



# OKC Development Codes Update

Summary of Opinion Survey Results  
(as of early October 2021)



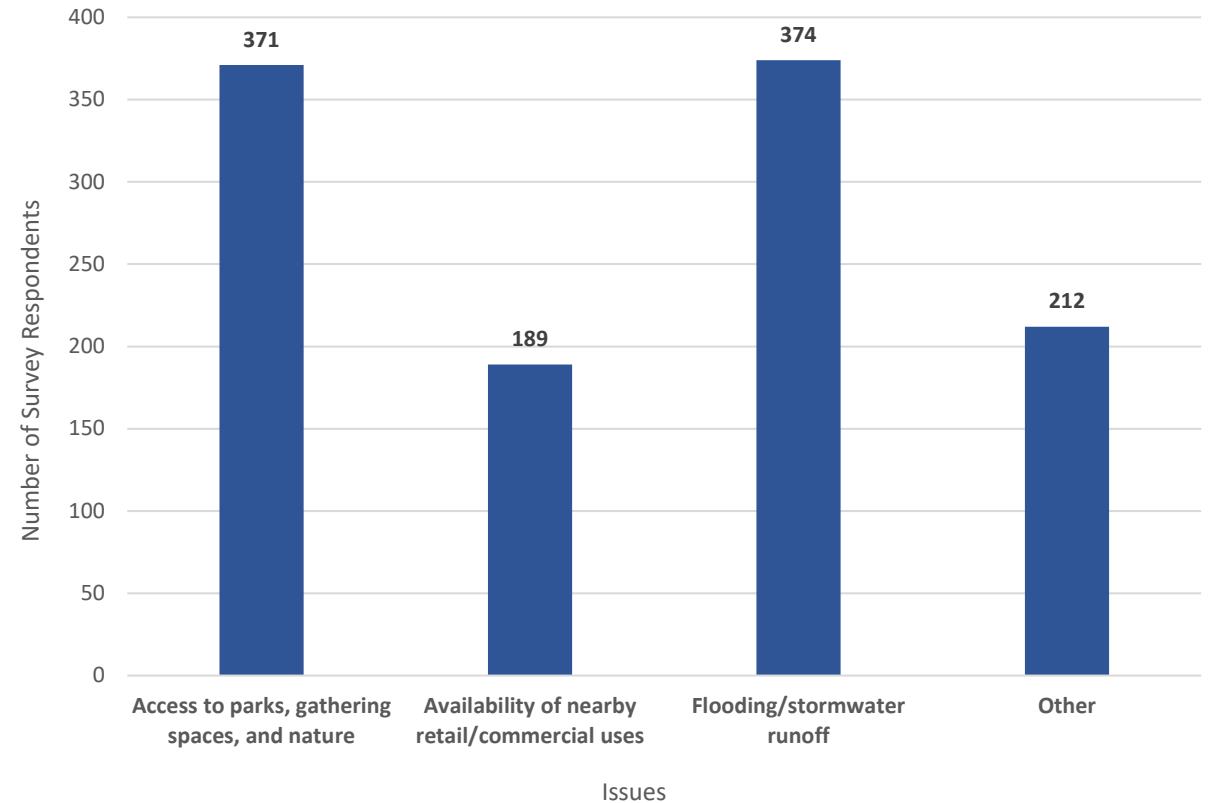
# Overall Results

**Most common concerns as new homes and buildings are constructed and redeveloped**

# Access to open space, flooding/stormwater, nearby retail

Most selected issues of concern over all four survey areas together: downtown, inside the Core, outside the Core, and in rural areas

Respondents: 1,341

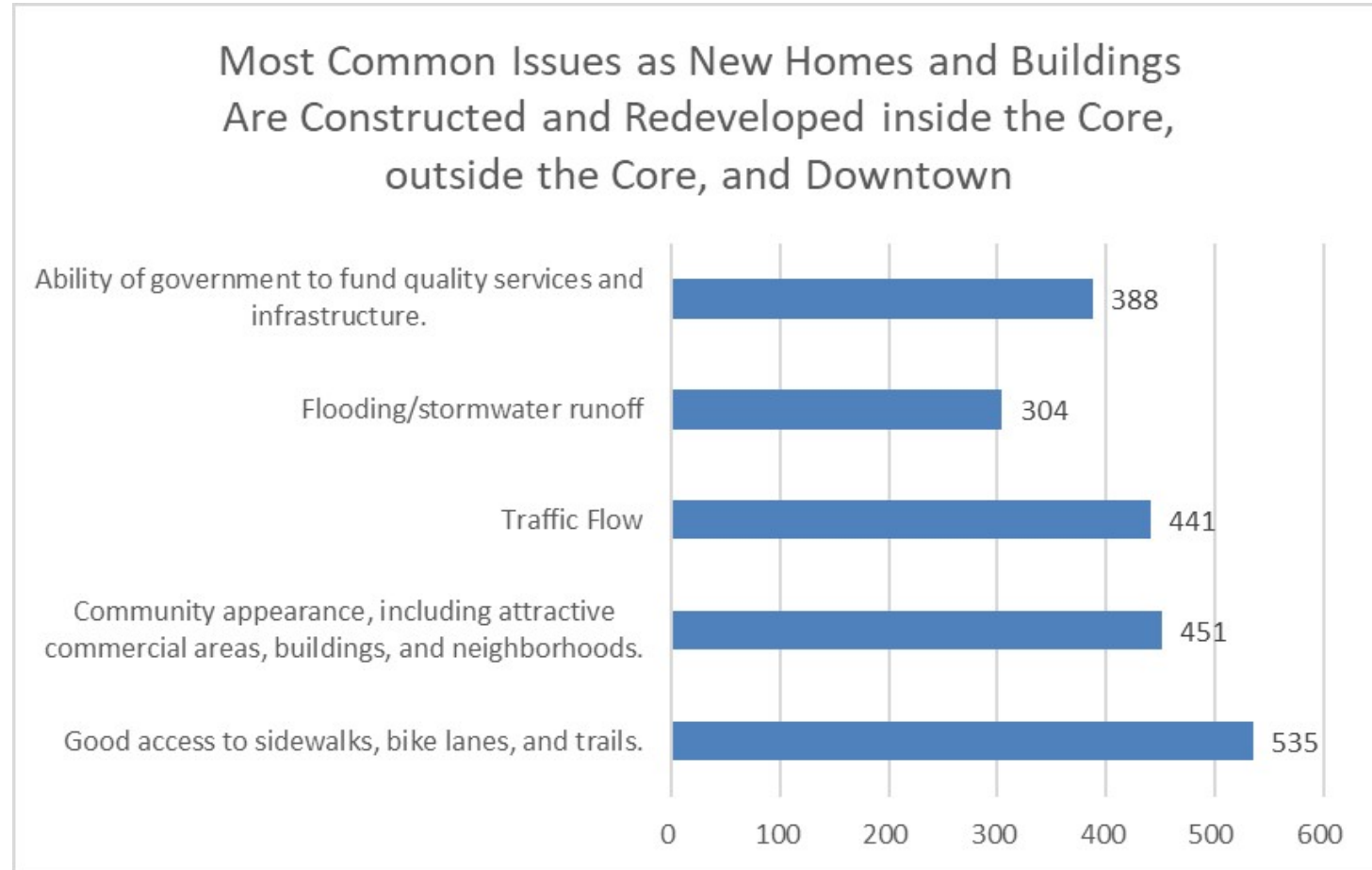


*\* Most "Other" answers related to Street conditions and Traffic, Parking, City Services, Sprawl, Housing choices and affordability; and Homelessness*

# Sidewalks, trails, community appearance, traffic flow

Most selected issues of concern within urbanized areas of the City: downtown, inside the Core, and outside the Core

Respondents: 1,134



# How was the survey advertised?

Mobile-Market-Capitol-Hill  
OKC-Email City-News  
Pop-Up-Events Mobile-Market-MetroPark  
Paseo-First-Night Mobile-Market-JFK  
Park Fiestas-Patrias OKC-Facebook  
Asian-District-Night League-of-Women-Voters  
Metropolitan-Libraries  
Downtown-Alliance Neighborhood-Alliance

Emails, Social Media, Pop-Up Events, August-October 2021

**OKC Development Codes Update**

Opinion surveys by area of town

The City is beginning the process of modernizing OKC's zoning regulations to guide development and redevelopment throughout the community. Please participate in the opinion surveys to help the City with this project. Tell us your thoughts about the most important issues to consider as new homes and buildings are built Downtown, inside the Core (areas within the 'loop' made by I-44, I-35, and I-240), outside the Core, and in rural areas.

**Downtown**  
[www.surveymonkey.com/r/OKCDowntown](http://www.surveymonkey.com/r/OKCDowntown)

**Rural Areas**  
[www.surveymonkey.com/r/OKCRural](http://www.surveymonkey.com/r/OKCRural)

**Inside the Core**  
[www.surveymonkey.com/r/OKCCore](http://www.surveymonkey.com/r/OKCCore)

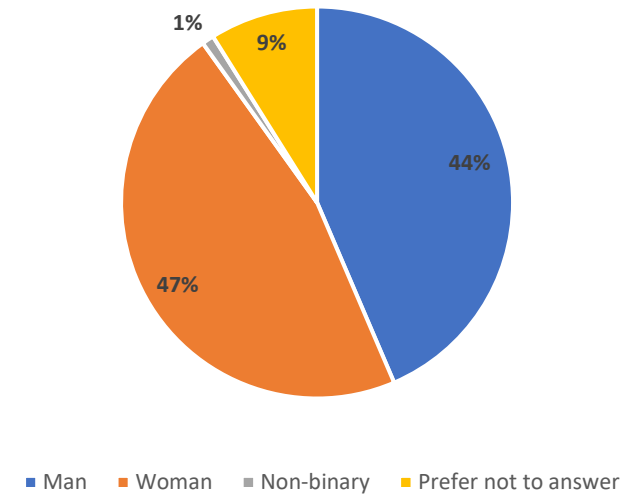
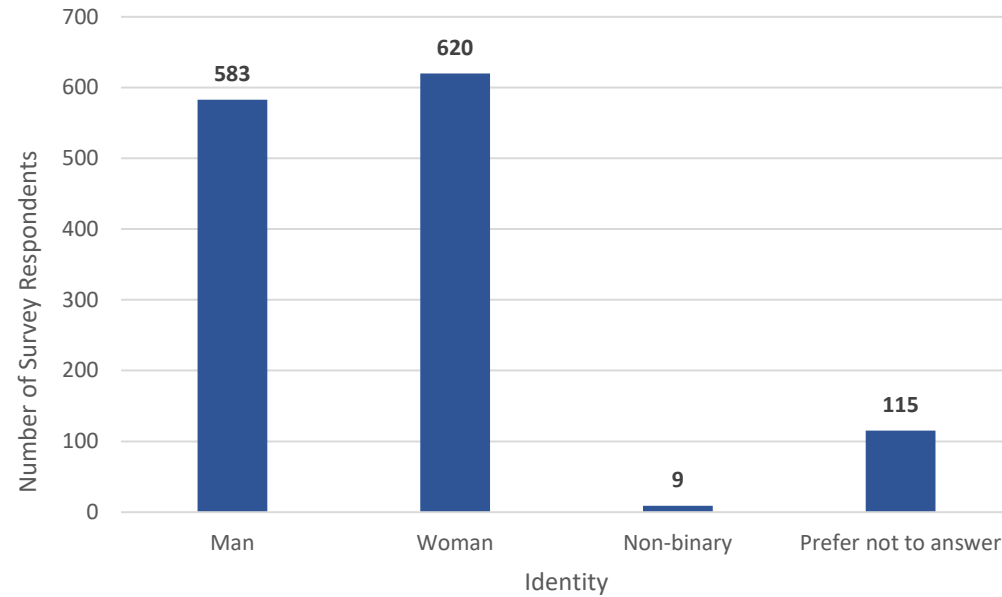
**Encuesta de Opinión**  
[www.surveymonkey.com/r/OKCEspanol](http://www.surveymonkey.com/r/OKCEspanol)

**Outside the Core**  
[www.surveymonkey.com/r/OKCOutsiddeCore](http://www.surveymonkey.com/r/OKCOutsiddeCore)

**Khảo sát ý kiến**  
[www.surveymonkey.com/r/KhaoSatiYKien](http://www.surveymonkey.com/r/KhaoSatiYKien)

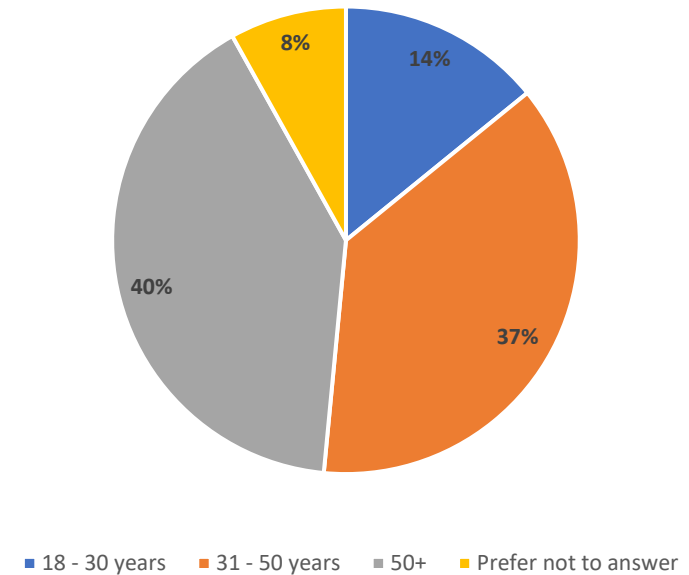
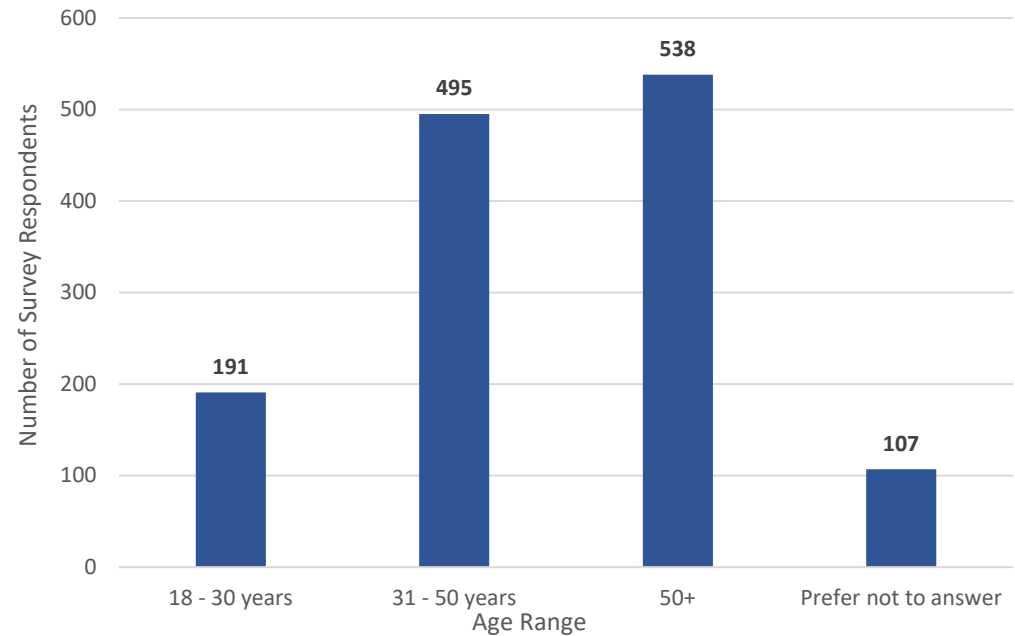
**For more information, contact:**  
Marilyn Lamensdorf, AICP, CNIA, Program Planner  
405-277-1692 | [codeupdate@okc.gov](mailto:codeupdate@okc.gov) | [okc.gov/codeupdate](http://okc.gov/codeupdate)

# Gender: Who took the survey?



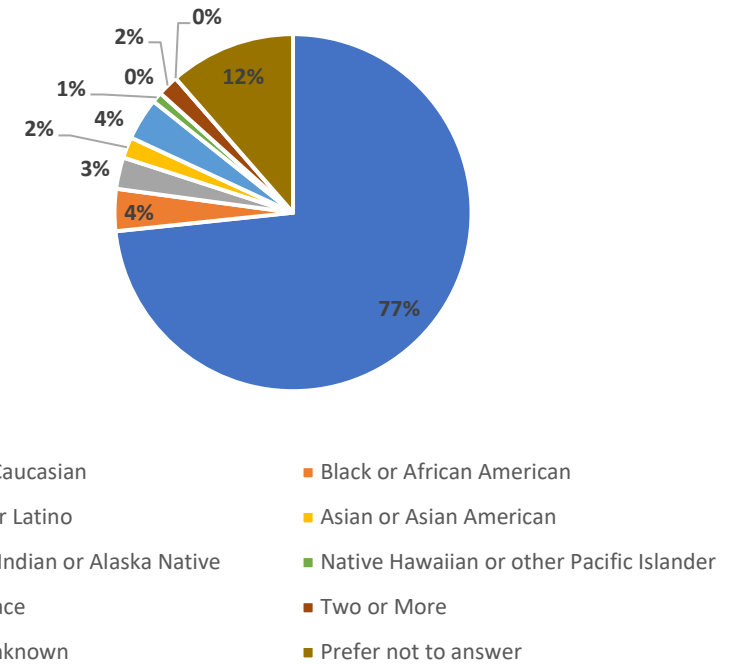
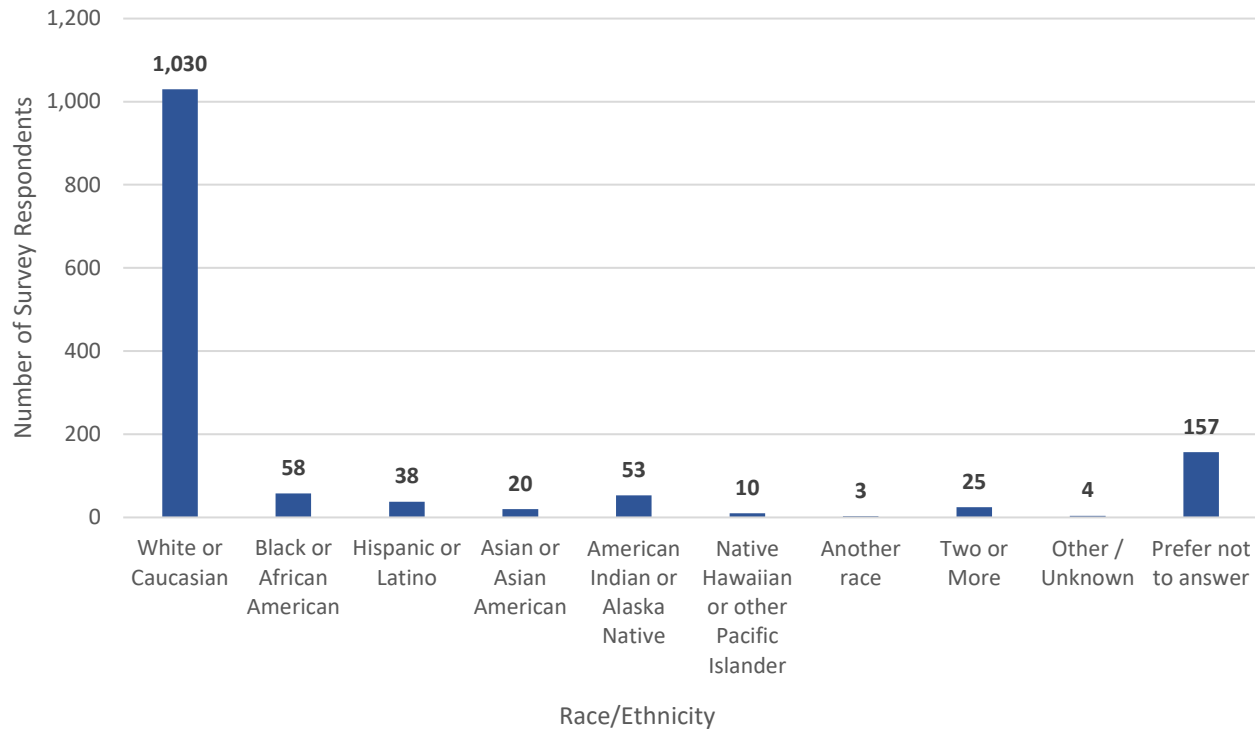
Respondents: 1,327

# Age: Who took the survey?



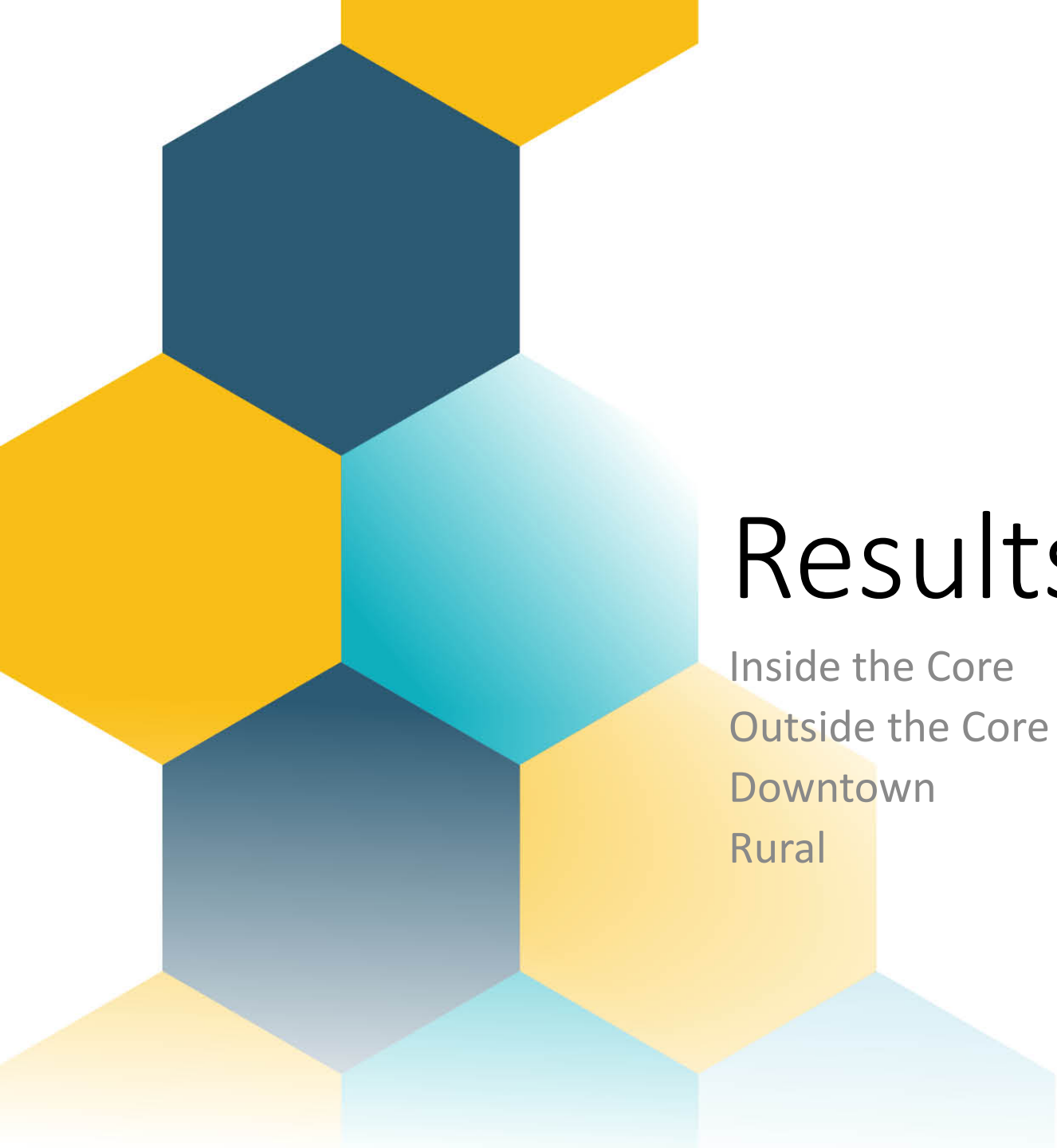
Respondents: 1,331

# Race/Ethnicity: Who took the survey?



Respondents: 1,330

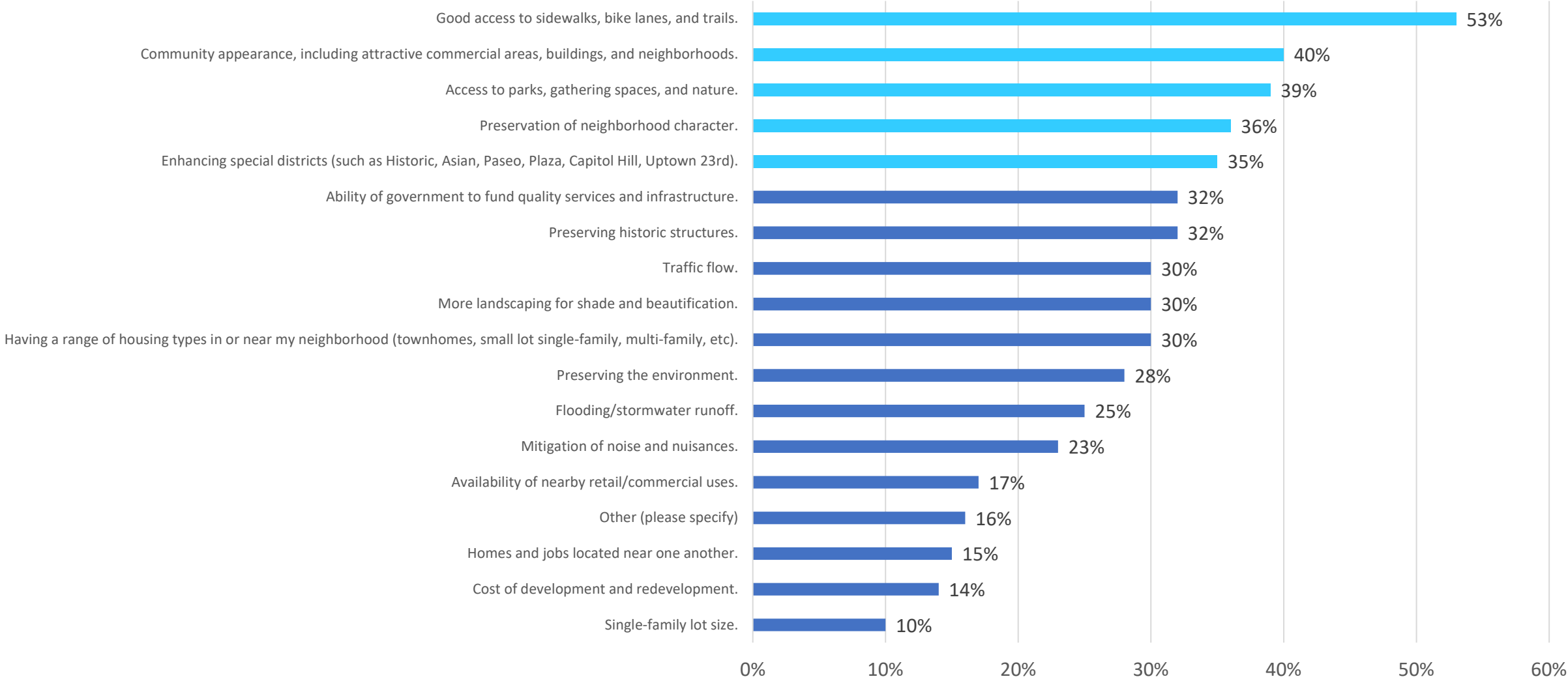




# Results by Area

Inside the Core  
Outside the Core  
Downtown  
Rural

# In your opinion, what are the 5 most important issues **INSIDE THE CORE** as new homes and buildings are constructed and redeveloped?

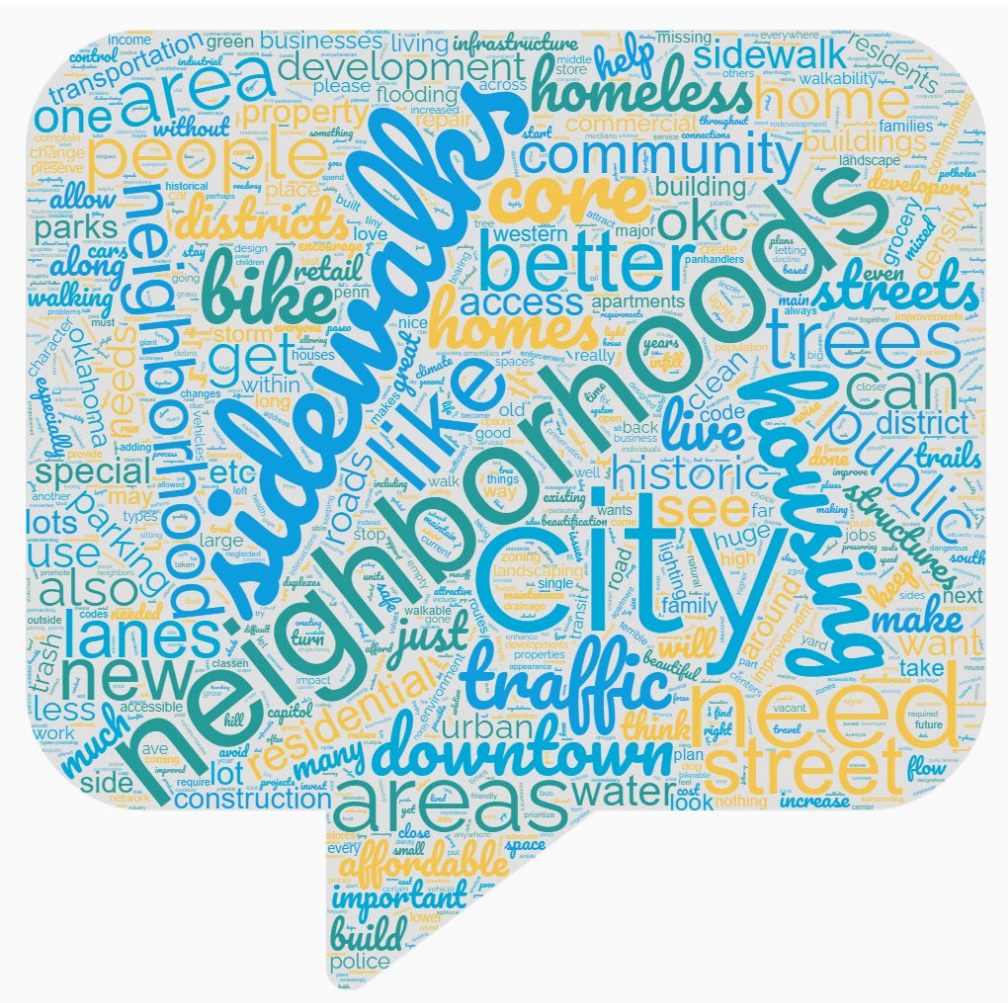


\* Most "Other" answers related to Housing, City Services and Homelessness

Respondents: 384

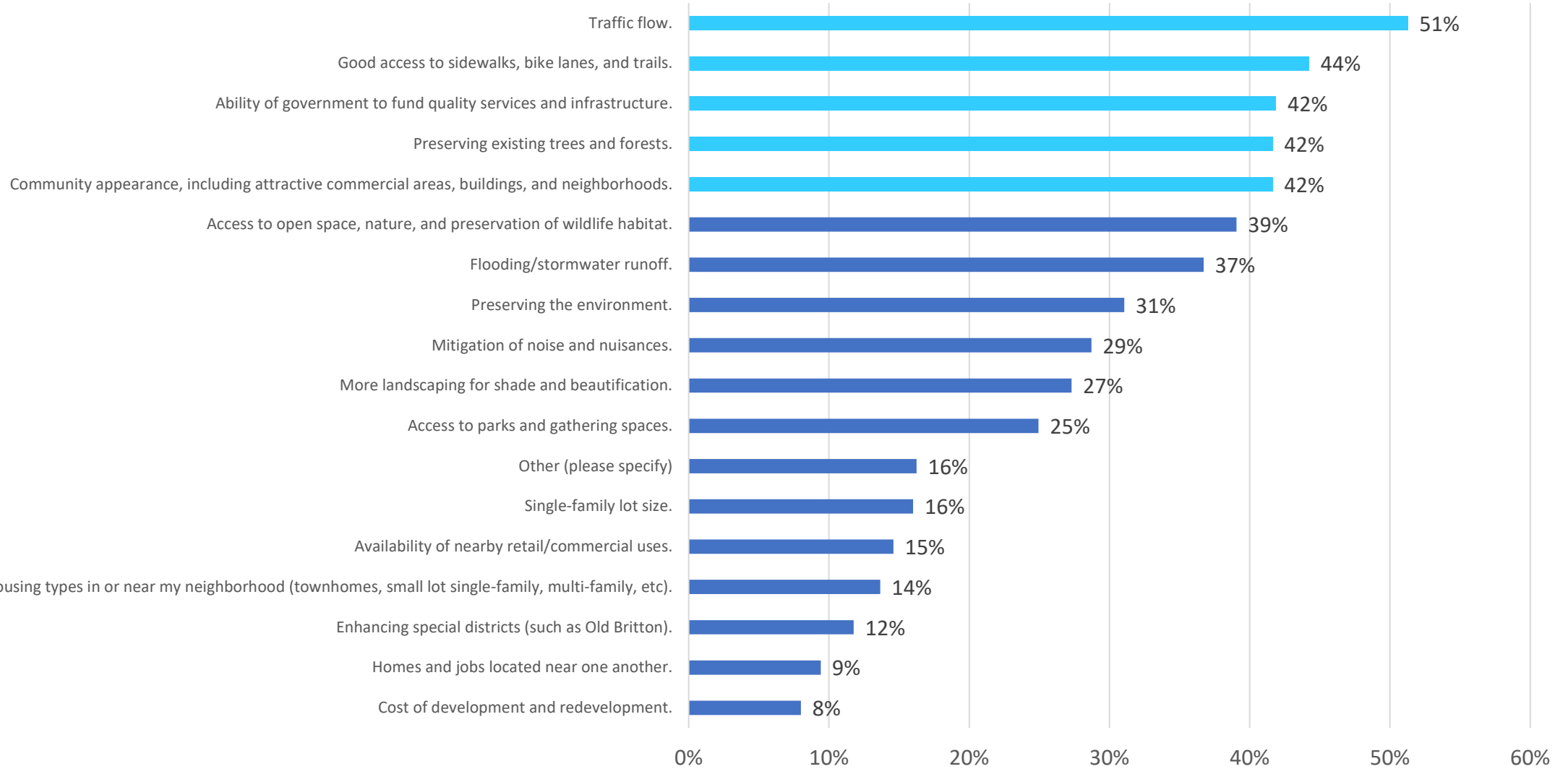


# Most Important Issues: Inside the Core



- Most commonly used word(s):  
“Neighborhoods” and “Sidewalks”
- Price of high-density development and the needs of low-income residents and neighborhoods (impacts to consider)
- Need for developers to have neighborhood buy-in before they build
- Preservation of neighborhood character / historic ambience
- Development fitting into the neighborhoods
- Limiting the impacts of development
- Businesses buying residential property in neighborhoods without maintaining them
- Concerns about pricing people out of neighborhoods; need affordable housing
- Need for sidewalk installation and walkable neighborhoods with mixed zoning

# In your opinion, what are the 5 most important issues in areas **OUTSIDE THE CORE** as new homes and buildings are constructed and redeveloped?

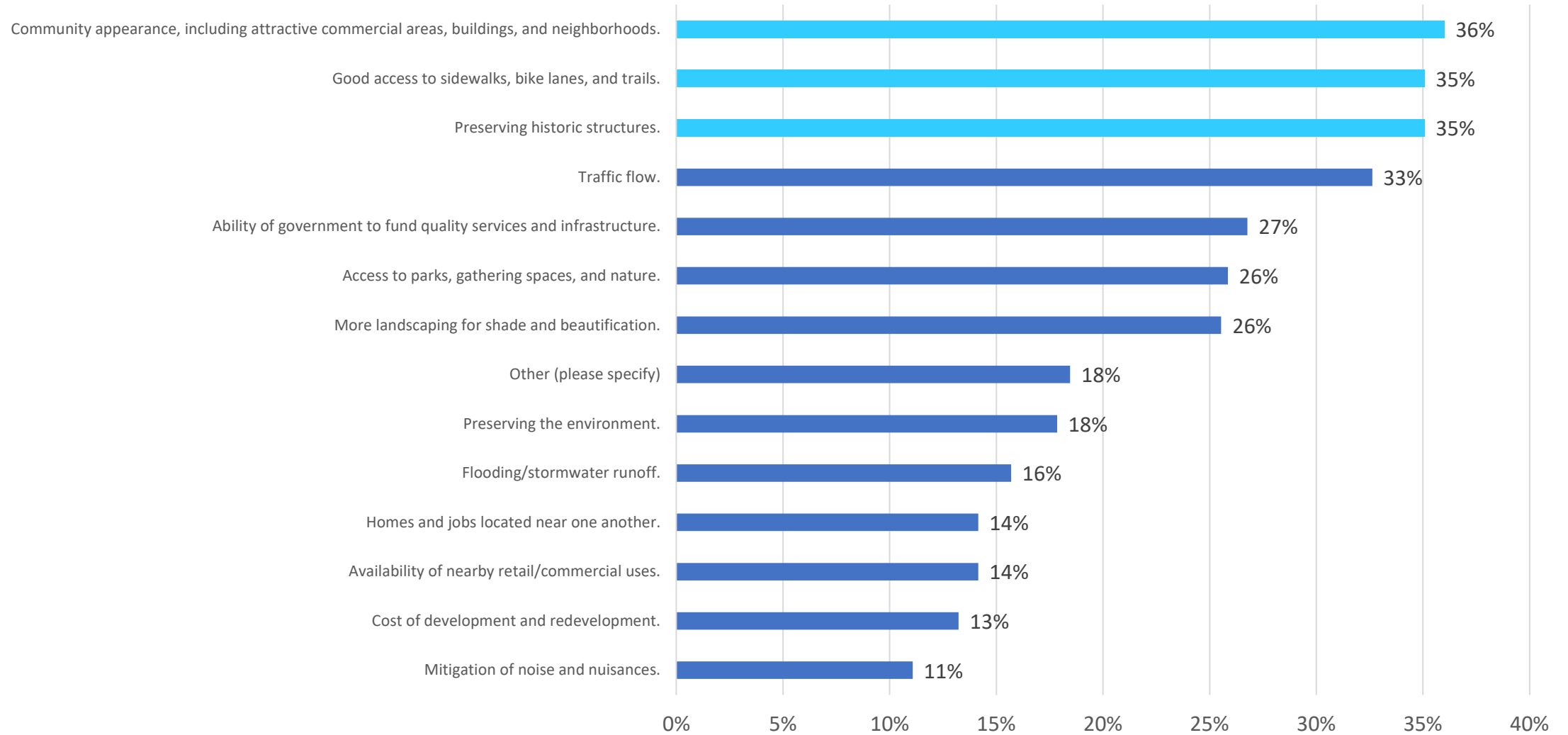


\* Most "Other" answers related to Street Conditions and Traffic, City Services and Sprawl

Respondents: 425



# In your opinion, what are the 3 most important issues IN AND AROUND DOWNTOWN as new homes and buildings are constructed and redeveloped?



\* Most "Other" answers related to Parking, Housing, and Homelessness

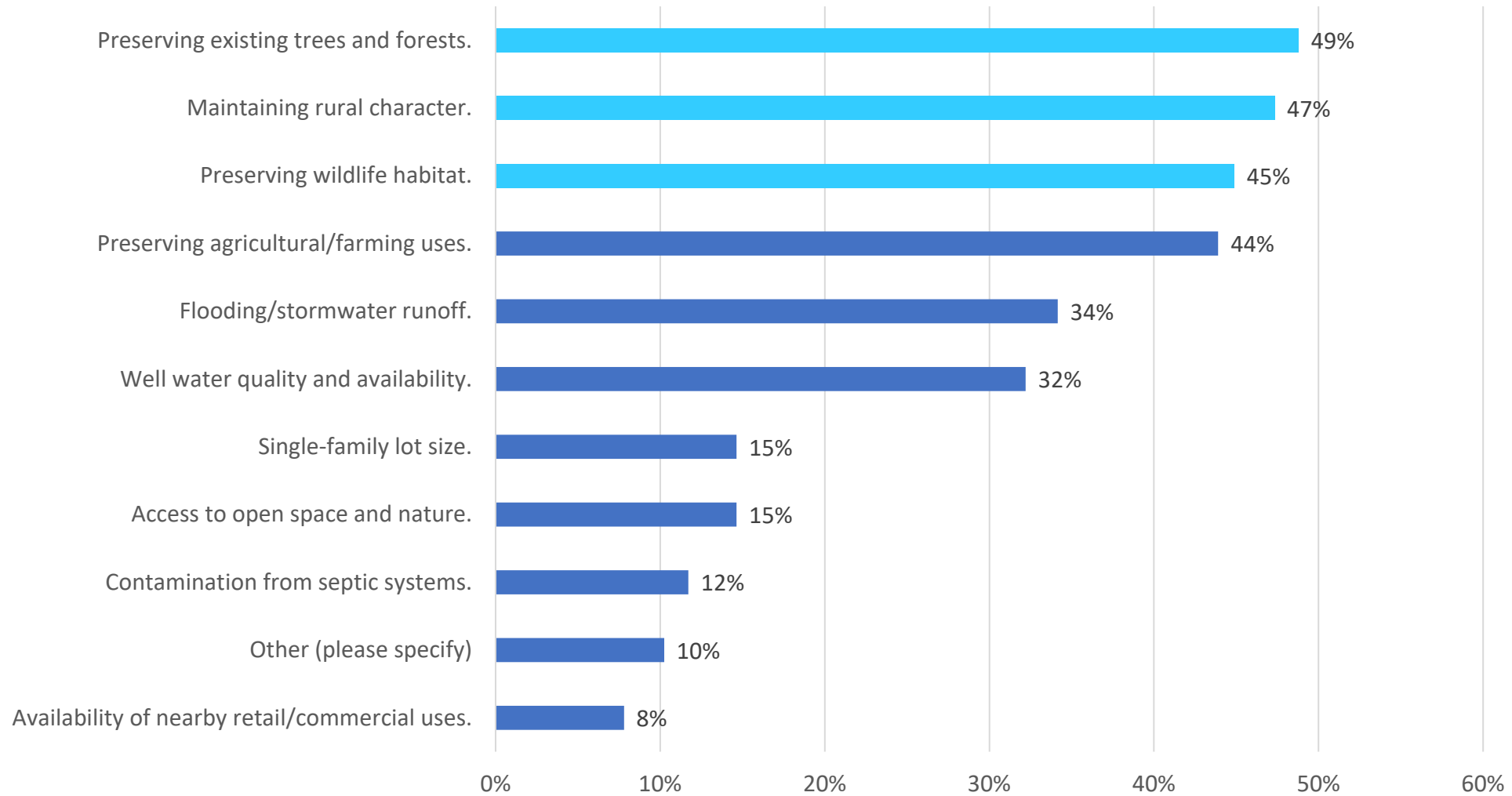
Respondents: 325

# Most Important Issues: In/Around Downtown



- Most commonly used word(s): “Parking” and “People”
  - Downtown viewed as more than a “destination”
  - Want walkable Downtown
  - Need “missing middle housing” Downtown to support business (mixed use)
  - Issues with traffic congestion, roadway conditions, and traffic flow
  - Cost of living Downtown – Don’t want to push people out
  - Financial incentives needed for more housing and mixed uses
  - Reduced development and impact fees
  - Infill development on vacant lots or surface parking
  - Need street-oriented commercial vs. tall office buildings
  - Workforce/affordable housing and jobs close to Downtown
  - Desire for a Downtown grocery store

## In your opinion, what are the 3 most important issues in **RURAL AREAS** as new homes and buildings are constructed and redeveloped?



\* Most "Other" answers related to Street Conditions and Traffic, City Services and Sprawl

Respondents: 205



# Most Important Issues: In/Around Rural Areas



- Most commonly used word(s): “Roads” and “Trees”
  - Rural areas remaining rural (no subjected to all the City codes)
  - Losing rural land to smaller lot residential (“too many little communities popping up”)
  - Infrastructure needs, e.g. fiber, broadband, drainage, etc.
  - Little commercial development because of limited resources, e.g. sewer
  - Issues with PUDs and SPUDs granted for single family development (creating precedent)
  - Issues with not preserving rural community feel and rural residents losing water
  - Issues with losing wildlife habitat; need for preservation of natural areas
  - Ability of the City to install water and sewer before housing is developed
  - Want more notification of rezoning requests
  - Costs associated with rural development are high
  - Issues with VRBO and Airbnb



# Thanks for Your Participation!

For more information, visit:

[okc.gov/codeupdate](https://okc.gov/codeupdate)