



City of Broken Arrow

Request for Action

File #: 20-1549, **Version:** 1

**Broken Arrow City Council
Meeting of: 01-19-2021**

Title:

Consideration, discussion, and possible execution of a contract with ADG, PC for an overlay district for New Orleans Square and to execute said contract in an amount not to exceed \$96,500.00

Background:

On September 1, 2020, the City Council accepted the report from the Elm and New Orleans Advisory Committee for the New Orleans Square. Within the report an action step for an overlay district was prescribed. Subsequently, a number of firms responded to a Request for Qualifications for this project.

Through the review process ADG, PC was selected. ADG, PC will be partnering with Code Studio out of Austin, Texas on the crafting of the overlay district. There will be three phases for this project.

Phase One: Framework:

Given the amount of planning and engagement that has already occurred for the redevelopment of the New Orleans and Elm intersection, this phase will focus on implementation through plan refinement. It will refine the future physical layout of the area, delving into those buildings most likely to remain, how circulation within the private properties should be altered to open new development parcels, and coordination with the streetscape consultant on how changes to Elm and New Orleans can improve infill development potential. A master street and block plan will help frame later zoning changes. This work will also establish ideal bulk and massing standards for new development and key points at which the existing roadways of Elm and New Orleans may interact with new internal streets and important pedestrian and bike linkages.

- Review of all relevant documents
 - Broken Arrow NEXT Comprehensive Plan
 - New Orleans and Elm Market Study
 - New Orleans Square Report
 - Downtown Residential Overlay District (DROD) Design Standards
- Preliminary meetings with staff about project needs and scheduling
- Meetings with streetscape consultant on shared goals, coordination opportunities, and schedule
- Stakeholder engagement
- Creation of two early short memos: The Urban Design Framework and the Zoning Framework
- Using comments from this first review, the two memos will be refined and combined into a single

Framework Memo

- The Framework Memo will be presented to Planning Commission and City Council for acceptance to conclude this phase

Phase Two: Drafting

- Creation of the first draft of the zoning tool
- Similar to the first phase, the staff will first review and comment on the draft, before it is shared with the project steering committee for review and comment
- This phase will conclude with a period for public review of the draft zoning code and a public presentation

Phase Three: Adoption

- Creation of the final draft of the zoning tool

Optional (to discuss)

- Team presence for adoption hearings/meetings at Planning Commission and City Council
- Additional revisions

Cost: \$96,500.00

Funding Source: Sales Tax Capital Improvement Fund

Requested By: Larry Curtis, Director of Community Development

Approved By: City Manager's Office

Attachments: None

Recommendation:

Approve and execute a contract with ADG, PC for an overlay district for New Orleans Square in an amount not to exceed \$96,500.00