



OKC Development Codes Update

Urban Medium Focus Group/December 15, 2021

Meeting Notes

Will Rogers Garden Exhibition Center, 3400 NW 36th Street

Comments related to Housing types:

- Concerns about developers buying up existing housing stock and demolishing it
- Don't want unlivable city of just either single-family homes or mega apartment complexes
- Need density to support shopping districts like Plaza
- Concern about tearing down older "attainable" housing, at the expense of building new non-attainable housing – Race against time; need to build equitably
- NIMBY arguments against multi-family housing like the Edge, then turns out OK
- Accessory dwelling units (two homes on a lot) are needed to help control costs for owner, and reduce sprawl and costs to the City (infill)
- Need to discuss tiny homes, either allowance in multiple zones or as campuses for special groups like homeless and disabled veterans

Comments related to Design/Community Appearance:

- Need incentives to develop vacant lots in the character of the neighborhood
- The previously drafted Traditional Neighborhoods Overlay would keep neighborhoods non-suburban, even those that are not designated historic

- The word “density” doesn’t accurately reflect character of the buildings/neighborhood
- The community needs more input on single-family demolitions, and on infill development; needs to be community process
- 50% of the lot area as green helps with character
- We need a booklet of what design is acceptable, like Seattle blueprints
- We need quadplexes and duplexes that increase density but that fit into the existing character of the neighborhood
- Similar housing types make a neighborhood fit together; glass cubes that cost upwards of \$300,000 do not look like the existing neighborhood
- Front setbacks should be set at the average of the block with porches required; or setbacks should match what is already there
- The neighborhood is a family, we need a sense of ownership and some specialty areas to make a neighborhood
- Keep the Gatewood UCD provision that front yards cannot be paved

Comments related to landscaping and trees/flooding:

- Infill is not planting trees
- Infill should plant native Oklahoma trees that survive, the one tree planted for code dies and is not replaced
- Power lines should be underground because overhead lines kill trees
- Education is needed to maintain landscaping
- What is being done for the Urban Medium area about flooding due to more rain events?

Comments related to alleys, commercial offerings and lighting:

- Need stronger lighting and noise standards (lighting and noise for residential and commercial near residential)
- People are encroaching into alleys and these need to be maintained and could be green spaces or access for ADUs
- Look into no more drive-thru’s on NW 23rd (Uptown)
- Need to balance neighborhood services like restaurants with density to support the businesses
- Look into the commercial superblocks they have in Barcelona and Italy for successful business corridor models

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