

Tulsa Form-Based Code – Community Workshop

<u>BUILDING FORM</u>	
1.	Floor Plate: 15,000 square feet floor plate – why limit? Large floor plates are sometimes required. Should be able to develop entire block as one building – Form-Based Code inhibits this type of development; Allow healthcare-based employers to site larger buildings (floor plate) than Form-Based Code allows; Code to fit/accommodate existing developments
2.	Elevators: Will the code allow/prohibit an elevator to go up to three floors?
3.	Decks/Patios: Will the code allow a deck/Patio outside for activity area?
4.	Existing Structures: Are existing developments unable to change their buildings? Does the code allow/prevent you to create a campus to close streets?
5.	Mixed-uses: What is the requirement for the distribution of uses within one structure; does residential have to be on upper floors?
6.	Building Height – Why not use/keep the same as in place today? Why is there a minimum height in some frontages?
7.	Ponds: should be replaced (or covered) with parking structure
8.	Maximum Finished Floor Elevation: Is flat (no elevation) allowed/prohibited? A minimum height makes ADA accessibility difficult
9.	Work force housing: There is no provision to protect/provide/encourage the development of low-income housing in the neighborhood?
10.	Required Building Line: Every building at street front isn't desirable – allow for landscape and diversity – encourage a standard, but allow alternatives; Need more variation in the required building line on 6 th and Peoria
11.	Façade composition: Materials – can you use similar materials to adjacent; is there a better way to have diversity? What is a functioning door? Multiple entries required for types of businesses – for client approach and identification, but may confuse visitors and cause more expense to property owners that staff their entrances with security guards.
12.	Fenestration: Too prescriptive; too much to manage detail
13.	Workshop: doesn't work. Live/work can be in CH, IL, CG right now
14.	Signage: Easel signs okay/portable aren't; Business signage related to branding and to

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	maintain similar should be allowed for existing businesses; Possibly too small; can we have neon?; Wooden and painted signs being installed on new eating establishment has signage not allowed under current FBC.
	15. Glazing: Requirements conflict w/energy conservation; Form-Based Code makes it difficult to comply with transparency requirements based on window coating for Leadership in Energy and Environmental Design (LEED) certification
	16. Drive-through: Why no drive-thru adjacent to street (front)?; Existing drive-thru businesses it is important for safety to be visible from the street
	17. Adult Entertainment Establishments: Are sexually oriented businesses allowed? Concern with mixed-uses (residential) being close to sexually categorized uses
	18. Code Amendment: Before regulating plan expansion?
	19. Two-story: May cost more in the short term but it works in owner's favor over time as the environment improves. The two-story requirement is a good thing because of the greater density it adds; If the buildings cost more, does this lead to gentrification?; Limits design options to allow for diversity/various income levels/lifestyle choices; Could we have a trade-off to allow for one-story in certain situations? Why not one-story by Special Exception?; Tax incentive to add second story?; Workshop ceiling height – need more height – don't want to make it look like a two-story; Manufacturers need one-story, 18'-0" interior space building; by right workshop – 25'-0" minimum height; Could the Code allow one-story if building was designed to support a second-story addition in the future?
	20. Street Addressing: Form-Based Code development may interfere with desirable addresses – maintain a Utica Avenue address for example

	<u>PARKING</u>
	21. Supply & demand: Businesses need parking. Can't stimulate development without adequate parking or public transportation. Transit will alleviate part of the parking problem and should be accounted for; City needs to get ahead of curve and anticipate demand; Opt in/opt out until mass transit availability to reduce excess traffic, noise, or trash; Should not get rid of the parking minimum until area can support it
	22. Parking lot creation: Improved property better option than blight; Businesses that have been

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	there for a long time should be able to create parking lots if they want
	23. Shared parking: Outside people parking on business lots is not something we want; Currently, parking provided is ,for employees not built for general public; Some businesses have invested heavily in parking already, this is unfair to them as people assume parking lots are public domain after hours
	24. Alleys: problem when semi-trucks use alleys. Deliveries restricted by narrow alleyways. Dual use of alleys (loading and circulation) may cause conflicts – congestion
	25. Loading docks: Could we allow loading docks on front in workshop frontage? Loading dock door location (alley or rear) isn't workable
	26. On-street parking: may obstruct roadway/truck movement
	27. Different Street Frontages: Not reasonable to expect health and welfare center to be congruent with other development. Form-Based Code not working for existing health facilities
	28. Administration: Form-Based Code interpretation may differ based on the Administrator interpreting the Code
	29. South Utica Avenue: should be deemed auto oriented –based on current traffic count and bank financing challenges for non-conforming structures/properties (according to a source that reports speaking with Bank of Oklahoma). Refinancing is based on value of the property
	30. Streetwalls: Stakeholders worked hard to make area safe – street walls may make area unsafe – application of Crime Prevention Through Environmental Design (CPTED) standards – use soft barriers; berms and landscaping
	31. Parking in the back: does not work for existing establishments; would not allow same use/look of business
	32. Gravel Parking: FBC's should not allow gravel parking – combine Leadership in Energy and Environmental Design (LEED) parking solutions with Form-Based Code solutions. French drains, bio-swales

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	<u>Miscellaneous</u>
	33. Dental school proposed expansion – Cost of providing the provision of parking with small lots – force to combine lots
	34. Build a skate park for the current residents
	35. Need Stronger code enforcement
	36. Form-Based Code is too complicated
	37. Do streets have to be public? Can there be gated communities? (Can you get a variance or Special Exception?)
	38. Can I land a helicopter in front of building?
	39. We need Quality development priced for the Tulsa market
	40. Structures sustaining damage. Can you build back to what was there before the damage?
	41. Sidewalks & Street Trees – who is responsible for installing and maintenance?
	42. Is there a regulatory floodplain in the area & is it necessary to elevate a building above the floodplain, and whether a canal was still planned for 7 th Street.
	43. Can you have mezzanines and atriums?
	44. Crime – safety of children
	45. Small time investors trying to keep housing affordable. Concerned about the changes that may cause them to raise the rents to comply with the code.
	46. Those financially forced out of area, due to the code changes – should be compensated to move to another neighborhood
	47. Static Display of Helicopter in front yard (VFW)
	48. Principal Use Parking
	49. Street Closure