

# **SEQUOYAH AREA NEIGHBORHOOD IMPLEMENTATION PLAN**



Prepared by the:

## **Sequoyah Area Neighborhood Association, Inc.**

In cooperation with staff from the:

Planning Department  
City of Tulsa  
Tulsa, Oklahoma



October 26, 2006

## Planning Acknowledgements

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**Table of Contents**

**Planning Acknowledgements.....i**

**Table of Contents.....iii**

**Executive Summary.....v**

**Area Priorities.....vi**

**Introduction.....1**

**The Planning Team.....2**

**The Planning Process.....3**

**Urban Design Terms and Descriptions.....4**

**Implementations Strategies.....6**

**Recommendations for Improving the Sequoyah Area Neighborhood**

    Admiral Place Projects..... 7

    Harvard Avenue Projects..... 8

    Pine Street Projects.....9

    Yale Avenue Projects.....9

    Schools Projects.....10

    Sequoyah Park Projects.....11

    Industrial Site Projects.....12

    Social Issues.....13

**Priorities Determined By the Sequoyah Area Neighborhood Task Force.....14**

**Partnerships and Programs .....15**

**APPENDIX ‘A’      ‘What do you think’ Neighborhood Survey Results.....16**

**APPENDIX ‘B’      Neighborhood Survey.....18**

<b>APPENDIX ‘C’</b>	Community Development / Neighborhood Conditions.....	<b>19</b>
<b>APPENDIX ‘D’</b>	City of Tulsa Improvement Projects in Sequoyah Area.....	<b>20</b>
<b>APPENDIX ‘E’</b>	Tulsa Comprehensive Plan and Area Zoning.....	<b>21</b>
<b>APPENDIX ‘F’</b>	Public Transportation .....	<b>23</b>
<b>APPENDIX ‘G’</b>	Public Infrastructure.....	<b>24</b>
<b>APPENDIX ‘H’</b>	Demographic and Economic Analysis Summary.....	<b>25</b>
<b>APPENDIX ‘I’</b>	Admiral Place Businesses from Harvard Avenue to Yale Avenue.....	<b>28</b>
<b>APPENDIX ‘J’</b>	Interview with Major Mark McCory.....	<b>29</b>
<b>APPENDIX ‘K’</b>	Neighborhood Inspections, Sequoyah Elementary School and Area History.....	<b>30</b>
<b>APPENDIX ‘L’</b>	Sequoyah Area Neighborhood Institutions.....	<b>32</b>
<b>APPENDIX ‘M’</b>	Sequoyah Area Neighborhood Sub-Division by Timeline and Year Built Map.....	<b>33</b>

## **Executive Summary**

The purpose of the Sequoyah Area Neighborhood Implementation Plan is to identify the issues that detract from the quality of life in the Sequoyah area and to develop a long term, comprehensive approach to revitalization that is tailored to the specific needs and characteristics of the community. Sequoyah community members actively participated in each phase of the planning process and identified a wide range of issues that are addressed by the Plan, including housing conditions, neighborhood appearance, neighborhood security and streetscaping. The Plan is intended to serve as a catalyst for the revitalization of Sequoyah Area Neighborhood. The development of the Sequoyah Area Neighborhood Implementation Plan included the following steps:

### **Take Stock, Educate and Understand**

The planning process began with a detailed neighborhood study with neighborhood residents, business operators and property owners. Information about the area was distributed to individuals in the neighborhood. This was followed by meetings with experts speaking on issues important to area residents. These and numerous other initiatives helped residents to clarify their concerns and to develop community preferred solutions to area issues.

### **Dialog, Exchange Ideas and Communicate**

Multiple meetings provided opportunities for stakeholders to engage in productive discussion about the most pressing issues and challenges facing the neighborhood. Residents generated ideas to address stated concerns and also identified projects and programs they thought important to the stabilization of the neighborhood.

### **Envision the Future**

Stakeholders articulated a clear and realistic vision for the Sequoyah Area, which focused on the improvement of the physical, social and economic conditions within the neighborhood. Specifically, the Plan is intended to help the Sequoyah neighborhood reach its preferred future. That future includes programs and projects focusing on crime prevention, code enforcement, physical improvements, economic development school assistance and social service offerings.

### **Implement Initiatives and Gain Solutions**

The successful implementation of this Plan and it's recommendations depends on the residents' and businesses' active involvement in the programs. The implementation initiatives of these private property owners, businesses and residents of the Sequoyah area for projects set forth in this plan, along with the strong support City of Tulsa, will insure the continued growth, development, and enhancement of the Sequoyah neighborhood.

## Area Priorities

The Sequoyah Area Neighborhood planning process identified several strategies to improve the area. The top priority projects for the area are set forth in the table below:

### **The top fifteen recommendations from the plan include**

Project Priority	Project Description	Funding Source(s) or Responsible Agencies	Budgetary Cost Estimate
#1	Provide street beautification including <b>landscape, streetscape</b> features, and <b>cross-walk</b> enhancements along Admiral Place	City of Tulsa (and perhaps private property owners)	\$1,684,000
#2	Integrate <b>left turn lane</b> on Harvard Avenue East bound Admiral Place	City of Tulsa	\$21,500
#3	Incorporate <b>sidewalks</b> on both sides of the street	City of Tulsa	\$15,000
#4	Widen <b>New Haven Avenue</b> and install guardrails west of the creek to create safe zone	City of Tulsa and Property Owners	\$10,112
#5	Provide <b>lighting</b> around perimeter of Sequoyah and Owen Elementary schools to produce a safe zone	Neighborhood residents, city of Tulsa and Property Owners	\$6,000
#6	Adopt <b>logo/theme for signage and banners</b> on Admiral Place to create continuity among businesses	Business Property Owners	\$6,212
#7	Implement <b>median design</b> on Harvard Avenue	City of Tulsa	\$83,563
#8	Provide <b>Sequoyah Park Improvements</b>	City of Tulsa	\$15,000
#9	Rebuild <b>gateway/entryway</b> to entire neighborhood	Neighborhood Residents	\$10,000
#10	Make <b>intersection improvements</b> of Harvard Avenue and Pine Street more inviting through a clean-up initiative with local businesses	Business Property Owners	\$9,115
#11	Install railroad and industrial <b>buffer zone</b> to help create transition from industrial / commercial zone to residential zone	City of Tulsa, Federal Rail Road Agency, Industrial Tenants and Property Owners	\$20,000
#12	Redesign the <b>intersection improvements</b> at Pine Street and New Haven Avenue	City of Tulsa, Federal Rail Road Agency, Industrial Tenants and Property Owners	\$15,000
#13	Recommend <b>intersection improvements</b> at Pine and Yale Avenue for increased development potential	Property Owners	\$9,115
#14	Create buffer zone around <b>industrial site</b>	Property Owners and Business Owners	\$27,000
#15	Incorporate original <b>Route 66</b> theme along Admiral Place	City of Tulsa and Oklahoma Department of Transportation	\$3,000

- **Plan Recommendations**

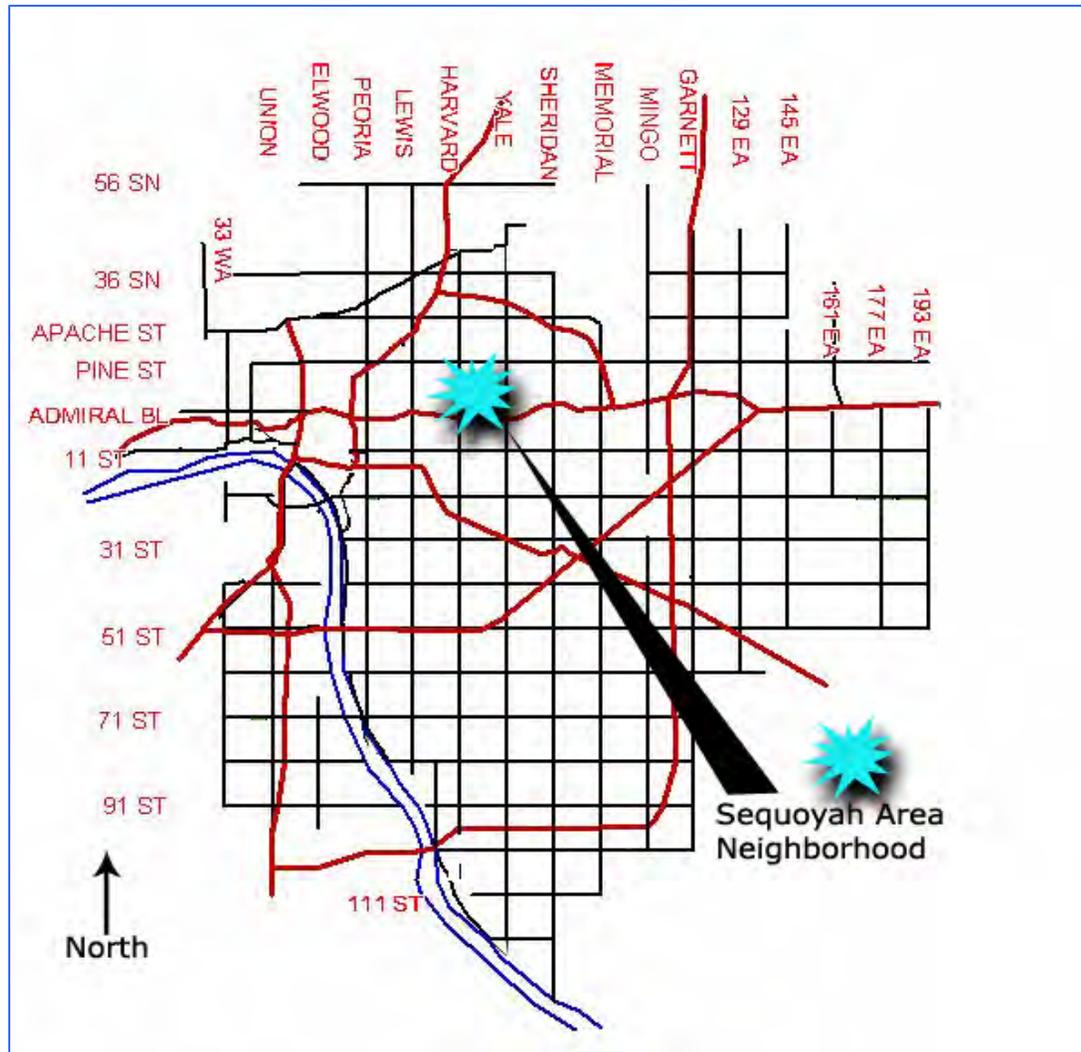
The Sequoyah Area Neighborhood Implementation Plan process determined the issues that detract from the quality of life in the neighborhood and developed a long term, comprehensive approach to revitalization tailored to the specific needs and character of the community. It is the intent of the Sequoyah Area Neighborhood Task Force for the Tulsa Metropolitan Area Planning Commission (TMAPC) and the City of Tulsa to gain a fuller understanding of the pressing needs of the Sequoyah area and the recommended strategies for addressing those needs. It is the recommendation of the Task Force that TMAPC and the City of Tulsa adopt the Sequoyah Area Neighborhood Implementation Plan as an element of the District 3 Plan of the Tulsa Comprehensive Plan and any amendments to the comprehensive plan.

## Introduction

In recent years increasing attention has been devoted to the entire spectrum of community development. Empowering residents to take interest in what happens in the area in which they live, as well as to participate in the decisions that affect them on a local level is an American tradition. Citizen participation and leadership in community organizations, such as neighborhood associations, have long been viewed as a major method for improving the community including the quality of the physical environment, enhancing services, preventing crime and improving social conditions.

The improvement of their area is the impetus for area citizen's involvement in the Sequoyah Area Neighborhood Association. By becoming involved, citizens can bring about the actual implementation of the neighborhood plan programs and projects thereby improving the community.

The Sequoyah neighborhood boundaries are Pine Street on the north, Yale Avenue on the east, Interstate 244 on the south, and Harvard Avenue on the west.



Sequoyah Area Neighborhood Association General Location Map

## The Planning Team

For a number of years, members of the Sequoyah Area Neighborhood Association observed the forces of age, neglect, declining property values, an increasing concentration of rental property, the loss of home ownership and other issues which drove their community toward slow steady decline. Other issues such as drug houses, blight, dilapidated structures and the loss of area businesses contributed to weakening the area. Over time, the residents began to equip themselves with information in an effort to take the necessary steps that would end the deterioration of their community. Sequoyah residents sought to identify ways in which they could improve and enhance their community and protect their investments. This dialog resulted in the planning effort that has yielded their vision for their community.

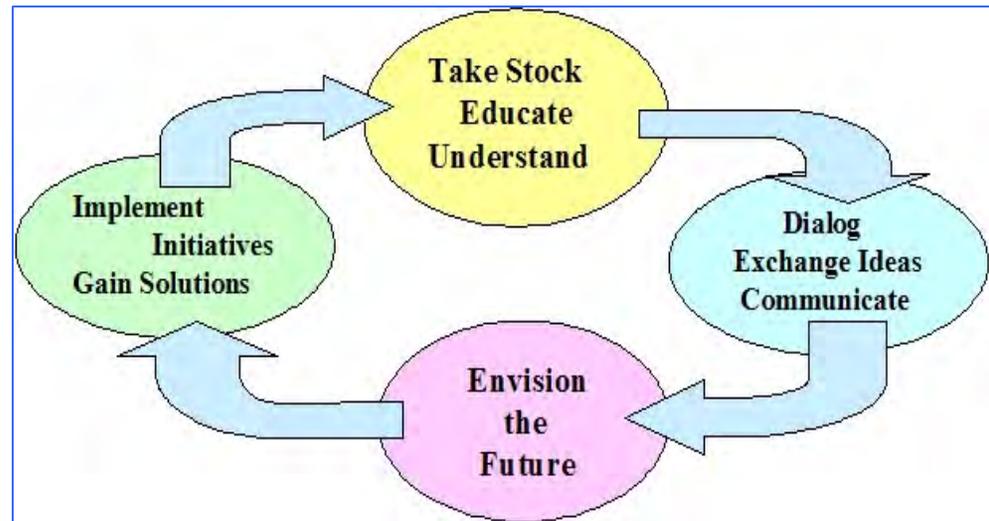


Sequoyah Area Neighborhood Association Planning Team (Task Force)

The Sequoyah area residents, property owners, business proprietors and institutional representatives organized and formed a task force. The Task Force was comprised of volunteers from the Sequoyah Area Neighborhood Association, Sequoyah Elementary School and Admiral Place Business Association. The City's Planning Department (previously the Public Works and Development Department, Urban Development Division) provided staffing which assisted by providing personnel, leadership and resources to create a detailed study of area conditions. The Task Force met every second Monday of each month (except December) at Rose Hill United Methodist Church located at 748 N. Louisville Avenue. The meetings provided a framework that encouraged stakeholders to identify the needs of the community, and to discuss and develop implementation strategies designed to advance the physical, economic and social well being of their neighborhood.

## The Planning Process

On June 14, 2004, the Task Force started the planning process for the Sequoyah Area Neighborhood Association. (depicted generally in the exhibit to the right). The planning process relied heavily on the input from area residents, businesses and property owners to identify the various needs that existed in the area. Once issues were identified, the Task Force defined specific actions they thought necessary to address the issues. Information was obtained from the public as well as the various city departments including Public Works and Development, Police, Parks and Recreation Department. Other organizations such as Crime Stoppers and Neighborhood Watch also provided input.

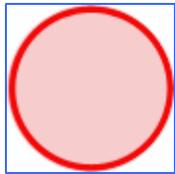


Neighborhood Revitalization Planning Process

To further define community issues, the Task Force developed a detailed neighborhood survey with neighborhood residents, business operators and property owners. The community preferred solutions were defined by first taking stock, and understanding the neighborhood's needs and desires. The Task Force prepared a written survey and distributed it to individuals in the neighborhood. The responses from the survey helped to identify the pressing issues and enabled the Task Force to clarify the likes and dislikes from the perspective of the area residents. In addition to involving area residents, guest speakers spoke at the meetings on several occasions. Topics included social and safety issues. For example, the Tulsa Police Department provided a presentation on gang activity in and around the area. In another meetings a representative from the City's Neighborhood Inspections Division presented ways to keep the neighborhood beautiful and provided information on local zoning codes. Additionally, personnel from Citizens Crime Commission lectured on Citizens Patrol and those who attended received C. P. R. training.

## Urban Design Terms and Descriptions

In order to communicate effectively with the Task Force, the following terms were used in discussing possible urban design solutions to area problems.



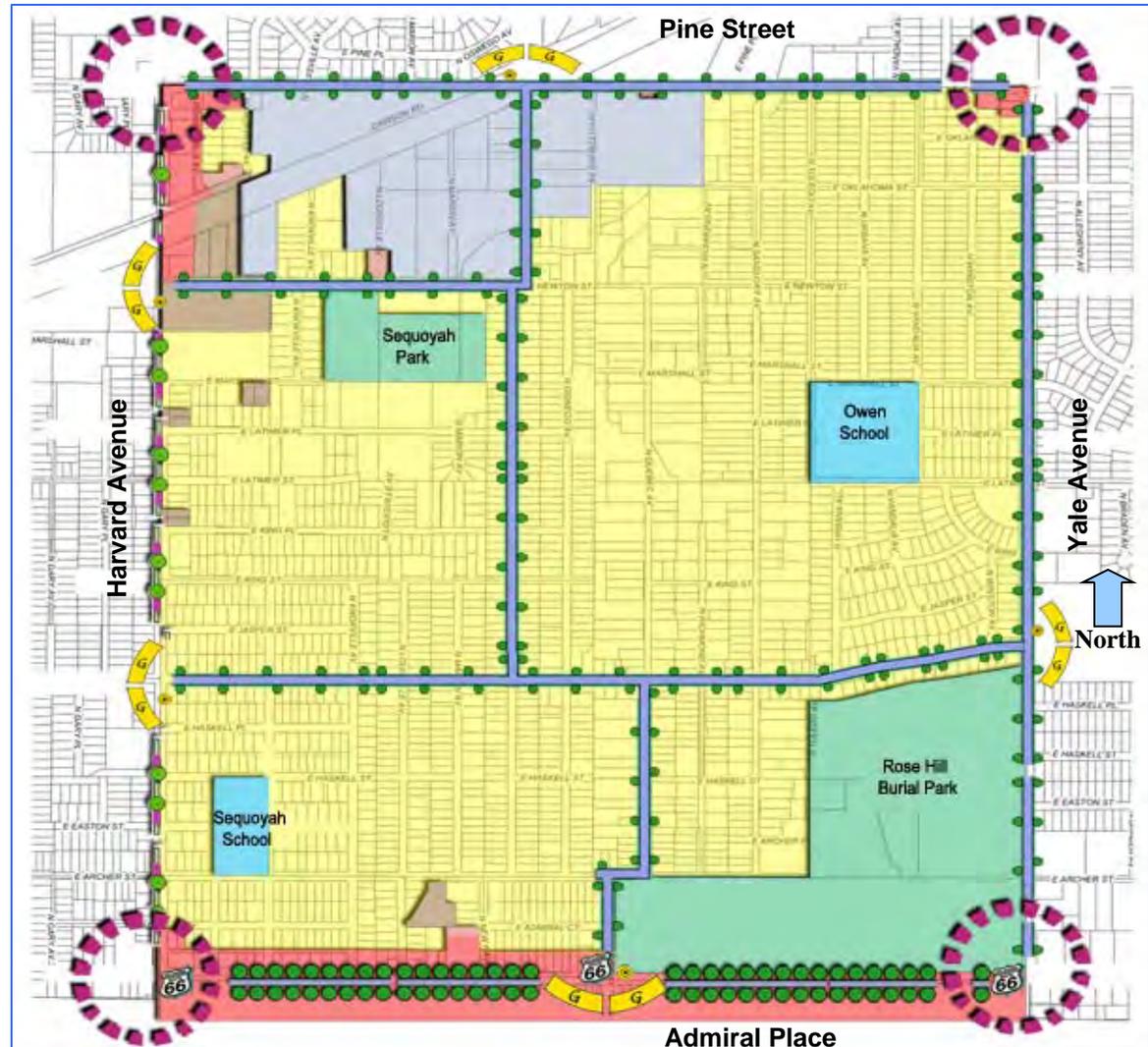
**Major Activity Centers** include Admiral Place corridor, Salvation Army Boys and Girls Club, and

neighborhood churches. Such centers are generally thought of as urban areas that include concentrations of business, commercial and other uses which draw a large number of people from the region on a daily basis.

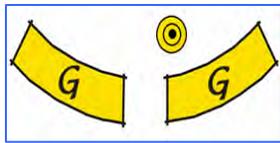


**Neighborhoods** are primarily internally well connected, residential uses in

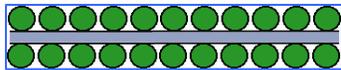
suburban and urban areas. They should be designed with easy walking distances. Neighborhood pathways and streets should service the transit links, enable neighbors to know each other, and foster community safety.



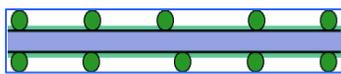
Design key elements are the focus of much of this planning process. The urban design elements map gives an example of how the community should develop.



**Gateways or Entries** are locations that feature special design elements such as fountains, signs, artwork and monuments. They may be positioned to provide a distinct sense of arrival to a specific area, neighborhood, district or activity center.



**Traffic Corridors** include Admiral Place, Harvard Avenue, Yale Avenue, and Pine Street. They are generally thought of as broad geographical bands that follow a general directional flow and connect major

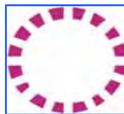


sources of destinations. The band forms a passageway that connects two or more points. The band may include rail transit lines, major highways thoroughfares, and transit routes alignments.

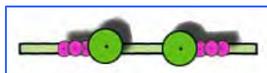
**Buffers** are areas that serve to separate certain activities or uses, and are intended to minimize or mitigate negative impact.



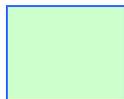
**Route 66** 's original alignment was located along Admiral Place from 1926 –1932 .



**Image/Identity Zones** are locations typically near and around roadway intersections and provide an opportunity to establish a positive appearance for an area.



**Median Designs** incorporate streetscaping design in medians along Harvard from Admiral Place to Pine Street.



**Neighborhood Park** is a typically a publicly owned property intended to serve the recreation needs of people living or working within a 1 mile area. Neighborhood parks serve as recreational and social focal points for a neighborhood.



**Industrial Park** is typically a comprehensively planned area designed and zoned for manufacturing and associated activities.

## Implementation Strategies



The Sequoyah Area Neighborhood Task Force developed numerous suggestions for community improvements during the planning process. These suggestions provided a springboard for implementation strategies. The strategies are both general and specific projects, policies and programs to implement initiatives and gain solutions. Strategies include suggestions for improvements to Admiral Place, Harvard Avenue, Pine Street, and Yale Avenue as well as strategies that apply to area schools, Sequoyah Park, and the neighborhood industrial site. The exhibit above depicts conceptually proposed streetscape improvements along Admiral Place. Additional improvements are set forth in the following recommendations for the area.

## Recommendations for Improving the Sequoyah Area Neighborhood

### Admiral Place Projects

- Resurface Admiral Place from Harvard Avenue to Yale Avenue.
- Construct new curbs and guttering system along Admiral Place.
- Reconstruct sidewalks and incorporate greenbelt buffer between the street and sidewalk.
- Create more green space in private parking areas along Admiral Place corridor.
- Develop left turn lane with “turn light” at traffic signal at Yale Avenue west on Admiral Place - *Completed*..
- Integrate left turn lane at Harvard Avenue at Admiral Place with a “turn light” at traffic signal - *Currently under design*.
- Encourage the private redevelopment of family oriented community center in the former nightclub at Admiral Place and Knoxville Avenue.
- Adopt a logo/theme for signage and banners on Admiral Place to create continuity among businesses - *Currently under design*.



Admiral Place current conditions, east bound



Concept Illustration of Admiral Place future streetscaping, east bound

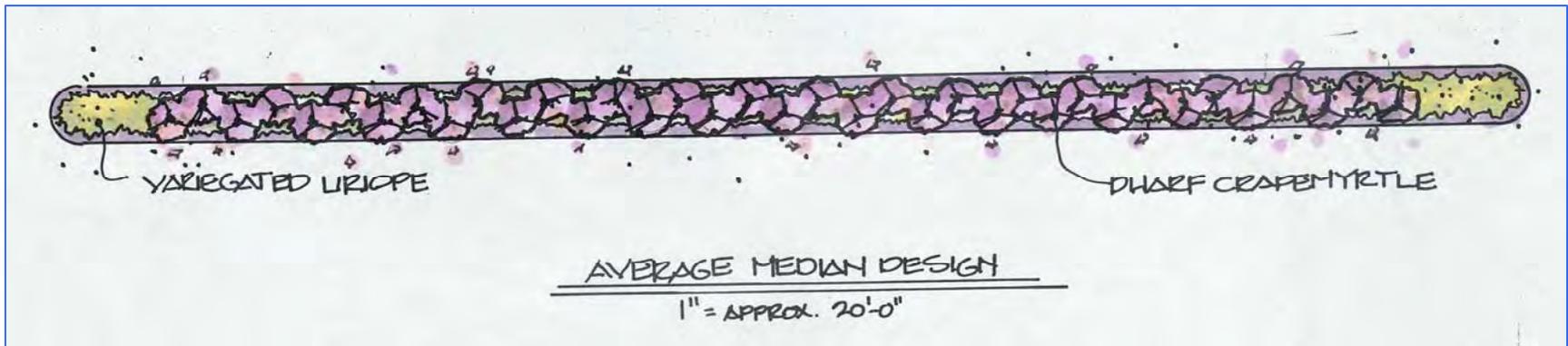
- Revive and maintain integrity of all existing buildings on Admiral Place corridor.
- Incorporate original Route 66 theme along Admiral Place as business and marketing strategy (*sign in place*).
- Organize businesses to work collaboratively for security purposes and economic development.
- Revive Commercial Plains Architectural Style in the area.
- Bury overhead utility lines.
- Create monument of Admiral Place’s entire history.
- Business advertising signs should be standardized..
- Provide textured and painted crosswalks at all neighborhood entrances.

**Harvard Avenue Projects**

- Incorporate new streetscaping on median along Harvard Avenue from Admiral Place to Pine Street.
- Develop a long term, sustainable maintenance initiative between Sequoyah Area Neighborhood and Kendal Whittier Neighborhood to maintain Harvard Avenue.
- Install left turn lane with “turn light” at traffic signal on Admiral Place at Harvard Avenue.
- Develop improvement plan for the intersection of Harvard Avenue and Pine Street to improve the business image and marketability of this area.
- Incorporate evergreen trees to the rear of commercial district near Pine Street an Harvard Avenue.
- Install traffic calming device on Harvard Avenue at Latimer Place to slow traffic on Harvard Avenue.



Future vision median design on Harvard Avenue south-bound at Harvard Avenue and Haskell Street



Future vision of Harvard Avenue Median, Design Plan View

SOURCE: Designed by Norma Ricketts, Sequoyah Area Neighborhood Association member

### **Pine Street Projects**

- Construct sidewalks on both sides of the street Harvard Avenue to Yale Avenue.
- Install railroad and industrial buffer to help create transition from industrial/commercial zone to residential zone.
- Redesign the intersection at Pine Street and New Haven Avenue.
- Widen New Haven Avenue and install guardrails west of the Coal creek to create a safe zone.
- Expand New Haven Avenue and create a thoroughfare.



Pine Street and New Haven Avenue existing conditions looking south



Concept illustration of future improvements of Pine Street and New Haven looking southwest

### **Yale Avenue Projects**

- Design and construct a gateway entry at Yale Avenue and Independence Street.

- Conduct intersection improvements at Pine Street and Yale Avenue for increased development potential.
- Incorporate evergreen trees to the rear of commercial district near Pine Street and Harvard Avenue.

## School Projects

**Sequoyah Elementary School** is included in the 2005 Tulsa Public School bond package that contains a wide variety of facility and equipment improvements. Previous bonds issues in 1996, 1999 and 2001 have maintenance and upgrade of the current facility. The 2005 projects include network infrastructure, telephone system, electrical upgrade, lighting upgrade, waterproof structure, five (5) additional classrooms, new library, partial roof, air conditioning and completed roof in design, technology, library books and textbooks.



Early picture of Sequoyah Elementary School

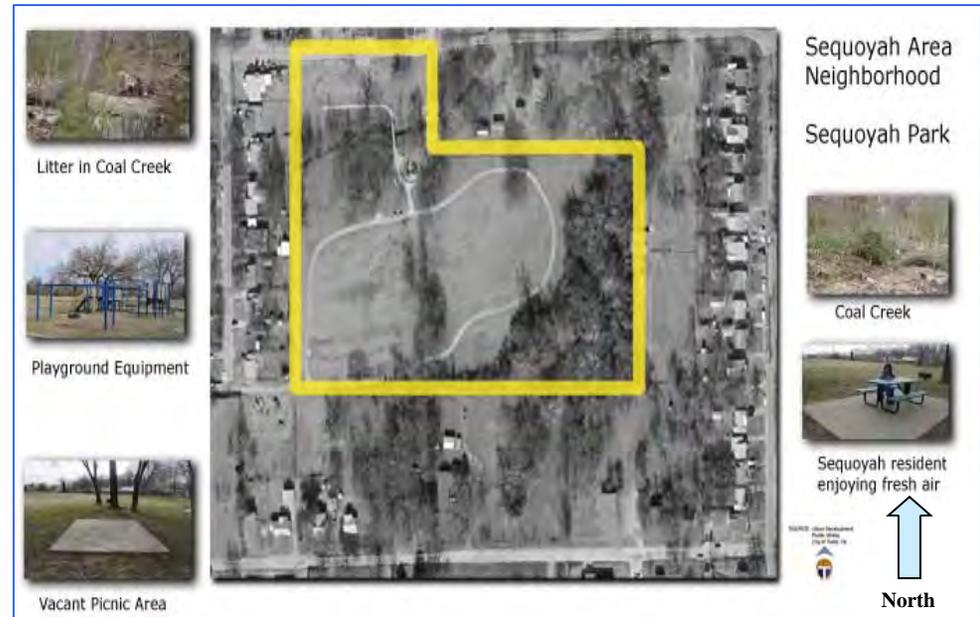


Sequoyah Elementary School

- Provide pedestrian oriented lighting around perimeter of Sequoyah and Owen Elementary schools to produce a safe and pleasing school environment for school children.
- Add weather proof shelters for school children.
- Sequoyah School offered to co-facilitate in the annual block party by hosting the event in the school's facility.
- Create a program, accessible through the Metropolitan Tulsa Chamber of Commerce, which focuses on developing partnerships between the neighborhood association and the local neighborhood school.
- Provide textured and painted crossings at all neighborhood entrances and school intersections.
- Provide sidewalk that connect the pedestrians to school locations.

## Sequoyah Park Projects

- Provide better lighting around walking trail.
- Install water feature (not swimming pool).
- Prevent children from playing in and around creek.
- Recommend clean-up of the Neighborhood Creek area.
- Establish and enforce a “no dumping” in neighborhood creek policy.
- Maintain and provide limited access to park on Newton Street.
- Install basketball courts (four goals).



Aerial of Sequoyah Park Existing Conditions



Proposed Park Improvements



## Industrial Sites Projects

The intent of many of the following recommendations is to enhance this area and provide an industrial park image.

- Install screen and buffer around industrial site.
- Create 8' to 10' sandstone veneer wall screening around industrial site to the south of the industrial area from Richmond Avenue to Knoxville Avenue.
- Incorporate tall and skinny evergreen trees, shrubs and bushes to aid landscaping around perimeter of Industrial site.
- Widen New Haven from Newton Street to Pine Street and install guardrails to provide motorist a safe zone.
- Use concrete pipe for water runoff at Coal Creek and New Haven Avenue.
- Line existing storm ditch with limestone rip-rap at New Haven Avenue and Coal Creek.
- Enhance the appearance of the streets.
- Clean under brush on east side on New Haven Avenue.
- Coordinate dress-up of railroad right-of-way area.
- Invite other industrial businesses to join an industrial park association.
- Market this area as a good business location and provide information to Tulsa Metropolitan Chamber of Commerce, Oklahoma Department of Tourism and Commerce ,and other appropriate entities to promote business in this area.
- Maintenance will be perform by the Industrial division.
- Privately Funded Public Improvements joint ventures with the Private sector and the City of Tulsa to help enhance the Sequoyah Area.



Industrial Sites Proposed Improvements



Hemphill Corporation

## Social Issues

The social issues identified by the Task Force included:

- Cars parked in lawns
- Trash in lawns
- Tall lawns
- Drug houses
- Gang activity
- Neighborhood blight

There are a number of strategies to address these issues. One city department that addresses as many of these concerns is the City of Tulsa's Neighborhood Inspection Department. The primary function of the City of Tulsa's Neighborhood Inspections is to enforce zoning and housing codes throughout the entire city of Tulsa. Neighborhood Inspections identified three categories the department uses to rate various violations: (1) Public safety, (2) Vacant structures, and (3) Parking violations.

1. Public safety and well being are ranked highest on the list of three. Public safety issues include rodents, fecal matter and raw sewage and are issues that may cause human harm and therefore rank highest in priority.
2. Vacant structures typically are locations that present maintenance concerns. These include broken windows, trash, debris and high grass, which can add to neighborhood deterioration.
3. Parking vehicles on front lawns. Since this is not a health concern, it is considered a low ranking priority. Nonetheless, parking vehicles on front lawns is an unfavorable practice which contributes to urban blight and, in most cases, a decrease in property value.

The Inspection Department representative provided suggestions for developing a stronger neighborhood organization by becoming an aggressive association with neighborhood concerns:

- Create "block captains" to be primary point of contact for code violations;
- Use the system in place to report violations in the neighborhood;
- Clarify and understand the guidelines when using the system; and
- Contact Code Enforcement to inspect older, dilapidated, fire charred structures as a way to improve the neighborhood.

## **Priorities Determined by the Sequoyah Area Neighborhood Task Force**

### **Goal 1. Improve the Sequoyah Area Neighborhood Public and Private Infrastructure**

- Objective 1.** Streets: Resurface Admiral Place from Harvard Avenue to Yale Avenue Inspect the street system for strengths and weaknesses and resurface and repair all residential and commercial streets accordingly.
- Objective 2.** Sidewalks: Repair/replace on all edges of Sequoyah Area Neighborhood: Admiral Place, Harvard Avenue, Pine Street and Yale Avenue. Conduct inventory on neighborhood sidewalks and repair/replace as needed, focusing first on routes to schools and commercial area.
- Objective 3.** Water and Sewer: Inspect system for strengths and weaknesses. Ensure capacity areas are adequate to meet future industrial needs.
- Objective 4.** Parks and Recreational areas: Improve and upgrade parks to better serve the community. Implement 10 year plan.
- Objective 5.** Public Safety: Install street lights and pedestrian crossing.
- Objective 6.** Improve Flood Protection: Address recurrent street flooding problem between Oswego Avenue and Quebec Avenue, south of Pine Street.

### **Goal 2. Stabilize and Improve Sequoyah Housing Market**

- Objective 1.** Neighborhood Inspections: Enforce zoning codes throughout study area.
- Objective 2.** Encourage more home ownership.
- Objective 3.** Encourage community and neighborhood pride.

### **Goal 3. Impact the Economic Development in and around the Sequoyah Area Neighborhood**

- Objective 1.** Seek out and develop public and private partnerships to help fund and promote economic development in the area.
- Objective 2.** Identify and convert underutilized commercial sites into office, light manufacturing and small warehouse facilities.
- Objective 3.** Remove/rezone property at Admiral Place and Knoxville Avenue and propose a community center.

## Partnerships and Programs

In an effort to bring the neighborhood plan to fruition, the following recommendations are proposed:

- A partnership has been created with the Sequoyah Area Neighborhood Association, Inc. and the Admiral Place Business Association. The focus should be on promoting, marketing, organizing, and encouraging businesses in the area. The collaboration should serve as a vehicle to bring together all businesses interested in this specific area of Tulsa.
- In order to communicate community issues and preferences and to offer advice, the Sequoyah Area Neighborhood Association should continue to meet as appropriate to review capital improvement project priorities for the neighborhood several months before project lists are compiled for funding measures.

### Neighborhood Entrances



- Successful redevelopment of the Sequoyah Area Neighborhood Area may require the City of Tulsa to play an active role. The City should consider entering into a partnership with property owners and private developers to ensure optimum solutions and success for the area a sub-committee of Admiral Place Business Association groups and/or neighborhood groups has been formed and should continue to work with property owners and Route 66 business league to maintain the vision of the area.

## APPENDIX 'A'

### “What do YOU think?” Sequoyah Area Neighborhood Association Survey Results

#### Admiral Place Projects

New Streetscaping to include:

- Resurface Admiral Place from Harvard Avenue to Yale Avenue
- Construct new curbs and guttering system along Admiral Place
- Reconstruct sidewalks and incorporate greenbelt buffer between the street and sidewalk
- Create more green space in private parking areas along Admiral Place corridor
- Develop left turn lane with turning light at Yale Avenue west on Admiral Place — *Completed.*
- Integrate left turn lane with turning light at Harvard Avenue Admiral Place—*Currently under design*
- Encourage the private redevelopment of family oriented community center in the former nightclub at Admiral Place and Knoxville Avenue
- Adopt a logo/theme for signage and banners on Admiral Place to create continuity among businesses—*Currently under design*
- Revive and maintain integrity of all existing buildings on Admiral Place corridor
- Incorporate original Route 66 theme along Admiral Place as business and marketing strategy
- Organize businesses to work collaboratively for security purposes and economic development
- Revive Commercial Plains Architectural Style in the area
- Bury overhead utility lines
- Create monument of Admiral Place’s entire history
- Business advertising signs should be standardized.

Textured and painted crossing at all neighborhood entrances.

#### Harvard Avenue Projects

- Incorporate new streetscaping on median along Harvard Avenue from Admiral Place to Pine Street
- Develop a long term, sustainable maintenance initiative between Sequoyah Area Neighborhood Association and the Kendal Whittier Neighborhood Association to maintain Harvard Avenue
- Install left turn lane with turning light on Harvard Avenue at Admiral Place
- Develop improvement plan for the intersection of Harvard Avenue and Pine Street to improve the business image and marketability of this area
- Incorporate evergreen trees to the rear of commercial district near Pine Street and Harvard Avenue
- Install traffic calming device on Harvard Avenue at Latimer Place to slow traffic on Harvard Avenue

### **Pine Street Projects**

- Construct sidewalks on both sides of the street Harvard Avenue to Yale Avenue
  - Install railroad and industrial buffer zone to help create transition from industrial/commercial zone to residential zone
  - Redesign the intersection at Pine Street and New Haven Avenue
  - Widen New Haven Avenue and install guardrails west of the creek to create a safe zone
  - Expand New Haven Avenue and create a thoroughfare
  - Conduct intersection improvements at Pine Street and Yale Avenue for increased development potential
- Incorporate evergreen trees to the rear of commercial district near Pine Street and Harvard Avenue

### **Yale Avenue Projects**

- Design and construct a gateway entry at Yale Avenue and Independence Street

### **Sequoyah Elementary School Projects**

The school is involved in the 2005 bond package that includes library books, text books, physical and health education, furniture and technology for the school. Previous bonds from 1996, 1999 and 2001 have paid tribute to the maintenance and upgrade of the current facility. Projects will include network infrastructure, telephone system, electrical upgrade, lighting upgrade, waterproof structure, five (5) additional classrooms, new library, partial roof, air conditioning and completed roof in design, technology, library books and textbooks. Additional needs include:

- Provide pedestrian oriented lighting around perimeter of Sequoyah and Owen Elementary schools to produce a safe and pleasing school environment for school children.
- Add weather proof shelters for school children
- Sequoyah School offered to co-facilitate in the annual block party by hosting the event in the school's facility.
- Create a program, accessible through the Tulsa Chamber, which focuses on developing partnerships between the neighborhood association and the local neighborhood school.
- Textured and painted crossings at all neighborhood entrances and school intersections.
- Sidewalk paths that connect the pedestrians to school locations

### **Sequoyah Park**

- Provide better lighting around walking trail
- Install water feature (not swimming pool)
- Prevent children from playing in and around creek
- Recommend clean-up of the Neighborhood Creek area
- Establish and enforce a no dumping in neighborhood creek policy
- Maintain and provide limited access to park on Newton Street
- Install basketball courts (four goals)

## APPENDIX 'B'



City of Tulsa  
**Sequoyah Area Neighborhood Association, Inc. Survey**

In order to better understand the needs of the Sequoyah Area Neighborhood, please complete this questionnaire.

**Part I: General**

1. What type of housing do you currently live in?  
 Single Family      Other  
 Duplex              Apartment
  
2. What is your present housing situation?  
 Rent              Own
  
3. How long have you lived in the Sequoyah Neighborhood? Avg. =27  
years
  
4. In your opinion what are the major advantages of living in this neighborhood? (i.e. close to major expressway, beautiful historic homes, quite)  
Expressway, Affordable, Quiet, Overall Nice Area, Heritage, Family & Location
  
5. In your opinion what are the major disadvantages of living in this neighborhood? (i.e. upkeep of properties, loose dogs, fast traffic in neighborhood)  
Notification of Power Outage for School, Speeding Traffic, Improve Main Entrances to Neighborhood, Loud Music, & Fast Traffic.
  
6. If you could improve any physical characteristic's) of the Sequoyah Area Neighborhood what would it be? (I.e. streets, parks, curb & gutter)  
Sidewalks, Beautification of Homes, Pillars at Entrances to Neighborhood, Re-surface Admiral Place Pot Holes to be filled, Better Bus routes, Replace No Parking Signs, Need for Speed Bumps, and Better Police Patrol
  
7. If you could improve any social characteristic's) of the Sequoyah Area Neighborhood what would it be? (i.e. pride in ownership, neighborhood activities)  
Trees, No South Tulsa Traffic, Restart Chili Cook-off & Neighborhood Garage Sale Once a Year.
  
8. What quality of Sequoyah Area Neighborhood would you most like to preserve? (i.e. friendly neighborhood, sidewalk, particular building)  
Homeownership, Schools, Entrance to Neighborhood, Bus Routes
  
9. Do you feel your neighborhood is safe?  Yes  No If no, please explain why. Due to Robbery, Shootings & Vandalism.

**Part II: Economic Conditions**

10. Are you 8 Employed 0 Unemployed 8 Retired
  
11. How far is your commute to work? Average of 8 miles
  
12. How do you get to work?  
 Walk              Car  
 Bus              Carpool
  
13. Does the local business district in your neighborhood adequately serve the residents of Sequoyah Area Neighborhood?  Yes  No If no, please explain why.
  
14. Where do you most frequently obtain the following goods and services?

Amenities	Sequoyah Area Neighborhood	Out of Neighborhood
Auto Repair		X
Banking		X
Beauty/ Barber Shop	X	
Clothing		X
Day Care	X	
Dry Cleaning	X	
Entertainment		X
Gasoline	X	
Home Improvement		X
Professional		X
Medical/Dental		X
Pharmaceutical		X
Restaurants	X	

15. From the above list or other source, what types of retail shops or services do you think are most needed in the Sequoyah Area Neighborhood?

For more information contact: Planning Department, City of Tulsa  
918-596-2600.

## APPENDIX 'C'

### **Community Development**

In brief, community development is the process whereby people work together to improve the quality of their lives and the communities in which they live. The Sequoyah Area Neighborhood is well acquainted with the community development process, and as residents began working to create improvement in their community through construction of new homes beginning in 1932. The Sequoyah Area Neighborhood Association was incorporated February 23, 1996 with the Oklahoma Secretary of State. The purpose of the Association is to improve the physical, social and economic conditions within the Sequoyah area. The Association's concerns include, but are not limited to: crime prevention, code enforcement, physical improvements, economic development, school assistance, and social services developments.

### **Neighborhood Conditions**

The Sequoyah Area Neighborhood boundaries are Pine Street on the north, Yale Avenue on the east, Interstate 244 on the south and Harvard Avenue on the west. The Sequoyah Area Neighborhood is identified by logo signs on the back of the stop signs around the perimeter of the neighborhood. The neighborhood is full of business buildings mostly reflecting the early era of Commercial Plains Architectural style. Additionally, Tudor Revival and Craftsman Bungalow residential construction styles are still evident and add to the attractive character of this mid-town Tulsa neighborhood.

**APPENDIX 'D'**

**City of Tulsa Improvement Projects in the Sequoyah Area**

The following is a listing of funded and/or completed public projects and proposed public improvements for the Sequoyah Area Neighborhood:

<u>LOCATION</u>	<u>TASK</u>	<u>TASK/TIME FRAME</u>
<b><u>Funded and or Completed Projects</u></b>		
Admiral Place & Yale Avenue.	Intersection: Left Turn Lane	Fall 2005, Completed
Pine Street. & Yale Avenue	Intersection: Redesign	Design Complete, Funding Deferred
Yale Avenue	Pine Street to Apache Street Resurfacing	Design Complete, Funding Deferred
Coal Creek, Darlington Bridge and Acquisition	Up-grade Bridge	Design Complete, Funding Deferred
East Dawson at Acme Brick	Up-grade Bridge	Design Completed
North Quebec at Coal Creek	Up-grade Bridge	Design Completed
Coal Creek Capacity Enhancement	Up-grade Sanitary Sewer	Design Completed, Funding Deferred
Independence Avenue	Lewis Avenue to Yale Avenue	Project Completion Date Winter 2003
Coal Creek	Sanitary Sewer	Project Completion Date Fall 2005
Harvard Avenue	11th Street to Pine Street	Project Completed: Street resurface only
Modern Heights Subdivision	Yale Avenue to the east, Toledo Avenue to the west, Independence to the south and Latimer Place to the north	Project Completed including: water, storm sewer, sanitary sewer and streets
<b><u>Unfunded Projects</u></b>		
Harvard Avenue	Admiral Place to Pine Street	Completed Design 2001
Pine Street	Harvard Avenue to Yale Avenue	Design Completed, Funding Deferred
Pine Street	Harvard Avenue to Yale Avenue	16" Water: Project Completion Date targeted for October 2004

## **APPENDIX 'E'**

### **Tulsa Comprehensive Plan and Area Zoning**

The Tulsa Comprehensive Plan provides the framework in which individuals and public officials can make decisions that are consistent with the community's land development objectives. The comprehensive plan suggests that Admiral Place sustains its function as a commercial corridor while various businesses uses in the northwestern area of the neighborhood remain medium intensity.

Officially, the Tulsa Comprehensive Plan is enacted for the purpose of promoting the health, safety, peace, morals, comfort, convenience, prosperity, order and general welfare. It is to encourage the most appropriate use of land; encouraging the industrial, commercial and residential growth of the community: and promote the development of the community in accordance with a comprehensive plan. Zoning is the tool by which the land use component of the Plan is implemented. In the Sequoyah Area Neighborhood, the Tulsa Comprehensive Plan indicates lower intensity uses for the majority of the neighborhood. Higher intensities of land use are supported at the northwest corner of the neighborhood near and along Harvard Avenue and Pine Street where business activity is already in existence. Higher intensity land uses are also supported along Admiral Place.

Currently, the Sequoyah Area Neighborhood study area is very diverse in terms of land use. Within the one square mile there are areas of residential housing, industrial, commercial and office zoning. While current land use patterns in the area generally reflect zoning designations, a close examination reveals historic growth patterns that predate the current Tulsa Zoning Code. Industrial and commercial uses continue and generally bound the residential area on all sides, but especially in the north and south portion of the neighborhood.

### District 3

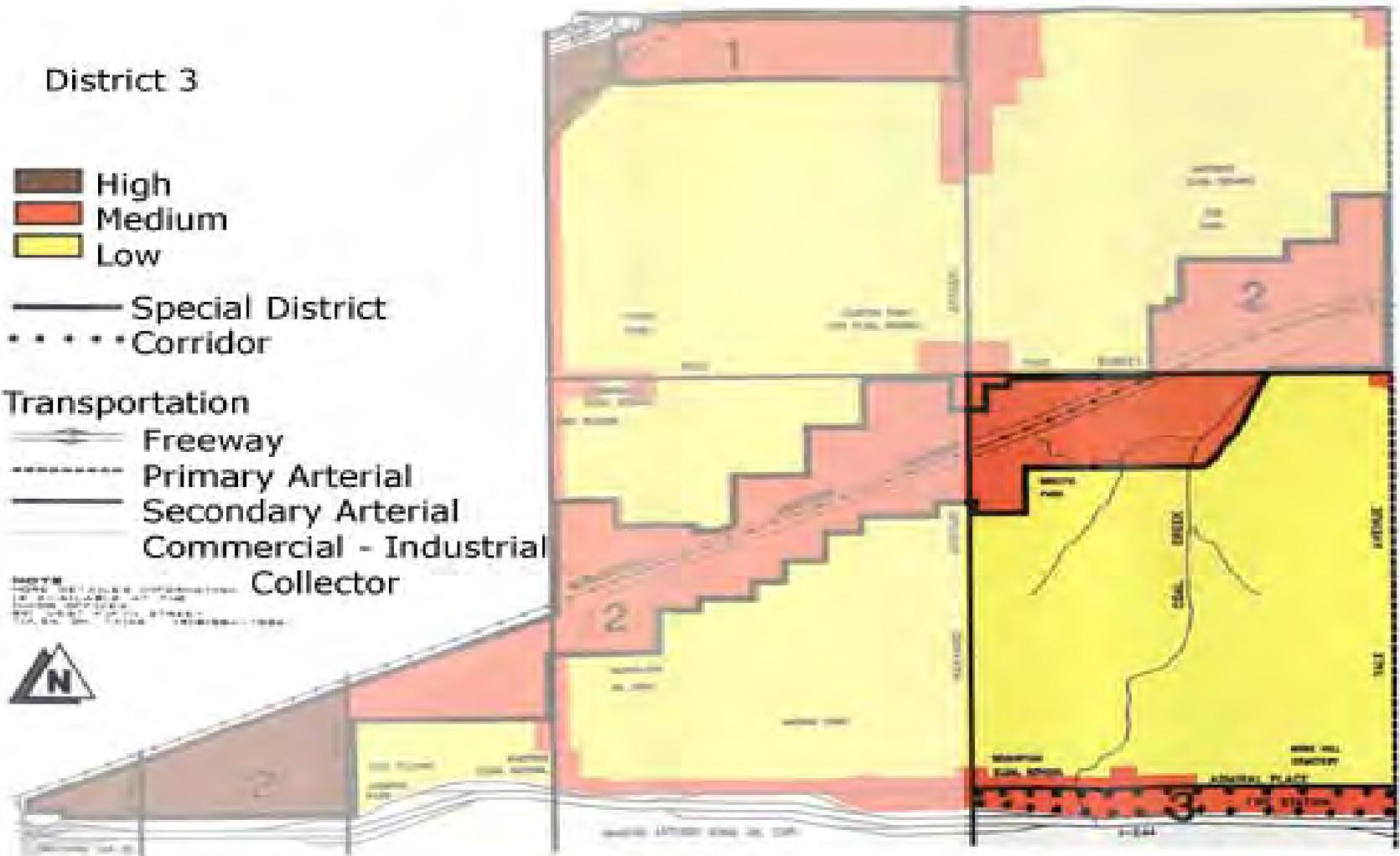
- High
- Medium
- Low

- Special District
- Corridor

### Transportation

- Freeway
- Primary Arterial
- Secondary Arterial
- Commercial - Industrial
- Collector

DATE: 10/15/04  
DRAWN BY: J. H. HARRIS  
CHECKED BY: J. H. HARRIS  
SCALE: AS SHOWN  
PROJECT: DISTRICT 3 PLAN

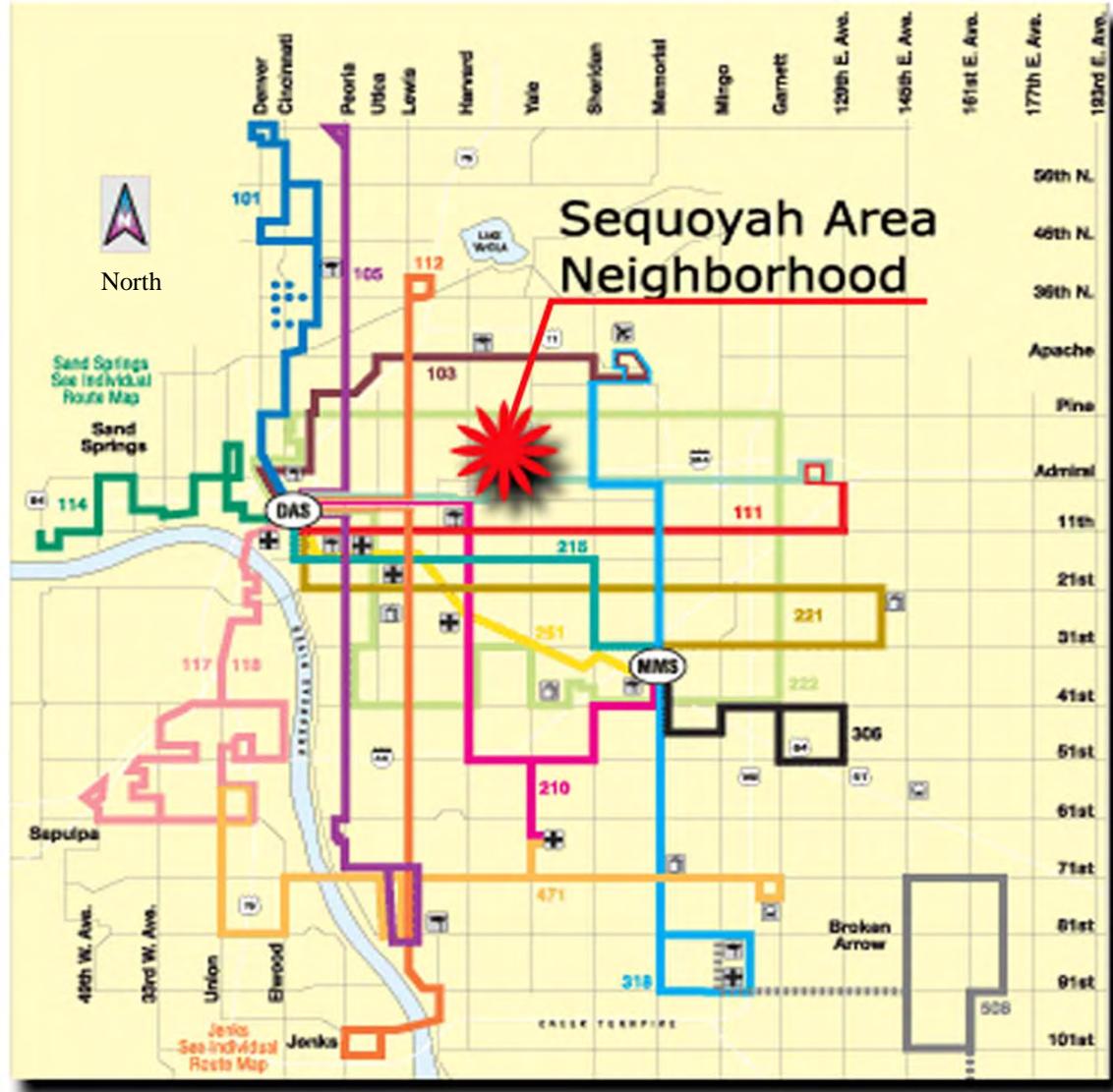


## Sequoyah Area Neighborhood District Comprehensive Plan

**APPENDIX 'F'**  
**Public Transportation**

The City of Tulsa is equipped with a bus system that services the city. The bus service system in and around the Sequoyah Area Neighborhood is limited to Pine Street and Admiral Place. Area residents believe that a bus route should be re-installed on Independence Street and Harvard Avenue to better serve the neighborhood. Otherwise, the neighborhood is served by an excellent street network. That network consists of arterial streets on the neighborhood edges linked by local residential, commercial and industrial minor and collector streets. The minor and collector streets provide access to homes, churches, schools and businesses.

Public  
Transportation  
Map



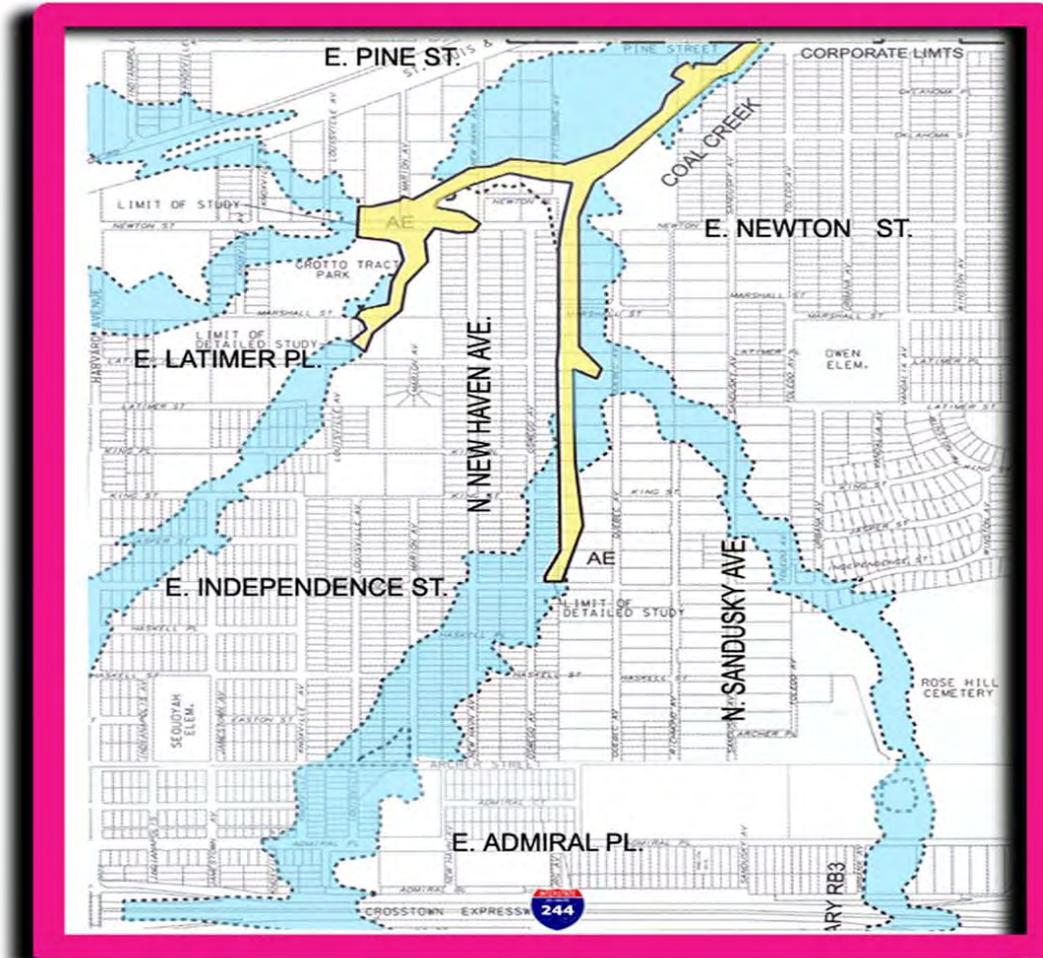
## APPENDIX 'G'

### Public Infrastructure

Public infrastructure includes utilities and support improvements needed for development in a community. Infrastructure includes water, sewage systems, lighting, drainage, parks, public buildings, roads, transportation facilities, and other utilities such as electricity

and natural gas. Work is currently being performed on Coal Creek Bridge to improve the vehicular circulations throughout the neighborhood.

Area  
Floodplains  
Map



### REGULATORY AND FEMA FLOODPLAINS

Detailed Study Area  
Sequoyah Neighborhood

FEMA Floodplains



Regulatory Floodplains



Study Area Boundary



SOURCE MAP: 'City of Tulsa Regulatory  
Map Atlas,' Department of Public Works, April 2003

SOURCE: Urban Development  
Public Works  
City of Tulsa, Ok.



## APPENDIX 'H'

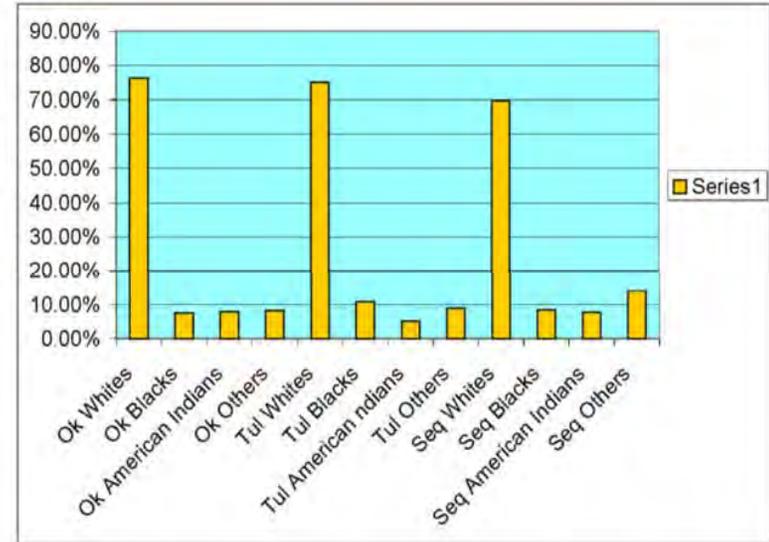
### Demographic and Economic Analysis

#### Summary

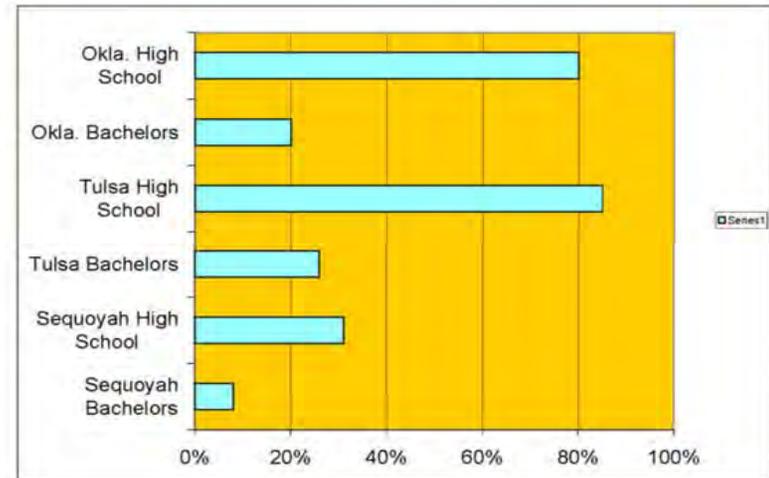
##### Population Demographics

- The Sequoyah Area Neighborhood currently consist of 14,242 people according to the Tulsa Metropolitan Chamber.
- The City of Tulsa population is 571,348 and state of Oklahoma population equals 3,493,714 persons.
- The daytime population for the Sequoyah Area Neighborhood is 4,142 persons.
- Daytime population is defined as persons not in the workforce. There are 5,625 household in the Sequoyah Area Neighborhood.
- A household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live and eat with any other persons in the structure and there is direct access from the outside or through a common hall.
- The average income per household for the Sequoyah Area Neighborhood is \$36,613.00 per year.

Racial  
Composition



Educational  
Attainment



**Racial Demographics**

- Oklahoma: Whites = 72.2%; Blacks = 10.9%; American Indians = 7.9%; Other = 8.3%
- Tulsa: Whites = 75%; Blacks 10.9%; American Indians = 5.2%; Other = 8.9%
- Sequoyah Neighborhood: Whites = 69.82%; Blacks = 8.37%; American Indians = 7.75%; Others = 14%

**Educational Demographics**

- Oklahoma: High School or GED = 80%; Bachelors = 20%,
- Tulsa: High School or GED = 85%; Bachelors = 26%
- Sequoyah Area Neighborhood: High School or GED 31.11; Bachelors = 8.04%

**Home Ownership Demographics**

- Oklahoma: Home Owners = 68%; Rent or Lease= 32%
- Tulsa: Home Owners = 61.8%; Rent or Lease = 38.2%
- Sequoyah Area Neighborhood: Home Owner = 59.35%; Rent or Lease 40.65%

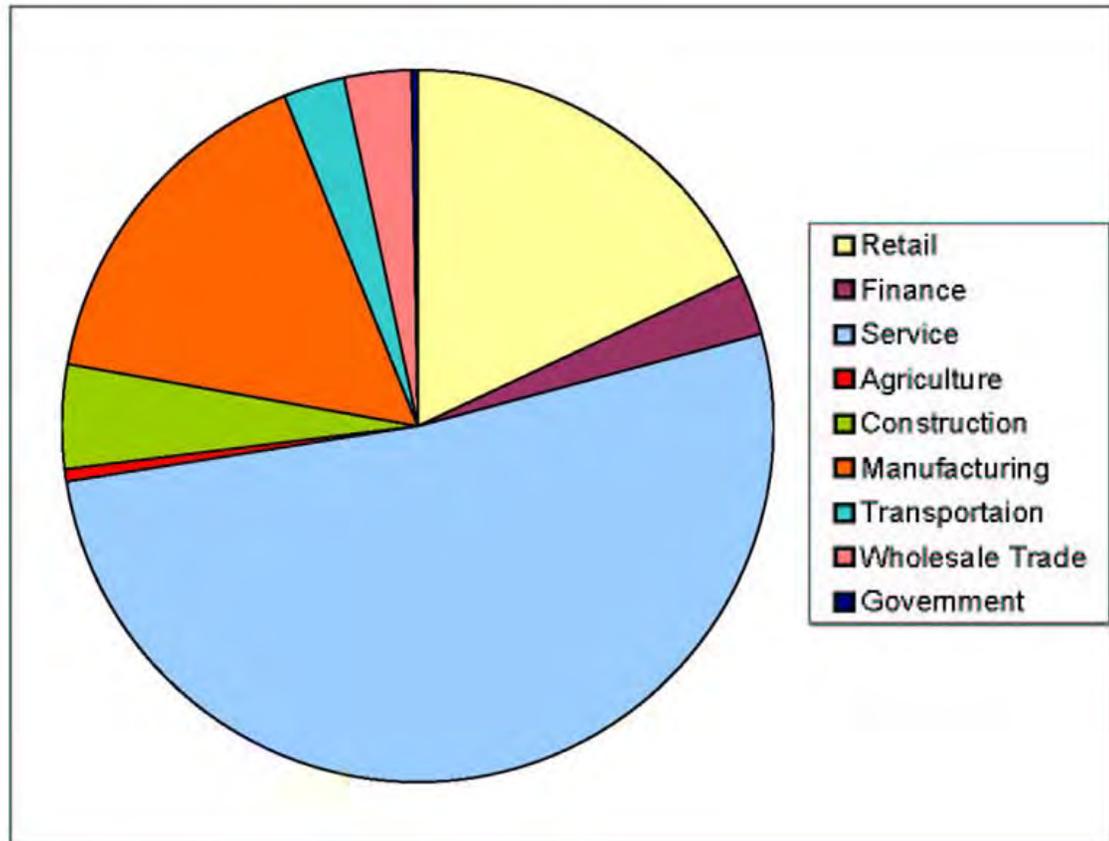
**Employment Demographics**

- Sequoyah Area Neighborhood: 56.6% are employed; 36.5% are unemployed; 3.6 % not in work force; and .18% are in the armed forces

**Employment Summary**

Sequoyah Area Neighborhood:

- Service Industry = 51.41% ( Hotels, Personal Service, Business Services)
- Retail Industry = 18% ( Home Improvement, Merchants, Food Service, Auto)
- Finance, Insurance, Real Estate = 2.56% (Bank, Savings and lending)
- Agriculture and Natural Resources = + .45%



Employment by Category

## **Sequoyah Area Neighborhood at a Glance**

### *Income*

According to the U.S. Census Bureau, Tulsa had a population of 381,348 persons in 2000. At the same time, the Sequoyah Area Neighborhood had a population of 14,242, totaling approximately 5,625 households. The 2000 U.S. census identified the average income as \$36,613 per household within the Sequoyah Area Neighborhood, which is lower than that identified for the average Tulsa household. The Tulsa average household income in 2000 was \$56,000 per household.

### *Employment*

The leading employment sector in the Sequoyah area is the Service Industry at 54% followed closely the Retail Industry = 18% . One matter of concern is the large number of unemployed persons in the neighborhood in 2000 at 36%.

### *Population*

Oklahoma = 3,493,714 Persons

Tulsa metro Area = 571,348 Person

Sequoyah Area Neighborhood = 14,242 Persons

Daytime Population = 4,142 Persons

Households = 5,625

### *Traffic Counts*

Yale Avenue =15,600 Cars per day

Harvard Avenue = 20,000 Cars per day

Pine Street = 8,800 Cars per day.

Admiral Place = 9,700 Cars per day

A Merchant's List for Admiral Place has been prepared of businesses located between Harvard Avenue and Yale Avenue and on both the north and south sides of Admiral Boulevard. Refer to Appendix "I".

## APPENDIX 'T'

### **Admiral Place Businesses from Harvard Avenue to Yale Avenue**

1. 3316 E. Admiral Place, Old Fashion hair Shop
2. 3332 E. Admiral Place, De Lucca's Airbruch T-Shirts
3. 3400 E. Admiral Place, Cross-town Church of Christ
4. 3401.5 E. Admiral Place, Bazwell Jonathan
5. 3409 E. Admiral Place, Wing's Hamburgers
6. 3419 E. Admiral Place, Clock Quentin W (Dentist)
7. 3503 E. Admiral Place, HIV Outreach
8. 3507 E. Admiral Place,,AIDS Resources Center
9. 3508 E. Admiral Place, Freeman Waste Management
10. 3523 E. Admiral Place, Happy Beginnings Child Care
11. 3535 E. Admiral Place, Family Diner
12. 3601 E. Admiral Place, Kabana
13. 3604 E. Admiral Place, Nomee Motors
14. 3618 E. Admiral Place, Admiral Package
15. 3701 E. Admiral Place, Earls Health Foods
16. 3711 E. Admiral Place, G M Sales Co.
17. 3713 E. Admiral Place, Uptown Automotive
18. 3720 E. Admiral Place, Harvest Fine Foods
19. 3726 E. Admiral Place, May's Drug Store
20. 3727 E. Admiral Place, Ellen's Treasure Hunt
21. 3730 E. Admiral Place, Moguin's Gym
22. 3736 E. Admiral Place Mexicana Video
23. 3740 E. Admiral Place,,Affordable Merchandise
24. 3744 E. Admiral Place, E Z Pawn
25. 3946 E. Admiral Place, Carbone Racing
26. 3910 E. Admiral Place, Notnu Truck Rental
27. 3911 E. Admiral Place, Arnold's Paint and Body
28. 3927 E. Admiral Place, Thradher's Carburetor
29. 3932 E. Admiral Place, Dollar General Store
30. 3939 E. Admiral Place, Investment Realty
31. 3949 E. Admiral Place, Mrs. Beverly's Tiny Tots
32. 3951 E. Admiral Place,,Rum-A-Dub Grooming
33. 3953 E. Admiral Place, H&R Block Tax Service
34. 3955 E. Admiral Place, Taco Mexico Cleaning
35. 4106 E. Admiral Place, Automatic Transmission Center
36. 4116 E. Admiral Place, Lawrence Monument Co.
37. 4120 E. Admiral Place, Dreams to Realities Studio
38. 4128 E. Admiral Place, Not Verified
39. 4132 E. Admiral Place, Bob Marshall
40. 4144 E. Admiral Place, Dong's Gun Archery-reloading
41. 4150 E. Admiral Place, De Walt Whirlpools & Spas
42. 4152 E. Admiral Place, Dewalt, Vickie
43. 4161 E. Admiral Place, Rose Hill Memorial
44. 4170 E. Admiral Place, Accurate Drug Screening
45. 4180 E. Admiral Place, Tulsa Ballard Association
46. 4182 E. Admiral Place, Bird N Things
47. 4406 E. Admiral Place, Harper Charlotte
48. 4406.5 E. Admiral Place, Not Verified
49. 4424 E. Admiral Place, Moritz Machine
50. 4428 E. Admiral Place, Asbestos Workers
51. 4436.5 E. Admiral Place, Esparz Rigo
52. 4440-4440.5E. Admiral Place, Not Verified
53. 4444 E. Admiral Place, Tierra Motor
54. 448.5 E. Admiral Place, Not Verified
55. 4450 E. Admiral Place, Belco
56. 4450.5 E. Admiral Place, Not Verified
57. 4602 E. Admiral Place, Trans Mississippi
58. 4604 E. Admiral Place, Data Register Systems
59. 4606E. Admiral Place, Lupita Peluqueria
60. 4608 E. Admiral Place, Hometown Returns
61. 4612 E. Admiral Place, Acrylic Design
62. 4638 E. Admiral Place, Robertson Plumbing
63. 4866 E. Admiral Place, B & S Discount Muffler
64. 4903 E. Admiral Place, Quik Trip
65. 4904 E. Admiral Place, Sonic Drive-In

## **APPENDIX 'J'**

### **Interview with Major Mark McCorry**

This is an overview a meeting between City Planning Staff and Major Mark McCorry of The Tulsa Police Department Uniform Division North. The conversation took place on July 23, 2004 at Division North located at 36<sup>th</sup> Street North and Harvard Avenue and started at 1:00 pm.

The dynamics of and questions posed to Major McCorry were as follows: “How to find crime demographics on the Sequoyah Area Neighborhood? How to find information on the Citizens crime patrol?” Major McCorry was invited to the Sequoyah Area Neighborhood Association meeting on August 9<sup>th</sup> starting at 6:30 pm.

Major Mark gave information on a web site to obtain area demographics. Major Mark said he would talk more about these at the meeting to get a good idea as to how many people would really be interested. He mentioned he will attend the meeting, or he will send someone else in his place should he be unable to attend if a conflict arose.

During the conversation, Major McCorry was asked about gangs and drugs activity. He was very knowledgeable about the topic of the Sequoyah Area Neighborhood meeting a direct link to SID (Special Investigation Division). Staff called that unit and spoke with Mr. Agulaiar and told him of the Sequoyah mission and asked him and his department if they could “get on board”. He happily accepted the invitation to come to the next neighborhood meeting and to make the residents of the Sequoyah Area Neighborhood more aware to the gang and drug culture.

## APPENDIX 'K'

### Neighborhood Inspections, Sequoyah Elementary School, and Area History

#### Neighborhood Inspections

This report presents an overview of the Sequoyah Area Neighborhood meeting on October 10, 2005 at 6:30 p.m. at Rose Hill United Methodist Church, located 748 N. Louisville Avenue. Those present included O.C. Walker City of Tulsa, Public Works and Planning department, Roy Valentine from the City of Tulsa's Neighborhood Inspection Department and Doug Howard, principal of Sequoyah Elementary School. The purpose of the meeting was to inform area residents about the duties and functions of the Neighborhood Inspection Department and to discuss the 2005 School Bond Projects.

During the meeting, Roy Valentine of Neighborhood Inspection Department explained that the primary function of Neighborhood Inspection Department is to enforce zoning and housing codes throughout the entire City of Tulsa. Mr. Valentine identified three categories the department uses to rate various violations: (1) public safety and well being, (2) vacant structures and (3) parking vehicles on front lawns. Public safety and well being are ranked highest on the list of three. Public safety issues include rodents, fecal matter and raw sewage. These are examples of matters that may cause human harm and therefore rank highest in priority. The Neighborhood Inspection department addresses vacant structures second on the list of code violations. Vacant structures typically are locations that present maintenance concerns such as broken windows, trash, debris and high grass, which can add to neighborhood deterioration. The third and most common violation is residents parking vehicles on front lawns. Since this is not a health concern, it is considered a low-ranking priority. Nonetheless, parking vehicles on front lawns is an unfavorable practice, which contributes to urban blight and in most cases a decrease in property value.

Mr. Valentine gave suggestions for developing a stronger neighborhood organization by becoming an aggressive association with neighborhood concerns:

- create Block Captains to be the primary point of contact for code violations;
- use the system in place to report violation in the neighborhood; and
- clarify and understand the guidelines when using the system.

Mr. Valentine stated that the Neighborhood Inspection Department has hired part-time help to deal with the influx of calls and violations and instructed residents to report violations by calling 596-2100 or fax 596-7202 any time they see violations. Mr. Valentine emphasized that the local residents are the first line of defense for stopping urban blight.

## **Sequoyah School**

In addition to the presentation from Mr. Valentine, the Sequoyah Elementary School Principal, Doug Howard gave an update on the 2005 Bond Project. On November 8, 2005 voters will have an opportunity to participate in a school bond campaign. Items for the 2005 bond include library books, text books, physical and health education, furniture and technology for the Sequoyah school. Previous bonds from 1996, 1999 and 2001 have paid tribute to the maintenance and upgrade of the current facility. When the bond passes, projects will begin at the school by the first of the year (2006). Projects include network infrastructure, telephone system, electrical upgrade, lighting upgrade, waterproof structure, five (5) additional classrooms, new library, partial roof, air conditioning and completed roof in design, technology, library books and textbooks. Principal Howard also stated the tentative timeline for completing construction would be the summer of 2006. Mr. Howard expressed his satisfaction with the amount and level of detail given to the Sequoyah Area Neighborhood planning effort and conveyed his desire to work closer with the organization. He offered to co-facilitate the neighborhood block party and to host it, using the school's facilities. Mr. Howard also described a program, accessible through the Tulsa Chamber, which focuses on developing partnerships between neighborhood associations and local neighborhood schools.

## **History of Sequoyah Area Neighborhood**

The neighborhood association took its name from the neighborhood Sequoyah Elementary School. The word "Sequoyah" means pig's foot in the Cherokee language. After being crippled by a hunting accident, a Cherokee Indian scholar named George Guess was given the name Sequoyah. Less mobile as a result of his calamity, Guess gained more time for contemplation and study. He busied himself with devising his own system of communication, and in 1809 formed symbols and characters to develop the Cherokee alphabet. Sequoyah taught thousands of Cherokee Indians how to read and write. Guess's genuine interest in helping others to acquire more knowledge and learn new skills to enhance their quality of life embodies the essence of community development and the spirit in which the Sequoyah Area Neighborhood Task Force developed the Neighborhood Implementation Plan.

## **APPENDIX 'L'**

### **Sequoyah Area Neighborhood Institutions**

#### **Churches in Sequoyah Area Neighborhood**

Bel-view Baptist Church - 1040 N. Yale Avenue, 835-3422

Cross-Town Church of Christ - 3400 E. Admiral Place, 834-1395

Full Gospel Church of God - N/A

Harvard Avenue United Methodist Church - 1027 N. Harvard Avenue, 834-1934

New Hope Assembly of God - 3733 E. Latimer Place, 835-4225

Rose Hill Methodist Church - 748 N. Louisville Avenue, 834-2434

Sequoyah Hill Baptist Church - 714 N. Harvard Avenue, 834-3485

Seven-Day Bible Church - 712 N. Richmond Avenue, 838-7345

#### **Schools in Sequoyah Area Neighborhood**

Owen Elementary School - 1132 N. Vandalia Avenue, 746-9230

Sequoyah Elementary School - 3441 E. Archer Avenue, 746-9360

## APPENDIX 'M'

### Sequoyah Area Neighborhood Sub-Divisions by Timeline and Year Built Map

1. Acme Acre Addition – 12/29/1919
2. Acme Acre Addition Re-sub – 2/29/1952
3. Chamber Addition – 5/10/1946
4. Chris Martin's Sub. – 7/11/1956
5. Crescent Addition Re-sub – 12/14/1967
6. Elgin Heights - 6/6/1949
7. Federal Heights – 8/8/1920
8. Federal Heights Second Addition – 7/15/1921
9. Franciscan Addition – 6/6/1948
10. Harvard Hills - /11/1929
11. Highland Terrace – 4/30/1926
12. Homestead Addition – 10/15/1928
13. Marion Heights – 3/11/1950
14. Maryland Gardens Addition – 3/14/1918
15. Maryland Place Sub. – 4/20/1930
16. Maryland View Re-sub – 5/12/1950
17. Modern Heights – 1/12/1942
18. Morgan Heights First addition Re-sub. – 8/3/1946
19. Morgan Homes – 7/3/1946
20. Ozark Garden Farms – 3/29/1917
21. Ozark Gardens Farms (Tract 15) – 8/30/1949
22. Ozark Gardens Farms Re-sub - 2/4/1948
23. Sequoyah Hills Addition – 9/17/1930
24. Westrope Acres – 4/26/1920
25. Westrope Acres Sub – 3/13/1925
26. Westrope Third – 1/19/1927
27. Woodlyn Addition – 1/28/1949
28. Worrell's Re-sub – 7/12/1954
29. Young Heights Addition – 2/10/1953



Year Built Map

**FOR INFORMATION CONTACT:**

Planning Department  
City of Tulsa  
111 S. Greenwood Avenue, Suite 200  
Tulsa, Oklahoma 74120

Telephone: (918) 596-2600  
FAX: (918) 596-2608  
EMAIL: [planning@cityoftulsa.org](mailto:planning@cityoftulsa.org)

# REQUEST FOR ACTION: RESOLUTION

Version: 07/25/2003

AGENDA FOR:  MAYOR  COUNCIL AUTHORITY:  DATE: April 30, 2007

**FOR INFORMATION CONTACT:**

DEPARTMENT: TMAPC CONTACT NAME: Dane Matthews

ADDRESS: 201 West 5th, Suite 600 74103 TELE: 918-584-7526

RESOLUTION TYPE: OTHER RESO. #: 7448

ADDRESS: \_\_\_\_\_ AMOUNT: \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_ CASE #: \_\_\_\_\_

PROJECT TITLE: \_\_\_\_\_ PROJECT #: \_\_\_\_\_

ADDITION: \_\_\_\_\_ TMAPC #: \_\_\_\_\_

AMENDMENT OF/BY RESOLUTION #: \_\_\_\_\_ COUNCIL DIST.: \_\_\_\_\_ PLANNING DISTRICT: 3

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ SECTION: \_\_\_\_\_ TOWNSHIP: \_\_\_\_\_ RANGE: \_\_\_\_\_

**SUMMARY:**

Resolution No.: 2478:887

A Resolution amending the District 3 Plan Map and Text, A part of the Comprehensive Plan for the Tulsa Metropolitan Area to reflect adoption of the Sequoyah Area Neighborhood Implementation Plan, Exhibit A.

NOTE: According to O.S. Title 19, § 863.7, the City Council must act on this item within 45 days of receipt. If no action is taken, the amendment will be officially approved

Approved By

**BUDGET:**

**FINANCE DIRECTOR APPROVAL:**

FUNDING SOURCE:

APPROVED BY MAYOR  
CITY OF TULSA  
MAY 21 2007

MAY 10 2007

RECEIVED

MAY - 7 2007

**REQUEST FOR ACTION:** *All department items requiring Council approval must be submitted through Mayor's Office.*

TMAPC voted 8-0-0 to recommend the City Council approve Resolution No. 2478:887 per staff recommendation.

DEPARTMENT HEAD APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY ATTORNEY APPROVAL: *Patrick J. Bourdeau* 5-5-2007

BOARD APPROVAL: \_\_\_\_\_

MAYORAL APPROVAL: \_\_\_\_\_

OTHER: \_\_\_\_\_

FOR CITY COUNCIL OFFICE USE ONLY: 07-394-1 DATE RECEIVED: 5-7-07

COMMITTEE: \_\_\_\_\_ COMMITTEE DATE(S): \_\_\_\_\_ FIRST AGENDA DATE: \_\_\_\_\_

HEARING DATE: \_\_\_\_\_ SECOND AGENDA DATE: \_\_\_\_\_ APPROVED: \_\_\_\_\_

For City Clerk's Office Use Only (Agenda Date: MMDDYYYY; Sec #; Dept #, Item #, Sub-Item #, Status: S=Synopsis):

05 - 16 - 2007

2
17
5

RESOLUTION NO. 7448

RESOLUTION NO.: 2478:887

**A RESOLUTION AMENDING  
THE DISTRICT 3 PLAN MAP AND TEXT,  
A PART OF THE COMPREHENSIVE PLAN  
FOR THE TULSA METROPOLITAN AREA TO REFLECT ADOPTION OF THE  
SEQUOYAH AREA NEIGHBORHOOD IMPLEMENTATION PLAN**

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, on the 4th day of May, 1977, this Commission, by Resolution No. 1160:457, did adopt the District 3 Plan Map as a part of the Comprehensive Plan of the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma; and

WHEREAS, a Public Hearing was held on the 25th day of April, 2007, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to modify its previously adopted District 3 Plan Map and Text as set forth in Exhibit A, attached and made a part hereon.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendments to the District 3 Plan Map and Text, as above set out, be and are hereby adopted as part of the District 3 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.

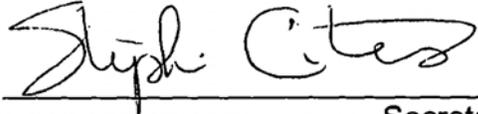
DATED this 25 day of April, 2007.

TULSA METROPOLITAN AREA PLANNING COMMISSION

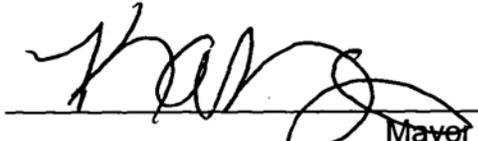
  
Chair

RESOLUTION NO.: 2478:887

ATTEST:

  
Secretary

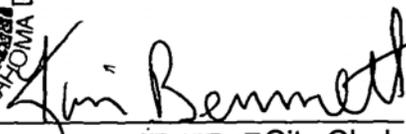
APPROVED by the City Council of the City of Tulsa, Oklahoma this 10 day of May, 2007.

  
Mayor

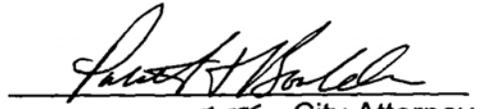
  
Council Chair



ATTEST:

  
DEPUTY City Clerk

APPROVED AS TO FORM:

  
City Attorney

## EXHIBIT A

### PROPOSED AMENDMENTS TO THE DISTRICT 3 PLAN RESULTING FROM THE SEQUOYAH AREA NEIGHBORHOOD IMPLEMENTATION PLAN

#### Plan map amendment:

Revise District 3 Plan map to show boundaries of Sequoyah Area Neighborhood as Special District 5.

#### Plan text amendments:

Revise 3. Specific Areas, first sentence as follows: "Five special districts are indicated on the Plan Map."

Also under 3. Specific Areas, add following existing final paragraph: "**Special District 5**, the Sequoyah Area Neighborhood Special District is generally bounded by Harvard Avenue on the west, Yale Avenue on the east, Admiral Place on the south and Pine Street on the north.

Add as 3.4 "Policies of the Sequoyah Area Neighborhood Implementation Plan, together with the overall policies of the District 3 Detail Plan should guide future development/redevelopment in the area.

The TMAPC cannot legally or legislatively be responsible for implementation of many of the provisions of the Implementation Plan. Some provisions must be implemented by other government entities, while others will require private and/or nonprofit groups' participation. By approving this Plan as part of the District 3 Detail Plan, the TMAPC is recognizing that the policies are in keeping with the overall goals of the Comprehensive Plan and are supporting efforts to implement the plan."