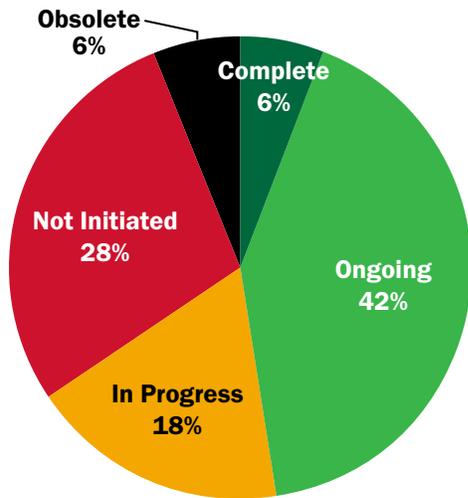


Kendall-Whittier Sector Plan

Implementation Update

Adopted in 2016, the Kendall-Whittier Sector Plan identified eight goals and 67 implementation measures. About 48% of those implementation measures are Complete or Ongoing as of July 1, 2020.



Ref	Implementation Measure	Status
Goal 1: Leveraging neighborhood institutions		
1.1	Work with the University of Tulsa to ensure that benefits to neighborhood residents and businesses are maximized by the actions implemented through their Master Plan	Not Initiated
1.2	Support the development of quality high-density residential development that appeals to a broad spectrum of potential tenants - including students, seniors, young professionals, and families of mixed incomes - around the University of Tulsa.	Ongoing
1.3	Collaborate with Kendall-Whittier Main Street, the University of Tulsa, and other neighborhood entities to create a marketing campaign promoting Kendall-Whittier's shopping and dining, educational opportunities, neighborhood amenities, and other assets.	Ongoing
1.4	Work with churches in the neighborhood to anticipate and develop plans related to long-term impacts pertaining to parking, access and egress, and land needs.	Not Initiated
1.5	Work with local education providers and employers to market curricula, mentorships, and internship opportunities that build a skilled workforce in Kendall-Whittier	Ongoing
1.6	Encourage local institutions to share facilities and maximize the benefits to the community and effectiveness of public resources.	Ongoing
1.7	Work with the Circle Cinema, University of Tulsa, and other local stakeholders to establish spaces and marketing to grow Kendall-Whittier as a local creative and performing arts neighborhood.	Ongoing
1.8	Work with Growing Together Tulsa, the George Kaiser Family Foundation, and other community-minded not-for-profits to implement a comprehensive revitalization and stabilization plan for a healthy, vibrant, and mixed-income community.	Ongoing
1.9	Collaborate with Tulsa Public Schools to support a high-quality education pipeline.	Ongoing
Goal 2: Reconnecting across I-244		
2.1	Work with Oklahoma DOT to develop a plan to screen the I-244 corridor as it passes through Kendall-Whittier Neighborhood	Not Initiated
2.2	Work with ODOT to install a decorative overpass and retaining wall elements at the I-244/Lewis Avenue interchange	Not Initiated
2.3	Work with ODOT to improve the design of the pedestrian overpass to minimize traffic noise and wind that make the overpass uncomfortable or unsafe	Not Initiated

2.4	Maintain the entrances to the Birmingham Avenue pedestrian bridge over I-244, ensuring safe passage is not blocked by overgrowth, deteriorated sidewalks, or litter.	Ongoing
2.5	Expand overpass roadway decks as improvements are made to include adequate pedestrian amenities.	Not Initiated
Goal 3: Revitalizing industrial uses		
3.1	Amend Chapter 15 and Chapter 65 of the City's zoning code to provide more specific and robust standards related to required buffers between light industrial uses and residential lots.	In Progress
3.2	Prohibit the use of barbed wire fences along the edges of industrial properties when visible from residential uses or public right-of-way.	Complete
3.3	Support the reuse or redevelopment of older industrial buildings adjacent to residential areas with uses that are more "neighborhood-friendly" such as offices, restaurants, or local services.	Ongoing
3.4	Limit access to local roadways between residential streets and the northern industrial area in order to reduce truck traffic in neighborhoods	Not Initiated
3.5	Encourage the consolidation and redevelopment of obsolete or underperforming industrial properties	Ongoing
3.6	Utilize vacant land in industrial areas to encourage the expansion of existing uses	Ongoing
3.7	Utilize municipal incentives or outside funding sources to implement key industrial infrastructure improvements and redevelopment projects in the northern industrial areas.	Ongoing
3.8	Establish an industrial circulator running parallel to the Dawson Street rail corridor between Harvard Avenue and Independence Street that would provide access to local uses and minimize truck traffic on residential streets.	Not Initiated
Goal 4: Supporting a healthy neighborhood		
4.1	Install mid-block street lighting on all local streets	Not Initiated
4.2	Identify opportunities for new senior housing and multi-family housing near commercial services, transit services, parks, and other amenities.	Ongoing
4.3	Encourage the reconfiguration of residential block ends to eliminate inadequate lots oriented towards shorter side streets.	Obsolete
4.4	Work with the University of Tulsa to require compliance with residential design standards to ensure compatibility between student housing and surrounding blocks.	Not Initiated
4.5	Facilitate the acquisition and redevelopment of vacant or tax delinquent residential properties.	Ongoing
4.6	Assess all parks and open spaces for safe and secure design, specifically addressing lighting, visual and physical access, areas of concealment or isolation, maintenance, and vandalism.	Ongoing
4.7	Establish a capital program to support residents with the removal of tree stumps and unsightly vegetation.	Not Initiated
4.8	Adopt multi-family design and development standards that ensure they are compatible with the character of the surrounding neighborhood.	Not Initiated
4.9	Continue to strictly enforce regulations prohibiting the parking of vehicles on unpaved portions of residential lots.	Ongoing
4.10	Re-establish Archer Park as a safe and vibrant recreation amenity for the north side of the Kendall-Whittier neighborhood.	In Progress
4.11	Support the redevelopment of Admiral Place from College Avenue to Lewis Place as a mixed-use corridor.	Ongoing
4.12	Establish local open space in the southwestern portion of the neighborhood.	Obsolete
4.13	Modify one-way traffic patterns near Kendall-Whittier Elementary School.	Not Initiated
Goal 5: Preserving Whittier Square		
5.1	Utilize regulatory and financial incentives to encourage the development of quality mixed-use and multi-family housing that attracts young professionals, artists, and entrepreneurs in the area bound by Lewis Avenue, I-244 and 3rd street	Ongoing
5.2	Support the redevelopment of lots fronting on Lewis Avenue on the fringes of Whittier Square as mixed-use areas with a character that is reflective of the historic Whittier Square.	Ongoing
5.3	Work with property owners to expand the boundaries of the Whittier Square Historic District.	Not Initiated
5.4	Explore a diverse range of potential parking solutions.	In Progress

5.5	Redevelop vacant or dilapidated residential lots adjacent to development on Lewis Avenue to create larger commercial and mixed-use lots that can accommodate larger projects and commercial parking.	Ongoing
5.6	Establish a comprehensive streetscape program throughout Whittier Square.	In Progress
Goal 6: Transforming key corridors		
6.1	As the demand for commercial redevelopment emerges, encourage the expansion of commercial lot depth to support investment and minimize impacts on adjacent neighborhoods.	Obsolete
6.2	Support the redevelopment of secondary commercial uses on 6th Street between Lewis Avenue and Zunis Avenue for new mixed-use and neighborhood-based commercial uses.	Ongoing
6.3	Encourage the redevelopment of commercial sites along 3rd Street to residential or mixed-use structures.	Ongoing
6.4	Utilize zoning regulations and incentives to allow for the acquisition and redevelopment of residential lots on the south side of 10th Street between Lewis Avenue and Columbia Avenue for commercial uses along 11th Street with a full block lot depth.	Obsolete
6.5	Utilize zoning regulations and incentives to encourage the redevelopment of single-family housing and small commercial uses to a planned commercial area at Admiral Place and Harvard Avenue.	Ongoing
6.6	Adopt commercial design standards that would result in development that is attractive and reflective of the character in different parts of Kendall-Whittier.	Not Initiated
6.7	Eliminate conflicts between vehicles and pedestrians caused by poor parking lot access, circulation, and design.	Not Initiated
6.8	As redevelopment occurs, encourage adjacent commercial properties to use cross-across agreements to enhance circulation between lots and increase on-site parking capacity.	Ongoing
6.9	Install neighborhood gateways at key points of entry on Utica Avenue, Lewis Avenue, Harvard Avenue, 3rd Street, 6th Street, and 11th Street.	Not Initiated
6.10	Install decorative rail overpass and retaining wall elements at Lewis Avenue near King Street.	Not Initiated
6.11	Work with City departments and local utility companies to bury or relocate utilities along arterial corridors as redevelopment occurs over time.	Ongoing
6.12	Work with City Departments, the Oklahoma DOT, partner agencies and local property owners on 11th Street and Admiral Place to implement the recommendations of the 2005 Route 66 Master Plan related to informational signs, streetscaping, specific sign and building installations, lighting, banners, landscaping, parking management, and building character.	Ongoing
Goal 7: Creating a multi-modal network		
7.1	Reduce traffic speeds on Admiral Place north of I-244, between Harvard Avenue and Utica Avenue, through posted speed limits, signage, and passive traffic calming (i.e. narrowing of travel lanes, on-street residential parking, etc.).	In Progress
7.2	Install on-street bike lanes in accordance with the 2015 Bike and Pedestrian Master Plan.	In Progress
7.3	Establish a capital program to for sidewalk installation for blocks lacking pedestrian infrastructure.	Complete
7.4	Prioritize investment in pedestrian network improvements in areas around Whittier Square, the Kendall-Whittier Library, schools, and other destinations for youth and seniors.	In Progress
7.5	Explore road diets on primary corridors envisioned as strong pedestrian or mixed-use areas.	In Progress
7.6	Improve pedestrian crossings along arterial roadways through enhanced crosswalk striping, signal phasing, reductions in the crossing distance, and pedestrian signage.	In Progress
7.7	Establish a long-term capital program to improve pedestrian crossings throughout the neighborhood to ensure they are fully ADA accessible and highly visible to motorists.	Ongoing
7.8	Coordinate with utility providers to relocate infrastructure off of sidewalks as incremental improvements are made.	In Progress
7.9	Work closely with Tulsa Transit to assess potential changes to local bus services	Complete
7.10	Work closely with Tulsa Transit to implement BRT service on 11th Street	In Progress

Goal 8: Providing a long-term regulatory framework		
8.1	Continue to support code enforcement in the neighborhood through dedicated resources for enforcement officials.	Ongoing
8.2	Amend Chapter 5 of the City's zoning code to require higher density housing to appropriately manage parking, utilities, trash containers, and other potentially harmful characteristics.	Complete
8.3	Establish a Historic Route 66 Special Area Overlay.	Complete
8.4	Use zoning regulations and district boundaries to encourage the transition or redevelopment of land uses as described in the objectives and recommendations of this Sector Plan.	In Progress