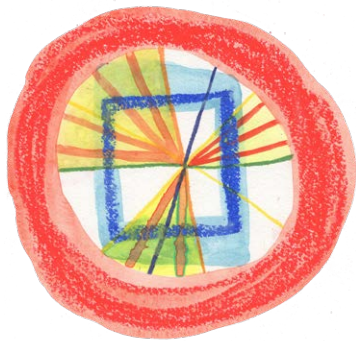




planittulsa
tulsa's comprehensive plan





This plan is dedicated to the memory of Katie Ulrey Wing.

Katie's thoughtfulness, serenity, and creativity continue to inspire all who knew her to persevere through life's challenges.

Adoption Information

Adopted by Tulsa Metropolitan Area Planning Commission on May 3rd, 2023,
and approved by Tulsa City Council on June 14th, 2023.

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Development Services
Engineering Services
Metropolitan Tulsa Transit Authority
Municipal Courts
Park, Culture, & Recreation
Streets & Stormwater
Tulsa Authority for Economic Opportunity
Tulsa Fire Department
Tulsa Police Department
Water & Sewer
Working in Neighborhoods

**Project Lead

* Chapter Lead

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1st Step	Green Country Habitat for Humanity	OK Vote	Tulsa Audubon Society
36 Degrees North	Green Country Sierra Club	Oklahoma Manufacturing Alliance	Tulsa Bicycle/Pedestrian Advisory Committee
ahha Tulsa	Greenwood Chamber of Commerce	Oklahoma Arts Council	Tulsa CASA
Align Design	Greenwood-Unity-Heritage Citizen Advisory Committee	Oklahoma Corporation Commission	Tulsa Changemakers
American Indian Chamber of Commerce	Group M Investment	Oklahoma Department of Commerce	Tulsa Council of the Blind
American Waste	Growing Together	Oklahoma Department of Environmental Quality	Tulsa County Election Board
A Way Home for Tulsa	Hearts for Hearing	Oklahoma Department of Wildlife Conservation	Tulsa County Parks
Blue Cross and Blue Shield of Oklahoma	Hemphill Create	Oklahoma Policy Institute	Tulsa City-County Library
Be Well Community Development Corporation	Hispanic Leadership Institute	Oklahoma Sustainability Network	Tulsa Development Authority
Birth Through Eight Strategy Tulsa (BEST)	Home Builders Association of Greater Tulsa	Oklahoma Water Resources Board	Tulsa Economic Development Corporation
Black Wall Street Chamber of Commerce	Irani Center for the Creation of Economic Wealth	Oklahoma Women's Coalition	Tulsa Health Department
Black Wall Street Art Gallery	Impact Tulsa	Oklahoma Works	Tulsa Historical Society & Museum
Bob Dylan Archive	INCOG Area Agency on Aging	Philbrook Museum of Art	Tulsa Housing Authority
CAP Tulsa	INCOG Community and Economic Development	Price Family Properties	Tulsa Innovation Labs
Capital Homes	INCOG Energy and Environmental Sustainability	Program Management Group	Tulsa Latin American Chamber of Commerce
Casa de la Cultura	INCOG Transportation	Public Service Company of Oklahoma	Tulsa Ports
Center for Individuals with Physical Challenges	Indian Healthcare Resource Center	Resonance	Tulsa Public Schools
Cherokee Nation Film Office	J Griffin Design	River Parks Authority	Tulsa Regional Chamber
Cherokee Nation	John Hope Franklin Center for Reconciliation	Rose Rock Development Partners	Tulsa Route 66 Commission
City Lights Foundation of Oklahoma	Jones Design Studio	Rudisill Regional Library	Tulsa Symphony
Civic Ninjas	Key Plus Properties	SCORE Tulsa	Tulsa Theater
Coalition of Hispanic Organizations	Kitchen 66	Select Design	TYPROS Business Development Crew
Code for Tulsa	Leadership Tulsa	Sikes Abernathie Architects	TYPROS Leadership
Crossover Community Impact	League of Women Voters	Soul City	TYPROS Urbanist Crew
CUBES	Legal Aid Services of Oklahoma	Southwest Tulsa Chamber of Commerce	Up With Trees
Dennis R. Neill Equality Center	LIFE Senior Services	Still She Rises	Urban Land Institute
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Dress for Success	Meals on Wheels of Metro Tulsa	The Forge	US Fish and Wildlife Services
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Family Promise of Tulsa County	Neighborhood Alliance of Central Oklahoma	The Parent Child Center of Tulsa	W Design
Financial Empowerment Center	Nelson + Stowe Developers	The Sustainability Alliance	Women in Recovery
Gathering Place	North Tulsa Community Coalition	TCC McKeon Center for Creativity	Woody Guthrie Center
George Kaiser Family Foundation		TSHA	Youth Services of Tulsa
Gilcrease Museum		Tulsa Airports Investment Trust	YMCA of Greater Tulsa
Goodwill Tulsa		Tulsa Artist Fellowship	YWCA Tulsa

PLAN CHAPTER DESCRIPTIONS



Chapter 1: Development Review Guide

All components of the comprehensive plan that are relevant to the development review process (excluding actions from other plan chapters) are contained in this chapter in order to ensure all interested parties can easily use the plan.



Chapter 2: Future Land Use

The vision for future land use development in Tulsa is outlined in this chapter. This includes how new development occurs in relation to existing development, as well as how the development review process is conducted by the City.



Chapter 3: Transportation

This chapter consolidates the transportation planning recommendations from a variety of plans adopted since 2010. All types of transportation are covered in the chapter as well as recommendations to prepare for transportation innovations.



Chapter 4: Economic Development

This chapter contains recommendations to achieve the economic development vision of the City of Tulsa. Business retention and expansion, entrepreneurship, and economic mobility are all covered in this chapter.



Chapter 5: Housing & Neighborhoods

This chapter identifies approaches to ensure a variety of housing options in Tulsa with a diverse range of price points. Housing affordability, neighborhood characteristics, and addressing homelessness are addressed in this chapter.



Chapter 6: Communities

This chapter outlines ways the City of Tulsa and local residents can engage with each other. Encouraging public participation, building strong community partnerships, and ensuring City communications are accessible are topics covered in this chapter.



Chapter 7: History, Culture, & Creativity

Tulsa's historical, cultural, and artistic environment differentiates it from other communities. This chapter identifies ways the City of Tulsa can support and promote these valuable community assets through programming, promotion, and funding.



Chapter 8: Parks & Recreation

Tulsa's parks and recreation facilities are valuable community assets. This chapter outlines the vision for a successful parks system, including how to connect residents with opportunities to exercise, strengthen community, and commune with nature.



Chapter 9: Environment & Natural Resources

Tulsa's place in Green Country comes with a wide array of environmental assets and risks. This chapter covers preparedness for flooding, pollution, energy resources, and the conservation of valuable habitat and tree canopy coverage.



Chapter 10: Public Services

This chapter compiles the planning goals for several City departments that provide public services to the residents of Tulsa. It also considers the most efficient and effective ways to ensure consistent public service distribution.

PLAN CHAPTER COMPONENTS

All chapters of this plan except for the Development Review Guide follow the same structure. The sections include:

Introduction

A summary of the chapter's content scope and details of existing conditions in Tulsa related to a given chapter's content.

Key Ideas

Ideas generated through discussions with subject matter experts and community engagement efforts that serve as the basis for goals, strategies, and actions for the chapter.

Goals & Strategies

High-level description of each of the chapter's overarching goals, and each overarching goal's strategies. These pages are meant to be used to quickly reference what the intent of the chapter is.

Action Table

A detailed collection of overarching goals, general strategies, and specific actions for each chapter. These tables include the type of each action and what City departments or partner organizations would be involved in order to implement the recommendation.

Selected City Comparison

Selected cities from across the United States compared to Tulsa using metrics related to the content of a given plan chapter.

Equity and Resilience Considerations

Issues related to a chapter's content that have implications for equity and resilience and recommendations for improvement.

Health and Wellness Considerations

Issues related to a chapter's content that have implications for public and individual health and wellness and recommendations for improvement.

Funding Considerations

Key funding needs as identified through engagement with subject matter experts and the broader public.

Regional Considerations

Issues related to how Tulsa fits into a regional context related to a given chapter's content.

Each plan chapter's Action Table contains recommendations structured into three tiers of specificity: Overarching Goals, General Strategies, and Specific Actions. The Action Tables also identify each Specific Action's type in order to better organize plan recommendations for implementation. The items in each Action Table include the following:

Overarching Goal

An aspirational and visionary statement that sets the intent for related strategies and actions.

General Strategy

A general approach to achieving an Overarching Goal focused on outcomes.

Specific Action

An actionable recommendation that helps achieve a general strategy. Actions are grouped into 12 categories that require different approaches to initiate:

Advocacy - Coordinated local support for an issue communicated to a higher authority.

Analysis - An action that necessitates data gathering and analysis.

Capital - An action related to capital funding needs.

Code Changes - An action that will require changes to City ordinances.

Engagement - An action related to interaction with community partners and the general public.

Incentives - Funding, fee waivers, or other mechanisms to stimulate greater outcomes or investments.

Partnership - An action that will result in a partnership between the City and another entity.

Personnel - An action related to staffing and training needs.

Planning - An action that includes direction for future planning efforts.

Policy - An action that leads to a change in the way the City of Tulsa or a specific department conducts their work.

Program - An action related to or leading to the creation of a City program.

Technology - An action related to technological innovations that would help achieve goals.

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introduction

What is a Comprehensive Plan?

Oklahoma State Statutes enables cities, towns, counties, and metropolitan areas to develop and adopt comprehensive plans in order to accomplish several things:

for the purpose of bringing about a coordinated physical development in accordance with the present and future needs of such area,

to conserve the natural resources of the area,

to ensure efficient expenditure of public funds, and

to promote the health, safety, convenience, prosperity, and general welfare of the people of the area and the state.

19 OK Stat § 19-863.7 (2014)

This statutory guidance further identifies topics such as economic conditions, regionalism, residential density, transportation networks, environmental concerns, and context-specific problems as being within the purview of the comprehensive plan. Each plan can incorporate approaches to these considerations in any number of ways, and the plan should be tailored to the respective community. This is accomplished through public engagement and input into the development of the comprehensive plan to establish a community vision for the future of land use decisions.

When is an amendment to the Comprehensive Plan needed?

The comprehensive plan Land Use Plan Map and text can be amended through a process that requires adoption by the Tulsa Metropolitan Area Planning Commission (TMAPC) and approval by City Council. When a property owner wants to change the future use of their property to something that is not consistent with the Land Use Plan Map, the property owner can apply to change the Land Use Plan Map designation to have the Tulsa Metropolitan Area Planning Commission (TMAPC) and City Council determine if the requested change is appropriate.

Tulsa Planning Office staff can also propose maps amendments to better align with the comprehensive plan or those that are corrective in nature. The other type of amendment is a change to the text within the comprehensive plan, which can modify recommendations or other content to align with priorities.

What is planitulsa?

In 2005, then Tulsa Mayor, Bill LaFortune, and the Tulsa City Council established a Comprehensive Planning Process Task Force. This group was formed in order to update the City's comprehensive plan, which had not substantively changed since 1976. The task force determined that in order to get the kind of comprehensive plan they wanted, there would need to be substantial investment by the community. By studying comprehensive planning efforts in other communities, the task force came up with a desired project timeline of two to five years, depending on the scope of services involved. With a coherent vision for the development of a plan, Fregonese Associates were hired in the late fall of 2007 to be the lead consultant. Fregonese Associates brought a team of seven sub-consultants, including TIP Strategies for economic analysis, Kimley-Horn for transportation planning, Collective Strength for values research, J-Quad for housing analysis, RexPR for public involvement, Sienna Architecture for urban design, and Urban Insight for online public involvement.

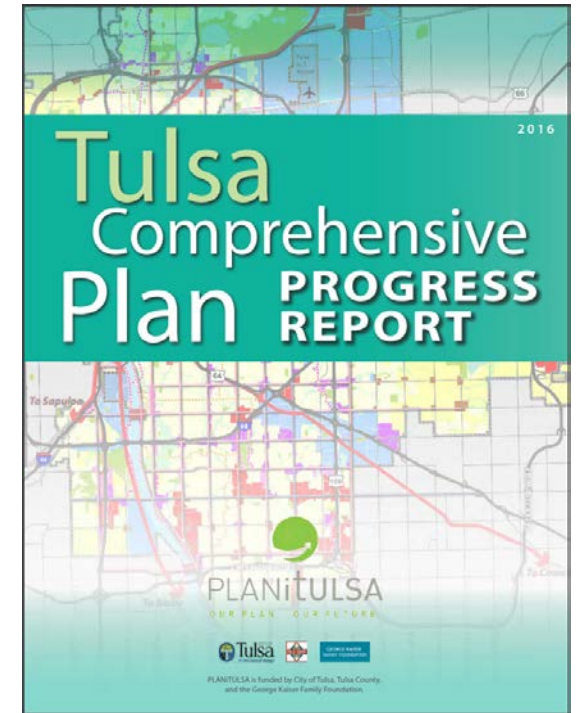
Upon completion of the contract, the planning process began in 2008 with a great deal of engagement work with organizations related to land development and real estate, economic development, and neighborhood organizations. This outreach expanded to include large-scale events where more than 4,000 residents of the Tulsa area were engaged to set the vision for the future of the city. Throughout the plan process, stakeholders were engaged for feedback on the final plan document, and by 2010 a draft plan was completed for final review for internal City departments, external organizations, and the general public. Once the review was complete, the final plan was adopted.



The Tulsa Comprehensive Plan, commonly referred to as “planitulsa”, was adopted in 2010. In 2016 a progress report was produced to evaluate which recommendations of the plan were being implemented.

The final plan included an introduction chapter entitled “A Vision for Tulsa” which summarized the findings from the community into a narrative description of the Tulsa that residents aspire toward. Additionally, there were five chapters that contained Priorities, Goals, and Policies to achieve the vision established through the planning process. These chapters include:

1. Land Use
2. Transportation
3. Economic Development
4. Housing
5. Parks, Trails, & Open Space



Implementation of the plan began with the appointment of a new Planning director, tasked with carrying the vision of the plan forward and continuing to engage the community in ways that would refine plan recommendations for more specific locations around the city.

In 2016 a progress report was produced internally by the City of Tulsa Planning Department. This report found that at the time of the progress report 74% of the planitulsa implementation was underway, with 219 Action Items identified as In Process, Ongoing, or Complete.

Why are we doing an update?

As more than a decade has passed since the adoption of planitulsa, there has been a desire to update the plan to reflect modern conditions in Tulsa, as well as to incorporate ideas and topics that were not a part of the original plan. Data analysis and best practices have evolved since the original planning process, which means there are new approaches and insights that can help to ensure that progress on plan implementation is continuing in the most effective ways. Additionally, new ideas and new input from the community can complement the great deal of input received in the original planning process. Respecting the foundation of input and the vision established by the community in the development of the 2010 plan was a primary goal of the planning team during the update process.

Rather than hiring a consultant to do the plan update, the City elected to complete the process in-house in the newly formed Tulsa Planning Office. Founded in 2019, the Tulsa Planning Office is the newly-combined planning function for the City of Tulsa. While the Tulsa Metropolitan Area Planning Commission (TMAPC) at the Indian Nation Council of Governments (INCOG) has served as the development review function for the City of Tulsa since the 1970s, long-range planning activities have always been housed at the City itself. This changed during the formation of the Tulsa Planning Office, and for the first time in many years, Tulsa's planning functions are all in one place, allowing for a more streamlined and coherent approach to the planning process, both short-term and long-range.

What was the process for the update?

The Tulsa Planning Office undertook the update of the plan with several goals in mind. Firstly, as the plan update was completed in-house without outside consultants, it was important that staff be trained on best practices in comprehensive planning. Training sessions, webinars, and internal meetings took place to ensure that planning team members were knowledgeable about techniques in comprehensive planning and policy development that have evolved since the adoption of the original plan in 2010. The planning team also reviewed more than 30 comprehensive plans from across the United States in order to glean ideas for plan structure, formatting, content topics, and specific recommendations. Findings from these plans were consolidated into reference guides that served as supplemental information for the development of planitulsa topic chapters. The planning team also reviewed plans that have been completed in Tulsa, particularly since 2010. Recommendations from these plans were identified for inclusion in the plan update to respect the processes and engagement that occurred during the development of those plans.

Once the planning team had completed the preliminary review steps, engagement activities began in order to identify what additional content was needed in the plan. Engagement for the plan included numerous public meetings, surveys, informational updates, and correspondence. Across all engagement processes prior to the review of the final plan, more than 5,000 Tulsa residents contributed their ideas, aspirations, and thoughts on where the City of Tulsa should focus efforts. The planning team put extra emphasis on reaching community members that were underrepresented in the development of

the 2010 plan by working with community organizations to promote surveys and other engagement activities. The approach to engagement was impacted by the COVID-19 pandemic, but all effort was taken to ensure multiple accessible ways to participate.

Engagement with subject matter experts was also highly important for the update of the plan. Community organizations, parallel government agencies, and internal City departments all contributed to the content of the plan by sharing their expertise and understanding of specific issues in Tulsa. More than 200 subject matter expert organizations were engaged by the planning team.

After the engagement activities were completed, staff organized all of the input to develop the plan recommendations. These recommendations were reviewed internally by Tulsa Planning Office leadership, City Legal Department staff, City of Tulsa department directors, the Mayor's Office, and the City Council. Additionally, the draft plan was translated into Spanish, making it one of the first completely bilingual comprehensive plans in the country.

Once internal review was completed, the draft plan was made public for review, accompanied by a series of public meetings in each City Council district. Feedback from the public was incorporated into the final version of the plan prior to the initiation of the plan adoption process and approval by the Tulsa Metropolitan Area Planning Commission (TMAPC) and the Tulsa City Council.

What’s New?

The plan has been restructured to make it easier to use by focusing plan chapters on recommendations, with a layout that lends itself to use as a reference guide.

Plan Chapter Topics

The list of topic chapters of the plan has been expanded to include subject matter that was not considered in the original development of the plan. Modifications include:

- Renaming the Housing chapter to Housing & Neighborhoods and including greater consideration of how housing fits into a neighborhood context.
- Dividing the Parks, Trails, and Open Space chapter into Parks & Recreation and Environment & Natural Resources to clearly delineate between plan recommendations related to recreation and programmed outdoor places and recommendations related to environmental conditions and natural assets.
- Adding a chapter named Communities that considers how the City can best engage with the diverse populations in Tulsa to promote civic involvement.
- Adding a chapter named History, Culture, & Creativity, which provides recommendations for how the City can best support the preservation of history, both physical and social, be a welcoming community regardless of cultural background, and enhance the artistic and creative environment in the city.
- Adding a chapter named Public Services that includes planning recommendations for a broad spectrum of City departments that provide public services to residents.

2010 Plan Chapters	2022 Plan Chapters
Land Use	Future Land Use
Transportation	Transportation
Economic Development	Economic Development
Housing	Housing & Neighborhoods
Parks, Trails, and Open Space	Parks & Recreation
	Environment & Natural Resources
New Chapters:	
Development Review Guide	
Communities	
History, Culture, & Creativity	
Public Services	

Additionally, each chapter has several contexts applied to them for a broader understanding of potential impacts on the Tulsa community. For each chapter the following concepts were evaluated (full descriptions can be found on page vii):

- Selected City Comparisons
- Equity and Resilience Considerations
- Health and Wellness Considerations
- Funding Priorities
- Regionalism Considerations

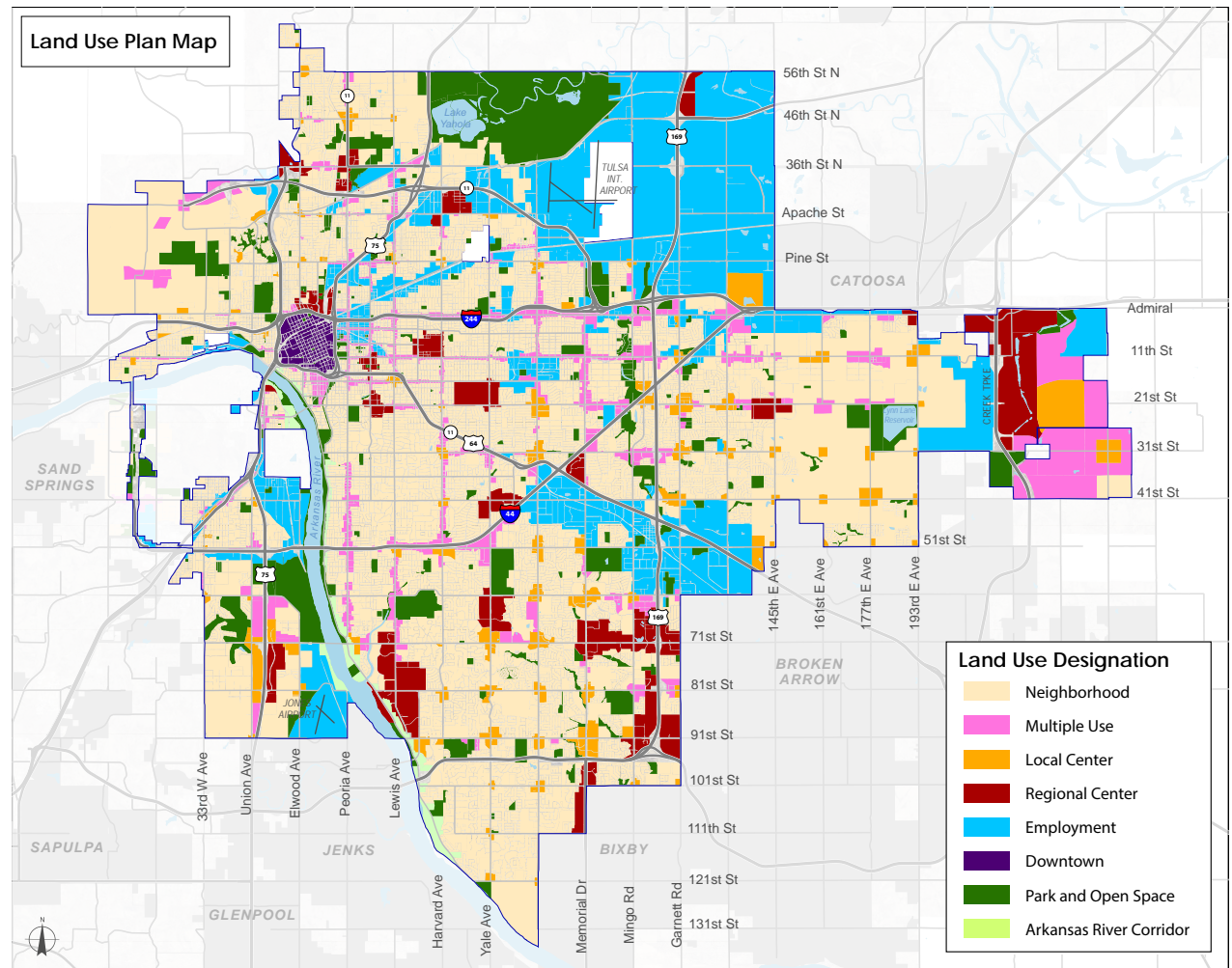
Development Review Guide

Since a primary function of a comprehensive plan is to provide guidance for new development, most components of the plan that are used in the development review process have been moved to a new section entitled the “Development Review Guide.” This section of the plan outlines the process of development review, contains the Land Use Plan Map and associated development guidance, and has an up-to-date online interface where anyone can see exactly what plan guidance there is for any property in the city. The use of technology to operationalize the plan will increase consistency and efficiency in the development review process, as well as making the process easier to understand and more broadly accessible.

Updated Land Use Plan Map

The Land Use Plan Map that was developed as a part of the 2010 plan has been updated to enhance usability and clarify distinctions between individual Land Use Designations. There are now eight Land Use Designations, reduced from the twelve designations previously established in the plan. The changes include:

- Combining Downtown Neighborhood, Existing Neighborhood, and New Neighborhood into one new designation, “Neighborhood”. Distinctions between neighborhoods in different parts of the city are now identified in the Development Era Map (see next page).
- Mixed-Use Corridor has been renamed “Multiple Use” as the characteristics of this designation are not necessarily limited to corridors, and the use of “Mixed-Use” created confusion between the Land Use Designations and mixed-use zoning districts.
- The previous version of the plan had three levels of Centers: Regional Center, Town Center, and Neighborhood Center. Confusion has arisen over the distinctions among these three Land Use Designations, particularly between Neighborhood Center and Town Center. In order to simplify this structure and remove confusion, these have been changed to “Regional Center” and “Local Center”, where Regional Centers are based around a use of regional significance (hospital, university, major shopping areas, etc.), and Local Centers are primarily intended to serve the needs of surrounding neighborhoods.



- The Main Street Land Use Designation has been removed from the Land Use Plan Map, and all properties that were designated Main Street have been changed to Multiple Use. Main Street is now identified on the Major Street and Highway Plan Street Type map. This ensures that the historical context of Main Streets are preserved and modifications to that designation would include more stakeholders.

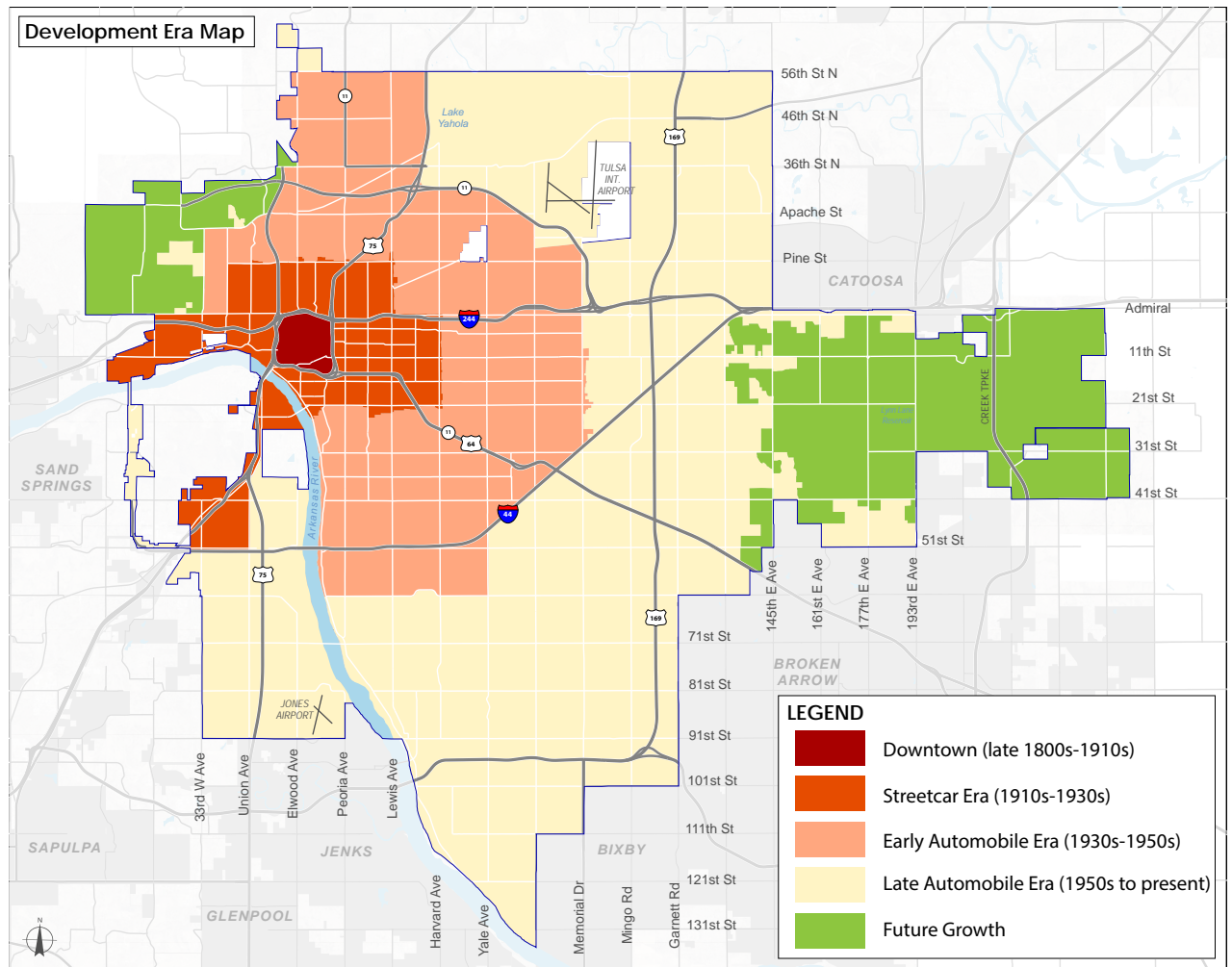
The simplification of this Land Use Designation system will ensure more consistent and predictable recommendations for development review cases where the comprehensive plan is referenced.

Development Era Map

One of the challenges of using planitulsa in development review has been a lack of clarity regarding distinctions between what type of development is appropriate in different parts of the city. What is appropriate for greenfield development near the city limits is not necessarily what's most appropriate for infill development in a neighborhood near the downtown that developed in the 1920s. More and more development is occurring in older parts of the city as subdivisions have largely been built to the city limits in most areas.

The way the city develops has changed several times since Tulsa was established. In particular, innovations in transportation changed the way Tulsans were able to move around, and as an effect, changed the organization of urban form. When Tulsa was first established along the St. Louis and San Francisco Railroad, people got around primarily on foot or by horse-drawn carriage. Then in the early 20th century, streetcars expanded beyond what is thought of as downtown today into the city's first streetcar suburbs. Eventually the automobile and buses overtook the streetcar, and the city's footprint grew as individual mobility expanded. Finally, with the introduction of the interstate highway system and major annexation activities in the 1950s and 1960s, Tulsa expanded more rapidly than ever. Today, Tulsa still maintains each of these types of urban development, emanating from the downtown in a concentric pattern, having not existed long enough for any of these areas to fully redevelop like in older cities.

It was important that the update to planitulsa considers this trend and incorporate ways of distinguishing the appropriate type of development for a given place in the city.

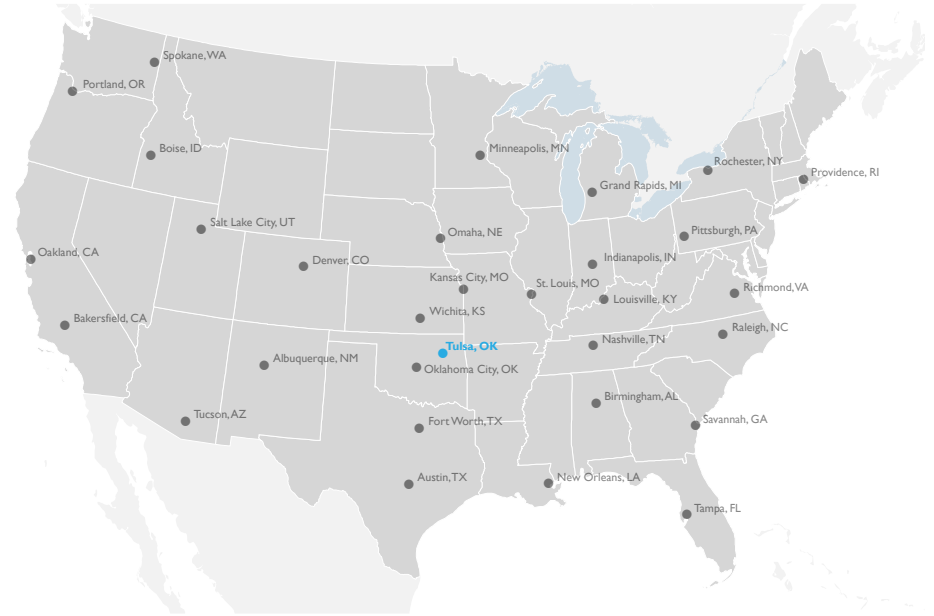


The introduction of the Development Era Map allows for the development review process to be sensitive to the different historical contexts in Tulsa. Land Use Designations are paired with the different Development Eras to identify common elements with regard to residential density, commercial format, mixed use orientation, urban form, land use diversity, parking orientation, screening, and signage. Areas identified as Future Growth are likely to benefit from land use planning to guide the patterns of development in

these areas. See the Development Review Guide portion of this plan for a full explanation of the distinctions raised in the map.

Selected City Comparisons

In order to better understand Tulsa, it is useful to look at other cities across the United States and compare and contrast them. For each of the nine topic chapters, staff teams reviewed comprehensive plans from 30 selected cities across the country. Recommendations from these plans were gathered and consolidated into reference guides to help in the development of local policy recommendations. For each chapter, the planning teams identified six benchmark cities for comparisons of key performance indicators. These cities were selected for their similarity to Tulsa in terms of population, size, economy, and climate region, or were selected as cities that had desirable approaches to a chapter topic that Tulsa can model. Metrics for comparison were selected to align with the content of a given chapter and should be tracked over time to evaluate progress toward achieving plan goals and improving Tulsa's performance in comparison to cities across the country.



Future Land Use
Population Growth
Employment Growth
Housing Density
Employment Density

Transportation
Access to a Motor Vehicle
Access to Public Transit
Access to Bicycle Infrastructure
Average Commute Time

Economic Development
Median Income
Cost of Living
Unbanked Population
EITC Receiving Population
Unemployment Rate
Labor Force Participation Rate

Housing & Neighborhoods
Average Household Size - Owners
Average Household Size - Renters
% Own / % Rent
% Cost Burdened - Owners
% Cost Burdened - Renters

Communities
Foreign-Born Populations
Voter Registration
Persons 65+ Years Old
Language Other than English at Home

History, Culture, & Creativity
Government Support for the Arts
Restaurants per Capita
Museums per Capita
Arts Providers
Arts Dollars
National Register of Historic Places per Capita

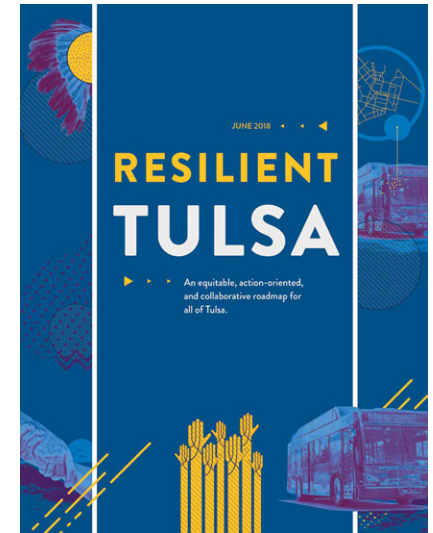
Parks and Recreation
Access to Parks
Park Spending per Capita (all entities)
Park Spending per Capita (City only)
Senior Centers per Capita
Playgrounds per Capita

Environment & Natural Resources
Electric Vehicle Charging Stations
Air Quality
Toxic Releases
Global Warming Awareness
Greenhouse Gas Emissions

Public Services
Fire Department ISO Score
Officers per Capita
Libraries per Capita
School Funding per Pupil
Household Water Use
Water Supply

Equity and Resilience Considerations

Comprehensive planning presents an opportunity to evaluate a city from a variety of different perspectives. Recommendations in this plan cover a broad array of topics, all of which have potential affects on residents of Tulsa. Two City of Tulsa reports in particular have laid the groundwork for identifying and addressing issues of social equity and resilience, the annual Equality Indicators report, and the 2018 Resilient Tulsa Strategy. In order to better understand the affect different chapter topics have on residents as it relates to equity and resilience, indicators were identified by each chapter team based on findings from research and engagement. Each indicator has a written description describing how it affects equity and resilience as well as current conditions in Tulsa. Each chapter also has a map in this section that identifies which areas of the city are performing better or worse based on metrics associated with the chapter content. These maps identify areas of the city that should receive priority focus when plan implementation occurs. Additionally, each chapter has a section that identifies which Equality Indicators and Resilient Tulsa Strategy actions are relevant to the chapter topic.



Future Land Use
Food Insecurity
Urban/Suburban Sprawl
Incompatible Land Uses

Housing & Neighborhoods
Home Appraisal Inequality
Homelessness
Housing Cost Burden

Parks and Recreation
Access to Parks and Trails
Recreational Programming Opportunities

Transportation
Infrastructure Access
Traffic Collisions
Transportation Costs

Communities
Civic Disengagement Among Minority Groups
Communication Gaps in Emergency Preparedness
Minority Group Representation in Leadership

Environment & Natural Resources
Natural Disasters and Emergency Preparedness
Urban Heat Island/Urban Tree Canopy

Economic Development
Income Inequality
Educational Attainment
Wealth Inequality

History, Culture, & Creativity
Untold Histories
Cultural Changes Due to Displacement

Public Services
Public Safety Interactions
Justice Involvement
Access to Public Services

Health and Wellness Considerations

The topics addressed in the comprehensive plan all have implications for individual and public health outcomes. This is in alignment with the concept of the Social Determinants of Health as defined by the US Department of Health and Human Services. That is, that health is influenced by social and environmental factors in addition to behavioral and genetic factors. With the focus on reducing the life expectancy gap between wealthy and impoverished parts of Tulsa, informed by planning work that has gone into the development of the Tulsa Health Department's Community Health Improvement Plan (CHIP) and the City's Equality Indicators reports, it is important for health and wellness considerations to be identified for each comprehensive plan chapter. 38 health and wellness indicators were identified across the 9 topic chapters of the plan in collaboration with public health professionals and informed by community engagement. Potential health outcomes, the local Tulsa context, and policy recommendations were developed for each of the health and wellness indicators.



The US Department of Health and Human Services Office of Disease Prevention and Health Promotion organizes Social Determinants of Health into five overarching categories.

Land Use
Urban Density
Urban/Suburban Sprawl
Transit-Oriented Development
Highway Pollutants and Sensitive Land Uses
Food Deserts

Transportation
Pedestrian Infrastructure
Safe Crossings and Pedestrian/Auto Collisions
Transportation Costs
Access to Public Transit
Bicycle Infrastructure

Economic Development
Educational Attainment
Health Insurance Coverage
Workforce Development
Poverty/Personal Financial Health

Housing & Neighborhoods
Poor Housing Quality
Violent Crime
Homelessness
Housing Affordability

Communities
A Welcoming City
Civic Participation
Language Access in Communications

History, Culture, & Creativity
Access to Public Art and Cultural Districts
STEAM and Other Youth Programming
Locally-Owned Businesses
Cultural Expression and Health

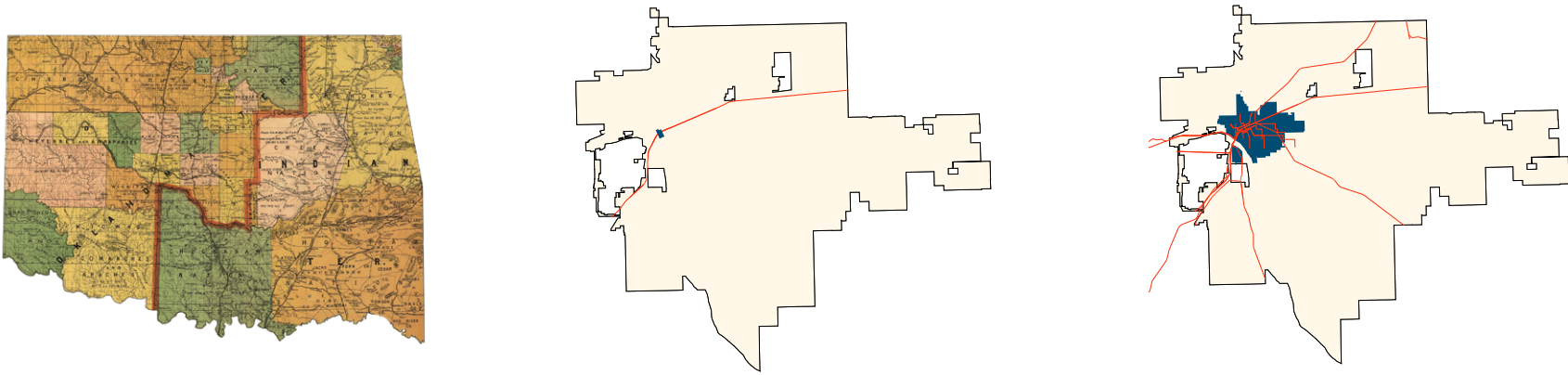
Parks and Recreation
Access to Parks and Trails
Community Gathering Places

Environment & Natural Resources
Hazardous Materials
Water Quality
Natural Area Conservation
Urban Heat Island
Urban Tree Canopy

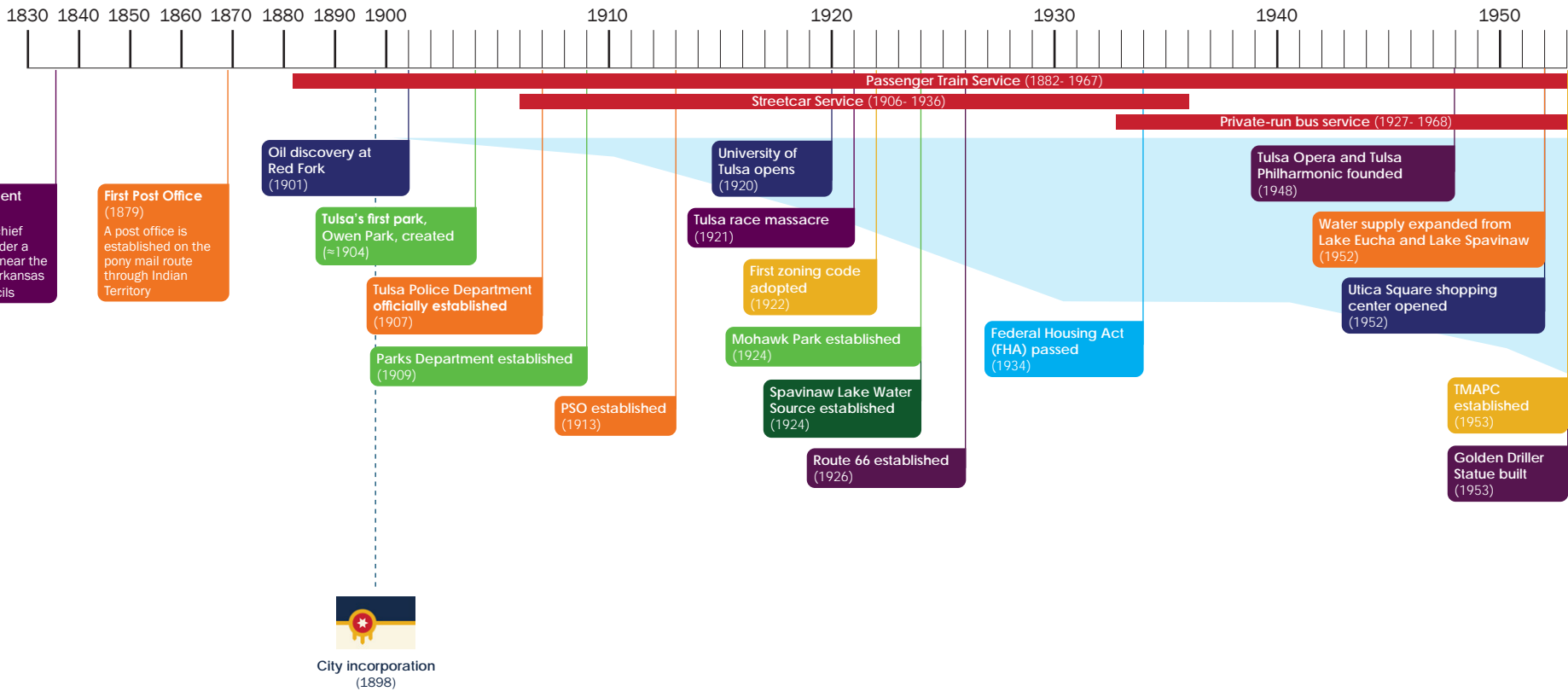
Public Services
Collaborative Policing
Justice Involvement
First Response Time
Law Enforcement Officer and Firefighter Health
Access to Storm Shelters

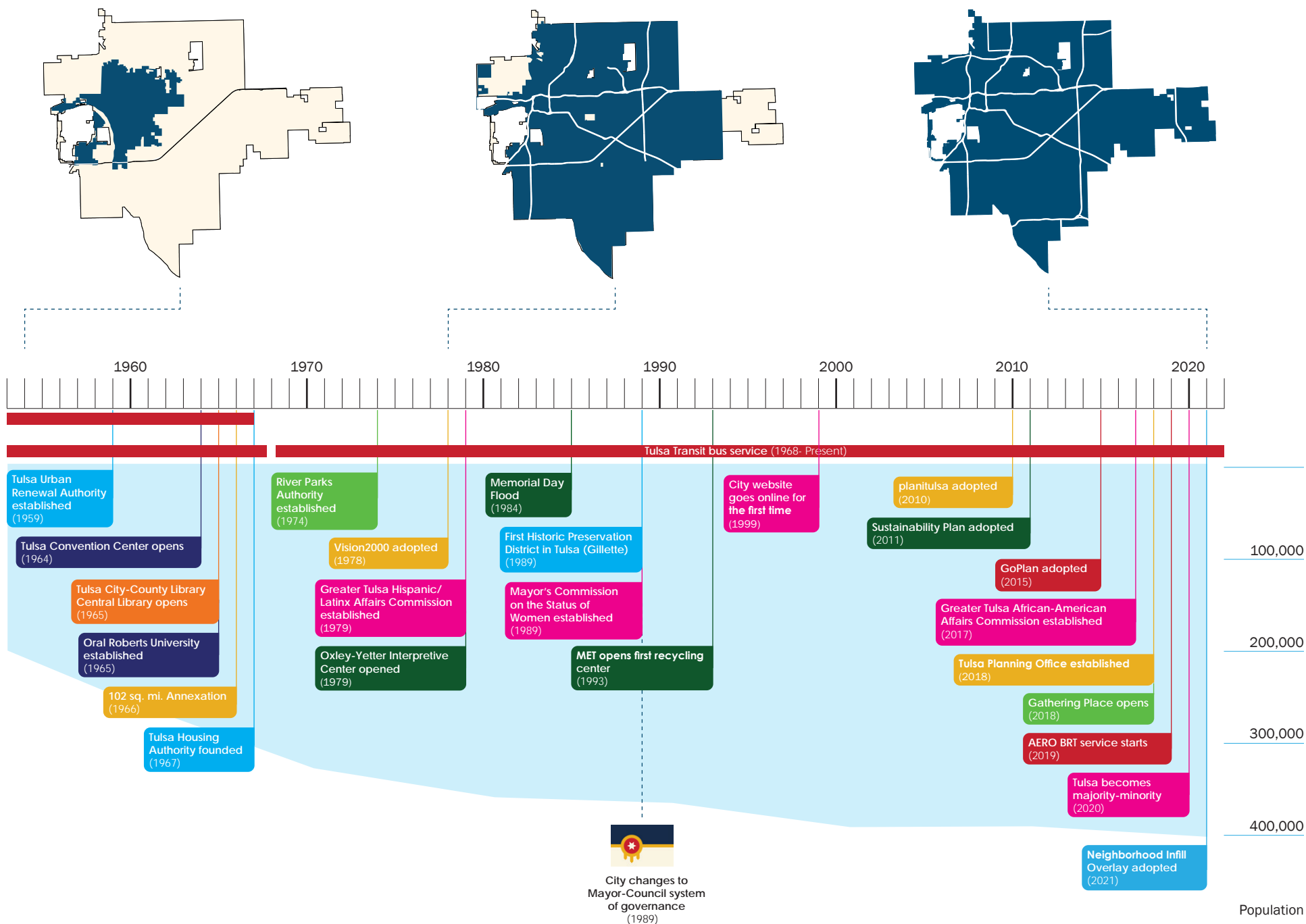
TULSA HISTORICAL TIMELINE

City Limit Expansion



Major Events & Population Growth





DEMOGRAPHIC PROFILE AND TRENDS

Tulsa's population has changed in several ways since the original adoption of planitulsa in 2010. While many of the changes are aligned with changes at the national level, a few key changes are distinct to Tulsa.

Aging Population

Since 2010, the median age in Tulsa has increased from 34.8 years to 35.3 years. While 0.5 years may seem rather insignificant, the proportion of Tulsans that are 65 years or older has increased by 18% since 2010. This trend aligns with global trends of the Baby Boomer generation aging out of the workforce and entering into retirement years. The city's labor force participation rate has also declined, mirroring the shift in median age.

Increasing Diversity

According to the results of the 2020 Decennial Census, Tulsa has become a majority-minority city for the first time in its history. This means that minority racial groups make up a majority of the city's population, whereas the city has been majority White in every previous Census. Tulsa's Hispanic or Latin American population has increased to more than 19%, or roughly one in every five households. The percentage of the population that identifies as Asian or Pacific Islander increased by 54% between 2010 and 2021, to roughly one in every 20 households.

Tulsa's Black and American Indian populations had slight decreases in the past decade; however, Tulsa's White population had by far the largest decrease. Additionally, the percentage of the population identifying as Two or More races nearly tripled since 2010. In fact, Oklahoma had the highest increase in individuals that identify as Two or More Races of any state in the country. The Census Bureau and demographers across the country have identified several reasons why this is the case. Firstly, the questions regarding racial identity were different in the 2020 and 2010 censuses, with the 2020 format facilitating a deeper description of an individual's racial make-up. Other contributing factors include an actual increase in multi-racial births, and shifts in the way individuals identify themselves for a variety of personal reasons.

The Census Bureau anticipates additional shifts in the terminology used to classify racial group affiliation as time continues. It will be important to be cognizant of these classification changes in order to effectively use racial data for informed decision making.

Greater Educational Attainment

One of the most promising statistical trends for Tulsa is the increase in the percentage of the population who have completed a college degree. In 2010 35.9% of Tulsans had completed an Associate's, Bachelor's, or Graduate degree, and that has increased to 39.3% according to the latest Census data. An educated population can be an attractor for businesses, particularly those that pay higher wages and offer more benefits for their employees.






Industry Sector Shifts




Since 2010 Tulsa has seen some notable shifts in the distribution of employment by the various economic sectors. Tulsa saw modest growth in manufacturing and healthcare and social assistance jobs, but saw more volatile shifts in other sectors. The retail trade sector declined, consistent with national trends, and was heavily disrupted by the COVID-19 pandemic. The administration and support sector saw the steepest decline, dropping by nearly 12%, while the accommodation and food service sector saw a large increase of 11%.

As Tulsa's population continues to increase its educational attainment, additional shifts in the predominant industry sectors are likely as well. Efforts by Tulsa agencies and organizations to stimulate economic development will need to foster these changes.

Housing Trends

Since 2010 Tulsa has trended steadily toward a 50/50 split between owner-occupied housing units and renter-occupied housing units. The rate of vacancy has declined substantially, as the increase in available housing units has not fully kept up with the increase in population. The total number of housing units increased 2.8% and the total population increased 5.4% during the same time period. This, coupled with supply chain constraints leading to severe inflation, has led to a steep increase in housing costs in Tulsa since 2021. New housing development in Tulsa should respond to these trends.

Demographics		2010	2021
 Demographics	Population	391,906	413,066
	Male	48.7%	48.8%
	Female	51.3%	51.2%
	Median Age	34.8	35.3
	Persons under 18	24.4%	23.4%
	Persons 65 and over	12.6%	14.9%
	Marital Status		
	Married	45.5%	45.2%
	Never Married	33.1%	34.0%
	Divorced/Widowed	21.4%	20.8%
 Race, Ethnicity & Ability	White	62.6%	51.8%
	Black	15.9%	14.9%
	Asian/Pacific Islander	2.4%	3.7%
	American Indian	5.3%	5.2%
	Other	8.0%	9.8%
	Two or more	5.9%	14.6%
	Hispanic/Latin American	14.1%	19.1%
	People with Disabilities	15%	21.9%
	Limited English Proficiency	4%	4.6%
	Foreign Born Population	9.3%	11.2%
 Households	Total Households	163,975	163,801
	People per Household	2.36	2.42
	Median Household Income	\$39,817	\$49,611
	Low Income Household	17.2%	17.5%
	Single Parent Household	13.1%	12.9%
	Vehicles Available per Household		
	Zero Vehicles	7.9%	8.4%
	One Vehicle	41.4%	40.9%
	Two+ Vehicles	50.8%	50.7%
 Housing	Units	185,073	190,223
	Occupied	88.6%	90.0%
	Owner-Occupied	53.8%	51.7%
	Renter-Occupied	46.2%	48.3%
	Vacant	11.4%	10.0%
	Average rent cost	\$692	\$846
	Average property value	\$163,689	\$198,905
	Type of Housing		
	Single family	64.4%	63.4%
 Highest Level of Education (Age 25+)	Missing Middle	10.2%	10.1%
	Multi family	25.4%	26.4%
	Less than High School	13.2%	12.5%
	High School Diploma/GED	26.7%	25.4%
	Some College	24.2%	22.8%
	Associate Degree	6.6%	7.6%
	Bachelor Degree	18.8%	20.6%
	Graduate Degree	10.5%	11.1%

Economy		2010	2021
 Workforce	Age 16+ in Labor Force	64.6%	63.4%
	Employed	91.3%	94.2%
	Per Capita Income	\$26,426	\$33,182
	Type of Workers		
	Blue Collar	38.7%	40.4%
 Businesses	White Collar	61.3%	59.6%
	Total Businesses		22,930
	Retail		4,025
	Dining		1,283
	Office		4,703
	Lodging		135
	Full Service Grocery Store		57
	Convenience Store/Gas		190
 Employment	Manufacturing		1,517
	Total Jobs	245,209	256,388
	By Age		
	29 or younger	24.8%	23.6%
	30 - 54	55.6%	52.6%
	55 or older	19.6%	23.8%
	By Monthly Earnings		
	\$1,250 or less	20.7%	17.0%
	\$1,251 - \$3,333	43.2%	34.7%
Top 5 Industry Sectors	\$3,334 or more	36.1%	48.3%
	Healthcare & Social Assistance	16.5%	17.2%
	Retail Trade	10.8%	10.1%
	Administration & Support	10.4%	9.2%
	Accommodation and Food Service	7.2%	8%
Incentives & Districts	Manufacturing	7.7%	7.8%
	TIF Districts		26
	Destination Districts	0	4
	Opportunity Zones	0	19

planitulsa VISION (2010)

Guiding Principles

These principles were identified in the development of the 2010 plan and served as the basis for the chapter content of the plan.

Economy

- Downtown Tulsa should act as a thriving economic engine and cultural center for the entire region.
- Entrepreneurs, small businesses and large employers should find Tulsa an easy place to do business.
- Business owners are able to easily find adequate and attractive space for expanding businesses into downtown, along main streets, or in employment centers.
- The city invests in the critical infrastructure necessary to develop a robust and diversified economy.

Transportation

- A variety of transportation options serve the city, so that all Tulsans can go where we need to go by driving if we want, but also by walking, biking or using public transit.
- The transit system is designed as a consumer good and attracts people without a vehicle, as well as people who have a vehicle and choose to use an alternative.
- Employment areas are accessible to services such as child care, grocery stores, restaurants, and other amenities.

Community and Housing

- Newcomers feel welcome to move to Tulsa, find a home and join the community.
- Future development protects historic buildings, neighborhoods and resources while enhancing urban areas and creating new mixed-use centers.
- Tulsa has pockets of density to provide for a more livable, pedestrian-friendly and cost-efficient community.
- Tulsa permits opportunities for a full range of housing types to fit every income, household and preference.
- The arts as well as cultural and historic resources are celebrated.

Equity and Opportunity

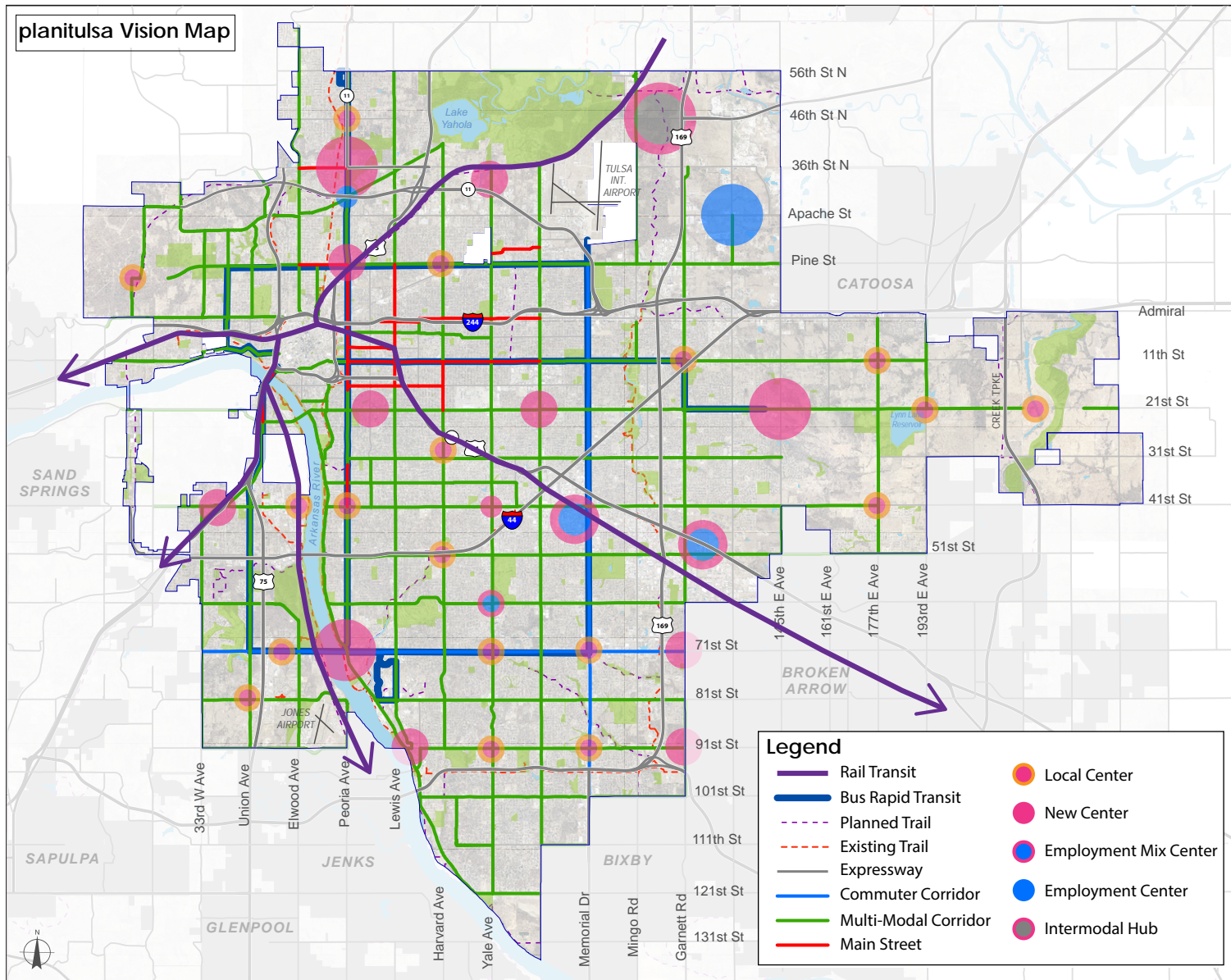
- The disparity in life expectancy between areas of the city is eliminated by addressing access to services and public health issues.
- Tulsa is a cohesive city where we have the ability to create safe, healthy lives for ourselves and our families.
- Tulsa's civic, business and government institutions ensure that everyone has equal opportunity and access to housing, employment, transportation, education and health care, regardless of background, ethnicity, or neighborhood.
- Schools are safe, easy to walk to, and part of a world-class education system.

Environment

- Tulsa becomes a leader in sustainability and efficiency.
- Residents have easy access to parks and natural areas.
- City parks provide open space, available to each neighborhood, with access to fields, natural areas and greenways for outdoor relaxation and recreation.
- New buildings meet high standards for energy and water efficiency and deliver high quality spaces and architectural design.

Planning Process

- City planning and decision-making is an inclusive and transparent process.
- Once adopted, city-wide and neighborhood plans are funded, implemented and monitored for performance.
- Development and zoning policies are easily understood, workable and result in predictable development.
- Residents have a voice in solving their community's problems today and are a part of planning for tomorrow.



Vision Map

The planitulsa Vision Map was developed during public engagement workshops and laid the foundation for the Land Use Plan Map. Centers for development and transportation vision elements are included in the map and are reflected in the Land Use Plan Map. This map is not used in the development review process and is only meant to capture the feedback from the planning process and illustrate broad conceptual ideas related to the future of land use and transportation in Tulsa.

