

**Item**

Present and discuss update to the City of Tulsa Comprehensive Plan, planitulsa.

**Background**

Tulsa's Comprehensive Plan, planitulsa was originally adopted in 2010, and a Progress Update and Monitoring Report were completed in 2016 to evaluate the progress of plan implementation as well as the outcomes of the projections made in the plan. Major implementation items of planitulsa include the new zoning code adopted in 2016, and the new Subdivision Regulations in 2018. As the plan has reached its 10-year anniversary, the Tulsa Planning Office began working to refresh the plan with new ideas and approaches.

Work began in 2019 internally at the Tulsa Planning Office to review the existing plan and all of the content in each of the five existing plan chapters. A framework for needed changes was developed, including what new content should be added to the plan, what existing content needed to be updated, and a general approach to update or develop each of the plan chapters. Staff teams for each chapter reviewed the existing plan and policy recommendations, studied comprehensive plans from peer cities across the US, reviewed other relevant local plans, and developed tailored approaches for the update of their respective plan chapters.

Each chapter team developed an approach for meaningful engagement with Tulsans and subject matter experts. This process has led to more than 150 interviews, meetings, and discussions to inform the development of policy recommendations for the plan. Additionally, staff has begun conducting general public engagement with public surveys online and in hard-copy format. It is staff's goal to be flexible with our outreach methods to ensure sufficient engagement is conducted, regardless of the challenges presented by COVID-19.

While chapter teams complete their engagement efforts, policy development has also begun to take shape. Chapter teams are identifying recommendations for each of the plan chapters using a framework of Overarching Goals, General Strategies, and Specific Actions. Consideration of implementation is a primary component of this policy development. Each plan recommendation will identify "Who" is responsible for implementation, "When" a recommendation should be implemented, and "What" resources are needed to implement. Policy recommendations are being evaluated according to several "New Perspectives". These include considerations for Health & Wellness, Equity & Resilience, Urban Design, Regionalism, and Funding. The goal of these additions is to ensure that the plan is highly usable.

Staff is continuing to work through the engagement and policy development, and work on a draft plan document will begin subsequently. Staff will engage with stakeholders and the general public to review draft plan recommendations prior to proceeding with the approval process with TMAPC.

**Summary**

This presentation will cover several topics related to the planitulsa update. The first portion of the presentation will report on the progress of the plan update, and what work is left to do to complete update process. The next section of the presentation will outline ongoing engagement efforts to inform the development of the plan. The final section will cover updates to the land use component of the plan. The three big ideas for improving the land use component of the plan are simplification, clarification, and consideration. The presentation will

go into depth on each of these ideas and outline specific changes that are proposed as a part of this plan update.

**Attachment(s)**

planitulsa information sheet



## PROJECT OVERVIEW

The Tulsa Planning Office is refreshing the City of Tulsa's comprehensive plan. It has been 10 years since planitulsa was originally adopted, and much has changed in Tulsa since that time. This update will build on the vision established in 2010, and add new guidance to ensure a comprehensive plan that reflects the vision and goals for today's Tulsans.

## HISTORY

In 2008, the City of Tulsa hired consultants to update the City's comprehensive plan for the first time since 1978. The process included a great deal of public engagement and was adopted in 2010. The plan includes five main chapters: Land Use, Transportation, Economic Development, Housing, and Parks, Trails & Open Space.

Since adoption, the plan has been used to ensure zoning changes, capital improvement packages, and other City initiatives are consistent with the vision of the plan. Amendments to the plan, such as the Arkansas River Design Overlay (2016), ensure that the plan has stayed relevant through the years. Major planitulsa implementation items include a new zoning code (2016) and new subdivision regulations (2018).

## WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan provides a vision for the future of the community, along with the steps that are needed to make that vision a reality. Oklahoma law enables cities, towns, and counties to develop comprehensive plans for many purposes, including: the development of regulations for buildings, structures, and land; to conserve natural resources; to ensure the efficient expenditure of public funds; to facilitate the provision of infrastructure and services; to promote health, safety, convenience, prosperity, and general welfare.

## PLAN UPDATE PROCESS

This update to planitulsa is being conducted by Tulsa Planning Office staff. The process began in 2019 with training on the best approaches to updating a comprehensive plan. In 2020, staff assembled into teams to conduct research, engagement, and analysis to develop updated policy recommendations.

Our findings will inform the creation of a final plan document, which will be reviewed by the City of Tulsa and residents to ensure it achieves the vision of the community. The update is expected to be completed in 2021, with adoption by the Tulsa Metropolitan Area Planning Commission (TMAPC) and approval by the Tulsa City Council.

Prioritized approaches for the plan update include the following:

Meaningful Engagement - We are having conversations with residents and subject matter experts that lead to new policy recommendations. We are reaching out to community members that have been underrepresented in planning processes, and ensuring that those engagements lead to meaningful outcomes in the updated plan.

New Perspectives - Considerations of Equity, Resilience, Health, Regionalism, and Finance are included so that the plan is sensitive to the variety of lived experiences in Tulsa, and that the plan sets out achievable goals.

Data Analysis - Recommendations in the plan will be reinforced by analysis of the best available data. This includes updating data and mapping in the original plan, but also utilizing the results of recent City of Tulsa initiatives such as the Gallup Citivoice Index and Equality Indicators.

Peer City Comparisons - The plan will put Tulsa in a broader context of cities across the United States to ensure understanding of where we excel and where we lag among our peers.

Usability - We are focused on making the plan as user-friendly as possible, considering accessibility for those with varied needs, usefulness to City departments, and how to best communicate to different audiences. Plan recommendations will identify who is responsible for implementation, when a recommendation should be completed, and how to accomplish each recommendation.

If you would like more information about the plan update, please visit [TulsaPlanning.org](http://TulsaPlanning.org), or send your questions to John Tankard at [jtankard@incog.org](mailto:jtankard@incog.org).

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## WHAT WILL BE IN THE UPDATED PLAN?

The updated plan will include 9 chapters and a development review guide. Each chapter will include:

- A brief description of existing conditions;
- Indicators for benchmarking against peer cities;
- A framework for policy recommendations that includes Overarching Goals, General Strategies, and Specific Actions

Additionally, five “Contexts” will be applied to each chapter to ensure that recommendations are achievable, practical, and sensitive to existing social, economic, and physical conditions of Tulsa. These five contexts include:

Health & Wellness - Using best practices from the public health discipline, staff is identifying key health indicators, conducting research, and providing recommendations to each chapter team to ensure our policy recommendations promote a healthy community.

Equity & Resiliency - Working with the Mayor’s Office of Equity and Resilience, plan recommendations will prioritize resilience against acute shocks (flooding, earthquakes, pandemics, etc), as well as chronic stresses (institutional racism, opportunity disparity, deteriorating infrastructure, etc.).

Regionalism - Tulsa is the central city of a much larger metropolitan area. It is important to consider how Tulsa interacts with its neighbors so that the region works as a whole to improve the lives of residents.

Urban Design - Chapters that cover the built environment will have recommendations that consider how best to design an accessible city.

Funding Priorities - Each chapter will identify what priorities should be considered for fiscal resources relevant to the chapter content.

## THE UPDATED PLAN CHAPTERS

**FUTURE LAND USE** This chapter includes the land use plan map that is used during the City’s development review process. Recommendations are focused on how different areas of the city develop over time to ensure sensitivity to existing land use conditions, while facilitating needed growth.

**TRANSPORTATION** This chapter will rely heavily on the numerous transportation plans completed since the original planitula adoption. Some of these plans include: the GO Plan, the Fast Forward transit plan, as well the Mobility and Innovation Strategy currently in development.

**ECONOMIC DEVELOPMENT** The focus of this chapter is on the economic development vision for the City of Tulsa. This includes concepts like business recruitment and retention, workforce development, and entrepreneurship.

**HOUSING & NEIGHBORHOODS** Working with the City of Tulsa Housing Policy Director, this chapter will contain housing policy recommendations that consider affordability, residential infill, and how the City can best support neighborhoods in Tulsa.

**COMMUNITIES** This chapter focuses on policy recommendations to enhance communications between residents and the City, as well as to promote civic engagement.

**PARKS & RECREATION** This chapter covers policy recommendations related to Tulsa’s parks and trails systems, how the different park management entities work together, and how to increase recreational opportunities to all Tulsans.

**ENVIRONMENT & NATURAL RESOURCES** This chapter addresses existing natural resources in Tulsa and how best to protect those for future generations to appreciate.

**PUBLIC SERVICES** How to deliver efficient services such as utilities, asset management, public safety and more are covered in this chapter.

**HISTORY, CULTURE, & CREATIVITY** This chapter’s policy recommendations will seek to preserve the rich cultural history of Tulsa as well as enhance the innovative and creative spirit that exists today.

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