



Michelle Cantrell, Chair
Tulsa Metropolitan Area Planning Commission
Two West 2nd Street, Suite 800
Tulsa, OK 74103-4236

Dear Ms. Cantrell:

The question of how and where Small Area Plans (SAPs) should be used under the PLANiTULSA Comprehensive Plan has been the subject of wide-ranging debate and discussion. After receiving a number of questions on my March 10th transmittal regarding Small Area Plans, I want to clarify my recommendation that SAPs are used primarily as planning tools in Areas of Change.

The primary reason for this recommendation is that SAPs can be resource intensive, and are designed for areas where new construction is expected and will generate significant economic development in return to the city for investing its planning resources. In essence, SAPs are development plans. The process includes the use of a stakeholder advisory committee, public workshops and charettes. It includes the in-depth analysis of new prototype buildings, housing, infrastructure, community services, and other needs for healthy development. This is a full-bore planning effort that replicates the PLANiTULSA process at the local level, as have recent small area plans such as Brookside, Pearl District and Brady Village. Areas of Change are the kinds of places that need this process to set the stage for new zoning, infrastructure investments, and other elements that will facilitate growth and development.

Areas of Stability, by contrast, do not require such extensive planning. These areas may require small-scale efforts that focus on key streets, intersections, or properties. They may need historic preservation analysis or zoning code updates. These functions are important to preserving and enhancing existing neighborhoods, but they do not require the same scale and scope of effort that is envisioned for the SAP process. Focusing SAP on Areas of Change does not mean that no planning will be done in these areas, rather that it will be appropriate to the issues raised in stable neighborhoods.

One of the key objectives of the PLANiTULSA plan is to help the city regain its regional primacy in housing, jobs, and investment. Focusing the full SAP process in Areas of Change would represent the best expenditure of resources for a large payoff.

On March 10th we presented language for the Land Use and Small Area Planning Process Appendix to this effect. We recommend the TMAPC explore additional explanatory or even policy language that will make the recommended use of SAPs only in Areas of Change more explicit.

Respectfully,

A handwritten signature in black ink that reads "John Fregonese".

John Fregonese
President
Fregonese Associates