



planokc
planning for a healthy future

City Council
July 21, 2015

-
- Long-range plan that guides how our city grows
 - Addresses broad range of topics
 - Policy document (not a regulatory one)
 - Not limited to purview of City government

WHAT IS A COMPREHENSIVE PLAN?

WHY DO WE NEED TO PLAN?

COMMUNITY'S ISSUES

- Changing population
- Economic and Fiscal Sustainability
- Neighborhood Health
- Housing Choice
- Health and Wellness
- Retail Competition
- Air and Water Quality
- Transportation System
- Place Quality

HOW IS THE PLAN USED?

- Used by city leaders, developers, business owners and citizens
- Guides decisions about future growth, development, policy and capital improvements
- Framework for evaluating development proposals





THE PLANNING PROCESS

600,000 people live in Oklahoma City today.

300,000 & **170,000**
People Jobs

will be added to OKC by 2050. That is equivalent to adding 4 Edmonds or 3 Normans to our current city population.

How should Oklahoma City grow?

Where will people live, work, play, and learn?
How will we get around?



INPUTS TO THE PLANNING PROCESS

Studies, Analyses, and Surveys

Public Input and Citizen Feedback



Comprehensive

[,kämpri'hensiv] ADJECTIVE

1. complete; including all or nearly all elements or aspects of something
2. Marked by or showing extensive understanding

GETTING IN GEAR

- Research
- Data compilation
- Analyses
- Best Practices

- COTPA Fixed Guideway Study
- COTPA Transit Service Analysis
- Downtown Housing Strategies and Implementation Plan
- Vacant and Abandoned Buildings Study

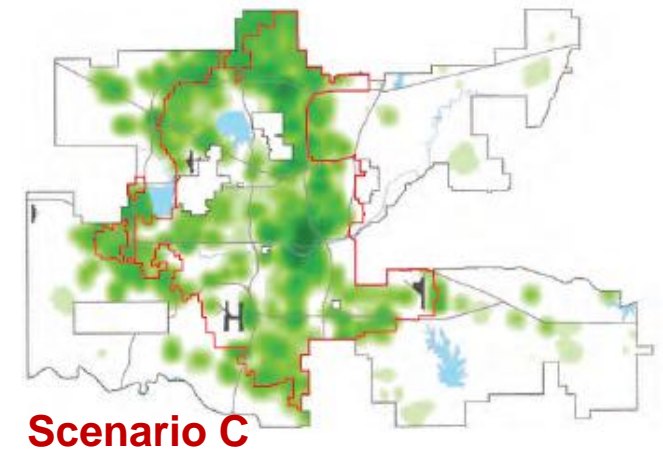
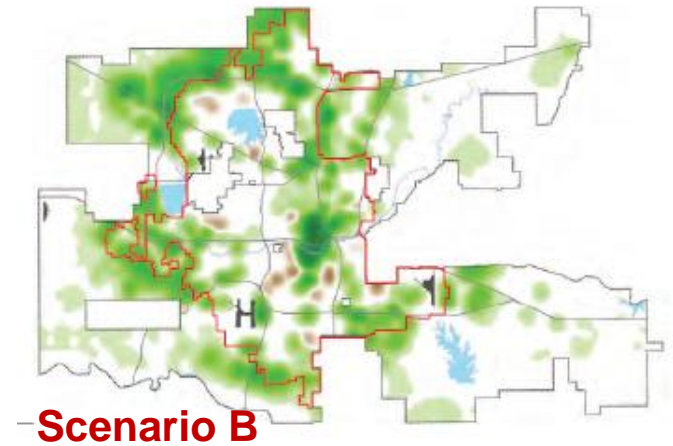
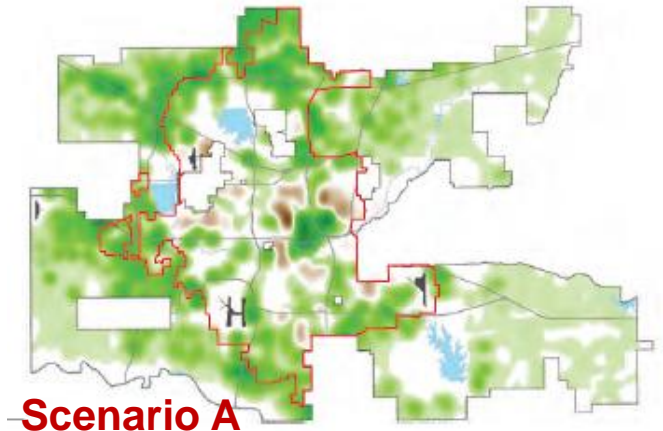


- Housing Market Preference and Demand Study
- Housing Survey
- Community Appearance Survey
- Retail Plan
- Employment Needs Assessment and Action Plan
- Parks Master Plan
- Parks Survey
- Growth Scenarios Analysis
- Health Impact Assessment
- Business Survey
- Citizen Survey

*Funded by grants and partners
(over \$800,000)*

STUDIES AND ANALYSES

- Housing Demand Study
- Retail Plan
- Parks Master Plan
- Employment Lands Needs Assessment and Action Plan
- Growth Scenario Analysis
- Service Efficiency Study
- Health Impact Assessment



STATISTICALLY SIGNIFICANT SURVEYS

- Vision Survey
- Issue Importance Survey
- Housing Survey
- Community Appearance Survey
- Parks Survey
- Business Survey
- Citizen Survey



Total Surveys: 8,000+
Total "Inputs": 22,500+

PUBLIC ENGAGEMENT



- Open Houses / Updates
- Presentation Circuit
- Free Coffee Monday
- Neighborhood Workshop
- Stakeholder Group Meetings
- Goal Development Workshop
- Ward Meetings
- CrowdGauge / Surveys
- Symposium
- Growth Scenario Workshop
- Focus Group Meetings
- Citizen Advisory Team Meetings
- Online Public Review & Feedback

PUBLIC MEETINGS



Special Meetings

- Presentation Circuit
- Greater OKC Chamber Retreat
- School Districts and City Managers

Stakeholder Groups

- City Staff Working Groups
- Element Groups
- Healthy Communities Oversight Group
- Citizen Advisory Team

PUBLIC MEETINGS



Workshops

- Meeting-in-a-Box
- Neighborhood Workshop
- Goal Development Workshops
- Joint Commission / Committee Workshops
- Growth Scenarios / Policy Development Workshops

Focus Groups

- Downtown / Urban
- Suburban / Rural
- Environmental

ONLINE FEEDBACK

- Public review and comment of issues, goals, policies and draft plan
- CrowdGauge Survey
- Mindmixer

planok CrowdGauge Survey Introduction Priorities Actions & Investments Policy Directions planok Website

My priorities for Oklahoma City's future are...

Back Next
Show Instructions Again

- Building new neighborhoods in undeveloped areas
- Having a variety of opportunities to stay healthy and fit
- Being able to easily walk, bike, or take transit to places I need to go
- Minimizing traffic congestion
- Protecting the environment
- Protecting the character of rural areas
- Having easy access to healthy food
- Keeping the cost of city services low
- Growing the economy
- Improving public education
- Strengthening existing neighborhoods
- Improving the parks and recreation system

The screenshot displays a survey interface for 'planok CrowdGauge Survey'. The main heading is 'My priorities for Oklahoma City's future are...'. Below this, there is a list of 12 issues, each with a star rating and a small icon. To the right of the list is a cluster of 12 circular icons, each containing a different symbol related to the issues listed. The icons include a house, a tree, a dollar sign, a car, a person walking, a bicycle, a train, a book, a leaf, a tractor, a house with a chimney, and a person with a backpack. The interface also includes navigation buttons for 'Back', 'Next', and 'Show Instructions Again'.

planok CrowdGauge Survey Introduction Priorities Actions & Investments Policy Directions planok Website

I would support actions and investments that...

Back Next
Show Instructions Again

Improve health and wellness

- Improve opportunities to grow and produce food locally.
- Improve parks, open spaces, and trails.
- Improve access to healthy food options.
- Reduce tobacco use.

Improve neighborhood and community appearance

- Increase tree cover in parking lots and along streets.
- Improve the quality and design of buildings, landscaping and signs.
- Revitalize and sustain neighborhoods.
- Improve property maintenance.

Protect natural resources

- Limit urbanization of natural wooded areas and habitat areas in rural parts of the city.
- Incentivize "green" construction practices and develop energy efficient standards for construction.
- Use stormwater management practices that protect water quality and wetlands, and safeguard against risks of flooding.
- Reduce vehicle emissions.

Improve public safety

0 coins to spend (to redistribute, uncheck current selections)

Color shows how well your choices support your priorities
Low High

The screenshot displays a survey interface for 'planok CrowdGauge Survey'. The main heading is 'I would support actions and investments that...'. Below this, there is a list of actions grouped into four categories: 'Improve health and wellness', 'Improve neighborhood and community appearance', 'Protect natural resources', and 'Improve public safety'. Each action is preceded by a small icon. To the right of the list is a cluster of 12 circular icons, each containing a different symbol related to the actions listed. The icons include a house, a tree, a dollar sign, a car, a person walking, a bicycle, a train, a book, a leaf, a tractor, a house with a chimney, and a person with a backpack. The interface also includes navigation buttons for 'Back', 'Next', and 'Show Instructions Again'. At the bottom, there is a section for '0 coins to spend (to redistribute, uncheck current selections)' and a color-coded legend for 'Color shows how well your choices support your priorities' with a scale from 'Low' to 'High'.

A night photograph of a red, illuminated steel truss bridge structure. The bridge's complex lattice of beams is lit from within, creating a warm, glowing effect. In the background, a tall, dark skyscraper with some lit windows stands against a dark blue night sky. The foreground shows a walkway or ramp of the bridge, also illuminated with a soft red light.

MAJOR THEMES OR “BIG IDEAS”

TRANSPORTATION CHOICE & MOBILITY



Develop a transportation system that works for everyone.

HOUSING CHOICE



Increase housing choice and diversity for all lifestyles.

HEALTHY CITIZENS



Build an urban environment that facilitates health and wellness.

COMMUNITY ATTRACTIVENESS



Develop great places that attract people and catalyze development and innovation.

THRIVING NEIGHBORHOODS



Ensure stable, safe, attractive, and vibrant neighborhoods.

EFFICIENT DEVELOPMENT



Develop efficiently to achieve fiscal sustainability and improve our quality of life.

NATURAL CHARACTER



Preserve rural character and natural resources.

HOW THE PLAN IS ORGANIZED

A nighttime photograph of a multi-story brick building, identified by a large neon sign as 'MIDTOWN PLAZA COURT'. The building is illuminated with warm yellow lights, and the neon sign is glowing red. A 'SUBWAY' sign is visible on the ground floor. The scene is set on a city street at night, with streetlights and other buildings in the background.

1. DEVELOPMENT GUIDE

2. INITIATIVE ELEMENTS

3. POLICIES AND IMPLEMENTATION

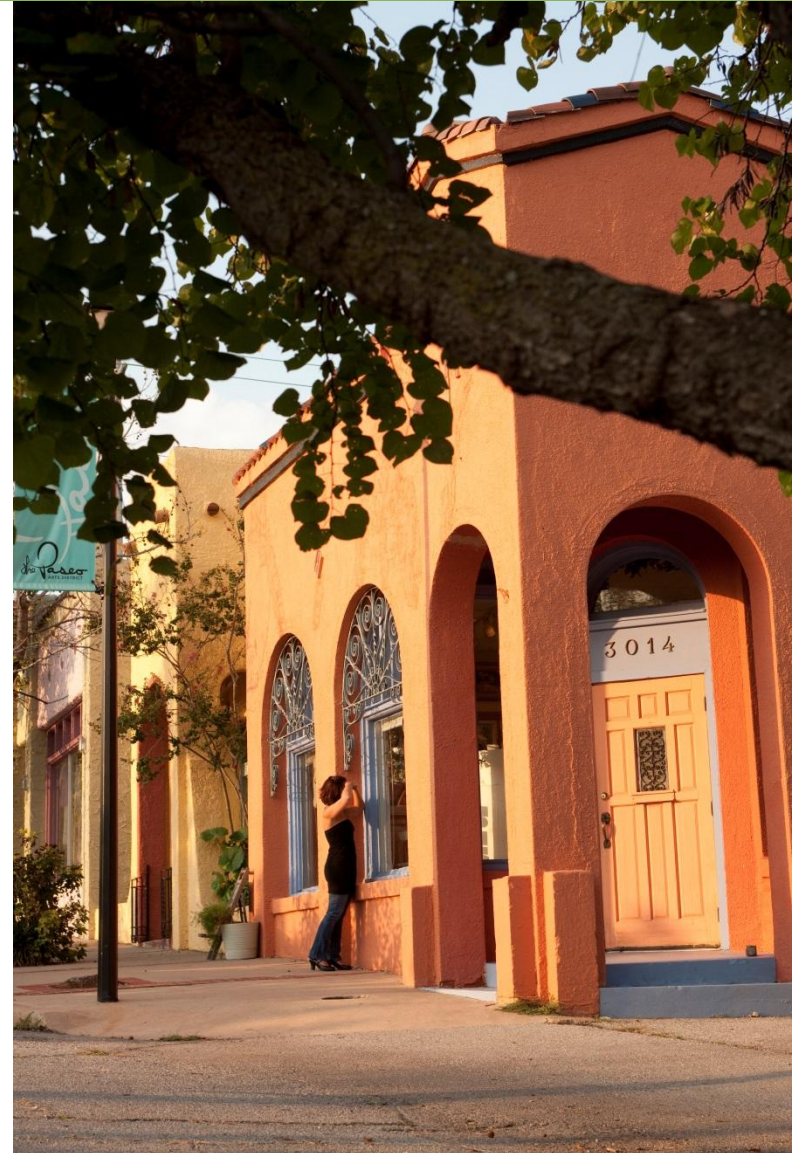
PART 1: DEVELOPMENT GUIDE

Land Use Plan

- Land Use Typologies
- Land Use Compatibility Matrix

Infrastructure and Investment

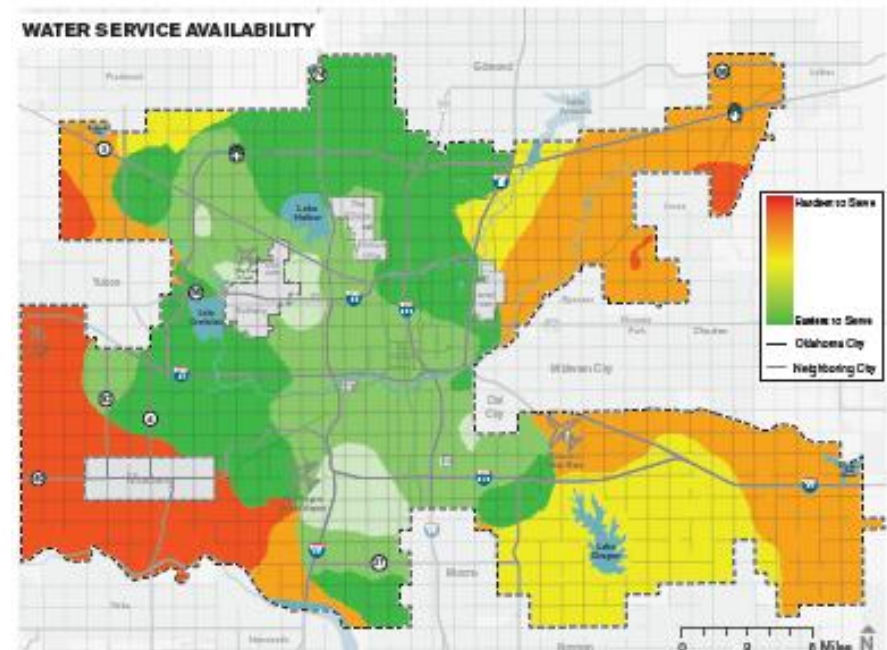
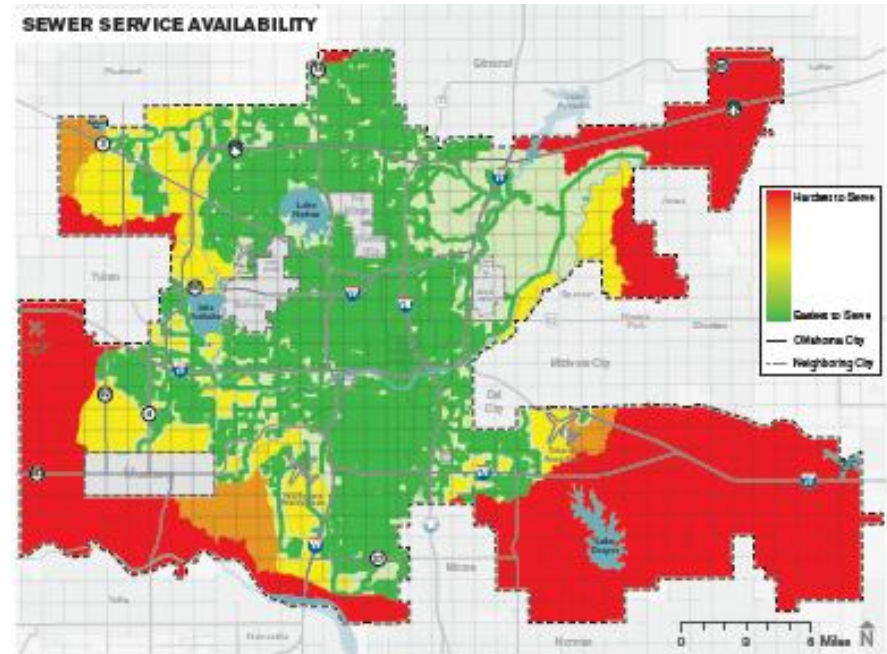
- Street Typology
- Access Management Focus Areas
- Retail Nodes and Corridors
- Capital Improvement Planning



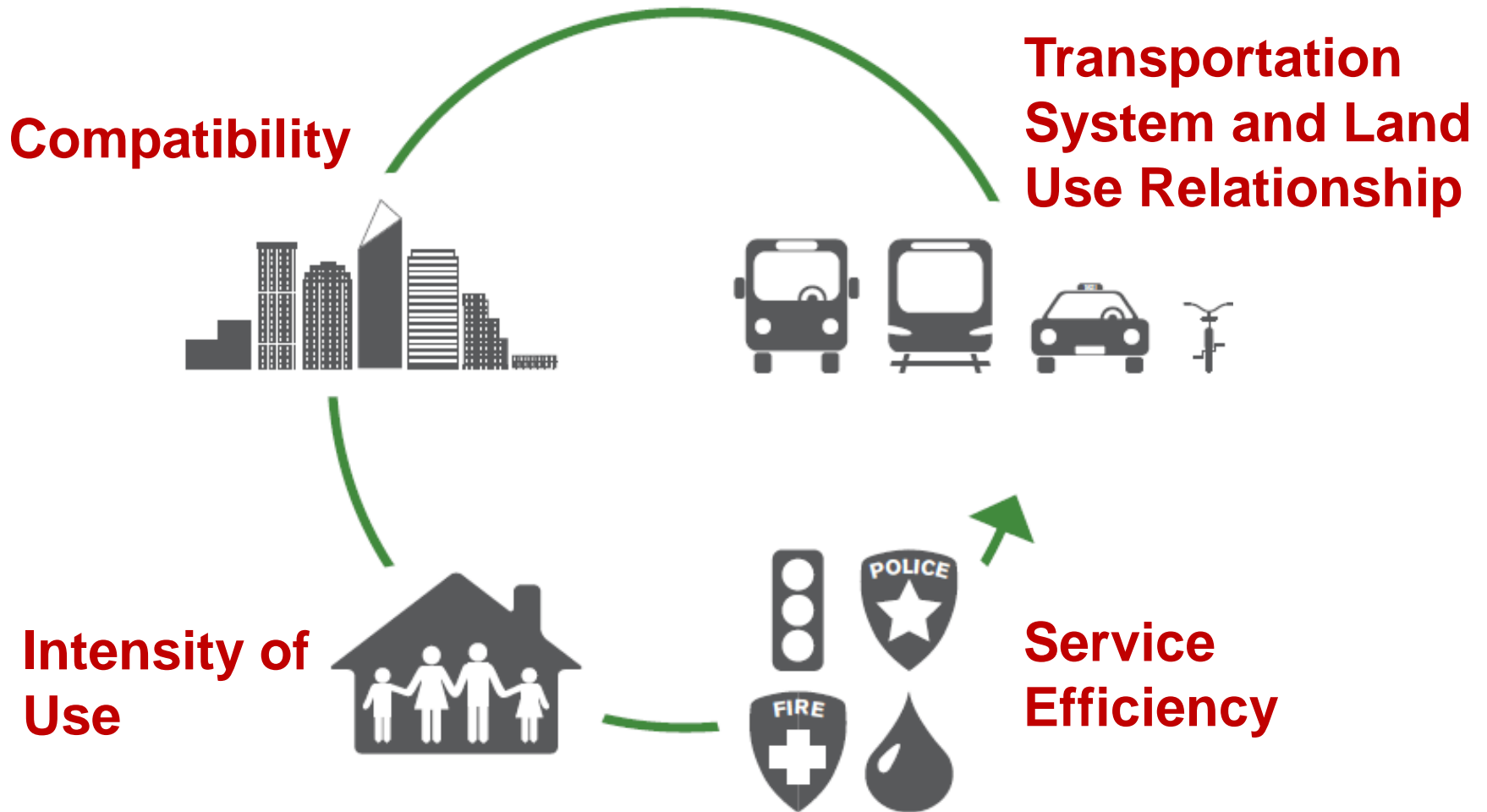
LAND USE PLAN

Based on

- Existing Conditions
- Projections
- Public Input
 - Growth Scenario Workshops
 - Surveys
 - Focus Groups
- Technical Analyses
 - Housing
 - Transportation
 - Environment
 - Efficiency of Service



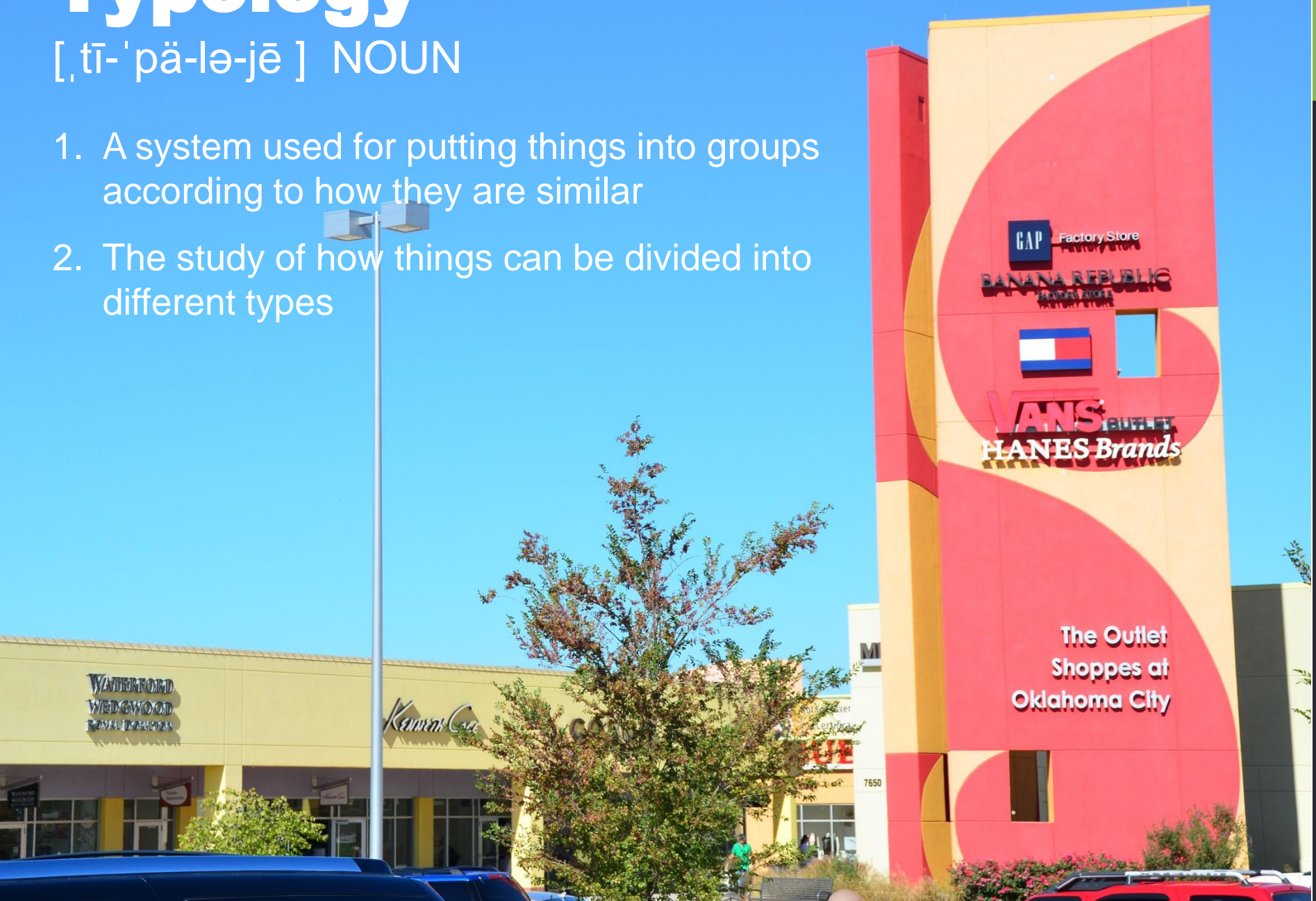
Principles of the Land Use Plan



Typology

[,tī-'pä-lə-jē] NOUN

1. A system used for putting things into groups according to how they are similar
2. The study of how things can be divided into different types



Land Use Typology Areas (LUTAs)

Open Space



Rural

- Low Intensity
- Medium Intensity

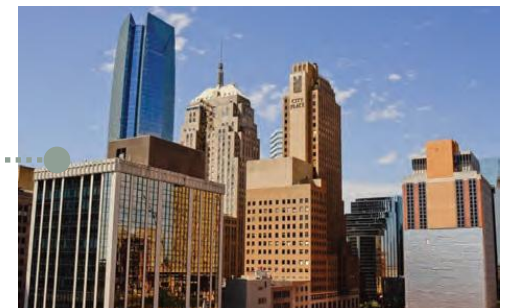


Urban

- Low Intensity
- Medium Intensity
- High Intensity



Downtown



Land Use Typology Areas (LUTAs) - Layers

Regional District



Heavy Industrial.....



Employment Reserve



Urban Commercial



Urban Reserve



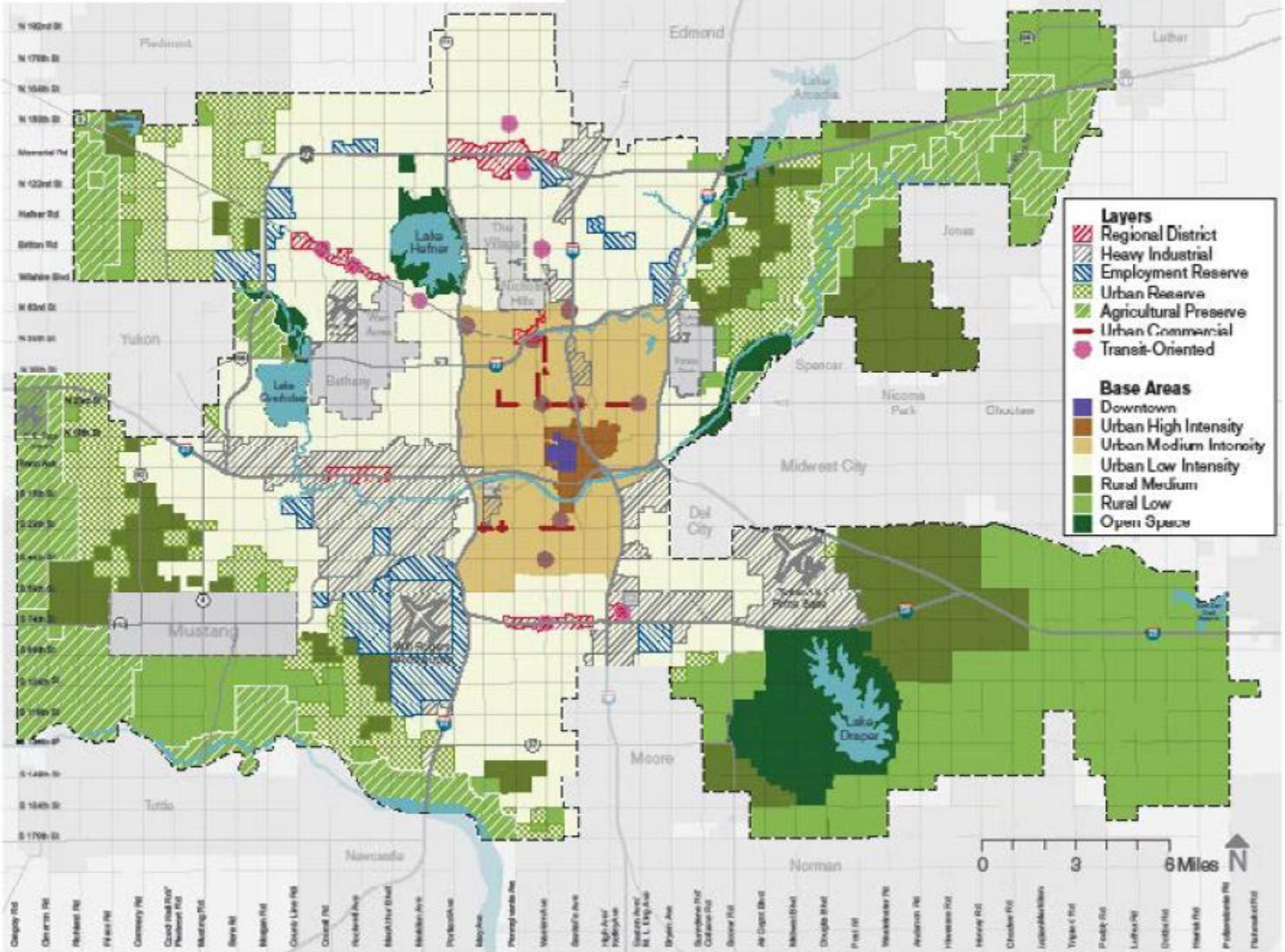
Transit-Oriented



Agricultural Preserve



LAND USE TYPOLOGY AREAS (LUTAs)





Compatibility

[,kəm ,patə 'bilitē] NOUN

1. A state in which two things are able to exist or occur together without problems or conflict



Assessing Land Use Compatibility

1. Does the development fit the character of the LUTA?

- Descriptions, character
- Densities / FAR Ranges
- Appropriate / Inappropriate Uses

2. Does the development meet basic measures of compatibility?

- Traffic
- Building Scale / Site Design
- Operational Impacts

3. If not, can the development be designed to make it compatible?

- Mitigation measures

Land Use Compatibility Matrix

B: Building Scale & Site Design T: Traffic O: Operational Impact		EXISTING USE*											
			RESIDENTIAL			OFFICE			RETAIL			INDUSTRIAL	
		Ag	Low Intensity	Medium Intensity	High Intensity	Low Intensity	Medium Intensity	High Intensity	Low Intensity	Medium Intensity	High Intensity	Low Intensity	High Intensity
PROPOSED USE	Agriculture												
	Residential: Low Intensity	B	B									O	O
	Residential: Medium Intensity	T, B	B									O	O
	Residential: High Intensity	B, T, O	B, T	B								O	O
	Office: Low Intensity		B, T										
	Office: Medium Intensity	B, T, O	B, T	B, T									
	Office: High Intensity	B, T, O	B, T	B, T									
	Retail: Low Intensity	T, O	B, T	B, T, O			T						
	Retail: Medium Intensity	T, O	B, T, O	B, T, O	T, O								
	Retail: High Intensity	T, O	B, T, O	B, T, O	T, O								
	Industrial: Low Intensity	T, O	B, T, O	B, T, O	O	B, O	B, O		B, O	B, O			
Industrial: High Intensity	B, T, O	B, T, O	B, T, O	B, T, O	B, T, O	B, T, O		B, T, O	B, O	B, O			

*or, if undeveloped, use allowed by existing zoning or LUTA designation

DEFINITIONS	
Agriculture	Farming or other agricultural operations
Residential: Low Intensity	Density levels of 1–6 du/acre, or lot sizes of 5 acres – 10,000 square feet, mostly single-family detached
Residential: Medium Intensity	Density levels of 6–25 du/acre, or lot sizes of 10,000 – 2000 sq. feet, ranges between single-family detached, single-family attached, & multifamily
Residential: High Intensity	Density levels of 25+ du/acre, primarily multifamily
Office: Low Intensity	1–2 stories, 1–50 employees, mostly office and non-service businesses, surface parking
Office: Medium Intensity	2–5 stories, 25–200 employees, professional office or service businesses, surface parking
Office: High Intensity	5+ stories, 100+ employees, professional office or high concentration of service businesses, surface or structured parking
Retail: Low Intensity	Single structure development, 2,000 – 50,000 sf
Retail: Medium Intensity	Neighborhood center or small community center, or single story "box" structure (40,000 – 150,000 square feet)
Retail: High Intensity	Community or large-scale retail center typically 150,000+ square feet
Industrial: Low Intensity	Warehousing and minor manufacturing, 5,000 – 75,000 square feet
Industrial: High Intensity	Manufacturing and activities that generate undesirable operational impacts, typically 75,000+ square feet

MAJOR ARTERIAL

Urban **Low** Intensity (ULI)

Urban **Medium** Intensity (UMI)



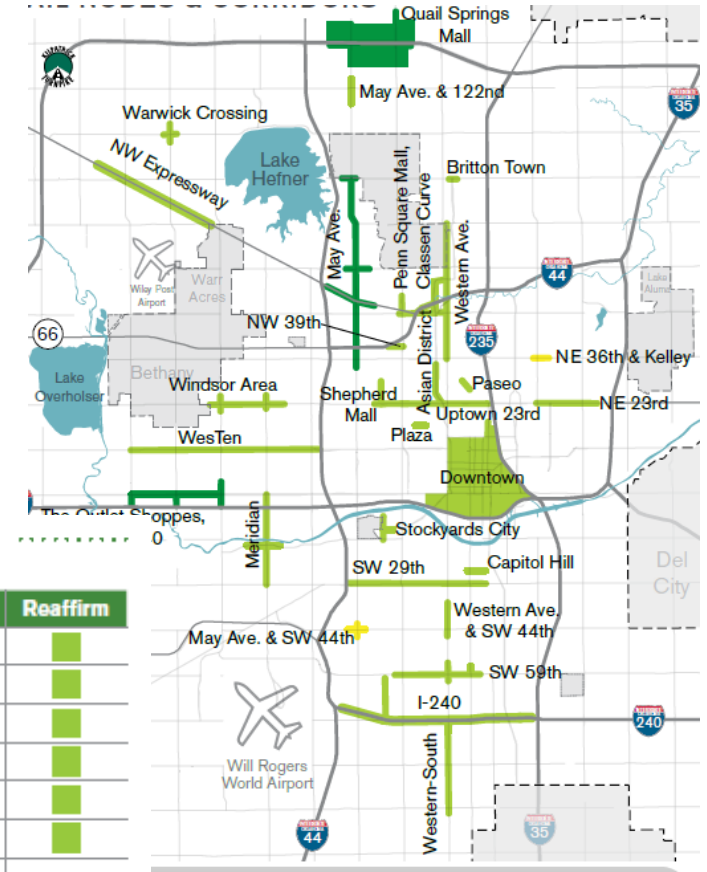
BALANCE OF USERS

One of the guiding principles of the Street Typology is to ensure that the needs of all users are balanced, including automobiles, pedestrians, bicyclists, and transit-riders.

Retail Nodes and Corridors

Based on Retail Study

- Reaffirm
- Revitalize
- Re-vision



POLICIES FOR EXISTING RETAIL NODES & CORRIDORS

Policy	Re-vision	Revitalize	Reaffirm
Facilitate expansion opportunities for new retail.			■
Integrate complementary uses such as office and multifamily housing.		■	■
Reinforce, change, or create branding as appropriate.		■	■
Maintain community scale retail in nodes rather than allowing linear expansion.		■	■
Upgrade streetscapes for visual coherency and place quality.		■	■
Re-tenant viable, vacant space.		■	■
Ensure good street connectivity between and within existing and future centers, and retrofit for connectivity as appropriate.	■	■	■
Create or enhance pedestrian connections between buildings and centers.	■	■	■
Undertake landscaping and beautification efforts to enhance the customer experience.	■	■	■
Improve facades and design quality.	■	■	
Create or enhance visual coherency through signage.	■	■	
Seek redevelopment of non-viable space.	■	■	
Limit or reduce curb cuts by encouraging shared entrances.	■	■	
Create small area plans.	■	■	
Replace outmoded retail with other land uses.	■		
Consolidate retail into cohesive centers.	■		

Capital Improvements

Step 1 – NEED FOR IMPROVEMENT

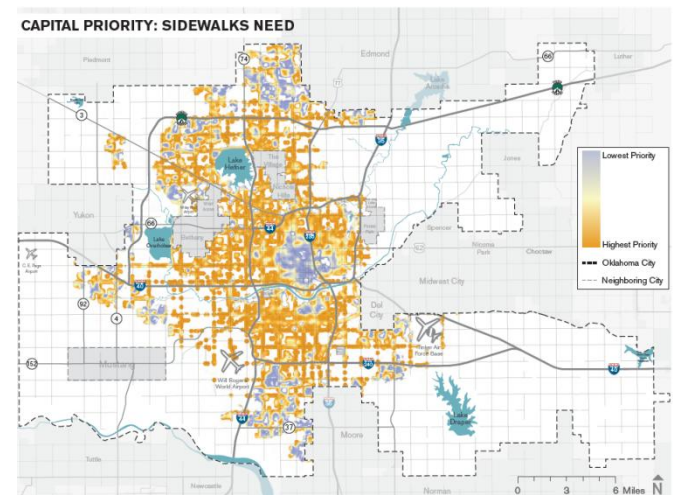
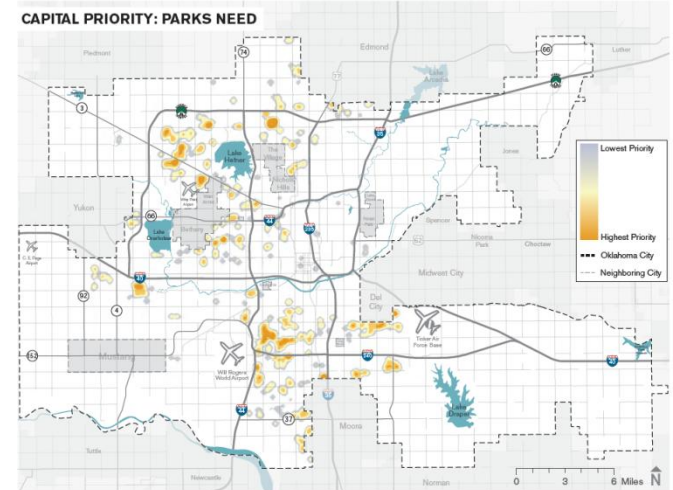
Based on analysis of infrastructure and facilities

- Sewer
- Water
- Streets
- Fire
- Parks
- Sidewalks & Trails

Step 2 – PRIORITY OF INVESTMENT

Offers considerations for prioritizing projects by

- Highest need
- Existing levels of service
- Greatest effect of potential projects
- Physical constraints



PART 2: INITIATIVE ELEMENTS

sustainokc Future Land Use

connectokc Transportation

greenokc Environmental & Natural Resources

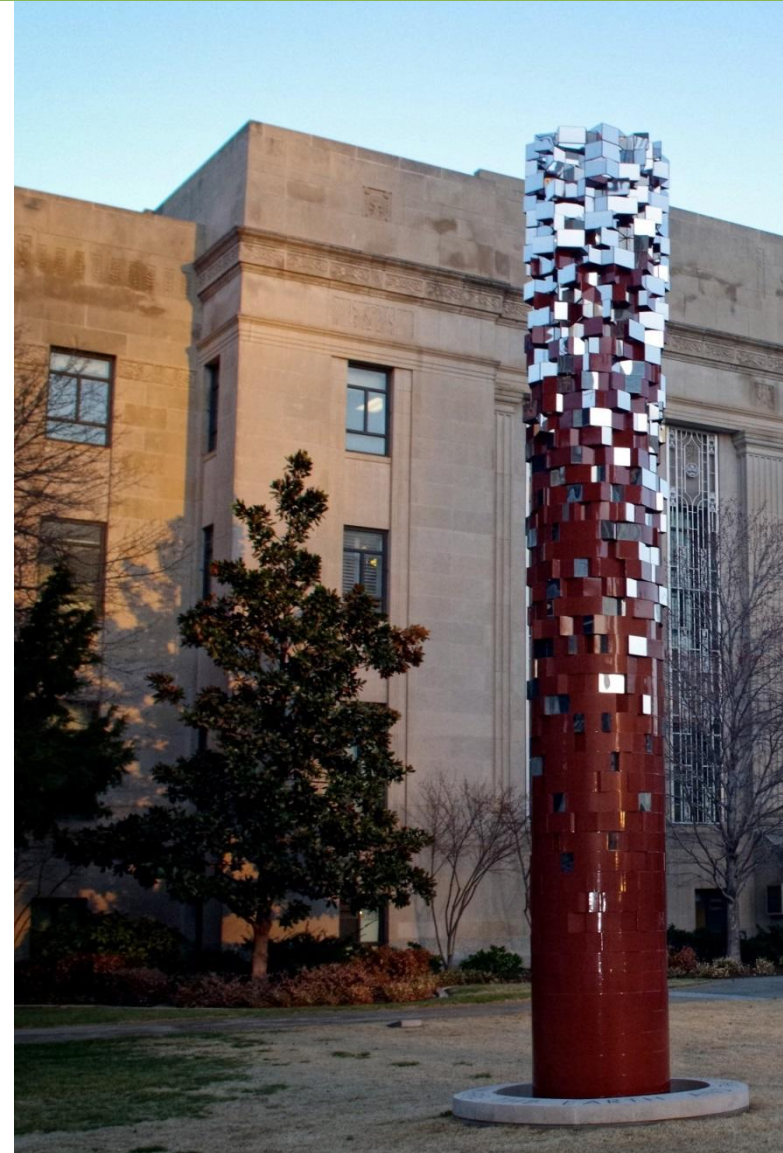
liveokc Communities

enrichokc Preservation, Appearance & Culture

playokc Parks and Recreation

strengthenokc Economic Development

serveokc Public Services





liveokc
communities



Our Goals

NEIGHBORHOOD SAFETY

1. Oklahoma City neighborhoods are safe places to live, work, learn, and play.

SCHOOLS

2. Oklahoma City area schools are neighborhood assets and sources of pride.

HOUSING

3. Oklahoma City's neighborhoods thrive because they contain quality housing choices to meet the diverse needs of the population.

NEIGHBORHOOD STABILITY

4. Oklahoma City's neighborhoods are vibrant because they have high occupancy rates, a diverse housing stock, and well-maintained properties.

FOOD SYSTEMS

5. Citizens have easy access to a variety of affordable healthy food options.

TRANSPORTATION CHOICE

6. Citizens have access to a variety of transportation choices to serve their daily needs.

SOCIAL CONNECTIONS

7. People have a number of places to gather and socialize that are easily accessible from and within neighborhoods.



Our Initiatives

liveokc Goals

liveokc Initiatives	1	2	3	4	5	6	7
1. Enhance crime prevention and effective policing	■			■			■
2. Incorporate safety into neighborhood design	■			■			■
3. Maximize location efficiencies of school sites		■		■			■
4. Create partnerships to expand housing choice and availability in key areas			■	■			■
5. Expand housing diversity by type and cost			■	■			
6. Preserve and enhance special needs housing			■	■			
7. Revitalize and stabilize urban neighborhoods				■	■	■	■
8. Enhance suburban and rural development design			■	■	■		■



Initiative 7

Revitalize and stabilize urban neighborhoods

- Expand rehabilitation and redevelopment programs to stabilize the physical fabric of neighborhoods.
- Create, enhance, and maintain community spaces where residents interact positively and advance the social fabric.



PART 3: POLICIES AND IMPLEMENTATION



Implementation Matrix



Policy #	Goals	Initiatives	Type	Responsible Party	Start By	
L-1	<ul style="list-style-type: none"> ● 1, 4, 7 ● 5 ● 1, 2, 4, 5 ● 1, 3, 10 	<ul style="list-style-type: none"> ● 1 ● 6 ● 6 ● 2 	<ul style="list-style-type: none"> Policy decision Program/partnership 	<ul style="list-style-type: none"> Police Department Neighborhood Alliance Parks and Recreation Department Planning Department 	2023	
L-2	<ul style="list-style-type: none"> ● 1, 4, 7 ● 5 ● 1, 2, 4, 5 ● 1, 3, 10 	<ul style="list-style-type: none"> ● 1 ● 6 ● 6 ● 2 	<ul style="list-style-type: none"> Funding/resource strategy Program/partnership 	<ul style="list-style-type: none"> Planning Department City Manager's Office Finance Department Neighborhood Alliance Police Department 	2028	
L-51	<ul style="list-style-type: none"> ● 1, 4, 7 ● 1, 2 ● 1, 2, 3, 5, 7 ● 4, 5 	<ul style="list-style-type: none"> ● 4 ● 1, 2, 4, 5 ● 1, 2, 3, 4, 5, 10 	<ul style="list-style-type: none"> ● 1, 2 ● 2 ● 6 ● 9 ● 6 ● 1, 2 	<ul style="list-style-type: none"> Policy decision Program/partnership 	<ul style="list-style-type: none"> Police Department Development Services Department Local Chambers of Commerce Neighborhood Alliance Planning Department Public Works Department 	2023
L-6	<ul style="list-style-type: none"> ● 1, 2, 4 ● 1, 2 ● 1, 2, 5, 7 ● 1, 3, 10 	<ul style="list-style-type: none"> ● 1 ● 1 ● 2 ● 2 	<ul style="list-style-type: none"> Capital improvement Program/partnership 	<ul style="list-style-type: none"> City Manager's Office Fire Department Neighborhood Alliance Parks and Recreation Department Planning Department Police Department Public Works Department School Districts 	2028	

USING THE PLAN

Download document: <http://planokc.org/docs/planokc.pdf>

Interactive Website: www.planokc.org

Each element contains a discussion of issues and goals, and describes how the City and its partners will go about accomplishing these goals.

Choose an element to learn more.

- sustainokc: future land use
- connectokc: transportation
- greenokc: environmental & natural resources
- liveokc: communities
- enrichokc: preservation | appearance | culture
- playokc: parks & recreation
- strengthenokc: economic development
- serveokc: public services

planokc

Getting Started Why & How Elements + Topics + Development Guide Downloads

Search

Learn about the Plan:

- Big Ideas
- Topics
- Development Guide
- Elements

Big Ideas

Build an urban environment that facilitates health and wellness.

Learn more



**It's been a
long road...**

and there are so many people to thank!

ACKNOWLEDGEMENTS

Grants and Donations

U.S. Department of Housing and Urban Development, \$500,000
Community Challenge Planning Grant

Centers for Disease Control in partnership with City-County Health Department, \$128,807
Community Transformation Grant

Department of Commerce's Economic Development Administration, \$100,000 award

Oklahoma City Community Foundation, \$82,404 match

Consultants

Austin Peters Group, Citizen Advisory Team facilitation

ECONorthwest, Growth Scenarios Analysis

Economic & Planning Systems, Housing Market Preference & Demand Study, Retail Plan, Community Appearance Survey

ETC Institute, Citizen, Business, & Parks Surveys

Fregonese Associates, Growth Scenarios Analysis

RDG Planning & Design, document development

RRC Associates, Housing Market Preference & Demand Study, Community Appearance Survey

Sasaki Associates, website & document design

Wallace Roberts & Todd, Parks Master Plan

ACKNOWLEDGEMENTS

Ward	Planning Commission	Mayor and City Council
	John Yoeckel, Chair	Mayor Mick Cornett
1	J. Michael Hensley	James Greiner
2	Janis Powers	Dr. Ed Shadid
3	Buck Irwin	Larry McAtee
4	Jim Allen	Pete White
5	Todd Ehlers	David Greenwell
6	Bob Bright	Meg Salyer
7	James Williams / Lee Cooper Jr.	John Pettis Jr.
8	Nick Gales	Pat Ryan / Mark Stonecipher

ACKNOWLEDGEMENTS

Stakeholder and Community Groups

Element Stakeholder Groups

Healthy Communities Oversight Group

City Staff Working Groups

Focus Groups

Local Chambers of Commerce

Neighborhood Alliance

Citizen Advisory Team

Bob Bright, Planning Commission, Ward 6

Jim Burkey, public schools

Torrey Butzer, community at large

Jeff Click, development industry

Lee Cooper Jr., Planning Commission, Ward 7

Kenneth Dennis, public schools

Ashley Dickson, liveokc

Clay Farha, development industry

Lynn Goldberg, community health

Cher Golding, community health

Citizen Advisory Team, cont.

David Greenwell, City Council, Ward 5

J. Michael Hensley, Planning Commission, Ward 1

Jorge Hernandez, enrichokc

Buck Irwin, Planning Commission, Ward 3

Blair Humphreys, sustainokc

Paul Hurst, public schools

Sharron Jackson, strengthenokc

John Keefe, development industry

Ashlee Noland, community at large

Cassi Poor, greenokc

Lucresha Redus, serveokc

Patrick Ryan, City Council, Ward 8

Dr. Ed Shadid, City Council, Ward 2

Steve Spain, playokc

Pete White, City Council, Ward 4

Bill Wylie, connectokc

John Yoeckel, Planning Commission Chair

ACKNOWLEDGEMENTS

City Staff

James Couch, City Manager

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Aubrey Hammontree, Planning Director

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Dennis Blind, Principal Planner

Kenneth Bryan, Senior Planner

Geoffrey Butler, Program Planner

Randall Entz, Program Planner

Jared Martin, Associate Planner

Michael Philbrick, Associate Planner

John Tankard, Associate Planner

Sarah Welch, Associate Planner

Phillip Walters, Associate Planner

Former City Staff

Russell Claus

Susan Miller

Jennifer Gooden

Paul Ryckbost

Kelly Driscoll

Participating City Departments

Airports

Development Services

Finance

Fire

Parks & Recreation

Planning

Police

Public Information & Marketing

Public Works

Utilities