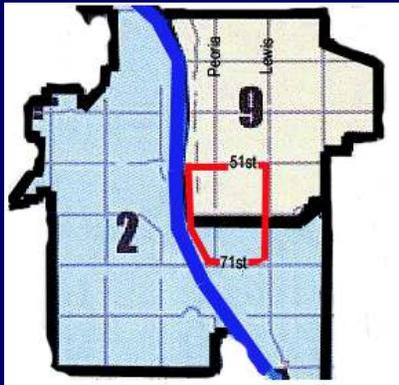


Riverwood Neighborhood Plan



The Riverwood Neighborhood

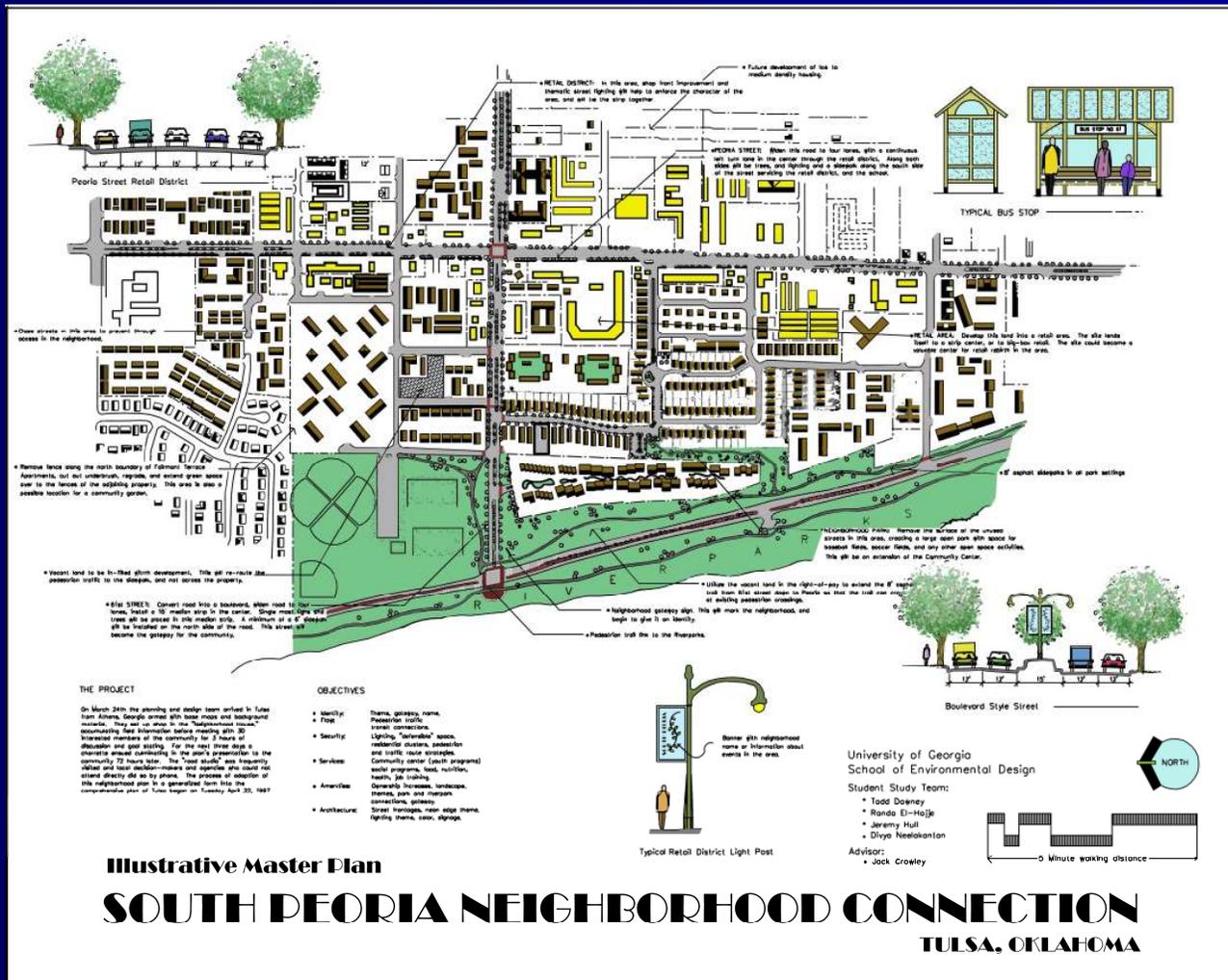


RIVERWOOD NEIGHBORHOOD ASSOCIATION

How will a Plan Help My Neighborhood?

- Describe clearly what the neighborhood wants **accomplished**.
- Provide a framework for **zoning** and **land use** decisions.
- Give **direction** the City regarding **capital improvements** appropriate for the neighborhood.
- Offer residents and businesses the opportunity to create a clear picture of the type of **development that is desired** by the neighborhood.
- Inform property owners and potential developers as to what **businesses are needed** and the types of development that will be encouraged.
- Provide guidelines for **the design of new development** so it will compliment the existing neighborhood **character**.

The existing plan



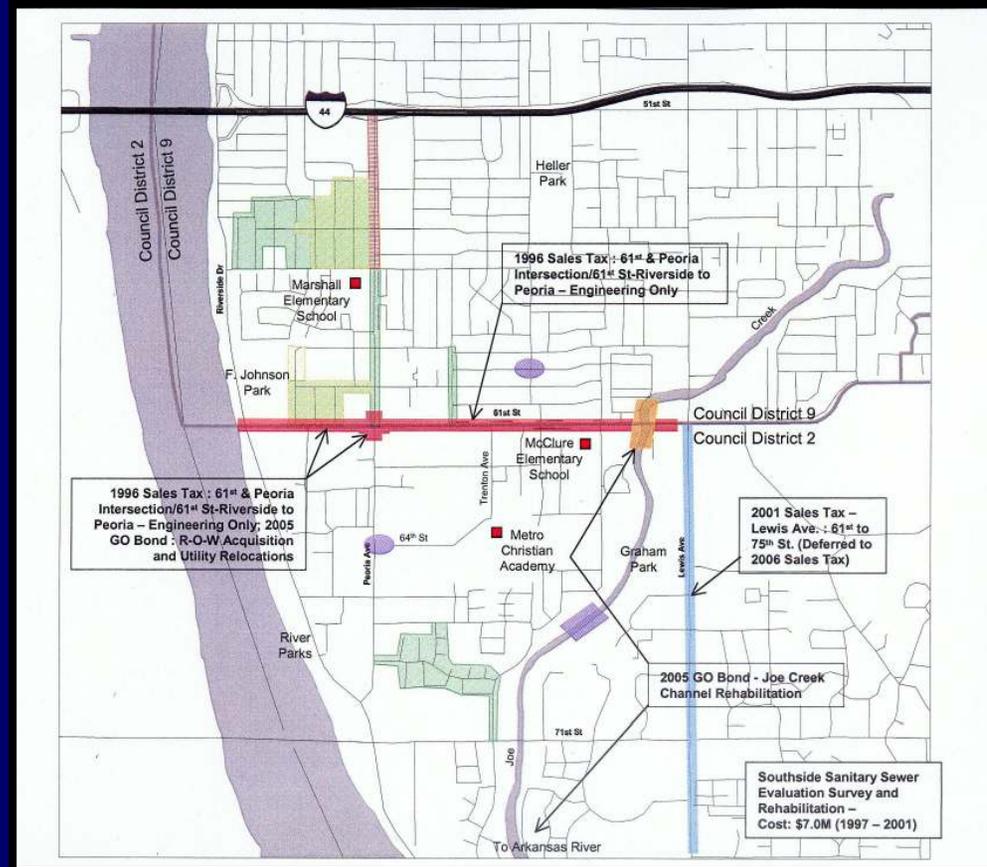
The Plan – University of Georgia

- Facilitate economic development
- Sidewalks to facilitate pedestrian traffic
- Wider and more attractive streets
- Fences and development of vacant land for security
- A community center
- Beautification and architectural thematic to tie the neighborhood together
- Growth of commercial activity

Implementing the plan



The 2006 sales tax includes the rehabilitation of 61st from Peoria to Riverside Drive. The project includes the construction of storm water solutions to drainage problems in the area. The neighborhood would like to have the opportunity to participate in the project design. They would like to leverage the project regarding amenities, such as sidewalks, trees, benches, improved medians and other added features as suggested by the proposed expanded plan.





**61st & PEORIA
STREETSCAPING**

PROPOSED JUNE 28, 2005

RIVERWOOD NEIGHBORHOOD

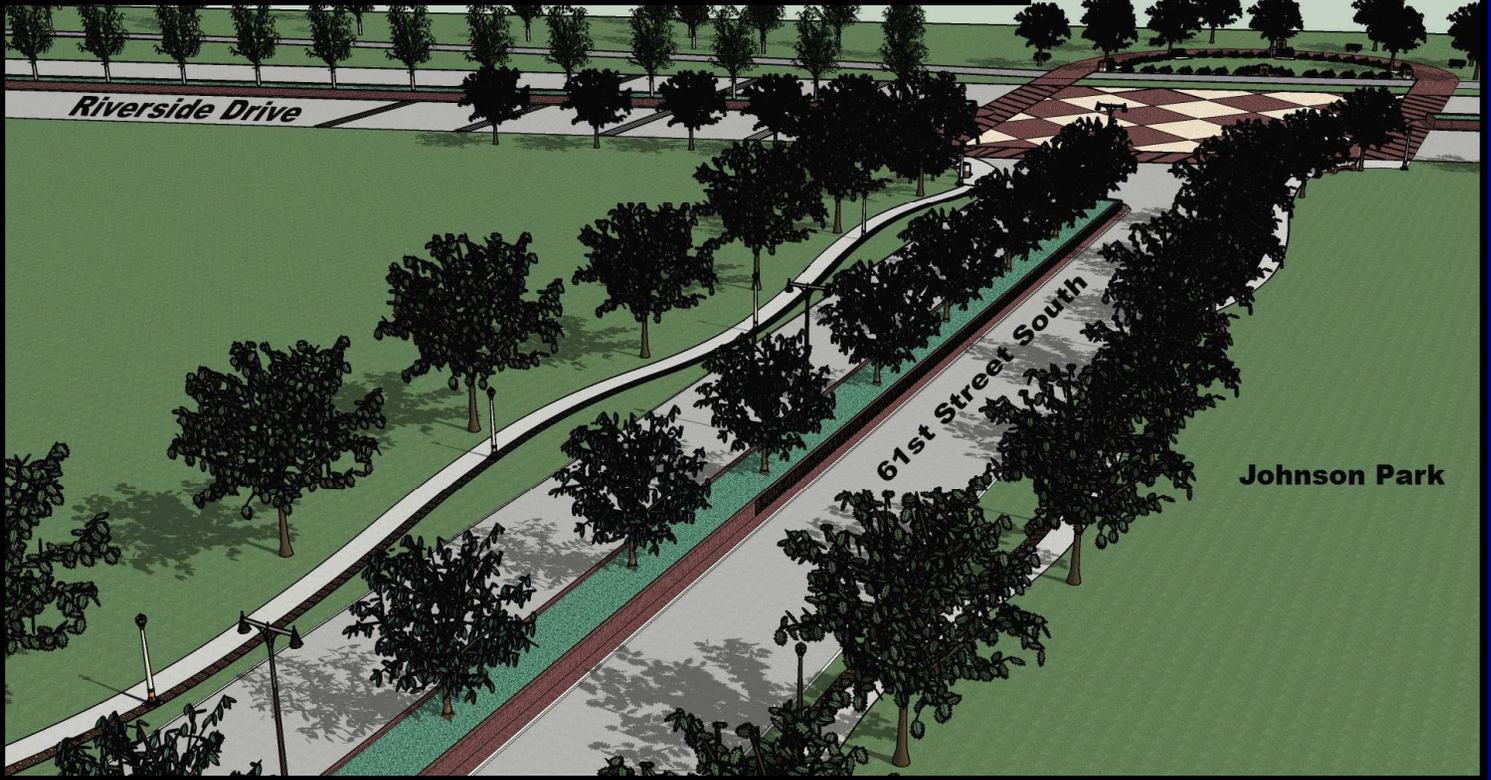
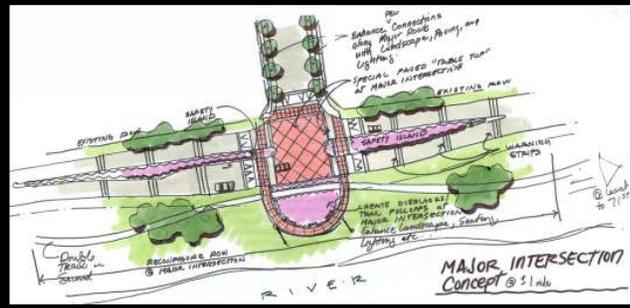
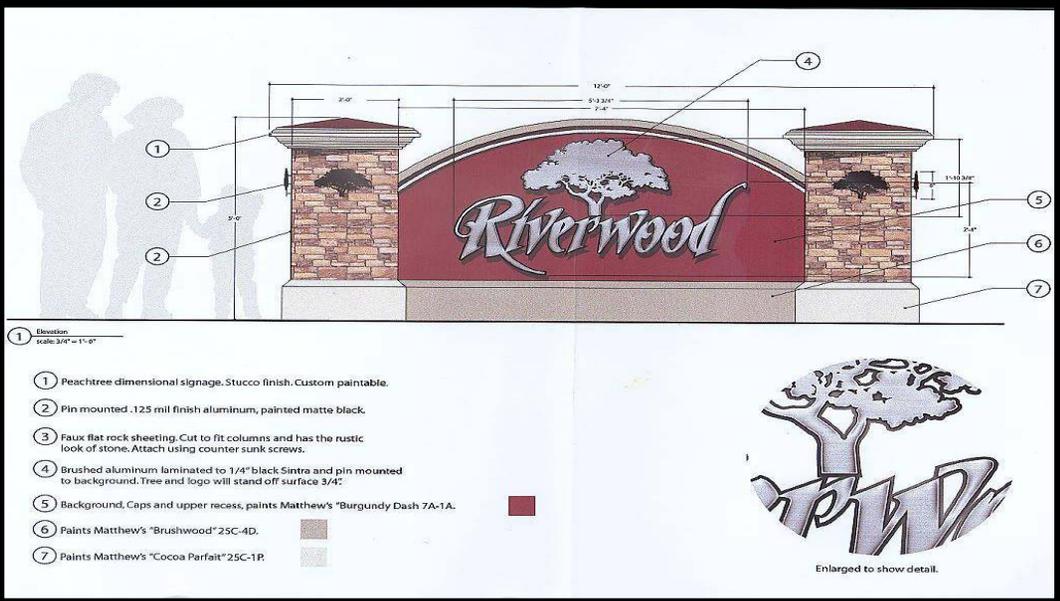


Peoria Avenue

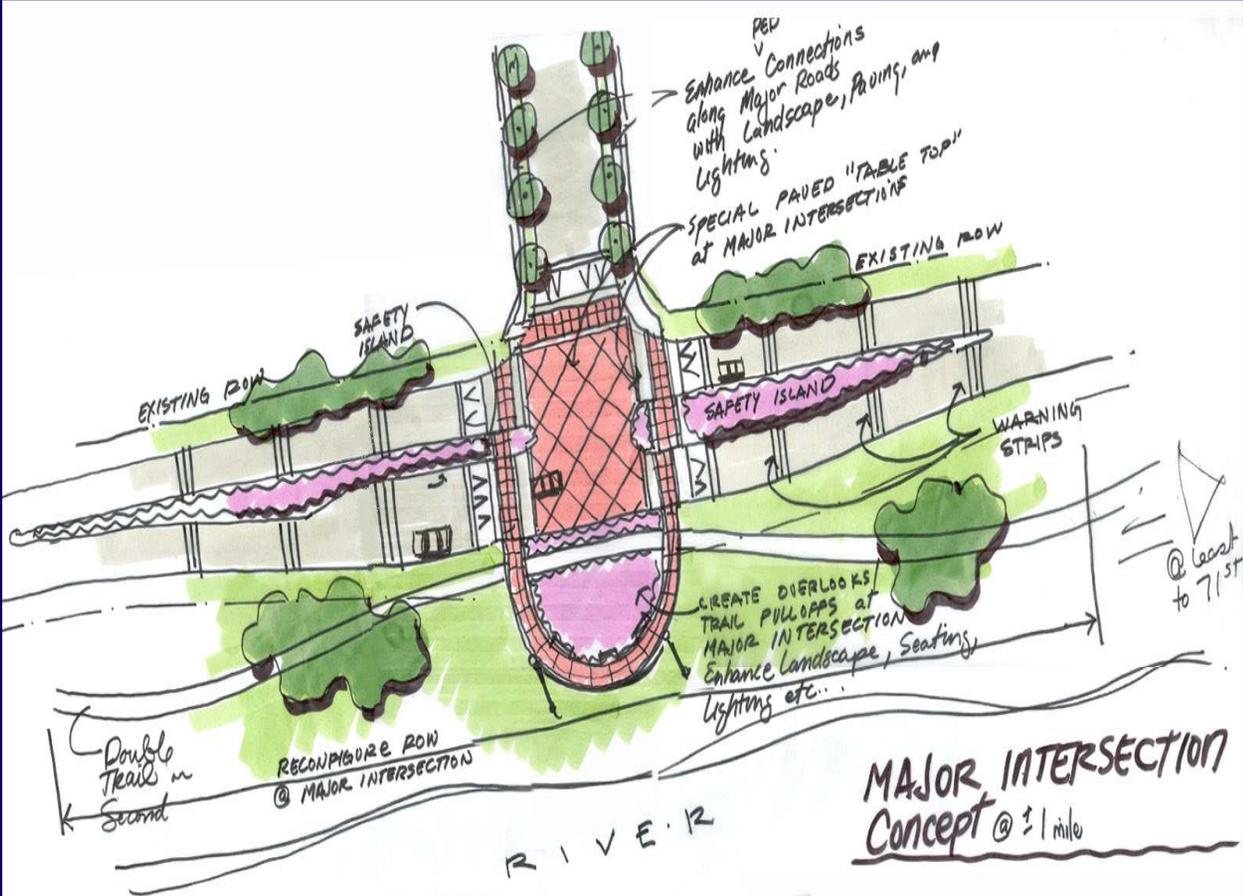
*Maintenance-Free Service
Equipment*

61st Street South

*Native American Theme
Street Furniture*



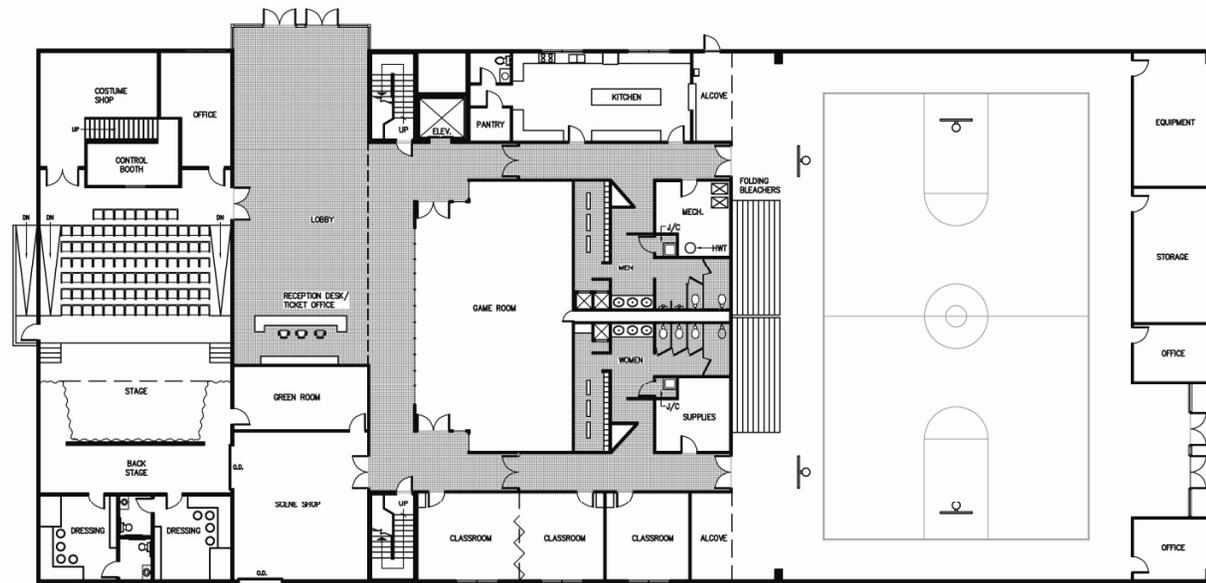
Existing concepts for River Development



Design Concept for the Johnson Park Community Center and Theatre



Floor Plan for Community Center and Theatre at Johnson Park



A FLOOR PLAN
SCALE: 1/16" = 1' 0"

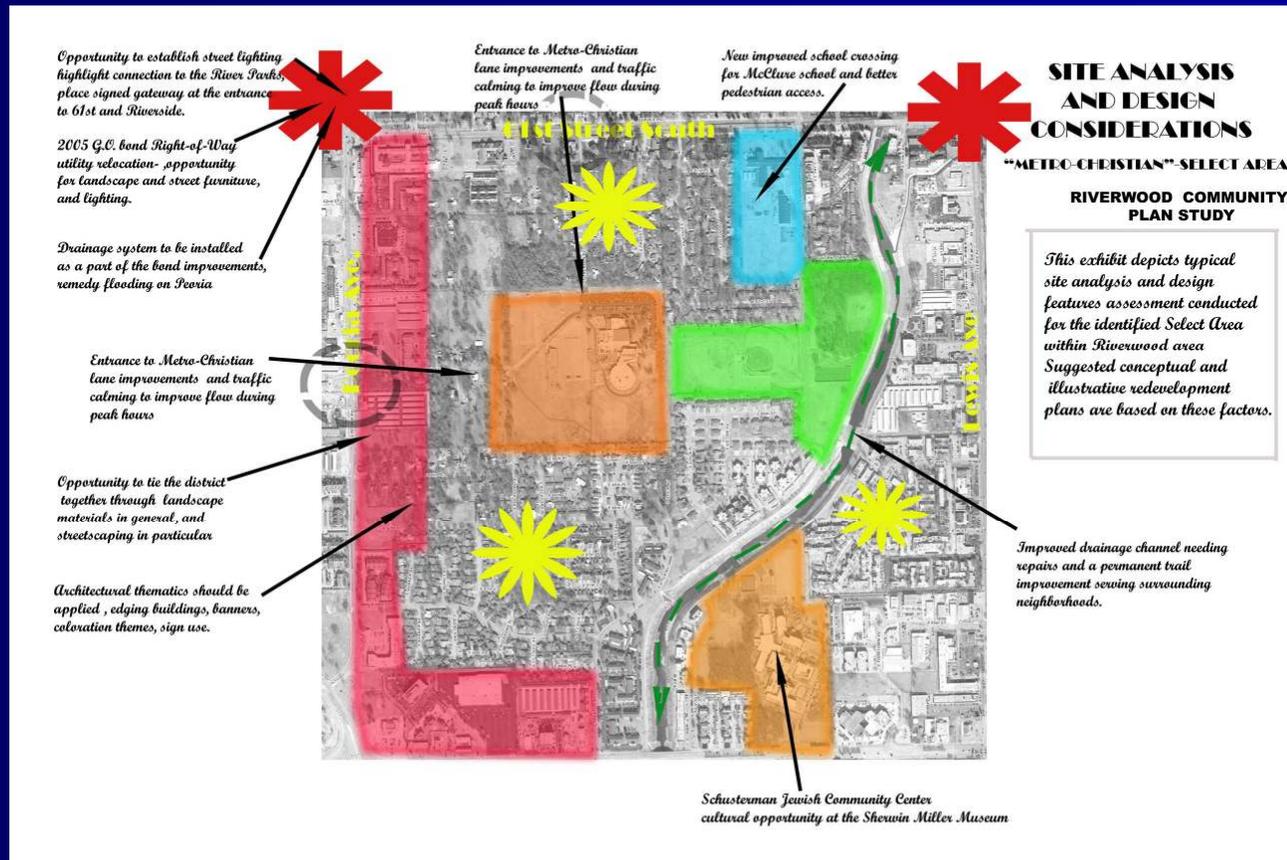


24 JUL 07	HELLER THEATRE	OLSEN-COFFEY
	JOHNSON PARK	ARCHITECTS
	81ST AND RIVERSIDE	334 EAST 3rd ST. TULSA, OKLAHOMA 74130 PHONE (918) 585-1157 FAX 585-1159

Option for Dog Park with Community Center and Theatre



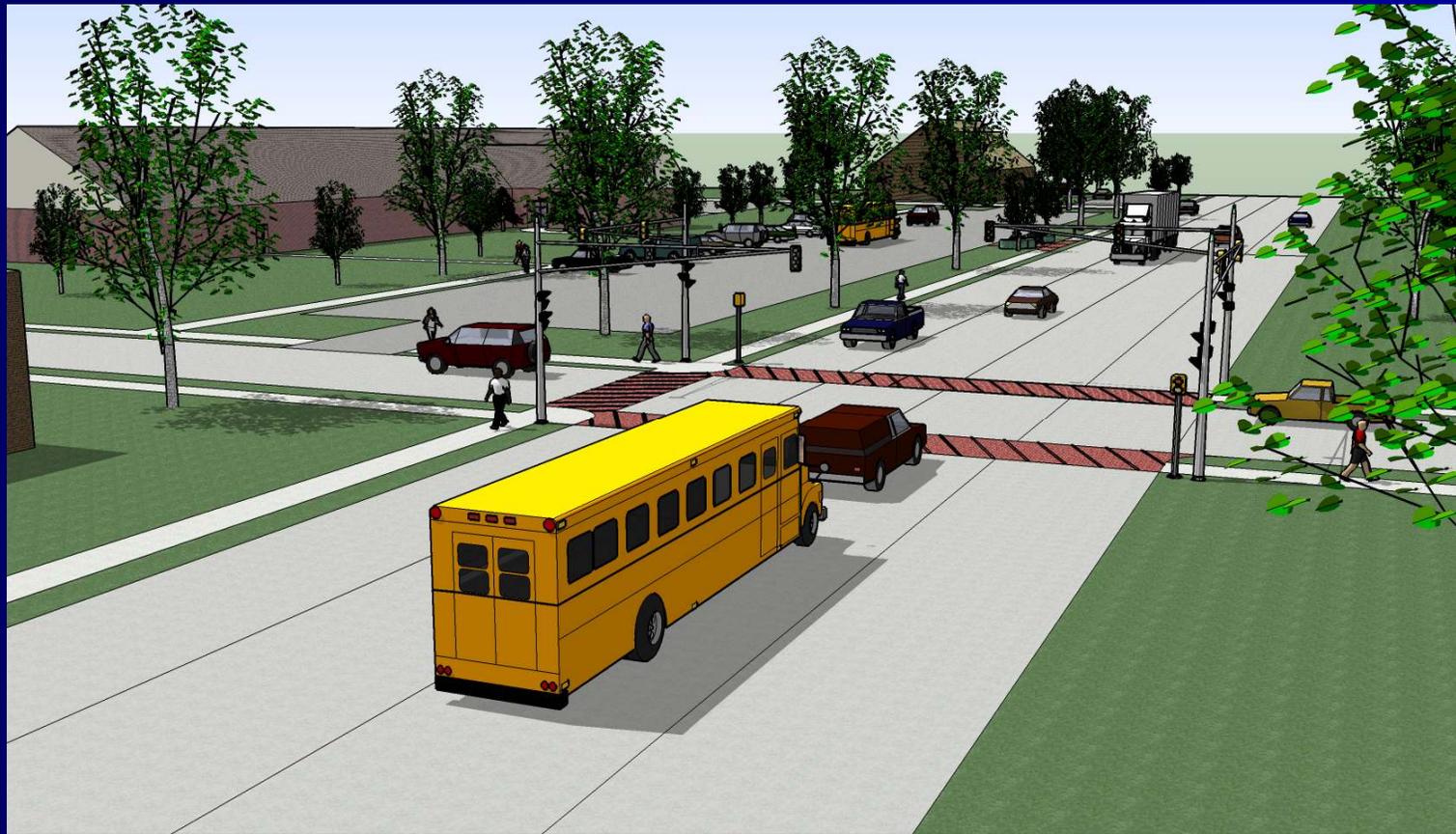
Phase II-Metro Christian Select Area



Suggestion for the Phase II area

- The following concerns and capital improvements project ideas were discussed during planning sessions with the Riverwood Neighborhood:
- Installation of new stoplight at Yorktown Ave. and 61st street and an improved school crossing;
- New intersection with left and right turn lanes at Trenton Ave. and 61st street to improve traffic congestion at Metro Christian and in the neighborhood;
- New intersection, with landscaping, street furniture, traffic calming and striping at 61st street and Peoria Ave;
- Stormwater improvements to Peoria Ave. , as detailed in the 2006 third penny sales tax, to initiate a remedy to constant flooding in the vicinity;
- Elevation of east 64th street to remedy lack of access to Metro Christian and the neighborhood during heavy rains;
- New business and marketing strategy to promote the revitalization of Peoria Ave. as a destination shopping area.
- Conclusion of the improvements to Joe Creek trail to provide linkage with Riverparks;
- Planning and design of wastewater in areas that currently are not on the system.

**The proposed intersection crossing at
61st street and Yorktown Ave.**



Heller Park -10 year plan update

RIVERWOOD NEIGHBORHOOD PLANNING



HELLER PARK

CAPITAL IMPROVEMENTS

Improvement Package for Heller Theatre
Lighted walking Trail and Playground Area
New improved Parking Area on Wheeling and Utica
Playground Equipment -\$40,000
Splash Pad -\$200,000
Sidewalk to 53rd Street
Shelter House -\$250,000
Drinking Fountains-\$4,000



LANDSCAPE and DRAINAGE PROJECTS

New trees and Maintenance for Pecan Grove- \$10,000
Drainage Improvements- Regrade channel

PARK MAINTENANCE

Anti-litter signs, emergency phone,kiosk,
dog maintenance



The Marshall Elementary corner park



APPENDIX B

SALES TAX STUDY – GENERAL OBSERVATIONS

RIVERWOOD NEIGHBORHOOD REVITALIZATION PLANNING

- Further **evaluation of retail NEEDS** of Riverwood residents necessary to determine what kinds of essential services are lacking in the neighborhood. Factors such as walkability to retail, need to drive or use public transit to access certain kinds of retail should be considered.
- Determination of how many Riverwood residents are employed in local retail establishments, and how many establishments are locally-owned, to assess a level of **commitment within the neighborhood** to the economic vitality of these areas.
- Assess the patronage of Riverwood retail establishments by NON-RESIDENTS to determine if Riverwood retail is considered a **retail destination** by City of Tulsa residents.
- Assessment of shoppers who merely pass through Riverwood en route to other destinations may reveal that certain **kinds of businesses would attract customers**.
- Consideration of kinds of retail services that would **complement the community center and theatre** at the Johnson Park site as well as **activities at River Parks**, along Riverside Drive.