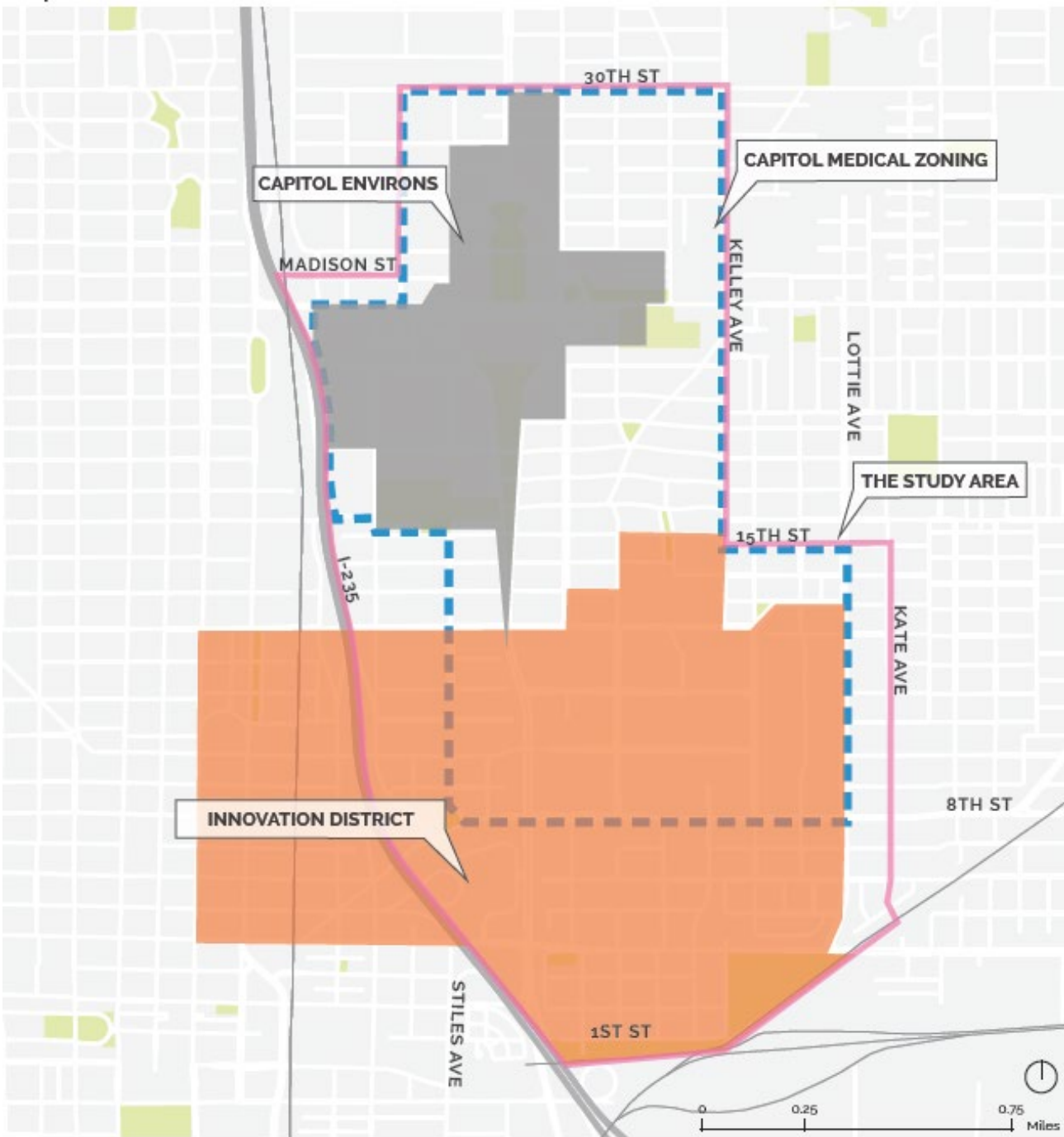




# Innovation District Land Use Plan

PLANNING COMMISSION MEETING

9.23.21



WHAT IS THE AREA OF  
THE INNOVATION  
DISTRICT PLAN?

# WHAT IS THE INNOVATION DISTRICT PLAN?

Includes three sections:

1. Land Use Plan

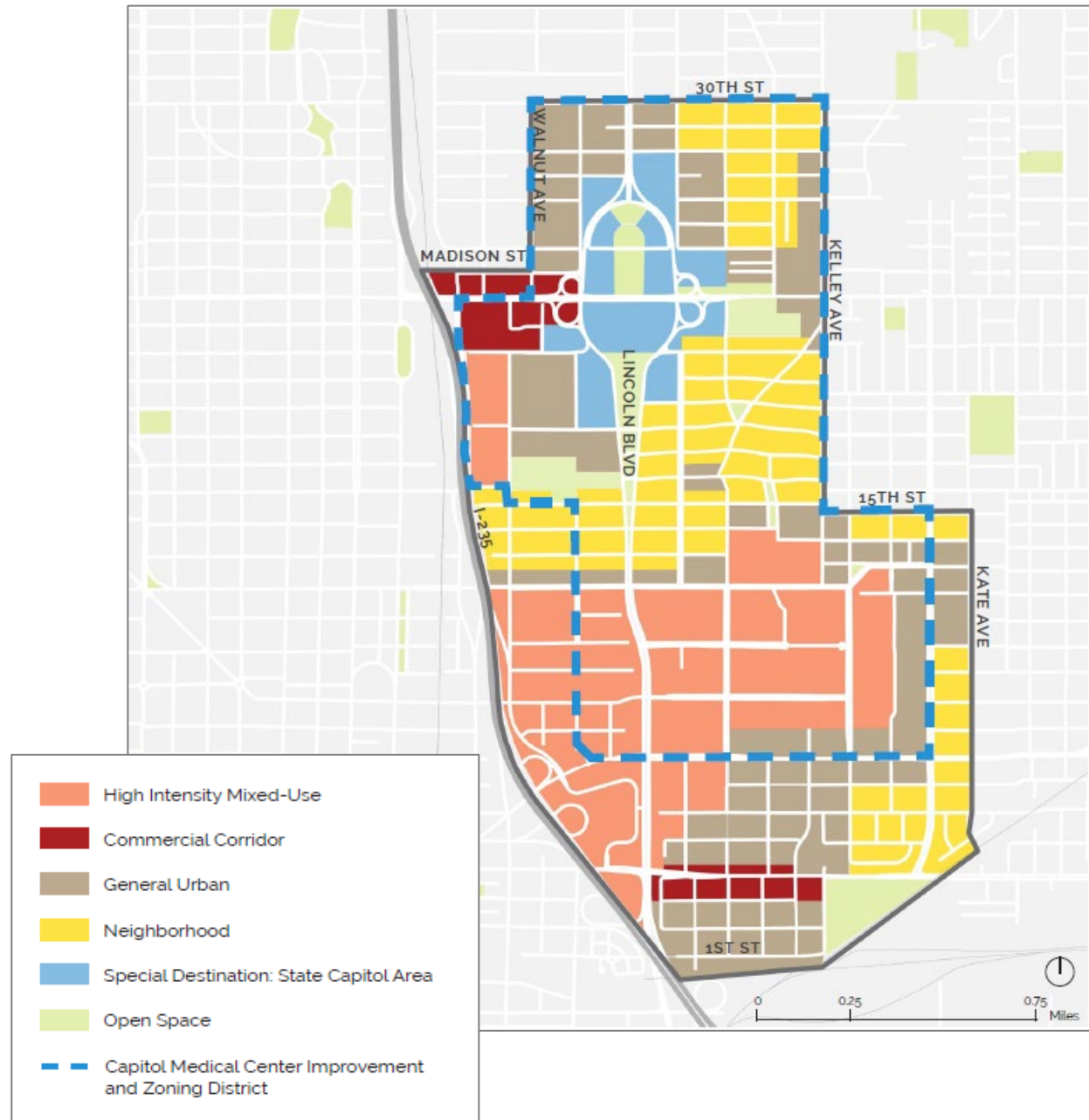
2. Strategic Development Plan for the Innovation District

3. Strategic Development Plan for the Capitol Environs



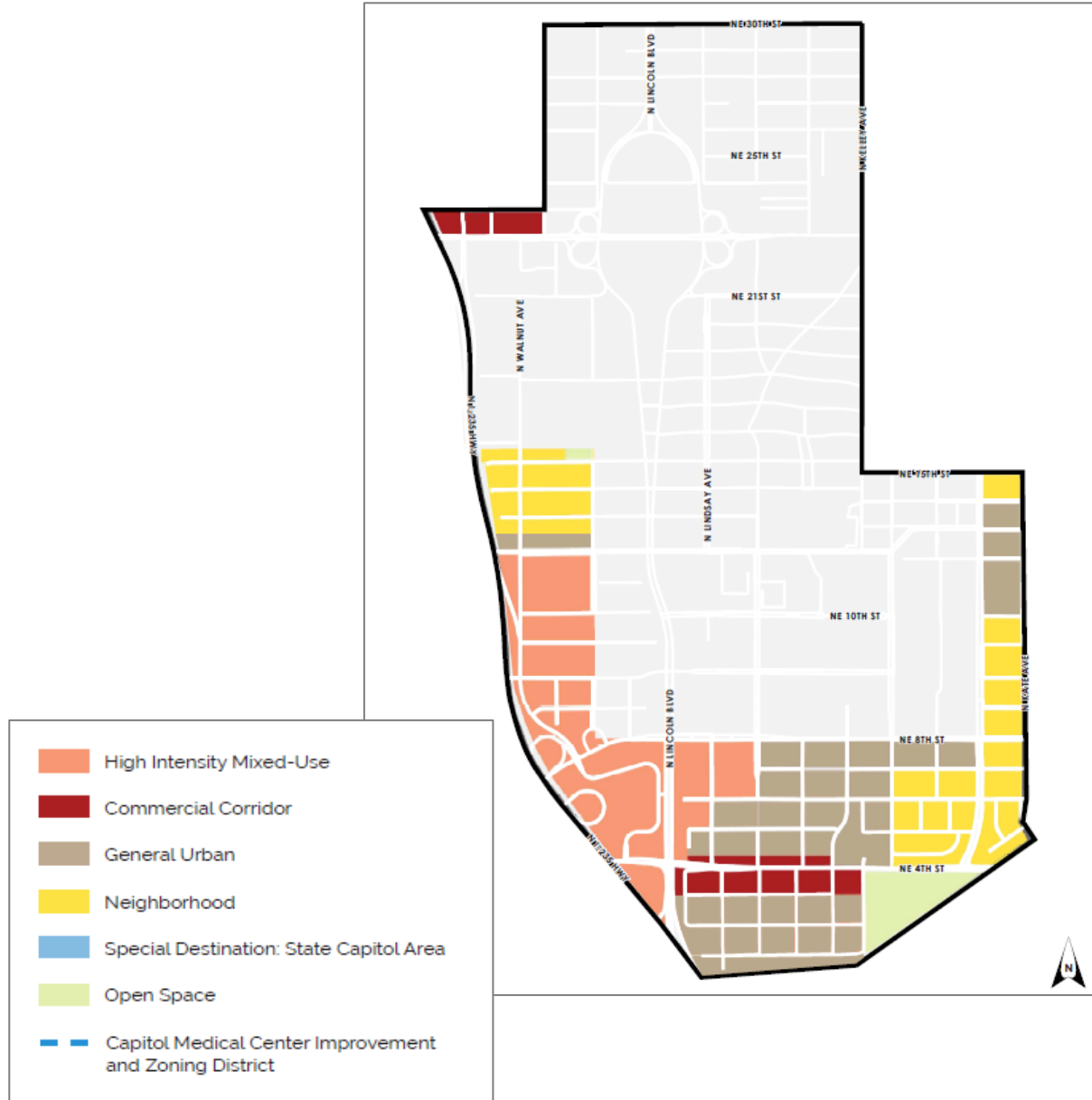
## WHAT DOES THE LAND USE PLAN DO?

- Defines land use priorities and establishes roadmap for future development








# LAND USE PLAN ZONING

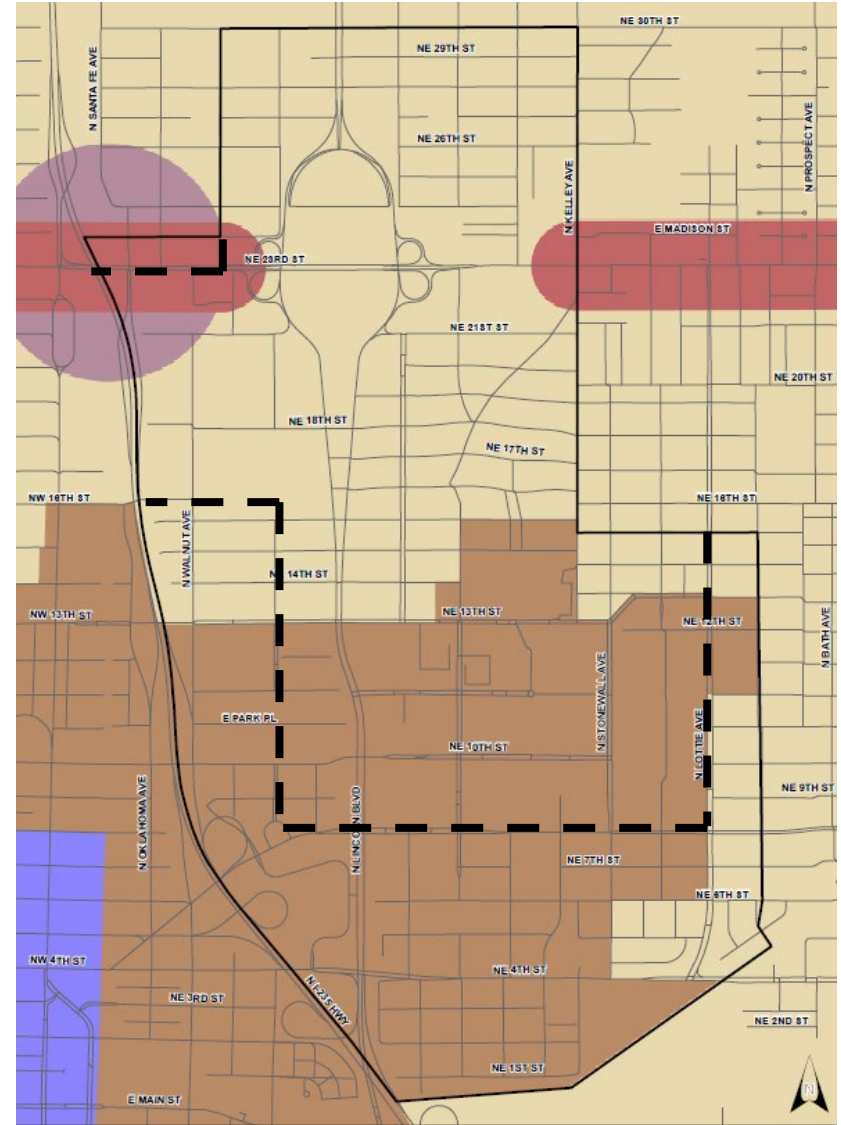
- Only a portion of the Land Use Plan is currently within OKC zoning



# LAND USE PLAN LUTA'S

## Innovation District - planOKC Land Use Typology Areas

- |   |   |
|---|---|
|  Urban-High Transit-Oriented |  Downtown               |
|  Urban Commercial            |  Urban-High Intensity   |
|   |  Urban-Medium Intensity |



## Transit-Oriented (TO)

The TO layer encourages higher density development, higher levels of transportation system connectivity, and concentrations of housing and commercial activity around areas designated as mass transit stops. The intent is to create unique, mixed-use districts with housing and employment opportunities around the City's future transit network. TO areas are characterized by a walkable environment, close proximity of buildings, and minimal land used for parking. These nodes of high intensity may be located within lower-intensity areas. Construction at higher intensity maximizes efficiency of the current and future transit system and minimizes reliance on private automobiles. The TO layer is applied within 1/4 mile of a node identified on the Land Use Plan.

### DENSITY RANGE

#### UM

<b>Gross Density</b>	15 – 60 du/acre
<b>Lot Sizes</b>	vary
<b>Non-Residential Floor to Area Ratio (FAR) Range</b>	Minimum of 0.5, typical of 1.5

#### UL

<b>Gross Density</b>	7 – 40 du/acre
<b>Lot Sizes</b>	vary
<b>Non-Residential Floor to Area Ratio (FAR) Range</b>	Minimum of 0.4, typical of 1.2



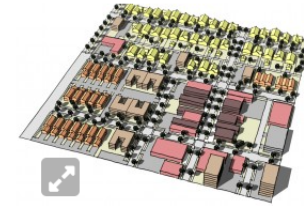
**Transit-Oriented Character**  
Higher relative commercial and residential density within a quarter mile radius of a mass transit stop, with a highly connected pedestrian and bicycle network extending from the station to adjacent developments.

## Urban: Medium Intensity (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include "infill" development on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

### DENSITY RANGE

<b>Gross Density</b>	10 – 40 du/acre
<b>Lot Sizes</b>	vary
<b>Non-Residential Floor to Area Ratio (FAR) Range</b>	0.40 – 1.20, typical FAR of 1.0



**Urban: Medium Intensity Character**  
Small lot single family, multifamily buildings, and urban commercial districts are representative of the UM Typology.

## Urban Commercial (UC)

The UC layer encourages the concentration of small-scale retail, office and service businesses in locations that serve as hubs for neighborhood and city-wide consumer activity. The UC designation applies to development within one block of the designated corridor. UC designates strategic areas where the creation or revitalization of a commercial district will drive revitalization and an increase in property value in surrounding neighborhoods. Office and multifamily residential uses are highly desirable uses within UC areas, as they generate market demand for retail, incorporate walkable environments, and create synergies that encourage full utilization of land. Heavy industrial uses are not compatible with the character and purpose of the UC designation.

### DENSITY RANGE

<b>Gross Density</b>	20 – 75 du/acre
<b>Lot Sizes</b>	vary
<b>Non-Residential Floor to Area Ratio (FAR) Range</b>	Minimum of 0.5, may exceed 1.2



**Urban Commercial Character**  
Clusters of single and multi-story commercial buildings with ground floor retail, office and services, often co-mingled with multifamily housing.

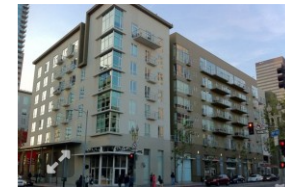
## Urban: High Intensity (UH)

UH applies to densely built urban areas, including regional attractors with major employment concentrations, high density residential living, and related commercial and service uses. UH areas have the highest mixture and intensity of land uses and development activity outside of the Downtown core.

The development intensity of UH supports various types of mass transit, from bus to rail, and is an ideal setting for large and small office buildings due to close proximity to other businesses and transportation networks.

### DENSITY RANGE

<b>Gross Density</b>	40 – 100 du/acre
<b>Lot Sizes</b>	vary
<b>Non-Residential Floor to Area Ratio (FAR) Range</b>	0.80+, typical FAR of 1.5



**Urban: High Intensity Character**  
Clusters of office, housing, and retail, often vertically mixed and at least 3 stories tall. The UH Typology represents what most people would consider "urban".

## 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



# HOW WAS THE LAND USE PLAN DEVELOPED?

- Brookings Institution Study
- 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

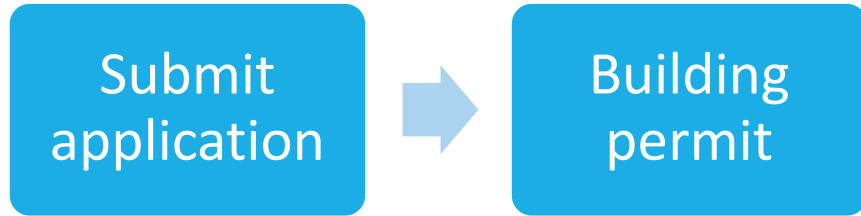
## HOW WILL THE INNOVATION DISTRICT LAND USE PLAN BE USED?

- Provide specific recommendations to guide new development
- Guide zoning code updates
- Guide Tax Increment Financing (TIF) incentives
- Prioritize future bicycle and pedestrian improvements

- The Land Use Plan will not change existing zoning.
- The Land Use Plan will not require property owners to make any changes to their existing property.
- 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.

HOW WILL THE  
INNOVATION DISTRICT  
LAND USE PLAN BE  
USED?

## REZONING NOT REQUIRED



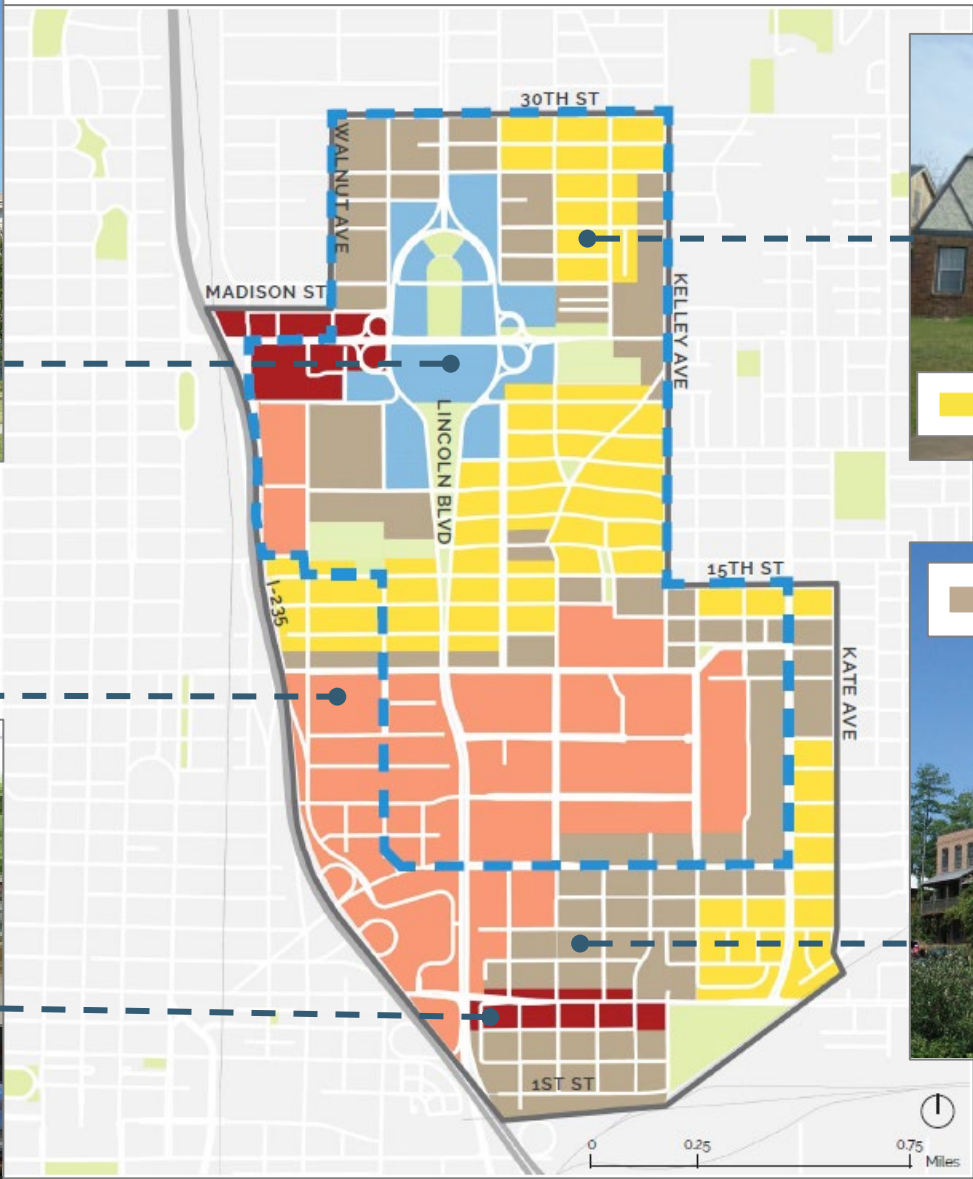
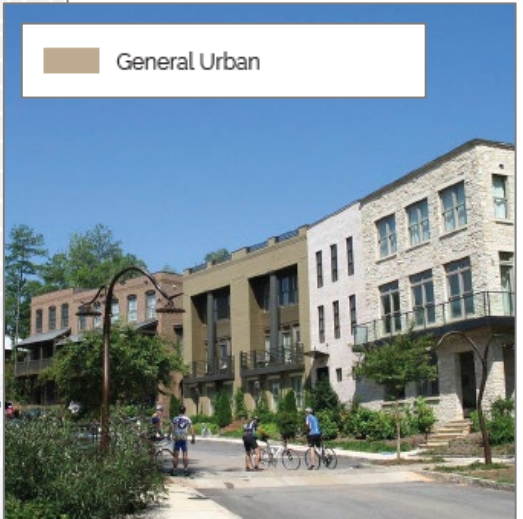
## REZONING REQUIRED



- 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

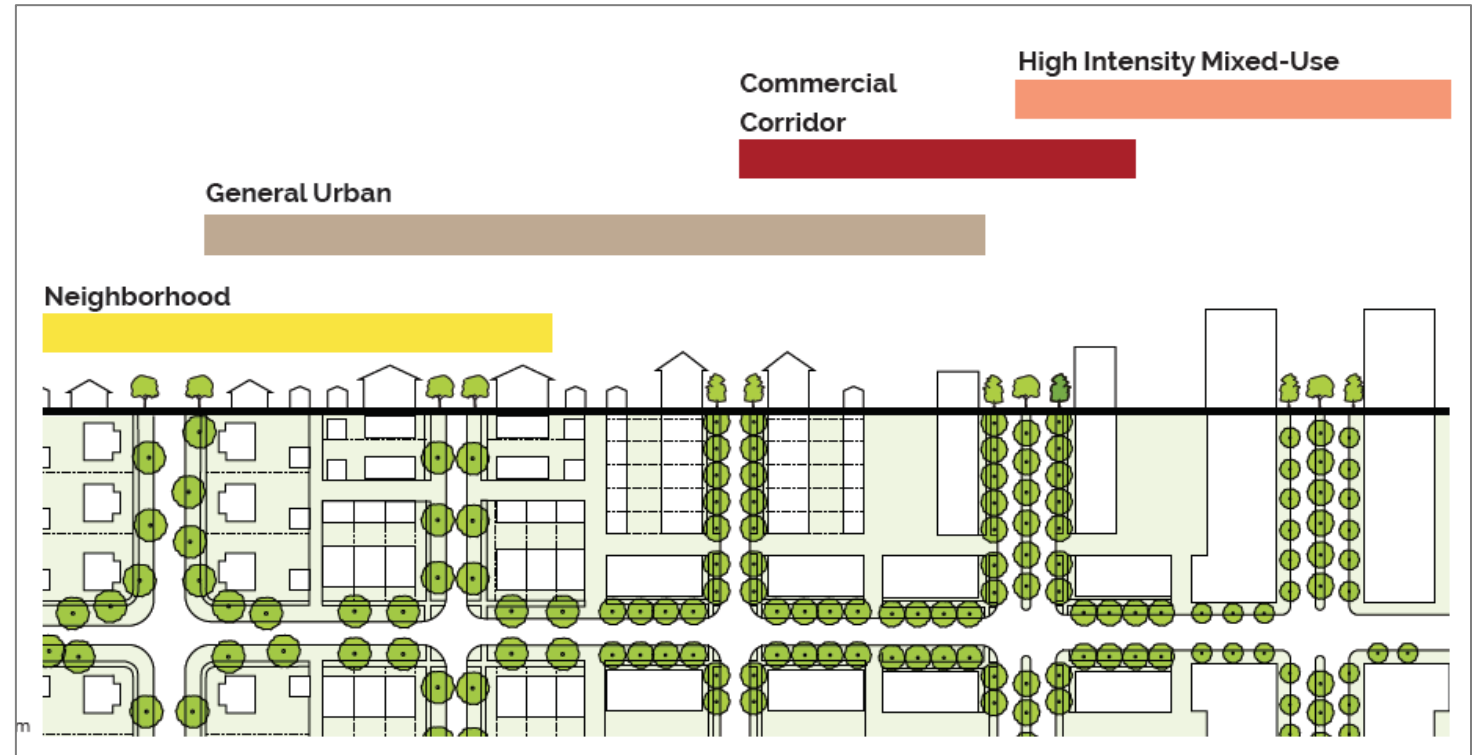
- Holds public hearing(s) and makes a recommendation to City Council

- Holds public hearing(s) and makes the final decision on rezoning applications



## LAND USE PLAN: KEY FEATURES

- Guidelines for building form and density



## LAND USE PLAN: KEY FEATURES

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

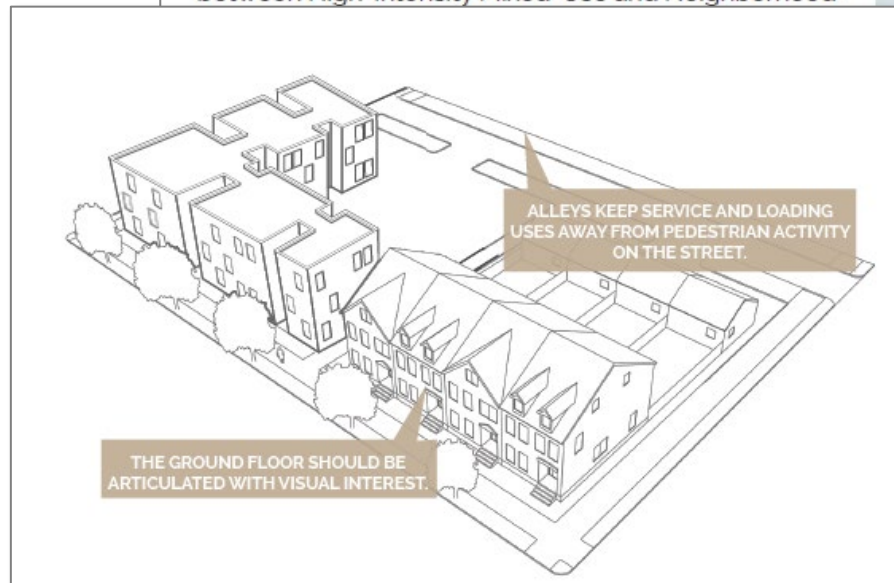
### General Urban

The General Urban areas should be made up primarily of horizontally mixed residential and commercial uses in a variety of building forms and have a density ranging from 2 to 4 stories. Single-unit and multi-unit residential uses should be integrated with low-scale commercial buildings. Commercial uses should occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses should be primarily located along local residential streets. Commercial uses should be primarily located along mixed-use arterial and connector streets but may be located at or between intersections of local neighborhood streets.

These areas have many existing residential uses but may be considered for increased intensity over time due to its location along Lincoln Boulevard, 4th Street and 8th Street. The General Urban category is located between High-Intensity Mixed-Use and Neighborhood



General Urban is a transitional land use category that includes a mix of commercial development and residential areas in order to buffer residential



# LAND USE PLAN: KEY FEATURES

- Guidelines for “livable streets”

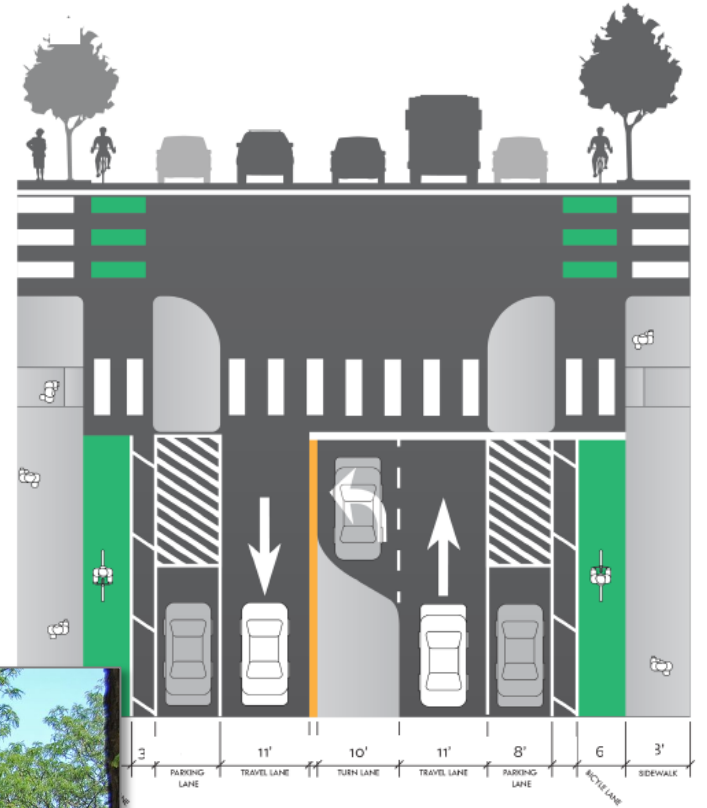
## High-Intensity Minor Arterial

### 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

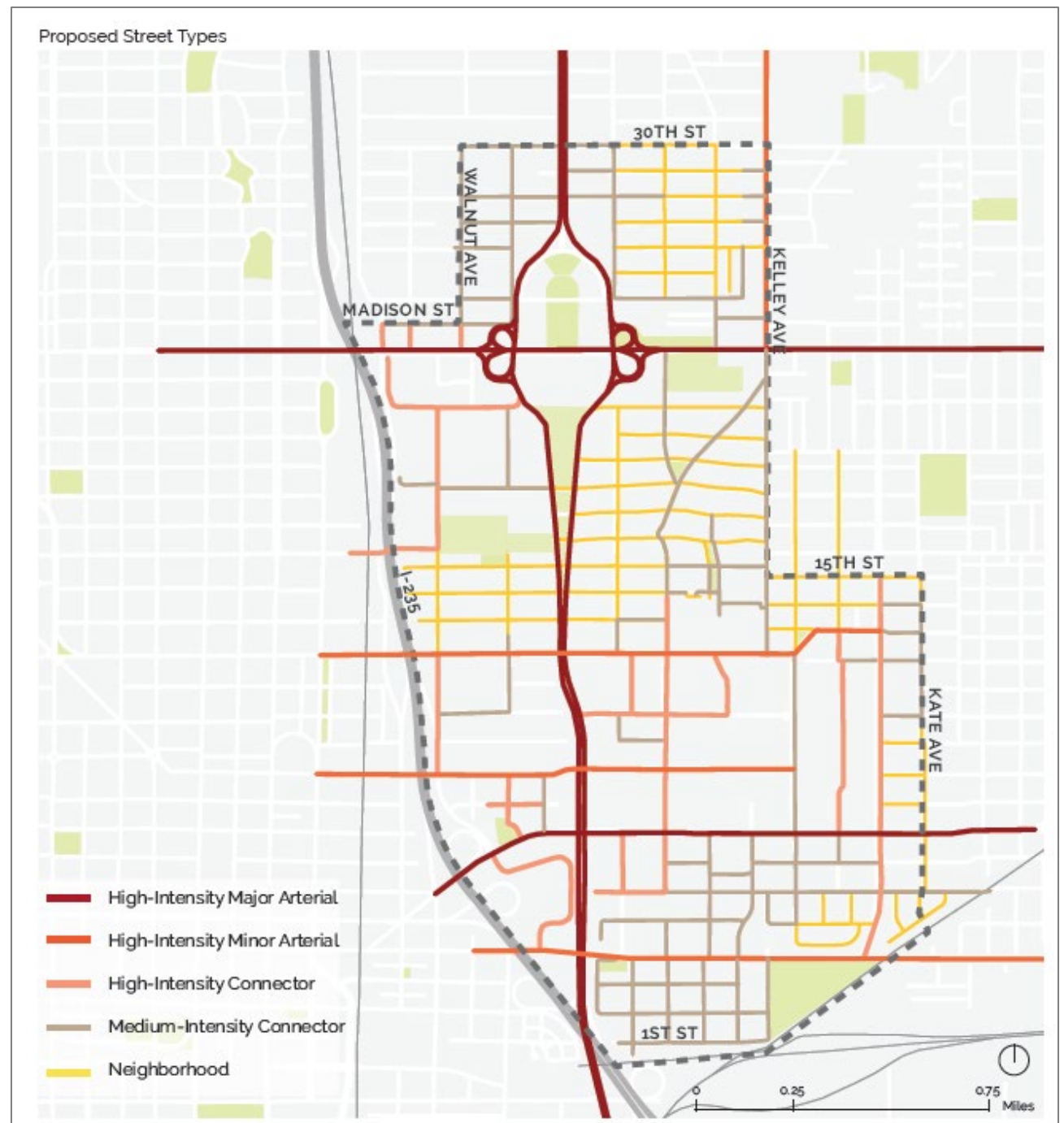
- Locate bicycle facilities to the curbside where a buffer and the parking lane will add protection from moving vehicle traffic
- Add curb extensions to shorten crossing distances and calm the speeds of right-turning vehicles





## LAND USE PLAN: KEY FEATURES

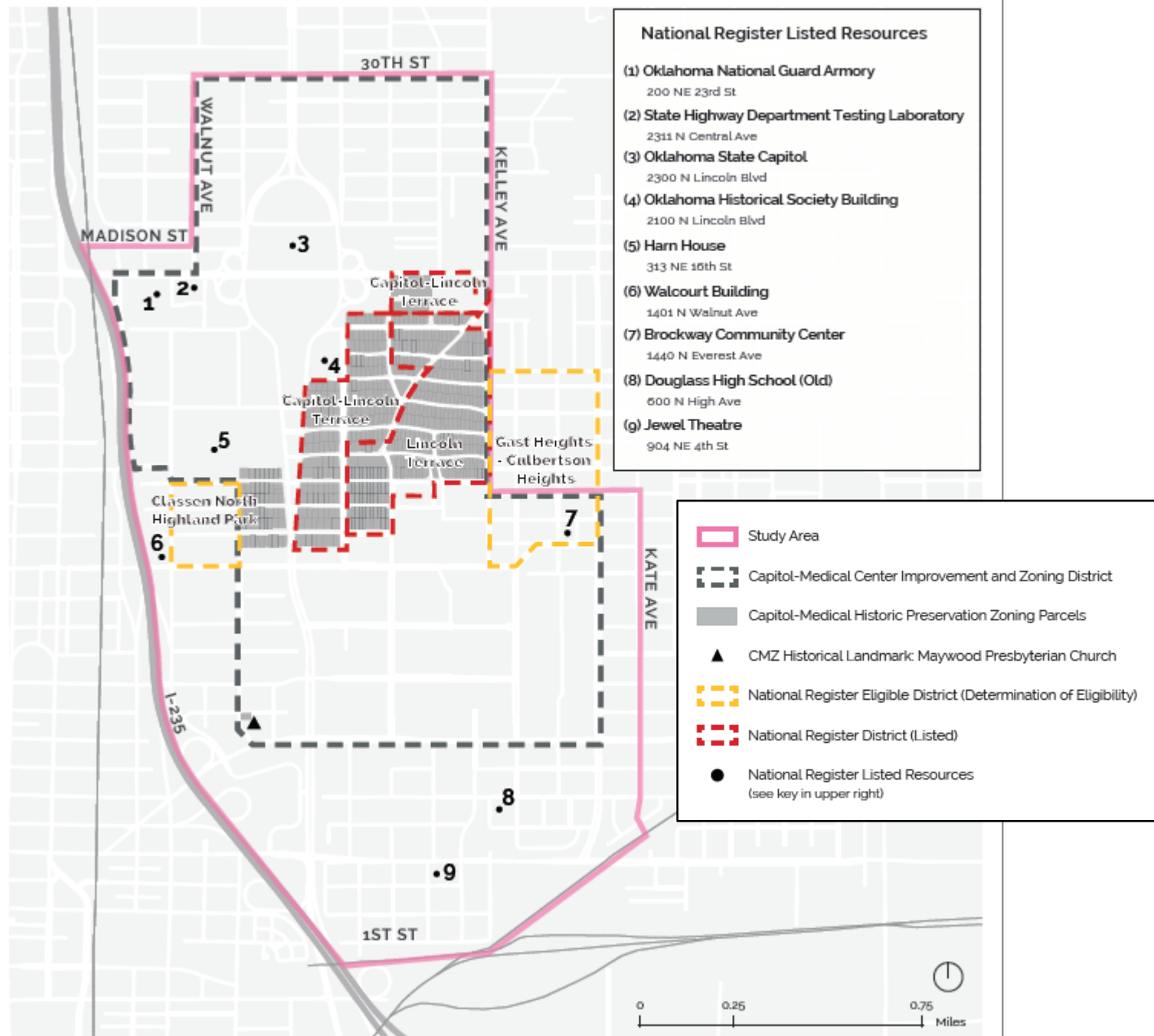
- Connects neighborhoods and customers to services, businesses, and employment by planning for a network of safe and comfortable streets for all users



# LAND USE PLAN: KEY FEATURES

- Guidelines for preserving historic buildings

National Register & Capitol-Medical Zoning Historic Resources



- ### National Register Listed Resources
- (1) Oklahoma National Guard Armory  
200 NE 23rd St
  - (2) State Highway Department Testing Laboratory  
2311 N Central Ave
  - (3) Oklahoma State Capitol  
2300 N Lincoln Blvd
  - (4) Oklahoma Historical Society Building  
2100 N Lincoln Blvd
  - (5) Harn House  
313 NE 16th St
  - (6) Walcourt Building  
1401 N Walnut Ave
  - (7) Brockway Community Center  
1440 N Everest Ave
  - (8) Douglass High School (Old)  
600 N High Ave
  - (g) Jewel Theatre  
904 NE 4th St

- Study Area
- Capitol-Medical Center Improvement and Zoning District
- Capitol-Medical Historic Preservation Zoning Parcels
- CMZ Historical Landmark: Maywood Presbyterian Church
- National Register Eligible District (Determination of Eligibility)
- National Register District (Listed)
- National Register Listed Resources (see key in upper right)

## RECENT PLANNING DEPARTMENT EFFORTS

- 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](#).



## NEXT STEPS

### Schedule

- Planning Commission 9-23-21
- City Council 10-12-21

### Questions?

#### **Oklahoma City Planning Department**

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