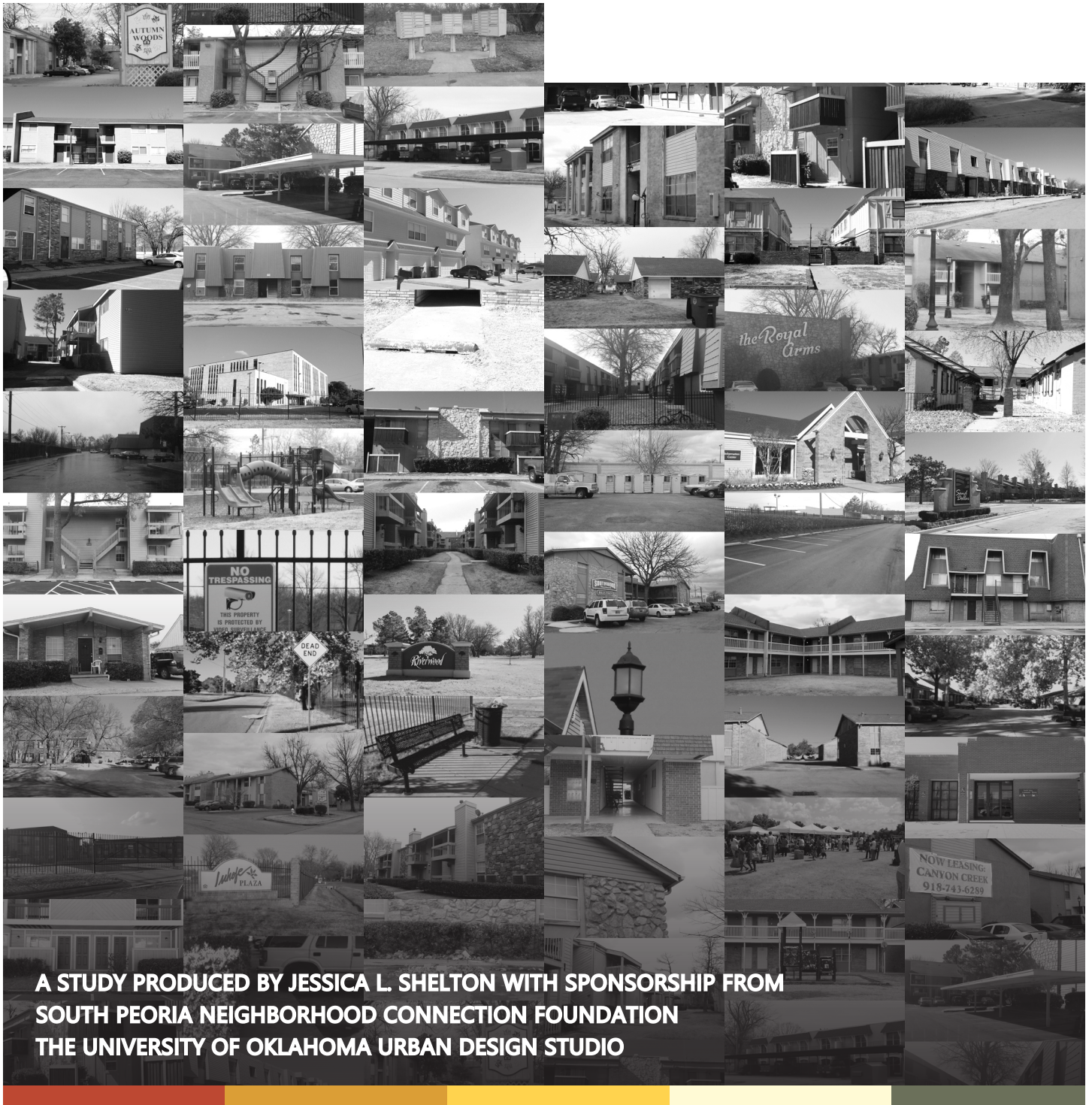


ASSESSMENT OF MULTIFAMILY HOUSING IN THE RIVERWOOD NEIGHBORHOOD

A GUIDE FOR PROPERTY ADMINISTRATORS AND NEIGHBORHOOD LEADERS



A STUDY PRODUCED BY JESSICA L. SHELTON WITH SPONSORSHIP FROM
SOUTH PEORIA NEIGHBORHOOD CONNECTION FOUNDATION
THE UNIVERSITY OF OKLAHOMA URBAN DESIGN STUDIO

THE UNIVERSITY OF OKLAHOMA GRADUATE COLLEGE

ASSESSMENT OF MULTIFAMILY HOUSING IN THE RIVERWOOD NEIGHBORHOOD:

A GUIDE FOR PROPERTY ADMINISTRATORS AND NEIGHBORHOOD LEADERS

A PROFESSIONAL PROJECT SUBMITTED TO THE GRADUATE FACULTY IN PARTIAL
FULFILLMENT OF THE REQUIREMENT FOR THE DEGREE OF MASTER OF SCIENCE IN
ARCHITECTURAL URBAN STUDIES

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SPRING 2015

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THIS STUDY WOULD NOT HAVE BEEN POSSIBLE WITHOUT THE GUIDANCE OF THE SOUTH TULSA COMMUNITY HOUSE (STCH) AND THE SOUTH PEORIA NEIGHBORHOOD CONNECTION FOUNDATION (SPNCF) BOARD. STCH PROVIDED MANY OPPORTUNITIES FOR INTERACTION WITH RESIDENTS AND NEIGHBORHOOD LEADERS, INCLUDING COUCILOR JEANNIE CUE AND DR. LANNY ENDICOTT. ALSO, THANKS TO CATHEY FISHER, OF T.S. PHILLIPS FOR DIRECTING MY REBRANDING EFFORTS AND GENERATING IDEAS FOR COMMUNITY OUTREACH. ALSO THANKS TO MY PROFESSOR, SHAWN SCHAEFFER, AIA, FOR MEETING WITH ME ON MANY OCCASIONS TO HELP DIRECT THE RESEARCH PERFORMED AND PRODUCTION OF THIS GUIDE.

THIS STUDY RELIES HEAVILY ON THE PAST RESEARCHERS AND ACADEMICS WHO HAVE WRITTEN ABOUT ENVIRONMENTAL DESIGN, DEFENSIBLE SPACE, AND CRIME PREVENTION, SUCH AS SAM DAVIS, OSCAR NEWMAN, HENRY CISNEROS AND CLAIR COOPER-MARCUS. THEIR PAST CONTRIBUTIONS TO RESEARCH OF THE BUILT ENVIRONMENT HAS LAID A FOUNDATION FOR FUTURE WRITINGS ABOUT THE QUALITY OF MULTIFAMILY HOUSING.

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SECTION A:

INTRODUCTION TO THIS STUDY

SECTION OVERVIEW: THE RIVERWOOD / SOUTH PEORIA AREA IS INUNDATED WITH HOUSING THAT IN LARGE PART MAY BE CONTRIBUTING TO THE NEGATIVE PUBLIC PERCEPTION OF THE NEIGHBORHOOD. RESEARCH WAS PERFORMED IN ORDER TO FIND SIMPLE SOLUTIONS FOR IMPROVING THE QUALITY OF LIFE FOR RESIDENTS. THIS GUIDE WILL FIRST INTRODUCE THE NEIGHBORHOOD THROUGH MAPPING AND STATISTICS, THEN DELVE FURTHER INTO DETAIL ABOUT SPECIFIC HAZARDS OCCURRING IN THE MULTIFAMILY COMPLEXES FOUND IN RIVERWOOD.

WHY THIS STUDY WAS DONE

TULSA'S SOUTH PEORIA AREA, ALSO KNOWN AS THE RIVERWOOD NEIGHBORHOOD, IS SUFFERING FROM A DECAYING RESIDENTIAL SUPPLY THAT MAY ONE DAY BE THE PLIGHT OF OTHER NEIGHBORHOODS IN THE CITY. LIKE MANY OTHER PARTS OF TULSA, SOUTH PEORIA CONTAINS A GREAT NUMBER OF MULTIFAMILY UNITS WHICH WERE CONSTRUCTED DURING THE LATE 1960'S, 1970'S AND EARLY 1980'S. MANY OF THESE COMPLEXES WERE CONSTRUCTED USING TRADITIONAL RESIDENTIAL MATERIALS, WHICH ARE NOW REACHING THE END OF THEIR LIFE-CYCLE.

OVER THE COURSE OF THE AREA'S HOUSING DILAPIDATION, MANAGERS AND OWNERS MADE COMPROMISES IN ORDER TO KEEP OCCUPANCY RATES UP - QUICK-FIX RENOVATIONS, COMPLETE REMOVAL/CLOSING OF THINGS THAT NEED FIXED, AND THE ACCEPTANCE OF MORE AND MORE HOUSING ASSISTANCE. WHILE SOME OF THESE PRACTICES ARE AN INEVITABLE PART OF A BUILDING'S LIFE-CYCLE, IT IS IMPORTANT TO NOTE THAT SINCE MOST OF THE MULTI-HOUSING IN SOUTH PEORIA WAS CONSTRUCTED WITHIN 30 YEARS OF EACH OTHER, AND ALL ARE REACHING THE END OF THEIR LIFE-CYCLE SIMULTANEOUSLY.

THIS STUDY WAS PERFORMED IN ORDER TO IDENTIFY NEGATIVE DESIGN FLAWS SPECIFIC TO RIVERWOOD HOUSING PROPERTIES, THEN SUGGEST SIMPLE SOLUTIONS FOR ALLEVIATING THOSE PROBLEMS, IN THE CONTEXT OF PROPERTY MANAGERS OR OTHER NEIGHBORHOOD LEADERS. MANY OF THESE DESIGN DEFECTS ARE THE RESULT OF COMPROMISE OVER THE LIFE OF THE REAL ESTATE.

MANY DESIGN RESPONSES HAVE BEEN IMPLEMENTED IN ORDER TO TEMPORARILY ADDRESS AGING PROPERTIES OR INSTITUTIONALIZING BUILDINGS TO PROTECT THEM FROM THE RESIDENTS - BUT NOT ENOUGH HAS BEEN DONE TO PREVENT CRIME OR EFFECTIVELY IMPROVE QUALITY OF LIFE. THIS STUDY AIMS TO IMPROVE ASPECTS OF MULTI-FAMILY PROPERTIES THAT MAY BE NEGATIVELY IMPACTING THEIR USEFULNESS AS SECURE, COMFORTABLE SHELTER FOR RESIDENTS.

HOW THIS STUDY COULD IMPACT RIVERWOOD

MANY OF THE DESIGN FLAWS THAT ARE MENTIONED IN THIS GUIDE PERTAIN TO CRIME ENABLING DESIGN AND PROPERTY DILAPIDATION WHICH HAS CAUSED ACCESSIBILITY OR SURVEILLANCE ISSUES. RECOMMENDATIONS HAVE BEEN

SELECTED IN ORDER TO ADDRESS THESE PROBLEMS WITH AFFORDABLE SOLUTIONS, AND USING TECHNIQUES THAT ARE IN PRACTICE IN MANY OTHER COMMUNITIES. MANY OF THESE SOLUTIONS HAVE BEEN THE FOCUS OF PREVIOUS CPTED STUDIES (CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN STUDIES.) OTHER SOLUTIONS PROPOSED BY THIS STUDY MAY NOT HAVE ORIGINATED FROM CRIME PREVENTION PRINCIPLES, BUT RATHER ARE JUST GOOD URBAN DESIGN TECHNIQUES WHICH ARE COMMONLY KNOWN TO BE EFFECTIVE.

WHILE THE DESIGN ANALYSIS AND RECOMMENDATIONS CONTAINED HEREIN MAY NOT BE EXHAUSTIVE OR REPRESENTATIVE OF THE CONDITIONS AND NEEDS OF EVERY PROPERTY, IT IS BELIEVED THAT PUTTING THIS GUIDE TO PRACTICE HOUSING COMPLEXES WILL SEE BENEFIT OF:

- *IMPROVED RESIDENT UPKEEP / MAINTENANCE*
- *REDUCED PROPERTY MAINTENANCE EXPENSES*
- *REDUCED CRIMES OF OPPORTUNITY*
- *IMPROVED DAY-TO-DAY RESIDENT PRODUCTIVITY*
- *IMPROVED LIFE-SAFETY SCENERIOS*

LONG-TERM OUTCOMES OF IMPROVING MAINTENANCE, AESTHETICS, CRIME RATES AND SAFETY IN THIS NEIGHBORHOOD WILL EVENTUALLY YIELD AMENDED PUBLIC AND RESIDENT SELF-PERCEPTION.

HOW TO USE THIS GUIDE

THE RECOMMENDATIONS FOUND HEREIN ARE INTENDED FOR THE BETTERMENT OF MULTIFAMILY PROPERTIES AND TARGETED TOWARDS THOSE INDIVIDUALS WHO HAVE

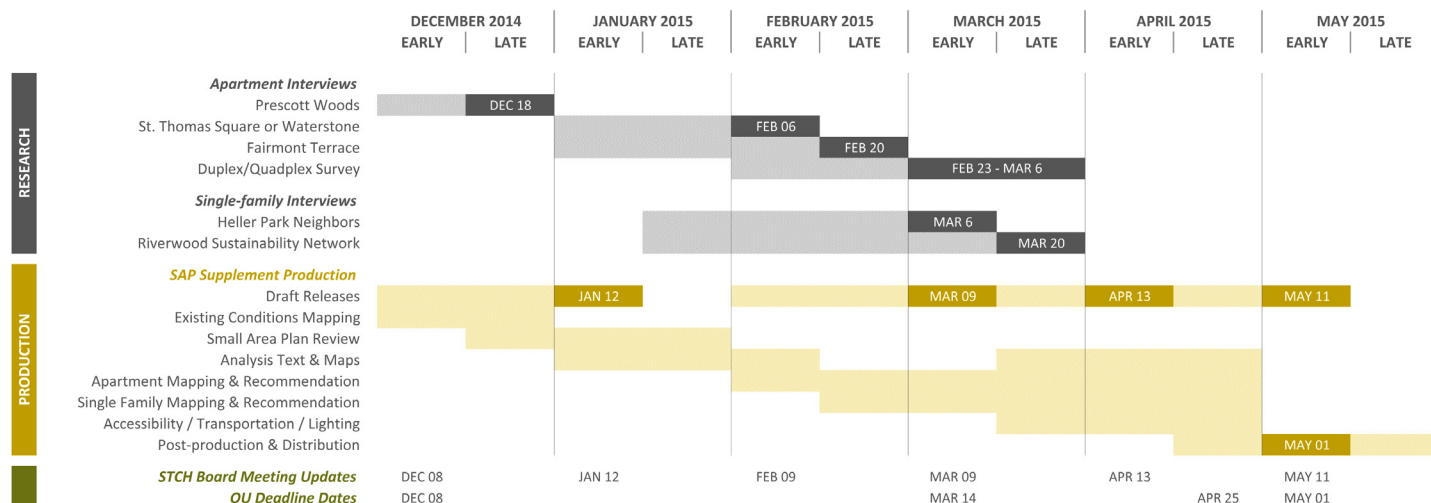
THE POWER TO MAKE ADMINISTRATIVE DECISIONS ON THOSE PROPERTIES. PROPERTY MANAGERS AND OWNERS HAVE THE MOST IMMEDIATE ABILITY TO ENFORCE DESIGN CHANGES; HOWEVER THERE ARE ALSO OTHER INDIVIDUALS WHO HAVE THE POWER TO LEVERAGE FUNDS AND POLICY CHANGES FOR THE NEIGHBORHOOD, SUCH AS COMMUNITY ACTIVISTS OR ELECTED OFFICIALS.

PATTERNS OF DESIGN FLAWS ARE IDENTIFIED STARTING IN SECTION C. INDIVIDUAL PROPERTIES ARE THEN ITEMIZED IN A MATRIX FOR EASE OF USE BY PROPERTY MANAGERS AND OWNERS. THOSE INDIVIDUALS WILL ALSO FIND WHICH RECOMMENDATIONS APPLY TO THEIR PROPERTIES IN THESE MATRICES. REFER TO "RESEARCH METHODOLOGY" FOR HOW THESE RECOMMENDATIONS WERE REACHED.

THE DESIGN GUIDELINES CONTAINED WITHIN SECTION D ARE ONLY SUGGESTIONS DERIVED FROM URBAN DESIGN PRINCIPLES THAT ARE COMMON PRACTICE FOR MULTIFAMILY PROPERTIES. FOR CREATING LONG-LASTING COLOR AND PLANTING RECOMMENDATIONS, PUBLIC WORKSHOPS AIDED BY A LANDSCAPE ARCHITECT SHOULD BE USED IN LIEU OF THIS GUIDE.

SOME PROPERTY OWNERS MAY DESIRE TO DO WHATEVER THEY CAN WITHIN THEIR BUDGET TO IMPROVE THE QUALITY OF THEIR PROPERTIES - AND SOME MAY NOT. IT IS RECOMMENDED THAT NEIGHBORHOOD LEADERS FIND A WAY TO ENFORCE DESIGN STANDARDS BY ORDINANCE. ONE INSTRUMENT FOR ACHIEIVING THIS ARE "RESIDENTIAL CHARACTER OVERLAYS", WHICH CAN BE APPLIED FOR UNDER THE 2016 CITY ZONING CODE UPDATE.¹

1 PLANITULSA, <http://zoningcode.planittulsa.org/document/city-tulsa-zoning-code-public-review-draft>, FEB 2015



EVENT TIMELINE

AUG 11 - SPNCF BOARD MEETING
SEPT 1 - REBRANDING MEETING W/ CATHEY FISHER
SEPT 9 - SPNCF BOARD MEETING
OCT 4 - MID-TERM ACADEMIC JURY
OCT 13 - SPNCF BOARD MEETING
NOV 3 - REBRANDING MEETING W/ CATHEY FISHER

NOV 10 - SPNCF BOARD MEETING
NOV 22 - COMMUNITY HOUSE MOVING DATE
DEC 6 - MID-TERM ACADEMIC JURY
DEC 8 - BYRNE GRANT KICK-OFF MEETING
FEB 9 - TYPRO'S STREET CRED KICK-OFF MEETING
MAR 20 - INTERVIEW WITH PROPERTY MANAGERS
APR 20 - INTERVIEW WITH COMMUNITY SERVICE COUNCIL

ORGANIZATION OF THIS GUIDE

THIS GUIDE ATTEMPTS TO DESCRIBE THE NEIGHBORHOOD FROM GENERAL TO SPECIFIC - FIRST BY DESCRIBING THE STUDY AND OVERALL AREA, AND THEN SPECIFICS OF MULTIFAMILY PROPERTIES. PROPERTY MANAGERS HOWEVER, SHOULD FEEL FREE TO FLIP TO THE ANALYSIS AND RECOMMENDATIONS SECTION FOR SPECIFIC INFORMATION THAT PERTAINS TO THEIR PROPERTY. THE SECTIONS OF THIS GUIDE ARE ORGANIZED AS FOLLOWS:

SECTION A: INTRODUCTION TO THIS STUDY
SECTION B: INTRODUCTION TO THE NEIGHBORHOOD
SECTION C: HOUSING ANALYSIS AND RECOMMENDATIONS
SECTION D: RECOMMENDED DESIGN GUIDELINES
SECTION E: SUPPLEMENTAL INFORMATION

RESEARCH METHODOLOGY

DATA FOUND IN THIS GUIDE WAS COLLECTED FROM A VARIETY OF SOURCES. GENERAL NEIGHBORHOOD

INFORMATION WAS OBTAINED FROM MANY INTERVIEWS WITH COMMUNITY LEADERS, AND THROUGH MAPPING EXERCISES THAT USE SURVEY DATA WHICH WAS PERSONALLY COLLECTED. INDIVIDUAL PROPERTY INFORMATION WAS COLLECTED BY PERSONALLY PERFORMING CPTED SURVEYS USED IN OTHER CITIES AND QUALITATIVE OBSERVATION. OPINIONS THAT CONCERN THE EFFECTIVENESS OF DESIGN ON INDIVIDUAL PROPERTIES WERE SOUGHT FROM INTERVIEWS WITH MANAGERS AND RESIDENTS. RECOMMENDED SOLUTIONS WERE EITHER TAKEN FROM, OR INSPIRED BY, WELL-KNOWN CRIME PREVENTION LITERATURE, PROPOSED FIRST BY OSCAR NEWMAN'S "DEFENSIBLE SPACE" AND THEN LATER BY A MULTITUDE OF AUTHORS AND URBAN PLANNERS. THE SOUTH TULSA COMMUNITY HOUSE WAS ALSO INSTRUMENTAL IN PROVIDING RESOURCES DURING THE RESEARCH PROCESS.

SUPPLEMENTAL INFORMATION IS AVAILABLE TO IN SECTION E FOR THOSE WHO WOULD LIKE MORE INFORMATION ON A SUBJECT.





SECTION B:

WELCOME TO THE NEIGHBORHOOD

THE RIVERWOOD NEIGHBORHOOD HAS BEEN KNOWN BY MANY NAMES... 61ST AND PEORIA, THE SOUTH GHETTO, SIXTY-ONE "P", THE POCKET SLUM... WHY IS IT THAT THESE NEGATIVE LABELS HAVE BEEN ASSOCIATED WITH THE AREA? THE NEIGHBORHOOD CLAIMS PROPORTIONALLY LARGER PER CAPITA VIOLENT CRIME RATES, ETC.... BUT RESIDENTS AND COMMUNITY LEADERS ALIKE BELIEVE THAT THE AREA HAS MUCH TO OFFER NOT YET KNOWN TO OTHERS, AND PERHAPS HAMPERED BY THE ENVIRONMENT FOR WHICH THEY RESIDE IN.

WHERE IS THE RIVERWOOD NEIGHBORHOOD?

THE RIVERWOOD NEIGHBORHOOD IS A 2.72-SQUARE MILE AREA LOCATED BETWEEN INTERSTATE 44 AND 71ST STREET, BETWEEN RIVERSIDE DRIVE AND LEWIS AVENUE. THIS BOUNDARY WAS DEFINED BY THE PREVIOUSLY ADOPTED SMALL AREA PLAN.² EACH OF THE AREA'S BOUNDARY LINES ARE HEAVILY-TRAFFICKED ARTERIALS WITH MAJOR INTERSECTIONS ON EACH OF THE CORNERS. BISECTING THE BOUNDARY LINES ARE TWO OTHER IMPORTANT ARTERIAL STREETS, PEORIA AVENUE AND 61ST STREET. THE INTERSECTION OF 61ST AND PEORIA IS A HUB FOR ACTIVITY IN THE AREA, WHICH IS WHY THE NEIGHBORHOOD IS OFTEN RECOGNIZED BY THOSE TWO STREET NAMES.

RIVERWOOD IS OFTEN REFERRED TO AS A NEIGHBORHOOD. IT SHOULD BE NOTED HOWEVER, THAT ITS AREA IS ACTUALLY MUCH LARGER THAN JUST A SINGLE-FAMILY SUBDIVISION, AND WOULD REALLY COULD BE CONSIDERED A "DISTRICT" TO SOME.

RIVERWOOD IS LAID OUT ON PRIME REAL ESTATE FOR THE CITY. LOCATED TO THE NORTH BY ONE MILE IS THE BROOKSIDE SHOPPING HUB. TO THE SOUTH ALONG 71ST STREET IS A MAJOR COMMERCIAL CORRIDOR AND BRIDGE CONNECTING WEST TULSA WITH THE EAST. TULSA HILLS

MALL, THE CREEK RIVERSPIRIT CASINO AND THE RIVERPARK TRAIL ARE ALSO ALL WITHIN ONE MILE DISTANCE.

WHY DO SOME PEOPLE CALL THE AREA "RIVERWOOD"?

THE AREA IS KNOWN BY MANY NAMES - SOME GOOD AND SOME DEROGATORY. TO CURB THE NEGATIVE PERCEPTION THAT MANY TULSA CITIZENS HAVE OF THE AREA BASED ON THE NAME "61ST AND PEORIA", NEIGHBORHOOD LEADERS ORGANIZED A PUBLIC FORUM IN 1997 TO DISCUSS IDENTIFYING A NAME THAT WOULD BE CONSISTANTLY USED BY EVERYONE, AND PERHAPS CAST A BETTER LIGHT ON THE AREA. "RIVERWOOD" WAS DECIDED UPON AS IT'S DESIGNATION.³

THAT SAME YEAR, THE UNIVERSITY OF GEORGIA WAS RETAINED TO DEVELOP A SMALL AREA PLAN (SAP) FOR THE AREA. SAP'S ARE A PLANNING DOCUMENT RECOGNIZED AND ADOPTED BY THE CITY AND CONTAINS GUIDELINES FOR FUTURE DEVELOPMENTS AND REDEVELOPMENTS OF THE EXISTING AREA. THE RIVERWOOD SMALL AREA PLAN HAS SEEN GREAT SUCCESS IN THAT MANY OF THE PROJECTS OUTLINED IN THE GUIDE HAVE CAME TO FRUITION. THIS IS IN LARGE PART DUE TO THE CONTINUED EFFORTS OF NEIGHBORHOOD LEADERS AND A FEW CITY COUNCILORS. A LINK TO THE PLAN ONLINE CAN BE FOUND AT: WWW.CITYOFTULSA.ORG/COMMUNITY-PROGRAMS/PLANNING/

² CITY OF TULSA, <https://www.cityoftulsa.org/community-programs/planning/>. APRIL 2015.

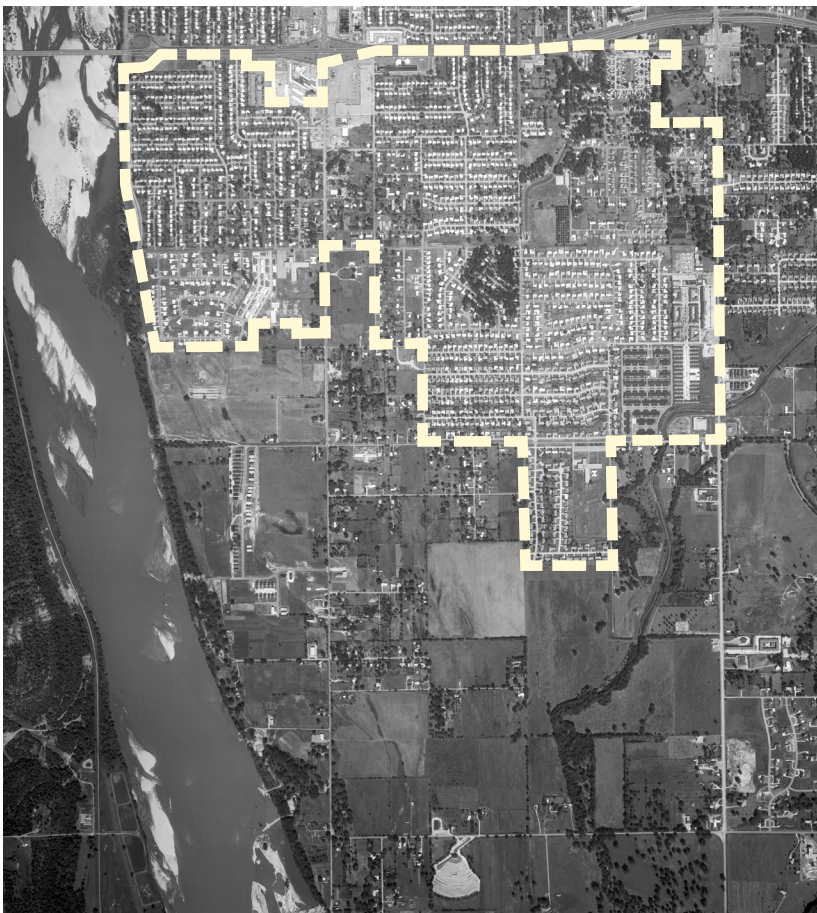
³ JESSICA BOATRIGHT AND HEATHER POLLARD. *THE ECONOMIC DEVELOPMENT OF RIVERWOOD*. (TULSA: ORU, 2002)

MAP B.2

1967 HISTORICAL AERIAL PHOTOGRAPHY ⁴

THIS AERIAL PHOTOGRAPHY TAKEN IN 1967 SHOWS THAT DEVELOPMENT WAS RESTRICTED TO SINGLE-FAMILY RESIDENTIAL AND GENERALLY VERY LITTLE HAD BEEN BUILT SOUTH CURRENT 61ST STREET. A MAJORITY OF THE STRUCTURES SHOWN IN THIS IMAGE WERE CONSTRUCTED DURING THE EARLY TO MID-1960'S. LEWIS AVENUE AND I-44 WERE THE ONLY DEFINED CORRIDORS.

A THICK LINE HAS BEEN PLOTTED TO REPRESENT THE BOUNDARY OF DEVELOPMENT AT THAT TIME.



MAP B.3

2014 CURRENT AERIAL PHOTOGRAPHY

IN THE LATE 1960'S, 1970'S AND EARLY 1980'S THE DEVELOPMENT PATTERN FOR THE AREA DRASTICALLY CHANGED. BY COMPARING THE TWO DIAGRAMS TO THE RIGHT, IT CAN BE CLEARLY DELINEATED WHAT STRUCTURES WERE POST-1967. VERY LITTLE SINGLE FAMILY EXISTS IN THE OUTLINED BOUNDARY IN THIS DIAGRAM. MULTIFAMILY COMPLEXES AND DUPLEX SUBDIVISIONS DOMINATE THE ENTIRE SOUTHERN PORTION OF THE NEIGHBORHOOD AND ALONG CORRIDORS.

A THICK LINE HAS BEEN PLOTTED TO REPRESENT THE BOUNDARY OF DEVELOPMENT POST-1967.



NOTABLE STATISTICS

IN ORDER TO UNDERSTAND WHY SOUTH PEORIA DEVELOPED INTO WHAT IT IS TODAY, ITS IMPORTANT TO KNOW SOME NOTABLE STATISTICS CONCERNING MULTIFAMILY RESIDENTS IN THIS AREA.

TOTAL POPULATION STATISTICS:

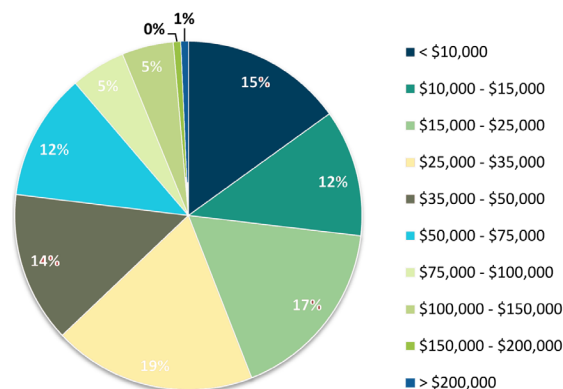
- ☛ THE TOTAL POPULATION OF THIS FIVE CENSUS TRACT AREA IS 15,775, OF WHICH 52.8% ARE WHITE, 20.5% ARE BLACK AND 15.5% ARE HISPANIC.⁵
- ☛ 31.8% OF ADULTS ARE LIVING IN POVERTY.⁵
- ☛ 49.2% OF CHILDREN ARE LIVING IN POVERTY.⁵
- ☛ 61% OF FAMILIES ARE A SINGLE-PARENT HOUSEHOLD.⁵

MULTIFAMILY STATISTICS:

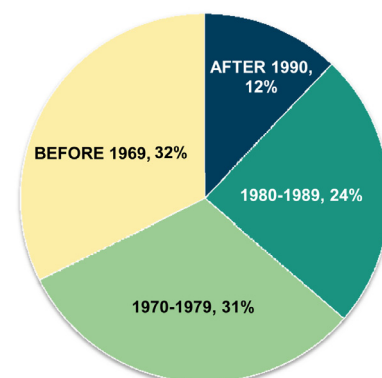
- ☛ 69% OF THE TOTAL POPULATION LIVES IN A RENTAL UNIT.^{6,9}
- ☛ 60% OF THE TOTAL POPULATION LIVES IN A MULTIFAMILY UNIT
- ☛ 80% OF THE POPULATION LIVING IN RENTAL UNITS, ARE IN A BUILDING THAT WAS BUILT BETWEEN PRIOR TO 1980.⁷
- ☛ 64% OF THE POPULATION LIVING IN RENTAL UNITS, ARE IN A BUILDING THAT WAS BUILT PRIOR TO 1970.⁷
- ☛ 53% OF APARTMENT DWELLERS LIVE IN LARGE COMPLEXES OF OVER 10 UNITS TO THE BUILDING.⁶
- ☛ LESS THAN 20% OF RENTERS DO NOT HAVE ACCESS TO A CAR.⁸

WHAT WAS CONCLUDED FROM THE STATISTICS RESEARCH IS THAT THERE IS A DISPARITY IN INCOME AND HOUSING OWNERSHIP BETWEEN THE FIVE-CENSUS TRACT AREA, AND THE SOUTH AND WEST THREE-CENSUS TRACT AREA. IT WAS ALSO LEARNED THAT EVEN THOUGH MOST OF THE MULTIFAMILY COMPLEXES EXIST IN THE SOUTHERN AND WESTERN PORTIONS OF THE NEIGHBORHOOD, THERE ARE ACTUALLY A GOOD NUMBER OF RENTAL PROPERTIES WITHIN THE SINGLE-FAMILY SUBDIVISIONS TO THE NORTHEAST.

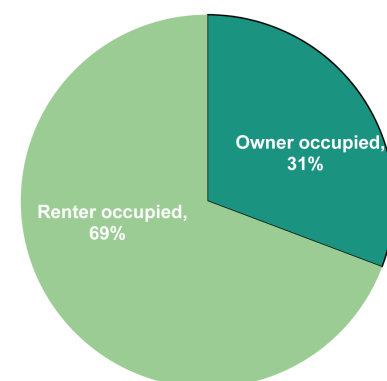
HOUSEHOLD INCOME - ALL RESIDENTS ⁵



AGE OF MULTIFAMILY BUILDING ⁷



HOUSING TENURE ⁹



5 COMMUNITY SERVICE COUNCIL. *DEMOGRAPHIC AND SOCIO ECONOMIC CHARACTERISTICS OF SOUTH PEORIA*. 25 FEB 2015.
6 UNITED STATES CENSUS BUREAU. *S2504: PHYSICAL HOUSING" 2009-13 AMERICAN COMMUNITY SURVEY*. 01 APRIL 2015.
7 UNITED STATES CENSUS BUREAU. *B25036: TENURE BY YEAR" 2009-13 AMERICAN COMMUNITY SURVEY*. 01 APRIL 2015.
8 UNITED STATES CENSUS BUREAU. *B25044: TENURE BY VEHICLES" 2009-13 AMERICAN COMMUNITY SURVEY*. 01 APRIL 2015.
9 UNITED STATES CENSUS BUREAU. *DP04: SELECTED HOUSING" 2009-13 AMERICAN COMMUNITY SURVEY*. 01 APRIL 2015.

EXISTING NEIGHBORHOOD ASSETS

RIVERWOOD HAS A VARIETY OF SERVICES AVAILABLE TO RESIDENTS AND BUSINESS OWNERS, INCLUDING MANY THAT ARE STATIONED RIGHT HERE IN THE AREA. MANY OF THESE RESOURCES ARE AVAILABLE THROUGH THE SOUTH TULSA COMMUNITY HOUSE (STCH) LOCATION AT 5780 S PEORIA AVENUE (INDICATED ON MAP B.4). ITS THROUGH THE COMMUNITY HOUSE THAT RESIDENTS CAN RECEIVE FREE GED CLASSES, FOOD FROM A PANTRY, SELECTED HEALTHCARE CHECK-UPS, JOB ASSISTANCE, BUS PASSES AND OTHER RELATED SERVICES. THE COMMUNITY HOUSE IS ALSO HOME TO THE SOUTH PEORIA NEIGHBORHOOD CONNECTION FOUNDATION (SPNCF) WHICH SPEARHEADS MANY INITIATIVES THAT ARE SPECIFIC TO THE RIVERWOOD NEIGHBORHOOD, SUCH AS PUBLIC INFRASTRUCTURE REQUESTS, COORDINATION OF SERVICES, COMMUNITY EVENTS, AND CRIME PREVENTION. THE SOUTH PEORIA APARTMENT ASSOCIATION IS REPRESENTED IN THE FOUNDATION, BUT FURTHER INTERACTION WITH PROPERTY MANAGERS AND BUSINESS OWNERS IS DESIRED.

IN ADDITION TO THE INTANGIBLE SERVICES AVAILABLE TO THE AREA, THERE ARE ALSO SOME LOCAL DEVELOPMENTS THAT ARE AN INTEGRAL PART OF THE NEIGHBORHOOD COMMUNITY. ONE OF THE NEIGHBORHOOD'S TWO GROCERY STORES IS THE WAREHOUSE MARKET LOCATED AT 6207 S PEORIA AVENUE. WAREHOUSE MARKET IS A CRUCIAL PARTNER WITH THE SOUTH TULSA COMMUNITY HOUSE, AND ARE GENEROUSLY INVESTED IN THE IMPROVEMENT OF THE NEIGHBORHOOD. THERE ARE ALSO TWO TULSA PUBLIC ELEMENTARY SCHOOLS, MARSHALL AND MCCLURE, WHO ARE HEAVILY INVOLVED IN THE IMPROVEMENT OF THE AREA. SOME OTHER NOTABLE ASSETS, INCLUDING UNDEVELOPED PRIME REAL ESTATE, ARE REPRESENTED ON MAP B.4 TO THE RIGHT.

CITY OF TULSA PUBLIC PARKS

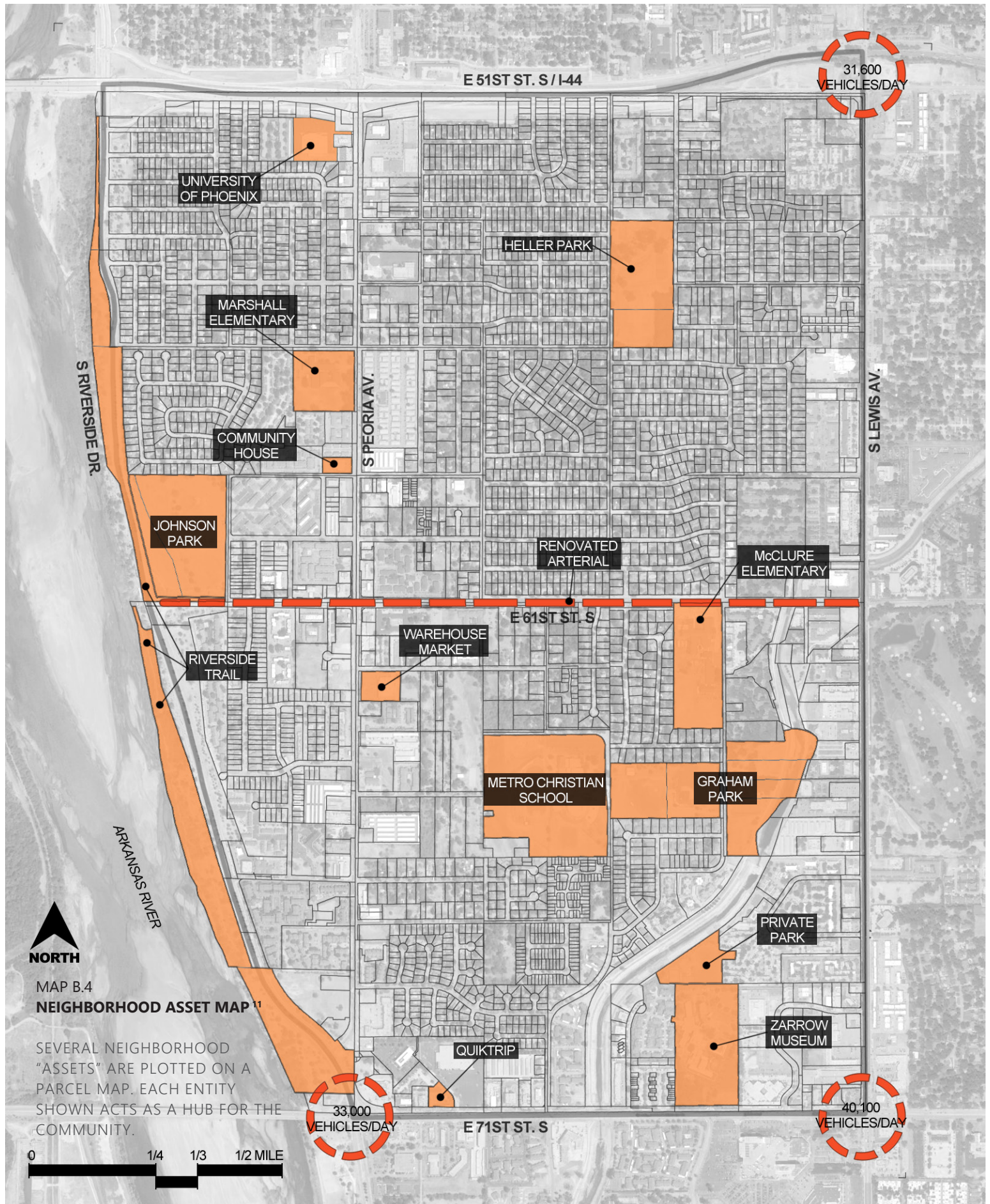
THERE ARE THREE BEAUTIFULLY-MAINTAINED PUBLIC PARKS IN THE AREA INCLUDING: GRAHAM PARK (6410 S YORKTOWN AVENUE), HELLER PARK 5328 S WHEELING AVENUE), AND FRED JOHNSON PARK (6002 S RIVERSIDE DRIVE). EACH PARK IS CURRENTLY OWNED AND MAINTAINED BY THE CITY OF TULSA PARKS DEPARTMENT: WWW.CITYOFTULSA.ORG/CULTURE--RECREATION/TULSA-PARKS.ASPX.¹⁰

GRAHAM PARK IS ADJACENT TO JOE CREEK AND NEAR MCCLURE ELEMENTARY. THIS PARK HAS BEEN LISTED AS A LEVEL 3 LOCATION BY THE TULSA PARKS MASTERPLAN, AND PROVIDES A SOCCER FIELD AND PLAYGROUND EQUIPMENT. GRAHAM PARK HAS BEEN PLACED ON THE CAPITAL IMPROVEMENTS LIST IN 2014 FOR AN UPDATE IN PLAYGROUND EQUIPMENT AND SURFACING.¹⁰

HELLER PARK IS NESTLED IN THE CENTER OF THE HELLER PARK "NEIGHBORHOOD" WHICH IS AN ACCUMULATION OF SEVERAL HOUSING SUBDIVISIONS IN THE NORTHEAST QUARTER OF RIVERWOOD. HELLER PARK HAS MANY AMENITIES INCLUDING TENNIS COURTS, PLAYGROUND EQUIPMENT, PICNIC AREAS AND A SOCCER FIELD. HELLER PARK HAS BEEN LISTED AS A LEVEL 2 PARK UNDER THE TULSA PARKS MASTER PLAN.¹⁰

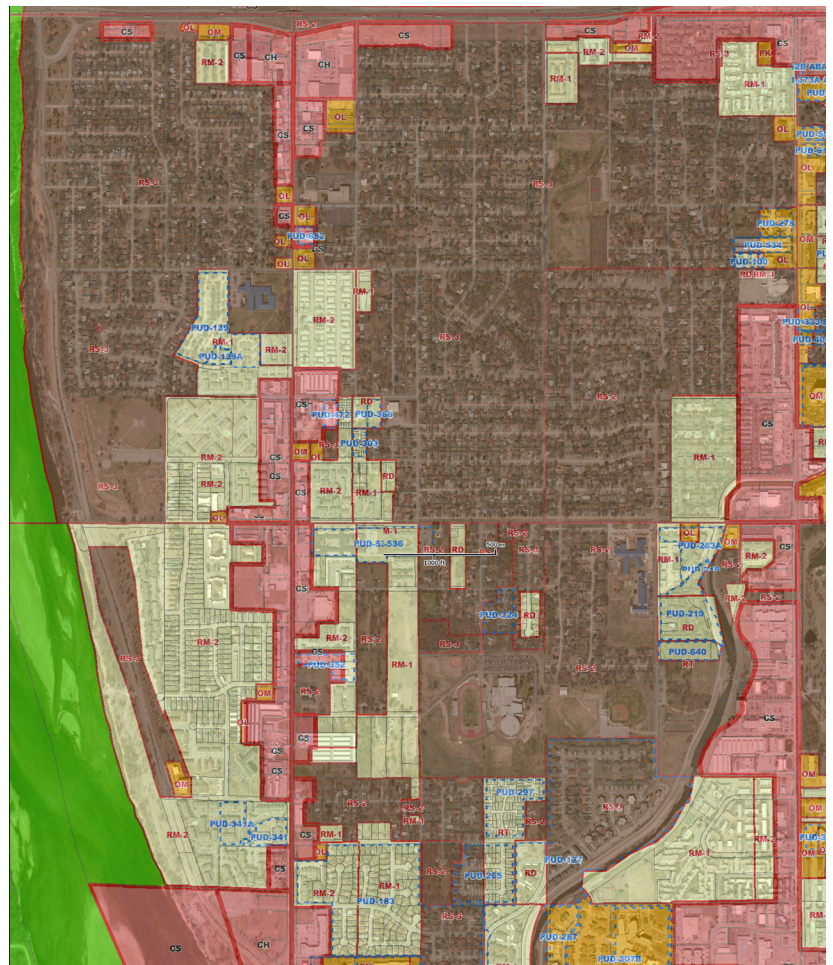
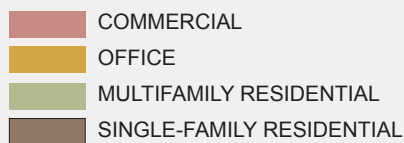
JOHNSON PARK IS A 33-ACRE TRACT CENTRALLY LOCATED ON THE NEIGHBORHOOD'S RIVER FRONTAGE. THE PARK HAS GREAT ACCESS, AND HAS BEEN CONSIDERED FOR THE DEVELOPMENT OF SPORTS TEAM ARENAS IN THE PAST. SPORTS FIELDS AND PICNIC AREAS ARE CURRENTLY AVAILABLE TO RESIDENTS, AND HAS BEEN LISTED IN THE TULSA PARKS MASTERPLAN AS A LEVEL 2 PARK.¹⁰

¹⁰ CITY OF TULSA PARKS DEPARTMENT, <https://www.cityoftulsa.org/culture--recreation/tulsa-parks.aspx>, 20 APRIL 2015.



MAP B.5 CURRENT 2015 ZONING MAP¹²

THIS MAP WAS PROVIDED BY THE INDIAN NATIONS COUNCIL OF GOVERNMENTS (INCOG) WHO IS THE THIRD-PARTY PLANNING ARM FOR THE CITY OF TULSA. ZONING MAPS ARE FREQUENTLY UPDATED AND CAN CURRENTLY BE VIEWED AT:
<http://map6.incog.org/flexviewers/Zoning/>



ZONING DESIGNATIONS

THE ZONING MAP ABOVE PROVIDED BY INCOG, INDICATES A DOMINANCE OF SINGLE-FAMILY ZONING IN THE NORTHWEST AND EASTERN QUADRANTS OF THE NEIGHBORHOOD. THE MULTIFAMILY RESIDENTIAL, REPRESENTED ON THIS MAP IN YELLOW, ACTS AS A BUFFER BETWEEN SINGLE FAMILY SUBDIVISIONS AND THE HIGHER INTENSITY OF COMMERCIAL ALONG THE ARTERIAL STREETS. THIS IS COMMON CORRIDOR ZONING PRACTICE AND IS CLEARLY DEMONSTRATED IN THIS AREA. CURRENT ZONING PATTERNS APPEAR TO COINCIDE WITH PRESENT LAND USES FOR THE MOST PART.

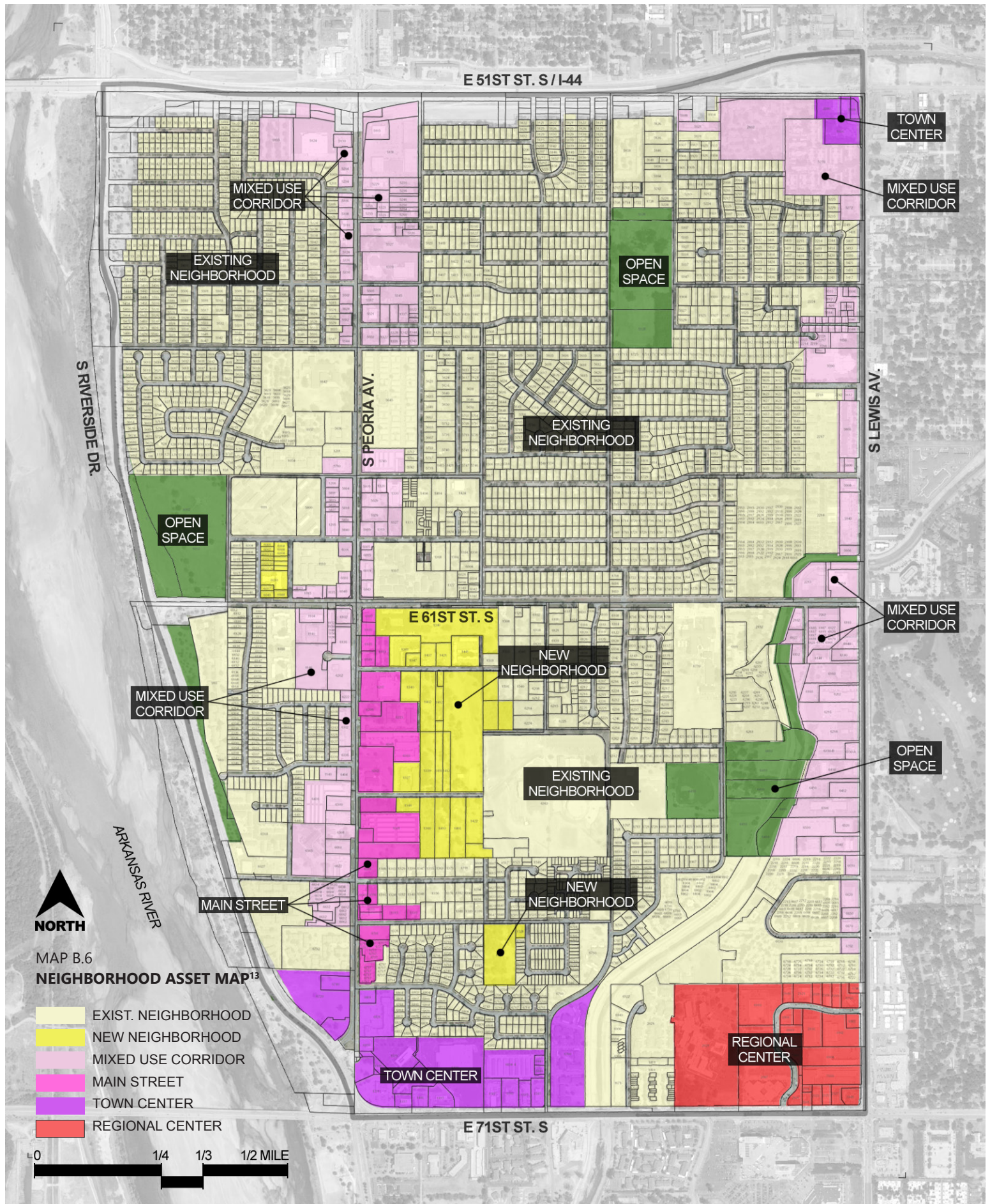
WHAT IS NOTABLE ON THIS MAP IS THE UNDEVELOPED LAND WEST OF METRO CHRISTIAN HIGHSCHOOL. THE LARGE TRACTS OF OPEN LAND ARE ZONED FOR SINGLE-FAMILY AS WELL AS MULTIFAMILY, ADDITIONALLY THE COMPREHENSIVE PLAN (FOLLOWING PAGE) CALLS FOR "NEW NEIGHBORHOOD" - THIS MEANS THERE IS A

POTENTIAL FOR MORE APARTMENT DEVELOPMENT IN THIS AREA. HOWEVER, SUCH DENSE DEVELOPMENT WILL REQUIRE GREAT PUBLIC INFRASTRUCTURE TO FIRST BE INSTALLED.

PLANITULSA COMPREHENSIVE PLAN DESIGNATIONS

TULSA'S COMPREHENSIVE PLAN DESIGNATES FUTURE USES TO EACH PARCEL, AS SHOWN ON THE MAP TO THE RIGHT. USES ARE CATAGORIZED DIFFERENTLY THAN THE ZONING CODE AND ARE MUCH LESS SPECIFIC. COMPREHENSIVE PLAN PATTERNS APPEAR TO FOLLOW EXISTING DEVELOPMENT PATTERNS. THE MOST UNDERDEVELOPED AREA IN THIS NEIGHBORHOOD IS SOUTH OF THE SOUTHEAST CORNER OF 61ST AND PEORIA. IT IS IN THAT AREA THAT THE PLAN CALLS FOR 'MAINSTREET' (1- TO 3-STORY CONTINUOUS STRIP COMMERCIAL) AND 'NEW NEIGHBORHOOD' (SINGLE- OR MULTI-FAMILY) DEVELOPMENTS. MORE INFORMATION ABOUT THE COMP PLAN CAN BE FOUND AT THE WEB LINK IN THE FOOTER.

12 INDIAN NATION COUNCIL OF GOVERNMENTS, ZONING DATA, <http://map6.incog.org/flexviewers/Zoning/>, APRIL 2015.

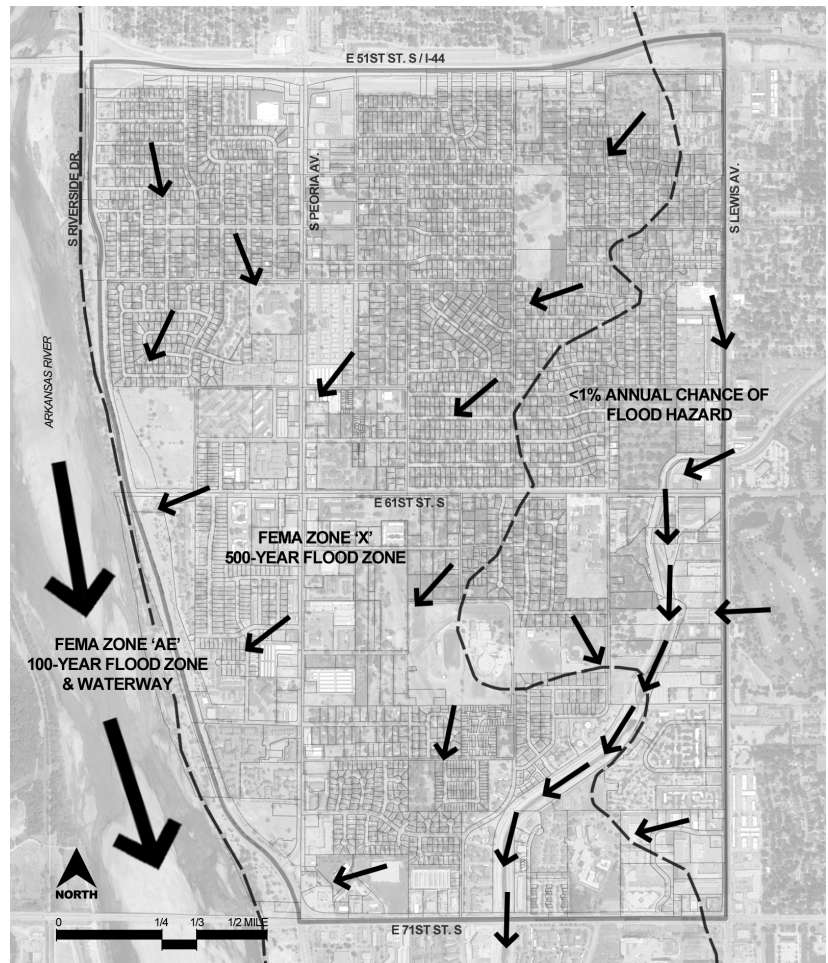


MAP B.7

DRAINAGE AND FEMA FIRM DATA^{14 15}

TOPOGRAPHY GENERALLY GRADUALLY SLOPES TO THE SOUTHWEST TOWARDS THE ARKANSAS RIVER. THE NEIGHBORHOOD IS IN THE BOTTOM THIRD OF THE DRAINAGE BASIN, AND AREAS WEST OF AND ALONG PEORIA MAY BE PRONE TO FREQUENT FLOODING.

IN THE MAP TO THE RIGHT, GENERAL WATER FLOW HAS BEEN MAPPED FROM DRAINAGE COURSES FOUND ON USGS QUADRANGLE MAPPING.## FEMA INSURANCE RATE (FIRM) ZONES ARE DESIGNATED BY THE DASHED LINES.##



STORMWATER MANAGEMENT IN RIVERWOOD

GENERALLY, THE NEIGHBORHOOD DRAINS FROM THE EAST TO THE WEST, AND ALL STORMWATER RUNOFF TERMINATES AT THE RIVER. FROM USGS QUADRANGLE MAPPING IT IS KNOWN THAT THE TOPOGRAPHY CHANGE ALONG THE LEWIS AVENUE CORRIDOR IS DRAMATIC, THEN BECOMES INCREASINGLY FLAT AS IT MOVES WEST. THIS PATTERN ACTS LIKE A BASIN ALLOWING WATER TO ACCUMULATE IN THE LOWEST-LYING AREAS FIRST.¹⁴

NEW DEVELOPERS COMING INTO THE AREA WILL BE FACED WITH THE TASK OF BUILDING UP A PAD FOR THEIR BUILDING AT AN APPROPRIATE ELEVATION TO AVOID THE FLOODING HAZARD. FEMA FLOOD INSURANCE RATE MAPS (FIRM) INDICATE THAT MOST OF THE NEIGHBORHOOD LIES WITHIN THE ZONE 'X' 500-YEAR FLOODPLAIN. NEW DEVELOPMENT IS POSSIBLE IN THESE AREAS, BUT AN INCREASED FLOOD INSURANCE RATE WILL BE IMPOSED ON THE PROPERTY OWNER. LARGER DEVELOPMENTS,

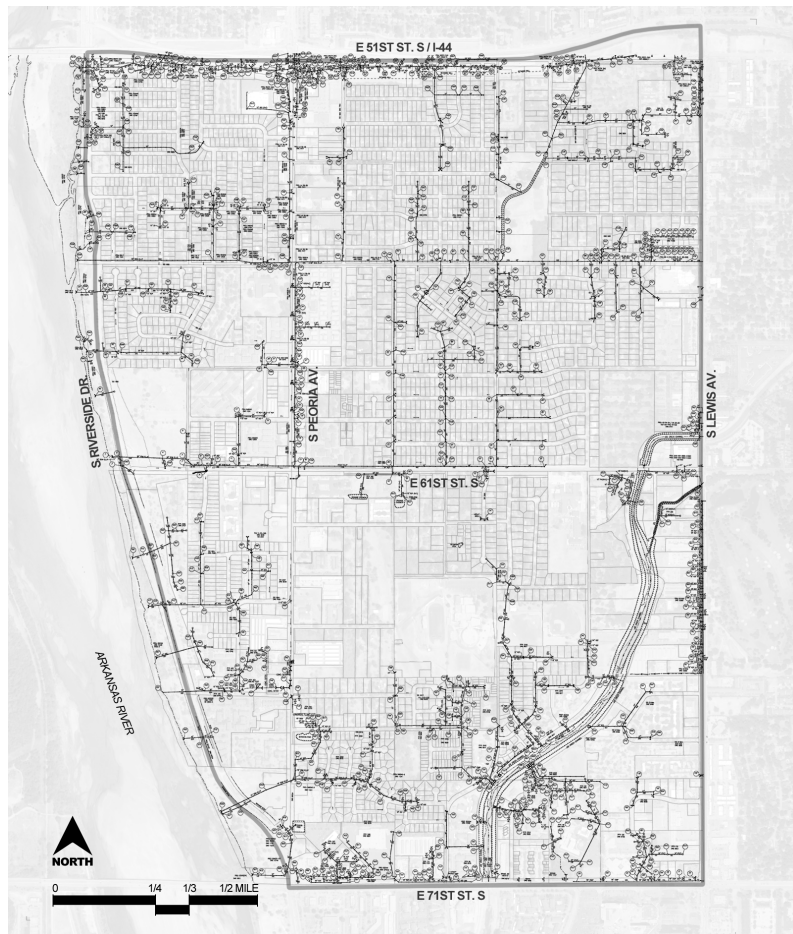
SUCH AS APARTMENT COMPLEXES OR COMMERCIAL DEVELOPMENTS, HAVE THE OPTION TO FILE FOR A FEMA LETTER OF MAP REVISION (LOMR) IF THEY WOULD LIKE TO APPEAL THE INSURANCE RATE DESIGNATION. HOWEVER, TO SOLVE RIVERWOOD'S LARGER SCALE DRAINAGE ISSUES, ADDITIONAL PUBLIC INFRASTRUCTURE WILL BE ESSENTIAL ALONG ARTERIAL STREETS.¹⁵

PUBLIC INFRASTRUCTURE

FROM THE ATLAS MAP ON THE RIGHT, IT IS APPARENT THAT THERE IS NO SIGNIFICANT STORM INFRASTRUCTURE ALONG PEORIA SOUTH OF 61ST STREET. THE USE OF DISFUNCTIONAL BAR DITCHES ALONG THESE STREETSS ARE A MAJOR SOURCE OF PONDING ON CORRIDOR PROPERTIES.

ATLAS MAPS ALSO REVEAL A LACK OF ADEQUATE SANITARY SEWER INFRASTRUCTURE WEST OF THE METRO CHRISTIAN HIGHSCHOOL. IT IS RECOMMENDED THAT THIS WORK BE ADDED TO THE UPCOMING CAPITAL IMPROVEMENTS LIST.

14 UNITED STATES GEOLOGICAL SURVEY, <http://www.usgs.gov/pubprod/>, WEB. JANUARY 2015.
15 FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION, <https://msc.fema.gov/portal>, WEB. JANUARY 2015.



MAP B.8

STORM SEWER ATLAS MAPPING¹⁶

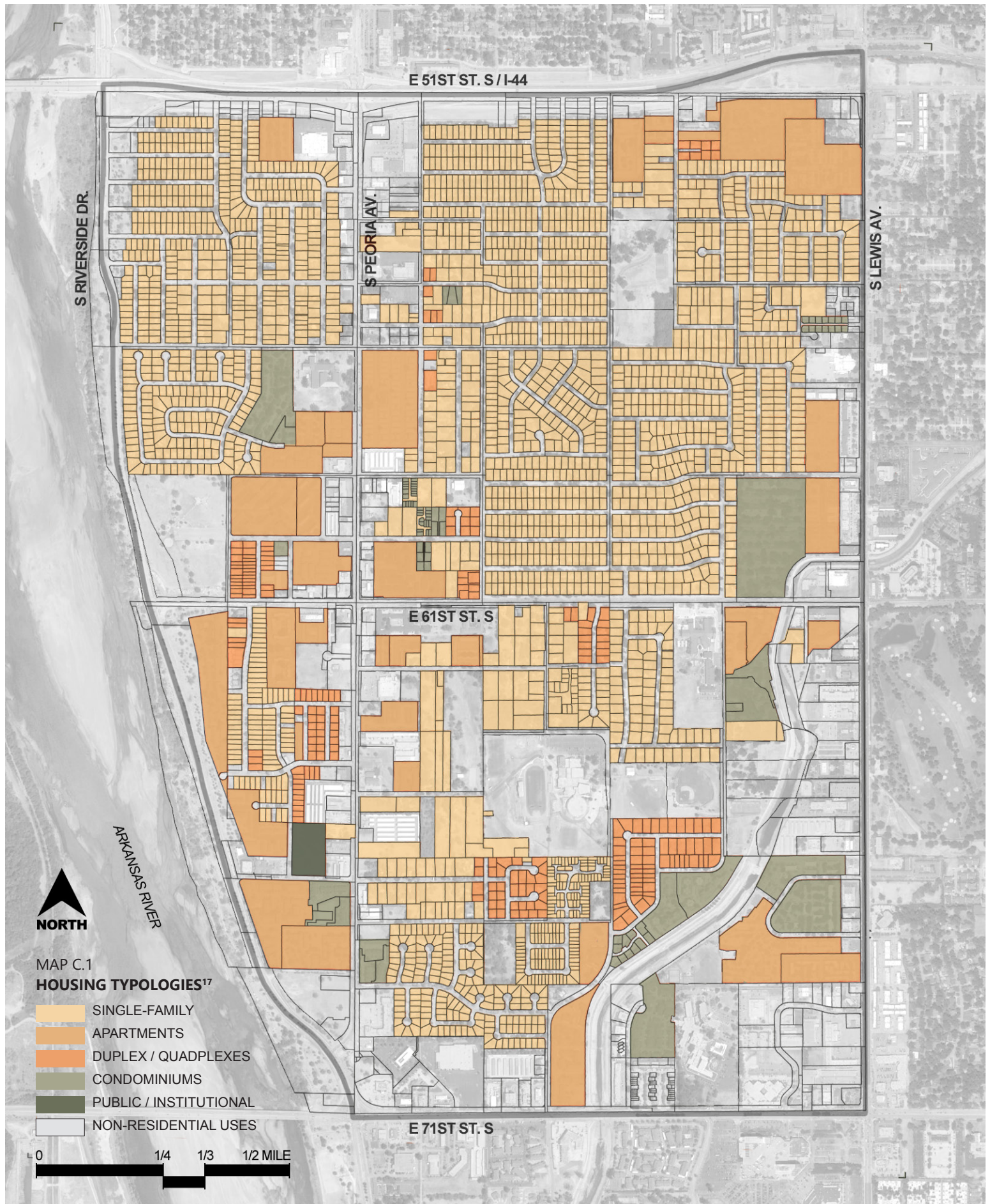
THE MAP TO THE LEFT DIAGRAMATICALLY SHOWS THE LOCATION OF ALL STORM SEWER PIPES AND JUNCTIONS IN THE RIVERWOOD AREA. WHILE EXAMINING THE MAP, STORM INFRASTRUCTURE COVERAGE CAN BE TRICKY TO INTERPRET SINCE NOT EVERY PROPERTY NEEDS ACCESS TO A STORM OUTLET WHEN THEY HAVE OVERLAND FLOW. HOWEVER, THERE IS A NOTICABLE LACK OF COVERAGE IN THE AREAS ALONG PEORIA, SOUTH OF 61ST AND WEST OF METRO CHRISTIAN HIGH SCHOOL. TO SEE A DETAILED ATLAS MAP SEE THE APPENDIX.



MAP B.9

SANITARY SEWER ATLAS MAPPING¹⁶

THE MAP ON THE LEFT DIAGRAMATICALLY DEPICTS THE LOCATION OF ALL SANITARY SEWER LINES IN THE RIVERWOOD AREA. THE NORTH TWO QUADRANTS HAVE GREAT COVERAGE, MOST OBVIOUSLY BECAUSE OF THE BUILT-OUT RESIDENTIAL DEVELOPMENTS THERE. HOWEVER, AGAIN THE AREA WEST OF METROCHRISTIAN HIGHSCHOOL AND EAST OF 61ST AND PEORIA APPEARS TO BE LACKING IN ESSENTIAL INFRASTRUCTURE NECESSARY FOR DEVELOPMENTS. EXISTING RESIDENTIAL IN THIS AREA MOST LIKELY IS WORKING ON SEPTIC TANKS.





SECTION OVERVIEW: HOUSING PATTERNS ABRUPTLY SWITCHED FROM SINGLE-FAMILY DEVELOPMENTS TO MULTIFAMILY DEVELOPMENTS DURING THE 1960'S. THE FOLLOWING DECADES BROUGHT MANY CHANGES THAT WERE INCURRED BY NATIONAL SECTION 8 POLICY, THAT WOULD EFFECT HOW RIVERWOOD'S APARTMENT STOCK WOULD FUNCTION FROM THEN ON. SEVERAL HOUSING TYPOLOGIES EXIST INCLUDING, SINGLE-FAMILY, APARTMENTS, DUPLEXES, QUAD-COMPLEXES, CONDOMINIUMS, AND INSTITUTIONAL/PUBLIC HOUSING. EACH OF THESE USES HAVE BEEN MAPPED AND DESCRIBED FURTHER IN THIS SECTION.

HOUSING TRENDS OBSERVED IN RIVERWOOD

THIS SECTION INCLUDES DISCUSSION OF VARIOUS HOUSING PATTERNS OBSERVED IN THE AREA, INCLUDING HOUSING TYPOLOGIES, BUILDING FORMS, RESIDENTIAL CLUSTERING, NEIGHBORHOOD ASSOCIATIONS AND SPECIFIC DESIGN FLAWS. AS EARLIER DISCUSSED, MANY OF THESE OBSERVATIONS WERE OBTAINED BY PERFORMING ON-SITE QUALITATIVE SURVEYS AND UTILIZING CHECKLISTS FOR CPTED, CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN PRINCIPLES.

FOLLOWING THE DISCUSSION OF OBSERVED PATTERNS, THERE WILL BE A SERIES OF RECOMMENDATIONS GEARED TOWARDS PROPERTY MANAGERS AND OWNERS. BASED ON QUALIFIED LITERATURE FROM CRIME PREVENTION EXPERTS, IT IS KNOWN THAT SOME OF THESE TECHNIQUES WILL ALLEVIATE MANY OF THE DESIGN FLAWS DISCUSSED.

HOUSING TYPOLOGIES

THE DISCUSSION SHOULD BE STARTED WITH WHAT TYPOLOGIES EXIST IN THIS NEIGHBORHOOD AND WHERE CLUSTERING OCCURS. FIVE DIFFERENT TYPES HAVE BEEN IDENTIFIED AS SINGLE-FAMILY, DUPLEX/QUAD-COMPLEXES, CONDOMINIUMS, APARTMENTS AND PUBLIC HOUSING. THE TWO MOST PREDOMINATE TYPES ARE

SINGLE-FAMILY RESIDENCES AND APARTMENTS IN THIS NEIGHBORHOOD. FROM GIS MAPPING, WE KNOW THAT SINGLE-FAMILY MAKES UP APPROXIMATELY 40%, AND MULTIFAMILY MAKES UP APPROXIMATELY 60% OF THE TOTAL RESIDENTIAL.¹⁸ PHOTOGRAPHY ON THE FOLLOWING PAGE GIVE EXAMPLES FOR REPRESENTING EACH OF THESE CATAGORIES.

SINGLE-FAMILY DEVELOPMENT PATTERNS

AS EXHIBITED IN THE DIAGRAMS ON PAGE 14, SINGLE-FAMILY SUBDIVISIONS BETWEEN I-44 AND 61ST STREET WERE THE FIRST DEVELOPMENTS IN THE AREA. URBAN SPRAWL DUE TO THE G.I. BILL, WAS OCCURING ALL OVER THE SOUTH AND EAST SIDES OF TULSA, AND PARTICULARLY IN SOUTH PEORIA DUE TO THE NUMEROUS "MOM & POP" SHOPS THAT WERE DEVELOPING ALONG PEORIA AT THE TIME.¹⁹ THE BEGINNING OF THE 1970'S MARKED THE START OF THE OIL BUST,¹⁹ WHICH COMPLETELY HAULTED THE DEVELOPMENT OF SINGLE-FAMILY SUBDIVISIONS IN THE AREA UP UNTIL THE CONSTRUCTION OF THE SAN SOUCI NEIGHBORHOOD A DECADE LATER.

APARTMENT & CONDO DEVELOPMENT PATTERNS

HOUSING IN THE FORM OF APARTMENTS, HOWEVER, DID CONTINUE TO DEVELOP AROUND TULSA, DESPITE THE

18 UNITED STATES CENSUS BUREAU. *DP04: SELECTED HOUSING*. 2009-13 AMERICAN COMMUNITY SURVEY. 01 APRIL 2015.
19 JESSICA BOATRIGHT AND HEATHER POLLARD. *THE ECONOMIC DEVELOPMENT OF RIVERWOOD*. (TULSA: ORU, 2002)

ECONOMIC DOWNTURN.¹⁹ APARTMENT CONSTRUCTION FOR THE CITY BOOMED DURING THE NEXT DECADE. SOUTH PEORIA ITSELF SAW CONSTRUCTION OF MANY LARGE COMPLEXES.

MAP C.1 ON PAGE 22 SHOWS THE DISTINCT PATTERN OF APARTMENT COMPLEXES THAT DEVELOPED IN CLUSTER DURING THE 1960'S AND 70'S AT THE HEART OF THE NEIGHBORHOOD. MULTIFAMILY DEVELOPMENT AFTER 1980 CAME IN THE FORM OF CONDOMINIUMS, AND GENERALLY MOVED TO THE SOUTH ALONG PEORIA, AND THE RECENTLY CHANNELIZED JOE CREEK. CONDOMINIUM DEVELOPMENTS OFTEN LOOK SIMILAR TO APARTMENT COMPLEXES, BUT ARE MORE DISCERNABLE IN THIS AREA BECAUSE OF THEIR TOWNHOME FORM AND DETACHED COVERED PARKING AROUND THEIR PERIMETERS.

DUPLEX AND QUAD-PLEX DEVELOPMENT PATTERNS

DUPLEXES AND QUAD-COMPLEXES DEVELOPED IN A DIFFERENT FASHION THAN THE APARTMENT COMPLEXES IN THE AREA. SINCE THESE TYPES OF HOUSING CAN FIT ON A REGULAR SINGLE-FAMILY SIZE LOT, MOST OF THEM OCCUR NEXT TO, OR INTEGRATED INTO, SINGLE-FAMILY SUBDIVISIONS. IT SHOULD BE NOTED THAT SINCE THESE TYPES OF STRUCTURES FIT ON INDIVIDUAL LOTS, MANY OF THEM DEVELOPED INDEPENDENT OF EACH OTHER. THIS IS MOST NOTICABLE BY OBSERVATION OF BUILDING ELEVATIONS THAT DO NOT MATCH. EVEN TODAY, MANY QUAD-UNIT STRUCTURES ARE OWNED BY SOMEONE OTHER THAN THE OWNERS OF THE ADJACENT BUILDINGS.

THE INTRODUCTION OF HOUSING SUBSIDIES

MORE CHANGE CAME TO THE NEIGHBORHOOD AFTER

THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 WAS PASSED. THIS NEW BILL BROUGHT IN AN INFLUX OF VOUCHER-RECEIPIENTS TO THE AREA BECAUSE OF THE LARGE BASE OF RENTAL UNITS ALREADY AVAILABLE. PASSAGE OF THE BILL ALSO AIDED IN THE CONSTRUCTION AND REHABILITATION OF MANY APARTMENT COMPLEXES IN THE AREA DURING THE MID-1970'S UNTIL THE PHASING OUT OF THE PROJECT-BASED PROGRAM IN 1983. AFTER 1983, THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) SHIFTED ITS FOCUS FROM PROJECT-BASED ASSISTANCE TOWARDS TENANT-BASED ASSISTANCE.²⁰ THIS MOVE HAS HAD A LASTING EFFECT ON THE NEIGHBORHOOD - THE DEVELOPMENT OF APARTMENTS CAME TO A HALT, WHILE THE DEVELOPMENT OF SMALL RENTALS. SUCH AS DUPLEXES CONTINUED. THIS IS PARTICULARLY TRUE OF THE AREA SOUTH OF METRO CHRISTIAN HIGHSCHOOL, WHICH WAS IN LARGE PART DEVELOPED FROM 1983 UNTIL THE 2000'S.

EVEN AFTER ITS DEMISE, THE EFFECTS OF THE SECTION 8 PROGRAM CONTINUES TO INFLUENCE THE FUNCTIONALITY OF THE NEIGHBORHOOD TODAY. BY 1995, RIVERWOOD ALREADY HAD THE SECOND-HIGHEST "CONCENTRATION OF SUBSIDIZED HOUSING" UNITS IN TULSA.¹⁹ AS OF 2014, THE AREA NOW HAS ONE-THIRD OF THE CITY'S SUBSIDIZED HOUSING.²²

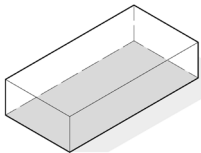
THERE ARE CURRENTLY FOUR PROJECT-BASED SUBSIDIZED PROPERTIES LEFT - THREE OF WHICH ARE PRIVATELY OWNED (ST. THOMAS SQUARE, RIVERBANK PLAZA, FAIRMONT TERRACE) AND ONE PUBLIC PROPERTY MAINTAINED BY THE TULSA HOUSING AUTHORITY (INHOFE PLAZA). ALSO, AT LEAST AN ADDITIONAL TWELVE PROPERTIES ACCEPT HOUSING CHOICE VOUCHERS (THE TENANT-BASED RENT SUBSIDY THAT REPLACED THE SECTION 8 PROGRAM).²¹

19 JESSICA BOATRIGHT AND HEATHER POLLARD. THE ECONOMIC DEVELOPMENT OF RIVERWOOD. (TULSA: ORU, 2002)

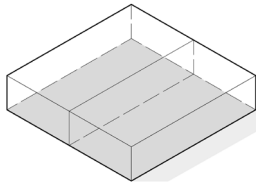
20 <http://www.nhi.org/online/issues/94/bratt.html>

21 http://www.tulsaworld.com/archives/section-housing-exists-in-two-forms/article _ a8abd3ce-97a7-579b-affb-9eebf79b79ea.html

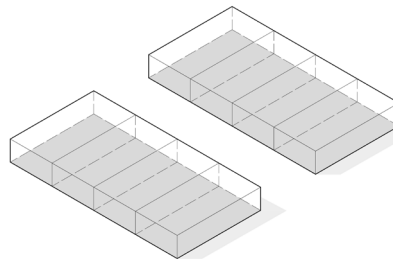
22 <http://southtulsacommunityhouse.org/61st-peoria-facts/>



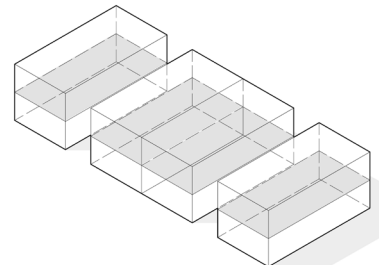
SINGLE-FAMILY FORM



DUPLEX FORM



QUAD-COMPLEX FORM



APARTMENT BLOCK FORM

ABOVE: PHOTOGRAPHS DISPLAYING THE DIFFERENT TYPES OF HOUSING THAT CAN BE FOUND IN THE NEIGHBORHOOD.
ABOVE: A SCHEMATIC EXHIBIT OF HOUSING MASSING

COMMUNITY GOVERNANCE

MANY COMPLEXES ALREADY FACE GOVERNANCE BY AGENCIES SUCH AS THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND PARENT PROPERTY MANAGEMENT COMPANIES. THE CITY OF TULSA PROVIDES ANOTHER LAYER OF GOVERNANCE IN THE FORM OF A NEIGHBORHOOD ASSOCIATION. THESE ASSOCIATIONS ARE OF GREAT USE, BECAUSE THERE ARE NO OTHER ENTITIES THAT CONNECT ONE APARTMENT COMPLEX TO AN ADJACENT ONE.

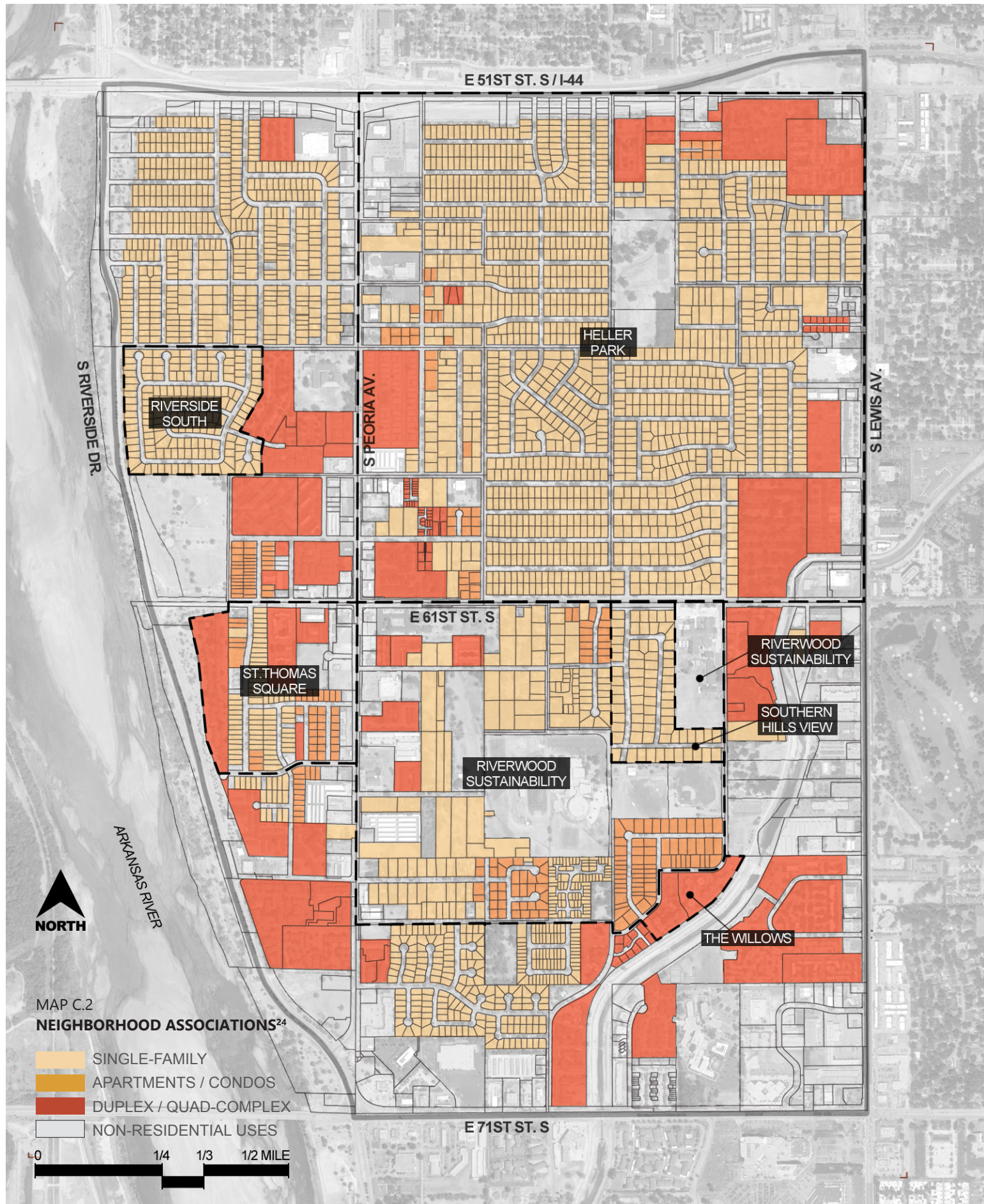
NEIGHBORHOOD ASSOCIATIONS

THERE ARE SEVEN NEIGHBORHOOD ASSOCIATIONS INSIDE THE RIVERWOOD THAT ARE RECOGNIZED BY THE CITY OF TULSA. THEIR BOUNDARIES INCLUDE MUCH OF THE 2.67 SQUARE MILES IN THE AREA, AND EACH ENCOMPASS MANY SUBDIVISIONS. ASSOCIATION BOUNDARIES CAN EXPAND ACROSS APARTMENT COMPLEXES AND OTHER USE TYPOLOGIES. HOWEVER, NOT EVERY PROPERTY IS CURRENTLY PART OF A NEIGHBORHOOD ASSOCIATION.²³

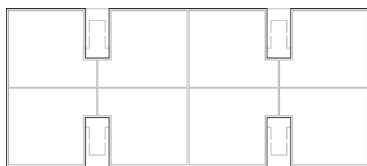
THEIR CONTACT INFORMATION HAS BEEN TABULATED TO THE RIGHT.

RIVERWOOD SUSTAINABILITY NETWORK
ELIZABETH ASHLOCK (918) 734-7925
HELLER PARK NEIGHBORS
LANNY ENDICOTT (918) 830-1523
LENDICOTT@ORU.EDU
RIVERWOOD SOUTH CONDOMINIUMS
MELODY SHIELDS (918) 859-5766
MELODYJ@SBCGLOBAL.NET
ST. THOMAS SQUARE APARTMENTS
DEBBY PARIS (918) 474-7155
DLPARIS2009@YAHOO.COM
SOUTHERN HILLS VIEW HOA
KEN MEINHEIT (918) 629-0844
GMEINHEIT@COX.NET
WILLOWS HOA, THE
PENNY TAYLOR (918) 499-1486
SAN SOUCI
CONTACT INFORMATION NOT KNOWN

23 CITY OF TULSA, "NEIGHBORHOOD ASSOCIATIONS", <https://www.cityoftulsa.org/community-programs/neighborhoods/list-of-neighborhood-associations.aspx>, WEB.APR 2015



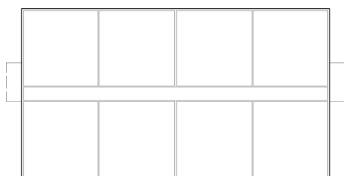
MASSING CONFIGURATIONS²⁵



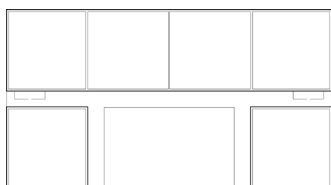
GARDEN-STYLE LAYOUT



SINGLE-LOADED CORRIDOR LAYOUT



DOUBLE-LOADED CORRIDOR LAYOUT



COURTYARD LAYOUT

APARTMENT & CONDOMINIUM COMPLEXES

IN AN ATTEMPT TO BETTER UNDERSTAND THE NEEDS OF INDIVIDUAL APARTMENT AND CONDOMINIUM COMPLEXES, SEVERAL ASPECTS OF EACH HAVE INDIVIDUALLY BEEN SURVEYED, INCLUDING RENT STRUCTURE, BUILDING DESIGN, LOCATION, AND SITE DESIGN. IN THE FOLLOWING PAGES, EACH OF THESE ELEMENTS HAVE BEEN DOCUMENTED IN MAPS AND DIAGRAMS FOR ANALYSIS, AND FOR GENERAL REFERENCE BY PROPERTY OWNERS AND NEIGHBORHOOD LEADERS.

RENT STRUCTURE

AS PREVIOUSLY REFERRED TO, THERE ARE SEVERAL TYPES OF RENT STRUCTURES BEING AVAILABLE IN THIS AREA. EACH OF THESE TYPES OF PROPERTIES HAVE BEEN IDENTIFIED ON MAP C.3 ADJACENT:

- HOUSING CHOICE VOUCHER - REFERS TO A PROPERTY THAT ACCEPTS VOUCHERS DISTRIBUTED BY THE HOUSING AUTHORITY, THAT FOLLOWS THE APPROVED TENANT.
- PROJECT-BASED HOUSING - REFERS TO A PROPERTY THAT RECEIVES FUNDS FROM THE FEDERAL GOVERNMENT TO MAKE UP THE FUNDS THAT A TENANT IS NOT ABLE TO AFFORD.
- PUBLIC HOUSING - ALSO REFERS TO A PROPERTY THAT RECEIVES FUNDS FROM THE FEDERAL GOVERNMENT TO SUBSIDIZE TENANTS RENT PAYMENTS. PUBLIC REFERS TO PUBLICALLY OWNED BY THE HOUSING AUTHORITY.
- MARKET-RATE HOUSING - REFERS TO PROPERTIES THAT DO NOT RECEIVE FUNDING ASSISTANCE OR ACCEPT SUBSIDIZED VOUCHERS.

BUILDING DESIGN ELEMENTS

BUILDING DESIGN ELEMENTS HAVE BEEN INVENTORIED IN THE MATRICES ON THE FOLLOWING PAGES. THIS INFORMATION MAY BE USEFUL FOR COMPARING MULTIPLE PROPERTIES.

SITE DESIGN

EVERY APARTMENT AND COMPLEX PROPERTY HAS BEEN ASSESSED INDIVIDUALLY FOR ITS ACCESSIBILITY, BUILDING QUALITY AND PERCEPTION OF SAFETY IN THE PAGES FOLLOWING.

ID	PROPERTY			RECOMMENDATIONS										
	NAME	COMPANY	CONTACT	A	B	C	D	E	F	G	H	I	J	K
01	THE ARBORS	INVESTORS PROPERTY SVCS	(949)900-6160											
02	AUTUMN WOODS		(918)749-3090											
03	AVONDALE		(918)492-2233											
04	BALI SOUTH													
05	BAYSTONE													
06	BRANDY CHASE		(918)481-7040											
07	BRUNSWICK PLACE													
08	CAMBRIDGE SQUARE													
09	CANYON CREEK		(918)743-6289											
10	CASA LINDA													
11	CHEVY CHASE PARK													
12	FAIRMONT TERRACE													
13	GARDEN PARK													
14	GARDENS ON UTICA													
15	GREENBRIAR		(918)745-1155											
16	HEARTHSTONE VILLAGE													
17	INHOFE PLAZA	TULSA HOUSING AUTHORITY	(918)582-0021											
18	THE LEWISTON	CAPITAL ASSETS	(918)749-7925											
19	LINCOLN GLENS	TMC PROPERTY MGMT	(918)505-7075											
20	LONDON SQUARE		(918)748-8009											
21	NEW HAVEN													
22	ORCHARD PARK													
23	PALAZZO PARK		(918)794-7274											
24	PECAN CREEK		(918)744-0971											
25	PRESCOTT WOODS	WINFIELD PROPERTY MGMT	(918)749-9327											
26	RIVER GLENN													
27	RIVERBANK PLAZA	INTERSTATE REALTY MGMT	(918)747-9495											
28	ROYAL ARMS													
29	ROYAL OAKS		(918)494-0517											
30	SAND DOLLAR	INVESTORS PROPERTY SVCS	(918)749-5259											
31	SAVOYE VILLA	-	-											
32	SILVER SANDS													
33	SOUTH GLEN		(918)743-9884											
34	SOUTHWOOD	LYNCO INC.	(918)488-8485											
35	ST. THOMAS SQUARE	INTERSTATE REALTY MGMT	(918)747-9495											
36	TANGLEWOOD													
37	TAMARACK PLACE		(918)743-6134											
38	TURTLE CREEK PARK		(918)745-0107											
39	WATERSTONE RIVER RUN	LYNCO INC.	(918)488-8485											
40	WATERSTONE	LYNCO INC.	(918)488-8485											
41	WATERSTONE DUPLEXES	LYNCO INC.	(918)488-8485											
42	WEDGEWOOD COURT													
43	WELLSFORD OAKS	CASE & ASSOCIATES	(918)492-1983											
44	WESTWINDS													
45	WHISPER WAY													
46	WHEELING AVENUE													
47	THE WILLOWS													

NAME	PROPERTY		UNITS	UNIT/AC	RENT/SQ.FT. *				AMENITIES	
	TYPE	LOCATION			0B/1B	1B/1B	2B	3B	LAUN.	POOL
THE ARBORS	APT	6628 S ZUNIS AV E	227	19.01	-	0.59	0.50	0.60	X	X
AUTUMN WOODS	APT	5151 S UTICA AV E	121	24.59					?	X
AVONDALE	APT	6760 S TRENTON AV E	312	25.53					?	X
BALI SOUTH	APT	1934 E 51 ST S	16	34.78					-	-
BAYSTONE	CON	1338 E 58 ST S	18	-					-	-
BRANDY CHASE	CON	6737 S PEORIA AV E	47?	-					?	X
BRUNSWICK PLACE	CON	1033 E 57 PL S	18	-					?	-
CAMBRIDGE SQUARE	CON	6200 S YORKTOWN PL E	69	-					?	X
CANYON CREEK	APT	2102 E 51 ST S	361	32.26	0.80	0.70	0.70	-	X	X
CASA LINDA	APT	1341 E 62 ST S	57	30.65					?	-
CHEVY CHASE PARK	CON	2202 E 55TH CT S	13	-					-	-
FAIRMONT TERRACE	S8P	1111 E 60 ST S	337	25.17					X	X
GARDEN PARK	CON	2112 E 59 ST S	82	-					?	X
GARDENS ON UTICA	CON	6700 S UTICA PL E	35	-					-	-
GREENBRIAR	APT	2152 E 61 ST S	121	30.17					?	X
HEARTHSTONE VILLAGE	CON	6712 S LEWIS AV E	100	-					?	X
INHOFE PLAZA	PH	6565 S NEWPORT AV E	150	34.40					X	-
THE LEWISTON	APT	5270 S LEWIS AV E	283	22.99	-	0.64	0.60	0.61	?	X
LINCOLN GLENS	APT	6732 S PEORIA AV E	225	30.53	-	0.80	0.73	-	X	X
LONDON SQUARE	APT	2217 E 59 ST S	174	29.05					?	-
NEW HAVEN	APT	1441 E 62 ST S	57	24.46					?	-
ORCHARD PARK	APT	1327 E 64 ST S	59	29.50					?	X
PALAZZO PARK	APT	6030 S NEWPORT AV E	41	36.28					?	-
PECAN CREEK	APT	6111 S YORKTOWN AV E	48	18.97					?	-
PRESCOTT WOODS	APT	1337 E 61 ST S	257	32.53	0.85	0.67	0.63	-	X	X
RIVER GLENN	APT	6315 S PEORIA AV E	120	33.80					?	-
RIVERBANK PLAZA	S8P	6518 S NEWPORT AV E	80	13.20					?	-
ROYAL ARMS	APT	5105 S MADISON AV E	101	27.01					?	X
ROYAL OAKS	CON	2200 E 67 ST S	197	-					?	X
SAND DOLLAR	APT	910 E 61 ST S	329	31.82	-	0.74	0.76	-	X	X
SAVOYE VILLA	CON	5544 S LEWIS AV E	14	-					-	-
SILVER SANDS	CON	6630 S PEORIA AV E	94?	-					?	X
SOUTH GLEN	APT	5654 S PEORIA AV E	245	18.18					X	-
SOUTHWOOD	APT	5126 S WHEELING AV E	60	33.90	-	0.86	0.76	-	X	X
ST. THOMAS SQUARE	S8P	1050 E 61 ST S	114	19.69					?	-
TANGLEWOOD	CON	6115 S ZUNIS AV E	27	-					?	X
TAMARACK PLACE	APT	1110 E 60 ST S	192	39.34					?	X
TURTLE CREEK PARK	APT	2218 E 59 ST S	103	16.19					?	X
WATERSTONE RIVER RUN	APT	1054 E 57 ST S	121	27.88					X	X
WATERSTONE	APT	5656 S PEORIA AV E	66	31.13	0.76	0.68	0.60	0.67	X	X
WATERSTONE DUPLEXES	DUP	1157 E 57 PL S	72	21.05					X	X
WEDGEWOOD COURT	APT	1140 E 61 ST S	53	27.32					?	X
WELLSFORD OAKS	APT	1010 E 66 ST S	301	32.16	-	0.96	0.82	-	?	X
WESTWINDS	APT	6000 S NEWPORT AV E	11	-					-	-
WHISPER WAY	APT	5623 S QUINCY AV E	19	28.79					?	-
WHEELING AVENUE	APT	5131 S WHEELING AV E	18	18.00					?	-
THE WILLOWS	CON	1730 E 67 ST S	219	-					?	X

PROPERTY				CONSTRUCTION					
NAME	FORM	FLOOR	YEAR	EXTERIOR	ROOF	COLOR	SPACES	GATE	ENTRY
THE ARBORS	GARDEN	2	1972	VINYL/STONE	METAL	WHITE	?	N	4
AUTUMN WOODS	?	2	1973	VINYL/BRICK	SHINGLE	TAN	?	N	3
AVONDALE	TOWNHOME	2	1980	WOOD/STONE	SHINGLE	TAN/BROWN	?	N	5
BALI SOUTH	?	2	1965	BRICK	SHINGLE	TAN	13	N	1
BAYSTONE									
BRANDY CHASE	?	3	1982	WOOD/BRICK	SHINGLE	BROWN			
BRUNSWICK PLACE	TOWNHOME	2	1983	VINYL/BRICK	SHINGLE	BLUE	?	Y	1
CAMBRIDGE SQUARE									
CANYON CREEK	?	2	1980	VINYL/STUCCO	SHINGLE	TAN	?	N	2
CASA LINDA									
CHEVY CHASE PARK									
FAIRMONT TERRACE	?	2	1975	WOOD/BRICK	SHINGLE	RED/TAN	?	Y	4
GARDEN PARK									
GARDENS ON UTICA									
GREENBRIAR	GARDEN	2	1985	BRICK	SHINGLE	RED	?	N	1
HEARTHSTONE VILLAGE	?	2	1973	WOOD/STONE	BUILTUP	TAN	?	Y	2
INHOFE PLAZA	?	6	1982	BRICK	TAR	TAN	82	N	3
THE LEWISTON	?	2	1972	WOOD/BRICK	SHINGLE	RED/TAN	?	N	2
LINCOLN GLENS	GARDEN	3	1982	WOOD/BRICK	SHINGLE	GRAY/BROWN	?	Y	2
LONDON SQUARE									
NEW HAVEN									
ORCHARD PARK	?	2	1970	WOOD/BRICK	SHINGLE	TAN/RED	83	N	1
PALAZZO PARK	?	2	1973	WOOD/STONE	BUILTUP	WHITE/BLUE	?	N	2
PECAN CREEK	?	2	1974	WOOD/BRICK	COMPOSITE	BROWN	?	N	1
PRESCOTT WOODS	?	2	1985	VINYL/BRICK	SHINGLE	TAN/RED	?	N	1
RIVER GLENN									
RIVERBANK PLAZA	TOWNHOME	2	1983	VINYL/BRICK	SHINGLE	GRAY/BROWN	?	N	1
ROYAL ARMS	?	2	1964	WOOD/BRICK	SHINGLE	TAN	?	Y	2
ROYAL OAKS									
SAND DOLLAR	?	2	1982	WOOD	SHINGLE	GRAY	?	Y	1
SAVOYE VILLA									
SILVER SANDS	?	3	1983	STUCCO	SHINGLE	BROWN	?	Y	2
SOUTH GLEN	QUADPLEX	1	1967	STONE/BRICK	SHINGLE	GRAY/RED	?	N	6
SOUTHWOOD	?	2	1973	WOOD/STONE	SHINGLE	TAN	?	N	3
ST. THOMAS SQUARE	?	2	1968	BRICK	SHINGLE	GREEN/BROWN	?	N	2
TANGLEWOOD									
TAMARACK PLACE	?	2	1974	VINYL/STONE	SHINGLE	TAN/BROWN	?	N	1
TURTLE CREEK PARK									
WATERSTONE RIVER RUN	?	2	1985	VINYL/STUCCO	SHINGLE	GRAY	?	N	2
WATERSTONE	?	2	1965	WOOD/STONE	SHINGLE	GRAY/TAN	?	N	1
WATERSTONE DUPLEXES	QUADPLEX	1	1990	ASSORTED	SHINGLE	ASSORTED	?	N	2
WEDGEWOOD COURT	?	2	1969	WOOD/BRICK	SHINGLE	TAN	?	N	2
WELLSFORD OAKS	GARDEN	3	1991	STUCCO/BRICK	SHINGLE	TAN/RED	?	Y	3
WESTWINDS	?	2	1972	WOOD	SHINGLE	TAN	?	N	1
WHISPER WAY	?	2	1970	WOOD	SHINGLE	TAN/BROWN	?	N	1
WHEELING AVENUE									
THE WILLOWS									

CRIME PREVENTION PRINCIPLE: MAINTENANCE / LIFE-SAFETY HAZARDS

HOW LIFE-SAFETY ISSUES ARISE

BUILDINGS AND SITE DESIGNS MAY HAVE CONFORMED TO THE LIFE-SAFETY CODES AT THE TIME OF THEIR CONSTRUCTION, BUT POSSIBLY MAY NOT NOW. LIFE-SAFETY STANDARDS CHANGE AND SO DOES THE BUILT ENVIRONMENT. AS BUILDINGS ARE RETROFITTED TO MEET NEW CHALLENGES OVER THE YEARS, CIRCUMSTANCES CHANGE AND SITE DESIGN DIVERTS FROM ITS ORIGINAL INTENT. ALL OF THE MULTIFAMILY STRUCTURES AROUND THE RIVERWOOD NEIGHBORHOOD ARE FACING LIFE-SAFETY ISSUES THAT WERE NOT THERE 30 YEARS AGO EITHER DUE TO A CHANGE OF DESIGN OR JUST FROM INCREASINGLY POOR MAINTENANCE.

OBSERVED LIFE-SAFETY ISSUES

SOME OF THE SPECIFIC CASES THAT HAVE BEEN OBSERVED IN THIS NEIGHBORHOOD INCLUDE:

- ✦ OBSTRUCTIONS AROUND FIRE HYDRANTS OR AROUND PASSAGES BETWEEN BUILDINGS. EMERGENCY VEHICLES NEED MANUEVERABILITY, AND SO DO THE RESPONDERS.
- ✦ OVERGROWN HEDGES BLOCKING EMERGENCY EGRESS FROM BEDROOM WINDOWS.
- ✦ LOOSE CABELING HANGING FROM EXTERIOR WALLS, CONNECTING ADJACENT UNITS AROUND 2-HOUR FIRE

WALLS, AND PENETRATING EXTERIOR WALLS.

- ✦ LACK OF VISIBLE BUILDING NUMBERS FROM THE STREET, STREET ADDRESSES, AND OTHER WAY FINDING DEVICES.
- ✦ CLOSED SECONDARY ENTRANCES INTO AND OUT OF PROPERTY PERIMETERS AND BETWEEN BUILDINGS.
- ✦ NATURAL LADDERS BETWEEN SITE OBJECTS AND SECOND STORY WINDOWS OR BALCONIES.
- ✦ BUILDING CLEARANCE INSUFFICIENCIES

COMBATING THE THREAT OF A DISASTER

THE MOST EFFECTIVE WAY TO COMBAT THE THREAT OF A DISASTER OCCURING IS TO BRING IN THE EXPERTS PERIODICALLY. IF ADMINISTRATORS HAVE CONCERNS ABOUT THE ABILITY TO STOP A FIRE, OR GET MEDICAL TREATMENT TO A RESIDENT, EMERGENCY PERSONEL WILL BE HAPPY TO COME OUT AND SURVEY THE PROPERTY FOR POTENTIAL HAZARDS OR ANSWER SPECIFIC QUESTIONS. IT'S NOT ALWAYS EASY TO SPOT PROBLEMS BEFORE THEY OCCUR, BUT NOBODY WILL KNOW BETTER THAN THE PROFESSIONALS WHO HAVE TO DEAL WITH IT ON A REGULAR BASIS. IF THERE ARE MAJOR DESIGN FLAWS, SUCH AS CLEARANCE BETWEEN BUILDINGS OR PERMANENT OBSTRUCTIONS, THEN AN EMERGENCY PROFESSIONAL WHO COMMONLY WORKS IN THE AREA SHOULD BE IN THE KNOW BEFORE THERE IS EVER AN INCIDENT.



ABOVE: PALAZZO PARK. OVERGROWN HEDGES, ALTHOUGH NEATLY TRIMMED, ARE COVERING ANY CHANCE OF AN OCCUPANT ESCAPING THROUGH THE WINDOWS IN CASE OF A FIRE.



ABOVE: UNNAMED QUAD-COMPLEX. AN ABANDONED UNIT IS BOARDED UP, WHILE ATTACHED UNITS REMAIN OCCUPIED, WHICH POSES A POTENTIAL FIRE HAZARD.

CRIME PREVENTION PRINCIPLE: ACCESSIBILITY HAZARDS

COMMON ACCESSIBILITY ISSUES IN RIVERWOOD

ACCESSIBILITY ISSUES AROUND MULTIFAMILY SITES CAN BE DIFFICULT TO CORRECT. FOR PROPERTIES WHO RECEIVE FEDERAL FUNDING, THEY ARE ALREADY HELD TO A CERTAIN STANDARD FOR PEDESTRIAN MOBILITY ON-SITE. HOWEVER, WE KNOW THAT RESIDENTS MUST BE ABLE TO MOVE AROUND, NOT JUST ABOUT THE PROPERTY, BUT ALSO OFF-SITE TO OTHER DESTINATIONS. ADDITIONALLY, COMPLEXES WHO DO NOT RECEIVE FUNDING FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) ARE NOT HELD TO THE SAME STANDARD BECAUSE THEY ARE NOT REVIEWED FOR CODE COMPLIANCE EACH YEAR TO THE DEGREE OF OTHER PROPERTIES.

TO ABLE-BODIED INDIVIDUALS, IT MAY NOT BE IMMEDIATELY APPARENT WHEN THERE IS A NEED FOR SITE IMPROVEMENTS CONCERNING ACCESSIBILITY. SOME OTHER INDICATORS THAT MAY SUGGEST POOR DESIGN INCLUDE FINDING SHOPPING CARTS AROUND THE PROPERTY, FINDING THAT PERIMETER FENCING PANELS HAVE BEEN REMOVED, SEEING VEHICLES PARKED CLOSER TO UNITS THAN INTENDED BY THE PARKING LAYOUT, OR OBSERVING RESIDENTS WALKING THROUGH PARKING LOTS MORE THAN ON THE PROVIDED SIDEWALKS.

THE MOST COMMON INSUFFICIENCIES FOUND IN THE RIVERWOOD NEIGHBORHOOD APPEAR TO BE:

- LACK OF SIDEWALKS AND RAMPS IN USEFUL LOCATIONS
- LACK OF PROPER SIDEWALK WIDTH AND LEVELNESS
- LACK OF ACCESS IN/OUT OF PROPERTIES
- LACK OF PEDESTRIAN AMENITIES ALONG STREETS
- BAR DITCHES IMPEDING TRAVEL PATHS
- INFRASTRUCTURE OBSTRUCTIONS IN SIDEWALKS
- PROXIMITY OF WALKING PATHS TO DRIVING SURFACES
- SPECIFIC LACK OF QUALITY PAVED SURFACES FOR WHEELCHAIRS AND MOTOR CHAIRS

FINDING FINANCIAL ASSISTANCE

IT IS ADVISABLE TO REQUEST CITY FUNDS FOR THESE TYPES OF IMPROVEMENTS. ANY PROPERTY MAY INDIVIDUALLY REQUEST ATTENTION TO FRONTAGE STREETS BY CONTACTING THE MAYOR'S ACTION LINE, AT (918) 596-2100. FOR YOUR PROPERTY TO HAVE A STRONGER VOICE, ITS ADVISABLE TO BECOME AN ACTIVE MEMBER OF THE APARTMENT ASSOCIATION OR SPNCF (SOUTH PEORIA NEIGHBORHOOD CONNECTION FOUNDATION), WHO BOTH HAVE THE POWER TO REQUEST CDBG FUNDS, OR ACCESS IMPROVEMENT FEES. PROPERTIES CAN ALSO REQUEST ATTENTION THROUGH THE CITY'S ADA TRANSITION PLAN THROUGH 2015.²⁶



ABOVE: SILVER SANDS. TALL GRASS LEAVES PEDESTRIANS WITHOUT AN ALTERNATIVE FROM WALKING IN THE STREET.



ABOVE: INHOFE PLAZA. LACK OF CITY INFRASTRUCTURE IS LEAVING INHOFE'S DISABLED RESIDENTS FROM SAFELY REACHING PEORIA AVENUE, OR EVEN THE NEAREST BUS STOP.

²⁶ CITY OF TULSA HUMAN RIGHTS DEPARTMENT, ADA TRANSITION PLAN, <https://www.cityoftulsa.org/media/352114/2013-ADAUpdate.pdf>, 2014.

CRIME PREVENTION PRINCIPLE: NATURAL SURVEILLANCE HAZARDS

WHAT IS NATURAL SURVEILLANCE?

NATURAL SURVEILLANCE DESCRIBES THE ABILITY TO VIEW SURROUNDINGS FROM A BUILDING, AND THE ABILITY TO VIEW A BUILDING FROM THE SURROUNDING SITE. SURVEILLANCE IS ESPECIALLY IMPORTANT ON MULTIFAMILY SITES BECAUSE IT IS THE FIRST LINE OF DEFENSE FOR PREVENTING UNWANTED VISITORS IN SEMI-PUBLIC OR PRIVATE SPACES. WHILE THERE ARE OTHER WAYS TO COMBAT UNWANTED VISITORS, NATURAL SURVEILLANCE IS THE MOST CONVENIENT AND AFFORDABLE WAY TO PREVENT CRIME WITHOUT THE USE OF ACTIVE OR MECHANICAL MEANS, SUCH AS SECURITY GUARDS OR SURVEILLANCE CAMERA SYSTEMS.

SURVEILLANCE OPPORTUNITIES CAN GENERALLY BE PROVIDED THROUGH ARCHITECTURAL SPACE PLANNING AND PROPER MAINTENANCE - WHICH IS GOOD NEWS FOR PROPERTY MANAGERS WHO WANT A SIMPLE WAY TO PROVIDE A MAXIMUM AMOUNT OF PREVENTATIVE IMPACT.²⁷

COMMON SOURCES OF SURVEILLANCE ISSUES

- ✦ *DOORS WITHOUT PEEPHOLES*
- ✦ *STAIRWELLS AND HALLWAYS NOT VISIBLE FROM UNITS*
- ✦ *UNIT DOORS HIDDEN FROM VIEW BY VEGETATION*
- ✦ *BLIND CORNERS AROUND BUILDINGS AND FENCES*
- ✦ *SIGHT LINES ABOVE NORMAL ADULT HEIGHT*
- ✦ *OPAQUE FENCING*
- ✦ *POOR LIGHTING QUALITY OR LACK OF LIGHTING*
- ✦ *COMMON SPACES ISOLATED FROM UNIT DOORS*
- ✦ *"BACK SIDES" OF COMPLEXES*

IMPLEMENTATION STRATEGIES

WAYS TO COMBAT POOR SURVEILLANCE:

- ✦ *KEEP HEDGES TRIMMED BELOW SIGHTLINES*
- ✦ *INSTALL WHEELSTOPS TO KEEP CARS FURTHER AWAY FROM BUILDINGS*
- ✦ *KEEP BREEZEWAYS AND STAIR COVES WELL LIT, PREFERABLY ON A TIMER*
- ✦ *OPEN UP SECONDARY PEDESTRIAN ENTRANCES AS A WAY TO INCREASE FOOT TRAFFIC*
- ✦ *START A NEIGHBORHOOD WATCH*



ABOVE: WATERSTONE APARTMENTS. DEAD END PARKING BAYS AND BACK OF BUILDINGS ARE PARTICULARLY DIFFICULT TO POLICE WHEN PASSIVE SURVEILLANCE ISN'T POSSIBLE.



ABOVE: CASA LINDA APARTMENTS. BREEZEWAYS AND COVERED STAIRWAYS BETWEEN BUILDINGS ARE DANGEROUS BECAUSE OF THEIR CONCEALMENT, LACK OF LIGHT, AND ARE WINDOWLESS.

27 NEWMAN, OSCAR. DEFENSIBLE SPACE: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN. MACMILLION, 1973.

CRIME PREVENTION PRINCIPLE: TERRITORIALITY CONFLICTS

ERRITORIALITY IN RESIDENTIAL SETTINGS

TERRITORY IN HOUSING REFERS TO THE SEPARATION OF SPACES, WITH EACH SPACE HAVING VARYING LEVELS OF ADMISSION. THESE SPACES HAVE CLEARLY DEFINED BOUNDARIES USING ARCHITECTURAL OR LANDSCAPED ELEMENTS.²⁸ WHEN DISCUSSING TERRITORY, PEOPLE WILL USUALLY REFER TO PRIVATE, SEMI-PUBLIC AND PUBLIC SPACES. IN THE MULTIFAMILY ENVIRONMENT, IT HELPS TO THINK OF THESE TERMS IN RELATION TO WHO CAN GAIN ACCESS TO A SPACES, SUCH AS:

- ✦ PRIVATE SPACES = BEDROOMS, BATHROOMS
- ✦ SEMI-PRIVATE = LIVING SPACES INSIDE UNIT
- ✦ SEMI-PUBLIC = BALCONIES, PORCHES, CLUBHOUSES
- ✦ PUBLIC = PUBLIC STREETS, PARKING LOTS

TERRITORY IS IMPORTANT FOR THE WELL-BEING OF THE RESIDENTS, AND DOES NOT NECESSARILY LEAD TO THE LOSS OF CONTROL FOR PROPERTY MANAGERS. APARTMENT AND CONDOMINIUMS SERVE THE PURPOSE OF HOUSING LARGER AMOUNTS OF PEOPLE ON SMALLER FOOTPRINTS THAN THAT OF SINGLE-FAMILY RESIDENTIAL. SO FOR MULTIFAMILY PROPERTIES IT'S EVEN MORE ESSENTIAL TO PROVIDE ADEQUATE SPACE FOR INDIVIDUAL FAMILIES TO STRETCH OUT, ESPECIALLY INTO THE OUTDOORS.

FOR THE TYPICAL APARTMENT COMPLEX, RESIDENTS LOSE CONTROL OF THEIR SPACE JUST OUTSIDE OF THEIR UNIT DOOR. WHERE ARE PEOPLE GOING TO ENJOY BARBEQUES WITH THEIR FAMILIES? WHERE ARE CHILDREN GOING TO CELEBRATE BIRTHDAY PARTIES WITH THEIR FRIENDS? PEOPLE NEED SPACE TO PROGRAM FOR THEIR LIVES, AND CONFINING TENANTS TO THEIR UNITS TAKES AWAY THEIR ABILITY TO DO SO. THIS CONCEPT CAN BE EXTENDED TO PROVIDING ENOUGH SPACE THAT RESIDENTS FEEL SECURE IN. PROPERTY MANAGERS SHOULD STRIVE TO IMPROVE THE SECURITY AROUND UNIT DOORS, PORCHES AND ADJACENT PARKING AREAS.

TERRITORIALITY ISSUES IN RIVERWOOD

- ✦ UNIT DOORS WITHOUT PROPER SPACING
- ✦ LACK OF SEMI-PRIVATE AND SEMI-PUBLIC SPACE
- ✦ LACK OF STORAGE SPACE
- ✦ EXCESS PARKING ENCROACHING ON COMMUNAL SPACE
- ✦ EXTERIOR WALKWAYS AND INTERIOR HALLWAYS
- ✦ DOORS AND FACADE TREATMENTS THAT ARE NOT DIFFERENTIATED
- ✦ APARTMENT COMPLEXES AGAINST LESSER INTENSITIES AND AGAINST COMMERCIAL LOTS
- ✦ DUPLEXES AND SINGLE-FAMILY WITHOUT BUFFER FROM THE PUBLIC RIGHT-OF-WAY OR ADJACENT HOMES



ABOVE: AVONDALE APTS. UNIT DOORS ARE GATEWAYS TO PRIVATE SPACES WHICH SHOULD BE ALLOWED DISTANCE FROM OTHER UNIT DOORS, AND BUFFERED FROM PUBLIC PARKING.



ABOVE: WEDGEWOOD COURT. RESIDENTS OCCUPY PARKING SPACES BECAUSE THEY WEREN'T PROVIDED A BALCONY OR PATIO TO SIT ON INSTEAD.

CRIME PREVENTION PRINCIPLE: UNDERUTILIZED SPACES

WHY ARE COMMUNAL GATHERING SPACES NEEDED?

WHILE MANY OF THE COMPLEXES SURVEYED IN THIS STUDY HAD AMPLE SPACE ALOTTED FOR COMMUNITY GATHERING AND RECREATION, FEW HAD AMENITIES THAT SUPPORTED THEIR INTENDED FUNCTIONS. SHARED COMMUNITY AREAS ARE ESSENTIAL FOR APARTMENT RESIDENTS BECAUSE THERE ARE NO OTHER SEMI-PUBLIC SPACES IMMEDIATELY AVAILABLE.

WHEN RESIDENTS EXPECT PRIVACY FOR THEIR FAMILIES, THEY WILL RETREAT TO THEIR UNITS, WHICH HAVE VERY CONTROLLED ACCESS; HOWEVER WHEN RESIDENTS DESIRE LIMITED SOCIAL INTERACTIONS WITH NEIGHBORS OR OUTDOOR RECREATION OPPORTUNITIES, OPEN SPACE WITHIN THE COMPLEX IS THE MOST ACCESSIBLE, LOGICAL PLACE FOR THESE ACTIVITIES. HOWEVER, SIMPLY HAVING SPACE IS NOT ENOUGH TO INSTILL A SENSE OF SECURITY AND COMMUNITY; AMENITIES WHICH ARE SELECTIVELY CHOSEN AND WELL-MAINTAINED WILL BETTER NUTURE RESIDENTS' NEED TO SOCIALIZE.

WHAT ARE THE BENEFITS OF WELL-DESIGNED SPACES?

WELL-DESIGNED OUTDOOR SPACES NOT ONLY BENEFIT THE RESIDENTS, BUT CAN ALSO BENEFIT PROPERTY

MANAGEMENT COMPANIES IF PROPERLY EXECUTED. RESIDENTS WILL GAIN A NEW CHANNEL FOR SOCIAL INTERACTION BY IMPROMPTU MEETINGS IN A COURTYARD, OR WATCHING EACH OTHERS' CHILDREN ON A PLAYGROUND. DESIGNED OUTDOOR SPACES ALSO ATTRACT RESIDENT ACTIVITY, WHICH DECREASES THE LIKELIHOOD OF CRIMES OF OPPORTUNITY. IN ADDITION, RESIDENTS WHO LEARN TO LOVE A SPACE WILL LEARN TO TAKE CARE OF A SPACE, REDUCING MAINTENANCE COSTS.

INDICATORS OF POOR COMMON SPACES

- ✦ VANDALIZED EQUIPMENT AND FURNITURE
- ✦ GANG GRAFFITI TAGS
- ✦ LOITERING OF UNWANTED GUESTS
- ✦ DISCONCERN ABOUT OUTSIDERS INSIDE OF COMPLEX
- ✦ PEDESTRIAN INACTIVITY
- ✦ ACCUMULATION OF RESIDENT STORAGE ON PATIOS
- ✦ TRASH ACCUMULATION BETWEEN BUILDINGS
- ✦ PARKING LOT DAMAGE DUE TO JUVENILE ACTIVITIES

IMPLEMENTATION STRATEGIES:

REFER TO RECOMMENDATIONS F, G AND H FOR POSSIBLE SOLUTIONS.



ABOVE: WATERSTONE APARTMENTS. THE SPACE IS POORLY MAINTAINED, WHICH DISCOURAGES THE USE OF AMENITIES BY CHILDREN AND SUPERVISING ADULTS.



ABOVE: TAMARACK PLACE. THIS COMMON SPACE HAS AMENITIES PLANNED FOR IT. THE PROPORTIONS OF THE SPACE MAY PROVE TO BE TOO LARGE FOR PROPER SURVEILLANCE.

CRIME PREVENTION PRINCIPLE: LACK OF DURABLE MATERIALS

HOW DOES MATERIAL DURABILITY AFFECT HOUSING?

IT IS OFTEN SAID THAT BUILDINGS HAVE A 30-YEAR LIFE EXPECTANCY. THIS COMES FROM THE LIFE-CYCLE OF MOST EXTERIOR BUILDING MATERIALS, WHOSE MANUFACTURERS WILL TYPICALLY GUARANTEE PRODUCT QUALITY FOR THAT LENGTH OF TIME - ALTHOUGH MATERIAL LIFE EXPECTANCIES CAN VARY GREATLY. SINCE A MAJORITY OF APARTMENT COMPLEXES (AND SINGLE-FAMILY) BUILDINGS IN THE RIVERWOOD DISTRICT WERE CONSTRUCTED IN THE MID-60'S, 70'S AND VERY EARLY 80'S, MUCH OF THE AREA'S MULTIFAMILY STRUCTURES HAVE SURPASSED THE 30-YEAR WARRANTY THRESHOLD, AND HAVE NOTICEABLY DECLINED IN AESTHETICS AND BUILDING PERFORMANCE.

AS MANY MANAGEMENT COMPANIES MAKE THE DECISION TO RENOVATE IN THE COMING YEARS, IT IS IMPORTANT TO MAKE LOGICAL DECISIONS ON WHEN IT COMES TO MATERIAL SELECTIONS, PARTICULARLY CONCERNING EXTERIOR MATERIAL FINISHES. WHILE IT DOES NOT MAKE FINANCIAL SENSE TO OVER-COMPENSATE AND BUY ONLY THE LONGEST-LASTING PRODUCTS, WE CAN STILL MAKE STRATEGIC CHOICES CONCERNING SPECIFIC BUILDING COMPONENTS THAT ARE THE MOST FREQUENTLY NEEDING MAINTENANCED.



ABOVE: PECAN CREEK APARTMENTS. SOME MATERIALS THAT HAVE AN INEXPENSIVE UPFRONT COST OFTEN TIMES COST OWNERS MORE MONEY OVER THE LIFE OF A BUILDING.

COMPONENTS REQUIRING EXTRA CAPTIAL

☛ EXTERIOR UNIT DOORS AND DOOR FRAMES

METAL FRAMES AND FIBERGLASS DOORS ARE PREFERABLE OVER WOOD

☛ EXTERIOR DOOR HARDWARE

STAINLESS STEEL AND NICKLE ARE PREFERRABLE OVER ANY OTHER MATERIALS

☛ EXTERIOR SLIDING GLASS DOORS

SLIDING GLASS DOORS HAVE A VERY LOW LIFE-EXPECTANCY, AND SHOULD BE COMPARED TO DOUBLE SWINGING DOORS WHEN REPLACED.

☛ BALCONIES AND BALCONY RAILING

MANY COMPLEXES WITH BALCONIES IN THE RIVERWOOD AREA ARE COMPOSED OF UNTREATED WOOD. INCREASING BUDGET FOR FINISHES SHOULD BE CONSIDERED.

☛ ROOFING COVER MATERIALS

ASPHALT SHINGLE HAS A SHORT LIFE-EXPECTANCY

☛ PERIMETER FENCING

FENCING WITH REMOVABLE PANELS OR SLATS APPEAR TO BE OF PARTICULAR HAZARD IN THIS NEIGHBORHOOD.

IMPLEMENTATION STRATEGIES:

REFER TO RECOMMENDATIONS D, E AND H AND THE DESIGN STANDARDS FOR POSSIBLE SOLUTIONS.



ABOVE: WATERSTONE APARTMENTS. THIS COMPLEX WAS CONSTRUCTED IN 1965. EXTERIOR MATERIALS HAVE PASSED THEIR INTENDED 30-YEAR LIFE CYCLE.

CRIME PREVENTION PRINCIPLE: UNMANAGED PARKING

WHY IS PARKING MANAGEMENT NEEDED?

PARKING MANAGEMENT REFERS TO PASSIVE SOLUTIONS THAT ATTEMPT TO CONTROL WHICH CARS CAN PARK, AND WHERE THEY ARE ALLOWED TO PARK, INSIDE OF A COMPLEX. IN MOST APARTMENT AND CONDOMINIUM COMPLEXES, PARKING IS PROVIDED IN THE FORM OF A RING AROUND THE PERIMETER OF THE SITE. THIS CONFIGURATION OFTEN CAUSES A SURVEILLANCE PROBLEM PARTICULARLY FOR SINGLE-LOADED AND COURTYARD-SHAPED BUILDINGS BECAUSE VIEWS FROM THE MAIN LIVING SPACES FACE INWARD.

EXISTING COMPLEXES OWNERS DO NOT HAVE THE BENEFIT OF BEING ABLE TO REORIENTATE THEIR BUILDINGS, SO MANAGEMENT TECHNIQUEST MUST BE IMPLEMENTED WHEN NATURAL SURVEILLANCE IS NOT AN OPTION.

NOT ONLY IS PARKING LOCATION OFTEN A DESIGN CONUNDRUM, BUT ALSO IS THE OVER-ABUNDANCE OF SPACES. EXCESSIVE PARKING SPACE LEADS UNWANTED VISITORS TO THE COMPLEX TO FEEL AS THOUGH THEY CAN PARK ANYWHERE WITHOUT BEING NOTICED. THIS INCLUDES LEAVING IMMOBILE VEHICLES AND GETAWAY CARS IN UNSUPERVISED CORNERS OF THE PROPERTY.



ABOVE: SOUTHWOODS APARTMENTS. INOPERABLE VEHICLES AND UNDER-MANAGED STORAGE UNITS AT THE BACK OF THE COMPLEX INDICATE RISK OF

MANAGEMENT TECHNIQUES

THERE ARE SEVERAL MANAGEMENT TECHNIQUES AVAILABLE TO ADMINISTRATORS, AND SOME SOLUTIONS ARE BETTER THAN OTHERS. OPTIONS RANGE FROM PASSIVE MANAGEMENT TECHNIQUES TO MECHANICAL SURVEILLANCE. SOME OF THE MOST AFFORDABLE METHODS INCLUDE:

- ✦ HANGING SURVEILLANCE SIGNS ADJACENT TO PARKING. THESE SIGNS CAN BE USED WHETHER THE PROPERTY ACTUALLY HAS CAMERAS INSTALLED OR NOT.
- ✦ DESIGNATE AND ENFORCE AREAS FOR DEDICATED VISITOR PARKING
- ✦ AVOID ASSIGNING PARKING SPACES BY UNIT, SINCE THIEVES CAN EASILY SPOT WHEN TENANTS ARE AWAY
- ✦ LIMIT THE NUMBER OF AVAILABLE PARKING SPACES, BY FINDING BETTER USES FOR EXCESS, UNDERUTILIZED PARKING BAYS

RECOMMENDED STRATEGIES:

REFER TO RECOMMENDATION C OR POSSIBLE SOLUTIONS.



ABOVE: TAMARACK PLACE. LARGE AMOUNTS OF UNDER UTILIZED PARKING JUST ADDS EXTRA EXPSPENSE TO MAINTENANCE COSTS, WHEN THE SPACE COULD BE USED FOR SOMETHING MEANINGFUL

RECOMMENDATION A:

ESTABLISH A MULTI-HOUSING CRIME AWARENESS AND PREVENTION PROGRAM

PROGRAM DESCRIPTION:

CONSIDER ESTABLISHING A MULTI-HOUSING PROGRAM FOCUSED SOLELY ON PROVIDING TRAINING AND SERVICES TO MANAGEMENT TEAMS AND RESIDENTS, WHOSE FOCUS IS IMPROVE THE SECURITY AND QUALITY OF LIFE IN APARTMENT COMPLEXES. THIS PROGRAM WOULD CONSIST OF TULSA POLICE DEPARTMENT AND THE EXISTING APARTMENT ASSOCIATION, WITH OPEN MEMBERSHIP TO ALL REMAINING COMPLEXES IN THE NEIGHBORHOOD.

THE GENERAL FUNCTIONS OF THE PROGRAM ARE TO PROVIDE TRAINING AND ENSURE THAT APARTMENT PROPERTIES ARE MEETING THE MINIMUM REQUIREMENTS FOR ON-SITE SECURITY, HOWEVER, FURTHER BENEFIT CAN BE ELICITED FROM THIS SETUP:

☛ *PROPERTY MANAGEMENT COMPANIES COULD (AND ALREADY ARE) BENEFITING FROM THE SOCIALIZATION OF OTHER MANAGEMENT COMPANIES WHEN ADMINISTRATIVE PERSONEL CROSS POLLINATE INFORMATION CONCERNING RENT/OCCUPANCY RATES, TROUBLE RESIDENTS, RECENT CRIMINAL ACTIVITY AND POLICY CHANGES.*

☛ *BY HAVING ONE ENTITY (THE PROGRAM) JUDGE THE QUALITY OF EACH PROPERTY IN THE AREA, INDIVIDUAL MANAGERS WILL HAVE THE BENEFIT OF SEEING HOW THEIR PROPERTY STACKS UP AGAINST THE OTHERS. THIS MAY HELP MANAGERS MAKE BETTER INFORMED DECISIONS ABOUT WHEN THEY CAN SEE WHAT IS WORKING/NOT WORKING AT OTHER LOCATIONS.*

☛ *PROPERTIES WHICH MEET THE STANDARDS SET FORTH BY THE PROGRAM COULD BE GIVEN A CERTAIN TITLE THAT CAN IN TURN BE USED AS A MARKETING TOOL. ONCE THE PROGRAM IS WELL-ESTABLISHED, RESIDENTS MAY SEARCH TO SEE IF A PROSPECTIVE COMPLEX IS "CERTIFIED".*

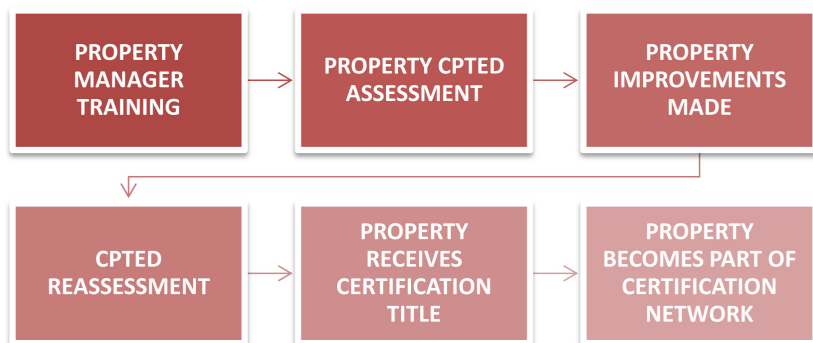
WHY IS THIS PROGRAM IMPORTANT TO THIS AREA?

CURRENTLY, THE APARTMENT ASSOCIATION THAT IS IN PLACE FOR THE NEIGHBORHOOD, MEETS REGULARLY, BUT IS NOT EFFECTIVE ACCORDING SOME PROPERTY MANAGERS. MANY OF THE PROPERTIES HAVE ISSUES THAT VARY GREATLY, DEPENDING ON RESIDENT INCOME LEVELS, FEDERAL FUNDING/RENT STRUCTURES, NUMBER OF UNITS, LOCATION WITHIN THE NEIGHBORHOOD, AND RESIDENT DEMOGRAPHICS. WHILE GANG ACTIVITY OR DRUG ABUSE MAY BE AN ISSUE ON ONE PROPERTY, IT MAY NOT BE AN ISSUE ON ANOTHER.

MANY COMPLEXES IN THIS AREA ARE ALREADY HELD TO A STRICT SET OF STANDARDS SET FORTH BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. WHILE THOSE PROPERTIES MAY FAR EXCEED THE MINIMUM STANDARDS THAT THIS PROPOSED PROGRAM MAY REQUIRE OF THEM, THEY CAN STILL BENEFIT FROM SOCIALIZATION AND PERSONAL CONNECTION TO OTHER PROPERTIES, ESPECIALLY THOSE ADJACENT.²⁸

HAVING THIS MANY MULTIFAMILY PROPERTIES IN A SMALL AREA, MEANS THAT MANY OF THESE COMPLEXES SHARE FENCE LINES. MANAGERS SHOULD HAVE A WORKING RELATIONSHIP WITH ADJACENT PROPERTY MANAGERS IN ORDER STAY VIGILANT OF ILLEGAL ACTIVITIES IN THE IMMEDIATE AREA, OR ON OCCASION HELP EACH OTHER OUT CONCERNING SHARED ENVIRONMENTAL PROBLEMS.

NEIGHBORHOOD LEADERS ALSO BELIEVE THAT MANY OF THE RESIDENTS WHO LIVE IN THE AREA, NEVER REALLY LEAVE THE NEIGHBORHOOD, EVEN AFTER BEING EVICTED. RESIDENTS MOVE FROM ONE COMPLEX TO ANOTHER, SO IT IS IMPORTANT FOR MANAGERS TO KNOW OF SPECIFIC INDIVIDUALS AND SPECIFIC ACTIVITIES THAT COULD POTENTIALLY COMPROMISE THEIR OWN PROPERTIES.



PROPOSED TOPICS FOR TRAINING PURPOSES:

- ✦ RESIDENTS: FIRE SAFETY PRACTICES AND PLANNING
- ✦ RESIDENTS: HOW TO KEEP PESTS OUT OF UNITS
- ✦ RESIDENTS: HOW TO KEEP UNIT SECURE
- ✦ MANAGERS: EMERGENCY PROCEDURES PLANNING
- ✦ MANAGERS: COMPLEX SECURITY GUARD TRAINING
- ✦ MANAGERS: SAFELY EVICTING RESIDENTS
- ✦ MANAGERS: LIGHTING AND SURVEILLANCE

PROPOSED PROGRAM STRUCTURE

THIS PROPOSED PROGRAM COULD MOST EASILY BE MAINTAINED BY THE COORDINATOR OF THE EXISTING APARTMENT ASSOCIATION, RELYING ON THE EXPERTISE AND ENFORCEMENT OF THE TULSA POLICE DEPARTMENT. REFER TO THE DIAGRAM ABOVE FOR AN EXAMPLE OF HOW THE PROPERTY CERTIFICATION COULD POTENTIALLY FUNCTION.

FOR IMPLEMENTATION INFORMATION:

THERE ARE PRECEDENTS FOR THIS TYPE OF PROGRAMMING IN MULTIFAMILY SETTINGS. FOR INSTANCE, THE CITY OF HOUSTON HAS THE "BLUE STAR MULTI-HOUSING PROGRAM". THE HOUSTON POLICE DEPARTMENT HAS PUBLISHED INFORMATION ON HOW THE PROGRAM IS

STRUCTURED, INCLUDING THEIR HOUSING STANDARDS ONLINE AT: ²⁸

WWW.HOUSTONTX.GOV/POLICE/MULTI_FAMILY/CPTED15.

NORMAN, OKLAHOMA ALSO HAS A SOPHISTICATED "CRIME FREE MULTI-HOUSING PROGRAM" WHICH WAS ENACTED IN 2012. THEY BASED THEIR PROGRAM ON THAT OF MESA, ARIZONA, WHICH WAS THE FIRST PROGRAM OF THIS KIND. NORMAN BELIEVED THAT THE INTRODUCTION OF THIS PROGRAM TO THEIR MULT-FAMILY HOUSING SCENERIO COULD REDUCE CRIME BY 32% TO 77%.## MORE INFORMATION ON THE NORMAN-BASED PROGRAM CAN BE FOUND AT: ²⁹

WWW.NORMANPD.NORMANOK.GOV/PD/CRIME-FREE-MULTI-HOUSING

ONE OTHER GREAT EXAMPLE IS ANOTHER HOUSTON-BASED PROGRAM CALLED "TEXANS TOGETHER", WHO CREATED A COLLABORATIVE NETWORK TO SUPPORT THE APARTMENT RESIDENTS IN ALIEF. THEIR COMMUNITY SCENERIO APPEARS TO BE QUITE SIMILAR TO RIVERWOOD'S, AND MAY BE A GREAT RESOURCE OF GENERATING IDEAS OF HOW TO FURTHER COLLABORATION BETWEEN APARTMENTS AND THE LOCAL ECONOMY. MORE INFORMATION CAN BE FOUND AT: ²⁸

[HTTP://WWW.TEXANSTOGETHER.ORG/CONTENT/AAC](http://WWW.TEXANSTOGETHER.ORG/CONTENT/AAC)

²⁸ HOUSTON BLUE STAR MULTI-HOUSING PROGRAM, WWW.HOUSTONTX.GOV/POLICE/MULTI_FAMILY/CPTED15, WEB. JAN 2015.

²⁹ CITY OF NORMAN CITY COUNCIL MINUTES, http://www.normanok.gov/filebrowser_download/154/City%20Council%20Minutes/2012/2012-07-17%20Study%20Session.pdf, WEB. FEBRUARY 2015.

RECOMMENDATION B:

ESTABLISH OR JOIN A NEIGHBORHOOD ASSOCIATION FOR UNINCORPORATED PROPERTIES

DESCRIPTION:

THE CITY OF TULSA MAYOR’S OFFICE OFFICIALLY RECOGNIZES ASSOCIATIONS WHICH ARE MADE UP OF RESIDENTS WHO HAVE AN ACTIVE INTEREST IN REPRESENTING THEIR NEIGHBORHOODS. WHEN A GROUP OF RESIDENTS DEFINES A BOUNDARY AND COORDINATES WITH THE CITY’S NEIGHBORHOOD LIASON, THE RESULTING ASSOCIATION IS ALLOWED TO HOLD MEETINGS, COLLECT MONEY AND MAKE COMMUNITY IMPROVEMENTS.³⁰

THERE ARE OBVIOUS BENEFITS TO OWNING A PROPERTY WITHIN A NEIGHBORHOOD ASSOCIATION’S BOUNDARY: ITS MUTUALLY BENEFICIAL FOR NEIGHBORS IF YOUR PROPERTY SUCCEEDS, MOST OF THOSE NEIGHBORS ARE WILLING TO HELP WITH BEAUTIFICATION TASKS AND COMMUNITY OUTREACH PROJECTS WHEN AFTER THEY HAVE BECOME AQUAINTED WITH YOU AND YOUR RESIDENTS.

WHY IS THIS IMPORTANT TO RIVERWOOD?

WHILE IT MAY SEEM COUNTER-PRODUCTIVE TO HAVE ANOTHER GOVERNING BODY SUPERVISING THE QUALITY OF A MULTIFAMILY PROPERTY, BUT IT MAY ACTUALLY BE MORE BENEFICIAL TO WORK WITH THE ASSOCIATION AND HAVE THEM ON YOUR SIDE. ASSOCIATIONS HAVE THE ABILITY TO GIVE INDIVIDUAL PROPERTIES A VOICE AND GETTING THINGS DONE AT THE CITY LEVEL IS MORE EFFECTIVE WITH A GROUP OF PROPERTIES WORKING TOGETHER.

FOR INSTANCE, IF A PEDESTRIAN BRIDGE IS EVER TO BE BUILT ACROSS JOE CREEK, PROVIDING ACCESS FROM LEWIS AVENUE TO PEORIA AVENUE, IT WOULD PROBABLY TAKE THE EFFORT OF ALL THE APARTMENTS ALONG THE CREEK TO SPEAK UP ABOUT THE ISSUE WITH ONE VOICE.

MULTIFAMILY NOT PART OF AN ASSOCIATION

POTENTIAL ST. THOMAS SQUARE MEMBERS:

- ☛ LINCOLN GLENS
- ☛ SILVER SANDS
- ☛ WELLSFORD OAKS
- ☛ INHOFE PLAZA
- ☛ RIVERBANK PLAZA
- ☛ BRANDY CHASE CONDOS
- ☛ RIVERWOOD SOUTH

POTENTIAL NEW “JOE CREEK” ASSOCIATION:

- ☛ AVONDALE
- ☛ GARDENS ON UTICA
- ☛ THE ARBORS
- ☛ HEARTHSTONE VILLAGE
- ☛ TANGLEWOOD
- ☛ JEWISH FEDERATION
- ☛ CAMBRIDGE SQUARE
- ☛ PECAN CREEK
- ☛ GREENBRIAR
- ☛ THE WILLOWS HOA
- ☛ ROYAL OAK

PROPOSED NEW “JOHNSON PARK” ASSOCIATION:

- ☛ FAIRMONT TERRACE
- ☛ WATERSTONE
- ☛ TAMARACK PLACE
- ☛ PALAZZO PARK
- ☛ WESTWINDS
- ☛ RIVERSIDE SOUTH
- ☛ THE ROYAL ARMS

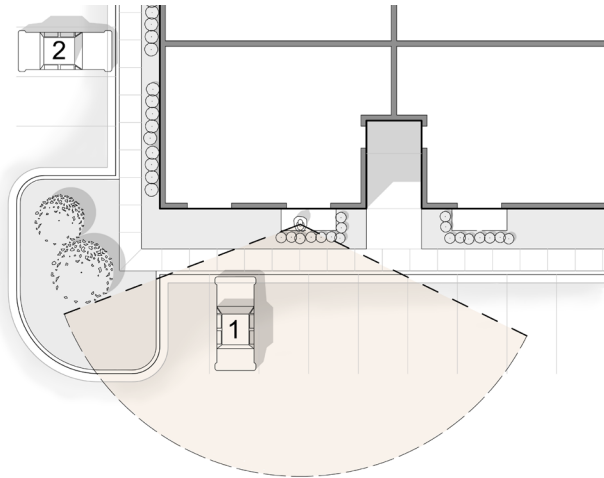
THE ABOVE LISTED ARE COMPLEXES WHICH ARE NOT PART OF AN ASSOCIATION, WHICH HAVE THE POTENTIAL TO JOIN AN ADJACENT ONE, OR START ONE OF THEIR OWN. THE PROPOSED “JOE CREEK” AND “JOHNSON PARK” ASSOCIATIONS ARE OF PARTICULAR NEED BECAUSE THEY CONTAIN SEVERAL LARGE COMPLEXES THAT SHARE BOUNARY LINES AND DO NOT CURRENTLY HAVE ANY NEED TO COMMUNICATE WITH EACH OTHER BEYOND THE NON-MANDATORY APARTMENT ASSOCIATION..

REFER TO MAP C.2 ON PAGE 27 FOR A MAP REPRESENTATION OF EXISTING NEIGHBORHOOD ASSOCIATIONS.

30 CITY OF TULSA, https://www.cityoftulsa.org/media/353535/Neighborhood_Associations_May_2011.pdf. WEB. APRIL 2015.

RECOMMENDATION C:

CONSIDER ESTABLISHING PARKING MANAGEMENT STRATEGIES



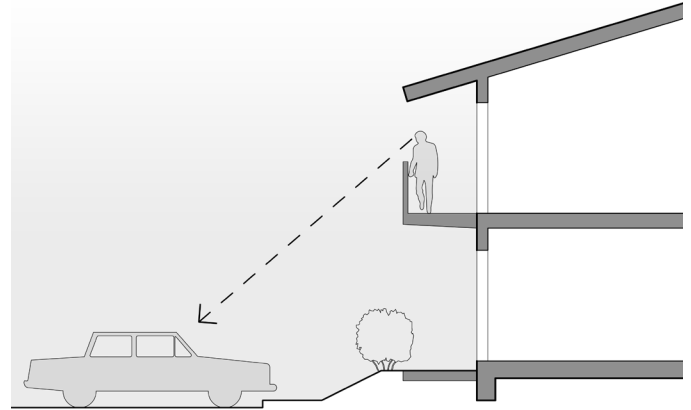
DESCRIPTION:

PARKING MANAGEMENT REFERS TO PASSIVE SOLUTIONS THAT ATTEMPT TO CONTROL WHICH CARS CAN PARK, AND WHERE THEY ARE ALLOWED TO PARK, INSIDE OF A COMPLEX.

WHY IS THIS IMPORTANT TO RIVERWOOD?

PARKING MANAGEMENT IS OFTEN A TERM ASSOCIATED WITH THE SCENARIO OF HAVING TOO MUCH DEMAND AND NOT ENOUGH SUPPLY. THE RIVERWOOD AREA HAS JUST THE OPPOSITE PROBLEM - AN OVER-ABUNDANCE OF PARKING FOR A DEMOGRAPHIC OF PEOPLE WHO LARGELY DO NOT DRIVE, OR EVEN OWN A CAR. WHILE SOME MAY BELIEVE THAT HAVING MORE THAN ENOUGH IS A BENEFIT, THIS EXCESS OF PARKING HAS ACTUALLY CAUSED SEVERAL ISSUES THROUGHOUT THE NEIGHBORHOOD. GETAWAY CARS HAVE BEEN STORED IN CONVENIENT LOCATIONS, USUALLY IN UNNOTICEABLE CORNERS OF COMPLEXES. INOPERABLE VEHICLES HAVE BEEN LEFT AT THE BACK OF PROPERTIES, AND UNWANTED GUESTS HAVE BEEN ABLE TO SIT OUTSIDE OF UNITS WITHOUT NOTICE.³¹

ALSO, BETWEEN THE NUMEROUS RESIDENTS WHO DON'T DRIVE AND THE NEW ZONING CODE UPDATE, IT MAY PROVE THAT COMPLEXES IN THIS NEIGHBORHOOD HAVE A SEVERE EXCESS IN PROVIDED PARKING.



IMPLEMENTATION STRATEGIES

THERE ARE SEVERAL PARKING STRATEGIES OPTIONS AVAILABLE FOR MULTIFAMILY PROPERTIES:

- ASSIGN PARKING SPACES FOR EACH UNIT. THE OCCUPANTS OF UNITS ADJACENT TO PARKING AREAS WILL BE ABLE TO BETTER RECOGNIZE WHEN THEIR ENVIRONMENT HAS BEEN ALTERED, AND DETERS POTENTIAL CRIMINALS FROM SITTING IN SUPERVISED AREAS. ITS IMPORTANT NOT TO LABEL SPACES WITH THE ACTUAL UNIT NUMBERS, OTHERWISE CRIMINALS CAN FIGURE OUT WHICH UNITS ARE UNOCCUPIED.
- GIVE EACH CAR OWNED BY A RESIDENT A PERMIT STICKER. THIS OPTION GIVES PROPERTY MAINTENANCE STAFF THE ABILITY TO IDENTIFY WHEN A VEHICLE DOES NOT BELONG IN A COMPLEX.
- LIMIT THE NUMBER OF AVAILABLE PARKING SPACES BY REMOVING ONES THAT ARE NOT EASILY VISIBLE FROM OCCUPIED AREAS. THIS OPTION CONFINES WHERE CARS MAY BE PARKED, SO THAT WHEN A VEHICLE IS PARKED ELSEWHERE IN THE COMPLEX IT RAISES A FLAG.
- LIMIT PARKING TO DESIGNATED AREAS NEAR THE OFFICE OR COMMUNAL AREA. THIS IS ANOTHER WAY TO CONFINES THE AVAILABLE PARKING SPACES TO SUPERVISABLE AREAS.

RECOMMENDATION D:

SPEND THE MONEY NECESSARY FOR MAINTAINING EXTERIOR BUILDING FENESTRATION AND PERIMETER LANDSCAPING

WHILE IT MAY BE THE COMMON BELIEF THAT THE MOST CRITICAL POINT OF SECURITY FOR APARTMENT RESIDENTS IS THE COMPLEX PERIMETER, IT COULD BE ARGUED THAT THE BUILDING PERIMETER MAY ACTUALLY BE. FOR THE TYPICAL MULTIFAMILY PROPERTY, THERE IS MORE BUILDING PERIMETER THAN THERE IS FENCING PERIMETER TO PROVIDE SURVEILLANCE FOR AND MAINTAIN.

FOR EXTERIOR BUILDING WALLS, THEIR ABILITY TO PROVIDE PROTECTION TO OCCUPANTS DEPENDS ON THE SECURNESS OF THE POINTS OF FENESTRATION. WINDOWS AND DOORS ARE THE WEAKEST POINTS IN AN EXTERIOR WALL AND HAVE A MUCH SHORTER LIFE-SPAN THAT CLADDING MATERIAL. SPECIAL ATTENTION SHOULD BE PAID TOWARDS MAINTAINING THE EFFECTIVENESS OF THESE ELEMENTS TO PROTECT THE OCCUPANTS OF BUILDINGS.

UNIT DOORS

IT HAS BEEN OBSERVED IN THIS NEIGHBORHOOD THAT MANY OF THE LATE 60'S AND 70'S COMPLEXES THAT HAVE NOT BEEN FULLY RENOVATED, STILL HAVE OUTDATED OR INSUFFICIENT UNIT DOORS. SOME OF THE INSUFFICIENCIES INCLUDE:

- ☛ INTERIOR QUALITY WOOD DOORS BEING USED AS EXTERIOR DOORS. FIBERGLASS, SOLID WOOD, OR METAL DOORS SHOULD BE USED FOR EXTERIOR USES.
- ☛ DOORS WITHOUT PEEP HOLES OR FACING WINDOWS.
- ☛ GROUPS OF UNIT DOORS INSIDE DARK STAIR COVES. LIGHTS ON TIMERS SHOULD BE PLACED IN SPACES THAT ARE PRONE TO DARKNESS BECAUSE THEY ARE RECESSED INTO THE BUILDING.
- ☛ DOORS WITH ADJACENT SIDELIGHTS. SIDELIGHTS ARE NOTORIOUSLY DIFFICULT TO SECURE BECAUSE CRIMINALS CAN EASILY BREAK THE WINDOW TO GAIN ACCESS TO THE INTERIOR DEAD BOLT.
- ☛ DOORS THAT ARE IMPERSONAL. CUSTOM PAINTED DOORS OR DECORATED PORCH SPACES HEIGHTENS THE

SENSE OF RISK FOR POTENTIAL INTRUDERS.

- ☛ DOORS WITH WEAK WOOD FRAMES. USING A STEEL PLAT TO REINFORCE DOOR FRAMES IS ESSENTIAL TO STOPPING KICK-INS.

WINDOWS

- ☛ SLIDING GLASS DOORS. NO EXPENSE SHOULD BE SPARED WHEN SECURING PATIO DOORS LEADING INTO LIVING SPACES. THESE DOORS ARE 8X7 FOOT ENTRIES FOR INTRUDERS TO EASILY PENETRATE. MOST OF THE OLDER SLIDING DOORS ARE MADE OF SINGLE PANE GLASS THAT IS EASILY BROKE, WRAPPED IN AN ALUMINUM FRAME THAT IS EASILY LEVERED. WHEN REPLACING THESE DOORS, IT IS RECOMMENDED TO REPLACE WITH DOUBLE DOORS WITH ONE KNOB. IF THAT IS NOT POSSIBLE, SOME KIND OF STOP BAR THAT AUTOMATICALLY FALLS INTO PLACE WHEN CLOSED SHOULD BE PROVIDED.
- ☛ THICK HEDGES SHOULD BE PLANTED BELOW GROUND-LEVEL WINDOWS, TO PREVENT PEOPLE FROM BEING ABLE TO GET DIRECTLY OUTSIDE WINDOWS.³²
- ☛ MAKE WINDOWS AT MINIMUM LOOK STURDY. KEEP WINDOW BLINDS INSTALLED AFTER EACH TENANT.



ABOVE: TAMARACK PLACE. HEDGES PLANTED AROUND THE BUILDING PERIMETER MAKES THE ACT OF BREAKING IN THROUGH A WINDOW OR BALCONY FEEL LIKE A MORE DAUNTING TASK.

32 ATLAS, RANDALL I. 21ST CENTURY SECURITY AND CPTD: DESIGNING FOR CRITICAL INFRASTRUCTURE PROTECTION AND CRIME PREVENTION. CRC PRESS, 2013.

RECOMMENDATION E:

CONSIDER PROVIDING A SPACE FOR APARTMENT RESIDENTS TO ADOPT AS THEIR OWN

WHY AESTHETICS ARE IMPORTANT

QUALITY BUILDING AND SITE AESTHETICS ON RESIDENTIAL PROPERTIES, ESPECIALLY MULTIFAMILY PROPERTIES, SERVES MANY PURPOSES OUTSIDE OF JUST GOOD MARKETING FOR A LOCATION. PERSONAL TOUCHES TO LIVING SPACES PROVIDE A SENSE OF OWNERSHIP AND PRIDE FOR RESIDENTS - AND WHEN A RESIDENT FEELS MORE PRIDE IN A SPACE, THE MORE LIKELY THEY ARE TO TAKE CARE OF IT. ADDITIONALLY, QUALITY AESTHETICS AND OCCASIONAL PERSONAL TOUCHES LET OUTSIDERS KNOW THAT SOMEONE LIVES THERE AND CARES WHAT HAPPENS ON THEIR PROPERTY - WHICH HEIGHTENS THE SENSE OF RISK FOR POTENTIAL INTRUDERS.

WHAT ARE “GOOD” AESTHETICS

EVERY INDIVIDUALS PERCEPTION OF STYLE IS DIFFERENT, SO ANY ATTEMPT TO CHANGE THE LOOK OF ANYTHING IN THE BUILT ENVIRONMENT WILL MEET CONTENTION. HOWEVER THE BEST BET WHEN DECIDING TO CUSTOMIZE A SPACE IS TO LET THE RESIDENTS PROVIDE THE MAJORITY OF THE INPUT. IN THE RIVERWOOD NEIGHBORHOOD, MANY COMPLEXES ARE HIGHLY SEGREGATED BY ETHNICITY, AGE OR INCOME. THAT LEAVES OPPORTUNITY FOR

RESIDENTS TO LEAVE TRACES OF THEIR SHARED CULTURES AROUND THEIR COMPLEX. THE MORE CONTROL THAT THE RESIDENTS HAVE OVER A SPACE, THE MORE OWNERSHIP AND PRIDE THEY WILL TAKE OVER IT. THE PERCEPTION THAT A SPACE IS IMPORTANT TO SOMEONE MAY ALSO CURB THE TEMPTATION TO TAG IT.

OPPORTUNITIES FOR PERSONALIZATION

- ✦ DIFFERENT COLORED, PAINTED UNIT DOORS
- ✦ PUBLIC ART IN COMMUNAL SPACES
- ✦ RESIDENT-CHOSEN PLAYGROUND EQUIPMENT
- ✦ CULTURAL MURALS ALONG PERIMETERS
- ✦ OUTDOOR FURNITURE
- ✦ INTERACTIVE DISCUSSION BOARD IN COMMON SPACE
- ✦ COMMUNITY GARDEN OR PERSONAL FLOWER BOXES
- ✦ FLEXIBLE SEMI-PUBLIC SPACES, SUCH AS BALCONIES
- ✦ FOR LARGE COMPLEXES, DIFFERENTIATION BETWEEN BUILDINGS



ABOVE: SOUTH GLEN. AN ADJACENT MINI-STORAGE FACILITY PROVIDES A BLANK CANVAS PERFECT FOR PUBLIC ARTWORK THAT EXPRESSES THE CULTURE OF THE HISPANIC COMMUNITY.



ABOVE: FAIRMONT TERRACE. EVEN SEMI-PRIVATE BALCONIES ARE OPPORTUNITIES FOR RESIDENTS TO EXPRESS PERSONALITY.

RECOMMENDATION F:

CONSIDER FORMING A RESIDENT-RUN BEAUTIFICATION TEAM

WHY HAVE ONE?

BEAUTIFICATION TEAMS ARE A MUTUALLY BENEFICIALLY WAY TO KEEP A PROPERTY WELL-MAINTAINED AND CARED FOR. RESIDENTS WANT A PLACE THEY CAN CALL “HOME” AND ADMINISTRATORS WANT A WAY TO KEEP THEIR PROPERTIES EFFECTIVE. BEAUTIFICATION TEAMS ARE ESSENTIALLY ANOTHER DEGREE OF RELATIONSHIP BETWEEN ADMINISTRATORS AND TENANTS. WITH THIS COMES ADDITIONAL BENEFITS:

- ✦ BEAUTIFICATION TEAMS PROVIDE TRAINING FOR A SKILLED TRADE, WHICH IMPROVES THE ABILITY FOR RESIDENTS TO PAY THE RENT.
- ✦ MANAGERS GAIN FREE MAINTENANCE LABOR, AND RESIDENTS LOSE EXCESS TIME THAT COULD BE SPENT LOOKING FOR TROUBLE.
- ✦ MAINTENANCE TEAMS PROVIDE THAT MISSING CONNECTION THAT ALLOWS MANAGEMENT TO INTERACT WITH THEIR TENANTS. THAT STRENGTHENED RELATIONSHIP MAY PROVIDE MORE SENSE OF DUTY TO MAKE RENT AND BE A GOOD TENANT. THIS MAY ALSO BE AN OPPORTUNITY TO HEAR CONCERNS BEFORE THEY ACTUALLY BECOME REAL CONCERNS.
- ✦ BEAUTIFICATION TEAMS PROVIDE A WAY FOR FELLOW RESIDENTS TO SOCIALIZE. IMPROVING RESIDENTS AMIABILITY MAY REDUCE THE CONTENTION BETWEEN NEIGHBORS LATER ON.
- ✦ TEAMS ALLOW NATURAL LEADERS TO TAKE CHARGE AND GAIN CONFIDENCE IN THEIR ABILITIES TO SUCCEED AT SOMETHING.
- ✦ WORKING TOWARDS TAKING CARE OF SOMETHING WILL DETER RESIDENTS (AND OTHERS) FROM DEFILING IT.

POTENTIAL IMPLEMENTATION PROJECTS

- ✦ ROUTINE EXTERIOR BUILDING PAINTING
- ✦ ROUTINE LAWNWORK AND HEDGE-TRIMMING

- ✦ TRASH PICK-UP
- ✦ PARKING SURVEILLANCE SWEEPS
- ✦ ROOF PATCHING
- ✦ WINDOW WASHING
- ✦ WEED-PULLING
- ✦ PLAYGROUND MAINTENANCE
- ✦ POTHOLE PATCHING
- ✦ POOL CLEANING
- ✦ SIDEWALK SWEEPING
- ✦ TREE-TRIMMING
- ✦ PUBLIC ART MURALS
- ✦ COMMUNITY-EXCLUSIVE CAR WASHES
- ✦ COMMUNITY-EXCLUSIVE CAR MAINTENANCE

WHY IS THIS IMPORTANT TO RIVERWOOD?

RIVERWOOD SUFFERS FROM A LACK OF CONNECTION BETWEEN PROPERTY MANAGEMENT COMPANIES AND THE RESIDENTS WHO LIVE IN THEIR COMPLEXES. THIS ISSUE CAN BE TRICKY TO SOLVE WHEN MANY OF THE MANAGEMENT COMPANIES ARE BASED OUT OF STATE. ANY ATTEMPT AT GIVING A FACE TO THE “LANDLORDS” IS A STEP IN THE RIGHT DIRECTION FOR IMPROVING THE TRUST OF RESIDENTS.



ABOVE: AN ONSITE DIY PROJECT WITH RESIDENTS AND ADMINISTRATORS IS A GREAT WAY TO PASSIVELY CONNECT WITH TENANTS.

RECOMMENDATION G:

CONSIDER REOPENING SECONDARY VEHICULAR AND PEDESTRIAN ENTRANCES INTO AND OUT OF COMPLEX PERIMETERS

EVERY COMPLEX WITH 30 OR MORE UNITS ARE REQUIRED TO HAVE A SECONDARY ENTRANCE FOR EMERGENCY INGRESS/EGRESS PER FIRE CODE REGULATIONS. ALTHOUGH MANY COMPLEXES IN THIS AREA HAVE SECOND AND EVEN THIRD ENTRANCES, MANY PROPERTY ADMINISTRATORS HAVE MADE THE DECISION TO KEEP THOSE ENTRANCES CLOSED. SOME HAVE GATES THAT ARE STILL OPERABLE, BUT ARE CLOSED WITH A PAD LOCK, WHILE OTHERS HAVE ERECTED PERMANENT BARRIERS. PROPERTY OWNERS HAVE TAKEN THIS ACTION PRESUMABLY TO KEEP FOOT TRAFFIC FROM FLOWING THROUGH THEIR PROPERTY, OR TO KEEP PEOPLE FROM ENTERING THE PREMISES UNDETECTED.

WHILE CLOSING ENTRANCES MAY PRODUCE THOSE DESIRED RESULTS FOR ADMINISTRATORS, IT ALSO PRESENTS NEW PROBLEMS TO DEAL WITH. FOR INSTANCE, WHEN ONE GATE IS OPEN AND ANOTHER IS CLOSED, THIS CREATES A "BACK" OF LOT SITUATION. THE SIDE OF THE COMPLEX THAT CONTAINS THE CLOSED ENTRANCE, PARTICULARLY ONES THAT ARE AWAY FROM AN ON-SITE OFFICE, BECOME HOT SPOTS FOR CRIMINAL ACTIVITY TO OCCUR. CLOSED ENTRIES ARE JUST ANOTHER WAY TO SHIELD A CORNER OF THE PROPERTY FROM NATURAL SURVEILLANCE OF PASSING CARS OR PEDESTRIANS.

ALSO, THE LACK OF A SECOND ENTRANCE HAS DIRECT EFFECT ON THE ABILITY OF THE FIRE DEPARTMENT TO ENTER THE PREMISES IN CASE OF EMERGENCIES. FOR SOME COMPLEXES, THE DENSITY OF BUILDINGS ON THE SITE DOES NOT ALLOW THE PROPER TURNING RADII FOR FIRE TRUCKS TO MANUEVER AROUND BUILDINGS. PROPERTIES LIKE PECAN CREEK AND WEDGEWOOD COURT FACE THIS ISSUE. FOR OTHER COMPLEXES WITH ONLY ONE ENTRY OPEN, SUCH AS PRESCOTT WOODS AND FAIRMONT TERRACE, MANUEVERABILITY IS NOT AN ISSUE.

AT THE TIME OF BUILDING CONSTRUCTION, EACH COMPLEX WAS PROBABLY MEETING THE FIRE MARSHAL'S APPROVAL. OVER TIME SITES HAVE BEEN MANIPULATED AND BUILDINGS RETROFITTED TO MEET TODAY'S NEEDS. THESE CHANGES, IF MINOR, ARE OFTEN NOT REVIEWED FOR EMERGENCY RESPONSE PREPAREDNESS. IN AT LEAST ONE CASE, AN APARTMENT COMPLEX IN THE RIVERWOOD AREA CLOSED A SECOND ENTRANCE ONTO THEIR SITE, WHICH RESULTED IN THE PROPERTY HAVING TWO STREET ADDRESSES AND ONLY ONE ENTRANCE. THIS HAS CAUSED ISSUES FOR EMERGENCY RESPONSE DRIVERS WHO ARE LOOKING FOR ENTRY TO THE PROPERTY ON THE WRONG STREET.



ABOVE: WATERSTONE APARTMENTS. THIS DEAD END STREET BLOCKS PEDESTRIAN FLOW TO PEORIA, AND CREATES A ISOLATED AREA AT THE EDGE OF THE COMPLEX.



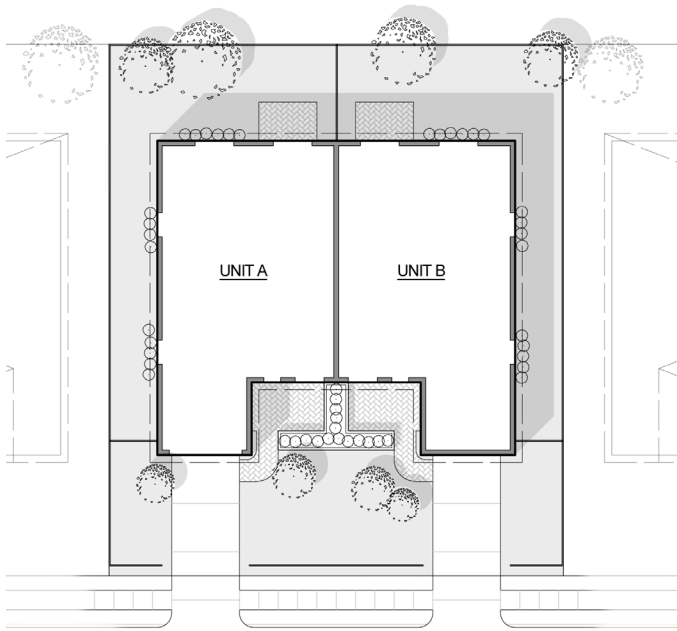
ABOVE: SOUTH GLEN APARTMENTS. ACTIVITY IN PARKING LOTS HEIGHTENS THE SENSE OF RISK OF SURVEILLANCE. THIS CHILD ASKED WHAT I WAS DOING TAKING PHOTOS IN HIS COMPLEX.

RECOMMENDATION H:

LAYER PUBLIC TO PRIVATE SPACES (SINGLE FAMILY HOMES AND DUPLEXES)

JUST LIKE APARTMENT UNITS, SINGLE FAMILY AND DUPLEX RESIDENTS HAVE POOR BUFFERING OF PUBLIC AND PRIVATE SPACES. IN ORDER TO ADEQUATELY PROVIDE SEPARATION OF THE MOST PRIVATE OF SPACES, BEDROOM WINDOWS, FRONT DOORS AND LIVING ROOM GLASS DOORS SHOULD BE SCREENED BY AN OUTER SEMI-PRIVATE SPACE. BACK DOORS SHOULD OPEN TO PATIO AREAS OR A FENCED BACKYARD. FRONT DOORS SHOULD OPEN TO AN ENCLOSED PORCH/PATIO SPACE IF THE FRONT YARD IS NOT FENCED. OUTDOOR SPACES ARE SEMI-PRIVATE AND CAN ALSO FUNCTION AS ADDITIONAL LIVING SPACE IF ENCLOSED. THERE SHOULD BE A FORMAL TRANSITION FROM THE PUBLIC STREET UP TO THE FRONT DOOR, SO VISITORS KNOW WHEN THEY ARE ENTERING PRIVATE PROPERTY.

AN EXAMPLE LAYOUT HAS BEEN DIAGRAMED BELOW. THE BUILDING FOOTPRINT SHOWN IS TYPICAL FOR THE NEIGHBORHOOD.



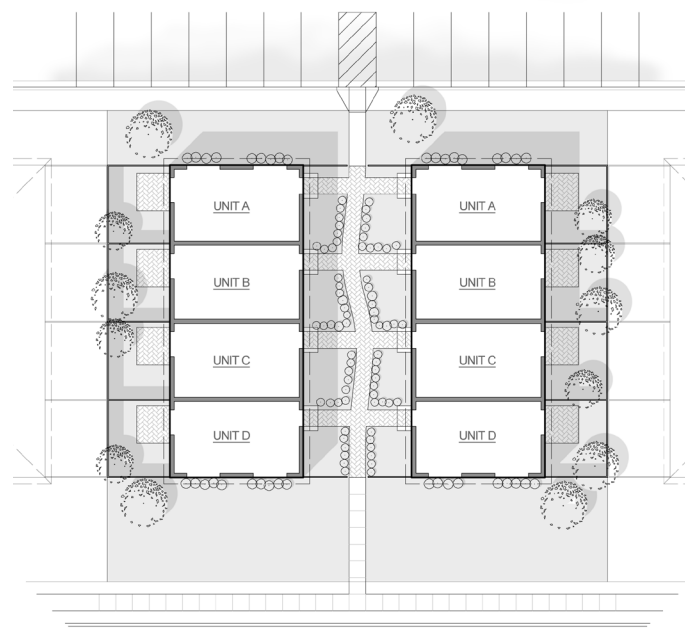
ABOVE: DIAGRAM REPRESENTING A BEST CASE SCENERIO FOR PLANNING A TYPICAL DUPLEX SITE DESIGN.

RECOMMENDATION I:

LAYER PUBLIC TO PRIVATE SPACES (QUAD-COMPLEXES)

MANY QUAD-COMPLEXES IN THE NEIGHBORHOOD HAVE OUTDOOR SPACES THAT LACK PERSONALITY AND ARE DEVOID OF ANY AMENITIES THAT WOULD ENTICE RESIDENTS TO OCCUPY THEM. HAVING 8 HOUSEHOLDS SHARE ONE CONTINUOUS SPACE BETWEEN BUILDINGS BECOMES A TERRITORIALITY ISSUE. THIS CAN BE REMEDIED BY SECTIONING OFF THE SPACE INTO 8 EQUAL AREAS. THESE AREAS CAN BE PARTITIONED BY SHORT SHRUBS. PERMANENT IMPROVEMENTS WITH FOOTINGS ARE DISCOURAGED IN THIS SPACE, BECAUSE FIRE TRUCKS MAY NEED TO RUN OVER ANYTHING IN THE MIDDLE TO REACH A FIRE FROM THE FRONT OF EACH BUILDING. THIS INCLUDES ONE END OF THE OPEN SPACE - WHICH SHOULD HAVE A WOOD SLAT FENCE, OR SIMILAR, TO ALLOW FIRE TRUCKS ACCESS.

AN EXAMPLE LAYOUT HAS BEEN DIAGRAMED BELOW. THE BUILDING FOOTPRINT SHOWN IS TYPICAL OF OTHER QUAD-COMPLEXES IN THE NEIGHBORHOOD.



ABOVE: DIAGRAM REPRESENTING A BEST CASE SCENERIO FOR PLANNING A TYPICAL QUAD-COMPLEX SITE LAYOUT.

RECOMMENDATION J:

DESIGN STANDARD FOR WHEN APPLYING NEW LAYERS OF PAINT TO EXTERIORS

WHY HAVE A COLOR SCHEME?

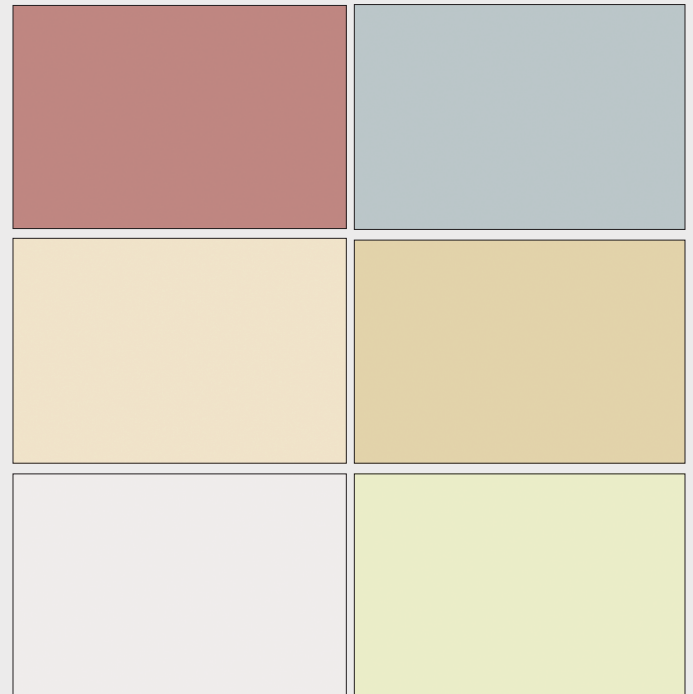
FOR MANY COMMUNITIES WHO HAVE COLOR DESIGN STANDARDS, THE GOAL IS TO CONTROL THE USE OF INCONGRUANT COLORS. BUT FOR RIVERWOOD, THE NEED FOR COLOR OPTIONS MAY BE MORE RELATED TO TRYING TO KEEP MULTIFAMILY FROM “STICKING OUT”. THE EASIEST WAY TO MAKE APARTMENT RESIDENTS FEEL LIKE THEY DO NOT LIVE IN A “HOME” IS BY MAKING THEIR COMPLEX FEEL LIKE A CHARACATURE OF AFFORDABLE HOUSING. PRIMARY COLORS MAY MAKE HOUSING LOOK ELEMENTARY AND BASIC, AND TOO MANY BLAND COLORS MAKE HOUSING FEEL INSTITUTIONALIZED. THE GOAL SHOULD BE TO MATCH THE TONES USED IN NEARBY MARKET-RATE HOUSING. THE COLORS SHOWN IN THE DIAGRAM BELOW WERE CHOSEN BY PULLING COLORS

OBSERVED ON SINGLE-FAMILY HOUSING IN RIVERWOOD. THESE SELECTIONS ARE ONLY A GOOD PLACE TO START. IT SHOULD BE SUGGESTED THAT PUBLIC INPUT BE SOUGHT IF EVER DEVELOPING ACTUAL STANDARDS THAT ARE ENFORCABLE.

THERE MAY BE SOME PRE-DISPOSITIONS THAT MAKE APARTMENT COMPLEXES LOOK DISSIMILAR FROM THE REST OF THE NEIGHBORHOOD, SUCH AS ARCHITECTURAL DETAILS OR BUILDING GEOMETRY. COLOR, HOWEVER, IS ONE THING THAT CAN BE CONTROLLED NOW, AND MAY HAVE A BIGGER IMPACT THAN CHANGING THINGS SUCH AS BUILDING SHAPE.



PALETTE RECOMMENDATIONS: PASTELS



RECOMMENDATION K:

DESIGN STANDARDS FOR NEW PLANTINGS AND MAINTAINING EXISTING PLANTINGS

SUGGESTED TYPES OF PLANTINGS FOR INCREASED DURABILITY, SECURITY AND AESTHETICS:

TREES:

- ☛ GOLDEN RAIN TREES (IN OPEN SPACE)
- ☛ AUSTRIAN PINES (AROUND BUILDINGS)
- ☛ CREPE MYRTLES (AROUND PERIMETER FENCING)
- ☛ DWARF LOBLOLLY PINES (AROUND BUILDINGS)
- ☛ OSMANTHUS TREE (AROUND PERIMETER FENCING)

SHRUBS & BUSHES:

- ☛ BOXWOOD SHRUBS
- ☛ DWARF CHINESE HOLLY
- ☛ RED ROCKET DWARF

THERE HUNDREDS OF OPTIONS THAT CAN PROVIDE

SIMILAR PROPERTIES, BUT THESE WERE CHOSEN BECAUSE THEY ARE SAFE ALTERNATIVES AND CONDUCIVE TO GROWING IN THIS AREA OF THE COUNTRY.

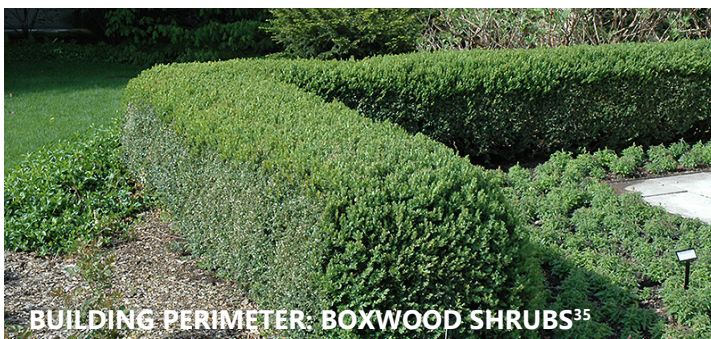
BAD LOCATIONS TO PLANT TREES:

- ☛ ANYWHERE AROUND OVERHEAD
- ☛ AGAINST SIDEWALKS
- ☛ DIRECTLY ADJACENT TO UNIT DOORS
- ☛ WITHIN 5' OF A BUILDING PERIMETER
- ☛ DIRECTLY ADJACENT TO CHILDRENS RECREATION

GOOD LOCATIONS TO PLANT TREES:

- ☛ IN PASSIVE RECREATION OR COMMUNAL SPACES
- ☛ AROUND PERIMETER FENCING
- ☛ BETWEEN ADJACENT SINGLE-FAMILY USES
- ☛ IN PARKING LOT ISLAND CUTOUTS

RECOMMENDATIONS:



33 <http://campus.albion.edu/albiontrees/japanese-tree-lilac/>

34 <http://www.botanical-journeys-plant-guides.com/images/crape-myrtle-pink-street-trees.jpg>

35 <http://plants.bachmanslandscaping.com/Content/Images/Photos/F305-08.jpg>

36 http://cals.ncsu.edu/hort_sci/about/history/histimages/arbpinusl.jpg



THE IMPACT OF HOUSING QUALITY

THIS STUDY WAS INITIATED BECAUSE IN PART, NEIGHBORHOOD LEADERS AND I BELIEVED THAT THERE WAS A NEED TO REBRAND THIS MISUNDERSTOOD COMMUNITY CALLED “61ST AND PEORIA”. IT WAS NOT UNTIL SIX MONTHS INTO THE EFFORT THAT IT WAS REALIZED THAT THE ROOT OF THE PUBLIC’S POOR PERCEPTION MAY ACTUALLY BE AN UNDERLYING ISSUE OF POOR HOUSING QUALITY. TO MUCH OF THE PUBLIC, THE AREA IS KNOWN AS THE “SOUTH GHETTO” BECAUSE OF HIGHER THAN AVERAGE VIOLENT CRIME RATES AND THE ABUNDANCE OF SUBSIDIZED HOUSING. BY IMPROVING THE QUALITY OF LIFE OF THOSE WHO LIVE IN ONE OF THE NEIGHBORHOOD’S NUMEROUS MULTIFAMILY COMPLEXES, IT CAN BE CONCEIVED THAT MAYBE THE CRIME RATES WILL DROP, AND PUBLIC PERCEPTION ONE DAY HEAL.

FOR MANY WHO ARE FAMILIAR WITH THIS AREA, AND NEIGHBORHOOD REHABILITATION IN GENERAL, KNOW THAT THERE IS A STRUGGLE BETWEEN GENTRIFICATION AND IMPROVING THINGS FOR THE BENEFIT OF THOSE WHO ARE ALREADY LIVING IN A PLACE. THIS STUDY HOPEFULLY IN NO WAY SUGGESTS THAT GENTRIFICATION IS AN ANSWER TO RIVERWOOD’S HOUSING PROBLEMS. THE IMPROVED QUALITY OF LIVING IN THE AREA MAY INTERACT WITH THE NATURAL EBB AND FLOW OF VOUCHER RECEPIENTS WHO DECIDE TO LIVE IN THE AREA, BUT SHOULD NOT CAUSE THE DIRECT DISPLACEMENT OF RESIDENTS TO ANOTHER PART OF THE CITY.

THE SOUTH PEORIA AREA WAS ONCE LIKE OTHER DENSILY POPULATED AREAS OF SOUTH TULSA. IT CAN BE

THEORIZED THAT BUILDING LIFE-CYCLE WAS A MAJOR FACTOR IN THE DILAPIDATION OF THE NEIGHBORHOOD. THIS MEANS THAT ANY OTHER AREA IN THE CITY THAT HAS SIMILAR HOUSING PATTERNS COULD FALL VICTIM TO THE SAME OUTCOMES IN THE FUTURE.

THE FACTOR OF VIOLENT CRIME IN HOUSING

THIS STUDY MENTIONS THE EFFECTS OF VIOLENCE ON THE QUALITY OF LIFE FOR RESIDENTS OF MULTIFAMILY HOUSING. THE STUDY DOES NOT HOWEVER, ATTEMPT GEOGRAPHICALLY OR STATISCALLY MAP THE SPECIFIC OCCURANCE OF CRIME IN THIS NEIGHBORHOOD. THE LOCATION OF CRIME IS CERTAINLY A FACTOR IN THE SUCCESSES AND FAILURES OF HOUSING QUALITY, BUT NOT ENOUGH DATA WAS AVAILABLE DURING THE TIME OF THIS STUDY TO ADEQUATELY MAKE CONCLUSIONS AND RECOMMENDATIONS.

THERE IS HOWEVER, A STUDY CURRENTLY BEING PERFORMED BY THE UNIVERSITY OF CINCINNATI, AND SPEARHEADED BY THE CITY OF TULSA AND THE SOUTH PEORIA NEIGHBORHOOD CONNECTION FOUNDATION. FUNDING IS BEING PROVIDED BY THE BYRNE GRANT, AND WILL BE USED TO COLLECT ENOUGH CRIME DATA THAT FURTHER CRIME PREVENTION SOLUTIONS CAN BE RECOMMENDED IN THE FUTURE.

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