



# Innovation District Land Use Plan

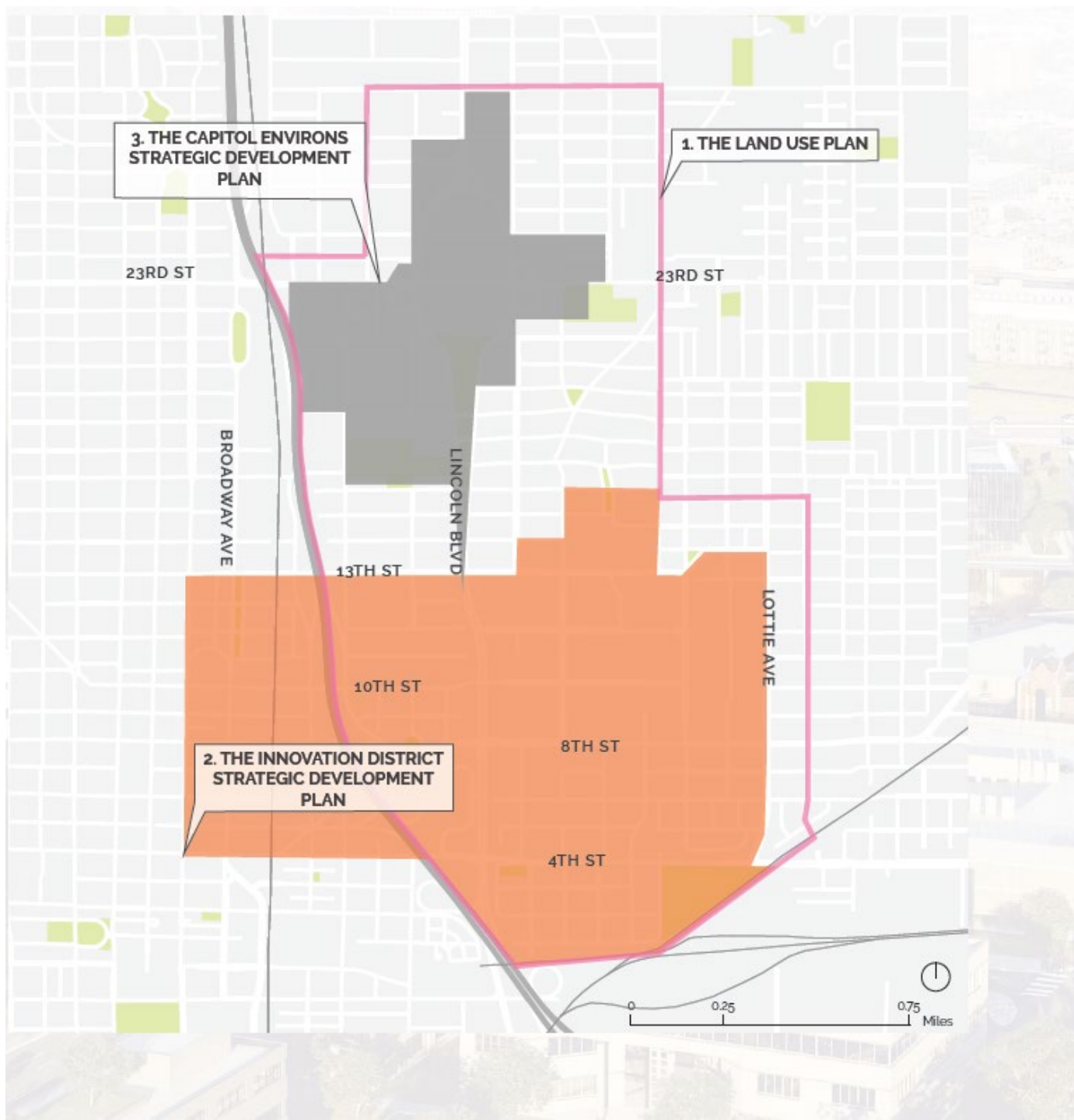
5.20.21

# WHAT IS THE INNOVATION DISTRICT PLAN?

Includes three sections:

1. Land Use Plan
2. Strategic Development Plan for the Innovation District
3. Strategic Development Plan for the Capitol Environs





WHAT IS THE AREA OF  
THE INNOVATION  
DISTRICT PLAN?

WHAT IS HAPPENING  
NOW WITH THE  
INNOVATION DISTRICT  
PLAN?

Includes three sections:

1. Land Use Plan

2. Strategic Development Plan for the Innovation District

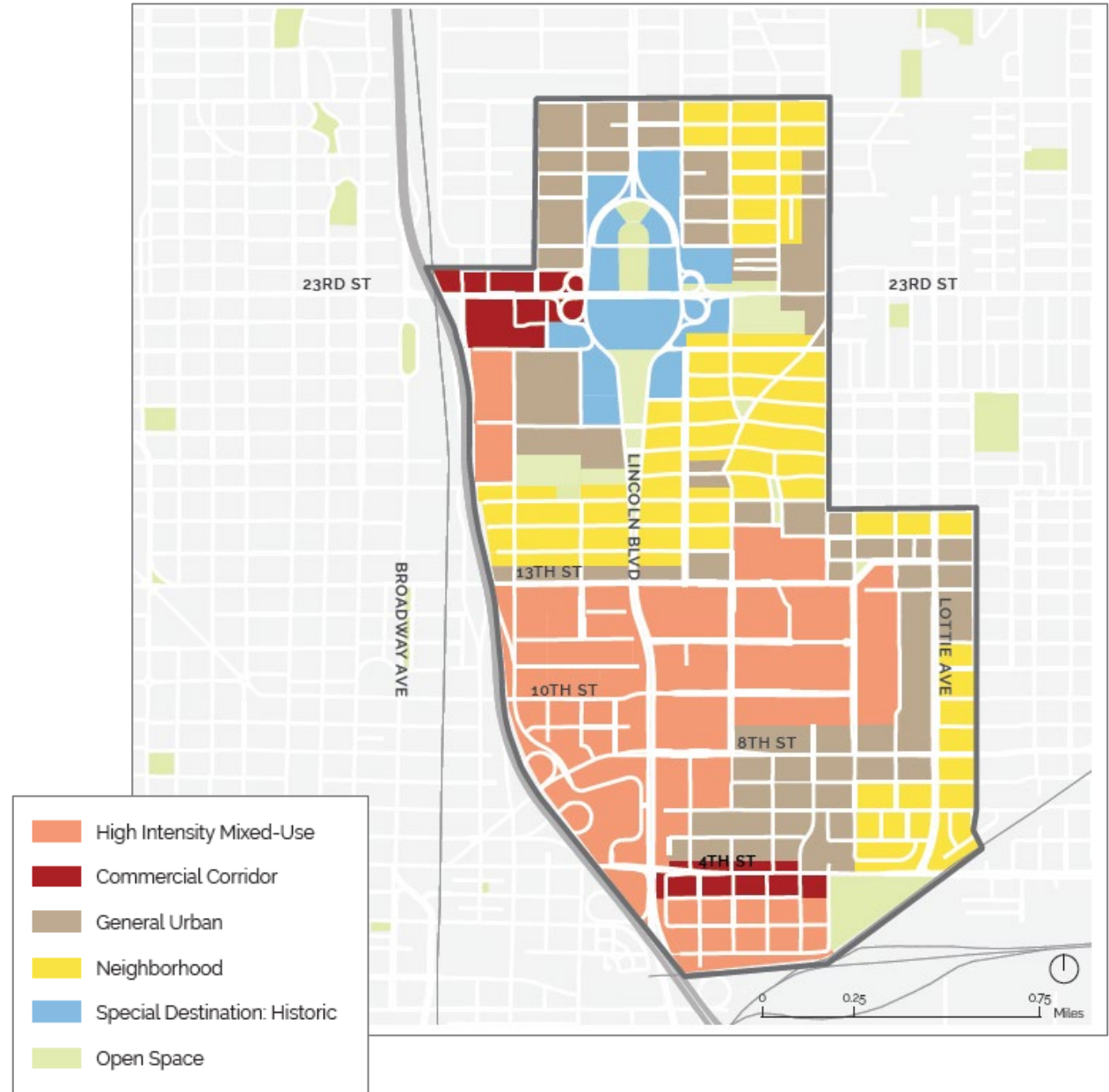
3. Strategic Development Plan for the Capitol Environs

## LAND USE PLAN SUMMARY

- Provides a vision for coordinated and mutually beneficial development
- Ensures new development is compatible with existing neighborhoods while also giving existing neighborhoods access to new services
- Encourages growth and stability by prioritizing public improvements and supporting private investment

## WHAT IS A LAND USE PLAN?

- A guide for what should be built, and where it should be built





# HOW WAS THE INNOVATION DISTRICT LAND USE PLAN DEVELOPED?

- Brookings Institution Study (2015)
- Innovation District and Capitol Environs Land Use and Strategic Development Plan

## Community Engagement



### 7 COMMUNITY OUTREACH OPPORTUNITIES

Held multiple community input events at Page Woodson and a local church, a booth at the oNE OKC event, online and paper surveys



### 60+ INTERVIEWS

Research • Clinical • Academic  
Real Estate • Economic  
Development  
Policy • Government  
Community • Neighborhood



### 453 COMMUNITY MEMBERS PROVIDED INPUT



### 15 GROUP MEETINGS

Steering Committee  
Advisory Committee  
Community Facilitators Committee  
Capitol Complex Focus Group  
Education • Workforce Focus Group

## HOW WILL THE INNOVATION DISTRICT LAND USE PLAN BE USED?

- Provides specific recommendations to guide new development
- Guides zoning code updates
- Guides Tax Increment Financing (TIF) incentives
- Prioritizes future bicycle and pedestrian improvements



The Land Use Plan will not:

- change existing zoning.
- require owners to make any changes to existing property.
- require property owners to relocate.

The Land Use Plan will:

- be used to review future rezoning proposals when they occur.

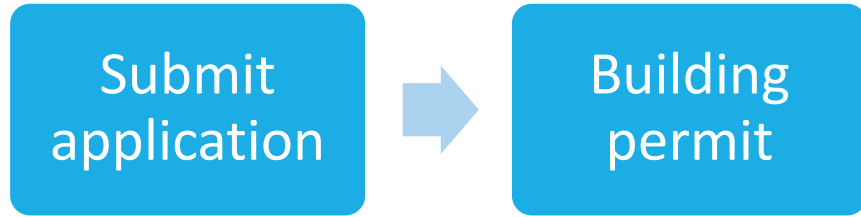
Any future rezoning proposals will require public hearings at Planning Commission and City Council.

Surrounding property owners will be notified of any hearings.

WHAT WILL THE  
LAND USE PLAN DO?

WHAT WILL THE  
LAND USE PLAN NOT  
DO?

## REZONING NOT REQUIRED



## REZONING REQUIRED



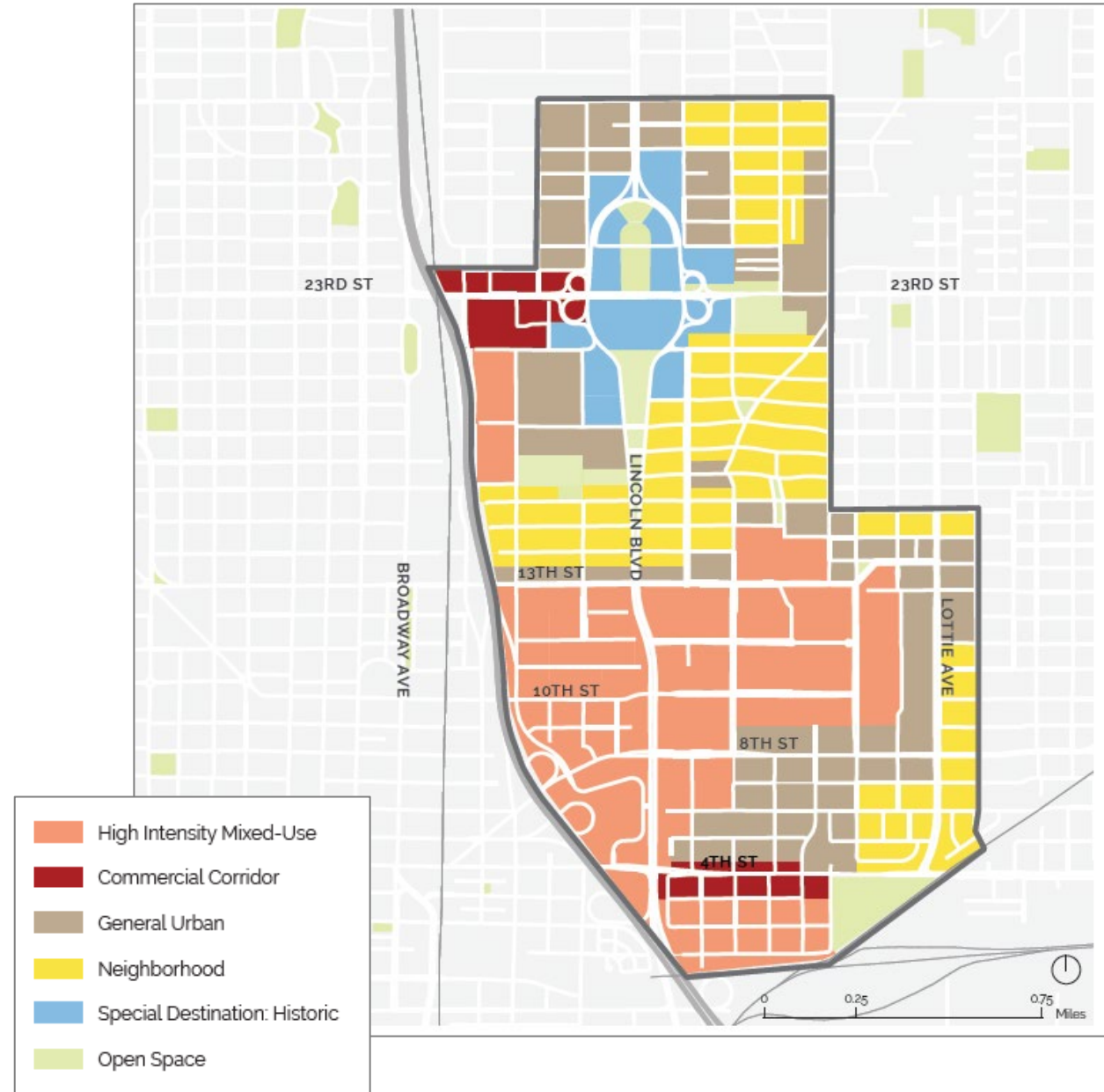
- Staff analyzes the proposal's conformance with the comprehensive plan (including any amendments such as the **Innovation District Land Use Plan**) and provides a recommendation to Planning Commission

- Holds public hearing(s) and makes a recommendation to City Council

- Holds public hearings and makes the final decision on rezoning applications

## LAND USE PLAN: KEY FEATURES

- Guidelines for how land should develop over time



General Urban



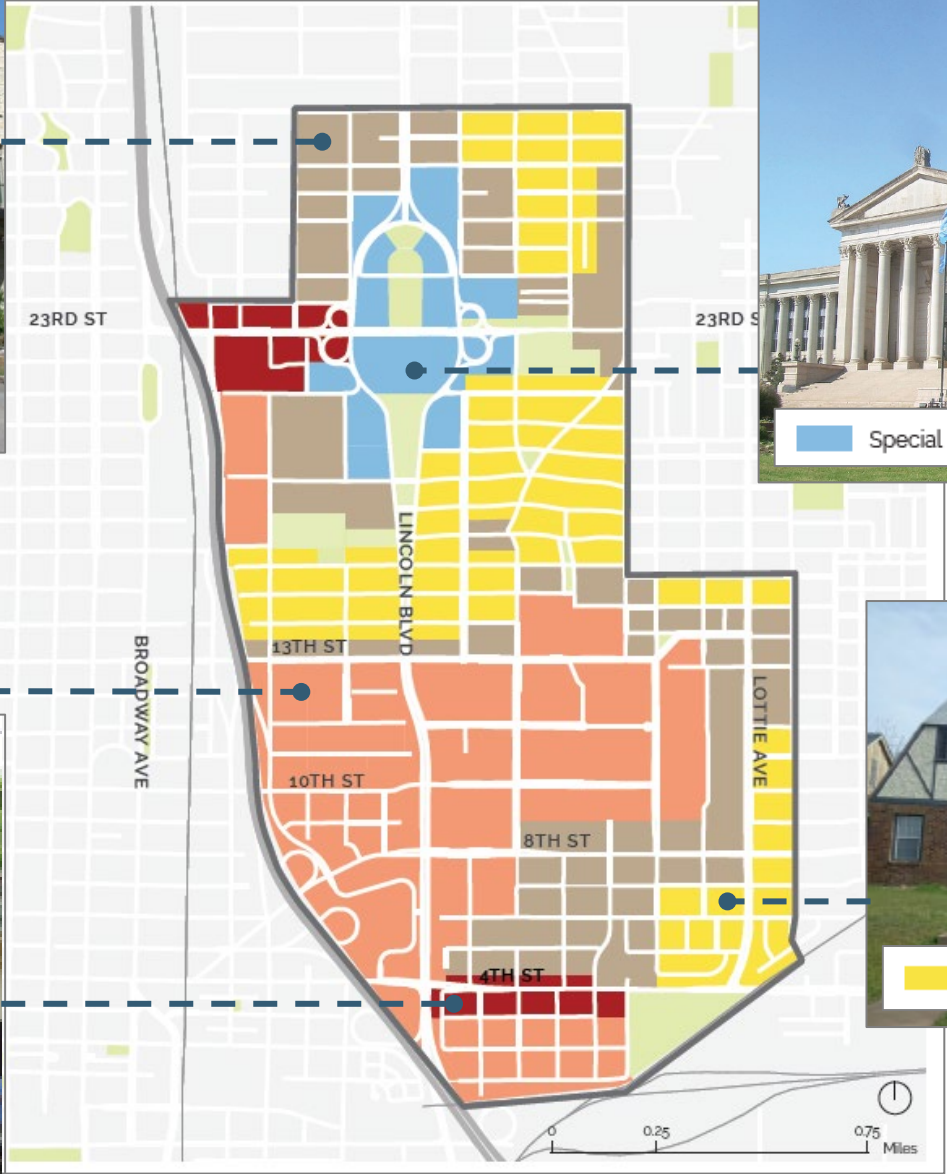
Special Destination: Historic



High Intensity Mixed-Use



Commercial Corridor



Neighborhood

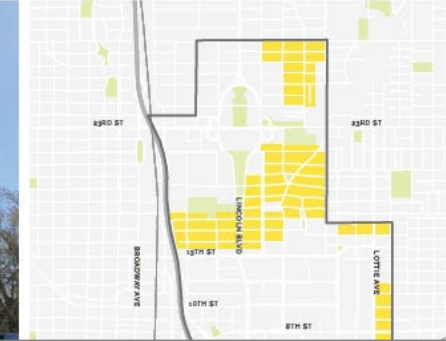


# LAND USE PLAN: KEY FEATURES

- Guidelines for block sizes, lot widths, building setbacks, sidewalks, parking, and building design

## Neighborhood

Neighborhood areas should be the lowest density, with primarily historic and existing single-family detached homes and "house scale" multifamily such as duplexes and fourplexes. Existing neighborhoods could be identified with opportunities to infill. Parcels are typically deep with narrow street frontages. Setbacks and front yards vary. This development type should have the lowest pedestrian and vehicular activity due to its predominance of less intense residential uses and limited amount of office, retail and dining.



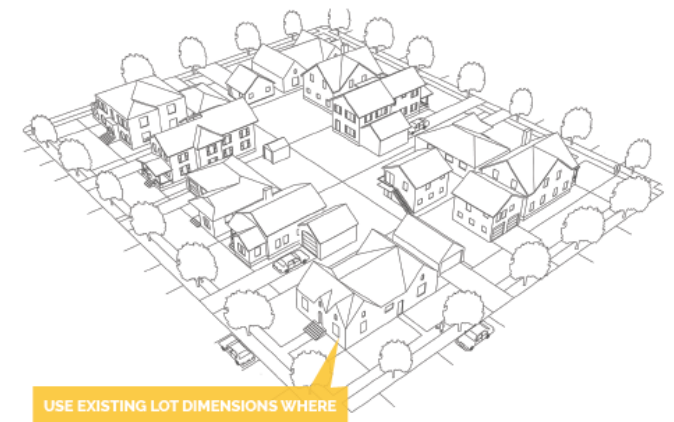
**Block Sizes:** Maintain existing residential block sizes. Existing block sizes vary greatly but the standard is roughly 300 to 630 feet. Avoid subdivisions that consolidate small blocks into larger blocks or disrupt existing street patterns. Avoid cutting off through-streets. Seek opportunities to align new streets with existing adjacent streets. Avoid creating new cul-de-sacs.

**Lot Widths:** Use existing lot dimensions where feasible. Typical existing lot dimensions are roughly 50 feet wide by 140 feet deep. Avoid creating disproportionately wide lots.

**Building Setbacks:** Match setbacks of existing houses within the block face. If the block face does not have a prevailing setback, conform with adjacent blocks or neighborhoods. Existing setbacks vary block to block but are typically between 20-30 feet.

**Sidewalks:** Provide a main sidewalk (one for each unit) that leads directly from the front porch to the public sidewalk (or street curb where no sidewalk exists). Sidewalk should be added where it does not exist. Sidewalk width should be a minimum of 5 feet, or 6 feet where it touches the curb. Sidewalks can have alternate secondary paths to connect to driveways, but the driveway should not be the primary pedestrian access point.

**Parking:** Garages should be located on the lot as not to be the dominant physical feature. Garages can be located to the side or the rear of the primary facade of the house (rear is preferred). Primary facades of front-facing garages should be at least 15 feet behind the primary facade of the house. Rear garages can be attached or detached. Access the garages via mid-block alleys, where feasible. In locations where mid-block alleys are possible, avoid driveways connecting to the front/primary street. Driveways should be no more than 10 feet in width for the entire length that extends beyond the primary front facade of the house. Driveways can widen to up to 18 feet in width at a point that is behind the line of the primary house facade. Shared driveways or alleys between lots are encouraged where feasible.



Neighborhood Example

# LAND USE PLAN: KEY FEATURES

- Guidelines for “livable streets”

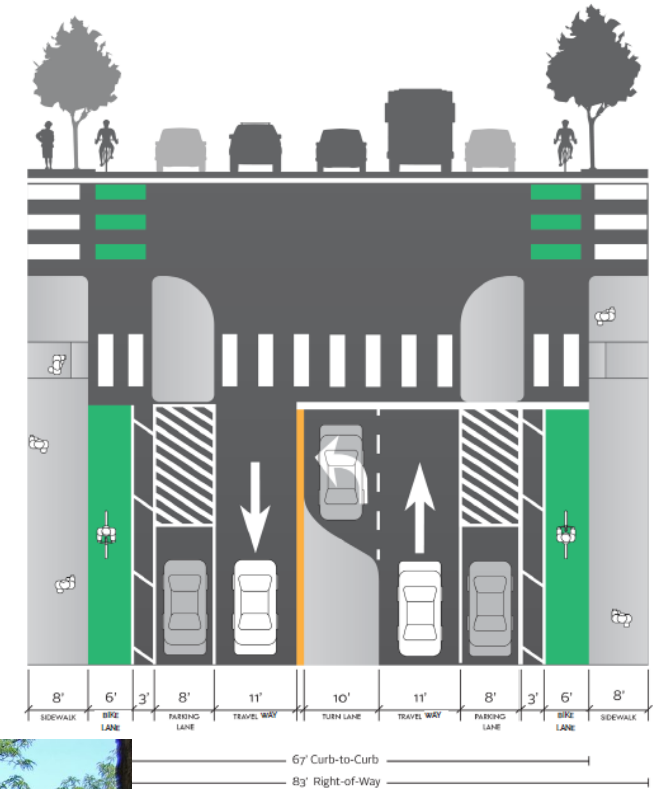
## High-Intensity Minor Arterial

### Design Characteristics

- Moderate traffic speeds and volumes
- Two 11' travel ways
- Left-turn lane/median
- Curb extensions
- Buffered or protected bike lane
- On-street parking
- Amenity zone

### Recommendations

- Locate bicycle facilities to the curbside where a buffer and the parking lane will add protection from moving vehicle traffic
- Add curb extensions to shorten crossing distances and calm the speeds of right-turning vehicles

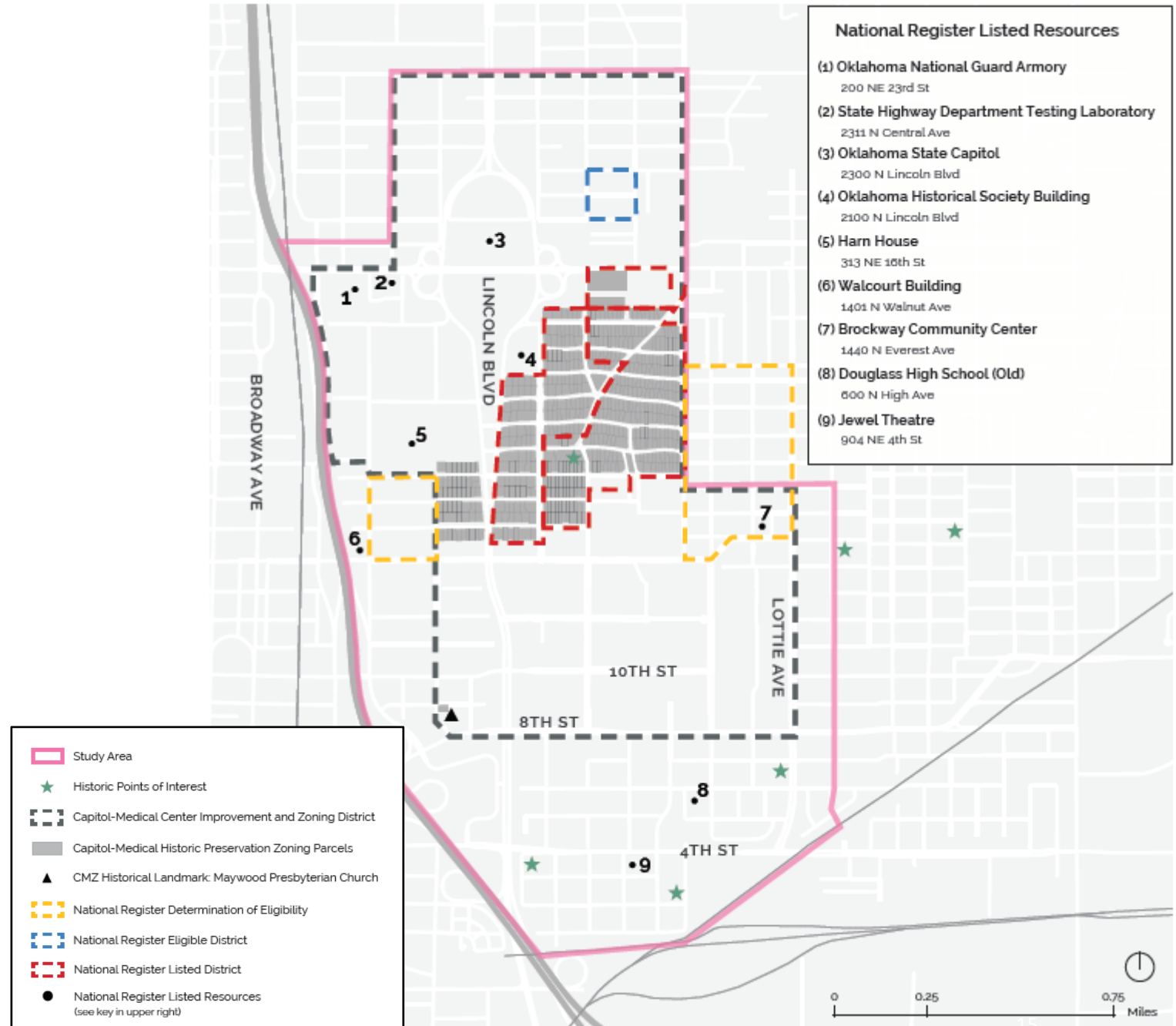




# LAND USE PLAN: KEY FEATURES

- Guidelines for preserving historic buildings

National Register & Capitol-Medical Zoning Historic Resources



## PRESERVATION GUIDELINES

- Companion document to **preserveokc**, the City's historic preservation plan



*a comprehensive strategy for the identification, retention, preservation, and revitalization of the city's historic, cultural, and architectural resources*

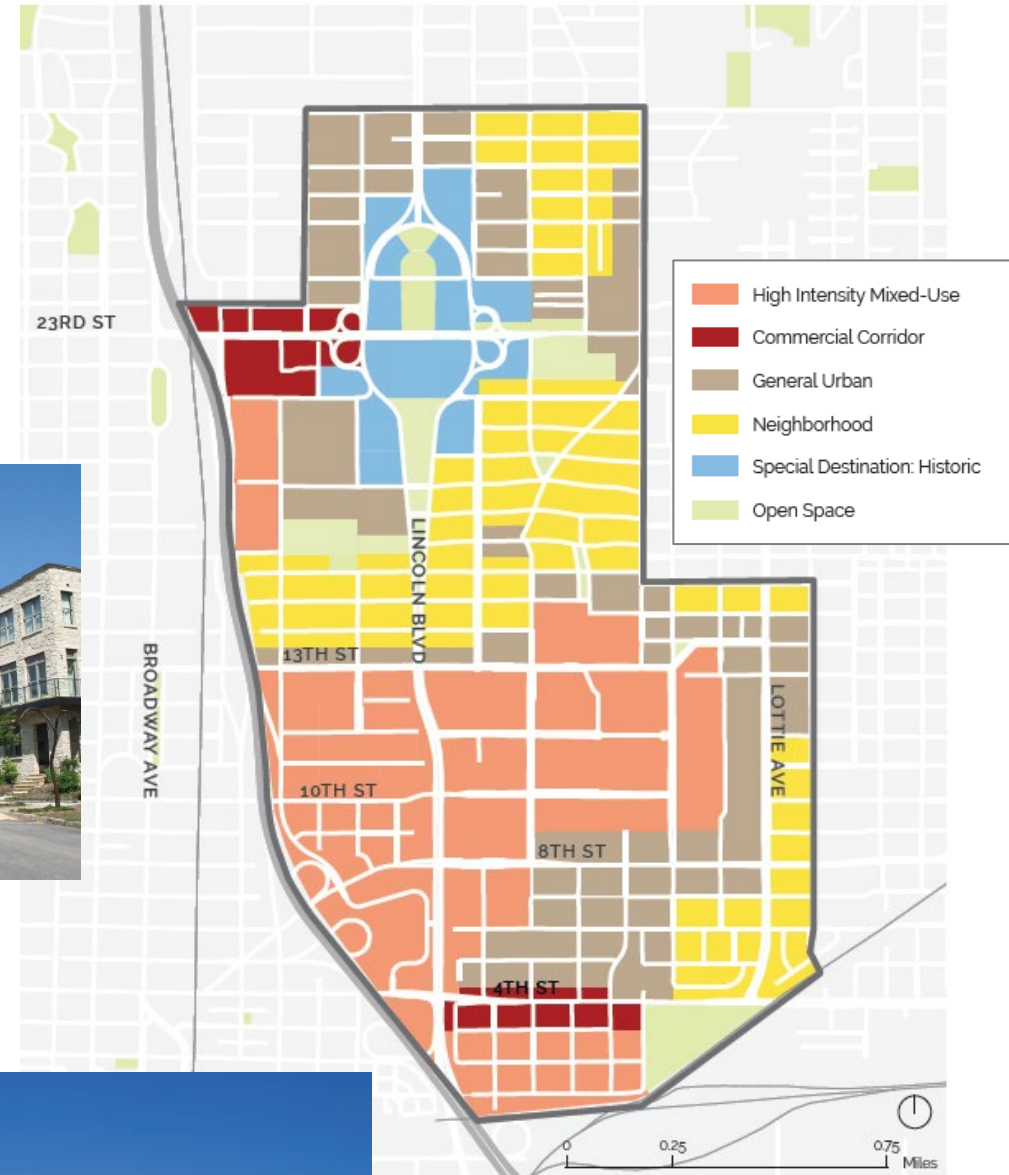
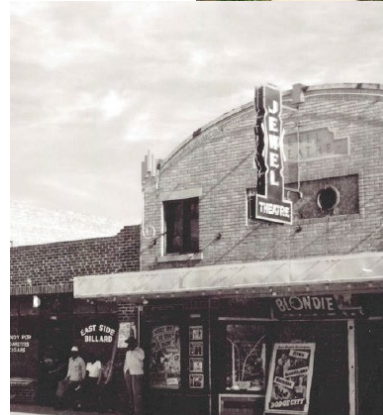
<https://www.okc.gov/departments/planning/what-we-do/plans-studies/preserveokc>

### Includes:

- Historic Resources Inventory (both existing and potential resources)
- Preservation tools
- Benefits of historic preservation (thriving neighborhoods, vibrant economy, quality places)
- Continued identification and assessment of properties

# WHAT WILL THE LAND USE PLAN DO FOR NEIGHBORHOODS?

- Protects neighborhoods from traffic and noise by planning busier development closer to I-235, and by planning quieter development next to neighborhoods



## WHAT WILL THE LAND USE PLAN DO FOR NEIGHBORHOODS?

- Encourages the revitalization of existing parks

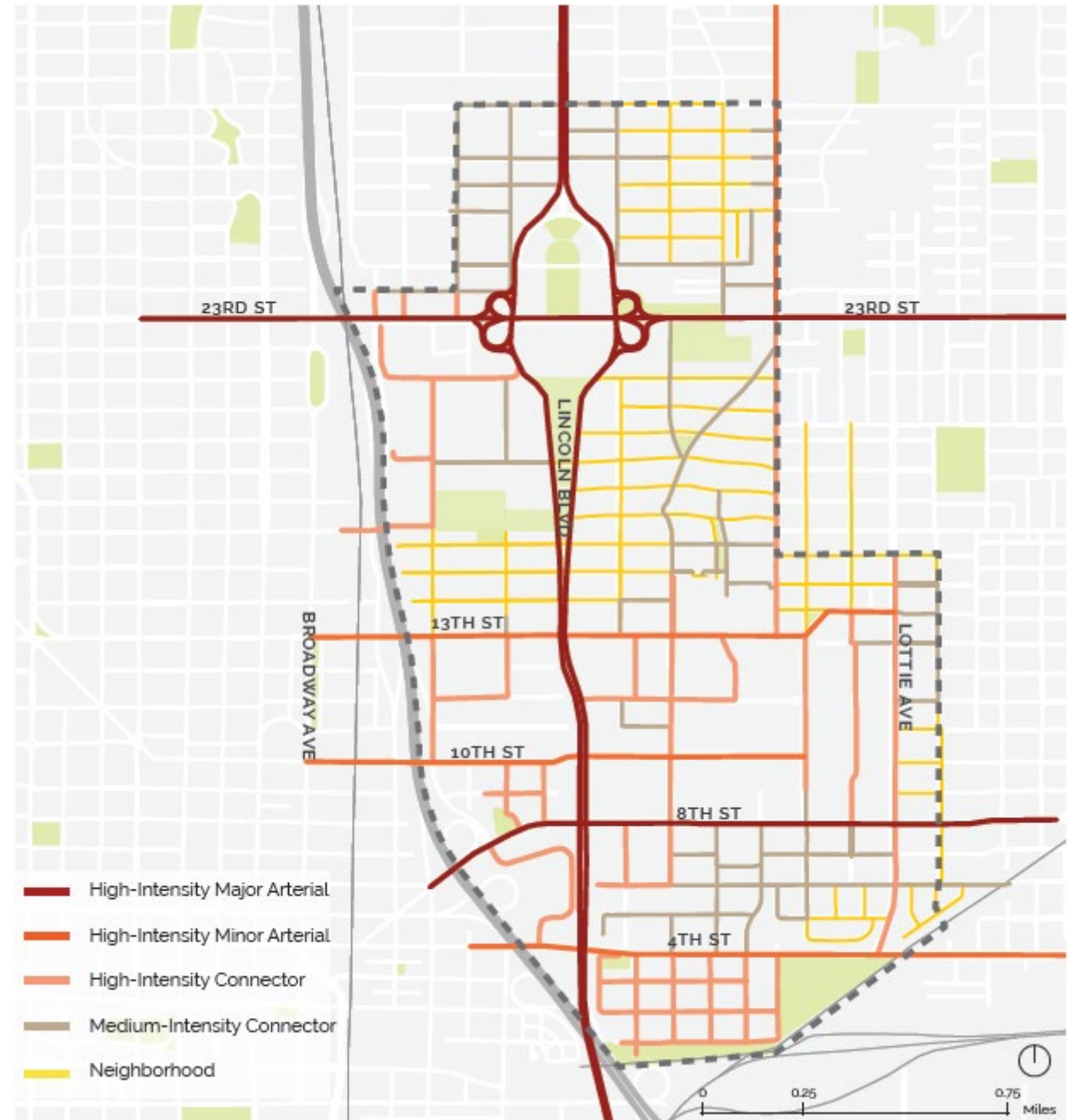


Master Plan Designed by Oklahoma City's Parks & Recreation



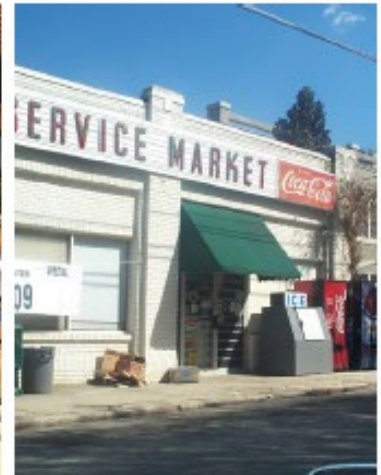
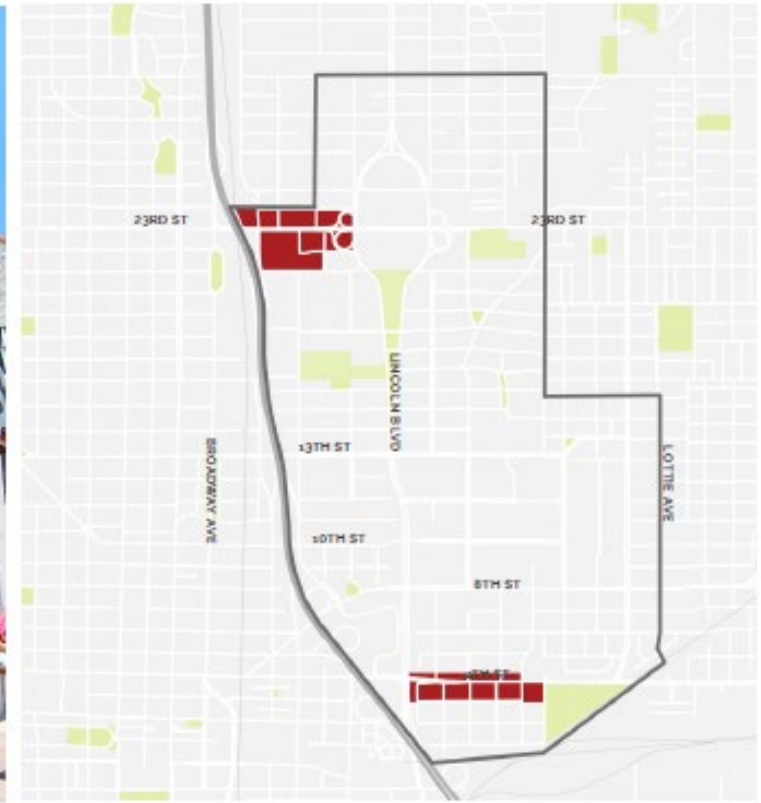
## WHAT WILL THE LAND USE PLAN DO FOR NEIGHBORHOODS?

- Connects neighborhoods to services and employment by planning for a network of safe and comfortable streets for all users



## WHAT WILL THE LAND USE PLAN DO FOR LOCAL BUSINESSES?

- Identifies areas for retail destinations
- Includes building design guidelines for retail, dining, service, and entertainment uses
- Connects customers to services with a network of safe and comfortable streets for all users



Commercial Corridors should be vibrant areas that offer centrally located retail and dining destinations for both visitors and residents.



## WHAT IS HAPPENING NOW WITH THE INNOVATION DISTRICT LAND USE PLAN?

- Revised language to coordinate with **preserveokc**, the City's historic preservation plan
- Revised street graphics to coordinate with **bikewalkokc**, the City's comprehensive bicycle and pedestrian master plan
- Revised language to support a variety of housing types and transportation choices
- Additional public engagement



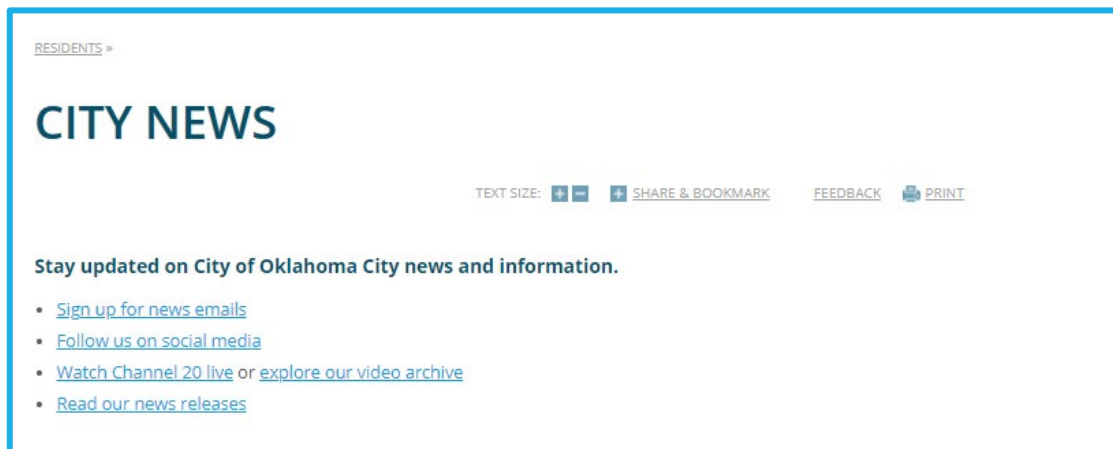
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## SCHEDULE & NEXT STEPS

- Ward 7 Career and Resource Fair **June 5, 2021**
- Planning Commission meetings **late summer**
- City Council hearings **early fall**

- Review a draft of the plan online and leave feedback: <https://www.okc.gov/departments/planning/current-projects/innovation-district-land-use-plan>
- Encourage family, friends, and neighbors to review the plan draft and leave feedback.
- Subscribe to City News for updates: <https://www.okc.gov/residents/city-news-5296>



WHAT SHOULD I DO NOW?

Oklahoma City Planning Department

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