38TH STREET NORTH & PEORIA AVENUE

MARKET OVERVIEW

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>1/2-MILE RADIUS AROUND 38TH ST N &amp; PEORIA AVE</th>
<th>TULSA (CITY)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population (2016)</td>
<td>1,200</td>
<td>411,880</td>
</tr>
<tr>
<td>Population (2010)</td>
<td>1,148</td>
<td>391,900</td>
</tr>
<tr>
<td>Population Change, 2010-2016</td>
<td>+4.5%</td>
<td>+5.0%</td>
</tr>
<tr>
<td>Median Age</td>
<td>30.2</td>
<td>35.7</td>
</tr>
<tr>
<td>Households (2016)</td>
<td>443</td>
<td>170,335</td>
</tr>
<tr>
<td>Average HII Size</td>
<td>2.6</td>
<td>2.4</td>
</tr>
<tr>
<td>Median HII Income</td>
<td>$20,799</td>
<td>$43,075</td>
</tr>
<tr>
<td>Bachelor's Degree or Higher</td>
<td>9%</td>
<td>30%</td>
</tr>
<tr>
<td>Housing Units (2016)</td>
<td>469</td>
<td>186,726</td>
</tr>
<tr>
<td>Owner-Occupied</td>
<td>38%</td>
<td>47%</td>
</tr>
<tr>
<td>Renter-Occupied</td>
<td>57%</td>
<td>46%</td>
</tr>
<tr>
<td>Vacant</td>
<td>6%</td>
<td>12%</td>
</tr>
<tr>
<td>Total number of business entities</td>
<td>25</td>
<td>28,615</td>
</tr>
<tr>
<td>Total Retail Sales Leakage / Surplus</td>
<td>($2,900,000)</td>
<td>$4,018,000,000</td>
</tr>
</tbody>
</table>

PLANITULSA LAND USE BUILDING BLOCKS

DOWNTOWN CORE
- Existing Residential Neighborhood
- New Residential Neighborhood
- Employment

NEIGHBORHOOD CENTERS
- Existing Residential Neighborhood
- New Residential Neighborhood
- Employment

TOWN CENTERS
- Existing Residential Neighborhood
- New Residential Neighborhood
- Employment

REGIONAL CENTERS
- Existing Residential Neighborhood
- New Residential Neighborhood
- Employment

MAIN STREETS
- Existing Residential Neighborhood
- New Residential Neighborhood
- Employment

MIXED-USE CORRIDORS
- Existing Residential Neighborhood
- New Residential Neighborhood
- Employment

EXISTING RESIDENTIAL NEIGHBORHOODS

NEW RESIDENTIAL NEIGHBORHOODS

EMPLOYMENT
- Existing Residential Neighborhood
- New Residential Neighborhood
- Employment

LEGEND
- Development Opportunity
- Mixed-Use Corridor
- Residential Neighborhood
- Employment

EXPANSION OF RESIDENTIAL OPPORTUNITIES DEPENDENT UPON SUITABILITY FOR DEVELOPMENT

MAY NEED TO REDEVELOP AS DENSER MIXED-USE HOUSING TO FULFILL ‘TOWN CENTER’ APPROACH
38TH STREET NORTH & PEORIA AVENUE

DEVELOPMENT CONCEPT

DEVELOPMENT CHARACTER

URBAN DESIGN CHARACTER

STATION AREA DEVELOPMENT CONCEPT

TULSA, OKLAHOMA

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DRAFT
38TH STREET NORTH & PEORIA AVENUE

SOUTHEAST VIEW

BEFORE

AFTER

NORTHEAST VIEW

BEFORE

AFTER

PEORIA AVENUE BRT LAND USE STUDY
STATION AREA DEVELOPMENT CONCEPT
TULSA, OKLAHOMA
OCTOBER 2016
DRAFT