



McAlester City Council

NOTICE OF MEETING

Special Meeting of the City Council

Tuesday, December 11, 2018 – 5:30 pm
McAlester City Hall – Council Chambers
28 E. Washington

John Browne	Mayor
Weldon Smith	Ward One
Cully Stevens, Vice-Mayor	Ward Two
Travis Read	Ward Three
James Brown	Ward Four
Buddy Garvin	Ward Five
Zach Prichard	Ward Six
Peter J. Stasiak	City Manager
William J. Ervin	City Attorney
Cora M. Middleton	City Clerk

This agenda has been posted at the McAlester City Hall, distributed to the appropriate news media, and posted on the City website: www.cityofmcAlester.com within the required time frame.

The Mayor and City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

The McAlester City Hall is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Clerk's Office at 918.423.9300, Extension 4956.

CALL TO ORDER

Announce the presence of a Quorum.

ROLL CALL

SCHEDULED BUSINESS

1. Presentation by Guernsey of preliminary policy framework and implementation strategies

for the Moving McAlester Forward 2040 Comprehensive Plan. *(Jayme Clifton, Community Development Director)*

Executive Summary

Presentation by Guernsey of preliminary policy framework and implementation strategies for the Moving McAlester Forward 2040 Comprehensive Plan.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on this _____ day of _____ 2018 at _____ a.m./p.m. as required by law in accordance with Section 303 of the Oklahoma Statutes and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of McAlester website: www.cityofmcalester.com.

Cora M. Middleton, City Clerk



McAlester City Council

AGENDA REPORT

Meeting Date:	<u>December 11, 2018</u>	Item Number:	<u>1</u>
Department:	<u>Community Development</u>	Account Code:	<u>N/A</u>
Prepared By:	<u>Jayne Clifton, Director</u>	Budgeted Amount:	<u>N/A</u>
Date Prepared:	<u>December 3, 2018</u>	Exhibits:	<u>1</u>

Subject

Presentation by Guernsey of preliminary policy framework and implementation strategies for the Moving McAlester Forward 2040 Comprehensive Plan.

Recommendation

Presentation by Guernsey of preliminary policy framework and implementation strategies for the Moving McAlester Forward 2040 Comprehensive Plan.

Discussion

This is the third and final Community Meeting for the Moving McAlester Forward 2040 Comprehensive Plan that is held to present to the community the Future Land Use Plan map with supporting illustrations, and draft recommendations and implementation strategies.

Approved By

Initial

Date

Department Head

J. Clifton

12/03/2018

City Manager

P. Stasiak

MOVING
■■■➔ McALESTER
FORWARD **PLAN 2040**

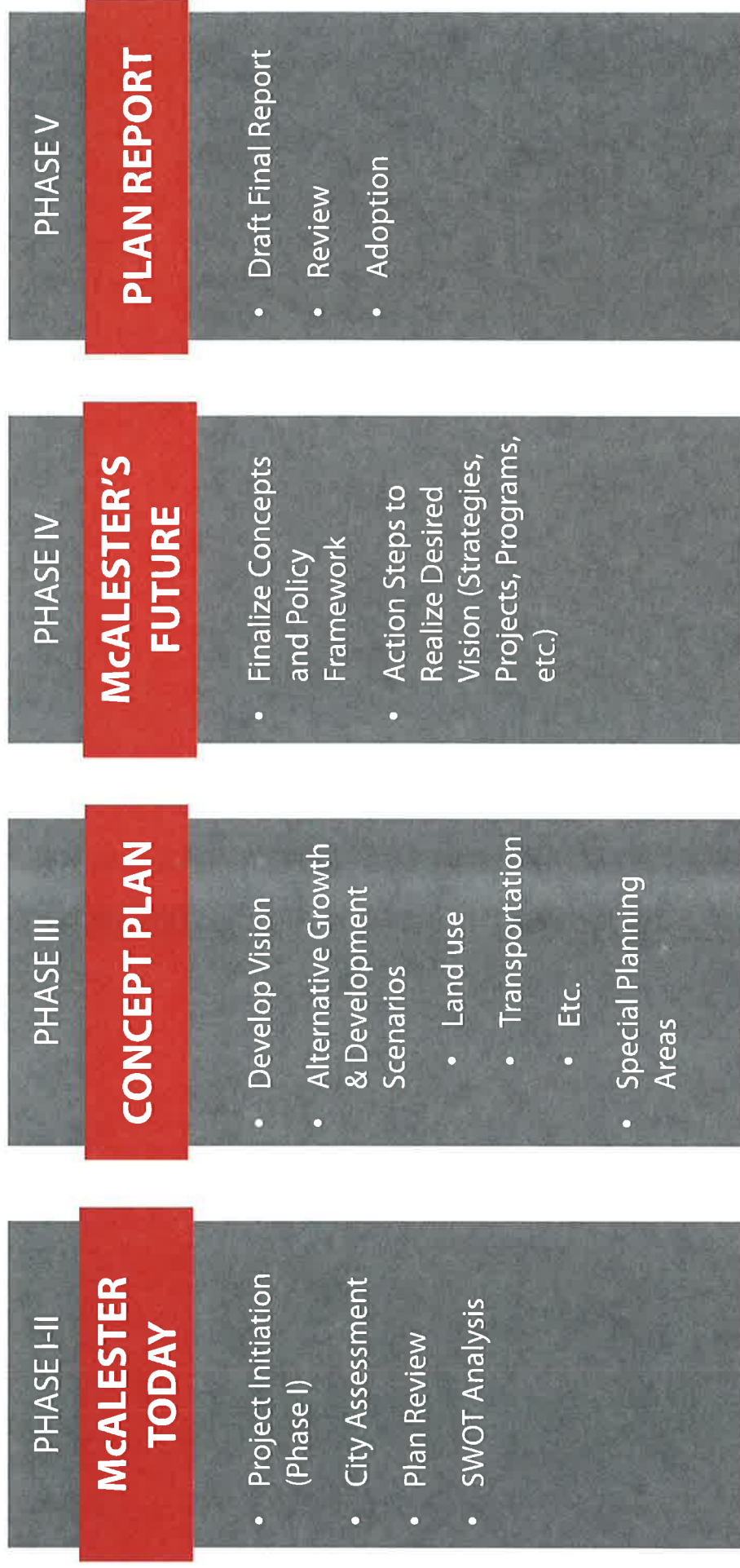
public meeting

DEC 11, 2018

agenda

- PROCESS UPDATE
- VISION AND GOALS
- PROPOSED FUTURE LAND USE + CONSERVATION MAP
- FOCUS AREAS
- PRELIMINARY POLICY FRAMEWORK AND IMPLEMENTATION STRATEGIES (RECOMMENDATIONS)
- NEXT STEPS

YOU ARE HERE

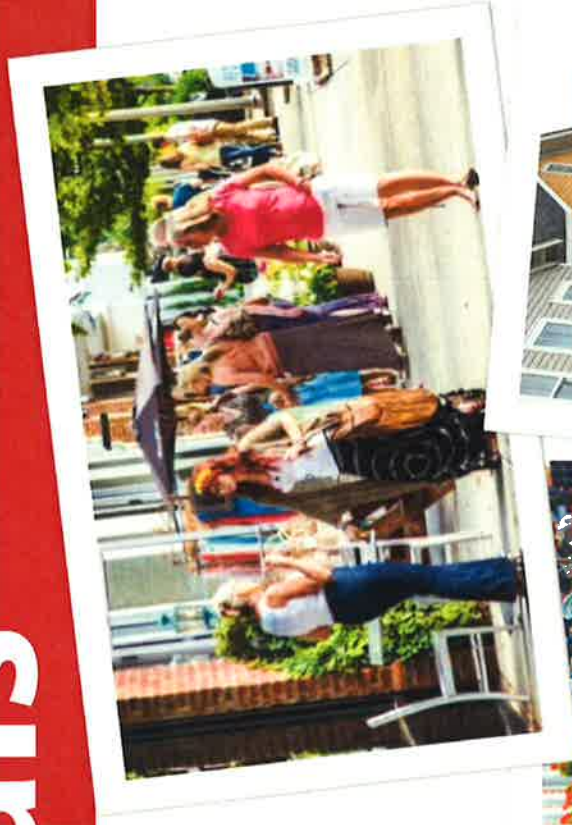


Vision

The city will continue to grow from within, enhancing urbanized areas with improved parks, roads, utilities, and civic buildings and spaces. downtown will become a vibrant regional destination while maintaining desirable characteristics, which appeal to visitors and residents. Employment is experiencing growth and diversity in industry and entrepreneurship, spurred by higher education. Increased job opportunities, expanded housing choices, and development that supports healthy living improves the quality of life for existing and future residents. Walkable neighborhoods are connected by a system of trails to shopping, dining, parks, amenities, provide activities for all ages. Open space preserves and protects the integrity of the area's natural resources.

Goals

- Assure economic development will enhance and enrich the **quality of life** in McAlester
- Plan for and provide **public utilities** that
 - adequately serve the population;
 - allow for growth;
 - promote and attract economic development; and
 - encourage efficient use of land and fiscal resources
- Develop a **central business district** which financially benefits the citizens of McAlester and the surrounding trade area
- Evaluate **housing** in all residential areas and establish a method to ensure a variety of types that are safe, healthy, served by all public utilities, and have appropriate connectivity to public facilities, schools, and commercial areas

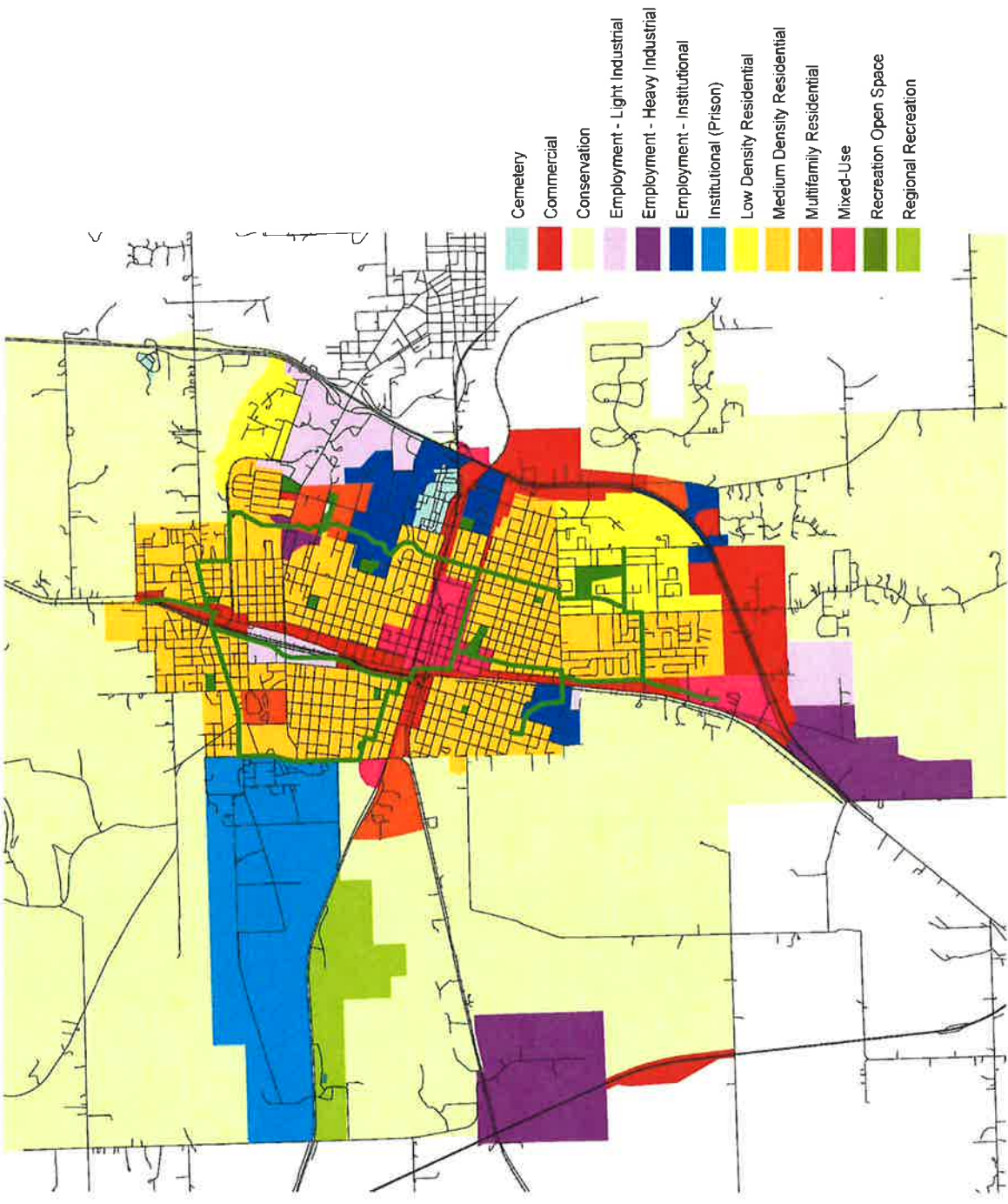


Goals (CONT'D)

- Provide a framework for **sustainable community development** to ensure proper growth management
- Provide well-designed and maintained **transportation** in McAlester, which ensures safety and ease of movement for all residents
- Provide a complete range of **public services** to the community
- Provide land area, facilities, and activities to service the **recreation** needs of McAlester
- Provide sufficient land area and facilities to serve the **educational and cultural needs** of all persons in the community and assure that facilities are conveniently accessible
- Implement the comprehensive plan as a working document to **guide the future growth and development** of McAlester



Future Land Use + Conservation



place types

REGIONAL RECREATION

RECREATIONAL OPEN SPACE

A group of people, including children and adults, are sitting on a green lawn in front of a large, leafy tree. They appear to be having a picnic or a group gathering. The scene is outdoors and sunny.

CONSERVATION OPEN SPACE



MULTIFAMILY RESIDENTIAL



ESTATE RESIDENTIAL

LOW DENSITY RESIDENTIAL



MEDIUM DENSITY RESIDENTIAL



COMMERCIAL

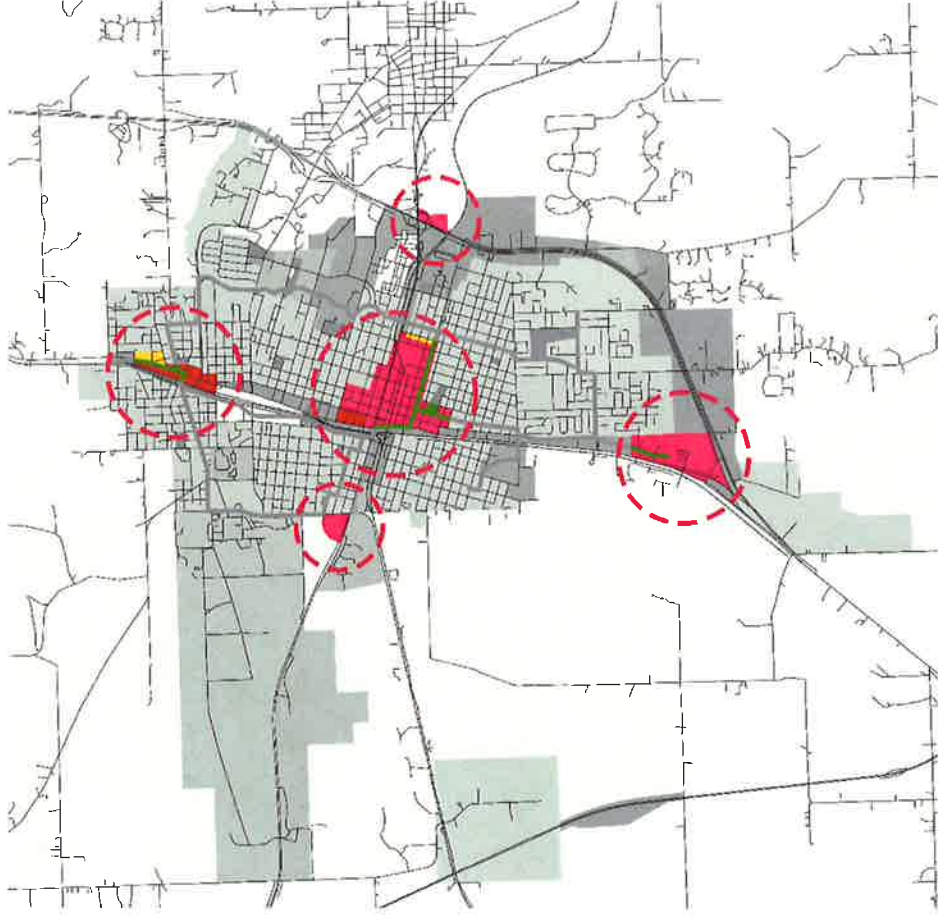
EMPLOYMENT - LIGHT INDUSTRIAL

EMPLOYMENT - HEAVY INDUSTRIAL

MIXED-USE



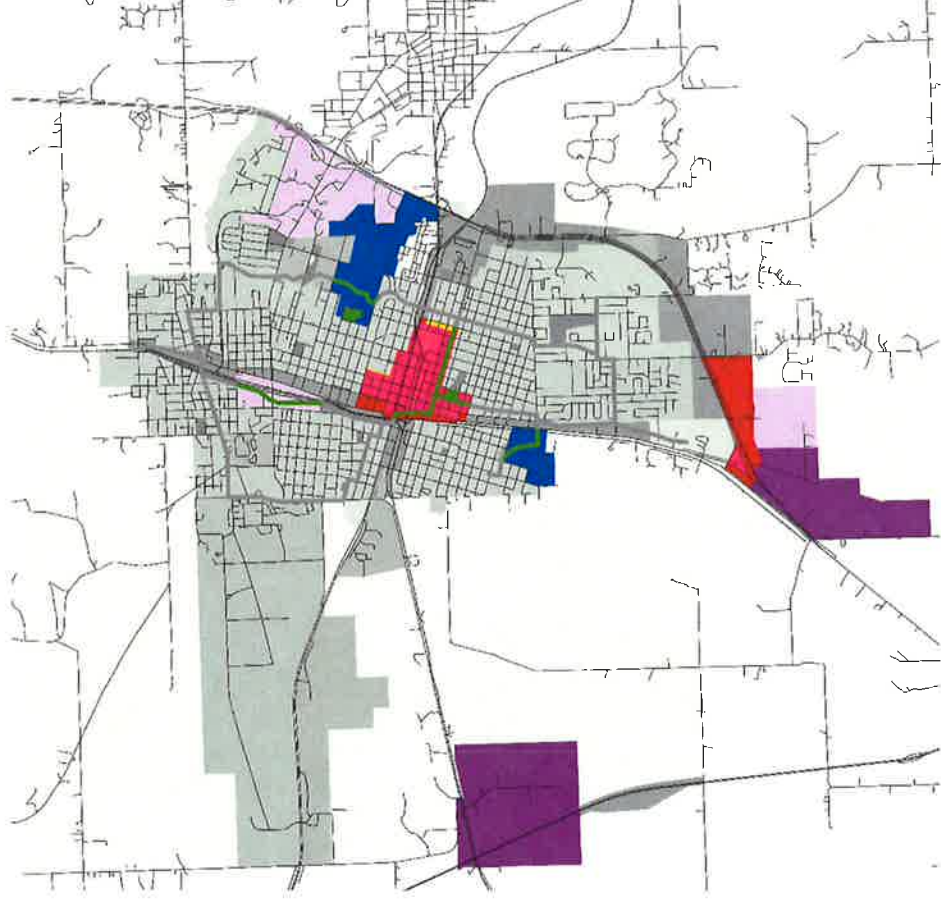
MIXED-USE + COMMERCIAL



- Mixed-use development with jobs, shopping, dining, and amenities and civic anchors.
- Many uses in close proximity is conducive to walking and biking – supports “active transportation,” a healthier option and part of an active lifestyle.
- Concentration of people (residents and workers) in a few places facilitates delivery of services.

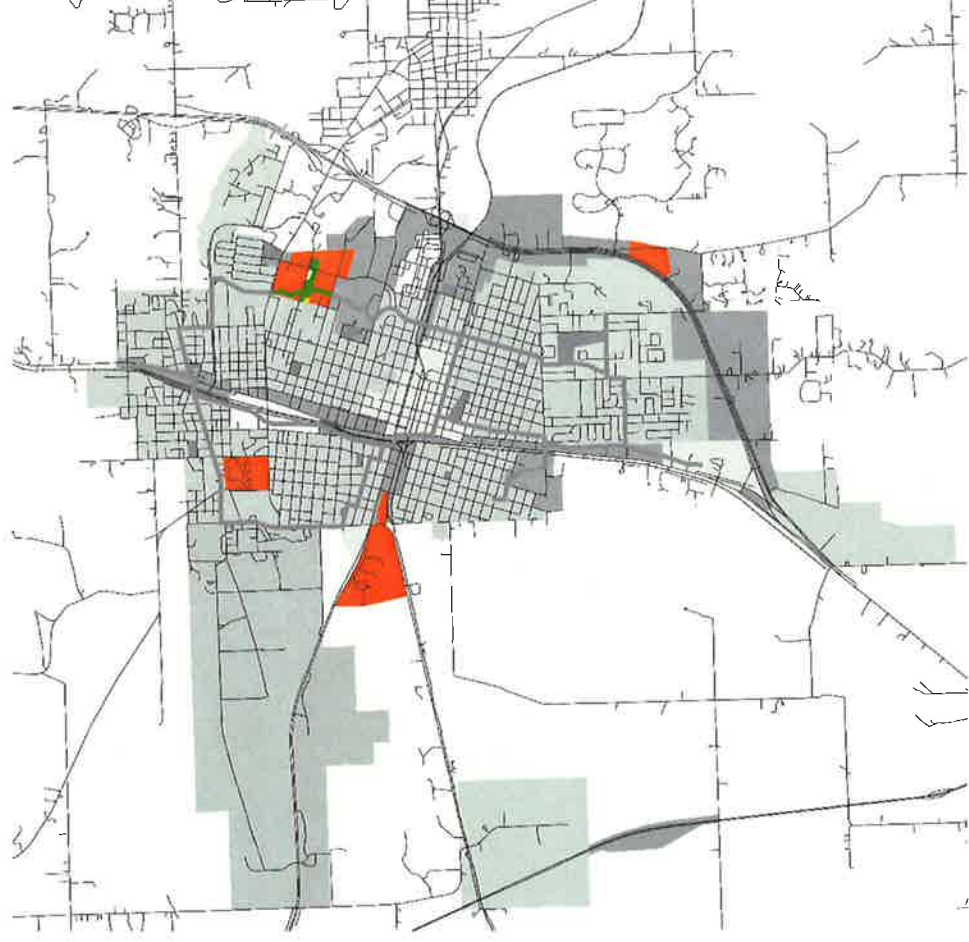


EMPLOYMENT

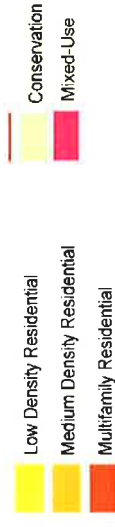


- Opportunities to build out existing centers and parks.
- Supporting commercial development allowed.
- Amenities integrated within (this equates to a more attractive business location for employers to consider, and ultimately helps these locations become more competitive in the region)
- Consistent with design principles for healthy workplaces.

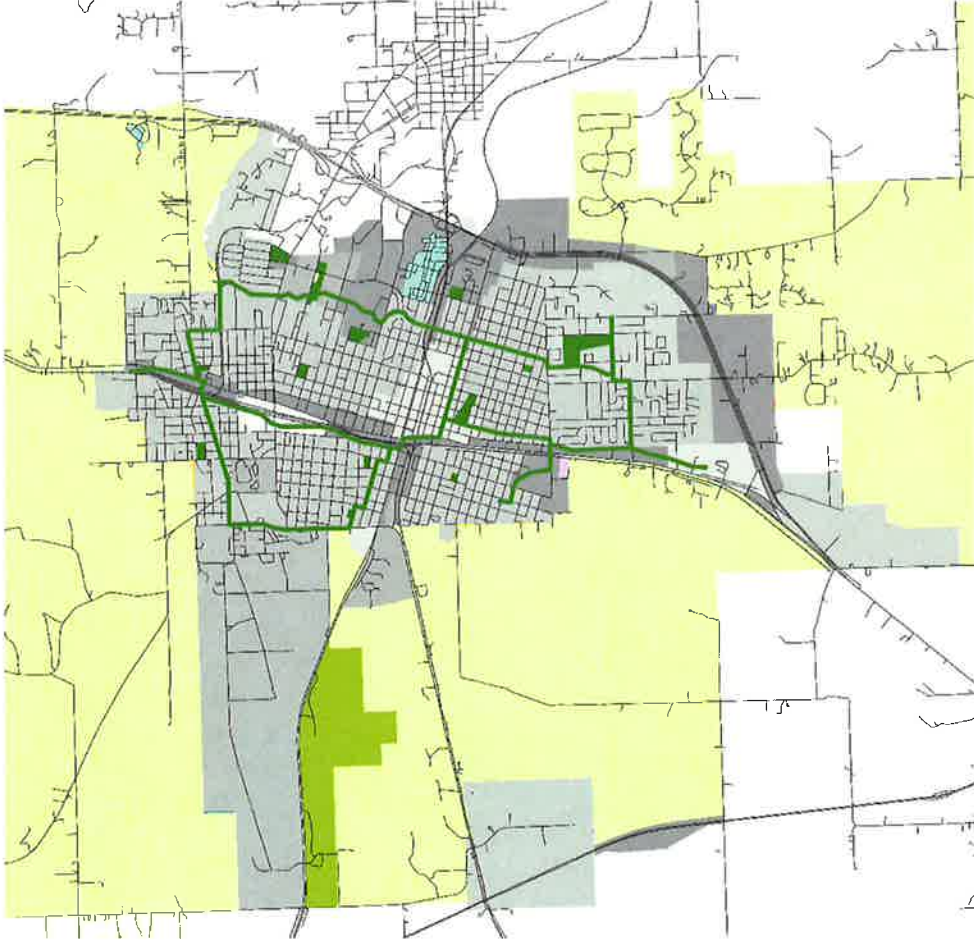
RESIDENTIAL



- Locations for higher density residential development (new and infill)
 - Multigenerational – mixed residential neighborhood that provides options for an aging population, as seniors can “age in place”
 - Respects character of existing, established neighborhoods
 - Close to work
- Variety
 - Affordable options to increase home ownership
 - Responds to lifestyle preferences



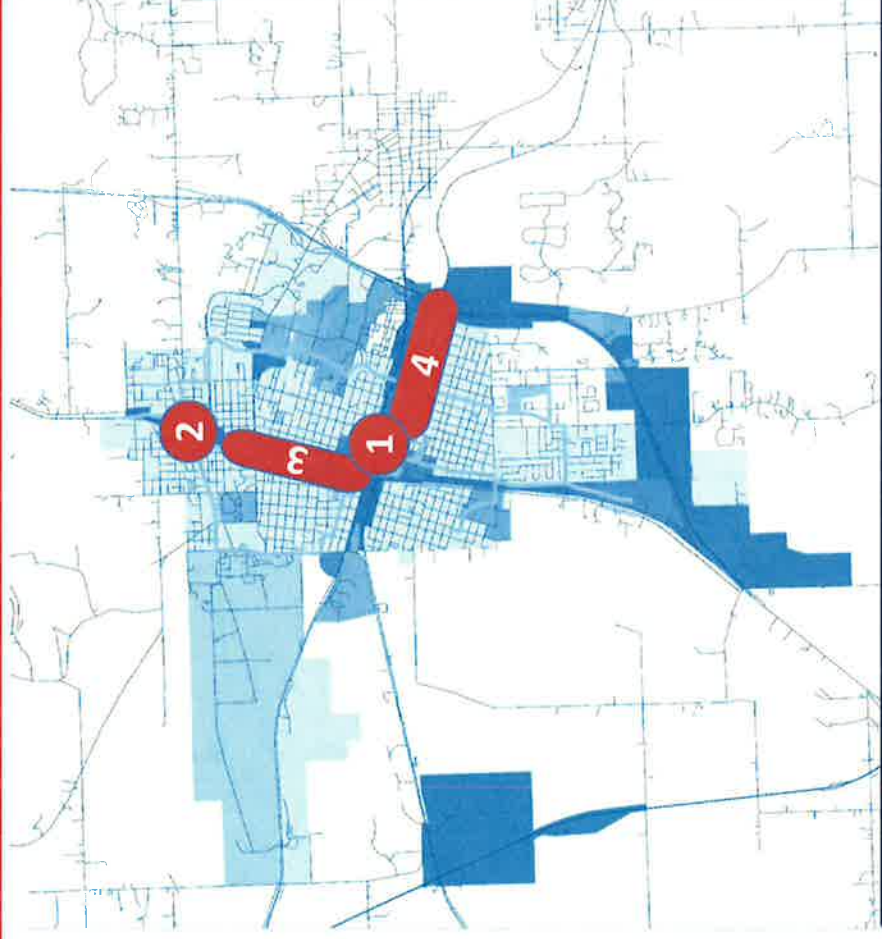
PARKS, RECREATION, + OPEN SPACE



- Connected system:
 - Active and passive parks.
 - Programmable spaces.
- Near-term investment in existing facilities.
- Trails for recreation and transportation.
- Enhance neighborhoods and employment centers.
- Preserve areas around historic and cultural assets.
- Fosters a healthy living environment.
- Natural resource conservation maintains water quality, habitats, etc. and raises awareness and appreciation.
- Conservation areas outside of “served” area allows limited amount of development in which open space is a primary component.
- Less encroachment into agriculture.



Focus Areas



1

DOWNTOWN

This area is the heart of the city. With improvements made by the public and private sectors, it will serve as a catalyst for economic growth, which can have positive citywide impacts.

2

OLD TOWN

Old Town has historic assets that memorialize McAlester's past. Sensitive integration of infill development will help preserve the character of place that defines McAlester.

3

MAIN STREET CONNECTION

The Main Street Connection is a 1.5-mile link between Downtown and Old Town. Future investment should restore it to a viable business location.

4

WYANDOTTE AVENUE / WADE WATTS AVENUE

The transition of residential uses to nonresidential along the Wyandotte Avenue/Wade Watts Avenue corridor offers a unique opportunity to create a mixed-use zone that supports alternate transportation options.

downtown

- Central Green
 - Well-defined edges
 - Community festivals
 - Identifiable gathering space
- Street design
 - Street trees
 - Outdoor seating
 - Slow vehicular traffic
- Upgrade farmer's market.
 - Permanent facilities for local produce and goods.
- Strategic infill between existing building stock.



old town

- Clearly defined historic district.
 - Events that celebrate the rich history
 - Music and themed events.
- Node for residents immediately surrounding Old Town
 - Grocery stores
 - Retail
 - Services
- Street design
- Adaptive reuse of buildings.
 - New buildings should fit within historical context.



main street connection

- Points of interest (“nodes”) for a linear series of experiences
 - Themed events/programs: music, auto, history (Jefferson Hwy. Project)
 - Food + beverage
 - Shopping
- Adaptive reuse of buildings
- Multimodal –
 - Narrower street, slow vehicular traffic
 - Parallel pedestrian path
 - Bike lanes
- Streetscape design – aesthetics, comfort, and safety



Right: Main Street -
1.6 miles of potential

Below: Reuse of an
abandoned service station,
Elemental Coffee



wyandotte/wade corridor

- Smooth transition between Downtown and Highway 69 corridor
- Complete street use
 - Sidewalks and trees
 - Well-marked bike lanes
- Minimized curb cuts where possible
- Development consistent with the urban layers that have already been established.
 - Increased diversity of uses
- Development anchors that tie into Downtown McAlester

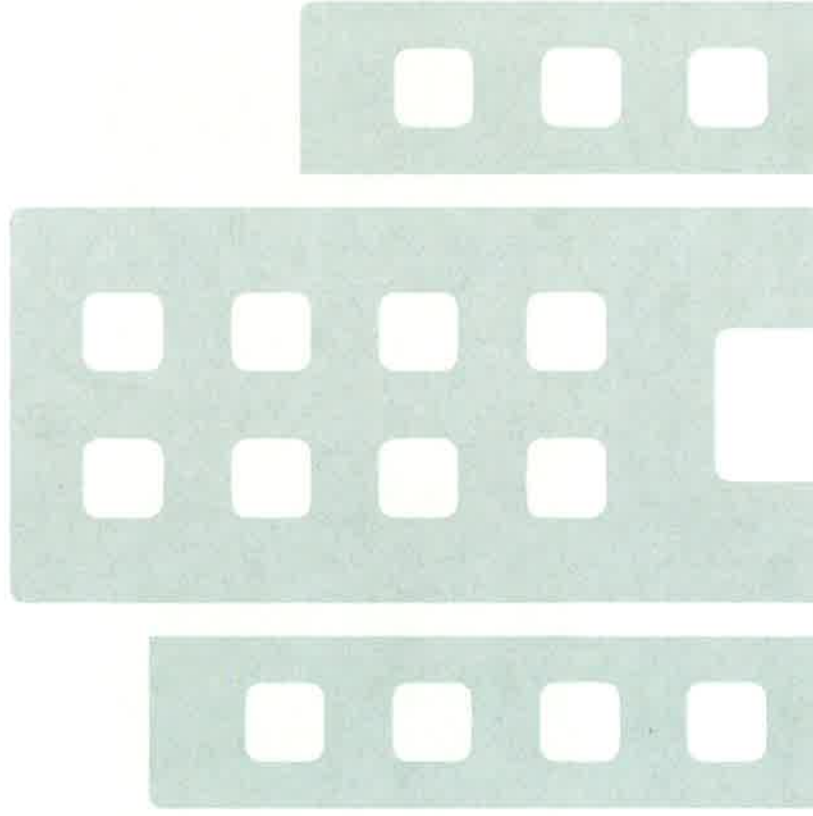


Recommendations



Those involved in Stakeholder Interviews may be some of the individuals, representing a wide variety of area agencies and organizations, that can help the City effectively implement the plan.

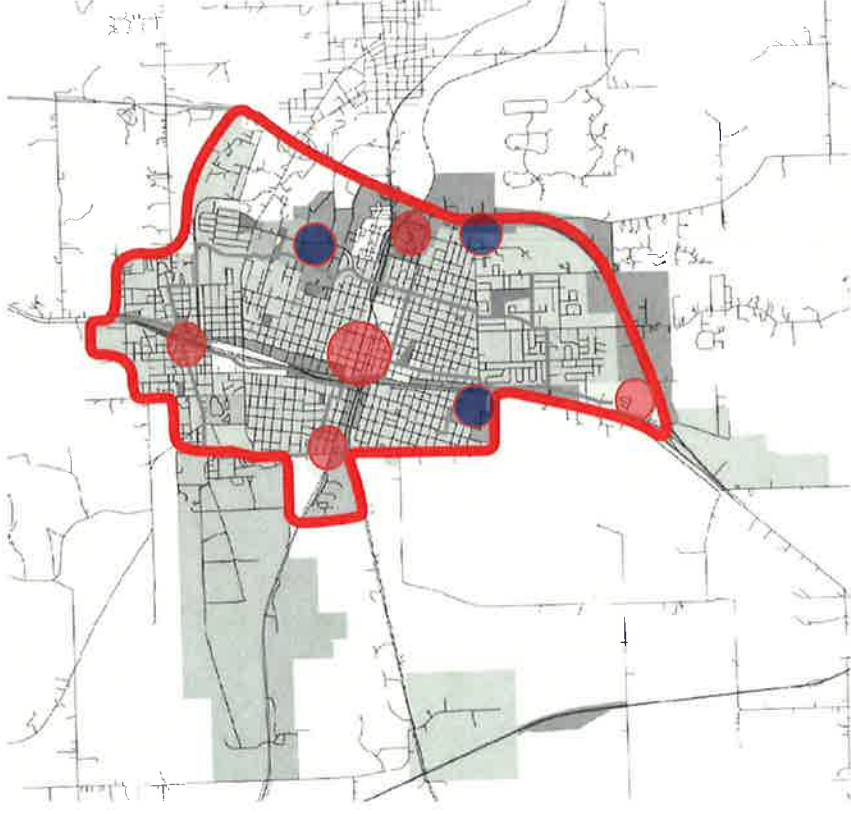
Implementation of this plan is **a shared responsibility**. The City of McAlester, working with a wide variety of partners, including local, regional, state and federal agencies, private developers, area organizations, and landowners, will take the lead. The following recommendations along with specific strategies, or action steps, will aid efforts to **achieve the goals and realize the vision** reflected in the Future Land Use and Conservation Map. The recommendations and strategies are in no particular order. They are presented to enable those involved in implementation to effectively evaluate and determine priorities and identify short-, mid-, and long-term tasks.



land use + design

land use + development design

- LUD-1: Encourage development consistent with Moving McAlester Forward
- LUD-2: Grow within city's current footprint
- LUD-3: Concentrate development in nodes where the mixture of compatible uses and density of development can feasibly support alternative modes of transportation and delivery of community programs and services.



land use + development design

- LUD-4: Promote the conservation of open space in areas not currently served by utilities
- Conservation design, open space requirements

CONVENTIONAL SUBDIVISION DESIGN



CONSERVATION SUBDIVISION DESIGN



Source: Randall Arendt



land use + development design

- LUD-5: Protect and strengthen viable business locations
 - Protect employment center (developable land, existing operations)
 - Anchors, esp. civic anchors downtown
 - Delineate business corridors
- LUD-6: Establish design standards for subareas of the city to conserve and reinforce the distinct character of each place



land use + development design

- LUD-7: Focus on downtown as the heart of the community and the region
 - Downtown master plan
 - Expand range of uses (residential, “maker spaces”)
 - Use TIF funds to facilitate private investment
 - Invest in public spaces, streetscape
- LUD-8: Wyandotte/Wade Watts
 - Develop pedestrian commuter strategies
 - Promote street improvements at properties that can be redeveloped
 - Invest in development anchors



land use + development design

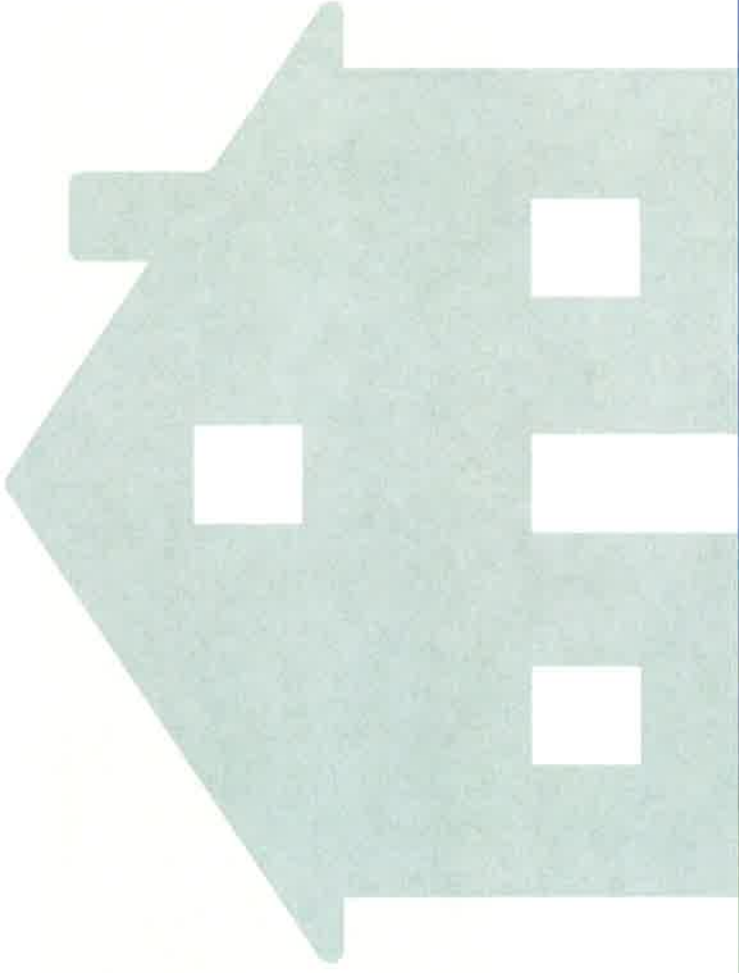
- LUD-9: Old Town
 - Encourage development that serves as local node
 - Develop a strong sense of perimeter
 - Discourage uses that will devalue the social, historical, financial value of Old Town
- LUD-10: Improve link between Old Town and Downtown
 - Establish ordinances to organize properties in an orderly and consistent manner.
 - Focus investments on event planning
 - Street and building stock improvements only where feasible



land use + development design

- LUD-11: Encourage bringing the inside out.
- Activate streets by blurring the line between public and private space
 - In mixed-use and commercial, encourage “spillover” - (limited) the use of public space for private use
 - Require orientation and transparency in the first floor facades, non-residential spaces.





housing

housing

- HN-1: Maintain or improve the value of existing homes and neighborhoods
- HN-2: Seek opportunities to expand the range of housing options within the community.



MULTIFAMILY

COHOUSING



ADU



POCKET NEIGHBORHOOD



Renaissance Block Challenge Grants

- Matching grants
- 5+ properties on a block
- 4 city areas targeted for revitalization



See Oswego Renaissance Association's grant programs on their website:
<https://www.oswegonyonline.com/>

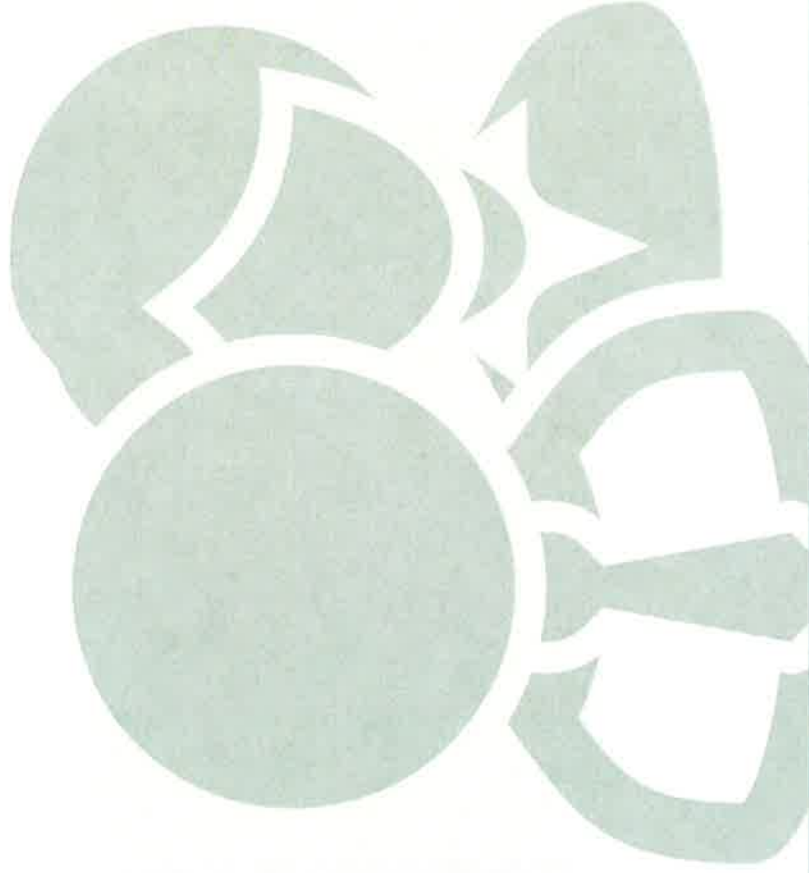
CASE STUDY: Oswego, NY



Accessory Dwelling Units

- increase the available housing options,
- expand affordable housing options, and
- provide a means for residents (seniors, single parents and families with grown children specifically) to obtain extra income, security, and companionship

CASE STUDY: Portland, OR

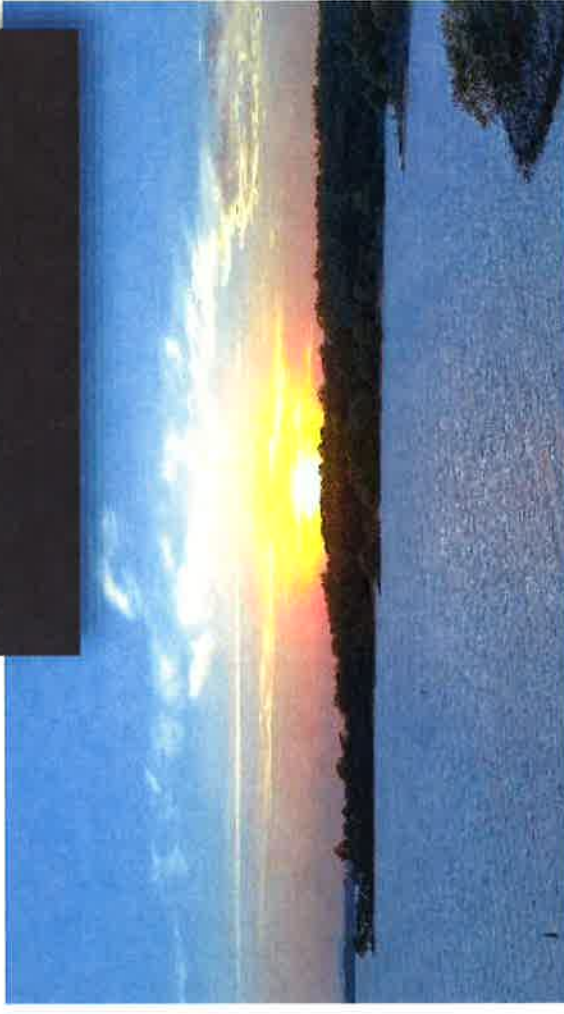


economic development

economic development

- ED-1: Improve the image of the city
 - Reinforce brand
- ED-2: Strengthen the business recruitment strategy
 - Increase “shovel-ready” inventory
 - Buildings and sites on website
 - Increase staff capacity
 - Targeted recruitment (employer/brand alignment)
 - Promote Q of L

1869
MCALESTER OK
Small Town. Big Frontier.





Beers and Bikes

- **Sierra Nevada** chose the location for the “access to **good water** for brewing and the outdoors for employee **recreation**.”
- **New Belgium** also chose location for “**great water**, accommodating a vital **lifestyle**, and **workforce** with a get-it-done work ethic.”
- **Trek Bicycle Company** chose proximity to mountain bike **trails** with a “variety of terrain” ideal for product development, testing, and promotion.
- **Oskar Blues** opened mountain bike resort

CASE STUDIES: Asheville area, NC

economic development

- ED-3: Support the retention and expansion of existing businesses
- ED-4: Increase opportunities for higher education
- ED-5: Attract and help build a community of entrepreneurs



mHUB fosters connections between local manufacturers, university researchers and our city's entrepreneurial community of makers and technologists, not to mention investors who are eager to support new businesses. (<https://mhubbchicago.com/>)



36 Degrees North is coworking space in a retrofitted car showroom in Tulsa. (<https://www.36degreesnorth.co/>)

economic development

- ED-6: Invest in “priority” areas
 - Encourage infill development and amenities in existing employment centers, including hospital area.
 - Improve access to Steven Taylor Industrial Park
 - Support efforts to reinvest in and revitalize downtown.
 - Improve Highway 69 corridor as a regional commercial center
- ED-7: Grow tourism
 - Brand-consistent promotion



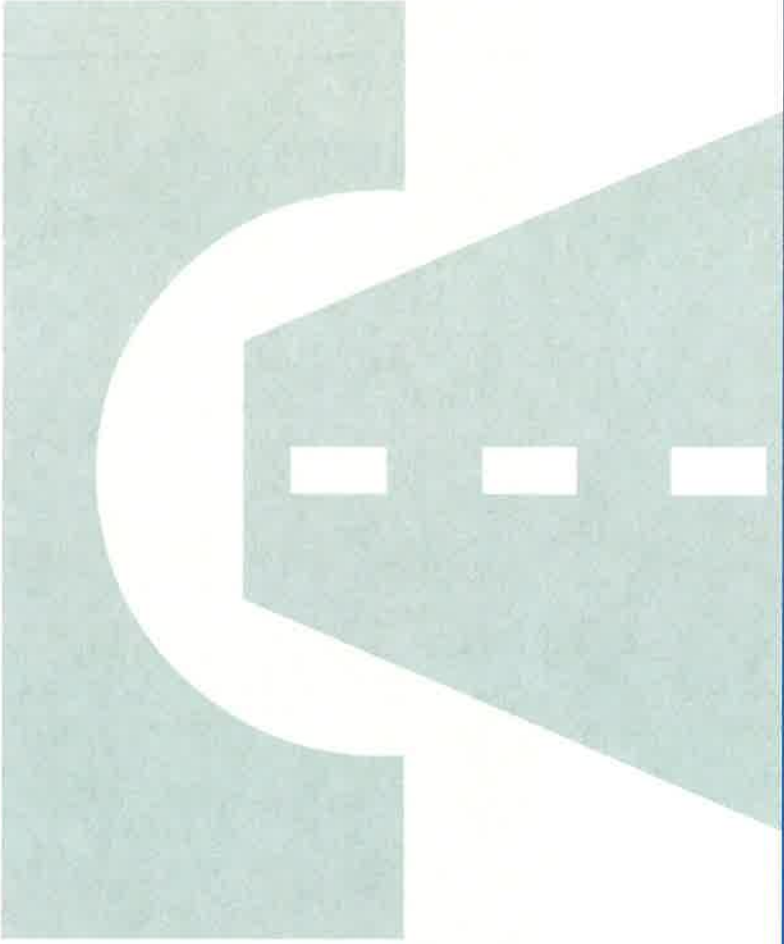


parks & natural resources

parks, recreation, open space + natural resources

- PR-1: Improve and maintain existing facilities.
- PR-2: Create a network of active and passive recreation areas linked by trails.
 - Parks, recreation + open space master plan
 - Bike and ped facilities with road improvements
 - Shared use agreements
 - Consider publicly-accessible, privately-managed open space (i.e., privately sponsored parks)
- PR-3: Promote conservation of open space and natural resources as development occurs.
 - Amend LDC
 - Conservation design, buffers, etc.
 - Align requirements for open space (location, type, and design) with definition of "valuable" open space.





infrastructure

infrastructure: transportation

- TR-1: Improve and maintain existing facilities
 - Road and sidewalk maintenance
 - Financial capacity
 - Communicate and collaborate with ODOT



infrastructure: transportation

- TR-2: Continue support of complete streets
 - Support and encourage complete street design (policy, 2017)
 - Bike facilities with resurfacing projects
 - Upgrade where traffic volumes permit (4-lane to 3-lane conversion, such as Wyandotte Ave/Wade Watts Ave)
- TR-3: Improve access management
 - Identify opportunities for shared parking, access control, traffic calming



infrastructure: transportation

- TR-4: Address traffic congestion, highest collision rates, and potential development areas
- TR-5: Increase mobility for all users
- TR-6: Improve pedestrian facilities in new development
- TR-7: Connect destinations with pedestrian and bicycle routes



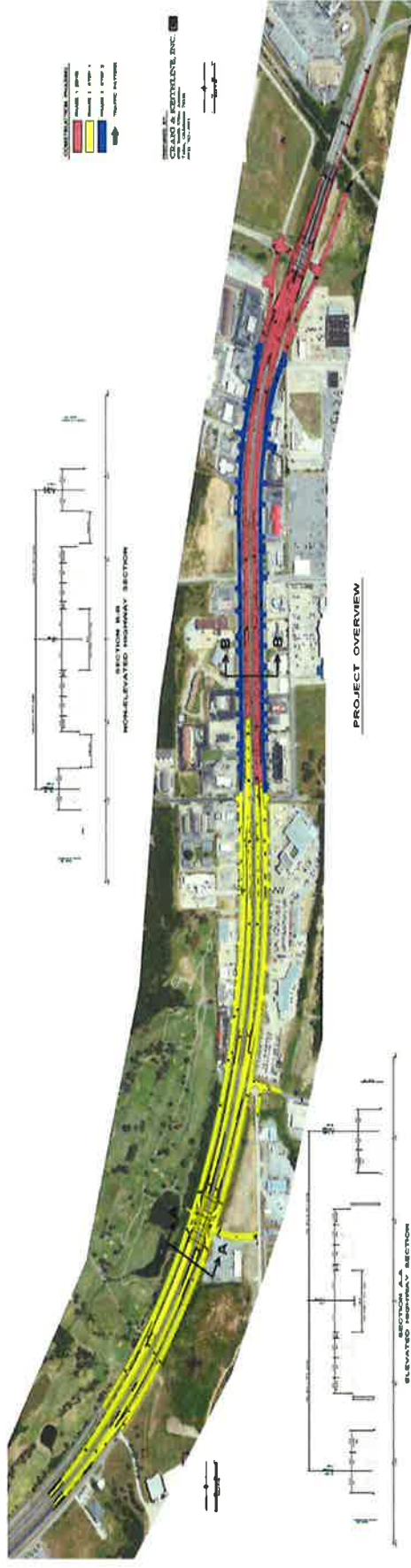
BUFFERED MULTI-USE TRAILS. LATERAL BUFFER PROVIDES ADDITIONAL SPACE BETWEEN AUTOMOTIVE AND PEDESTRIAN. SOURCE: MATT CARROLL, [HTTP://INDYCULTURALTRAIL.ORG/ABOUT/](http://indyculturaltrail.org/about/)



STRIPED BIKE LANES REQUIRE ADDITIONAL CONTINUOUS PAVEMENT. SOURCE: [HTTPS://FBTARCH.COM/WALK-BIKE-AND-RIDE-ON-COMPLETE-STREETS-DAY/](https://fbtarch.com/walk-bike-and-ride-on-complete-streets-day/)

infrastructure: transportation

- Bridge Improvements – Carl Albert Parkway @ Railroad Tracks
- Planning for the U.S. Highway No. 69 Corridor Reconfiguration



infrastructure: utilities and facilities

- IC-1: Maintain adequate systems.
 - Consider life cycle costs
 - Evaluate utility rate structure
 - Complete water master plan (alt water supplies, continue updates at plant, prioritize line upgrades), and wastewater master plan (modernize 2 plants, reduce I/I, rehab lift stations)
 - Implement stormwater master plan
 - Improve cellular coverage and broadband internet service
- IC-2: Strengthen the relationships between residents and emergency responders
- IC-3: Better utilize facilities for city functions
 - Conduct a facilities study to determine better space allocation
 - Repurpose former Carl Albert Federal Building





health + well-being

health + well-being

- HW-1: Strive to make McAlester a healthy place to live and work.
 - Coordination and communication - public health officials, city leaders, [trained] staff
 - Tie public investments to health (health impact assessments), and pursue grants for infrastructure improvements
 - Economic development and job growth
- HW-2: Ensure open space is more accessible.
 - Parks, recreation + open space master plan (consider equitable distribution and ranges of interests and abilities)
 - Open space in new development
 - Designed for safe use (CPTED)



health + well-being

- HW-3: Foster active living.
 - Improve and expand system
 - Reduce/remove barriers (i.e., connecting sidewalks)
 - Implement City's worksite policy, and participate in the provision of recreation spaces near employment
 - Shared use agreements (schools, corporate partners)
 - Support active transportation
 - increase bike/ped activity through complete streets, SRTS, and wayfinding
 - Implement Trail Master Plan
 - Support compact, mixed-use development



PUBLIC STREETS AND SPACES

PRIVATE DEVELOPMENT



health + well-being

- HW-4: Improve access to care.
 - Promote quality of life to recruit physicians
 - Mental health – partner with area organizations
 - Transportation options and mobile units
- HW-5: Strengthen social connections.
 - Community gathering spaces designed with events/programs, art, etc. in mind - consider brand (place attachment)
 - Engage seniors – mentoring, multigenerational neighborhoods
- HW-6: Improve access to healthy food.
 - Support community gardens and growers/producers
 - Food distribution, outlets
 - Nutrition education





The Farm at Penny Lane

- 40 acres devoted to horticulture therapy to address mental health
- Focus on self-sufficiency, enhanced quality of life. Benefits:
 - Physical health - exercise, fresh air, diet
 - Emotional health - stress reduction, connecting to nature, creative, success
 - Social health - social interaction, cooperative
 - Vocational – skills development
- Grow nutritious food for themselves, others
- Wellness education

CASE STUDY: Chatham County, NC

Next Steps

- PLAN DOCUMENTS: PLAN, SUMMARY, AND PRESENTATION
- ACTION PLAN (IMPLEMENTATION WORKSHEET WITH STAFF)
- CODE ASSESSMENT

