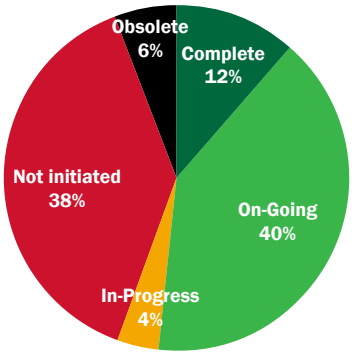
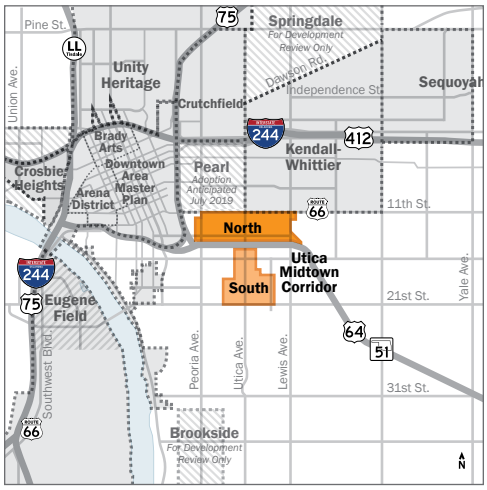
Utica Midtown Corridor Small Area Plan
Implementation Update

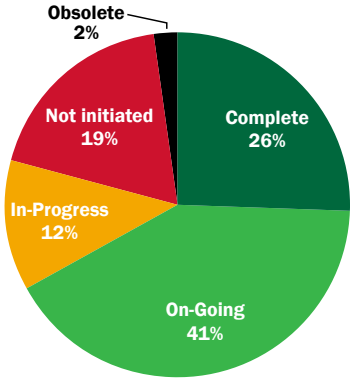
Adopted in 2014, the Utica Midtown Corridor Small Area Plan identified 149 implementation measures in the north (52 measures) and south (97 measures) portions of the plan area. Overall, about 60% of those implementation measures are complete or on-going as of July 1, 2019.

North





South



Ref	Implementation Measure	Status
North: Land Use and Development		
LU-1	Amend the Growth and Stability Map for this area in the Tulsa Comprehensive Plan as indicated in the Vision Map for Utica Midtown Corridor - North	Complete
LU-2	Improve landscaping to mitigate views of traffic and noise along the Broken Arrow Expressway.	Not Initiated
LU-3	Create a campus plan for the Hillcrest Medical Center	Not Initiated
LU-4	Amend the Land Use designations for this area in the Tulsa Comprehensive Plan	Complete
LU-5	Amend the Zoning Code with a Mixed-Use Institutional District, to facilitate medical, institutional, and mixed-use development. Coordinate with on-going Tulsa Zoning Code updates.	Complete
LU-6	Support zoning change request to Mixed-Use Institutional, where appropriate for specific properties.	On-Going
LU-7	Amend the Zoning Code with Mixed-Use district, to allow for dense, walkable neighborhoods, particularly along 11th Street, Utica Avenue, and St. Louis Avenue. Coordinate with on-going Tulsa Zoning Code updates.	Complete
LU-8	Support zoning change request to Mixed-Use, where appropriate for specific properties.	On-Going
LU-9	Enforce existing residential property maintenance codes.	On-Going
LU-10	Promote existing property maintenance programs to area residents and business owners.	On-Going
LU-11	Require buffering or screening between non-residential areas and adjacent residential areas and neighborhoods and around perimeter parking lots and structures and amend Tulsa Zoning Code as appropriate.	Complete
LU-12	Establish policies that support the adaptive reuse of appropriate buildings, particularly along 11th Street.	On-Going
LU-13	Encourage surface parking lot locations for businesses along 11th Street to be to the side or rear of properties.	On-Going
LU-14	In reviewing individual development proposals fronting 11th Street, consider recommendations of the 6th Street Infill and Fast Forward Plans	On-Going

North: Legacies and Urban Design		
LUD-1	Install Street Parking lot lighting that provides increased security that includes full cut-off fixtures and are dark sky compliant.	Complete
LUD-2	Improve way-finding signage for pedestrians and bicycles.	Not Initiated
LUD-3	Provide high quality neighborhood gateway and entrance features at appropriate locations.	Not Initiated
LUD-4	Install neighborhood identifiers	Not Initiated
LUD-5	Create streetscape plan, including unified sign system for the plan area.	Not Initiated
LUD-6	Support Route 66 branding along 11th Street South; examples include continuing to provide honorary Route 66 signs along 11th Street South and designation of remaining Route 66 resources; and participating in Route 66 websites and promotional efforts of chambers of commerce.	On-Going
LUD-7	Consider design principles of Route 66 Master Plan as infill and development occur.	On-Going
LUD-8	Improve and enhance South St. Louis, South Utica, and South Lewis Avenues underpasses of the Broken Arrow Expressway to increase pedestrian and vehicular safety, image and appearance and enhance connection between the North and South Areas of the Utica Midtown Corridor.	Not Initiated
North: Transportation and Mobility		
TM-1	Carefully analyze street closings to maintain street grid system and area connectivity within the plan area.	On-Going
TM-2	Connect this area to the City and River Parks Trail system via new bicycle lanes along 13th Street South and other appropriate locations.	In-Progress
TM-3	Provide barrier fencing along the railroad rights-of-way to increase security and buffer rail traffic impacts.	Not Initiated
TM-4	Install a sidewalk along 13th Place South.	Not Initiated
TM-5	Install pedestrian intersection improvements as indicated on the Transportation Plan.	On-Going
TM-6	Narrow travel lanes on 13th Street South to add trees, wider sidewalks and bicycle lane(s) as recommended in the City of Tulsa Complete Streets Procedural Manual.	Not Initiated
TM-7	Coordinate pedestrian and streetscape improvements along 11th Street with design guidelines in Route 66 Master Plan.	Not Initiated
TM-8	Support existing TMA Major Street and Highway Plan designations of streets.	On-Going
North: Economic Development		
ED-1	Issue request-for-proposals to solicit developers for vacant properties.	Not Initiated
ED-2	Review existing approval procedures with goal of streamlining the development process.	On-Going
ED-3	Support integration of neighborhood services, retail, and employment mixed-uses, where appropriate.	On-Going
ED-4	Support the development of lodging facilities in the plan area.	On-Going
ED-5	Support creation of citywide land bank for vacant properties for future development.	Not Initiated
ED-6	Initiate Health Neighborhood Pilot Project	Not Initiated
ED-7	Facilitate the creation of a business improvement district (BID) and/or Merchants Association for Route 66.	In-Progress
ED-8	Update inventory of remaining Route 66 resources and designate eligible resources to National Register of Historic Places.	Not Initiated
ED-9	Promote retention of Route 66 resources and use of Route 66 Corridor Preservation Grant, other funding as available.	On-Going
North: Housing		
H-1	Benchmark neighborhood affordability using H+T Affordability Index and publish regular reports.	Not Initiated
H-2	Adapt a work-force housing program to encourage eligible HMC personnel to buy and/or rehabilitate housing in the area.	Not Initiated
H-3	Coordinate neighborhood associations to assist the City of Tulsa	On-Going

H-4	Promote existing programs such as vacant buildings registry, emergency repair grants, and rehabilitation loan programs to North Area residents and property owners.	On-Going
H-5	Promote home ownership programs.	Not Initiated
H-6	Market the area to hospital employees, students, seniors and families.	Not Initiated
H-7	Target and/or expand homebuyer and housing rehabilitation programs in the plan area using local, state, and federal funds and programs.	On-Going
H-8	Develop targeted historic rehabilitation programs for properties within priority stabilization areas.	Not initiated
H-9	Identify priority capital projects for neighborhood beautification.	Obsolete
H-10	Establish regular communications with landlords/ property owners regarding property maintenance.	On-Going
North: Parks and Open Space		
POS-1	Encourage or require open space in private developments including public plazas, public art and gardens.	On-Going
POS-2	Create a new interior park on the east side of South Utica Avenue.	Obsolete
POS-3	Use the Park Friends program for area park enhancements and improvements.	Obsolete
South—Goal #1: Preserve the integrity and historical residential character of historic Midtown neighborhoods.		
LU-1.1	HP Boundary: Maintain existing Historic Preservation (HP) overlay zoning district boundary.	On-Going
LU-1.2	Use Regulation: Support underlying zoning regulations by limiting uses that are incompatible with the health, welfare and safety of residents and to the stability of residential neighborhoods.	On-Going
LU-1.2.a	Discourage surface parking as a primary use for parcels located within the HP overlay zoning district, especially for parcels abutting the HP boundary.	Complete
LU-1.3	Transition: Adopt zoning regulations that provide appropriate transition in a HP Buffer Zone that:	Complete
LU-1.3.a	Requires compliance with the Unified Design Guidelines for HP Overlay Zoning Districts	Complete
LU-1.3.b	Sets appropriate height, use and screening requirements to protect residential uses.	Complete
South—Goal #2: Encourage sustainable growth and mixed-use development in Regional Centers to create harmony between institutional and residential uses.		
LU-2.1	Planned Unit Development (PUDs): Encourage use of new mixed-use zoning in lieu of PUDs, where appropriate. The new mixed-use zoning category will be included in the new City of Tulsa zoning code.	Complete
LU-2.2	Mixed-Use Institutional (MX-I) Zoning: Adopt a mixed-use institutional zoning category to support the sustainable growth of regional job centers - such as St. Johns Medical Center - with new jobs, housing and community amenities. Specific recommendations include:	Complete
LU-2.2.1	Zoning: Zoning and other land use regulations should use:	On-Going
LU-2.2.a.1	Simple language - everyone, not just land use experts, should be able to clearly understand the intent and operation of the regulations.	On-Going
LU-2.2.a.2	Simple maps - elements of the regulations that can be mapped, should be. Mapping significantly reduces unknown and unintended consequences that arise from complex and conflicting language. Maps also reduce problems that can arise from multiple interpretations of complex language and calculations.	On-Going
LU-2.2.a.3	Simple charts - charts should be created that organize the information in clear, easy-to-find tables that are specific and concise.	On-Going
LU-2.2.a.4	Simple diagrams - clearly describing the intent and operation of the regulations through diagrams that show outcomes will reduce problems resulting from differences in interpretation.	On-Going
LU-2.2.b	Testing: all new regulations should be tested prior to adoption to reduce the possibility for unintended outcomes.	On-Going
LU-2.2.c	Boundary: include areas designated as “Regional Centers” in the Plan Map within the MX-I Zoning District.	On-Going

LU-2.2.d	Uses: promote a mix of uses including housing to promote jobs-to-housing balance and pedestrian-oriented retail to enhance walkability.	On-Going
LU-2.2.e	Development controls: regulations should be streamlined and focus on those regulatory elements that are critical to the appropriate and successful development of individual projects. Examples of critical elements area: the building's relationship to the street, ground floor transparency, rear access and service, and building massing compatibility.	On-Going
LU-2.2.f	HP Buffer Zone: Portions of the MX-I District abutting the HP boundary should implement appropriate use, height, screening and character requirements.	Complete
LU-2.2.g	Parking: encourage shared parking between daytime and evening uses (such as offices and residential) to reduce overall parking footprint.	On-Going
LU-2.3	Design Guidelines: See "Adopt District Design Guidelines" under legacies and urban design recommendations.	Complete
South—Goal #3: Ensure that all new development contributes to the creation of a unified public realm through the use of zoning tools.		
LEG-3.1	Align zoning requirements with the Tulsa Complete Streets Procedural Manual to create walkable streetscapes.	On-Going
LEG-3.2	Define and implement a minimum sidewalk width based on street type classification.	Not Initiated
LEG-3.3	Define an amenity zone, where appropriate, to shield the pedestrian walkway from traffic and to include street trees, streetlights and public furniture.	Not Initiated
LEG-3.4	Define a build-to-line, measured from the back of the sidewalk, where the building façade must be placed to create a unified streetscape.	On-Going
LEG-3.5	Require all buildings to have a main entrance facing the street.	On-Going
LEG-3.6	Promote ground floor uses and their appropriate design and access.	On-Going
LEG-3.7	Design structures with active ground floors along commercial corridors.	On-Going
LEG-3.8	Buildings should have a minimum height of two stories.	Not Initiated
South—Goal #4: Provide appropriate and adequate transition between residential and non-residential uses.		
LEG-4.1	Encourage vertical growth of St. John Medical Center with appropriate and adequate transition to the HP Districts.	Complete
LEG-4.2	Create an HP Buffer Zone to regulate use, height, massing and screening requirements for parcels abutting the HP overlay zoning district.	Complete
LEG-4.3	Strengthen screening requirements in zoning code to provide for transitional yards where parking and services at the back of high-density residential or non-residential parcels which abut residential yards.	Complete
South—Goal #5: Adopt District Design Guidelines		
LEG-5.1	Create design guidelines for the proposed mixed-use institutional area and Utica commercial corridor to promote the appropriate development of the district's character and to provide a unified public realm.	Complete
South—Goal # 6: Study and implement solutions to mitigate impact of commercial and institutional vehicular traffic and parking on residential neighborhoods.		
TR-6.1	Ensure Americans with Disabilities Act (ADA) compliance:	On-Going
TR-6.1.a	Conduct inventory of curb ramps and sidewalks for ADA compliance	On-Going
TR-6.1.b	Create curb ramp installation/improvement plan based on inventory findings	On-Going
TR-6.1.c	Install or retrofit curb ramps and sidewalks as part of future street or sidewalk projects.	On-Going
TR-6.2	Encourage new construction to minimize traffic impacts by creating appropriate points of ingress and egress, shared and reduced curb-buts, maintaining the street grid system, and providing access to multimodal transportation.	In-Progress
TR-6.3	Identify funding to adequately maintain and re-time traffic signals at key intersections (for example, Utica Avenue and 21st Street). The timing of these signals should consider modifications that not only better manage vehicle flow, but also accounts for the needs of pedestrians.	In-Progress
TR-6.4	Continue to incorporate the needs of older adults and disabled persons into local transportation plans.	On-Going

TR-6.5	Install improved access signage for vehicles and pedestrians approaching the emergency room entrance.	In-Progress
TR-6.6	Install vehicular safety warning signage for dangerous curve at intersection of Swan Drive, Utica Avenue and East 17th Place.	Complete
TR-6.7	Incorporate Context Sensitive Solutions (CSS) complete street guidelines into road planning, construction and repair.	On-Going
TR-6.8	Reduce parking requirements for some land uses or modify parking regulations to shift away from parking minimums. Consider establishing parking maximums in the long-term.	Complete
TR-6.9	With existing City staff and resources, conduct speed study on residential streets experiencing high speeds, specifically on Wheeling and Xanthus Avenues.	Not initiated
TR-6.10	Pursue funding to create a traffic-calming plan for the plan area based on a speed study.	Not initiated
TR-6.11	Support alternative transportation	On-Going
TR-6.11.a	Provide enhanced transit stops (ex: benches, trash can, shelter) on Utica Avenue, especially shade for elderly patrons.	Not Initiated
TR-6.11.b	Increase frequencies of bus routes and coordinate timing with hospital employee shifts.	In-Progress
TR-6.11.c	Support connections and wayfinding to Peoria Avenue's high frequency transit route when installed	In-Progress
TR-6.11.d	Include area in city-wide Bicycle and Pedestrian plan	Complete
TR-6.11.e	Require conveniently located bike racks within all new developments and redevelopments	Complete
TR-6.11.f	Provide secure bicycle racks at all existing major destinations	In-Progress
TR-6.11.g	Install crosswalk markings on all four legs of the 21st and Utica and Utica and 15th Street intersection	Not Initiated
TR-6.12	Reduce transportation and parking demand for St. Johns Medical Center and Cherry Street commercial corridor	Not Initiated
TR-6.12.a	Consider providing incentives for employees to use alternative transportation (ex: preferential parking for carpool, reduced transit fare)	Not Initiated
TR-6.12.b	Work with businesses and property owners to create a parking management and shared parking strategy to mitigate the impact of cars on the pedestrian realm.	Not Initiated
TR-6.12.c	Support development of shared parking and structured parking (e.g. preferential parking for carpools, reduced transit fare)	Not Initiated
TR-6.12.d	Support planning efforts for updating the Tulsa-area bicycle and pedestrian master plan.	Complete
South—Goal #7: Reduce negative visual impacts of non-residential parking on residential areas.		
TR-7.1	Use zoning tools to regulate design and layout of non-residential parking located adjacent to residential areas.	Complete
TR-7.2	Provide clear guidelines and case studies for parking design and layout in areas of transition.	Complete
South—Goal #8: Provide safe pedestrian and bike connections between residential areas and neighborhood amenities		
TR-8.1	Construct highly visible, enhanced crosswalks across Utica Avenue to connect the historic neighborhoods and provide improved pedestrian access to Swan Lake Park.	In-Progress
TR-8.2	Pursue installation of appropriate pedestrian/bicycle crossing signal at Utica Avenue and 17th Place and other key crossings deemed appropriate by engineering standards. Such crossings enable high volumes of pedestrian to cross safely with less disruption to vehicular travel flow.	Not Initiated
TR-8.3	Pursue funding for streetscape improvements to enhance pedestrian accessibility and safety on Utica Avenue.	In-Progress
TR-8.4	Implement City of Tulsa's Complete Streets procedural manual for repaving and new construction.	On-Going
TR-8.5	Reduce internal car trips and improve residential relationship with open pedestrian access to Victor Avenue walkway.	Complete
South—Goal #9: Retain medical and healthcare and related industry clusters in the area.		
ED-9.1	Adopt a mixed-use institutional zoning category to support the sustainable growth of regional job centers such as St. John Medical Center, with new jobs, housing, and community amenities.	Complete
ED-9.2	Support improvements in research and equipment for continued state-of-the-art healthcare.	On-Going

ED-9.3	Facilitate continued dialogue between major employers and area residents to address potential conflicts and build on synergistic opportunities.	On-Going
South—Goal #10: Spur and support entrepreneurial ventures and small businesses in the area.		
ED-10.1	Establish one-stop shop within the City of Tulsa where businesses can access information on all economic development programs, redevelopment tools, and applicable city, state, and federal programs.	On-Going
ED-10.2	Facilitate redevelopment of vacant and underdeveloped parcels by actively seeking partnerships, projects, programs or policies that are appropriate. Consider uses such as neighborhood-oriented retail, small infill residential.	On-Going
ED-10.3	Support the development of shared parking facilities that can reduce the burden of parking development for small businesses.	On-Going
ED-10.4	Adopt a mixed-use zoning category that enables the development of quality multi-family housing options along commercial corridors, bringing new customers to support neighborhood retail.	Complete
South—Goal #11: Engage private partners in area development.		
ED-11.1	Create a Shared Parking task force to identify ideal partnerships and locations to pilot shared parking programs.	Not Initiated
ED-11.2	Encourage area merchants to establish a business association to support marketing, branding, and promotional efforts.	Not Initiated
ED-11.3	Explore development of a South Utica Business Improvement District (SUBID) or other means by which streetscape projects and/or shared parking facilities could be developed, managed, operated, and maintained.	Not Initiated
ED-11.4	Leverage the economic activity generated by healthcare and educational institutions to meet added demand for housing, services, retail, lodging and office uses nearby, in coordination with campus planning efforts.	On-Going
ED-11.5	Increase frequencies of bus routes and coordinate timing with hospital employee shifts.	In-Progress
South—Goal #12: Preserve and support stability of the plan area's residential neighborhoods on the National Register of Historic Places.		
H-12.1	Increase code enforcement to maintain aesthetic integrity of the historic neighborhoods.	On-Going
H-12.2	Provide appropriate transition from institutional and commercial uses at the edge of residential neighborhood.	Complete
H-12.3	Adopt zoning regulations that prohibit parking as primary use in historic residential neighborhoods protected by HP overlay zoning	Not Initiated
H-12.4	Provide capital improvements that enhance and protect existing housing and home values and encourage construction of new housing stock in appropriate areas.	In-Progress
H-12.5	Provide a range of housing choices and programs for the area's diverse population, including:	On-Going
H-12.5.a	Choices that promote aging-in-place, which is defined as the ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.	On-Going
H-12.5.b	Coordinate with major employers in the area to incentivize employees to purchase homes and live near their workplace.	Not Initiated
H-12.5.c	Working with neighborhood associations to advertise neighborhood parks, schools and amenities to attract new long-term residents.	On-Going
H-12.5.d	Use zoning tools to facilitate the construction of higher-density infill housing, such as townhomes, in areas of transition between residential and non-residential uses.	On-Going
South—Goal #13: Enhance existing housing diversity in the plan area.		
H-13.1	Adopt a mixed-use zoning category to allow new housing development in areas currently zoned commercial.	Complete
H-13.2	Support the development of quality housing options targeting young professionals and senior residents.	On-Going
H-13.3	Support low- to moderate-density redevelopment of the Barnard School site. Such development must comply with Historic Preservation guidelines and should include open space and a green connection component to Swan Lake Park.	Obsolete

South—Goal #14: Build a connected network of well-programmed neighborhood parks and open spaces.		
P-14.1	Provide for the long-term protection, enhancement, and maintenance of Swan Lake Park.	In-Progress
P-14.2	Create new parks and open space.	
P-14.2.a	Investigate opportunities to create a green, pedestrian-oriented connection between Yorktown, St. John Medical Center and Swan Lake Park following community vision.	Not initiated
P-14.2.b	Encourage new developments to provide open space, plazas, and outdoor gathering spaces and/or landscaped pathways-connections as a component of the development to facilitate high quality mixed-use urban environment.	On-Going
P-14.2.c	Look for and encourage opportunities to add to the park and open space inventory via new construction or redevelopment.	On-Going
P-14.2.d	Support open space and park connections in the redevelopment of the Barnard Elementary School site.	Obsolete
P-14.3	Fund streetscape improvements that enhance pedestrian and bicyclist safety and community walkability.	In-Progress
P-14.4	Partner with St. John Health System (SJHS) to continue to enhance community education on health, active lifestyles.	On-Going
P-14.5	Work with SJHS to provide secure public access to the Victor Avenue walkway on the Medical Campus.	Complete