



# City of Broken Arrow

## Legislation Details (With Text)

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Date	Ver.	Action By	Action	Result
1/10/2017	1	Downtown Advisory Board		

### **Broken Arrow Downtown Advisory Board Meeting of: 1-10-2017**

**To:** Chairperson and Board Members  
**From:** Development Services Department  
**Title:** Presentation and discussion of 2017 Comprehensive Plan updates

#### **Background:**

The last major update of the Broken Arrow Comprehensive Plan was in 1997. A partial amendment was completed in June 2003. The Comprehensive Plan policies suggest updating the plan every 10 to 15 years.

The following principle steps are being proposed to launch a process to update the Comprehensive Plan, Although the Comprehensive Plan update will be coordinated by retaining a consulting firm, the following steps are proposed, before a consulting firm can be retained.

#### **Timeline**

1. Discuss scope of work with the Planning Commission and City Council. (December 2016)
2. City Manager, Staff and Departments to review the needs for RFP, RFQ or RFI process. (January 2017)
3. Advertise (1 month) for retaining a consulting firm. (February-March 2017)
4. Interview consultants and retain one team (1 month). (March-April 2017)
5. Comprehensive Plan process to be completed in approximately 18 months

#### **Revisions to the Current Comprehensive Plan**

##### **Chapter 1 - Introduction**

- This chapter will need to be completely updated to document the process used in the Comprehensive Plan update, as well as modifications that have occurred to other documents (i.e. Zoning Ordinance, Subdivision Regulations, Engineering Design Manual).
- Evaluate Section 1.6, what worked, what did not work.

### Chapter 2 - Development Opportunities and Constraints

- Update city limit boundaries, zoning districts and base maps to reflect current data. (1997 plan has data from 1995).
- Revised building condition survey in the center of the city.
- Are there sections in this chapter that should be deleted (i.e. soils), or sections that need to be added or strengthened? Yes-allow section to remain with updates.

### Chapter 3 - Growth Policies and Standards

- This has been a good section and has been referenced in reports presented to the Planning Commission and City Council. It needs to be refined and strengthened. This section should set the Cities position and vision for the future.

### Chapter 4 - Alternative Development Process Overview

- Zoning Ordinance description and pictures need to be updated in Section 4.1. Otherwise, this subsection is in good condition.

### Chapter 5 - Future Development Guide

- This section has worked well, but needs to be updated along with the maps. The maps also need to be more user friendly.
- Pages in this chapter are used on all rezoning requests.
- How can this section be kept up to date?

### Chapter 6 - Future Needs

- This section needs to be updated and needs to include other plans that have been adopted (i.e. parks plan, GO Plan, fire department plan, utility plan, streets and storm water management, etc.).
- This section needs to be coordinated with the Capital Improvement Plan.

### Summary Brochure

- The Transportation Plan needs to be incorporated into this brochure.
- The brochure has worked well. However, how can the Comprehensive Plan brochure be kept updated and easily accessible?

### Additional Items

- The Comprehensive Plan needs to include a section regarding the future vision.
- Other modes of transportation (i.e. trails, pedestrian, bicycle, bus, BRT, rail and self-driving vehicles) need to be incorporated in the Comprehensive Plan.
- The Comprehensive Plan needs to be easily accessible and be able to be kept up to date.
- Comprehensive Plan should include a section on health and fitness?
- Health Assessment of the community and future goals.
- Transit Oriented Development (TOD)
- Sustainability Plan

### **The future Comprehensive Plan should address:**

1. Time Frame
  - a. What Broken Arrow should look like through 2035-2040
2. Different Sections of the Comprehensive Plan
  - a. Land Use (Update of current plan)
  - b. City Demographics

- c. Infrastructure Inventory
  - i. Utilities (water/sanitary)
  - ii. storm water
- d. Transportation Network, Highway, and Streets
  - i. Arterial street width
  - ii. Trails
  - iii. Highways and Interchanges
  - iv. Complete Streets
- e. Area Plans
  - i. Rose District
  - ii. Bass Pro District
  - iii. East Side District
  - iv. Warren Theater District
  - v. Arkansas River District
  - vi. Innovation District
- f. Public Education
  - i. Goal (**Public Education and Public Health Impacts**): Address negative perception and fear of walking/biking as a form of transportation. Perceived danger is often more common than actual danger.  
Objectives:
    - 1. Create promotional material, host walk-shops, etc.
    - 2. Incentives to encourage building sidewalks in subdivisions.
  - ii. Goal (**Public Education and Public Health Impacts**): Partner with B.A. Schools to create/promote walking programs (walking school buses). Objectives:
    - 1. Evaluate and improve pedestrian infrastructure around schools.
    - 2. Develop guidelines for non-typical traffic calming mechanisms near schools (ex. Street painting).
- g. Parks and Open Space
  - i. Goal (**Sustainability, Parks, and Public Health Impacts**): Promote healthy lifestyles for citizens of Broken Arrow by providing infrastructure and appropriate developments, where needed, within walking/biking distance of their homes. Existing Parks Master Plan shall be enhanced and included in the new Comp. Plan along with Open Space Management.  
Objectives:
    - 1. Identify percentage of population living within a reasonable walking/biking distance to a healthy food source and promote appropriate development in areas with less access.
    - 2. Improve pedestrian connectivity between schools/parks and homes within a ½ mile radius. (With B.A. Schools reducing bus service, this will become an important issue in the near future.)
    - 3. Establish an Urban Forrest enhancement policy
- h. Public Safety
  - i. Goal (**Public Safety**): Create social cohesion within the Broken Arrow Community. Recent experiences have shown that social inclusion and cohesion can be promoted through urban planning and design measures.  
Objectives:
    - 1. Create opportunities for social mixing within neighborhoods and larger areas.
    - 2. Increase the sense of identity and belonging to the City of B.A.
- i. Sustainability

- i. Goal (**Sustainability and Public Health Impacts**): Create a better environment for aging populations by creating a city that is safe and accessible without a car.  
Objectives:
  - 1. Connectivity to grocery stores, parks, etc.
  - 2. Public transportation? Perhaps limited service, like the Tulsa Lift program.
- j. Public Health Impacts
  - i. Goal: Participate in Health Impact Assessments conducted by the Tulsa Health Department.  
Objectives
    - 1. Identify strengths and weaknesses of B.A. Planning Policy towards health planning
    - 2. Use findings to guide future small area plans and city policy.
- k. Environment
  - i. Goal (**Environment and Public Health Impacts**): Reduce environmental exposures and increase air quality by promoting active transportation for short trips.  
Objective:
    - 1. Make walking for short trips possible by evaluating the proximity of basic necessities, such as grocery stores, to neighborhoods.
    - 2. Designate walking routes along arterial street to give pedestrians safe and comfortable access to essential services.
    - 3. Establishing an Urban Forrest.
- l. Storm Water/Flood Plain and Open Space Management.

About 15 % (to 17 %) of the land area of the City will remain open for storm water management. Some of this area will be used for Private or Public purposes. Long term sustainability, maintenance, ownership and economic viability to maintain such a large asset should be addressed.

**Cost:** \$350,000 (STCI)

**Prepared By:** Norman Stephens, Assistant to the City Manager / Economic Development Coordinator

**Reviewed By:** Development Services Department  
Legal Department  
Norman Stephens

**Approved By:** Norman Stephens, Assistant to the City Manager / Economic Development Coordinator

**Attachments:** None

**Recommendation:**

Informational only, no action required.