38TH STREET NORTH & PEORIA AVENUE

DEVELOPMENT CHARACTER

BIRD'S EYE VIEW OF DEVELOPMENT VISION (LOOKING NORTHEAST)

EXISTING

PROPOSED

STATION AREA DEVELOPMENT VISION
USES
Retail, dining, services, and employment center. Entertainment and commercial uses integrated.

1-5 Story Development
• Medium-scale, medium-density mixed-use development.
• Horizontal integration of residential uses.

Building Transparency
• High first floor transparency.
• Transparency varies with building height.

Building Facades
• Facades and entrances directly address street.
• Human-scaled design (awnings, signage, etc.).

Plaza / Courtyard
• Street level frontage of mixed-use projects is developed with levels of pedestrian-oriented uses such as plazas and parks.

Park Space
• Offers attractive and safe pedestrian connections and activities.
• In conjunction with surrounding uses, parks help centers facilitate pedestrian-oriented and park-one activities.

Enhanced Streetscape
• Streetscape serves as the center’s primary open space, complimented by outdoor seating, plazas, courtyards, and sidewalk dining areas.
• Enhanced streetscape includes landscaping, lighting, public art, and other pedestrian amenities.
• Site furnishes are place appropriate to accommodate pedestrian needs.

Broad / Wide Sidewalks
• Increased development intensity, density, and variety of uses encourage high pedestrian activity.
• Wide (8’-12’) sidewalks support the pedestrian needs.

Off-Street Multi-use Path
• Large setback provides ample room for multi-use path on west side of Peoria to connect existing residential with new development.
• Trail signage and mile markers help direct pedestrian circulation.

Vegetated Median
• Existing narrow median widened with shade trees and shrubs.

Dedicated, Enhanced, BRT Station
• A 60’x10’ BRT pull-off that features ticket vending machines.
• Next bus arrival information.
• Pedestrian illumination.
• ADA loading platform.
• Transit shelter (approx 6’x32’)

Road Diet
• Reduce lanes to 10’ wide to provide opportunity for narrow vegetated median and pedestrian refuge island.
• Street design integrates pedestrian, transit, and vehicular uses.

Off-Street Parking
• Lots are situated behind development.
• Shared parking areas for mixed-uses.
• Parking areas separated from pedestrian uses.
• Minimal curb cuts to access parking. No curb cut access via primary street.
• Building service functions also accessed via parking behind buildings.

Pedestrian Refuge Island / Mid-Block Crossing
• Existing wide intersection poses threat to pedestrian safety without adequate signalization or signage.
• Road diet provides opportunity to enlarge center median and provide refuge island to facilitate circulation safely.

Signalization
• Active warning beacons with push button actuation improve pedestrian circulation.

1-5 Story Development
• 1-5 story mid-rise surface development.
• Vertical integration of development.
• Varying levels of height.

Building Transparency
• High first floor transparency.
• Transparency varies with building height.

Building Facades
• Facades and entrances directly address street.
• Human-scaled design (awnings, signage, etc.).

Programmatic Merge Island / Vehicular Crossing
• Cross the major intersection prior to traffic to provide safety without compromising movement of traffic.
• Private entry and exit to center.
• Vehicular maneuverability and ability to maneuver in median and provide bi-directional travel safety.

URBAN DESIGN CHARACTER

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### EXISTING ZONING STANDARDS

<table>
<thead>
<tr>
<th>REGULATION</th>
<th>OL</th>
<th>OM</th>
<th>CS</th>
<th>CH</th>
<th>RM-1</th>
<th>RM-2</th>
<th>RM-3</th>
<th>MX(P)</th>
<th>MX(U)</th>
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</tbody>
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### EXISTING ZONING

#### POTENTIAL ZONING CONCEPT

**LEGEND**
- **Development Opportunity Site (DX)**
- **Residential (RD, RT)**
- **Residential (RM)**
- **Residential (RS)**
- **Parking (PK)**
- **Office (OL, OM, OMH, OH)**
- **Industrial (IL, IM, IH)**
- **River District Overlay (RDO)**

**PEORIA AVENUE BRT LAND USE STUDY**

**STATION AREA OVERVIEW**

**TULSA, OKLAHOMA**

**JANUARY 2017**

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