

PLANITULSA COMPREHENSIVE PLAN

CONSOLIDATED TABLE OF DISCUSSION ITEMS

Following are comments that have been submitted by the public, INCOG, the City and the TMAPC. They are issues that the TMAPC should discuss individually.

The first 5 Issues are the Major Issues that have been common discussion items. All comments about those themes are grouped together. The items listed after the 5 Major Issues are ordered as they appear in the plan by chapter and page (where applicable)

5 Major Issues

MAJOR ISSUE # 1: Strategic Plan Language in Final Draft of *Our Vision for Tulsa*

Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue
<u>Major Issue #1</u>	Vision Page 4 and 40-45	<u>Strategic Plan language in Final Draft of <i>Our Vision for Tulsa</i></u>	<p><i>Proposed Action:</i> To address this issue, the Team asks the Planning Commission to consider amending <i>Our Vision for Tulsa</i> to remove the <i>Proposed Strategies</i> section in its entirety from the Vision (pages 4 and 40-45).</p> <p><i>Potential actions by the TMAPC</i></p> <ul style="list-style-type: none"> • Amend <i>Our Vision for Tulsa</i> to remove pages 4 and 40 – 45 • Retain <i>Proposed Strategies in Our Vision for Tulsa</i> • Propose alternative amendments

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Major Issue #1 INCOG	Vision 4 Page 45 Paragraph 3	The paragraph has been changed from the Fall 2009 Draft and is overly prescriptive regarding staffing and consolidation of functions. The Comprehensive Plan is intended to provide for the orderly physical development in accordance with the present and future needs of the city. Organizational structure and staffing are administrative and budgetary issues that should not be addressed in the Comprehensive Plan. The Fall draft language should be restored.	<i>See Major Discussion Item # 1</i>
Major Issue #1 Fregonese	Land Use Page 79	Policy 6.3 in the Land Use Section, 6.3 Consolidate some or all of the following development-related functions into a Community or City Development Department within the City of Tulsa: small area planning, long range planning, capital planning, economic development, community development, zoning administration and development permitting to improve service delivery and to maximize the city's resources allocated to development support.	<i>To be consistent with previous discussion regarding removing the topic of reorganization from the Policy Plan and Vision documents, Policy 6.3 should be removed from the Land Use Policies as well.</i>
Major Issue #1 Joe Westervelt	Vision 4 Page 45	My comments are as follows: 1. Remove all language regarding the TMAPC being moved from INCOG and consolidated in a City of Tulsa Department. Such a move is fiscally irresponsible and will further politicize the zoning process. The consolidation referenced in the plan has become a divisive issue for all involved and has no place in the Comprehensive Plan analysis and debate. It would take a herculean effort to create a more dysfunctional arrangement than having the TMAPC approving their own demise, while The City Planning	<i>See Major Discussion Item # 1</i>

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		Department pushes for immediate adoption of the Plan unchanged, with expectations of continued employment and job growth.	
Major Issue #1 Home-builders	Vision Page 45	<p>P. 45 – 3rd Paragraph; 2nd & 3rd sentences should be deleted</p> <ul style="list-style-type: none"> • We do not believe that bringing the planning commission “in house” in the City of Tulsa is wise. <ul style="list-style-type: none"> ○ Currently, the City pays 41% of the TMAPC budget; yet 92% of all land development cases are in the City of Tulsa. This would make it financially unwise to remove the TMAPC from INCOG. 	<i>See Major Discussion Item # 1</i>
Major Issue #1 Langenkamp	Vision 4 Page 45	<p>Name: Langenkamp Taking planning out of ingco to city is not the answer reestablishment the tmapc as the independent unit it once was with the commission hiring and firing it's director as planned by title 19 of Oklahoma statues. Planning is to be metro wide and tmapc is to plan, manage subdivisions regulations, board of adjustment (that has been allowed to slip into secondary zoning board),small area planning city and county, zoning and overall manager of the comprehensive plan. Just pulling out planning misses the point of the title 29 legislation. Stormwater, parks, urban development, codes, all need to be coordinated re planning strategies outlines in comp plan. Transportation fits nicely with cog mission. Reestablishment tmapc as independent unit funded by city county and federal dollars</p>	<i>See Major Discussion Item # 1</i>

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Major Issue #1 Jamie Jamieson	Visi on 4 Page 45	<p>ITEM 1: Strategic Plan language in Final Draft Please retain page 4 of the “Vision”. This is an introductory statement about the Plan that summarizes the broad sweep and outline of the Plan. It is inspiring, well-written and dignified. It is a motivating introduction to Tulsa for people who might be considering relocating to Tulsa. It would diminish the document to remove it. This section is itself a useful marketing tool. Please also retain pages 40 - 45.</p> <ul style="list-style-type: none"> • These pages tell the reader what Tulsa’s broad strategy is for engaging (if belatedly) with the 21st Century. It coveys the kinds of approaches the City should be contemplating. It indicates a spirit of movement and progress. It does not prescribe implementation details to the City’s executive. • To suppress this section would deny Tulsans the ability to understand, in summary, informational form, how we plan to deal with the future. We should not be afraid of even <i>referring</i> to recommended strategies whose implementation approach is at the discretion of the Mayor and Council. • Tulsans have paid to receive that advice and have been consulted continuously throughout the process. We deserve to be able to read it. • The sensitive items in this section are the references to (a) potential changes to the role of INCOG, (b) a misplaced fear of small area planning and of the idea of sustaining the character and ‘sense of place’ of some of Tulsa’s mature neighborhoods. So the real 	See Major Discussion Item # 1

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		<p>purpose of objections to this section, I suspect, seem to be to stifle all references to these items, alongside efforts to suppress and remove them from the Land Use sections too.</p> <p>Please dignify our city and treat everyone like grown-ups by retaining pages 40-45.</p>	

MAJOR ISSUE # 2: Areas of Stability and Change

Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue
<p><u>Major Issue #2</u></p>	<p>Land Use Page 52</p> <p>Areas of Stability and Change</p>	<p><u>Areas of Stability and Change</u></p>	<p><i>The Team asks that the Commission consider retaining the Areas of Stability and Change Map, as presented in the plan. Removing the Area of Stability component of the map will render the map useless for the purposes of guiding growth and development under the plan.</i></p> <p><i>TMAPC may elect to:</i></p> <ul style="list-style-type: none"> • <i>Retain areas of stability and change</i> • <i>Retain only areas of change</i> • <i>Delete areas of stability and change</i>

Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue
Major Issue #2 John Bumgarner	Land Use Page 53 Areas of Stability and Change Map	1. If an area is “mapped” (based on an algorithm?) as “yellow” or “blue”, how specifically can it be changed? Now? In the future?	See Major Issue #2 <i>The Areas of Change and Stability map was initially built using the City of Tulsa’s existing building and land use designations. The map was then reviewed and edited by City of Tulsa and INCOG staff.</i> <i>The map can be amended by the TMAPC and approved by City Council.</i>
Major Issue #2 Jamie Jamieson	Land Use Page 52 Areas of Stability and Change	ITEM 2: Areas of Stability and Change Please retain all references to areas of stability and change as currently expressed and as recommended by the PlaniTulsa team, for the reasons they have outlined. • These broad guidelines are useful to everyone. The designation of areas of ‘stability’ and ‘change’ are useful guides for everyone - city residents, owners, developers, builders and planners alike - to help make judgments about where to concentrate efforts and resources.	See Major Issue #2
Barbara VanHanken	Land Use Page 54	Page 54. Retain all content as written to Types of Areas of Stability, Established Areas, 2nd paragraph, ...housing that sometimes results in, remove designs add, “configurations” incompatible with existing single-family houses, add, ”in form, scale,	See Major Issue #2

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		rhythm and proportion. Also, stormwater runoff that floods existing homes from new infill. [FA: Move to Major Issue #2]	
Barbara VanHanken	Land Use Page 54	Page 54. Retain all content as written to Reinvestment Areas, 2nd paragraph, ...neighborhood planning process, the, add “residential” community... [FA: Move to Major Issue #2]	<i>See Major Issue #2</i>

MAJOR ISSUE # 3: Small Area Plans in Areas of Stability

Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue
<u>Major Issue #3</u>	Land Use Page 62 Appendix 1: Small Area Planning Process Page 2	<u>Small Area Plans in Areas of Stability</u>	<i>Add to Land Use Chapter, page 62, intro to Small Area Planning process and Intro to Small Area Plan Appendix: <u>A citizen advisory committee is an appointed group of informed citizen stakeholders including, but not limited to – landowners, residents, business owners, architects, developers, and builders who have an interest in the area. - - This advisory committee should represent a full range of interests</u></i>

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			<p><u>who meet on a regular basis to critically review analysis and products at each step of plan formation.</u></p> <p><u>Small planning areas usually have a cohesive set of characteristics, such as an existing or future corridor, center, or other element. Accordingly, small area plans should be used in areas of change and transition areas, focusing resources where change is anticipated and desired.</u></p> <p>Potential actions:</p> <ul style="list-style-type: none"> • Amend language to emphasize and clarify use of small area planning resources in Areas of Change • Retain the existing text • Propose alternative amendments for Small Area Planning process
<p>Major Issue #3</p> <p>John Fregonese</p>	<p>Land Use Page 62</p> <p>Appendix 1: Small Area Planning Process Page 2</p>	<p>[Hard copy submitted]</p> <p>Michelle Cantrell, Chair Tulsa Metropolitan Area Planning Commission Two West 2nd Street, Suite 800 Tulsa, OK 74103-4236</p> <p>Dear Ms. Cantrell:</p> <p>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</p>	<p>As a follow-up to Big Issue #3, submitted to the Commission on March 10th, the plan consultant, John Fregonese, submitted this letter to the TMAPC to clarify that due to their scope and nature, Small Area Plans should be used primarily in Areas of Change, whereas less-intensive efforts can be used in Areas of Stability.</p> <p>The Commission may elect to propose additional</p>

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		<p>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.</p> <p>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.</p> <p>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</p>	<p><i>language to the plan and/or its policies to emphasize this recommendation.</i></p>

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		<p>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.</p> <p>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.</p> <p>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.</p> <p>Respectfully,</p> <p>John Fregonese President Fregonese Associates</p>	
Major Issue #3 Home-builders	Land Use Page 51	<p>P. 51 – Last sentence under the section “Population and Job Growth” should be deleted. (“To prevent job growth from outstripping housing production here, the city should be prepared to engage in necessary small area planning so new communities can be built quickly.”)</p> <ul style="list-style-type: none"> • There seems to be heavy reliance on small area plans in this plan. We believe that small area plans 	<p><i>Discussion here is in regard to Homebuilder’s concerns about Small Area Plans.</i></p> <p><i>INCOG has also submitted comment on this sentence, asking that it be rewritten for clarity. It appears in the Consent items log:</i></p> <p><i>Proposed rewording of language for clarity:</i></p>

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		<p>can be an important tool when used judiciously. The use of small area plans for new development seems excessive.</p> <p>The NAHB reviewed the Final Draft of this plan at our request, they stated the following about the Small Area Plans in the PlaniTulsa Final Draft:</p> <ul style="list-style-type: none"> • “One should be aware that small area plans, regardless of their specificity, can end up being used to delay or protest against development in a designated small area plan area rather than encourage it. In this respect, the small area plan almost always provides for an additional layer of uncertainty in the zoning approval process. This point should be made very clear to the City.” • “The language in this section reads: ‘The primary means of implementing the PLANiTulsa comprehensive plan should be through small area and neighborhood planning process. This process can apply to existing neighborhoods in need of revitalization, main streets or other corridors, and vacant areas where new communities are envisioned.’” • “What is so troubling about this language is the scope in which small area planning can take place within the city. Essentially, all development, redevelopment, greenfield development could be subject to a small area plan. This is not typical of 	<p><u>To maintain a balance of jobs and housing growth, the city should be prepared to engage in necessary small area planning so new communities can be built quickly.</u></p>

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		<p>how small area plans are conducted.”</p> <ul style="list-style-type: none"> • “An example definition given to a small area plan by the American Planning Association is as follows: ‘A plan.... That covers specific subareas of a (jurisdiction). These plans provide basic information on the natural features, resources, and physical constraints that affect development of the planning area. They also specify detailed land-use designation used to review specific development proposals and to plan services and facilities...’” • “Limits on regulatory powers should be placed on them and their geographical locations should be limited to specific areas identified by the community as having special needs and goals.” • “Small Area Plans have a role in Tulsa’s overall planning process, but they should be limited to areas where redevelopment is most targeted. Also, Small Area Plans should encourage private investment and development, not established to give neighbors unreasonable control over the development review process.” 	
<p>Major Issue #3</p> <p>Home-builders</p>	<p>Land Use Page 52</p>	<p>P. 52 – Last sentence of 1st paragraph should be deleted. (“This includes working with areas that are already developed and are in need of infill strategies, and new communities on vacant land, both inside the city and in areas to be annexed.”)</p> <ul style="list-style-type: none"> • We recommend that small area planning be limited to Areas of Change. Such a revision would make 	<p><i>The TMAPC may:</i></p> <ul style="list-style-type: none"> ▪ <i>Delete sentence</i> ▪ <i>Retain sentence</i>

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		<p>this final sentence irrelevant. Since revitalization in Areas of Stability is not anticipated by the plan, Small Area Plans, which by definition are designed to facilitate revitalization would have no place in such areas.</p>	
<p>Major Issue #3</p> <p>Home-builders</p>	<p>Land Use Page 52</p>	<p>P. 52 – The final sentence of the page (“The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating redevelopment and reinvestment that that complements the character of the neighborhood and is consistent in form, scale, rhythm and proportion.”) should be replaced with: “The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating redevelopment, rebuilding and reinvestment as permitted through setback, height, and other objective development standards of the zoning code. While new and development will be encouraged and promoted in Areas of Change, it is not the intention of the Comprehensive Plan to prohibit redevelopment, rebuilding and reinvestment in Areas of Stability.”</p>	<p><i>The TMAPC may:</i></p> <ul style="list-style-type: none"> ▪ <i>Retain language as is</i> ▪ <i>Replace language using suggestion to the left</i> ▪ <i>Replace text with: "The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating redevelopment, reinvestment and infill."</i>
<p>Major Issue #3</p> <p>Joe Westervelt</p>		<p>2. Small Area Plans should occur only in "Areas of Change", not "Areas of Stability." There should be a clear mechanism that allows an area to "opt out" of a nonfunctional or dysfunctional "Small Area Plan." If they can be created, they also need to be able to be dissolved.</p>	<p><i>See Major Discussion Item # 3</i></p>

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		<p>"Small Area Plans" in the "Areas of Stability, will morph into some form of conservation district that will have a chilling effect in healthy and necessary residential infill. A clear example of this is the fact that homes in Maple Ridge, north of 21st street have square foot prices lower than homes in Sunset Terrace, South of 21st Street, as a result of the challenges of our existing Historic Preservation process. We should not allow the ad valorem tax base to be depressed by this unintended consequence of the Plan.</p>	
<p>Major Issue #3 Jamie Jamieson</p>		<p>ITEM 3: Small Area Plans in Areas of Stability Please retain small area planning exactly as contemplated and expressed in the Plan. This is indispensable to the Plan. Please also accept the recommendation to add the description of the Citizens Advisory Committee, as written. It's very helpful. Many, many cities have used small area planning as a matter of course for decades - including Tulsa!</p> <ul style="list-style-type: none"> • No neighborhoods should be denied the right even to ask for a small area plan. Whether and when they get the go-ahead will, I imagine, depend on the area's priority level ('stable' or 'change') and on the City's planning resources. • Well-managed small area plans remove obstacles rather than create them. As a developer who has participated actively in the development of a small area plan - the 6th St. Infill Plan - I know that such a Plan provides a very useful guide to prospective builders or developers. It's a marketing tool. 	<p><i>See Major Discussion Item # 3</i></p>

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		<ul style="list-style-type: none"> • Once adopted, a small area plan creates predictability, which is what developers and speculative builders need. Many of the land use disputes we've seen in the last decade arose from the absence of any collaboration between stakeholders. • The main reason that builders go into 'stable' or mature neighborhoods is to derive financial advantage from the value that has already been added by neighborhood home-owners. A builder's investment is usually superficial and short-term. Neighbors' investment in their property is personal, long-term and collectively much more significant financially. Unlike the builder, neighbors live there. • To build in existing neighborhoods is inevitably more complex than suburban, green fields development. Other stakeholders were there way before the builder. The urban infrastructure - streets, alleys, mature trees, attractive homes - is already in place. Indeed this is what attracts builders there in the first place. Builders have to recognize and respect it. 	
<p>Michael D. Bates BatesLine blog@batesline.com 918-409-7816</p>		<p>I offer the following language to clarify the use of the small area planning process in areas of stability. I believe these concepts are already present in the PLANiTULSA policy plan; my intent is to bring those ideas together in a single statement.</p> <p>"We value our walkable traditional neighborhoods and</p>	<p><i>Available options:</i></p> <ul style="list-style-type: none"> • <i>Add in the additional language</i> • <i>Retain as written</i> • <i>Make other changes</i>

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		<p>commercial districts. Not only do we want to build more of them, we intend to protect the handful that have survived from before World War II and the dominance of auto-oriented development. We also value the stable, mature residential areas that have given Tulsa claim to the title 'America's Most Beautiful City.' Although these are in Areas of Stability, they are vulnerable to destabilizing influences.”</p> <p>“We intend to define objective design standards for infill development in these areas, standards that allow new development while protecting the attractive characteristics of these areas, and to incorporate those standards into our land use ordinance. We will use the small area planning process, involving area stakeholders at each phase of the process, to develop infill standards for these areas. Because these areas are developed and stable, an abbreviated version of the small area planning process will be used to plan these areas., which will not be as lengthy, intensive, or demanding on city planning resources as small area plan development for Areas of Change</p>	

MAJOR ISSUE # 4: The Scale of Small Area Plans

Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue
<u>Major Issue #4</u>	<p>Land Use Page 62</p> <p>Appendix 1: Small Area Planning Process Page 2</p>	<u>The Scale of Small Area Plans</u>	<p><i>Add to Land Use Chapter, page 62, intro to Small Area Planning process and Introduction to Small Area Plan Appendix:</i></p> <p><i>Where Should Small Area Planning Take Place?</i> <i>The small area planning process should be used in areas where significant change is expected and the development in question would be at the scale of a new neighborhood and include many landowners. For example, when there is a proposal to extend utilities and infrastructure to an undeveloped area that will support a large number of new households or jobs, a small area plan should be used to guide that development. Small area plans may be conducted in Areas of Stability, but the time and resources are better put to use in Areas of Change. Small area plans need not be used for more routine planning actions, such as developments or subdivisions of land under single ownership. In these instances, a subdivision, zone change, PUD or other process under the zoning code is sufficient. However, individual landowners of large tracts may elect to do a small area plan if they choose. Another instance where this process should be used is in already-developed areas where new growth or redevelopment is expected, such as neighborhoods along a corridor that will</i></p>

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			<p><u>receive significant transit investment.</u></p> <p>Furthermore the Team proposes to remove Land Use Policy 3.8 (Land Use Chapter, page 78), which currently reads:</p> <p><i>3.8 In order to ensure that new development is compatible with Our Vision for Tulsa, zoning change decisions for developments over 5 acres on land currently zoned agriculture and shown as “New Neighborhood” should be based on small area plans to determine appropriate zoning and densities. Other building blocks may be appropriate, as well, given service levels and development patterns.</i></p> <p><i>This policy may be seen as overly prescriptive in terms specifying how much land would be affected, and is not needed, given the more explicit description of when and how small area plans should be used.</i></p> <p>Potential actions:</p> <ul style="list-style-type: none"> • <i>Accept amendments to clarify scope and scale of small area planning</i> • <i>Accept deletion of Land Use Policy 3.8</i> • <i>Retain the existing text</i> • <i>Propose alternative amendments for Small Area Planning process</i>

Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue
Major Issue #4 Home Builders	Land Use Page 62	Remove statement permitting land owners to prepare a small area plan.	<p><i>Individual land owners of large tracts may wish to prepare small area plans for their property and submit to the city for review and approval. This is especially important for landowners holding large tracts of land and wishing to obtain buyoff on master planning their site prior to obtaining development approvals. Language is clarified that small area plans are not appropriate for individual lots.</i></p> <p><i>TMAPC may elect to:</i></p> <ul style="list-style-type: none"> • <i>Leave option for land owners to conduct small area plans of large tracts</i> • <i>Remove option</i>
Major Issue #4 Jamie Jamieson	Land Use Page 62	<p>ITEM: Remove statement permitting land owners to prepare a small area plan. Please retain the option for land owners to conduct small area plans of large tracts if they want. • Why should land owners be denied this option?!!</p>	See above
Major Issue #4 Home-builders	Land Use Page 78 Goal 5.3	<p>P. 78 – Policy 5.3 – Does this mean that all new subdivisions in Tulsa must be done under a small area plan with “robust” involvement by the public? If so, developers will reject this and the suburbs will thrive. If our reading of this is accurate, this goal should be deleted. <i>5.3 Create a robust and meaningful public involvement</i></p>	See Major Discussion Item # 4

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		<p><i>process that emphasizes long-term consensus rather than project-by-project evaluation and approval.</i></p> <ul style="list-style-type: none"> ▪ <i>Develop and use a standard small area or neighborhood planning process to develop a long-range vision for new centers, neighborhoods, and areas in need of revitalization and reinvestment.</i> ▪ <i>Design the small area and neighborhood planning process to maximize local public input and identify key implementation steps. The resulting plans should reflect neighborhood needs and desires and support citywide Vision and goals.</i> ▪ <i>Small area or neighborhood planning process shall result in an implementable plan and a clear land use program that enables build-by-right zoning standards for desired buildings and uses.</i> 	
<p>Major Issue #4</p> <p>Joe Westervelt</p>	<p>Land Use Appendix 1: Small Area Planning Process</p> <p>Page 2</p>	<p>5. Remove the implication that "Stakeholder Meetings" be held in order to assist in the design of an owner's project or required zoning change. The impact of such a process should be clear to all. If one cannot get a PUD through a zoning process currently, how can we expect a project to be approved or the process be more efficient with this suggested change to the public process?</p>	<p>See Major Discussion Item # 4</p>

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Major Issue #4 Joe Westervelt		<p>6. Remove the requirement that all parcels 5 acres and larger, that are re-zoned from AG zoning, be subject to a "Small Area Plan." This is unnecessary and unrealistic due to large amount of relatively inexpensive suburban land available within City of Tulsa fence lines. This provision of the draft plan will insure that the beneficiaries of our comprehensive plan will be our neighboring suburbs.</p>	<p><i>See Major Discussion Item # 4</i></p>
Major Issue #4 John Bumgarner		<ul style="list-style-type: none"> The use of "small area planning" is a potentially dangerous impediment to building anything "new" in the City of Tulsa. "Small area planning" will likely be dominated by a small group of residents (not necessarily property owners) who care only about a small, local area, instead of the City of Tulsa as a whole. The political analogy that comes to mind is "ward politics." We see it in City Council activities all too frequently. Once you politicize zoning, forget about growth. It will prove very elusive. 	<p><i>The Small Area Planning Process has been used in other cities to create visionary but workable plans that have served as the basis for growth and redevelopment.</i></p> <p><i>The 6th Street District Plan (Pearl District) represents a local example of a small area plan that advocates for zoning changes that would enable good infill development. At present, the zoning districts requested in the plan (mixed-use) have not been created or applied.</i></p> <p><i>TMAPC may elect to:</i></p> <ul style="list-style-type: none"> <i>Retain the small area planning process</i> <i>Remove small area plans as an implementation measure of PLANiTULSA</i>
Major Issue #4 Jamie Jamieson		<p>ITEM: The Scale of Small Area Plans Please accept the team's recommendations re. the scale of small area plans.</p>	<p><i>See above</i></p>

MAJOR ISSUE # 5: Zoning and the Plan

Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue
<u>Major Issue #5</u>	<p>Land Use Chapter: Page 33, paragraph 2, sentence #3</p> <p>Page 56, paragraph 3, first sentence</p> <p>Page 75, Policy 2.9, bullet #4</p> <p>Page 81, Goal 13</p>	<u>Zoning and the Plan</u>	<p><i>The Team proposes several language amendments based on these concerns. The intent of these amendments is to clarify that development and redevelopment in Areas of Stability and Existing Neighborhoods (as throughout the city) is regulated by the zoning code, <u>not</u> by the Comprehensive Plan, which is not a regulatory document. The proposed language removes potentially subjective terms such as “character” and “rhythm and proportion”, and replaces them with the following objective language:</i></p> <p><i><u>"Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code."</u></i></p> <p><i>Instances where text changes are proposed, Land Use Chapter: Page 33, paragraph 2,</i></p>

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			<p><i>sentence #3</i> <i>Page 56, paragraph 3, first sentence</i> <i>Page 75, Policy 2.9, bullet #4</i> <i>Page 81, Goal 13</i></p> <p><i>Potential actions:</i></p> <ul style="list-style-type: none"> • <i>Accept the amendments</i> • <i>Retain the existing text</i> • <i>Propose alternative amendments for Small Area Planning process</i>
<p>Major Issue #5</p> <p>Phil Marshall</p>		<p>Eliminate all of Land Use Policy 3.6, page 76 on final draft, so it will be consistent with TMAPC Discussion Issues, item #5 on page 3, Zoning and the Plan.</p> <p>3.6 Encourage complementary building height, scale, design and character.</p> <ul style="list-style-type: none"> • Create a sense of place by encouraging development of buildings, structures and landscapes that complement the character and scale of their setting. • Encourage new development to be appropriate to the context of its location in density, massing, intensity and size, particularly when adjacent to existing residential areas and historic districts. • Design buildings to be compatible in height, scale, bulk and massing to the urban context and established character of the surrounding area. • Design parking lot location, configuration, access points and screening to minimize spillover and mitigate any negative effects. 	<p><i>The TMAPC may:</i></p> <ul style="list-style-type: none"> ▪ <i>Retain policy 3.6</i> ▪ <i>Remove policy 3.6</i> ▪ <i>Amend language in policy 3.6</i>

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Major Issue #5 Peggy Pianto		Name: Peggy Pianto Neighborhood (optional): Midtown One version of this plan contained under Existing Residential Neighborhoods and Areas of Stability the phrase "consistent in form, scale, rhythm and proportion." Then I read in the comments where this phrase was removed and changed to "as permitted through clear and objective setback, height, and other development standards of the zoning code." Why? The problems in our neighborhoods now are with the zoning codes which allow the ugly, ill-proportioned and ill-fitting infills. I think the language should be corrected to include the words "form, scale, rhythm and proportion."	<i>The TMAPC may:</i> <ul style="list-style-type: none"> ▪ <i>Insert terminology "consistent in form, scale, rhythm and proportion" when discussing infill</i> ▪ <i>Retain language as currently written</i> ▪ <i>Amend language</i>
Major Issue #5 Various in comments and in Public Hearing		Retain the language "consistent in form, scale, rhythm and proportion." Do not replace it with "as permitted through clear and objective setback, height , and other development standards of the zoning code."	<i>See Major Discussion Item # 5</i>
Major Issue #5 Joe Westervelt		4. Text should be modified to make clear that development and new home construction can occur in "Areas of Stability." These small projects would be regulated by our existing/ revised zoning code.	<i>See Major Discussion Item #5</i>
Major Issue #5 Thomas Connor		From: Thomas Connor [mailto:tom.connor@sbcglobal.net] Sent: Wednesday, March 10, 2010 1:11 PM To: Planning Subject: support for PLANiTulsa We strongly support the current language of PlaniTulsa regarding stabilization of older neighborhoods. Please do not revise this	<i>See Major Discussion Item #5</i>

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		<p>language. We do not want to encourage developers to demolish valuable, charming older homes and replace them with new houses that don't fit in. This only provides a short term benefit to the builder, at a very high, long term cost to the community. Thank you. Tom and Linda Connor. 2741 E 23rd St Tulsa.</p>	
<p>Major Issue #5 Sheila Swearingen</p>		<p>From: Sheila Swearingen [mailto:sheila.swearingen@gmail.com] Sent: Wednesday, March 10, 2010 1:21 PM To: Planning Subject: Support for PlaniTulsa as written</p> <p>I strongly urge that the report be adopted as written. Some of the changes proposed seem to be in conflict with the plan as adopted after thousands of Tulsans, including me, had participated in sessions to give us a chance to be included in the PlaniTulsa process.</p> <p>In particular, I object to replacing language about historic and stable neighborhoods that now reads</p> <p><i>“Development activities in these areas should be limited to the rehabilitation or improvement of existing homes, or small-scale infill that complements the character of the neighborhood and is consistent in form, scale, rhythm and proportion as seen from the street.”</i></p> <p>with:</p>	<p><i>See Major Discussion Item #5</i></p>

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		<p><i>"Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code."</i></p> <p>This would change the intent and character of zoning in older neighborhoods that have faced encroachment by infill that is inconsistent with existing structures.</p> <p>I also object to a proposal to delete the following section:</p> <p><i>"Historic designations are often considered the only way to protect classic neighborhoods; this is a valuable policy tool to preserve a neighborhood's special qualities. However, most neighborhoods do not meet the requirements necessary to qualify for historic designation. The concept of stability and change is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life."</i></p> <p>Please ensure that the public will continue to be involved with planning. Tulsans showed that they care and are thoughtful about the future.</p> <p>Lastly I do not agree that we need more funding to widen roads. We should look to smart solutions rather than continue solutions that will not be viable in the future.</p>	

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		<p>Sheila Swearingen Swearingen Communications 2 West 6th St., Ste. 250 Tulsa, OK 74119 918-584-3509 mobile 918-556-3800 office www.swearingenvideo.com</p>	
<p>Major Issue #5 Pam Curtis</p>		<p>From: Pam Curtis [mailto:pam.curtis@hpinc.com] Sent: Wednesday, March 10, 2010 1:34 PM To: tmapc@incog.org; Planning Subject: PlaniTulsa</p> <p>To the Commissioners and Planners for Tulsa Metropolitan Area Planning Commission and City of Tulsa</p> <p>I have been a participant in many of the planning sessions for the new Comprehensive Plan which is proposed and before you today for consideration. What a thrill it was to be part of this epic event, helping to guide the city planners and others to what the vision of Tulsa can be. We, the citizens, have spoken and the consultants listened and digested what we said. It is now before to you consider and to adopt, in its entirety.</p> <p>I am particularly interested in stating that the language which is used for the "Areas of Stability" and "Areas of Change" should continue to be that the development activities in these areas should be consistent in form, scale, rhythm and proportion as seen from the street. Tulsa's classic neighborhoods need the protection afforded in the language in order to preserve their character and quality of life. Please keep the language as mentioned above.</p> <p>Also contained in 5.3 of the document is the language to</p>	<p><i>See Major Discussion Item #5</i></p>

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		<p>encourage Small Area planning. Please keep this as a very important component of the Comprehensive Plan. Do not let the pressures of a few sway you from the ideals of the many. And as has been occurring over the past several years and is a hot topic for South Tulsans, street widening does not need to occur when alternative intersection technologies can improve traffic flow at a fraction of the cost and make street widening unnecessary. You have a formidable task before you, voting YES for the PlaniTulsa Comprehensive Plan as proposed. Your consideration of my comments is greatly appreciated.</p> <p>Thank you for your time and service to Tulsa, Respectfully, Pamela Curtis 1151 S. Peoria Ave Tulsa, OK 74120</p>	
<p>Major Issue #5 Patty Southmaye r</p>		<p>March 10, 2010 Michele Cantrell, Chairwoman Tulsa Metropolitan Area Planning Commission Members of the Tulsa Metropolitan Area Planning Commission, I would like the language, maps, graphs and concepts under Land Use, Part VI: Managing the Plan to be adopted as written in the final draft. The sentence on page 52, "The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating redevelopment and reinvestment that compliments the character of the neighborhood and is consistent in form, scale, rhythm and proportion" is critical to creating a stable neighborhood. The nation as a whole is suffering from the worst new home building cycle in the last 50 years.</p>	<p><i>See Major Discussion Item #5</i></p>

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		<p>Remodeling expenditures typically rise less than residential construction spending during an upturn and decline less during a downturn. According to a report from the Joint Center for Housing Studies of Harvard University, "With the home building downturn, the remodeling share of spending is increasing. Remodeling increased 160% from 1990's to 2007. While there has been some downturn in the remodeling market, it is still less drastic than in home building, 15.5% compared to 52.6%."</p> <p>The National Association of Homebuilders and Remodelers (NAHB) estimates that money spent on remodeling- currently about \$225 billion annually accounts for 40 percent of a11-residential construction. Remodeling will surpass new-home construction in terms of dollars spent within 10 years, the NAHB predicts. Removal of the Areas of Stability and eliminating the language on page 52 of the Land Use section of PlaniTulsa regarding the form, scale, rhythm and proportion of neighborhoods destabilizes the neighborhoods. There is no incentive to remodel your home in an unstable neighborhood. People will move to the subdivisions of Bixby, Owasso and Jenks to get the new amenities they desire rather than invest their monies in an unstable neighborhood.</p> <p>Please adopt PlaniTulsa and the entire section, "Land Use, Part VI: Managing the Plan". Stabilize the existing neighborhoods. Let's benefit from a percentage of the \$225 billion dollar a year remodeling market and keep our taxpayers here in Tulsa.</p> <p>Thank you, ~ Patty Southmayer 2251 East 38th</p>	

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Major Issue #5 Dudley & Jewell Conner		<p>March 9, 2010 Tulsa Metropolitan Area Planning Commission c/o INCOG Re: PlaniTulsa - Areas of Stability Dear Planning Commission Members: Thank you for all your efforts and hard work on the Comprehensive Plan. I would like to support the PlaniTulsa document in its current form that contains language addressing Tulsa's established neighborhoods. I have lived in Tulsa most of my life, and am currently watching my children raise my grandchildren here. Our older, established neighborhoods are a gem in Tulsa's crown that need to be protected. When we entertain guests from out of town, we take them on tours of these neighborhoods, which are rich in history and character. Tulsa needs a new comprehensive plan that allows for new growth in appropriate areas while protecting its greatest assets. Please keep all PlaniTulsa language in "Land Use, Part VI: Managing the Plan:" especially the phrase "consistent in form, scale, rhythm and proportion." Sincerely, Dudley & Jewell Conner 3411 E. 56th Place Tulsa, OK 74135</p>	See Major Discussion Item #5
Major Issue #5 Jamie Jamieson		<p>ITEM: Zoning and the Plan Please retain the existing text, and reject the PlaniTulsa's team's fallback suggestion. Thus all the references to "character", "form", "scale", "rhythm and proportion" in the following sections are retained:</p>	See Major Discussion Item #5

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		<ul style="list-style-type: none"> • Page 33, paragraph 2, sentence #3 • Page 56, paragraph 3, first sentence • Page 75, Policy 2.9, bullet #4 of the Land Use document. • Goal 13 on page 81 of the Land Use document. • The terms ‘character’ ‘form’, ‘scale’, ‘rhythm’ have meanings that are well-understood by builders, developers and architects and by lay people. The inclusion of these terms is helpful to all parties. • It is unconvincing to argue that these terms are too vague: most words in the language are ‘vague’ to some degree. The current wording helps to describe the intentions very effectively. • The Zoning Code itself provides the specific, regulatory constraints. 	
Major Issue #5 Barbara VanHanken	Land Use Page 56	Page 56. Retain all content as written to Alignment with the Vision and Comprehensive Plan paragraph 2, ...regulations that ensure the appropriate, remove shape, scale, and make up, add “ form, scale, rhythm and proportion including a stormwater runoff plan for” development within... [FA: Move to Major issue #5]	<i>See Major Discussion Item #5</i>
Major Issue #5 Barbara VanHanken	Land Use Page 82	Page 82. Retain all content as written to Goal 13, I strongly support the retention of “form, scale, rhythm and proportion” as a very important goal for stable neighborhoods regarding new infill. [FA: Move to Major Discussion Item #5]	<i>See Major Discussion Item #5</i>
Major Issue #5 Barbara VanHanken	Land Use Page 83	Page 83. Sec 16.1 bullet 3, Standards should include form, scale, rhythm and proportion with a limitation on the amount of permeable surface that must be retained. [Move to Major Issue #5]	<i>See Major Discussion Item #5</i>

Remaining Discussion Issues

Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue
1. Michael Reed	General	Need to add to our PLANiTULSA project: 1. Exit ramp off I75 NB onto the overpass of Independence near Archer Street 2. Acquire federal funding or Stimulus dollars for a rail system on the Evans Fintube sites and connect to rail corridor over to 23 rd and Jackson.	<p><i>These items are site specific and should be evaluated as part of an implementation program.</i></p> <p><i>TMAPC may elect to:</i></p> <ul style="list-style-type: none"> • <i>Leave these items to be considered as a small area plan or in an implementation program</i> • <i>Include these items in the plan</i>
2. John Bumgarner	General	<p>More Specific Suggestions</p> 1. If the Plan is going to mix in throughout its verbiage, specific action recommendations, then it should also require the author to list them as a separate appendix so the reader can focus on action specifics vs. “fluff.”	<p><i>The Goals and Policies section contains specific policies to guide the TMAPC and the City.</i></p> <p><i>The Strategic Plan, as maintained by the Mayor’s Office, will detail specific actions to implement the plan.</i></p>
3. John Bumgarner	General	2. The author should quantify the cost of “planning” needed to implement this Plan.	<i>A comprehensive plan establishes goals and policies that will help guide the City in allocating resources.</i>
4. Liz Wright	General	Regarding drainage issues: Infill development will continue to be a sore issue for stable, older neighborhoods unless drainage issues are resolved prior to construction. Too many residents	<i>The city has processes in place to address drainage such as: a grading plan is required and, you cannot get a plan approved that causes increased runoff on your neighbors. In addition there is a new rule in response to recent</i>

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		<p>have incurred damage to their properties due to runoff from infill development. Our Vision should address the enforcement of existing processes to mitigate adverse impacts of infill development. One such impact concerns drainage, whether above ground or underground.</p> <p>While certain processes are currently in city ordinances, the need exists to evaluate and to improve the appropriate channels throughout the infill continuum. Presently, too many residents have suffered from the ineffectual implementation of the current system. In other words a critical component is missing to ensure existing neighborhoods are not harmed with no recourse but a civil suit.</p>	<p><i>developments that if you bring more than five feet of fill in on the property, a full drainage study is required (not just a grading plan).</i></p> <p><i>During construction, silt fencing is required. Again, standard. Management of runoff during the construction phase is always a challenge as dirt is being moved, permanent drainage is under construction.</i></p>
5. Home Builders	Land Use General	<p>Define the use of the word “Protect” in the plan and replace with another word. <i>Instances of “Protect” referring to homes or neighborhoods in Land Use Chapter:</i></p> <ul style="list-style-type: none"> • Page 2 (sidebar) • Page 54 1st paragraph • Page 72 • Guiding Principle Bullet #4 • Page 79, • Policy 5.7 	<p><i>The word “protect: is currently used in Tulsa’s existing zoning code – in reference to residential and commercial areas:</i> <i>SECTION 400. PURPOSES OF RESIDENTIAL DISTRICTS</i> <i>A. General Purposes.</i> <i>The Residential Districts are designed to:</i></p> <ol style="list-style-type: none"> 1. <i>Achieve the residential objectives of the Comprehensive Plan.</i> 2. Protect <i>the character of residential areas by excluding inharmonious commercial and</i>

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		<ul style="list-style-type: none"> • Page 82 • Policy 7.1 • Page 82, Goal 14 • Page 83 Policy 14.4 	<p>industrial activities.</p> <p>e. Protecting the character of commercial districts and their peculiar suitability for commercial uses</p> <p>In addition, the word “protect” is used throughout the existing comprehensive plan. For example:</p> <p>District Plan 2</p> <p>Goal 2.</p> <p>Modify current land use practices to more closely reflect the existing uses and conditions within the neighborhood. Encourage infill on small lots and ensure compatible infill development in the future. Modify design and land use standards to support improved design as a means of protecting residential areas from incompatible commercial/industrial uses.</p> <p>District 5 Plan</p> <p>2. GENERAL POLICIES</p> <p>2.1 District-Wide Policies</p> <p>2.1.1 Provide a better living environment through the limitation of certain physical hazards in the area; including flooding and traffic.</p> <p>2.1.2 Protect and preserve District 5 as primarily a place to live, maintaining the quality of life in residential neighborhoods.</p> <p>4.5 Industrial Areas</p> <p>4.5.1 GOAL</p>

Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue
			<p>Protect the employment base by encouraging compatible industrial uses beneficial to the quality of District 5.</p> <p>4.5.2 OBJECTIVES</p> <p>4.5.2.1 Preserve and protect from encroachment those sites exhibiting desirable characteristics for industrial development.</p> <p>District 9 Plan</p> <p>4.4.3.8 The former Whittier Elementary School site may be appropriate for commercial development/redevelopment. This is recommended to be through the PUD process, and extend to the alleyway between Zunis and Gillette. The development should include adequate screening and buffering to protect the residential areas on the north. Closing of one or more of the area streets should be considered to avoid commercial through-traffic in the neighborhoods.</p> <p>4.4.3.10 At such time as further commercial development occurs at the Pine/Lewis intersection, consideration should be given to protection of surrounding residential areas by cul-de-sacing and closing streets to reduce commercial through-traffic in the neighborhoods.</p> <p>TMAPC may elect to:</p> <ul style="list-style-type: none"> • Retain the word “protect” in plan

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			<ul style="list-style-type: none"> • <i>Replace the word “protect” throughout the plan</i>
6. Jamie Jamieson	Land Use General	<p>ITEM: Define the use of the word ‘protect’ in the plan and choose another word’. Please ignore this ridiculous request and retain the word ‘protect’.</p> <ul style="list-style-type: none"> • The word ‘protect’ appears in many places in the existing Plan. 	
7. John Bumgarner	Land Use General	<p>4. How is the term “neighborhood” defined? Who determines? If a “neighborhood” migrates from 10% rental properties to 55% over time, do property owners vote? Should votes be cast by land area? Do renters count? Far too often, a vocal minority of property owners present themselves as a “neighborhood association” and, as such, win political votes they would have lost in a fair debate. An example is the project at the southeast corner of 15th & Utica that went through seventeen public hearings . . . BOA, TMPAC, HD, and City Council . . . to get a curb cut on Victor Avenue. By written petition, the project had overwhelming support of “neighborhood” residents and property owners. However, because of 15-20 dedicated “naysayers,” it took seventeen hearings. The vocal minority showed up, while the supporters were more passive (even though they signed a petition with over 150 names in support). Vocal beats written every time -- even if wrong for the best long-term interest of ALL the citizens of Tulsa.</p>	<p><i>“Neighborhood” is not rigidly defined in the plan, but renters and owners should be considered members of a neighborhood.</i></p> <p><i>The intent of using the Small Area Planning Process, as outlined in the plan is to minimize the need for excessive hearings and review of projects. Small Area Plans are intended to be guided by property owners and areas stakeholders and implemented by applying zoning districts that allow the kinds of development described in PLANiTULSA.</i></p>

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8. John Bumgarner	Land Use General	<p>Additional Concerns:</p> <ul style="list-style-type: none"> The Plan should add a category called “fringe” to identify areas where the conflict between development and so-called stable neighborhoods will almost certainly occur, in order for the entire City of Tulsa to grow and expand jobs. Most of these areas are already known. Future ones will also need a category in which to fit. 	<p><i>Small Area Planning Process and recommended zoning code revision is intended to focus on the interface between areas of change and stability.</i></p>
9. John Bumgarner	General Transportation	<p>3. Have the author list and quantify the first 5 (or 10) things necessary to implement the transportation chapter. It is well conceived, but is it doable? How do we make it doable?</p>	<p><i>The Strategic Plan includes the initial recommended actions for concepts in the Transportation chapter.</i></p> <p><i>In addition, an Urban Corridor appendix details recommendations for four specific facilities.</i></p>
10. Other	Vision Page 12 Vision Map	<p>The bridge over 41st St makes no sense. It would compromise the value of Riverparks and bring heavy traffic from the west side of the river in to a primarily residential area on the east side. There is a bridge only 1 mile away at 51st so this also seems redundant.</p>	<p><i>This bridge is consistent with the Arkansas River Corridor Vision Plan. The possible bridge at 41st is intended to show how a better connection for pedestrians, bikes, and transit could be made to SW Tulsa. Bridge is conceptual, and would require detailed study.</i></p> <p><i>TMAPC may elect to:</i></p> <ul style="list-style-type: none"> <i>Retain bridge</i> <i>Remove bridge</i>

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11. John Bum-garner	Vision Page 38-39	5. On pages 38-39 of "Achieving the Vision," the verbiage here is fuzzy, obtuse, and fails to be specific as to HOW the "Plan for Action" will do something other than speed approvals more swiftly than competing communities. When will the City of Tulsa: remove barriers to desired actions coordinate public interest create strategic partnerships ? ? ?	<i>The Vision broadly outlines these ideas, while the Policy Plan and Strategic Plan specify how they will be carried out.</i>
12. John Bum-garner	Vision Page 44	6. On "Achieving the Vision," page 44: "Step 4: Conduct Neighborhood and Small Area Planning in Key Areas" should be deleted. It will discourage a broader view of what the City of Tulsa needs and will lead to a "protection mentality." In other words, small area planning becomes a large PUD designed by planners and citizen "stakeholders." It is not a good idea except in a large area (not small), reconstruction context.	<i>[Major Issue #1 proposes removing this language]</i>
13. John Bum-garner	Vision Page 45	5. On page 45 of "Achieving the Vision" : "The city will adopt the comprehensive plan but most of the key projects will be built by the private sector." Why not have a few workshops for investors and developers BEFORE a final plan is developed?	<i>The PLANiTULSA team has met with Home Builders Association, local foundations, and numerous land owners and developers during and following the plan draft process. A Return On Investment model training was conducted in December of 2009 for the Home Builders and other developers. The PLANiTULSA team is happy to meet and discuss the plan with the development</i>

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			<p><i>community at any time.</i></p> <p><i>[Major Issue #1 proposes removing this language]</i></p>
14. John Bumgarner	Vision Page 45	<p>6. On page 45 of “Achieving the Vision”: “The City should establish measurable goals based on the PLANiTULSA strategic plan (examples?), make sure the departments and agencies have adequate resources to accomplish them (\$\$ how many \$\$) and hold them accountable for performance.” What is being measured? How is the City going to hold departments and agencies accountable?</p>	<p><i>Specific goals and tasks for the first one- to two-years of implementing the PLANiTULSA plan are described in the Strategic Plan document, which will be considered by the Mayor and City Council as part of their budgetary discussion.</i></p> <p><i>[Major Issue #1 proposes removing this language]</i></p>
15. John Bumgarner	Land Use Page 5	<p>4. On Land Use (“LU”) page 5, the last sentence reads: “This map should evolve as the Comprehensive Plan is implemented, keeping true to the overall vision, but adjusting to new neighborhood plans, unforeseen opportunities, and <i>minor</i> adjustments that will arise.” The word “minor” should be deleted.</p>	<p><i>The TMAPC retains the authority to amend the plan.</i></p> <p><i>TMAPC may elect to:</i></p> <ul style="list-style-type: none"> • <i>Remove “minor”</i> • <i>Retain “minor”</i>
16. John Bumgarner	Land Use Page 28 <i>Note: Assume this is referring to Plan Map on Page 28</i>	<p>2. The corridor between the north of Hillcrest and the South of St. John is or will become a key future growth area for the medical and health care sector. The current maps do not recognize the need for more robust development on Utica Avenue along this critical corridor. How can this be fixed? The area for future growth needs to be defined as 300 feet from the property line along Utica Avenue, between 13th St. and 19th St. And, yes, this will intrude into a segment of certain neighborhoods while protecting the ability of</p>	

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	<i>of Land Use Chapter</i>	the health care sector to efficiently expand and grow for the benefit of the entire City. Quality development along this corridor will stabilize the perimeter of the neighborhoods.	
17. Joe Westervelt	Land Use Page 45	9. Recognize that the concept of merging housing and growth trends provided by INCOG with desired results of the survey group in (Land Use Section starting on page 45) to produce a new trend of growth per the 2030 goal, is pure conjecture.	
18. Joe Westervelt	Land Use Page 52	3. "Areas of Stability" need to be better defined, as current description is too broad. Maps that designate these areas need to recognize existing growth corridors (Brookside, Cherry Street, the Lewis and Utica Medical corridor, River Corridor, etc) so that the most economically likely growth can be nurtured and tax base improved.	<p><i>Existing growth corridors in areas that are not exclusively single family are shown as areas of change.</i></p> <p><i>TMAPC may elect to:</i></p> <ul style="list-style-type: none"> • <i>Leave these areas as designated</i> • <i>Change all corridors regardless of existing use to Areas of Change</i>
19. Comment from Website:	Land Use Page 52	Stability Change map has the SEC of 31 & Peoria as Change. It is a 1920's era Tulsa Mansion Estate. It seems that it would be more appropriate to have it be stability like the surrounding historic neighborhoods which surround it.	<p><i>TMAPC may elect to:</i></p> <ul style="list-style-type: none"> ▪ <i>Amend map</i> ▪ <i>Retain map</i> ▪ <i>Suggest alternative amendment</i>
20. Homebuilders	Land Use Page 53	P. 53 – The map should be updated to show the two distinct categories of Areas of Stability (Established Areas vs. Reinvestment Areas) discussed on Page 54.	<p><i>The TMAPC may:</i></p> <ul style="list-style-type: none"> ▪ <i>Amend map as recommended</i> ▪ <i>Retain map</i>

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21. Home-builders	Land Use Page 54	<p>P. 54 – First paragraph should be deleted. (“Historic designations are often considered the only way to protect classic neighborhoods; this is a valuable policy tool to preserve a neighborhood’s special qualities. However, most neighborhoods do not meet the requirements necessary to qualify for historic designation. The concept of stability and change is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.”)</p> <ul style="list-style-type: none"> • This paragraph intimates that Areas of Stability are “watered down” versions of the protections which historic preservation district offer. This is not true and is a misleading implication. 	<p><i>The TMAPC may:</i></p> <ul style="list-style-type: none"> ▪ <i>Retain paragraph as is</i> ▪ <i>Delete paragraph</i>
22. Home-builders	Land Use Page 54	<p>P. 54 – 2nd Column, 2nd paragraph, final sentence (“The challenge in these places is to preserve character without preventing residents from reinvesting in their homes to meet contemporary standards.”) should be replaced with: “The challenge in these places is to preserve character without preventing property owners from reinvesting in, rehabilitating or rebuilding their homes.”</p>	<p><i>The TMAPC may:</i></p> <ul style="list-style-type: none"> ▪ <i>Retain sentence as written</i> ▪ <i>Amend sentence as suggested</i>
23. Home-builders	Land Use Page 55	<p>P. 55 – Delete first paragraph on the page. (“This plan does not identify which areas are Established and which are Reinvestment Areas. . .”)</p> <ul style="list-style-type: none"> • Since we are suggesting that the map DOES 	<p><i>The TMAPC may:</i></p> <ul style="list-style-type: none"> ▪ <i>Retain paragraph as written</i> ▪ <i>Delete paragraph as suggested</i>

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		highlight the differences in these areas, this sentence would no longer make sense.	
24. Jamie Jamieson	Land Use Page 55	<p>ITEM: Areas of Change Please retain designations as presently planned. In closing, and as many others have already done, I again strongly urge you to approve PlaniTulsa without delay, to preserve small area planning exactly as proposed by the PlaniTulsa team, to preserve the classifications of “stable” and “change” areas; and to enable Tulsa to start fixing the problems we’ve lived with for far too long.</p>	
25. Home-builders	Land Use Page 57	<p>P. 57 – Final paragraph, second sentence (“When possible, rezoning should be conducted under the auspices of a small area or neighborhood planning process.”) should be deleted.</p> <ul style="list-style-type: none"> As noted above, small area plans are over-used in this proposed plan. 	<p><i>The TMAPC may:</i></p> <ul style="list-style-type: none"> <i>Retain sentence as written</i> <i>Delete sentence as suggested</i>
26. Home-builders	Land Use Page 57	<p>P. 57 – Final sentence under Parking Management Districts (“It is most likely that parking management and mixed-used zoning districts should be applied concurrently under the guidance of a small area or neighborhood planning process.”)</p> <ul style="list-style-type: none"> See comments above on the overusage of small area plans. 	<p><i>The TMAPC may:</i></p> <ul style="list-style-type: none"> <i>Retain sentence as written</i> <i>Delete sentence as suggested</i>
27. Joe Wester-	Land Use Page 57	<p>8. Add two new zoning designations to our existing code (to be drafted by the TMAPC, its staff</p>	<p><i>The Plan recommends the creation of new zoning</i></p>

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velt		<p>and City Planning Department). MUD (Mixed Use Development) and TZD (Transition Zone Development). The MUD zoning designation should be tailored to accomplished mixed use developments contemplated by planners for downtown and other appropriate areas in "Areas of Change." It should have flexible uses by right.</p> <p>The TZD zoning designation should be reflected on maps as areas of transition between "Areas of Change" and "Areas of Stability", it should allow for mixed uses, non residential uses, multifamily uses and parking. There should be uses by right, with clearly described and significant buffers (masonry walls, trees, prescribed buffers, etc) from adjacent "Areas of Stability."</p>	<p><i>districts. The specifics of these district will be determined through that process.</i></p>
28. Home Builders	<p>Land Use Page 74</p> <p>Policy 2.5</p>	<ul style="list-style-type: none"> ▪ Land use chapter recommends being amended no more than twice a calendar year so there is some stability and to monitor performance ▪ Don't want to lock them in to wait until the plan is updated twice a year. 	<p><i>Twice-annual plan amendments mean that the plan should be amended to conform to zoning changes made in the last 6-month period. This allows TMAPC to change a zone and then amend the plan to match. This allows TMAPC to make zoning changes as they are requested and does not require plan changes at every meeting, which are difficult to keep up with administratively.</i></p> <p><i>TMAPC may elect to:</i></p> <ul style="list-style-type: none"> • <i>Retain option to update plan twice a year to be consistent with zoning changes and</i>

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			<p><i>clarify the language as needed</i></p> <ul style="list-style-type: none"> • <i>Change option to requirement that plan be updated with every zoning change approve</i> • <i>Insert another time frame for updating of plan</i>
29. Joe Westervelt	Land Use Page 74 Policy 2.5	<p>7. Language should be added to the plan to reflect that fact that this is an organic plan and that modifications to plan have a clear process, and not limited to every 6 months, particularly in the initial years. It is inevitable initially that there will be adjustments to maps and other items as the plan begins to be tested by use.</p>	<p><i>The Plan is intended to be an evolving document.</i></p> <p><i>The twice-annual amendment policy is intended to streamline the process of amending the plan. Zoning changes will continue as usual and the plan will be amended twice a year to update it with any changes made by the TMAPC.</i></p> <p><i>TMAPC may elect to:</i></p> <ul style="list-style-type: none"> • <i>Retain the existing language to amend the plan twice a year.</i> • <i>Consider policy language that allows plan amendments more frequently.</i>
30. Michelle Cantrell	Land Use Page 74 Policy 2.7	<p>Should the stability/change map have a designated time period for updating?</p> <p>2.7 Use the Stability and Change Map as a guide to where future growth and development will occur. The Stability and Change map helps establish the implementation priorities for PLANiTULSA in specific geographic areas.</p> <ul style="list-style-type: none"> • Edges between the areas of stability and areas of change are variable and in most cases are transition zones between intensities of uses. 	<p><i>The Team recommends that the Stability and Change Map be amendable twice annually.</i></p> <p><i>Proposed text:</i></p> <p><i>The Stability and Change Map may be amended twice annually by the TMAPC when the Land Use Map is amended.</i></p>

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			<p><i>TMAPC may elect to:</i></p> <ul style="list-style-type: none"> • <i>Amend Policy 2.7 to include the biannual amendment clause</i> • <i>Retain the text as written</i> • <i>Propose an alternative amendment</i>
31. Tulsa Metro Chamber	Land Use Page 75 Policy 2.9	<p>LAND USE CHAPTER 2.9, page 75 Current language: Establish criteria for identifying areas of stability. Define areas of stability as:</p> <ul style="list-style-type: none"> • Established neighborhoods • High performing commercial and industrial areas • Historic districts and areas with concentrations of historic structures <p>Planning/investment priorities for areas of stability include:</p> <ul style="list-style-type: none"> • Connectivity and streetscapes improvements • Housing/neighborhood revitalization and rehabilitation programs • Redevelopment of aging strip centers or corridors • Small-scale infill that complements the character of the neighborhood and is consistent in form, scale, rhythm and proportion, as seen from the street 	<p><i>Available options:</i></p> <ul style="list-style-type: none"> • <i>Delete the language from the plan as requested</i> • <i>Retain the language</i> • <i>Make other changes</i>

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		<p>The definition and boundaries for areas of stability should be made by the City Council as the elected representatives of the community. Further definition and identification of areas should be made by the Council in the future, perhaps during the Strategic Implementation Phase.</p> <p><i>Suggested rewording: Establish criteria for identifying areas of stability. [Delete the remaining language]</i></p>	
32. John Bumgarner	Land Use Page 77	<p>On Land Use (“LU”) page 77 - Land Use Priority 2:</p> <p>“Put procedures, processes and tools in place to effectively and equitably implement PLANiTULSA.”</p> <p>Why have the specifics not been expressed? Where are the details? Can they be provided?</p>	<p><i>The Goals and Policies section includes the specific language that will guide decision makers in implementing the plan.</i></p>
33. Home-builders	Land Use Page 77	<p>P. 77 – Goal 4.3 should be amended to read: “Ensure that adequate land to accommodate desired development is zoned and ready for development through implementation of city initiated zoning cases.”</p> <ul style="list-style-type: none"> • Removing references to small area plans. <p>4.3 Ensure that adequate land to accommodate desired development is zoned and ready for development through implementation of city initiated zoning cases following the adoption of small area plans. City initiated zoning recommendations should be consistent with small area plans.</p>	<p><i>Intent of this policy is that the city initiates zoning only after the completion of a small area plan or study, or at the request of the owner.</i></p> <p><i>The TMAPC may:</i></p> <ul style="list-style-type: none"> ▪ <i>Retain sentence as written</i> ▪ <i>Delete reference to small area plans as suggested</i>

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34. Michelle Cantrell	Land Use Chapter, Page 77, Policy 5.1	<p>Why say “at a minimum”?</p> <p><i>5.1 Review and revise the zoning code to ensure that a diverse range of uses and building types can be produced by the market place.</i></p> <ul style="list-style-type: none"> • <i>At a minimum, create mixed use districts that allow the PLANiTULSA building prototypes to be developed, by right, and bring parking standards up to current best practices.</i> 	<p><i>Statement is intended to stress the importance of adding mixed use zoning districts to the code in order to facilitate development envisioned in the plan.</i></p> <p><i>The TMAPC may amend the language to remove “at a minimum”.</i></p> <p><i>TMAPC may elect to:</i></p> <ul style="list-style-type: none"> • <i>Amend Policy 5.1 to remove “At a minimum” and begin the statement with “Create”</i> • <i>Retain the text as it is</i> • <i>Propose alternative amendments.</i>
35. Tulsa Metro Chamber	Land Use Page 79 Policy 5.6	<p>5.6, page 79</p> <p>Current language: Coordinate land use and economic development efforts to achieve the redevelopment and economic goals of the community including job growth and retention, business retention, and the creation of a thriving environment for entrepreneurs.</p> <ul style="list-style-type: none"> • Consolidate and/or reorganize Tulsa's planning and economic development-related functions to improve internal coordination. • Continue and strengthen coordination between the city's economic development and planning 	<p><i>Available options:</i></p> <ul style="list-style-type: none"> • <i>Revise as requested</i> • <i>Retain as written</i> <p><i>Make other changes</i></p>

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		<p>departments and the city's chambers. <i>Suggested rewording:</i></p> <p><i>Coordinate land use and economic development efforts with the business community to achieve the redevelopment and economic goals of the community. Coordinate with existing efforts at the Tulsa Metro Chamber regarding job growth and retention, business retention, and the creation of a thriving environment for entrepreneurs.</i></p> <ul style="list-style-type: none"> • <i>Consolidate and/or reorganize Tulsa's planning and economic development-related function, in collaboration with the Tulsa Metro Chamber, to improve internal coordination.</i> • <i>Continue and strengthen coordination between the city's economic development and planning departments and the city's chambers.</i> 	
36. Tulsa Metro Chamber	Transportation	<p>TRANSPORTATION CHAPTER</p> <p><i>Add to either Transportation or Land Use Chapter:</i></p> <p><i>Completion of the Gilcrease Expressway is important to the future economic growth and development of north and west Tulsa. The City should make it a priority to complete the expressway immediately and focus on the assisting</i></p>	<p><i>Available options:</i></p> <ul style="list-style-type: none"> • <i>Add in new language</i> • <i>Retain as written</i> <p><i>Additional option:</i></p> <ul style="list-style-type: none"> • <i>Add language that recommends the City ensure that this area which will be made more accessible by the Gilcrease</i>

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		<i>with economic growth it will bring in nearby areas.</i>	<i>Expressway, be prepared for development through the Small Area Planning process.</i>
37. INCOG	Transportation Page 9 Figure 3	This map does not show any roadway widenings on 81st or 101st Streets. These roads are currently over capacity and are projected to be extremely overburdened by 2030. Currently segments of 81st Street (From Yale to Mingo) and 101st Street (Sheridan to Memorial) are already operating at LOS E, meaning that the facility is "in the vicinity of capacity," or LOS F operation. (INCOG 2009 Congestion Management Process, p. 17, Map 4) Recommended Action: Include roadway widenings on 81st and 101st Streets from Riverside Drive to Garnett Road.	<p><i>Team recommends:</i></p> <ul style="list-style-type: none"> • <i>The reevaluation of roadway widening based on demographic changes and recommendations to use a multi-modal approach to meet the travel demands of Tulsans.</i> • <i>Emphasizing the need for Transit improvements to the 91st and Mingo-Garnett Corridor prior to investments in roadway capacity.</i> • <i>Conducting an analysis of the subject area using the urban corridor planning process to uncover intersection and ITS improvements that could be made in conjunction with transit alternatives.</i> <p><i>The Team has prepared a document that proposes a corridor planning process on several key facilities in the city.</i></p> <p><i>Recommend that the Urban Corridor document be added to the Plan document as a transportation appendix.</i></p>
38. Jamie Jamieson	Transportation Page 9 Figure	ITEM: Transportation 9, Figure 3 Adopt the PlaniTulsa team's recommendation re. 81st. and 101st. street widening. • We need to fully evaluate alternative strategies in addition to auto-dependent solutions. Relentless road-widening has contributed to the mass exodus of sales	

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	re 3	tax dollars and population to sprawling suburbs, to a hostile pedestrian environment, to toxic run-off, to ruinous infrastructure maintenance costs, to auto-dependency, and to social segregation and isolation - particularly of the elderly, those in wheelchairs and children. It's way past time to evaluate alternatives fully.	
39. INCOG	Transportation 36 2.1, 5th bullet	<p>A roadway connectivity index should not be required. Recommended Action: Change to "Encourage"</p> <p>[Goal 2— Tulsa has a sustainable network of roadways, trails and transit infrastructure that is well maintained and not a burden on future generations to operate. Policies to support this goal include:</p> <p>2.1 Adopt a network approach to transportation projects that focuses on connecting people to places—ultimately allowing places to become more intense centers of economic development.</p> <ul style="list-style-type: none"> ▪ Consider operational and reconstruction priorities prior to roadway expansion and extensions. ▪ Explore an addition to the local roadway project development process that includes the examination of a street network alternative. ▪ Re-tool the regional travel demand model to be sensitive to transit and internal capture factors. ▪ Refine the regional project selection criteria to consider multi-modal measures of effectiveness. 	<p><i>Objective standard should be applied to new development and subdivisions to ensure implementation. The standard is not onerous and is an important means of combating congestion and shortening trips and VMT.</i></p> <p><i>“Encourage” would be sufficient to establish this policy</i></p> <p><i>Suggested Options:</i></p> <ul style="list-style-type: none"> ▪ <i>Amend language to “encourage” a connectivity index</i> ▪ <i>Retain language to require a connectivity index</i>

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		<ul style="list-style-type: none"> ▪ <u>Require a roadway connectivity index to be applied to all future subdivisions and developments.</u> ▪ Encourage development of an interconnected and diverse street pattern ▪ to ease congestion, more evenly distribute traffic, and offer flexibility of routes.} 	
40. Tulsa Metro Chamber	Economic Development Chapter Page 17	<p>Policy 1.1 Establish a one-stop shop within the City where businesses can access information on all economic development programs and redevelopment tools.</p> <p>Concerns: The Tulsa Metro Chamber's Small Business Center is a one-stop shop for small business entrepreneurs currently. Additionally, any such one-stop shop within the City should be a collaborative effort between the City and the Chamber and should be worded specifically thusly within this point.</p> <p>Suggested language: Establish a one-stop shop in collaboration with privately funded economic development organizations within the City where businesses can access information on all economic development programs and redevelopment tools.</p>	<p><i>Suggested Options:</i></p> <ul style="list-style-type: none"> ▪ <i>Modify language to reflect Metro Chamber's edits</i> ▪ <i>Retain language as written</i>

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41. Tulsa Metro Chamber	Economic Development Chapter Page 17	<p>Policy 1.2 Provide an economic development toolkit that identifies all available City loan, grant and technical assistance programs available to businesses.</p> <p>Concerns: This point should include not just city, but also state and federal grants and assistance programs as well.</p> <p>Suggested language: Provide an economic development tool kit that identifies all available City, state and federal programs including loans, grants and technical assistance programs available to businesses.</p>	<p><i>Suggested Options:</i></p> <ul style="list-style-type: none"> ▪ <i>Modify language to reflect Metro Chamber's edits</i> ▪ <i>Retain language as written</i>
42. Tulsa Metro Chamber	Economic Development Chapter Page 17	<p>Policy 1.3 Streamline the permitting process to improve efficiency of doing business with the City. Businesses looking to relocate, or expand in Tulsa, and entrepreneurs interested in starting a new business must overcome a number of hurdles. The City should examine the wide range of services provided to businesses and entrepreneurs (design review, licenses, etc.) to ensure the process is as efficient and user friendly as possible.</p>	<p><i>Suggested Options:</i></p> <ul style="list-style-type: none"> ▪ <i>Modify language to reflect Metro Chamber's edits</i> ▪ <i>Retain language as written</i>

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		<p>Concerns: This is a good point; permitting is one of the Chamber’s greatest concerns with regard to economic development. Language within this point should specifically state that the Chamber and local entrepreneurs have a seat at the table to design streamlined processes so that Tulsa is not only an attractive city with which to do business, but is the leading municipality in the state in this regard.</p> <p>Suggested language: Streamline the permitting process to improve efficiency of doing business with the City. Businesses looking to relocate, or expand in Tulsa, and entrepreneurs interested in starting a new business must overcome a number of hurdles. The City should examine the wide range of services provided to businesses and entrepreneurs (design review, licenses, etc.) to ensure the process is as efficient and user friendly as possible. The process by which this is accomplished should include a presence from the privately funded economic development organizations and local businesses, including small businesses, so that city</p>	

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		officials understand their practical concerns.	
43. Tulsa Metro Chamber	Economic Development Chapter Page 17	<p>Policy 1.4 Provide economic development training for elected officials and key City staff members to ensure City leaders are knowledgeable about economic development issues, trends, and tools.</p> <p>Concerns: The Oklahoma Department of Commerce and Tulsa Metro Chamber should be specifically mentioned in this point as partners in this training effort.</p> <p>Suggested language: Provide economic development training for elected officials and key City staff members to ensure City leaders are knowledgeable about economic development issues, trends, and tools. The Oklahoma Department of Commerce and privately funded economic development organizations should be included in this effort, as the state and city's leading entities on such issues and trends.</p>	<p><i>Suggested Options:</i></p> <ul style="list-style-type: none"> ▪ <i>Modify language to reflect Metro Chamber's edits</i> ▪ <i>Retain language as written</i>
44. Tulsa Metro Chamber	Economic Develop	<p>Policy 1.5 Eliminate existing barriers to small business development found in the zoning code. These barriers include high parking requirements in</p>	<p><i>Suggested Options:</i></p> <ul style="list-style-type: none"> ▪ <i>Modify language to reflect Metro Chamber's</i>

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er	ment Chapter Page 17	<p>dense urban areas, which limit the utility of the land and prevent reuse of existing storefronts and business space by small entrepreneur with limited time and resources.</p> <p>Concerns: The City should coordinate with the Tulsa Metro Chamber on an ongoing basis to help eliminate these barriers.</p> <p>Suggested language: Eliminate existing barriers to small business development found in the zoning code. These barriers include high parking requirements in dense urban areas, which limit the utility of the land and prevent reuse of existing storefronts and business space by small entrepreneur with limited time and resources. The City should also coordinate with privately funded economic development organizations on an ongoing basis to help eliminate these barriers.</p>	<p><i>edits</i></p> <ul style="list-style-type: none"> ▪ <i>Retain language as written</i>
45. Tulsa Metro Chamber	Economic Development Chapter Page 17	<p>Policy 2.2 Collaborate with non-profits that provide assistance to entrepreneurs and innovators through incubation facilities, trainings, <u>and</u> support services.</p> <p>Concerns: The Small Business Center at the Tulsa performs many of these functions, as does Tulsa Technology</p>	<p><i>Suggested Options:</i></p> <ul style="list-style-type: none"> ▪ <i>Modify language to reflect Metro Chamber's edits</i> ▪ <i>Retain language as written</i>

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		<p>Center. The City must partner with these two entities, and language within this point should specifically reflect this.</p> <p>Suggested language: Collaborate with non-profits, including privately funded economic development organizations, that provide assistance to entrepreneurs and innovators through incubation facilities, trainings, support services.</p>	
46. Tulsa Metro Chamber	Economic Development Chapter Page 18	<p>Policy 3.1. Develop and refine pertinent programs and curricula to better address job skills required for employment in target industry clusters. Curricula should also stress leadership and entrepreneurial skills that will benefit students, regardless of which industry sector they choose to work in.</p> <p>Concerns: The City and the Chamber have already identified target industries. Efforts by the City should include the Chamber's already-completed work in this regard, and this point should reflect that.</p> <p>Suggested language: Develop and refine pertinent programs and curricula to better address job skills required for employment in target industry clusters, including priority</p>	<p><i>Suggested Options:</i></p> <ul style="list-style-type: none"> ▪ <i>Modify language to reflect Metro Chamber's edits</i> ▪ <i>Retain language as written</i>

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		<p>targets such as Aviation and Aerospace, Healthcare, Professional Services and Regional Headquarters, Energy, Machinery and Electrical Equipment Manufacturing, and Transportation, Distribution, and Logistics. Emerging targets include Information Security and Entertainment and Tourism. Curricula should also stress leadership and entrepreneurial skills that will benefit students, regardless of which industry sector they choose to work in.</p>	
<p>47. Tulsa Metro Chamber</p>	<p>Economic Development Chapter Page 18</p>	<p>Policy 4.1 Work with industry leaders in target clusters to identify public and private actions and investments to strengthen competitive advantages of the region. Concerns: This is a function of the Chamber as the economic development arm of the City, not a function of municipal government. We advise this point be removed.</p>	<p><i>While the City does contract with the Chamber for economic development services, it also has a City Economic Development and Real Estate Management department.</i> http://www.cityoftulsa.org/our-city/economic-development.aspx</p> <p><i>The city's role is to ensure that activities are taking place that capturing more investment within the city where there is existing infrastructure, workforce, housing choices and other key assets, and to ensure that the City functions are coordinated with</i></p>

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			<p><i>the Chamber and other economic development activity.</i></p> <p><i>Suggested Options:</i></p> <ul style="list-style-type: none"> ▪ <i>Retain 4.1 as written.</i> ▪ <i>Remove 4.1 as recommended by the Tulsa Metro Chamber.</i> ▪ <i>Rewrite 4.1 to read “Ensure that the City of Tulsa Dept of Economic Development work with industry leaders, chambers of commerce, and other organizations engaged in economic development of Tulsa and the region in target clusters to identify public and private actions and investments to strengthen competitive advantages of the City as well as the region.”</i>
48. Tulsa Metro Chamber	Economic Development Chapter Page 18	<p>Policy 4.2 Prioritize infrastructure projects that support retention and expansion of businesses in target clusters.</p> <p>Concerns: As a city and county priority which effects economic development, the Chamber would like to have input with regards to projects that would most benefit Tulsa businesses.</p>	<p><i>Suggested Options:</i></p> <ul style="list-style-type: none"> ▪ <i>Modify language to reflect Metro Chamber’s edits</i> ▪ <i>Retain language as written</i> ▪

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		<p>Suggested language: Prioritize infrastructure projects, with city, county and privately funded economic development organizations collaboration that support retention and expansion of businesses in target clusters.</p>	
49. Tulsa Metro Chamber	Economic Development Chapter Page 18	<p>Policy 4.3 Utilize land within the city effectively by taking advantage of existing infrastructure, assistance programs and tools to help existing clusters expand and nourish the next generation of clusters.</p> <p>Concerns: As the primary economic development entity in the city, the Chamber should be involved in the city’s discussion on utilizing land so that maximum use is being achieved.</p> <p>Suggested language: Utilize land within the city effectively, in collaboration with privately funded economic development organizations, by taking advantage of existing infrastructure, assistance programs and tools to help existing clusters expand and nourish the next generation of target industry clusters.</p>	<p><i>Suggested Options:</i></p> <ul style="list-style-type: none"> ▪ <i>Modify language to reflect Metro Chamber’s edits</i> ▪ <i>Retain language as written</i>

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50. Tulsa Metro Chamber	Economic Development Chapter Page 19	<p>Policy 5.2 Release a small number of RFQs for demonstration projects that exemplify the desired sustainable in-fill development types on publicly-owned parcels.</p> <p>Concerns: The City and Chamber should work together to start such ‘trial projects’ in the near-term so that such development begins quickly.</p> <p>Suggested language: Release a small number of RFQs for demonstration projects that exemplify the desired sustainable in-fill development types on publicly-owned parcels, in collaboration with privately funded economic development organizations and their existing knowledge base of local development and available land parcels.</p>	<p><i>Suggested Options:</i></p> <ul style="list-style-type: none"> ▪ <i>Modify language to reflect Metro Chamber’s edits</i> ▪ <i>Retain language as written</i>
51. Tulsa Metro Chamber	Economic Development Chapter Page 19	<p>Policy 6.1 Expand the development tool kit to enable adaptive re-use and occupancy of historic and viable older buildings downtown that are currently vacant. This should include designation of National Register districts in downtown, enlarging the tax increment area to incorporate the entire downtown, and offering property tax freezes on historic buildings to</p>	<p><i>Suggested Options:</i></p> <ul style="list-style-type: none"> ▪ <i>Modify language to reflect Metro Chamber’s edits</i> ▪ <i>Retain language as written</i>

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		<p>further encourage their adaptive re-use. Concerns: These are tools that are of interest to both the City and the Chamber. Collaborative efforts with the Chamber should be noted specifically above.</p> <p>Suggested language: The city, in collaboration with privately funded economic development organizations, should expand the development tool kit to enable adaptive re-use and occupancy of historic and viable older buildings downtown that are currently vacant. This should include designation of National Register districts in downtown, enlarging the tax increment area to incorporate the entire downtown, and offering property tax freezes on historic buildings to further encourage their adaptive re-use.</p>	
52. Tulsa Metro Chamber	Economic Development Chapter Page 19	<p>Policy 6.2 Enter into partnerships and provide appropriate tools that will bring about more new, sustainable mixed-use and residential development on vacant or underutilized sites owned by the private sector, public agencies and religious institutions. Concerns: Given the City’s existing partnership with the Chamber’s Tulsa’s</p>	<p><i>Suggested Options:</i></p> <ul style="list-style-type: none"> ▪ <i>Modify language to reflect Metro Chamber’s edits</i> ▪ <i>Retain language as written</i>

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		<p>Future program, the Chamber should be involved in these efforts and should be noted above.</p> <p>Suggested language: Enter into partnerships and provide appropriate tools that will bring about more new, sustainable mixed-use, and residential development on vacant or underutilized sites owned by the private sector, public agencies and religious institutions. Work collaboratively with privately funded economic development organizations to achieve this goal.</p>	
53. Tulsa Metro Chamber	Economic Development Chapter Page 19	<p>Policy 7.1 Maintain a database of shovel-ready industrial sites with adequate infrastructure to rapidly respond to potential industrial development.</p> <p>Concerns: The Chamber currently provides access to such a database, maintained by the private sector. This is not a function of government, duplicative of private sector efforts, and should be removed.</p> <p>Suggested language: Work with privately funded economic development organizations through the one stop shop</p>	<p><i>Suggested Options:</i></p> <ul style="list-style-type: none"> ▪ <i>Modify language to reflect Metro Chamber's edits</i> ▪ <i>Retain language as written</i>

Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue
		<p>collaborative effort, to provide access to the existing database of available buildings and shovel ready industrial sites to rapidly respond to industrial development projects.</p>	
54. Tulsa Metro Chamber	Economic Development Chapter Page 19	<p>Policy 7.2 Capture Tulsa’s share of industrial development through aggressive marketing, application of Enterprise Zones and other economic development tools. This will support higher job-density in the City, and a more efficient development pattern that takes advantage of vacant sites within the City, and existing infrastructure.</p> <p>Concerns: This is primarily a Chamber economic development function, in collaboration with the City. This should be clearly stated above.</p> <p>Suggested language: Work with privately funded economic development organizations to capture Tulsa’s share of industrial development through aggressive marketing, application of Enterprise Zones and other economic development tools. This will support higher job-density in the City, and a more efficient development</p>	<p><i>Suggested Options:</i></p> <ul style="list-style-type: none"> ▪ <i>Modify language to reflect Metro Chamber’s edits</i> ▪ <i>Retain language as written</i>

Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue
		<p>pattern that takes advantage of vacant sites within the City, and existing infrastructure.</p>	
<p>55. Tulsa Metro Chamber</p>	<p>Economic Development Chapter Page 19</p>	<p>Policy 7.3 Assemble industrial sites under public ownership where appropriate (through the Port and/or redevelopment authority) so they can be prepared, marketed and disposed of to industries that meet city and regional goals such as targeted industries and/or quality jobs.</p> <p>Concern: This point should be stated more clearly. The Port of Catoosa is not within the Tulsa’s city limits, nor is it answerable to the City. The Chamber believes that any plans for the City to buy parcels of land for economic development should be done in collaboration with ongoing efforts by the Chamber to achieve our mutual goals, and this should be reflected in the point above.</p> <p>Suggested language: Work collaboratively with privately funded economic development organizations and existing city boards such as the Tulsa Development Authority to assemble industrial sites under public ownership</p>	<p><i>Suggested Options:</i></p> <ul style="list-style-type: none"> ▪ <i>Modify language to reflect Metro Chamber’s edits</i> ▪ <i>Retain language as written</i>

Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue
		<p>where appropriate so they can be prepared, marketed and disposed of to industries that meet city and regional goals such as targeted industries and/or quality jobs.</p>	
<p>56. Tulsa Metro Chamber</p>	<p>Economic Development Chapter Page 19</p>	<p>Policy 8.1. Offer tax credits, land assembly assistance, or other incentives for industrial development in target cluster industries that emerge locally or are attracted to the City with the potential to support existing businesses in target clusters.</p> <p>Concerns: The Chamber agrees with this point. In order to become effective with drawing businesses to the City and region, the City should establish a local cash incentive fund. Oklahoma City already has such a fund, which has proven very successful for them, to our detriment. We are competing both with Oklahoma City and other states, since Tulsa has access to neither a city incentive fund nor a state fund as do some peer cities nationwide.</p> <p>Suggested language: In order to bring jobs to Tulsa, it should be a priority for the city to offer local tax credits, land assembly assistance, or other incentives for</p>	<p><i>Suggested Options:</i></p> <ul style="list-style-type: none"> ▪ <i>Modify language to reflect Metro Chamber's edits</i> ▪ <i>Retain language as written</i>

Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue
		<p>industrial development in target cluster industries that emerge locally or are attracted to the City with the potential to support existing businesses in target clusters.</p>	
57. Tulsa Metro Chamber	Economic Development Chapter Page 20	<p>Policy 8.2. Bolster the database of shovel-ready industrial sites, with information on site characteristics that would be desirable for target clusters. For example, describe connections and proximity to assets and infrastructure, e.g., sites near the Tulsa International Airport to attract firms in the Aviation and Aerospace cluster, or distance to major freeways to attract firms in the Transportation, Distribution, and Logistics cluster.</p> <p>Concerns: This point is redundant with 7.1, and certain functions within this point are currently performed by the aforementioned database which the Chamber provides access to, that is maintained by the private sector. This point should be removed and replace with the suggested language provided in point 7.1, also listed below.</p> <p>Suggested language: Work with privately funded economic development</p>	<p><i>Suggested Options:</i></p> <ul style="list-style-type: none"> ▪ <i>Modify language to reflect Metro Chamber's edits</i> ▪ <i>Retain language as written</i>

Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue
		<p>organizations through the one stop shop collaborative effort, to provide access to the existing database of available buildings and shovel ready industrial sites to rapidly respond to industrial development projects.</p>	
<p>58. Tulsa Metro Chamber</p>	<p>Economic Development Chapter Page 20</p>	<p>Policy 9.1 Work with local unions, guilds, labor organizations, and trade schools to encourage increased participation and membership from Tulsa’s young adults, and others entering the work force. Look for ways to expand apprenticeships and other educational opportunities for individuals from diverse socioeconomic backgrounds. Concern: Tulsa’s organization for young professionals is named Tulsa’s Young Professionals, or “TYPros”. The verbiage is unclear as to the central goal.</p> <p>Suggested language: Work with local workforce development organizations, pertinent city boards and commissions, guilds, trade schools and Tulsa’s Young Professionals to encourage increased awareness of the local labor force on their opportunities to support industrial firms. Collaborate with privately funded economic</p>	<p><i>Suggested Options:</i></p> <ul style="list-style-type: none"> ▪ <i>Modify language to reflect Metro Chamber’s edits</i> ▪ <i>Retain language as written</i>

Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue
		<p>development organizations on education and workforce development. Look for ways to expand apprenticeships and other educational opportunities for individuals from diverse socioeconomic backgrounds.</p>	
59. Tulsa Metro Chamber	Economic Development Chapter Page 20	<p>Policy 9.2 Collaborate with labor organizations and higher education institutions to provide educational opportunities for older workers that need to adapt their skills to new careers.</p> <p>Concern: This is a function of the ongoing Business Retention and Expansion efforts within the Tulsa Metro Chamber, which currently includes collaborative efforts with higher education entities within the city and region. Terminology in this point should be changed from “labor organizations” to “employment services” to clarify the workforce training efforts nature of this point.</p> <p>Suggested language: Collaborate with the workforce development organizations, pertinent boards and commissions, area non-profits, and higher education institutions to provide educational opportunities for older workers that need to</p>	<p><i>Suggested Options:</i></p> <ul style="list-style-type: none"> ▪ <i>Modify language to reflect Metro Chamber's edits</i> ▪ <i>Retain language as written</i>

Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue
		adapt their skills to new careers. Also collaborate with privately funded economic development organizations.	
60. Michelle Cantrell	Housing Chapter, Page 8	Townhomes and compact single family homes would be located in existing sf neighborhoods. Does that include areas of stability? How would you envision townhomes to be in larger lot SF neighborhoods?	<p><i>TMAPC may elect to:</i></p> <ul style="list-style-type: none"> • <i>Leave wording as is</i> • <i>Clarify the sentence to: Townhomes and compact single family homes would be located on small parcels in new neighborhoods.</i>
61. Fregonese Associates	Housing Page 6, 8, 11	<p>Page 6 – Housing Section Single-Family Homes on Smaller Lots Large-lot subdivisions consume large amounts of land and infrastructure. By broadening the range of lot sizes in new neighborhoods, Tulsa can diversify the housing supply and still retain its tradition of single-family neighborhoods. In particular, Tulsa has an opportunity to develop new single family homes on lots ranging in size from 3,500 to 5,000 square feet. Some small lot single family designs include homes oriented around a communal courtyard or cottage-style homes. Others are designed in more traditional patterns. These smaller lot single family homes would be primarily owner-occupied.</p> <p>Townhomes Townhomes are generally two to three stories tall and designed in a compact arrangement. Townhomes are attached to other townhomes, and generally include</p>	<p><i>Team recommends adding in underlined language and deleting wording as shown to clarify Housing section. – see previous column</i></p>

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		<p>shared maintenance and other services. These homes fit well in many types of residential neighborhoods and can be used as infill development, <u>where appropriate</u>, in sizes as small as two or four units per building and on lots as small as 10,000 square feet. Townhomes can also be clustered around environmental constraints on parcels which could not effectively support single family development.</p> <p>Townhomes can vary considerably in design and architectural style, and may be either owner- or renter-occupied.</p> <p>Page 8 – Housing Section</p> <p>The Tulsa 2030 Goal was designed to meet Tulsa’s demand for a variety of housing types and address the gaps in housing by income range. A housing need analysis was conducted to ensure that Tulsa can fill in gaps in the city’s existing housing supply and meet the needs of its future demographics, such as those of an aging population.</p> <p>Based on this analysis, the Tulsa 2030 Goal included about 64% single family homes, 8% townhomes and 28% multi-family units, both ownership and rental. While this new housing mix reflects a shift from current trends, it would also serve to meet the affordability needs of Tulsa’s future citizens.</p> <p>The diversity and location of housing was designed to fit best with Tulsa’s existing character. This means that the most compact condos and apartments would be located in the downtown and along major corridors.</p>	

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		<p>Townhomes and compact single family homes would be located on small parcels in existing single family neighborhoods <u>which have struggled with challenges such as vacant lots and abandonment</u>. This would help ensure that there is housing to meet every Tulsan’s need, while preserving the city’s single family neighborhoods.</p> <p>Page 11 – Housing Section</p> <p>1.1 Establish land use and zoning designations that permit the creation of single family homes on small and medium sized lots, attached townhomes, and cottage or courtyard style housing. These housing types should be permitted in new and existing residential neighborhoods <u>and in existing neighborhoods needing revitalization and infill development on vacant lots.</u></p> <p>Page 11 – Housing Section</p> <p>5.6 Create and encourage the use <u>of</u> an infill and revitalization toolkit to help facilitate housing development in existing residential neighborhoods <u>where appropriate and desired.</u></p> <p>Goal 7— <i>Low-income and workforce affordable housing is available in neighborhoods across the city.</i></p> <p>7.1 Work with for-profit and non-profit developers to encourage new mixed-income developments in every neighborhood <u>across</u> the city.</p> <p>7.2 Ensure that land use and zoning regulations allow</p>	

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		a mix of housing types, including single family homes, cottage homes, townhomes, condominiums and apartments that serve people at a variety of income levels.	
62. Michelle Cantrell	Housing Chapter, Page 11, Policy 1.1	<p>Also see goal 1.1 (p. 11). Concern over higher end neighborhoods having single houses torn down for 4 or 5 townhouses. How will we balance this?</p> <p>1.1 Establish land use and zoning designations that permit the creation of single family homes on small and medium sized lots, attached townhomes, and cottage or courtyard style housing. These housing types should be permitted in new and existing residential neighborhoods.</p>	<p><i>Intent was to encourage a mix of housing in new neighborhoods.</i></p> <p><i>Amend to delete “and existing” to read:</i></p> <p><i>1.1 Establish land use and zoning designations that permit the creation of single family homes on small and medium sized lots, attached townhomes, and cottage or courtyard style housing. These housing types should be permitted in new residential neighborhoods.</i></p>
63. Jamie Jamieson	Housing Page 11	<p>ITEM: Housing Chapter, Page 11, Policy 1.1</p> <p>Please retain the existing text.</p> <ul style="list-style-type: none"> • Increasing urban density is a necessary reality of the 21st century. It would be very risky to close the door to (well-designed) density in ‘higher-end’ neighborhoods. • Household sizes have been decreasing for many years and will continue to do so. We need to be ready for well-designed, smaller townhomes and suchlike that are designed to integrate responsibly into neighborhoods with larger lot sizes. • ‘Quality’ and design are more important to values in 	

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		the neighborhood than building size.	
64. Martha Thomas Cobb	Housing Chapter – various pages	<p>Proposed changes to the Housing Section of the Final Draft of Plan It Tulsa: I PROPOSE STRIKING EACH OF THE FOLLOWING SENTENCES: (PARTIAL SENTENCES MAY ONLY BE LISTED)</p> <p>P9/13 Tulsans must prioritize preserving Tulsa’s historic homes and neighborhoods...preserve from what? Criteria for rehabilitation in historic designation proximity</p> <p>P9/13 Strong revitalization program may revive some neighborhoods</p> <p>P10/13 Citizens team guidelines.....No Citizens Team 2nd bullet point Protect historic buildings....the designation does not equal value.</p> <p>P11/13 City should further develop its ability to preserve existing single-family areas...preserve from what?</p> <p>1.4</p>	<p>Available options:</p> <ul style="list-style-type: none"> • Delete the language from the plan as requested • Retain the language • Make other changes

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		<p>Mixed use is good, should not be dictated as to location and style. Let developer choose.... not city's job.</p> <p>1.5 Adapt reuse of historic buildings as strategy- Let the developer determine if building fits the project...not the city's job</p> <p>Goal 2 Monitor housing development activity, developmental land and residential zoning. Strike.</p> <p>Goal 3.3 Pursue creating National Register Districts. Strike</p> <p>Goal 5 Utilize areas of change and stability. Strike. Developers are capable of choosing this for themselves. They have criteria.</p> <p>5.4 Preserve housing that has been developed and create expanding historic designations and refining updating and design and revise criteria. Strike completely.</p> <p>5.5 Strike expanding National Register Listings</p>	

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		<p>5.6 Create and encourage the use of an infill toolkit to help facilitate the development in residential neighborhoods. Strike. Forcing growth where it doesn't belong...the market dictates supply and demand. Waste of time and money.</p> <p>Basically strike anything in the entire plan that smacks of an overlay.</p>	
65. Langenkamp	Parks, Open Space and Environment	<p>Name: Langenkamp Email Address: Chiefsandra@aol.com</p> <p>Flood plain management needs to be as conservative as original intent of no building in potential wet areas or the creation of new wet areas as created by inappropriate building. Any softening of this approach will see return to invasive and potentially damaging land uses. 2). Define carefully stable and unstable land uses re comp plan. Much too subjective and now invites development in unwarranted area. 3). Begin design phase for metro government design as financial condition of city at risk and new approach warranted. 4) escape temptation to to select easy step of a city planning unit missing point of tmapc created by title 19 as a metro wide planning unit.</p> <p>Reestablishment as statute intended an independent tmapc funded by city and county with already designed authority to hire and fire director. This is the missing</p>	<p><i>The TMAPC may:</i></p> <ul style="list-style-type: none"> ▪ <i>Amend language in Parks, Open Space, and Environment Chapter to include these specific issues more directly</i> ▪ <i>Retain existing language</i>

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		link to have person capable and trained as planner to negotiate the comp plan coordination so missing in city and county government!!!	
66. Barbara VanHanken	Land Use (pages noted)	<p>Thank you every much for considering my changes for the New Comprehensive Plan.</p> <p>This so important to all the citizenry in Tulsa who cannot take part and are relying on you, the leaders of our city, to make good solid decisions. Tulsa must not neglect the tax-paying, hardworking people who make our city a wonderfully diverse community. We owe it to them to become more progressive with sustainable and energy efficient development both in our built stock and in our economic development. This is just good policy.</p> <p>Respectfully, Barbara VanHanken PreserveMidtown Tulsa Master Recycler</p>	<p><i>The following comments were submitted in such a manner that they are best kept together for consideration by the TMAPC.</i></p> <p><i>Fregonese Associates analyzed each comment and separated them into three major categories: 1) amendments that are in keeping with the plan, 2) amendments that would substantially alter the plan that require careful consideration, and 3) amendments that are best placed under Major Issues (# 16, 25, 54, 55, and 58)</i></p>
67. Barbara VanHanken	Land Use (pages noted)	<p><i>[Author's original comment numbers are retained for reference – Comments began with Goals and Policies section of the chapter, then returned to beginning]</i></p> <p>1. Page 73. Goal 1: Retain all content as written.</p>	<p><i><u>Amendments in Keeping with the Plan</u> Items that propose changes to the Land Use Chapter that do not substantially alter the discussion or intent of the plan, but which the TMAPC should consider.</i></p> <p><i>For these items, the Commission may elect to:</i></p>

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		<p>3. Page 75. Retain all content to Sec 3.1 and add “recycling” to trash receptacles.</p> <p>6. Page 76. Retain all content as written to Sec 3.7 add 4th bullet point, “Select art projects that encourages public interaction for all ages and that is available 24/7. Example, The Bean, sculpture in downtown Chicago.” <i>[FA: Recommend amendment: <u>“Select art projects that encourages public interaction for all ages.”</u> Some public art may not always available 24/7; unnecessary level of detail in Comp Plan.</i></p> <p>15. Page 80. Retain all content as written to Sec 7.3. Add Sec 7.4 Send out email and written meeting and process notices to recognized HOA or NA in the affected development areas. <i>[FA: Recommend amend: <u>Post development information—summary of processes, schedules, tools, programs, and meetings—on the website and send updates to stakeholders and other interest parties via electronic mail.</u>]</i></p> <p>17. Page 82. Retain all content as written to Sec 13.1, add another bullet “Create incentives for residents and builders to make investments in their existing homes.”</p>	<ul style="list-style-type: none"> • <i>Adopt the proposed changes</i> • <i>Retain the original language</i> • <i>Propose alternative language</i>

Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue
		<p>18. Page 82. Retain all content as written to Sec 13.2, Promote communication with neighborhood associations “and with existing neighbors adjacent to the proposed development.”</p> <p>19. Page 82. Retain all content as written to Sec 13.2 bullet 2, ...with neighborhood organizations “and adjacent affected homeowners” prior...</p> <p>23. Page 83. Retain all content as written to Sec 15.5, add bullets “management of stormwater runoff” “Water efficiency” “Reuse of scrap material from construction or demolition.”</p> <p>27. Page 84. Retain all content as written to Sec 20.1, add “and publish in the local newspaper and its on line news source.” <i>[Recommend: Report on progress annually, make results available to the public, policy makers, and media.]</i></p> <p>28. Page 2. Retain all content as written to Part I: Our Vision for Tulsa, Attract and Retain Young People, ...and plenty of entertainment, add “and recreation”</p>	

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		<p>options.</p> <p>29. Page. 2. Next sentence, ...environment , attractive job prospects add “and livability” is what keeps them. Add “Environmental stewardship is at the top of the livability list for many of our young people today and must be prominent in this plan.”</p> <p>30. Page 2. Retain all content as written to Provide Effective Transportation, add “Better transportation options feed into the sustainable energy concepts that are so important to attract and retain the younger generation. We become a healthier and more vibrant city.”</p> <p>32. Page 3. Retain all content as written to Protect the Environment and Provide Sustainability, replace “high efficiency” with “energy efficient and sustainable” building practices “with” the smart “and environmentally sensitive use” of land.</p> <p>34. Page 6. Retain all content as written to Part II: Tulsa’s Past and Present, Chart 1. Tulsa’s population increased most significantly in the mid 20th century, add “following the end of WW II and” the boom of...</p>	

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		<p>35. Page 7. Retain all content as written to Part II, first paragraph, ...access to, add “the best” schools...</p> <p>36. Page 16 Retain all content as written to Tulsa’s Current Land Use Conditions, A New Direction, first paragraph, Transit, walking and biking will contribute to Tulsa’s economic, add “and environmental” vitality.</p> <p>37. Page 17. Retain all content as written to The Challenge of Redevelopment, paragraph 1, remove “An infill project at 41st and Rockford Avenue in the Brookside neighborhood has been approved and ground has been broken in late 2009.” This project is dormant and there is not any current effort to build anything. This was also a very contentious conflict between the developer and the nearby resident homeowners.</p> <p>38. Page 20 Retain all content as written to Part IV: Land Use Planning in Tulsa, Economic Development and Land Use, 2nd paragraph, ...An important component of the land use planning program is to ensure that new and expanding industries, insert “especially including companies who utilize recycled materials and follow</p>	

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		<p>sustainable practices” have adequate land and sufficient transportation infrastructure.</p> <p>39. Page 21. Retain all content as written to Land Use and Transportation, 4th paragraph, To grow Tulsa’s economy, to enhance its neighborhoods, add “while being mindful of environmental quality,” to invigorate the business...</p> <p>40. Page 22. Retain all content as written to Land Use and Transportation, 5th paragraph, ...For example, the zoning code should lower required parking ratios and promote, add “ sustainable” urban design..</p> <p>41. Page 25. Retain all content as written to Sustainability and Land Use first paragraph, These factors include greenhouse gas emissions, water, add “quality, stormwater runoff” and air pollution...</p> <p>46. Page 40 Retain all content as written to Expanded Transit System, 2nd paragraph,...to reduce their carbon footprint, add “avoid the EPA Dirty Air List, reduce healthcare costs, be healthier, and mostly they will be attracted...”</p>	

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		<p>47. Page 40. Retain all content as written to 3rd paragraph, ...reducing the need for parking facilities, add “reducing carbon-based air pollution and having a healthier lifestyle.”</p> <p>48. Page 41. Retain all content as written to Rail Transit. 1st sentence, 2nd paragraph, Both commuter rail and light rail provide, add “dramatic” advantages over the car “by producing much cleaner air, keeping Tulsa off the Dirty Air List and being healthier.”</p> <p>49. Page 44. Retain all content as written to Harmonizing Tulsa’s Planning and Zoning System, 1st paragraph, ...predictable path for desired redevelopment, allow for innovative parking and ensure , add “energy efficient, sustainable” urban design, add”including appropriate handling of stormwater runoff” for both infill and new...</p> <p>50. Page 44. Retain all content as written to last paragraph, ...the city needs, add “and wants.”</p> <p>52. Page 48. Retain all content as written to Tulsa 2030 Goal Analysis, 3rd paragraph, ...mixed use area. Remove Midtown, because of its heavy emphasis on</p>	

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		<p>main streets will be mostly mixed use.</p> <p>57. Page 55. Retain all content as written to 2nd paragraph, last sentence, add “Sustainable” development in these areas...</p> <p>59. Page 57. Retain all content as written to following Parking Management Districts, last sentence before Urban Design Concepts and Principles, ...and using, add”sustainable, energy efficient” materials...</p> <p>61. Page 60. Retain all content as written to Downtown Revitalization, ...encouraging, add” sustainable and energy efficient” urban...</p> <p>62. Page 60. Retain all content as written to Public Art, ...Tulsa’s history and culture, add “with an emphasis of public, interactive are that is available to all, 24/7. <i>[FA: Recommend amendment: “Select art projects that encourages public interaction for all ages.” Some public art may not always available 24/7; unnecessary level of detail in Comp Plan.</i></p> <p>63. Page 65. Retain all content as written to Planning for</p>	

Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue
		<p>Infill, ...new growth taking the form of, add “sustainable “ infill development,...</p> <p>64. Page 66. Retain all content as written following Two Scales of Infill Development section and before A Strategy for Tulsa, ...development incentives, add “redevelopment incentives” and technical assistance to individual developers and , add“redevelopers.”</p> <p>65. Page 66. Retain all content as written to A Strategy for Tulsa 3rd paragraph, a cadre of experts, add”including hydrologists for stormwater runoff problems” who understand...</p> <p>66. Page 66. Next sentence, ...permitting, and project assistance, remove crucial, add “important” element...</p> <p>67. Page 67 Retain all content as written to Planning for Expansion and Annexation, ...fabric, makes, add “energy” efficient use of...</p> <p>68. Page 67. Retain all content as written to Planning for Expansion and Annexation, 4th paragraph, In order for to achieve Tulsa’s vision of a more fiscally and, add “</p>	

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		<p>environmentally“ sustainable...</p> <p>69. Page 68. Retain all content as written to Implementation Monitoring 1st paragraph, ...INCOG, other public agencies, add “existing” neighborhoods...</p> <p>70. Page 68. Retain all content as written to Part VII: Monitoring the Plan, Monitoring Program Scope, 1st paragraph, ...development, add “including new green technologies,” transportation...</p> <p>71. Page 69. Retain all content as written to next paragraph, and the Citizens Team, and practical, add “energy efficient” approaches...</p> <p>72. Page 69. Retain all content as written to, ...values by census tract or TAZ, retail sales tax, add”energy consumption,” and...</p> <p>73. Page 69. Retain all content as written to Establishing Benchmarks, ...as jobs and housing growth, transportation behavior, add “energy efficiencies” and...</p>	

Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue
		<p>74. Page 71. Retain all content as written to Additional Monitoring 2nd paragraph, as air quality, water consumption, school enrollment, add “energy efficiency”...</p>	
68.		<p>[Author’s original comment numbers are retained for reference]</p> <p>2. Page 73. Goal 2: Add a goal Sec 2.1 of the inclusions of sustainable building practices in all new buildings. [FA: Goal 2 is about relationship between Vision, maps, etc. – administrative guidance, not about particular building practices]</p> <p>4. Page 76. Retain all content as written to Sec 3.3 ...to increase options for “energy-efficient or solar/LED” light fixtures... [FA: Goal 3 pertains to Building Blocks, energy-efficient fixtures are desirable, but out of context here.]</p> <p>5. Page 76. Retain all content as written to Sec 3.6, 2nd bullet point, Encourage new development to use energy efficient practices ie, natural light, solar energy, Energy Star appliances, sustainable</p>	<p><u>Amendments that would substantially alter the Plan</u> <u>Items that propose changes to the Land Use Chapter that would substantially alter the plan.</u></p> <p>For these items, the Commission may elect to:</p> <ul style="list-style-type: none"> • Adopt the proposed changes • Retain the original language • Propose alternative language

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		<p>insulation” to be appropriate... <i>[FA: Goal 3 pertains to Building Blocks, energy-efficient fixtures are desirable, but out of context here.]</i> <i>[FA: Re all above: Goal 15 addresses sustainable development practices and recommends incentives to promote them.]</i></p> <p>7. Page 77. Retain all content as written to Sec 4.2 add enable historic and older buildings “and residential properties” to be adaptively... <i>[FA: Text does not exclude residential structures]</i></p> <p>8. Page 77. Retain all content as written to Sec 4.4 add at end of statement “while insuring the environmental policies regarding stormwater runoff and other environmental issues are followed.” <i>[FA: Goal 4 pertains to ensuring that development market is functional; existing and proposed regulations are enforceable, regardless of this policy language.]</i></p> <p>9. Page 77. Retain all content as written to Sec 5.1 7th bullet, Revise set-back standards to allow “add commercial” buildings to be built... <i>[FA: Not all buildings will be strictly commercial; do not recommend language that appears to limit range of building types]</i></p>	

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		<p>10. Page 77. Add a bullet point that includes all reuse and repurpose of commercial buildings will implement sustainable building practices increasing energy efficiencies while preserving the character of the original building. <i>[FA: This is a laudable goal, but policy language should not appear to prohibit the reuse/rehab of existing buildings unless sustainable practices are used. Goal 15 spells out city priorities for encouraging sustainable building practices, which could include specific programs for reuse/rehabilitation projects]</i></p> <p>11. Page 78. Retain all content as written to Sec 5.2 3rd bullet, remove this bullet entirely. <i>Text in question: Incorporate an administrative approval process for evaluating proposed land use changes that will enable the Planning Director to authorize appropriate levels of decisions in cases where the impact from development does not warrant legislative action by the Planning Commission or City Council.</i> <i>[FA: This is a very important provision of the plan that is intended to facilitate the planning and development process]</i></p> <p>12.</p>	

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		<p>Page 79. Retain all content as written to Sec 5.7 add a new bullet, “Establish energy efficiency and sustainability standards for all new construction and all remodels of existing commercial buildings.” <i>[FA: Goal 15 spells out city priorities for encouraging sustainable building practices, which could include specific programs for reuse/rehabilitation projects]</i></p> <p>13. Page 79. Retain all content as written to Sec. 6.2. adding, ...available on line at the agenda sights that are email notices.” <i>[FA: E-mailed agendas, etc. would fall under Policy 6.4, “providing efficient service delivery and transparency”]</i></p> <p>14. Page 79. Sec 6.3 add”environmental compliance” to list of coordinated bodies. <i>[FA: This function would be included through zoning, permitting, etc.]</i></p> <p>20. Page 82. Retain all content as written to Sec 13.3, add bullet, “All redevelopment building shall include energy efficient building practices and develop incentives based on how many efficiencies are completed. <i>[FA: This is a laudable goal, but policy language should not appear to prohibit the reuse/rehab of existing buildings unless sustainable practices are used. Goal 15 spells out city priorities for encouraging</i></p>	

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		<p><i>sustainable building practices, which could include specific programs for reuse/rehabilitation projects]</i></p> <p>21. Page 82. Sec 13.3 bullet 7, remove this bullet. <i>[FA: Infill strategies are a important component of this plan]</i></p> <p>22. Page 83. Retain all content as written to Sec 15.3, Incentivize “add commercial and residential” building practices... <i>[FA: It is unnecessary to specify – residential, commercial, industrial civic, and other structures are all covered under this provision.]</i></p> <p>26. Page 83. Sec 16.1, Establish Urban Design Standards “using LEED or equivalent standards.” <i>[FA: Urban design standards goal pertains to design of places; sustainable building practices are addressed under Goal 15.]</i></p> <p>31. Page. 3. Retain all content as written to Provide Housing Choices, remove “The city is committed to help support and rebuild them in cooperation with owners and the community.” Add “The city will provide incentives to remodel and keep our older homes and make them more sustainable and energy efficient.”</p>	

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		<p>33. Page 4. Retain all content as written to Part I: Our Visions for Tulsa, Figure 2: Tulsa Plan Map, add “Dog Parks.” <i>[FA: This is too specific for these maps]</i></p> <p>42. Page 25. Retain all content as written to Land Use Parks, Open Space and the Environment 2nd paragraph, remove “Which will be supported by infill and new community planning strategies in this plan.” <i>[FA: This is a key component of the plan]</i></p> <p>43. Page 25. Retain all content as written to next sentence, Ensuring an adequate supply of remove “employment lands” with housing opportunities. <i>[FA: Adequate land is needed for employment uses, in addition to housing]</i></p> <p>44. Page 25. Retain all content as written to next sentence Land use policies that support, insert “sustainable building practices as defined in the ASHRAE Standard 19,” a range of housing... <i>[FA: Too specific for Comp Plan language]</i></p> <p>45. Page 26. Retain all content as written to Part V: Building the Plan, How to Use the Plan Maps, last</p>	

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		<p>sentence, “However Individual projects should not be subject to the scrutiny of a comprehensive plan but and be guided by the regulations that are in place...” <i>[FA: This significantly changes the intent of the discussion. Individual projects are not scrutinized against the plan, but against the clear and objective standards of the zoning code.]</i></p> <p>54. Page 44. Retain all content as written to 4th bullet point, To revise set-back standards to allow, add, “commercial” buildings... <i>[FA: Not all buildings will be strictly commercial; do not recommend language that appears to limit range of building types]</i></p> <p>53. Page 52. Retain all content as written to Land Use Part VI: Managing the Plan, 1st paragraph,...set of long-range priorities and policies. Remove It is not an immutable document, however. Include the next sentence, but delete the following, Technological, cultural, and environmental shifts are hard to predict, and the plan should not unnecessarily bind the city to policies that cannot be adapted. <i>[FA: This would substantially alter the intent of the discussion about flexibility and the plan.]</i></p> <p>56. Page 54. Retain all content as written to Areas of</p>	

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		<p>Change end of 1st paragraph, add “including green and sustainable practices as defined in the ASHRAE Standard 189. <i>[FA: Too specific for Comp Plan]</i></p> <p>60. Page 60. Retain all content as written to Street-Facing Architecture, By reducing setbacks, add “commercial” buildings... <i>[FA: Not all buildings will be strictly commercial; do not recommend language that appears to limit range of building types]</i></p>	