

To: Honorable Mayor and City Councilors
From: Michael Spurgeon, City Manager
Date: April 20, 2018
Re: Notes to Council

1. STAFF REPORTS / ITEMS REQUIRING IMMEDIATE ATTENTION

- Development Services Report & Powerpoint – APA Conference and Stoney Creek

2. GENERAL CORRESPONDENCE / NOTIFICATION

- Press Release – City to present pre-final GO Bond package list; seeks final public input

3. SPECIAL EVENTS / ACTIVITIES

- Parks & Recreation Event Report - Central Park Pickleball Tournament
- Parks & Recreation Event Report - Spring Clean Post
- Parks & Recreation Event Report - Terrific Tomatoes

Respectfully submitted,




Michael Spurgeon

clm
Attachments

1. STAFF REPORTS / ITEMS REQUIRING IMMEDIATE ATTENTION



To: City Council
Cc: Michael Spurgeon, City Manager
Kenny Schwab, Assistant City Manager – Operations
From: Michael W. Skates, Development Services Director 
Date: April 20, 2018
Re: Development Services Report – APA Conference and Stoney Creek

- 1. APA Conference Presentation Highlight** - The American Planning Association (APA) is having its Annual National Planning Conference (NPC18) in New Orleans from April 21 through 24. This national conference is usually attended by more than 8,000 Planners, Planning Commissioner's, City Councilors, Architects, Designers and other elected and appointed officials and students.

Farhad Daroga, Special Projects Manager has been invited to be a speaker on a Panel – Educational Session (75 minutes), regarding Comprehensive Plans on Monday April 23, at 10:15 am. This is considered a prime time slot. The title/topic is FLUMMOXED by FLUMs (Future Land Use Maps) and the LUIS System (Land Use Intensity).

The City's/Panelists for this Session are City of Reno, City of Baton Rouge and Baton Rouge Planning Commission, City of Broken Arrow, City of Oklahoma City and Clarion Associates/Consultants.

The presentation and discussion will be regarding Comprehensive Plans, Plan Maps, Techniques of Land Use, Future growth, etc., and how big and small Cities are handling the implementation of their Comprehensive Plans. Oklahoma City recently won the prestigious Burnham award for best plan.

Attached is a short version of the power point Farhad will be presenting, as part of the larger presentation and discussion, along with the other cities.

We hope and plan to submit our comprehensive plan in 2020 for the Burnham award.

- 2. Stoney Creek Hotel and Conference Center** – The Stoney Creek Hotel and Conference Center (SCHC) construction began in March 2015. Vision Funding was utilized for this project in the amount of \$7,110,834. The City and SCHC entered into an economic agreement in November 2014 for \$5,550,000 in various site improvements.

The construction began in March 2015. There were 5 major contracts for earth change, utilities, site work and landscaping. The construction reached major completion in late 2017 with a soft opening in early December and grand opening in January 2018.

Development Services Weekly Report
April 20, 2018

All of the contracted money was utilized for the project. Of the total vision money, approximately \$45,500 remains.

Since the soft opening they have been operating under a Provisional Certificate of Occupancy. This allows them to operate while completing a list of non-life safety items internal and/or external. To date, all items have been completed except for 2 fire hydrants needing rotated. SCHC expects to have these completed next week. A full Certificate of Occupancy will be issued at that time.

This was an amazing project to be involved in for the City and is and will be an asset and draw for the City.



BROKEN ARROW

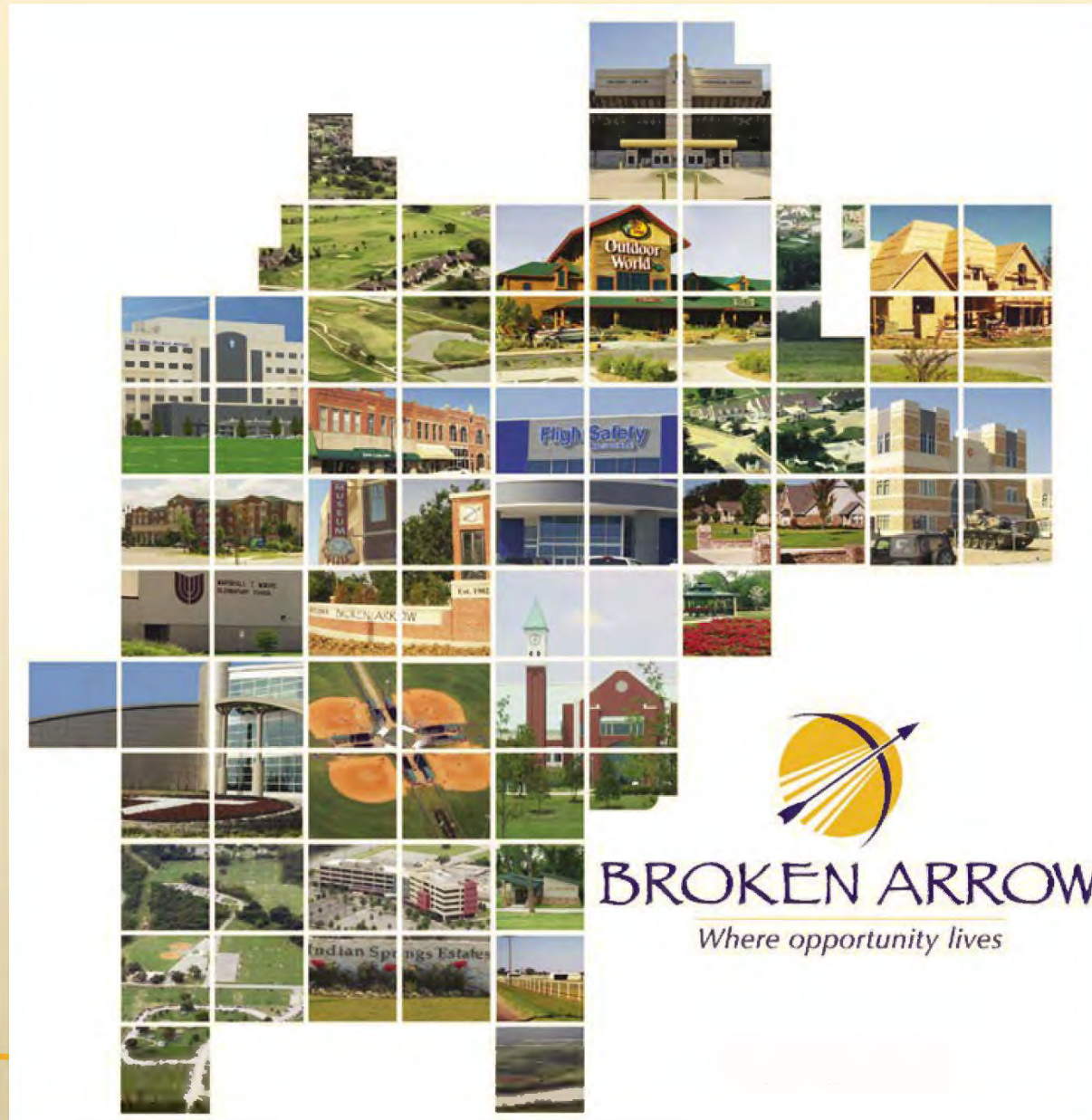
Where opportunity lives

Broken Arrow, OK

Farhad Daroga

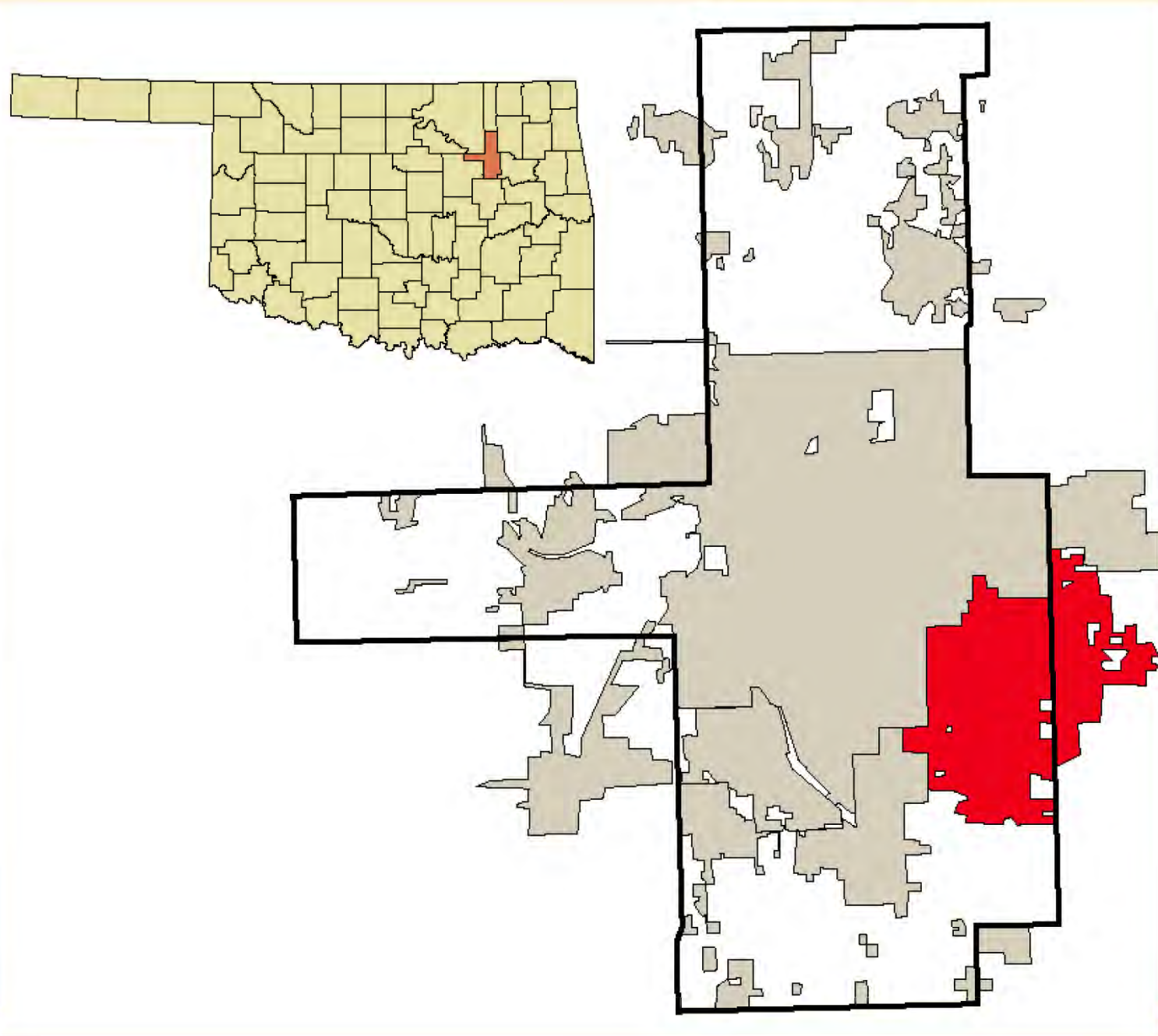
Special Projects Manager

Creating the Best Community



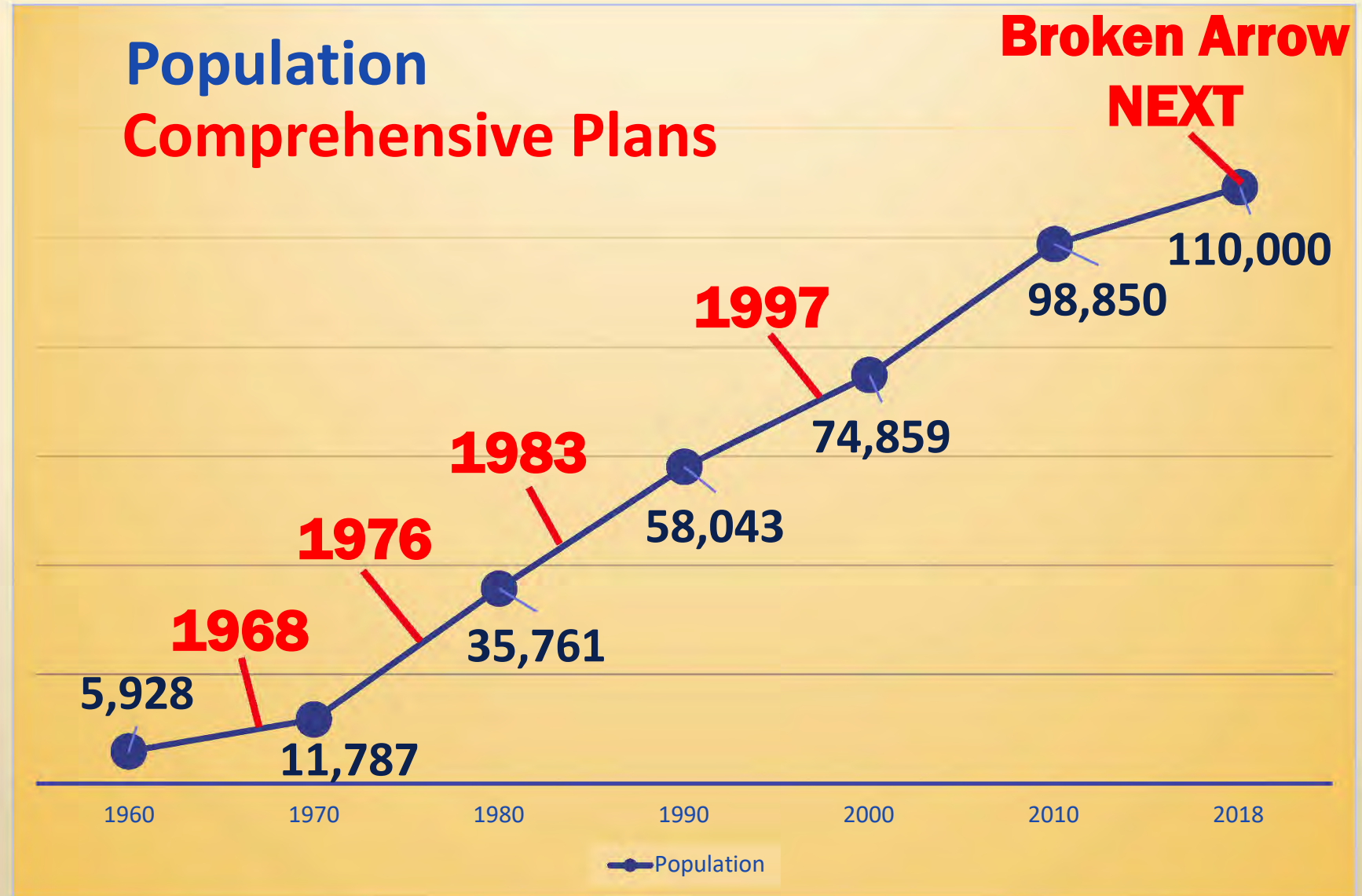
Location

- Existing City Limits: 61 square miles
- Existing fenceline: 101 square miles



Size

- Current population: ~110,000



Community's approach to the Comprehensive Plan

10 major Concerns and goals

1. Provide for longevity
2. Keep plan current
3. Vision and direction for future
4. Transparent and fair (Quality Image)
5. Undeveloped areas (More than 50%)
6. Increase non-residential development opportunities
7. Commercial development
8. Develop regulations and protocols
9. Infrastructure needs
10. Housing opportunities

LUIS

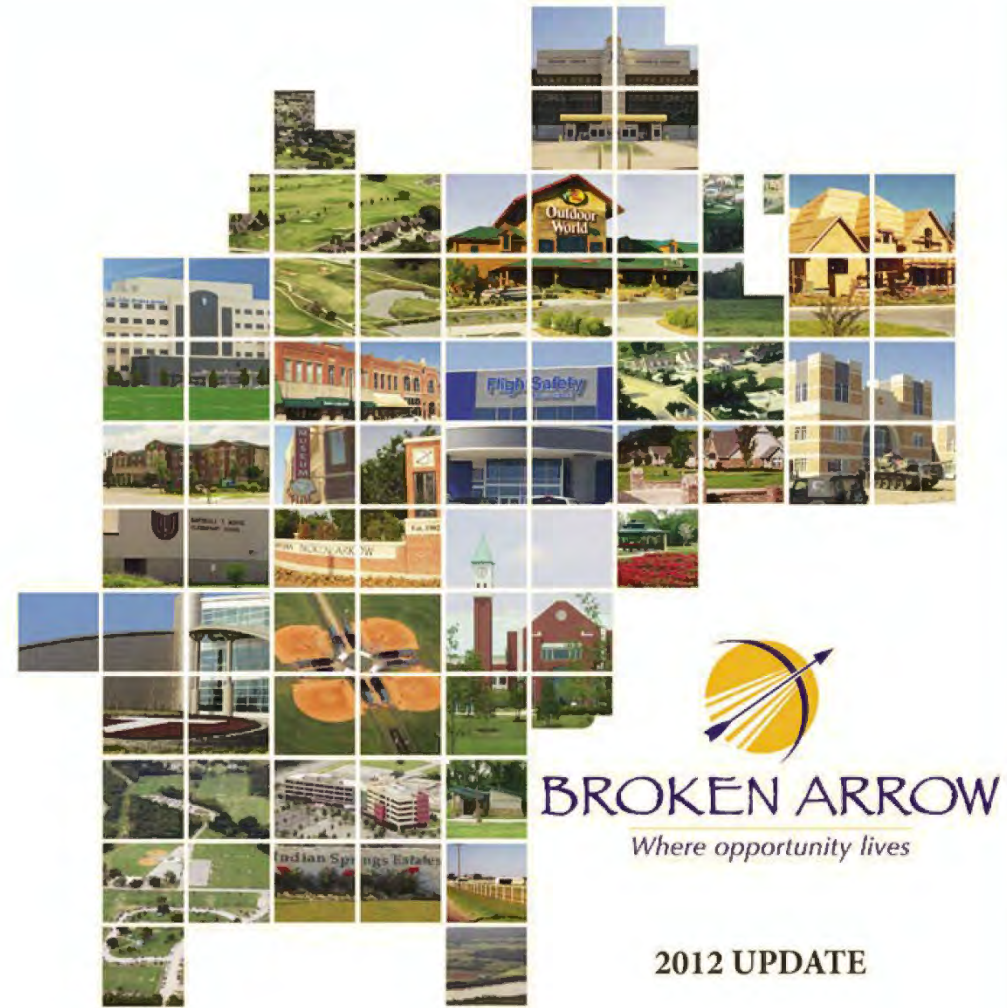
Land

Use

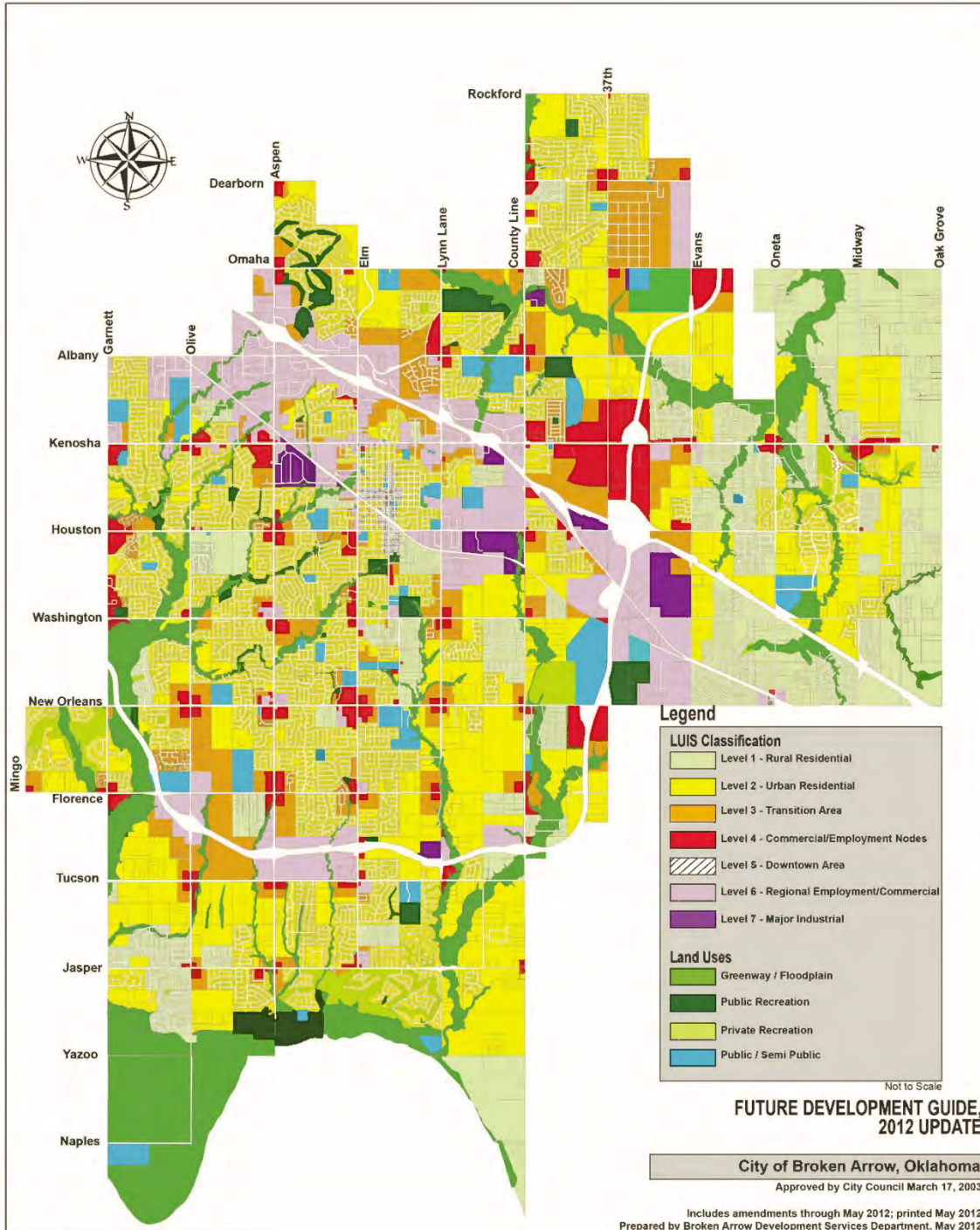
Intensity

System

Creating the Best Community



The Comprehensive Plan for Broken Arrow, Oklahoma



- **1997:**
45 square miles
33,000 parcels

- **2017:**
61 square miles
45,000 parcels

Legend

LUIS Classification

-  Level 1 - Rural Residential
-  Level 2 - Urban Residential
-  Level 3 - Transition Area
-  Level 4 - Commercial/Employment Nodes
-  Level 5 - Downtown Area
-  Level 6 - Regional Employment/Commercial
-  Level 7 - Major Industrial

Land Uses

-  Greenway / Floodplain
-  Public Recreation
-  Private Recreation
-  Public / Semi Public

■ 11 Land Use Categories

Zoning Categories

Land Use Intensity Classification System with Zoning Ordinance Effective 2-1-2008							
<i>Zoning Districts</i>	<i>Level 1</i>	<i>Level 2</i>	<i>Level 3</i>	<i>Level 4</i>	<i>Level 5</i>	<i>Level 6</i>	<i>Level 7</i>
A-1: Agricultural District	Allowed						
RE: Residential Estate District	Allowed						
RS-1: Single-Family Residential District	Allowed						
R-2: Single-Family Residential District	Possible	Allowed	Possible				
RS-2: Single-Family Residential District	Possible	Allowed	Possible				
RS-3: Single-Family Residential District	Possible	Allowed	Possible				
RD: Residential Duplex District		Possible	Allowed				
RM: Residential Multi-Family District			Allowed		Possible		
RMH: Residential Mobile Home District			Allowed				
NM: Neighborhood Mixed Use District			Allowed	Allowed			
CM: Community Mixed-Use District				Allowed			
DM: Downtown Mixed-Use Core District					Allowed		
DF: Downtown Fringe District			Possible		Allowed		
ON: Office Neighborhood District		Possible	Allowed	Allowed	Possible		
CN: Commercial Neighborhood District				Allowed	Possible	Allowed	
CG: Commercial General District				Allowed	Possible	Allowed	
CH: Commercial Heavy District						Allowed	Possible
IL: Industrial Light District						Possible	Allowed
IH: Industrial Heavy District							Allowed

■ 19 Zoning Districts

■ 7 LUIS

Broken Arrow's LUIS Plan

- In place for 20 years (1997)
- Update process
 - Initially 2X per year
 - Since 2001: 4X per year
 - Same as Zoning hearing. Quarterly change dates approved each December
 - Implementation

Pros and cons

- **Very prescriptive and transparent**
- **Adopted policy – requires Planning Comm. and City Council to follow plan (Have for 20+ years)**
- **Helps in decision making**
- **Excellent public review and easy for citizens to understand**
- **Land owners and developers know land use options**
- **Excellent for Public knowledge; community has embraced it**

Lessons learned

- **As the City grows – possible need for more districts**
- **How does this system work with Special Area Plans**
- **Where and how do mixed use developments fit in**
- **Change in land use patterns**
- **Future initiatives and trends**
- **Technology**

Broken Arrow NEXT

New Comprehensive Plan in progress – 2019



BrokenArrowNext.com

fdaroga@brokenarrowok.gov

2. GENERAL CORRESPONDENCE / NOTIFICATION



PRESS RELEASE

Contact: Krista Flasch
Director of Communications
City of Broken Arrow
Phone: (918) 259-2400, ext. 5309
Mobile: (918) 409-7771

City to present pre-final GO Bond package list; seeks final public input
Public meeting scheduled for April 23 at Stoney Creek

Broken Arrow, Okla. (4/9/2018) – The City of Broken Arrow will hold the next public meeting at 6 p.m., Monday, April 23, at Stoney Creek Conference Center, 200 W. Albany St., regarding the Build Our Future BA General Obligation (GO) Bond package.

This is an important meeting for residents to attend before Council approves the final package in May. Voters will later decide on the bond package August 28, 2018.

The City previously held three public meetings in February to learn residents' priorities for proposed projects totaling nearly \$280 million. In order to keep the ad valorem (property) tax rate the same, the City must bring the final package down to around \$210 million.

“There were some very difficult decisions to make to reduce the proposed project list,” said City Manager Michael Spurgeon. “Without a doubt, every project on that preliminary list deserved to be on there because the investments made to infrastructure have a direct effect on the economy and quality of life in our community. Thanks to the feedback we received in February, both at the public meetings and by residents directly contacting the City and the Council, we were able to identify many projects that are a major priority for the people that live in Broken Arrow.”

A total of 94 projects remain on the pre-final list, including:

- Widen Houston (81st) St from Garnett to Aspen
- Widen 23rd St (County Line) from Omaha (51st) to Albany (61st) St
- Improve intersections at 9th St (Lynn Lane)

(Continued)

- Improve drainage in neighborhoods
- Construct Fire Station No. 7
- Construct meeting center for veterans
- Construct Senior Citizen Center annex facility
- And more

The City of Broken Arrow has a long history of promises kept and being good stewards of funding for projects. Renewing the Broken Arrow GO Bond means citizens will benefit from these new projects such as streets, public safety, and parks – with no tax increase.

Broken Arrow continues to grow in both population and businesses. As the City continues to add families and employers, it is critical to aggressively pursue long-term projects to ensure the City's infrastructure is able to meet the needs of both.

For information about the bond, visit BuildOurFutureBA.com

###

3. SPECIAL EVENTS / ACTIVITIES





CITY OF BROKEN ARROW

Parks & Recreation Event Report

Event/Program: Pickleball Tournament Dates: April 7, 2018

DETAILS			
<i>Location</i>	Central Park Community Center	<i>Attendance</i>	52 participants
<i>Event Organizer</i>	Tanner Wilburn, Center Supervisor	<i>How long has the event been going?</i>	3 years
DESCRIPTION			
<ul style="list-style-type: none"> • 52 total participants, 18 advanced and 8 intermediate team. • A \$35 individual registration fee included a T-Shirt and lunch. • A Broken Arrow Parks and Recreation drawstring bag was given to each participant. • Ten teams (20 people) registered from outside the Tulsa Metro area. • Mixed Doubles tournament, double elimination format. • Water, Gatorade, and snacks were provided for all participants. • Participants were very grateful for the event and said many “thank you” and “great job” • 1st - 3rd Place teams of each skill division received medals with the tournament logo. 			
TYPE OF PROMOTIONS USED			
<ul style="list-style-type: none"> • Facebook • Central Park marquee. • City of Broken Arrow Community Calendar. • Emailed the flyer out to the OKC Pickleball Club. • Emailed flyer to Broken Arrow Pickleball Club. 			
NOTES			
<p>Our goals:</p> <ul style="list-style-type: none"> • To offer an unsanctioned competitive tournament for our region. <p>For Next Year:</p> <ul style="list-style-type: none"> • To provide a gluten free food option for participants. • To add an additional skill division for next year. 			

PHOTOS:





CITY OF BROKEN ARROW

Parks & Recreation Post Event Report

Event/Program: Spring Clean Date: 4/14/18

DETAILS

<i>Location</i>	Ray Harral Nature Center	<i>Attendance</i>	93 participants
<i>Event Organizer</i>	John Darling, Center Supervisor	<i>How long has the event been going?</i>	1 st Year

DESCRIPTION

- Broken Arrow area groups and organizations had the opportunity to gather and help clean the nature park.
- Volunteers were given trash bags, gloves, and assigned certain parts of the park to focus on cleaning.
- Four different groups participated in this event.
- Donuts and water were provided by the City of Broken Arrow to all participants.
- Four Broken Arrow Youth City Council members volunteered their time.

TYPE OF PROMOTIONS USED

- Broken Arrow Parks and Recreation Facebook Pages
- Broken Arrow Website event calendar
- City of Broken Arrow video promotion
- Broken Arrow Youth City Council

NOTES

Our goals:

- Give organizations and businesses an opportunity to get involved and make a positive impact in their community.
- Help citizens understand the impact of teamwork.

For Next Year:

- More emphasis on designated leader in each group for paperwork.
- Lay out some ground rules for the volunteers to help streamline the cleanup effort.
- Give awards to teams (Most trash, largest piece of trash, largest team, etc.)

Photos:



BROKEN ARROW



CITY OF BROKEN ARROW

Parks & Recreation Post Event Report

Event/Program: Terrific Tomatoes Date: 4/10/18

DETAILS

<i>Location</i>	Ray Harral Nature Center	<i>Attendance</i>	23 participants
<i>Event Organizer</i>	John Darling, Center Supervisor	<i>How long has the event been going?</i>	2 nd Year

DESCRIPTION

- The Tulsa Area Master Gardeners joined us at the nature center to present on growing the perfect tomatoes in Oklahoma.
- Topics discussed were the soil types needed to grow great tomatoes, Oklahoma’s varieties of tomatoes, pests and pest management.
- Visitors had the opportunity to ask questions.
- A raffle was held at the end of the program and six tomato plants were given away.

TYPE OF PROMOTIONS USED

- Broken Arrow Parks and Recreation Facebook Pages
- Broken Arrow Website event calendar
- MoreBrokenArrow.com
- Vintage News Magazine event calendar

NOTES

Our goals:

- Continue developing a solid working relationship with the Tulsa Area Master Gardeners for more program development.
- To contienue to provide educational opportunities for area gardeners.

For Next Year:

- Continue the program
- More raffle prizes
- Consider a larger venue

Photos:

