PINE STREET & PEORIA AVENUE

MARKET OVERVIEW

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>1/2-MILE RADIUS AROUND PINE ST &amp; PEORIA AVE</th>
<th>TULSA (CITY)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population (2016)</td>
<td>1,414</td>
<td>411,880</td>
</tr>
<tr>
<td>Population (2010)</td>
<td>1,389</td>
<td>391,900</td>
</tr>
<tr>
<td>Population Change, 2010-2016</td>
<td>+2%</td>
<td>+5.0%</td>
</tr>
<tr>
<td>Median Age</td>
<td>25.0</td>
<td>35.7</td>
</tr>
<tr>
<td>Households (2016)</td>
<td>532</td>
<td>170,335</td>
</tr>
<tr>
<td>Average HH Size</td>
<td>2.6</td>
<td>2.4</td>
</tr>
<tr>
<td>Median HH Income</td>
<td>$20,850</td>
<td>$43,075</td>
</tr>
<tr>
<td>Bachelor’s Degree or Higher</td>
<td>15%</td>
<td>30%</td>
</tr>
<tr>
<td>Housing Units (2016)</td>
<td>667</td>
<td>186,726</td>
</tr>
<tr>
<td>Owner-Occupied</td>
<td>24%</td>
<td>47%</td>
</tr>
<tr>
<td>Renter-Occupied</td>
<td>55%</td>
<td>46%</td>
</tr>
<tr>
<td>Vacant</td>
<td>20%</td>
<td>12%</td>
</tr>
<tr>
<td>Total number of business entities</td>
<td>101</td>
<td>28,615</td>
</tr>
</tbody>
</table>

Total Retail Sales Leakage / Surplus $37,200,000 $4,018,000,000

PLANS

TULSA LAND USE BUILDING BLOCKS

DOWNTOWN CENTERS CORRIDORS EXISTING NEIGHBORHOODS EMPLOYMENT

EXISTING INDUSTRIAL LAND USES PRESENT CONFLICTS WITH TOWN CENTER DESIGNATION

LEGEND

- DEVELOPMENT OPPORTUNITY USE
- POLICY - LAND USE CONFLICT
- WATER BODY
- ARKANSAS RIVER CORRIDOR
- DOWNTOWN CORE
- REGIONAL CENTER
- MAIN STREET
- EXISTING RESIDENTIAL NEIGHBORHOOD
- NEW RESIDENTIAL NEIGHBORHOOD
- TOWN CENTER
- EMPLOYMENT

- GROUNDED INTERSECTION
- VACANT INTERSECTION
- TRAIL
- PEDESTRIAN BARIER
- PARKS & OPEN SPACE
- MIXED-USE SPACE
- EXISTING RESIDENTIAL NEIGHBORHOOD
- NEW RESIDENTIAL NEIGHBORHOOD

STATION AREA ANALYSIS

VACANT BUILDING

REDEVELOPMENT OPPORTUNITIES EXIST AT SHOPPING CENTER DUE TO EXISTING BUILDING VACANCIES

EXISTING SALVAGE YARDS PRESENTS CONFLICTS WITH NEIGHBORHOOD CENTER DESIGNATION

BUSY INTERSECTION AND OVERPASS POSE PEDESTRIAN BARRIERS

EXISTING INDUSTRIAL LAND USES PRESENT CONFLICTS WITH TOWN CENTER DESIGNATION

COMMUNITY FOOD CENTER

DOWNTOWN

MORNING CHURCH CARVER SCHOOL

STATION AREA OVERVIEW

THE LAKOTA GROUP.

TULSA, OKLAHOMA

DRAFT

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DEVELOPMENT CONCEPT

DEVELOPMENT CHARACTER

URBAN DESIGN CHARACTER

PINE STREET & PEORIA AVENUE

STATION AREA DEVELOPMENT CONCEPT

TULSA, OKLAHOMA

DRAFT

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PEORIA AVENUE BRT LAND USE STUDY

OCTOBER 2016

PROJECT TEAM

THE LAKOTA GROUP

SAH SCHWARTZ ENGINEERING

DUNCAN ASSOCIATES

THE LAKOTA GROUP

A New Kind of Energy