



**OUR LEGACY,
OUR COMMUNITY**

a renewed vision for North Tulsa

CITY OF TULSA

KIRKPATRICK HEIGHTS ADDITION & GREENWOOD SITE MASTER PLAN

DRAFT PLAN PRESENTATION | JUNE 28, 2022

01

WELCOME + INTRODUCTIONS



THE CITY OF TULSA

LEADERSHIP COMMITTEE (PROJECT STEERING COMMITTEE)

The Leadership Committee will serve as a steering committee to represent the full range of interests, ensure that plan content reflects the values of stakeholders and the Tulsa community, and serve as a creative force to develop innovative ideas for the Kirkpatrick Heights Addition/Greenwood area. The Leadership Committee has the decision-making authority for review and approval of the final master plan recommendations, structure for long-term governance and selection of developer partner(s).

CITY & TAEO/ PARTNER TULSA TEAM



PROJECT STRATEGY LEAD



RODRIGO ROJAS
*Deputy Chief of Staff,
Mayor's Office*

PROJECT MANAGER



DEMAURI MYERS
*Neighborhood Revitalization
Manager, Partner Tulsa*

PROJECT STRATEGY



KIAN KAMAS
Executive Director, Partner Tulsa

PROJECT STRATEGY



JONATHAN BUTLER
*Senior Vice President of
Community Development, Partner
Tulsa*

PLANNING TEAM

WRT

PRIME CONSULTANT

Planning, Urban Design, & Engagement



GARLEN CAPITA

*Senior Associate
Urban Designer + Planner*



NANCY O'NEILL

*Senior Associate
Urban Planner*

WORLD WON / STANDPIPE HILL

Local Engagement Partner



CHARLES HARPER



DAMALI WILSON



GREG ROBINSON II

TSW DESIGN

*Local Planning &
Engagement Support*



KATY O'MEILIA

*Planning Director
Local Planning + Zoning*

PUMA

*Equity & Economic
Development*



BRAD SEGAL

President



YVETTE FREEMAN

Senior Strategist

STUDIO ZEWDE

Heritage Interpretation



SARA ZEWDE

*Design Principal
Heritage Interpretation*



WYKING GARRETT

LEADERSHIP COMMITTEE



ASHLEY PHILIPPSEN
Co-chair



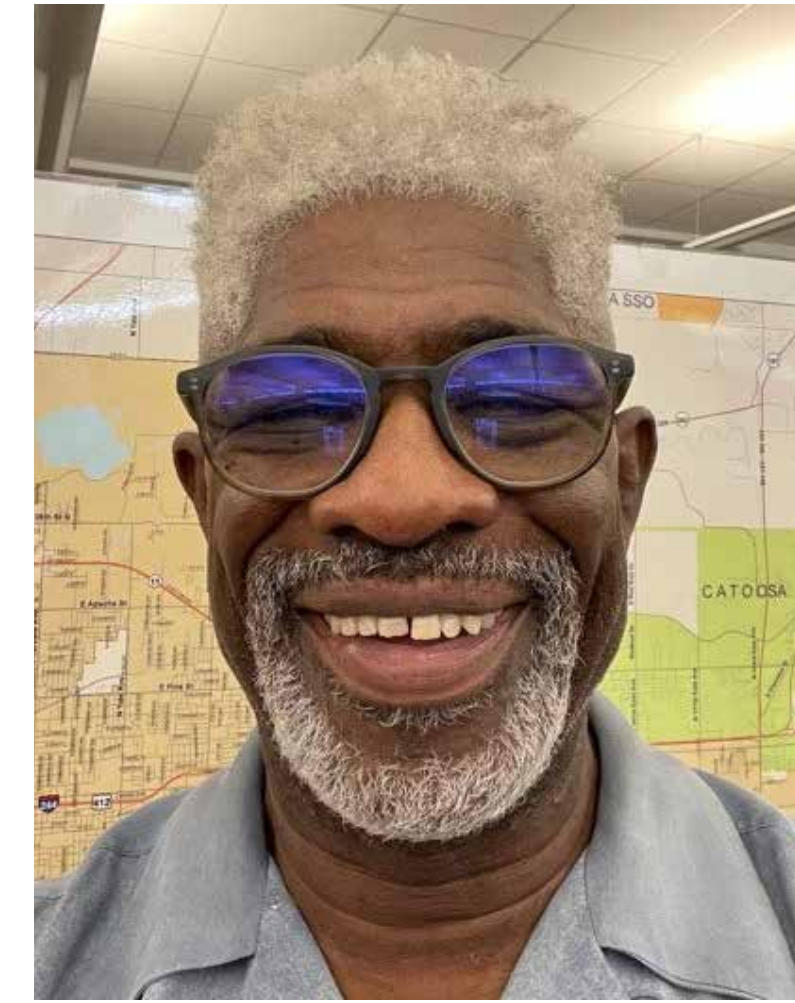
DR. LANA TURNER-ADDISON
Co-Chair



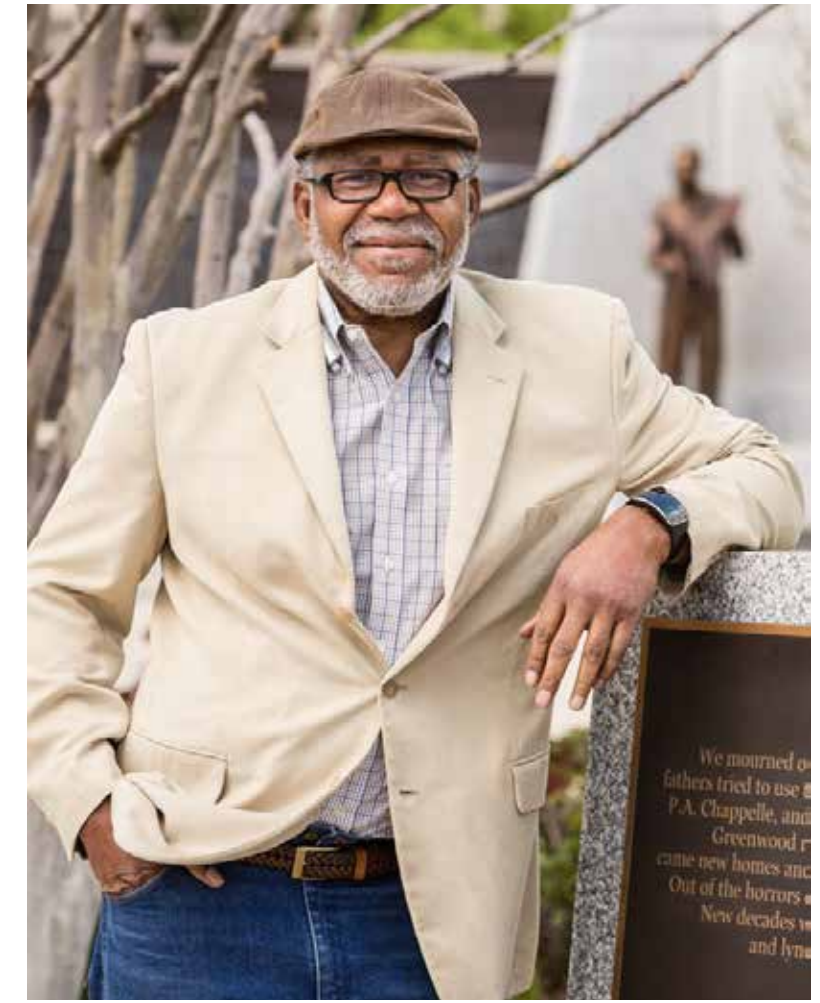
DR. LAVERNE FORD WIMBERLY



BRANDON JACKSON



DWAIN MIDGET



REUBEN GANT



BURLINDA RADNEY



JACK HENDERSON



VANESSA HALL HARPER



DR. DELIA KIMBREL

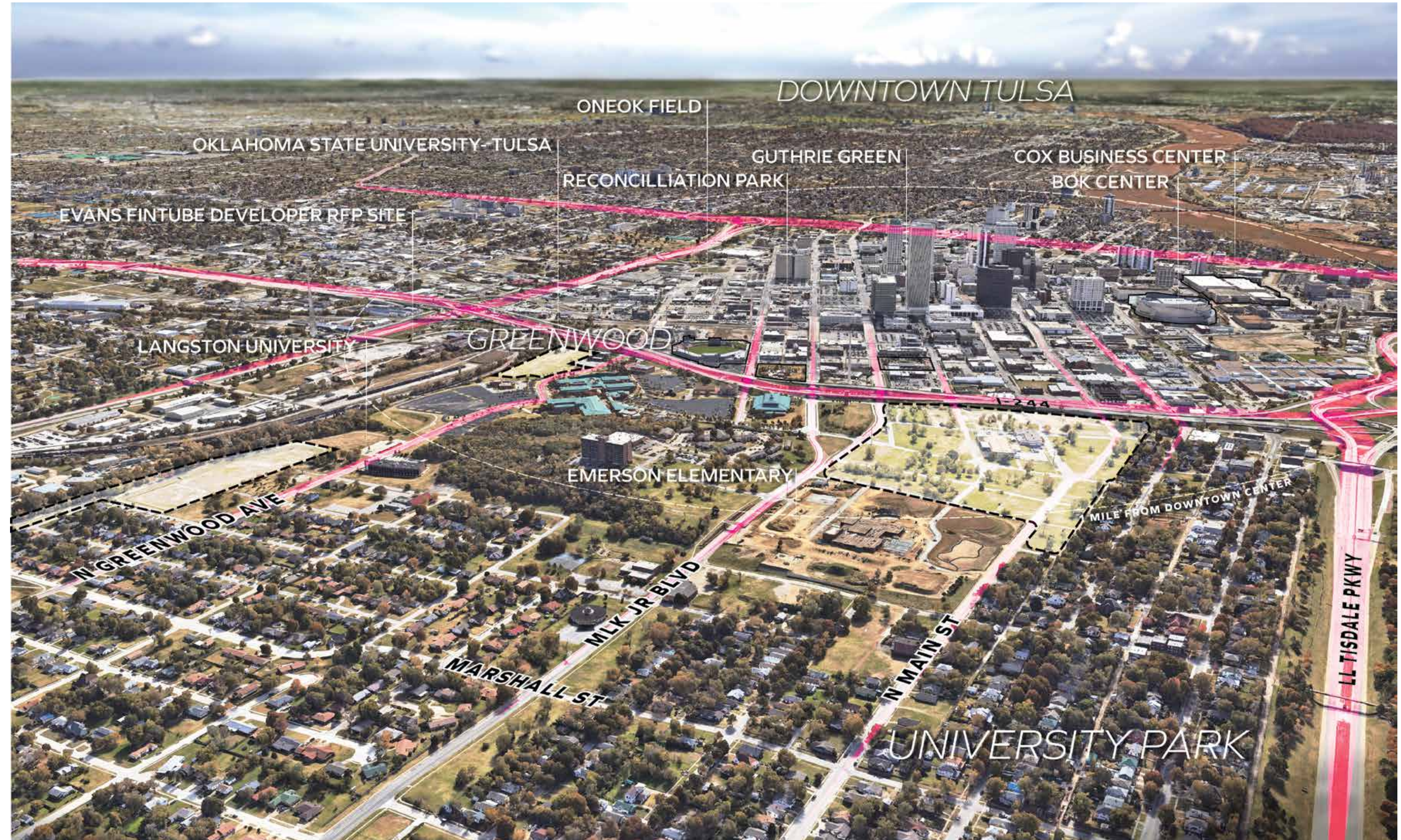


JOE WILLIAMS



WHAT IS OUR LEGACY, OUR COMMUNITY?

12-MONTH COMMUNITY-LED MASTER PLAN PROCESS TO CREATE A VISION AND FRAMEWORK FOR REDEVELOPMENT OF 56-ACRES OF PUBLICLY OWNED PROPERTY IN THE KIRKPATRICK HEIGHTS / GREENWOOD AREA OF NORTH TULSA.

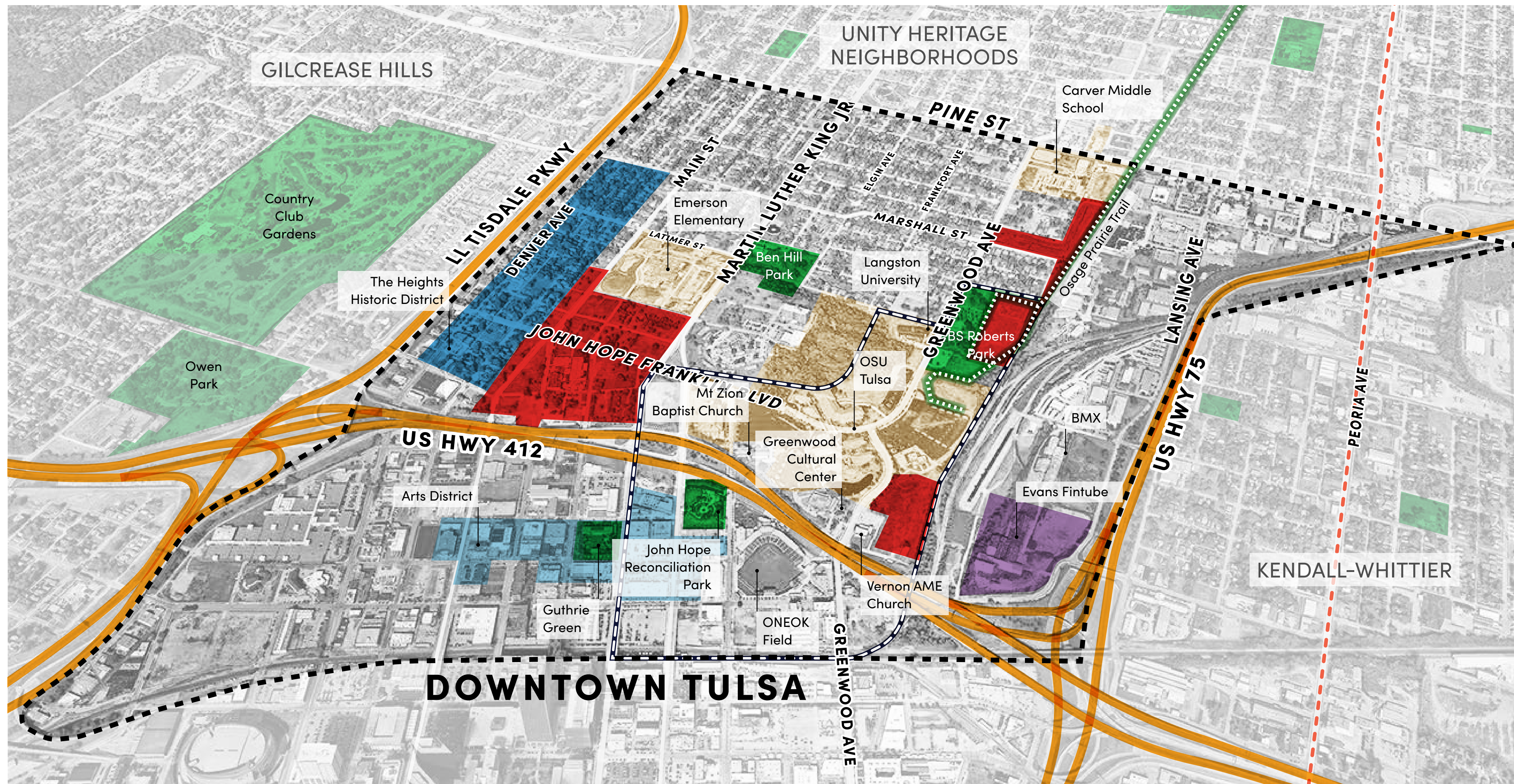


The Plan

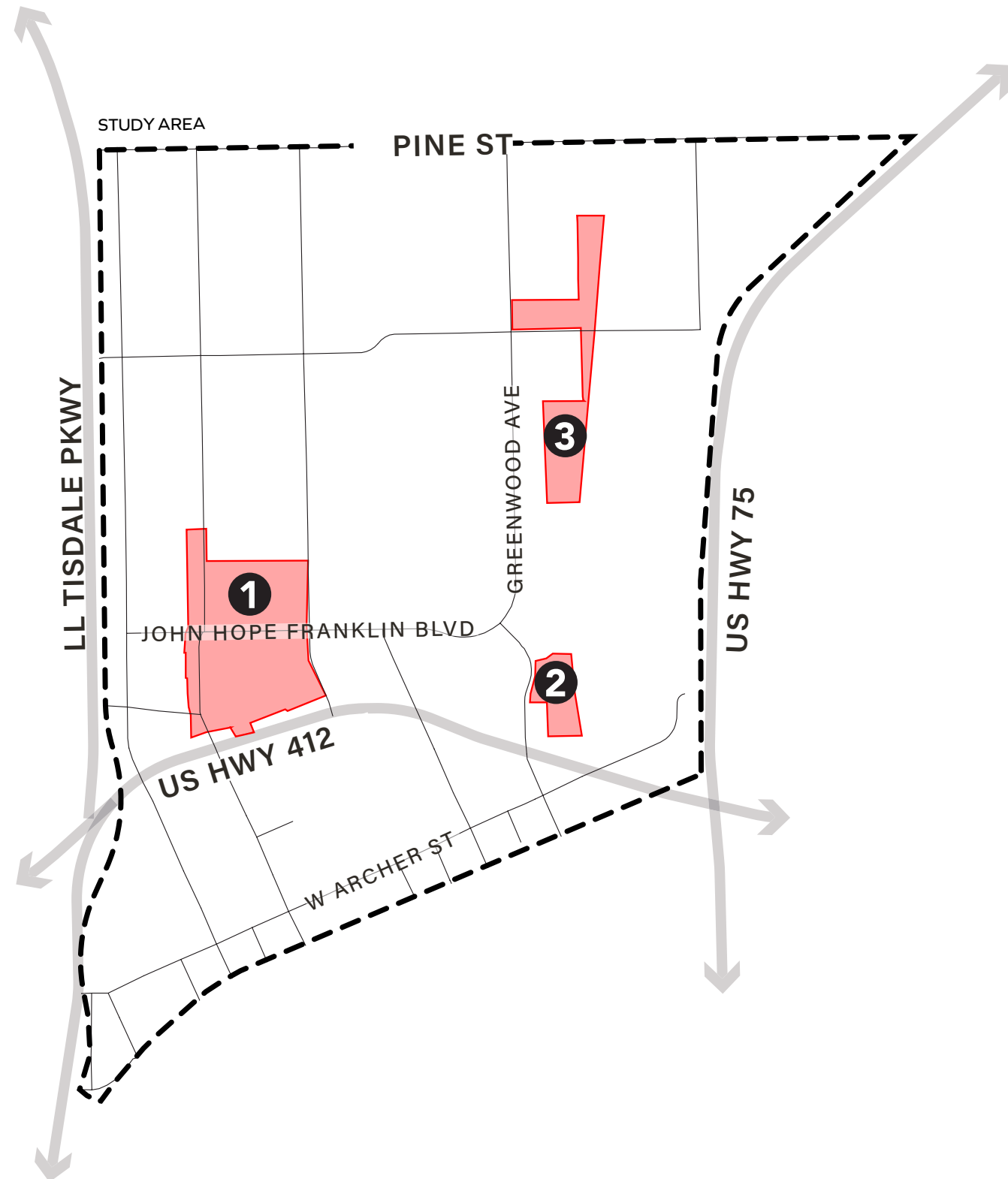
STUDY AREA

LEGEND

- Publicly Owned Sites / Opportunity Sites
- Study Area
- Greenwood Main Street District
- The Heights Historic Districts
- Arts District
- Evans Fintube Redevelopment Site
- Public Schools + Universities
- Parks & Recreation
- Osage Prairie Trail
- AERO BRT line



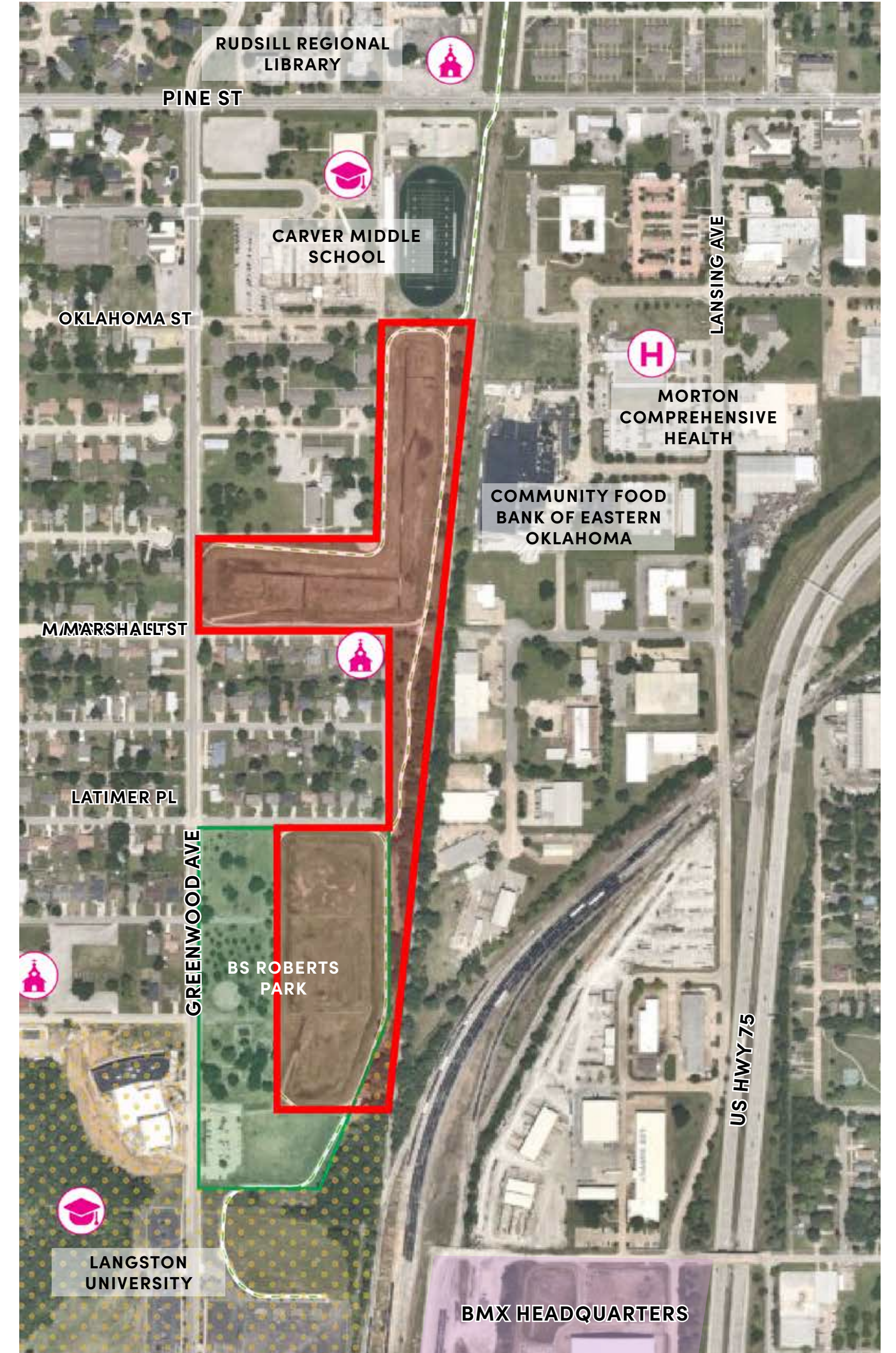
OPPORTUNITY SITES



SITE 1
45.19 ACRES



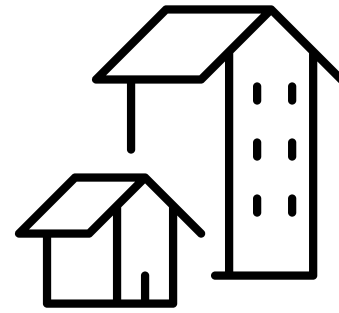
SITE 2
6.35 ACRES



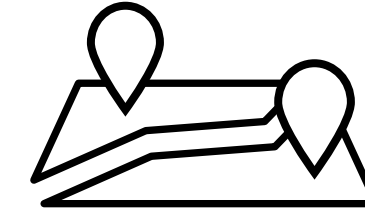
SITE 3
18.59 ACRES

WHY DO WE NEED A PLAN?

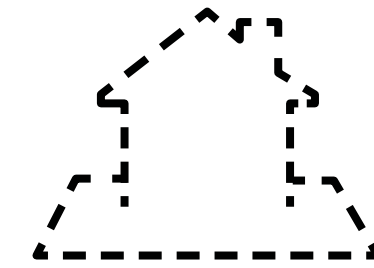
Opportunity to leverage 56 acres of publicly owned land to support community priorities and address disinvestment.



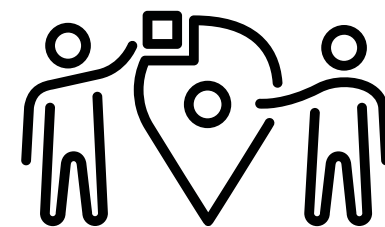
Lack of housing options & choices



Physically divided community



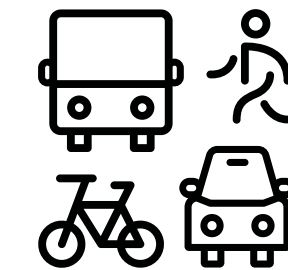
History of disinvestment & displacement



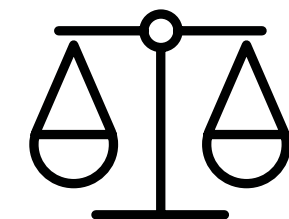
Few options for community to influence development



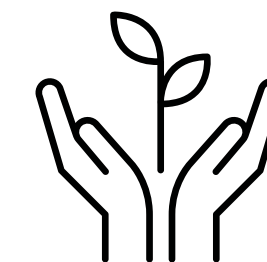
Rapidly growing & changing City



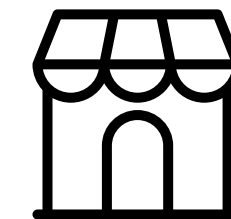
Poor connectivity, walkability, and mobility options



Need for equitable economic growth and local ownership



Resilience and flooding



Lack of retail, entertainment, and amenities in North Tulsa

Goals

OUR LEGACY

For 45 years Greenwood thrives and restores the legacy and success of Black Wall Street.

1922

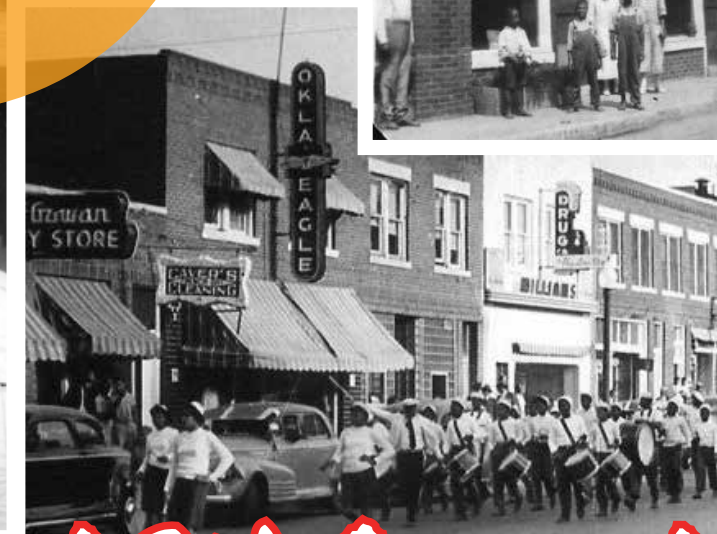
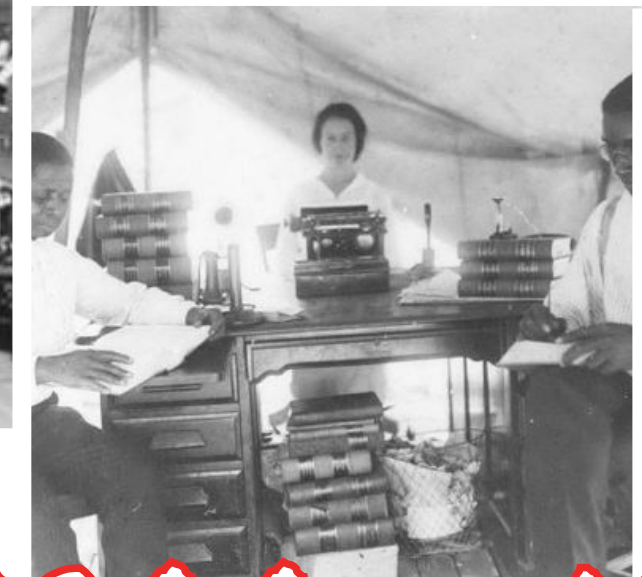
Residents rebuild their homes & businesses

1960s

Disintegration, economic shifts and disinvestment leads to decline

2021

100th year anniversary of the Tulsa Race Massacre



...1800... 1900... 1920... 1940... 1960... 1980... 2000... 2020... >



1906

O.W. Gurley founds Greenwood as an all-black township

1921

False accusations leads to **TULSA RACE MASSACRE** (May 31 - June 2)

1967

Homes and businesses were cleared for highway construction (I-244 & US75)

2001

Official investigation into the Massacre finds the City partially responsible.



Goals

THE COMMUNITY VOICE

4 COMMUNITY OPEN HOUSE WORKSHOPS
*October 28 & 30, 2021
April 7, 8, & 9, 2022*



5 STUDENT WORKSHOPS
April 5 - 8, 2022



13 COMMUNITY POP-UPS
Nov 2021 - Mar 2022



17 STAKEHOLDER INTERVIEWS
Oct - Feb 2022



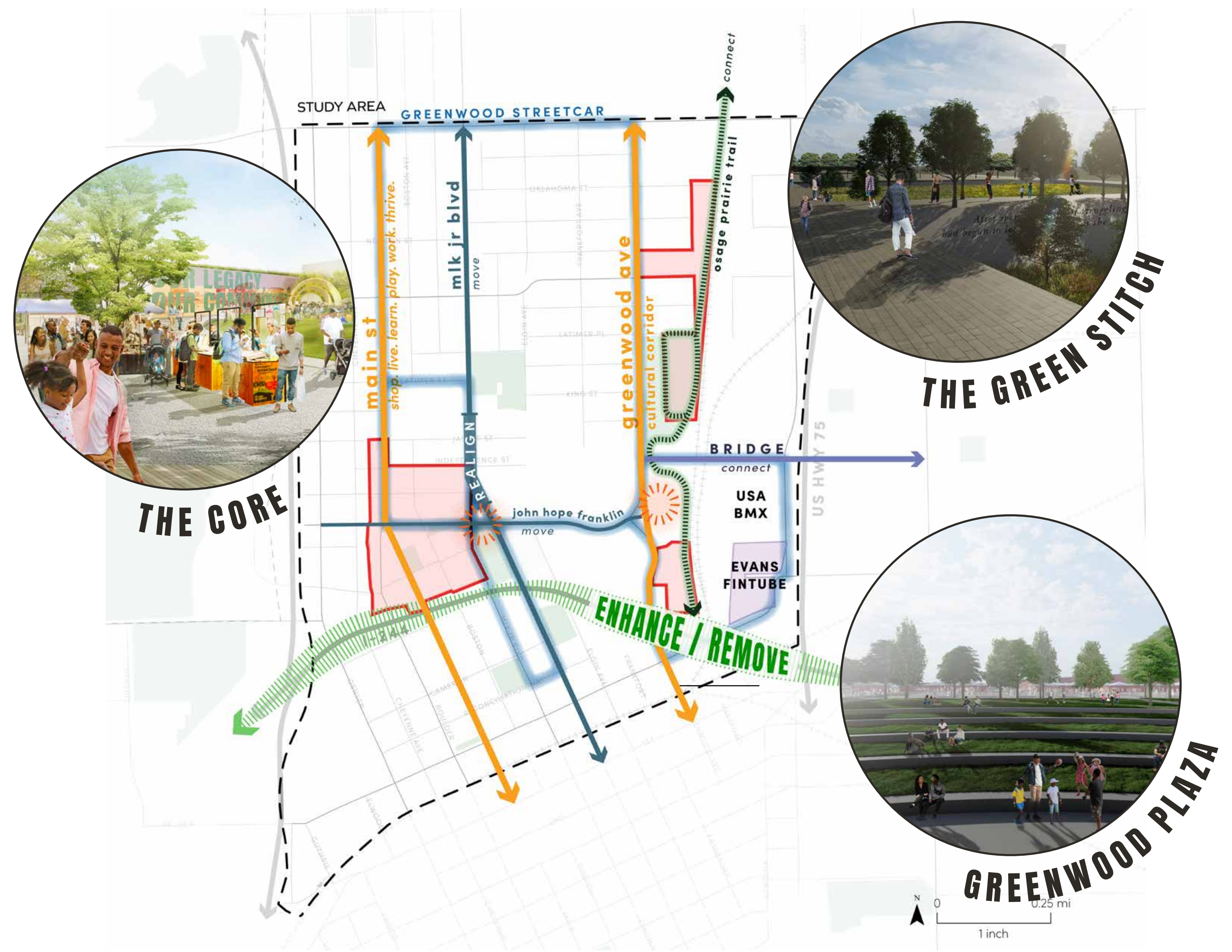
4 VIRTUAL MEETINGS
Jan - May 2022



43 touchpoints with
800+ community members
12 months *(July 2021 - Now)*

VISION

Our Community is the heartbeat of Greenwood and North Tulsa. A community that is thriving and built from the ground up with a strong foundation that emerged from our hearts, our people, and our heritage. We are the keepers and guardians of our culture as Black Tulsans, our legacy, and our community, connecting this generation to the next.



GUIDING PRINCIPLES



AN INCLUSIVE PLACE

with space for everyone

our youth, our elders, our future generations



AN INSPIRATIONAL PLACE

that evokes and celebrates our legacy and heritage and carries it forward for those who follow us

art, landscape design, placemaking, future



A CONNECTED PLACE

where relationships are nurtured

physical, social, and community services + amenities



AN INNOVATIVE PLACE

that builds generational wealth & ownership by removing barriers to access

creativity, technology, education, and entrepreneurship



A HISTORIC PLACE

that preserves & celebrates the legacy of historic Black Wall Street and the Greenwood community



A WELCOMING PLACE

with housing that supports and meets the needs of all residents

all ages and all income levels



A ROOTED PLACE

with cultural spaces for gathering and community building

fun, vibrant, multi-generational, engaging



A HEALTHY PLACE

that cultivates well-being

fresh foods, spiritual health, sustainable development, and community resilience



A RESOURCED PLACE

with a wide range of community amenities and services

closing the wealth gap for Black North Tulsans

02

FUTURE FRAMEWORK



OUR LEGACY, OUR COMMUNITY

WHAT DOES OUR FUTURE LOOK LIKE?

REBUILD


how will we rebuild our thriving community?




#RebuildGreenwood
Greenwood, Oklahoma

ChrisLovesFood Dinner for my sister's birthday last night on Main Street - this new restaurant just opened and had the BEST food all cooked by @LocalChefAlex!
[#rebuildgreenwood](#) [#shopssmall](#) [#eatlocal](#) [#smallbusiness](#)

3d

LocalChefAlex Thanks for supporting us, glad you liked the food! 
3d 26 likes Reply

GreenwoodMom I love that you're able to live so close to family! 
3d 10 likes Reply

YourName It's so cool that you have everything you need in your neighborhood! 
3d 12 likes Reply

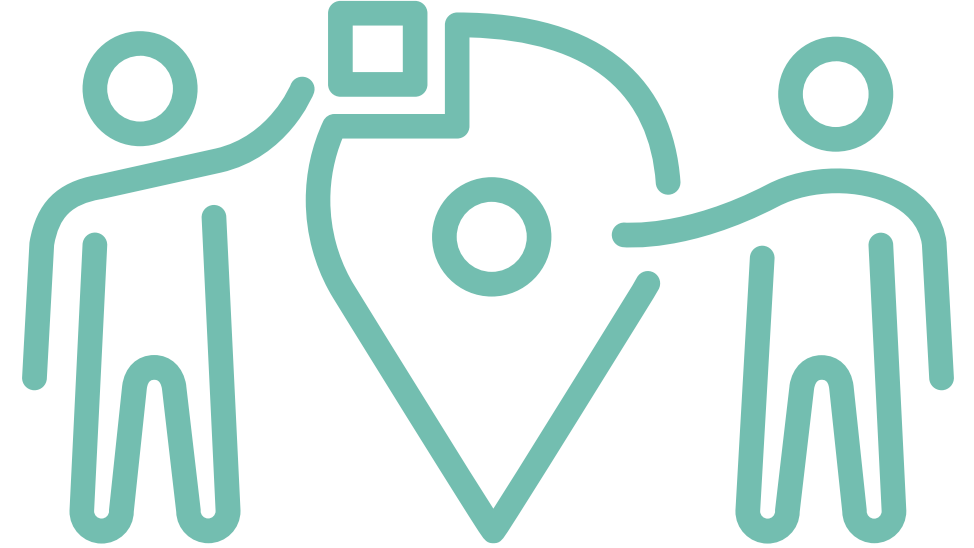
537 likes
3 days ago

REBUILD

GOALS:



create vibrant, mixed-use destinations



create an affordable and welcoming place for all



increase amenities and services

REBUILD

THE EXPERIENCE:



THE CORE

vibrant mixed-use
neighborhood with
pedestrian friendly streets



GREENWOOD PLAZA

community space honoring
the culture and history of
Greenwood



GREEN STITCH

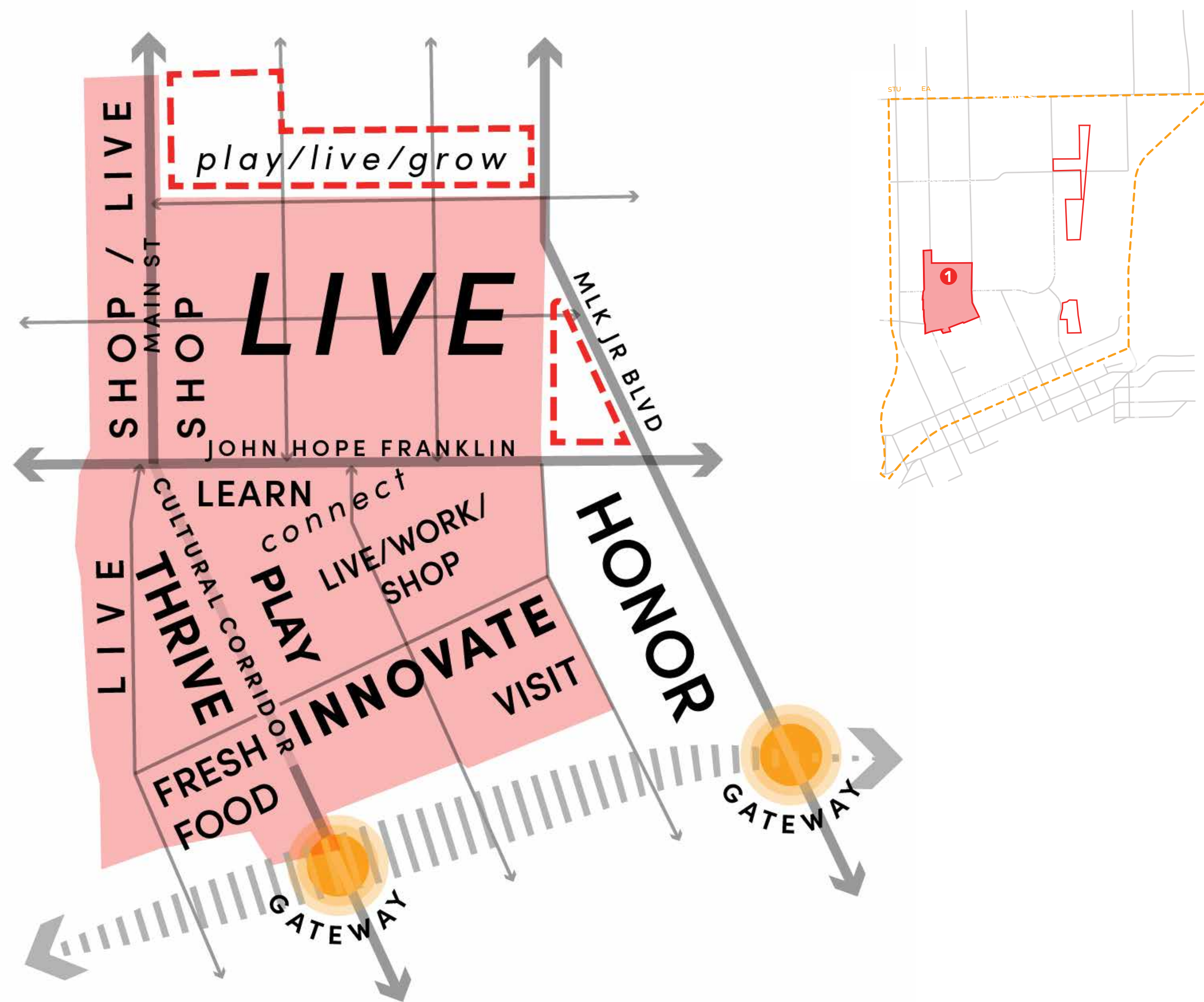
stormwater park with
active and passive spaces

REBUILD

SITE 1: THE CORE

Mixed Use Destination

- + 45 acres
- + Rebuild as a mixed-use destination with residential, retail, commercial, office/innovation, and civic uses

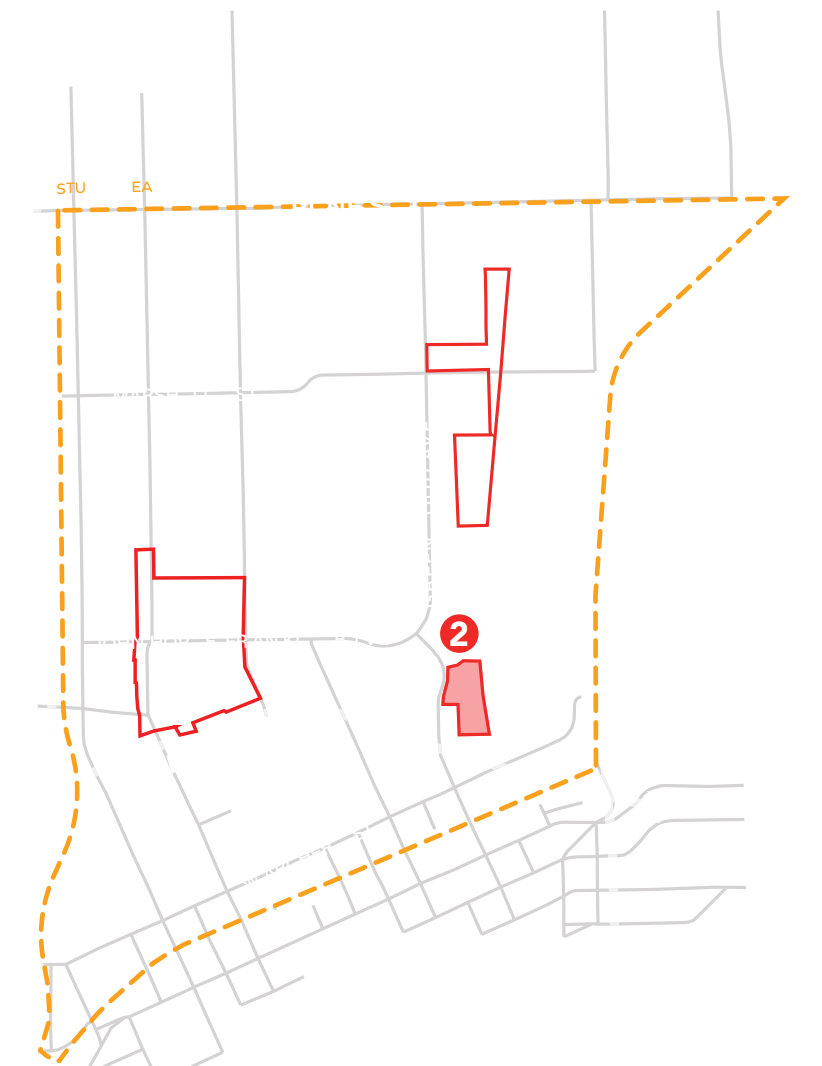
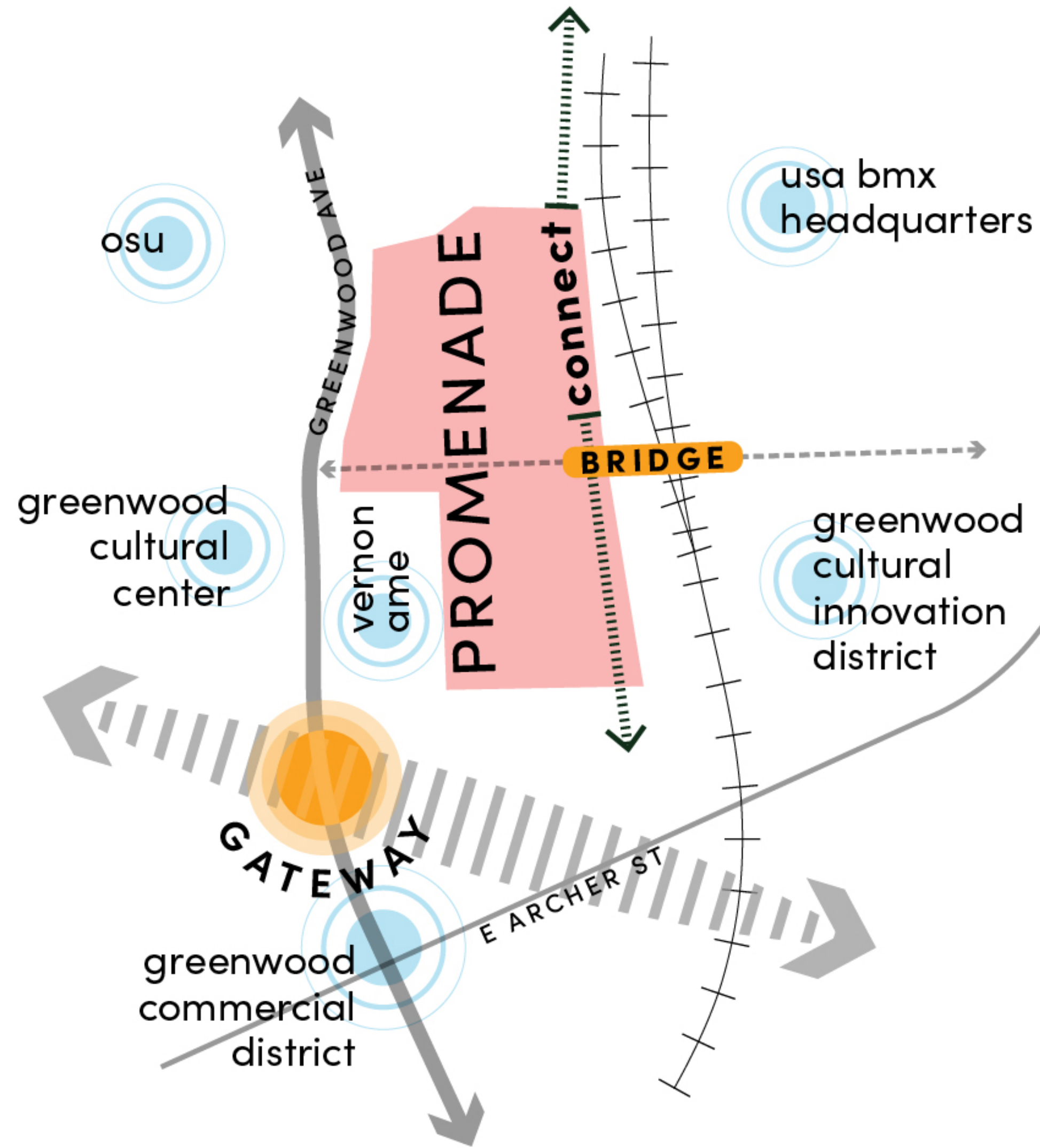


REBUILD

SITE 2: GREENWOOD PLAZA

"Black Wall Street as Promenade"

- + 6 acres
- + Multi-functional community space
- + Honors past with streets that are traced and redesigned as promenades through open, flexible green spaces
- + Brings people together for a variety of year-round activities

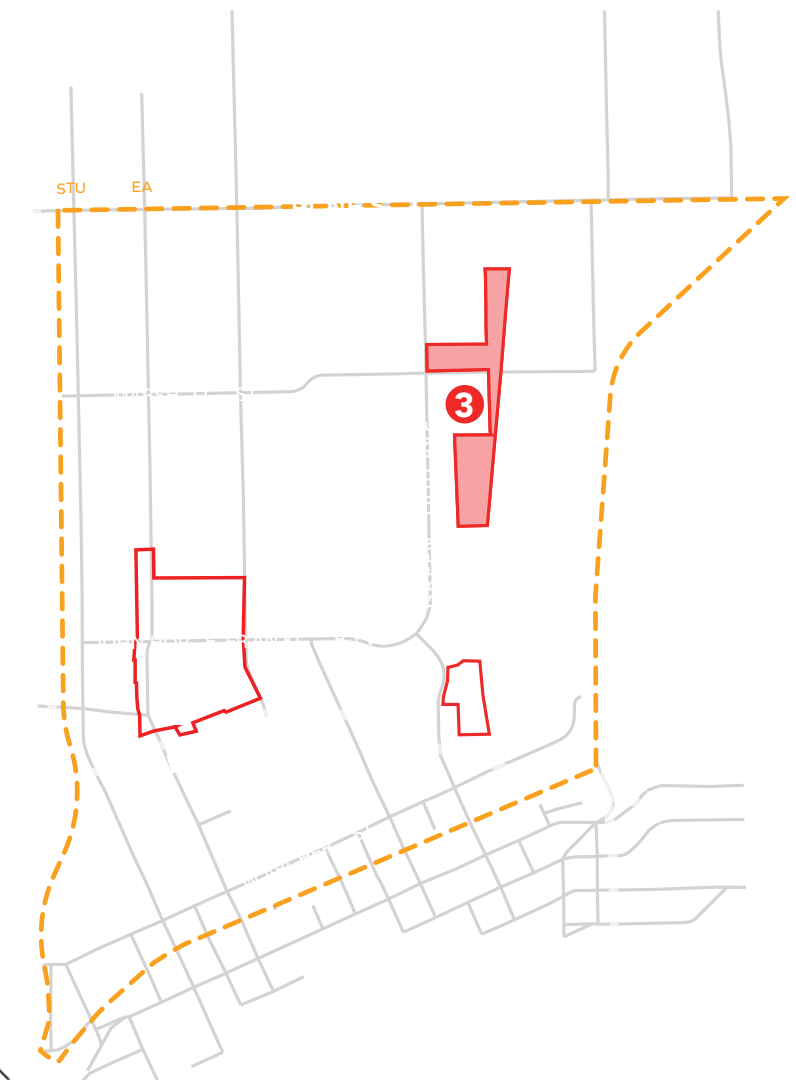
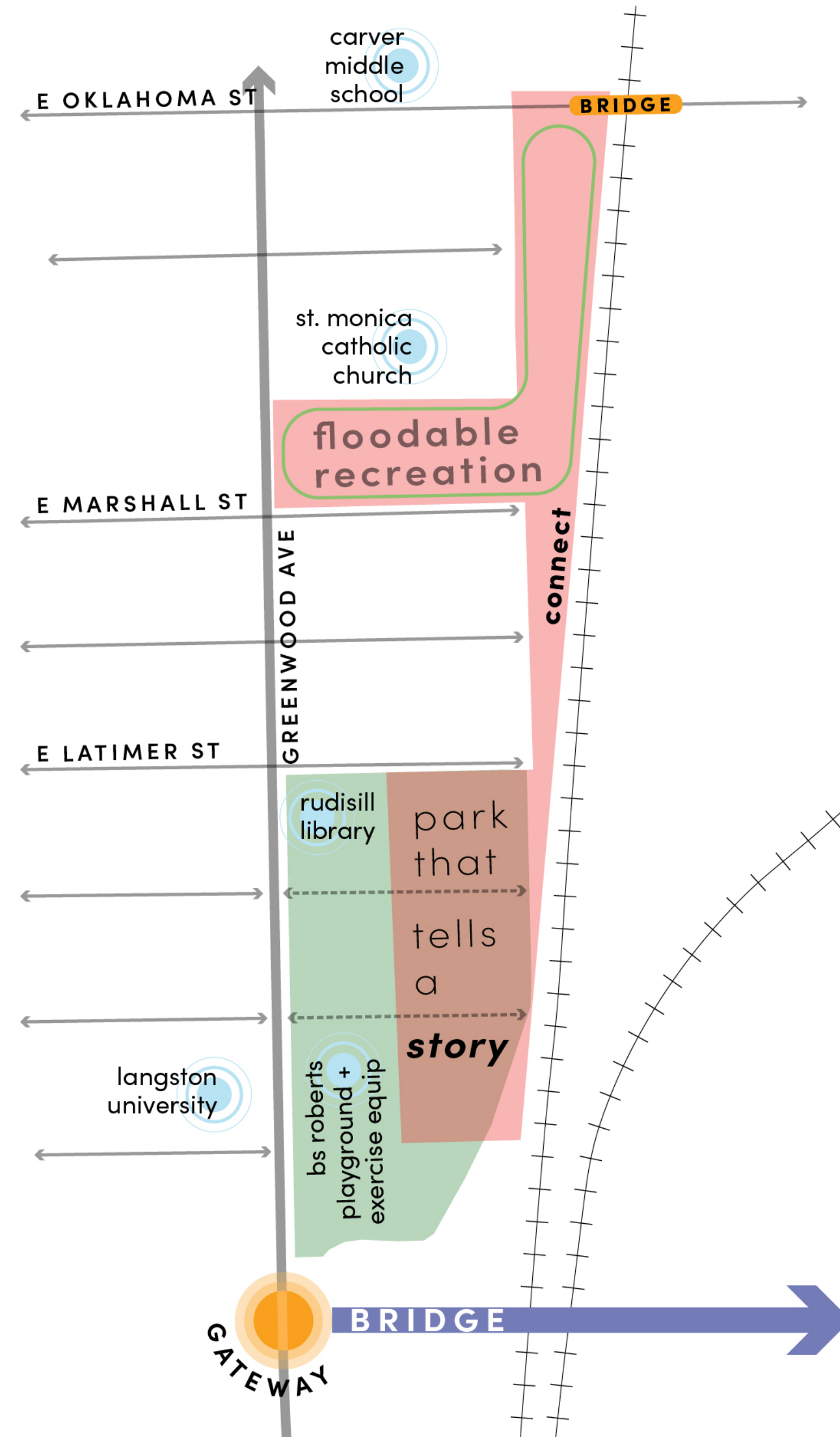


REBUILD

SITE 3: THE GREEN STITCH

"A Park that Tells a Story"

- + 18 acres
- + Provide space for memory and healing
- + Opportunities for recreation, reflection, and wellness
- + Continue to serve the stormwater management function



MOVE

*how will we
move in the
future?*



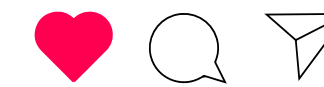
#MoveGreenwood

Rudisill Library

KikiBikes Beautiful weather today so we grabbed 2 of the new bikeshare bikes and cycled down John Hope Franklin from Main Street Square to Rudisill Library!

[#move](#) [#bikeday](#) [#northtulsapride](#)

1d



101 likes

1 day ago



TulsaTeen Took my little brother to the Black Wall Street Market at Greenwood Plaza today! The new streetcar made it so easy for us to get there and back home safely.

[#greenwoodstreetcar](#) [#shoplocal](#)

7h



354 likes

7h ago

MOVE

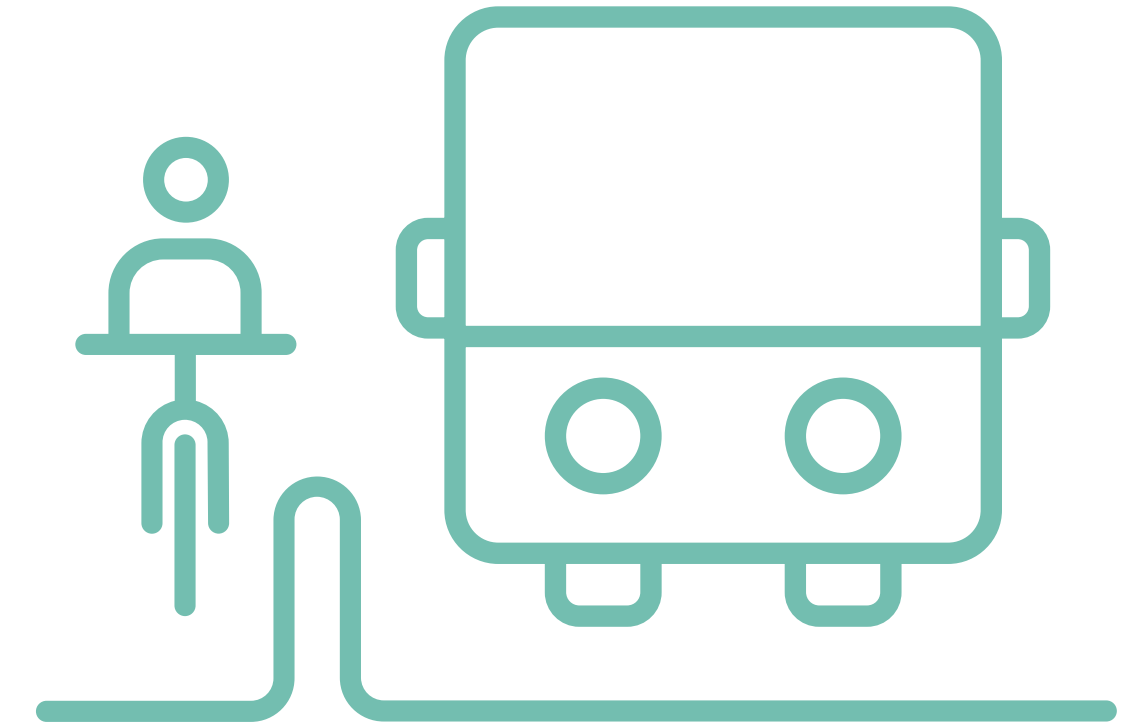
GOALS:



strengthen connections



create walkable, mixed-use nodes



increase mobility options

MOVE

THE EXPERIENCE:



ON FOOT

walkable streets,
amenities



BY BIKE

bike lanes, bike
share, etc.



IN A CAR

parking, connected
street grid



BY TRANSIT

streetcar line, bus
stop amenities

MOVE

GREENWOOD STREETCAR

to connect to cultural assets, recreational destinations, and neighborhoods.

Streetcars were introduced to Tulsa in 1905 and ran along the main thoroughfares of the city.



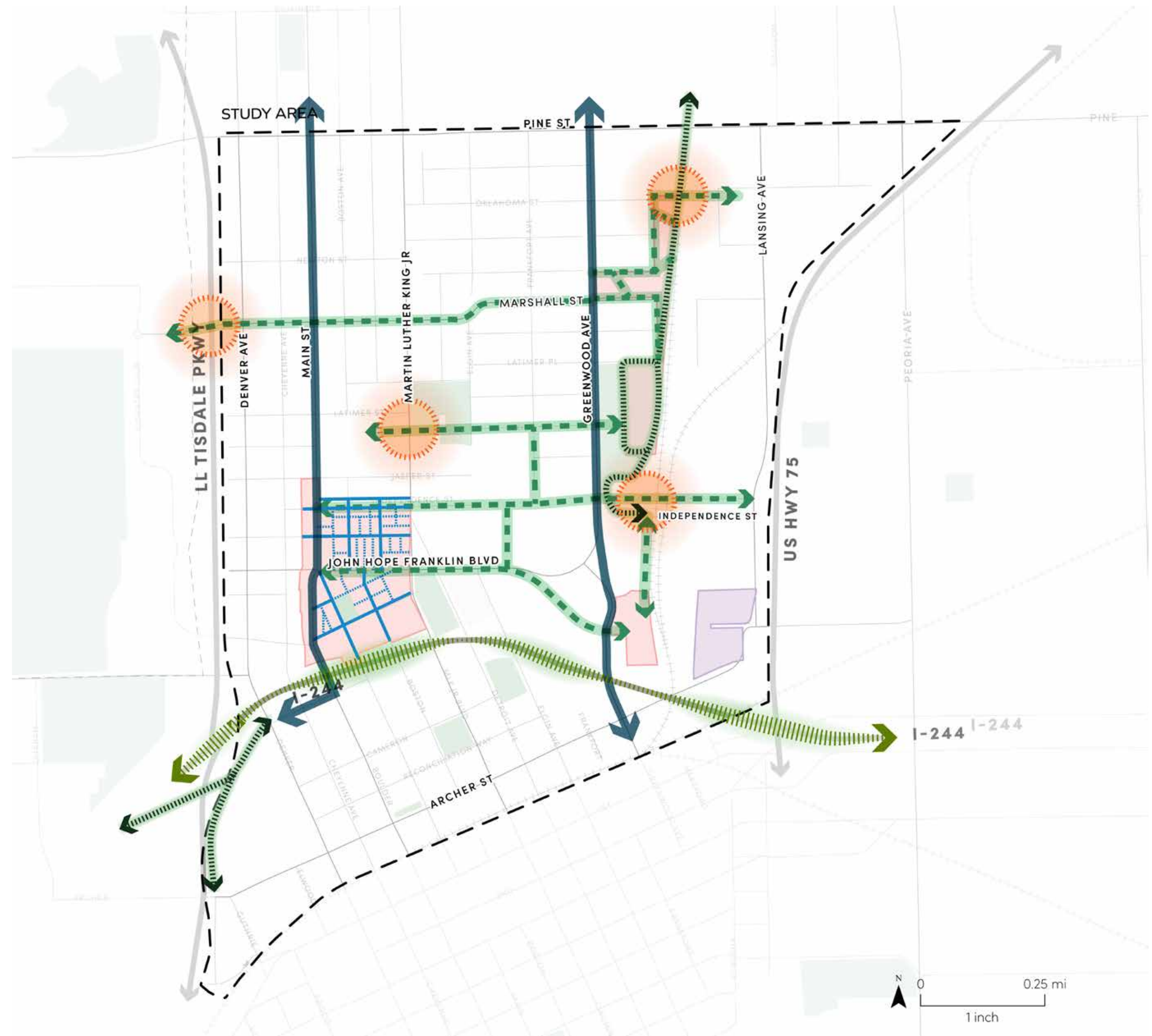
Streetcar on Greenwood Ave



MOVE

MULTI-MODAL CONNECTIVITY

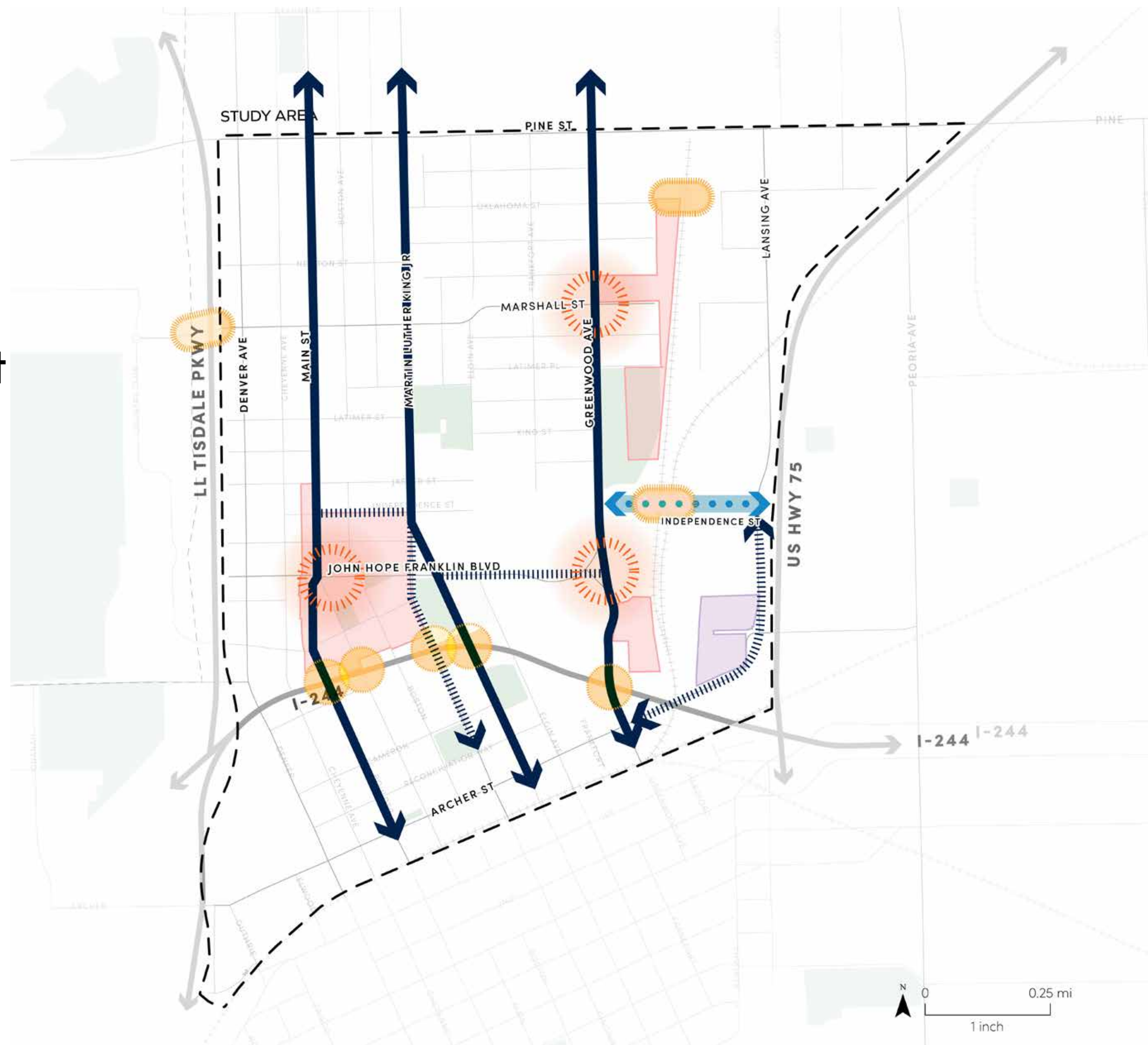
- + Improve connectivity between streets, trails, and alleyways
- + Re-align Greenwood Ave
- + Enhance pedestrian paths between destinations
- + Connect to existing trails
- + Improve experience under highways through art, lighting, placemaking - for eventual removal & new development



MOVE

CONNECTIVITY + PLACEMAKING

- + To facilitate better connections across barriers and create nodes for activity & development
- + Re-route MLK Jr as a 2-way boulevard
- + Enhance gateways into the neighborhood
- + Create new & improve existing pedestrian connections



CONNECT

how will we connect with open spaces and each other?




#ArtGreenwood

Greenwood, Tulsa


ArtDecoKerri Loving these new art installations through North Tulsa! Thanks to @GreenwoodArt for making this happen!

[#streetart](#) [#mycommunity](#) [#greenwood](#) [#history](#)


1d

GreenwoodArt Shoutout to the great vendors and artists who made this event a success! 

1d 27 likes Reply

LocalArtist How can I submit a piece? I'd love to showcase my work with my community. 

11h 11 likes Reply

GreenwoodArt We'll send you a DM - we are all about highlighting local artists. 

1h 1 likes Reply

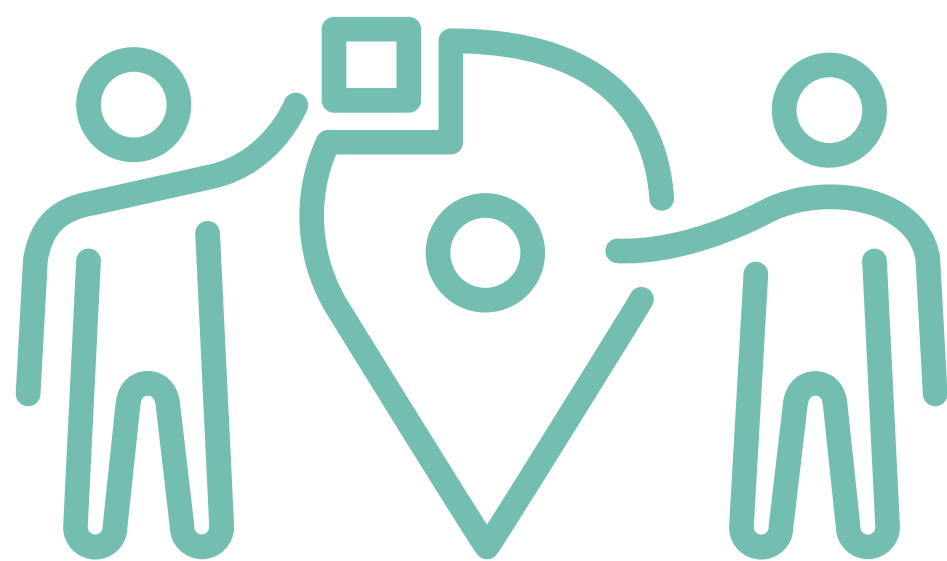


362 likes

2 days ago

CONNECT

GOALS:



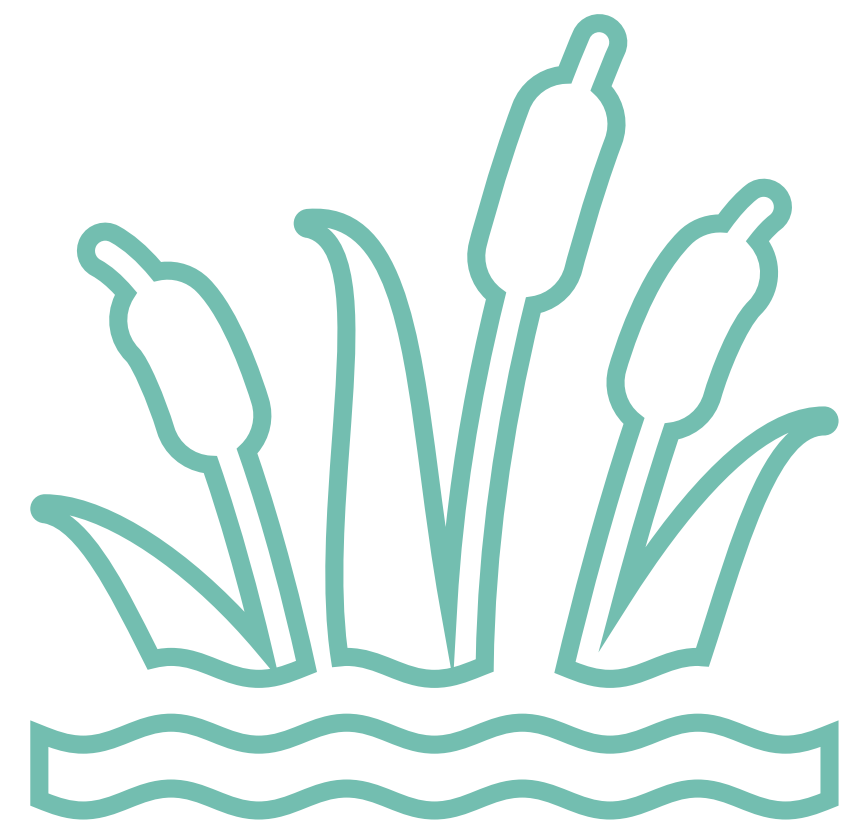
create an identity through vibrant spaces that honors the history and tells the story of North Tulsa



manage stormwater & incorporate green energy



provide welcoming & flexible gathering spaces



lush, verdant gardens & plants that provide seasonal interest and supports community health

CONNECT

THE EXPERIENCE:



RESIDENTS

tree-lined streets, vibrant and active gathering spaces, intimate pocket parks, cultural landmarks, safe and clean park spaces

VISITORS

walkable mixed-use developments with vibrant gathering spaces, cultural & entertainment events at flexible open spaces

CONNECT

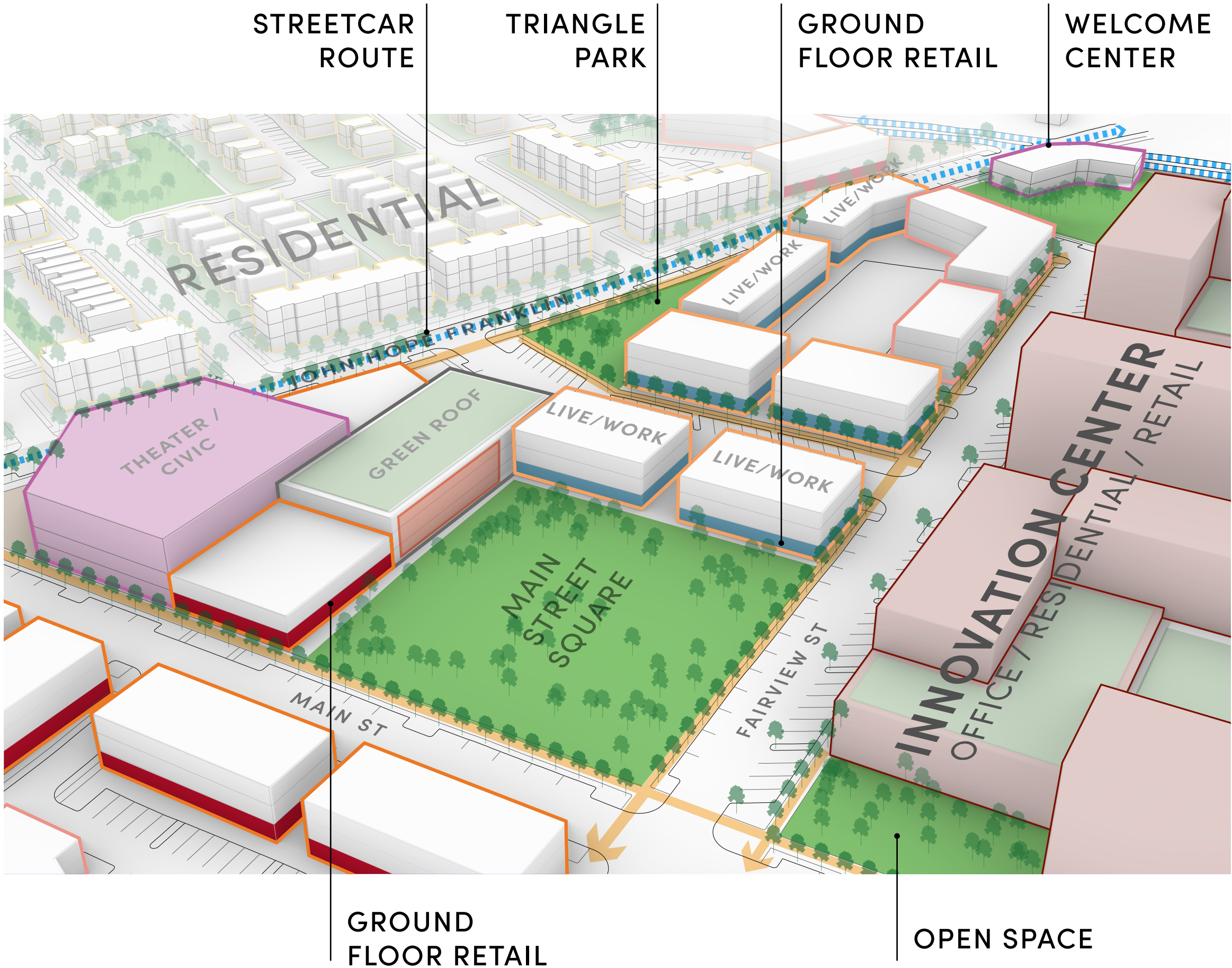
CONNECTING TO OPEN SPACES + PEOPLE

+ Public realm improvements to facilitate better connections to the land and to each other

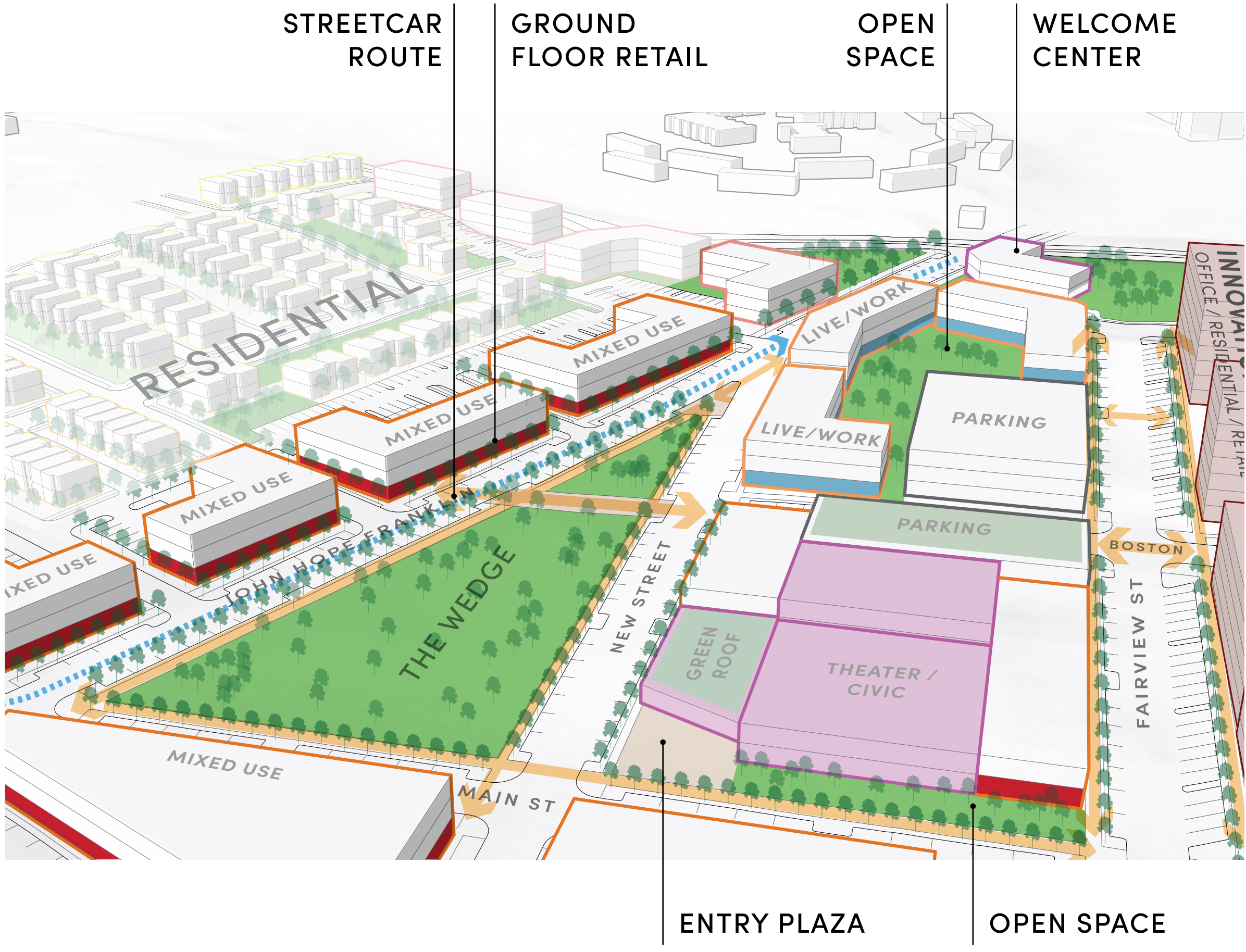


CONNECT

SITE 1 A: MAIN STREET SQUARE



SITE 1 B: THE WEDGE



SITE 2 + 3: THE CULTURAL CORRIDOR

GOALS:



**honors the history of Black
Wall Street and culture of
North Tulsa**



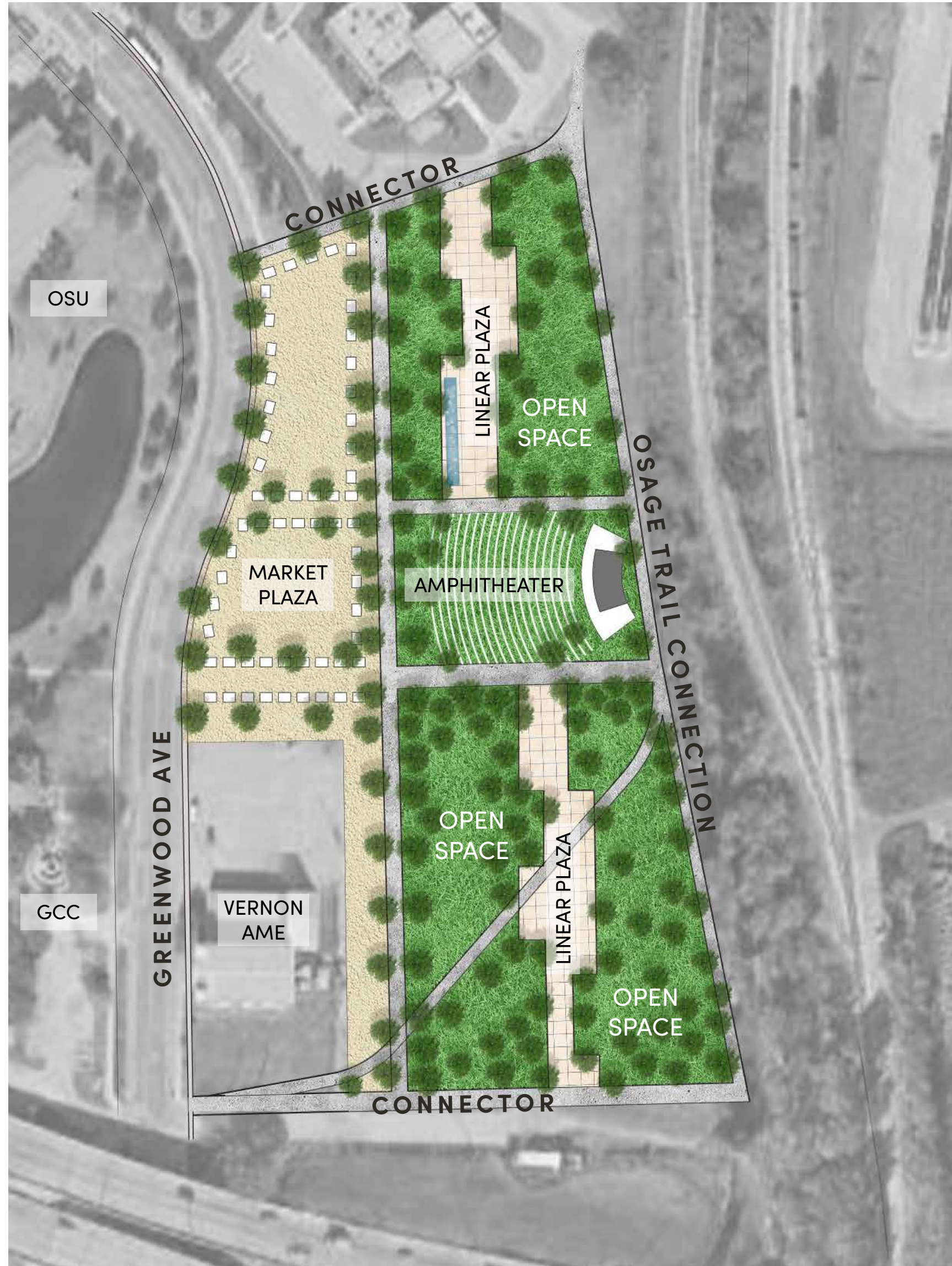
**supports year-round
outdoor programming**



**strengthens community
connections**

Proposed Open Space and Public Realm Strategy

SITE 2: GREENWOOD PLAZA



VIEW OF AMPHITHEATER



EXAMPLE AMPHITHEATER



MARKET PLAZA



PERFORMANCE / ART GALLERY



SITE 3: THE GREEN STITCH

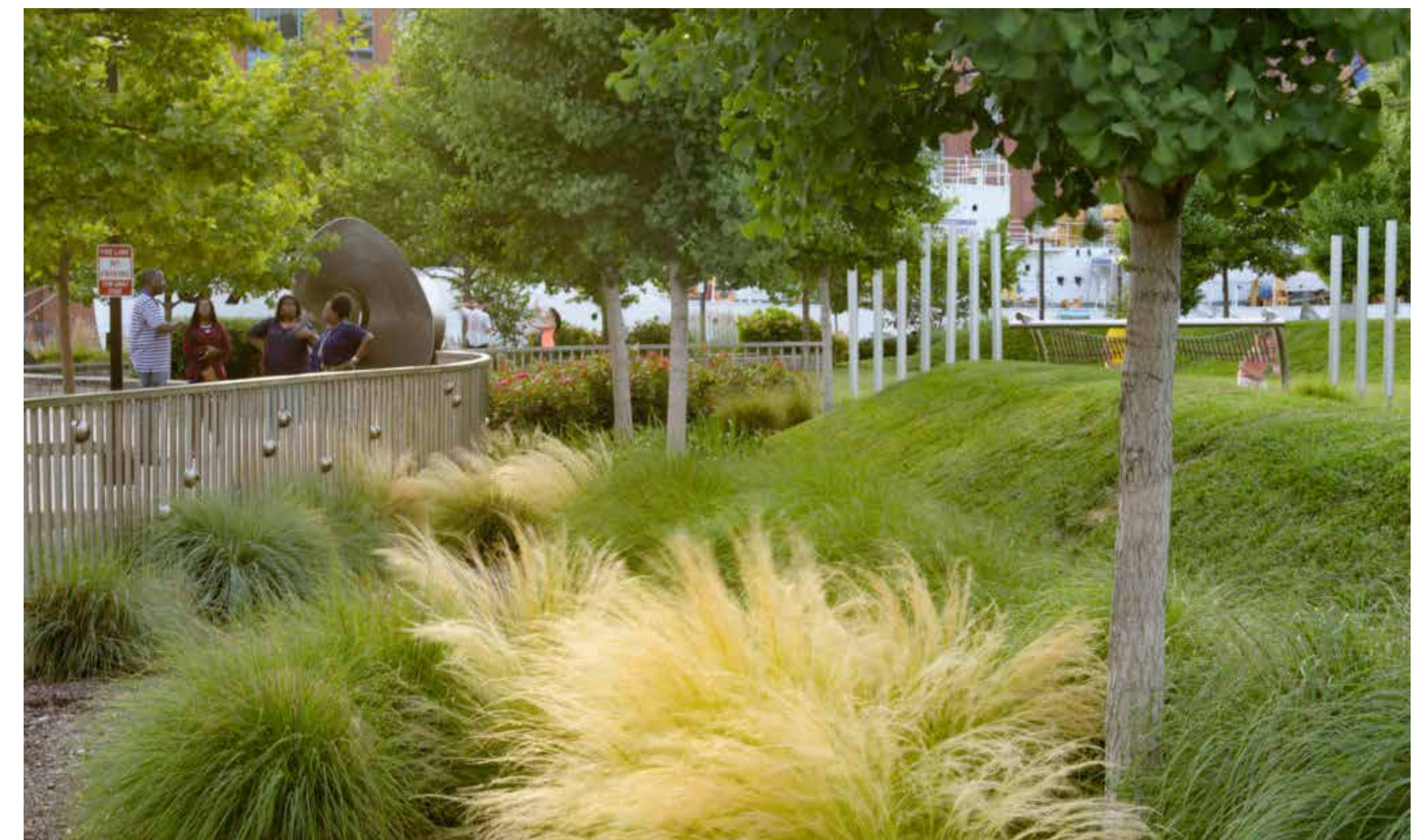
VIEW OF MEMORIAL



STORMWATER PLANTING



FLOODABLE COMMUNITY PARK



THE CORE

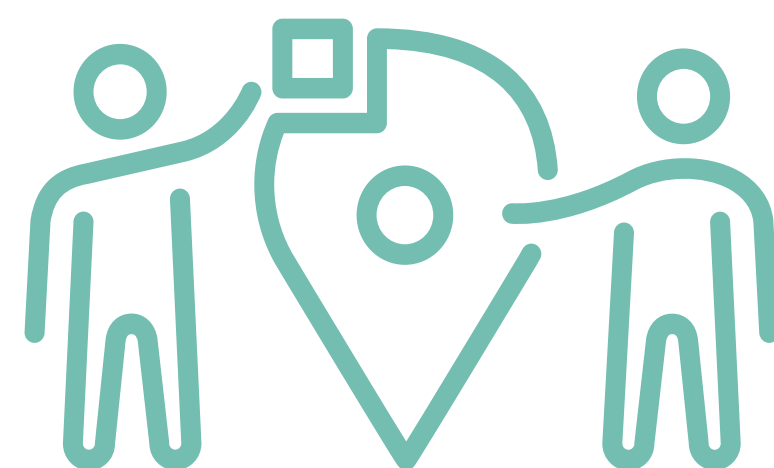
Site 1

SITE #1: THE CORE

GOALS:



a mixed-use destination with housing, civic, office, retail, and park spaces



a place that honors the legacy of Greenwood and spirit of entrepreneurship



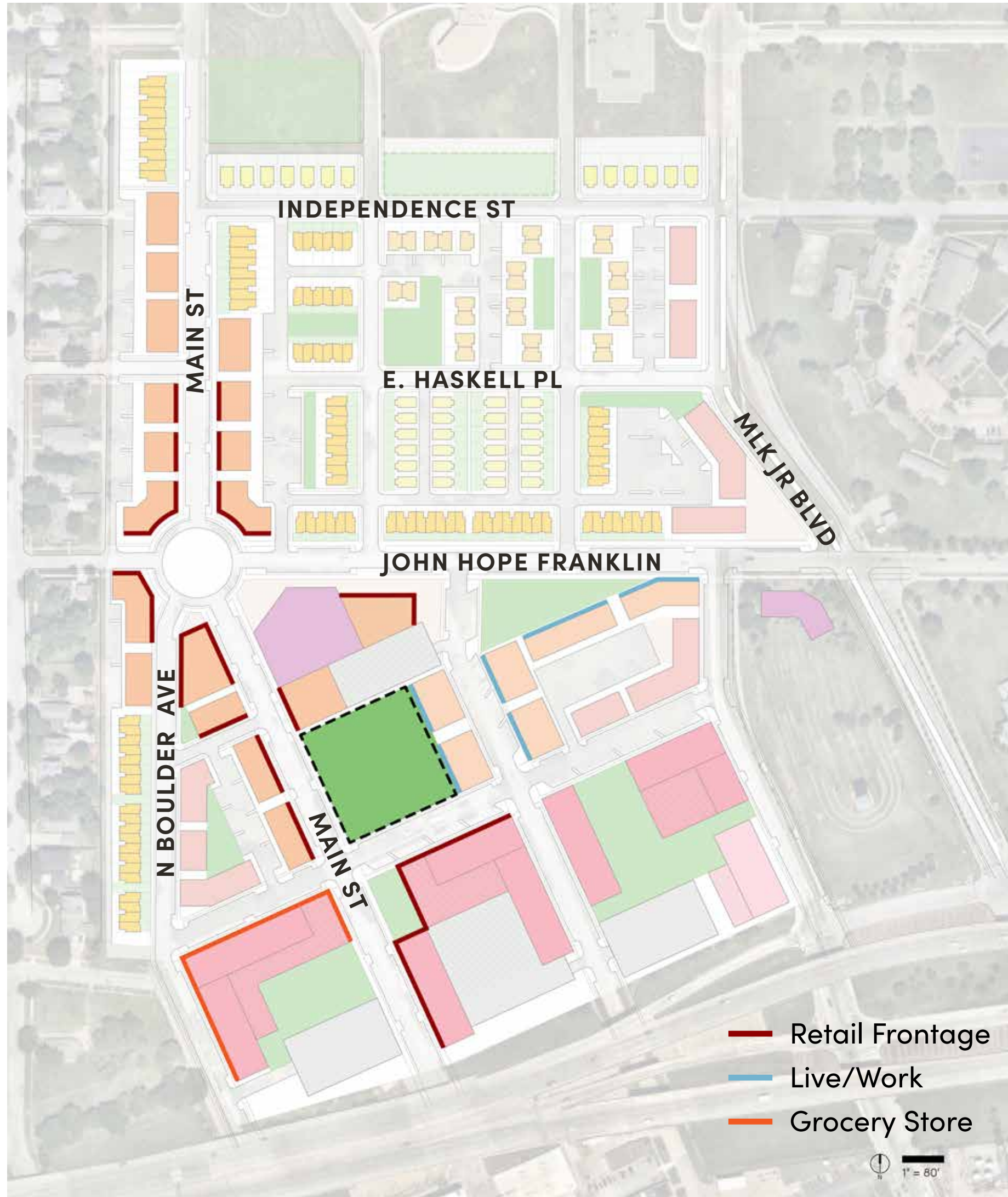
designed for activity and community interactions



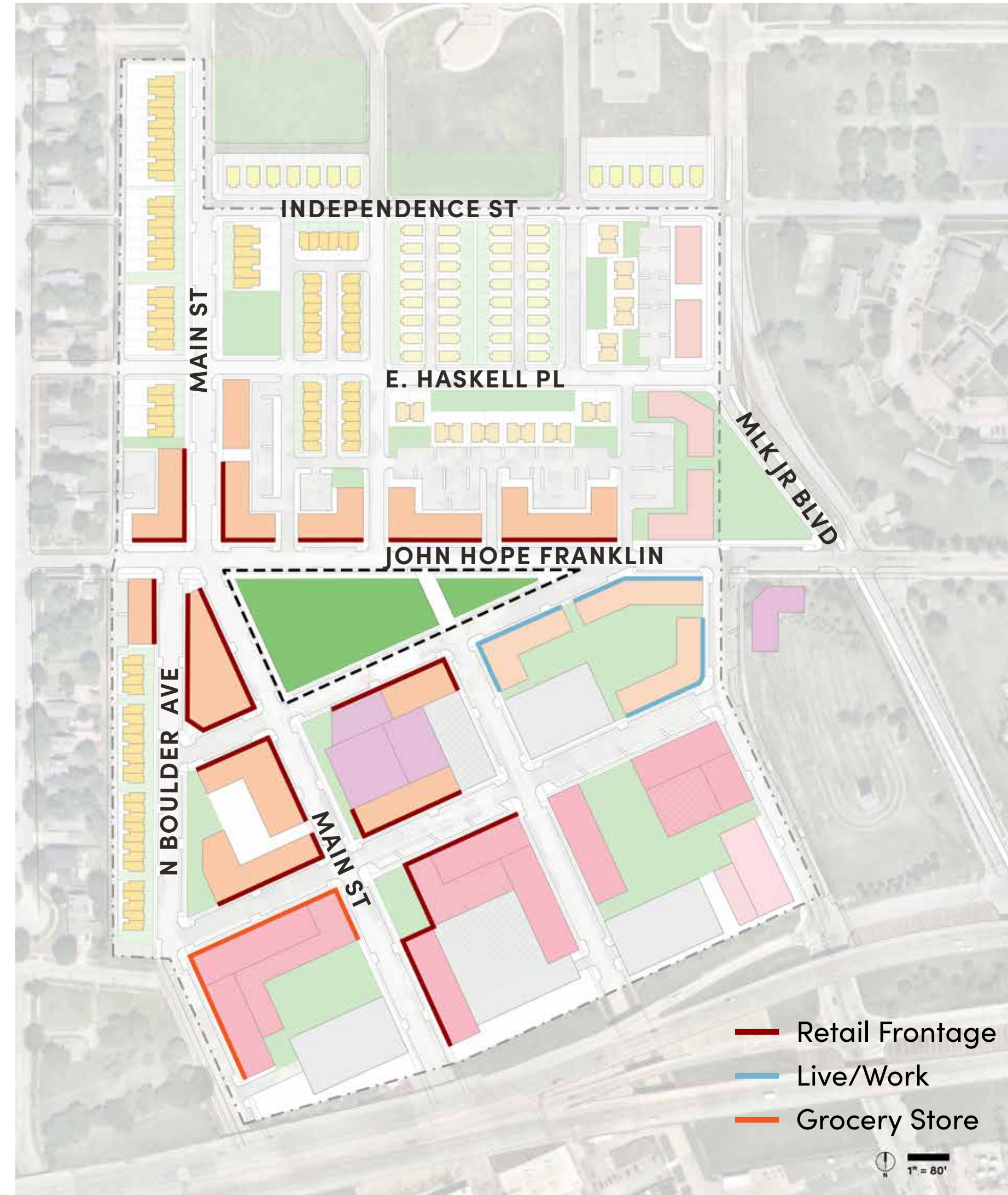
space for community serving amenities and services

Proposed Land Use and Development: Site 1

SITE #1: THE CORE



Opt A:
Main Street Square
1.2 acres



Opt B:
The Wedge
1.5 acres

SITE #1: THE CORE



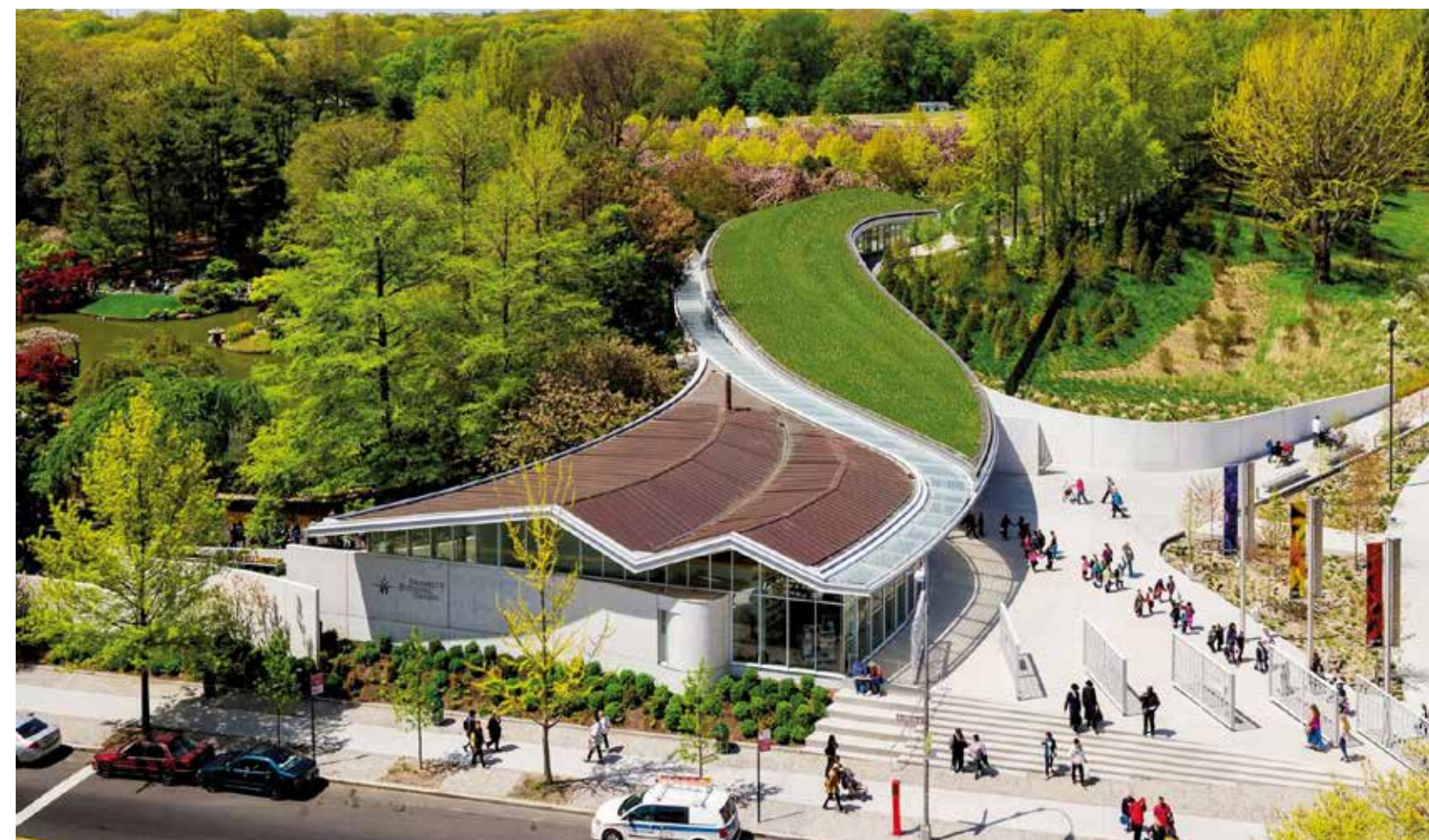
Proposed Land Use and Development: Site 1

SITE #1: THE CORE

OPEN SPACE / PARKS



GREEN INFRASTRUCTURE



PLACEMAKING - WALKABLE STREETS



CULTURAL DESTINATION



GATHERING SPACES



STREETSCAPING



Proposed Land Use and Development: Site 1

SITE #1: THE CORE

CIVIC / THEATER



RETAIL / COMMERCIAL



INNOVATION / OFFICE



Proposed Land Use and Development: Site 1

SITE #1: THE CORE

COTTAGE COURT / DUPLEX



TOWNHOMES



MIXED USE RESIDENTIAL



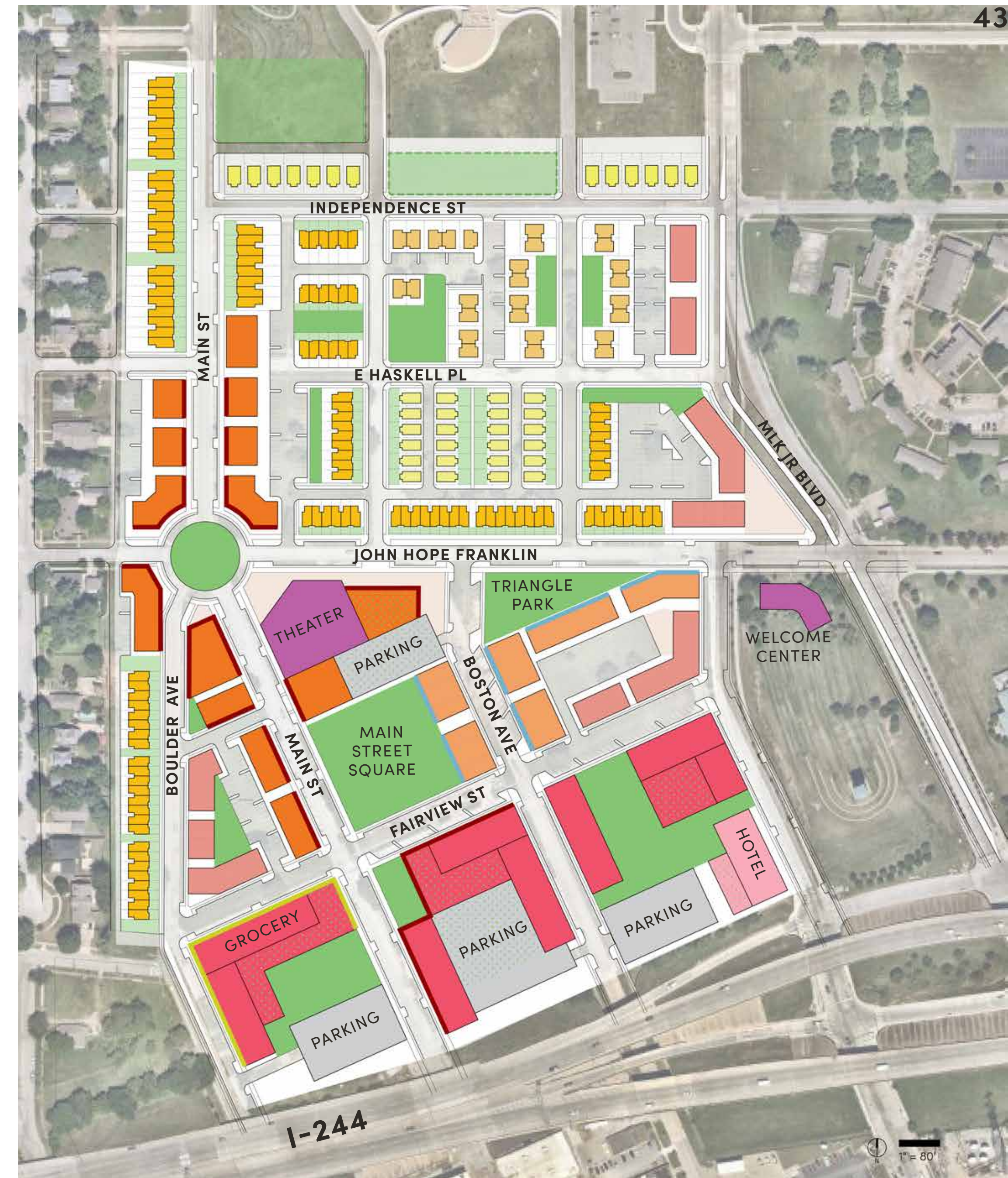
**LIVE /
WORK**

SITE #1: THE CORE - OPT A

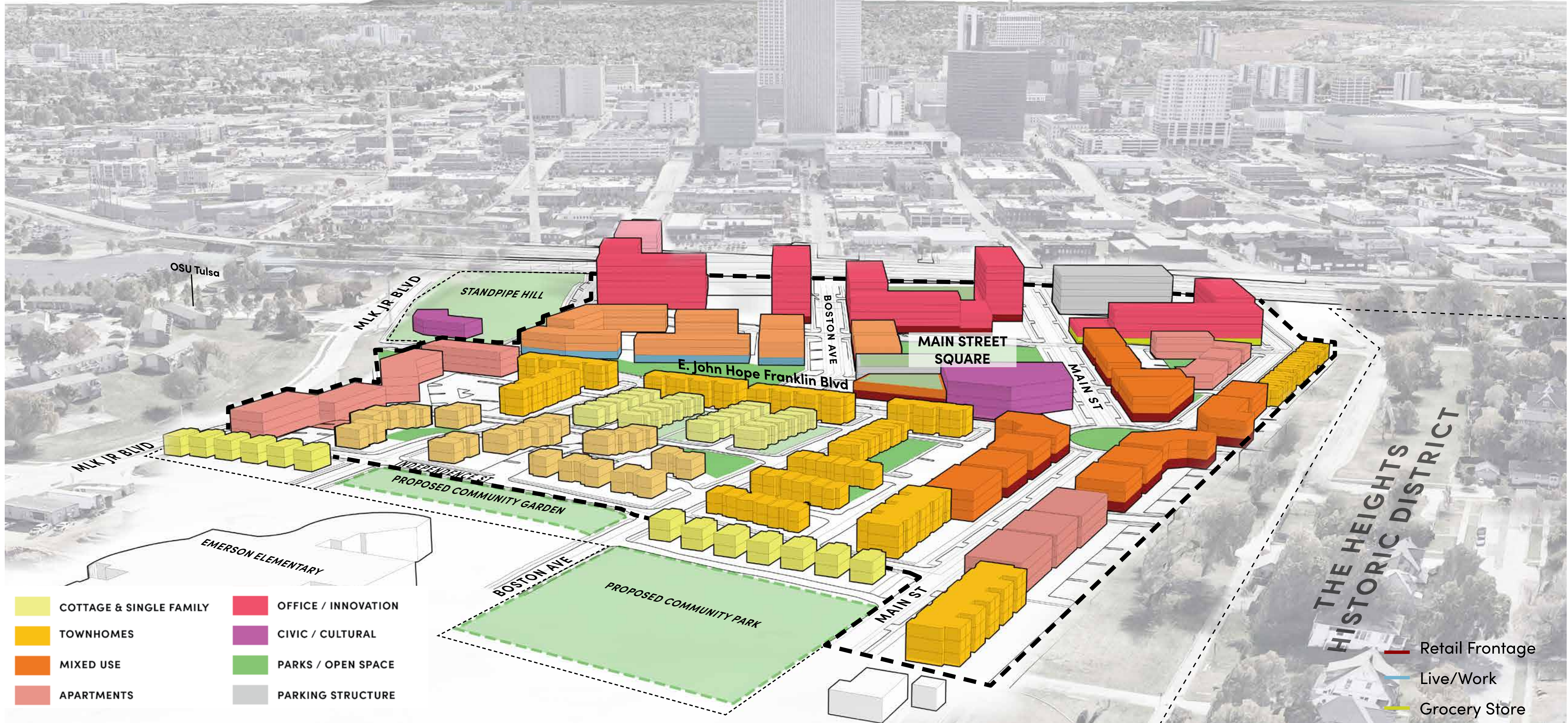
THE PROGRAM:

	SF		SF
CIVIC BUILDING (THEATER)	65,400	RETAIL / GROUND FLOOR USES	272,400
WELCOME CENTER	7,390	OFFICE	197,600
TOTAL CIVIC (SF)	72,790	GROCERY / FRESH FOOD	35,800

	UNITS		SF
APARTMENTS	159	MAIN STREET SQUARE (1.2 ac)	52,000
TOWNHOUSE	127	TRIANGLE POCKET PARK (0.55 ac)	22,500
COTTAGE COURT HOMES	24	POCKET PARK (0.33 ac)	14,500
DUPLEX	24	COMMUNITY GARDEN (0.61 ac)	26,000
SINGLE FAMILY	13	OPEN SPACE POCKETS (0.74 ac)	32,300
MULTI-FAMILY IN MIXED USE	129	GREEN ROOFS (2.25 ac)	97,950
LIVE/WORK RESIDENTIAL	91	INNOVATION BLOCKS (1.7 ac)	75,200
MULTI-FAMILY IN HIGH DENSITY	380	STANDPIPE HILL (4.07 ac)	177,541
TOTAL RESIDENTIAL UNITS	948	TOTAL OPEN SPACE (10.88 ac)	473,986



SITE #1: THE CORE - OPT A

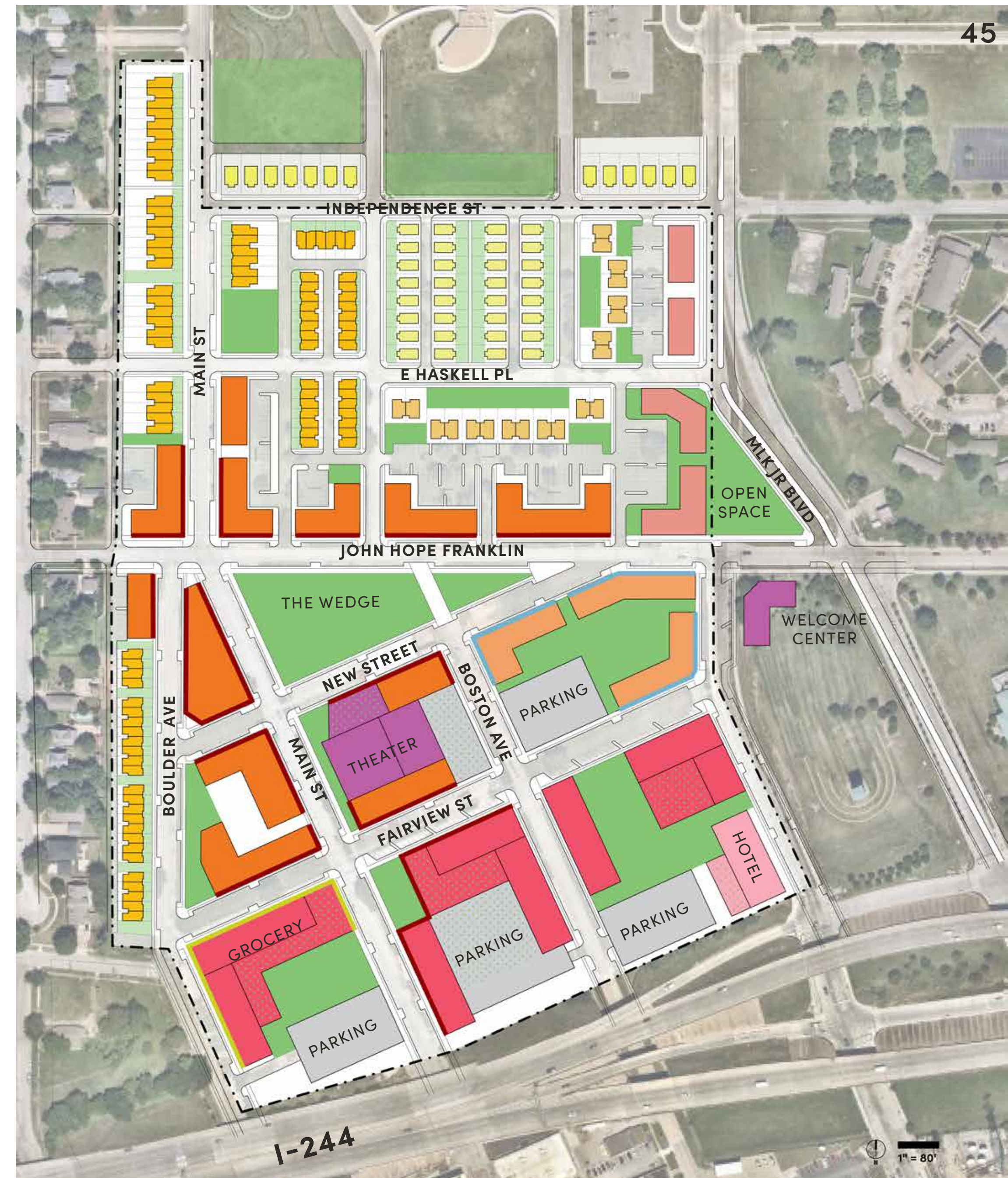


SITE #1: THE CORE - OPT B

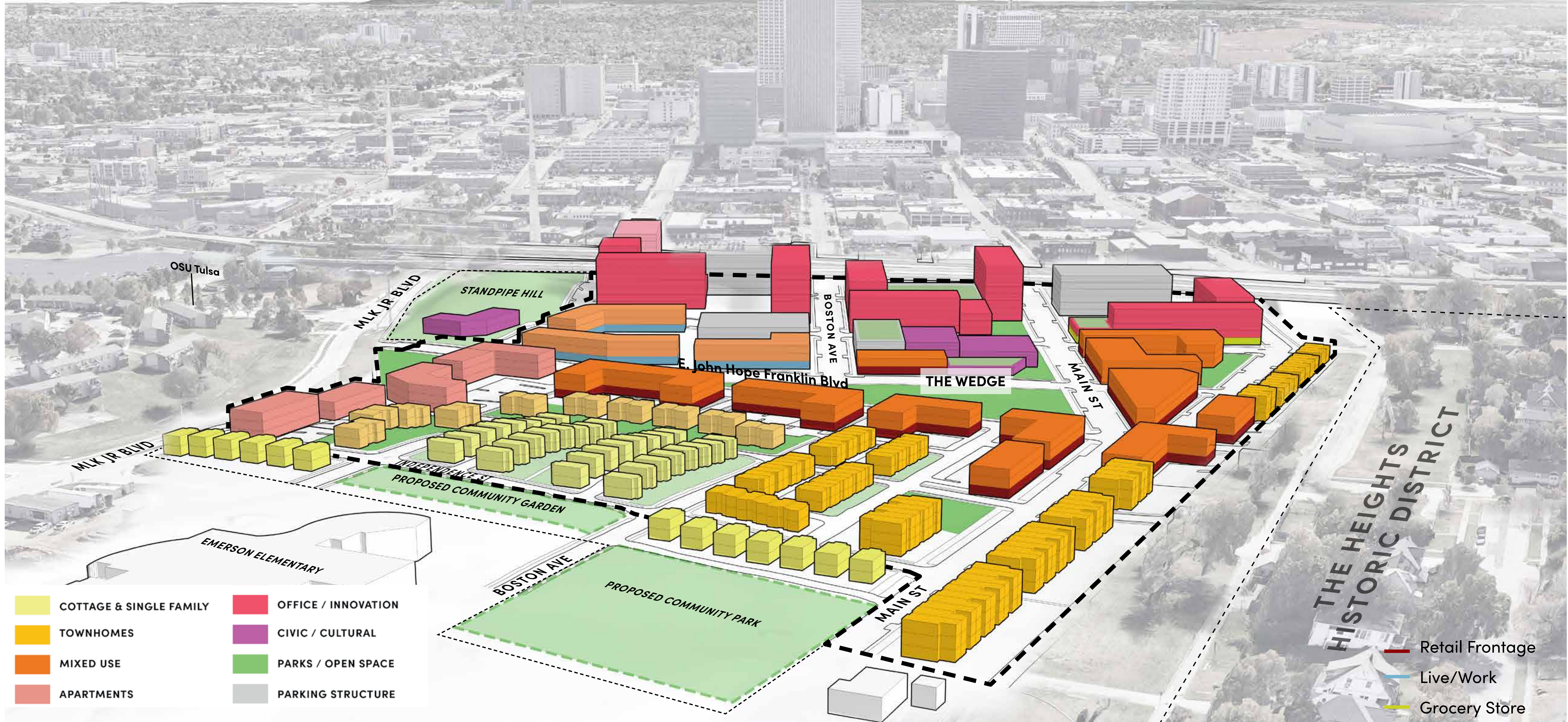
THE PROGRAM:

	SF		SF
CIVIC BUILDING (THEATER)	68,900	RETAIL / GROUND FLOOR USES	305,775
WELCOME CENTER	7,390	OFFICE	170,675
TOTAL CIVIC (SF)	76,290	GROCERY / FRESH FOOD	35,800

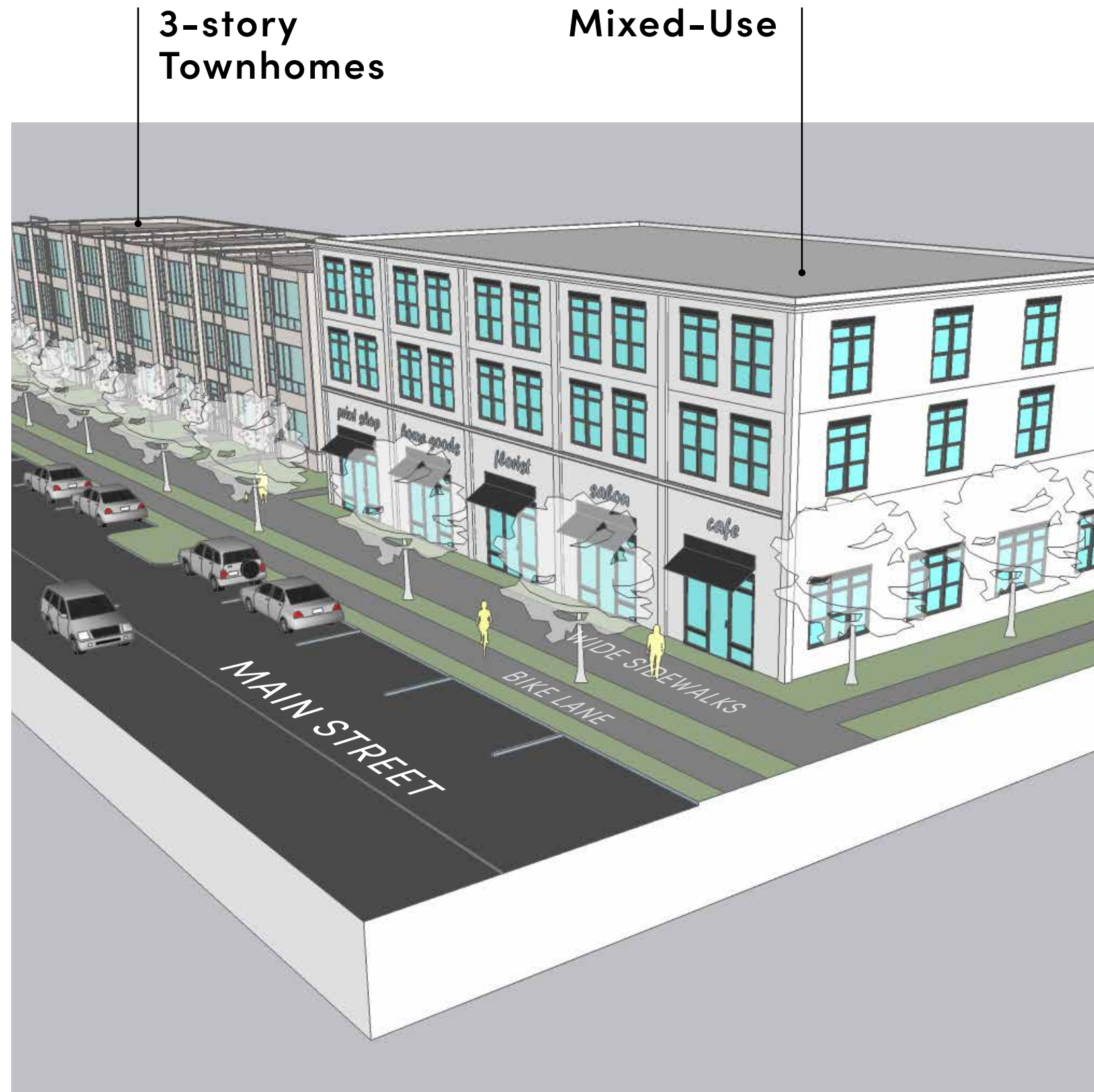
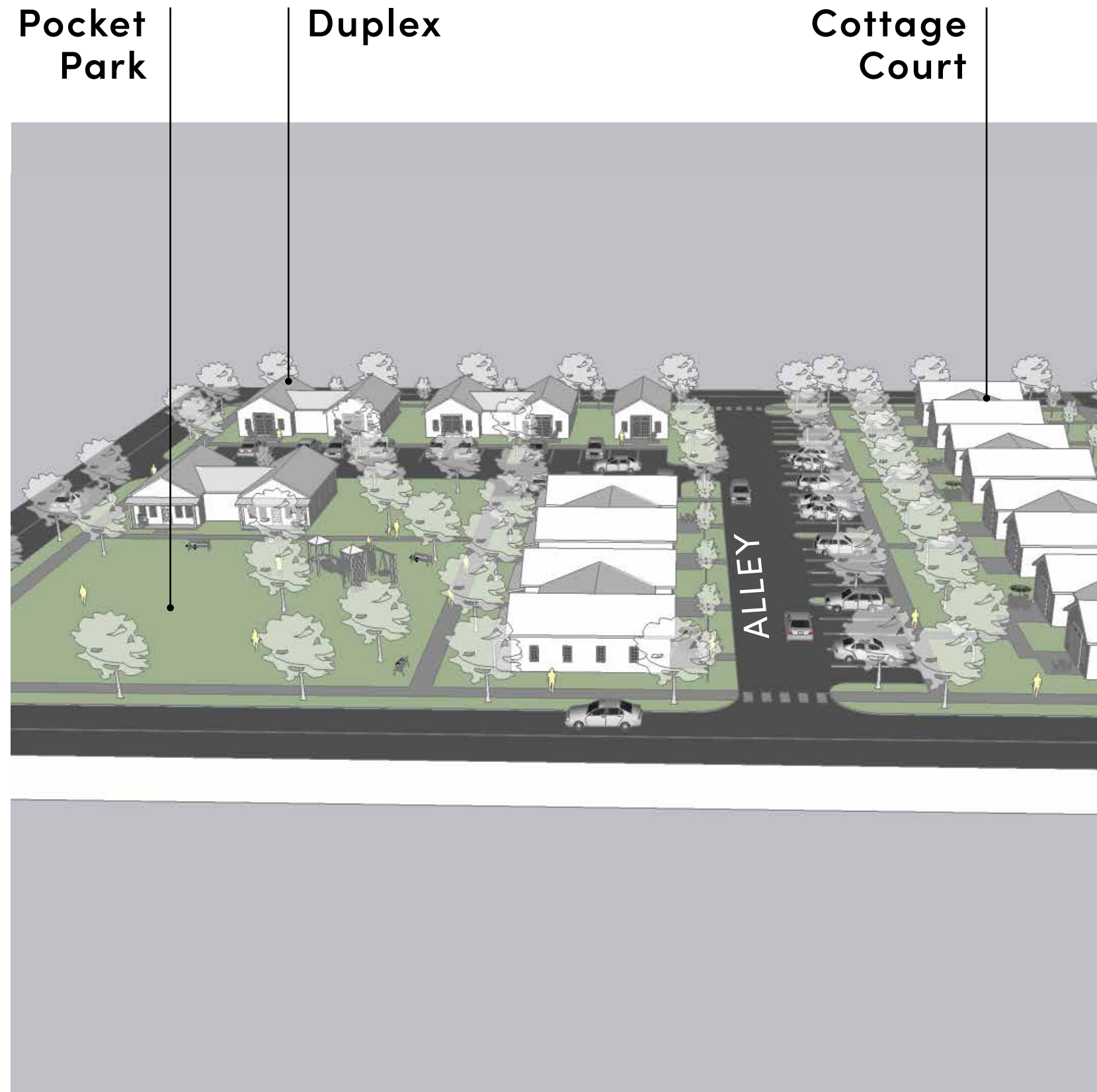
	UNITS		SF
APARTMENTS	91	THE WEDGE (1.5 ac)	66,300
TOWNHOUSE	95	POCKET PARK (0.31 ac)	13,500
COTTAGE COURT HOMES	32	COMMUNITY GARDEN (0.59 ac)	26,000
DUPLEX	20	OPEN SPACE POCKETS (2.57 ac)	111,800
SINGLE FAMILY	14	GREEN ROOFS (2.10 ac)	91,650
MULTI-FAMILY IN MIXED USE	221	INNOVATION BLOCKS (1.73 ac)	75,200
LIVE/WORK RESIDENTIAL	81	STANDPIPE HILL (4.07 ac)	177,541
MULTI-FAMILY IN HIGH DENSITY	380	TOTAL OPEN SPACE (10.88 ac)	561,991
TOTAL RESIDENTIAL UNITS	935		



SITE #1: THE CORE - OPT B



SITE #1: THE CORE



COTTAGE COURT + DUPLEX AROUND POCKET PARK

TOWNHOMES + MULTIFAMILY ON MAIN STREET

Proposed Land Use and Development: Site 1

SITE #1: THE CORE

Mixed-Use with Corner Grocery



Mixed-Use Apartment with Amenities



Pedestrian Paths



HIGH DENSITY MIXED-USE WITH GROCERY STORE



LIVE / WORK WITH GROUND FLOOR RETAIL

Live / Work



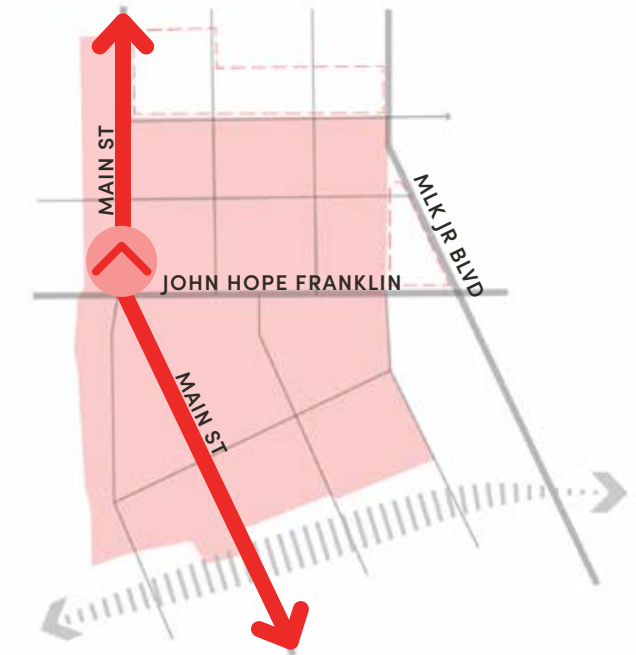
Walkable Streetscape



SITE #1: THE CORE

THE EXPERIENCE: MAIN STREET

existing:



MIXED USE
ground level retail facing street with multi-family residential units above

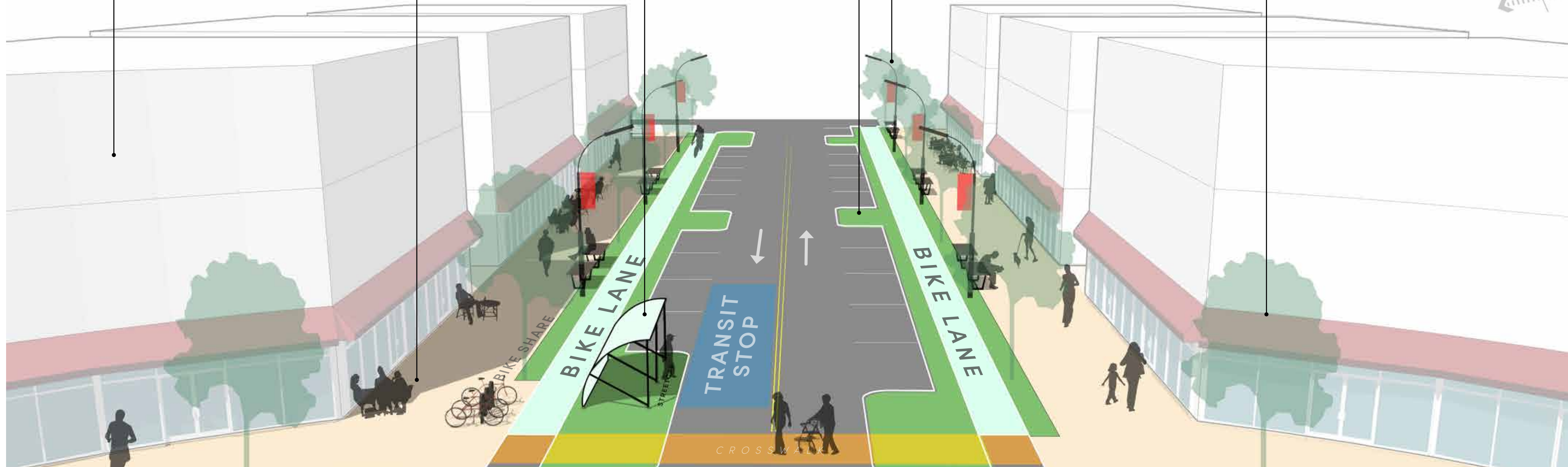
WIDE SIDEWALKS
providing space for pedestrian travel, outdoor patio space, bikeshare stations, and benches

TRANSIT STOP
transit shelters to identify streetcar + bus stops

LANDSCAPE
manages runoff from the street and buffers traffic

LIGHTING + SIGNAGE
with signage & wayfinding to honor the legacy of Greenwood and celebrate the future

STREET TREES
to provide shade and visual interest to the street



mixed use

10'
sidewalk

4'

5'

11'
landscape /
buffer

10'
travel lane

10'
travel lane

11'
landscape /
buffer

5'

4'

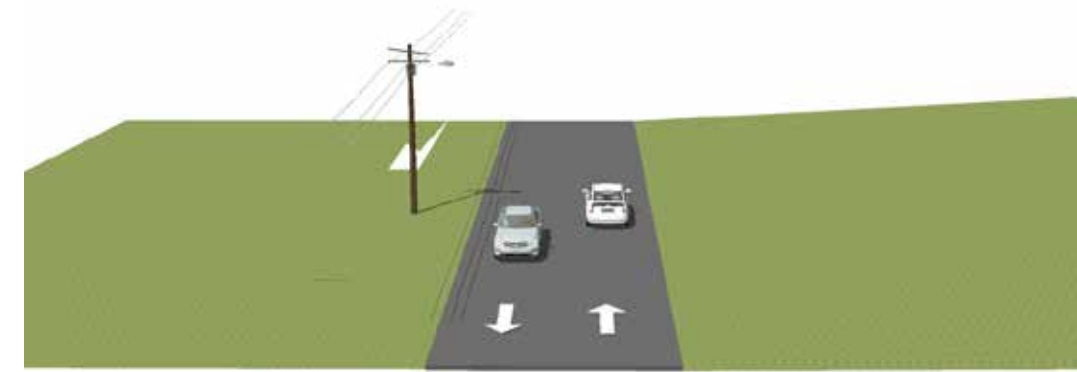
10'
sidewalk

mixed use

SITE #1: THE CORE

THE EXPERIENCE: JOHN HOPE FRANKLIN

existing:



TOWNHOMES
facing the street with private gardens

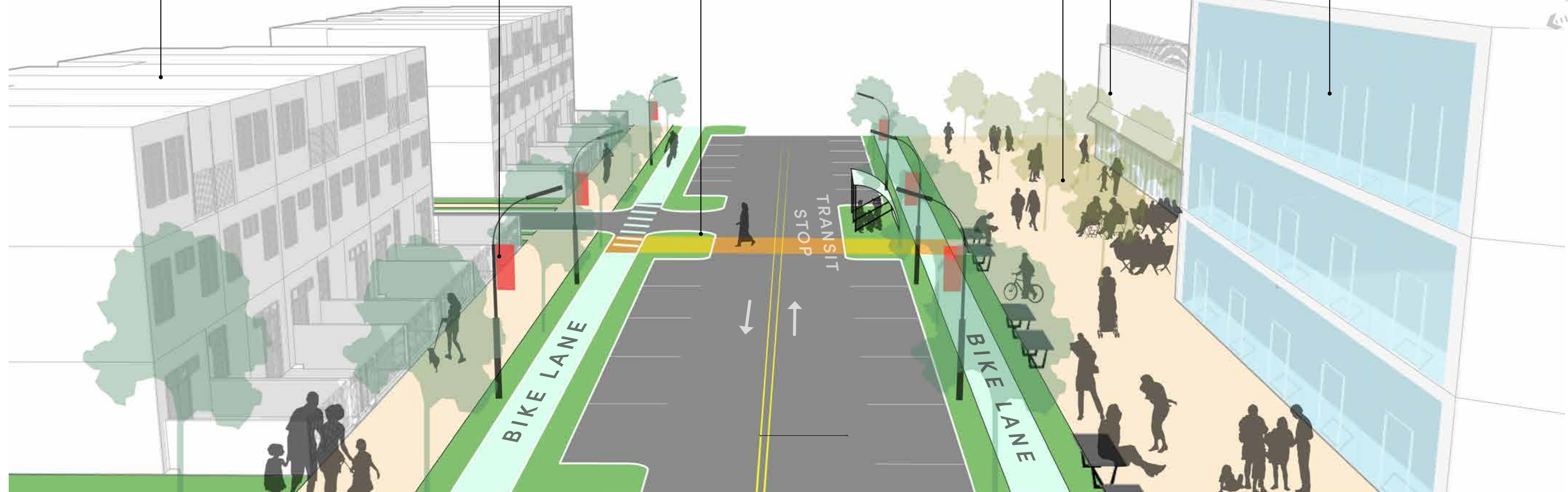
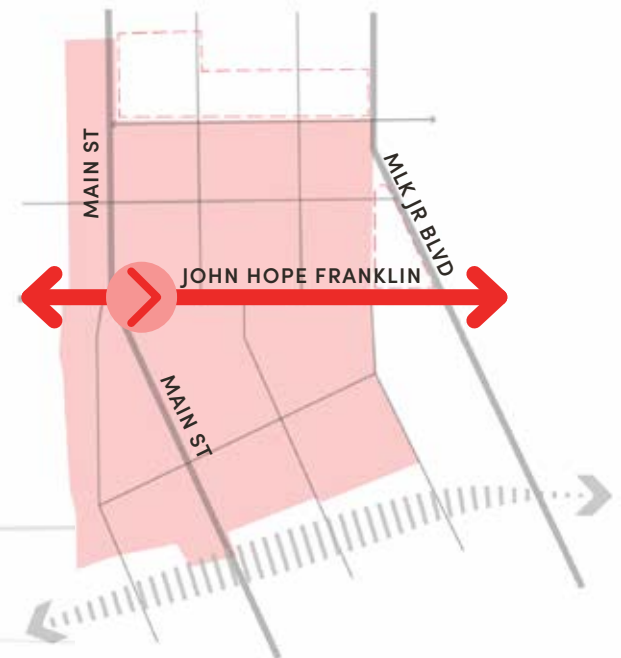
LIGHTING + SIGNAGE
with signage & wayfinding to honor the legacy of Greenwood and celebrate the future

LANDSCAPE
manages runoff from the street and buffers traffic

WIDE SIDEWALKS
providing space for pedestrian travel, outdoor patio space, bikeshare stations, and benches

MIXED USE
with ground floor retail/commercial space and greenroof

CIVIC / THEATER
theater with classrooms, and public space



private - townhomes

10'

sidewalk

4'

5'

11'

landscape / buffer

10'

travel lane

10'

travel lane

8'

parking / landscape

3'

5'

4'

10'

sidewalk

10'

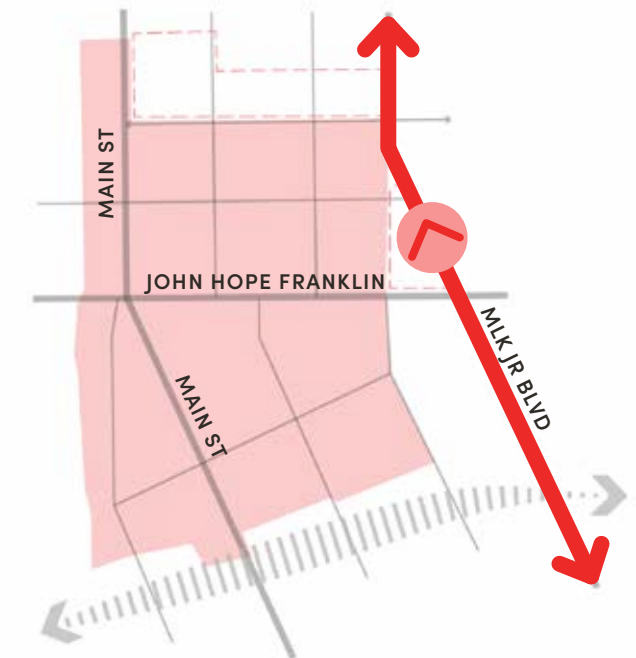
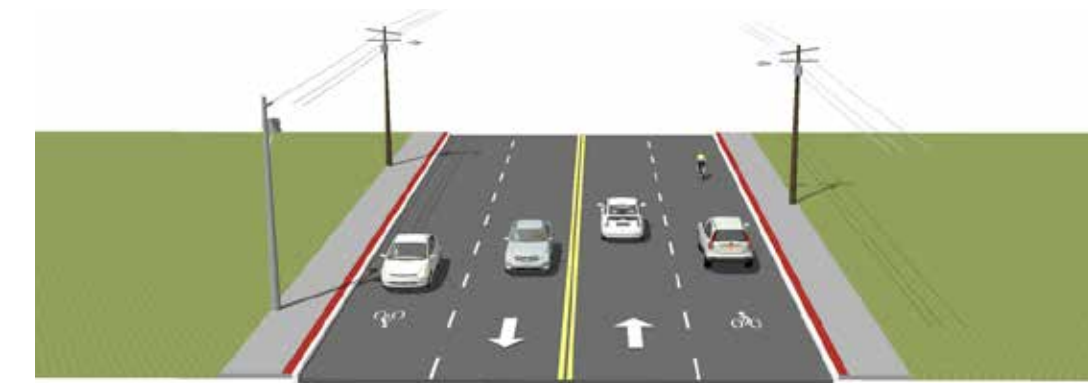
frontage zone

civic - theater

SITE #1: THE CORE

THE EXPERIENCE: MARTIN LUTHER KING JR BLVD

existing:



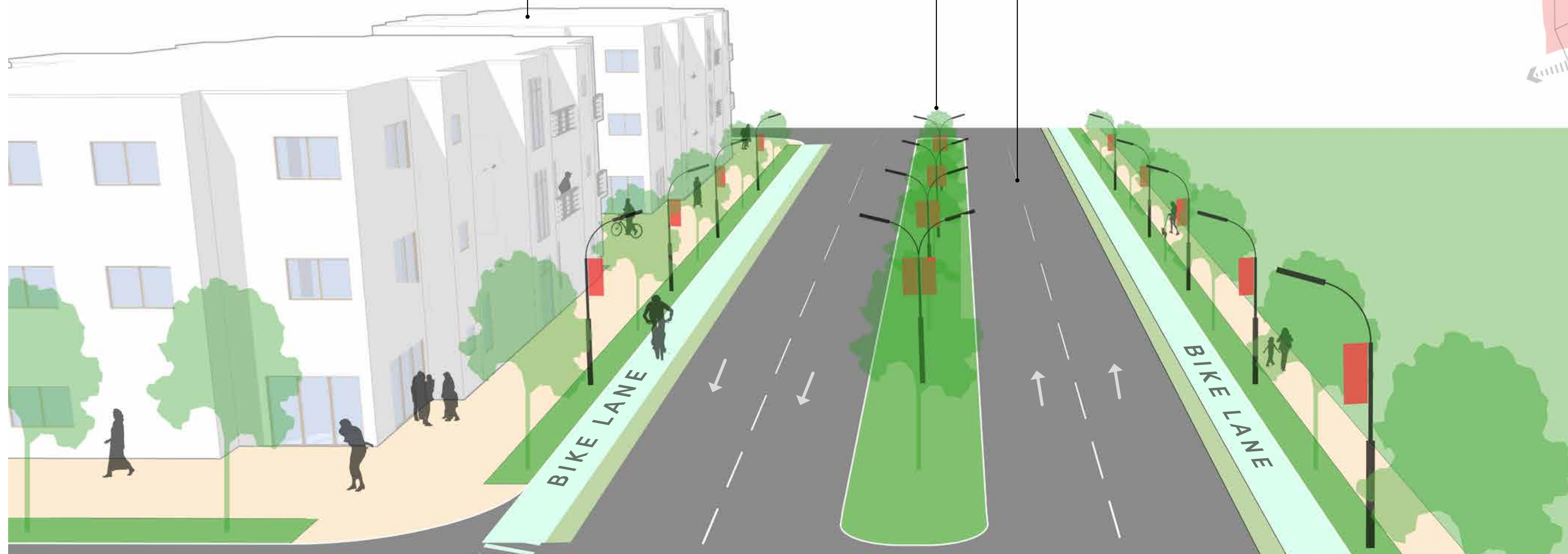
APARTMENTS

LANDSCAPE

REALIGNED MLK JR

manages runoff from the street and buffers traffic

providing continuous 2-way service from downtown into North Tulsa



apartments

10'
sidewalk

4'

5'

2'

10'
travel lane

10'
travel lane

12'
landscaped median

10'
travel lane

10'
travel lane

2'

5'

4'

6'
sidewalk

PHASING - OPT A

PHASE 1a



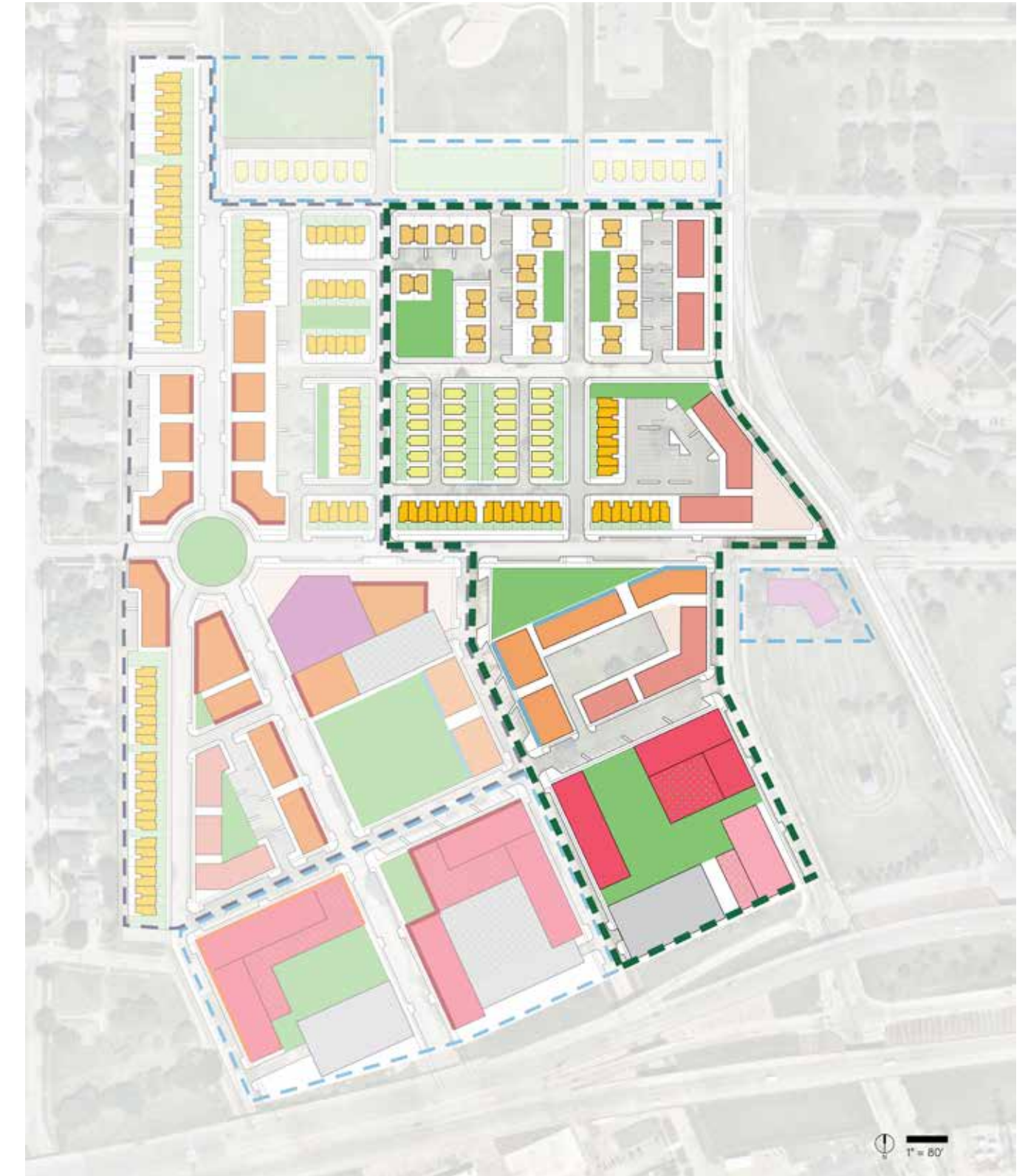
RESIDENTIAL UNITS	291
CIVIC / THEATER	65,400 sf
OPEN SPACE (1.4 acres)	61,800 sf
MAIN STREET SQUARE (1.2 ac)	52,000 sf

PHASE 1b



RESIDENTIAL UNITS	241
GROCERY STORE	35,800 sf
OPEN SPACE (0.71 acres)	31,000 sf

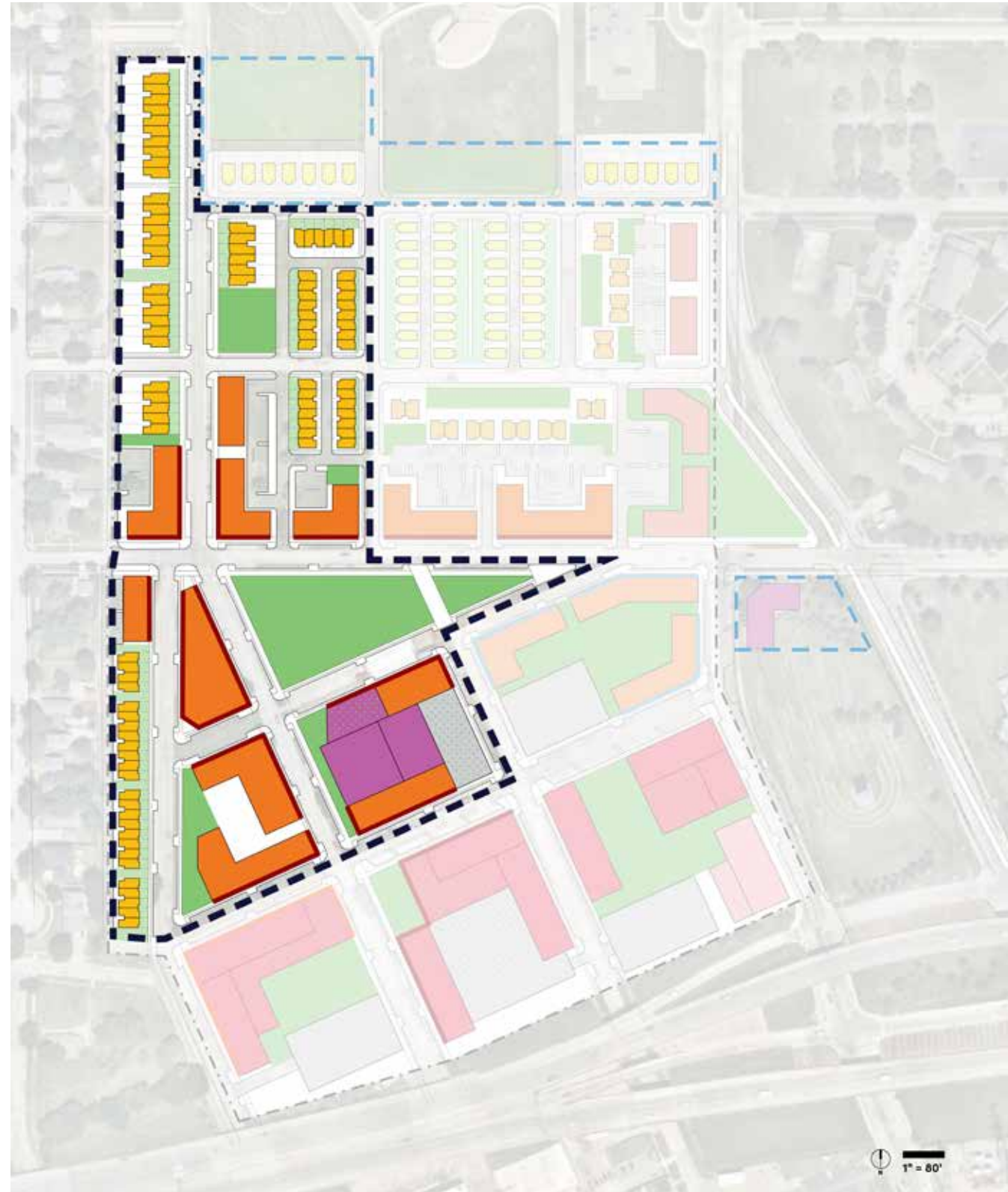
PHASE 2



RESIDENTIAL UNITS	404
OPEN SPACE (1.86 acres)	80,900 sf

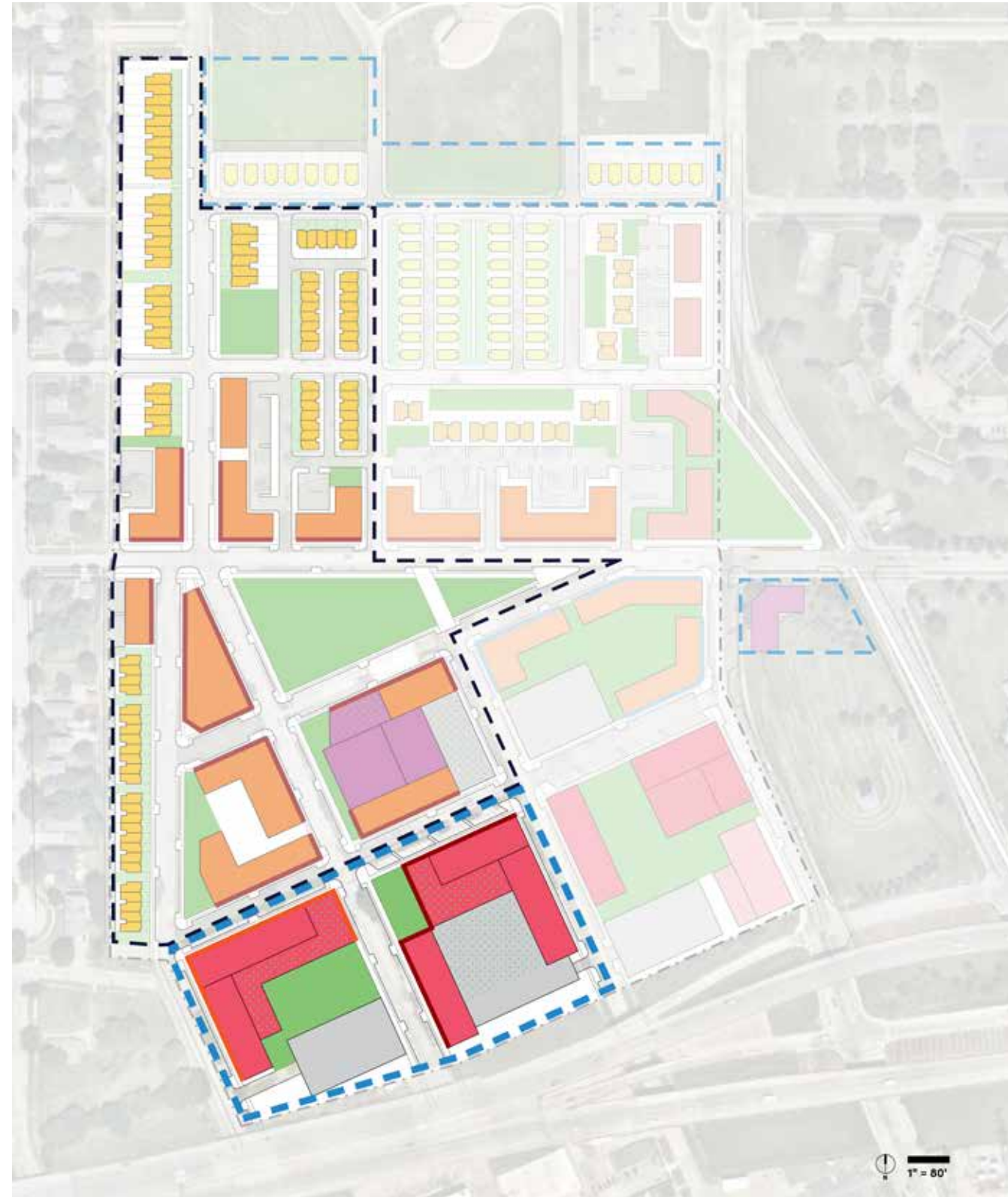
PHASING - OPT B

PHASE 1a



RESIDENTIAL UNITS	270
CIVIC / THEATER	68,900 sf
OPEN SPACE (1.4 acres)	68,900 sf
THE WEDGE (1.5 acres)	66,300 sf

PHASE 1b



RESIDENTIAL UNITS	241
GROCERY STORE	35,800 sf
OPEN SPACE (0.71 acres)	31,000 sf

PHASE 2



RESIDENTIAL UNITS	409
OPEN SPACE (3.16 acres)	137,600 sf

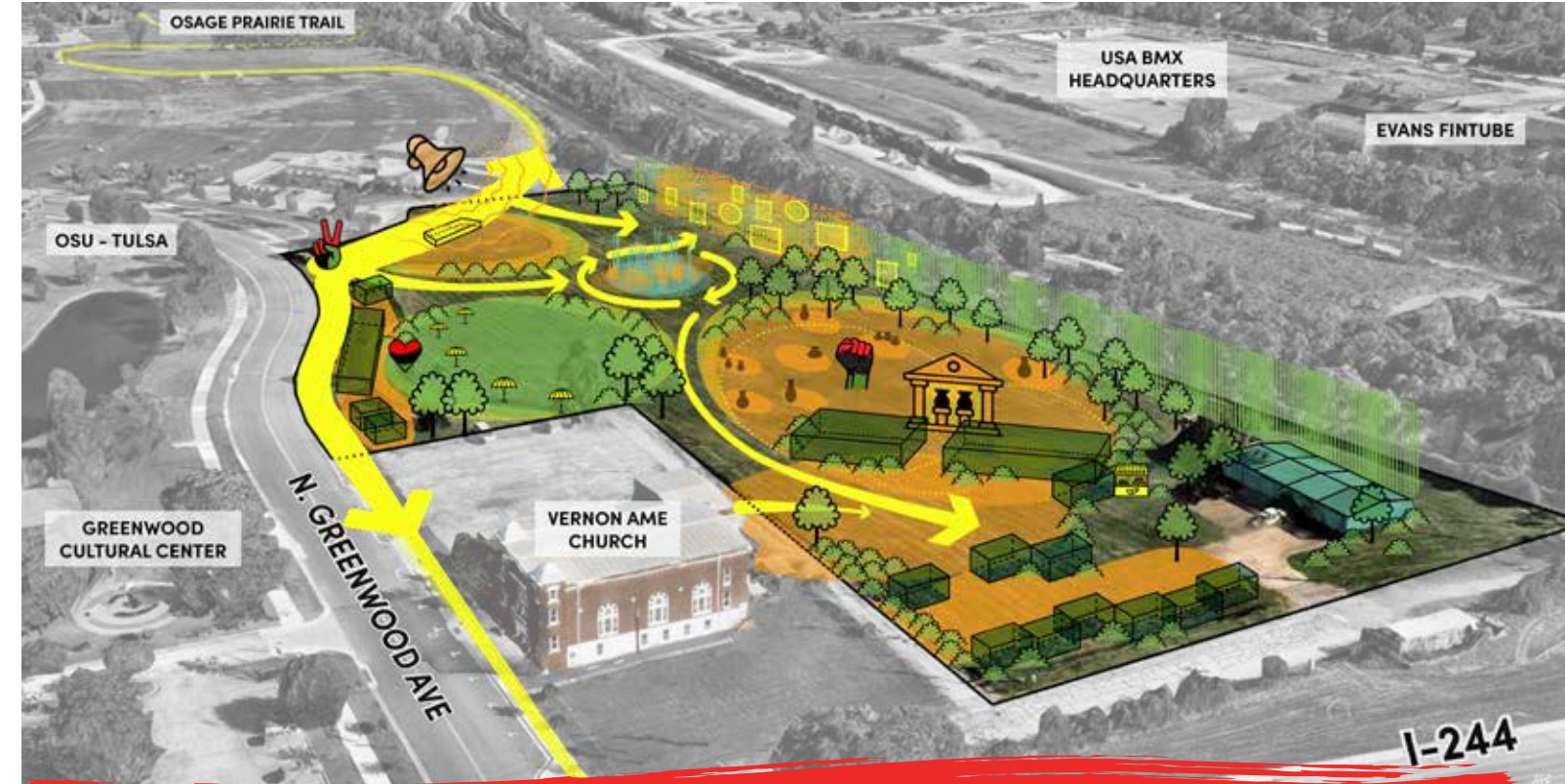
EARLY ACTION PROJECT

how do we get there?

SITE #2: GREENWOOD PLAZA



THE HEARTBEAT OF GREENWOOD



ON THE AVENUE



NEXT STOP, GREENWOOD

CREATIVE PLACEMAKING + POP UP EVENT SPACE

- + A community hub with flexible space for events, options for food and market vendors, and potential programming components
- + Allows for informal gatherings, celebrations, recreation, and honoring the past

Note: these concepts were developed during a virtual design charrette and will be further refined and will include a preliminary cost estimate.

SITE 2: GREENWOOD PLAZA

EXAMPLES OF SUCCESSFUL COMMUNITY POP-UP PLAZAS

PENNSYLVANIA HORTICULTURAL SOCIETY (PHS)
POP-UP GARDENS Philadelphia, PA



Image Sources: PHS

DELAWARE RIVER WATERFRONT CORPORATION (DRWC)
OUTDOOR PROGRAMMING Philadelphia, PA

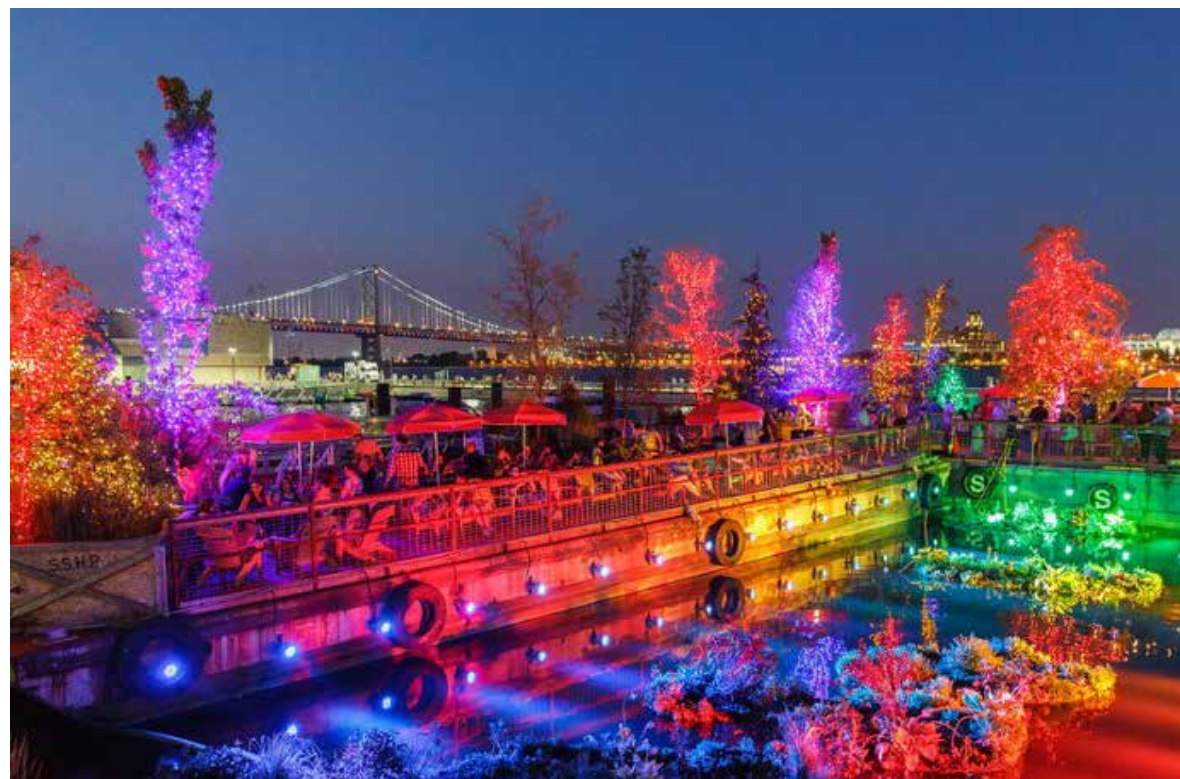


Image Sources: DRWC

03

PATH TO IMPLEMENTATION





Envisioning the Future

OUR GOAL

Leverage knowledge of national best practices to develop the pathway and plan to implement a community-led organization and governance model to lead redevelopment in the Kirkpatrick Heights-Greenwood area.

Path to Implementation

Organizational Research

Goal: Understand at a high level the types of organizational and governance models that could be implemented to facilitate redevelopment in the Kirkpatrick Heights-Greenwood area.

Immediate Actions

Goal: Identify the immediate actions that must be taken in order to begin implementation of a new governance model for the Plan area.

Managing the Interim

Goal: Outline how PartnerTulsa will support early development activities and help to incubate an independent, community-led governance model long-term.





The Path to Execution

START AT POINT A

Forming the organization that will lead redevelopment of the Kirkpatrick Heights-Greenwood area long-term will require a specialized consultant and staff to lead additional work.



Planning for Development

INTERIM ROLES

Early actions recommended in the plan will require the leadership and resources of PartnerTulsa. As long-term governance recommendations are implemented, PartnerTulsa can transition responsibility to a new entity.



Engaging Community

- Hiring staff lead for implementation with PartnerTulsa.
Engage Leadership Committee to evaluate candidates and recommend hiring.
- Reviewing and selecting the national consultant to develop the business and implementation plan for a new organization.
Engage Leadership Committee to evaluate proposals and select consultant team.

Major Next Steps



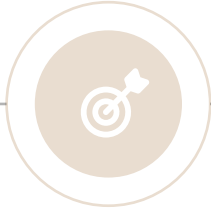
Hire Staff

PartnerTulsa must hire a senior-level staff member to lead next steps and ensure rapid progress and strong execution.



Engage Experts

Engaging the support of a consultant with expertise in CLTs and CDCs is necessary to develop the full plan for a new organization.



Develop Plan

With the leadership of a new staff person and support of an expert consultant, develop a business and implementation plan.



Execute Transition

PartnerTulsa should serve as the key implementation partner for the plan, with the goal of transitioning to a fully independent organizational model.

04

WE WANT TO
HEAR FROM
YOU!



05

Q&A +
NEXT STEPS



THANK YOU FOR JOINING US!

Review the presentation and provide additional feedback on the website until July 14!

OURLEGACYTULSA.ORG

