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## MEMORANDUM

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**TO:** TULSA METROPOLITAN AREA PLANNING COMMISSION

**FROM:** SUSAN NEAL, DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF TULSA  
JOHN FREGONESE, FREGONESE ASSOCIATES

**SUBJECT:** PLANiTULSA PUBLIC HEARING BRIEFING REPORT AND COMMENT LOG

**DATE:** FEBRUARY 19, 2010

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This memo summarizes the PLANiTULSA comprehensive plan process and provides detailed information for your review and consideration during the public hearing. The information included in this transmittal includes:

- A brief overview of the PLANiTULSA process
- A log of comments received from the public on the Final Draft Comprehensive Plan under consideration
- A list of PLANiTULSA Citizens' Team members

At the hearings on February 23<sup>rd</sup> and March 10, 2010, the TMAPC will consider the Comprehensive Plan that was distributed to the Planning Commission in notebooks on January 20, 2010 (currently online at [www.PLANiTULSA.com](http://www.PLANiTULSA.com)). This draft incorporates all of the changes reflected in the matrices that were also distributed to the TMAPC at the January 20 meeting.

Because of the tremendous amount of public input in this process, we expect that a large number of citizens will want to participate in these hearings. We want to make this process as streamlined and organized as possible for you and appreciate your willingness to set two special hearings to consider the public input on PLANiTULSA. We will continue to work closely with you to answer questions and facilitate discussion of issues.

### **OVERVIEW OF THE PLANiTULSA PROCESS**

The PLANiTULSA comprehensive plan update process was initiated in March 2007 with a Steering Committee that was assembled to prepare an RFP and select a consultant. A team, headed by Fregonese Associates of Portland, Oregon, was selected to lead the effort, and began to work in Tulsa on April 1, 2008. The full PLANiTULSA Team includes Fregonese Associates, the City of Tulsa Planning Department, and INCOG under the direction of the Director of Community Development Division, and the Mayor's Office. A highly engaged

Citizens' Team has worked closely with the consultants and staff throughout the process, as well. The Citizens' Team provided oversight as to content, progress and schedule, and has been instrumental in keeping this project on target. Members of this Citizens' Team, listed in an attachment to this memo, have contributed countless hours to this planning effort.

Work on the plan was centered on a robust public involvement process that received substantial local media coverage. About 1,500 Tulsans participated in workshops and nearly 5,500 completed a citywide survey on four potential growth and transportation scenarios. The scale and quality of public participation in the PLANiTULSA project has surpassed any similar effort in the Fregonese team's experience.

The PLANiTULSA comprehensive plan consists of four parts:

1. The Vision, entitled *Our Vision for Tulsa*, is a long-term road-map for the city.
2. The Policy Plan is comprised of analysis, maps, goals, and policies for implementing the vision.
3. The Strategic Implementation Plan contains near-term actions the city must take to jump start the plan.
4. The Monitoring Program includes indicators (such as housing production and job growth) so the city can measure the plan's performance over time.

The TMAPC will consider the PLANiTULSA Vision and the Policy Plan during the Public Hearings. Following your review and action, the City Council will review the PLANiTULSA Vision draft and Policy Plan and will also review the Strategic Implementation Plan and Monitoring Program.

The PLANiTULSA Strategic Implementation Plan will guide city actions and some budgetary decisions over the next one to five years and should align with the City of Tulsa's goals, as well as with the PLANiTULSA Vision.

The Monitoring Program will help the city measure whether and how the plan is progressing. It will consist of a number of indicators. The Monitoring Program will include objective criteria, such as housing production targets (by type and locale), transportation performance measures (vehicle miles traveled, transit ridership), and economic development indicators (new business permits, construction activity). It will establish periodic benchmarks, most likely one or five year increments. Overall, the monitoring program will be guided by the *Tulsa 2030 Goal*, which represents the desired growth and development trajectory for the city.

#### **COMPREHENSIVE PLAN DOCUMENT COMMENT LOG:**

The attached comment logs reflect all of the comments that have been made on the draft Comprehensive Plan distributed to the Planning Commission on January 20, 2010. Fregonese Associates has separated these comments into three categories:

- a. General comments or comments of support or opposition

- b. Clean up and corrections that are not substantive (i.e. typos, image or map edits, clarifications, verbiage)
- c. Framing of issues that need to be discussed and resolved by TMAPC (i.e. specific goal and policy language)

We anticipate that there are issues that will require further discussion and that the TMAPC will want to respond to public hearing inputs with changes as they deem appropriate. The substantive issues must be framed for discussion, reviewed and decided upon by the TMAPC. If desired, the consultants, working with the PLANiTULSA staff team, will suggest alternatives to resolve substantive issues in their reports but will not make recommendations for action.

#### **ADDITIONAL INFORMATION**

We want to thank you for your continued interest, involvement and review during this planning process. We appreciate the time that you have invested in this important City of Tulsa effort and look forward to working with you in your review of the draft Comprehensive Plan.

If you have question regarding this transmittal or need additional information, please contact the PLANiTULSA project managers, Martha Schultz or Theron Warlick, at the following numbers.

Martha Schultz, 918-576-5674, [mschultz@cityoftulsa.org](mailto:mschultz@cityoftulsa.org)  
Theron Warlick, 918-576-5677, [twarlick@cityoftulsa.org](mailto:twarlick@cityoftulsa.org)

Attachments: Citizens' Team Members  
Log of Comments

## PLANiTULSA Citizens' Team

Anna America	Phil Eller	Carol Lambert	Bob Sober
Chip Ard	Dan Ellinor	Sandra Langenkamp	Janet Stearns
Barbara Argabright	Lanny Endicott	Bill Major	Rand Suffolk
Stephanie Arnold de Verges	Todd Enlow	Jane Malone	Paul Thomas
Dan Arthrell	Shane Fernandez	Tom Maxwell	Wendy Thomas
Maria Barnes	Jan Figart	Marla Mayberry	Pat Treadway
Howard Barnett, Jr.	Linda Fitzgerald	Jeannie McDaniel	Dr. Gary Trennepohl
Michael Bates	Linda Frazier	Judy Eason McIntyre	Roscoe Turner
Marquay Baul	Reuben Gant	Jon McGrath	Donald Tyler
Stacey Bayles	Derek W. Gates	Matt Meyer	Al Unser
Jim Beach	Darrell Gilbert	Darick Morton	Margarita Vega-Trevino
Herb Beattie	Jerry Goodwin	Jim Mishler	Tom Wallace
David Bernstein	Jim Goodwin	Ernesto Mondragon	Rose Washington-
Michael Birkes	Rudy Gordon	Shelby Navarro	Rentie
Bruce Bolzle	Thompson Gouge	Mike Neal	Corey Williams
David Breed	Mark Graham	Jack Neely	Paul Wilson
Ken Busby	Robert Gregory	Elliot Nelson	Larry Wofford
Ron Bussert	Sean Griffin	Janice Nicklas	
G.T. Bynum	Shonday Harmon	Esther Ogans	
Michelle Cantrell	Henderson	Brian O'Mahony	
Bill Cartright	Maxine Horner	Bill Packard	
David Conrad	Brian Hunt	Maria Carlota Palacios	
Tom Cooper	Barney James	Carlton Pearson	
Felicia Collins Correia	Jamie Jamieson	Julius Pegues	
Jan Creveling	Dr. Sharlene Johnson	Kay Price	
Patience Crowder	Stanton L. Johnson	Michael Reed	
Katy Davis	Christine Kallenberger	Shawn Schaefer	
Nancy Day	Paul Kane	Ed Schermerhorn	
Phil Dessauer	Karen Keith	Seneca Scott	
Randy Dittmann	Pat Kendall	John Selph	
Dr. Kathy Dodd	Ken Klein	Jabar Shumate	
Stephen Dow	Sarah Kobos	John Smaligo	
	Jim Lamb	J. D. Smith	
		Scott Smith	