



244

244

75

Archer Street

Denver Ave

Cheyenne Ave

Bonnie Blair Ave

Main Street

1st Street

2nd Street

3rd Street

4th Street

5th Street

6th Street

7th Street

8th Street

9th Street

11th Street

12th Street

Boston Avenue

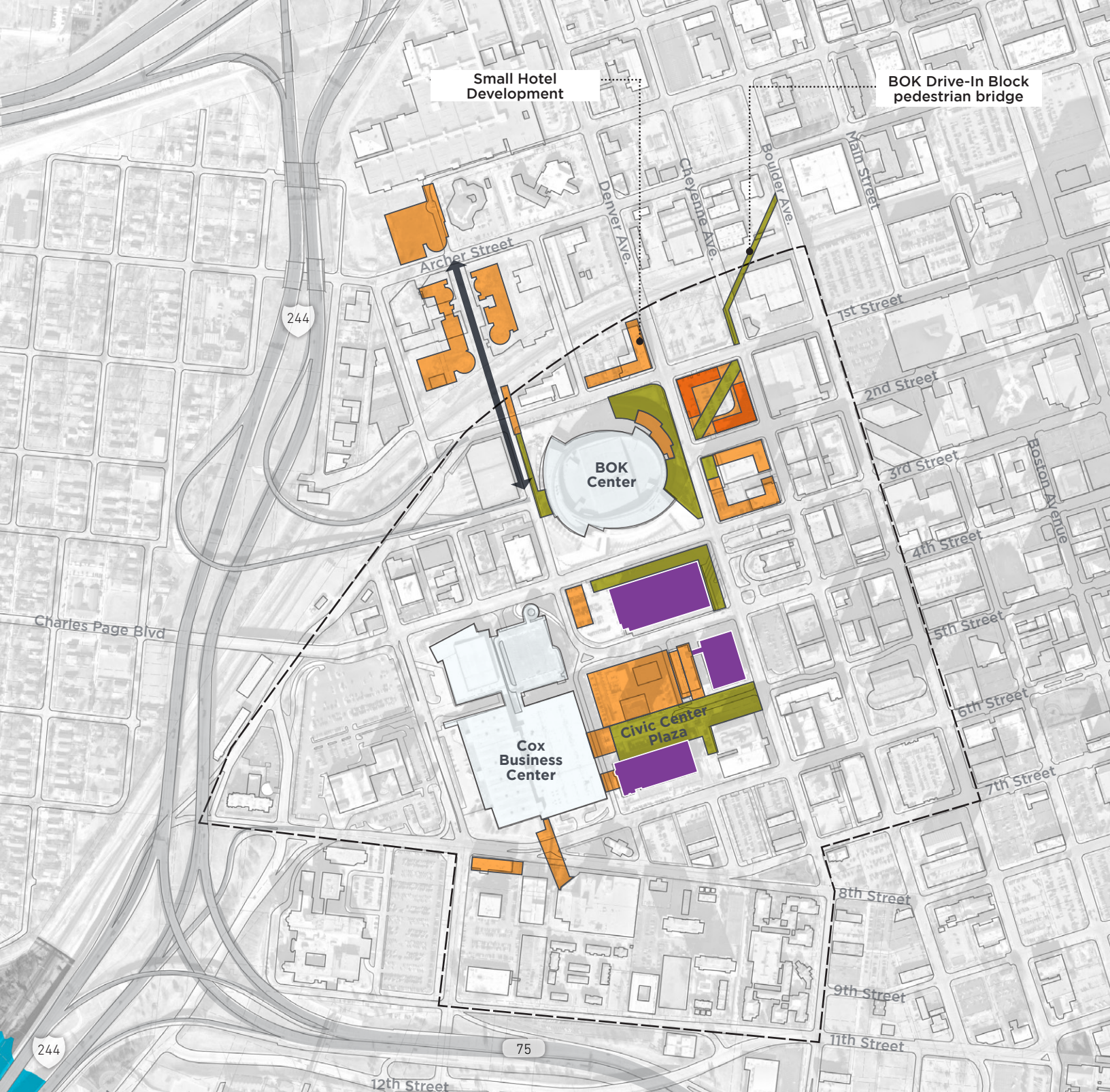
Charles Page Blvd

Southwest Blvd

STUDY AREA

Small Hotel Development

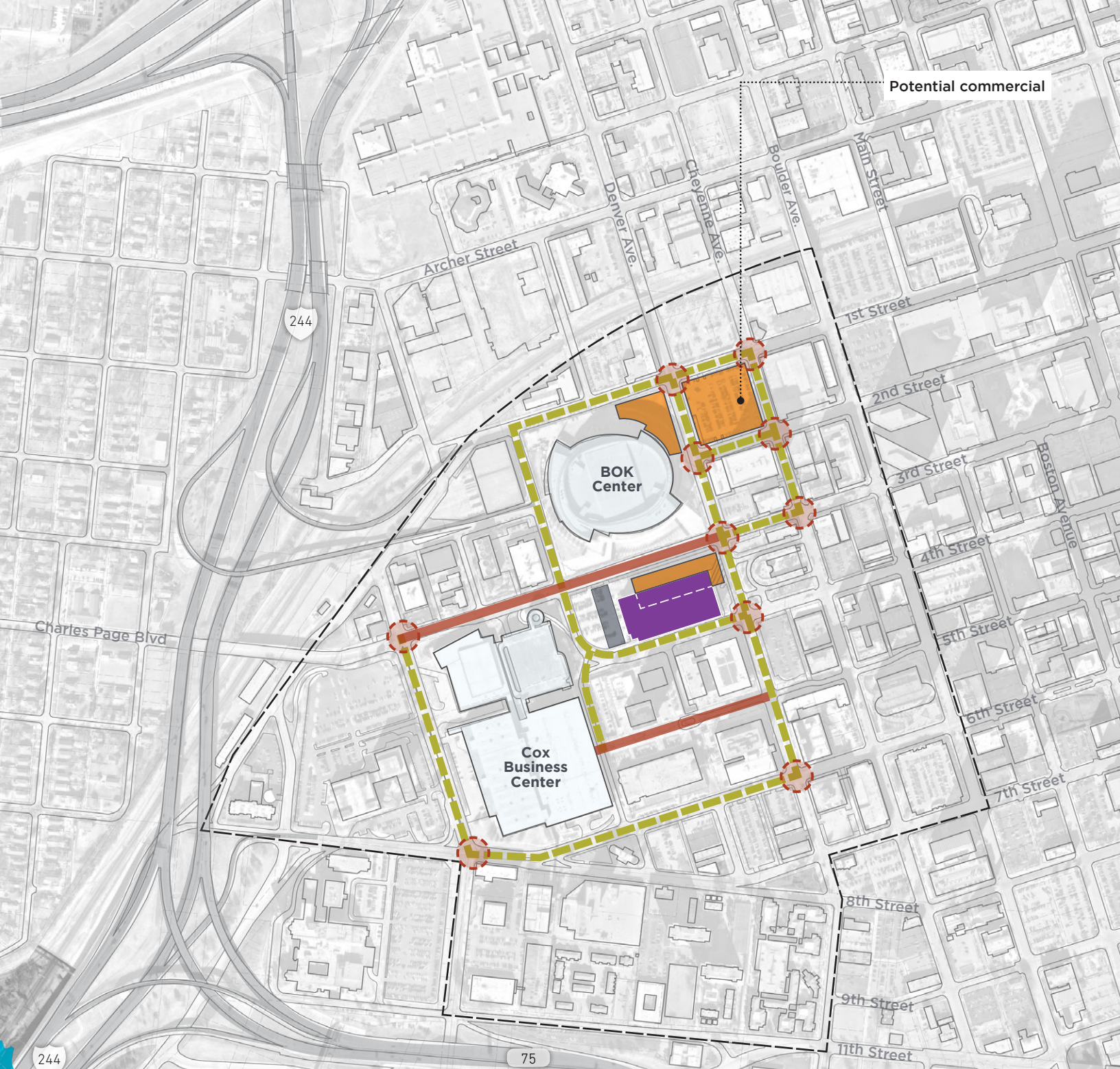
BOK Drive-In Block pedestrian bridge



2010 DOWNTOWN AREA MASTER PLAN

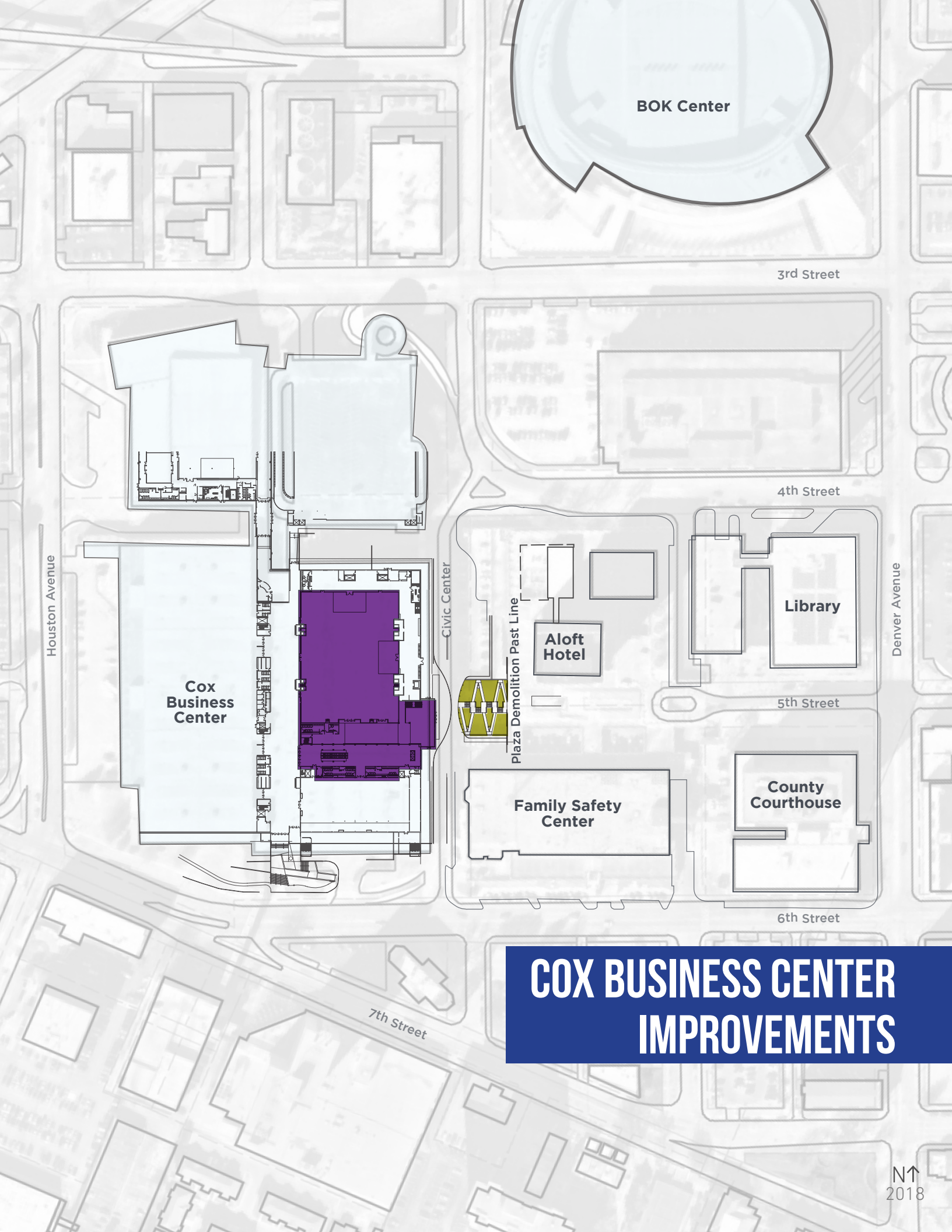
- Building Addition/New Construction
- Building Renovation/Adaptive Reuse
- Open Space Improvements

Potential commercial



BOK CENTER MASTER PLAN

- Building Addition/New Construction
- Building Renovation/Adaptive Reuse
- Parking Lot
- Streetscape Improvement
- Intersection Improvement
- Pedestrian Mall



BOK Center

3rd Street

4th Street

Houston Avenue

Cox Business Center

Civic Center

Plaza Demolition Past Line

Aloft Hotel

Library

Denver Avenue

5th Street

Family Safety Center

County Courthouse

6th Street

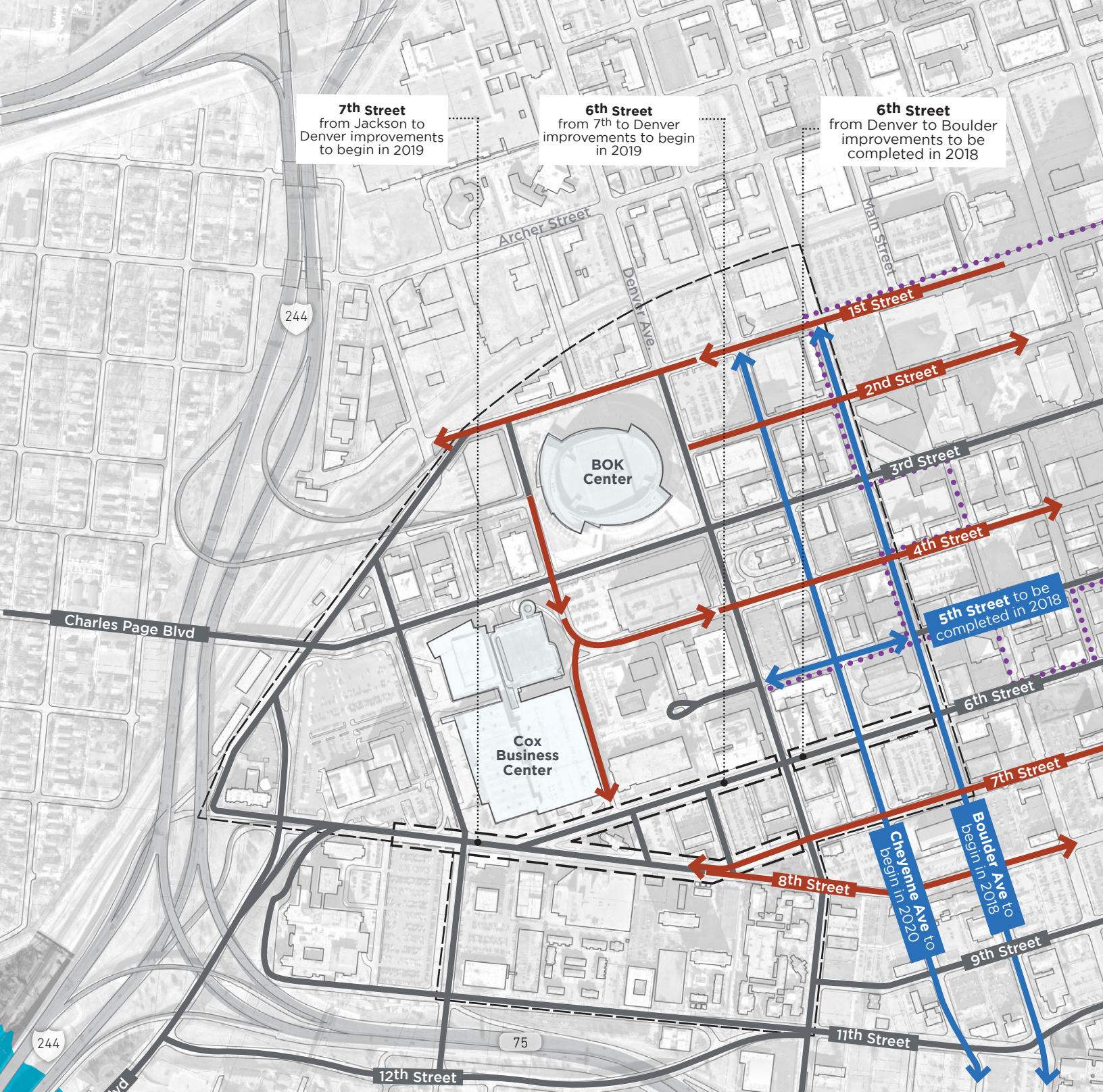
7th Street

COX BUSINESS CENTER IMPROVEMENTS

7th Street
from Jackson to
Denver improvements
to begin in 2019

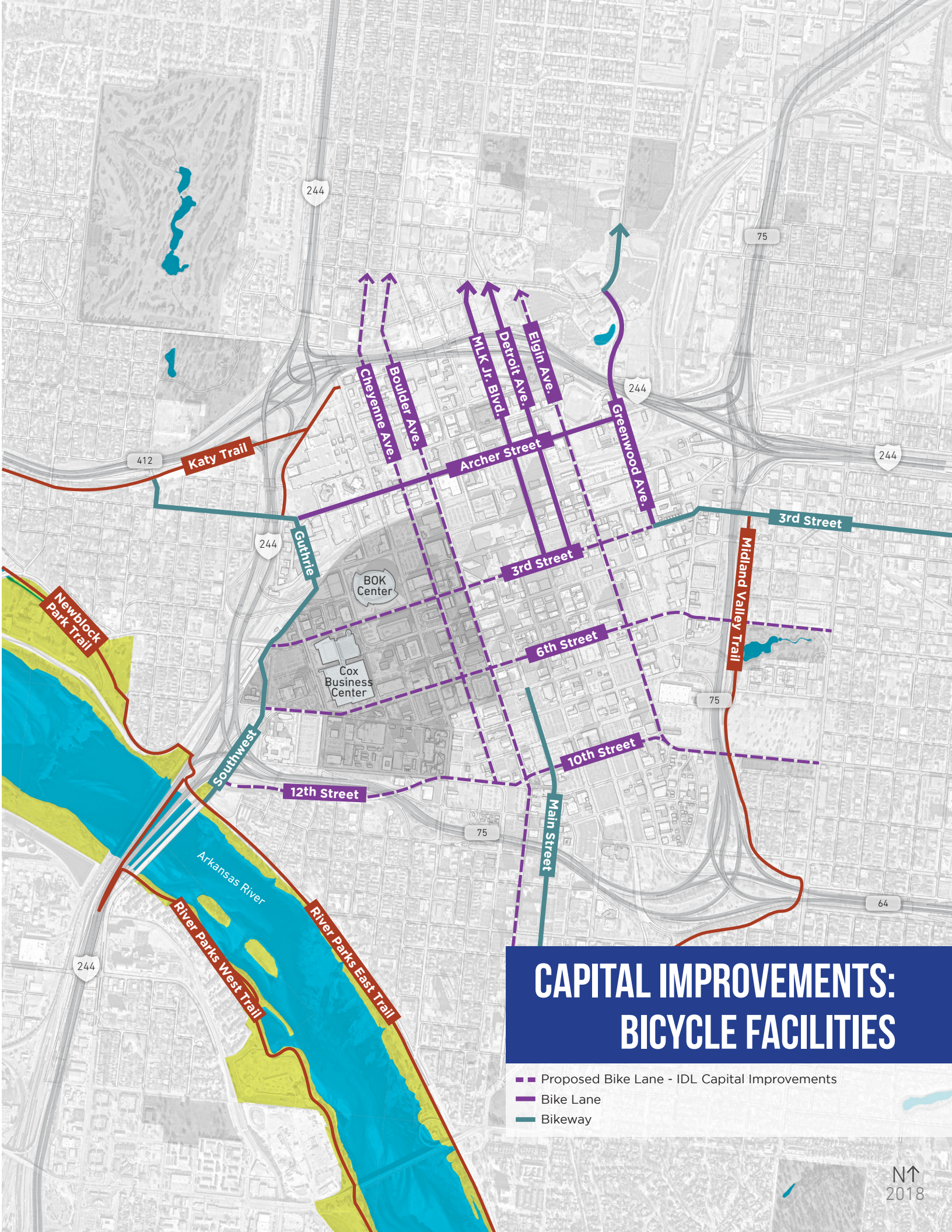
6th Street
from 7th to Denver
improvements to begin
in 2019

6th Street
from Denver to Boulder
improvements to be
completed in 2018



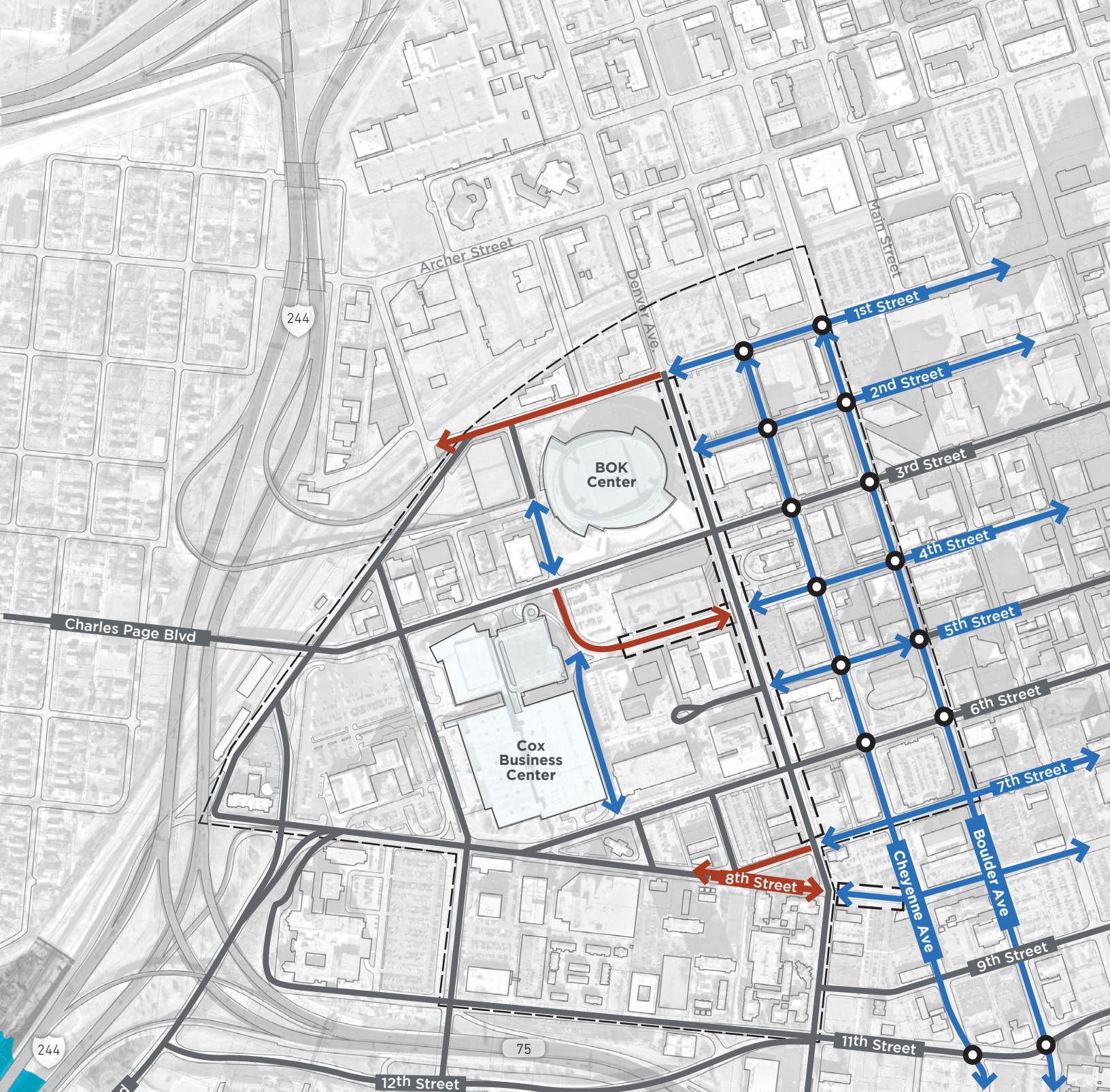
IMPROVE OUR TULSA: STREET IMPROVEMENTS

- 1-Way to Remain
- Street Converted to 2-Way
- Funded Centennial Walk Path (2007 Centennial Walk)



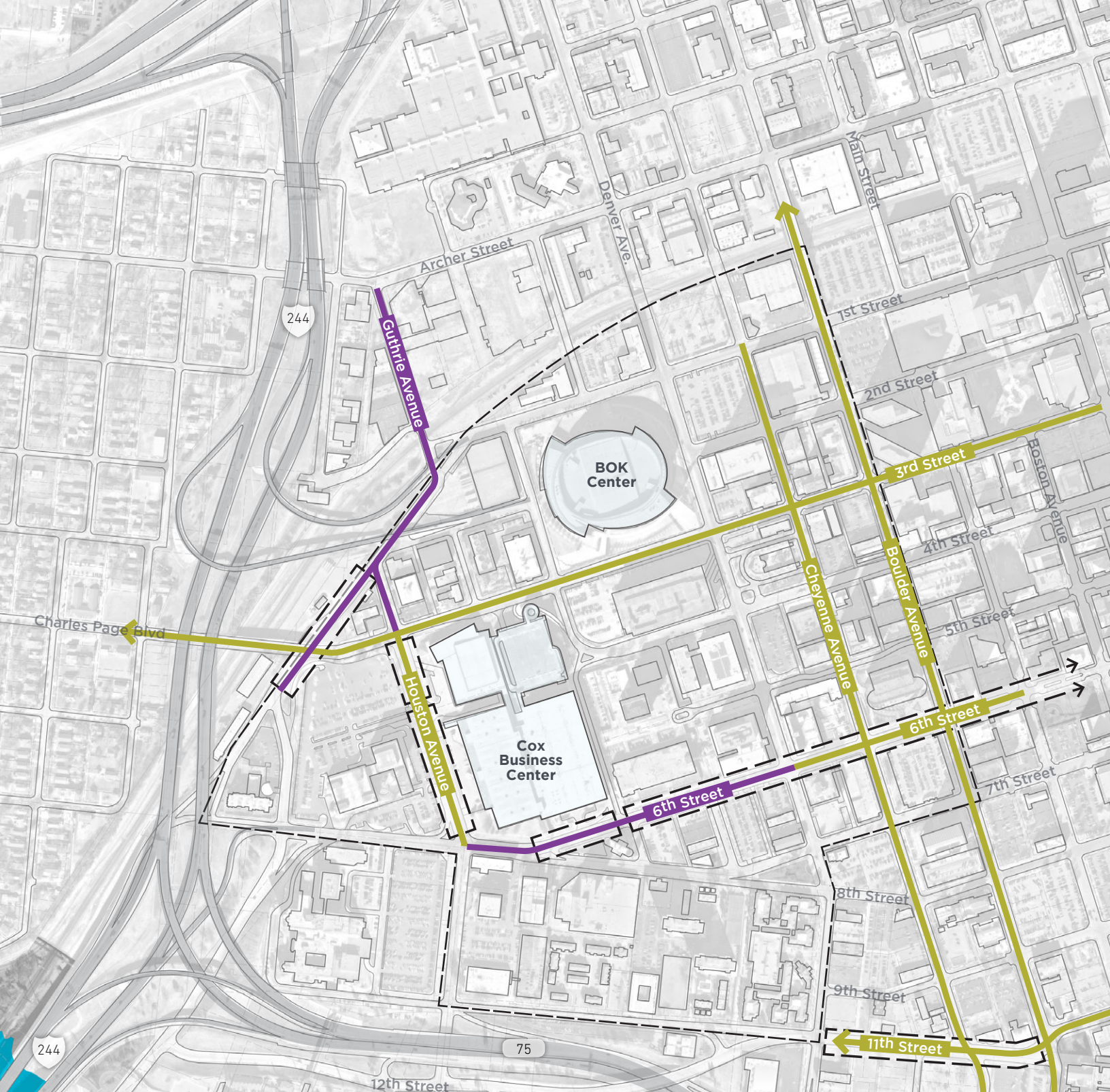
CAPITAL IMPROVEMENTS: BICYCLE FACILITIES

- Proposed Bike Lane - IDL Capital Improvements
- Bike Lane
- Bikeway



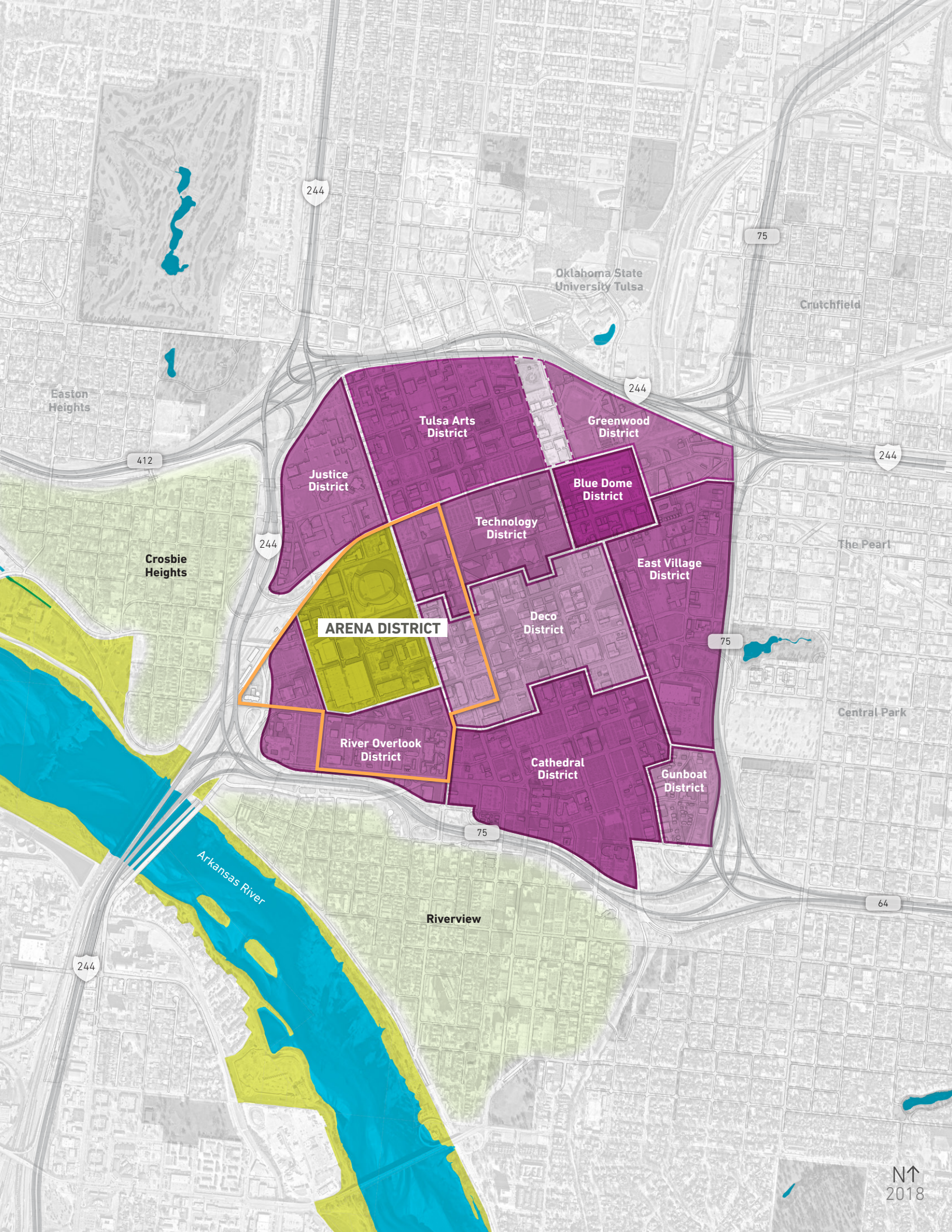
2017 WALKABILITY ANALYSIS

- 1-Way to Remain
- Proposed 2-Way Conversion
- Proposed Signal Removal After 2-Way Conversion



2017 WALKABILITY ANALYSIS

- Cycle Track
- Integrated Bike Lane



244

75

Oklahoma State University Tulsa

Crutchfield

Easton Heights

412

244

Tulsa Arts District

Greenwood District

Justice District

Blue Dome District

244

Technology District

Crosbie Heights

244

The Pearl

ARENA DISTRICT

East Village District

75

Central Park

River Overlook District

Cathedral District

Gunboat District

75

Riverview

64

Arkansas River

244

± 1.8M Visitors/Yr

BOK, CBC, & Library

± 1,770 Rooms



BOK Center
810,200
Visitors/Yr

Library
2,000 Users/Day

Cox Business Center
347,000
Visitors/Yr

Fairfield Inn & Suites
80 Rm

Tulsa Arts District

Performance Arts Center

Hyatt
444 Rm

Hampton
125 Rm

Courtyard
119 Rm

Bus Station

The Mayo
102 Rm

Residence Inn
17 Rm

Aloft
184 Rm

Holiday Inn
220 Rm

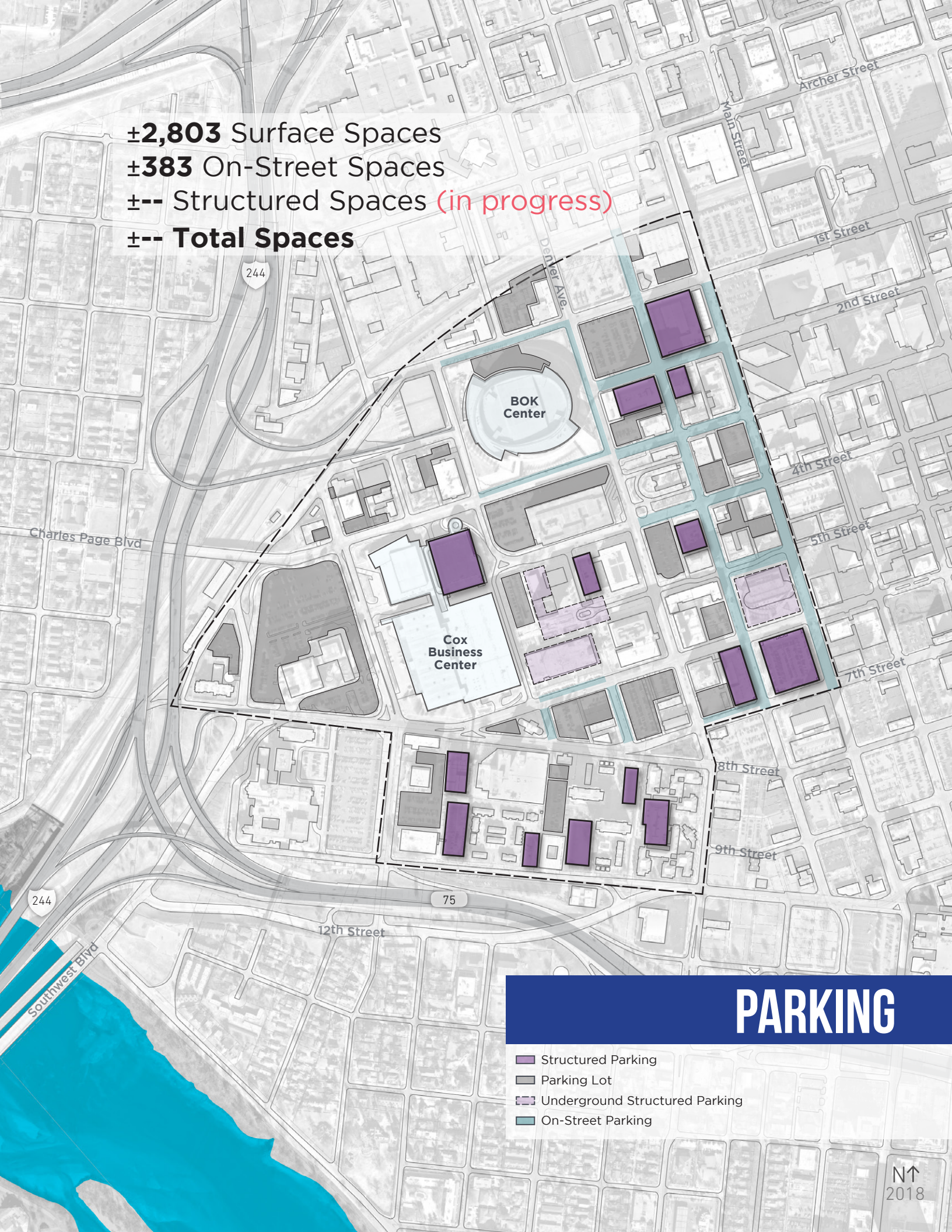
Best Western
79 Rm

DoubleTree
417 Rm

HOSPITALITY & DESTINATIONS

Destination
Hotel

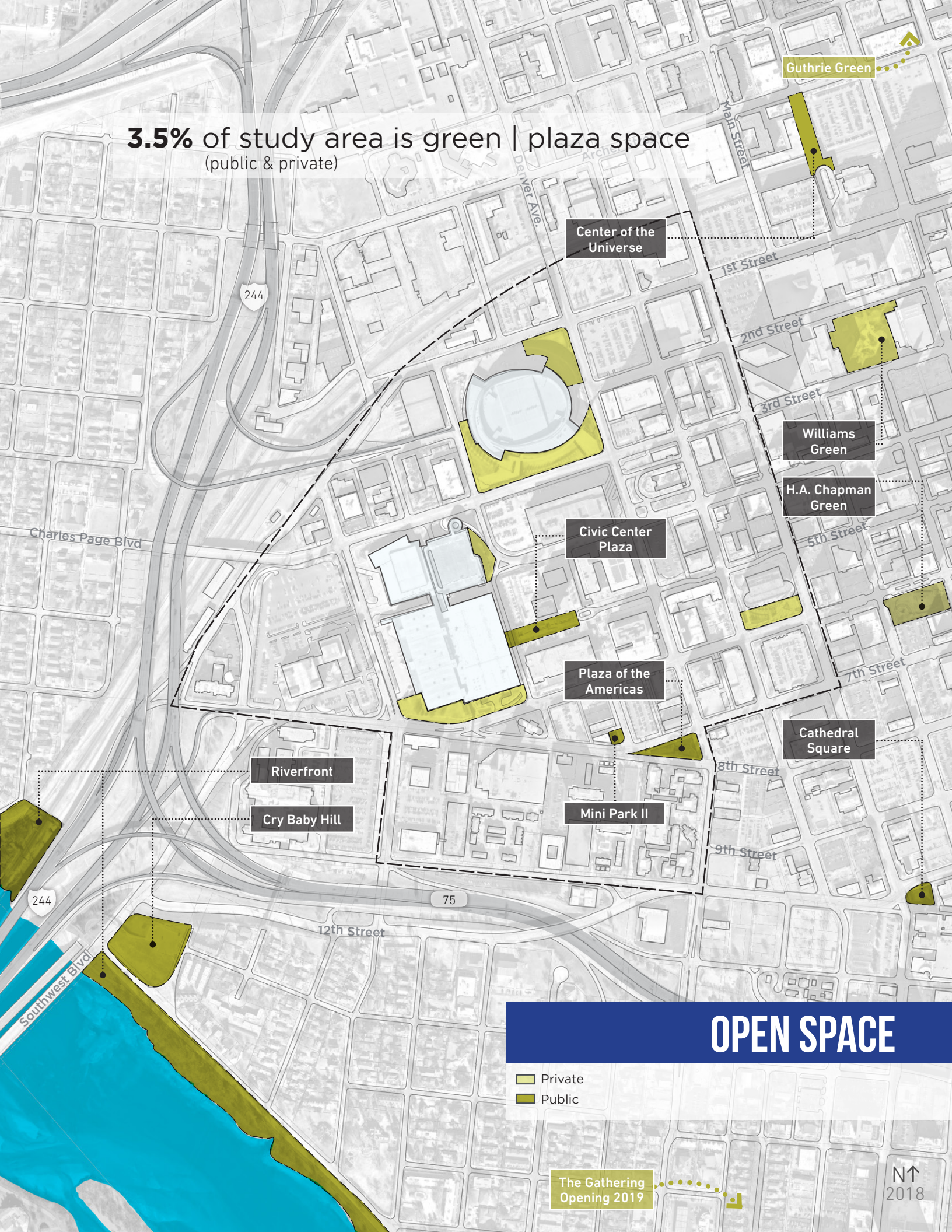
±2,803 Surface Spaces
±383 On-Street Spaces
±-- Structured Spaces (in progress)
±-- **Total Spaces**

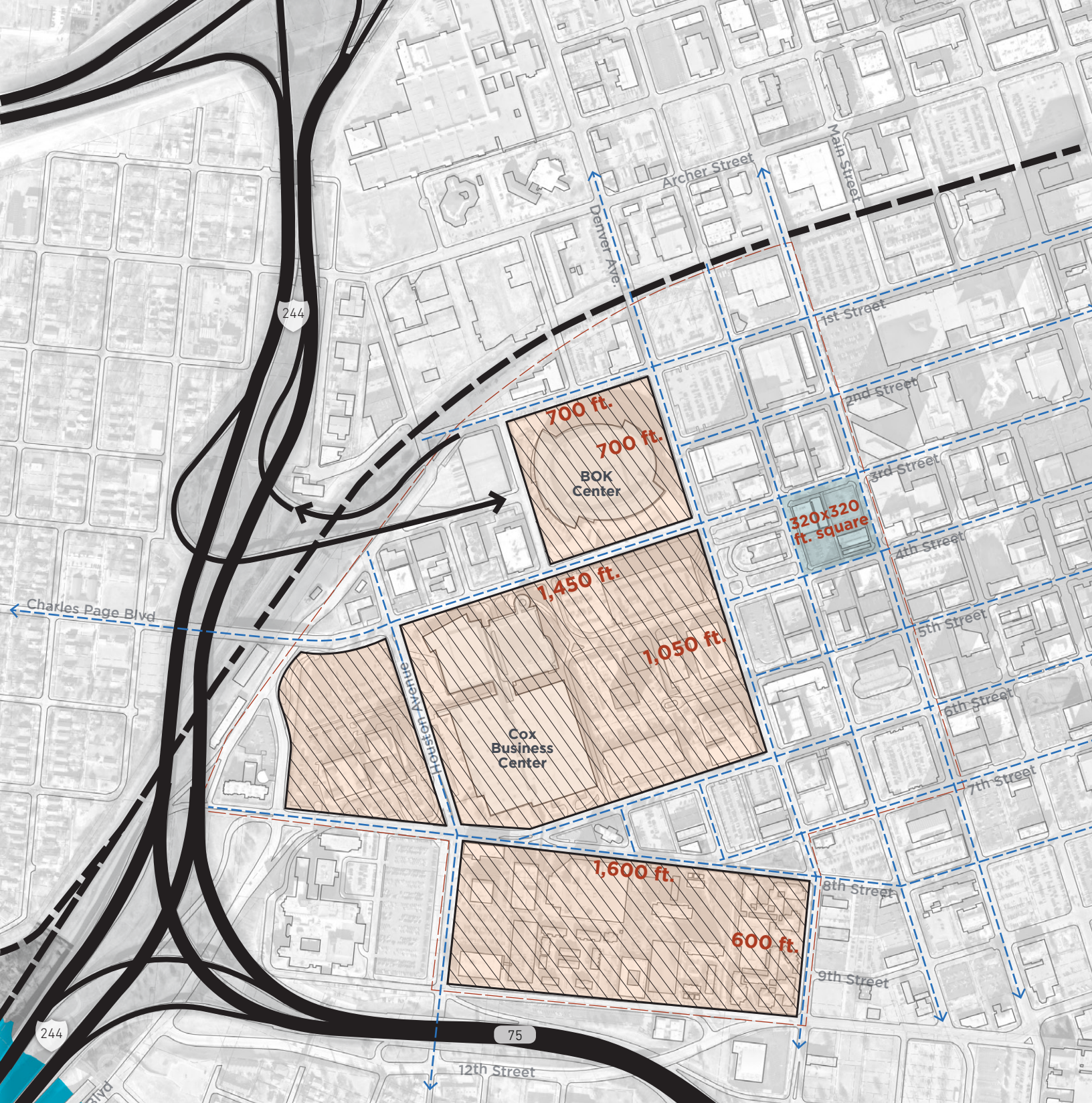


PARKING



- Structured Parking
- Parking Lot
- Underground Structured Parking
- On-Street Parking

3.5% of study area is green | plaza space
(public & private)





BLOCK SIZE & WALKABILITY

-  Superblock
-  Walkable Street



Tulsa Arts District

10-Minute Walk

Blue Dome District






5-Minute Walk

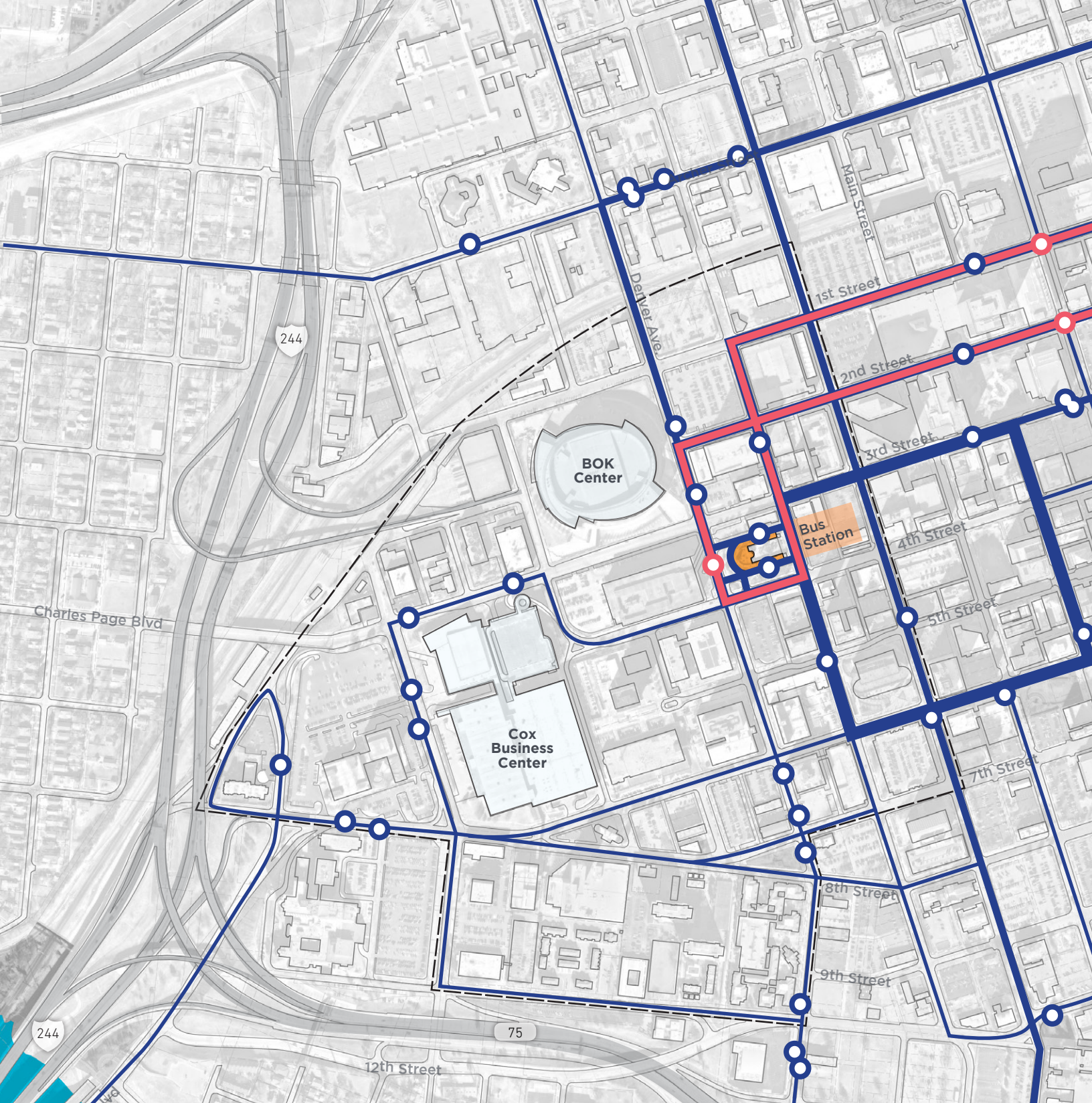
BOK Center

Library

Cox Business Center

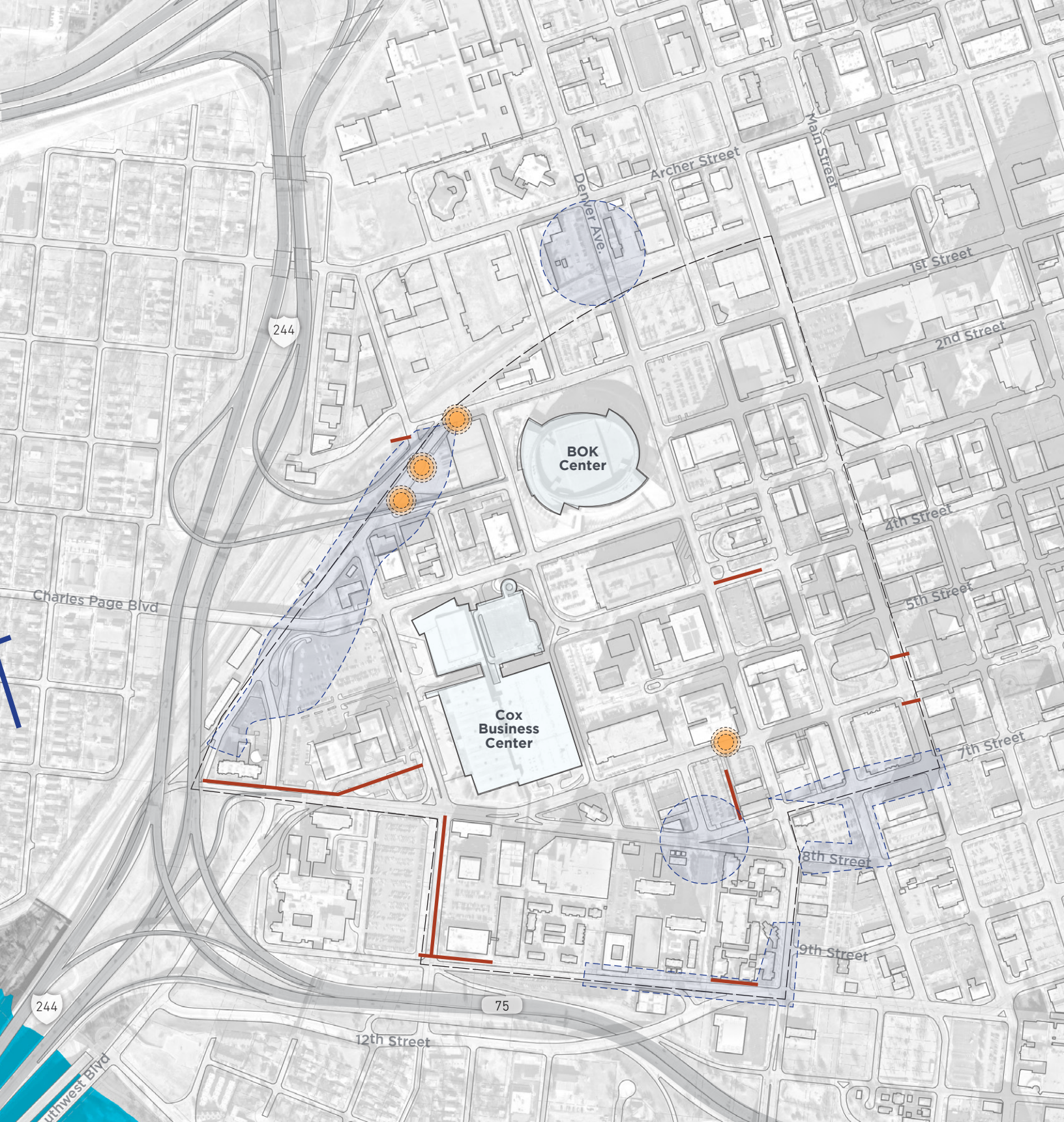
WALKABILITY

-  Superblock
-  Walkable Street
-  Destination
-  Hotel
-  Restaurant Cluster






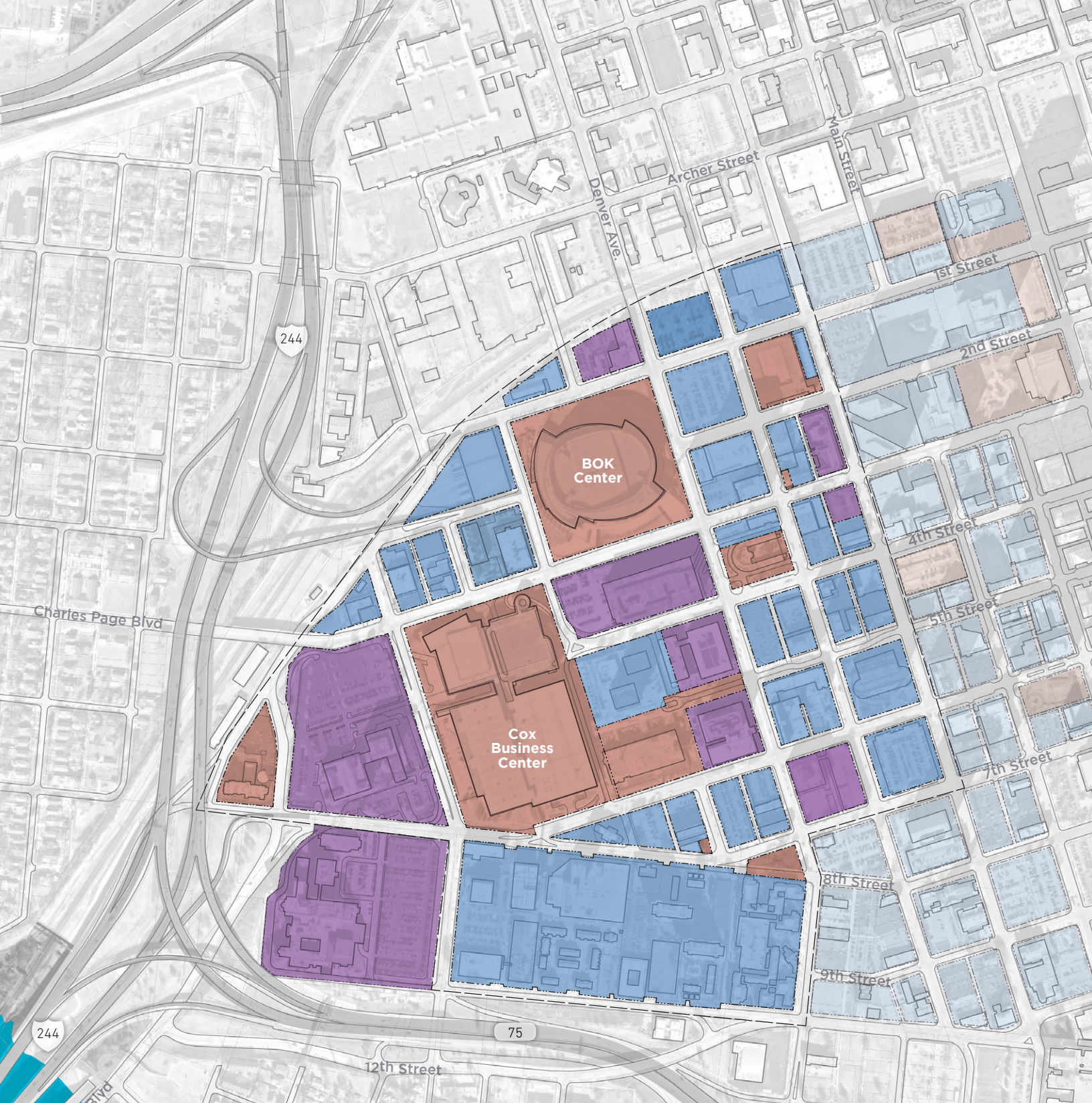
TRANSIT

- Bus Line
- Bus Stop
- Peoria BRT Line
- Peoria BRT Stop



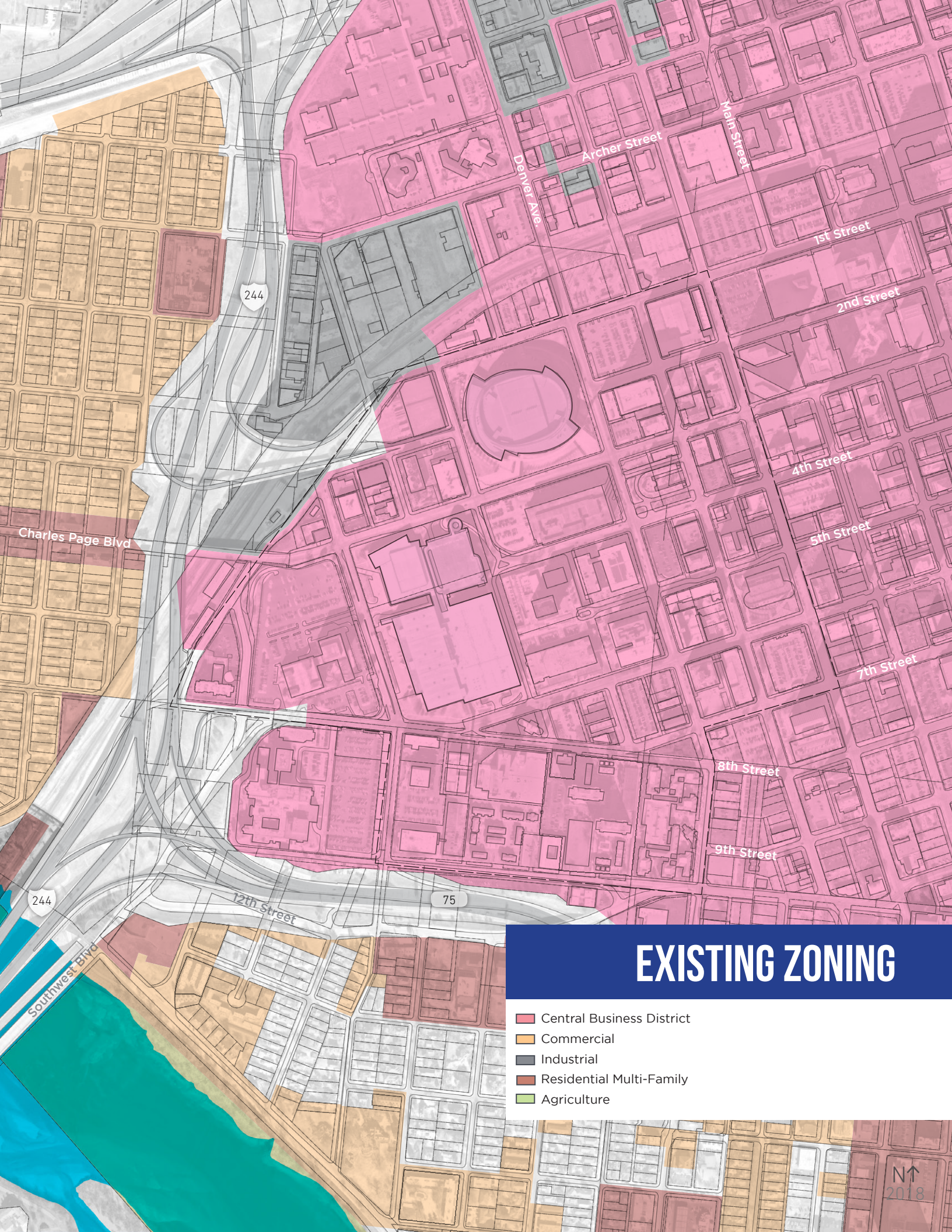
INFRASTRUCTURE

-  Known storm sewer structure issues
-  Known flooding areas
-  Priority 2 Water Cast Iron Pipe Replacement



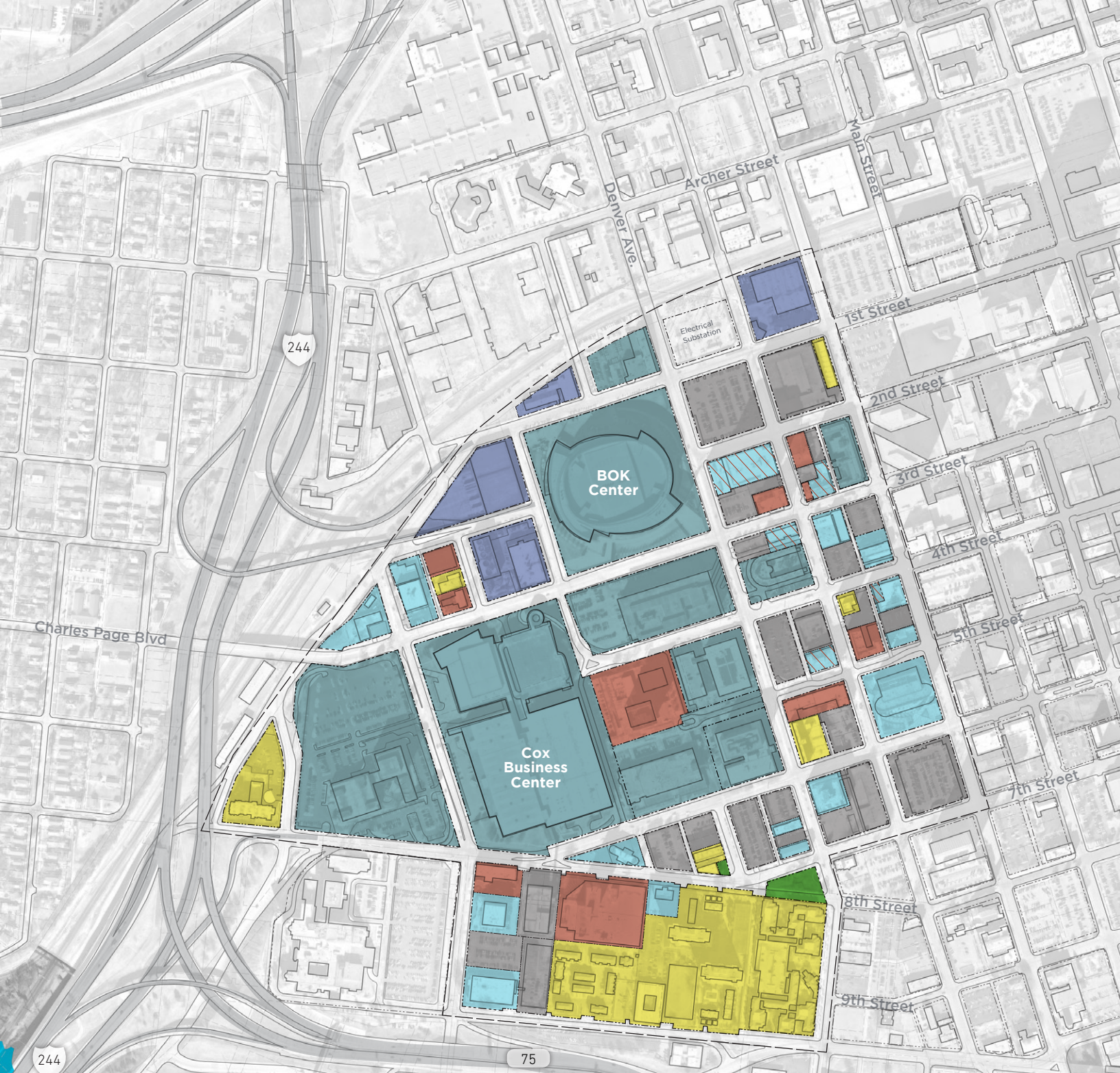
LAND OWNERSHIP

- City Parcels
- County, State, or Federal Parcels
- Private Parcels



EXISTING ZONING

- Central Business District
- Commercial
- Industrial
- Residential Multi-Family
- Agriculture



EXISTING LAND USE

- Residential
- Commercial | Retail
- Office
- Civic
- Light Industrial
- Parking
- Green Space
- Mixed Use: Office & Commercial