



MEMORANDUM

Council Agenda
Item No. IX.S.
9/29/2015

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: James D. Couch, City Manager

Resolution approving the Downtown Development Framework to define a vision for downtown Oklahoma City to facilitate coordination of public and private investment. Wards 6 and 7.
Deferred from September 15, 2015.

Background

The City of Oklahoma City Planning and Public Works Departments partnered with Downtown Oklahoma City, Inc., the Alliance for Economic Development of Oklahoma City and the Greater Oklahoma City Chamber of Commerce to develop a Downtown Development Framework. The Framework reflects comprehensive efforts to define a vision for downtown Oklahoma City so that public and private investment can be coordinated to create a physical environment that defines the world-class downtown that we envision.

Leaders from the above organizations worked on the creation of the Framework for over a year. The stakeholder outreach involved two parts. The first involved presentations to numerous downtown property owners and developers. The second was a presentation to the design review commissions and committees overseeing the areas within the Framework boundaries. Comments from all outreach sources were collected and are reflected in the final document.

The document provides a framework for future growth that emphasizes the connectivity between land use and transportation. Included are a series of policies that guide land use, urban design, transportation, and infrastructure, which together make up the urban fabric of downtown and its various sub-districts. The Policy Framework illustrates the holistic development vision for downtown, outlining policies related to density and scale, land use, street design and configuration, parking, and alternative transportation. The Design Framework provides the public and private realm with guidelines that strengthen the relationship between the street, sidewalk, and adjacent development. The Framework's guidelines will be used to clarify and enhance existing design regulations and guidelines regarding public and private development and streetscape design.

The core objectives of the Framework include:

- Linking past planning efforts throughout the downtown area into one unified vision for development;
- Connecting short-term decisions to the “big picture” of downtown revitalization;
- Creating a more predictable development environment by acting as a developer’s guide, establishing City expectations for investment, and clarifying design standards and guidelines;
- Better integrating land use and transportation; and
- Establishing a process that streamlines the design of future street improvements.

The Framework will be used to inform updates to the Downtown Design Districts, the creation of an updated Downtown Street Design Manual (to replace the Downtown Streetscape Master Plan) and application of development incentives.

The document was reviewed by the Board of Directors for Downtown Oklahoma City, Inc. It was also reviewed and recommended for approval by all of the design review commissions and committees overseeing the areas within the Framework, which include the Downtown Design Review Committee, Bricktown Urban Design Committee, Urban Design Commission, and Riverfront Design Committee.

On August 27, 2015 the Planning Commission unanimously approved a resolution adopting the Downtown Development Framework for implementation.

Review

Planning Department

Recommendation: Resolution be adopted.