



Development Code Update

Crafting a Regulatory Approach for Downtown Edmond

Workshop
June 13, 2024

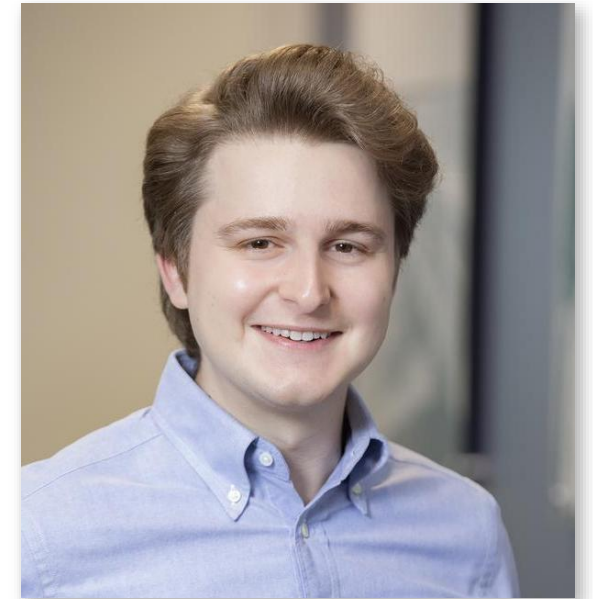
Today's Speakers



Dawn Warrick, AICP
Project Manager



Rhys Wilson
Project Planner

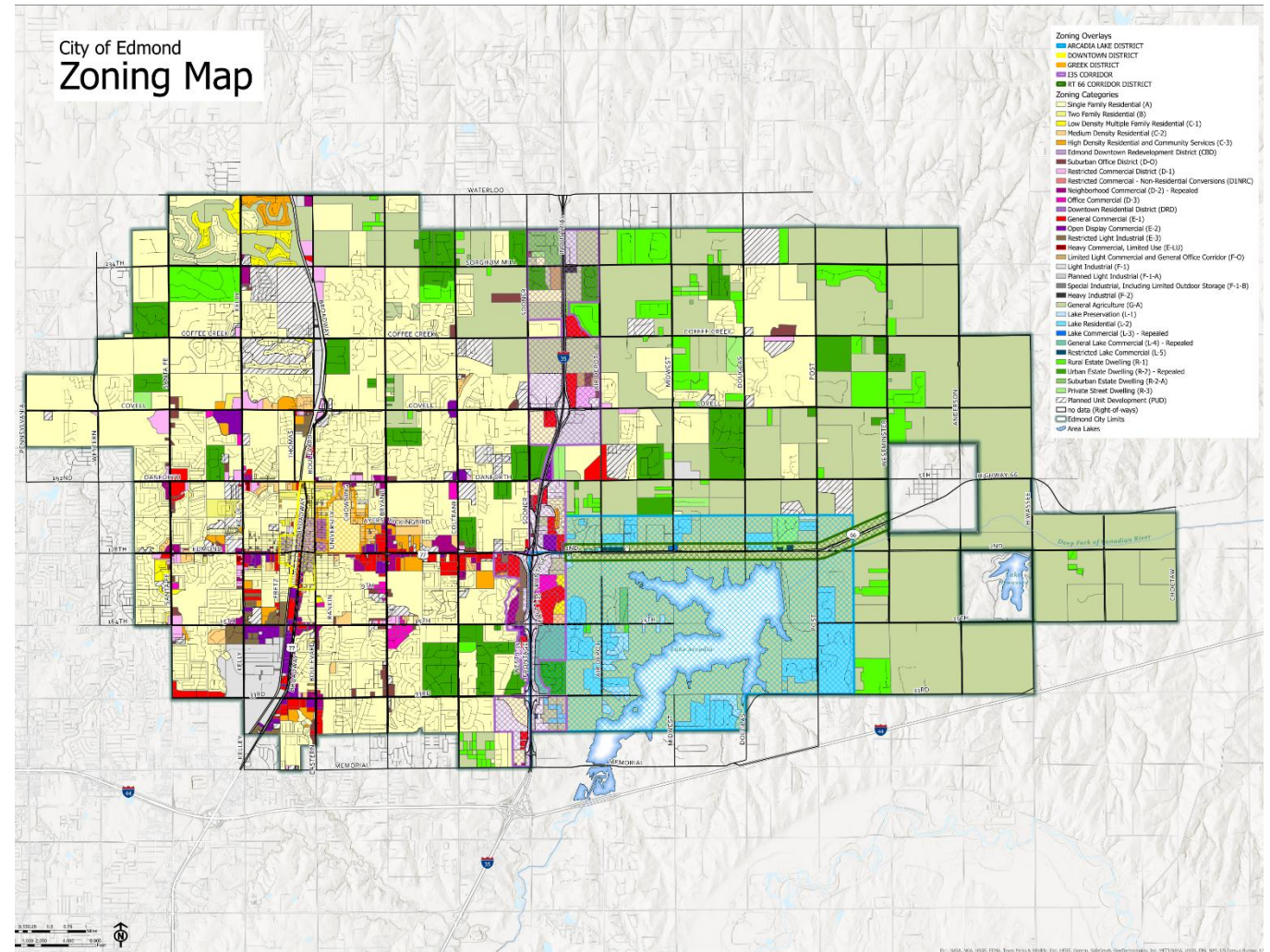


Jake Lange
Project Planner

Why use different Zoning for Downtown?



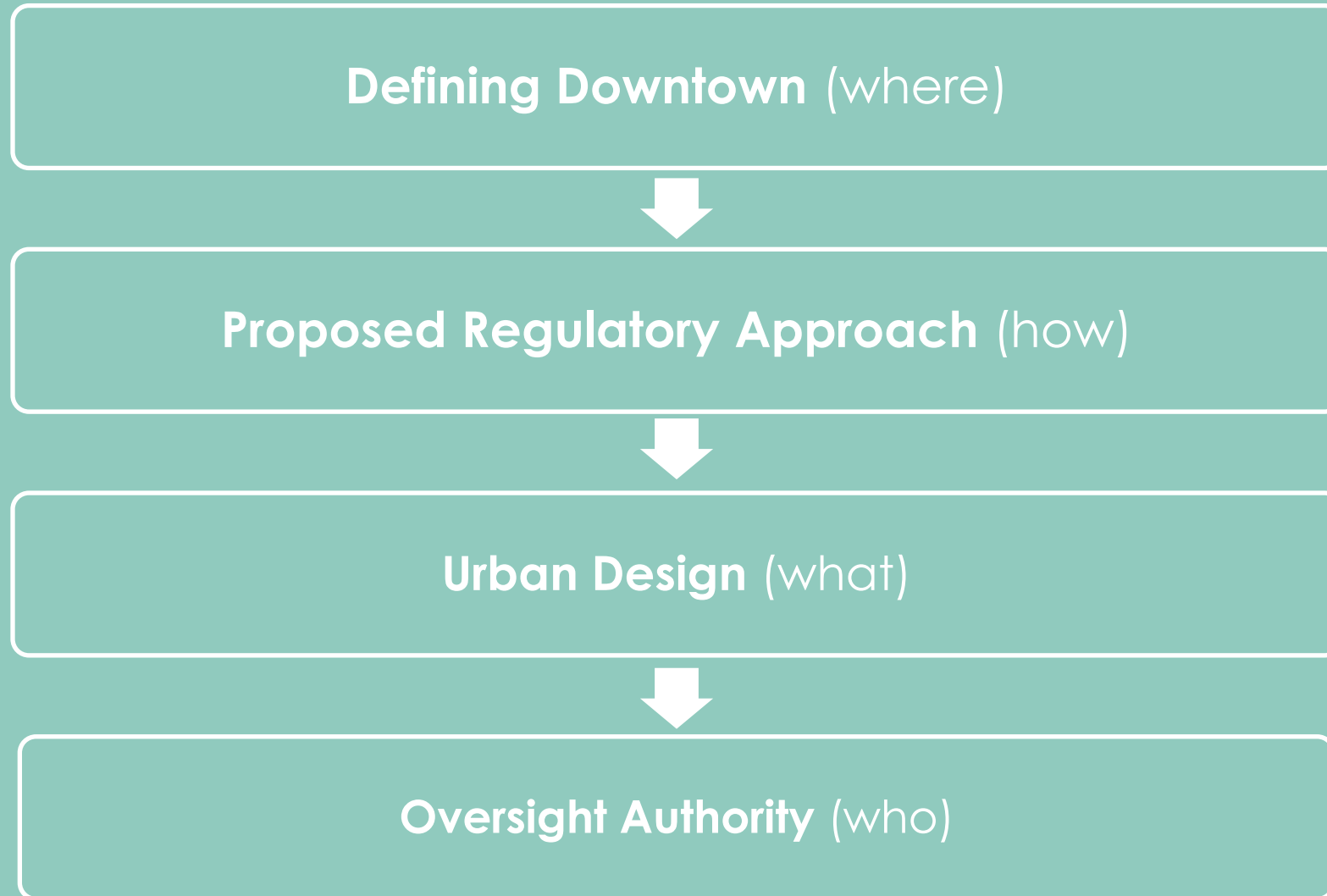
Conventional vs. Form-based Zoning



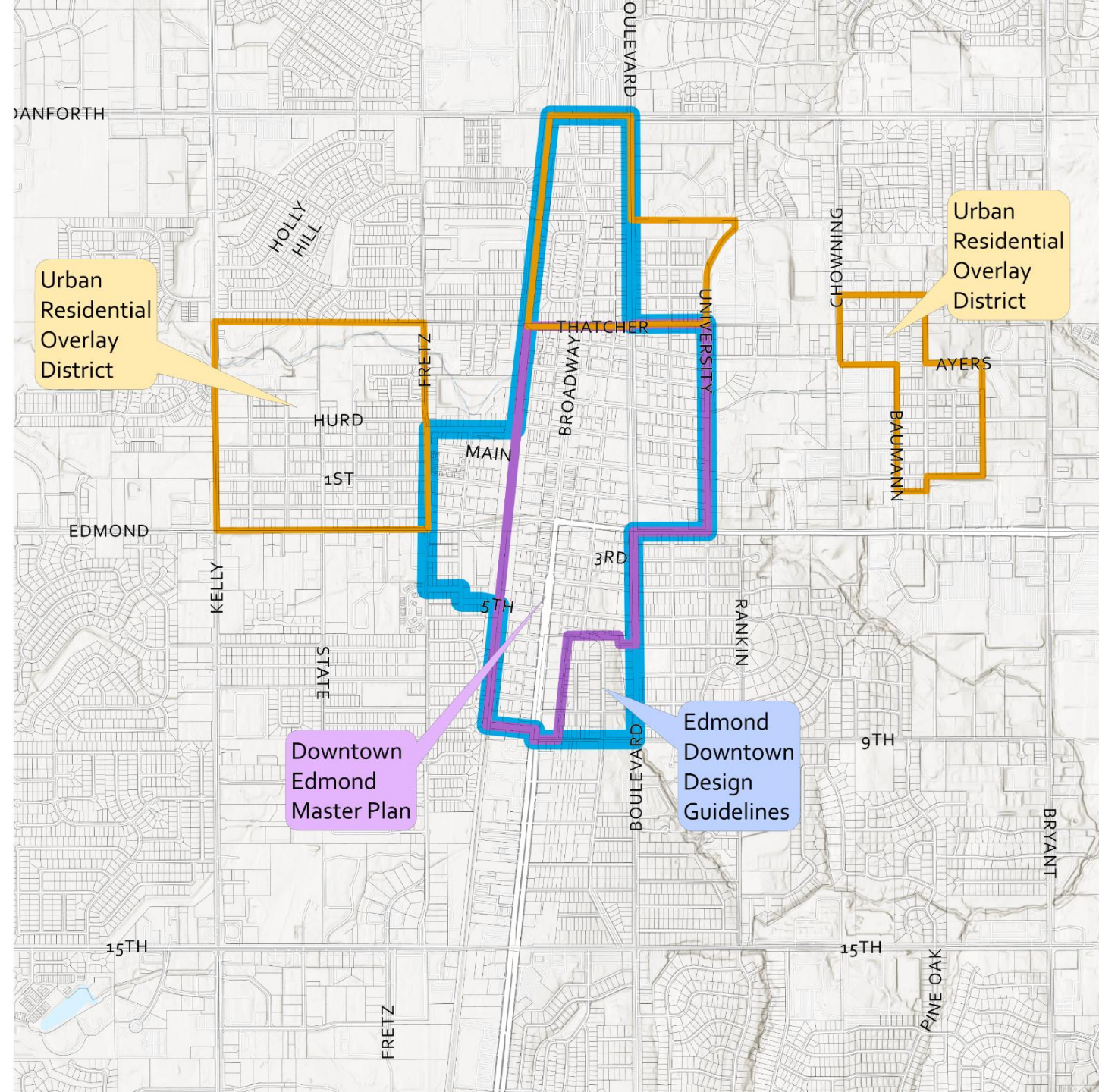
Complex Environment



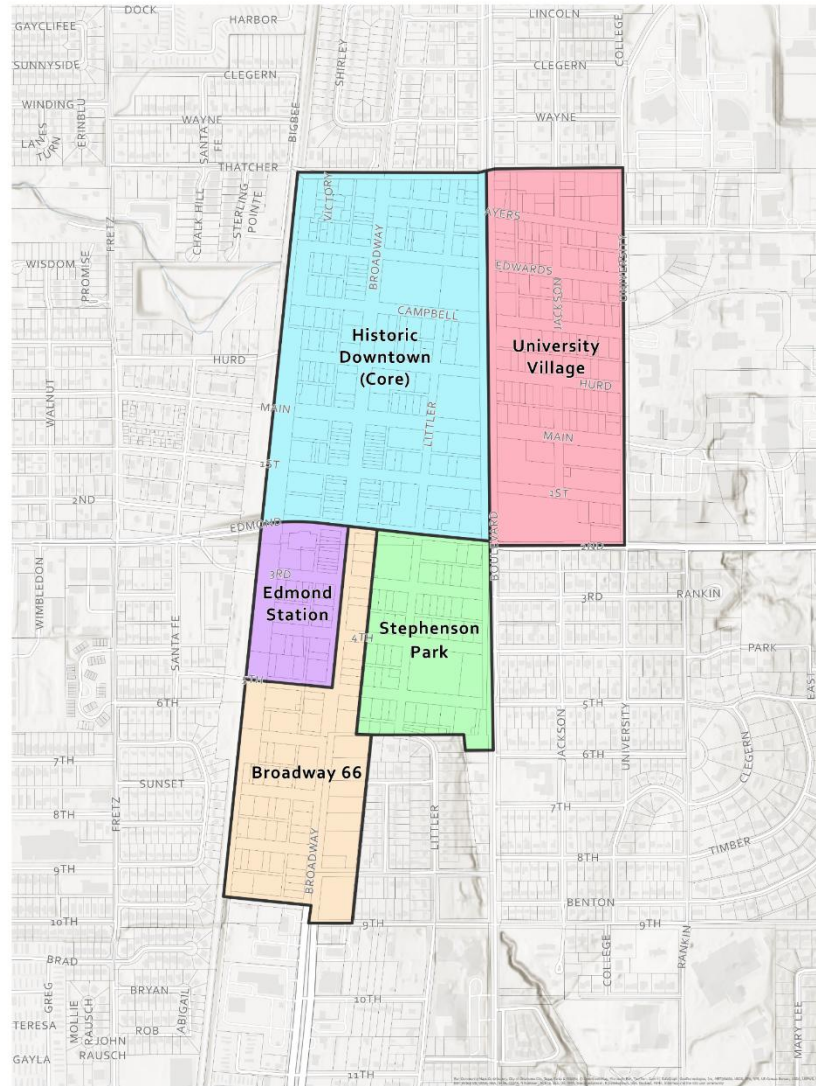
Overview



Defining Downtown



Where do we draw the line?

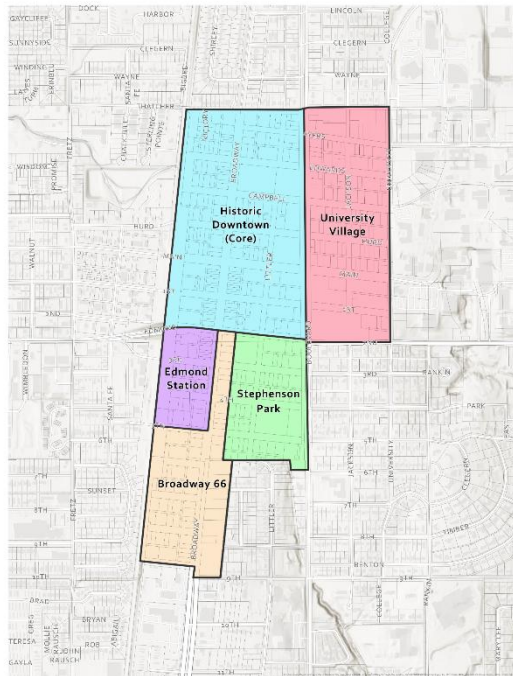


Downtown Edmond Master Plan

- Broadway 66
- Edmond Station
- Historic Downtown (Core)
- Stephenson Park
- University Village

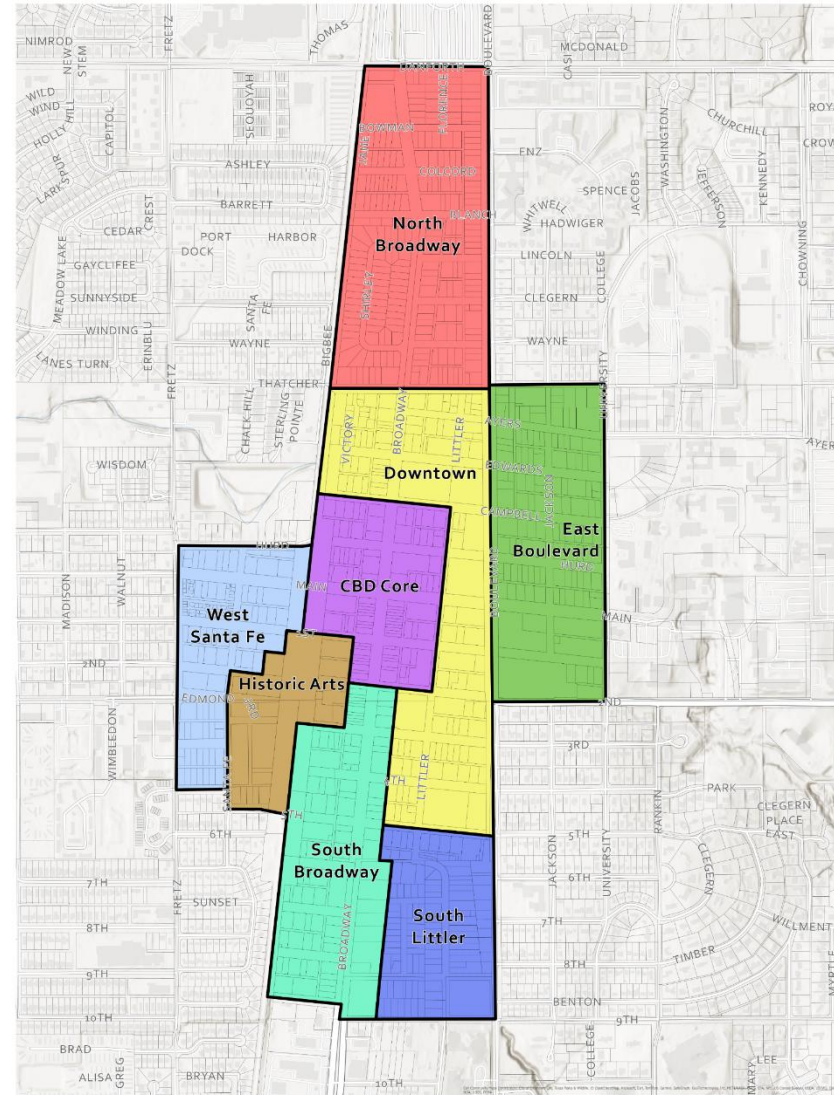


Where do we draw the line?



Downtown Edmond Master Plan

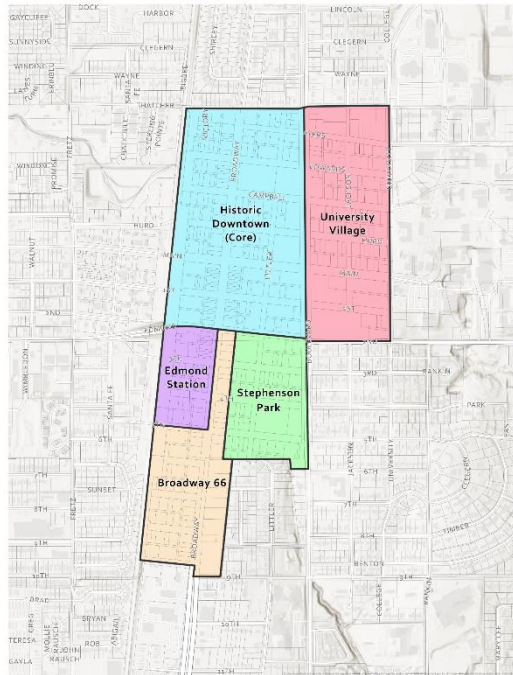
- North Broadway
- Downtown
- East Boulevard
- West Santa Fe
- Historic Arts
- South Broadway
- South Littler
- CBD Core
- Historic Downtown (Core)
- University Village
- Edmond Station
- Stephenson Park



Edmond Downtown Design Guidelines

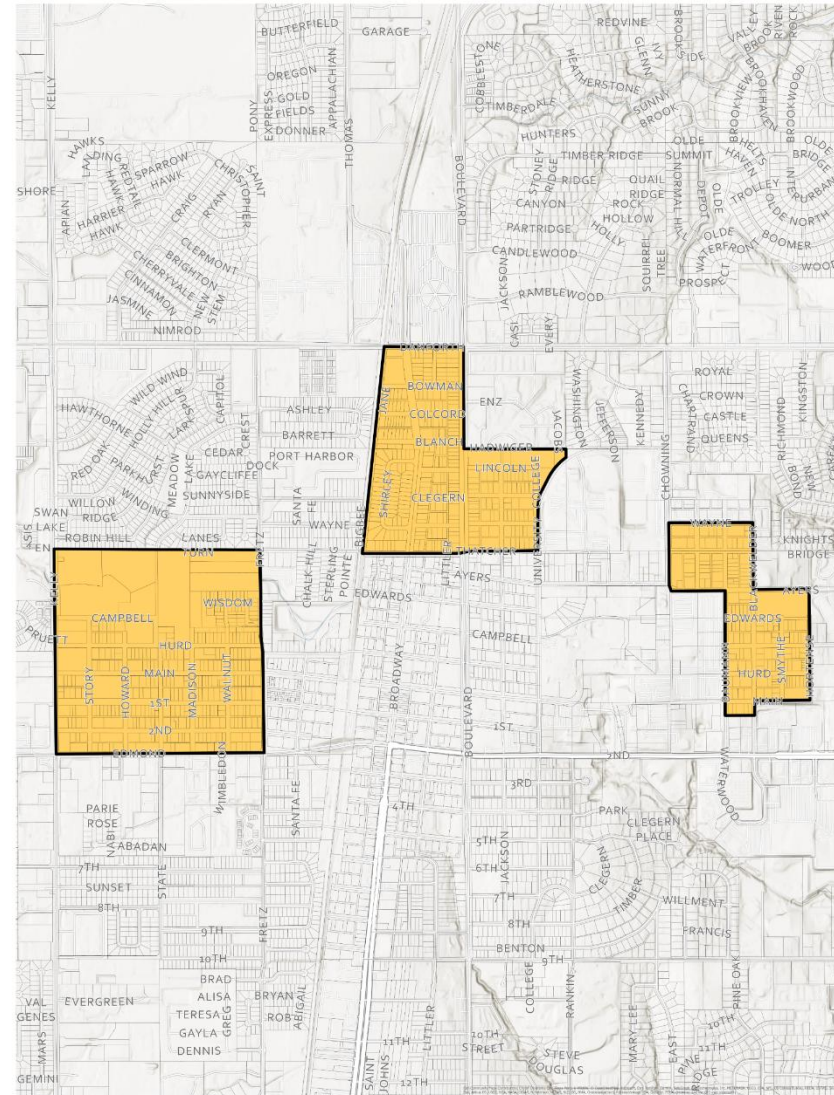
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Where do we draw the line?



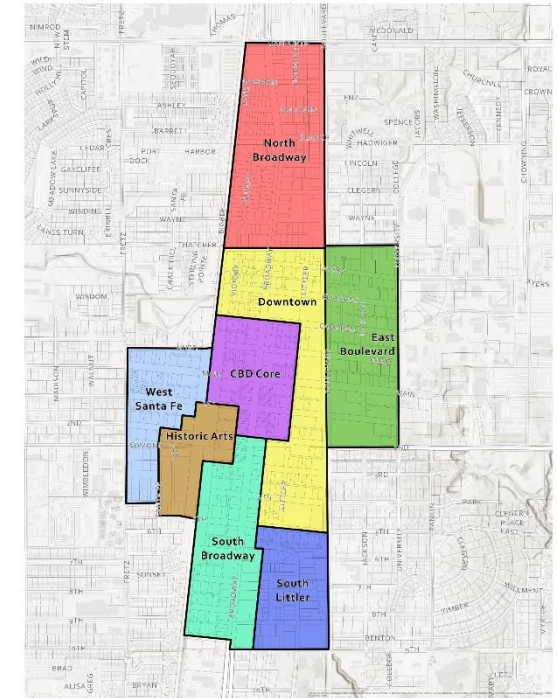
Downtown Edmond Master Plan

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Urban Residential Overlay

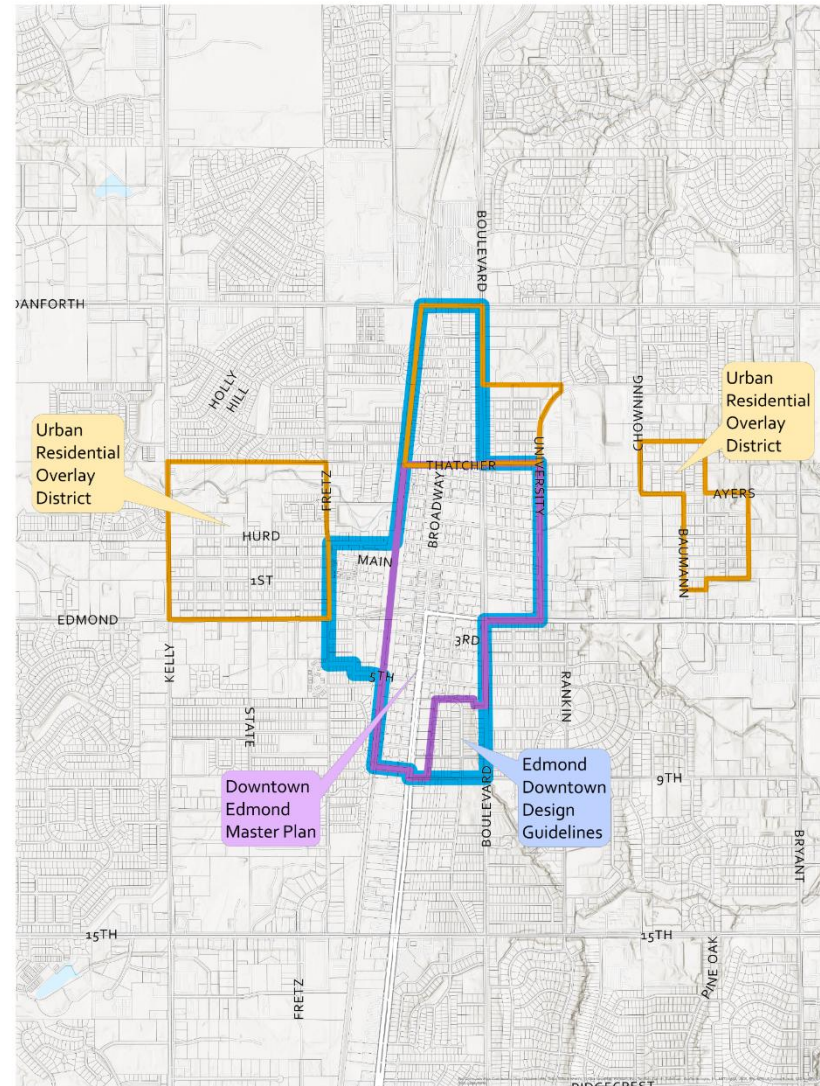
- Urban Residential Overlay (URO)



Edmond Downtown Design Guidelines

- CBD Core
- Historic Arts
- South Littler
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- South Broadway

Where do we draw the line?

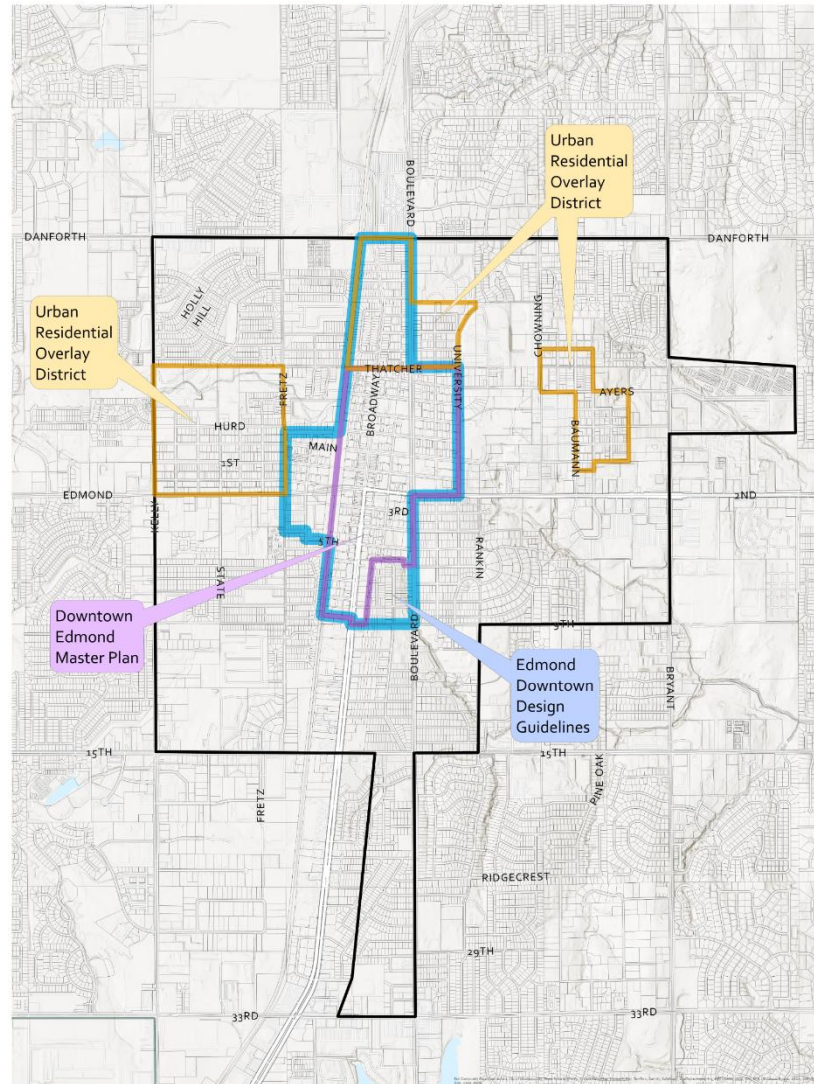


Edmond Downtown Planning Areas (per study)

- Urban Residential Overlay (URO)
- Downtown Edmond Master Plan
- Edmond Downtown Design Guidelines



Where do we draw the line(s)?



Edmond Downtown Planning Areas (per study)

- Urban Residential Overlay (URO)
- Downtown Edmond Master Plan
- Edmond Downtown Design Guidelines
- Downtown District





Mapping Exercise



Considering the Downtown boundaries in adopted policy maps, let's figure out where we should draw them to produce consistent preferred development outcomes

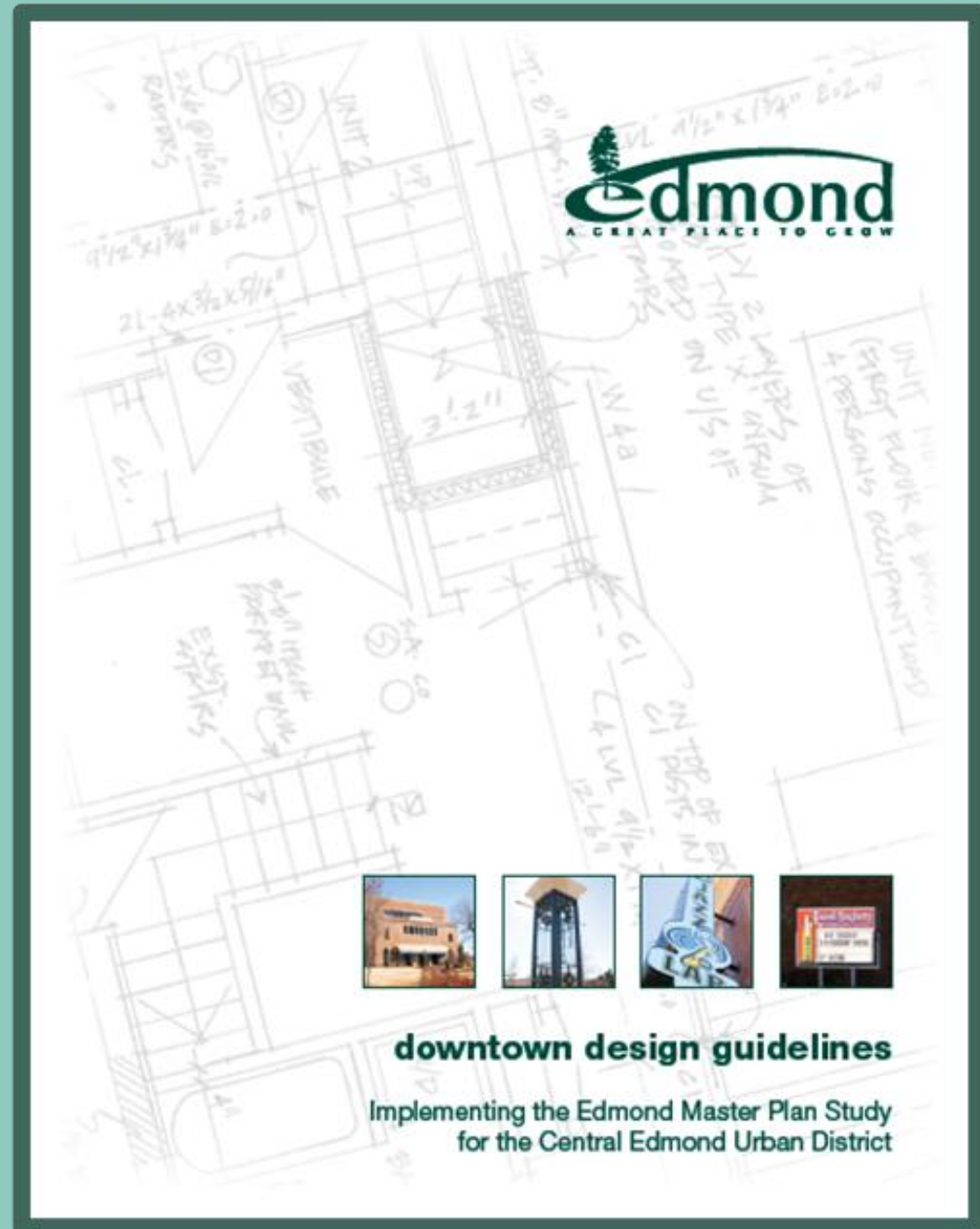
Proposed Regulatory Approach



Ways to Regulate

Approach	Description	Advantages	Disadvantages
Conventional Zoning	• Regulates development by separating different land uses and concentrating similar land uses into distinct areas or zones • Each zone has its own height, setback, parking, landscaping, and building volume restrictions that vary with intensity • Residential districts are usually located away from other intensified zoning districts • Development standards tend to be sparse because of the emphasis on use classification	• Familiarity • Protects low-intensity uses from more intensive uses • Preferable for car-oriented areas	• Not much emphasis on development design • Segregates uses (exclusionary) • Rigid & not much ability for unique or mixed-use development • Unpredictable
Form-Based Zoning	• Regulates development by focusing on the scale, design, and placement of buildings • Particular attention is given to development's relationship with the street and other public spaces • Belief that the look and arrangement of buildings better define a community's character than the actual uses that take place within those buildings • Typically includes a plan that establishes the boundaries or subdistricts where FBZ applies	• Addresses site design • Outcome specific • More use allowances = more landowner flexibility • Good for dense or walkable areas • Community compatibility	• Not much familiarity • Complicated and layered regulations • Limited scope • Not as popular with developers • Minimal public input
Street-Based Zoning	• A revision to FBZ that identifies different street types and regulates development based on a particular street's conditions and characteristics • No conventional zoning district boundaries	• No zoning concerns • Rightsized site design • Less regulatory barriers to development	• Novel concept • Minimal public input

Downtown Design Guidelines





Regulatory Approach



What do we want to regulate?



Should we regulate consistently throughout Downtown or should regulations be rightsized?



What should be non-negotiable minimum requirements?

Urban Design



Main Street Design



Main Street Design



Main Street Design



Main Street Design



Main Street Design



Main Street Design



Main Street Design



Urban Residential Design



Urban Residential Design



Urban Residential Design



Urban Residential Design



Urban Residential Design



Western Transition



Western Transition



Western Transition



Northern Transition



Northern Transition



Eastern Transition



Eastern Transition



Eastern Transition





Design Exercise



What materials and design aesthetics should we encourage or inhibit? How tall should development be?

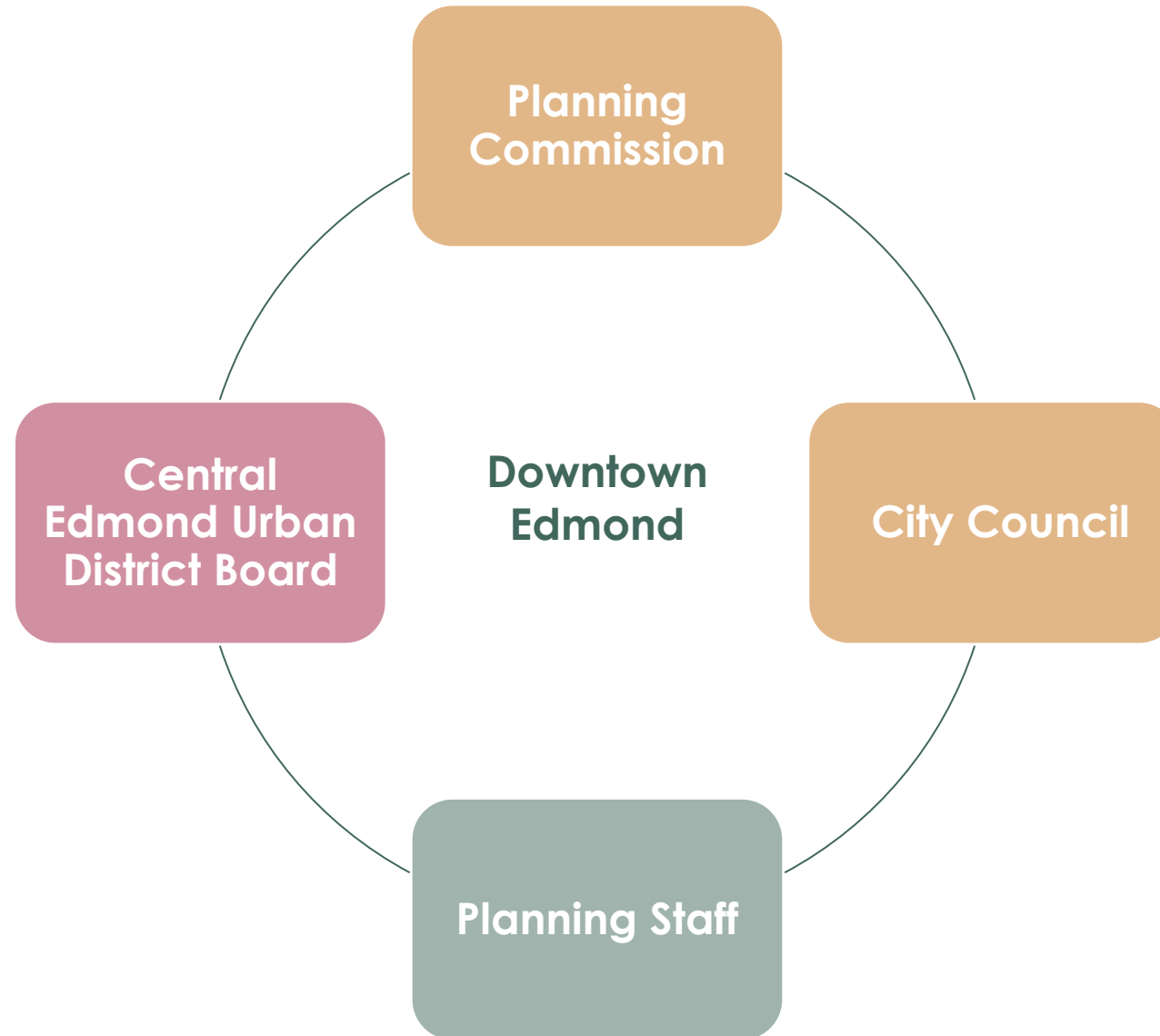


What is most important to get right in the transitional areas between Downtown and surrounding neighborhoods? What are priorities for infill?

Oversight Authority



Roles and Responsibilities



Governance Case Studies



Governance Case Studies: OKC



Downtown Design Review Committee

“Administers the design review process and issues Certificates of Approval for property located within the Downtown area”

Comprised chiefly of design professionals, as well as real estate experts

Governance Case Studies: Tulsa

Tulsa Preservation Commission

“The Commission administers the Historic Preservation Zoning Overlay and associated residential permit process, and deals with Zoning Map Amendments and other government actions affecting historic properties”

Includes historic property owners, design professionals, and ex-officio planning commissioners and arts commissioners



Balance



**High quality design
standards and sufficient
review**

AND

**Enhanced flexibility and
reduced bureaucracy**

Next steps

Next meeting:

Review draft content and a framework for updating downtown regulations

Final meeting:

Review a complete draft of the regulations that impact downtown (may include the development review process, zoning, site development standards, and design guidelines)

Thank you

