



**DRAFT**  
**Request for Nominations**  
**for**  
**Small Area Planning Workshops**  
**August 12, 2008**

PLANiTULSA is a community-wide planning process that addresses current development trends, determines a vision for how Tulsans want the city to develop and grow over the next 30 years, and puts a plan in place for achieving this vision. By updating the comprehensive plan, citizens, business owners, and city officials can reference a framework for development that allows for more uniform, timely and coordinated decisions.

Conducting detailed workshops that explore specific planning issues in small areas throughout Tulsa is an important part of the PLANiTULSA planning process. These small area workshops allow stakeholders to explore key planning issues in specific areas of the city, and then evaluate possible strategies to address these issues. The information learned from these small area workshops can then be translated to policies that may be applied throughout the city. To fully explore planning issues, the consultant team will conduct 9 small area workshops, with the consultant team selecting four of the nine sites for in-depth study. These four sites will study issues that the consultant team has identified through initial research and analysis. Another five sites will be selected from sites nominated by community stakeholders for study through this nomination process.

The PLANiTULSA team is requesting nominations for five areas in which to conduct these small area plans. Planning areas should be between approximately 20 and 200 acre in size and should be illustrative of local planning issues that may be typical in other parts of the city. Ideally, the planning areas should illustrate a variety of planning conditions reflecting typical growth challenges in the city.

***Summary of the Small Area Workshops***

In the 9 small areas of Tulsa, the City will create a Small Area Plan that serves as a pilot project to address issues associated with typical growth challenges within Tulsa. These plans will be informed by the small area public workshops. Participation in each workshop will be open to all residents, stakeholders, businesses and organizations, with particular effort made to attract people who live, work, or are directly affected by changes within the test site area. We expect local residents to be well represented but participation is not limited to a specific area or group.

A planning workshop will be held in each selected small area. The workshops are reality-based – they use maps that accurately represent the current physical form of the area, and the workshop process simulates the real tradeoffs that must be made as the target area grows and changes. The workshops are designed for the public to spur innovative ideas and to clearly reveal study area issues as well as points of community consensus. Workshops are educational, and in some cases, an eye-opening experience for the participants.

Each workshop participant will have an active role in developing a concept plan for the chosen small area, illustrating solutions to the local issues that can then be used to inform the broader citywide strategies. It is anticipated that each site will pose unique opportunities, so that the widest possible range of planning challenges may be included.

### ***Application Process***

To be considered for detailed review, proposals consisting of no more than 10 pages should be submitted to the following address by 5:00 PM on October 20th, 2008.

[Insert city address]

To obtain the widest range of input from these workshops, the workshop selection will take into consideration geographic distribution, economic and demographic characteristics and consideration of a wide range of planning issues so that the selected sites display a diverse range of situations and challenges. Examples of planning issues that could be explored through these workshops include affordable housing; housing mixes of density, styles and prices; infill and redevelopment; redevelopment of vacant strip centers; efficient use of infrastructure; development types and patterns; and improved transportation and connectivity. We anticipate that final selection will be completed by mid-November with workshops held in the winter of 2009.

### ***Proposal Content***

Please include the following information in your proposal:

1. Description of Site:
  - Written description of boundaries or address
  - Map or sketch showing the boundaries
  - Existing development, if any, on site
  - Environmental conditions of site
2. A description of the relevant land use, transportation, real estate development or community development related planning issues in the small area. Include reference to any issues in the area which may be an example of citywide planning and development challenges.
3. A brief description of previous plans and planning activity such as zoning cases, proposed development, and property ownership changes.
4. A list of property owner, neighborhood and stakeholder organizations involved in the study area and whether they support this area being chosen for study.