

Consent, Map and Discussion Comments June, 2010

CONSENT ITEMS

#	Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
C1	Theresa Landers, Email 06/02/10	General	I scanned the final pdf version rather rapidly, but did not notice any addressing some of the dead zones surrounding the older, lower income areas, such as 6th street from downtown to the university, and 11th from downtown to Memorial. Sixth Street almost looks like a war zone and 11th has way too many empty buildings and nasty looking used car dealerships. These areas don't seem to be as much of a priority as Brookside - an already developed area with a life of it's own. Again, perhaps I overlooked where these areas are mentioned, so I would appreciate your response addressing these questions. Thank you	Many near downtown neighborhoods including those referenced in this submission are covered by existing small area plans that will remain a part of PLANiTULSA. These are referenced by title in Table 18, page 63 Land Use Chapter. <u>No action needed.</u>	<i>The TMAPC voted to approve the staff changes for consent items (C1 – C14)</i> <u>No action needed.</u>
C2	Monty Prater	General	Maybe I've missed it, but this doesn't seem to acknowledge two recent developments that alarm me - shrinking of trained police force and reduction of services for children and teenagers.	The Comprehensive Plan is a land use policy guide, not a strategic guide for public safety staffing or operations. The Plan's components are driven by Guiding Principles (<i>Vision, page 6</i>) and other concepts that promote safe and vibrant neighborhoods, and equity and opportunity for families in Tulsa.	<i>The TMAPC voted to approve the staff changes for consent items (C1 – C14)</i> <u>No action needed.</u>

#	Source	Section/ Page Column Paragrap h or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
				<u>No action needed.</u>	
C3	Meredith Jackson Email 06/13/10	General	In the new article about "Plan It Tulsa" featured in Builder Magazine there is a paragraph that refers to the city not having many, or any builders who specialize in New Urban Design as it is reflected in the overall plan, common areas, type of homes, architecture, building etc. Is the city looking to hire someone who does have a background in the area of Traditional Neighborhood Planning, Design, and Building? If so, who may be contacted in this regard. Thank you in advance for your help on this.	Upon adoption and approval of the new Comprehensive Plan, the City administration will consider a Strategic Plan which recommends specific strategies for implementing the <i>Vision</i> , including review of staffing skills and priorities. <u>No action needed.</u>	<i>The TMAPC voted to approve the staff changes for consent items (C1 – C14)</i> <u>No action needed.</u>
C4	Jennifer Brown Email 06/14/10	General and Housing Chapter	How does allowing the concentration of low income housing for the homeless in one area of Tulsa (White City and surrounding neighborhoods) fit into the Planitulsa strategy?	PLANiTULSA consistently calls for a robust range of housing types and opportunities in locations throughout the city. <u>No action needed.</u>	<i>The TMAPC voted to approve the staff changes for consent items (C1 – C14)</i> <u>No action needed.</u>
C5	Tim Boeckman Email	Land Use pg 28 (map)	How is Expo Square and the Tulsa County Fairgrounds incorporated into the plan? It was not highlighted on the map as a center of activity. Events at the fairground generate more tourism in the city	The Tulsa Plan Map (Land Use Chapter, page 28) indeed designates Expo Square and the Tulsa County Fairgrounds as "Regional Center" building block (page 32) of the Land Use Chapter, "...	<i>The TMAPC voted to approve the staff changes for consent items (C1 – C14)</i>

#	Source	Section/ Page Column Paragrap h or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
	06/11/10		than all other events in Tulsa.	area(s) that attract workers and visitors from around the region...: <u>No action needed.</u>	<u>No action needed.</u>
C6	Staff	Transportation Page TR [39] Page 39	<i>The following grammar/typing error is found in Goal 10.2,</i> 10.2 Ensure that this area <u>which will be made</u> more accessible by the Gilcrease Expressway.	<i>Staff recommends the following revision to correct grammar and punctuation:</i> 10.2 Ensure that this area which will be made more accessible by the Gilcrease Expressway.	<i>The TMAPC voted to approve the staff changes for consent items (C1 – C14)</i> <i>Deleted “which”</i>
C7	Michelle Cantrell, TMAPC email 06/15/10	Land Use Pg 77, goal 3.3	I think this is a run on sentence. I would rewrite: "Work with utility providers to increase options for street light fixtures that encourage walking and safety, to increase options of trees, and to resolve maintenance issues." I am not entirely sure of the meaning of the sentence, though--is the maintenance issue have to do with trees? Or with trees and light fixtures?	Framing: Placement of street lights and plantings frequently in or near sidewalks can interfere with walkability. It is important assure that these amenities are installed in a manner that supports walkability, but also accommodates associated safety and maintenance issues such as tree trimming and proper illumination. <u>Staff proposes the following re-wording for LU Goal 3.3:</u> "Work with utility providers to increase options for street light fixtures that encourage walking and safety, to increase options for trees, and to resolve maintenance issues."	<i>The TMAPC voted to approve the staff changes for consent items (C1 – C14)</i> <i>Reword 3.3 "Work with utility providers to increase options for street light fixtures that encourage walking and safety, to increase options for trees, and to resolve maintenance issues."</i>

#	Source	Section/ Page Column Paragrap h or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
C8	Stephanie Arnold DeVerges, email 6/14/10	Unknown	Reinstate the language restricting how much square footage and concrete can be built on a lot.	No similar language has ever appeared in this plan. Specific targets for lot coverage and open space are typically addressed by zoning and not in a comprehensive plan. <u>No action necessary.</u>	<i>The TMAPC voted to approve the staff changes for consent items (C1 – C14)</i> <u>No action necessary.</u>
C9	Michelle Cantrell, email 06/15/10	Trans, pg 22 , last sentence	Last paragraph states: "...not all roadway improvements will not result in multi-modal streets." (double negative). I assume "not all roadway improvements will result in multi-modal streets."	<u>Agree. Rewrite as proposed:</u> "...not all roadway improvements will result in multi-modal streets."	<i>The TMAPC voted to approve the staff changes for consent items (C1 – C14)</i> <i>Rewrite "...not all roadway improvements will result in multi-modal streets."</i>
C10	Michelle Cantrell, email 06/15/10	Transportation and maps	My understanding for the "Big T" (frequent bus service, Trans chapter pg 25) is that the bus will cut over to Utica between 11th & 21st. I am curious why this isn't depicted on the map. Also, there isn't anything on the website that deals with the transportation map. While the LU chapter has a combination land use/transportation map, the map on the website is only of land use. At some point, could we get the transportation map--or the combination map--put up?	Previous comments on maps indicated that the transportation options, coupled with other map features, made the map too difficult to read. In response to these comments, 2 maps were created to separate the Transit Vision components from the Multi-Modal Vision components. They are located in the Appendix pgs 22 and 23. <u>Staff agrees with recommendation to post all relevant maps on the website.</u>	<i>The TMAPC voted to approve the staff changes for consent items (C1 – C14)</i> <i>Staff to post maps as recommendation.</i>

#	Source	Section/ Page Column Paragrap h or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
C11	Staff	General	In some instances, the Plan refers to “Metro Tulsa Chamber”, which is incorrect.	<u>Correct text to Tulsa Metro Chamber where applicable.</u>	<i>The TMAPC voted to approve the staff changes for consent items (C1 – C14)</i> <u>Multiple instances of Tulsa Metro Chamber reworded to Metro Tulsa Chamber</u>
C12	Michael Bates, email of 06/15/10	General	In general, this is a solid plan that should be moved forward to the City Council. Rereading the plan again, I was pleased by the emphasis on connectivity (something sadly neglected in the build-out of south Tulsa, to the detriment of traffic flow), walkability, and a much more sensible approach to parking, including shared parking districts and realistic parking ratios. I'm pleased to see an important role for historic preservation, particularly in the downtown area. I applaud the inclusion of "protects and stabilizes existing neighborhoods" in the list of criteria to guide zoning decisions (Land Use Policy 5-7, p. LU-80).	<u>No action required.</u>	<i>The TMAPC voted to approve the staff changes for consent items (C1 – C14)</i> <u>No action required.</u>
C13	Barbara VanHanken, email 06/15/10	General	“.. not factored into this document is the absolute necessity for vigorous enforcement to help guide the success of these development concepts. What ever the final plan is matters little if oversight and enforcement is not up front and meaningful penalties	Enforcement is through implementation of the plan. <u>No change recommended.</u>	<i>The TMAPC voted to approve the staff changes for consent items (C1 – C14)</i> <u>No change recommended.</u>

#	Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			applied. Cost-saving shortcuts only benefit the builder, not the community!"		
C14	AIA Eastern Oklahoma Chapter, letter 06/15/10	General	Finally, we strongly recommend the use of small area planning as part of the implementation of the comprehensive plan. It is our belief that all areas of the city would benefit from this process, not just the areas of growth. All areas of the city, as living communities, are subject to change regardless of the designations in this plan. Furthermore, areas designated for growth will impact adjacent areas of stability making it unwise to exclude these areas in the small area planning process.	<u>No change necessary.</u>	<i>The TMAPC voted to approve the staff changes for consent items (C1 – C14)</i> <u>No change necessary.</u>
C15	Brent Stout, Public Works	Appendix pgs 18, 27	<p>From looking at the cross sections again, I had some additional comments.</p> <p>On page 18, the Minimum Right-of-Way shown is 100', not 98'. Clean up "9'" shown for the sidewalks on both sides, there is residual remains of past dimensions showing in the drawing. Please correct.</p> <p>On page 27, the street cross section varies from 24'-36' in the current residential collector. Refer to the Major Street and Highway Plan. The amended</p>	<u>Agree. Correct as suggested.</u>	<i>Consent Item approved by TMAPC per staff recommendation</i>

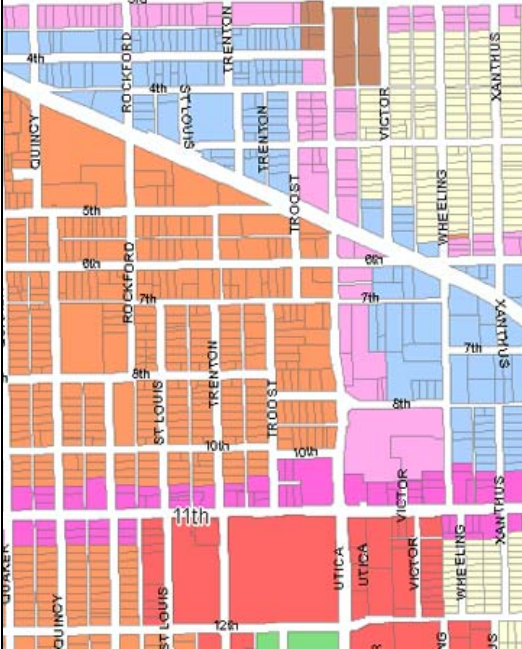
#	Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			residential collector cross section is correct.		

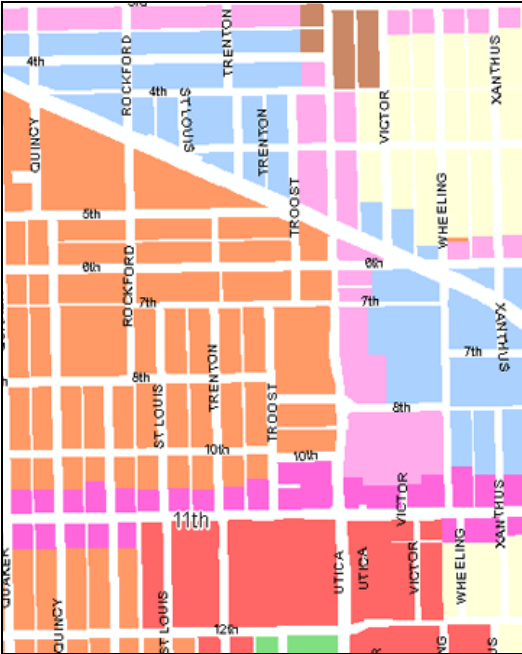
MAP ITEMS

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
M1	Michael Bates, email of 06/15/10	Maps General: technical quality of presentation materials	<p>* Finally, a technical comment about the quality of the online PDF documents: The maps and charts are almost illegible, because of the image compression method used to reduce the document size. Zooming in to get a closer look reveals pixelation and other artifacts, blurring details. Often, the colors used in a map's legend don't match the colors that appear in the map (e.g. the transportation map). I urge the PLANiTULSA team to make higher resolution versions of the maps and charts available to the public, using non-lossy compression methods such as PNG. JPEG compression is designed for use with photos, not for maps or graphics that use a small number of distinct colors with sharp boundaries.</p> <p>I would also urge making documents, maps, and charts available in the native format in which they were originally laid out (e.g., Photoshop, GIS, AutoCAD).</p>	<p><u>NOTE:</u></p> <p>Note: Maintaining a plan that is crisp enough to read, and yet small enough to easily download is a technical challenge that will not be fully resolved within the next few days, although staff has already increased map resolution on the website. That said, staff notes ways to enhance the readability of this plan have been identified including:</p> <ul style="list-style-type: none"> • Increasing the resolution of the maps and graphics (and consequently, the file size) of the of the plan chapters. • Inserting hyperlinks to external, high resolution maps. • Providing access to maps in their native, GIS format <p>It is unlikely that any of these solutions will be fully implemented prior to plan adoption by the TMAPC; however, Patrick Boulden has indicated that subsequent efforts by the publisher to enhance the resolution of the maps, so long as the maps are otherwise identical, would not be considered an amendment to the plan. These changes can</p>	<p><u>No TMAPC action needed.</u></p> <p><i>Staff will continue to adjust resolution and file size as needed. No other changes to document will occur. These publishing enhancements do not constitute an amendment to the Plan.</i></p>

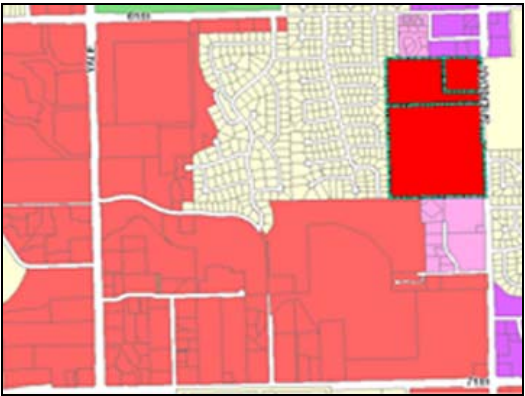
#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			<p>Those Tulsans with the appropriate software would be able to download the files and turn layers of content on and off to see the details more clearly.</p>	<p>therefore be made as manpower becomes available and/or technology improves.</p> <p><u>No TMAPC action needed.</u></p>	
M2	Paul Uttinger, Email 06/02/10	Maps	<p>I can't find separate links to the revised Land Use and Areas of Growth/Stability maps, if there are any.</p> <p>Will the revised maps be the huge parcel specific files similar to those uploaded in mid-January? Or will the final versions be published in the Land Use chapter as small maps with a limited zoom level?</p> <p>Both maps ought to be non-parcel specific. That was the goal stated at the beginning of the PLANiTULSA process, and it makes more sense to show broad planning concepts at this stage, then let the finer details be worked out through the small area plans.</p> <p>There isn't enough time to accurately characterize each individual parcel within Tulsa, and that level of precision isn't needed for a comprehensive plan, anyway.</p>	<p>Among the goals of PLANiTULSA, replacing the current land use maps, initially drafted decades ago, is a top priority. The existing land use intensity maps are very specific and show desired land use intensities with a high degree of precision. The new Land Use and Stability/Growth maps offer similar levels of precision.</p> <p>The Land Use and Stability/Growth maps were developed with workshop results, existing zoning, and over 200 man-hours of staff review by City Planning, INCOG, and Fregonese staff.</p> <p>PLANiTULSA, focuses considerable energy on infill development in previously developed areas. Considerable growth can occur along narrow arterial corridors adjacent to stable neighborhoods, but the particulars of how this occurs are important. Feedback received through the PLANiTULSA process indicates that preserving stable areas is a high priority with participants, and knowing where</p>	<p><i>TMAPC voted to retain the maps as presented.</i></p>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			<p>- Paul Uttinger, AIA</p>	<p>the “edges” between stability and growth is also important.</p> <p>All that said, there are some very legitimate planning reasons for having a land use map that is imprecise or “fuzzy”. Among them, ensuring that the Land Use map is not used as a regulatory device like the zoning map. Ideally, the land use map remains a flexible guide that supports innovative growth ideas.</p> <p>For complex cases, PLANiTULSA turns to inclusive, Small Area Planning processes as a means of testing innovative ideas, refining the edges between growth and stability and changing land uses.</p> <p><u>TMAPC may choose to:</u></p> <ol style="list-style-type: none"> Option 1: Leave the Land Use and Stability/Growth maps as they are. 	

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
					

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
				<p>2. Option 2: Prepare maps that are less specific. The most straightforward way of doing this would be to turn off the lot line layer, through GIS/mapping techniques.</p> 	

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
M3	AIA Eastern OK Chapter, letter 6/15/10	Stability/Growth Map	We are concerned that the stability and growth map shows too much detail and should not be parcel based. Detailed maps at this stage may detract from the policy goals of the plan as landowners or citizen groups focus on specific land parcels. Detailed maps like this would be better created during the small area planning process where there is time to focus on a greater level of detail, identify and correct inaccuracies and involve more of the affected community. We suggest this map should be more diagrammatic or only presented at a very small scale where parcel boundaries cannot be discerned. A note on the map stating that the map is not parcel specific would also be helpful.	<u>See above.</u>	<i>TMAPC voted to retain the maps as presented.</i>
M4	Lou Reynolds E-mail 6/10/10	Maps	On behalf of Shadow Mountain Behavioral Health System (SMBHS), I am writing to request that the PlaniTulsa maps be amended to include the 20 acres that SMBHS owns at 6262 South Sheridan within the Tulsa Plan Map as "Regional Center". Shadow Mountain is a 108-bed psychiatric hospital, with over	The June 2010 land use map shows this property in the land use category "mixed use". In light of the recent language added to the plan draft concerning medical districts, the Planning Commission should consider placing this facility in the Regional Center category. This designation is already assigned to St. Francis Hospital and its other medical land uses within this square mile (Warren Clinics, Laureate,	<i>TMAPC voted change the Land Use designation of the subject properties from Mixed Use to Regional Center in order to allow for unified planning of medical facilities. The subject properties remain Areas of Growth, per the</i>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			<p>300 employees, that offers a comprehensive continuum of behavioral healthcare services</p>	<p>Monterea). Also note that the 40 acre property to the south is owned by the Warren Foundation (Medical) and should also be considered for inclusion in the Regional Center category. This grouping can allow for coordinated planning to address internal connectivity, transportation, geographic constraints, and land use relationships between medical and supporting facilities. This change appears to contribute to the orderly growth of the City of Tulsa. Note: These properties are currently shown as Areas of Growth and the Stability/Growth is already consistent with this request.</p>  <p><u>For this property, TMAPC may elect to:</u></p>	<p><i>Stability/Growth Map.</i></p>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
				<ul style="list-style-type: none"> ▪ Retain the “Mixed Use” designations shown on the June 2010 land use map. ▪ Change the land use designation for the 20 acres (the two lots to the north) to “Regional Center”. ▪ And/Or change the designation of the 40 acre property to the south to “Regional Center”. 	
M5	AIA Eastern OK Chapter, letter 6/15/10	Maps, Land Use	<p>We are also concerned with the patterns of development shown on the revised land use map. This map shows large tracts of land which total over fifteen percent of the city’s land area in east, northwest and southwest Tulsa that are now largely zoned for agricultural use as new neighborhoods with neighborhood centers spaced one mile apart at arterial street intersections. Such a designation of these areas will only perpetuate the longstanding patterns from the land use intensification system characterized by low-density development with segregated uses dependent on automobile transportation. We view this as an unsustainable land use concept</p>	<p>The New Residential Neighborhoods building block is designed to be more compact and better connected to Neighborhood and Town Centers. Housing studies indicate that single-family housing will remain a part of our future. Rather than remove this building block entirely, we could look to changes in the zoning code and subdivision regulations which will sustainably support single-family housing, e.g. housing at higher densities; skinnier streets, etc.</p> <p><u>TMAPC options:</u></p> <ul style="list-style-type: none"> • Retain Land Use Maps as presented • Direct staff to reevaluate Land Use Map. <p>Note: Would require public review prior to adopting plan.</p>	<p><i>TMAPC voted to retain the maps as presented.</i></p>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			that does not support a walkable environment and places fiscal burdens on the city to extend infrastructure and services into these areas. We suggest not extending development into these areas or to limit development to denser, sustainable, mixed use districts.		

DISCUSSION ITEMS

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
D1	Phil Marshall, TMAPC	Land Use Page 77 Policy 3.6	<p>Would you check to see if this paragraph 3.6 was addressed at the meeting. I believe it can be deleted per 4-14-10 minutes where Ms. Cantrell clarified that anywhere in the plan where it refers to rhythm, proportions, character, it will be replaced with the underlined language proposed under Consolidated Table of Discussion Items, Major Issue #5.</p> <p>3.6 Encourage complementary building height, scale, design and character.</p> <ul style="list-style-type: none"> • Create a sense of place by encouraging development of buildings, structures and landscapes that complement the character and scale of their setting. • Encourage new development to be appropriate to the context of its location in density, massing, intensity and size, particularly when adjacent to existing residential areas and historic districts. • Design buildings to be compatible in height, scale, bulk and massing to the urban context and established character of the surrounding area. 	<p><u>NOTES:</u></p> <ul style="list-style-type: none"> • TMAPC did not direct staff to make any changes to Land Use Policy 3.6. • Staff comment: Extensive rewording, beyond specific instructions from previous TMAPC decisions, will require cascading changes in multiple Plan chapters as well as the Vision. <p>Citing Housing Goal 3 - "New development is consistent with the PLANiTULSA building blocks. Policies to support this goal include.", staff asserts that Policy 3.6 and its policies support this goal in an encouraging, but not prescriptive manner.</p> <p><u>TMAPC options:</u></p> <ul style="list-style-type: none"> • Retain 3.6 • Delete 3.6 • Modify 3.6 	<p><i>A TMAPC motion to remove item 3.6 failed to pass. Item 3.6 will remain as written.</i></p>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			<ul style="list-style-type: none"> • Design parking lot location, configuration, access points and screening to minimize spillover and mitigate any negative effects. 		
D2	Bill Leighty, TMAPC	Vision Page 23	Include the terms “form, rhythm, scale and proportion” in <i>Our Vision for Tulsa</i> .	<p>Staff took instruction from TMAPC minutes below-</p> <p>Action: TMAPC Action; 9 members present: On MOTION of LEIGHTY, TMAPC voted 6-3-0 (Cantrell, Carnes, Leighty, McArtor, Midget, Wright "aye"; Dix, Marshall, Walker "nays"; none "abstaining"; Liotta, Shivel "absent") to instruct the consultants to write some language that would be consistent with the other language that is in the plan to make note of citizen's concerns and desires to have form, scale, rhythm, harmony in their neighborhoods for Consolidated Table of Discussion, Major Item #5, and consent items #37, 38, 39, 40, 53, 54, 55, 60, 61, 62, 81, 82, 83, 92, 93 in the vision document.</p> <p>- to include language that would be consistent with “form, rhythm, scale and proportion” in the <u>Vision</u>, based on input consistently received throughout the PLANiTULSA process, with respect to existing residential neighborhoods, but also with the understanding that such details are regulated by the zoning code.</p> <p>Accordingly, the June 2010 text was drafted as follows: “Tulsa’s original single-family neighborhoods</p>	<p><i>A TMAPC motion was passed</i></p> <p><i>to the</i></p> <p><i>log</i></p> <p><i>single-</i></p> <p><i>ods</i></p> <p><i>tal</i></p> <p><i>re</i></p> <p><i>preserved in this new vision, and where needed, revitalized. New infill development will create a sense of place by encouraging development of buildings, structures and landscapes that are in harmony with complement the character of the neighborhoods and are</i></p>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
				<p>will continue to be among its most vital assets. They will be preserved in this new vision, and where needed, revitalized. New infill development will create a sense of place by encouraging development of buildings, structures and landscapes that complement the character of the neighborhoods and are <u>appropriate to the context of the location in density, massing, intensity and size.</u></p> <p><u>TMAPC options:</u></p> <ul style="list-style-type: none"> ▪ Retain June 2010 language. ▪ Modify <u>Vision</u> text on pg 23, to read: <p>“Tulsa’s original single-family neighborhoods will continue to be among its most vital assets. They will be preserved in this new vision, and where needed, revitalized. New infill development will create a sense of place by encouraging development of buildings, structures and landscapes that <u>are in harmony with</u> complement the character of the neighborhoods and are appropriate to the context of the location in <u>form, rhythm, scale and proportion</u> density, massing, intensity and size.”</p>	<p><i>appropriate to the context of the location in <u>form, rhythm, scale and proportion</u> density, massing, intensity and size.</i>”</p>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
D3	Chip Atkins, 6/15 public hearing testimony	Vision Page 23	Form, rhythm, scale and proportion: add those words back where appropriate.	<u>See above</u>	<i>The TMAPC replaced “form, rhythm, scale, and proportion” as noted in item D2</i>
D4	Stephanie Arnold DeVerges, email 6/14/10	Vision Page 23	Thank you for the opportunity to comment via email regarding the proposed changes to the PlaniTulsa plan. As a citizens' team member who has participated in the process over the last two years, I stand in support of the changes suggested by Preserve Midtown. These changes are aligned with the work and intentions of the citizens' team and are as follows: Put back the words "form, scale, proportion and rhythm" regarding new neighborhood development.	<u>See above</u>	<i>The TMAPC replaced “form, rhythm, scale, and proportion” as noted in item D2</i>
D5	Barbara VanHanken, email 06/15/10	Land Use	In Land Use section, return the verbage "form, scale, proportion and rhythm" back into this document.	Staff was instructed by TMAPC to remove “form, scale, rhythm and proportion” from the Land Use Chapter, and place similar language in the <i>Vision</i> . <u>TMAPC options:</u> ▪ See above	<i>The TMAPC replaced “form, rhythm, scale, and proportion” as noted in item D2.</i>
D6	INCOG	Transportation	This map does not show any roadway widening on	The map change has been made, but has not yet	<i>The TMAPC voted to approve</i>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
		Page [9] Page 9 Figure 3	81st or 101st Streets. These roads are currently over capacity and are projected to be extremely over-burdened by 2030. Currently segments of 81st Street (From Yale to Mingo) and 101st Street (Sheridan to Memorial) are already operating at LOS E, meaning that the facility is "in the vicinity of capacity," or LOS F operation. (INCOG 2009 Congestion Management Process, p. 17, Map 4) Recommended Action: Include roadway widening on 81st and 101st Streets from Riverside Drive to Garnett Road.	<p>been discussed by TMAPC.</p> <p>A revised Figure 3 is shown in the Final Draft shows six miles of additional lane widening on 101st Street. 81st Street has not been altered because lane widening at the noted locations is already funded and/or under construction.</p> <p>Also for review, the Team has inserted into the Appendix "Transportation II: Urban Corridors" [page AP 29] that provides guidance for review and planning of urban arterial corridors.</p> <p><u>Team recommends:</u></p> <ul style="list-style-type: none"> ▪ <i>The reevaluation of roadway widening based on demographic changes and recommendations to use a multi-modal approach to meet the travel demands of Tulsans.</i> ▪ <i>Emphasizing the need for Transit improvements to the 91st and Mingo-Garnett Corridor prior to investments in roadway capacity.</i> ▪ <i>Conducting an analysis of the subject area using the urban corridor planning process to uncover intersection and ITS improvements that could be made in conjunction with transit alternatives.</i> 	<p><i>recommended changes shown in the June draft (widening on 81st and 101st Streets)</i></p> <p><i>Staff noted that the transportation map will face further review and reconciliation with the Long Range Transportation after the completion of a recently initiated Alternatives Analysis for rail and mass transit.</i></p>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
				<p><i>Notes: One important document will be INCOG's pending Transportation Alternatives Analysis, which will evaluate the potential for mass transit in the vicinity. The Planning Commission may wish to defer action on this item today and take it up upon completion of this pertinent analysis.</i></p> <p><i>The Team has prepared a document that proposes a corridor planning process on several key facilities in the city.</i></p> <p><i>Recommend that the Urban Corridor document be added to the Plan document as a transportation appendix.</i></p>	
D7	Tulsa Metro Chamber Per letter dated May 28, 2010	Transportation Page TR [39] Page 39	<u>Transportation or Land Use Chapter, Discussion Item #36</u> We appreciate the addition of the Gilcrease Expressway in the chapter. Consultant and City Planning staff suggested that language be added that prepare the area for development through the Small Area Planning process. It is our understanding that Small Area Plans are usually used in developed areas with neighborhood stakeholders assisting in the plan that will affect their area. It is unclear how a small area plan would apply to a corridor such as the Gilcrease Expressway which is largely undeveloped. We encourage privately-initiated pre-development	<u>TMAPC options:</u> <ul style="list-style-type: none"> • Retain the language per TMAPC's April 28th action as below: <ul style="list-style-type: none"> <u>10.3 Prepare the area for development through the Small Area Planning process.</u> • Substitute the following language for 10.3: <ul style="list-style-type: none"> 10.3 Prepare the area for development with plans that incorporate PLANiTULSA concepts and building blocks, through small area plans, master development plans, or 	The TMAPC voted to substitute the language in item 10.3 as offered by staff: <p style="text-align: center;"><i>10.3 Prepare the area for development with plans that incorporate PLANiTULSA concepts and building blocks, through small area plans, master development plans, or other types of plans as appropriate, to direct</i></p>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			planning (such as a Master Development Plan, Planned Unit Development, or a Corridor Development Plan) rather than Small Area Plans as has been described by the consultants.	other types of plans as appropriate, to direct orderly, fiscally-sustainable growth. <i>NOTE: This request is also made by the Homebuilders' Association.</i>	<i>orderly, fiscally-sustainable growth.</i>
D8	HBA letter received 06/14/10, Item 7	Trans chapter, Pg 39 , Policy 10.3	<p>a. Goal 10 makes the completion of the Gilcrease Expressway a priority and calls for future development. We share the belief in these worthy goals. However, requiring a small area plan is too limiting. There are other worthy planning tools, such as master plan development and/or corridor zoning which must be considered. Additionally, it is our understanding that small area plans should come about as a result of the desires of the property owners involved, not by a comprehensive plan mandate.</p> <p>b. We would respectfully request that Policy 10.3 be deleted, but all other portions of Goal 10 remain.</p>	<p><u>TMAPC options:</u></p> <ul style="list-style-type: none"> Retain the language per TMAPC's April 28th action as below: <ul style="list-style-type: none"> <u>10.3 Prepare the area for development through the Small Area Planning process.</u> Delete references to small area planning in the Gilcrease Expressway area, as requested by HBA. <i>Substitute the following language for 10.3:</i> <p>10.3 Prepare the area for development with plans that incorporate PLANiTULSA concepts and building blocks, through small area plans, master development plans, or other types of plans as appropriate, to direct orderly, fiscally-sustainable growth.</p> 	<p><i>The TMAPC voted to substitute the language in item 10.3 as offered by staff:</i></p> <p><i>10.3 Prepare the area for development with plans that incorporate PLANiTULSA concepts and building blocks, through small area plans, master development plans, or other types of plans as appropriate, to direct orderly, fiscally-sustainable growth.</i></p>
D9	Tulsa Metro	<u>Economic Development</u>	<i>From the letter:</i> It is our understanding that the Planning Commission has directed the	<i>The TMAPC directed staff and consultants to address the significance of economic development</i>	<i>The TMAPC voted to deny the requested text change and</i>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
	Chamber Per letter dated May 28, 2010	<u>Chapter, Discussion Item #40-59</u>	<p>consultants to craft wording encouraging coordination with the business community and economic development organizations with regard to implementing the goals and policies in the Economic Development chapter. We endorse this recommendation. Saying that, we still think it is important to specifically mention involvement of private economic development organizations in any policies dealing with establishing a One-Stop Shop for economic development (Policy 1.1) and in streamlining the permitting process to improve efficiency in doing business with the city (Policy 1.3) so that the city officials understand the practical concerns of the business community.</p> <p>In response to our initial input, consultant and City Planning staff suggested the following language: Ensure that the City of Tulsa Department of Economic Development work with industry leaders, chambers of commerce, and other organizations engaged in economic development of Tulsa and the region in target clusters to identify public and private actions and investments to strengthen competitive advantages of the City as well as the region". (Policy 3.1 and 4.1) We agree with this language, and would ask that the target clusters [as included in our original statement] themselves be spelled out in either this point or earlier in the same chapter.</p>	<p><i>organizations – private and public -in achieving the Economic Development vision of the plan. Target clusters are specified in the June 2010 draft.</i></p> <p><i>TMAPC specifically asked that the City actively collaborate with these organizations, as stated in the preamble to the Economic Development Priorities. This reference, accordingly, applies to all subsequent sub-goals, including 1.1 (One-Stop-Shop) and 1.3 (Permit process streamlining).</i></p> <p><u>TMAPC options:</u></p> <ul style="list-style-type: none"> ▪ No change; retain June 2010 draft language as directed by TMAPC. ▪ Direct staff to revisit the preamble and sub-goals. 	<p><i>retain the language in the 2010 draft.</i></p>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
D10	Chip Atkins, 6/15 public hearing testimony	Land Use, pg 20 , first column last paragraph, first sentence,	Major issues related to multiple references to the Tulsa Metro Chamber to the exclusion of other organizations. the text reads “Finally, Tulsa must maintain its collaboration with the Metro Tulsa Chamber...” “Must” is too directive, and implies a requirement.	<p><u>TMAPC options:</u></p> <ul style="list-style-type: none"> No changes. Change text on page 20 to the following. <p><i>“Finally, Tulsa should maintain its collaboration with the Tulsa Metro Chamber of Commerce <u>or other privately-funded economic development organizations to retain key industries and help them grow.”</u></i></p>	<p><i>The TMAPC voted to approve a text change as follows:</i></p> <p><i>“Finally, Tulsa should maintain its collaboration with the Tulsa Metro Chamber of Commerce or other privately-funded economic development organizations to retain key industries and help them grow.”</i></p>
D11	Chip Atkins, 6/15 public hearing testimony	LU pg 67, column 2, second paragraph	Major issues related to multiple references to the Tulsa Metro Chamber to the exclusion of other organizations. reference to Metro Tulsa Chamber.	<p><u>TMAPC options:</u></p> <ul style="list-style-type: none"> No changes. <i>Retain as written and correct to change text to “Tulsa Metro Chamber”. <u>Note: The City currently has a contractual relationship with this Chamber, with recruiting or retaining key employers being a key requirement, which is not the case for other non-specific economic development organizations.</u></i> 	<p><i>The TMAPC voted to deny the requested text change in this instance.</i></p>
D12	Chip Atkins, 6/15 public hearing	LU pg 80	Major issues related to multiple references to the Tulsa Metro Chamber to the exclusion of other	<p><u>TMAPC options:</u></p> <ul style="list-style-type: none"> No changes. 	<p><i>The TMAPC voted to amend page 80 as follows:</i></p>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
	testimony		<p>organizations.</p> <p><i>Pg 80: "Continue and strengthen coordination between the city's economic development and planning departments and local chambers of commerce."</i></p>	<ul style="list-style-type: none"> ▪ Delete reference to chambers of commerce <p><u>Staff recommends keeping this general reference.</u></p>	<p><i>Pg 80: "Continue and strengthen coordination between the city's economic development and planning departments and local chambers of commerce <u>and/or other privately funded economic development organizations.</u>"</i></p>
D13	Chip Atkins, 6/15 public hearing testimony	Trans, pg 37	Policy 5.1 – Participation with INCOG. Suggests that the plan work with more agencies than INCOG.	<p>As the designated MPO for our region, INCOG will continue to lead and participate in transportation planning activities for the City of Tulsa.</p> <p><u>TMAPC options:</u></p> <ul style="list-style-type: none"> • No change • Expand to include other organizations beyond INCOG. 	<p><i>The TMAPC voted to deny the requested language change.</i></p> <p><i>Staff noted that INCOG has a federally mandated relationship and will remain a key partner in funding transportation activities.</i></p>
D14	Michael Bates, email of 06/15/10	Land Use, Pg 20 and pg 67	<p>* Statements specifying the Tulsa Metro Chamber (p. LU-20, p. LU-67) as a partner in economic development should be changed to refer to the business community generally.</p> <p>Over years and decades, how the business community expresses itself organizationally may change. Long-time organizations may fail to adapt to changing conditions and may be supplemented or supplanted by newer expressions of business-to-business cooperation.</p>	<p>The June 2010 final draft includes 5 specific references to the Tulsa Metro Chamber of Commerce. Four references (two on page 4 and one each on pages 6, 7 and 15) are citations associated with business and employment data and studies included in the plan. Other references in the document cite local chambers in general.</p> <p>At TMAPC's direction, the preamble to the Economic Development Priorities section (page 17),</p>	<p><i>The TMAPC voted to amend language on page LU20 and ED Goal 3 with language to read as follows: "The City, local chambers of commerce, and other privately funded economic development organizations".</i></p>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			<p>New organizations may be more or less formal, may be focused on specific neighborhoods or regions of the city on on particular market segments. City government should plan to work with all of them.</p> <p>It is imprudent for a flexible, future-oriented comprehensive plan to prescribe a fixed, privileged position for a controversial organization of questionable effectiveness. Such rigidity interferes with the dynamism we need in Tulsa's business community. Business organizations, just like individual businesses, should prove their worth in the free market, rather than using privileged government connections to protect themselves against competition. It is especially inappropriate to specify a privileged position for the Tulsa Metro Chamber in a land use policy plan. That the Tulsa Metro Chamber felt it necessary to insert themselves into a land use policy document only demonstrates their weakening political position and organizational confusion.</p> <p>I note that the economic development chapter appropriately lists the Tulsa Metro Chamber as only one among many potential business-community partners for the city (e.g. p. ED-8). Priority 2, Goal 3 (p. ED-18) should, however,</p>	<p>prescribes a generalized working relationship between the city and economic development organizations:</p> <p><i>“Many of these goals and priorities will require substantial input from the business community, and therefore coordination with various chambers will play a key role. Where appropriate to accomplish these goals, the City should look to form collaborative partnerships with privately funded economic development organizations.”</i></p> <p><u>TMAPC options:</u></p> <ul style="list-style-type: none"> ▪ Retain all Metro Chamber references per the June 2010 draft. ▪ Change language as suggested in this comment to <i>“The City and the business community work closely with institutions of higher education....”</i> ▪ Reword Economic Priority 2, Goal 3, from “The city and Chamber of Commerce...” which implies a single chamber to <i>“The City and local chambers of commerce...”</i>, to be less specific and flexible through the life of the plan. 	

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			be changed to begin "The City and the business community work closely with institutions of higher education...."		
D15	Chip Atkins, 6/15 public hearing testimony	Econ Dev Page 18	Multiple references to Tulsa Metro Chamber, specifically Economic Priority 2, Goal 3. Remove reference to Tulsa Metro Chamber.	<u>See above.</u>	<i>The TMAPC voted to amend Goal 3 with language to read as follows: "The City, local chambers of commerce, and other privately funded economic development organizations".</i>
D16	Lou Reynolds Email dated 06/13/10 to Glen Bolen in response to J. Fregonese Letter dated 04/09/10	Econ Dev Pg 15 Housing Pg 12	June 13, 2010 Dear Glen: Attached are St. John Medical Center's and Hillcrest Healthcare System's proposed revisions to the Economic Development Chapter. Let me know if you have any questions. Best regards, Lou Reynolds Pursuant to discussions regarding the planning and development of health care institutions in Tulsa, the PLANiTULSA team has developed the following plan text and policy language. This proposed text highlights that the health care industry is an important and growing part of Tulsa's economy, and that proactive and collaborative planning is essential for ensuring the industry's continued success.	Economic Development Chapter - Most of the recommendations within this request provide additional context, data, and clarification to the medical district language introduced into the June 1 draft. The notable exception is proposed item 4.6 (part of 4.5 in the June 1 draft) involving a change to include language requiring buffering. As noted in a similar request from the Home Builders Association, buffering, is but one of many planning tools that can be used to mitigate the impacts of development between adjacent uses. Without the proper planning context, however, buffers can create problems with connectivity and circulation, and can even consume land that might otherwise be occupied by productive land uses. The location and composition of a buffer (wall,	<i>The TMAPC voted retain plan text as written in the June draft and to add language proposed in item 4.9.</i>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			<p>Proposed text is in <i>italics</i>:</p> <p>Economic Development Chapter (Page 15, expand health care cluster discussion):</p> <p><i>The health care industry is an important and growing industry cluster in Tulsa and the sustainability of the city is tied directly to this industry. Nationally, of the twenty occupations expected to grow the fastest between 2006 and 2016, nine of them are in the health care field. It is reported by the Tulsa Metro Chamber that health care employment represented over 50,000 workers, and contributed \$1.4 billion in payroll income to the Tulsa economy. The Target Business Review, conducted by Market Street indicated that short- and long-term challenges for Tulsa's health care industry will be competition for qualified workers. While the region's educational institutions graduate well-trained personnel, they are often drawn to other regional markets.</i></p> <p><i>Although the city cannot necessarily affect wage prices, it can assist the local health care industry to attract and retain workers by encouraging the creation of medical districts to facilitate the</i></p>	<p>landscaping, physical distance) is something that could be addressed in greater detail through medical district planning and ultimately through the design guidelines of a zoning district, perhaps in combination with other methods of transition, stepping down the scale of development, for instance.</p> <p><u>TMAPC options:</u></p> <ul style="list-style-type: none"> • Retain language • Make changes as noted. • Make all changes except leave 4.6 as currently written. <p>Housing Chapter – The recommended text changes to 6.1 appears to be an important clarification of the intent of medical and educational district planning, which supports collaborative efforts between the institutions and the surrounding neighborhoods and business districts to facilitate healthy growth.</p> <p>Medical and educational districts are not just campus plans. The intent of these tools is to allow the neighbors, nearby businesses, and institutions to work together on housing and economic</p>	

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			<p><i>growing <u>and evolving</u> need for medical services the supply of high-quality housing, ancillary services and facilities including medical office buildings, and amenities near medical centers. These efforts can help reduce transportation costs for workers, support high-capacity transit investments that also serve other parts of the city, and enhance the value of these areas with additional businesses and services.</i></p> <p><i>Health care institutions frequently engage in master planning efforts. These plans are often closely held because they involve sensitive land acquisitions <u>issues</u>. However, when an expansion or change is planned, some collaboration and negotiation between the health care institution, the city and neighbors is needed. Resolving issues between the campus and neighborhood early, rather than during implementation can greatly improve relations within and around the district. Furthermore, the city and neighbors can identify investments or synergies near the campus that may benefit the surrounding area. Tulsa University's recent effort for their campus plan, which involved a great deal of engagement with the city and neighbors, is a fine example for</i></p>	<p>development solutions that support not just the long-term growth of the campus, but also supports the stability and health of nearby businesses and neighborhoods, too.</p> <p><u>TMAPC options:</u></p> <ul style="list-style-type: none"> • Retain language • Make changes as noted. 	

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			<p><i>other institutions around the city.</i></p> <p><i>Major health care providers and health care training institutions in Tulsa include (in alphabetical order):</i></p> <ul style="list-style-type: none"> • <i>Community Health Connection</i> • <i>Hillcrest Healthcare System</i> • <i>Morton Health Center</i> • <i>Oklahoma State University Medical Center/Center for Health Sciences</i> • <i>Southcrest Hospital</i> • <i>St. Francis Health System</i> • <i>St. John Health System</i> • <i>Tulsa Community College</i> • <i>Tulsa Technology Center</i> • <i>University of Oklahoma-Tulsa School of Community Medicine</i> • <i>University of Tulsa (TU)</i> <p>The following policy language is proposed for the Economic Development Chapter:</p> <p>Economic Priority 3</p> <p>Retain Industry Clusters That Are Strong Now, Cultivate New Clusters</p>		

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			<p>Goal 4—</p> <p>Investment strategies support existing and emerging industry clusters. Policies to support this goal include:</p> <p>4.1 Work with industry leaders in target clusters to identify public and private actions and investments to strengthen competitive advantages of the region.</p> <p>4.2 Prioritize infrastructure projects that support retention and expansion of businesses in target clusters.</p> <p>4.3 <i>Effectively</i> utilize land within the city by taking advantage of existing infrastructure, assistance programs and tools to help existing clusters expand and nourish the next generation of clusters.</p> <p>4.4 <i>Partner with health care institutions to develop plans and implementation strategies for the creation of medical or hospital districts that can accommodate growing needs of medical facilities, and supply high quality housing and supporting businesses and services for employees and clients.</i></p>		

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			<p><i>4.5 As health care institutions conduct their campus plans to define their space and operating needs, encourage them to share their operation and expansion plans with the city and neighbors.</i></p> <p><i>4.6 Encourage health care institutions to share their campus plans with the city and neighbors and collaborate on ensuring that boundaries between the surrounding districts <u>are buffered</u>. This can be carried out as a small area plan, planned unit development, medical district zone change, or similar process that includes robust public involvement.</i></p> <p><i>4.7 The city should leverage the economic activity generated by health care institutions such as demand for housing, services, retail, lodging and office uses nearby, as part of or in coordination with campus planning efforts.</i></p> <p><i>4.8 Coordinate medical and hospital district planning with transit planning and investments.</i></p> <p><i><u>4.9 Promote the continued growth and development of industry clusters and sectors, as key components in the quality of life of all Tulsa's citizens while recognizing that all parts of the city</u></i></p>		

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			<p><u>benefit from the continued growth and development of industry clusters and sectors.</u></p> <p>The following policy language is proposed for the Housing Chapter:</p> <p><i>Goal 6—</i></p> <p><i>Employee housing options in medical center, hospital <u>and university</u> areas are enhanced through collaboration between the city, the medical <u>and university</u> communities <u>and other stakeholders.</u></i></p> <p><i>6.1 Partner with local health care <u>and educational</u> institutions to encourage the development of attractive, high quality housing and supporting businesses and services that support and are supported by medical, hospital <u>or university</u> districts.</i></p>		
D17	HBA letter received 06/14/10 (Items 1a and 1b)	Land Use and Appendix	Overusage of Small Area Plans: 1.a. John Fregonese acknowledged that the City has the capacity to do about two small area plans per year. To require small area plans so extensively could result in a significant development bottle-neck.	TMAPC discussed the small area planning process within the plan. At the direction of TMAPC, the consultant team presented materials and examples to small area plans, to illustrate their use and appropriateness, and proposed language for the Land Use chapter as well as the Appendix.	<i>The TMAPC voted to retain the language as written in the June draft.</i>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			<p>1.b. We urge the TMAPC to evaluate these concerns in more detail and find ways to limit the use of small area plans to those areas to which is best suited, instead of allowing it to remain as the primary planning tool; which could result in unnecessary delays to development.</p>	<p>TMAPC subsequently considered this information and accepted the language as posted in the June 1 draft.</p> <p>In addressing <u>HBA point 1.a.</u>, the plan notes that small area plans may be prepared by the private sector and in private-public partnerships, as well as by the public sector. Thus, the capacity of the City of Tulsa to conduct small area plans is not the sole determinant.</p> <p><u>TMAPC options:</u></p> <ul style="list-style-type: none"> ▪ No change regarding small area plans based on extensive prior evaluation of the subject. ▪ Consider the HBA recommendations to revisit the use of small area plans as defined in the comprehensive plan. 	
D18	HBA letter received 06/14/10, Item 2	Land Use Page 54	<p>a. The first paragraph of this page reads as follows:</p> <p><i>"Historic designations are often considered the only way to protect classic neighborhoods; this is a valuable policy tool to preserve a neighborhood's special qualities. However, most neighborhoods do not meet the requirements Necessary to qualify for historic designation. The concept of stability and</i></p>	<p>The Plan does not offer legal protection in the way that the zoning ordinance does. Neither does it provide immunity from zoning requests. Rather, the plan describes a shared understanding of the future of a particular area. From time to time the Plan will deter incongruous rezoning requests that do not contribute to the orderly development of the City of Tulsa, which is the desired result.</p>	<p><i>The TMAPC voted to retain language "the Areas of stability on page 52, and then on top of page 54 delete the two sentences beginning with "historic designation..." and "however,..." and pick back up where it says "The concept of</i></p>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			<p><i>growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life."</i></p> <p>b. This paragraph intimates that Areas of Stability provide a type of protection offered by historic designation, but to a lesser extent. We do not believe that it is the intent of the Plan, and believe that leaving this language in will cause confusion and possibly arguments in the future.</p>	<p><u>TMAPC may elect to:</u></p> <ul style="list-style-type: none"> ▪ Retain language of June 2010 text. ▪ Reword as recommended by the HBA, as follows, to append to the last paragraph on Land Use, Page 52: <p>"The Areas of Stability include approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. <u>The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life."</u></p>	<p><i>stability....".</i></p> <p><i>"The Areas of Stability include approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. Historic designations are often considered the only way to protect classic neighborhoods; this is a valuable policy tool to preserve a neighborhood's special qualities. However, most neighborhoods do not meet the requirements Necessary to qualify for historic</i></p>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
					<p><i>designation. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life."</i></p>
D19	HBA letter received 06/14/10, Item 3	Land Use Page 57	<p>a. Under "Applying the Zoning Code"; second paragraph; second sentence: "When possible, rezoning should be conducted under the auspices of a small area or neighborhood planning process."</p> <p>b. We believe this sentence is unintentionally broad since it would almost always be <i>possible</i> to do a small area plan, even if it is not necessarily advisable or reasonable.</p>	<p>Under the law, property owners may request rezoning, regardless of the existence of a plan – small area plan or otherwise. Plan language was intended to explain that existing plans were effective tools to guide and inform rezoning requests.</p> <p><u>TMAPC may elect to:</u></p> <ul style="list-style-type: none"> ▪ Retain language of June 2010 text. ▪ Replace with the following: <p><i>"Small area plans are not a prerequisite for rezoning and PUD requests. Where no small area plan exists, the plan map</i></p>	<p><i>The TMAPC voted for language as follows:</i></p> <p><i>"Small area plans are not a prerequisite for rezoning and PUD requests. However,</i> <i>In cases where a small area plan already exists, rezoning should be guided by that small area plan. Where no small area plan exists, the plan map and the Comprehensive Plan Goals should serve as a guide for determining whether the proposed zoning district is</i></p>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
				<p><i>and the Comprehensive Plan Goals should serve as a guide for determining whether the proposed zoning district is appropriate. It is important to note that there will routinely be requests for rezoning, especially land under single ownership, small numbers of parcels, and small areas of land, that are not associated with a small area plan and the plan map will guide these decisions."</i></p>	<p><i>appropriate. It is important to note that there will routinely be requests for rezoning, especially land under single ownership, small numbers of parcels, and small areas of land, that are not associated with a small area plan and the plan map will guide these decisions."</i></p>
D20	HBA letter received 06/14/10, Item 4	Land Use Page 57	<p>a. Final sentence under the section entitled "Parking Management Districts" reads as follows:</p> <p style="padding-left: 40px;">"Mixed-use and parking management zoning districts <u>should be applied concurrently under the guidance of a small area or neighborhood planning process.</u>"</p> <p>b. Again, noting our concerns about the over usage of small area plans in this comprehensive plan, we urge the TMAPC to consider removing this language.</p>	<p>Mixed-use and parking management districts as proposed through PLANiTULSA are a new concept for Tulsa. Similar districts are used in compact urban areas to reduce net parking requirements of individual property owners and create orderly and efficient parking patterns that enhance the desired development patterns of an area. Parking districts have proven to be an effective management tool in infill development areas where land is scarce and walkability is a key objective.</p> <p>HBA further indicated in discussions with staff that their primary concern was <u>not with the notion of parking management districts</u>, but rather with the <u>italicized note</u> at the end of the sidebar, suggesting the guidance of a small area or neighborhood plan to guide the use of both mixed use and parking</p>	<p><i>The TMAPC voted for language as follows:</i></p> <p><i>"... <u>could be applied concurrently under the guidance...</u>"</i></p>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
				management districts. <u>TMAPC may elect to:</u> <ul style="list-style-type: none"> ▪ Remove the language as suggested by the HBA. ▪ No change to June 2010 draft "... <i>should be applied concurrently under the guidance...</i>" ▪ Change the phrase emphasized above to "... <i>could be applied concurrently under the guidance...</i>" <p><i>Note: The consultant strongly encourages retaining the option for property owners to conduct the analysis necessary and make application for mixed use and parking management districts.</i></p>	
D21	HBA letter received 06/14/10, Item 5	Land Use Page 55	a. At the bottom of the page, there is a paragraph explaining how Areas of Growth can transition into Areas of Stability. Despite the fact that the plan anticipates that Areas of Growth and Areas of Stability can alternate over time, there is no language which anticipates an Area of Stability transitioning into an Area of Growth. Accordingly, we would request the following language be added at the end of this page: 1. " <u>From Stability to Growth</u> : As the	This submittal introduces two topics: 1) how Areas of Stability and Growth change over time, 2) how Areas of Stability and Growth interact at the edges, i.e., where they touch each other. 1) Over time – the plan contemplates shifts from Growth to Stability (p LU 55). Likewise, the plan states that, through planning process, areas can be designated for growth and reinvestment. (pg LU 54-	<p><i>The TMAPC voted to include the proposed language as amended:</i></p> <p><i>"As the comprehensive plan is implemented, many areas currently designated as stability will may transition to those that should support growth. This transition should occur with</i></p>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			<p>comprehensive plan is implemented, many areas currently designated as stability will transition to those that should support growth. This transition should occur with proper buffering. Where appropriate, this may be accomplished with small area plans, master development plans and planned unit developments."</p>	<p>55). <i>No TMAPC action needed for item 1)</i></p> <p>2) At the edges - growth at the physical edges between Areas of Stability and Areas of Growth. By definition, the Plan anticipates transition within <i>Areas of Growth</i>. Buffering may be one tool of mitigating impacts, <u>but it is not the only method of transition</u>. In addition, buffering as a one-size-fits-all solution may ignore other important issues such as connectivity to the surrounding residential areas, and even the highest and best use of the land upon which the buffer resides.</p> <p>Other forms of development may provide orderly transition including: stepping down scale and height of buildings and carefully placing commercial, office, and residential uses within a transition area.</p> <p><u>The TMAPC may elect to:</u></p> <ul style="list-style-type: none"> ▪ Retain the language from the June 2010 draft unchanged. ▪ Include the buffering language suggested by the HBA: 	<p>proper buffering. <i>Where appropriate, this may be accomplished with small area plans, master development plans and planned unit developments."</i></p>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
				<p><i>“As the comprehensive plan is implemented, many areas currently designated as stability will transition to those that should support growth. This transition should occur with proper buffering. Where appropriate, this may be accomplished with small area plans, master development plans and planned unit developments.”</i></p>	
D22	HBA letter received 06/14/10, Item 6	Land Use, Page 55 , par 1, 1 st sentence	<p>a. During a TMAPC work session, a representative of Fregonese and Associates clarified that the purpose of the Areas of Growth is to determine the direction of the allocation of public resources. We believe this very important language should be added into the plan itself.</p> <p>Accordingly, we propose the first sentence of the first paragraph of this page be amended to read as follows (amendment in italics):</p> <p>i. "The purpose of Areas of Growth is to <i>direct the allocation of resources</i> to channel growth where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips."</p>	<p>Directing resources, i.e., capital improvements, is one method of influencing growth, and perhaps the TMAPC would like to include this language. However, as a part of the comprehensive plan, Areas of Growth are meant to inform rezoning decisions and this is also a primary means of channeling growth.</p> <p><u>TMAPC options:</u></p> <ul style="list-style-type: none"> • No change. • Add additional language as proposed: "The purpose of Areas of Growth is to <i>direct the allocation of resources and</i> to channel growth 	<p><i>The TMAPC voted to include language as follows:</i></p> <p><i>"The purpose of Areas of Growth is to <u>direct the allocation of resources</u> and to channel growth where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips."</i></p>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
				where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips."	
D23	HBA letter received 06/14/10, Item 8	Housing, Policy 1.1 Page 11	<p>a. Policy 1.1 was amended in the June draft to read as follows (with deletions shown in strikethrough and additions underlined): "Establish land use and zoning designations that permit the creation of single family homes on small and medium sized lots, attached townhomes, and cottage or courtyard style housing. These housing types should be permitted in new and existing residential neighborhoods <u>and in existing neighborhoods needing revitalization and infill development on vacant lots, or in areas of transition.</u>"</p> <p>b. We believe that limiting certain types of housing in the comprehensive plan is a mistake. It has been repeatedly agreed that restrictions on the type of housing are improper for the comprehensive plan and housing standards should be governed by the "setback, height, and other objective development standards of the zoning code".</p> <p>c. We respectfully request that Housing Policy 1.1 be amended back to its original language.</p>	<p>TMAPC discussed at length and recommended the language in the draft.</p> <p><u>TMAPC options:</u></p> <ul style="list-style-type: none"> • No change; retain the language as posted in the June 2010 draft. • Restore the January language, as requested by HBA, as below: <i>"Establish land use and zoning designations that permit the creation of single family homes on small and medium sized lots, attached townhomes, and cottage or courtyard style housing. These housing types should be permitted in new and existing residential neighborhoods."</i> • Consider changing "vacant lots" to "small parcels" the last sentence of Policy 1.1 (June draft), underlined in this HBA comment, to read as follows: <i>... and in existing neighborhoods needing</i> 	<p><i>The TMAPC voted to include language as follows:</i></p> <p><i>Establish land use and zoning designations that permit the creation of single family homes on small and medium sized lots, attached townhomes, and cottage or courtyard style housing. These housing types should be permitted in new residential neighborhoods and in existing neighborhoods <u>where appropriate.</u>"</i></p>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
				<p><i>revitalization and infill development on <u>small parcels</u>, or in areas of transition.</i></p> <ul style="list-style-type: none"> Consider the following, as suggested by M. Cantrell, TMAPC. <p><i>1.1 Establish land use and zoning designations that permit the creation of single-family homes on small and medium sized lots, attached townhomes, and cottage or courtyard style housing. These housing types should be permitted in new residential neighborhoods, and in existing neighborhoods where appropriate, such as neighborhoods needing revitalization and infill on vacant lots and transitional areas between stability and growth.</i></p>	
D24	Michael Bates, email of 06/15/10	Land Use, Pg 56, Pg 62, and Pg 75	<p>* While the Land Use plan sets out a new "policy structure" for land use planning (p. LU-56), it also seems to provide several large loopholes that seem to undercut the new policy structure and keep Tulsa in the mode of reactive, spot "planning."</p> <p>For example, p. LU-62: "Small area plans need not be used for more routine planning actions, such as developments or subdivisions of land</p>	<p>The law permits property owners to request zone changes, subdivision plats, and variances whether or not a plan is in place.</p> <p>The plan is used to inform all rezoning decisions. Changes to the plan should be reached by the TMAPC through planning processes.</p> <p>The comprehensive plan map, or an associated small area plan, will inform rezoning and PUD</p>	<i>The TMAPC voted to deny the requested changes.</i>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			<p>under single ownership. In these instances, a subdivision, zone change, PUD or other process under the zoning code is sufficient." Surely there should be a size limit on this exclusion. This loophole would seem to allow some very large developments to bypass any scrutiny of connectivity, walkability, and fit with the overall plan.</p> <p>Then on p. LU-75, these statements would have Tulsa continuing to zone first and plan later, retrospectively correcting the comprehensive plan to reflect zoning decisions made in conflict with the plan.</p> <p>"[The Land Use Plan] should be amended to conform to zoning changes.... Housekeeping updates and maintenance to reflect development approvals should be made annually."</p> <p>Instead, a zoning change proposal in conflict with the comprehensive plan should trigger a review of the plan for the surrounding area. If a small area plan is in place, it should be reviewed in light of the proposed change. If there is no small area plan, a zoning change proposal in conflict with the overall land use plan should lead to the creation of a small area plan for the area of the proposed change and its environs. Land development</p>	<p>requests. The TMAPC will routinely see requests that simply ask to bring zoning into alignment with the plan.</p> <p>Housekeeping and maintenance is simply keeping up with TMAPC planning activity, it is not a planning activity unto itself. This process cannot be used to provide a second chance for a rezoning request that was rejected for non-conformance to the plan. Nor can housekeeping and maintenance be used to accommodate a forthcoming rezoning request.</p> <p>Size limits for small area plans were proposed. While the TMAPC encourages the use of small area plans for large tracts, they are not requiring them.</p> <p><u>TMAPC options:</u></p> <ul style="list-style-type: none"> • No change. • Modify plan as suggested. 	

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			<p>doesn't happen in isolation, and good planning requires consideration of the impact of a proposed zoning change on the surrounding area.</p> <p>Under our current system, INCOG staff treats a zoning change in conflict with the plan as if it were isolated from its surroundings, and so they only propose a spot change to the comprehensive plan. That's not planning; it's bookkeeping. The language I quoted above from pages LU-62 and LU-75 seems to suggest that this spot planning approach will continue indefinitely, to the city's detriment.</p>		
D25	Michael Bates, email of 06/15/10	Land Use, Pg 33	<p>* The paragraph on Existing Residential Neighborhoods (p. LU-33) should merge the language of the previous version with the June draft, in order to make it clear that the goal of the "clear and objective ... development standards" is to ensure that infill in a stable neighborhood is consistent with character of the neighborhood. I propose the following substitute for the third sentence of the paragraph:</p> <p>"Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale</p>	<p><u>TMAPC options:</u></p> <ul style="list-style-type: none"> No change; retain the language as posted in the June 2010 draft: <p><i>"Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code."</i></p> <ul style="list-style-type: none"> Substitute the proposed paragraph: 	<p><i>The item was discussed and the TMAPC took no action on this item.</i></p>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			<p>infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. These clear and objective development standards in the zoning code should be designed so that infill development complements the character of the neighborhood and is consistent in form, scale, rhythm and proportion as seen from the street."</p> <p>This language is consistent with that on p. LU-54 which discusses "older neighborhoods that are looking for new ways to preserve their character and quality of life" and mentions Florence Park as a neighborhood where the aim is to "maintain present character."</p>	<p><i>"Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. These clear and objective development standards in the zoning code should be designed so that infill development complements the character of the neighborhood and is consistent in form, scale, rhythm and proportion as seen from the street."</i></p>	
D26	D Gaylon Pinc, P.E., Program Management Group	Vision, Parks & Open Space	<p>PMg submitted a letter to TMAPC on June 14, 2010, in regards to consideration of the Arkansas River Corridor Plan. Upon review by the staff, it appeared that PMg had only considered <i>Our Vision for Tulsa</i> but not the plan draft chapters. Staff contacted Mr. Pinc in this regard to suggest additional review. A second letter, text included below, was received on June 17, to clarify PMg's position with respect to their first letter and the draft plan chapters.</p> <p>Michelle Cantrell, Chair TMAPC</p>	<p>For TMAPC consideration, staff notes that the <i>Vision</i> was released published and posted in September 2009. Revisions to the draft were made for the January 2010 final draft, in response to public review and comment during the intervening time frame. Further, the <i>Vision</i> serves as an executive summary for the plan, and established the framework for the plan chapters.</p> <p>The Plan Chapters contain multiple references the Arkansas River Corridor Plan. Mr. Pinc's suggests changes to verbiage – <u>from preserve or conserve to</u></p>	<p><i>The TMAPC voted to approve the modifications of language presented by Mr. Pinc from "preserve or conserve" to "maintain, improve, restore, or enhance"; in the policy plan only, retaining the Vision language as written in the June draft.</i></p>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			<p>175 East 2nd Street, 2nd Level One Technology Center Tulsa, OK</p> <p>RE: Clarification of comments from June 15, 2010, on Final Draft City of Tulsa Comprehensive Plan</p> <p>Dear Ms. Cantrell:</p> <p>Program Management Group (PMg) has discussed our previous comments, referenced above, with City of Tulsa Planning Staff members, and from the conversation, we believe that some clarification of our comments is needed. First, the comments that we submitted on June 15, 2010, were in reference to the June 2010 version of the "Our Vision for Tulsa" report (VISION REPORT) posted on the current PLANiTULSA website. We did not provide comments on the final draft Policy Plan Chapters, also dated June 2010.</p> <p>After reviewing the Chapters related to Land Use and Parks, Trails and Open Space, we have found many references to the Arkansas River Corridor Master Plan and specific goals and recommendations concerning Arkansas River issues. However, we believe our initial comments</p>	<p><u>maintain, improve, restore, enhance.</u></p> <p><u>TMAPC options:</u></p> <ul style="list-style-type: none"> ▪ No changes to June 2010 draft. ▪ Retain Vision language, and change chapters as recommended. ▪ Change Vision and plan drafts as recommended. 	

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			<p>in reference to the report “Our Vision for Tulsa” are still pertinent for that report. Additionally, from our review of the Land Use and Parks, Trails and Open Space Chapters, we have indentified other issues that we would like to discuss.</p> <p>Specifically, Page 3 of the Land Use Chapter repeats verbiage from the VISION REPORT that we mentioned in our initial comments. It states, “Tulsans recognize our great natural assets, including Mohawk Park, the Arkansas River, Turkey Mountain Wilderness Area, and more than 280 miles of regional trails. We want to preserve those assets for our children, and where possible, bring nature and parks into the city for everyone to enjoy.” We suggest that the word ‘preserve’ in this sentence and others in the Chapter on Parks, Trails and Open Space be replaced with words like ‘conserve’, ‘improve’, ‘maintain’, ‘restore’, or ‘enhance’. We will likely not be able to ‘preserve’ the Arkansas River because natural forces are always at work changing the natural features and the environment of the river. However, by employing effective restoration, conservation and maintenance techniques, these natural resources will continue to bring enjoyment to future generations.</p> <p>Similarly, Page 9 of the Parks, Trails and Open Space Chapter (Part III; Nature in the City) states</p>		

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			<p>“Tulsans also recognize we need to protect and capitalize on the city’s local natural assets, including Mohawk Park, the Arkansas River , Turkey Mountain Urban Wilderness Area, and more than 100 miles of regional trails. Tulsans want to preserve these assets for children in the community, future generations... .” The number of trail miles is inconsistent in these two excerpts, but more importantly, we believe that Tulsans want to conserve, improve, maintain, restore and/or enhance these assets for future generations. Preservation implies, and in certain planning terms means, keeping them the same.</p> <p>Other sections of the Parks, Trails and Open Space Chapter appropriately refer to restoration of the river’s ecology (page 10, Restoring Ecological Function), and “to maintain and improve it for enjoyment of all Tulsa” (page 11, Strengthen Connections to the River), and acknowledge that riverfront development can become a vibrant center of around-the-clock activity that includes diverse uses.</p> <p>Page 16, River Parks, states that “the River Parks Authority strives to maintain, preserve and develop the Arkansas River and land adjacent... .” The use of preserve and develop in the same sentence is contradictory. We believe that the River Parks Authority strives to maintain,</p>		

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			<p><i>conserve</i> and develop these assets.</p> <p>On Page 18, of the Parks, Trails and Open Space Chapter, Part V, the first sentence states “The Indian Nations Council of Governments (INCOG) recently developed an Arkansas River Master Plan...” . This could more accurately state, “The Indian Nations Council of Governments (INCOG) completed the Arkansas River Corridor Master Plan in 2005...”</p> <p>Page 24, Priority 2, Goal 3.2 includes the word ‘preserve’ which should be changed to ‘maintain’.</p> <p>In conclusion, our review of the June 2010 final draft Land Use and Parks, Trails and Open Space Chapters, indicates that they have been written to adequately reference and incorporate important components of the adopted Arkansas River Corridor Master Plan (INCOG 2005). The comments and suggested revisions contained in this comment clarification letter are provided to potentially improve the final document. Consistency in wording between the final draft VISION PLAN and the final draft Plan Chapters should also be achieved.</p> <p>We appreciate this opportunity to clarify our comments on this important plan. If you have further question, please do not hesitate to contact</p>		

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			us. Sincerely, Gaylon Pinc, P.E. Environmental Program Manager Program Management Group, LLC		
D27	Barbara VanHanken, email 06/15/10	General	<ul style="list-style-type: none"> • I believe that one of the overall strategies should embrace the greener technologies and sustainable energy standards that will increase and protect our clean air and clean water. • The Guiding Principles are in the wrong order. Should be Planning Process, Community and Housing, Environment, Equity and Opportunity, Transportation and Economy. Our economy will be driven by addressing the previous principles first. • One of the changes Tulsans are looking for are a green and sustainable energy basis for all development. • The "New" Tulsa Will: Support Education and Provide Sustainability, Protect the Environment and Provide Sustainability, Provide Housing Choices, Provide Effective Transportation, Attract and Retain Young People and Have a Vibrant and Dynamic Economy 	PLANiTULSA promotes a more sustainable city with policies and strategies that have been vetted through the public and that can be implemented, including 137 mentions of sustainability throughout the Plan. Guiding Principles were developed by the Citizens' Team and first published in the <i>Vision</i> in September 2009 to inform scenario development and serve as the foundation for the Plan, <u>TMAPC options:</u> <ul style="list-style-type: none"> • Retain language as written in June draft • Add language as proposed in this comment. 	<i>The TMAPC voted to approve and retain the language as written in the June draft.</i>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
			<ul style="list-style-type: none"> • New Centers: add "Green and sustainable energy innovative concepts will be used in all new structures." • The reinvestment programs for homeowners should focus on energy efficient renovations as a strategy. • In the Economic Section the environment costs of some development practices are not included and should be as an expense to the city and its citizens. 		
D28	Barbara VanHanken, email 06/15/10	Vision Page 23	In Existing Residential Neighborhoods, remove the word density. That is not what is happening. Density is not changing with bigger homes.	<p>Density can be a variable. For instance, a neighborhood with large numbers of detached accessory dwelling units (aka granny flats) could elect to allow the construction of new, rear-yard, housing units.</p> <p>This sentence may be rewritten, depending on TMAPC action.</p> <p><u>TMAPC option:</u></p> <ul style="list-style-type: none"> • Retain language as written in the <i>Vision</i> and the June draft. • Remove the word "density" 	<i>The item was discussed and the TMAPC took no action on this item.</i>
D29	Barbara VanHanken, email	Vision Page 19	Remove words "can be taller" on page 19, 3rd paragraph under Main Streets.	This paragraph describes the possible development in Main Streets and has no regulatory authority.	<i>The TMAPC voted to approve the language as written in the Vision and the June draft.</i>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
	06/15/10			<p><i>TMAPC options:</i></p> <ul style="list-style-type: none"> • Retain language as written in the <i>Vision</i> and the June draft. • Remove the words “can be taller” 	
D30	Barbara VanHanken, email 06/15/10	Land Use	Storm water runoff drainage plans should be addressed as part of infill development using FAR (floor area ratio) standard to not overbuild what the storm sewers can handle.	<p>Storm water management is addressed in the plan, in the <i>Vision</i>, Parks, Trails and Open Space, and Land Use as well as in current regulations.</p> <p><u><i>TMAPC options:</i></u></p> <ul style="list-style-type: none"> • Retain language as written in June draft. • Add additional discussion of storm water runoff. 	<i>The TMAPC voted to retain the language as written in the June draft.</i>
D31	D Barbara VanHanken, email 06/15/10	Land Use	In all Land Use sections, you must change "should" to "will" as used in the Economics section.	<p>In this plan, "should", "will", and "shall", all convey necessity. They do not denote varying degrees of strength.</p> <p><i>TMAPC options:</i></p> <ul style="list-style-type: none"> • Retain language as written in June draft • Change all “should” to “will” [<i>note: each instance would need analyzed independently</i>] 	<i>The TMAPC voted to retain the language as written in the June draft.</i>
D32	Barbara VanHanken, email	Housing and General	Under Housing, the new housing should focus on affordable housing options also. We need new young families to build Tulsa's future.	Affordable housing is covered by promoting robust housing mix in Housing Chapter.	<i>The TMAPC voted to take no action.</i>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
	06/15/10			<p><u>TMAPC options:</u></p> <ul style="list-style-type: none"> • Retain language as written in June draft. • Amend draft as requested. 	
D33	Stephanie Arnold DeVerges, email 6/14/10	General references	Remove the statement that the city should make permitting for developers as easy as it is in surrounding communities.	<p><u>TMAPC options:</u></p> <ul style="list-style-type: none"> • Retain language as written in June draft • Amend draft as requested 	<i>The TMAPC voted to take no action.</i>
D34	Stephanie Arnold DeVerges, email 6/14/10	General	Development <u>will</u> be sustainable instead of the revised <u>should</u> be sustainable.	<p>In this plan, 'shall', 'will', and 'should' all convey necessity. In this plan, these words do not denote varying degrees of strength.</p> <p><u>TMAPC options:</u></p> <ul style="list-style-type: none"> • Retain language as written in June draft • Amend draft as requested [<i>note: each instance would need to be analyzed independently</i>] 	<i>The TMAPC voted to retain the language as written in the June draft.</i>
D35	Stephanie Arnold DeVerges, email 6/14/10	General	All new transportation <u>will</u> be designed to enhance our air quality instead of the revised <u>should</u> be designed to enhance our air quality.	<u>See above.</u>	<i>The TMAPC voted to retain the language as written in the June draft.</i>
D36	AIA Eastern Oklahoma	Open Space, Gilcrease Expy	We are concerned that the completion of the	These environmental and natural issues are one of many examples of why a small area plan should be	<i>The TMAPC voted to substitute the language in item 10.3 as</i>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
	Chapter		<p>Gilcrease Expressway may have a detrimental effect on the only remaining natural forested area in or around the City of Tulsa. This area, known as the Cross Timbers, contains trees that are 200 to 400 years old. While we understand the economic development needs of the surrounding community, we recommend that the goals and land use designations reflect the important need to develop both the Gilcrease Expressway and surrounding land area in a much more sensitive manner and in a manner that will protect these ancient forest lands to the greatest extent possible. We suggest the word “Expressway” be changed to “Parkway” with corresponding development standards. Provide for transit oriented development along the Gilcrease corridor which would provide connection to and from the Sand Springs, Berryhill, and Sapulpa areas to the airport and other areas within the city. Establish strict signage guidelines to preserve views. Provide local crossings at appropriate intervals to provide connections on each side of the Gilcrease corridor.</p>	<p>conducted in this area. While there is great opportunity for development, the opening of the Gilcrease Expressway also will provide an opportunity to master plan this area to provide a forum for property owners to work together to plan for their desired development; to ensure adequate infrastructure is in place; and to be sensitive to the natural resources.</p> <p><u>TMAPC may:</u></p> <ul style="list-style-type: none"> ▪ Make no change to the June 2010 draft. ▪ Add the following policy recommendations in the appropriate chapters: <ul style="list-style-type: none"> ○ <i>Change the word “Expressway” to “Parkway” with corresponding development standards.</i> ○ <i>Provide for transit oriented development along the Gilcrease corridor which would provide connection to and from the Sand Springs, Berryhill, and Sapulpa areas to the airport and other areas within the city.</i> ○ <i>Establish strict signage guidelines to preserve views.</i> ○ <i>Provide local crossings at appropriate</i> 	<p><i>offered by staff:</i></p> <p><i>10.3 Prepare the area for development with plans that incorporate PLANiTULSA concepts and building blocks, through small area plans, master development plans, or other types of plans as appropriate, to direct orderly, fiscally-sustainable growth.</i></p>

#	Item # Source	Section/ Page Column Paragraph or Table	Issues for TMAPC Discussion	Framing of Issue	TMAPC Action June 24, 2010
				<i>intervals to provide connections on each side of the Gilcrease corridor.</i>	