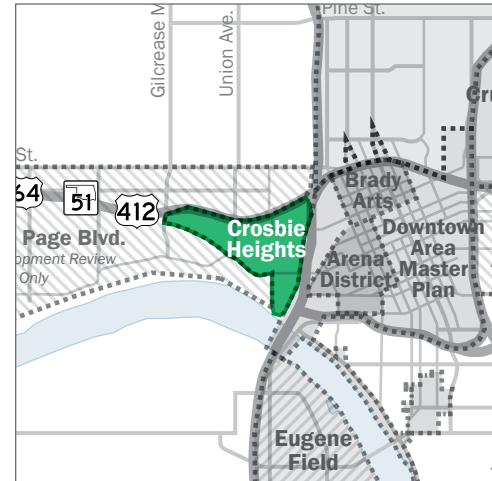
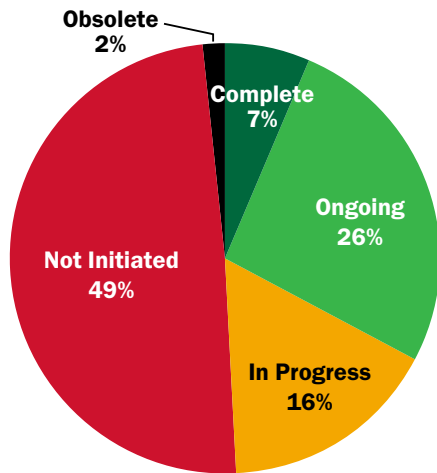


# Crosbie Heights Small Area Plan Implementation Update

Adopted in 2019, the Crosbie Heights Small Area Plan identified 17 goals and 61 implementation measures. About 33% of those implementation measures are Complete or Ongoing as of July 1, 2020.



Ref	Implementation Measure	Status
<b>Goal 1: Stabilize the Crosbie Heights area through changes to planitulsa's Land Use and Areas of Stability/Growth maps</b>		
1.1	Adopt the plan as an amendment to planitulsa.	Complete
1.2	Update planitulsa's Land Use and Areas of Stability and Growth maps to reflect the Crosbie Heights Vision.	Complete
<b>Goal 2: Promote development of complete neighborhoods, defined in the Comprehensive Plan (p. LU-18) as "neighborhoods that blend...amenities, connectivity, and housing options together."</b>		
2.1	Implement planitulsa's Complete Streets policies for the Charles Page Boulevard multi-modal corridor.	Not initiated
2.2	Provide safe connections via appropriate sidewalk and roadway investments within Crosbie Heights and from Crosbie Heights to adjacent neighborhoods north of Highway 412 and to downtown Tulsa.	Not Initiated
2.3	Review capital projects in the area to incorporate connection improvements at gateways and crossings as identified in the plan.	Not Initiated
2.4	In accordance with land use designations, support redevelopment to include a mix of smaller residential structures (e.g., duplexes, triplexes and cottage houses) to provide housing for the socioeconomic diversity (e.g, income, age, mobility) in the neighborhood.	In Progress
2.5	In accordance with land use designations, support redevelopment that provides commercial services. Such amendments should address the inclusion of mixed-use developments in those areas.	Ongoing
2.6	Support redevelopment and revitalization projects that utilize urban design elements found in the neighborhood and correspond to the neighborhood's vision.	Ongoing
2.7	Support managed short-term rentals that are not detrimental to the neighboring properties.	Complete
<b>Goal 3: Require appropriate physical transitions between conflicting land uses within Crosbie Heights, and between the neighborhood, the Arkansas River and adjacent highways through design that includes adequate buffers.</b>		
3.1	Support buffers between residential land uses and commercial or employment developments that are commensurate with land use intensities.	Ongoing
3.2	Place fencing, landscaping, and appropriate lighting on public land between private residences and public trails and recreation areas to protect the safety and privacy of property owners.	Not initiated
3.3	Require the retention of existing, substantive trees and integration into site plans of future developments.	Ongoing

3.4	Maintain the area's historic character by supporting new developments that are appropriate in scale and setbacks to adjacent residential or commercial neighborhoods.	Ongoing
3.5	Address development pattern, massing, scale, and transition in areas designated Downtown Neighborhood to protect neighboring residential areas when taking zoning actions.	Ongoing
<b>Goal 4: Integrate new construction with the natural environment and aesthetics of the area's unique location.</b>		
4.1	New developments should integrate the area's natural topography, floodways, and proximity to the Arkansas River.	Ongoing
4.2	Protect viewsheds of downtown Tulsa and the Arkansas River when approving new development using regulatory tools such as a design overlay.	Not Initiated
4.3	Support and encourage low-impact development (LID) practices to improve stormwater quality and reduce runoff.	Complete
<b>Goal 5: Improve park and open space amenities</b>		
5.1	Develop open space and flood-prone areas with amenities such as community gardens or passive public open spaces.	Not initiated
5.2	Fund capital improvements and recreation programming in Newblock Park, Joe Station Bark Park, and Owen Park to complement the quality of community life within Crosbie Heights.	Not Initiated
5.3	Fund capital improvements to expand and maintain the regional trail system.	In Progress
<b>Goal 6: Improve and stabilize flood control in Crosbie Heights.</b>		
6.1	Preserve natural drainage areas including natural stream restoration and green space where appropriate.	Not Initiated
6.2	Protect areas with steep slopes by supporting LID and other storm water mitigation technologies in new developments.	In Progress
6.3	Design and implement road and drainage improvements along Charles Page Boulevard and in residential areas to mitigate future potential flooding.	Not Initiated
6.4	Complete property acquisitions associated with the flood mitigation projects.	Not Initiated
6.5	Advocate for continued improvements to the Arkansas River levee system for the long-range protection of properties in Crosbie Heights.	In Progress
<b>Goal 7: Promote historic assets and the neighborhood as important to Tulsa's development and as foundations for future economic vitality in Crosbie Heights.</b>		
7.1	Include the history of Crosbie Heights and nearby Newblock Park - including the WaterWorks Art Center - in promotional materials related to Route 66, River Parks trails, and Gilcrease Museum.	Not initiated
7.2	Install welcoming and directional signs to connect the pedestrian/bicycle trail bridge and other points of entry to and egress from Crosbie Heights.	Not initiated
7.3	Fund the design, implementation, and maintenance of cultural amenities such as public art, gateway monuments and signage to promote Crosbie Heights' identity.	Not initiated
<b>Goal 8: Promote revitalization in Crosbie Heights that supports the plan's Vision and enhances the image of Crosbie Heights and designate as an Urban Renewal Area.</b>		
8.1	Encourage and allow compatible infill.	Ongoing
8.2	Support infill development that respects the area's established, older homes and buildings.	Ongoing
8.3	Fund and implement a pilot study of alleyways designated in the plan, to evaluate the feasibility of restoring or repurposing alleyways that continue to enrich the character of the plan area.	Not Initiated
8.4	Work with the Tulsa Development Authority (TDA) to resolve property title issues that impede or prevent redevelopment of vacant and derelict properties in the plan area.	Not Initiated
8.5	Promote the advantages offered within Crosbie Heights and other near-downtown neighborhoods to local developers and realtors.	Not initiated
8.6	Promote code enforcement to monitor property maintenance concerns to support stabilization.	Ongoing
<b>Goal 9: Encourage and support convenient neighborhood-level economic development.</b>		
9.1	Support zoning map amendments that correspond with the Crosbie Heights Vision and recommended land uses.	Ongoing
9.2	Support re-purposing older commercial buildings near Quanah Avenue and Archer Street, and the Irving School site in a manner that is compatible in scale and design with the early character of Crosbie Heights.	Ongoing

9.3	Support the reconfiguration of parcels in the area west of where W. Archer Pl. ends to accommodate development.	Obsolete
<b>Goal 10: Program trail and pedestrian/bicycle improvements throughout the area.</b>		
10.1	Construct sidewalks or multi-use trails along all secondary arterials and residential collector streets, as designated in Tulsa Metropolitan Area Major Street and Highway Plan (MSHP).	Ongoing
10.2	Design and construct protected/dedicated bike lanes on Charles Page Boulevard and safe connections to nearby bicycle trails.	In Progress
10.3	Install well-marked pedestrian crossings and rapid flashing beacons at the Nogales, Olympia and Phoenix Avenue intersections with Charles Page Boulevard.	Not Initiated
10.4	Amend the Connected 2045: Regional Transportation Plan to include all improvements recommended in this plan.	Not Initiated
<b>Goal 11: Program transit improvements to better connect Crosbie Heights to the regional mass-transit system (aka Tulsa Transit).</b>		
11.1	Modify bus route(s) connecting Crosbie Heights to the Tulsa Transit's downtown transit hub (Denver Station) at West 3rd Street and Denver Avenue), to provide neighborhood access to alternate transit routes, including the Bus Rapid Transit service along Peoria Avenue.	Not Initiated
11.2	Fund the installation of improvements (e.g., sidewalks, other pedestrian facilities) that provide complete access to any new transit/bus stop(s).	Not Initiated
<b>Goal 12: Maintain automobile connectivity within Crosbie Heights.</b>		
12.1	Study what left-turn improvements on Charles Page Boulevard within the plan area would be appropriate.	Not Initiated
12.2	Implement on-street and off-street parking solutions within established areas and in areas of new development that support safety and the plan area's Vision to protect the pedestrian realm and preserve the area's historic character.	Not Initiated
12.3	Change the MSHP designation of Charles Page Blvd to Multimodal Urban Arterial, as supported in the Multimodal Mobility Corridor Study prepared on September 2015.	Not Initiated
12.4	Retain alleys and existing automobile circulation system.	Ongoing
<b>Goal 13: Increase transportation safety for all modes of travel and all types of travelers.</b>		
13.1	Develop a Sidewalk Improvement Plan to prioritize capital funding to build, replace, or restore sidewalks within Crosbie Heights.	In Progress
13.2	Construct multi-modal travel improvements along Charles Page Boulevard, including a "road diet" that allows for automobile travel, protected bike lanes in both directions, and sidewalks.	In Progress
13.3	Fund and implement safety measures, including rapid-flashing beacons and well-marked crossings at the Nogales, Olympia and Phoenix Avenue intersections with Charles Page Boulevard.	Not Initiated
13.4	Install a traffic circle at the intersection of West 2nd Place, Rosedale Avenue and Charles Page Boulevard to improve safety.	Not Initiated
13.5	Install traffic calming measures, including speed limit enforcement, on Charles Page Boulevard within Crosbie Heights.	Not Initiated
13.6	Install enhanced signage and traffic-calming measures along Charles Page Boulevard, along Quanah Avenue south of Highway 412 and along West Archer Street.	Not Initiated
<b>Goal 14: Foster programs and relationships with all first responders to address public safety issues.</b>		
14.1	Support formal communications programs between the Tulsa Police Department (Gilcrease Division) and community organizations including the Crosbie Heights Neighborhood Association, neighborhood churches, and non-profit organizations, to foster positive relationships and sustain public safety within the plan area.	Not Initiated

14.2	Develop programs to provide public safety information on an ad hoc basis via social media outlets through the City of Tulsa (e.g., Tulsa Police, Tulsa Fire, Working in Neighborhoods, Planning) to engage residents in support of public safety.	Ongoing
Goal 15: Use planning and design solutions to enhance public safety.		
15.1	Develop a Streetscape Implementation Plan to prioritize public funding to restore/replace or install streetlights, enhance underpasses, and other streetscape features within Crosbie Heights.	In Progress
15.2	Ensure public land, trails, and recreation areas have appropriate lighting, connections, and design solutions to enhance public safety and accessibility.	Not Initiated
Goal 16: Support, develop, and fund awareness programs and access to critical information regarding emergency preparedness and disaster recovery.		
16.1	Fund communications programs to inform residents at risk due to flooding, Arkansas River levee breaches, fire, earthquake preparedness, severe weather, and hazards associated with noxious fumes and possible chemical spills associated with nearby rail and highway facilities.	Not Initiated
16.2	Fund and develop an Arkansas River Levee Plan to assess Tulsa's risks and liabilities associated with the aging Arkansas River levee system, and to prioritize public funding initiatives to replace and maintain the levees system, in cooperation with the U.S. Army Corps of Engineers.	In Progress
Goal 17: Establish benchmarks to measure the plan's success in implementing the vision.		
17.1	Establish objective and quantitative benchmarks based on the plan's implementation measures.	In Progress
17.2	Revisit this plan every five years to review the plan's implementation progress towards achieving the Vision.	Ongoing