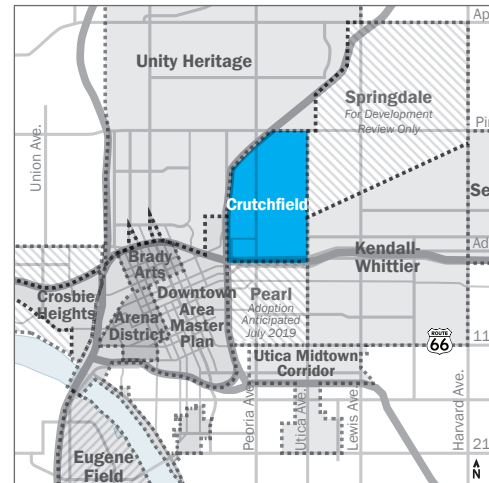
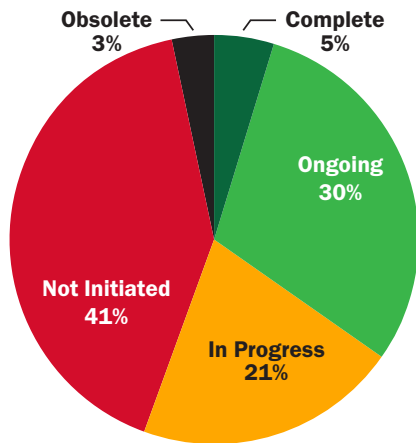


# Crutchfield Small Area Plan Implementation Update

Adopted in 2019, the Crutchfield Small Area Plan identified 17 goals and 63 implementation measures. About 35% of those implementation measures are Complete or Ongoing.



Ref	Implementation Measure	Status
<b>Goal 1: Promote development of complete neighborhoods, defined in the Comprehensive Plan (p. LU-18) as “neighborhoods that blend amenities, connectivity, and housing options together.”</b>		
1.1	Review zoning requests to ensure that new uses enhance neighborhood stability.	Ongoing
1.2	Continue to support fair housing and fight housing discrimination within Crutchfield through both private and public practices.	Ongoing
<b>Goal 2: Enhance neighborhood amenities.</b>		
2.1	Preserve neighborhood assets, including affordable single-family housing stock; Main Street commercial buildings with storefronts along Peoria and Utica; neighborhood-scale commercial on local streets that is integrated into the neighborhood fabric.	Not Initiated
2.2	Encourage the development of public and private neighborhood-serving amenities in the neighborhood.	Not Initiated
<b>Goal 3: Address vacant and blighted properties.</b>		
3.1	Work with Tulsa Development Authority to identify catalyst projects to address blight and develop vacant properties that achieve community objectives for a vibrant mixed-use neighborhood.	Not Initiated
3.2	Work with Tulsa Development Authority to provide relocation assistance for residents displaced by condemnation.	Not Initiated
3.3	Work with Tulsa’s code enforcement program to ensure housing quality for the health, safety and wellbeing of residents. Consider approaches for public education on topics such as how to report code violations.	Not Initiated
3.4	Encourage scheduled roll-off boxes (dumpsters) through Working in Neighborhoods (WIN) for free or low-cost waste removal to assist property owners with clean up and neighborhood beautification.	Ongoing
3.5	Address illegal dumping in residential areas with more frequent patrols, citations, and neighborhood cleanup assistance.	Ongoing
<b>Goal 4: Provide appropriate buffering between residential areas and nearby employment land uses.</b>		
4.1	Promote a gradual transition in height and density between commercial and residential uses, and between residential uses of differing intensity or scale.	Ongoing

<b>Goal 5: Increase housing choices available in Crutchfield.</b>		
5.1	Support the development of an expanded range of housing types, including single-family housing types such as cottage housing, clustered homes, and narrow-lot homes and appropriately scaled “missing middle” (mid-density) housing types such as townhomes, multi-unit houses (duplexes, triplexes, quads), live-work units, and accessory dwelling units.	Ongoing
5.2	Work with Tulsa Development Authority to acquire and sell properties to address blight, improve housing quality and safety, expand access to high quality affordable housing, and contribute to a vibrant mixed-use neighborhood.	Not Initiated
5.3	Encourage compatible, neighborhood-scale development that provides “missing middle” housing types. Mixed-use residential development along major corridors, live-work units, and small-scale, visually compatible multi-unit houses are desirable in neighborhood edge and transition zones between residential and employment uses.	Ongoing
<b>Goal 6: Maintain housing affordability.</b>		
6.1	Support infill housing that fits with the character of the neighborhood.	Ongoing
6.2	Ensure small-scale infill housing is reviewed and permitted quickly and efficiently.	Ongoing
6.3	Consider creating a library of permit-ready building plans for desired infill housing types to expedite infill development.	In Progress
6.4	Address any existing code barriers to infill development on narrow lots, such as modifications to on-site parking requirements or building setbacks.	Complete
6.5	Consider waiving or reducing development fees and providing expedited development review for developments that include affordable housing.	Ongoing
6.6	Provide resources for homeowners and potential buyers to help with repairs and rehabilitation. Connect residents to existing funding sources for assistance and work to expand available funds and funding streams.	Not Initiated
6.7	Establish a grant or revolving loan fund to assist low-income and first-time home buyers who wish to buy in Crutchfield. Explore partnership opportunities with Housing Partners of Tulsa.	Not Initiated
<b>Goal 7: Improve park and open space amenities.</b>		
7.1	Prioritize safety improvements for Crutchfield’s three parks (Crutchfield Park, Bullette Park and Latimer Park), to include improved lighting, sidewalk improvements, crossing improvements to access parks, directional signage from Peoria.	In Progress
7.2	Increase police presence to address safety concerns.	Ongoing
7.3	Fund capital improvements (such as playgrounds, fencing, water features, shade structures) and recreational programming for parks in Crutchfield.	Ongoing
7.4	Expand shaded areas with trees and picnic shelters.	Not Initiated
7.5	Expand trails network to connect Crutchfield’s parks to regional park and trail amenities.	Not Initiated
7.6	Work with Tulsa Public Schools and Tulsa Police Department to ensure continued funding for programming and maintenance of the Helmzar Challenge Course.	Ongoing
<b>Goal 8: Integrate new construction with the natural environment and aesthetics of the neighborhood.</b>		
8.1	Identify incentives to increase low-impact development (LID) practices for sustainable stormwater management.	In Progress
<b>Goal 9: Improve flood control in Crutchfield.</b>		
9.1	Preserve natural drainage areas, including natural stream restoration and green space preservation.	Complete
9.2	Enforce storm water requirements for new developments.	Ongoing
9.3	Work with Tulsa Development Authority to identify and acquire properties for flood storage and floodplain management. Sites could be used as park or open space.	Not Initiated

Goal 10: Promote revitalization in Crutchfield that supports the plan's Vision and enhances the image of the neighborhood.		
10.1	Encourage and support compatible commercial and mixed-use infill development.	Ongoing
10.2	Support façade restoration and preservation along Peoria and Utica. Identify funding for a grant program targeting façade improvements, with emphasis on assistance to local, small, or emerging businesses.	Not Initiated
10.3	Encourage transit-supportive development along Peoria, especially near future bus rapid transit stations at Independence and Pine Street. Possibilities include identifying incentives for transit-supportive commercial uses and providing voluntary zoning changes at no cost for properties within a quarter mile of transit stops.	Ongoing
10.4	Identify incentives to support convenient neighborhood-level business development, especially for neighborhood-serving uses such as grocery stores, corner stores, restaurants and cafes, child care, retail, personal and professional services.	Not Initiated
10.5	Eliminate barriers to adaptive reuse by evaluating parking requirements, permitting fees, or other identified barriers.	Complete
10.6	Develop design guidelines for Main Street areas to ensure walkable design: encourage new construction is aligned with existing building setbacks to better define the "street wall" to encourage a supportive pedestrian environment; encourage ground-floor transparency and entrances facing the street; encourage or require new construction to have ground-floor windows and a street-facing entrance.	Not Initiated
Goal 11: Fund and implement planned pedestrian and bicycle improvements throughout the area.		
11.1	Implement planitulsa's Complete Streets policies for multi-modal corridors along Peoria and Utica.	Not Initiated
11.2	Implement the current Tulsa GO Plan recommendations for sidewalk infrastructure (along Admiral Blvd) and bike infrastructure (along Peoria, Pine, Archer, Lansing, and Independence).	In Progress
11.3	Design and construct protected or dedicated bike lanes along Peoria Blvd to implement the current Tulsa GO Plan recommendations.	Not Initiated
11.4	Design and construct well-marked pedestrian and bicycle crossings of Peoria at Independence and Latimer.	In Progress
Goal 12: Activate large undeveloped tracts of land.		
12.1	Encourage reuse of major vacant industrial infill sites. Maintain contact with current site owners and work proactively with the City's real estate and economic development team to move forward development projects that align with the vision for Crutchfield.	Not Initiated
12.2	Re-establish block pattern as sites redevelop, working with landowners and developers to dedicate road right of way to extend existing streets, sidewalks and bike facilities and create connectivity through the site.	Ongoing
12.3	Explore non-industrial uses if feasible based on clean-up standard for health and safety.	Not Initiated
Goal 13: Improve commercial transportation access.		
13.1	Designate appropriate truck routes through Crutchfield. Communicate with businesses to ensure drivers use appropriate routes to avoid residential streets.	Not Initiated
13.2	Fund and implement road improvements, especially on routes that support heavy truck traffic.	In Progress
13.3	Encourage continued industrial use of Crutchfield's rail access as a viable asset for existing and potential future businesses in the district.	Ongoing
Goal 14: Work with residents and businesses to beautify Crutchfield.		
14.1	Promptly address garbage and illegal dumping in the neighborhood.	In Progress
14.2	Work with businesses in the area to contain refuse.	Not Initiated
Goal 15: Ensure adequate parking supply using a shared parking approach in Crutchfield.		
15.1	Work with businesses along Peoria and Utica to develop a shared parking approach to provide adequate parking as the corridors redevelop.	Not Initiated
15.2	Identify potential sites for off-street shared parking lots, especially within walking distance to major destinations and Aero bus rapid transit station areas.	Not Initiated

Goal 16: Improve physical infrastructure for walking and biking throughout the neighborhood and connections to other districts.		
16.1	Provide safe connections via appropriate sidewalk and roadway investments within Crutchfield, and from Crutchfield to adjacent neighborhoods in all directions, as well as improved walking and biking connections to downtown Tulsa. See Map 13 for key connections.	In Progress
16.2	Update Tulsa GO Plan sidewalk gap map by including the main streets listed in the small area plan, Independence and Archer.	Obsolete
16.3	Fund and implement infill-supportive infrastructure, including sidewalks, alley improvements and streetscaping improvements.	In Progress
16.4	Fund sidewalk improvements for the Peoria, Utica, Independence, Archer, Latimer, and Admiral at a minimum.	In Progress
16.5	Improve connections to nearby districts or neighborhoods, including crossing Interstate-244 and Highway 75. Design and construct safety and security improvements for walking and biking access across Highway 75 at Archer and at Independence to better connect Crutchfield to downtown Tulsa.	Not Initiated
16.6	Design and fund entranceway/gateway features at key entrances and neighborhood identification throughout area. Specifically, gateways should be located at Archer crossing Highway 75, Independence crossing Highway 75, Peoria at I-244, and Utica at I-244.	Not Initiated
16.7	Reevaluate curb cuts on arterials and main streets for access management.	Obsolete
16.8	Work with City of Tulsa Engineering to retrofit existing sidewalks and ramps on current arterial and planned main streets (Independence and Archer) for ADA compliance.	Ongoing
16.9	Create safe mid-block crossings on Utica and Peoria at transit stops, main streets and commercial areas to include continental striping and pedestrian activated signals.	In Progress
Goal 17: Improve public infrastructure to catalyze private investment.		
17.1	Improve transit station areas along Peoria with addition of clear route signage at stop locations, seating, well-marked crossings, and optionally transit shelters, garbage receptacles, shade trees, public art, or murals.	In Progress
17.2	Explore options to relocate above ground electric power lines in alleys or underground.	In Progress
17.3	Develop a Green Alleyways Program in conjunction with the Engineering Services Department and the Streets and Stormwater Department. Green Alleyways can include light colored paving to reduce urban heat island effect; pedestrian safety elements such as marked crossings, lighting and signage; native and drought-tolerant plants; and innovative stormwater management to improve water quality and reduce sewer load.	Not Initiated
17.4	Work with City of Tulsa Water and Sewer department to evaluate the current pipe systems and identify potential future needs for system replacement or sizing upgrades. Develop an approach for updates as Crutchfield continues to redevelop and attract new residents and businesses.	In Progress