



# Innovation District Land Use Plan

INFORMATIONAL PRESENTATION

10.28.21

Questions or concerns? Please contact:

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Oklahoma City Planning Department

[lisa.chronister@okc.gov](mailto:lisa.chronister@okc.gov) (405) 297-1628



**Purpose of the Land Use Plan**



**Acknowledgement**



**How the Land Use Plan will be used**



**What we heard from the community, and how these concerns have been addressed**



**Key features of the plan**



**Schedule and next steps**

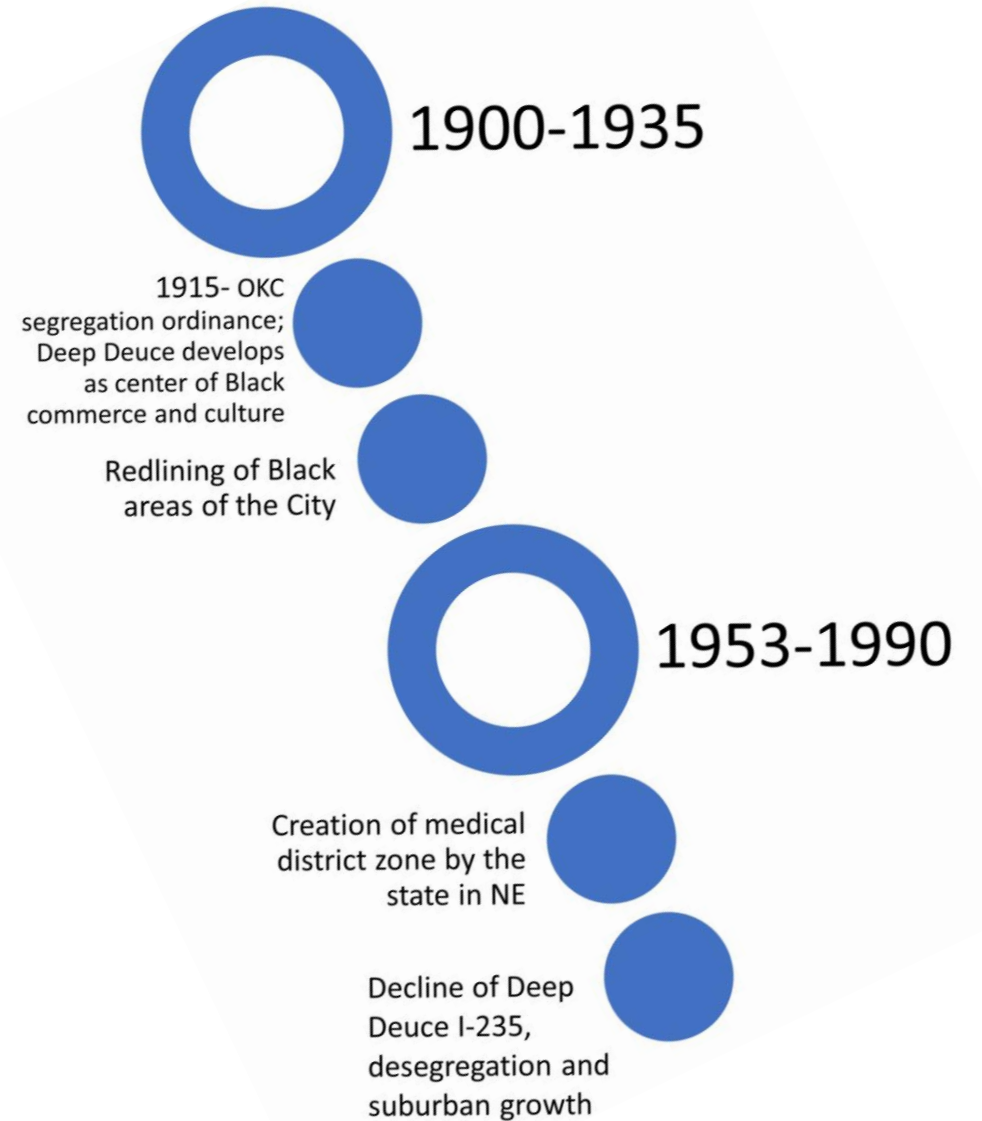
## WHAT IS THE PURPOSE OF THE INNOVATION DISTRICT LAND USE PLAN?

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

# Acknowledgement

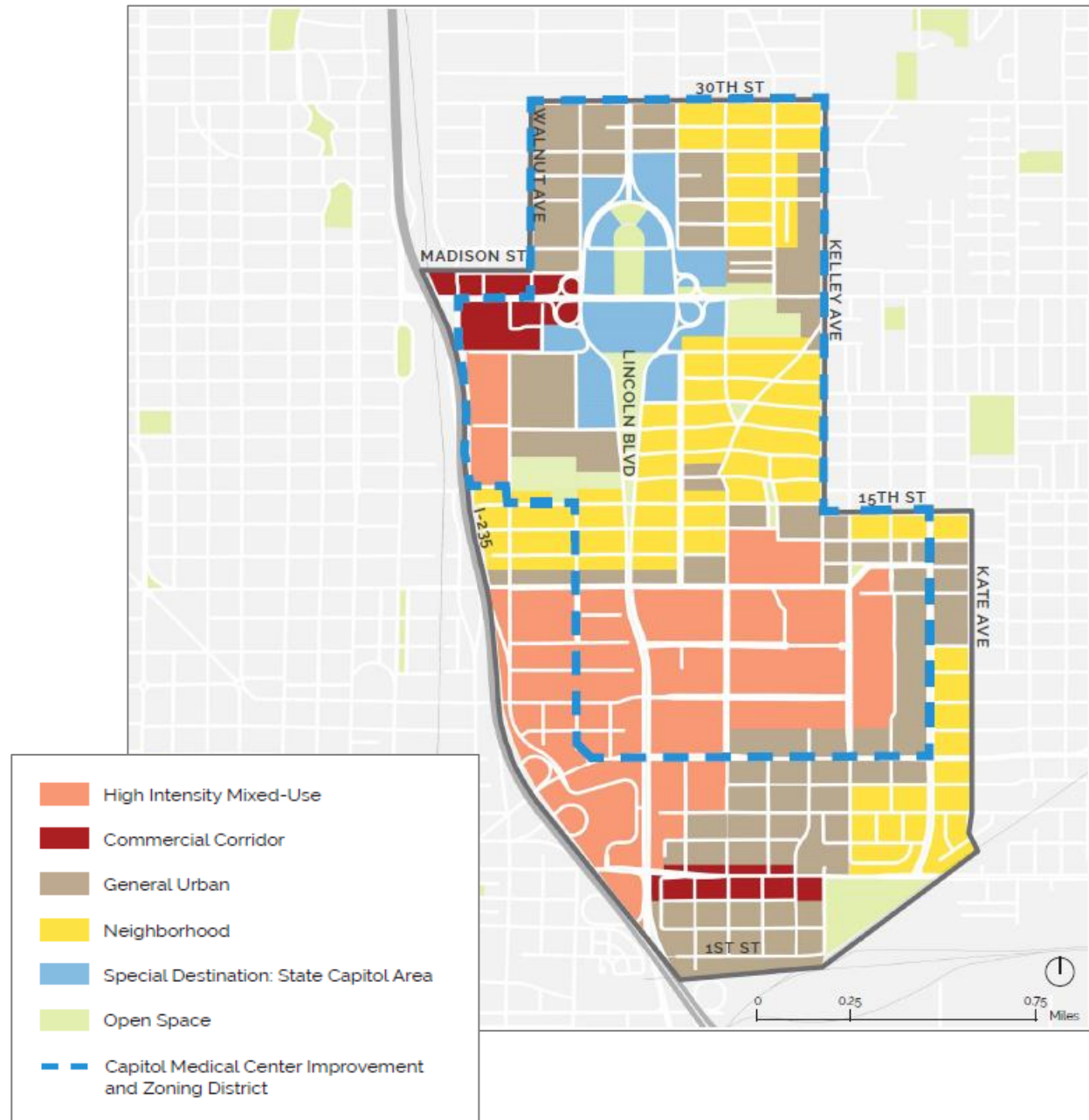
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- Difficult history of redevelopment and urban renewal in NE OKC.
- Communities were razed and replaced with what is now much of the Health Center and I-235, disproportionately affecting historically African American neighborhoods.
- City now engages the community before decisions are made.



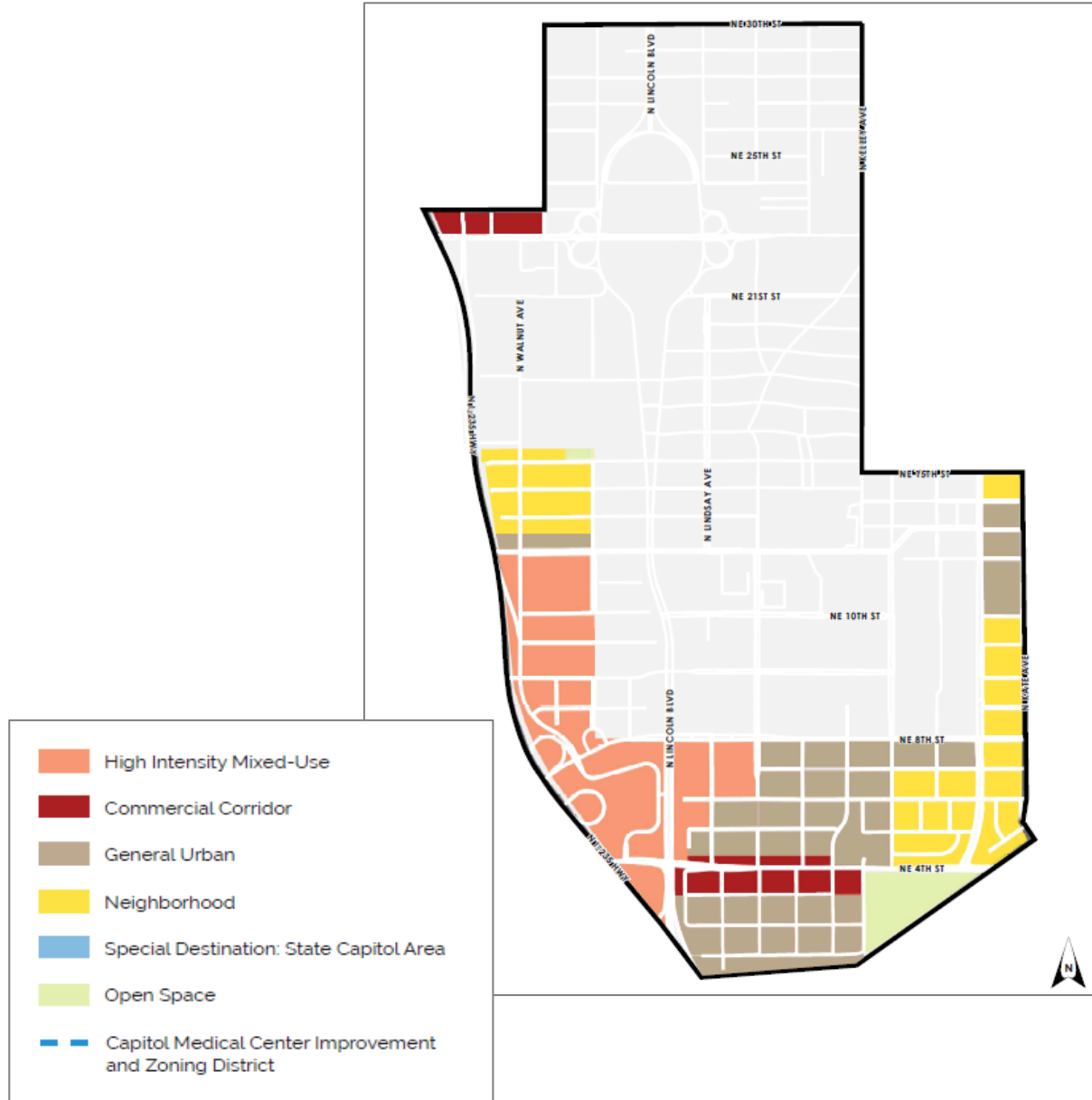
# WHAT IS THE PURPOSE OF THE INNOVATION DISTRICT LAND USE PLAN?

- 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



- 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?

# Community Outreach

2018

**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

2020

**Tweet**

City of OKC @cityofokc

You've heard about the @OKCInnovation District. We're developing its Land Use Plan to adopt as an amendment for @planokc. (We love plans.) Learn more in a Zoom meeting 6 p.m. May 20: [okc.zoom.us/j/97081503618](https://okc.zoom.us/j/97081503618) Review and comment on the plan here: [okc.gov/departments/pl...](https://okc.gov/departments/pl...)

Tweet your reply

**6TH ANNUAL ONE OKC**  
A Northeast Renaissance  
**Block Party**

BOOKER T. WASHINGTON PARK (OKC.GOV/117)

**MAY 15**  
12-4PM

COVID-19

View and comment on the **Innovation District Land Use Plan**

[www.okc.gov/departments/planning/current-projects/innovation-district-land-use-plan](https://www.okc.gov/departments/planning/current-projects/innovation-district-land-use-plan)

3 THE CAPITOL ENVIRONS STRATEGIC DEVELOPMENT PLAN

1 THE LAND USE PLAN

2 THE INNOVATION DISTRICT STRATEGIC DEVELOPMENT PLAN

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# What we heard

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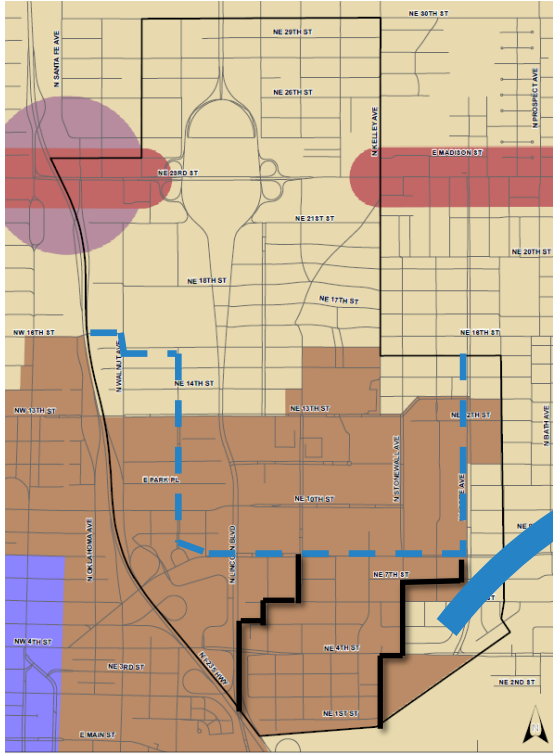
- What does the plan do for neighborhoods?
- The Harrison-Walnut Neighborhood is shown too dense
- What does the plan do to keep housing affordable?
- What does the plan do to support Black-owned businesses?
- Why does the plan cut off my neighborhood?
- How can residents have a voice in what gets built in their neighborhood?

# What does the plan do for the neighborhoods?

*Response:  
Recommends less development intensity in some areas than planokc*

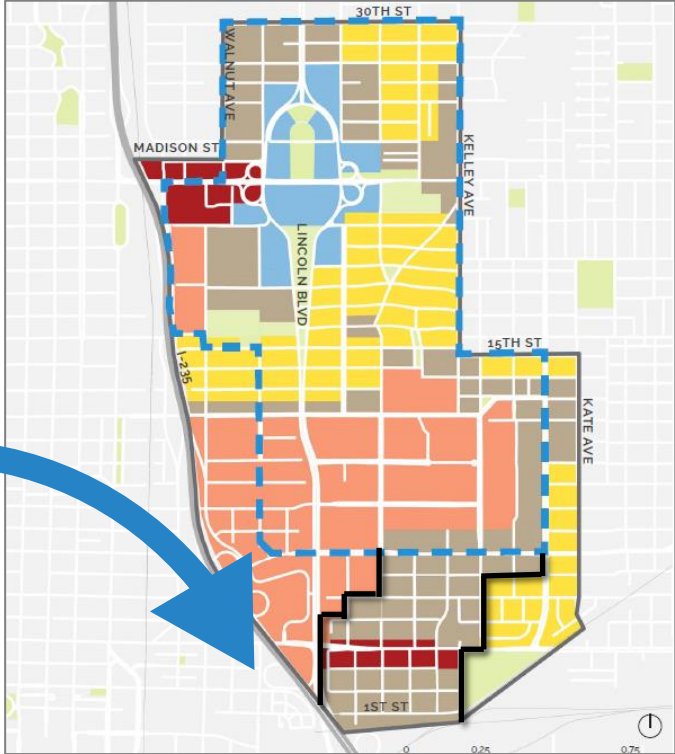


Urban High Intensity:  
3 stories minimum



**Innovation District - planOKC Land Use Typology Areas**

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



General Urban

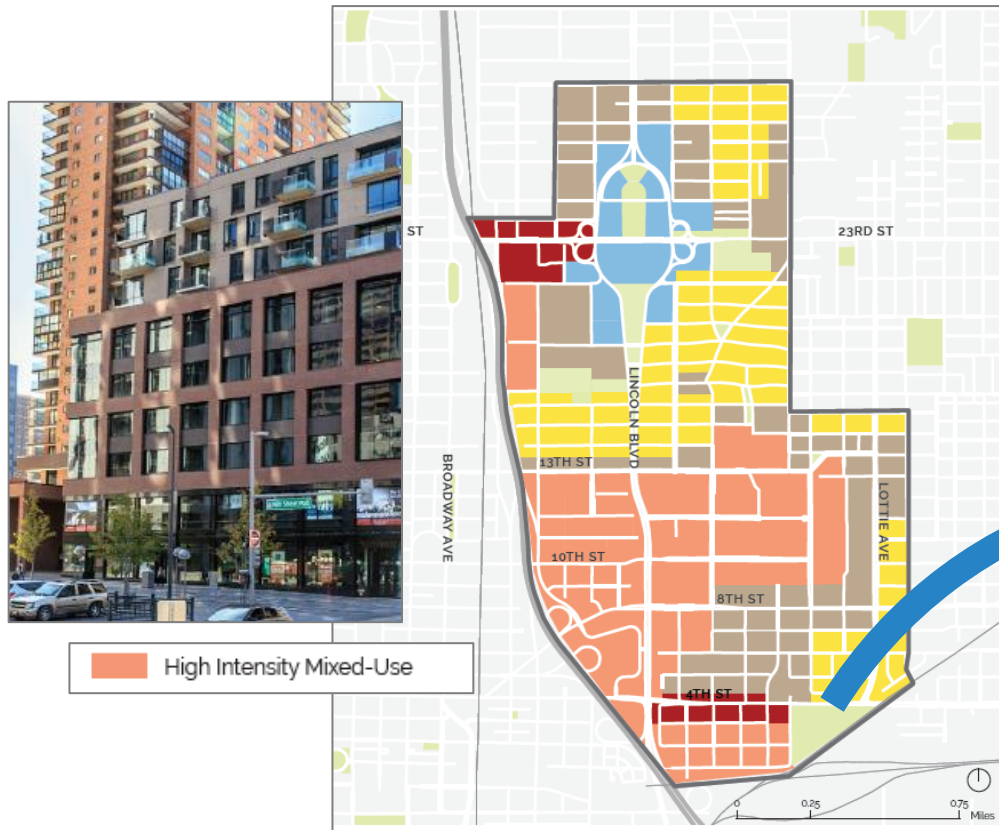
**Proposed Land Use Plan**



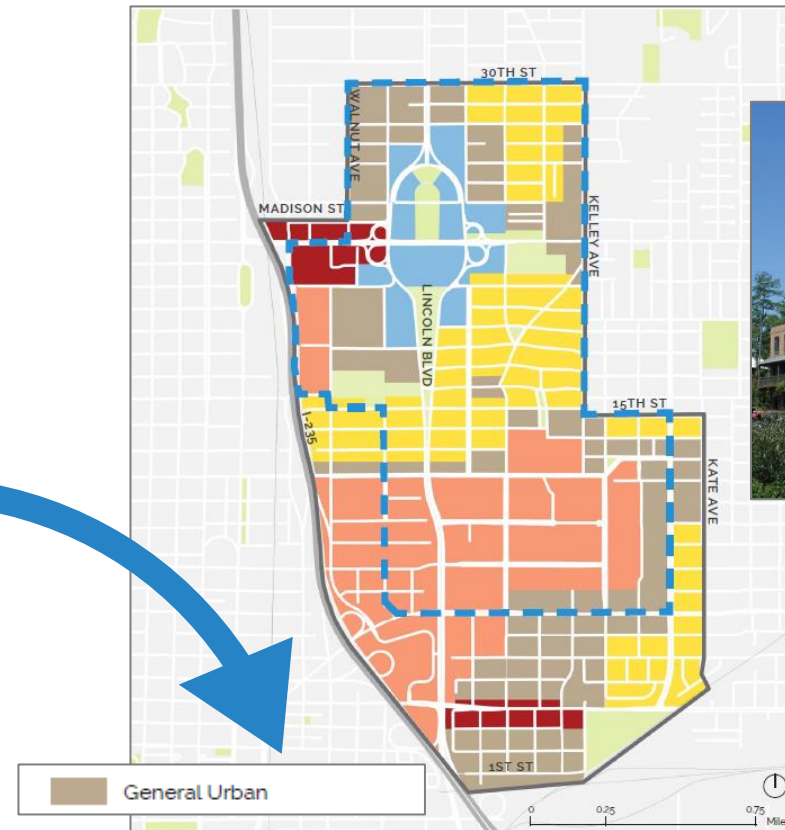
General Urban:  
2 to 4 stories

# Harrison-Walnut Neighborhood is shown too dense

*Response:*  
*Change from High Intensity Mixed-Use to General Urban*



Plan draft as shown at meetings  
Summer 2021



Plan draft as shown at PC Meetings  
Summer 2021



# What does the plan do to keep housing affordable?

Response:

*Promotes increased density and a variety of housing types*

## Example



One single-family detached  
3,000 square feet  
2.5 stories

Three townhouses  
2,000 sq. ft./house  
2.5 stories

Six condominiums  
1,200 sq. ft./condo  
3 stories

### One single-family

- i. \$50,000 lot
- ii. \$150/sq ft to build
- iii. Total cost per unit is \$500,000

### Three townhomes

- i. \$50,000 lot
- ii. \$150/sq ft to build
- iii. Total cost per unit is \$316,000

### Six condominiums

- i. \$50,000 lot
- ii. \$150/sq ft to build
- iii. Total cost per unit is \$188,330

# What does the plan do to support Black-owned businesses?

## Response:

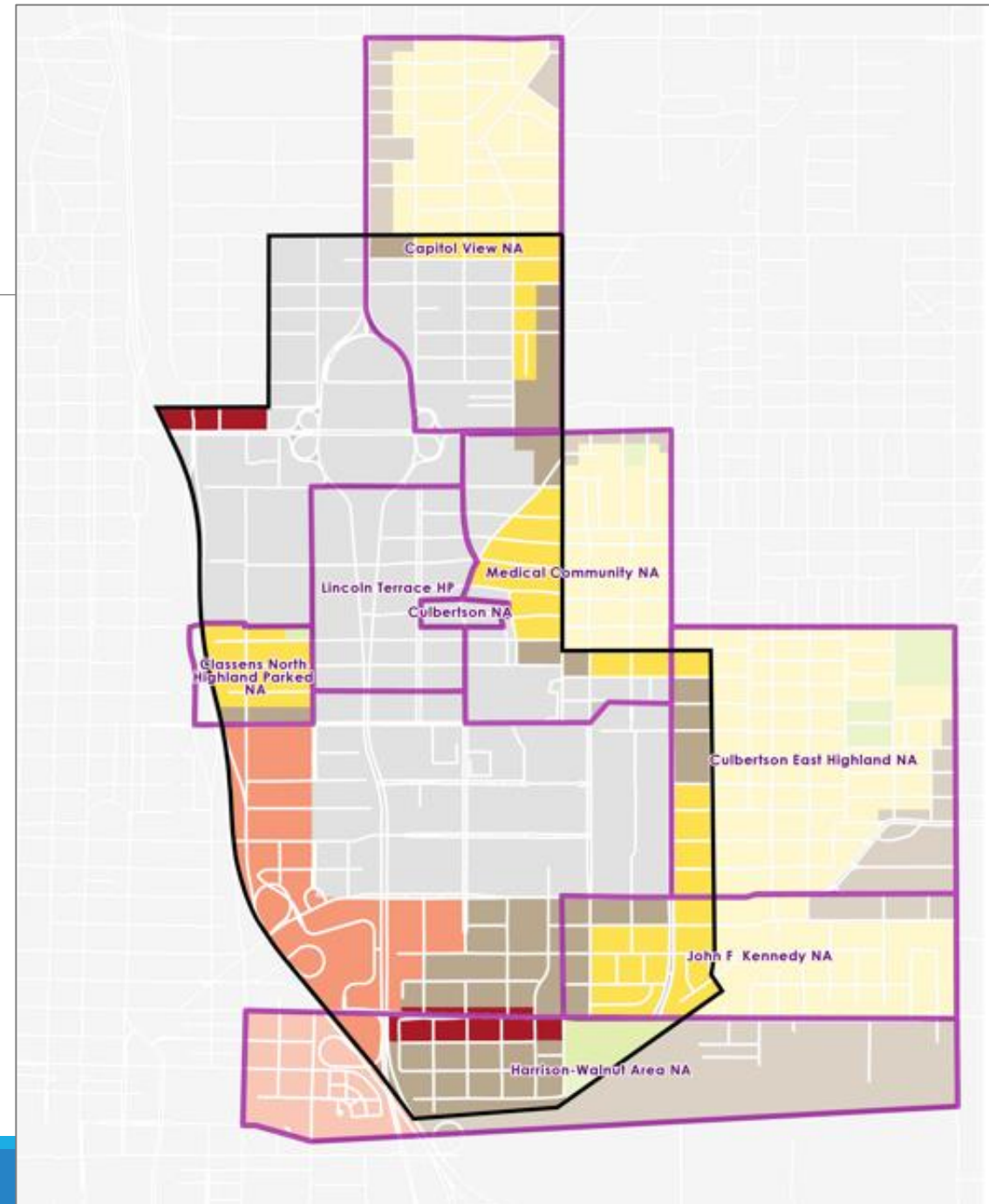
- *Promotes increased density*
- *Designates areas for retail destinations*
- *Includes building design guidelines for retail, dining, service, and entertainment uses*
- *Connects customers to services with a network of safe and comfortable streets for all users*



# Why does the plan cut off my neighborhood?

## Response:

- *Plan boundaries are designed to address the buffer between the neighborhoods and adjacent development, not the entire neighborhood itself.*
- *Neighborhoods extend – intact – beyond the Land Use Plan boundary.*

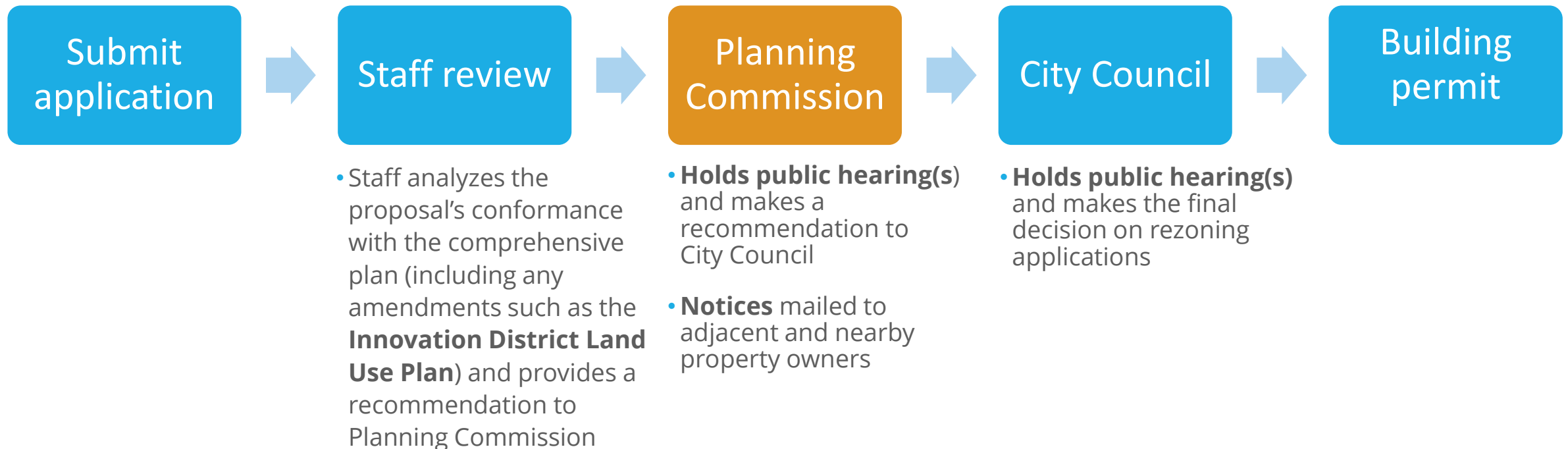


# How can residents have a voice in what happens in their neighborhood?

Response:

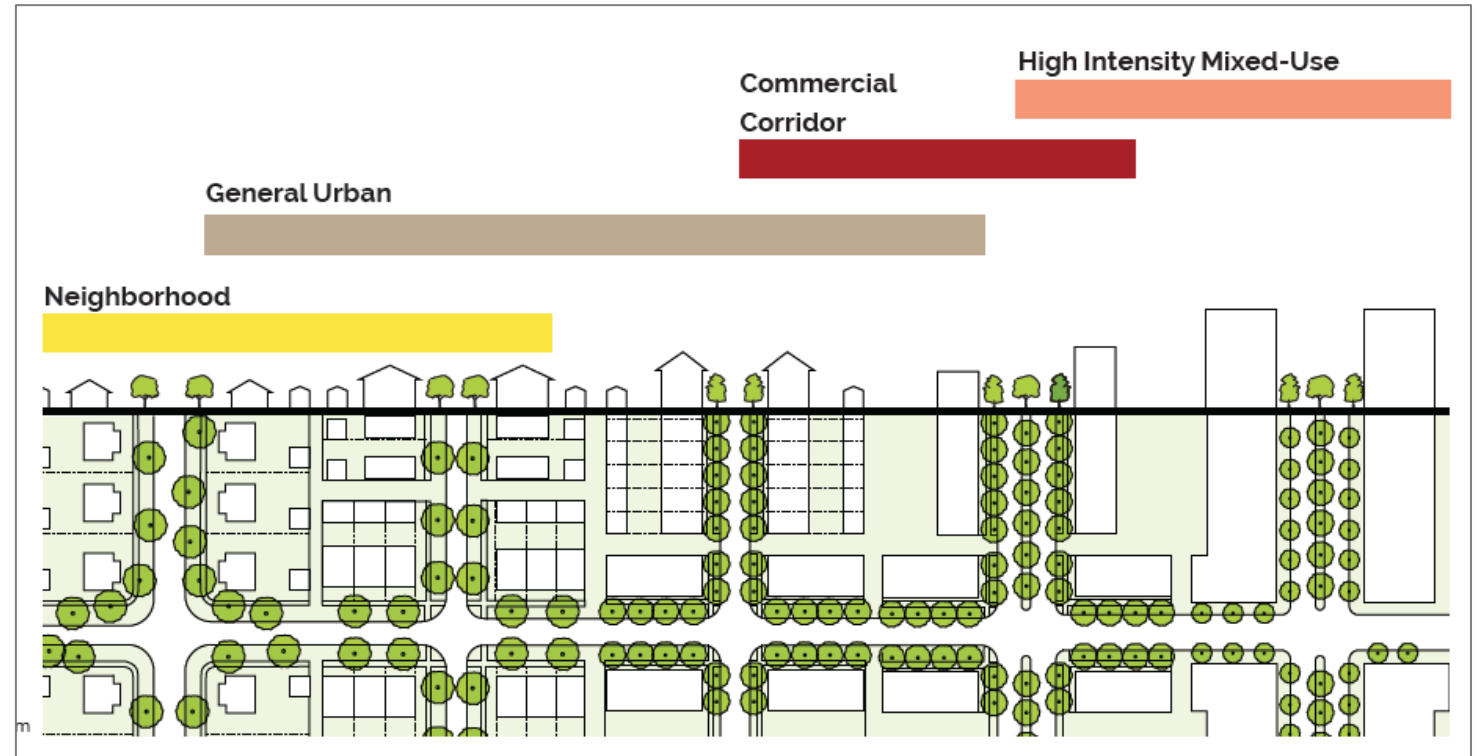
*Maintain existing process for public hearings and property owner notification*

## REZONING APPLICATIONS

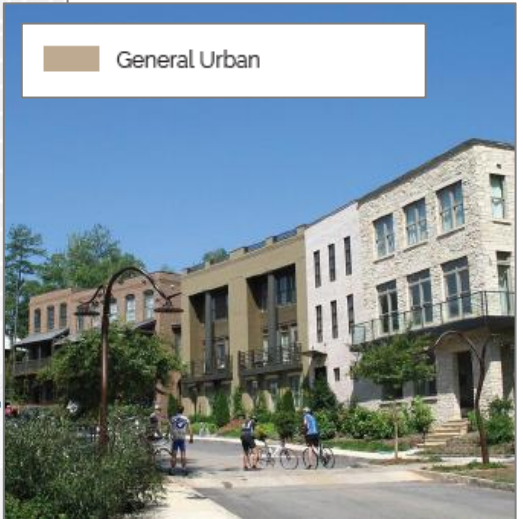
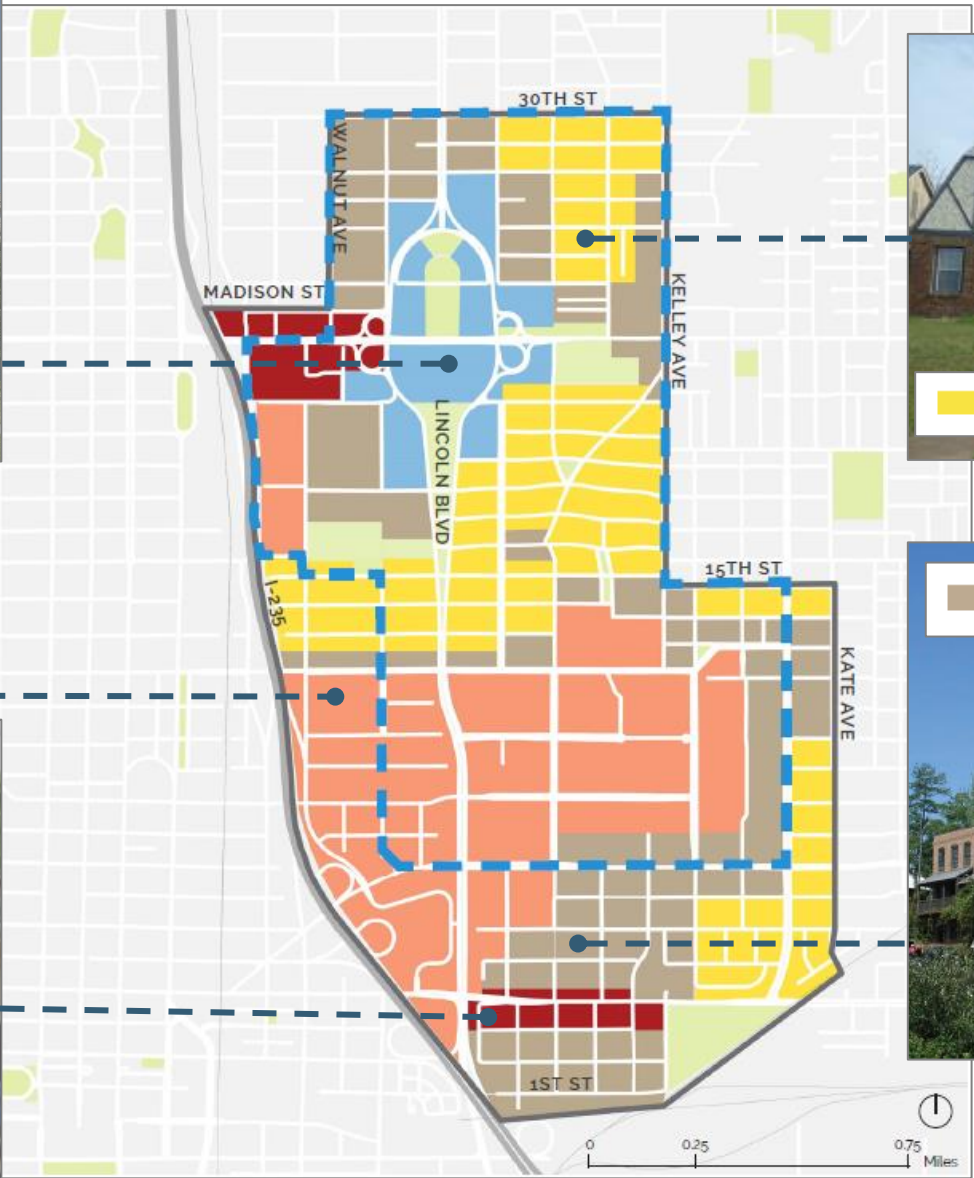


## LAND USE PLAN: KEY FEATURES

- 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

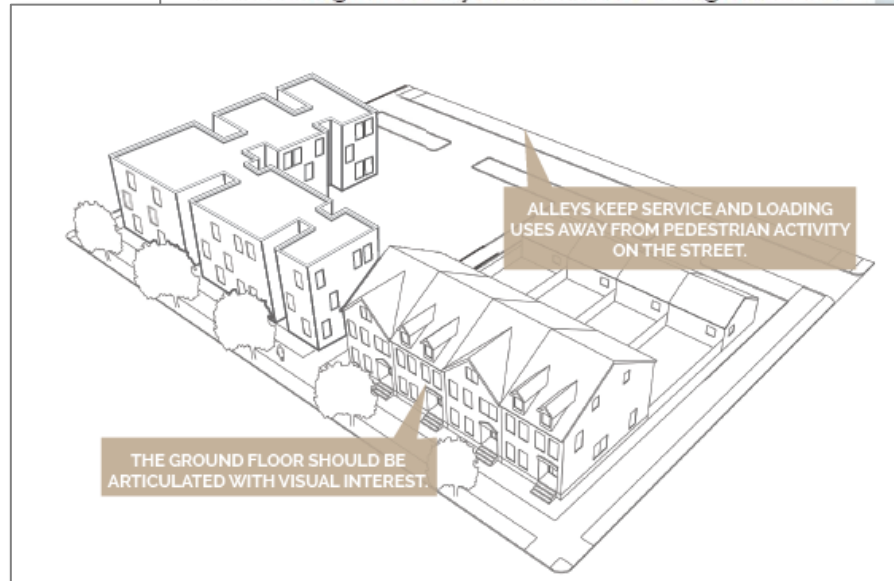
### General Urban

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 and residential areas in order to buffer residential areas.



# LAND USE PLAN: KEY FEATURES

- Guidelines for “livable streets”

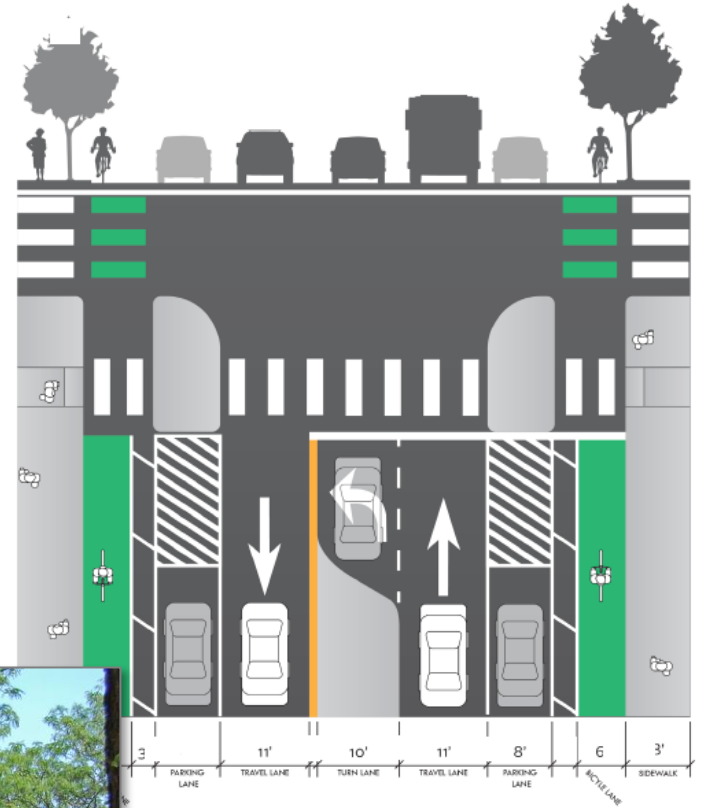
## High-Intensity Minor Arterial

### 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

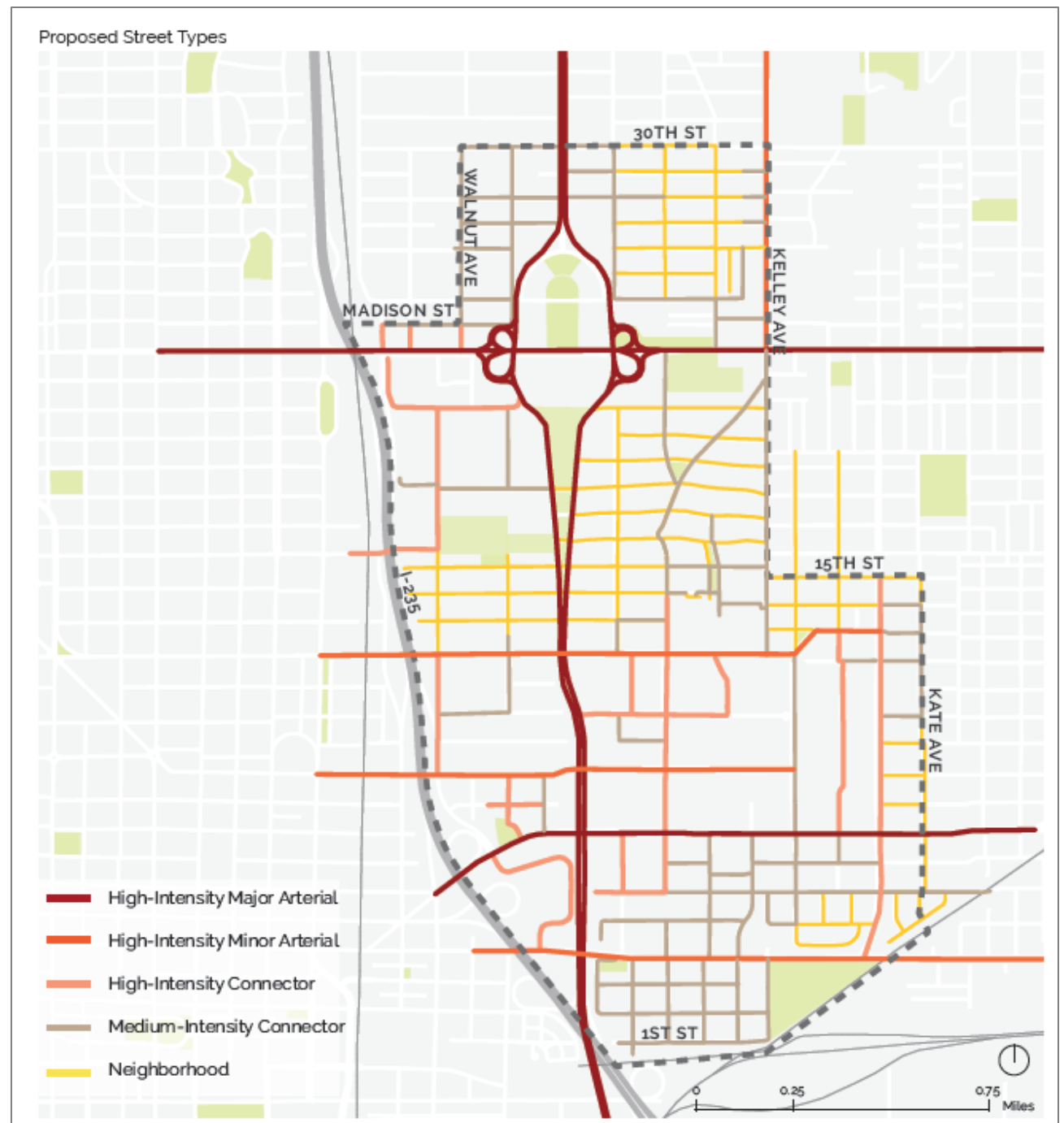
### Recommendations

- 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

## Selected Historic Points of Interest



## NEXT STEPS

### Schedule

- **Planning Commission** **11-18-21**

Action: *adopt the Innovation District Land Use Plan as an amendment to the comprehensive plan*

- **City Council** **12-21-21**

Action: *receive the amendment to the comprehensive plan*

### Questions?

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

Lisa Chronister, Assistant Planning Director

[lisa.chronister@okc.gov](mailto:lisa.chronister@okc.gov)

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