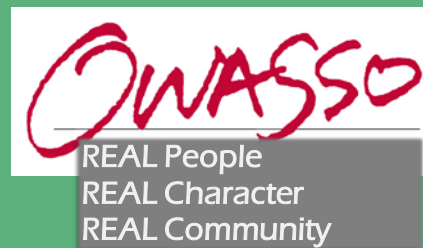
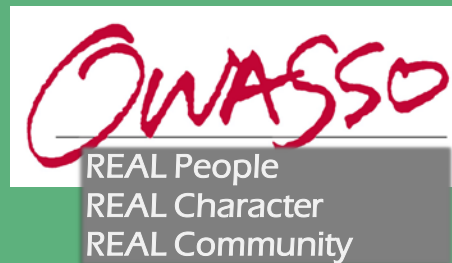


# DOWNTOWN REDEVELOPMENT, TRAILS AND PUBLIC SPACES

Bronce L. Stephenson, MPA  
Director of Community Development



# Complete Streets





129th Street  
Existing Conditions  
(Looking North)



TYPICAL ARTERIAL STREET - DESIGN CONCEPT

# GrOwasso 2030 Land Use Plan

Integrated into the land use plan goals and action plan strategies



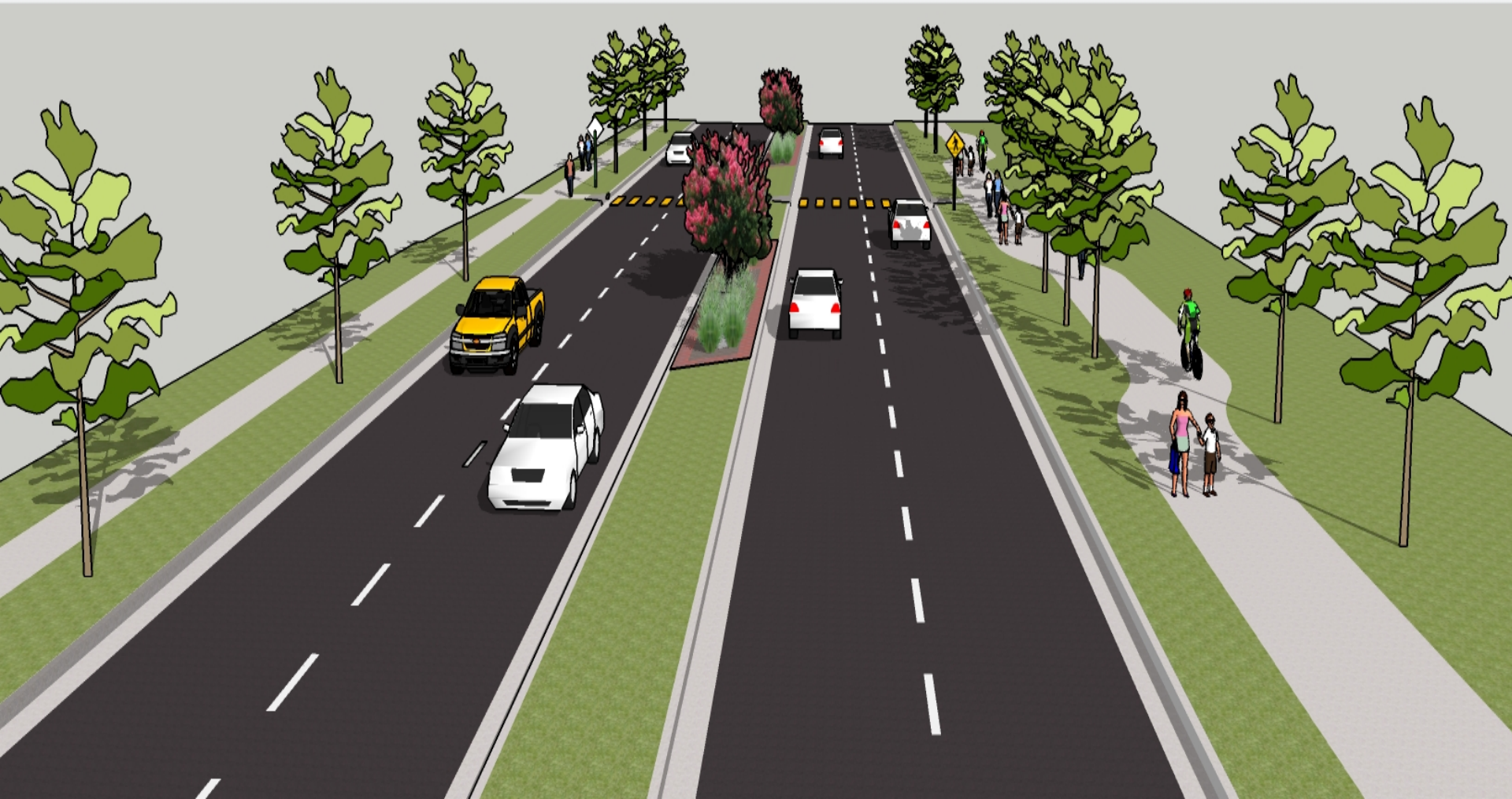
***Goal*** - Owasso will have a well-planned network of roads, bike paths, and pedestrian walkways within Owasso city limits to facilitate safe efficient travel and address transportation access for all modes.

## Action Plan

- Employ context sensitive design practices for all road improvement projects that address bicycle and pedestrian transportation systems as part of the overall scope of the project
- Develop a Complete Streets Ordinance, ensuring all future road design will provide equity for all types of transportation modes



# N Garnett Rd – 96<sup>th</sup> to 106th



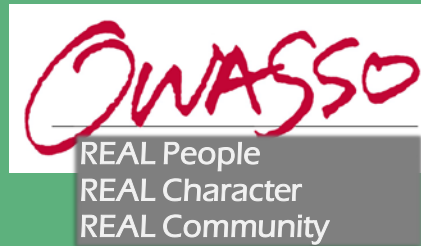
# View from south looking north



# Trails and Regional Connection

## Linking Owasso to Owasso

## And Linking Owasso to the Metro





# Tulsa Regional Bicycle & Pedestrian Master Plan

## Tulsa Regional Trail System

Existing, Funded, and Planned Trails

[www.incog.org/transportation/trails.htm](http://www.incog.org/transportation/trails.htm)

### Legend

#### Trail Type

- Existing Bikeway/Lane
- Planned Bikeway
- Existing Unpaved Trail
- Existing Multi-Use Trail
- Planned Multi-Use Trail
- Funded Trail Project
- Major Highways
- Arterials
- Airports
- Transit Stations
- Colleges
- Shopping Areas
- Employment Centers
- Parks

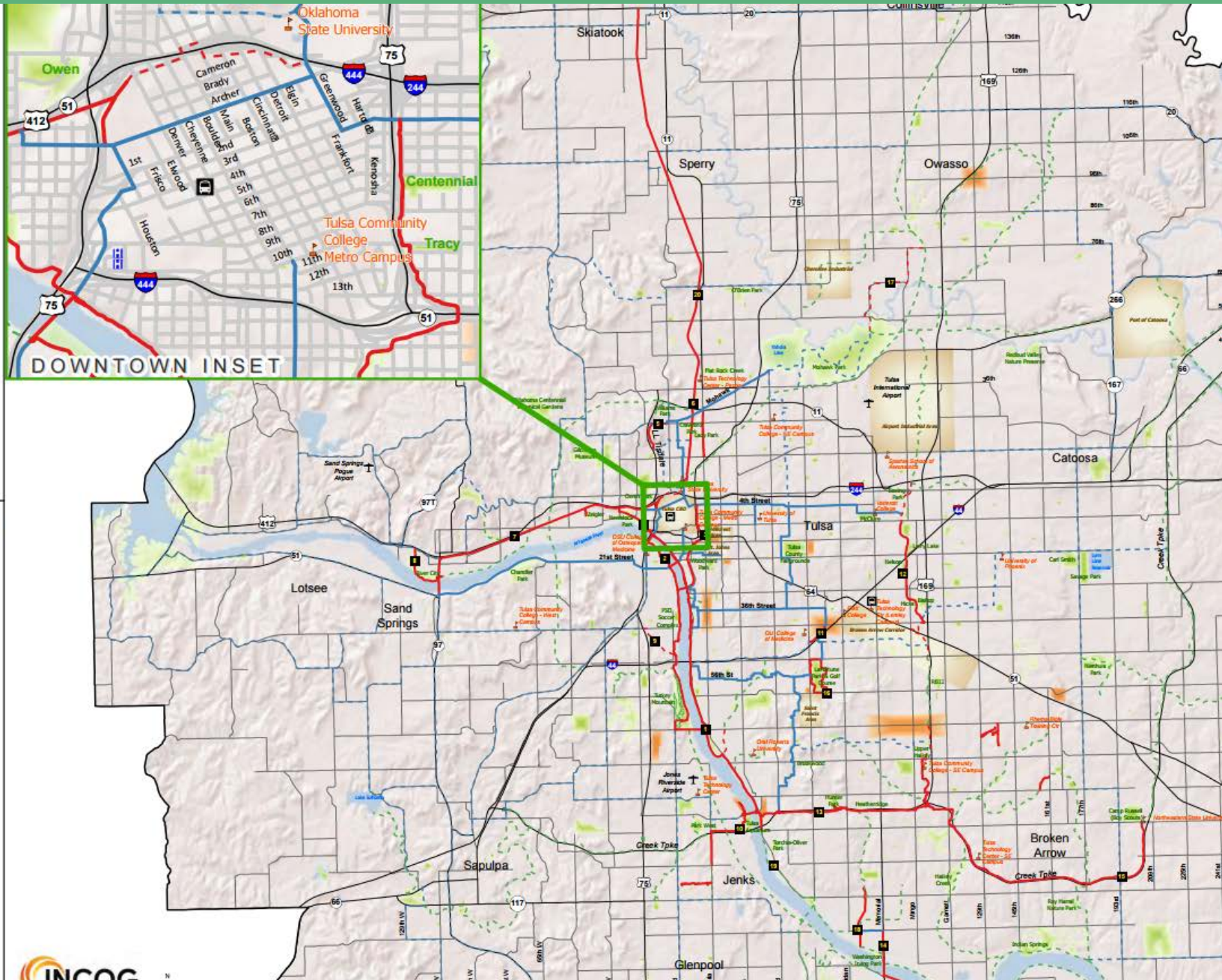
0 1 2 4 Miles

**Bikeway** - Bicycle route that uses existing streets that have been improved with signs, modified stormwater grates, and some signal modification to accommodate bicycle traffic.

**Multi-Use Trail** - a facility that is generally paved asphalt, 10 feet wide for use by pedestrians and cyclists, and is separated from other vehicular traffic.

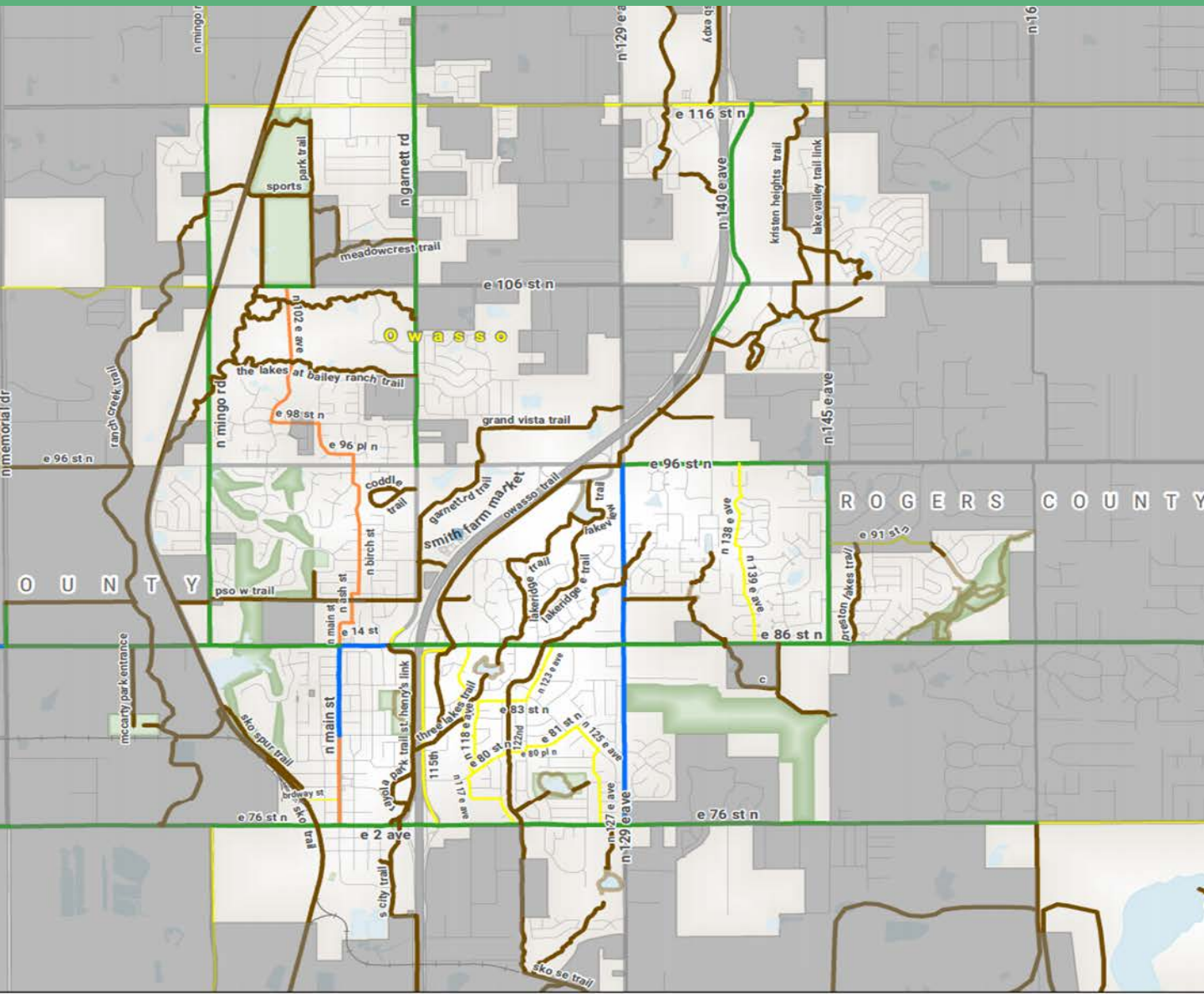
- 1 River Parks East Trail
- 2 River Parks West Trail
- 3 Midland Valley Trail
- 4 Newblock Park Trail
- 5 Tisdale Expressway Trail
- 6 Osage Trail
- 7 KATY Trail
- 8 River City Trail (Sand Springs)
- 9 Cherry Creek Trail
- 10 Aquarium Trail (Jenks)
- 11 Skelly Bypass Neighborhood Trail
- 12 Mingo Trail
- 13 Creek Turnpike Trail
- 14 Riverwalk Trail (Bixby)
- 15 Liberty Trail (Broken Arrow)
- 16 LaFortune Trail
- 17 Owasso-Mohawk Trail
- 18 Fry Ditch Creek Trail
- 19 South River Parks Trail
- 20 Osage Prairie Trail

USE OF THIS INFORMATION: This map is provided as a public resource for general information only. Although every effort has been made to produce the most current, correct and clearly expressed data possible, all geographic information has limitations due to scale, resolution, date and interpretation of the original source materials. The information on this map is





# Owasso Regional Bicycle & Pedestrian Master Plan



Tulsa Regional Bicycle &amp; Pedestrian Master Plan

Owasso

## Recommendations

— Trail

— Sidepath

— Bike Lane

— Shared Lane Marking

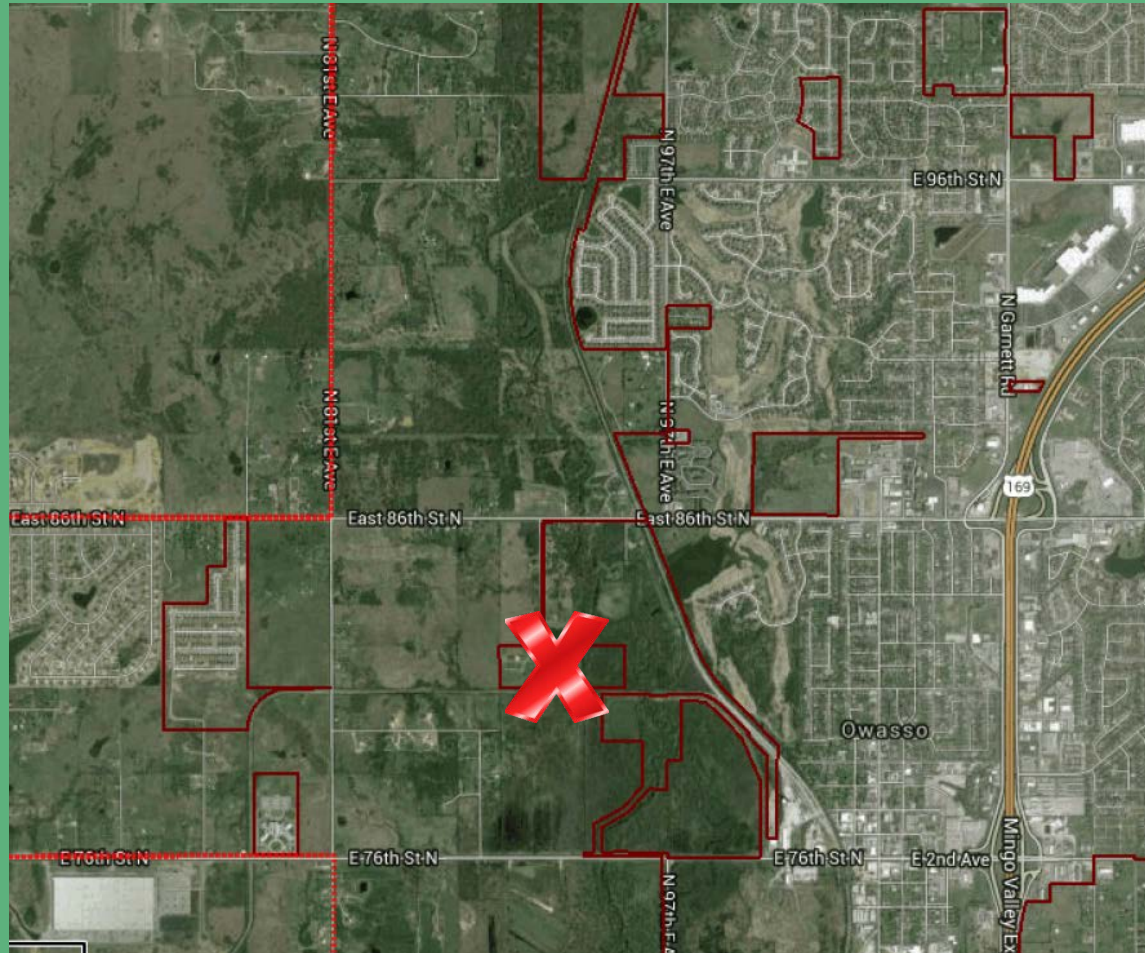
 Signed Route

### Existing Facilities

Trail



# McCarty Park to Mohawk Owasso Trail





# McCarty Park to Mohawk Owasso Trail



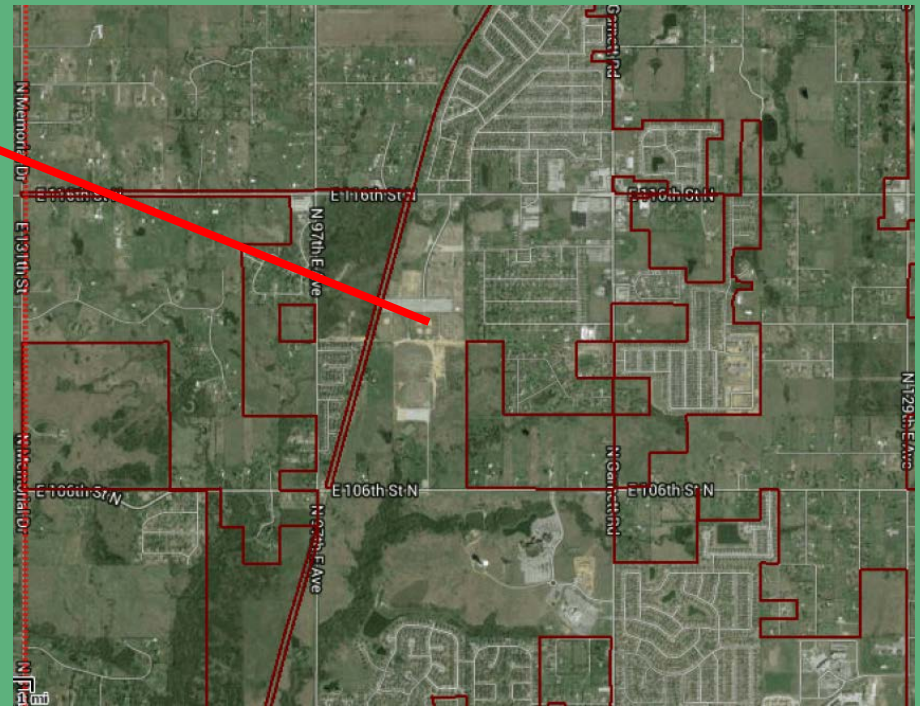


116th

106th



# Heart Healthy 5K Trail, Sports Park Improvements, Splash Park



# Researching Solutions for Current Issues

## NORTH 129TH EAST AVENUE AND EAST 86TH STREET NORTH HIGH SCHOOL



Class dismissal of students crossing N 129th E Ave



Students crossing East 86th St N on N 129th E Ave



Sidewalk along N 129th E Ave and school parking lot



Sidewalk on west side of N 129th E Ave





Conceptual plan of the proposed raised intersection at the Owasso High and Mid-high school entry intersection



Conceptual photo-rendering of the entry intersection of the Owasso High and Mid-high schools



# Owasso's Planned Connections

116th

106th

96th

86th

76th

Mingo

Garnett

129th

145th

Trail

Complete Street (in-design)

Complete Street (planned)

Road Diet

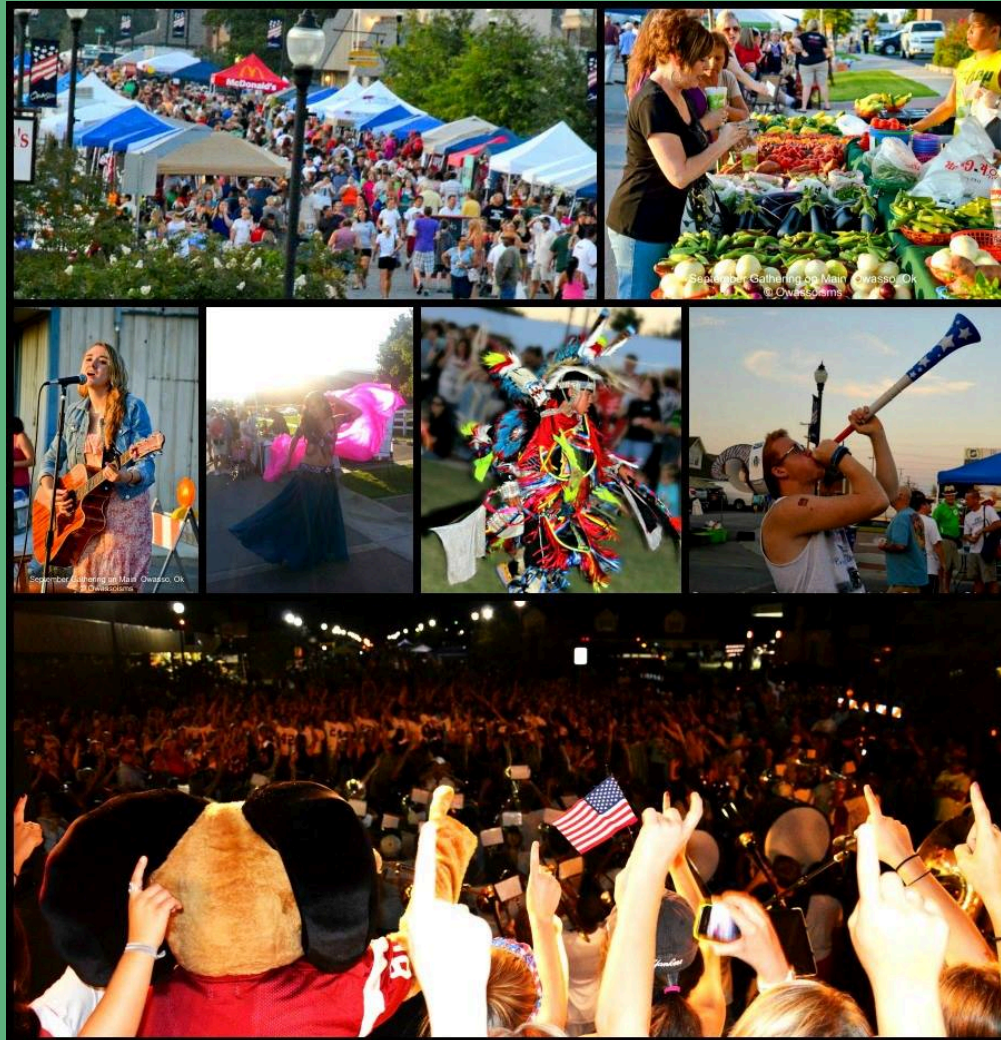


To Metro





# Owasso's Public Gathering Spaces



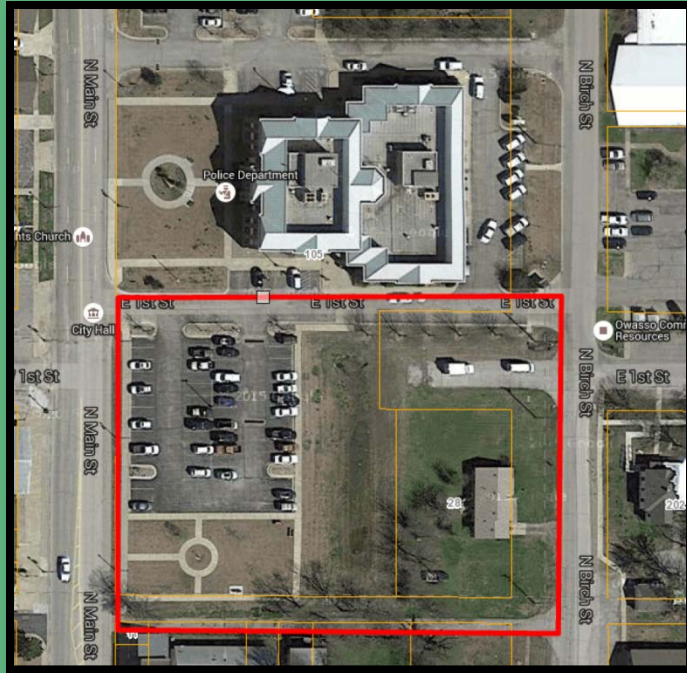


# Dog Park





# Downtown Festival Marketplace



# **Additional Projects**

**(funded by Vision 2025 Excess Funds)**

- Rayola Park Splash Pad Expansion
- Skate Park Lighting
- Elm Creek Park Shelter
- Sports Park Lighting
- Sports Park Lots
- Feature Splash Park



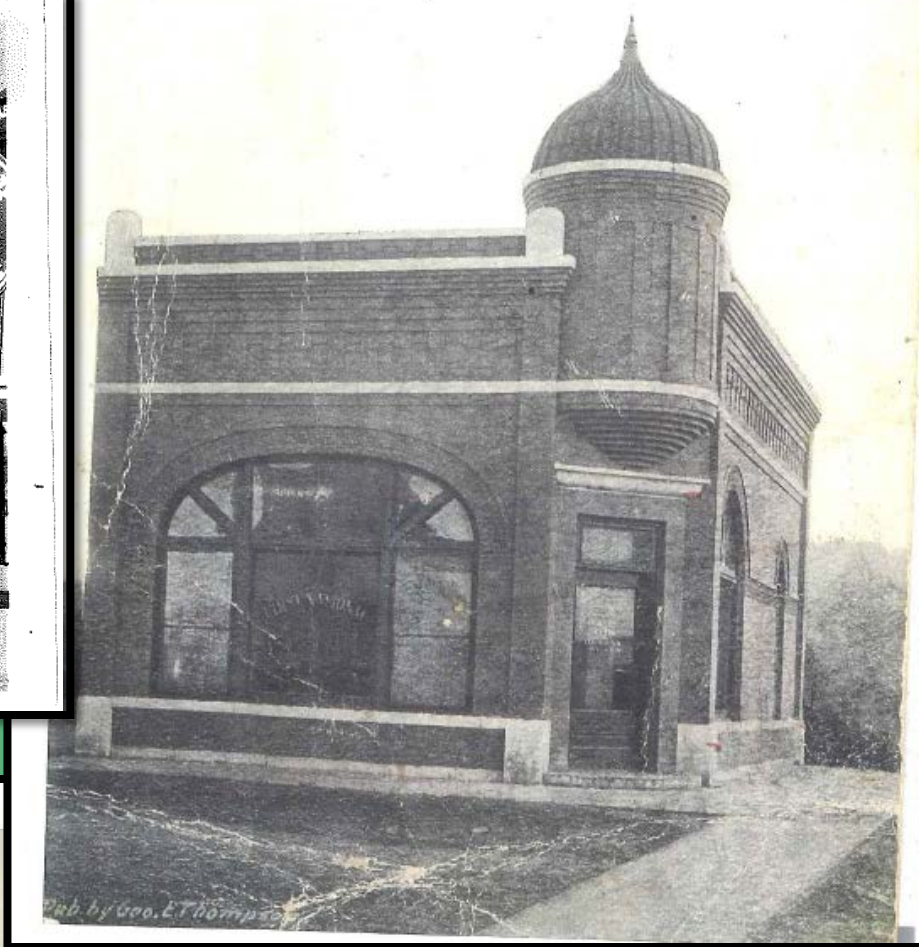
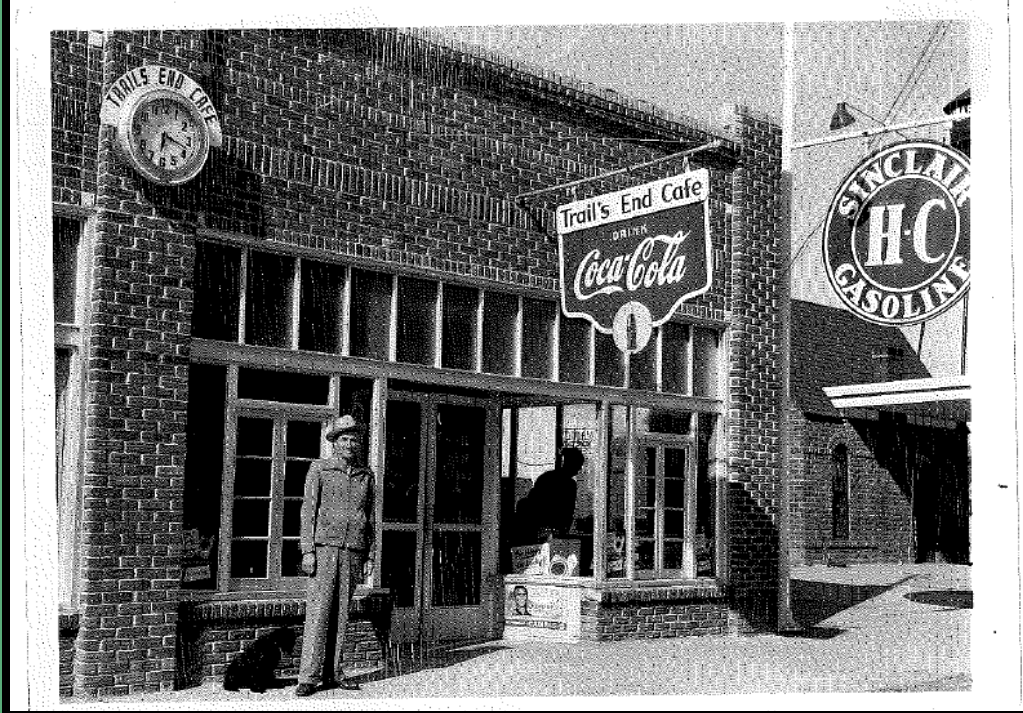
# DOWNTOWN & MAIN STREET OWASSO



# Remembering our past...



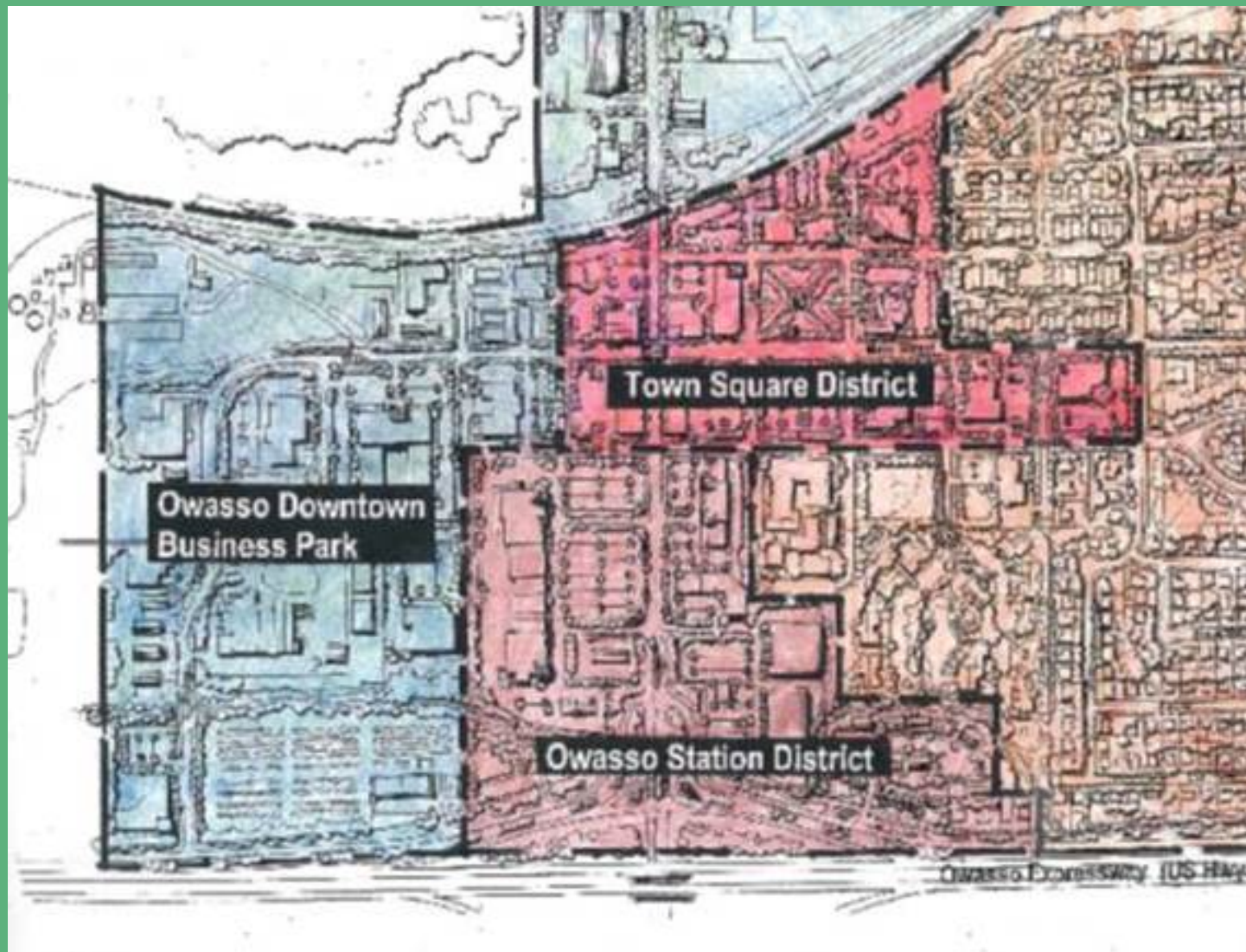




1965



# Downtown Plan



# Concept of Third Places

Third places are the public places on neutral ground where people can gather and interact. In contrast to first places (home) and second places (work), third places allow people to put aside their concerns and simply enjoy the company and conversation around them. Third places “host the regular, voluntary, informal, and happily anticipated gatherings of individuals beyond the realms of home and work.”



The "first place" is the home and those that one lives with. The "second place" is the workplace — where people may actually spend most of their time. Third places, then, are "anchors" of community life and facilitate and foster broader, more creative interaction. All societies already have informal meeting places; what is new in modern times is the intentionality of seeking them out as vital to current societal needs.

### **Makings of a Third Place**

- Free or inexpensive, open public places
- Food and drink, while not essential, are important
- Highly accessible: proximate for many (walking distance)
- Involve regulars – those who habitually congregate there
- Welcoming and comfortable
- Both new friends and old should be found there
- Relaxed mood and place for conversation
- A home away from home



Main streets, pubs, cafés, coffeehouses, post offices, and other third places are the heart of a community's social vitality and the foundation of a functioning democracy. They promote social equality by leveling the status of guests, provide a setting for grassroots politics, create habits of public association, and offer psychological support to individuals and communities





## 2030 Land Use Master Plan

Nearly 90% of the respondents to the on-line citizens survey indicated that the downtown area in Owasso needs to be addressed and redeveloped.

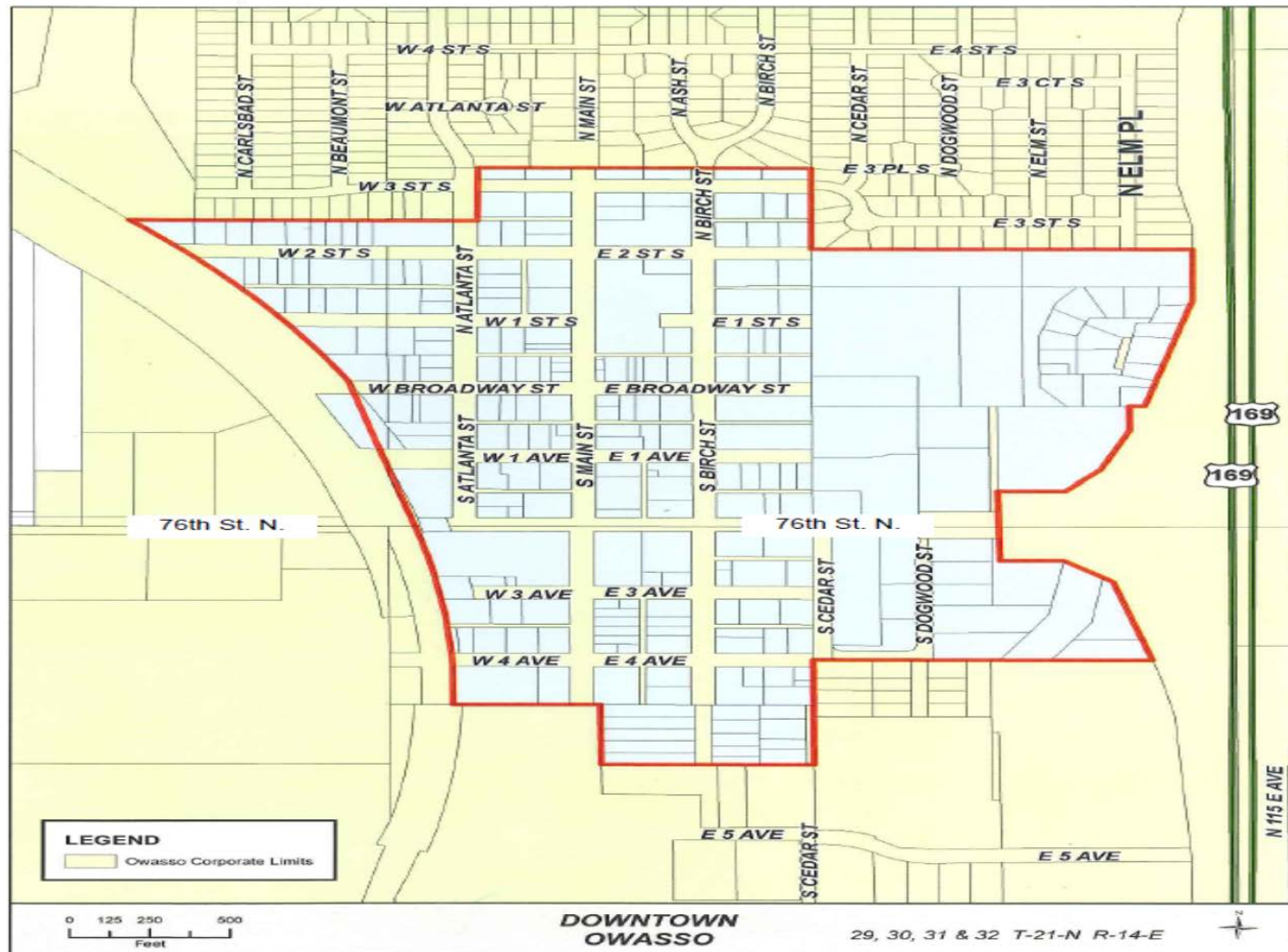
Ignoring public investment in older downtown areas often leads to higher crime, private disinvestment, and lower property values.

Having a vibrant downtown core with a mix of diverse businesses, restaurants, and services is very important to attracting and retaining a skilled workforce that is crucial to economic growth.

**Our Response : Create an Overlay District**



# Downtown Plan



# Basics of the Overlay

- Protect an area that represents a significant redevelopment opportunity
- Establish regulations that protect the investment of existing and new businesses from unattractive, non-compatible uses
- Protect adjoining neighborhoods from undesirable development
- Promote a safer pedestrian environment



# Why Pursue Redevelopment in the Downtown Core Area?

- It's already begun – new businesses making new investments. Rents are higher and there is demand for space.
- Our Community wants it!

# City Hall Moving to Former First Bank Building

- Bookends the downtown area
- Reinvests in the area
- Raises property values in the area





# Public Investment





# Gathering on Main





# Redevelopment of Blighted Property



# Types of Businesses Intended to Attract

- Boutiques
- Personal Services (Barber Shop, Salon, etc.)
- Pubs
- Coffee Shop
- Clothing Stores
- Keep existing businesses (Copper Kiln, 360 Sports, Barber Shop, Bless Ur Heart, Medicap, Style Shack, Fire N' the Hole, Urban Owasso, Model Shop, Giant Subs, Flying Pig, etc.)
- Sports Bar
- Restaurants



# Types of development the overlay hopes to attract



# What the Overlay Hopes to Accomplish

- Promote duplex, triplex and townhome development, providing a higher density of residents to live close to the district.
- Encourage mixed use development (ground floor retail with offices and residences above).
- Provide for enhanced architectural standards and promote high quality building materials such as brick, stone, stucco. Also, disallow metal buildings.
- Create a more attractive environment for new business investment by removing many development standards
- **Bring new investment into Owasso and create the 'place' that we are missing!**



# Branding the Main Street Area

- What do we call the area?
  - Main Street?
  - Trails End?
  - Downtown?
  - Whistle-Stop District?
  - The Station?
  - Depot District?
  - Original Town?
  - O-Zone?

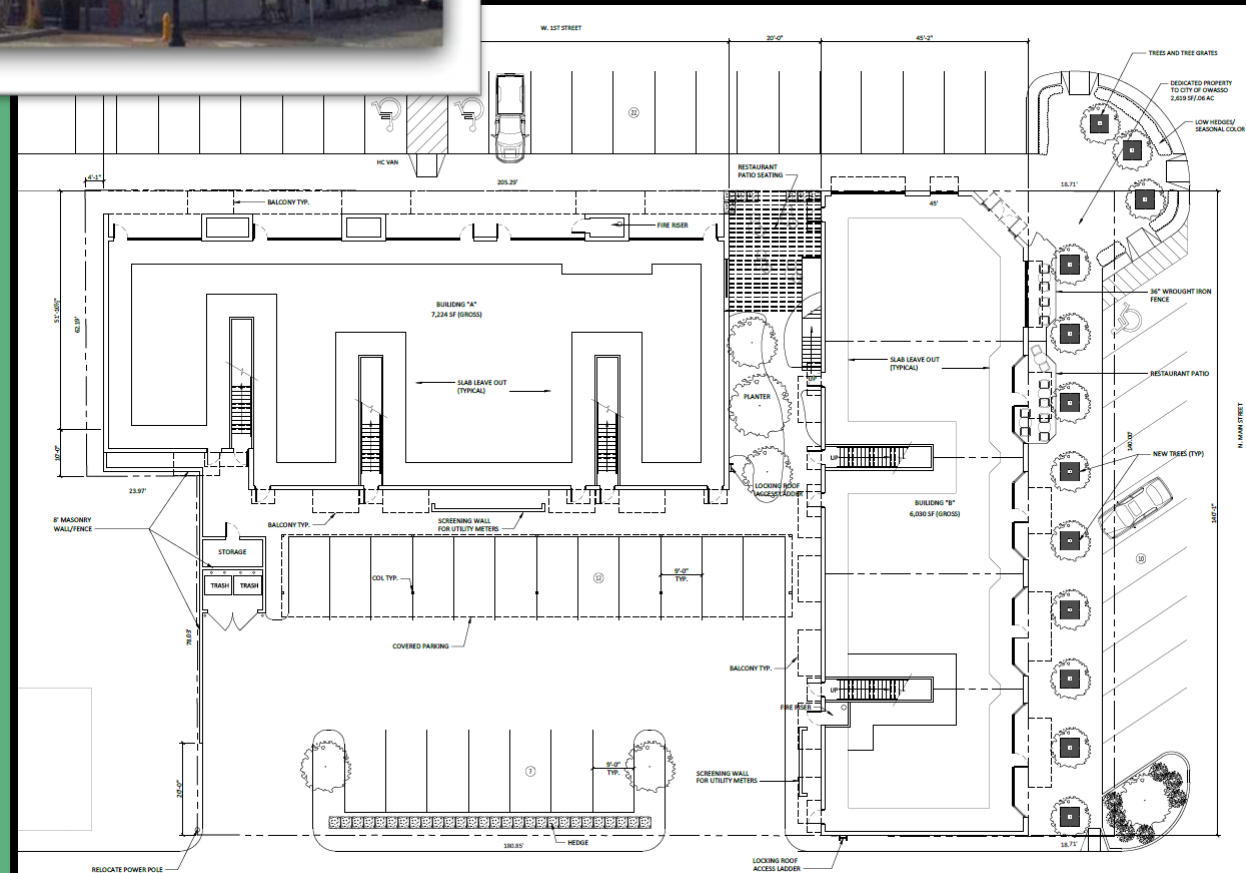
**Think of Other Successful Places,  
Having a Brand is Key:**

- Rose District – BA
- Boutique District – Collinsville
- Brady District – Tulsa
- Brookside – Tulsa
- Blue Dome District – Tulsa
- Riverwalk - Jenks

**Let the Community Decide!!**



# What's Next???







# Questions??

- Contact Information:
  - Bronce Stephenson, Director of Community Development
  - [bstephenson@cityofowasso.com](mailto:bstephenson@cityofowasso.com)
  - (918) 376-1543

