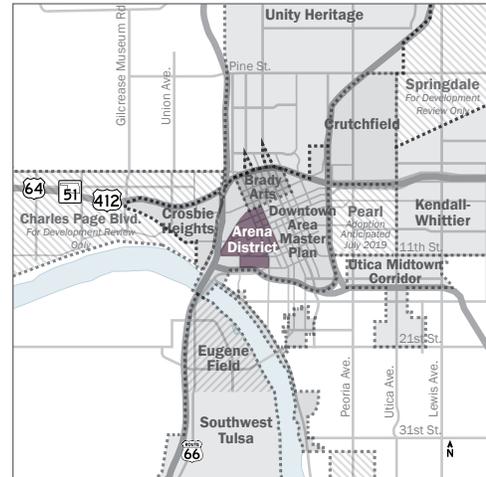
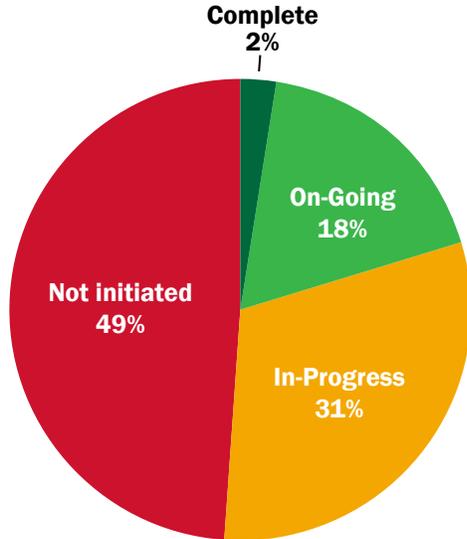


# Arena District Master Plan Implementation Report

Adopted in 2019, the Arena District Master Plan identified 39 implementation measures. About 20% of those implementation measures are complete or on-going as of July 1, 2019.



Ref	Implementation Measure	Status
<b>Improve the public realm through streetscaping and wayfinding</b>		
A	Denver Street Streetscape	Not Initiated
B	3rd Street Streetscape	Not Initiated
A3	5th Street Streetscape	In-Progress
C	Boulder Avenue Streetscape	In-Progress
D1	6th Street	In-Progress
D2	7th Street	Not Initiated
D3	8th Street	Not Initiated
D4	Houston Ave	Not Initiated
<b>Public park spaces</b>		
E	Cox Business Center Linear park	Not Initiated
F	Civic Center Commons Reconstruction	In-Progress
G	BOK Center Park	Not Initiated
H	New Denver Avenue + 3rd Street Park	Not Initiated
I	Plaza of the Americas Reconstruction	Not Initiated
<b>Short-term Recommendations</b>		
A1	Activate the BOK Center Lawn	Not Initiated
A2	Renovate the Cox Business Center	In-Progress
<b>Enhance the district's clean and safe program</b>		
A4.1	Create a public safety commission	Complete
A4.2	Increase police presence and/or expand the ambassador program	On-Going
A4.3	Prioritize cleanliness	On-Going
A4.4	Strengthen A Way Home for Tulsa (AWH4T), the City's comprehensive homeless outreach program	On-Going
A4.5	Pilot 'Healthy Places' place-based initiatives	Not Initiated

<b>Leveraging existing near-term development proposals</b>		
A5.1	Leverage the permitting approval process to require a significant Denver Avenue-fronting retail space as part of a mixed-use entertainment project on the superblock between 1st and 2nd Streets and Denver and Cheyenne Avenues.	Not Initiated
A5.2	Pursue redevelopment of the surface parking lot on the corner of 3rd Street and Denver Avenue	Not Initiated
<b>Intermediate Recommendations</b>		
B1	Design a revitalized Civic Center Plaza that ties into the convention center's new entrance	In-Progress
B2	Complete the build out of parcels south of 4th Street that will further establish the core of the Arena District and transform it into a vibrant entertainment and mixed-use neighborhood	Not Initiated
<b>Long-term Recommendations</b>		
Redevelop the Page Belcher Building block and the Denver Avenue Transit Station site		
C1	Page Belcher Building: Determine development framework; Coordinate the disposal of municipal and privately-owned land to development partner(s) capable of executing critical mixed-use development projects in the core of the Arena District; Pursue a 2-stage RFQ and RFP process to identify the appropriate developer for catalytic revitalization.	Not Initiated
C2	Denver Avenue Transit Station: Determine development framework; Coordinate the disposal of municipal and privately-owned land to development partner(s) capable of executing critical mixed-use development projects in the core of the Arena District; Pursue a 2-stage RFQ and RFP process to identify the appropriate developer for catalytic revitalization.	Not Initiated
<b>District Wide Recommendations</b>		
Urban design guidelines		
1.1	Building program and use	Not Initiated
1.2	Building scale and massing	In-Progress
1.2	Building architecture and character	In-Progress
1.4	Transparency and active ground floors	In-Progress
1.5	Interaction with the public realm and streets	In-Progress
1.6	Access and service	In-Progress
1.7	Parking location and design	In-Progress
Retail and tenaning strategy		
2	Convenience services; Dining/entertainment; Food hall; Full-service restaurant; Future infill concept	Not Initiated
Convention Center Hotel Strategy		
3	Analyze the potential for expanded convention center activity to confirm that a convention hotel can induce additional demand that grows the market; Target the block that currently houses the Tulsa Police Department and Municipal Court for a convention center hotel since the site is City-controlled so it can be targeted for a later intervention once the City has a clear strategy for Convention Center and other upgrades; Fund a convention center hotel through a bond issuance.	Not Initiated
Governance Plan		
4.1	Maximize Resources by Leveraging Existing Capacities: Where possible, avoid duplicating strong capacities that exist within established public or private entities.	On-Going
4.2	Achieve Both Accountability and Focus: Provide collaborative decision making, along with clear lines of focused leadership to executive responsibilities to ensure that growth of the Arena District does not come at the expense of another neighborhood.	On-Going
4.3	Secure Diverse Funding Streams: Secure creative public and private funding mechanisms from new and existing sources.	On-Going
4.4	Support Brand and Ecosystem Development: Maintain a high-quality brand attractive to the private sector, conventioners, and residents and provide supportive resources that are essential to drive growth.	On-Going