

An aerial photograph of Tulsa, Oklahoma, overlaid with a pattern of thick, parallel orange diagonal stripes. The stripes run from the top-left towards the bottom-right, creating a strong visual texture across the entire image. The background shows urban development, including roads, buildings, and green spaces.

CITY OF TULSA

TULSA COUNTY

INCOG

# BERRYHILL LAND USE PLAN

## ACKNOWLEDGEMENTS

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The Berryhill Land Use Plan is the result of collaboration among the City of Tulsa, Tulsa County, INCOG, and the citizens of the planning area.

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### ABSTRACT

This policy document is a record of the public process used to develop the Berryhill Land Use Plan. As a planning guide for many community stakeholders – citizens, property owners, investors, Planning Commissioners, and elected officials – it follows the planning process prescribed in PLANiTULSA, the Tulsa Comprehensive Plan, and is organized in two main sections: Executive Summary and The Plan.

The Executive Summary and details of the Land Use recommendations were adopted by the Tulsa Metropolitan Area Planning Commission (TMAPC) on December 19<sup>th</sup>, 2018, approved by the Tulsa Board of County Commissioners on January 14<sup>th</sup>, 2019 and approved by the Tulsa City Council on January 16<sup>th</sup>, 2019.

### EXECUTIVE SUMMARY

The Executive Summary highlights the planning process, including the Vision Statement and Guiding Principles, developed by stakeholders, and key local issues that resulted in policy and land use recommendations.

Adopted concepts and policies provide the basis for land use and development decisions for this area throughout the planning horizon of 10 to 20 years.

Details including illustrations, images, and analysis of existing data were presented in The Plan to provide background and context for how these recommendations were formulated but will not be cited as policy.

### THE PLAN

The Plan's organization and structure is based on the process set forth in PLANiTULSA. Content from overlapping process steps may be addressed in more than one chapter of the plan. Plan chapters include an inventory of existing conditions and relevant data, details of the community engagement process, and input generated from consensus-building activities to establish a vision and provide a baseline by which to measure progress throughout the planning horizon.

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





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## EXECUTIVE SUMMARY

The Berryhill Land Use Plan, “The Plan,” was developed through the joint efforts of the City of Tulsa planning staff and the Land Development Services staff of Indian Nations Council of Governments (INCOG). The Plan was created as a guide for future development for land located in this portion of unincorporated Tulsa County and the City of Tulsa.

The small area planning process was used as framework for this land use planning process. The small area planning process includes a thorough citizen engagement process, extensive research of existing conditions, and vetting of plan recommendations by citizens as well as relevant City of Tulsa and Tulsa County departments and stakeholders.

Following this process, the plan's recommendations were adopted by the Tulsa Metropolitan Area Planning Commission on December 19<sup>th</sup>, 2018 and approved by the Tulsa Board of County Commissioners on January 14<sup>th</sup>, 2019 and the Tulsa City Council on January 16<sup>th</sup>, 2019. Accordingly, this plan amends the Tulsa Comprehensive Plan and its recommendations are the City of Tulsa and Tulsa County's policy guide for land development in the plan area.

-  Plan Area
-  Planned Gilcrease Expressway
-  Unincorporated Tulsa County
-  Tulsa City Limits
-  Sand Springs City Limits
-  Sapulpa City Limits

### INTRODUCTION

The Berryhill plan area located just south and west of the Arkansas River contains approximately 4.15 sq. miles of land and includes properties located either in Tulsa city limits or unincorporated Tulsa County. Berryhill is predominantly built with single-family homes, a few non-residential uses and a fair amount of open space and rolling hills.

As a prototypical bedroom community, very little has changed over the years with minimal development activity and a decline in total population from 2000 to 2010. However, the Berryhill community faces potential changes soon with the planned construction of the Gilcrease Expressway likely spurring new development activity nearby.

In early 2018, Tulsa City Council and the Tulsa Board of County Commissioners initiated the small area planning process as a joint city-county planning effort and directed professional planning staff at the City of Tulsa and INCOG to engage local stakeholders (residents, business owners, and others) to establish land use policies to help guide future development.

#### WHAT IS A LAND USE PLAN?

Land Use Plans are long-range plans focused on specific areas to identify local land use issues and recommend solutions for a 10 to 20 year time frame. Land Use Plans are intended to provide tailored solutions for neighborhoods and are developed primarily through the input of property owners and area stakeholders. Land Use Plans are to be adopted as amendments to the Comprehensive Plan and can be implemented through zoning changes.

Accordingly, this plan amends the City of Tulsa Comprehensive Plan and Tulsa County District 9 Plan. All priorities, goals, and recommendations act as the City of Tulsa's and Tulsa County's policy guide for land development.

### GUIDING PRINCIPLES

The Berryhill Land Use Plan aims to achieve predictability for the residents and attempts to balance future demand for land development with respect for the existing community and the key concerns of local stakeholders. The purpose of the land use plan is also to manage growth and development in such a way that allows for appropriate changes and updates to the existing community while retaining its small-town character and charm.

The plan's guiding principles for future development fall into six broad categories:

- Economy
- Equality and Opportunity
- Environment
- Community and Housing
- Transportation
- Planning Process

Following thorough research of the existing conditions in Berryhill, engagements with the stakeholders began to envision their ideal future for the area. After thorough review and vetting from local stakeholders, a future vision formed the foundation of the plan's priorities, goals and recommendations.

The recommendations address key land use concerns that, if heeded, will help make the stakeholder-led vision a reality.

## VISION STATEMENT

Members of the Berryhill community desire a place to live and work that in 10 to 20 years is a safe, close-knit, and well-maintained community and which supports a rural lifestyle by allowing for strategic economic opportunities and preservation of the natural environment.

## DESIRED OUTCOMES

The Berryhill planning process engaged stakeholders to consider existing conditions and circumstances in the area, and to envision what the community might become in the future. Berryhill has potential to build upon its traditional strengths and assets and transform itself into a more exceptional neighborhood. Through recommendations and priorities identified in this plan, the Berryhill community hopes to achieve the following outcomes:

- Be a safe, family-friendly community
- Allow for strategic economic opportunities
- Promote the enhancement and preservation of the natural environment
- Be a well-maintained and aesthetically pleasing community
- Maintain the stability of the existing community
- Provide options for residents to age in place
- Connect of open spaces
- Ensure compatible development with current environment

CHANDLER PARK ENTRANCE



RED BERRY FARM



SOUTH 49<sup>TH</sup> WEST AVE HILL



### A GUIDE TO PRIORITIES, GOALS, AND RECOMMENDATIONS

The Berryhill Land Use Plan includes five priorities. Each priority carries specific goals and implementation recommendations.

- **Priority 1:** Maintain the stability of the existing Berryhill Community.
- **Priority 2:** Allow for strategic growth, capitalizing on economic opportunities presented by the Gilcrease Expressway.
- **Priority 3:** Promote the enhancement and preservation of Berryhill's natural environment.
- **Priority 4:** Be a safe, family friendly community.
- **Priority 5:** Be a well-maintained and aesthetically-pleasing community.

### PLAN IMPLEMENTATION

The land use recommendations will help implement the vision of the Berryhill community through zoning changes, code enforcement, efforts of local stakeholders, and various public-private partnerships. The Tulsa Planning Office will act as the lead agency to ensure the necessary actions are taken to implement the land use recommendations and monitor for any changes which may require revisions to the adopted plan.

### RECOMMENDATIONS

#### PRIORITY 1

**Maintain the stability of the existing Berryhill Community.**

#### Goal 1

Preserve existing single-family residential neighborhoods while fostering opportunities for strategic growth.

##### *Recommendation 1.1*

Encourage inclusion of **Optional Development Plans** (within Tulsa City limits) or **Planned Unit Development** (within unincorporated Tulsa County) in rezoning applications for non-residential uses adjacent to residential areas.

##### *Recommendation 1.2*

Require that transition-sensitive design standards ensure the compatibility of non-residential development with adjacent single-family homes. Design standards should be applied consistently across jurisdictional boundaries to:

- 1.2.1 Address access, circulation, and landscaping regarding commercial parking.
- 1.2.2 Limit the height of commercial buildings.
- 1.2.3 Provide attractive and appropriate landscaping.
- 1.2.4 Require increased landscaping and/or screening buffers along non-residential uses' rear lot lines abutting single-family neighborhoods.
- 1.2.5 Utilize glare-minimizing lighting options.
- 1.2.6 Prohibit signage that intrudes upon surrounding residences.
- 1.2.7 Require that non-residential service and parking areas be placed in a manner having the least negative impact on adjacent residential uses.
- 1.2.8 Limit uses incompatible with existing single-family residential areas.

## Goal 2

Allow for development of non-residential uses compatible with adjacent single-family residential neighborhoods.

### *Recommendation 2.1*

Promote non-residential infill of limited commercial uses near neighborhoods which serve the existing community, such as retail, restaurants, personal improvement services, and studios. Additional self-storage uses in the plan area are discouraged.

### *Recommendation 2.1*

Where the land use map outlines “Trail Districts” allow - in a manner that mitigates the impacts of commercial uses on neighborhoods - the following trail-complementing activities:

- 2.2.1 The conversion of existing homes into permitted principal or accessory commercial uses.
- 2.2.2 The development of low-impact, small-scale, and park-serving commercial uses on unimproved lots.

## PRIORITY 2

**Allow strategic growth, capitalizing on economic opportunities presented by the Gilcrease Expressway.**

## Goal 3

Allow for new, low-density, commercial development that capitalizes on opportunities presented by the Gilcrease Expressway expansion.

### *Recommendation 3.1*

Promote commercial growth along major street corridors and interchanges of the Gilcrease Expressway in the following locations:

- 3.1.1 Along West 21<sup>st</sup> Street South between South 61<sup>st</sup> West Avenue and South 49<sup>th</sup> West Avenue.
- 3.1.2 Along West 41<sup>st</sup> Street South between S

65<sup>th</sup> West Avenue and South 47<sup>th</sup> West Avenue.

## Goal 4

Require the inclusion of enhanced development standards within commercial development rezoning applications.

### *Recommendation 4.1*

Encourage the inclusion of **Optional Development Plans** (within Tulsa city limits) or **Planned Unit Development** (within unincorporated Tulsa County) in rezoning applications for non-residential uses adjacent to interchanges and residential areas.

Design standards should be applied consistently across jurisdictional boundaries to:

- 4.1.1 Address access, circulation, and landscaping regarding commercial parking.
- 4.1.2 Limit the height of commercial buildings.
- 4.1.3 Provide attractive and appropriate landscaping.
- 4.1.4 Require increased landscape and/or screening buffers along non-residential uses’ rear lot lines abutting single-family neighborhoods.
- 4.1.5 Utilize glare-minimizing lighting options.
- 4.1.6 Prohibit signage that intrudes upon surrounding residences.
- 4.1.7 Require that non-residential service and parking areas be placed in a manner having the least negative impact on adjacent residential uses.
- 4.1.8 Limit uses incompatible with existing single-family residential areas.
- 4.1.9 Limit the placement of billboards along the Gilcrease Expressway.

### Goal 5

Limit industrial areas and uses incompatible with the existing and desired future character of the community.

#### Recommendation 5.1

Limit industrial uses to the following existing industrial zones:

- North of the BNSF tracks and east of the Gilcrease Expressway.
- In the area bounded by the West 43<sup>rd</sup> Street South, South 49<sup>th</sup> West Avenue, West 51<sup>st</sup> Street South, and the Gilcrease Expressway.
- Preserve select industrial areas where appropriate zoning is in place for limited industrial activity, attracting and retaining target industries while growing the local employment base over the long-term.

### Goal 6

Promote agritourism on larger vacant land areas.

#### Recommendation 6.1

Allow for low-intensity development on larger undeveloped agriculturally zoned lots having unique topography and rural characteristics. Leverage unique characteristics to develop destination parks, outdoor facilities, event space, and other permitted accessory uses.

## PRIORITY 3

Promote the enhancement and preservation of Berryhill's natural environment.

### Goal 7

Create a network of connected amenities throughout the plan areas for the enjoyment of Berryhill residents.

#### Recommendation 7.1

Preserve land for a park or other active outdoor space near the Arkansas River north of West 21<sup>st</sup> Street South and west of the Gilcrease Expressway.

#### Recommendation 7.2

Between existing neighborhoods and areas designated as "Trail District" on the land use map, encourage the installation of pedestrian connections and appropriate landscaping and screening materials.

#### Recommendation 7.3

Work with ODOT and Up with Trees to ensure adequate tree coverage along the new trail on the west side of West 57<sup>th</sup> Street South.

#### Recommendation 7.4

Encourage the preservation of significant trees and natural areas along the trail corridor.

### Goal 8

Protect environmentally-sensitive areas where construction and new utility service would negatively impact existing natural systems.

#### Recommendation 8.1

Ensure that development within the mapped floodplain complies with the adopted codes and ordinances of the local jurisdiction.

#### Recommendation 8.2

Encourage the use of low-impact development solutions to manage stormwater runoff, improve stormwater quality, and reduce the construction of impervious area.

## PRIORITY 4

Be a safe, family friendly community.

### Goal 9

Protect existing neighborhood institutions and facilities.

#### Recommendation 9.1

Discourage high-intensity commercial developments directly adjacent to schools, minimizing traffic and safety issues.

#### Recommendation 9.2

Support the integration of services into the community such as schools, churches, libraries

and other community facilities. The uses typically occupy large lots and incorporate open space or recreational fields, supporting both educational and neighborhood functions.

### **Goal 10**

Provide options for residents to “age in place” within the Berryhill community.

#### *Recommendation 10.1*

Support the development of alternative housing options such as senior living facilities, townhomes, and condominiums.

#### *Recommendation 10.2*

Promote the development of alternative housing options close to amenities like retail, parks, and open space.

## **PRIORITY 5**

**Be a well-maintained and aesthetically pleasing community.**

### **Goal 11**

Reduce blight and rehabilitate dilapidated structures.

#### *Recommendation 11.1*

Promote appropriate residential infill development.

#### *Recommendation 11.2*

Work to prevent the decline of single-family residential areas through proactive programs and the use of code enforcement through partnerships with the City of Tulsa’s Working in Neighborhoods Department and Tulsa County Code Enforcement.

### **Goal 12**

Respect and maintain the feel and character that defines Berryhill.

#### *Recommendation 12.1*

Support areas intended to preserve agriculturally-based activity and open space

where major development is inappropriate, and the natural character of the environment improves the quality of life for residents.

#### *Recommendation 12.2*

Encourage the compatibility of new alternative housing developments with the character of the surrounding neighborhood.

### **Goal 13**

Maintain or improve the attractiveness and aesthetic appeal of existing neighborhoods.

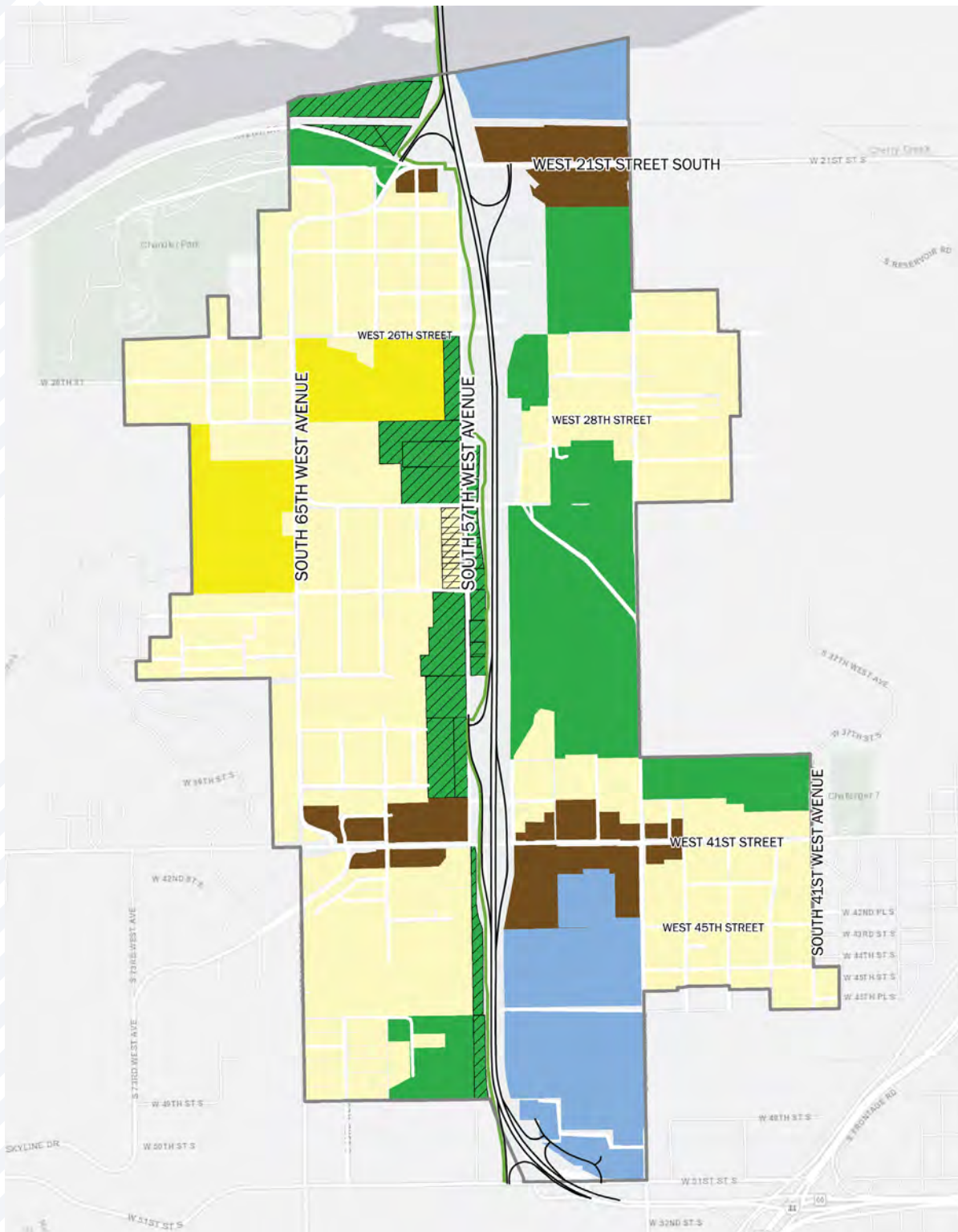
#### *Recommendation 13.1*

Partner with local officials to address code enforcement issues and identify potential tools that encourage neighborhood beautification.









#### *Recommendation 13.2*

Support a community led beautification program encouraging the formation of a neighborhood group composed of local businesses and residents.

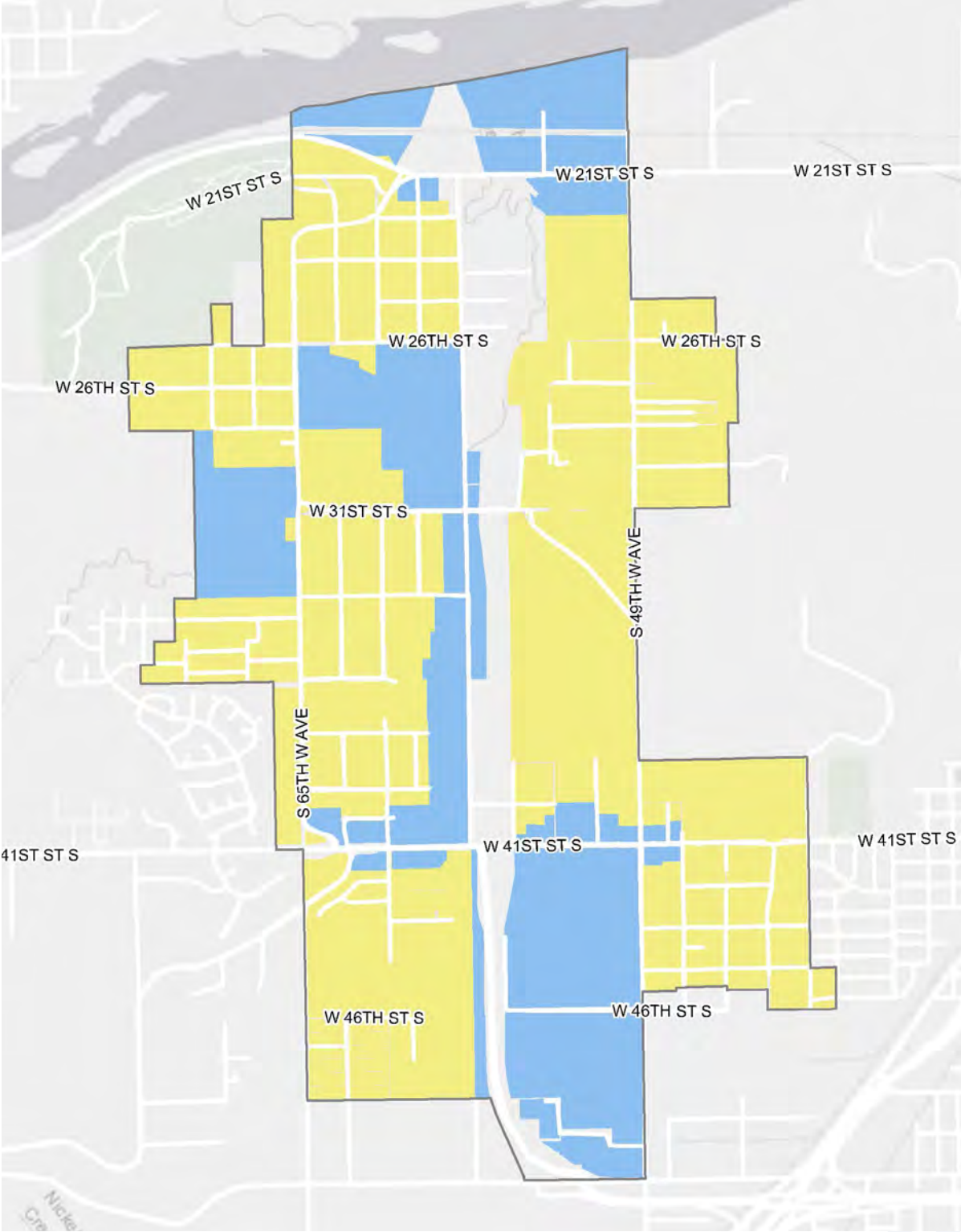
# MAP 2: FUTURE LAND USE



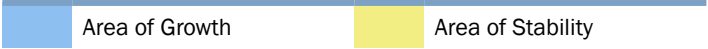
MAP 2 LEGEND: FUTURE LAND USE DESIGNATIONS

	Existing Neighborhood		Employment		Gilcrease Expressway
	New Neighborhood		Parks and Open Space		Gilcrease Trail
	Neighborhood Center		Trail District		

# MAP 3: GROWTH & STABILITY



MAP 3 LEGEND: GROWTH & STABILITY





## CHAPTER 2

# COMMUNITY PARTICIPATION

### OVERVIEW

The Comprehensive Plan was developed according to six guiding principles which serve as the foundation for future planning efforts. One key principle is the commitment to an inclusive, transparent, equitable planning process and active citizen participation.

Citizen participation is mentioned in the Comprehensive Plan Appendix as a necessary component to develop small area plans, to ensure that:

- All area stakeholders have a voice in solving their community's problems today and can participate in planning for the future; and
- Once adopted, plans are implemented and monitored for performance.

Active public engagement was a hallmark of the Berryhill Land Use Plan process, which included regular public meetings of stakeholders and planners to address public concerns, solicit future visions and continually evaluate findings and recommendations.

KICK-OFF MEETING



OPEN HOUSE



### CITIZEN ADVISORY TEAM

The **Citizen Advisory Team (CAT)** is a group of volunteer stakeholders including landowners, residents, and business owners who have an interest in the area. The members of the CAT were invited to serve by the Tulsa City Councilor from District 2, Jeanie Cue, and by the Tulsa County Commissioner of District 2, Karen Keith. The group represented a full range of community interests and committed to meet on a regular basis.

They critically reviewed each step of the plan formation and communicated the plan-making progress and issues to their respective constituents and neighbors. Additionally, Berryhill citizens and interested parties had the opportunity to attend the CAT meetings as they were open to the public. The process was designed to create a unified vision and set of recommendations based on the desires of those who live, work, and own property in the Berryhill area.

### MEETINGS

The CAT met six times during the planning process to set a direction for the project and to ensure that identified issues and proposed recommendations were reflective of the community.

#### CAT Meeting 1: Orientation April 2<sup>nd</sup>, 2018 | Chandler Park

The purpose of the first CAT meeting was to introduce the members to each other and briefly discuss their role in Berryhill's Land Use Plan.

#### CAT MEMBERS

Michael Hall	Mary Colebrook
Dr. Richard Presley	Daniel Schneider
Tracy Fuson	Rick Martin
Christina Apostolides	Missy Hopkins
Sandi Dittmann	Jack Lollis
Brian Smejkal	

#### CAT INTRODUCTIONS AT KICK-OFF



The team was introduced to the public at the Kick-Off Meeting which was held immediately after the first CAT meeting. The CAT members introduced themselves to the community and stated what they love most about Berryhill.

#### CAT Meeting 2: Big Ideas Discussion May 10<sup>th</sup>, 2018 | Berryhill Fire Station

The CAT team met at the Berryhill Fire Station to discuss existing conditions in Berryhill and explore future land use possibilities. The planning team presented the main ideas from the Kick-Off Survey. The CAT was asked to give their input on the information as well as to ask any questions they had. The team then divided up into small groups, led by the planning staff, to explore ideas and possibilities for future growth. These ideas were then presented to the group as a whole and summarized.

#### CAT MEETING 2



## CAT MEETING 3



### **CAT Meeting 3: Existing Conditions & Vision June 27<sup>th</sup>, 2018 | Berryhill Fire Station**

The CAT met and were able to give feedback on what they were hearing from the community and get clarification on the objectives of the Land Use Plan. The team discussed the Vision Statement and participated in an activity to initiate a discussion of where they felt the community would be best served through various land use designations.

### **CAT Meeting 4: Land Use Discussion July 19<sup>th</sup>, 2018 | Berryhill Fire Station**

The CAT met and discussed possible land use designations. They were particularly interested in land use along the Gilcrease Expressway, 21<sup>st</sup> Street and 41<sup>st</sup> Street. The team then reviewed the first draft of the Recommendations section of the Land Use Plan. Dates and times for the next Public Meeting were considered and a general decision was made to hold the meeting at the end of August or the first week in September.

### **CAT Meeting 5: Recommendations Sept 13<sup>th</sup>, 2018 | Berryhill Fire Station**

The Citizen Advisory Team met to discuss the results of the Community Open House and to review Land Use recommendations. There was a discussion about Commercial Land Uses in Berryhill. The CAT divided into groups and gave feedback on the proposed recommendations.

### **CAT Meeting 6: Public Draft Discussion November 5<sup>th</sup>, 2018 | INCOG**

The meeting was held at the INCOG office in Tulsa to review the final draft of the Land Use Plan before the public unveiling on November 15<sup>th</sup>, 2018. The Citizen Advisory Team members were pleased with the outcome and felt like the plan was one that the community could embrace. Details of the community open house were discussed and approved.

## **PUBLIC MEETINGS**

### **PUBLIC MEETING 1: KICK-OFF APRIL 2<sup>ND</sup>, 2018 | CHANDLER PARK**

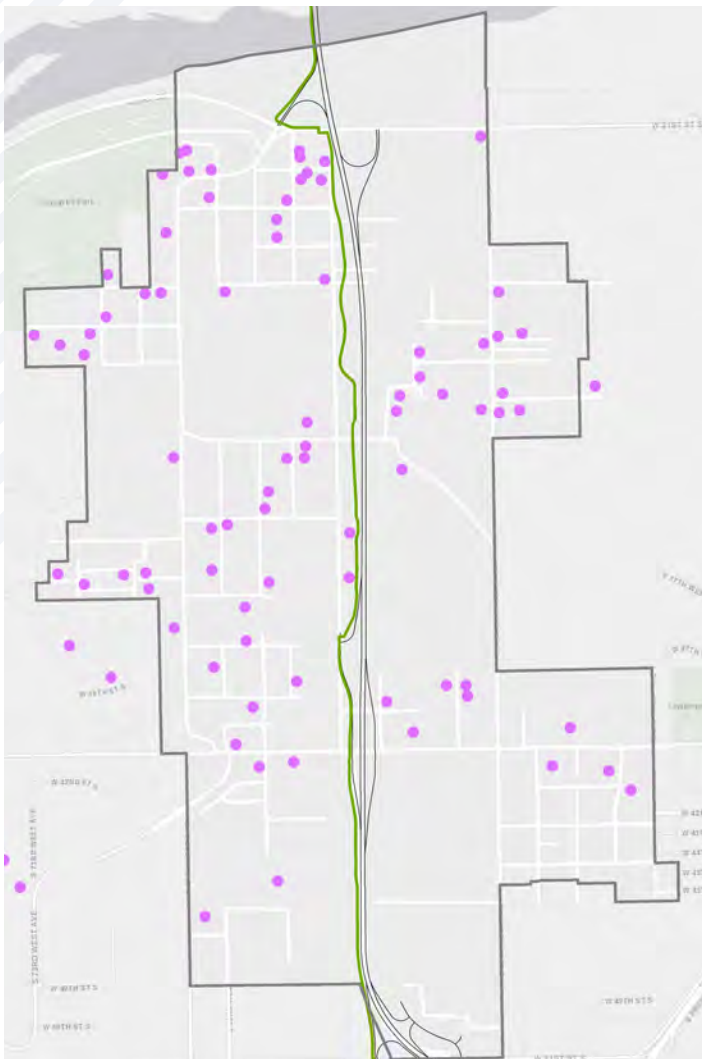
Over 140 Berryhill residents, property owners, and interested parties attended. The CAT members and planning staff were introduced. Councilor Jeannie Cue and Commissioner Karen Keith spoke about their role and welcomed everyone to get involved in the planning process.

The project team presented a PowerPoint presentation which explained Land Use Plans and released the results of the online survey completed by Berryhill residents. Following the presentation, the public had an opportunity to ask questions and gain a better understanding about how the process of developing a land plan works. The Kick-off Meeting presentation can be found in the appendix of this plan.

## **PUBLIC MEETING 1**



MAP 4: KICK-OFF ATTENDANCE



MAP 4 LEGEND: KICK-OFF ATTENDANCE

● Attendee Address

WRAP-UP MEETING



### Online Survey Results

There was an online survey conducted before the kick-off meeting to start the conversation about how residents view Berryhill today and what they envision for the future. The survey was posted on the City of Tulsa's website and shared on social media. Over 300 individuals responded to the survey. The results of the survey can be found in the appendix of this plan.

### PUBLIC MEETING 2: OPEN HOUSE AUG 27<sup>TH</sup>, 2018 | BERRYHILL FIRE STATION

The Community Open House invited Berryhill citizens to learn more about the proposed Land Use Map and Recommendations that the Citizen Advisory Team put forward. This was an opportunity for the community to give their input on Priorities, Goals, Recommendations, and Land Uses. Approximately 100 people attended the meeting.

### PUBLIC MEETING 3: WRAP-UP NOV 5<sup>TH</sup>, 2018 | CHANDLER PARK

The final public meeting was an unveiling of the proposed Land Use Plan. About 75 people attended the meeting to get a first look at the plan. Councilor Jeannie Cue thanked the Berryhill residents for their input in the process, the Citizen Advisory Team for their hard work and dedication, and the staff from the City of Tulsa and INCOG for their part in creating a Land Use Plan for the Berryhill community.

Travis Hulse moderated the meeting and gave a brief summary of the process of creating the plan from beginning to end. Susan Miller explained the next steps the plan will take before it reaches adoption and staff answered questions following the meeting.





## CHAPTER 3

# EXISTING CONDITIONS

### OVERVIEW

This portion of the planning process provided a base-level assessment for the area's existing conditions. The findings helped inform and direct the visioning and recommendations phases of the land use planning process.

The categories examined - history and context, land use and environmental features, transportation, housing, and economic development correspond to the relevant Tulsa Comprehensive Plan's chapters and are the categories identified for analysis in the land use planning process.

A BERRYHILL FARM



41<sup>ST</sup> ST LOOKING WEST



### SUMMARY OF FINDINGS

#### CONTEXT AND HISTORY

- The Berryhill Plan Boundary is 4.15 square miles.
- Berryhill is located close to many businesses, some locally owned, Route 66, Tulsa Community College, and many other amenities.
- Berryhill was settled by the early 1900s.
- Previously called Happy Hollow, Berryhill received its current name in the 1910s.

#### DEMOGRAPHICS

- The population of the area grew between 2010 and 2017.
- Most residents are within the 45 - 54 age group.
- The average household income is about \$12,000 less than the City of Tulsa's and about \$17,000 less than Tulsa County's.

#### LAND USE

- Berryhill is mainly zoned residential.
- Commercially zoned properties fall along arterial corridors.
- Berryhill currently lacks City of Tulsa land use designations.
- The District 9 Plan from Tulsa County identifies areas in the boundary as "development sensitive."

#### ENVIRONMENTAL FEATURES

- Most of Berryhill lies within the Berryhill Creek watershed.
- Berryhill Creek is within the 100-year Floodplain.
- There are a few areas that are on the EPA's list of facilities of interest.
- The commercial areas in the plan boundary produce the average amount of noise levels.

#### TRANSPORTATION

- Automobiles are the primary means of transportation.
- The street network is disconnected in many areas making direct linkage to other areas a problem.
- The plan boundary includes the future Gilcrease Expressway extension.
- The Gilcrease Expressway extension will include a new trail for the area.
- Currently, 21<sup>st</sup> St is the only bike-friendly street that includes "sharrows".

#### ECONOMIC DEVELOPMENT

- Average commute time for Berryhill residents is about 20 minutes.
- Local employment options employ about 308 residents of the plan area.
- Berryhill has experienced gradual growth within pockets of the community.
- The Gilcrease Expressway could lead to more commercial demand in the area.

#### HOUSING

- There are 990 housing units in the plan area.
- 91.4% of homes are owner-occupied.
- The median home value of \$121,005 is lower than both the City of Tulsa and Tulsa County.
- The average family size is 2.58 people.
- A majority of the homes were built between 1940 and 1979.

#### PUBLIC FACILITIES

- Plan boundary is in close proximity to Chandler Park.
- Berryhill Public Schools are located within the plan boundary.
- Berryhill Fire Station is located within the plan boundary.

## CONTEXT AND HISTORY

The Berryhill plan boundary encompasses 4.15 square miles and is located to the west of US Highway 75 and Route 66. The Berryhill plan area is bordered on the north by the Arkansas River and the intersection of Interstate 44 and the Gilcrease Expressway to the south. The plan area is located near Chandler Park as well.

The plan area includes the Berryhill Schools as well as the Berryhill Fire Station. Businesses and services adjacent to the Berryhill plan area include Sooner Surplus, refineries, Tulsa Community College West Campus, and many other businesses. Berryhill is also near Route 66 and its amenities.

## HISTORY

Berryhill emerged as a small unincorporated community in Tulsa County, Oklahoma. It is located south of the Arkansas River between Tulsa and Sand Springs. It was settled by immigrant farmers during the time between the Cherokee Strip Land Run of 1889 and the early 1900s. The area was mostly used for farming and rangeland.

In the early 1900s, the area was called Lost City. This referred mainly to the area we now know as Chandler Park. The terrain consisted of rugged hills, craggy cliffs, and panoramic views.

The origin of Lost City's name remains a mystery; explanations depend upon whom you ask. Some believe that cliff dwellers once lived there, and others believe the name came from rock formations that resembled the ruins of an old city.

There have been rumors that outlaw Jesse James once buried money, wrapped in a leather cloth, among the rocks. In August 1958, Claude Chandler, president of Chandler Materials Company, donated 88 acres of land in the Lost City area to Tulsa County for a park site which became known as Chandler Park.

Lost City was not the only name that came before Berryhill. The community was once also referred to as Happy Hollow. One of the earliest settlers was Thomas H. Berryhill, a farmer immigrant from St. Joseph, Missouri. He received a 160-acre Creek Indian Allotment by the government on December 12, 1902.

Sometime after 1910, Berryhill reportedly donated land to the community for the first two-room schoolhouse. After the donation, Happy Hollow was renamed Berryhill in appreciation.

The community continued to grow; by the fall of 1927, approximately seventy-five students were attending the school. A new four-room brick school building arose in the spring of 1928.

21<sup>ST</sup> ST LOOKING EAST



CC OGILVIE GYMNASIUM



### PLANNING HISTORY

#### Tulsa County Vision 2000 Comprehensive Plan

The Tulsa County Vision 2000 Comprehensive Plan was established in 1976 and was last updated in 2009. The Vision 2000 Comprehensive Plan identifies the Berryhill area as District 9. The District 9 Plan was a designated geographic area identified in the larger Vision 2000 Comprehensive Plan.

The designated District 9 planning area is bound by the Arkansas River to the north and east; by the Skelly Bypass and Tulsa County Line on the south; and by 65<sup>th</sup> Ave on the East. District 9 identifies High, Medium, and low intensity areas as land use designations.

The current plan is used in a staff analysis of any land use cases. District 9 does not encompass the entire study area.

#### Gilcrease Expansion Annexation

In 2012, parcels abutting 57<sup>th</sup> Ave between the Arkansas River and 51<sup>st</sup> St were annexed into Tulsa City limits in anticipation of the Gilcrease Expressway expansion. All properties within the Berryhill Annexation Area were designated AG-Agriculture zoning.

#### Zoning

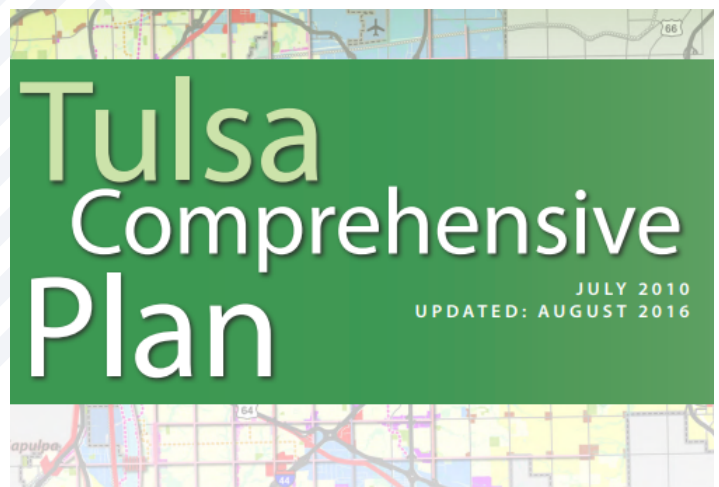
In 2014, the Tulsa City Council established zoning in the annexed area. The action, Z-7253, changed zoning to match closely the county zoning in place prior to annexation.

At the time, staff recommended that Comprehensive Plan designations for the properties along the Expressway alignment be determined through a future land use plan analysis in a subsequent phase of study for this area.

### Land Use Plan

In response to a rezoning application in 2017 (Z-7394), the Tulsa City Council asked that staff begin work on a Berryhill small area plan to provide further analysis of existing land use conditions for a larger planning area.

#### PLANITULSA



#### GILCREASE EXPRESSWAY AT 21<sup>ST</sup> ST LOOKING EAST



## DEMOGRAPHICS

When planning for future development, it is important to look at the demographics of the plan area based on past, present, and future projections. The demographics for the Berryhill Land Use Plan reflect the population within the boundary of the plan area.

### POPULATION

Between 2000 and 2010, the total population of the plan area declined by roughly 6.5% from 2,517 to 2,355. In the same time, the City of Tulsa's population decreased while Tulsa County's grew.

In 2017, the plan area's population was estimated to be 2,412. Between 2010 and 2017, both the City of Tulsa and Tulsa County saw an increase in population.

#### Age Distribution

In 2010, 45 to 54-year-olds made up the largest age group within the Berryhill plan boundary (15.4% or 362 people). The second largest group includes people ages 5 to 14 (13.6% or 321 people). 55 to 64-year-olds composed the third largest share of 12.4%, (or 292 people).

In the City of Tulsa, the 2010 Census counts 25 to 34-year-olds as the largest segment of the population - 15%. In second is the 45 to 54 age group (13.1%) and in third, people 5 to 14 years old (13.1%).

In Tulsa County, the highest population was the age group 25 to 34-year-olds (14.4%). It was followed by the age group 5 to 14 (14% of the population) and then the age group 45 to 54 (13.9% of the population).

#### Race and Ethnicity

The Berryhill plan boundary has 2,355 residents, according to the 2010 Census Data. There are 1,894 white and 461 non-white residents. Among all the non-white residents,

the largest group is American Indian or Alaska Native (287 persons).

The area has 8 people (0.7%) that identified their race as Black, which is a significantly lower percentage than both the City of Tulsa (15.8%) and Tulsa County (10.7%). There are 65 Hispanic or Latino residents in the Berryhill plan area. That translates to 2.8% of the population. By comparison, the City of Tulsa features 14% while Tulsa County has 11%.

TABLE 1: POPULATION COMPARISON

	PLAN AREA	CITY OF TULSA	TULSA COUNTY
Population	2412	408,577	650,789
Median Age	42.8	34.8	35.4

*\*US Census Estimate for 2017*

TABLE 2: PLAN AREA AGE DISTRIBUTION BY YEAR

	2000	2010	2017*
0 - 4	151	150	126
5 - 14	334	321	327
15 - 19	172	168	171
20 - 24	115	110	124
25 - 34	299	258	249
35 - 44	389	271	276
45 - 54	294	362	353
55 - 64	316	292	332
65 - 74	270	230	247
75 - 84	147	152	166
85+	21	39	43

*\*US Census Estimate for 2017*

TABLE 3: RACIAL AND ETHNIC DISTRIBUTION

	PLAN AREA	CITY OF TULSA	TULSA COUNTY
White	78.6%	60.5%	67.5%
Other	21.4%	39.5%	32.5%

*\*US Census Estimate for 2017*

### LAND USE

#### CURRENT LAND USE

The concept of current land use captures the general list of existing activities throughout the plan area today. Their permitted status and how they align with current zoning regulations was not considered. Within the defined Berryhill Plan Area, residential and agriculture uses prevail.

Based on observation, most of the commercial activity concentrate largely along 21<sup>st</sup> St and 41<sup>st</sup> Street. 41<sup>st</sup> St and 57<sup>th</sup> Ave feature several community uses, including churches and Berryhill's fire house.

Industry in Berryhill concentrate largely north of 21<sup>st</sup> St and south of 41<sup>st</sup> St. Some of the remaining unimproved areas of Berryhill appear to be used for agriculture.

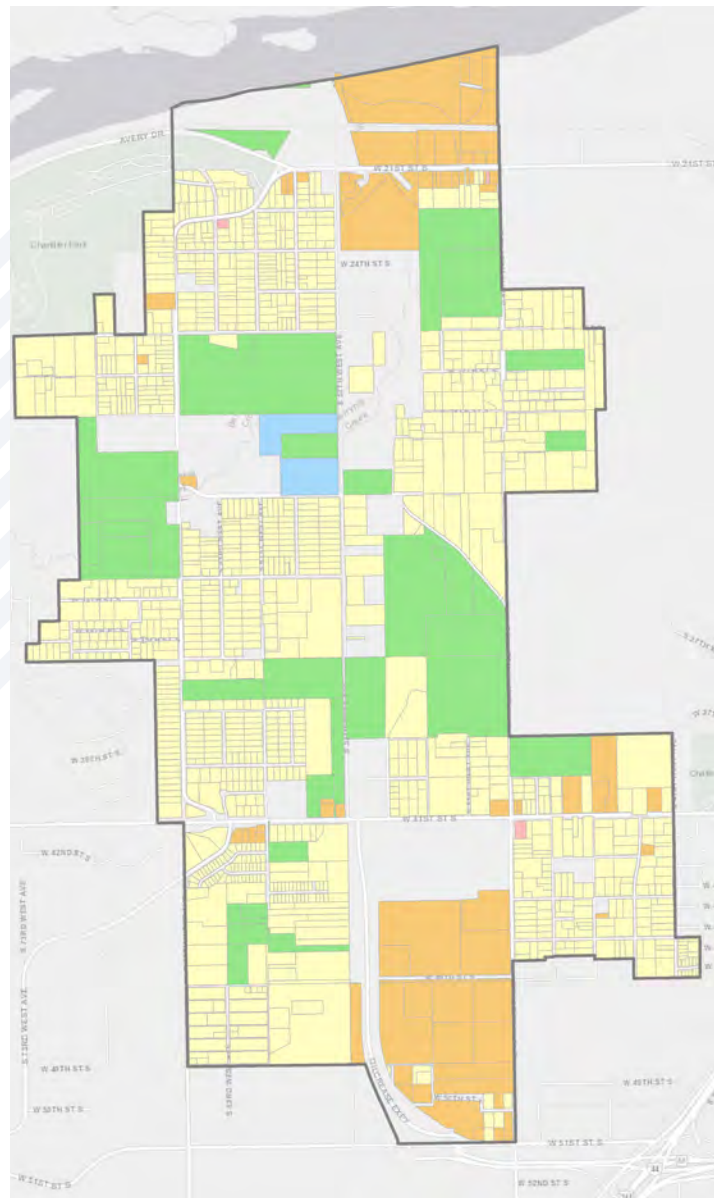
#### ASSESSOR CLASSIFICATIONS

The Tulsa County Assessor map further illustrates "land use" from the perspective of land classifications for tax assessment purposes. This map helps depict the large quantities of residential and agriculture uses in contrast to commercial and other activity found in Berryhill. The majority of areas assessed as "commercial," north of 21<sup>st</sup> St and south of 41<sup>st</sup> St, include manufacturing and warehousing facilities.

41<sup>ST</sup> ST LOOKING WEST



MAP 5: ASSESSOR CLASSIFICATIONS



MAP 5 LEGEND: ASSESSOR CLASSIFICATIONS

Residential	Commercial Agriculture
Commercial/Residential	Commercial
Agriculture	

## ZONING

Zoning classifications determine which land uses are legally permissible on a parcel of land. The Zoning Code determines what can be built within in a particular classification, how structures can be built, and what dimensions might be required of lots.

When a current land use on a parcel conflicts with its zoning classification, that parcel becomes known as “existing, non-conforming.” Future Land Use designations are used by the planning commission to determine a course of action when a property owner desires a rezoning.

While the Berryhill Plan Area’s predominant zoning is residential, a few parcels are zoned for commercial, agriculture, or industrial.

Commercially-zoned properties rest along the 41<sup>st</sup> St corridor, and on the 21<sup>st</sup> St corridor between 49<sup>th</sup> Ave and 57<sup>th</sup> Ave.

Agriculturally zoned-parcels are scattered throughout the area. Table 4 provides a breakdown of existing zoning in terms of percentage of land in the plan area.

**Note:** The following Zoning classifications, although named similarly, carry different requirements depending on their location within either Tulsa’s city limits or the greater Tulsa County.

MAP 6: CURRENT ZONING

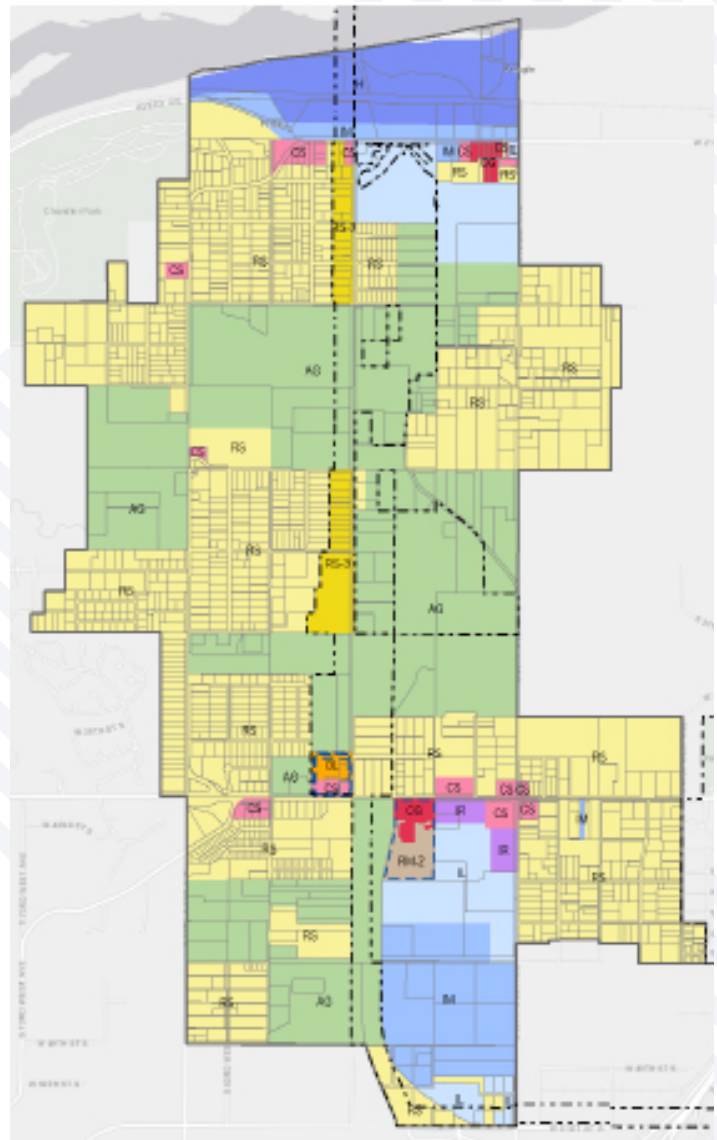


TABLE 4: EXISTING ZONING AND ZONING TYPES

		AREA (ACRES)	SHARE OF AREA
Residential	RS	1582	45.42%
Res. Multi-Family Medium	RM-2	14	1.44%
Residential Single Family	RS-3	50	0.40%
Commercal Shopping	CS	42	0.40%
Commercial General	CG	13	0.37%
Office Low Intensity	OL	7	1.21%
Industrial Light	IL	158	0.20%
Industrial Moderate	IM	152	4.54%
Industrial High	IH	126	4.36%
Industrial Res. & Dev.	IR	14	3.62%
Agriculture	AG	1325	38.04%

MAP 6 LEGEND: CURRENT ZONING

RS Res. Single-Fam.	OL Office-Low
RS-3 Res. Single-Fam. 3	IL Industrial Light
RM-2 Res. Multi-Family 2	IM Industrial Moderate
AG Agriculture	IH Industrial Heavy
CG Commercial General	IR Industrial Res. & Dev.
CS Commercial Shopping	Tulsa City Limits
	Planned Unit Dev.

## VISION 2000

1979's District 9 Plan for Tulsa County identifies the Berryhill Plan Area as one of low intensities with a few areas of medium intensity. This plan also identifies sections of the plan area as "Development Sensitive." "Low-Intensity" areas are described as having an average of 6 dwelling units per net acre. "Medium-Intensity" areas have a maximum of 36 dwelling units per net acre.

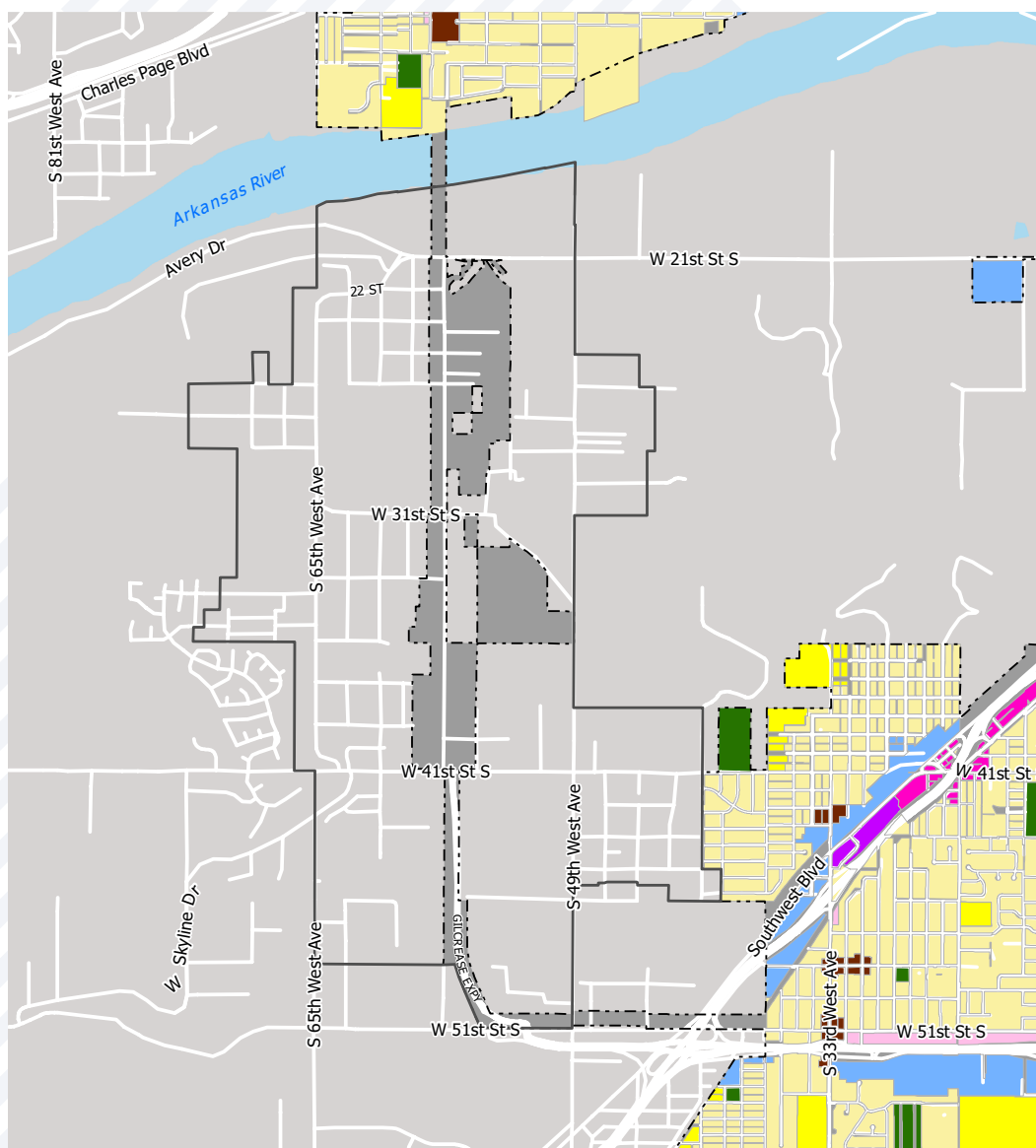
The "Development-Sensitive" classification outlines natural areas where ecological, environmental, and aesthetic weight should be given strong consideration prior to development.

## PLANiTULSA DESIGNATIONS

In 2010, when the City of Tulsa created PLANiTULSA, future land use designations were assigned to all areas within the City limits. Because the Berryhill Plan Area's land within the City limits carries no future land use designation, existing PLANiTULSA designations are limited to east of Berryhill.

Areas within the Tulsa city limits carrying PLANiTULSA future land uses relevant to Berryhill include the "Existing Neighborhoods" across the Arkansas River to the north and to the area's east. Industrial areas in the City of Tulsa east of Berryhill carry a designation of "Employment."

MAP 7: PLANiTULSA FUTURE USES



MAP 7 LEGEND:  
PLANiTULSA USES

	Mixed-Use Corridor
	Main Street
	Town Center
	Neighborhood Center
	Employment
	New Neighborhood
	Existing Neighborhood
	Parks and Open Space
	Plan Area
	Tulsa City Limits



## EXISTING CONDITIONS

### Brownfields

Brownfields are sites subjected by regulations to increased environmental scrutiny and predevelopment cleanup. Oftentimes, they evolve from industrial and commercial places designated as Facilities of Interest. At 21<sup>st</sup> St and 57<sup>th</sup> Ave exist three brownfields on the north and south sides of the BNSF tracks.

The brownfields, known as Parcels 270, 271, and 272, were studied as part of the Gilcrease Expressway expansion. Their proximity to the Arkansas River positioned them as critical in the remediation of the area's environmental quality.

While mainly in the proposed right of way, the brownfields and the progress they have made towards remediation open the door to redevelopment—either for commercial or parkland uses.

### Noise Pollution

The US National Institute of Health has found that prolonged exposure to noise levels above 85 decibels can lead to hearing loss. Automobile traffic and occupational noise compose two types of noise that many people are subjected to every day. The US Department of Transportation keeps noise pollution maps for aviation and intensive road use.

In Berryhill, noise concentrates along 21<sup>st</sup> St and 41<sup>st</sup> St. In those areas, commercial traffic and

acceleration after signals combine to produce average noise levels of around 61 decibels—about the same as an air conditioning unit. Addressing noise pollution concerns coincides directly with traffic management efforts.

Along high-traffic streets and the upcoming Gilcrease Expressway, preventing or reducing noise pollution stands as critical to preserving the quiet lifestyles many in the Berryhill community have come to appreciate.

21<sup>ST</sup> ST LOOKING WEST



41<sup>ST</sup> ST LOOKING EAST



49<sup>TH</sup> AVE LOOKING SOUTH



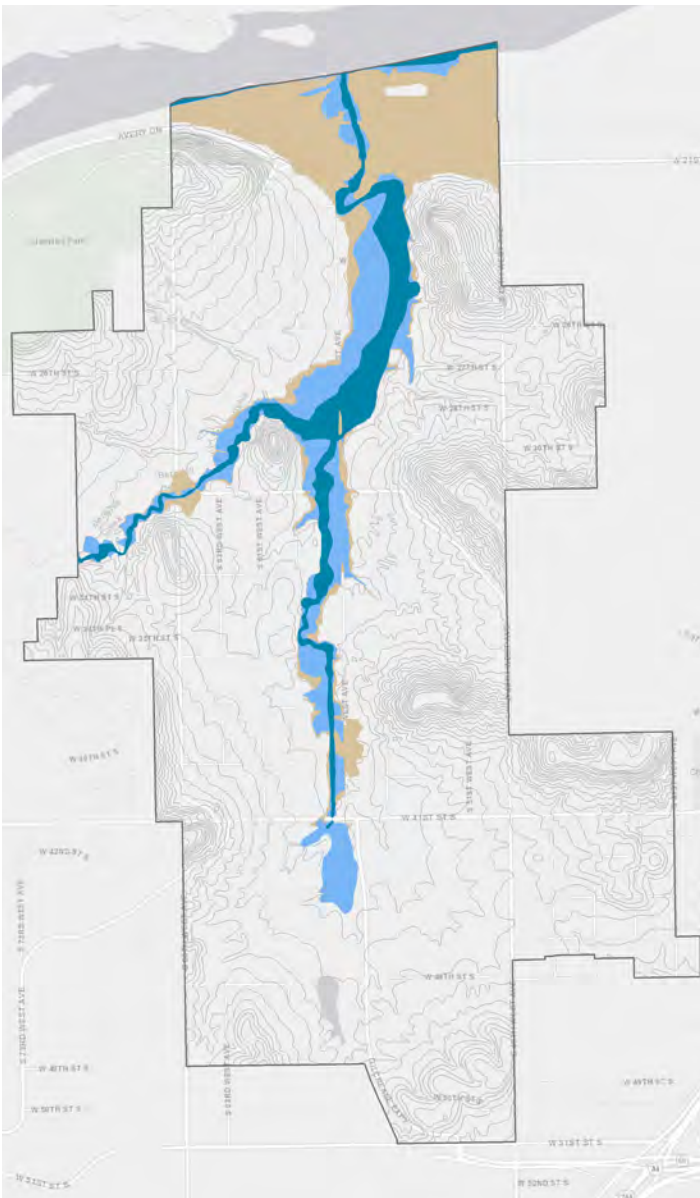
## Floodplain

From the City's watershed map, most of the Berryhill plan area lies within the Berryhill Creek watershed. The creek, which runs north towards the Arkansas River, possesses two other tributaries running from Chandler Park and north of 36<sup>th</sup> St.

Berryhill Creek and its floodway aligns closely with 57<sup>th</sup> Ave; it will also run along the upcoming Gilcrease Expressway.

FEMA's 2016 Floodplain map shows areas alongside Berryhill Creek as being within the 100-Year Floodplain. The introduction of the Gilcrease Expressway and its accompanying multi-use trail will work to transform the otherwise difficult-to-develop area into an amenity for motorists, cyclists, and pedestrians.

MAP 9: FLOODPLAINS



MAP 9 LEGEND: FLOODPLAINS

10 Foot Contour Lines	100 Year FEMA Plain
Floodway	500 Year FEMA Plain

57<sup>TH</sup> AVE LOOKING SOUTH



57<sup>TH</sup> AVE LOOKING NORTH



### TRANSPORTATION

#### AUTOMOBILE TRAFFIC AND ACCESS

The Berryhill community like many rural areas that surround Tulsa relies predominantly on automobiles for basic transportation needs to access areas of employment, shopping, and recreational activities. Over 90% of all survey participants use and prefer a car/truck/SUV as their primary means of transportation.

The network itself is a disjointed grid-like pattern with many of the developed areas having no direct linkage to one another except for by major streets.

Furthermore, since the 1960s, a regional transportation plan has been in place to create a loop of the Gilcrease Expressway, ultimately bisecting the Berryhill plan area along the 57<sup>th</sup> Ave corridor.

#### GILCREASE EXPRESSWAY

As of 2017 the City of Tulsa, Tulsa County, Indian Nations Council of Government (INCOG), Oklahoma Department of Transportation (ODOT), and Oklahoma Turnpike Authority (OTA) and other private investors formed a partnership to fund the extension of the Gilcrease Expressway to connect I-44 just south of 51<sup>st</sup> Str to Edison St, north of the Arkansas River.

The stated purpose of the project is to provide regional improvements such as transportation choice, increase in resource efficiency, improved access, and promotion of economic opportunity.

Berryhill residents have more local concerns about the potential impacts of increased traffic, air/noise pollution, design and aesthetics, and stormwater management. According to the Environmental Assessment (EA) performed in 2000, it was determined that the proposed project will have no significant impact on the human environment.

The OTA has more recently announced efforts to complete another reevaluation of the 2000 Environmental Assessment to authorize construction of the project and will include updated environmental studies and public involvement.

#### ALTERNATIVE TRANSPORTATION

The proposed Gilcrease Expressway project also includes the installation of a 10' wide multi-use trail beginning at 51<sup>st</sup> St connecting to the existing Katy Tail network on the north side of the Arkansas River.

According to the Tulsa Transit system map, the closest public transportation link, Bus route 418, is located in the Red Fork area to the southwest.

21<sup>st</sup> St currently acts as the only bike-friendly option, with a “sharrow” or painted street-marking to delineate a shared path of travel for biking and automobile traffic.

Any potential for additional increase in alternative modes of transportation i.e. biking, walking, and public transit will require a fair amount of public infrastructure improvements such as sidewalks and paths or trails identified for such activities.

CHANDLER PARK ENTRANCE



## ECONOMIC DEVELOPMENT

### SOCIOECONOMICS

Key socioeconomic characteristics of education, employment, and income, as of 2010 census data, portray Berryhill as an industrious, hard-working community. Included below is a chart comparing Berryhill to the surrounding Tulsa County and City of Tulsa populations.

### EMPLOYMENT

A large contingent of laborers work in the construction, education, commercial machinery, and petroleum refining industries. Most of the residents employed for wages work in Tulsa, with a relatively short commute time of app. 20 minutes. A smaller number are self-employed and/or operate home-based businesses.

Berryhill's identity as a "bedroom community" is common for areas with good access to regional highway systems and a limited variety of local employment opportunities. According to the current list of local employment options, services and manufacturing jobs employ the most people, approximately 308 and 515 persons respectively.

### LOCAL EMPLOYERS

The following are local employers that employ residents of the plan area:

- 3C Pilot Car – Escort Service Oklahoma
- American Heritage Bank
- Ark Wrecking Company of Oklahoma
- Berryhill School District
- Bethel Baptist Temple
- Bubble Express – Car Wash
- Catholic Parish of the Most Precious Blood
- Cedar Rock Inn
- Chemtrade Refinery
- Colebrook Nursery
- D&E Refuse
- Dollar General
- EZ Mart

- Faith Tabernacle Pentecostal Church of God
- Family Fellowship Church
- Gino's Pizza
- Groendyke Transport
- Hugg & Hall Equipment
- Insurance Auto Auctions
- Lawson Electric
- Macco
- New Home Free Baptist Church
- New Life Fellowship Westside Church
- Oklahoma Tank Lines & United Petroleum
- Phillips 66
- Same Day Auto Repair
- Shell Gas Station
- Silo Event Center
- Simple Simon's Pizza
- Steve's Diesel Services
- Tobacco Express Indian Smoke
- United Contracting Services
- Universal Sandblasting & Coating
- View Acres Baptist Church
- Wabi Cycle

TABLE 5: INCOME

	PLAN AREA	CITY OF TULSA	TULSA CNTY.
Avg. Household Income	\$41,313	\$68,252	\$51,272
Per Capita Income	\$20,400	\$29,086	\$29,942

*\*US Census Estimate for 2017*

TABLE 6: EMPLOYMENT

	PLAN AREA	CITY OF TULSA	TULSA COUNTY
Employed	997	186,152	305,502
Unemployed	55	10,889	14,917

*\*US Census Estimate for 2017*

TABLE 7: EDUCATIONAL ATTAINMENT

	PLAN AREA	CITY OF TULSA	TULSA COUNTY
High School Diploma	40.5%	25.8%	26.3%
Associate's	6.8%	7.2%	8.5%
Bachelor's	6.2%	19.7%	20.1%
Graduate	4.2%	10.4%	9.4%
No School Complete	0.2%	1.2%	1%

*\*US Census Estimate for 2017*

### MARKET

Looking back to the early 1900s, Berryhill has experienced gradual growth within pockets of the community, none more prevalent than single-family residential homes and a small number of commercial businesses located along the main arterial streets. Current vacant land area has the potential to provide a long-term capacity for growth and development.

With the attraction of a rural lifestyle and local community facilities, Berryhill will likely build out in a similar manner and growth rate if the current market prevails.

However, economic development patterns may shift following the completion of the Gilcrease Expressway project. Initial traffic estimates suggest up to 26,000 vehicles trips per day through the core of the community.

While vehicular traffic alone may not result in commercial demand, other characteristics such as its location with high visibility near downtown, and additional mean of access to and from the highway make areas of Berryhill a potential for new demand.

OKLAHOMA!



A BERRYHILL FARM



57<sup>TH</sup> AVE LOOKING SOUTH



A BERRYHILL HORSE



## HOUSING

The Berryhill plan area housing data is derived from the US Census. The housing data for the area was gathered using the Berryhill Plan Boundary.

### HOUSING UNITS AND OCCUPANCY

According to the Census, there were 1,034 housing units within the Berryhill Plan boundary in 2000. By 2010, this number decreased by almost 5%, to a total of 983. In 2010, there were 185,073 housing units located in the City of Tulsa and 268,426 in Tulsa County.

The 2017 estimates for the plan area show that there are 990 housing units. The 2017 estimates show 284,638 housing units for Tulsa County and 190,293 units for the City of Tulsa. Currently, of the 990 housing units located in the Berryhill Plan Area, 910 are occupied with 693 being classified as owner-occupied.

For the City of Tulsa, about 90% of units are owner-occupied. For Tulsa County, 91.4% of housing units are classified as owner-occupied. Table 8 illustrates the housing unit demographics.

### MEDIAN HOME VALUE

The median house value in the plan area has increased since the 2000 census. In 2000, the median home value was \$66,421. Currently, the estimated 2017 median home value within the plan area is \$121,005. This is an 82% increase over 17 years.

The 2017 median home value estimate for Tulsa County is \$149,201. In the City of Tulsa, the 2017 median home value is \$138,976.

Table 9 contains the housing value demographics for the plan area.

TABLE 8: HOUSING UNITS

	PLAN AREA	CITY OF TULSA	TULSA COUNTY
Total Units	990	190,293	284,638
Owner Occupied	693	90,460	157,135
Vacant	79	18,906	24,171

*\*US Census Estimate for 2017*

TABLE 9: MEDIAN HOME VALUE

	PLAN AREA	CITY OF TULSA	TULSA COUNTY
2000	\$66,421	\$81,755	\$84,951
2010	\$111,947	\$125,333	\$132,793
2017	\$121,005	\$138,976	\$149,201

*\*US Census Estimate for 2017*

A BERRYHILL HOUSE



A BERRYHILL HOUSE



### AVERAGE HOUSEHOLD SIZE

The average household size within the plan area in 2000 was 2.54 people per household. The average household size grew by 1.46% between 2000 and 2010 to 2.58 persons. In the City of Tulsa, the average household size was 2.31 in 2000 and 2.34 in 2010.

Within Tulsa County, the average household size was 2.43 persons in 2000 and 2.46 in 2010. 2017 estimates predict no change between 2010 and 2017, with sizes remain the same as 2010 at 2.58. Predictions for the plan area's average household size in 2022 show a decrease to 2.55.

Both the City of Tulsa and Tulsa County are also predicted to experience a decrease in average household size by 2022.

### BUILDING CONDITIONS

The Tulsa County Assessor rates the condition of structures based on the following categories; excellent, good, average, fair, poor, and unsound. A majority of the properties in the Berryhill plan area are categorized as good or average. Most of the structures falling under these two categories were built between 1940 and 1979.

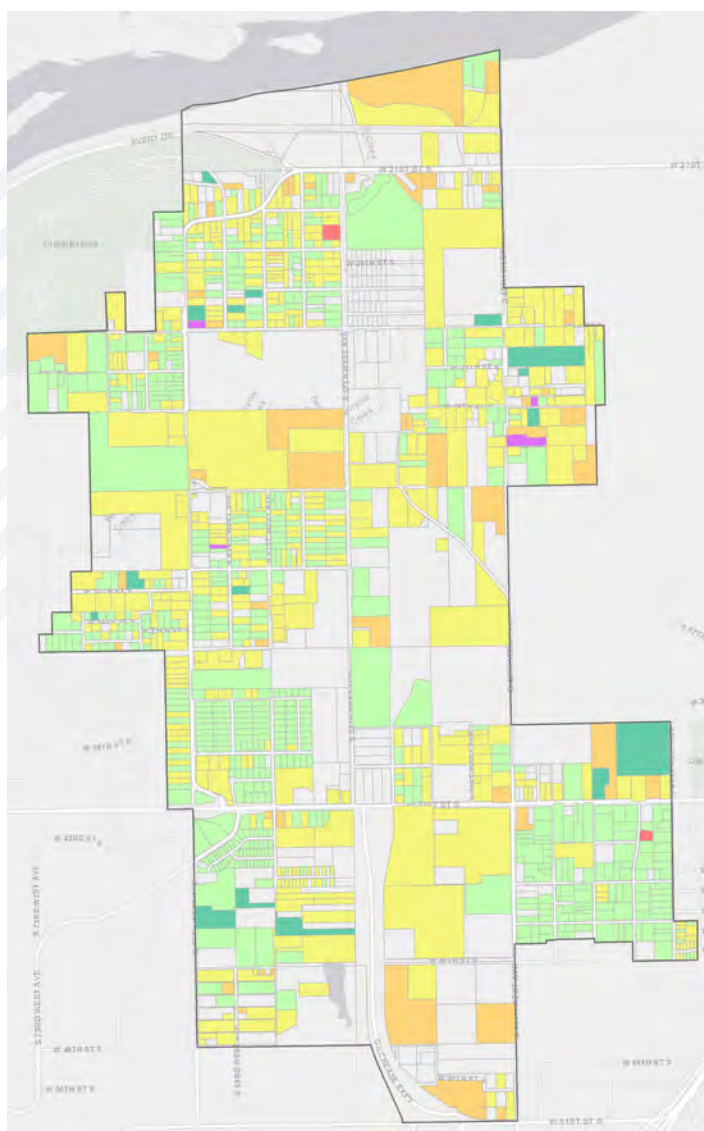
There are two structures within the plan area that are categorized as unsound and there are three structures that are listed as poor. This indicates that a majority of the structures in the Berryhill plan area are in a relatively good or fair condition. Map 10 illustrates the building conditions of the plan area.

**TABLE 10: AVERAGE HOUSEHOLD SIZE**

	PLAN AREA	CITY OF TULSA	TULSA COUNTY
2000	2.54	2.31	2.43
2010	2.58	2.34	2.46
2017	2.58	2.33	2.45

*\*US Census Estimate for 2017*

**MAP 10: BUILDING CONDITIONS**



**MAP 10 LEGEND: BUILDING CONDITIONS**

Excellent	Fair
Good	Poor
Average	Unsound

## COMMUNITY FACILITIES

The Berryhill Plan Area includes open space. However, no parks lie within the boundary. Much of the open space in the plan area is associated with properties located within the Gilcrease Expressway right-of-way, the floodplain, or as agriculture. The Gilcrease Expressway right-of-way will include a new multi-use trail to the KATY Trail north of the river.

BERRYHILL FIRE STATION



BERRYHILL HIGH



MAP 11 LEGEND: COMMUNITY FACILITIES

<span style="color: green;">■</span>	Parks
<span style="color: red;">■</span>	Fire Station
<span style="color: blue;">■</span>	Berryhill Public Schools
<span style="color: yellow;">■</span>	Historic Properties and Assets
<span style="color: purple;">■</span>	Tulsa Community College

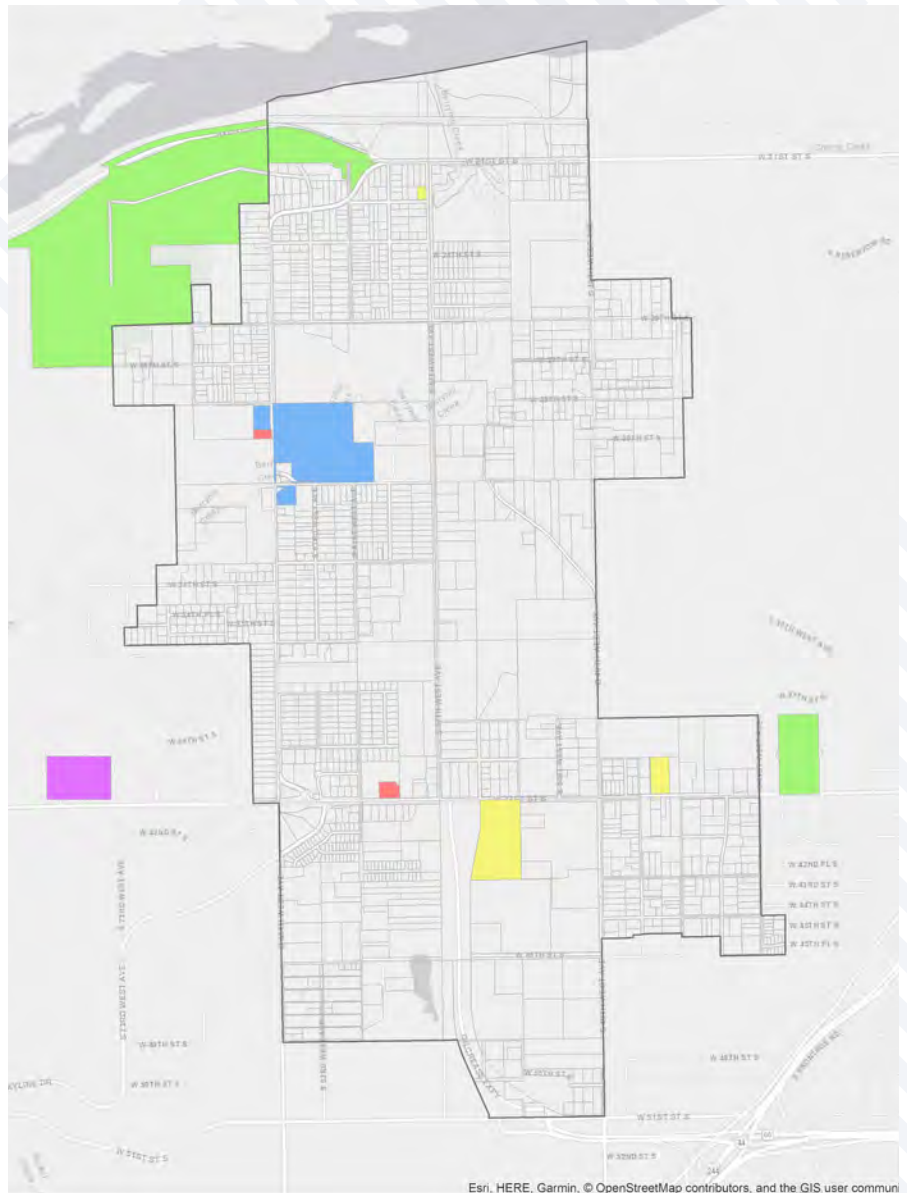
## PUBLIC FACILITIES WITHIN THE PLAN:

- Fire Station: Newly built facility with room to hold community meetings and gatherings.
- Berryhill Middle & High School
- Berryhill North & South Elementary
- Berryhill Early Childhood Center

## FACILITIES NEARBY:

- Chandler Park: Owned and operated by Tulsa County Parks Department.
- Challenger 7 Park: Owned and operated by City of Tulsa Parks & Recreations Department.

MAP 11: COMMUNITY FACILITIES





## CHAPTER 5

# VISION

### OVERVIEW

The Vision section of this document outlines the ways in which the CAT engaged with crafting the Plan's central ideas.

The CAT built the Vision was designed with several existing guiding principles in mind as well as community feedback and survey data.

The foundation for this chapter's content is based on the following inputs:

- Response and feedback related to existing conditions from CAT members and other stakeholders
- Concepts generated by participants of the kick-off survey
- Subsequent refinement of concepts by the planning staff

### CATEGORIZING SURVEY RESPONSES



### THE SILOS



## VISION STATEMENT

Land use plans are intended to provide a general understanding of existing conditions while acknowledging growth capabilities. The goal of the Berryhill Land Use Plan is two-fold: to establish current land use patterns and to provide a guideline for the community's future vision. The land use plan is an opportunity to acknowledge anticipated development within the context of the community's overall vision.

The Tulsa Comprehensive Plan, PLANiTULSA, directs each small area plan to answer the question, "What do we want this area to be like in 10 to 20 years?" Following this guideline, the Berryhill Land Use Plan vision statement also answers this question.

The Vision phase of this planning process began during the second CAT meeting on June 27<sup>th</sup>, 2018, where the CAT members and the planning staff collaborated through a discussion and design to envision a future for the plan area. During the three subsequent meetings, the CAT and planning staff crafted the following vision for the future of Berryhill:

*Members of the Berryhill community desire a place to live and work that in 10 to 20 years is a safe, close-knit, and well-maintained community and which supports a rural lifestyle by allowing for strategic economic opportunities and preservation of the natural environment.*

The vision statement is supported by the guiding principles. These principles are presented as a guide for future land-use and development decision-making. They detail the community's desired outcomes so that success is measurable and visible.

## WHAT IS A VISION STATEMENT?

A vision statement represents a community's way of committing itself to a set of core values. A cohesive vision statement helps ensure that the essence of Berryhill is preserved.

## GUIDING PRINCIPLES

Guiding Principles are designed as the foundation for this policy document and its implementation; they help ensure that development within Berryhill remains consistent with the community's vision for the future.

These principles were developed by the Citizen Advisory Team on behalf of all stakeholders and participants in the planning process.

## ECONOMY

- Development of businesses within the community serve the needs of local residents.
- Focus growth in appropriate areas that preserve the quality of life and existing character of Berryhill.
- Investment by the local jurisdictions in public infrastructure to support economic opportunities.

## EQUALITY AND OPPORTUNITY

- Equal access to neighborhood institutions is available to all Berryhill residents regardless of background, ethnicity, or neighborhood.
- Land uses support healthy lifestyle activities and reduce any existing disparities.
- Community is informed and involved in land use decision making through an inclusive planning process.

## ENVIRONMENT

- Natural environment is accessible for daily activities and experiences in Berryhill, with local access to parks, trails, and natural areas.
- Land uses take into consideration the environmentally sensitive areas to ensure they are protected from impactful land use activities.
- Berryhill is connected by trails and greenways for outdoor enjoyment and recreation.

## COMMUNITY AND HOUSING

- Neighborhoods improve public and private property conditions through active volunteer cleanup and code enforcement activities.
- Alternative housing options are available to meet the living needs of current and future residents.
- Berryhill is a safe and family friendly community where newcomers feel welcome.
- New development and redevelopment activities are compatible with the character of the existing built environment.

## TRANSPORTATION

- Infrastructure is maintained and improved to provide safe travel routes for residents and visitors.
- Neighborhoods and community services are accessible by people who walk, bike, or who may be limited to travel without the use of an automobile.
- The impacts of the Gilcrease Expressway expansion and related land use activities are mitigated.

## PLANNING PROCESS

- Future investment in Berryhill incorporates

factors of community, housing, economic development, and transportation into future land use decisions.

- Residents actively work with Tulsa County, the City of Tulsa, and INCOG to implement recommendations of the land use plan.
- Adopted plans are monitored for performance and updated to provide resident-based solutions for their community's problems.

## PLAN VISION

### CITIZEN FEEDBACK AND THE KICK-OFF SURVEY

Planning staff devised the following categories to classify survey results. The categories were broad by design and meant to inform CAT conversations regarding future land use.

#### Change

For this category, respondents generally responded that they would like to see growth within Berryhill. The overarching idea was to become a bigger and different Berryhill by growing and adapting to future needs:

*"...attract(s) and retain(s) families looking for a quiet affordable place to live and raise a family. ...Be a pioneer of waterway transit initiatives that will explore the Tulsa metro area and river developments. Repair(s) and upgrade(s) water runoff and ditches/drainage."*

*"... gets more businesses"*

#### Retain

This category included responses geared towards protecting and stabilizing Berryhill. The overarching idea was to preserve the status quo by attempting to keep Berryhill "as it is:"

*"...would not change much. I love the country feel while living close to the city. I feel development would bring more crime. If I could*

*change anything, it would be to clean existing properties up that are dilapidated or not maintained.”*

*“...remains a rural county property and they fix our roads! I love Berryhill the way it is.”*

*“...remain a small bedroom community that’s family oriented, good schools and Chandler Park which needs more funding for upkeep.”*

*“...will stop the influx of commercial growth.”*

*“...is unaffected by the Gilcrease expansion”*

### Manage

Manage respondents displayed a desire to protect and grow Berryhill. Responses generally illustrated wanting to utilize Berryhill’s existing character to attract strategic development:

*“...improves infrastructure but keeps its rural community feel with sustainability in greener technologies and microfarms.”*

*“...is unaffected by the Gilcrease expansion”*

*“...remains a viable community and a safe place for our children to grow up and raise their children. Berryhill has no land boundaries to growth and the impact the expressway is going to have on this tiny Mayberry community is going to change it dramatically—not sure it will be for the better.”*

### Update

Update respondents displayed a desire to protect and grow Berryhill. Responses generally illustrated wanting to utilize Berryhill’s existing character to attract strategic development:

*“Retains its small-town feel but with a few more dining options”*

*“Experiences studied, competent and controlled development.”*

*“Remains a close-knit community. I do envision*

## WHAT ARE GUIDING PRINCIPLES?

As defined by the Tulsa Comprehensive Plan, PLANiTULSA, guiding principles guide development, ensure that planning recommendations and strategies reflect and support the core values of citizens, and serve as guidepost for potential development scenarios and policy decisions.

*any commercial development as being family focused, aesthetically pleasing, and a new source of revenue for our great school district. I do worry that our schools will be affected, which is why I moved my family to Berryhill in the first place.”*

*“Maintain its residential purpose. I also hope that there is created a walkable community atmosphere, with an area for places such as a grocery store, coffee shop, parks, sidewalks, a few restaurants and maybe a few stores. The above changes, while not growing into a busy area.”*

## CAT RESPONSE TO SURVEY RESULTS

At the second CAT meeting, the results of the survey were discussed as they fell in each category. The purpose of this discussion was to get the CAT members thinking about how existing conditions shape the vision for the future.

Following this discussion, the CAT members mapped their vision for the area by answering specific questions that related to each category. A summary of these maps can be found on Map 12.

On the next page are the questions that guided the mapping exercise as well as discussion points that were provided.

### What is practical to retain?

- Which areas should be preserved?
- Is there any green space that should be preserved?

### What areas can/should change?

- Where would you like to see new businesses form?
- Where would you like to see a new element added to the community?
- Is there anywhere you would like to see as residential?

### Where is management needed?

- Are there any areas of homes that need to be better maintained?
- Is there a green space you would like to see maintained in a more effective manner?

### Where can we update character?

## EMERGENT PRIORITIES

Based on discussions with the CAT team and the results from the Kick-Off Survey, six priorities were selected for the Berryhill Land Use Plan. These priorities were created in conjunction with the vision statement and served as the basis for the goals and recommendations of this plan.

#### Priority 1

Maintain the stability of the existing Berryhill community.

#### Priority 2

Allow strategic growth, capitalizing on economic opportunities presented by the Gilcrease Expressway.

#### Priority 3

Promote the enhancement and preservation of Berryhill's natural environment.

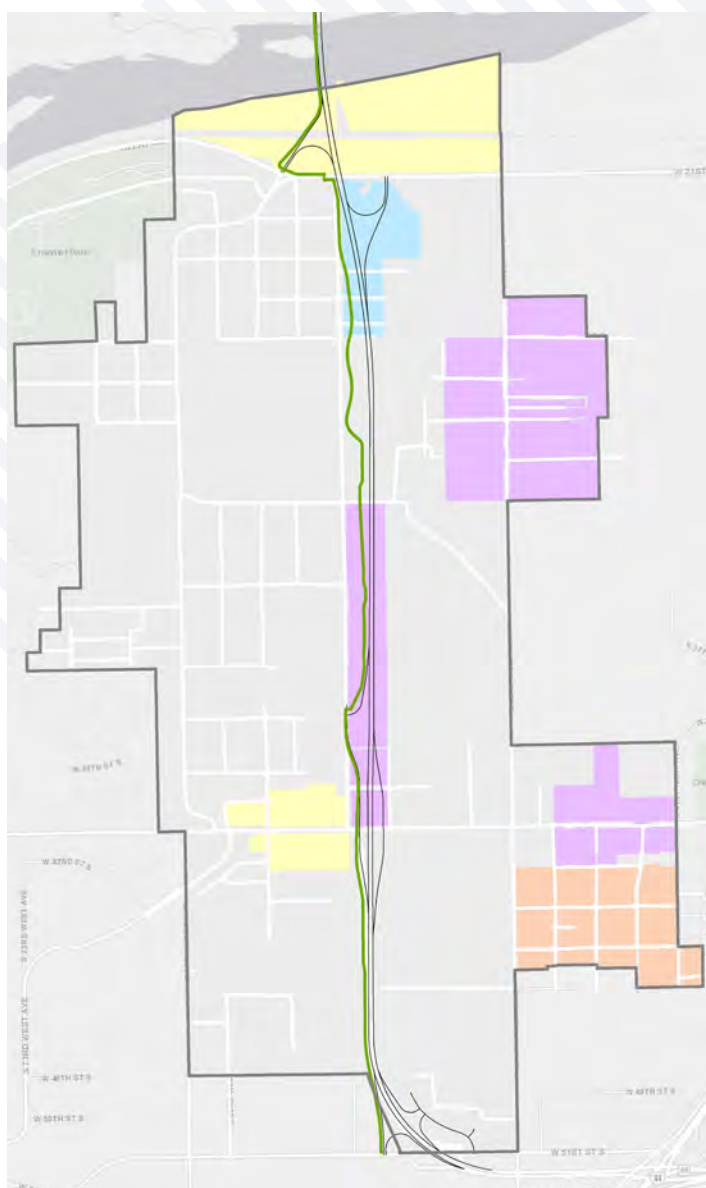
#### Priority 4

Be a safe, family friendly community.

#### Priority 5

Be a well-maintained and aesthetically-pleasing community.

MAP 12: CAT MAPPING EXERCISE



MAP 12 LEGEND: CAT MAPPING EXERCISE

Change	Retain
Maintain	Update



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# APPENDIX

## OVERVIEW

The following documents are included for quick reference.

The Appendix is broken up into the following sections:

A: Maps

B: Supplemental Maps

C: Kick-Off Survey Results

D: Wrap-Up Survey Results



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## APPENDIX

# A: MAPS

### OVERVIEW

The following maps were included in the body of the plan document:

PLAN BOUNDARY

FUTURE LAND USE

GROWTH & STABILITY

KICK-OFF ATTENDANCE

ASSESSOR CLASSIFICATIONS

CURRENT ZONING

SURROUNDING PLANITULSA  
FUTURE LAND USES

ENVIRONMENTAL SITES

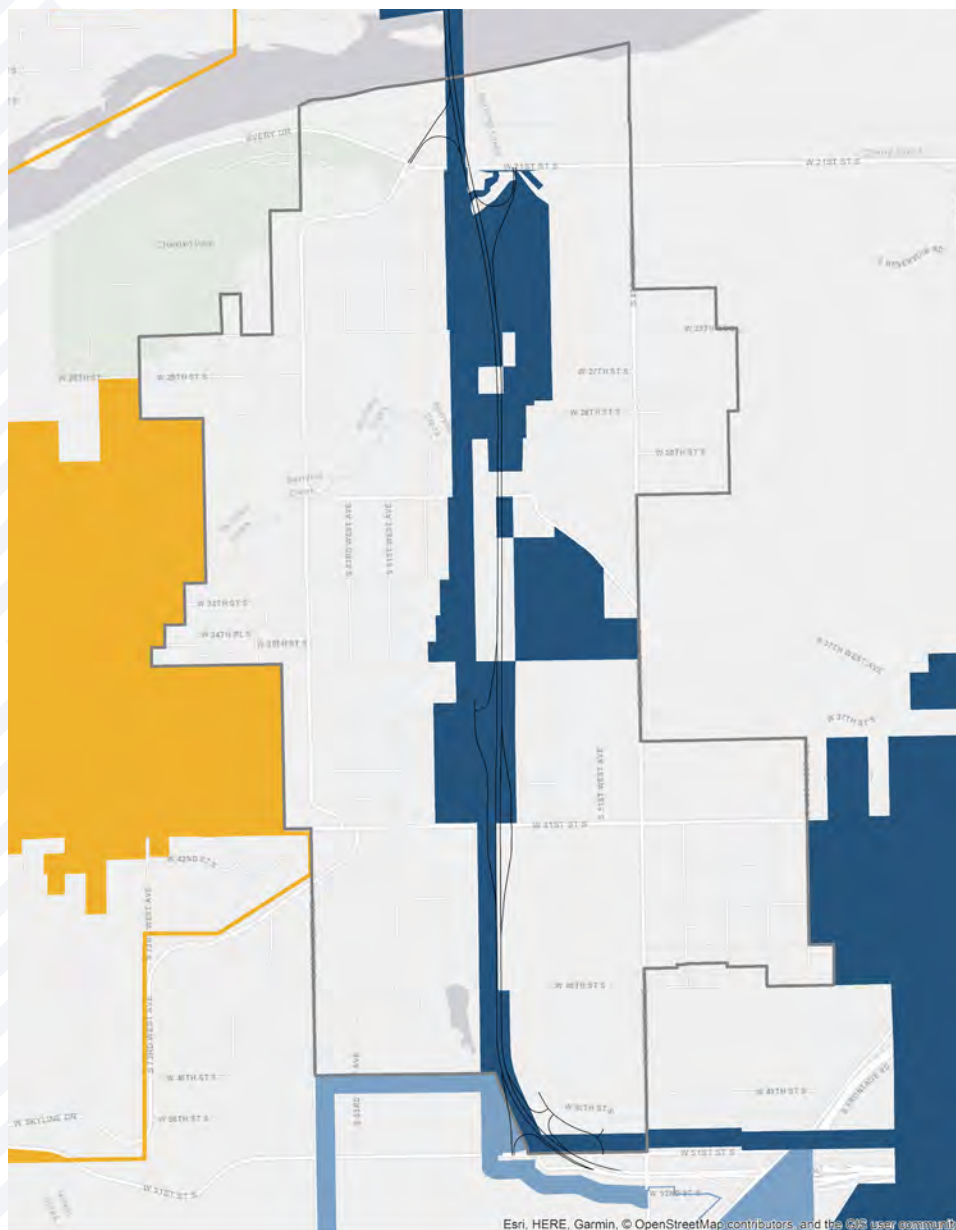
FLOODPLAINS

BUILDING CONDITIONS

COMMUNITY FACILITIES

CAT MAPPING EXERCISE

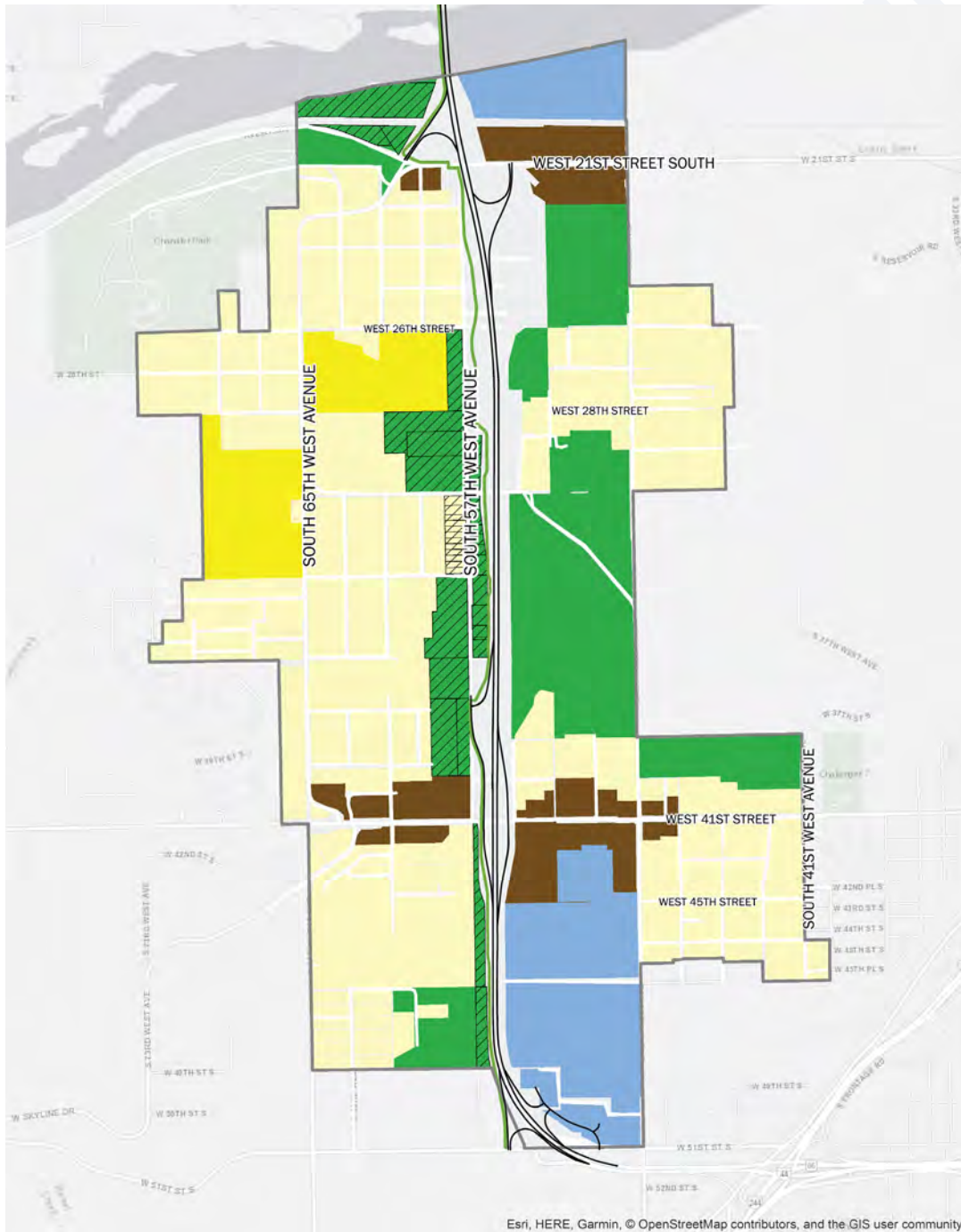
## MAP 1: PLAN AREA BOUNDARY











MAP 1 LEGEND: PLAN BOUNDARY

- Plan Area
- Planned Gilcrease Expressway
  - Unincorporated Tulsa County
  - Tulsa City Limits
  - Sand Springs City Limits
  - Sapulpa City Limits

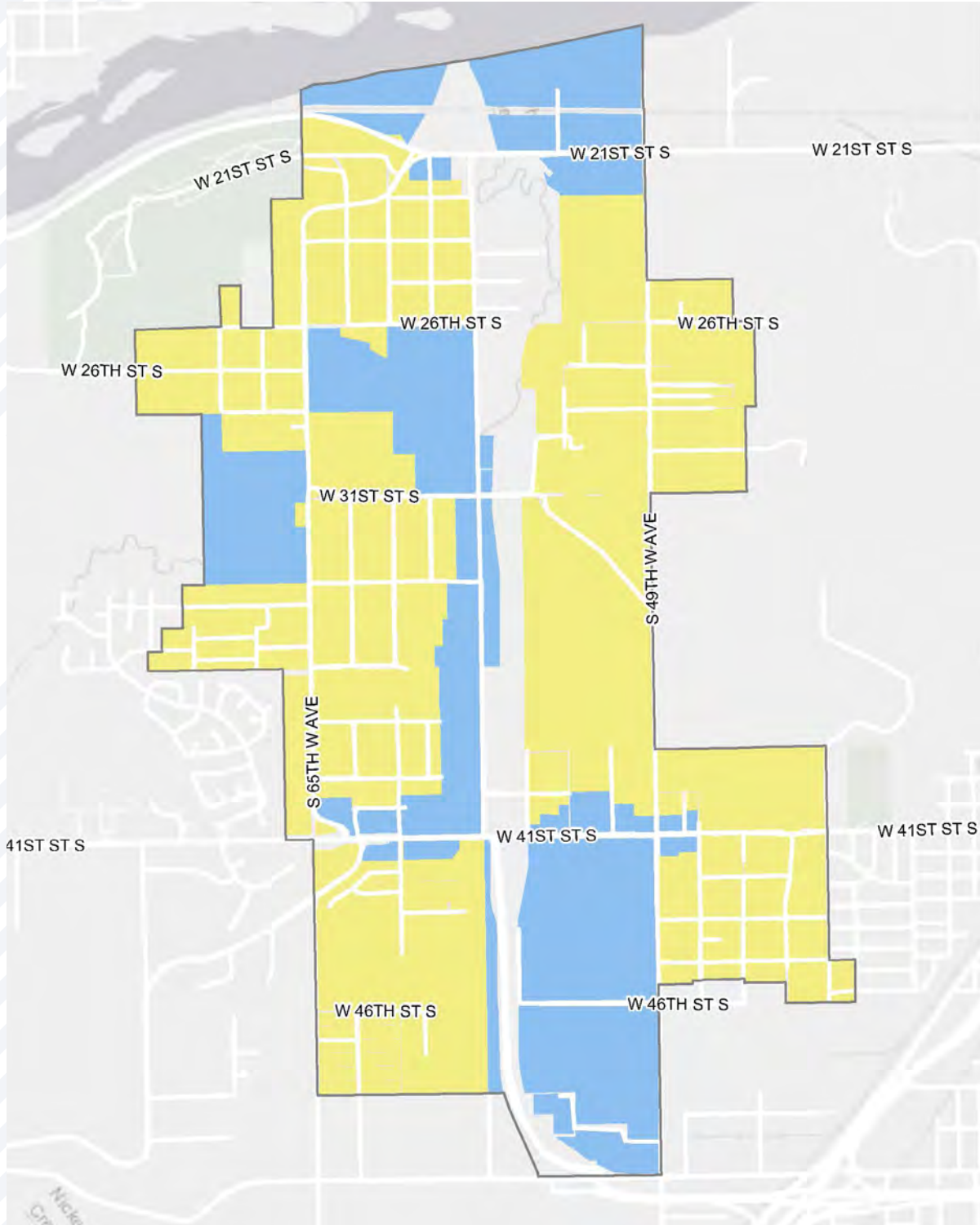
# MAP 2: FUTURE LAND USE



MAP 2 LEGEND: FUTURE LAND USE DESIGNATIONS

	Existing Neighborhood		Employment		Gilcrease Expressway
	New Neighborhood		Parks and Open Space		Gilcrease Trail
	Neighborhood Center		Trail District		

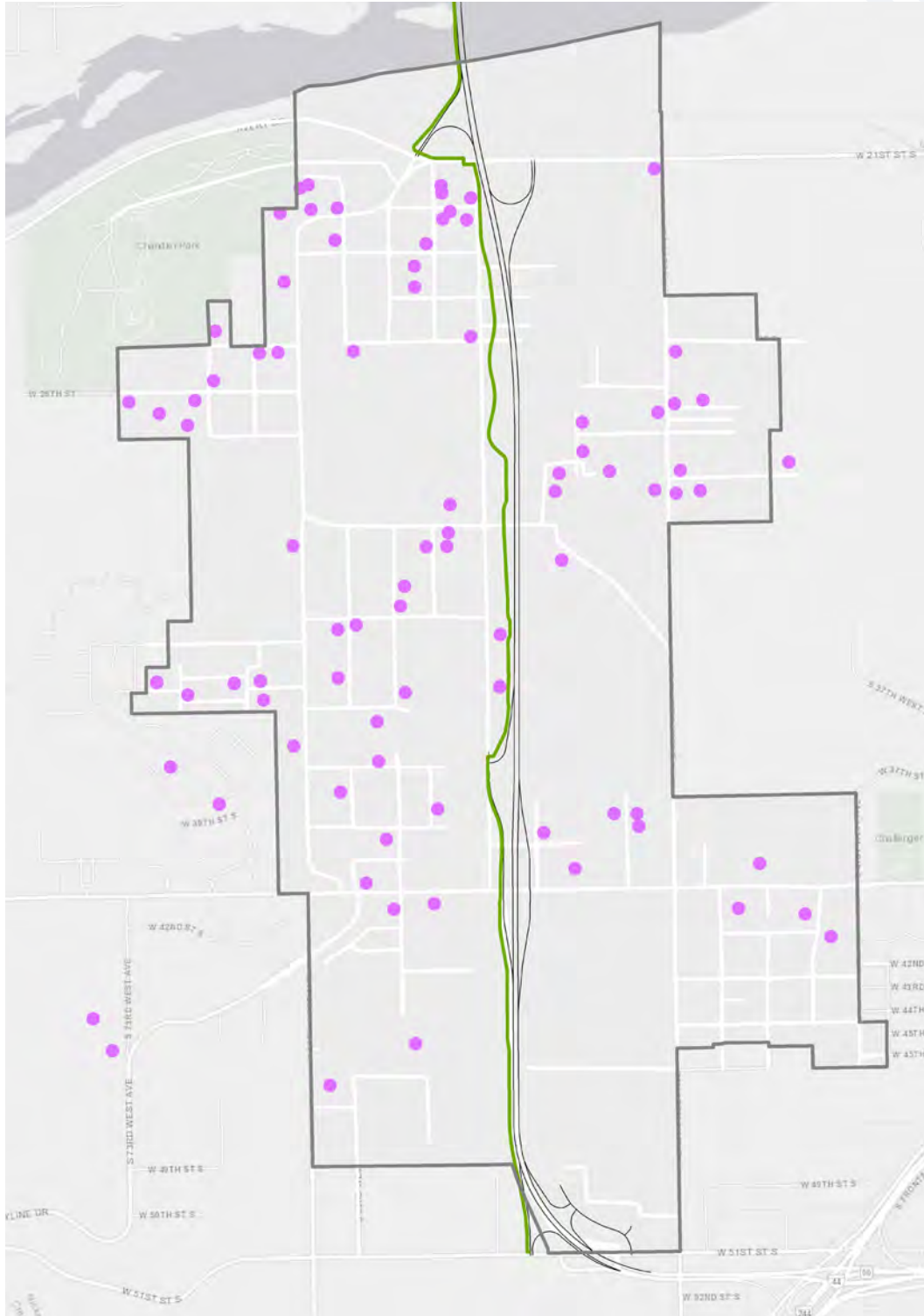
## MAP 3: GROWTH & STABILITY



MAP 3 LEGEND: GROWTH & STABILITY



# MAP 4: KICK-OFF ATTENDANCE

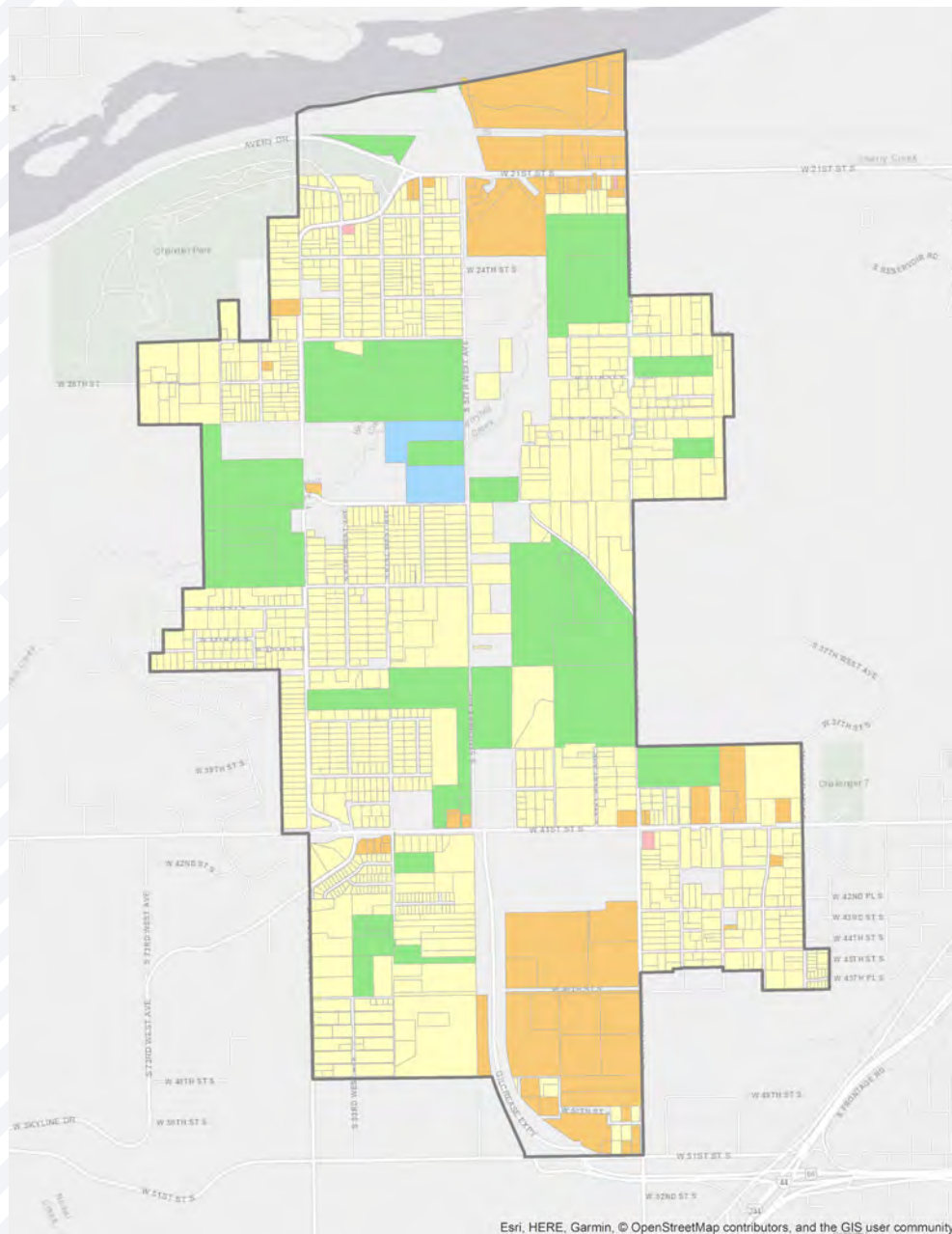


MAP 4 LEGEND: KICK-OFF ATTENDANCE



Attendee Address

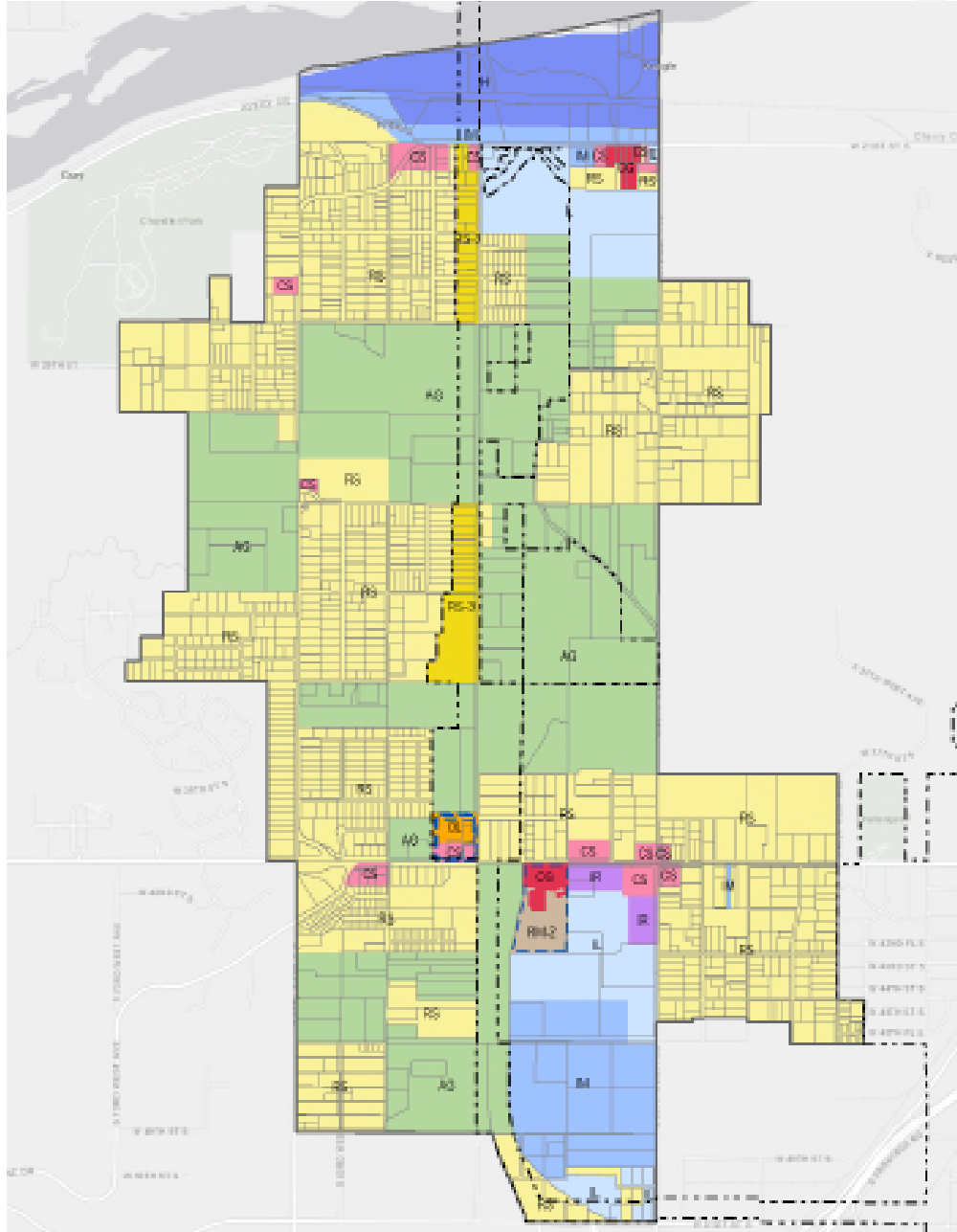
## MAP 5: ASSESSOR CLASSES



### MAP 5 LEGEND: ASSESSOR CLASSIFICATIONS

Residential	Commercial Agriculture
Commercial/Residential	Commercial
Agriculture	

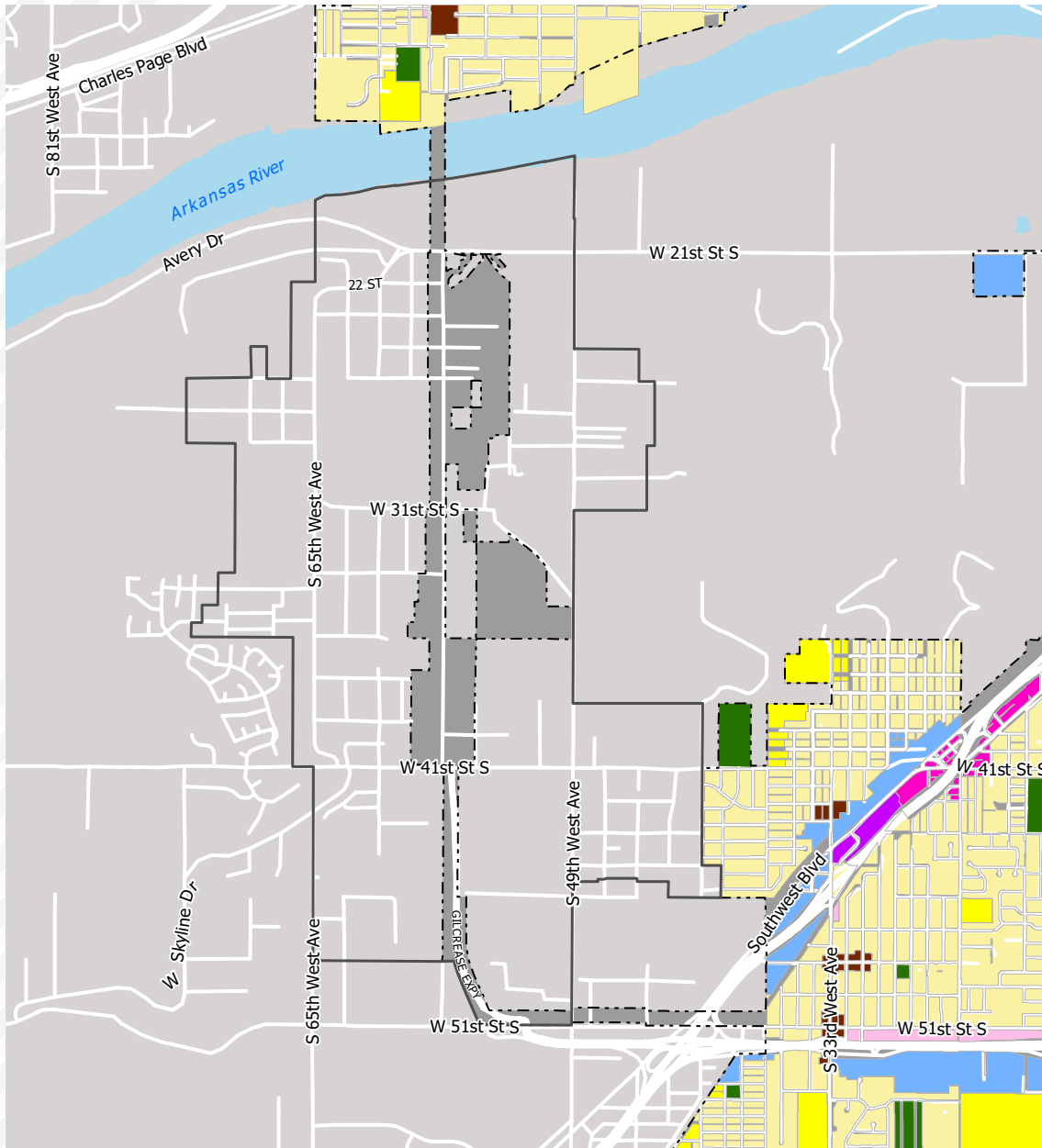
# MAP 6: CURRENT ZONING













MAP 6 LEGEND: CURRENT ZONING

RS Res. Single-Fam.	OL Office-Low
RS-3 Res. Single-Fam. 3	IL Industrial Light
RM-2 Res. Multi-Family 2	IM Industrial Moderate
AG Agriculture	IH Industrial Heavy
CG Commercial General	IR Industrial Res. & Dev.
CS Commercial Shopping	Tulsa City Limits
	Planned Unit Dev.

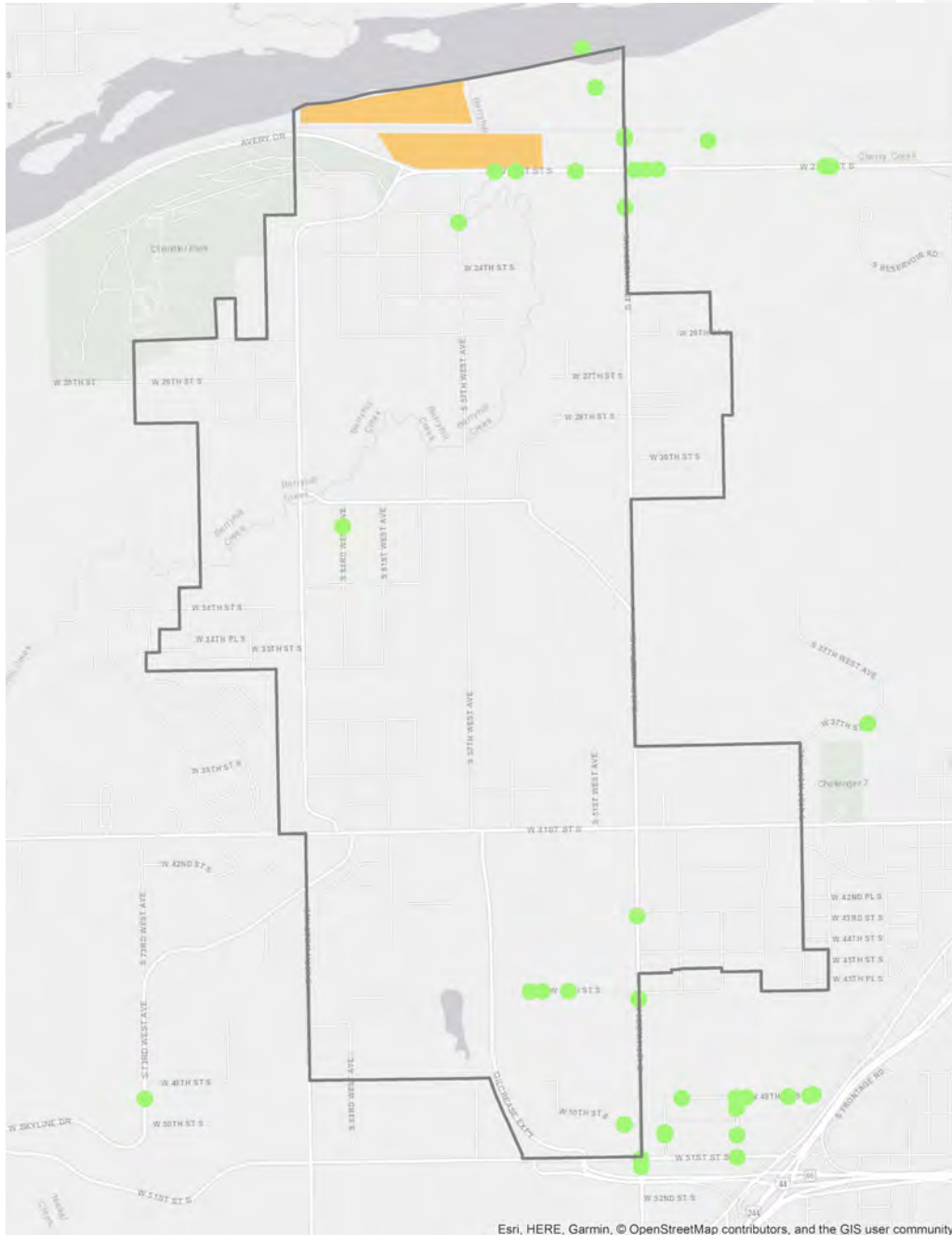
# MAP 7: PLANITULSA USES



**MAP 7 LEGEND: SURROUNDING  
FUTURE LAND USE CLASSIFICATIONS**

	Mixed-Use Corridor		New Neighborhood
	Main Street		Existing Neighborhood
	Town Center		Parks and Open Space
	Neighborhood Center		Plan Area
	Employment		Tulsa City Limits

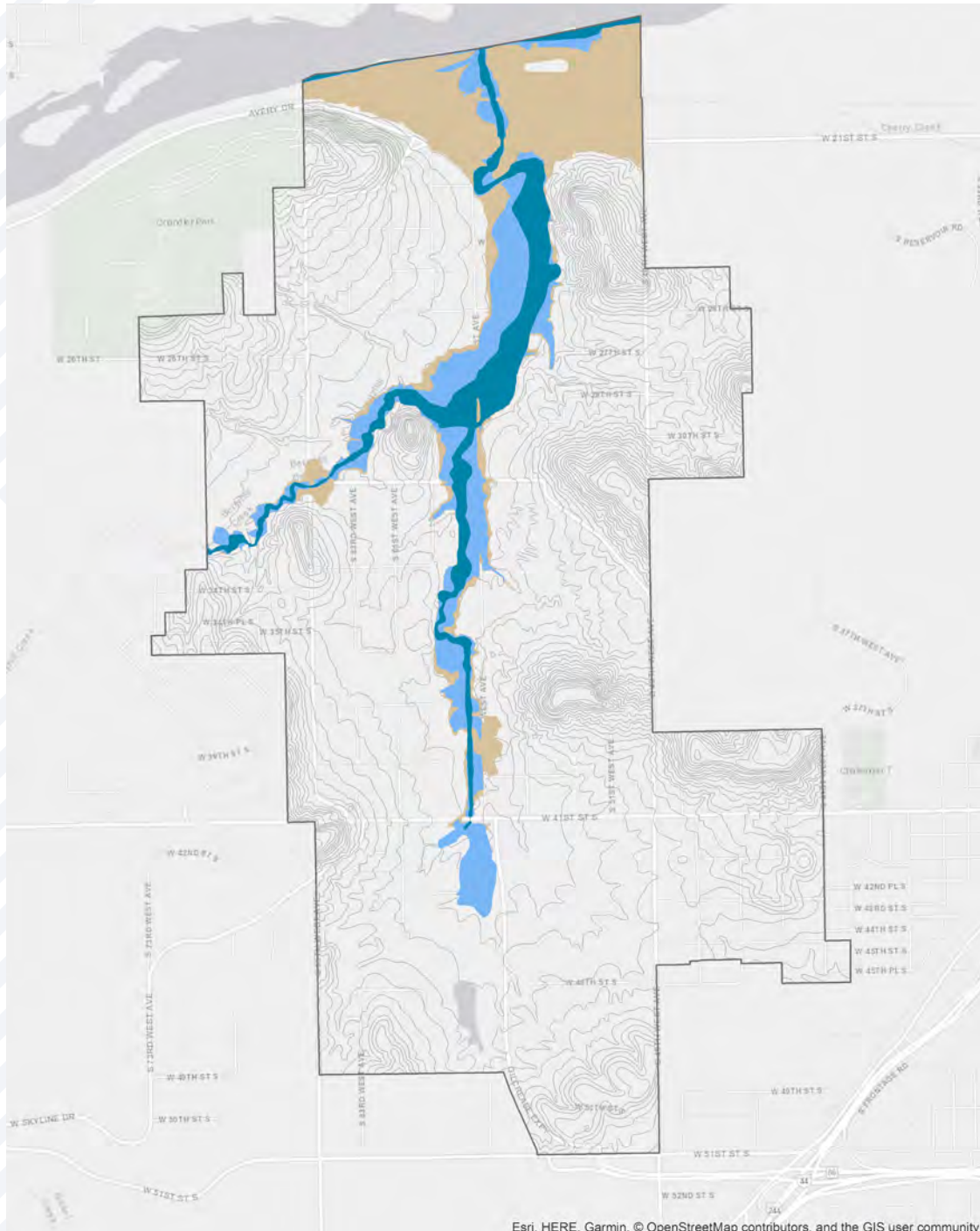
# MAP 8: ENVIRONMENTAL SITES



MAP 8 LEGEND: ENVIRONMENTAL SITES

- Facility of Interest
- Brownfield

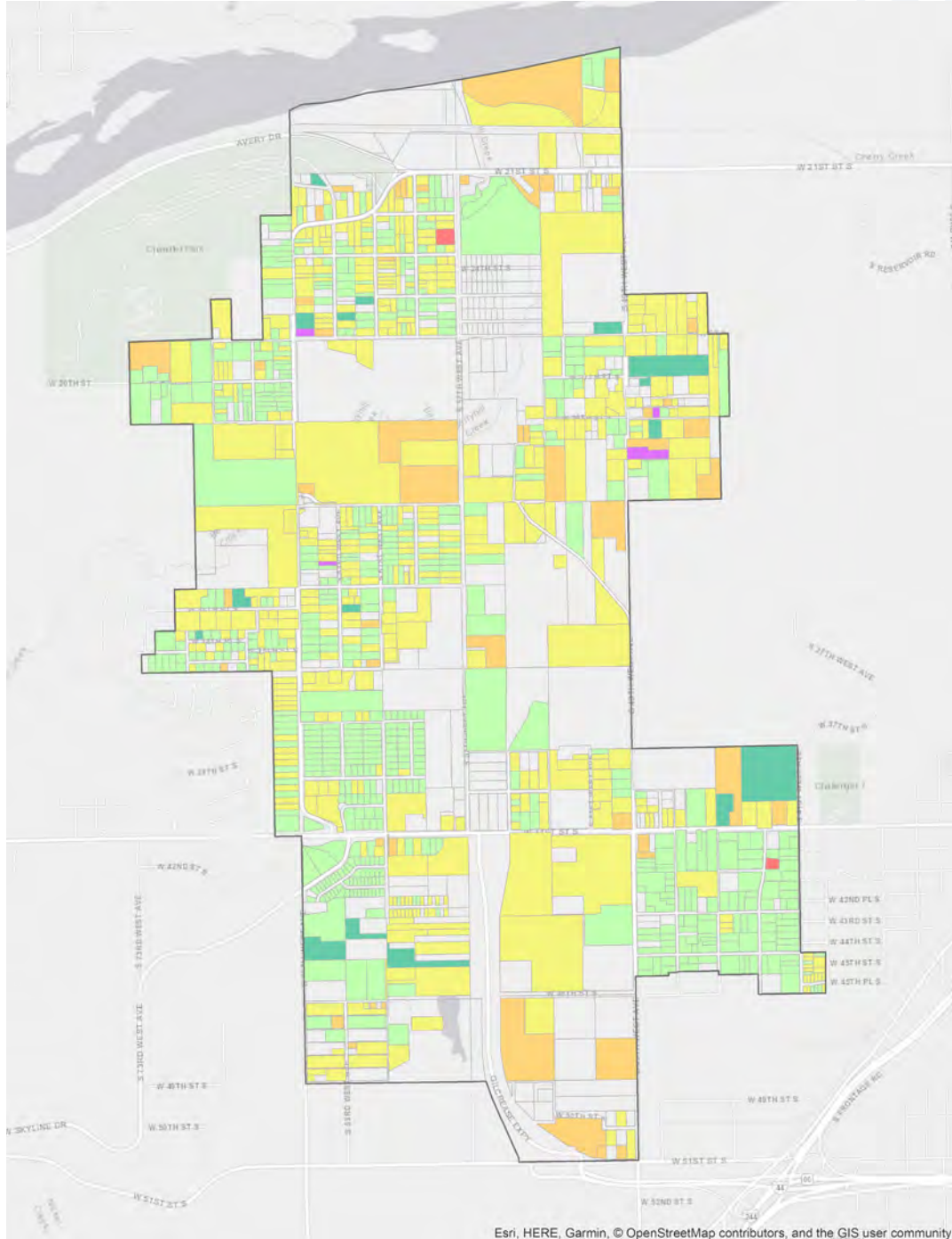
## MAP 9: FLOODPLAINS



### MAP 9 LEGEND: FLOODPLAINS

——	10 Foot Contour Lines		100 Year FEMA Plain
	Floodway		500 Year FEMA Plain

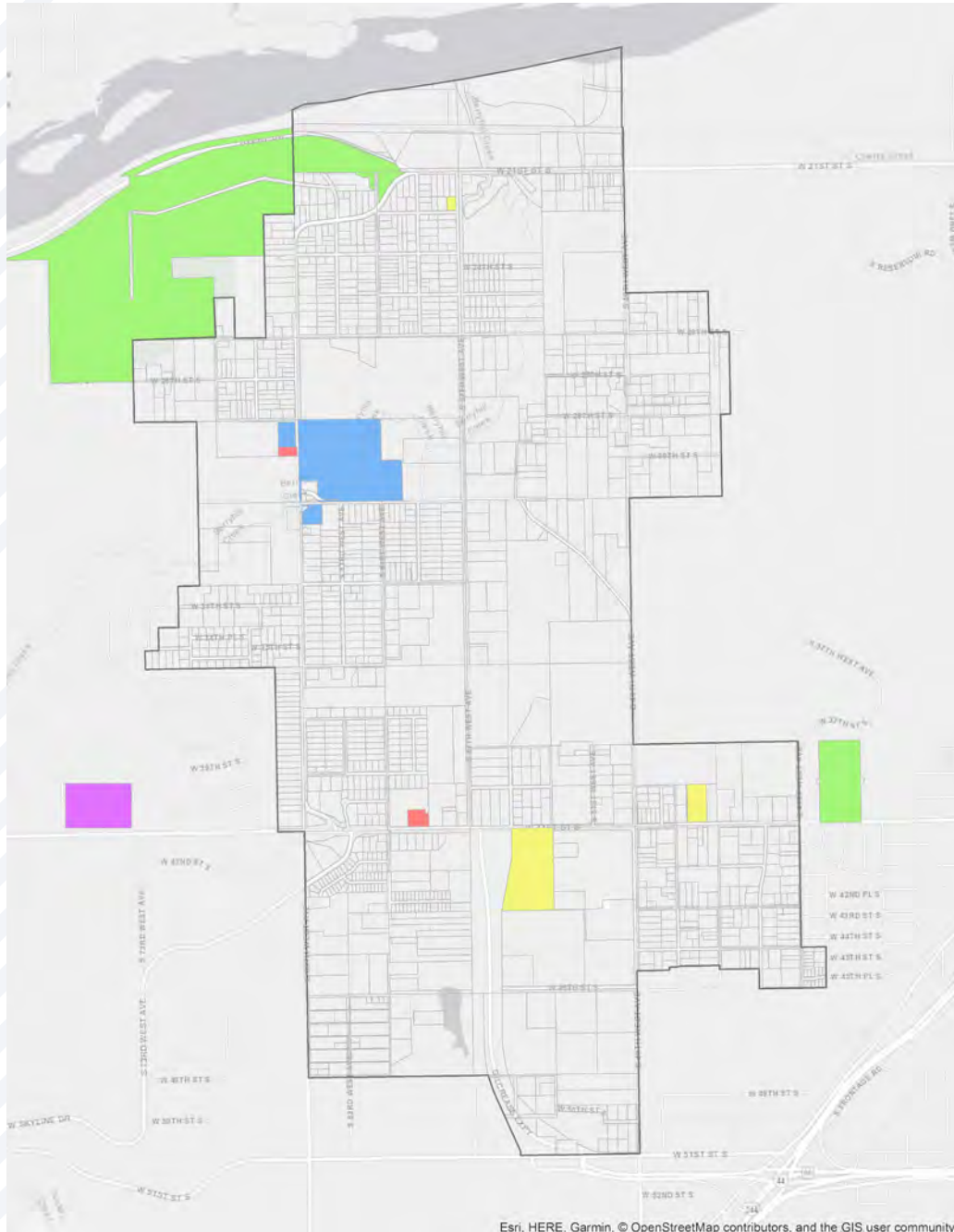
# MAP 10: BUILDING CONDITIONS



MAP 10 LEGEND: BUILDING CONDITION

Excellent	Fair
Good	Poor
Average	Unsound

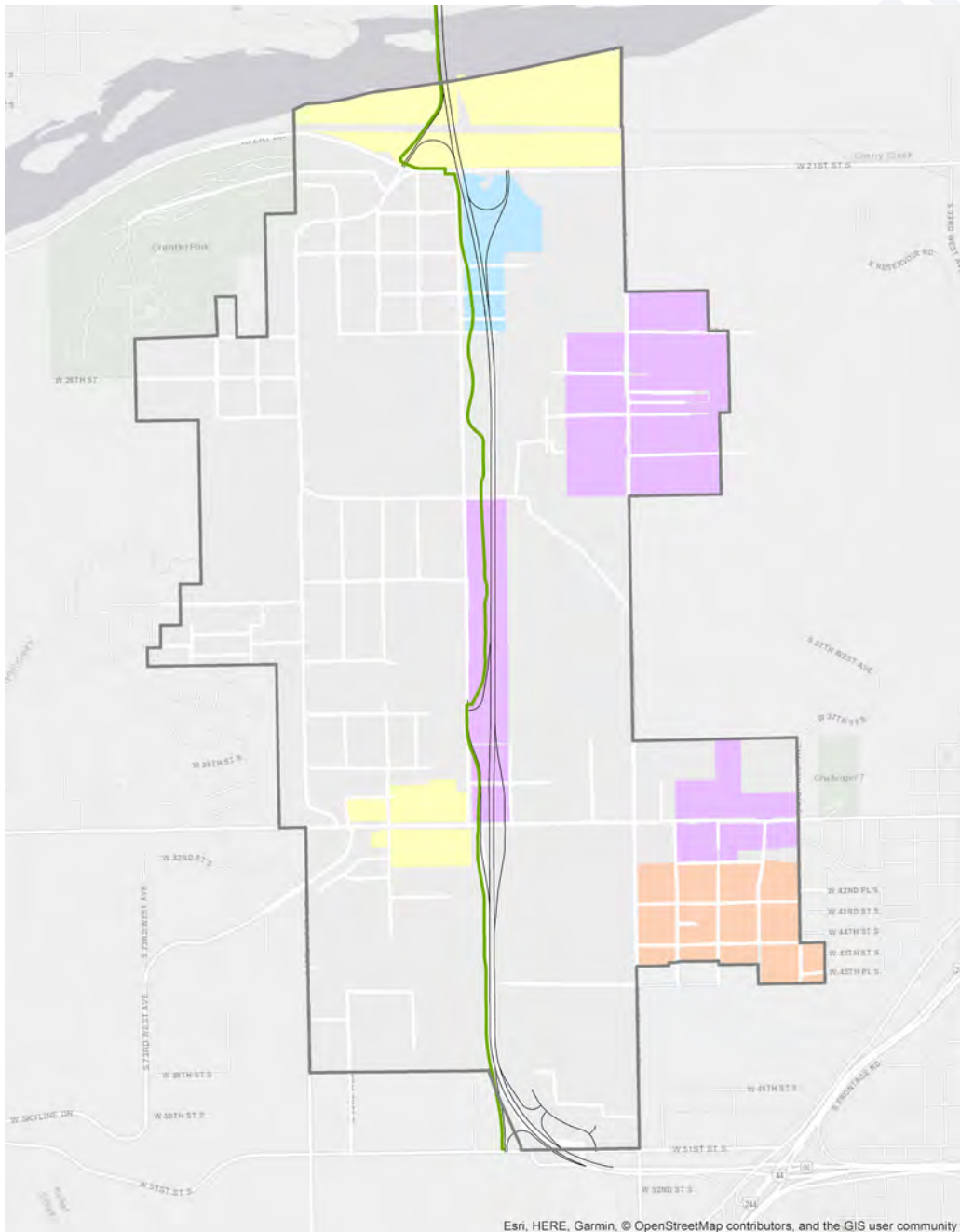
# MAP 11: FACILITIES & ASSETS



MAP 11 LEGEND: COMMUNITY FACILITIES

	Parks
	Fire Station
	Berryhill Public Schools
	Historic Properties and Assets
	Tulsa Community College

# MAP 12: CAT EXERCISE



MAP 12 LEGEND: CAT MAPPING EXERCISE

<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Change	<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Retain
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Maintain	<span style="background-color: purple; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Update



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## APPENDIX

# B: SUPPLEMENTAL MAPS

### OVERVIEW

The following maps were omitted from the body of the plan document but used during meetings and plan writing:

Transportation

Infrastructure

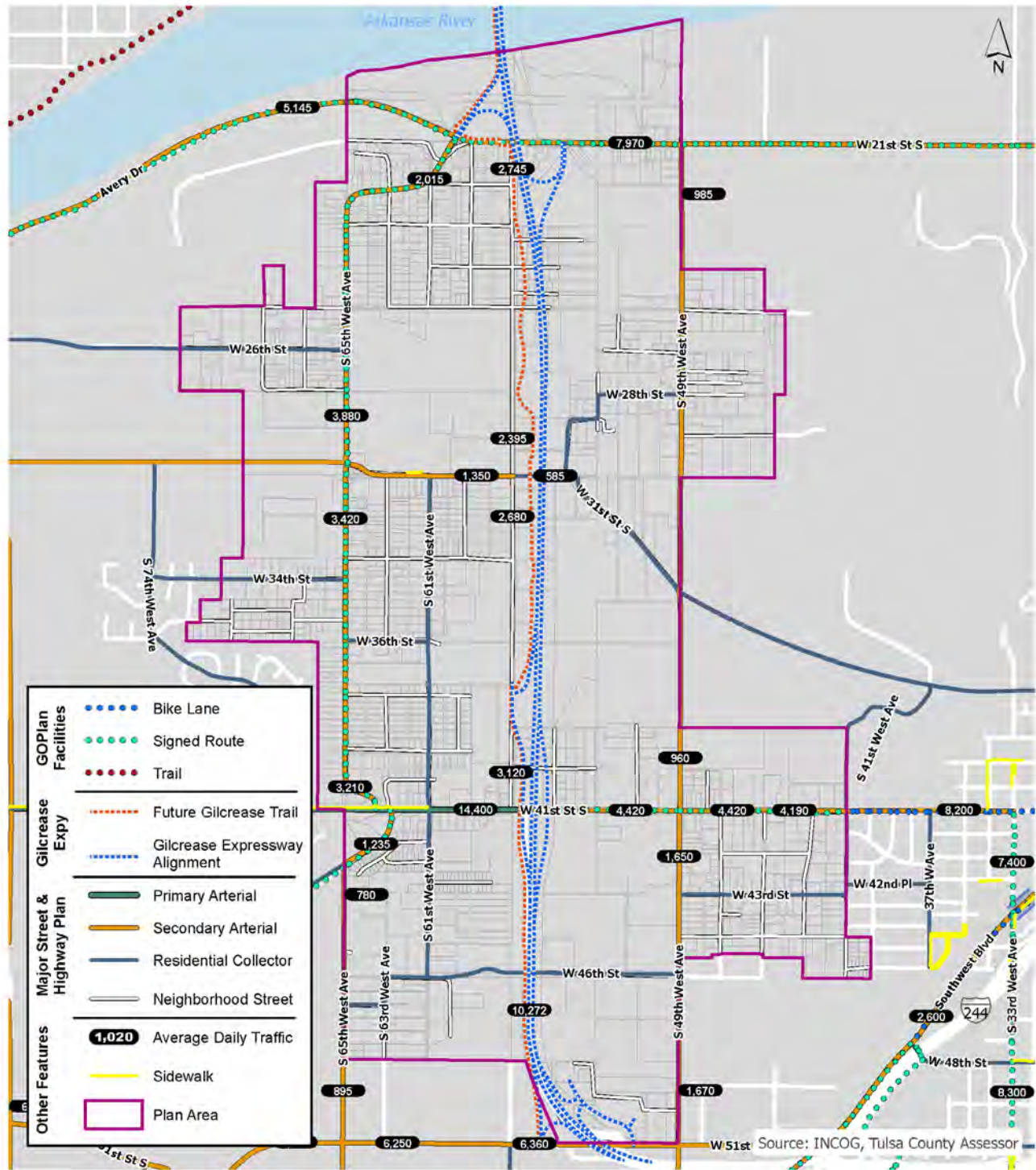
Public Facilities

Legacy Uses

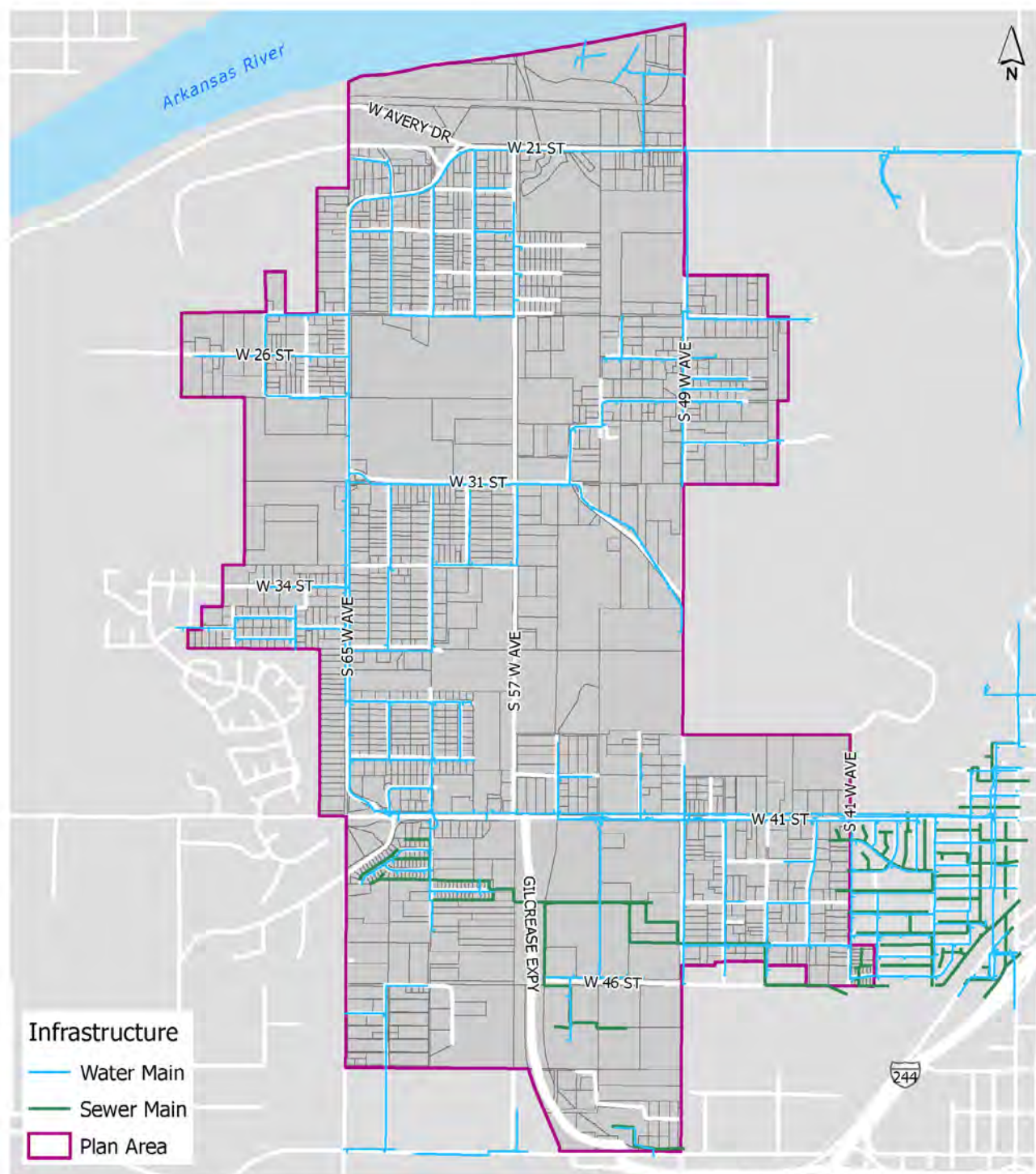
Census Block

Aerial

# MAP A: TRANSPORTATION

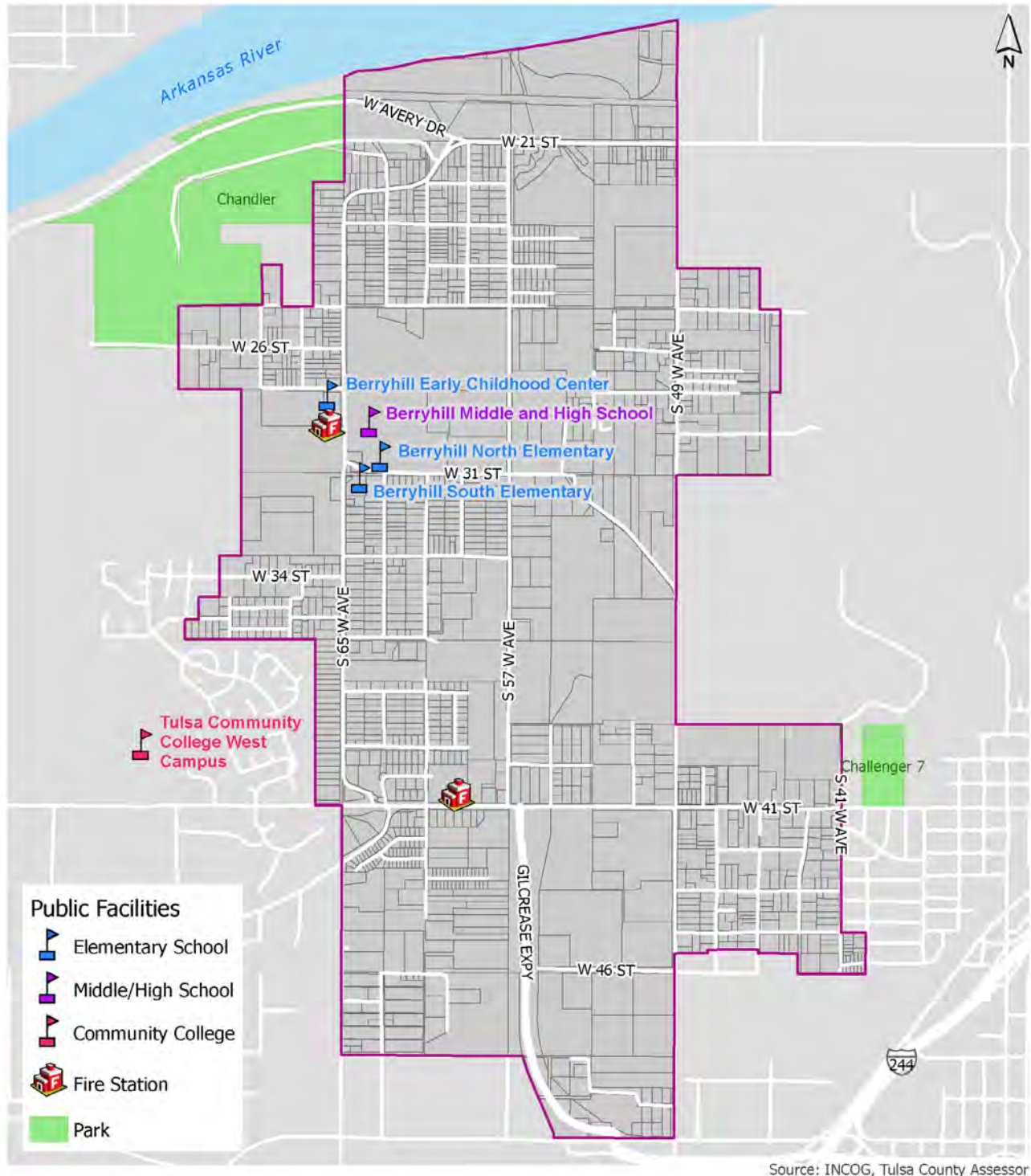


# MAP B: INFRASTRUCTURE

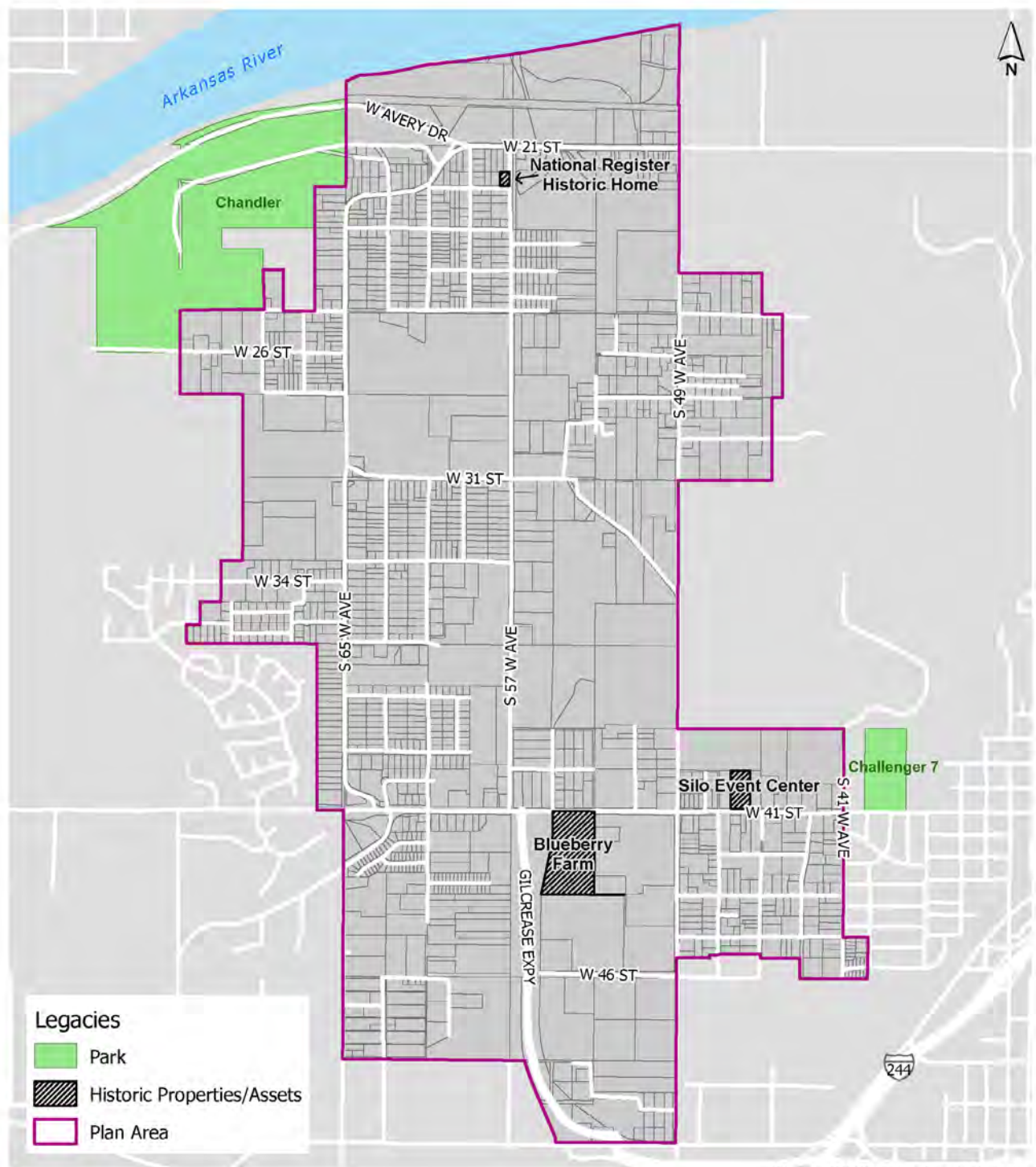


Source: City Of Tulsa Engineering Services, Tulsa County Assessor

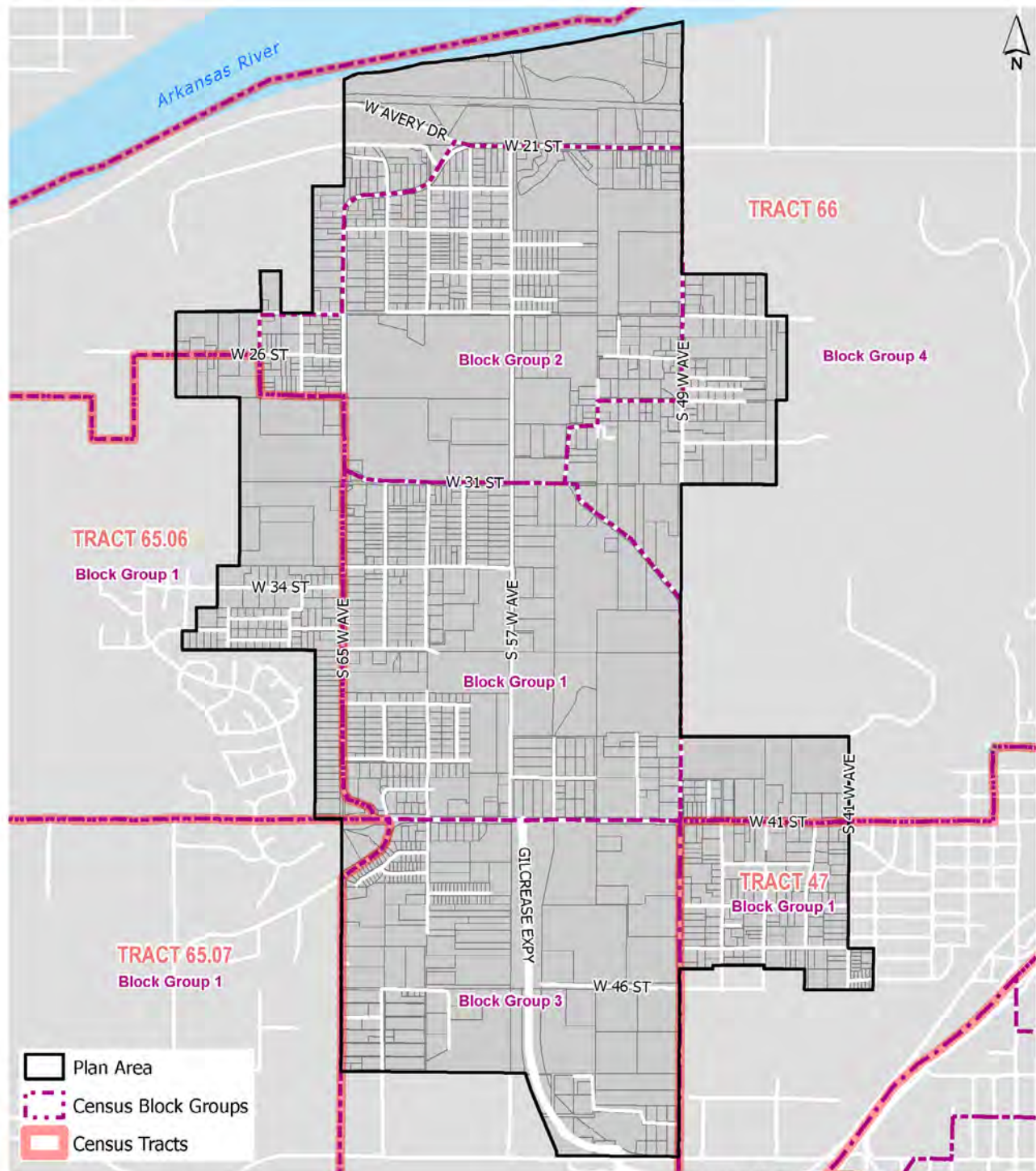
# MAP C: PUBLIC FACILITIES



# MAP D: LEGACY USES

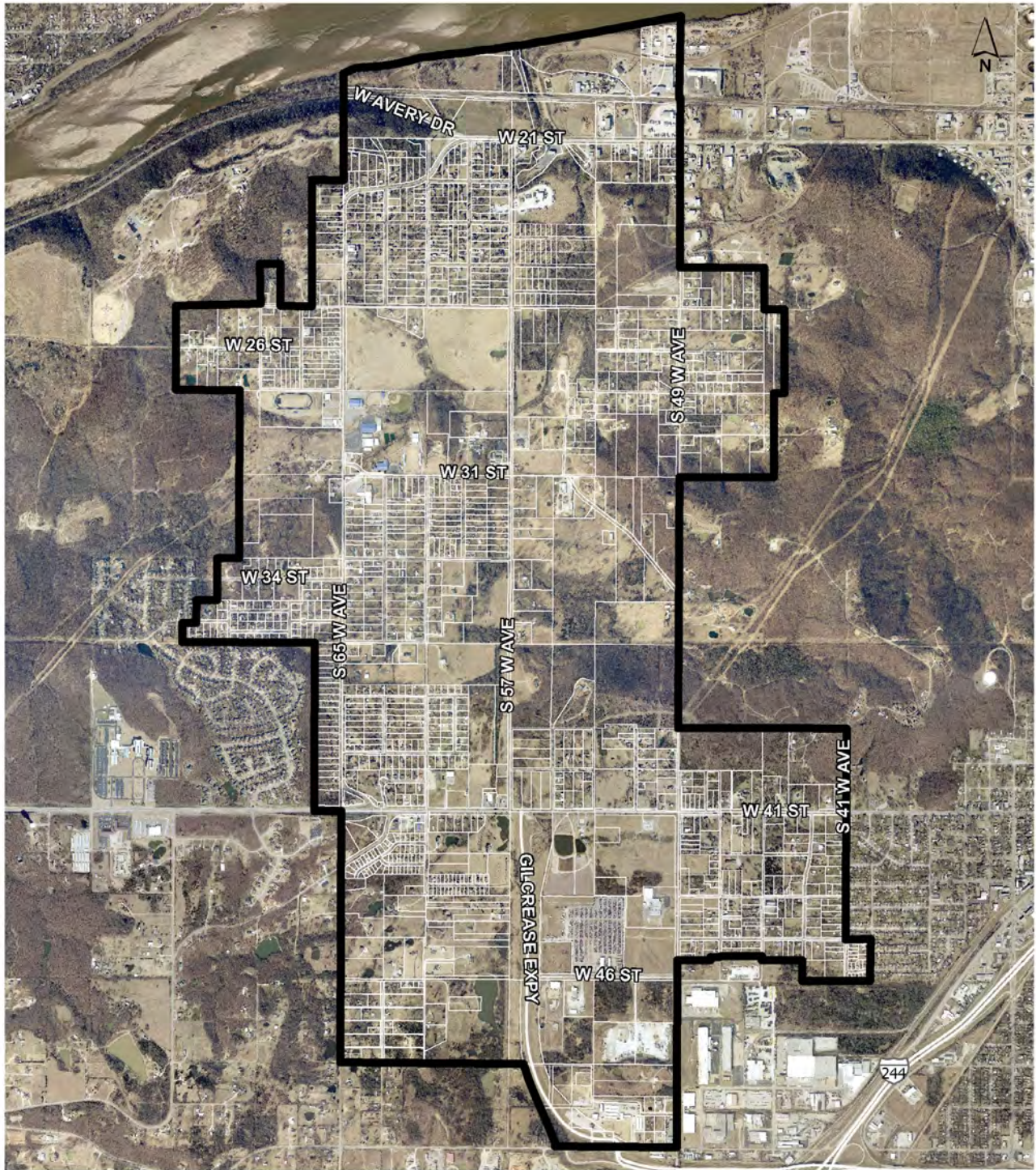


# MAP E: CENSUS BLOCKS



Source: U.S. Census Bureau, Tulsa County Assessor

# MAP F: AERIAL



Aerial Photography Date: February 2016



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## APPENDIX

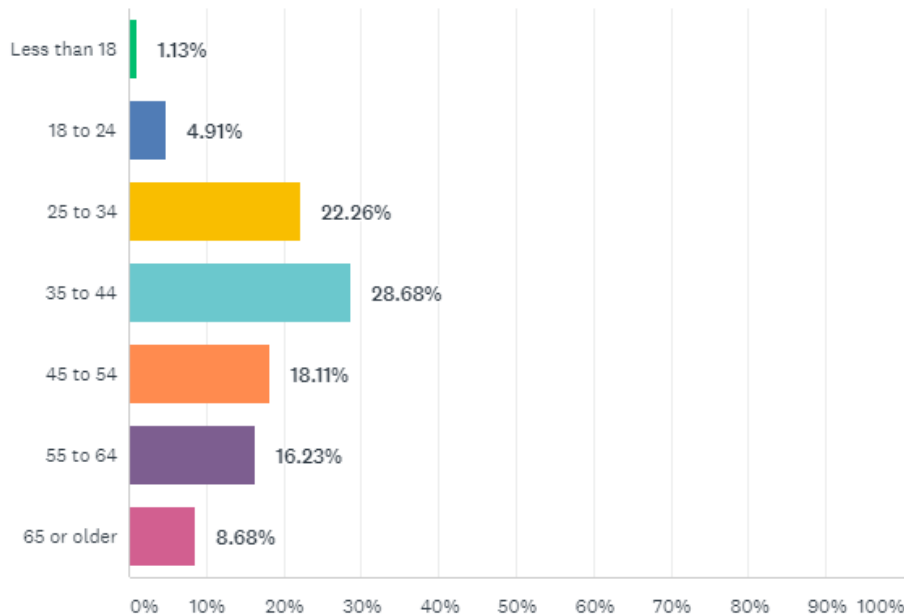
# C: KICK-OFF SURVEY RESULTS

### OVERVIEW

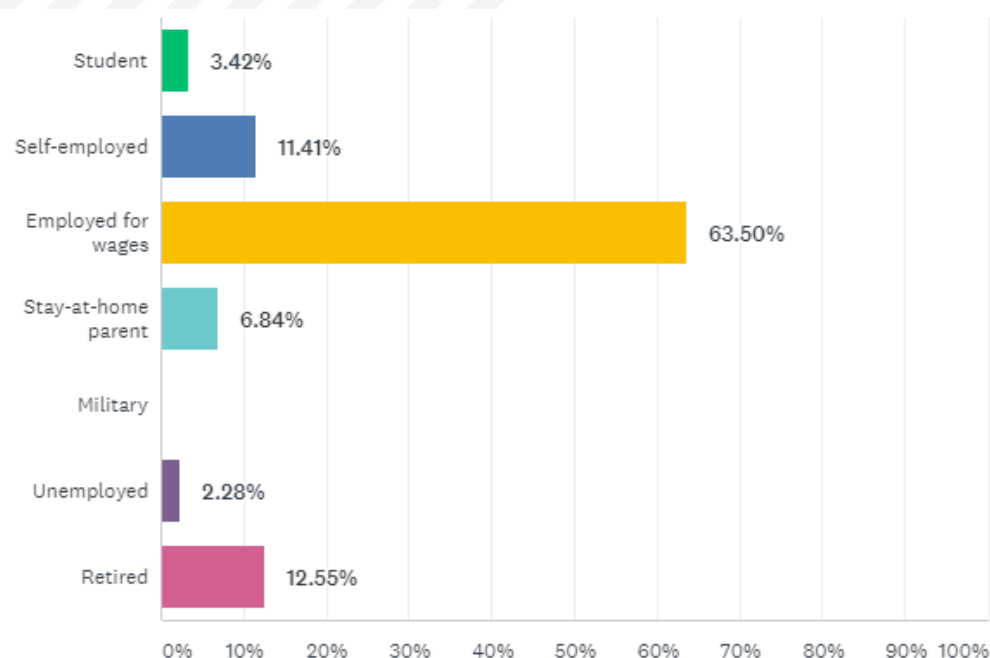
The following results were conveyed to the CAT team to provide a clearer portrait of Berryhill's demographics and the community's desires.

# KICK-OFF SURVEY RESULTS

## QUESTION #1: MY AGE IS...

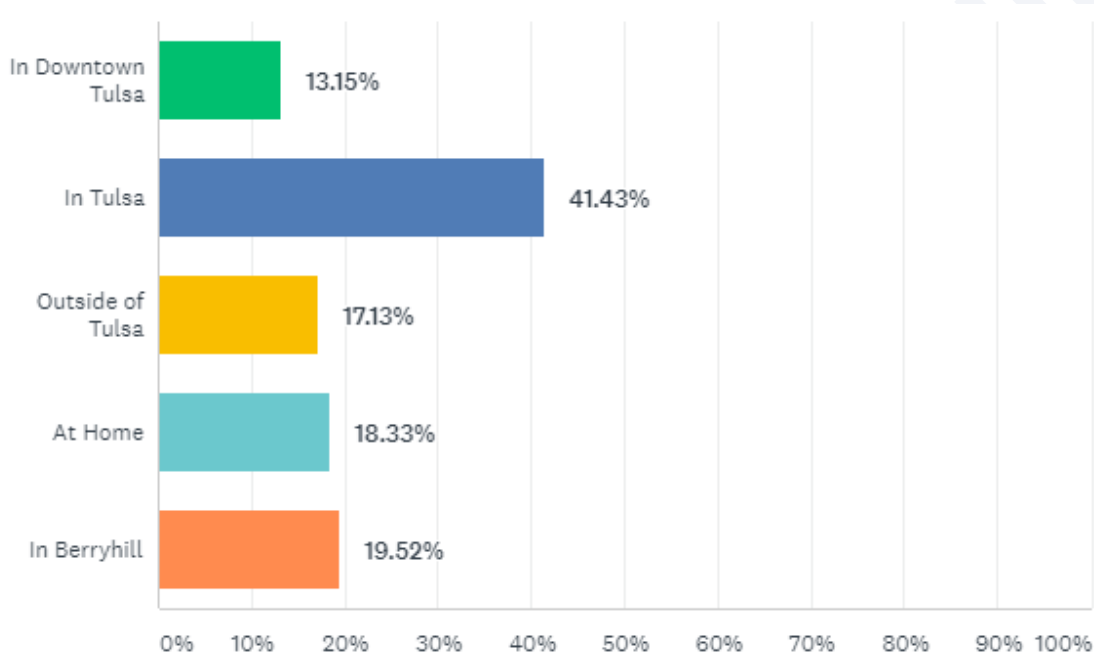


## QUESTION #2: MY JOB IS...

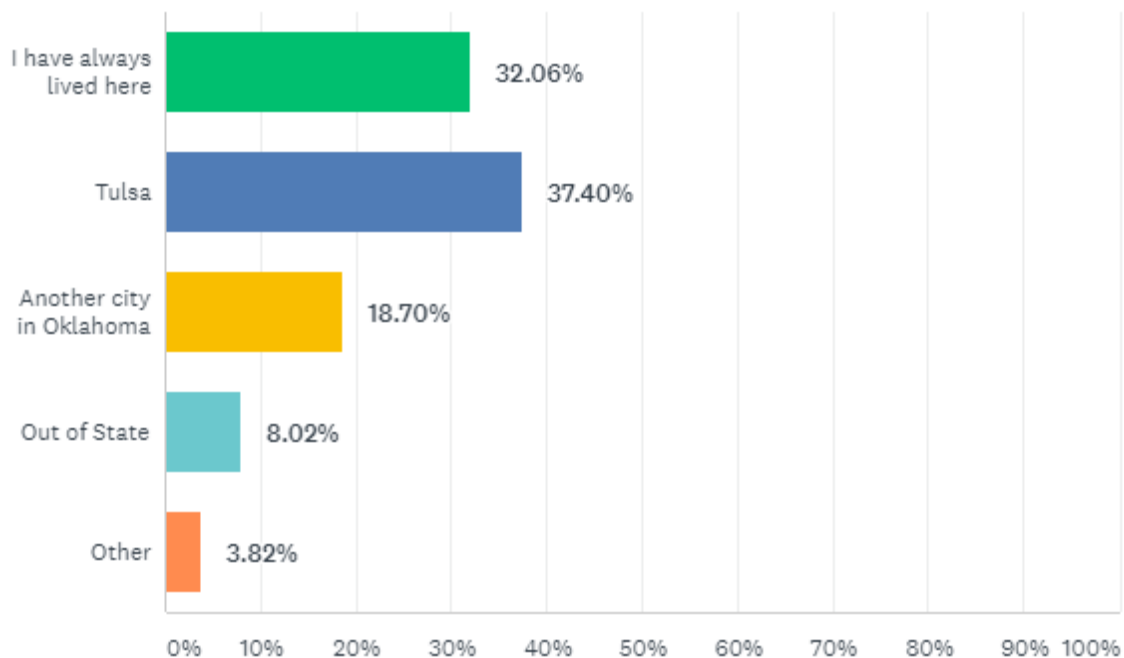


# KICK-OFF SURVEY RESULTS

## QUESTION #3: I WORK...

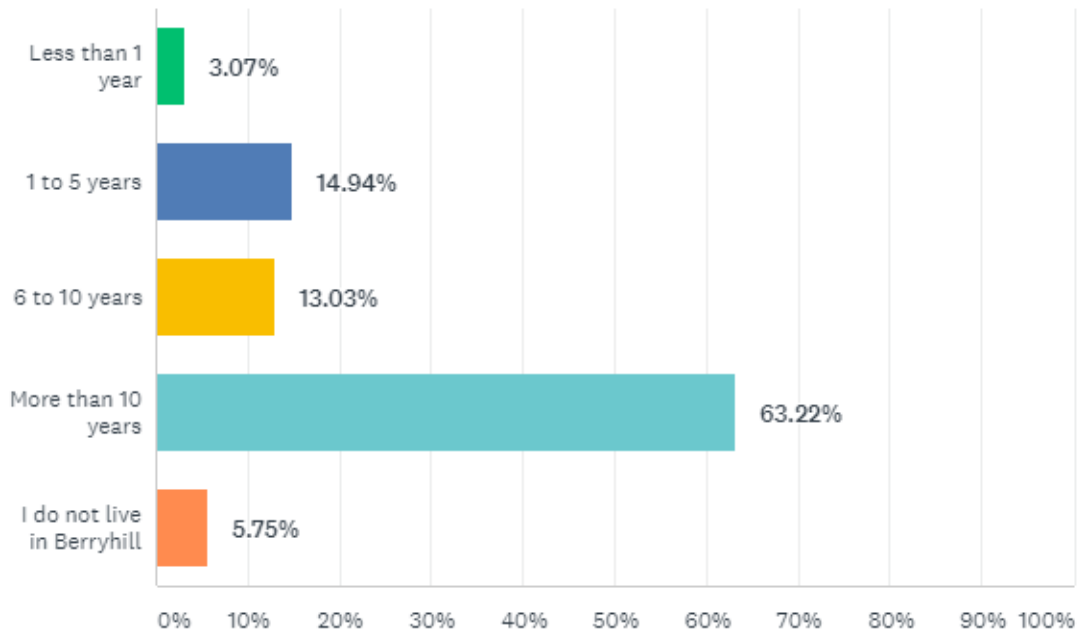


## QUESTION #4: I MOVED TO BERRYHILL FROM...

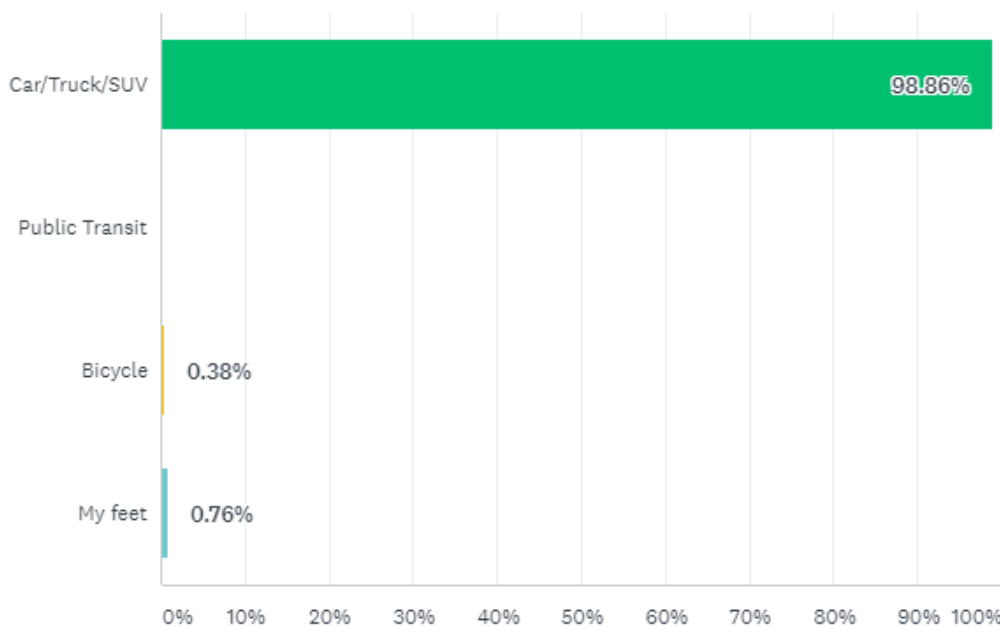


# KICK-OFF SURVEY RESULTS

## QUESTION #5: I HAVE LIVED IN BERRYHILL...

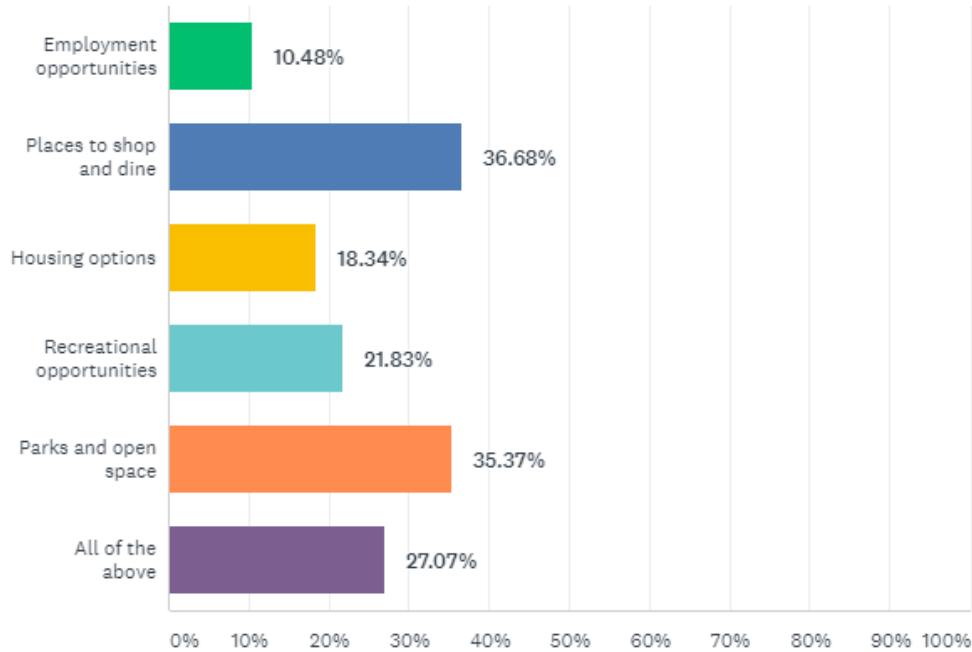


## QUESTION #6: MY PREFERRED MODE OF TRANSPORTATION IS...

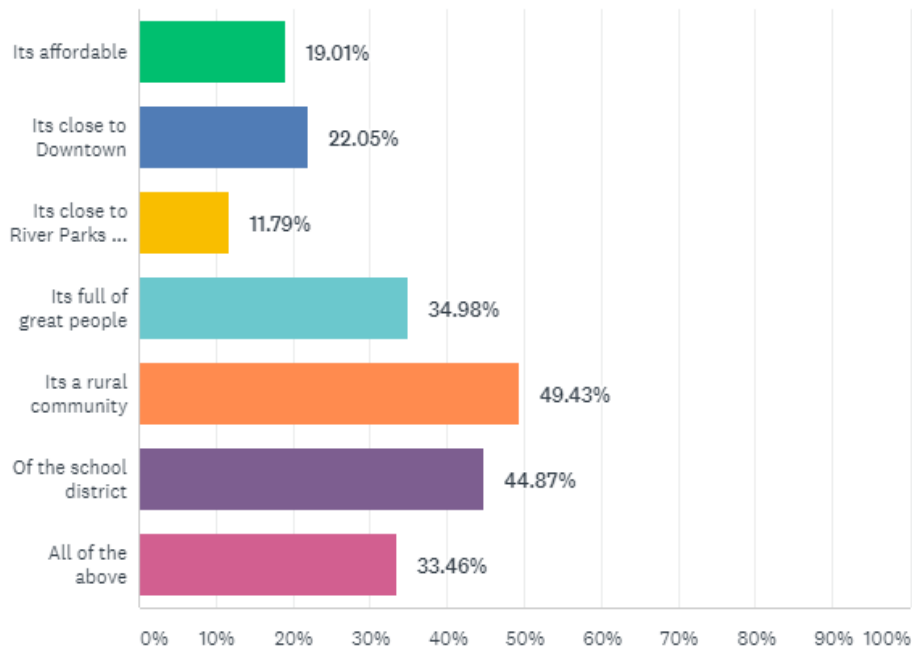


# KICK-OFF SURVEY RESULTS

## QUESTION #7: I WISH BERRYHILL HAD MORE...

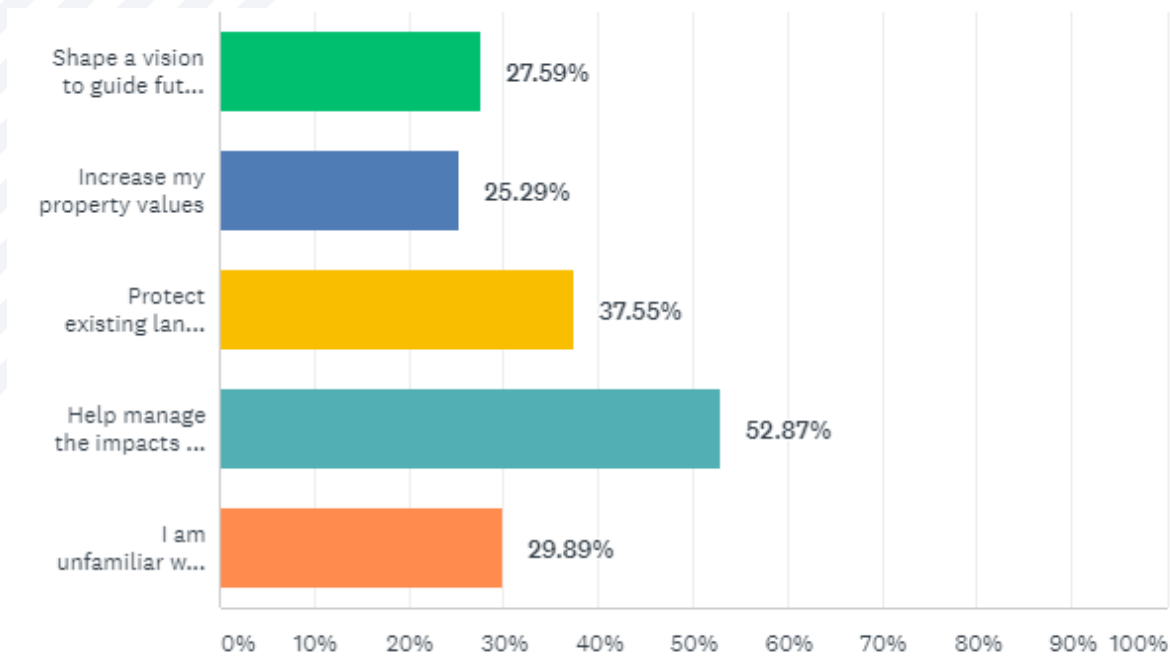


## QUESTION #8: I LIKE BERRYHILL BECAUSE...



# KICK-OFF SURVEY RESULTS

QUESTION #9: I HOPE THE BERRYHILL LAND USE PLAN WILL...







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## APPENDIX

# D: WRAP-UP SURVEY RESULTS

### OVERVIEW

The Wrap-Up Survey was conducted to ensure that the plan document balanced the community's desires with foreseen growth.

The Wrap-Up Survey Results also assisted planning staff in refining the language of certain recommendations to more clearly express Berryhill's vision.

# WRAP-UP SURVEY RESULTS

## OVERVIEW

To ensure that the Berryhill Land Use Plan captured the desires of the community, staff published a “Wrap-Up Survey” in preparation for the November 15<sup>th</sup> unveiling of the plan draft.

The survey solicited feedback on the plan’s Vision Statement and assorted land use recommendations. Respondents were given the opportunity to endorse or disagree with the vision statement or recommendations along a 1, “Strongly Disagree” or a 5, “Strongly Agree” spectrum.

## FEEDBACK

### 1. How well does the Vision Statement reflect Berryhill’s vision for future land use?

**Vision Statement:** Members of the Berryhill community desire a place to live and work that in 10 to 20 years is a safe, close-knit, and well-maintained community and which supports a rural lifestyle by allowing for strategic economic opportunities and preservation of the natural environment.

**Mean: 3.52 Median: 4 Mode: 4**

### 2. How well does recommendation 2.1 support Berryhill’s vision for future land use?

**Recommendation 2.1:** Promote non-residential infill of limited commercial uses near neighborhoods which serve the existing community, such as retail, restaurants, personal improvement services, and studios. Additional self-storage uses in the plan area are discouraged.

**Mean: 2.97 Median: 3 Mode: 3**

### 3. How well does recommendation 2.2 support Berryhill’s vision for future land use?

**Recommendation 2.2:** Where the land use map outlines “Trail Districts” allow—in a manner that mitigates the impacts of commercial uses on neighborhoods—the following trail-complementing activities:

- The conversion of existing homes into permitted principal or accessory commercial uses
- The development of low-impact, small-scale, and park-serving commercial uses on unimproved lots.

**Mean: 2.87 Median: 3 Mode: 3**

### 4. How well does recommendation 3.1 support Berryhill’s vision for future land use?

**Recommendation 3.1:** Promote commercial growth along major street corridors and interchanges of the Gilcrease Expressway in the following locations:

- Along West 21<sup>st</sup> Street South between South 61<sup>st</sup> West Avenue and South 49<sup>th</sup> West Avenue.
- Along West 41<sup>st</sup> Street South between S 65<sup>th</sup> West Avenue and South 47<sup>th</sup> West Avenue.

**Mean: 2.97 Median: 3 Mode: 3**

# WRAP-UP SURVEY RESULTS

## 5. How well does recommendation 5.1 support Berryhill's vision for future land use?

**Recommendation 5.1:** Limit industrial uses to the following existing industrial zones:

- North of the BNSF tracks and east of the Gilcrease Expressway
- In the area bounded by West 43<sup>rd</sup> St South, South 49<sup>th</sup> West Ave, West 51<sup>st</sup> St South, and the Gilcrease Expressway.

Mean: 3.55 Median: 4 Mode: 4

## 6. How well does recommendation 10.2 support Berryhill's vision for future land use?

**Recommendation 10.2:** Encourage the compatibility of new alternative housing developments with the character of the surrounding neighborhood while minimizing long-term risks related to maintenance or vacancy.

Mean: 2.84 Median: 3 Mode: 1

## 7. How well does recommendation 13.2 support Berryhill's vision for future land use?

**Recommendation 13.2:** Support community involvement by encouraging the formation of a Berryhill Neighborhood Association composed of local businesses and residents to establish rules and regulations for neighborhood safety and beautification.

Mean: 3.19 Median: 3 Mode: 3

## KEY ACTIONS

### ADDRESSING RECOMMENDATION 10.2

*"If by alternative housing you are referring to apartment communities, Berryhill does not need or want them. Berryhill schools are already full and apartment housing would lead to overcrowding of the school system & possibly bring criminal elements to the area. If you are referring to 55+ housing options, that could be an acceptable option"*

The above quote captures much of the sentiment that drove the unpopularity of Recommendation 10.2, as addressed in survey question 5. To assuage these concerns, Recommendation 10.2 was re-written to elaborate on the meaning of alternative housing, specifically,

### ADDRESSING RECOMMENDATION 13.2

A number of responses regarded the perceived rigidity of community associations proposed by Recommendation 13.2. Staff revised Recommendation 13.2 to include broader language relating to organizations able to perform neighborhood beautification.