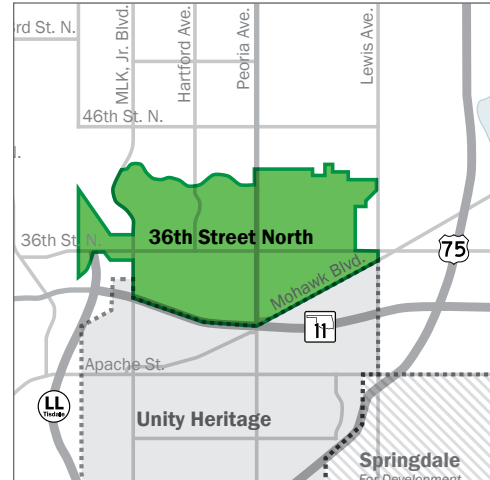
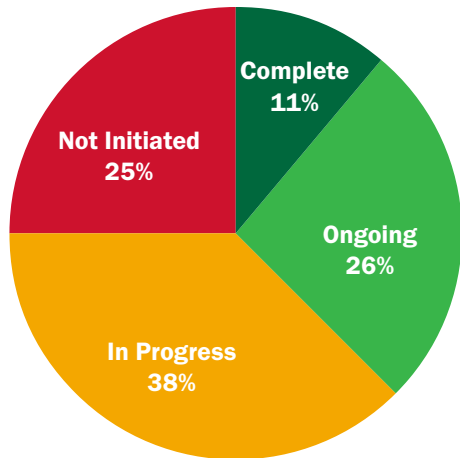


36th Street North

Small Area Plan Implementation Report

Adopted in 2013 and amended in 2016, the 36th Street North Small Area Plan identified 30 goals and 80 implementation measures. About 37% of those implementation measures are Complete or Ongoing as of July 1, 2020.



Ref	Implementation Measure	Status
Goal 1: Land-Use decisions are consistent with the Vision, Land Use, and Stability/Growth maps.		
1.1	Use the Vision map to inform the future land-use decision.	Ongoing
1.2	Amend Comprehensive Land Use map to reflect citizens' vision for the plan area.	Complete
1.3	Amend the Stability/Growth map to reflect the citizens' vision for the plan area.	Complete
Goal 2: Promote a mix of uses in new development and redevelopment.		
2.1	Zoning changes to areas identified with Regional Center, Town Center, and Main Street designations should be conducive to mixed uses and multiple uses.	Ongoing
2.2	Zoning changes should support neighborhood-level amenities and retail services (e.g., grocery stores, restaurants, shops) which are close to both single-family and multi-family residential units.	Ongoing
Goal 3: Prepare and adopt policies, tools, and strategies that support transit-oriented development.		
3.1	Encourage intense mixed-use development along Peoria Avenue.	Ongoing
3.2	Ensure that zoning changes will complement the Town Center-designated portion of the plan area.	Ongoing
Goal 4: Identify financial resources to support implementation of a transit-oriented development project.		
4.1	Complete a comprehensive study of public and private funding mechanisms specifically focused on transit-oriented development.	Complete
4.2	Examine public/private financing partnerships available for transit-oriented development projects.	In Progress
4.3	Partner with Tulsa Development Authority for land purchases and assembly.	In Progress
Goal 5: Prepare and adopt policies, tools, and strategies that support Main Street infill efforts.		
5.1	Establish a façade grant program to create uniformity in the Main Street corridor, as well as aid in cost of new development and revitalization.	Not Initiated
5.2	Focus development efforts initially at the east end of the designated Main Street corridor, then expanding west along 36th Street North.	Ongoing
5.3	Ensure zoning is complementary to the Main Street-designated portion of the plan area.	Ongoing
Goal 6: Prepare and adopt policies, tools, and strategies that support the entertainment district.		
6.1	Ensure zoning is complementary to a variety of entertainment-based land uses.	Ongoing

Goal 7: Reduce the negative environmental impact on the plan area's streams and drainage ways.		
7.1	Encourage new development with Low Impact Development solutions and support creation of citywide Low Impact Development guidelines.	Ongoing
7.2	Increase on-site stormwater retention and mitigation with an emphasis on aesthetically pleasing solutions, such as rain gardens.	Ongoing
7.3	Add strategically placed vegetative buffers to help improve water quality of surface water runoff.	In Progress
Goal 8: Prioritize efforts to clean up and redevelop properties in environmentally sensitive areas or in areas where environmental contaminants could be a factor.		
8.1	Support the findings of the North Tulsa Brownfields Area-Wide Redevelopment Plan, specifically those pertaining to the 3519 North Hartford Avenue site.	In Progress
8.2	Identify properties within the plan area with environmental considerations and establish funding to assist in reclamation efforts.	Ongoing
Goal 9: Support the development of a new industrial facility or park between Dirty Butter Creek and Lewis Avenue, and between 36th Street North and Mohawk Boulevard, while respecting and promoting the future success of neighboring properties.		
9.1	Encourage the development of an industrial facility or industrial park at this location that: 1) incorporates shielded lighting and minimizes light pollution, 2) employs best site management practices during construction to avoid dust and erosion, and 3) minimizes encroachment into the floodplain of Dirty Butter Creek.	In Progress
9.2	To retain the residential character for property on Mohawk Boulevard between Troost Avenue and a point 700 feet west of Lewis Avenue: 1) build a berm to provide visual and noise screening, 2) preserve mature trees where possible to provide screening and shade, 3) do not place ingress and egress points to the industrial site, and 4) place parking areas, rather than buildings, nearer to Mohawk Boulevard.	In Progress
Goal 10: Strengthen the connections of health care facilities to greater transit systems.		
10.1	Ensure future circulation between the Wayman Tisdale Specialty Clinic and other health care facilities to a future bus rapid transit route along Peoria Avenue.	Complete
10.2	Support Peoria Avenue bus rapid transit implementation.	Complete
Goal 11: Redevelop Peoria Avenue/36th Street North intersection to a transit-oriented development		
11.1	Leverage future bus rapid transit (and other transit improvements) along Peoria Avenue to act as the primary transit mechanism for transit-oriented development.	Ongoing
11.2	Develop a transit hub and park-and-ride near intersection.	Complete
11.3	Establish east-west circulator to connect Lewis Avenue to the Osage Casino along 36th St. North.	Not Initiated
11.4	Investigate the possibility of an assessment district sound Bus Rapid Transit station areas to fund the maintenance of transit facilities along the route.	Not Initiated
Goal 12: Increase mass-transit frequency to and within the plan area.		
12.1	Create partnership between Metropolitan Tulsa Transit Authority, local businesses and employers to increase ridership.	Ongoing
Goal 13: Improve transit stops in the plan area.		
13.1	Add sidewalks to area where stops are present, specifically along the south side of 36th St. North.	In Progress
13.2	Add furnishings, landscaping, and lighting to transit stop areas.	Not Initiated
Goal 14: Support bicycle infrastructure in plan area.		
14.1	Support Fast Forward Tulsa Regional Transit System Plan (INCOG, 2011) and future bicycle and pedestrian plan for North Hartford Avenue and North Garrison Avenue by adding bicycle improvements.	In Progress
14.2	Amend Bicycle/Pedestrian Master Plan (INCOG, 2013) and bicycle and pedestrian plan to include 39th Street North/ 39th Place North as a bikeway.	Complete
14.3	Add bicycle improvements to 36th Street North, specifically bike lanes and supporting infrastructure.	In Progress
Goal 15: Ensure continuous sidewalks and clearly marked crosswalks throughout plan area.		
15.1	Combine street repair, rebuilds, subdivision plats, and new construction within sidewalk extensions and improvements.	Ongoing

Goal 16: Implement Complete Street concepts along major corridors, as defined in Tulsa City Complete Streets resolution.		
16.1	Improve pedestrian crossings with highly visible markings, better lighting and improved signaling, as well as the addition of curb extensions (bump-outs).	In Progress
16.2	Establish wayfinding that orients pedestrians to neighborhood offerings and promotes identity of plan area.	In Progress
16.3	Plant hardy, aesthetically pleasing landscaping to provide buffering between sidewalks and streets.	In Progress
16.4	Ensure continuous sidewalks along 36th Street North, particularly west of Peoria Avenue.	In Progress
Goal 17: Add streets to improve east-west connections of the plan area.		
17.1	Extend East 39th Street North/East 39th Place North across the Osage Trail, to continue into any new development or redevelopment east of Peoria Avenue.	Not Initiated
17.2	Construct continuous north-south street from Mohawk Boulevard to connect with North Trenton Avenue.	Not Initiated
Goal 18: Construct street infrastructure that supports adjacent land uses.		
18.1	New streets and street rebuilds should follow Complete Streets Guidelines.	Ongoing
18.2	36th Street North should support both land-use needs for a Main Street Corridor designation, and entertainment district in these respective locations.	In Progress
Goal 19: Construct an array of infrastructure improvements in and around the Employment Center east of Dirty Butter Creek that are supportive of both industrial and residential growth.		
19.1	On-site improvements promoting excellent internal circulation options for trucks and employees of the Employment Center.	In Progress
19.2	Carefully design site access points on Mohawk Boulevard, a collector street, to provide employee and truck access on some portions, while retaining the residential character in the center portion.	In Progress
19.3	In order to preserve the residential character of the neighborhood to the south, no access points between Troost Avenue and a point 700 feet west of Lewis Avenue are recommended. On-site internal circulation and driveway access should bypass or otherwise help to obviate the need for employee and truck transit through the neighborhood.	In Progress
19.4	To promote access for employees and shipping, site access to Mohawk Boulevard is recommended to the west of Troost Avenue and to the east of a point 700 feet west of Lewis Avenue. This will enhance connectivity for employees and trucks travelling to and from Peoria Avenue, Lewis Avenue, and multiple highway connections.	In Progress
19.5	Arterial sidewalks and additional street and pedestrian lighting on 36 th Street North and Mohawk Boulevard, enhancing connectivity to transit and nearby residential areas.	In Progress
19.6	A side path, cyclo-track, or other bicycle accommodation on Mohawk Boulevard consistent with the Bicycle and Pedestrian Master Plan.	Not Initiated
19.7	A path through the Dirty Butter Creek floodplain, providing enhanced pedestrian and bicycle connection to the Town Center and Employment Center.	Not Initiated
Goal 20: Promote the plan area as a destination for retail and entertainment services.		
20.1	Create public-private partnerships to identify parcels that will meet the development needs for businesses.	In Progress
20.2	City should recruit and provide incentives for entertainment services, such as a movie theater, recreation equipment and other destination options.	In Progress
Goal 21: Encourage growth of local health-care industry		
21.1	Examine opportunities to market the area for health-care business growth.	Not Initiated
21.2	Work with the plan area's existing health care businesses to identify unmet needs and services, and support land-use regulatory changes which support local health-care industry.	Ongoing
Goal 22: Leverage Osage Trail to create supportive retail and service opportunities around its 36th Street North crossing.		
22.1	Identify potential public-private partnerships to encourage adjacent businesses to have physical or visual interaction with the Osage Trail.	In Progress
22.2	Examine opportunities for a bike share program to be located near crossing.	In Progress
Goal 23: Encourage a range of housing types, including multi-family, townhomes and traditional single family.		
23.1	Promote new single-family residential developments of high quality and at or above market rate by citywide standards.	In Progress

23.2	Support live-work housing units along the Peoria Avenue corridor.	Ongoing
23.3	Develop townhouse infill to transition between single-family residential and commercial properties.	Not Initiated
23.4	Promote a range of workforce, market rate, and high-end housing types within the transit-oriented development.	In Progress
Goal 24: Work with the Tulsa Housing Authority on efforts to improve Comanche Park and the surrounding areas.		
24.1	Begin a transformative plan that takes advantage of both the Town Center land use designation and the bus rapid transit line on Peoria Avenue.	In Progress
24.2	Identify potential partnerships, stakeholders, funding mechanisms and successful strategies used in similar efforts.	In Progress
Goal 25: Remediate dilapidated and abandoned properties.		
25.1	Create rehabilitation grant and revolving loan programs for the plan area.	Ongoing
25.2	Work with existing community home buying programs to promote the plan area through positive branding and other efforts.	Ongoing
25.3	Enforce and monitor fair housing practices.	Ongoing
25.4	Partner with Tulsa Development Authority in assembling of parcels for redevelopment, if necessary.	In Progress
Goal 26: Develop and support a community garden program to provide fresh foods and entrepreneurial opportunities for local residents.		
26.1	Create a partnership between health officials, educational institutions, Tulsa Parks and related groups.	Not Initiated
26.2	Examine funding opportunities for developing infrastructure necessary to support community gardens.	Not Initiated
26.3	Design and implement a farmers' market on the community garden site.	Not Initiated
26.4	Explore possibility of using Hawthorne Pool site as community garden.	Not Initiated
Goal 27: Improve and expand the local trail system.		
27.1	Develop trailhead at Hawthorne Park	Not Initiated
27.2	Assemble the properties necessary for development of ridge trail.	Not Initiated
27.3	Build trail that parallels Flat Rock Creek across north boundary of plan area, with a potential connection to the Osage Casino.	Not Initiated
Goal 28: Improve and increase park offerings.		
28.1	Create new neighborhood park in the Flat Rock Creek tract.	In Progress
28.2	Develop nature trails and nature-based amenities in the Flat Rock Creek tract. Trails should have strong connections to bordering neighborhoods.	Not Initiated
Goal 29: Promote and develop a unique identity for the plan area.		
29.1	Work with citizens to develop a brand for the neighborhood to be used to market the area.	Complete
29.2	Encourage broad participation in the branding efforts.	Complete
29.3	Work with local realtor groups to promote and market the housing opportunities in the plan area.	Ongoing
Goal 30: Develop wayfinding signage to orient and promote the plan area for residents and visitors.		
30.1	Design signage for placement in the plan area.	In Progress
30.2	Create design guidelines for application of signage in the plan area.	Not Initiated
30.3	Make signage visible and functional for both pedestrians and motorists.	Not Initiated