## MARKET OVERVIEW

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>1/2-MILE RADIUS AROUND 61ST ST S &amp; PEORIA AVE</th>
<th>TULSA (CITY)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population (2016)</td>
<td>6,877</td>
<td>411,880</td>
</tr>
<tr>
<td>Population (2010)</td>
<td>6,263</td>
<td>391,900</td>
</tr>
<tr>
<td>Population Change, 2010-2016</td>
<td>+9.8%</td>
<td>+5.0%</td>
</tr>
<tr>
<td>Median Age</td>
<td>30.8</td>
<td>35.7</td>
</tr>
<tr>
<td>Households (2016)</td>
<td>2,918</td>
<td>170,335</td>
</tr>
<tr>
<td>Average HH Size</td>
<td>2.3</td>
<td>2.4</td>
</tr>
<tr>
<td>Median HH Income</td>
<td>$24,187</td>
<td>$43,075</td>
</tr>
<tr>
<td>Bachelor’s Degree or Higher</td>
<td>20%</td>
<td>30%</td>
</tr>
<tr>
<td>Housing Units (2016)</td>
<td>3,550</td>
<td>186,726</td>
</tr>
<tr>
<td>Owner-Occupied</td>
<td>15%</td>
<td>47%</td>
</tr>
<tr>
<td>Renter-Occupied</td>
<td>67%</td>
<td>46%</td>
</tr>
<tr>
<td>Vacant</td>
<td>18%</td>
<td>12%</td>
</tr>
<tr>
<td>Total number of business entities</td>
<td>223</td>
<td>28,615</td>
</tr>
<tr>
<td>Total Retail Sales Leakage / Surplus</td>
<td>$(38,500,000)</td>
<td>$4,018,000,000</td>
</tr>
</tbody>
</table>

## FUTURE LAND USE ANALYSIS

**Does “New Residential” designation allow for adequate density?**

**Reconsider “Main Street” designation versus “Mixed-Use Corridor”**
BIRD'S EYE VIEW OF DEVELOPMENT VISION (LOOKING NORTHEAST)
**DEVELOPMENT CHARACTER**
- Consistent, Shallow Setback
- Linear Form Uses
- Building Transparency
- Parking Behind
- 2-4 Story Development

**TRANSIT CHARACTER**
- Road Diet
- Vegetated Median
- Wide sidewalks

**URBAN DESIGN CHARACTER**
- Dedicated, Enhanced, BRT Station
- Shared Bicycle Lanes
- Enhanced Streetscape
- Pedestrian Plaza

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**DEVELOPMENT GUIDELINES**
- Moderate-density employment and mixed-use residential. Features residential, commercial, and entertainment uses. Intense uses at intersection, stepped down residential units in between.

**TRANSIT GUIDELINES**
- Re-striped 11’ four-lane transit-rich street with vegetated buffer along sidewalks to protect transit users. BRT to share lane with vehicles. Narrow Right-of-way prohibits dedicated BRT lane. Street design integrates pedestrian, bicycle, transit, and vehicular uses.

**URBAN DESIGN GUIDELINES**
- Station Area Overview
- Project Team
- Image: This is a streetscape diagram for 61st Street & Peoria Avenue in Tulsa, Oklahoma, showing transit and urban design guidelines for the station area.
# 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>
<th>MX(V)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Street Frontage (ft)</td>
<td>50</td>
<td>50</td>
<td>50</td>
<td>None</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Minimum Street Setback (ft)</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>0</td>
<td>25</td>
<td>10</td>
<td>25</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Maximum Floor Area Ratio (FAR)</td>
<td>0.4</td>
<td>0.5</td>
<td>0.5</td>
<td>None</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Maximum Height (ft)</td>
<td>35</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>35</td>
<td>35</td>
<td>None</td>
<td>Varies</td>
<td>Varies</td>
<td>Varies</td>
</tr>
<tr>
<td>Minimum Ground Floor Transparency</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>50</td>
<td>35-40</td>
<td>35-40</td>
</tr>
<tr>
<td>Maximum Density (UPA)</td>
<td>~24</td>
<td>~40</td>
<td>~40</td>
<td>None</td>
<td>~24</td>
<td>~40</td>
<td>~10+</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Street-Facing Entrance Required</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

# EXISTING ZONING

**LEGEND**

- **Development Opportunity Site**: RDO
- **Residential (R)**
- **Mid-Density Residential (RD)**
- **Single-Family Residential (RS)**
- **Commercial Zoning (CS)**
- **Office Zoning (OL)**
- **mixed-use**
- **100% Residential (RDO-1)**
- **Mixed-Use (RDO-2)**
- **Urban District Zoning (MX)**
- **Station Area Development Opportunity (RDO)**
- **Station Area Land Use Study (RDO)**
- **Station Area Land Use Study Overlay (RDO)**
- **Riverside Baptist Church**: RDO

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**PEORIA AVENUE BRT LAND USE STUDY**

**STATION AREA OVERVIEW**

**TULSA, OKLAHOMA**  

**JANUARY 2017**

**PROJECT TEAM**

- THE LAKOTA GROUP
- SCHMIDT GROUP
- SCHWARTZ ENGINEERING
- DUNCAN ASSOCIATES

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**POTENTIAL ZONING CONCEPT**