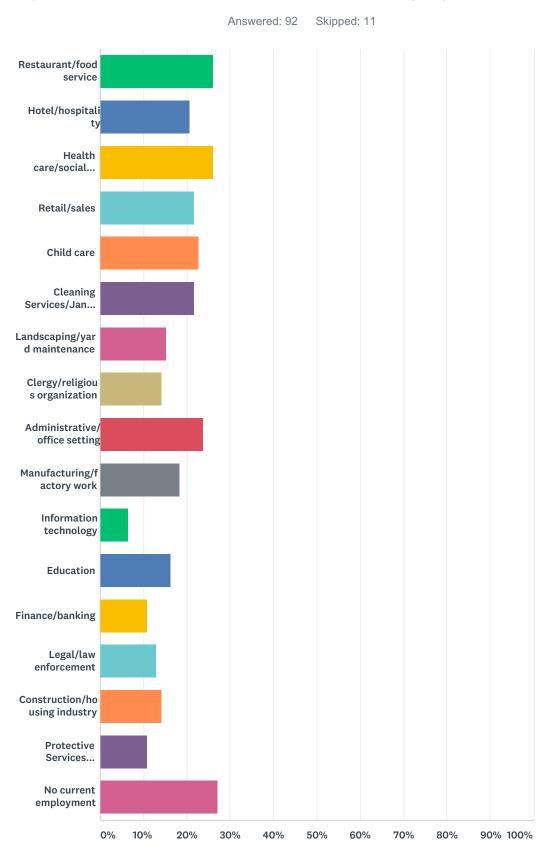
Q47 Which the following best describes the field(s) in which you or those in your household are currently working? (Check all that apply)



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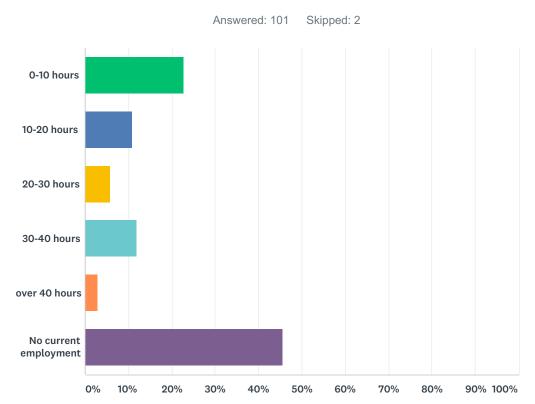
ANSWER CHOICES	RESPONSES	
Restaurant/food service	58.93%	33
Hotel/hospitality	16.07%	9
Healthcare/social services	12.50%	7
Retail/sales	25.00%	14
Child care	17.86%	10
Cleaning services/janitorial	10.71%	6
Landscaping/yard maintenance	12.50%	7
Clergy/religious organization	5.36%	3
Administrative/office setting	10.71%	6
Manufacturing/factory work	19.64%	11
Information technology	5.36%	3
Education	8.93%	5
Finance/banking	3.57%	2
Legal/law enforcement	5.36%	3
Construction/housing industry	7.14%	4
Mechanics/automotive	8.93%	5
Protective Services (Security)	7.14%	4
Total Respondents: 56		

Q48 Which of the following best describes the field(s) in which you or those in your household would like to be working? (Check all that apply)



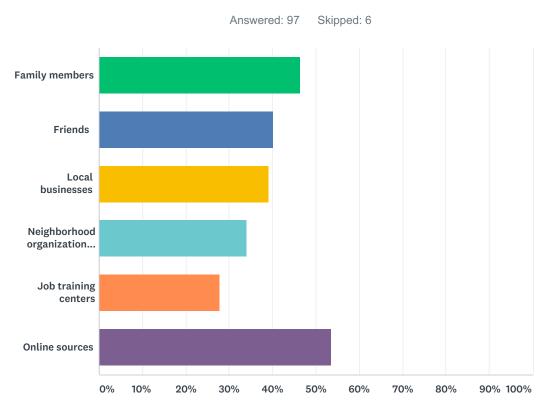
ANSWER CHOICES	RESPONSES	
Restaurant/food service	26.09%	<mark>24</mark>
Hotel/hospitality	20.65%	<mark>.19</mark>
Health care/social services	26.09%	<mark>24</mark>
Retail/sales	21.74%	20
Child care	22.83%	<mark>21</mark>
Cleaning Services/Janitorial	21.74%	20
Landscaping/yard maintenance	15.22%	14
Clergy/religious organization	14.13%	13
Administrative/office setting	23.91%	22
Manufacturing/factory work	18.48%	17
Information technology	6.52%	6
Education	16.30%	15
Finance/banking	10.87%	10
Legal/law enforcement	13.04%	12
Construction/housing industry	14.13%	13
Protective Services (Security)	10.87%	10
No current employment	27.17%	<mark>25</mark>
Total Respondents: 92		

Q49 How many hours per week does the primary earner in your household work? (check one)



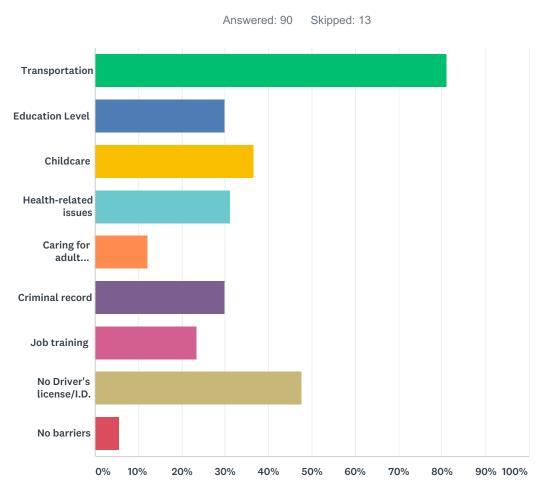
ANSWER CHOICES	RESPONSES	
0-10 hours	22.77% 23	3
10-20 hours	10.89% 11	1
20-30 hours	5.94% 6	6
30-40 hours	11.88% 12	2
over 40 hours	2.97%	3
No current employment	45.54% 46	6
TOTAL	101	1

Q50 If you or members of your household are looking for work, where do you/they go for help? (check all that apply)



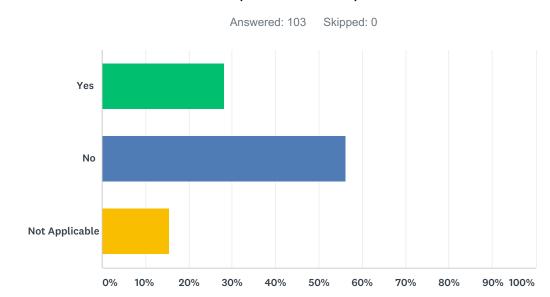
ANSWER CHOICES	RESPONSES	
Family members	46.39%	45
Friends	40.21%	39
Local businesses	39.18%	38
Neighborhood organizations (churches, community center)	34.02%	33
Job training centers	27.84%	27
Online sources	53.61%	52
Total Respondents: 97		

Q51 What are the things that make it difficult for you or other adults in your household to find and keep work? (Check all that apply)



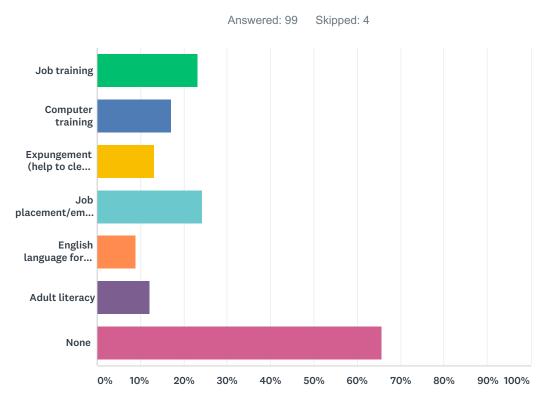
ANSWER CHOICES	RESPONSES	
Transportation	81.11%	73
Education Level	30.00%	27
Childcare	36.67%	33
Health-related issues	31.11%	28
Caring for adult member/disabled member in household	12.22%	11
Criminal record	30.00%	27
Job training	23.33%	21
No Driver's license/I.D.	47.78%	43
No barriers	5.56%	5
Total Respondents: 90		

Q52 Are you aware of job training opportunities in your neighborhood? (Check One)



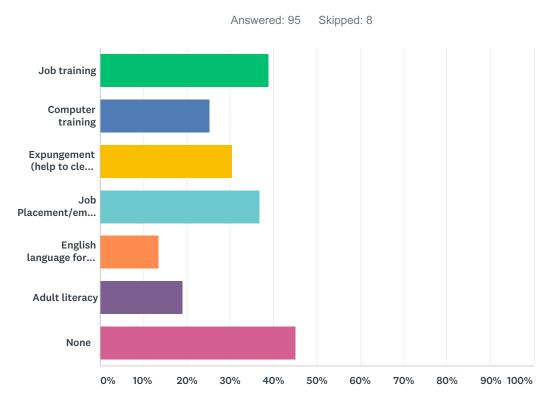
ANSWER CHOICES	RESPONSES	
Yes	28.16%	29
No	56.31%	58
Not Applicable	15.53%	16
TOTAL		103

Q53 Do you or members of your household use any of the following services? (check all that apply)

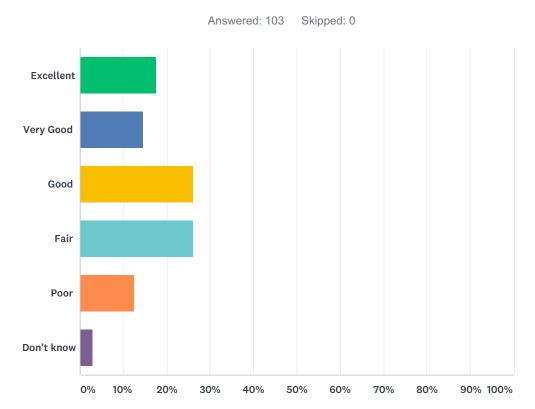


ANSWER CHOICES	RESPONSES	
Job training	23.23%	23
Computer training	17.17%	17
Expungement (help to clear criminal record)	13.13%	13
Job placement/employment services/employment readiness programs	24.24%	24
English language for adult learners (ELL)	9.09%	9
Adult literacy	12.12%	12
None	65.66%	65
Total Respondents: 99		

Q54 Which of the following services do you or members of your household need right now? (check all that apply)



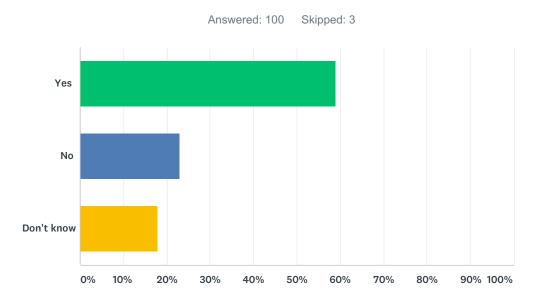
ANSWER CHOICES	RESPONSES	
Job training	38.95%	37
Computer training	25.26%	24
Expungement (help to clear criminal record)	30.53%	29
Job Placement/employment services/employment readiness programs	36.84%	35
English language for adult learners (ELL)	13.68%	13
Adult literacy	18.95%	18
None	45.26%	43
Total Respondents: 95		



Q55 In general, would you say your health is: (Check one)

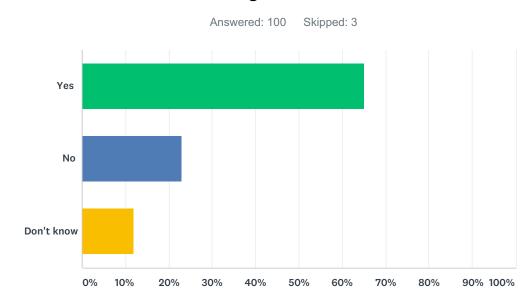
ANSWER CHOICES	RESPONSES	
Excellent	17.48%	18
Very Good	14.56%	15
Good	26.21%	27
Fair	26.21%	27
Poor	12.62%	13
Don't know	2.91%	3
TOTAL		103

Q56 Do you currently have medical insurance? (Check one)



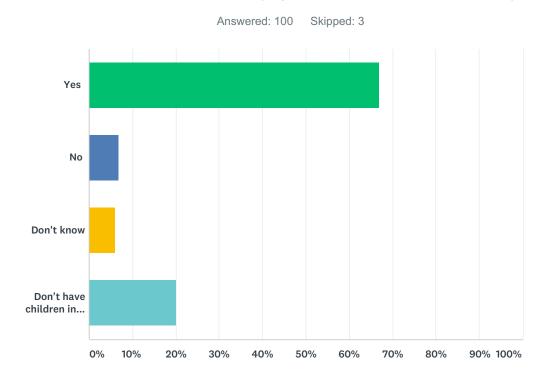
ANSWER CHOICES	RESPONSES	
Yes	59.00%	59
No	23.00%	23
Don't know	18.00%	18
TOTAL		100

Q57 Do you have a regular doctor or primary care physician that you can go to?



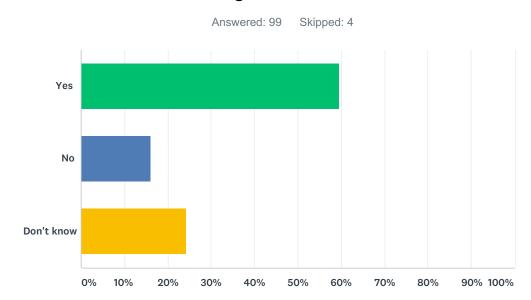
ANSWER CHOICES	RESPONSES	
Yes	65.00%	65
No	23.00%	23
Don't know	12.00%	12
TOTAL		100

Q58 If you have children that live in your household, do they have a regular doctor or pediatrician they go to for medical care? (Check one)



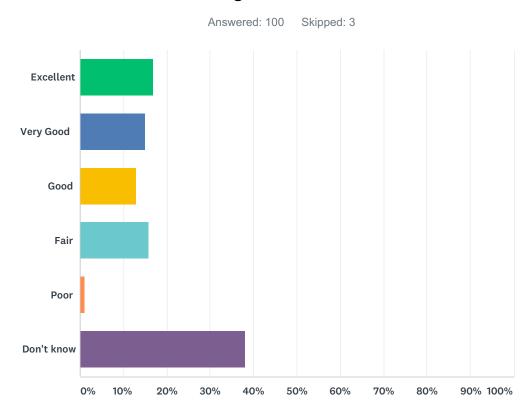
ANSWER CHOICES	RESPONSES	
Yes	67.00%	67
No	7.00%	7
Don't know	6.00%	6
Don't have children in household	20.00%	20
TOTAL	1	100

Q59 Are there any medical services, doctors, or healthcare clinics in this neighborhood?



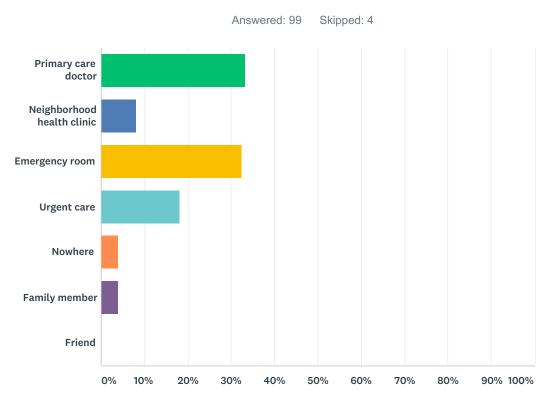
ANSWER CHOICES	RESPONSES	
Yes	59.60%	59
No	16.16%	16
Don't know	24.24%	24
TOTAL		99

Q60 If yes, how would you describe the medical services in your neighborhood?



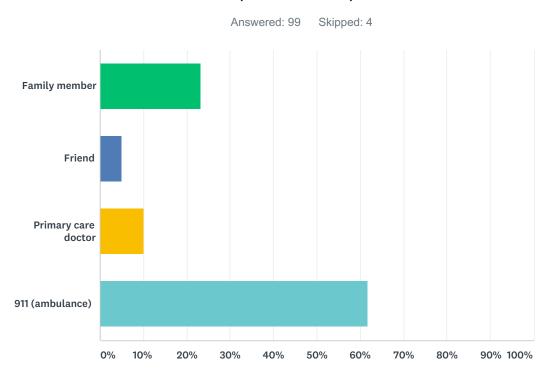
ANSWER CHOICES	RESPONSES	
Excellent	17.00%	17
Very Good	15.00%	15
Good	13.00%	13
Fair	16.00%	16
Poor	1.00%	1
Don't know	38.00%	38
TOTAL	1	100

Q61 Where do you and members of your household go most often when you are sick or in need of healthcare? (check one)



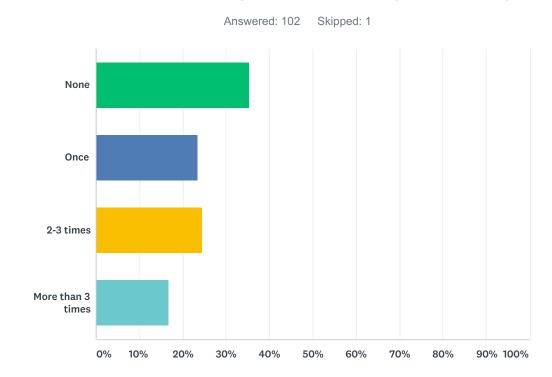
ANSWER CHOICES	RESPONSES	
Primary care doctor	33.33%	33
Neighborhood health clinic	8.08%	8
Emergency room	32.32%	32
Urgent care	18.18%	18
Nowhere	4.04%	4
Family member	4.04%	4
Friend	0.00%	0
TOTAL		99

Q62 If you have a medical concern or emergency, who do you call first? (Check one)



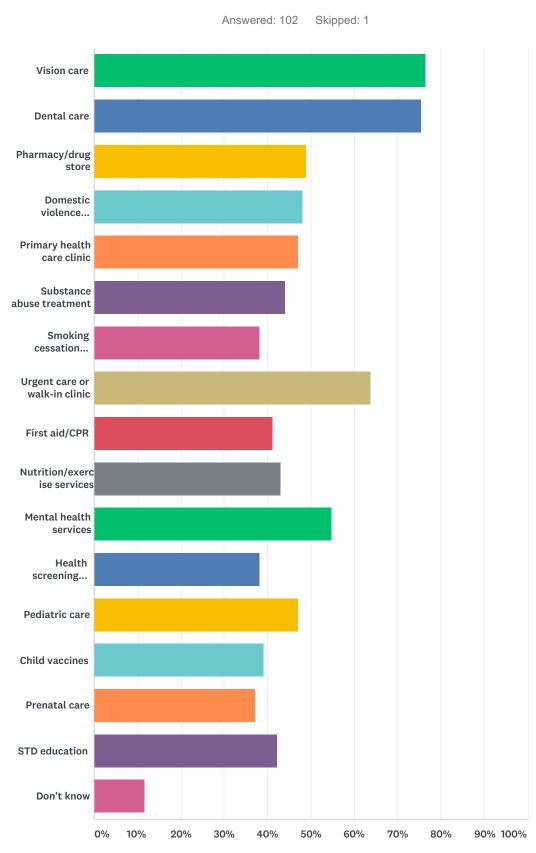
ANSWER CHOICES	RESPONSES	
Family member	23.23%	23
Friend	5.05%	5
Primary care doctor	10.10%	10
911 (ambulance)	61.62%	61
TOTAL		99

Q63 During the past year, how many times have you or someone in your household been to the emergenc room or urgent care? (Check one)



ANSWER CHOICES	RESPONSES	
None	35.29%	36
Once	23.53%	24
2-3 times	24.51%	25
More than 3 times	16.67%	17
TOTAL		102

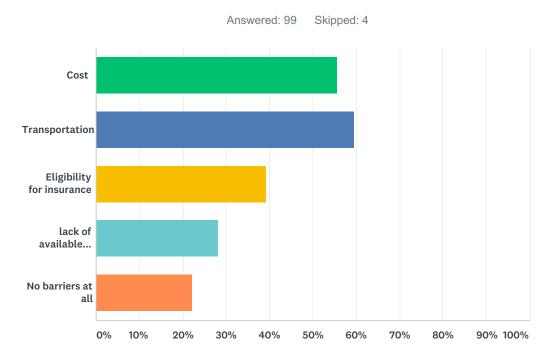
Q64 What healthcare service are most needed in this area of North Tulsa? (check all that apply)



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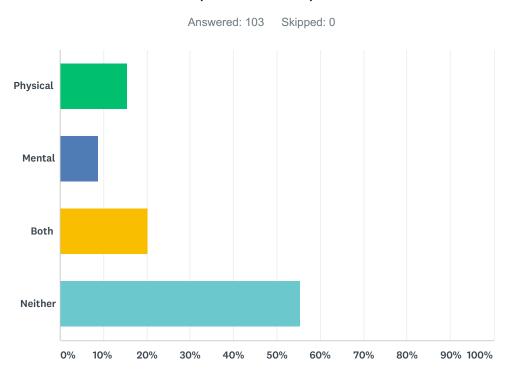
ANSWER CHOICES	RESPONSES	
Vision care	76.47%	78
Dental care	75.49%	77
Pharmacy/drug store	49.02%	50
Domestic violence services	48.04%	49
Primary health care clinic	47.06%	48
Substance abuse treatment	44.12%	45
Smoking cessation services	38.24%	39
Urgent care or walk-in clinic	63.73%	65
First aid/CPR	41.18%	42
Nutrition/exercise services	43.14%	44
Mental health services	54.90%	56
Health screening services	38.24%	39
Pediatric care	47.06%	48
Child vaccines	39.22%	40
Prenatal care	37.25%	38
STD education	42.16%	43
Don't know	11.76%	12
Total Respondents: 102		

Q65 What, if any, barriers or obstacles do you face in accessing healthcare? (Check all that apply)



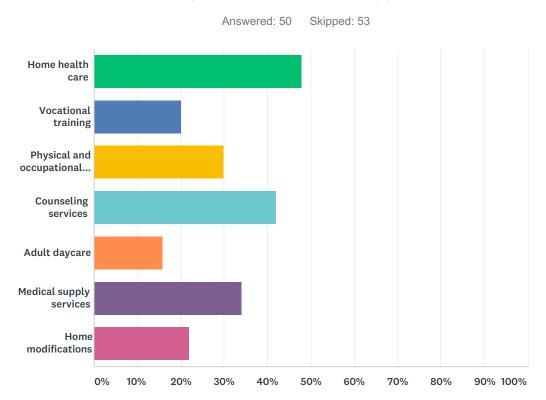
ANSWER CHOICES	RESPONSES	
Cost	55.56%	55
Transportation	59.60%	59
Eligibility for insurance	39.39%	39
lack of available doctors or healthcare clinics	28.28%	28
No barriers at all	22.22%	22
Total Respondents: 99		

Q66 Does anyone in your household have a physical or mental disability? (Check one)



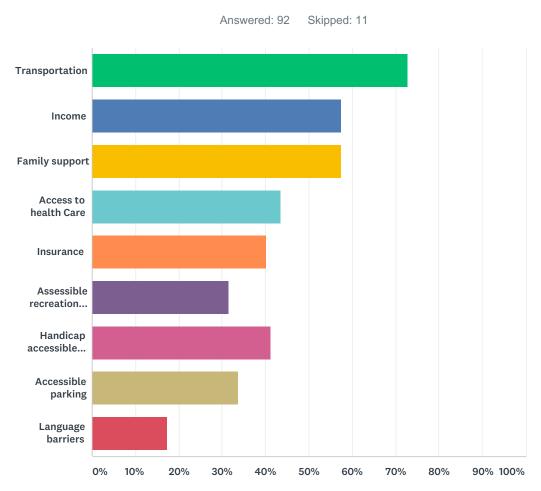
ANSWER CHOICES	RESPONSES	
Physical	15.53%	16
Mental	8.74%	9
Both	20.39%	21
Neither	55.34%	57
TOTAL		103

Q67 If someone in your household has a disability, of any kind, what services would best assist them with managing their day to day activities? (Check all that apply)



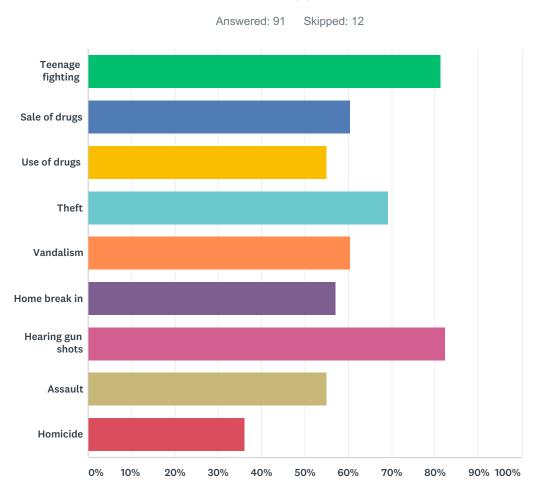
ANSWER CHOICES	RESPONSES	
Home health care	48.00%	24
Vocational training	20.00%	10
Physical and occupational therapy	30.00%	15
Counseling services	42.00%	21
Adult daycare	16.00%	8
Medical supply services	34.00%	17
Home modifications	22.00%	11
Total Respondents: 50		

Q68 What do you see as the most important issues affecting disabled individuals that you know? (Check all that apply)



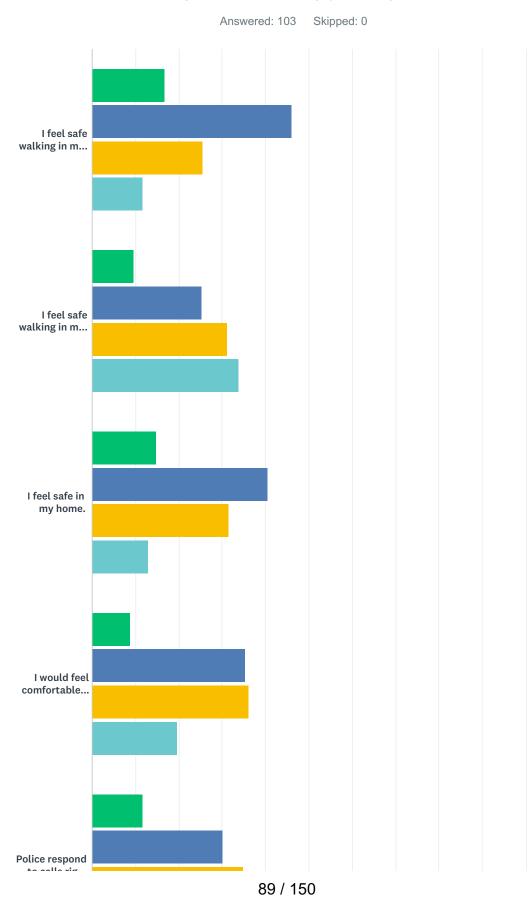
ANSWER CHOICES	RESPONSES	
Transportation	72.83%	67
Income	57.61%	53
Family support	57.61%	53
Access to health Care	43.48%	40
Insurance	40.22%	37
Assessible recreation options	31.52%	29
Handicap accessible housing	41.30%	38
Accessible parking	33.70%	31
Language barriers	17.39%	16
Total Respondents: 92		

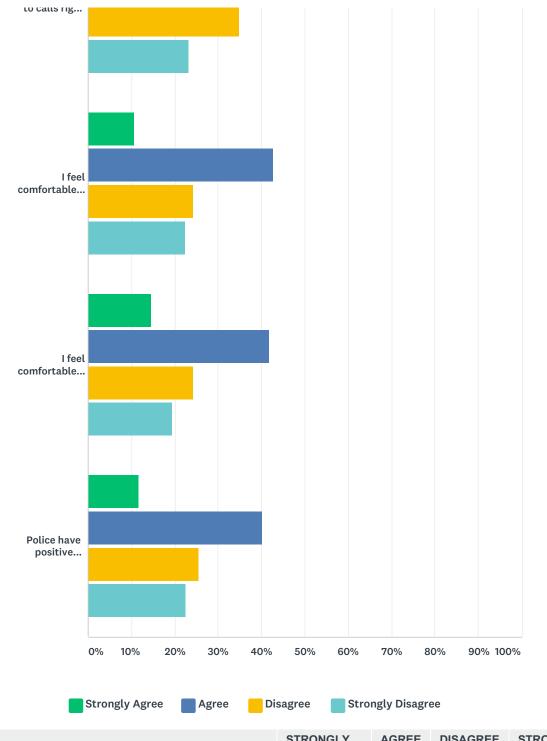
Q69 Have you witnessed any of the following crimes? (Check all that apply)



ANSWER CHOICES	RESPONSES	
Teenage fighting	81.32%	74
Sale of drugs	60.44%	55
Use of drugs	54.95%	50
Theft	69.23%	63
Vandalism	60.44%	55
Home break in	57.14%	52
Hearing gun shots	82.42%	75
Assault	54.95%	50
Homicide	36.26%	33
Total Respondents: 91		

Q70 For the following, please indicate whether you strongly agree, agree, disagree, or strongly disagree.

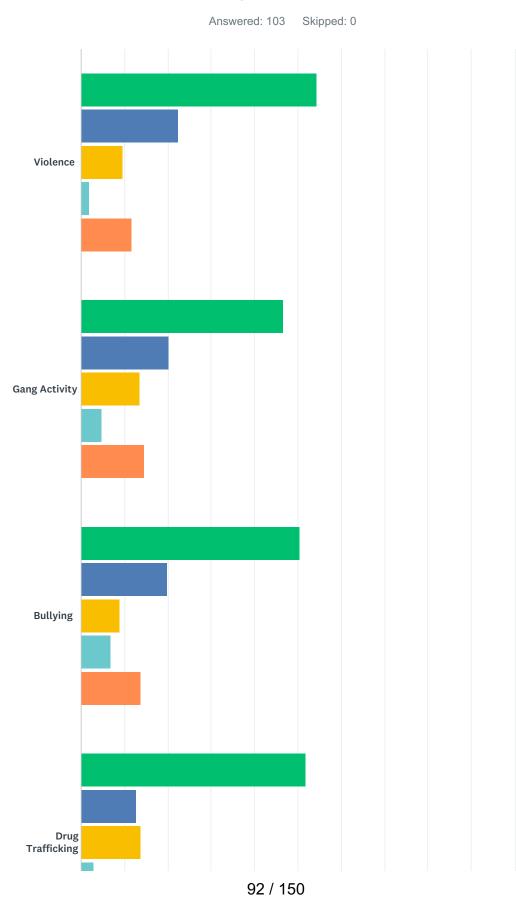


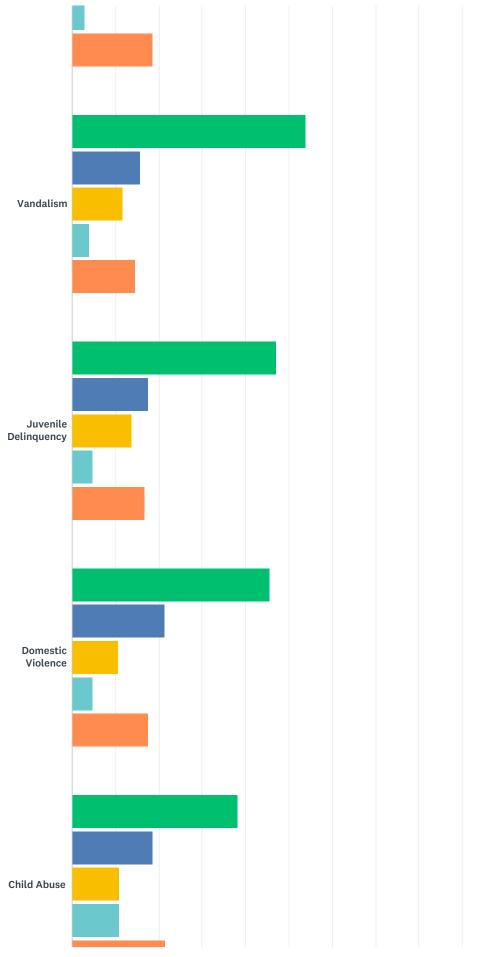


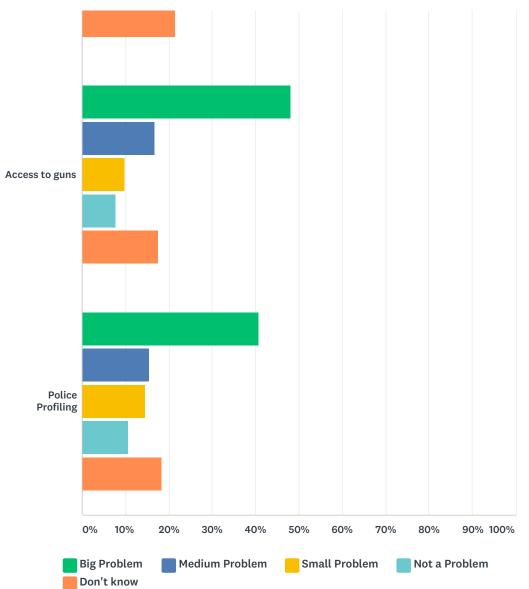
	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
I feel safe walking in my neighborhood during the day.	16.67% 17	46.08% 47	25.49% 26	11.76% 12	102
I feel safe walking in my neighborhood at night.	9.71% 10	25.24% 26	31.07% 32	33.98% 35	103
I feel safe in my home.	14.85% 15	40.59% 41	31.68% 32	12.87% 13	101
I would feel comfortable taking my child (or other children) to play at the park in my neighborhood.	8.82% 9	35.29% 36	36.27% 37	19.61% 20	102

Police respond to calls right away.	11.65%	30.10%	34.95%	23.30%	
	12	31	36	24	103
I feel comfortable reporting problems to authorities.	10.68%	42.72%	24.27%	22.33%	
	11	44	25	23	103
I feel comfortable interacting with police in my neighborhood.	14.56%	41.75%	24.27%	19.42%	
	15	43	25	20	103
Police have positive interactions with the community outside of	11.76%	40.20%	25.49%	22.55%	
emergency issues.	12	41	26	23	102

Q71 Please indicate how big of a problem each of the following is in your neighborhood.



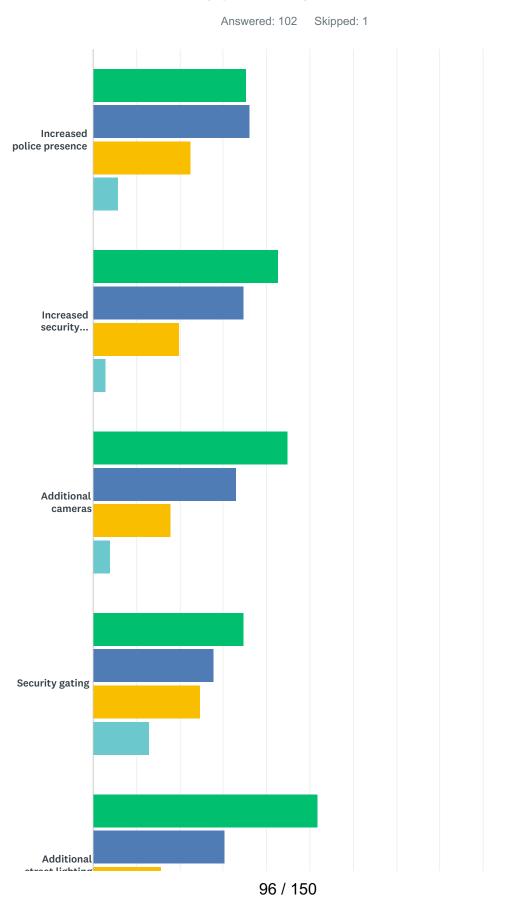


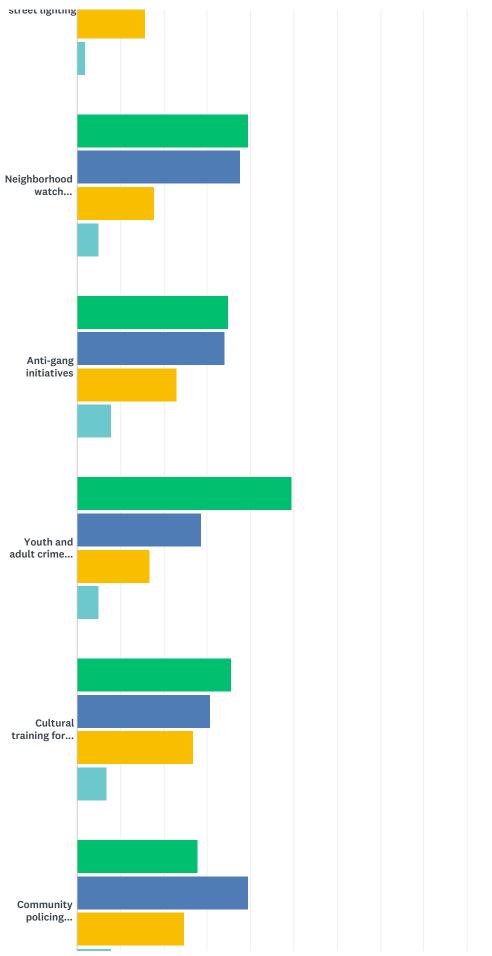


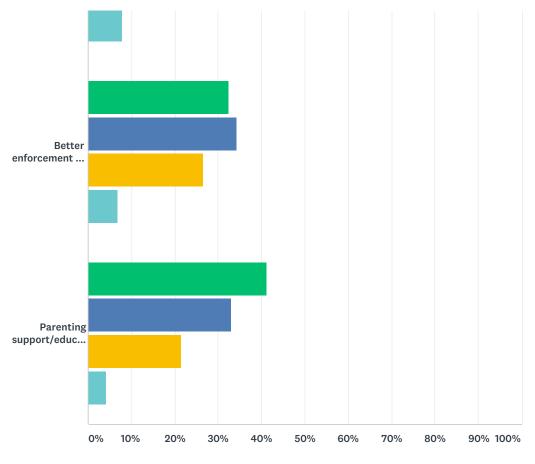
	BIG PROBLEM	MEDIUM PROBLEM	SMALL PROBLEM	NOT A PROBLEM	DON'T KNOW	TOTAL
Violence	54.37%	22.33%	9.71%	1.94%	11.65%	
	56	23	10	2	12	103
Gang Activity	46.60%	20.39%	13.59%	4.85%	14.56%	
	48	21	14	5	15	103
Bullying	50.50%	19.80%	8.91%	6.93%	13.86%	
	51	20	9	7	14	101
Drug Trafficking	51.96%	12.75%	13.73%	2.94%	18.63%	
	53	13	14	3	19	102
Vandalism	53.92%	15.69%	11.76%	3.92%	14.71%	
	55	16	12	4	15	102
Juvenile Delinquency	47.06%	17.65%	13.73%	4.90%	16.67%	
	48	18	14	5	17	102
Domestic Violence	45.63%	21.36%	10.68%	4.85%	17.48%	
	47	22	11	5	18	103
Child Abuse	38.24%	18.63%	10.78%	10.78%	21.57%	
	39	19	11	11	22	102

Access to guns	48.04%	16.67%	9.80%	7.84%	17.65%	
-	49	17	10	8	18	102
Police Profiling	40.78%	15.53%	14.56%	10.68%	18.45%	
	42	16	15	11	19	103

Q72 Please indicate how important each of the strategies listed below are for making your neighborhood safer.







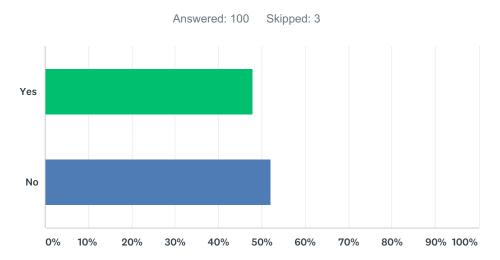
Very Important

Important Somewhat Important Not Important

	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL
Increased police presence	35.29%	36.27%	22.55%	5.88%	
	36	37	23	6	102
Increased security systems	42.57%	34.65%	19.80%	2.97%	
	43	35	20	3	101
Additional cameras	45.00%	33.00%	18.00%	4.00%	
	45	33	18	4	100
Security gating	34.65%	27.72%	24.75%	12.87%	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	35	28	25	13	101
Additional street lighting	51.96%	30.39%	15.69%	1.96%	
	53	31	16	2	102
Neighborhood watch initiatives	39.60%	37.62%	17.82%	4.95%	
	40	38	18	5	101
Anti-gang initiatives	35.00%	34.00%	23.00%	8.00%	
5 5	35	34	23	8	100
Youth and adult crime prevention programs	49.50%	28.71%	16.83%	4.95%	
	50	29	17	5	101
Cultural training for police	35.64%	30.69%	26.73%	6.93%	
<u> </u>	36	31	27	7	101
Community policing (residents and police proactively	27.72%	39.60%	24.75%	7.92%	
working together)	28	40	25	8	101

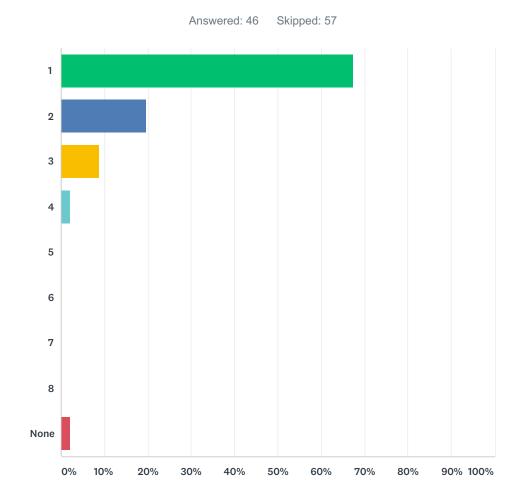
Better enforcement of lease violations	32.35% 33	34.31% 35	26.47% 27	6.86% 7	102
Parenting support/education classes	41.24% 40	32.99% 32	21.65% 21	4.12% 4	97

Q73 Do you have any children zero to five years old? (Check one)



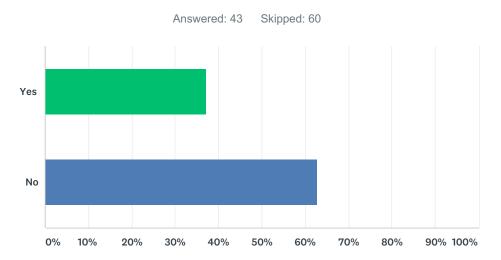
ANSWER CHOICES	RESPONSES	
Yes	48.00%	48
No	52.00%	52
TOTAL		100

Q74 How many children zero to five do you have? (Check one)



ANSWER CHOICES	RESPONSES	
1	67.39%	31
2	19.57%	9
3	8.70%	4
4	2.17%	1
5	0.00%	0
6	0.00%	0
7	0.00%	0
8	0.00%	0
None	2.17%	1
TOTAL		46

Q75 Does your child go to daycare or pre-school? (Check one)

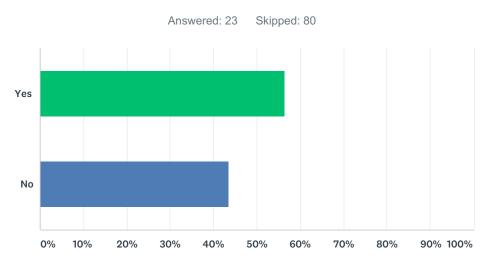


ANSWER CHOICES	RESPONSES	
Yes	37.21%	16
No	62.79%	27
TOTAL		43

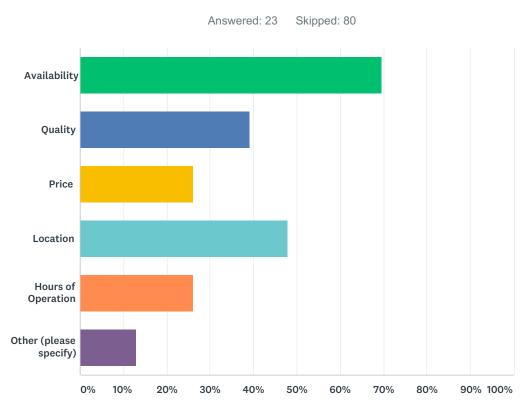
Q76 What is child's daycare or pre-school called?

Answered: 25 Skipped: 78





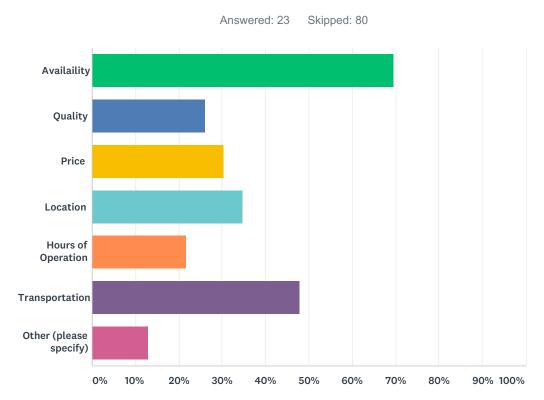
ANSWER CHOICES	RESPONSES	
Yes	56.52%	13
No	43.48%	10
TOTAL		23



Q78 Why did you choose it? (Check all that apply)

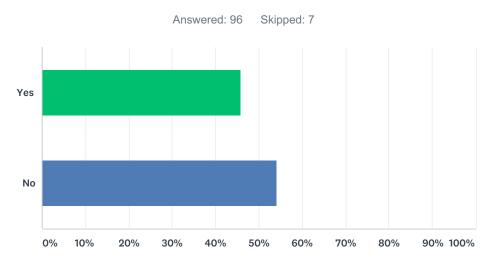
ANSWER CHOICES	RESPONSES	
Availability	69.57%	16
Quality	39.13%	9
Price	26.09%	6
Location	47.83%	11
Hours of Operation	26.09%	6
Other (please specify)	13.04%	3
Total Respondents: 23		

Q79 What do you see as a barrier to accessing childcare in your community? (Check all that apply)



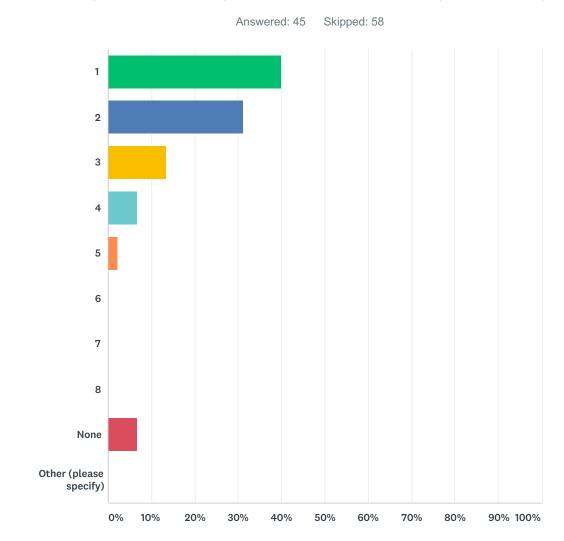
ANSWER CHOICES	RESPONSES	
Availaility	69.57%	16
Quality	26.09%	6
Price	30.43%	7
Location	34.78%	8
Hours of Operation	21.74%	5
Transportation	47.83%	11
Other (please specify)	13.04%	3
Total Respondents: 23		

Q80 Do you have children in elementary school? (Check one)



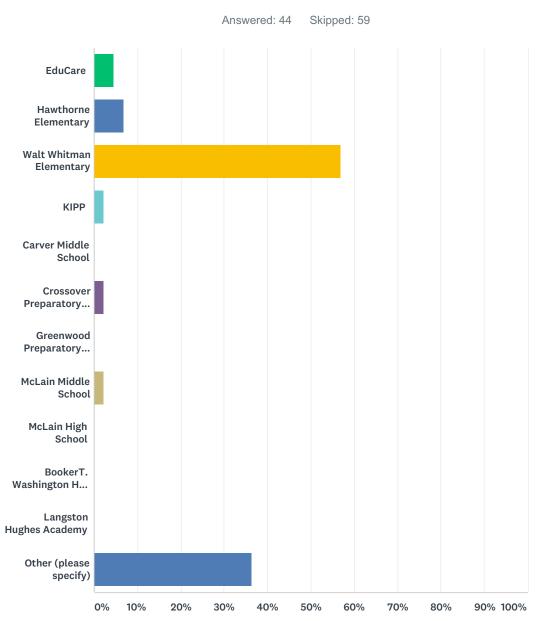
ANSWER CHOICES	RESPONSES	
Yes	45.83%	44
No	54.17%	52
TOTAL		96

Q81 How many children do you have in elementary school? (Check one)



ANSWER CHOICES	RESPONSES	
1	40.00%	18
2	31.11%	14
3	13.33%	6
4	6.67%	3
5	2.22%	1
6	0.00%	0
7	0.00%	0
8	0.00%	0
None	6.67%	3
Other (please specify)	0.00%	0
TOTAL		45

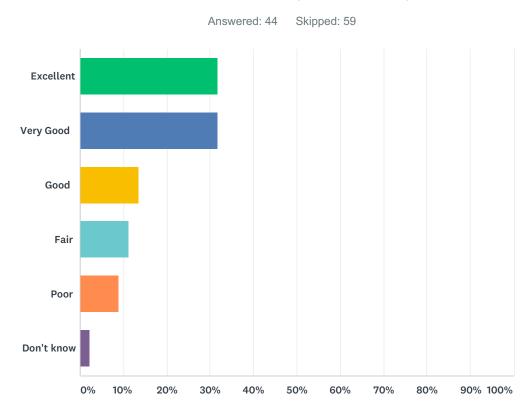
Q82 Where does your child or children attend school? (Check all that apply)



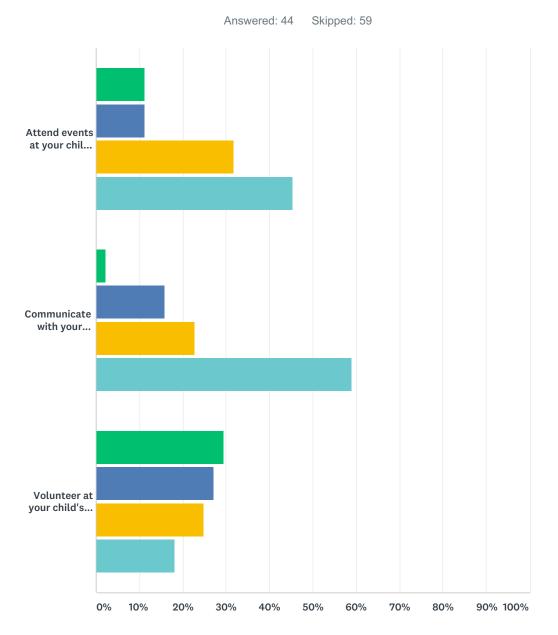
ANSWER CHOICES	RESPONSES	
EduCare	4.55%	2
Hawthorne Elementary	6.82%	3
Walt Whitman Elementary	56.82%	25
KIPP	2.27%	1
Carver Middle School	0.00%	0
Crossover Preparatory Academy	2.27%	1
Greenwood Preparatory Academy	0.00%	0

McLain Middle School	2.27%	1
McLain High School	0.00%	0
BookerT. Washington High School	0.00%	0
Langston Hughes Academy	0.00%	0
Other (please specify)	36.36%	16
Total Respondents: 44		

Q83 How would you describe the education your child/children receive at his/her school? (Check one)



ANSWER CHOICES	RESPONSES	
Excellent	31.82%	14
Very Good	31.82%	14
Good	13.64%	6
Fair	11.36%	5
Poor	9.09%	4
Don't know	2.27%	1
TOTAL		44



Q84 Please indicate how often do you do the following:

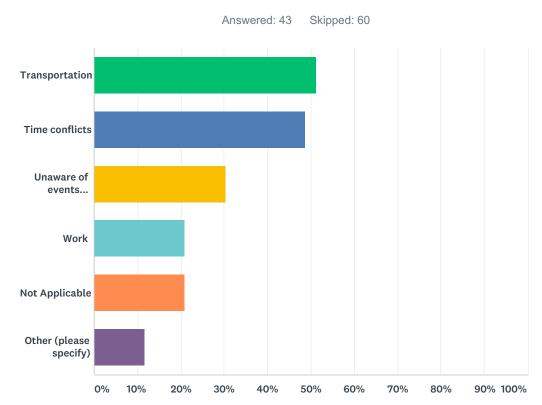
Rarely Sometimes

Never

Often

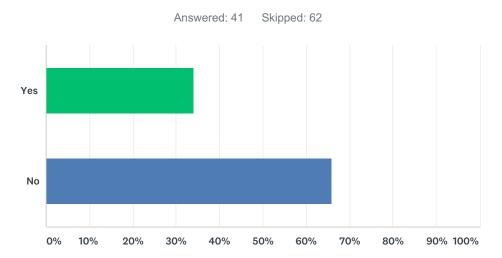
	NEVER	RARELY	SOMETIMES	OFTEN	TOTAL
Attend events at your child's school	11.36% 5	11.36% 5	31.82% 14	45.45% 20	44
Communicate with your child's teacher	2.27% 1	15.91% 7	22.73% 10	59.09% 26	44
Volunteer at your child's school	29.55% 13	27.27% 12	25.00% 11	18.18% 8	44

Q85 If you rarely or never attend events at your child's school, what are the barriers to attendance? (Check all that apply.)



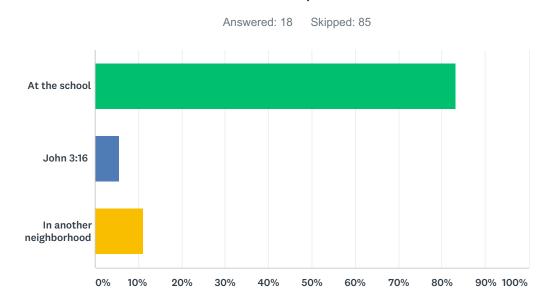
ANSWER CHOICES	RESPONSES	
Transportation	51.16%	22
Time conflicts	48.84%	21
Unaware of events occurring	30.23%	13
Work	20.93%	9
Not Applicable	20.93%	9
Other (please specify)	11.63%	5
Total Respondents: 43		

Q86 Does your child/children attend after school program? (Check one)



ANSWER CHOICES	RESPONSES	
Yes	34.15%	14
No	65.85%	27
TOTAL		41

Q87 Where is your child/children's after school program located? (Check one)

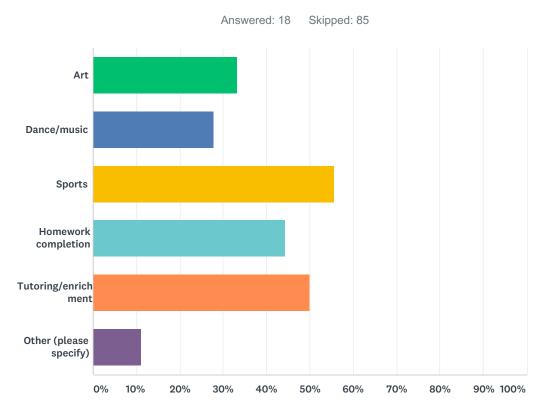


ANSWER CHOICES	RESPONSES	
At the school	83.33%	15
John 3:16	5.56%	1
In another neighborhood	11.11%	2
TOTAL		18

Q88 What is the name of the program?

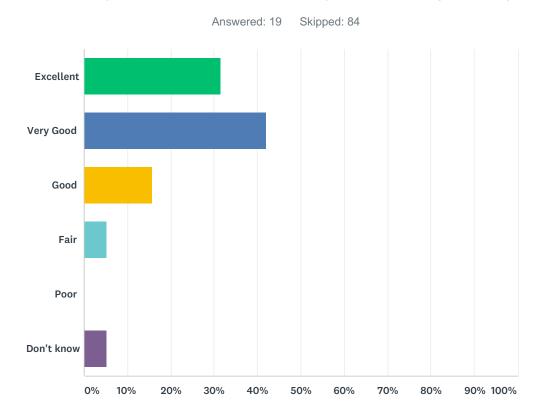
Answered: 19 Skipped: 84

Q89 Which of the following activities does the after school program offer? (Check all that apply)



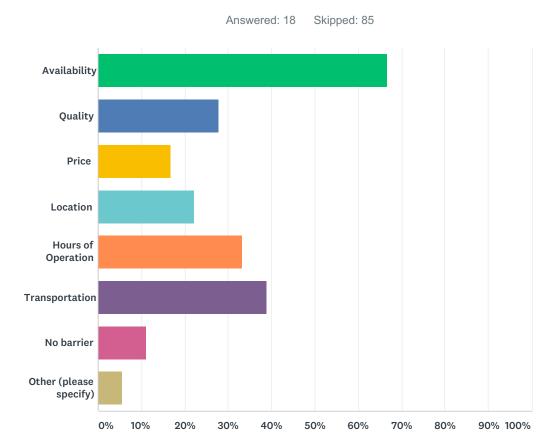
ANSWER CHOICES	RESPONSES
Art	33.33% 6
Dance/music	27.78% 5
Sports	55.56% 10
Homework completion	44.44% 8
Tutoring/enrichment	50.00% 9
Other (please specify)	11.11% 2
Total Respondents: 18	

Q90 How would you describe the quality of the program? (check one)



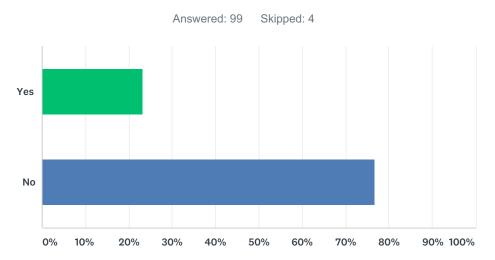
ANSWER CHOICES	RESPONSES	
Excellent	31.58%	6
Very Good	42.11%	8
Good	15.79%	3
Fair	5.26%	1
Poor	0.00%	0
Don't know	5.26%	1
TOTAL		19

Q91 What do you see as barriers to accessing after school programs for elementary school children in your neighborhood? (Check all that apply)



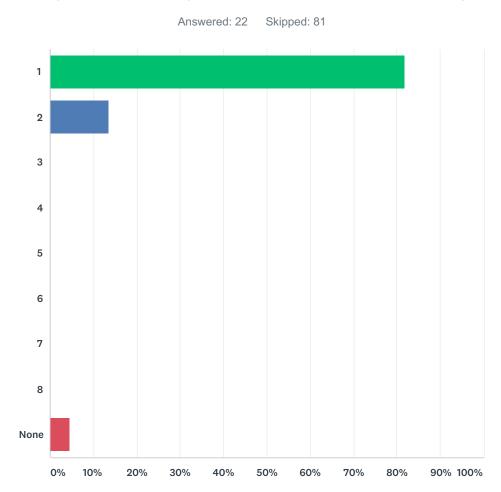
ANSWER CHOICES	RESPONSES	
Availability	66.67%	12
Quality	27.78%	5
Price	16.67%	3
Location	22.22%	4
Hours of Operation	33.33%	6
Transportation	38.89%	7
No barrier	11.11%	2
Other (please specify)	5.56%	1
Total Respondents: 18		

Q92 Do you have any children in middle school? (Check one)



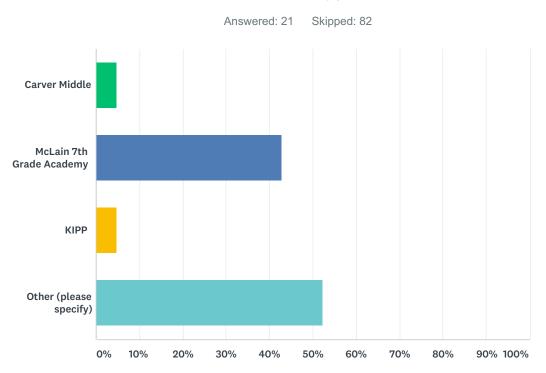
ANSWER CHOICES	RESPONSES	
Yes	23.23%	23
No	76.77%	76
TOTAL		99

Q93 How many children do you have in middle school? (Check one)



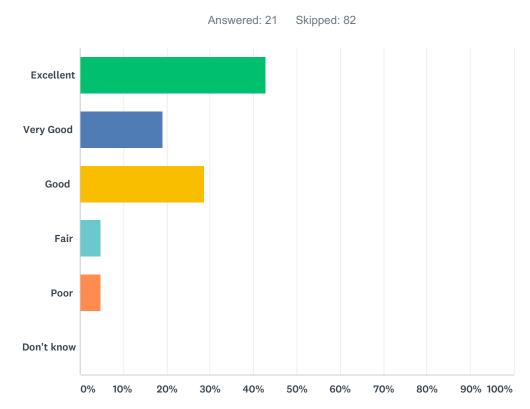
ANSWER CHOICES	RESPONSES	
1	81.82%	18
2	13.64%	3
3	0.00%	0
4	0.00%	0
5	0.00%	0
6	0.00%	0
7	0.00%	0
8	0.00%	0
None	4.55%	1
TOTAL		22

Q94 Where does your child or children attend middle school? (Check all that apply)

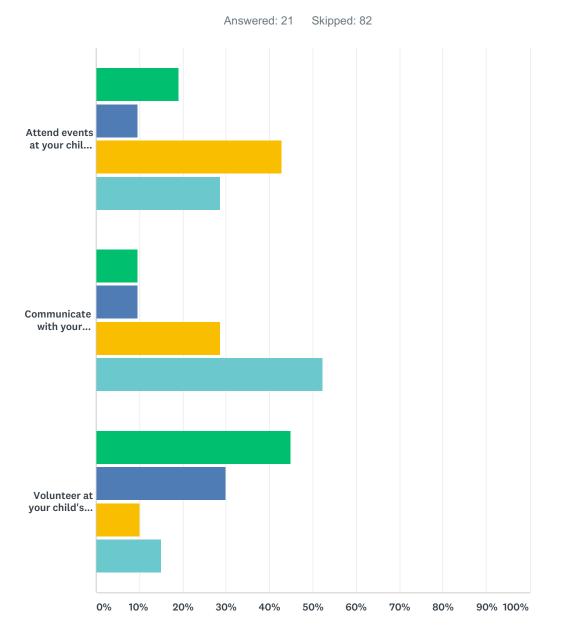


ANSWER CHOICES	RESPONSES	
Carver Middle	4.76%	1
McLain 7th Grade Academy	42.86%	9
KIPP	4.76%	1
Other (please specify)	52.38%	11
Total Respondents: 21		

Q95 How would you describe the education your child/children receive at his/her school? (Check one)



ANSWER CHOICES	RESPONSES	
Excellent	42.86%	9
Very Good	19.05%	4
Good	28.57%	6
Fair	4.76%	1
Poor	4.76%	1
Don't know	0.00%	0
TOTAL		21



Q96 Please indicate how often you do the following:

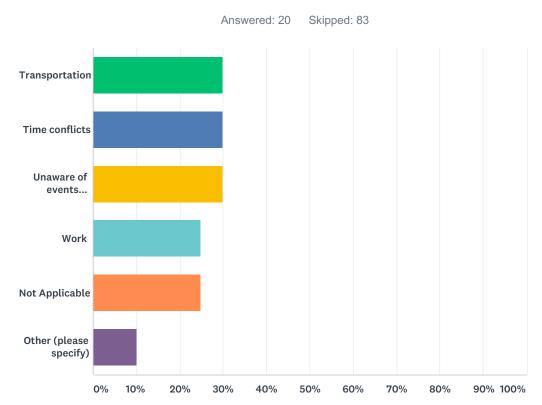
Rarely Sometimes

Never

Often

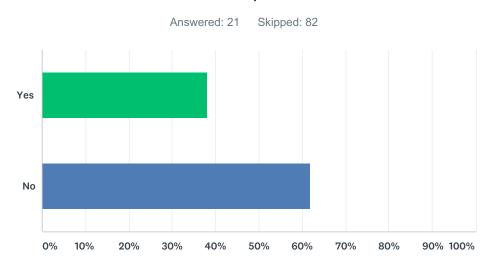
	NEVER	RARELY	SOMETIMES	OFTEN	TOTAL
Attend events at your child's school	19.05% 4	9.52% 2	42.86% 9	28.57% 6	21
Communicate with your child's teacher	9.52% 2	9.52% 2	28.57% 6	52.38% 11	21
Volunteer at your child's school	45.00% 9	30.00% 6	10.00% 2	15.00% 3	20

Q97 If you rarely or never attend events at your child's school, what are the barriers to attendance? (Check all that apply)



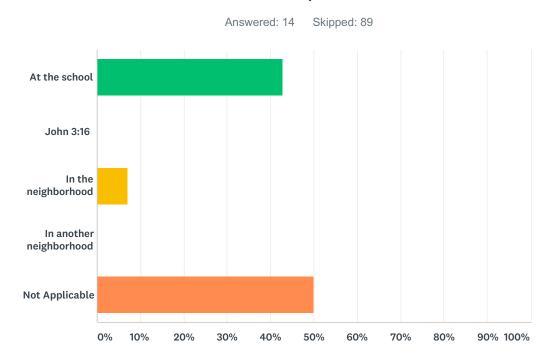
ANSWER CHOICES	RESPONSES	
Transportation	30.00%	6
Time conflicts	30.00%	6
Unaware of events occurring	30.00%	6
Work	25.00%	5
Not Applicable	25.00%	5
Other (please specify)	10.00%	2
Total Respondents: 20		

Q98 Does your child/children attend an after school program? (Check one)



ANSWER CHOICES	RESPONSES	
Yes	38.10%	8
No	61.90%	13
TOTAL		21

Q99 Where is your child/children's after school program located? (Check one)

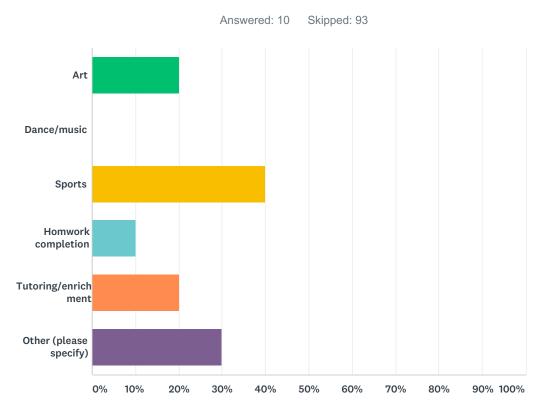


ANSWER CHOICES	RESPONSES	
At the school	42.86%	6
John 3:16	0.00%	0
In the neighborhood	7.14%	1
In another neighborhood	0.00%	0
Not Applicable	50.00%	7
TOTAL		14

Q100 What is the name of the program?

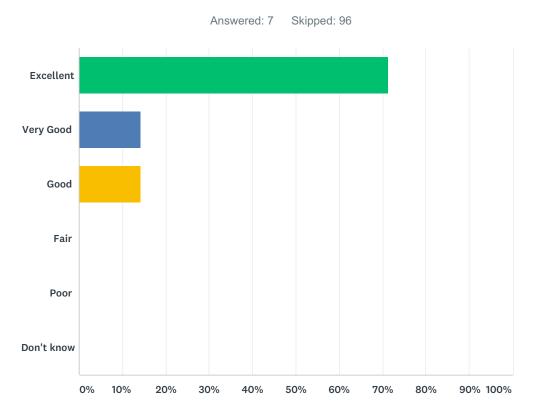
Answered: 12 Skipped: 91

Q101 Which of the following activities does the after school program offer? (Check all that apply)



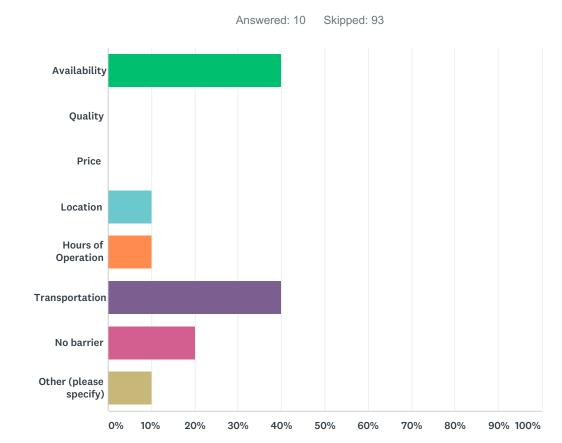
ANSWER CHOICES	RESPONSES	
Art	20.00%	2
Dance/music	0.00%	0
Sports	40.00%	4
Homwork completion	10.00%	1
Tutoring/enrichment	20.00%	2
Other (please specify)	30.00%	3
Total Respondents: 10		

Q102 How would you describe the quality of the program? (Check one)



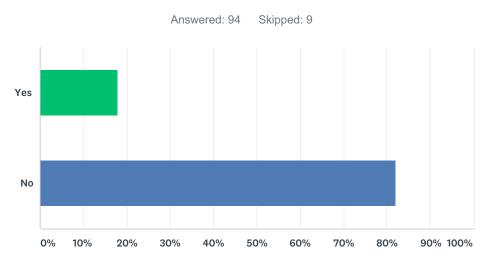
ANSWER CHOICES	RESPONSES	
Excellent	71.43%	5
Very Good	14.29%	1
Good	14.29%	1
Fair	0.00%	0
Poor	0.00%	0
Don't know	0.00%	0
TOTAL		7

Q103 What do you see as barriers to accessing after school programs for middle school children in your neighborhood? (Check all that apply)



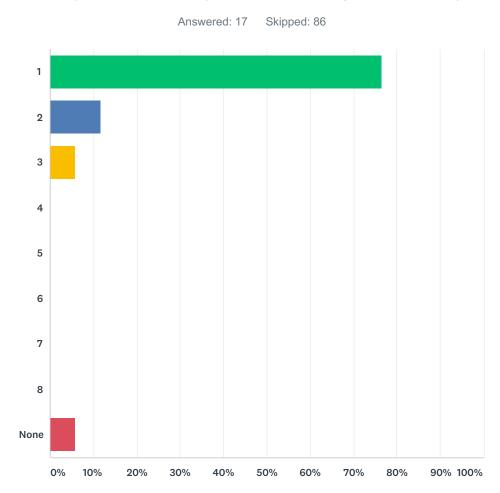
ANSWER CHOICES	RESPONSES	
Availability	40.00%	4
Quality	0.00%	0
Price	0.00%	0
Location	10.00%	1
Hours of Operation	10.00%	1
Transportation	40.00%	4
No barrier	20.00%	2
Other (please specify)	10.00%	1
Total Respondents: 10		

Q104 Do you have children in high school? (check one)



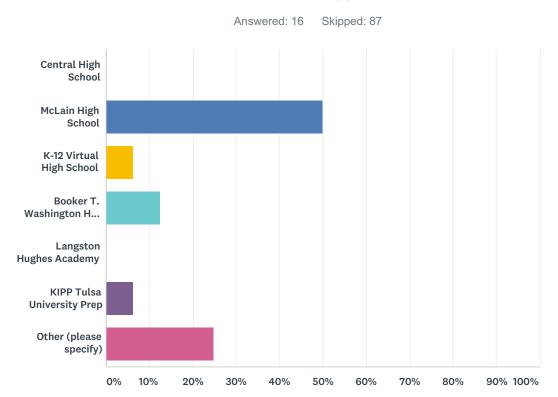
ANSWER CHOICES	RESPONSES	
Yes	18.09%	17
No	81.91%	77
TOTAL		94

Q105 How many children do you have in high school? (Check one)



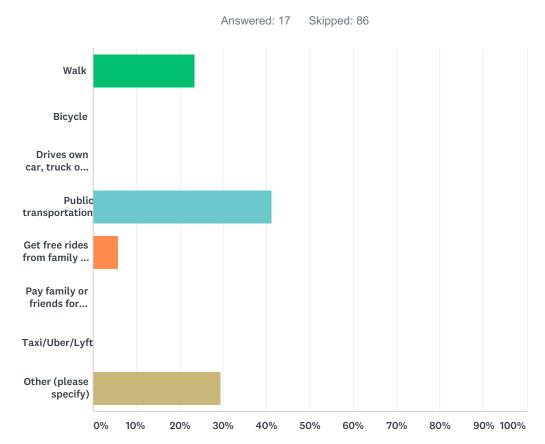
ANSWER CHOICES	RESPONSES	
1	76.47%	13
2	11.76%	2
3	5.88%	1
4	0.00%	0
5	0.00%	0
6	0.00%	0
7	0.00%	0
8	0.00%	0
None	5.88%	1
TOTAL		17

Q106 Where does your child or children attend high school? (Check all that apply)



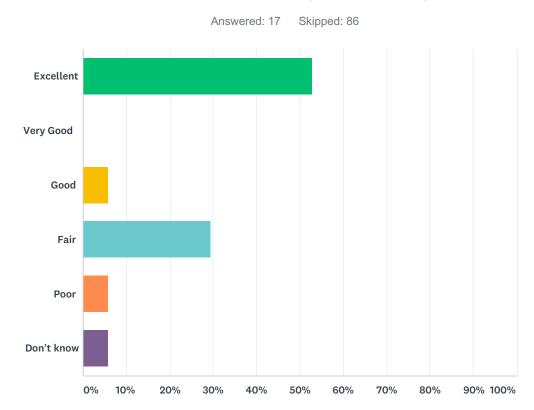
ANSWER CHOICES	RESPONSES	
Central High School	0.00%	0
McLain High School	50.00%	8
K-12 Virtual High School	6.25%	1
Booker T. Washington High School	12.50%	2
Langston Hughes Academy	0.00%	0
KIPP Tulsa University Prep	6.25%	1
Other (please specify)	25.00%	4
Total Respondents: 16		

Q107 How does your child/children get to high school? (Check one)

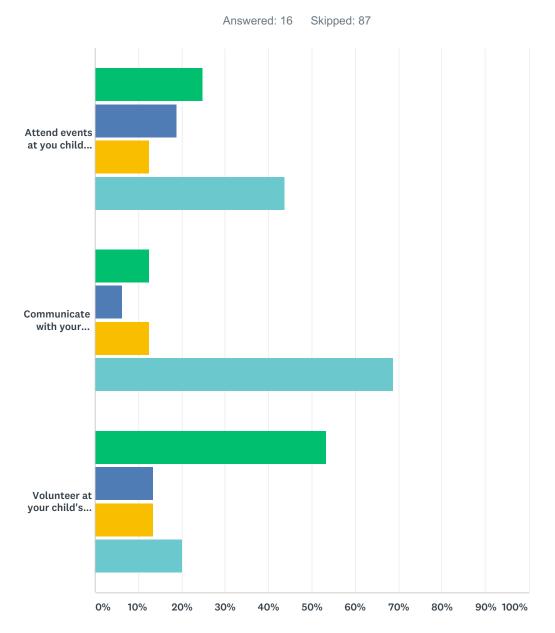


ANSWER CHOICES	RESPONSES	
Walk	23.53%	4
Bicycle	0.00%	0
Drives own car, truck or motorcycle	0.00%	0
Public transportation	41.18%	7
Get free rides from family or friends	5.88%	1
Pay family or friends for rides	0.00%	0
Taxi/Uber/Lyft	0.00%	0
Other (please specify)	29.41%	5
TOTAL		17

Q108 How would you describe the education your child/children receive at his/her school? (Check One)



ANSWER CHOICES	RESPONSES	
Excellent	52.94%	9
Very Good	0.00%	0
Good	5.88%	1
Fair	29.41%	5
Poor	5.88%	1
Don't know	5.88%	1
TOTAL		17



Q109 Please indicate how often do you do the following:

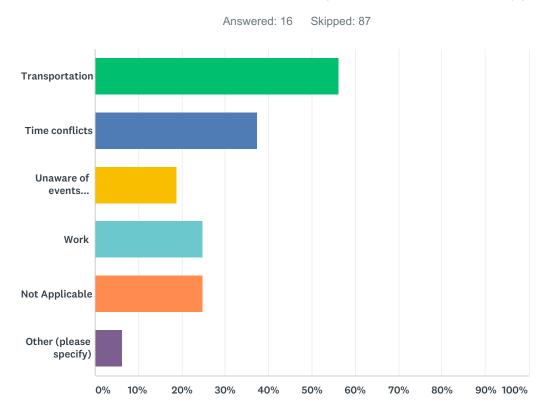
Rarely Sometimes

Never

s 🚺 Often

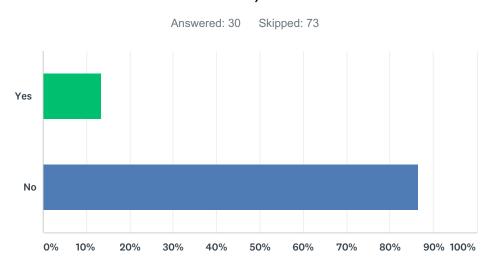
	NEVER	RARELY	SOMETIMES	OFTEN	TOTAL
Attend events at you child's school	25.00% 4	18.75% 3	12.50% 2	43.75% 7	16
Communicate with your child's teacher	12.50% 2	6.25% 1	12.50% 2	68.75% 11	16
Volunteer at your child's school	53.33% 8	13.33% 2	13.33% 2	20.00% 3	15

Q110 If you rarely or never attend events at your child's school, what are the barriers to attendance? (Check all that apply)



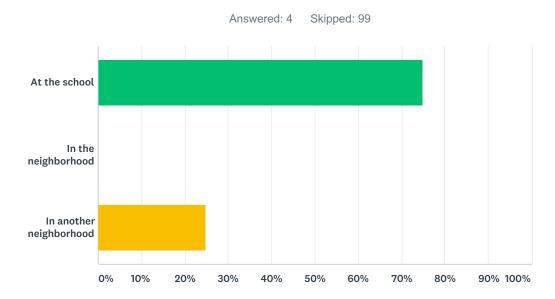
ANSWER CHOICES	RESPONSES	
Transportation	56.25%	9
Time conflicts	37.50%	6
Unaware of events occurring	18.75%	3
Work	25.00%	4
Not Applicable	25.00%	4
Other (please specify)	6.25%	1
Total Respondents: 16		

Q111 Does your child/children attend an after school program? (Check one)



ANSWER CHOICES	RESPONSES	
Yes	13.33%	4
No	86.67%	26
TOTAL		30

Q112 Where is your child/children's after school program located?



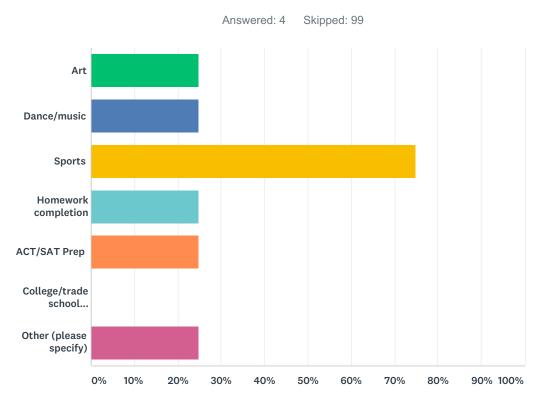
ANSWER CHOICES	RESPONSES	
At the school	75.00%	3
In the neighborhood	0.00%	0
In another neighborhood	25.00%	1
TOTAL		4

Envision Comanche Survey

Q113 What is the name of the program?

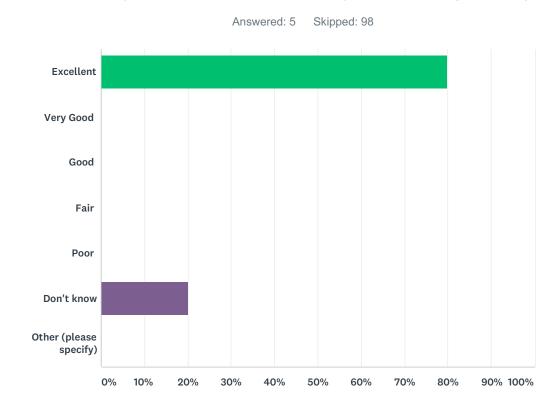
Answered: 3 Skipped: 100

Q114 Which of the following activities does the after school program offer? (Check all that apply)



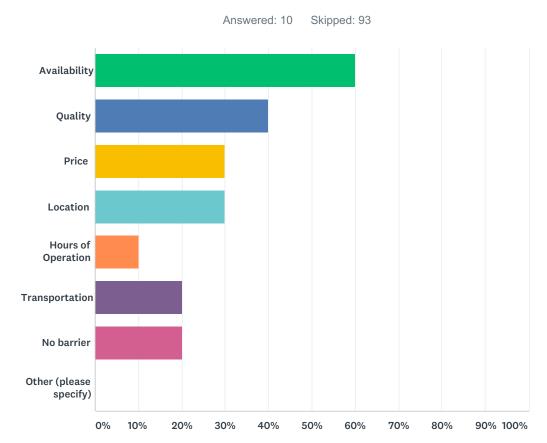
ANSWER CHOICES	RESPONSES	
Art	25.00%	1
Dance/music	25.00%	1
Sports	75.00%	3
Homework completion	25.00%	1
ACT/SAT Prep	25.00%	1
College/trade school application support	0.00%	0
Other (please specify)	25.00%	1
Total Respondents: 4		

Q115 How would you describe the quality of the program? (Check One)



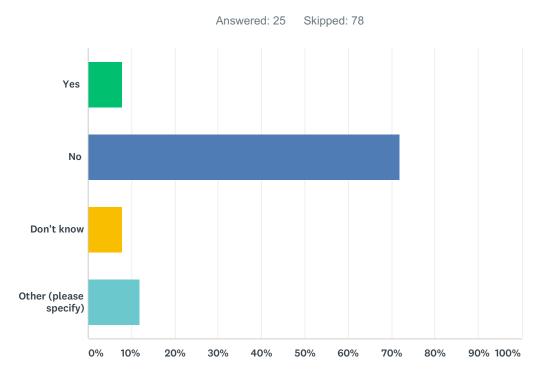
ANSWER CHOICES	RESPONSES	
Excellent	80.00%	4
Very Good	0.00%	0
Good	0.00%	0
Fair	0.00%	0
Poor	0.00%	0
Don't know	20.00%	1
Other (please specify)	0.00%	0
TOTAL		5

Q116 What do you see as barriers to accessing after school programs for high school children in your neighborhood? (Check all that apply)



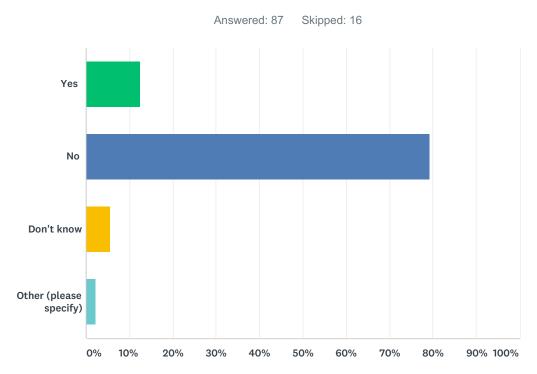
ANSWER CHOICES	RESPONSES	
Availability	60.00%	6
Quality	40.00%	4
Price	30.00%	3
Location	30.00%	3
Hours of Operation	10.00%	1
Transportation	20.00%	2
No barrier	20.00%	2
Other (please specify)	0.00%	0
Total Respondents: 10		

Q117 Does your child have a job outside of school? (Check one)



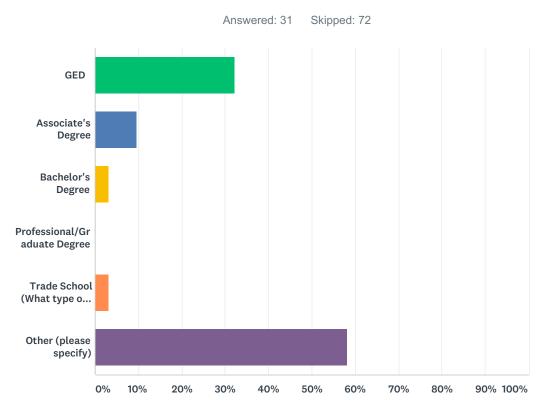
ANSWER CHOICES	RESPONSES	
Yes	8.00%	2
No	72.00%	18
Don't know	8.00%	2
Other (please specify)	12.00%	3
TOTAL		25

Q118 Are you or any other adults in your household currently going to school? (Check One)



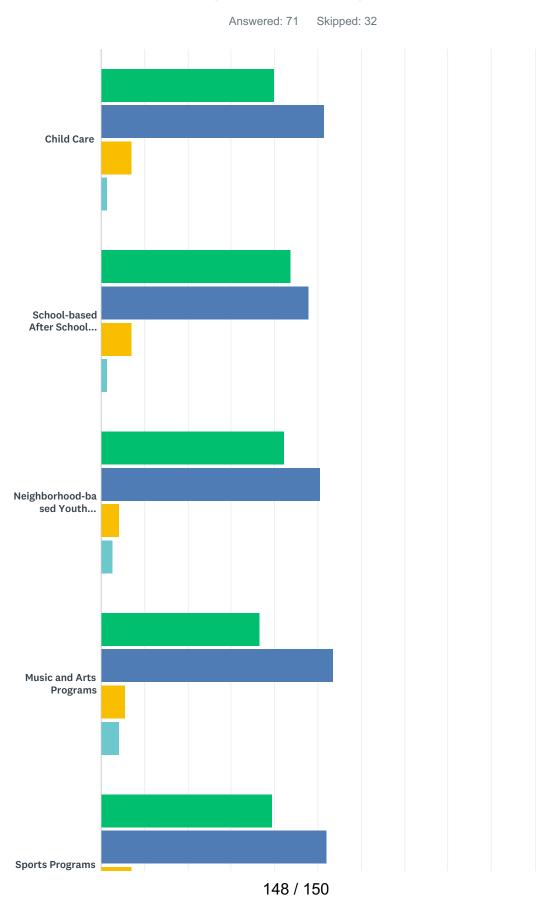
ANSWER CHOICES	RESPONSES	
Yes	12.64%	11
No	79.31%	69
Don't know	5.75%	5
Other (please specify)	2.30%	2
TOTAL		87

Q119 If yes, what type of program are you/they enrolled in? (Check all that apply)

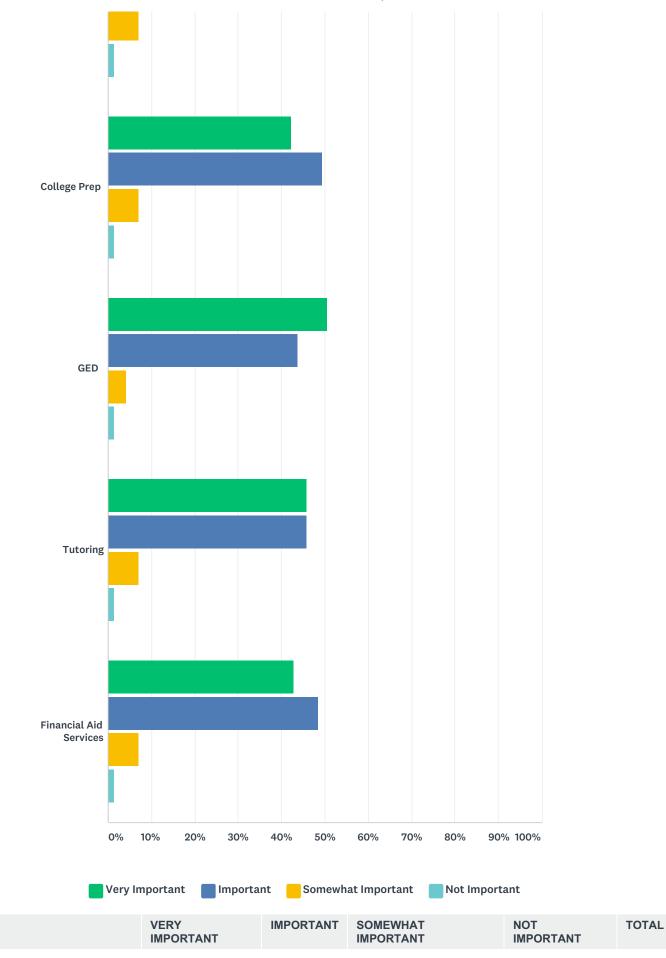


ANSWER CHOICES	RESPONSES	
GED	32.26%	10
Associate's Degree	9.68%	3
Bachelor's Degree	3.23%	1
Professional/Graduate Degree	0.00%	0
Trade School (What type of trade school?)	3.23%	1
Other (please specify)	58.06%	18
Total Respondents: 31		

Q120 Tell us how important each educational program or service is for your community?



Envision Comanche Survey



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Envision Comanche Survey

Child Care	40.00% 28	51.43% 36	7.14% 5	1.43% 1	70
School-based After School Programs	43.66% 31	47.89% 34	7.04% 5	1.41% 1	71
Neighborhood-based Youth Programs	42.25% 30	50.70% 36	4.23% 3	2.82% 2	71
Music and Arts Programs	36.62% 26	53.52% 38	5.63% 4	4.23% 3	71
Sports Programs	39.44% 28	52.11% 37	7.04% 5	1.41% 1	71
College Prep	42.25% 30	49.30% 35	7.04% 5	1.41% 1	71
GED	50.70% 36	43.66% 31	4.23% 3	1.41% 1	71
Tutoring	45.71% 32	45.71% 32	7.14% 5	1.43% 1	70
Financial Aid Services	42.86% 30	48.57% 34	7.14% 5	1.43% 1	70

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/**



PLEASE ANSWER: Are you a Comanche Park resident?		
YES	NO	

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



For each image, please circle your level of interest.

Streets and Sidewalks

Alleyway with private garages



Bicycle paths



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

Crosswalk improvements

Dislike

Strongly

Dislike



No opinion

Like

Strongly

Like

Trails or pathways



For each image, please circle your level of interest.

Community Facilities

Computer lab



-2 -1 O I 2 Strongly Dislike No opinion Like Strongly Dislike Like

Communal lounge area



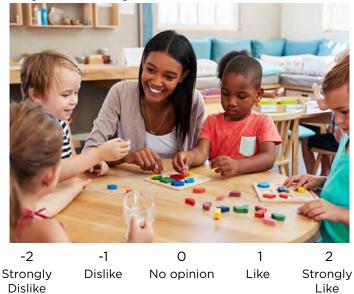
-2 -1 O I 2 Strongly Dislike No opinion Like Strongly Dislike Like

Music/event space



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

Daycare facility



For each image, please circle your level of interest.

Community Facilities

Indoor gymnasium



Strongly Dislike No opinion Like Strongly Dislike Like Exercise facility



- -

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

Shared kitchen space



Strongly Dislike No opinion Like Strongly Dislike Like Comprehensive Community/Educational Center



For each image, please circle your level of interest.

Recreation/Open Spaces

Basketball court



Strongly Dislike No opinion Like Strongly Dislike Like Playground



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

Community garden



Strongly Dislike No opinion Like Strongly Dislike Like

Splash pad



For each image, please circle your level of interest.

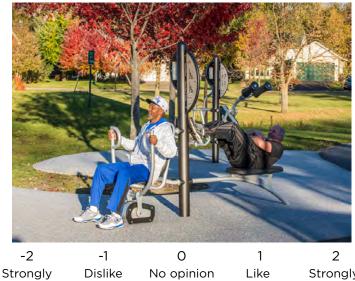
Recreation/Open Spaces

Soccer field / large recreation space



Dislike Strongly No opinion Like Strongly Dislike Like

Outdoor exercise equipment



Strongly Dislike Like

Modern public square



Dislike Strongly No opinion Like Strongly Dislike Like

Picnic and grill area



For each image, please circle your level of interest.

Housing

Modern Townhomes



Dislike Strongly No opinion Like Strongly Dislike Like

Traditional-style duplex



Traditional-style rowhomes



Modern single-family home



For each image, please circle your level of interest.

Commercial / Mixed-Use

Two-story mixed-use building



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

Three-to-four story mixed-use building



-2 -1 O I 2 Strongly Dislike No opinion Like Strongly Dislike Like

Single-story retail



Single-story restaurant

