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Forest Orchard: A Neighborhood Plan for a Diverse Community



The University of Oklahoma
Graduate College

Forest Orchard: A Neighborhood Plan for a Diverse Community

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in partial fulfillment of the requirements for the
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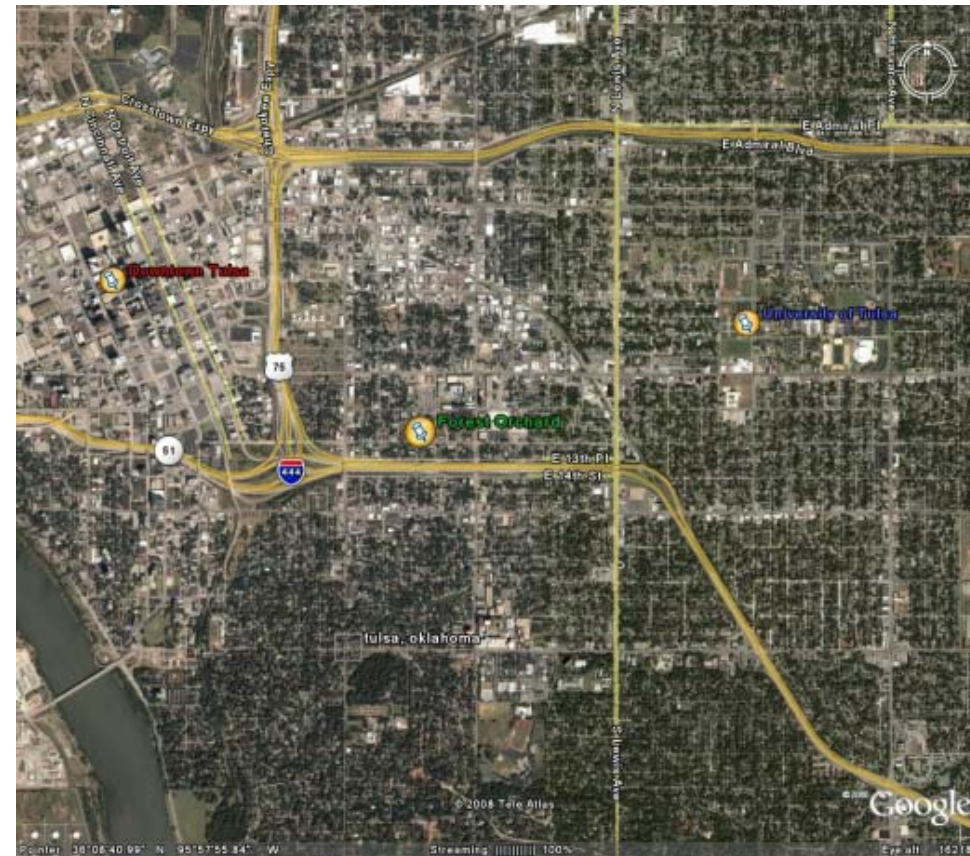
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Design is people.

Jane Jacobs



To the east of Forest Orchard is the University of Tulsa. Many TU students live, work and find entertainment near the Forest Orchard Neighborhood. This market is ideal both for residential and commercial purposes. The TU campus is a short walk, and an even shorter bike ride to the Forest Orchard Neighborhood. Forest Orchard acts as a connection between the campus and Downtown. As the revitalization effort continues in Tulsa's downtown, Forest Orchard will become the corridor to the urban core.



Forest Orchard is located south and east of downtown. It is within walking distance of numerous residential and commercial areas, including the Cherry Street Neighborhood, the Pearl District, and Tulsa's downtown. This location allows for residents of Forest Orchard to live, work and play within mere miles of their homes. Additionally, the location of the Forest Orchard Neighborhood makes it the "connective tissue" between these neighborhoods, making it ideal for visitors to shop, eat, and even work in within the neighborhood's boundaries.



Forest Orchard

The Neighborhood Plan

Forest Orchard Neighborhood is located just south and east of downtown Tulsa. The neighborhood is bounded on the north by 11th Street, on the east by Utica Avenue, on the south by the Broken Arrow Expressway and 13th Street, and on the west by Peoria Avenue.

This small neighborhood sits between two unique, historic neighborhoods Cherry Street to its south and the Pearl District to its north. These two neighborhoods are seeing a positive revitalization effort from both the private and the public sector. With the infill of modern eco-friendly lofts, and the improvement of much of its infrastructure, Cherry Street is seeing vast structural and social improvements. The Pearl District is working toward becoming a central urban neighborhood with improved walkability to aid in the transformation of Tulsa's downtown.

Forest Orchard has been passed over in recent years as neighboring communities have seen great transformations. It is important to bridge the gap between Cherry Street and downtown. Forest Orchard desires to become a more pedestrian-friendly urban neighborhood, enhancing its livability. With Forest Orchard's access to two freeways and public transportation, it is easy to travel to any other area of Tulsa. The location of Hillcrest Hospital within the neighborhood, and the hospital's full-service pharmacy, it is a great place for seniors as well as healthcare professionals, administration, and staff. The neighborhood is less than a mile from downtown Tulsa, making it a great place for young professionals, and their families. There is also a great potential for walkability and a beautiful natural environment with tree-lined streetscapes as well as a large park in the core of the neighborhood.

In 2007, the Forest Orchard neighborhood formed a neighborhood association. The Forest Orchard Neighborhood Association was an important partner in the creation of the neighborhood plan. The association includes residents of the neighborhood as well as representatives from the various organizations in the community.

Executive Summary

In July of 2008, a group of Forest Orchard residents, property owners, and involved community members met at the Mental Health Association of Tulsa in order to discuss the present character and the future vision of the Forest Orchard Neighborhood. This neighborhood, originally platted prior to 1915, had not seen a significant change since the 1920s and 1930s when development originally occurred in the area. By the beginning of 2008, the neighborhood was reaching a turning point, not only was the Forest Orchard community ready to see the neighborhood evolve, but the neighborhoods to north and south were beginning to see revitalization and development, which would have nowhere left to go except into the Forest Orchard neighborhood. The Forest Orchard community, while welcoming of change and improvements, did not want to see a fully gentrified neighborhood, which would strip the neighborhood of its unique diversity and inclusive nature; instead, Forest Orchard wished to guide redevelopment to respect the diversity while encouraging new residential and commercial development.

The Forest Orchard neighborhood is unique in a number of ways. For one, the neighborhood is home to a number of housing programs for non-profit organizations, including Mental Health Association of Tulsa, Domestic Violence Intervention Services, and Youth Services of Tulsa. The unique quality that Forest Orchard possesses, which separates it from many other neighborhoods, is its acceptance of these housing programs into the neighborhood. The “Not in my Backyard” type of attitude found in so many neighborhoods, not just in Tulsa, but around the U.S., is not the general mind-set in Forest Orchard. The neighborhood wishes to build on the diversity seen within its boundaries currently. During many of the meetings, one of the words used by the community leaders was “inclusion”; this is their most valued characteristic.

In order to build on the existing strengths of the neighborhood, which include diversity, acceptance, proximity to revitalized historic neighborhoods, and downtown, while working to reduce the weaknesses and curtail the threats of the neighborhood, Forest Orchard needed to adopt a plan, addressing its unique needs. The planning process began with neighborhood meetings, gathering information on what the residents and property owners wanted to achieve with the plan. The community members listed the aspects of the neighborhood, as it currently exists, which they felt were strengths and weaknesses. They also listed the opportunities and threats they felt could come to the neighborhood in the future. Some of the threats were seen as positive economically, yet socially detrimental. For instance, the gentrification currently taking place just to the other side of the south neighborhood boundary in the Cherry Street neighborhood, is bringing in new residential growth and new commercial businesses; however, the residents once living in the many renter and owner occupied single- and multi-family dwellings, replaced now with modern townhomes, are now priced out of the neighborhood they once called home.

The Forest Orchard neighborhood is home to many single-family and multi-family rental properties. The rent in Forest Orchard, according to the 2000 census is significantly lower than that in the Tulsa Metropolitan Statistical Area. The lower cost to own or rent a home in the neighborhood, along with its proximity to downtown and public transit helps to lower the overall cost of living. With these benefits, low to moderate income families and individuals are able to live close to places of employment, transit, and other necessary services in the community, including the many health services located in Forest Orchard.

Yet another unique characteristic of Forest Orchard, upon which the neighborhood wishes to build, is the presence of a number of healthcare providers. The largest healthcare institution in the neighborhood is Hillcrest Hospital. Throughout the years, Hillcrest has grown from the very northeast corner of the neighborhood into the greater north half. The expansion of Hillcrest brings benefits and threats. The benefits are the services offered to members of the Forest Orchard community as well as those of surrounding communities. Additionally, the hospital is a large employer, providing employment opportunities for residents in the Forest Orchard neighborhood. On the other hand, if employees of Hillcrest use services, shop and eat in the Forest Orchard neighborhood, this stimulates expanded commercial growth. The desire of those individuals who work at the hospital to live near their place of employment will increase and this will then stimulate residential development. Knowing this, the current Forest Orchard community wishes to develop a guide for this development, expansion, and revitalization.

The Forest Orchard Neighborhood Plan is a living document, containing a number of recommendations for both the public and the private sectors. These recommendations include strategies for implementation. Each of these recommendations is derived from the goals put in place during the analysis part of the planning process. This process was a community effort in order that the plan best serve the residents of Forest Orchard both for today and for the future.



The Neighborhood Plan

A Guide for the Future

The Forest Orchard Neighborhood Plan provides a vision for the neighborhood that will support and guide future growth and redevelopment, respecting the social and economic diversity and the scale of the neighborhood. The plan supports the development of the commercial districts surrounding the neighborhood as mixed-use, integrated well into the adjacent residential core. Furthermore, the plan defines acceptable patterns of development for commercial and residential uses, taking into account the unique nature of the neighborhood in regards to the presence of the numerous healthcare providers as well as housing for non-profit organizations. The plan focuses on cooperation among the different uses within the neighborhood, maintaining the social and economic diversity associated with each of them.



The Neighborhood Plan takes into account the varying housing types, the desire for more commercial activity, the needs of the current residents of Forest Orchard, and the pieces of the puzzle that will bring future development into the neighborhood.



(Above) A view looking east at both Hillcrest and Parkside Psychiatric Hospitals.



The Neighborhood Plan

Neighborhood Involvement

The Forest Orchard Neighborhood Association and the Forest Orchard Neighborhood Planning Committee met five times and a group and numerous times individually to discuss the plan's progress and what they would like to see happen in the future.

On July 8, 2008 the committee had their first meeting to discuss the brief history of the Neighborhood Association as well as what they want to see for the future of Forest Orchard. The neighborhood expressed an interest in partnering with neighboring communities such as the Pearl District and the Cherry Street Neighborhood.

On August 19, 2008 the Forest Orchard Neighborhood Association held a Watermelon Social to introduce the new Forest Orchard logo and website. Additionally, residents were alerted of the planning effort going on in order that they may supply input over the next eight months. There was great attendance. Overall, residents and property owners alike were excited about the potential for revitalization of their neighborhood.

At each following meeting, the planning committee discussed broad goals and specific implementation strategies. The neighborhood's involvement was a critical element in the production of the plan. At the December 2008 meeting, the planning committee formed the goals and guiding principles that would allow for the creation of recommendations for both the public and the private sectors.

Additionally, the Forest Orchard Neighborhood submitted a nomination for the neighborhood to participate in a Small Area Workshop as one of five to take place during the PLANitusa Comprehensive Planning Effort. The neighborhood was selected, and in February of 2009, a Small Area Workshop was held at the First Lutheran Church. There were 99 participants overall, which was the best level of participation of any workshop at this level. This workshop reinforced the goals and overall vision of the neighborhood. Participants shared common desires and visions for this neighborhood and the surrounding community.



PLANNING PARTICIPANTS:

Kimberly Norman, Jeff Fulbright, Debbi Foote of the Forest Orchard Neighborhood Association; Pastor Dean Maas, Richard Zietlow, Cathy Othey of Trinity Ministries and First Lutheran Church; Mike Brose, Greg Shinn, and David Reed of the Mental Health Association; Eric Sachau and Debra Moore of Parkside Psychiatric Hospital and Clinic; Nancy Atwater of Tulsa Parks Department; Steve Dobbs, Lee Gould of Hillcrest Hospital; representatives from Youth Services of Tulsa; Bill Packard of Packard and Associates; Jerry Bowen of the Pearl District; Amy Dailey of MetroLofts; as well as Sharmien Watkins, Alan Benton, and many other residents and property owners in the Forest Orchard Neighborhood

Strengths

- We live in a “village”
- Amenities of nearby hospitals, doctors, grocery stores, businesses
- Proximity to downtown
- Good access to nearby freeways (Hwy 51, I-244)
- Great old Buildings/Homes
- Nearby business location opportunities (11th St. & Peoria Ave.)
- Park located in neighborhood
- Multi-cultural, multi-generational demographic
- Affordable housing
- Historical Significance
- Well organized, supported neighborhood association
- Well established church providing services to residents of area
- Large Senior Citizen presence and continued growth potential
- Mature trees
- Nearby employment opportunities-hospitals, physician offices, businesses on 11thSt. & Peoria Ave.

Weaknesses

- Absentee landlords
- Public SafetyPresence of drugs, prostitution, criminal activity
- Negative perception of the neighborhood by outsiders
- Low rental rates
- Inadequate maintenance of properties
- Poor sidewalks, curbing
- Park lacks amenities to draw the “right” type of crowd
- Safety concerns among neighbors
- Lack of knowledge on neighborhood zoning issues
- Lack of pride by residents/ tenants/owners
- Lack of communication among fellow landlords
- Lack of business owner’s involvement
- Poor appearance/aesthetic of 11th Street and Peoria
- Lack of facilities such as laundry, post office, gym

Opportunities

- Vacant lots located throughout the neighborhood
- Re-development opportunities
- Benedict Park
- Continued neighborhood growth with high employment rates in Tulsa

Threats

- Apathy
- Wrong Plan
- Return to Tulsa of high unemployment rates
- Loss of neighborhood group cohesiveness
- Loss of police support
- Mass purchase of land by a development company (i.e. tear downs)
- Lack of communication between neighbors, neighborhood stakeholders
- Residents’ unwillingness to participate and accept the Neighborhood Plan

The Neighborhood Plan

SWOT Analysis

When the Forest Orchard community formed their neighborhood association in 2007, they knew they wanted to create a Neighborhood Plan to guide their neighborhood into the future. In order to decide which direction to take this plan, the community members of Forest Orchard took part in a SWOT Analysis, which sought to demonstrate the strengths and weaknesses that currently exist, as well as the opportunities and threats that can be seen in the future.

The Forest Orchard neighborhood found that they saw the location near the two freeways, downtown, and the hospital to be strengths. The neighborhood saw many of their rental properties to be the largest problem. From absentee landlords to the low rental rates, many of the property owners’ lack of upkeep is keeping the neighborhood from revitalizing like those just south and north of it. However, the neighborhood association was very quick to point out that the presence of this type of housing was a characteristic they wished to keep in the neighborhood. Their goal, therefore, was to find a way to revitalize the neighborhood without displacing many of its current residents.



The Neighborhood Plan

Goals: Land Use, Transportation, Urban Design

From the numerous community meetings, the PLANitTulsa Small Area Workshop, and a number of one-on-one meetings with community members, we were able to develop a number of goals. These goals would act as guiding principles as the plan progressed, and recommendations were created to guide the future development within the community. From the SWOT analysis, the neighborhood was able to select those strengths upon which they wanted to build, and opportunities they wanted to pursue with the plan. The overarching theme, which came out of each meeting, was a desire to integrate non-profit housing, healthcare development, and the proposed senior living with the established neighborhood. Each of goals incorporated the common goal of inclusion and service.

LAND USE GOALS:

- Create a residential core for a neighborhood of diversity, improving the livability of the structures in place, and encouraging new development, making Forest Orchard a place in which one would want to live; thus, attracting new residents without displacing those currently living in Forest Orchard.
- Enhance the appeal of the existing commercial district along the perimeter of the neighborhood to draw retail and other commercial development to the area.

TRANSPORTATION GOALS:

- Improve multi-modal transportation capability in Forest Orchard as well as other surrounding neighborhoods.
- Improve connections from Forest Orchard to Cherry Street, the Pearl District, the University of Tulsa, downtown Tulsa and other surrounding neighborhood for pedestrians, public transit, and bicyclists.

URBAN DESIGN:

- Respect and maintain the diverse character of the Forest Orchard Neighborhood.
- Improve the public spaces, including streetscapes in order to appeal to pedestrians, bicyclists and motorists.
- Encourage a diverse landscape while ensuring that adjacent land uses remain compatible.

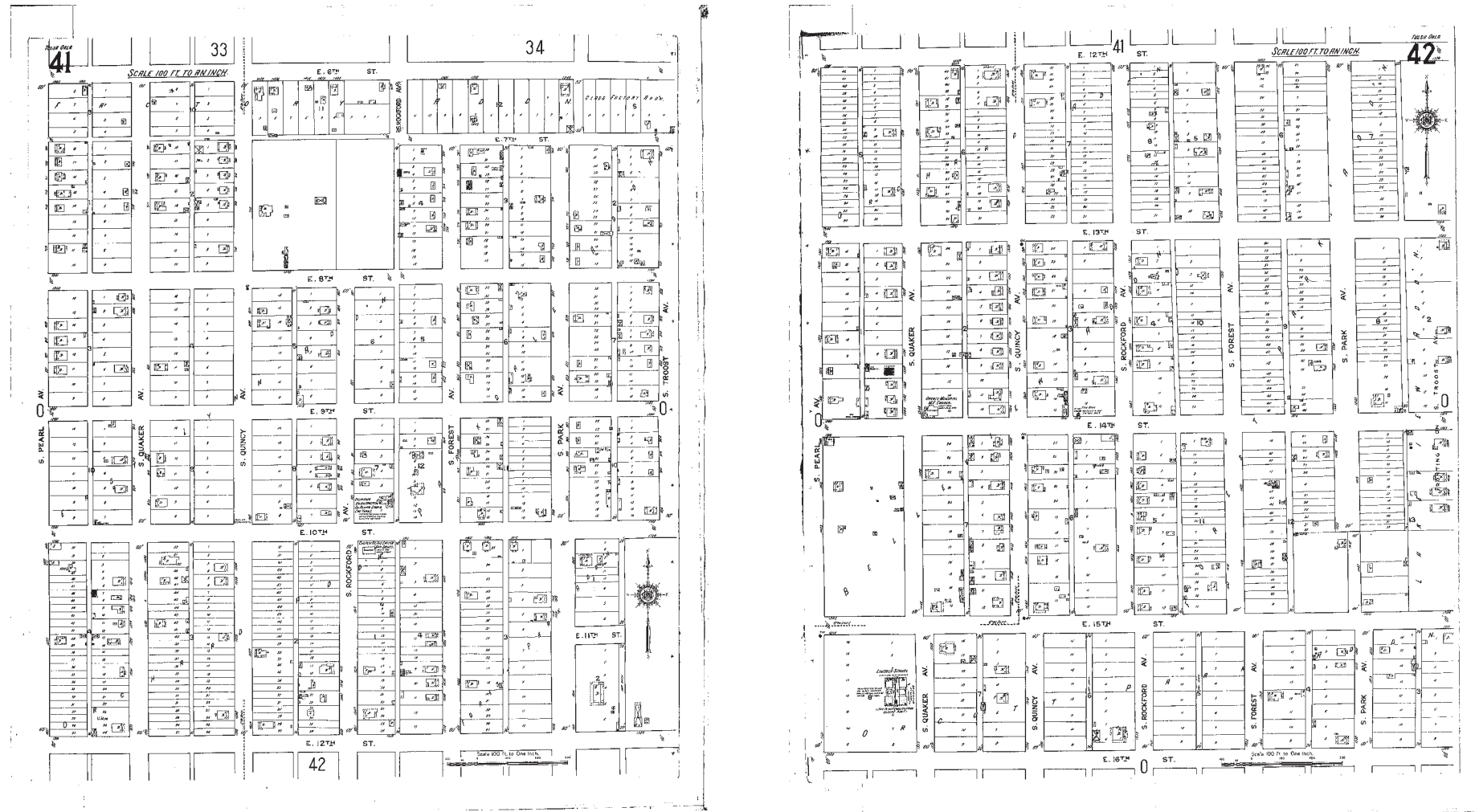


Neighborhood History

Sanborn Maps, 1915

The Forest Orchard neighborhood is the result of a union of two neighborhoods Forest Park and Orchard Addition. These two neighborhoods were platted prior to 1915, which is shown on the 1915 Sanborn Maps (left); however, many of the houses were not built under the 1920s and 1930s when much of the growth occurred in Tulsa in this residential area. Very little has changed in the neighborhood over time; however, structures have been lost, and as the growth of the city has moved south, many of the existing structures have been neglected.

One interesting note, is the change in street names from the time of platting. Originally, Trenton Avenue was Park Avenue, and St. Louis Avenue was Forest Avenue. Forest Avenue was part of the trolley system, which took Tulsans from Swan Lake, south of these residential additions into the heart of downtown Tulsa.



(Left) The north portion of what is now Forest Orchard in 1915. (Right) The south portion of the Forest Park and Orchard Additions. The Sanborn Fire Insurance Maps show the Forest Park and Orchard Addition neighborhoods post-platting in 1915. Although there was scattered development, the majority of the residential development did not occur until the 1920s and 1930s.

Forest Orchard has stayed true to its history, both in the residential district as well as the commercial district. In 1928, Morningside Apartment house was built at the corner of 12th Street and Troost Avenue. The building was designed by well-known architect Fredrick Redlich. Designed to contain 33 apartments, 6 hotel rooms, the building was designed in “modified Spanish Architecture,” according to the March 8th, 1928 issue of the *Tulsa Tribune*. In August 11th of 1929, the *Tulsa Tribune* published an article declaring, “Old Morningside Building to Become Municipal Hospital.” Just down the street from the Morningside Apartments, the Morningside Hospital was located on 12th Street between Utica and Troost Avenues. At its prime, the hospital was one of the most modern in the U.S. The hospital was furnished with 200 beds. At the hospital’s opening, the superintendent of schools spoke on the importance of the relation between public schools and the hospital while others spoke of the need for hospitals in the Tulsa community, and the modern amenities of this particular hospital, being some of the best in the country.

A great historic aspect of the Forest Orchard neighborhood is its north boundary, Route 66. Originally, Route 66 wound about from 11th Street to Mingo Road to Admiral Place to Lewis to 2nd to Detroit to 7th to Cheyenne then to 11th. Route 66 as straight-shot along 11th Street began in 1933. Route 66 was bustling for years with motorists traveling cross-country. Many of the structures from this era have since vanished; however, many Route 66 enthusiasts are working to pay homage to the “Mother Road”.



(Above) A historic photograph of Route 66, including Monty’s bar. Date unknown (courtesy of Tulsa Foundation for Architecture)

History

The Evolution of Forest Orchard



(Above) A Route 66 Stamp comemorating its history along 11th Street. This stamp is located below the newly erected historic Meadow Gold Sign on 11th Street and Quaker Avenue, one block west of Peoria Avenue.

(Above) New construction on 14th Street and St. Louis Avenue. This 2,350-square foot residence is offered at \$345,000. There are many townhomes located on the north side of 15th Street, between Cherry Street and Forest Orchard. These townhomes are separated from Forest Orchard by the Broken Arrow Expressway.



(Below) A view from St. Louis Avenue looking south from 13th Street in Forest Orchard toward Cherry Street. This wide avenue is the only non-arterial direct connection to Cherry Street from Forest Orchard.



(Above) Looking east on 15th Street from St. Louis Avenue, the only through street from Forest Orchard. Cherry Street or 15th Street is lined with restaurants, boutique retail shops and a number of offices and art galleries. On any given day an observer can see visitors and residents of Cherry Street walking or biking from a restaurant or work back to their place of residence.



(Above) A new, LEED (Leadership in Energy and Environmental Design) Platinum house, offered at \$615,000 on 14th Street and Trenton Avenue just south of Forest Orchard. There are a number of homes in the Cherry Street area using eco-friendly architectural design.

Existing Conditions

Cherry Street Neighborhood

Located on 15th Street between Lewis Ave. and Peoria Ave., Cherry Street is a strip of restaurants, bars, and boutiques. Many of the storefronts maintain the original facade, creating a more aesthetically interesting streetscape. The area is conducive to both pedestrian and bicycle traffic. A group of private investors came into the area and built a number of lofts as well as rehabilitating a few older single family dwellings. These private investors recognized the potential for the area with its walkability and its proximity to downtown.

The Cherry Street Neighborhood is an active community, using its commercial main street as a community gathering space. At the southeast corner of 15th Street and Peoria Avenue, also known as Lincoln Plaza, a number of local growers bring produce and other wares to sell from April to October each year at the weekly Farmers Market on Cherry Street. This Saturday morning event draws Tulsans from all across the city.

Cherry Street is two blocks south of Forest Orchard. There is a connection under the Broken Arrow expressway, via St. Louis Avenue. With improved lighting and streetscaping along St. Louis Avenue, making it more pedestrian-friendly and bicycle-friendly, this connection would be ideal for residents of Forest Orchard to walk or bike to a restaurant, shop or other office located on Cherry Street. Additionally, this connection could serve employees of the hospitals, medical, or non-profit communities in the Forest Orchard Neighborhood.



Existing Conditions

The Pearl District

With a focus on sustainability, the Pearl District is located directly north of Forest Orchard. The neighborhood has a neighborhood association, which is acknowledged by the City of Tulsa. This active Neighborhood Association has worked to incorporate Form-Based Code into Tulsa's Zoning Code. This would allow for a more mixed-use type of development in this community located just east of downtown. The 6th Street Infill Plan focuses on a movement away from the greenfield development of which Tulsa has seen so much. The Pearl District Association saw that many of the infill areas such as Brookside and Cherry Street are some of the most popular areas and they wanted to create a similar affect within walking distance of downtown.

Currently, the Pearl District boasts an updated park, which hosts a farmer's market at the southwest corner of 6th Street and Peoria Avenue. Many of these improvements have been the result of a Tax Increment Financing (TIF) District, which includes approximately 120 acres around downtown. The goal of the TIF is to capture and reinvest any new tax revenue exceeding the set base amount back into the community in order to draw more commercial and residential development. The money generated from the TIF allowed for park improvements, streetscaping and a community center. During the first phase of the TIF, the City assembled land for redevelopment, which eventually became the site of a development of upscale townhomes, many of which have sold for over \$300,000. The neighborhood would like to see more commercial activity come into the area especially along Peoria Avenue and onto 11th Street, both which act as boundaries for the Forest Orchard Neighborhood. In order to draw in this commercial activity, the Pearl sees a more pedestrian-friendly streetscape as the solution to this often overlooked area. With infrastructure improvements focused more on the pedestrian and the bicyclist, the Pearl would like to see this part of the city more focused on public transit than the private motorist.



(Clockwise from left) A view of downtown, located east of Centennial Park by way of 6th Street; The Lake at Centennial Park, which is located just north of Forest Orchard west of Peoria Avenue; Townhomes of the Village at Central Park, which are located west of Peoria Avenue between 8th Street and 6th Street (Photos from www.tulsapearl.com)

Boundary: South

13th Place, B.A. Expressway

The north boundary, 13th Place connects Forest Orchard to the Cherry Street Neighborhood. The street also serves as an access to the Broken Arrow Expressway, which has acts a significant barrier between the two neighborhoods. The only non-arterial street that allows circulation between Cherry Street and Forest Orchard is St. Louis Avenue, which is currently underutilized. This is a wide underpass, which is currently not pedestrian-friendly; however, it is lit after sunset. This street is mainly single-family residential; however, at the intersection of 13th Street and Peoria Avenue, there are vacant commercial buildings, currently for sale.



(Right) A view of 13th Place and Peoria Avenue looking east. At this corner stands a pawn shop behind which a number of residential buildings are located. On the south side of 13th Place is the Broken Arrow Expressway, which acts as the boundary between Forest Orchard and Cherry Street. (Above, right)A view of 13th Street and Peoria Avenue looking east. This street is one north of 13th Place. The City recently razed a vacant and dilapidated structure at this corner. There are also a number of properties for sale or lease along this section of Peoria Avenue.



(Top left) A view of 13th Place and Rockford Avenue looking southeast at St. Louis Avenue. St. Louis Avenue is the only through street which runs beneath the Broken Arrow Expressway. St. Louis Avenue helps to connect Forest Orchard to Cherry Street. This north-south street is significantly wider than other non-arterial streets in the area as it was once used for a trolley line.



Boundary: East

Utica Avenue

The east boundary of Forest Orchard is Utica Avenue. This street is frequented by motorists who work downtown and use the Broken Arrow Expressway for their commute. Utica Avenue is home to Benedict Park, the First Lutheran Church, and Hillcrest Hospital all of which have a great presence in the Forest Orchard neighborhood. Hillcrest is a large medical institution, which is located between 11th and 12th Streets and Utica and Rockford Avenues within the Forest Orchard Neighborhood. The hospital also has property on the east side of Utica Avenue. The First Lutheran Church is located between 13th and 12th Streets, Utica and Trenton Avenues. Additionally, Utica Avenue serves as the eastern boundary of Benedict Park, which is an important component of the Forest Orchard neighborhood. Unlike the western boundary of Forest Orchard, this east boundary sees a great deal of activity throughout the day and into the night with employees, patients and visitors of Hillcrest.



(Above) A southeast view of the apartment properties owned by First Lutheran Church located on the southwest corner of 13th Street and Utica Avenue. (Below left) The Benedict Park sign is located at the northwest corner of 12th Street and Utica Avenue. The park shares 12th Street with Hillcrest Hospital. The hospital has discussed purchasing a piece of land from the City in order to extend the canopy, which covers Hillcrest's emergency room ambulance drive. (Below right) A view of the church looking east. The First Lutheran Church parking lot, just off Utica Avenue is also used by those visiting Benedict Park.



(Left) The Census data accessed from the Census Bureau at www.census.gov compares the data from Census Tract 34 with that of the Tulsa MSA.

	1990	2000	Tulsa (2000)
Population	578	751	393,049
White	79%	64%	70.1%
Black/African American	13%	11%	12.3%
Housing Units	423	474	
Owner-Occupied	25%	14.8%	9%
Renter-Occupied	50%	89.6%	33.8%
Vacant	25%	14.8%	9%
House Value (Median)	\$38,000	\$40,600	\$86,000
Rent (Median)	\$237	\$390	\$511
Median Household Income	\$24,618	\$24,456	\$38,261
Population 5 to 20 years with a disability		14.4%	8.8%
Population 21 to 64 years with a disability		21.9%	19.8%
Population 65 years and over with a disability		62.0%	43.9%

Existing Conditions

Demographics: Census Data

The demographics in the Forest Orchard Neighborhood vary from the average demographics in Tulsa overall. The racial make-up of the neighborhood is different from the Tulsa MSA in that there are fewer White residents in the neighborhood. This ethnic and racial diversity has increased from 1990 to 2000.

The socio-economic data suggests that the residents of Forest Orchard are lower-income. The house value in 1999 was over \$20,000 less than the median value in the Tulsa area. Although the median income did not decrease substantially between the 1990 and the 2000 Census, the values must be modified for inflation. Thus, the median income level has decreased significantly in that ten-year period, with 12.6 percent of residents falling below the poverty level compared with 8.7 percent in the Tulsa MSA.

Census data also suggests the majority of the properties, both single-family and multi-family, are renter-occupied. This reinforces many community members' concerns in regards to the transient population of the neighborhood. This group is often disinterested in the community, which can be associated with lower standard of property upkeep. The median rent in Forest Orchard is lower than the rent around the Tulsa Metropolitan Statistical Area. Median rent in Forest Orchard increased between 1990 and 2000, going from \$237 to \$390; however, the rent is considerably lower than the city's median in 2000, which was \$511. Without great monetary gain, many landlords do not have the incentive to maintain their property.

While the Forest Orchard community sees the transient community's lack of community involvement as one of the weaknesses in the neighborhood; it is also seen as a strength as there is a desire to maintain a number of the many multi-family dwellings for low to moderate income individuals and families. Community members wish to seek a balance between a raised standard of residential development and a neighborhood that makes affordable housing available to those in need. With this balance, the residents of Forest Orchard wish to enhance the appeal of the neighborhood and maintain the diversity seen today.

In order to maintain these diverse residents, the Forest Orchard community wishes to include recommendations, which will serve the residents of Forest Orchard today, and those residents to come. Low to moderate income communities requires services that higher income communities do not, such as public transit, close proximity to jobs, daycare, health clinics, and cost-free entertainment, which is found in parks and other public recreation areas. Each of these services is appealing to a socially and economically diverse community. Moderate to higher income residents can provide the incentive for commercial development as the presence of a greater amount of disposable income attracts commercial activity, office buildings, and other services.





(Above) A typical single-family bungalow on 12th Street between Trenton and Rockford Avenues.



(Above) A small apartment building on 12th Street and St. Louis Avenue in good condition with parking off the rear alley



(Above) These apartments are located along the south side of 13th Street; they are adjacent to the First Lutheran Church property.



(Above) Located in the south portion of the neighborhood, this is one of many occupied duplexes.

(Right) A row of apartments in varying conditions, parking is either off the alley or on the street. This a frequent site in the Forest Orchard Neighborhood, even more so on the west half of the neighborhood as one nears Peoria Avenue.



Housing Data

Housing in Forest Orchard

As the Census data suggests for this area, the majority of the housing in the Forest Orchard Neighborhood is renter-occupied. The residential section of the neighborhood is zoned RM-2 (medium intensity, multi-family residential), which allows for the type of apartment building seen in many of the photographs on the left. This zoning classification not only allows for these private developments, but it also allows for the presence of the non-profit affordable housing programs, which has been cited by the Forest Orchard Neighborhood Association as one of the positive aspects of this zoning. However, the inadequate maintenance of many of the privately owned rental properties was one of the weaknesses mentioned numerous times during the SWOT Analysis. There are problems with many of the property owners as well as the property managers. The neighborhood has worked to improve these conditions from the exterior with Neighborhood Clean-Up Days. These Neighborhood Association events are held throughout the year. Hillcrest and other groups have helped by donating dumpsters, time, and supplying volunteers.

While there are a number of apartment houses in the area, there are also a great deal of single-family renter-occupied residence. The deferred maintenance problem present in the a number of multi-family dwellings is also present in some of the single-family dwellings. The majority of the owner-occupied housing as well as the non-profit organization and church owned properties are a positive force in the neighborhood. The community members of Forest Orchard hopes the higher standards set in place by these property owners will replace the current low standards held by many of the residents and property owners. Overall, the neighborhood wants to maintain affordable multi- and single-family housing in the neighborhood; thus, maintaining the RM-2 zoning, which comprises the majority of the neighborhood. However, the community would like to see more pride taken in the neighborhood, which is often a challenge with a more transient community. This combination of transient residents and low standard for property maintenance is one of the weaknesses mentioned by the Forest Orchard Neighborhood Association in their SWOT Analysis, which they wished to address in the Neighborhood Plan.



(Above) This diagram above courtesy of Mental Health Association Tulsa, demonstrates the Supportive Housing Program, which is a model used by both the Mental Health Association Tulsa and Youth Services. This model is being adopted across the country with the goal to end chronic homelessness. Building Tulsa, Building Lives not only provides a safe and affordable place to live, but the program takes a proactive approach to breaking the cycle of homelessness as it provides the tools these individuals need to reclaim their lives, such as training and support.

Mental Health Association's Building Lives Program

The 12th Street Safe Haven newest program of the Association and provides 25 more units of short-term, transitional and long-term housing options. These units are available to chronically homeless, street habituated adults living with mental illness, including those with a dual diagnosis regardless of whether they have an income or are actively in treatment or not. Secured with a grant from the Department of Housing and Urban Development in 2003, this program offers an alternative to the streets and the shelters for those individuals who can benefit from its "low-demand, high-expectation model." By offering assertive community advocacy through a menu of supportive services, including meal plans and linkages with service providers both on and off-site, the Safe Haven program helps its residents come in off the streets and learn the skills necessary to gain residential stability and put an end to the vicious cycle of homelessness. (www.mhat.org)

Youth Services Transitional Living Program

The Transitional Living Program assists homeless young women, ages 17-21, and young men, ages 18-21, in preparation for independence and adult living. The goal of the program is to provide a stable, safe place for young men and women to live while enhancing the necessary personal, social, educational, and occupational skills to live on their own.

- Assessment of skills for independent living
 - Individual plan for reaching short term & life goals
 - Stable, safe living accommodations
 - Social skill development plan and practice
 - Counseling and support to continue education
 - Access to medical and mental health services
 - Skills for obtaining and maintaining employment
 - Substance abuse education & treatment if needed
 - Parenting skills
 - Adult mentors
 - Access to transportation
 - Group recreational, social and creative activities
- (www.yst.org)

Existing Conditions

Housing for Non-profit Organizations

- ◇ Domestic Violence Intervention Services
- ◇ Mental Health Association of Tulsa
- ◇ Parkside Psychiatric Hospital & Clinic
- ◇ Youth Services

Forest Orchard Neighborhood is home to various non-profit organizations' housing. From Domestic Violence Intervention Services to the Mental Health Association of Tulsa, multi-tenant residences are located throughout the neighborhood. The presence alone is not what helps to make this neighborhood unique, it is also the desire of the Forest Orchard residents to accept these organizations into the neighborhood. The Forest Orchard Neighborhood Association believes these housing programs make good neighbors. Because the neighborhood wishes to continue to be inclusive, the residents and property owners want the future vision of the Forest Orchard Neighborhood Plan to focus on outreach. In order to be an inclusive community, it is important to incorporate the needs of individuals in these affordable housing programs. By remaining inclusive, while enhancing the neighborhood overall, Forest Orchard hopes to strengthen pride and sense of community for all who reside in and visit Forest Orchard..

During the planning process these organizations helped to improve the Neighborhood Association's understanding of the needs of their residents. The residents of the Mental Health Association Housing and Youth Services Housing often work nearby; therefore, the ease of pedestrian access to arterial streets and other neighborhoods is critical. The residents of these transitional living programs enjoy the proximity to downtown and the medical communities of St. John and Hillcrest. Access to public transportation is also important for residents, as many use Tulsa Transit currently to commute to work, as well as to access services on a day-to-day basis.

Existing Conditions

Church and Church Properties

The First Lutheran Church moved to its current location at 13th Street and Utica Avenue in 1909. Along with the many services offered within the walls of the First Lutheran Church, from early childhood education to Sunday worship services, the church also offers a great deal to the greater Forest Orchard community. By actively participating in the Neighborhood Association, neighborhood Clean-Up Days as well as other community organized events, First Lutheran has become a great facilitator for change in the Forest Orchard neighborhood.



(Top) A view of the First Lutheran Church from Benedict Park. The church is located on the northwest corner of 13th Street and Utica Avenue. (Bottom) These apartments are owned by the church; they are located on the south side of 13th Street directly across from First Lutheran.

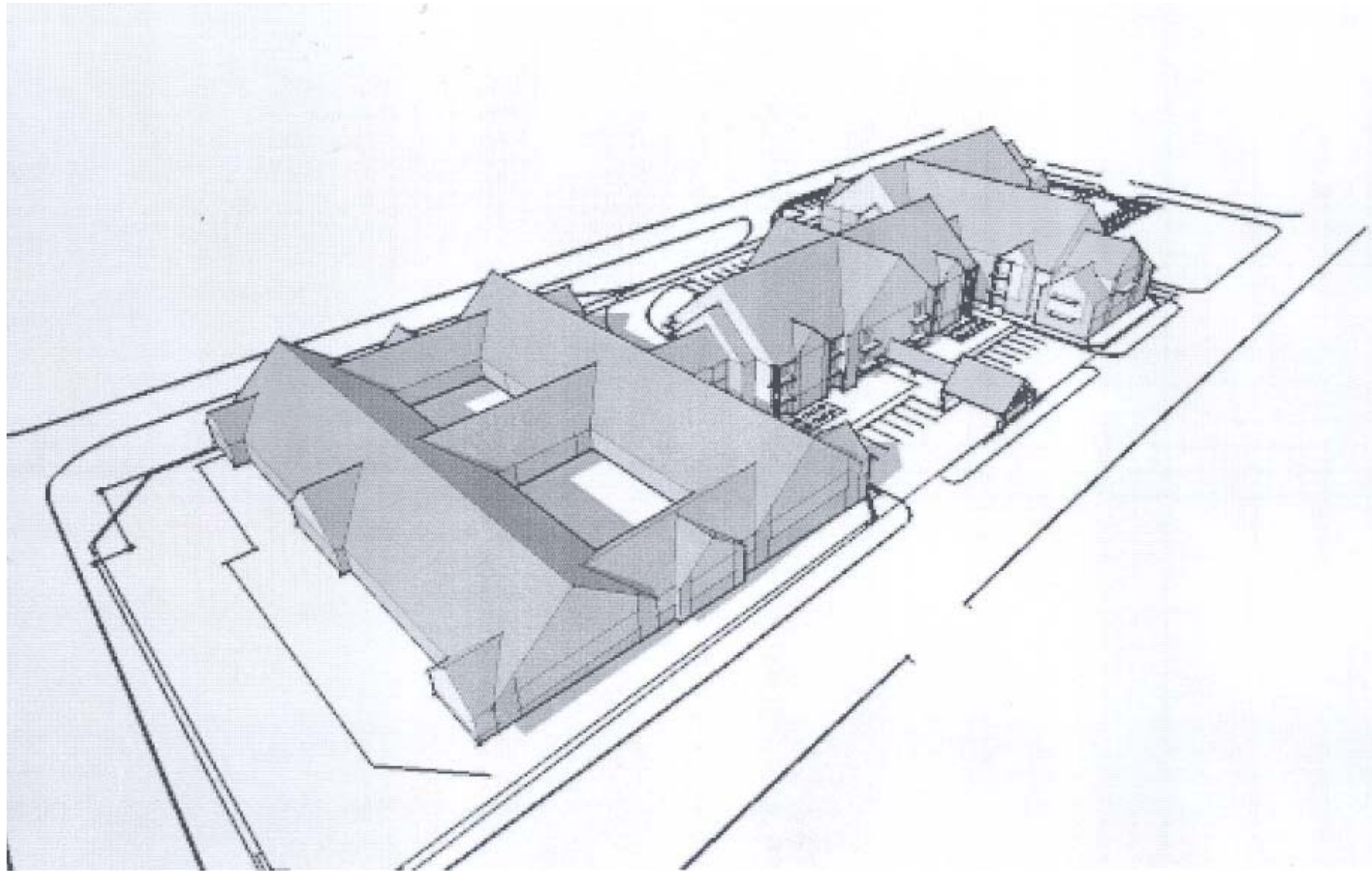
Existing Conditions

Church and Church Properties

The First Lutheran Church owns a number of properties on the south side of 13th Street. Plans are currently underway to locate a senior living community on this site. First Lutheran Church is planning the development, The Luther Place on Utica, with the help of Roger Coffey, architect, and Ecumen, an organization that provides development, management and training services for senior housing. The main four-story building will include 40 memory care units, 40 assisted living apartments, and 40 independent living apartments. Located on half of the first level will be a number of covered parking spaces, this will reduce the amount of surface parking, leaving more area for green space.

The presence of a senior living community will bring with it a greater need for services such as improved ADA compliant sidewalks, accessible connections to medical facilities, and public transportation. Each of these needs was taken into account when completing the Forest Orchard Neighborhood Plan.

As part of the long-term plan for The Luther Place on Utica, First Lutheran Church desires to close Troost between 13th Street and 13th Place, although they have not received permission from the City to do so. This would limit the amount of automobile traffic in the area, which is greater than other streets within the neighborhood due to access from Troost to the Broken Arrow Expressway.



(Above) Courtesy of the architect, Roger Coffey, a rendering of the proposed development The Luther Place on Utica, which will be located on the southwest corner of 13th Street and Utica Avenue.

(Clockwise from the top right) A picnic shelter provides the space for many Forest Orchard Neighborhood Association events throughout the year; the parking lot, which serves the Park is also shared by Parkside. There is not a shortage of parking anywhere in the neighborhood; the splash pad, which has been turned off for the past year; the underutilized play structure, which is unshaded and located near many of the smoking posts.



Existing Conditions

Benedict Park

Benedict Park is located just west of Utica Avenue and south of 12th Street. The park consists of open space, four tennis courts, a basketball court, a play structure, a non-functioning splash pad, a covered picnic area, and a number of shaded benches. Recently, the park has become home for smokers unable to smoke in the newly created “smoke-free campus” of Hillcrest. Due to this, Hillcrest has taken over much of the park maintenance. The park is frequented by residents of Forest Orchard, patients of Parkside and Hillcrest Hospitals as well as visitors of the hospitals and the neighborhood. A number of people from surrounding communities use the tennis courts as well as the basketball court.

A park plan was created for Benedict Park in 1994, but is in need of an update both physically and fiscally. The sidewalks inside the park as well as those leading up to the park make it difficult to access by a person with a disability. Also, the trees and other plantings planned have since been removed, many of which were victim to the ice storm of 2007. The neighborhood has plans to plant flowers and shrubs in the empty planters. Currently, the park is underutilized by children. A few residents from Forest Orchard have voiced concern about safety issues; however, the vast majority of Forest Orchard residents feel safe in Benedict Park from dawn to dusk. Furthermore, the community feels that with infrastructure improvements as well as updated space for community gathering would attract residents from Forest Orchard, the south part of Pearl District and the north part of Cherry Street, making it a central gathering space for this north area of midtown Tulsa.



Existing Conditions

Healthcare Providers

One healthcare provider located in Forest Orchard, Parkside Psychiatric Hospital consists of a large building for outpatient treatment, which sees over 1,200 patients, a building for inpatient treatment, which currently consists of 32 beds, and a Youth Residential Program which houses 20 children ages 6 to 17. Additionally, Parkside owns an administrative building just west of the main hospital and a vacant building at the corner of 13th Street and St. Louis, which will be demolished in the next few years. Parkside owns a house on the opposite corner of this vacant building, which acts as a storage facility. Parking for the hospital is plentiful with a large lot attached to the main building, there is also surface parking next to one of the vacant lots owned by Parkside for overflow parking. This lot is rarely if ever used.

The University of Oklahoma Family Medicine Clinic operates a facility at 11th Street and St. Louis Avenue. This is an ideal location for this family medicine inpatient educational program. While the neighborhood benefits from the clinic's presence, the clinic, while participating in the planning process stated needs for more food services in the area as well as other services, specifically daycare.

This need was echoed by the employees at Hillcrest, the largest hospital and property owner overall in Forest Orchard. Hillcrest is located at the corner of 11th Street and Utica Avenue. Over 100,000 people walk through the doors of Hillcrest annually. The hospital has numerous services covering child care, women's care, chest pain, a lifestyles program, and many more. The hospital just added the Heart Pavilion, a \$65 million investment, which greatly increased its footprint at 140 beds, all-private rooms, and 160,000 square feet. The facility will provide new and expanded space for cardiovascular services at Hillcrest Medical Center. The hospital has sufficient parking in the form of multiple surface lots as well as one large parking structure.



(Above) Hillcrest's new Heart Pavilion, which recently opened, is located on the block between 11th and 12th Streets at the northern edge of Trenton Avenue.



(Above) OU College of Community Medicine Clinic, located at 11th Street and Rockford Avenue.

(Right) Parking for Parkside Hospital which sits adjacent to Hillcrest Hospital is located on the corner of 12th Street and Trenton Avenue.



(Above) Parkside's vacant lot at 13th Street and Trenton Avenue, adjacent to the main inpatient building. The lot separates the main building from the vacant building, which Parkside plans to demolish due to structural issues.



Hillcrest Hospital, operated by Ardent Health Services, encompasses much of the southwest corner of 11th Street and Utica Avenue. The hospital has also grown across 11th Street and Utica Avenue. With the opening of the new state-of-the-art Heart Pavilion, Hillcrest has added 160,000 square feet of building space. This growth leads to better health care for many, but it also leads to an expansion of business opportunities in the area. The growth of Hillcrest will attract commercial development, increasing the available services to the area. The increase in patients, visitors, and employees will attract restaurants, shops, and other commercial ventures. In addition to the commercial activity, the demand for medical services will increase. As a result of this increase, the demand for medical offices in the area will increase. The hospital has shown a continued need for expansion, and this is something for which the neighborhood must plan.

With the growth of the hospital comes a number of benefits such as new employment opportunities for current residents, increasing their income. These residents will thereby see an increase in their disposable income, and they will in turn consume more goods and services. As a result, business owners' revenues increase and the development continues throughout the various uses in the community.

An example of this type of hospital development occurred in the Fairfax Neighborhood in Cleveland, Ohio. This neighborhood had a interesting, diverse history and great location. Like Forest Orchard, Fairfax had the challenges of deteriorated housing conditions, a lack of retail, poor aesthetics on the arterial streets surrounding the neighborhood. The Cleveland Clinic, located in the Fairfax neighborhood helped to form a Community Development Corporation of public and private groups to enhance the livability of the neighborhood. The CDC, Fairfax Renaissance Development Corporation, created a Strategic Investment Plan for Fairfax, a plan that developed acceptable patterns of development within the neighborhood.

Cleveland Clinic drives the development in the neighborhood as Hillcrest is able to do in Forest Orchard. As Cleveland Clinic expands, commercial and residential interest in the neighborhood increases. The Fairfax Plan stipulates that gentrification is to occur on the arterial street corridors, maintaining mixed-income housing styles within the core of the neighborhood. An additional similarity is the presence of a church development in the Fairfax Neighborhood that has attracted a number of moderate income residents to the area, maintaining the mixed-income guideline.

As with Hillcrest, Cleveland Clinic recently built a large Heart Hospital, which instigated the *multiplier effect*: more employment, mixed professionals, commercial development and services such as a daycare center. Cleveland Clinic brought with it not only economic development, but also a desire to create a mutually respectful community, which would in the end be to the benefit of the neighborhood as well as the Clinic.

Existing Conditions

Hillcrest Development



(Above) A map of the development of Hillcrest Hospital. The majority of the campus is located in Forest Orchard, but the hospital continues to grow both north and east (www.hillcrest.com)

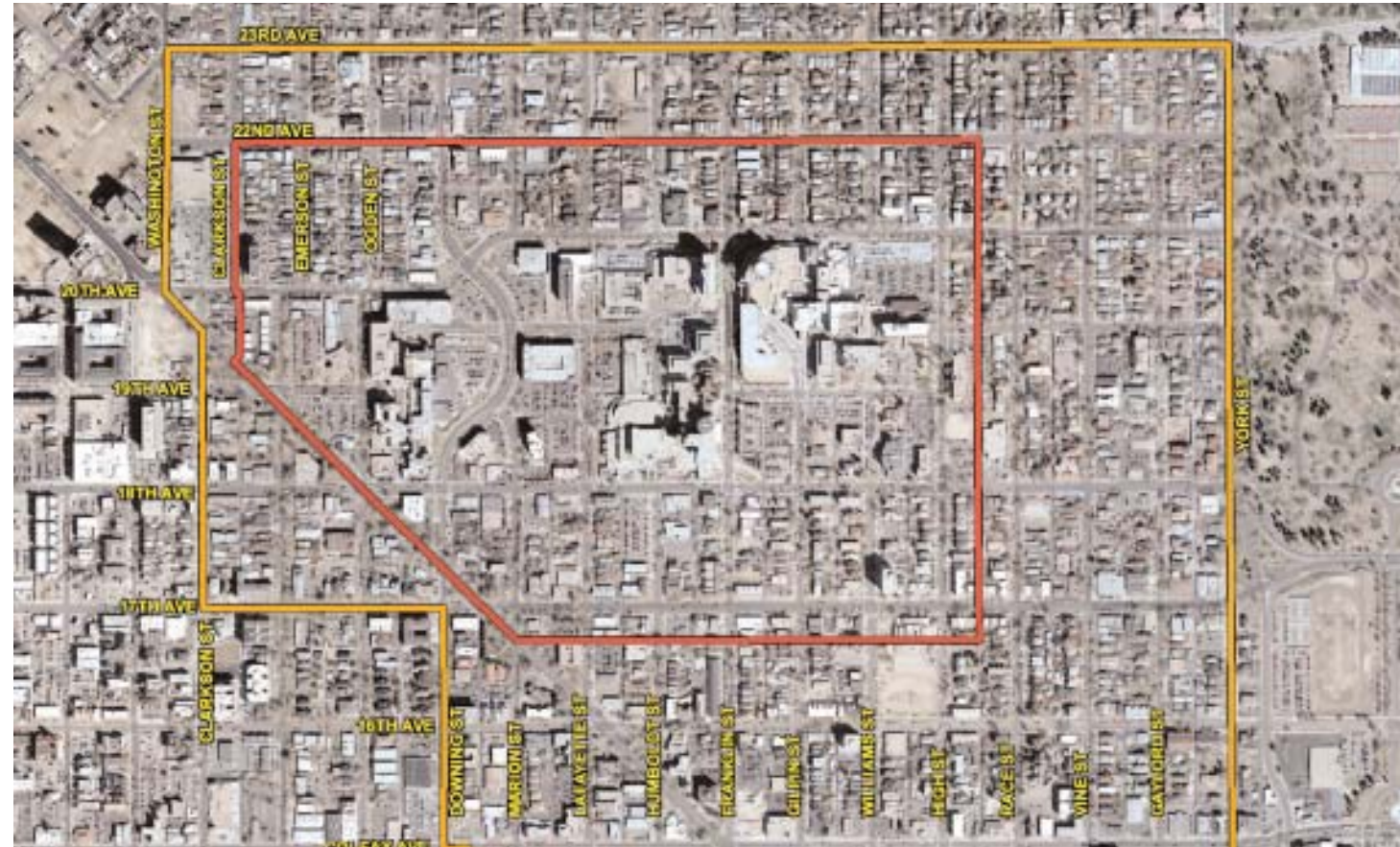


(Left) The drawing shows an area of the plan, which is intended to serve as a guide for development. This specific plan shows Quincy Avenue, which acts as the mid-line between the three residential neighborhoods of Fairfax. Among its assets are several churches, offices and a daycare facility. Each of these aspects along with a proposed youth housing development acts as a catalyst for future development in this corridor.



Case Study: Healthcare District

Uptown Healthcare District Plan Update



(Above) This map demonstrates the study area for the plan, which contains a mix of residential, commercial and healthcare development. The City of Denver recognizes hospital use through a unique zoning classification. In the case of Hillcrest, the hospital is located within zoning districts CH (Commercial High Intensity), which accommodate high intensity commercial and related uses and OMH (Office Medium-High Intensity), which allows for multi-story office buildings.

(Right) An image of one of the historic buildings located within the District in uptown Denver. The plan focuses on mutual respect between the healthcare providers and the surrounding neighborhood of which this large office building is a part.



In 1993, the City of Denver adopted The Uptown Healthcare District Urban Design Plan. The main goals of the plan are to control hospital expansion, promote safety, and reduce the adverse impacts of hospitals on the residential neighbors. This plan created a unified hospital area with more intense uses in the center in order to retain and respect the historic character of the area. The plan also created a cooperative approach to issues involving both the hospitals and the surrounding residential neighborhoods. While the community was able to accomplish many of the goals set forth in 1993, the Plan has been forced to evolve as the district continued to transition between larger healthcare development and smaller scale residential uses. The challenge was to form an identity for the healthcare campus, improving circulation for both motorists and pedestrians while working to protect and preserve the prevailing community character. This district wanted to support the continued growth of healthcare while preserving the character and quality of the residential community. They also seek to support cooperation between the healthcare providers and the neighborhood residents and residential development pressures that could alter the diversity of the community.

To create this plan, the healthcare district worked in tandem with the residential and commercial development in the area. The hospitals and healthcare providers are large employers; they are important to the city as a whole. The plan sought to identify acceptable patterns of growth for hospital redevelopment, “support a multi-modal livable community, promote development that retains and supports the existing economic and racial diversity.” The plan calls for zoning that allows for a mixed-use community, while retaining the single-family dwellings. Additionally, the Uptown Healthcare District Plan Update seeks to “promote rezoning if a site is no longer intended for hospital use.” In addition, the plan included strategies to reduce parking, while increasing pedestrian and transit access to the area.

The Forest Orchard Neighborhood acts as a small case of this larger example. The Uptown Healthcare District Urban Design Plan demonstrates that the hospitals and healthcare providers contribute greatly to the community and the city as a whole; however, in order to form a mutually beneficial relationship with the neighborhood or district in which the facility is located, it is vital that the institution take into account the scale and the character of the neighborhood. By defining acceptable development patterns for each of the uses found with the neighborhood, the plan is able to guide development and growth that supports cooperation and mutual respect among healthcare, commercial and residential uses.




There are a number of services necessary within any residential community. For example, a community needs access to education, healthcare, places of employment, retail or other commercial establishments, banks or credit unions, gas stations or convenient stores. Within the boundaries of Forest Orchard or nearby, many of these services are represented; however, there are a number of areas where these residents are underserved.

A number of banking and financial services are available along Cherry Street, three blocks from the south boundary of Forest Orchard. Just across 11th Street from Forest Orchard, Hillcrest operates a credit union adjacent to their property, with easy access for their employees. While financial services are well-represented, commercial services, including retail and restaurant establishments are in short supply if not nonexistent. The absence of these is seen on Peoria Avenue and 11th Street, the commercial sections of Forest Orchard. The Forest Orchard community would like to see an increase in commercial development along the commercial boundaries of the neighborhood, pulling residents from Cherry Street north through Forest Orchard to 11th Street, as well as attracting activity currently existing south of 13th and Peoria, north along this west boundary.

The neighborhood is within the Tulsa Public Schools District. Kendall-Whittier Elementary, located 1.5 miles northeast from the center of Forest Orchard is a community school operates through partnerships between the school and other resources within the community. This integrated approach focuses on “academics, health and social services, youth and community development and community engagement leads to improved student learning, stronger families and healthier communities. Schools become centers of the community and are open to everyone – all day, every day, evenings and weekends. Using public schools as hubs, community schools bring together many partners to offer a range of supports and opportunities to children, youth, families and communities.” (Coalition for Community Schools)

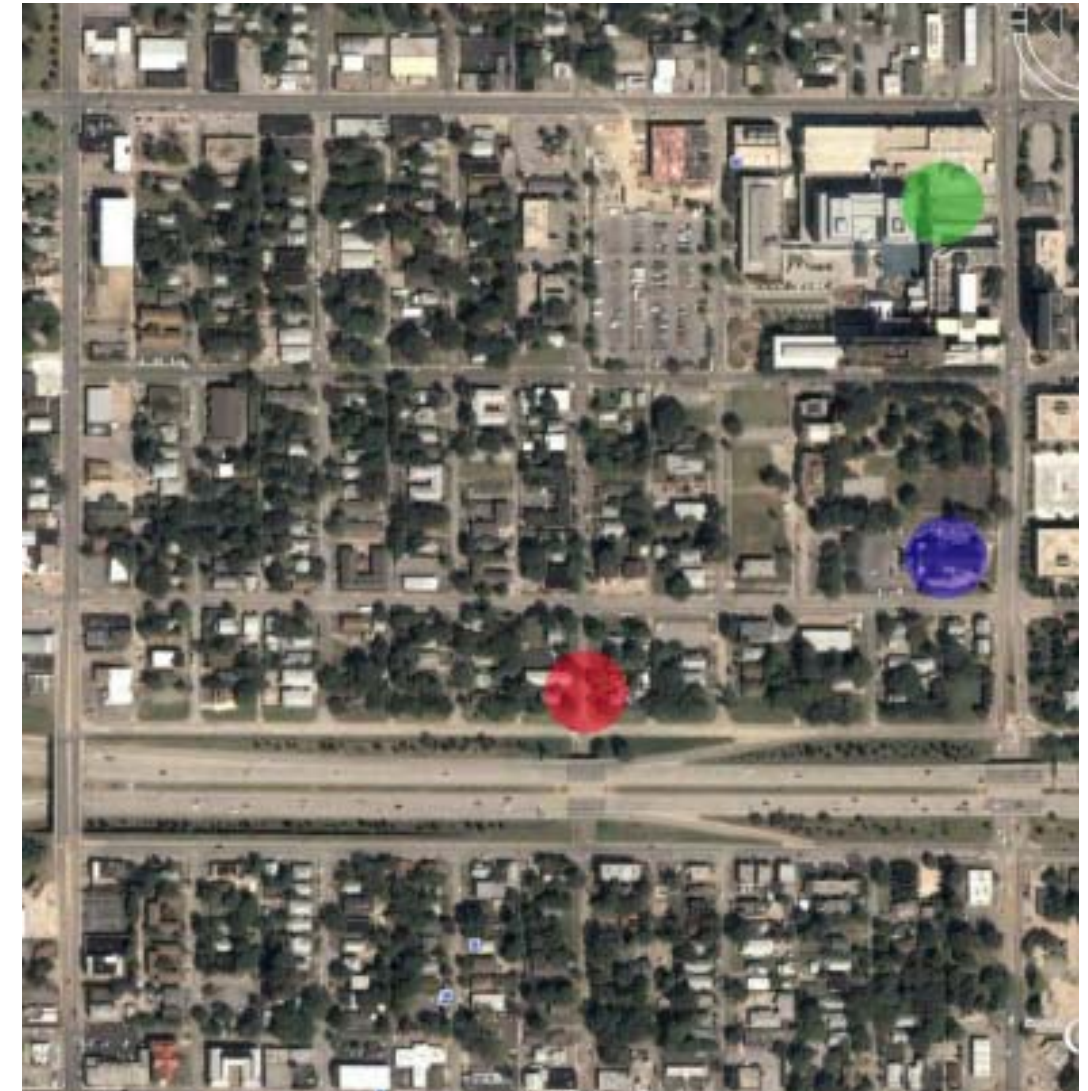
Additionally, the First Lutheran Church offers an early learning program for infants through five years of age from 7:30 a.m. to 5:30 p.m. This program is well-utilized by the surrounding community; however, many of the individuals living or working within the Forest Orchard Neighborhood require childcare into the evening.

There is one private daycare service in Forest Orchard, and another daycare offered by Hillcrest, both of which are at capacity. There is a stated need by Forest Orchard residents and the OU College of Community Medicine for another daycare facility.

- Daycare at Hillcrest 
- Early Learning Center at First Lutheran 
- Connection to services on Cherry Street 

Existing Conditions

Services for Residents





(Above) Many of the s small apartment building on 12th Street and St. Louis Avenue in good condition with parking off the rear alley

Forest Orchard is a diverse neighborhood. Many residents have personal automobiles, yet many rely on public transportation, walking or biking. In order to facilitate these types of transportation, the City should work to improve the conditions of the sidewalks in the Forest Orchard neighborhood. Many of the sidewalks are cracking, many are covered by plants or debris from the ice storm of 2007. The City should make the sidewalks ADA compliant. As the demographics show (*see page 16*), there is a high percentage in every age range of people with a disability. Additionally, with the planned senior living community, the access is even more critical for circulation within the neighborhood as well as to the neighboring communities and the nearby bus stops. The presence of alleys throughout the neighborhood is a remnant of the days when Orchard Addition and Forest Park were first platted. The lots were not meant to contain garages and driveways, instead access was meant to come from the rear of buildings. This also helps with aesthetics of the neighborhood. Trash and recycling collection, as well as parking can occur in the rear of the structure. Many of the alleys are unused and some risk closing by the City or even vacation. This is not recommended as the neighborhood was designed for alley access, creating a greater number of parking spaces and eliminating the vision of clutter on the front lawns of residences where a sidewalk would allow for a pedestrian access, not to be hindered by the presence of large trash cans or other unwanted items. Many of the alleys also need structural improvement, resurfacing and the filling in of cracks and holes.

IMPLEMENTATION:

Place the project on the City's Capital Improvements Programs list. This list should be monitored by both the neighborhood as well as the City Councilor for District 4. It is important that the neighborhood association or a representative from the neighborhood monitor this list closely, making sure the Forest Orchard neighborhood is not overlooked, working closely with City to improve the infrastructure of the neighborhood for the residents as well as visitors from surrounding communities.

Recommendations

Public: Sidewalks and Alleys



(Above) A sidewalk on the east side of Peoria Avenue shows the condition in which one finds many of the sidewalks in the Forest Orchard neighborhood. This sidewalk would be difficult to access by wheelchair as its many cracks and bumps makes it difficult for any pedestrian to use.

MULTI-MODAL TRANSPORTATION:

By enhancing the streets within and surrounding Forest Orchard, the neighborhood can become more accessible to visitors as well as to those living within the neighborhood. While Utica Avenue sees the most automobile traffic day-to-day, the other boundary, arterial streets are less frequented by motorists. Peoria Avenue is heavily travelled much further south at I-44, yet the street has the same 4-lane layout; this width is unnecessary at this stretch. Much of what a resident would want to do is within walking distance. Connecting to the surrounding neighborhoods is vital to the health of Forest Orchard. These arterial streets, Peoria Avenue, Utica Avenue, and 11th Street connect Forest Orchard to both Cherry Street and the Pearl District; however, access to these neighborhoods does not require a personal automobile. Each of these neighboring communities are within mere minutes on foot or bicycle. Therefore, it is important attention is paid to both the vehicular traffic using the street as well as the pedestrian and bicycle traffic, which also use the streets and crosswalks. By creating a multi-modal structure for on-street parking, bike lanes, crosswalks, and improve sidewalks, the Forest Orchard neighborhood will be able to connect to the surrounding neighborhoods, downtown Tulsa, and the University of Tulsa. This type of multi-modal access will improve connections not just for those using Forest Orchard as “connective tissue,” these improvements will help those within Forest Orchard connect to neighboring communities, arterial and non-arterial streets, highways, public transportation, and downtown.

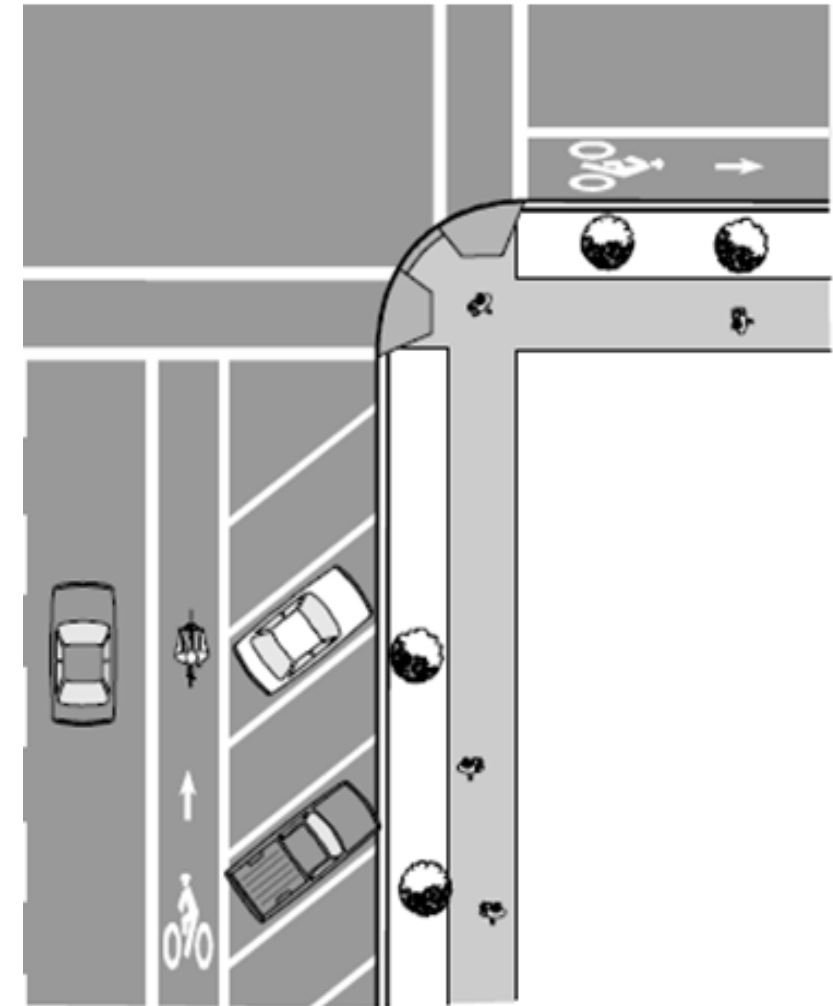
During Planitulsa, the City’s comprehensive planning effort, the City held a Transportation Workshop. During the workshop, participants worked in groups to design scenarios for connections throughout the city. The vast majority of groups focused on mass transit, including bus, trolley, and light rail. with a greater focus on the pedestrian and the bicyclist. In order to accomodate these types of transportation, a multi-modal street becomes the best option. By incorporating on-street parking, a bike lane on either side of the street, and improved crosswalks, the ability to connect to places throughout the city is improved. Additionally, the presence of crosswalks and on-street parking improves the safety of those not in a personal vehicle by simply increasing awareness.

This type of improvement ties directly into the plans of surrounding neighborhoods, most specifically, the Pearl District. The Pearl seeks to slowly remove the need for a car, and with close proximity to downtown, numerous healthcare providers, retail and food services, as well as a number of other services, this goal is increasingly more attainable. By including this recommendation in the Forest Orchard neighborhood Plan, the neighborhood seeks not only to be consistent with the surrounding neighborhoods, but most importantly to serve those living within the neighborhood today who require access to public transportation, sidewalks, and bike lanes. The multi-modal street is ideal for Forest Orchard and many other neighborhoods in this part of the city.

THE STREETSCAPE: There is a great need for streetscaping and improved lighting along 11th Street. The neighborhood should work in conjunction with the Pearl District for a more pedestrian-friendly neighborhood. The Pearl District Plan calls for sidewalk and crosswalk enhancements along 11th Street. By working with the Pearl District to attain these goal there will be consistency along 11th Street and Peoria Avenue. Additionally, there are a number of bus stops currently located along 11th Street and Peoria Avenue. These bus stops should be improved with bus shelters and solar powered lighting for night use. This is important for the residents of the community as well visitors to the community using the services such as Hillcrest, Parkside and OU Health Clinic. Access to public transportation is equally important to both residents and visitors of Forest Orchard. Many residents in the neighborhood are living at or near the poverty level according to the U.S. Department of Health and Human Services. Access to a personal automobile is unlikely at this income level; therefore, the reliability of the public transportation system is imperative in order to reach necessary services and places of work. The neighborhood should tie these streetscaping improvement into the newly proposed multi-modal street structure as the enhanced sidewalks make the area more pedestrian-friendly, while the bus shelters allow for better access for those using public transportation..

Recommendations

Public: Streets



An example of a multi-modal street from the Federal Highway Administration. The presence of a turn lane, bike lane, on-street parking and crosswalks makes this street configuration ideal for various methods of transportation.

The urban housing market and the life cycle of American neighborhoods are complex. Over time, the distribution of households of various income groups can change greatly. Throughout history there have been many turning points which led to the evolution of neighborhoods around the U.S.; for example: the industrial revolution, the Great Depression, and World War II. Many different models have been proposed to explain the progress or deterioration of different neighborhoods, but there have been no concrete theories that apply in all cases as to why some neighborhoods thrive while others decline. The complexity lies in housing itself. As George Galster points out in his article, *William Grigsby and the Analysis of Housing Sub-markets and Filtering*, “Housing is a spatially immobile, highly durable, highly expensive, multidimensionally heterogeneous and physically modifiable commodity.” Galster proceeds to explain the nature in which these *housing* characteristics influence *neighborhood* characteristics, “mortgage markets, urban growth and decline, and national housing policy.” Because of the immobility of the houses themselves, it is left to the households to relocate. Throughout the 20th century, middle and upper socioeconomic classes have been moving outside of the city, to the homogenous suburbs. As individuals fled to the suburbs, they left behind countless residential structures. There are various theories that demonstrate why this evolution took place. William M. Rohe and Lauren B. Gates in their 1985 book *Planning with Neighborhoods* succinctly describe the problem with “white flight”, “The rapid growth on the outskirts of urban areas, however, did little for the long-standing urban problems of poverty, unemployment, and crime. In fact, it exacerbated these by enticing the middle class to flee traditional urban locations, resulting in falling municipal revenues and a concentration of the poor” (33). Throughout the U.S. there is a problem of increased spatial expansion and environmental homogeny, gentrification is a solution offered by many theorists as gentrification brings a certain population, historically the Creative Class or higher income professionals back to the urban core, decreasing the amount of urban sprawl.

Another part of the neighborhood life-cycle is the process of *filtering*. Filtering can be used to describe both the life-cycle process of *housing units* and that of *households*. In *The New Urban Frontier: Gentrification and the Revanchist City*, Neil Smith explains the “filtering” model:

...new housing is generally occupied by better-off families who vacate their previous, less spacious housing, leaving it to be taken by poorer occupants, and move out toward the suburban periphery. In this way, decent housing ‘filters’ down and is left behind for lower-income families; the worst housing drops out of the market to abandonment or demolition (Berry 1980:16; Lowry 1960)

Smith explains the relationship between gentrification and this ‘filtering’ theory, “[Gentrification] involves a so-called filtering in the opposite direction and seems to contradict the notion that preference for space *per se* is what guides the process of residential development.” Many areas surrounding the inner city are filled with structures from the 19th and early 20th century that have ‘filtered’ to the lower socioeconomic bracket. While many of these structures have been demolished since their prime, there are efforts being made to mend these deteriorated houses and neighborhoods. These efforts of the middle and upper economic groups make up the practice of gentrification. The actions of gentrification and urban renewal being taken to rehabilitate such areas have both aesthetic and sociological effects.

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One recent example is the Cherry Street neighborhood. A neighborhood, which was built out in the 1920s and 1930s along with much of this area of the city, Cherry Street has become the focus of new development within the past few years. The area, once lined with modest craftsman style bungalows, Tudor revival style homes, and a few Spanish Colonial Revival style homes was ignored for decades as Tulsa grew south. Many of these dwellings were left to deteriorate, drawing the property values down as well as the rental rates. As focus grew on environmentally friendly urban and architectural design, developers began to look back at the urban cores. Cherry Street though requiring improvement possessed the characteristics of a walkable, modern urban community. Today, Cherry Street is home to a number of modern two- and three-story townhomes. Many of these townhomes have price tags of over \$300,000, significantly more than the price of the bungalows they have replaced. This type of development has brought with it improvements in the community, such as continuation of lessening crime, increase in property values, and greater business activity, the fear that this increase in property value and rent prices would force many low to moderate income residents out of this area, is being realized.

While the often negatively viewed Urban Renewal is a public venture, gentrification is mostly private. Whereas with Urban Renewal, the government steps in to rehabilitate what can be described as “blighted” areas due to the crime and numerous vacant buildings, gentrification takes place when and where the private market deems it appropriate. The results of gentrification: decrease in crime, increase in business and raised

Gentrification: A Study of Cherry Street



property values all lead to a more aesthetically pleasing and safer community; however, it is critical for the health of a city as a whole to look at what is to come of the community that is being forced out of the place they had called home for decades? This displacement, which is taking place all over the U.S., is an issue that needs to be addressed. While Grigsby can explain this through his filtering model, it is not yet known where the residents of gentrified inner-city areas are relocating. In her book, *Root Shock*, Mindy Thompson Fullilove describes the displacement associated with urban renewal and gentrification, "...people were stripped of their roots, and forced, without aid, to struggle through the period of shock to replant themselves as best they could" (Fullilove, 191)

Those who see gentrification as beneficial "point to renewed housing stock, new business opportunities, safer streets, and so forth as an indication of general improvement." (Lang, 6) On the other hand, many see the process as an injustice "if even one renter or home owner is forced to move due rising rents or taxes that are gentrification-induced"(6). In her book, *Gentrification and Distressed Cities*, Kathryn P. Nelson asks the perfect question of the process: "Will gentrification yield healthy, diverse communities with a mix of age, race, and income or merely dislocate elderly, poor, and black residents?" (126). Nelson shows the realization had by "[m]any lower-income residents of gentrifying neighborhoods [who] first welcomed the greater investment and interest in their neighborhoods, but then reconsidered, seeing themselves as definite losers in a struggle for turf."(16). In the example of the Cherry Street Neighborhood it can be easily seen economically and aesthetically, gentrification is beneficial; however, with the displacement that occurs as a result of such rehabilitation, it is impossible to ignore the fact that this is not the greatest solution to the current housing dilemma. Ideally, gentrification would yield a mix of ethnicities, races, income groups, household types, and architectural structures. This ideal gentrification model would benefit cities through both spatial restructuring and social redistribution. Eventually, however, like attracts like, and those with the incomes to live in a single-family residence will purchase the multi-family tenements and displace those low-income individuals and families. This filtering in the opposite direction can benefit the inner-city by decreasing blight and crime, but it is time that the city directs its attention to those residents being displaced. Without taking this displacement into consideration, the blight will continue...elsewhere.

As neighborhoods redevelop, infill housing, new businesses and new residents fill the landscape. At first glance, these aspects seem to be wholly positive; however, gentrification, can lead to negative social consequences. The new residents bring with them wealth, education, and access to resources those who came before did not have. The services for this new residents are very different from those required by the former. With an increase in property value and a lack of access to necessary services such as clinics, public transportation, these residents are forced to relocate; this is called displacement. There are many solutions proposed attempting to remedy this sociological dilemma, a dilemma, which has been around since the Industrial Revolution through the suburbanization following World War II, and into the newest age of sprawling greenfield development.

One example of a method that has helped to curb displacement caused by gentrification is Inclusionary Zoning (IZ). Inclusionary Zoning (IZ) refers to municipal or county ordinances, requiring a share of new construction to be affordable to low to moderate income individuals. Many IZ policies place deed restrictions on 10%-30% of new houses or apartments in order maintain affordable housing, and creating a mixed income environment. Most IZ ordinances require the construction of moderately priced dwelling units in order that an area maintains a number of housing units, which are affordable not only to low-income individuals, but also to moderate income individuals such as teachers and nurses and clerical staff. By incorporating IZ into this neighborhood as well as many neighborhoods surrounding Forest Orchard, the City would help to avoid displacement, concentration of poverty and mismatch of living and working locations. By using tools such as IZ to help maintain a mixed-income neighborhood, decreasing the occurrence of displacement, a city can help to serve its residents more effectively. Many cities in the U.S. have experienced a great separation, both physically and symbolically, between social services and economic development activities, in order to build empowered and sustainable communities, it is crucial that cities develop an integrated approach. With many of the pieces already in place, Forest Orchard is an ideal neighborhood to begin this progression toward a sustainable, truly diverse community.

Recommendation

Public: Inclusionary Zoning

There are two options for the implementation of IZ: voluntary and mandatory. Forest Orchard should seek to promote voluntary IZ. This is incentive driven, offering various options to developers or builders who choose to opt for IZ. In order to implement IZ the neighborhood would work with the City to follow these steps:

- (1) Conduct a feasibility analysis, taking into account various aspects of development (e.g. land cost, profit margins, construction costs, fees, etc.)
- (2) Plan of housing needs: professionals, doctors, nurses, service labor, students, etc.
- (3) Decide on type of cost-offset (e.g. fee deferrals, relaxed parking requirements, design feasibility)
- (4) Gather community support, including non-profit organizations, the healthcare community, residents, etc.
- (5) On to the City- City Staff, City Council and the Planning Commission for adoption.

This method of zoning promotes dense development, reducing sprawl. This decrease in Greenfield development is in sync with the Pearl District Plan, which could be coordinated with the Forest Orchard Plan. The variation lies in the desire to limit the effects of gentrification. The sociological effects of gentrification are now well known.

During the analysis process, many residents and property owners mentioned a problem with crime. Criminal activity, although increasingly less frequent, still occurs in the neighborhood. Crime has been associated with 11th Street for decades. As commercial activity decreased on this former main street, prostitution, theft, and drug dealing began to increase. In order to continue to decrease and eventually eliminate these activities, the neighborhood must work in tandem with the City, commercial and residential developers, Hillcrest, OU School of Community Medicine Clinic, and the surrounding neighborhoods, specifically the Pearl District as it shares the 11th Street boundary. These groups must work together to create an active and involved community. Seemingly a simple solution to a complicated problem, activist, writer, moral thinker and economist, Jane Jacobs (1916-2006) suggests in her 1961 book, *The Death and Life of Great American Cities* that crime could be reduced simply by having “eyes on the street”. The term and concept has since been used by Neighborhood Watch programs and police training programs around the country. Jacobs stated that peace on city streets is not kept mainly by the police even though police are necessary; instead, peace is kept by a system of controls among the people themselves. Jacobs insisted the problem of insecurity is worsened by spreading people out more thinly. A well-used, mixed-use city street is safer than an empty street. “Eyes on the street” illustrates how the safest streets have a multiplicity of uses, drawing people into the neighborhood, the streets and the sidewalks throughout the day and night. With a greater presence of commercial development and a pedestrian-friendly 11th Street and Peoria Avenue, the pieces are already in place to have “eyes on the street”. Hillcrest Hospital, OU School of Community Medicine Clinic, and Parkside Psychiatric Hospital are all in operation 24 hours each day. Nurses, doctors, janitorial staff are already located throughout the neighborhood, active throughout the day and into the night. With an increase in services offered in the neighborhood, these individuals will be able to meet all of their needs within Forest Orchard, with no need to use a personal automobile to travel outside the neighborhood for food or other necessities. Furthermore, with the increase in the walkability of the neighborhood, the “eyes on the street” will be numerous, on the streets, the sidewalks and the alleys. As Jacobs argued, safety is guaranteed by people who watch the streets every day because they use the streets everyday.

IMPLEMENTATION:

The Forest Orchard Neighborhood currently has an informal Neighborhood Watch Program in effect. It is important that the neighborhood maintain this program, while increasing involvement among residents, property owners, and those commercial spaces along 11th Street. Forest Orchard should encourage Hillcrest, having their own security, to keep “eyes on the streets” of the north half of the neighborhood. By improving the connection between Forest Orchard and Cherry Street via St. Louis Avenue, this will increase activity along this central street. Currently, this route is frequented by pedestrians, bicyclists and motorists during the day. By improving lighting along this street and under the Broken Arrow Expressway Bridge, these travelers will be encouraged to use this route into the evening. Continued contact between the Neighborhood Association, the various organizations, businesses, First Lutheran Church, the healthcare facilities, and the Police Department, increasing awareness and activity within the neighborhood will improve the safety and the knowledge of the Forest Orchard community and those visiting the neighborhood both day and night.



(Right) A view of 11th Street looking east from the southwest corner of Forest Orchard shows not only the lack of pedestrian activity on a weekday during the lunch hour, but also the lack of motorist presence during this time. Because there are few choices for food or other retail services in the area, people are forced to travel elsewhere during the day and night, leaving the streets in both the residential and the commercial sections of the neighborhood without the “eyes” to guarantee the neighborhood’s safety.



Recommendations

Public-Private: Safety



(Above) An alley just off Peoria Avenue is underutilized. By the resident using the alley to park, this is another space to eliminate the potential for criminal activity by having “eyes on the street”.



Benedict Park is at the heart of the Forest Orchard Neighborhood. Currently, underutilized, Benedict Park provides the neighborhood with green space, community gathering space, and free fitness activities. The neighborhood is more than a place of residence, Forest Orchard is a community, which prides itself on cohesion and inclusion. A central, open, gathering space allows for group activities for friends, families and entire neighborhoods. The Park has picnic space, sports, play structures, and space to walk for exercise. The neighborhood could benefit from greater amenities at the park. With the planned senior living community, ADA compliance is critical. The park is ideally situated to serve the residents of Forest Orchard from youths to senior citizens. Many communities seek a community center, which would be a great cost; however, Forest Orchard proposes to use the park as a community gathering place, offering a space to meet, play, and exercise. The company Playlsi produces outdoor play equipment, using recycled plastic. The company designs not only play structures for children, they also have designed a line of outdoor exercise equipment. This equipment will serve the neighborhood due to its public accessibility and its location. Many individuals with a low to moderate income are unable to exercise regularly for lack of time and lack of access to facilities. By providing a space for individuals to use equipment for the public, health can be improved for members of this community as well as those of other surrounding communities.

Additionally, the park can be enhanced by neighborhood involvement. The Forest Orchard Neighborhood Association is working to create a neighborhood-wide beautification day. This would involve the participation of residents, organizations, and property owners. This event would be similar to the many “Neighborhood Clean-Up Days” in which the neighborhood already partakes; however, this day would be dedicated to replanting those flowers and other greenery lost over the years throughout the park. It is critical that the neighborhood nominate a responsible party to help maintain the grounds. The City Parks Department can be a partner in this effort.



(Left) An example of a piece of outdoor exercise equipment. These machines are for all ages and are safe and sturdy enough to use outdoors. The company PlayLSI has access to a number of grants and funding assistance for organizations and municipalities wishing to install this equipment.



Recommendations

Public-Private: Benedict Park



(Above) A view from the south, shows Benedict Park and the southside of Hillcrest Hospital. The basketball court is frequently used by residents of Forest Orchard. The play structure just to the other side is not used as often as many of the children in the area are sent to daycare outside of the neighborhood due to a lack of daycare services in the neighborhood. With an increase in daycare service providers, the use of the park and its play structures by children in the neighborhood would increase.

Recommendations

Private: 501(c)3 Status

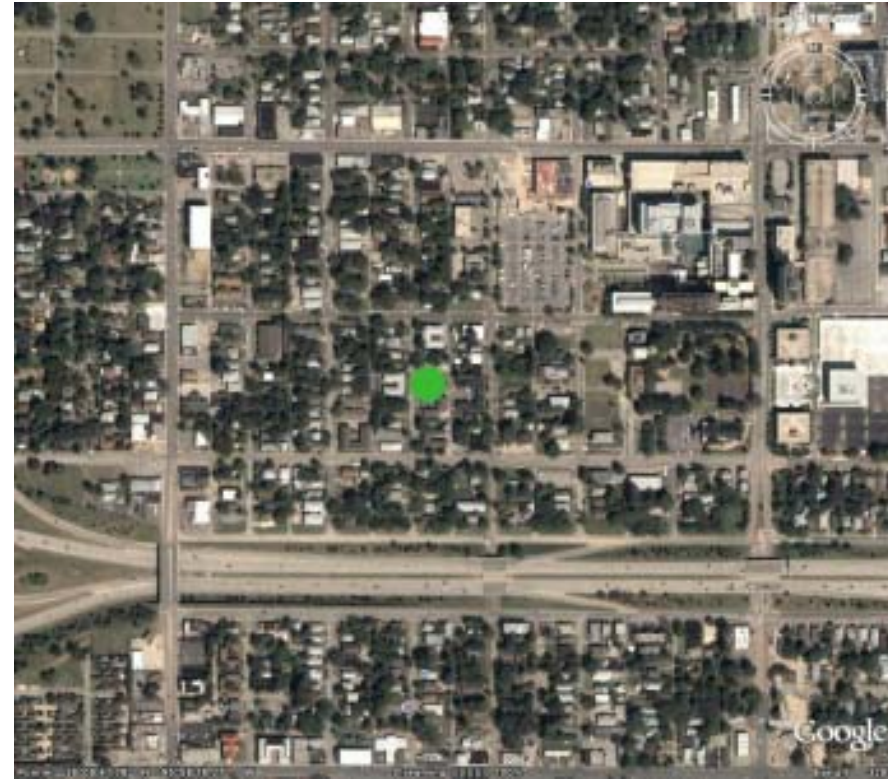
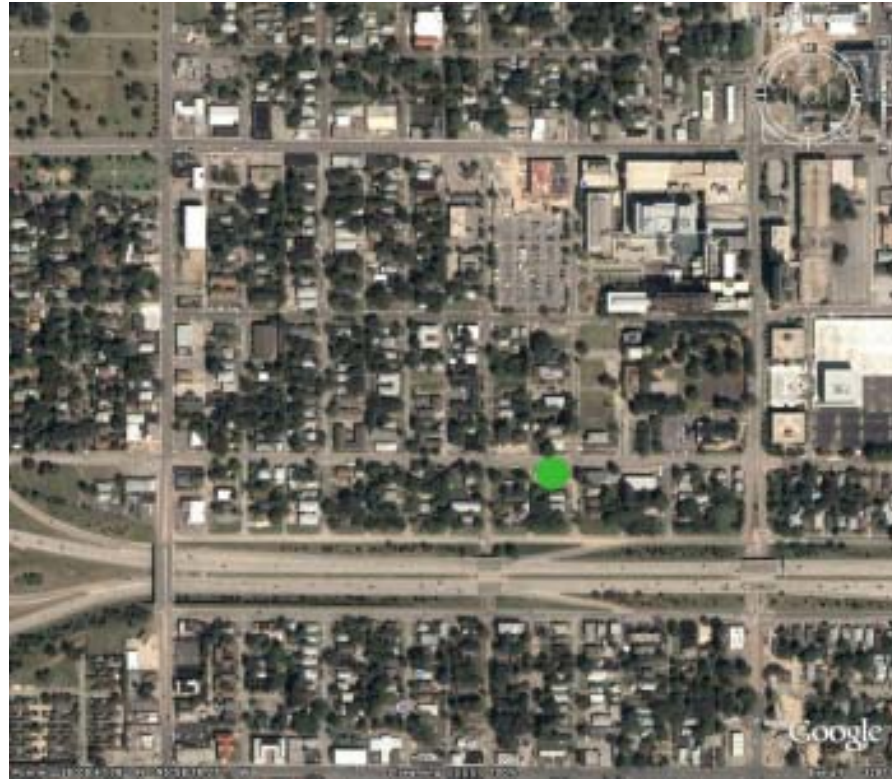
The Neighborhood is currently in the process of incorporating the Forest Orchard Neighborhood Association. There are various steps to this process, which will occur in the coming years. The Neighborhood Association is aware of the overall process and the specific steps they will need to take; they are in the process of completing these steps as the plan is being developed. At this point in time, Trinity Ministries, the 501(c)3 organization started by First Lutheran Church has been facilitating activities within the neighborhood, and has agreed to continue to do so until the Forest Orchard Neighborhood Association acquires their 501(c)3 status. The Neighborhood Association is able to continue to host the Neighborhood Clean-Up Days, monthly Association meetings, and monthly landlord meetings. Incorporation will allow further possibilities such as acknowledgment by the City of Tulsa, and the ability to purchase land for renewal. The Forest Orchard Neighborhood should continue to work toward this status.



The Forest Orchard Neighborhood plans to create a community garden, which will bring together the diverse residents of the neighborhood. The garden will be maintained by established groups while assistance will be welcomed from community volunteers. The First Lutheran Church in coordination with the non-profit organizations will care for the garden. Through these various organizations, volunteers will have the opportunity to learn, teach, and offer services and supplies to the garden. Working with Global Gardens, a non-profit organization in Tulsa, Forest Orchard will be able to create a place to provide “horticulture therapy” to residents and visitors of the neighborhood.

There are two options for the location of a community garden in the Forest Orchard Neighborhood:

Option A (Left): 13th Street and Trenton Avenue. This location is ½ block east of St. Louis, which connects Forest Orchard to Cherry Street; it is also ½ block . This location makes the garden readily accessible to the planned senior living development, residents in the Forest Orchard Neighborhood, as well as children in the early childhood development program at the First Lutheran Church. At this location the garden will be highly visible, which can be seen as a negative and a positive.



Option B (Right): 12th Street and Rockford. This lot is currently vacant and the property owner has offered the property to the Neighborhood Association. This location is ideal for the Forest Orchard residents. It would be less accessible to the residents of the Senior Living development as well as the students at the First Lutheran Church

The neighborhood can coordinate this project with Global Gardens. The organizations usually work with schools to create community gardens; however, the neighborhood would be able to offer caretakers who would also reap the benefits of the garden. Residents of the senior living development, residents of the non-profit housing, and children attending the early childhood learning program at First Lutheran Church will be able to care for the garden. The garden will then become a central gathering space, adding to the existing Benedict Park, which will benefit the residents of Forest Orchard.

Recommendations

Private: Community Garden

Benefits of Community Gardens:

- Improves the quality of life for people in the garden
- Provides a catalyst for neighborhood and community development
- Stimulates Social Interaction
- Encourages Self-Reliance
- Beautifies Neighborhoods
- Produces Nutritious Food
- Reduces Family Food Budgets
- Conserves Resources
- Creates opportunity for recreation, exercise, therapy, and education
- Reduces Crime
- Preserves Green Space
- Creates income opportunities and economic development
- Reduces city heat from streets and parking lots
- Provides opportunities for intergenerational and cross-cultural connections

(Right) OU College of Family Medicine Clinic, located at 11th Street and Rockford Avenue has a number of students with children. The hours of medical students, nurses, and other staff members are varied throughout the day and evening. Often it is difficult to find childcare after hours. The Clinic is in need of a daycare facility much like that of Hillcrest. The daycare run by Hillcrest staff is remains at capacity.



(Right) Once a pediatric dentist office, this site at 13th Street and Rockford is ideal for a daycare. The floorplan inside is ready for such a use, there is adequate parking, and the location is just three blocks southwest from the clinic and Hillcrest.



Recommendations

Private: Daycare Center

There is a need for services in the Forest Orchard neighborhood. One of these services is daycare. With two daycares in the community at capacity, the student at OU College of Family Medicine is in dire need of after-hours care for children. At 13th and Rockford Avenue, a building recently went on the market. This former pediatric dentist's office is ideal in location and structure. There is adequate parking without a need for great remodeling of the interior. The location is in close proximity to the most pressing need, the OU Clinic. Additionally, the structure is near Benedict Park for recess purposes, and just off the Broken Arrow Expressway for access purposes.

IMPLEMENTATION:

The Neighborhood Association should work together with OU College of Family Medicine to discuss the funding possibilities for a daycare in the neighborhood. As Hillcrest currently has a number of daycare staff members, the Hospital would be able to staff the facility. By guaranteeing a certain number of daycare users per day to cover costs for Hillcrest, there would be no negative financial consequence. Locating this service in Forest Orchard at this location benefits the Forest Orchard residents as well as those who work in the neighborhood at Hillcrest, OU Family Medicine Clinic as well as Parkside Psychiatric Hospital and other places of employment.

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