NOTICE OF REGULAR MEETING

OF THE

CHICKASHA CITY COUNCIL

In compliance with Title 25, Oklahoma Statutes, Section 301-314, the Oklahoma Open Meeting Act, including the posting of notice and agenda, be advised that the Chickasha City Council, Chickasha Municipal Authority, and Chickasha Municipal Airport Authority of the City of Chickasha, Oklahoma, will conduct a **REGULAR MEETING ON TUESDAY, JANUARY 21, 2025, AT 6:30 PM**. Said meeting will be held in the Council Chambers, City Hall, 117 North 4th Street, Chickasha, Oklahoma.

The City of Chickasha encourages participation from all its citizens. If participation is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

All items on this agenda, including but not limited to any agenda item concerning the adoption of any ordinance, resolution, contract, agreement, or any other item of business, are subject to amendment, including additions and/or deletions. This rule will apply to every individual agenda item without exception, and without providing this same amendment language with respect to each individual agenda item. Such amendments should be rationally related to the topic of the agenda item, or the governing body will be advised to continue the item.

The governing body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the governing body may refer the matter to its City/Trust Manager, staff, attorney or to the recommending board, commission or committee.

Agenda items are attached.

I, Susan M. McDaniel, City Clerk, posted this Agenda on the official City of Chickasha bulletin board in the Municipal Building, 117 North 4th Street Chickasha, OK, 73018, which is accessible to the public twenty-four hours each day at 10:30 a.m. on Wednesday, January 15, 2025.

Susan M. McDaniel, CMC - City Clerk

Sworn to and subscribed before me on this 15th day of January 2025.

My Commission Expires: ___10-1-2026_____

TRACEY LYNN AUSTIN
NOTARY
14008829
EXP. 10/01/26
PUBLIC
STATE OF OKLAHOMA

Notary Public, State of Oklahoma

CHICKASHA CITY COUNCIL

AGENDA
LOCATION OF MEETING
CITY HALL COUNCIL CHAMBERS
117 NORTH FOURTH STREET
CHICKASHA, OKLAHOMA 73018

TIME OF MEETING **DATE OF MEETING**
6:30 PM **JANUARY 21, 2025**

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1. Call to Order / Roll Call / Opening Prayer / Pledge of Allegiance.

2. Citizen Comments.

3. Council Communications.

a. Police Department Presentations

b. Police Department Annual Report for 2024

c. Matt Stockman, Festival of Light & Tourism Director - will present an update on the 2024 Festival of Light season and preliminary plans for the 2025 season.

4. Consent Docket:

a. Acceptance of the Minutes of the January 6, 2025, regular meeting.

b. Acceptance of the Claims List.

c. Acknowledge receipt of the Economic Development Council of Chickasha, Inc. Check Detail for December 2024.

d. Acceptance of the financials for December 2024.

5. Discussion/Approval of Items Removed from Consent Docket:

6. Discussion and Consideration

a. Discussion, consideration, and possible action to approve Pay Request No. 1 in the amount of $61,370.00 - COC-2408 - Shannon Springs Park Pool Rehabilitation.

b. Discussion, consideration, and possible action on a tort claim filed by Sarah Tointigh.

c. Public hearing to discuss and consider the Use on Review Permit to Epic Charter Schools for 2439 and 2449 Ponderosa Drive for Applicant Ryvers Cook

d. Discussion, consideration and possible action to approve Ord 2025-01 for a Use on Review Permit for Epic Charter Schools to be located at 2439 and 2449 Ponderosa Drive.

e. Discussion, consideration and possible action to approve the Onward Chickasha 2050 Comprehensive Plan

7. Executive Session:

a. Discussion, consideration and possible action to enter into an executive session pursuant to Title 25 O.S. Section 307 (B) (3) to discuss the purchase or appraisal of real property and to enter into executive session to discuss confidential communications between the City and City's Attorneys concerning a pending investigation, claim or action which the City with the advice of the City's Attorneys, has determined that disclosure will seriously impair the ability of the City to process the claim or conduct the pending investigation, litigation, or proceeding in the public interest in compliance with its duty of confidentiality under the provisions of 25 O.S. Section 307 (B) (4).

· Chisolm Trail Development LLC v. City of Chickasha and the Chickasha Municipal Authority, Grady County Case No. CJ-2021-230;
· Department of Interior, Bureau of Indian Affairs Demand for Damages relating to water pipeline right-of-way;
· Legal Proceedings relating to acquisition of land for the water treatment plant.

b. Consideration to reconvene the open meeting and take appropriate action on any matter discussed in executive session.

8. Motion to Adjourn.

CHICKASHA

Meeting Type: Council Agenda 1-21-2025

Meeting Date: 1/21/2025

Department: Police Department **Agenda Item No. 3.a.**

AGENDA ITEM: Police Department Presentations

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: **Goebel Music** **Chief of Police**	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: **01.21.2025**	(From)		

V. ATTACHMENTS:

Meeting Type: Council Agenda 1-21-2025

Meeting Date: 1/21/2025

Department: Police Department **Agenda Item No. 3.b.**

AGENDA ITEM: Police Department Annual Report for 2024

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: NAME, TITLE	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 21, 2025	(From)		

V. ATTACHMENTS:

Meeting Type: Council Agenda 1-21-2025

Meeting Date: 1/21/2025

Department: Administration **Agenda Item No. 3.c.**

AGENDA ITEM: Matt Stockman, Festival of Light & Tourism Director - will present an update on the 2024 Festival of Light season and preliminary plans for the 2025 season.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 21, 2025	(From)		

V. ATTACHMENTS:

Meeting Type: Council Agenda 1-21-2025

Meeting Date: 1/21/2025

Department: City Clerk **Agenda Item No. 4.a.**

AGENDA ITEM: Acceptance of the Minutes of the January 6, 2025, regular meeting.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: NAME, TITLE	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 21, 2025	(From)		

V. ATTACHMENTS:

1. City 1-6-2025

January 6, 2025

The **REGULAR** meeting of the **CHICKASHA CITY COUNCIL** was held in the council chambers in city hall on the 6th day of January 2025 as specified by advance public notice with a properly prepared agenda stating the subject matter or matters to be discussed at said meeting. Mayor Grayson called the meeting to order at 6:30 p.m.

ITEM 1. Call to Order / Roll Call / Opening Prayer / Pledge of Allegiance

MAYOR AND COUNCIL

PRESENT: Zachary Grayson, Mayor
Georgianne Hebblethwaite, Vice-Mayor
Kea Ginn
John Smith
Erica Alexander
Charlie Burruss
Brian Gerdes

ABSENT: Kelly Boyd
Oscar Nelson

STAFF

PRESENT: Jim Crosby, City Manager
Rachel Berish, Asst. City Manager
Amanda Mullins, City Attorney
Susan McDaniel, City Clerk
Tony Samaniego, Fire Chief
Chief Music, Police Dept.
Spencer Winzenried, Parks & Rec Director
Omar Fierro, Public Works Director
Lillie Huckaby, Library Director
Edward Perez, EM Director
Elaine Jensen, Finance Director
Tracey Austin, HR Director
Shae Mortimer, Marketing and Civic Engagement Manager

ITEM 1. Call to Order/Roll Call/Opening Prayer/Pledge of Allegiance:

Roll call:

Ginn - Present

City Council Meeting 1-6-2025
6:30 p.m.

Hebblethwaite – Present
Alexander – Present
Smith - Present
Burruss - Present
Gerdes – Present
Grayson - Present

Council Member Burruss gave the invocation and Council Member Gerdes lead the Pledge of Allegiance.

ITEM 2. Citizen Comments:

(City Council Rules and Regulations limit visitor comments to a maximum of three minutes.)

ITEM 3. Council Communications.

a. Presentation of Oklahoma Municipal League 25 Year Honor Roll of Service Awards to:

Goebel Music, Police Department
LaTraye Alexander, Police Department
Laura Miller, Court Clerk
Charles Peek, Fire Department
Todd Smith, Fire Department
Ricky Burns, Fire Department

Council Member Burruss inquired about the intersection of Country Club and Morningside.

Mayor Grayson and Council Member Alexander complimented this year's Festival of Light.

Council Member Gerdes complimented the Parks & Rec Department for their part in the erecting and taking down of the lights for the Festival of Light.

ITEM 4. Consent Docket: ITEM 4a thru ITEM 4f.

ITEM 4a. Acceptance of the Minutes of the December 2, 2024, regular meeting and the Minutes of the December 16, 2024, Special Meeting.
ITEM 4b. Acceptance of the Claims List.
ITEM 4c. Acceptance of the renewal of United Engines generator service & repair contract for the Police Department.
ITEM 4d. Acceptance of the OEM / 911 Management Authority Grant Award.
ITEM 4e. Accept State Aid grant offered to the library by Oklahoma Department of Libraries.

ITEM 4f. Acceptance of Resolution 2025-01R amending the 24/25 Budget.

*Motion by Council Member Hebblethwaite, second by Council Member Alexander to approve the Consent Docket Item 4a thru Item 4f.

Roll call vote:

Ayes:"	Ginn, Hebblethwaite, Smith, Alexander, Gerdes, and Grayson.
"Nays:"	None
"Abstain:"	Burruss
Motion carried.	6-0-1

ITEM 5. Discussion/Approval of Items Removed from Consent Docket:

No Action Taken.

ITEM 6. Discussion and Consideration Items:

ITEM6a. Discussion, consideration, and possible action to approve the refund request from Heidi Harrison for Heidi Helping the Homeless rezoning request.

*Motion by Council Member Hebblethwaite and second by Council Member Burruss to deny the request from Heidi Harrison for Heidi Helping the Homeless rezoning request.

Roll call vote:

"Ayes:"	Hebblethwaite, Smith, Alexander, Burruss, Gerdes, Ginn, and Grayson.
"Nays:"	None.
"Abstain:"	None.
Motion passed.	7-0

ITEM 8.

ITEM 8 Adjournment:

Motion by Council Member Alexander and second by Council Member Hebblethwaite to adjourn the meeting.

Meeting adjourned.

TIME: 6:43 p.m.

_____
Zachary Grayson, Mayor

ATTEST:

_____

Susan M. McDaniel, City Clerk

Approved this 21st day of January 2025.

Meeting Type: Council Agenda 1-21-2025

Meeting Date: 1/21/2025

Department: Finance

Agenda Item No. 4.b.

AGENDA ITEM: Acceptance of the Claims List.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Elaine Jensen, Finance Director	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 21, 2025	(From)		

V. ATTACHMENTS:

1. AP Council Report - 1.21.25_Redacted

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	MISC ONE-TIME V TALISHA MORRISON	DEPOSIT REFUND	125.00
			TOTAL:	125.00
ADMINISTRATION	GENERAL FUND	AT&T MOBILITY	ACCT: 287309221664	335.90
		OKLAHOMA MUNICIPAL RETIRE	OMRF3	446.15
		TRANSFER ACCOUNT	FICA	609.26
			MEDICARE	142.49
			TOTAL:	1,533.80
FIRE ADMINISTRATION	GENERAL FUND	AT&T MOBILITY	ACCT: 287309221664	70.95
			ACCT 287290294564	813.01
		OKLAHOMA FIREFIGHTERS	FIRE PENSION	1,056.95
		TRANSFER ACCOUNT	FICA	58.47
			MEDICARE	111.68
			TOTAL:	2,111.06
POLICE ADMINISTRATION	GENERAL FUND	GRADY COUNTY LAW ENFORCEMENT CENTER	MONTHLY INVOICE - JAIL	135.00
		CITY OF CHICKASHA-(ACH) OKLAHOMA POLIC	POLICE PENSION	567.69
		TRANSFER ACCOUNT	FICA	732.14
			MEDICARE	171.23
		UNIFIRST HOLDINGS, L.P.	MISC ACCOUNT SEE DETAIL LI	14.80
			TOTAL:	1,620.86
EMERGENCY MANAGEMENT	GENERAL FUND	TRANSFER ACCOUNT	FICA	162.90
			MEDICARE	38.10
			TOTAL:	201.00
CEMETERY SERVICES	GENERAL FUND	WOODS DITCHING SERVICE	12 YARDS FILL SAND	200.00
		EXPRESS SERVICES INC	CONTRACT LABOR	1,780.61
			CONTRACT LABOR	1,383.14
			CONTRACT LABOR	1,202.01
		AT&T MOBILITY	ACCT: 287309221664	46.81
		ONIN HOLDINGS INC	CONTRACT LABOR	2,113.55
			CONTRACT LABOR	1,783.71
			CONTRACT LABOR	1,771.62
		TRANSFER ACCOUNT	FICA	329.48
			MEDICARE	77.05
		WYNN, JEFFREY	GRAVE OPENING & CLOSING	5,900.00
			CEMETERY GRAVE CARE	675.00
			TOTAL:	17,262.98
HUMAN RESOURCES	GENERAL FUND	ALABASTER ADVISORS LLC	PHASE 2 LEADERSHIP	2,950.00
		TRANSFER ACCOUNT	FICA	286.00
			MEDICARE	66.89
			TOTAL:	3,302.89
LIBRARY	GENERAL FUND	AT&T MOBILITY	ACCT: 287309221664	46.81
		LAURA ANN ENDICOTT	PAYMENT FOR SPEAKER	100.50
		TRANSFER ACCOUNT	FICA	698.86
			MEDICARE	163.45
		INGRAM BOOK SERVICE	MONEY FOR BOOK ORDER	305.48
			MONEY FOR BOOK ORDER	175.01
			MONEY FOR BOOK ORDER	80.97
			MONEY FOR BOOK ORDER	93.94
			MONEY FOR BOOK ORDER	108.22
			MONEY FOR BOOK ORDER	514.05

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MONEY FOR BOOK ORDER	214.87
			MONEY FOR BOOK ORDER	162.84
			TOTAL:	2,665.00
STREET & STORM DRAINAG	GENERAL FUND	CHICKASHA INDUSTRIAL & WE	WELDING SUPPLIES	165.00
			WELDING SUPPLIES	42.63
		EXPRESS SERVICES INC	CONTRACT LABOR	1,009.70
			CONTRACT LABOR	958.60
			CONTRACT LABOR	468.38
		MARSHALL AUTO PARTS	PARTS & SUPPLIES	370.10
			PARTS & SUPPLIES	367.49
			JANUARY PARTS & SUPPLIES	992.41
		ONIN HOLDINGS INC	CONTRACT LABOR	3,534.06
			CONTRACT LABOR	3,741.48
			CONTRACT LABOR	3,589.43
		TRAFFIC SIGNALS INC	TRAFFIC LIGHT REPAIR	725.00
		C L BOYD	BULLDOZER RENTAL	14,620.00
		THE GLASS SHOP	WINDSHIELD	319.60
		O'REILLY AUTO PARTS	PARTS & SUPPLIES	9.79
			PARTS & SUPPLIES	184.96
			PARTS & SUPPLIES	152.80
			PARTS & SUPPLIES	53.69
			PARTS & SUPPLIES	50.94
			PARTS & SUPPLIES	25.47
			PARTS & SUPPLIES	7.03
			PARTS & SUPPLIES	6.98
			PARTS & SUPPLIES	5.29
			PARTS & SUPPLIES	193.58
			PARTS & SUPPLIES	35.99
		TRANSFER ACCOUNT	FICA	683.04
			MEDICARE	159.74
		DOLESE BROS CO	CONCRETE, SAND ROCK	1,128.00
		BARRINGTON ELECTRIC	CONVERTED LIGHT POLES	728.00
			TOTAL:	34,329.18
FLEET MAINTENANCE	GENERAL FUND	TRANSFER ACCOUNT	FICA	170.71
			MEDICARE	39.93
			TOTAL:	210.64
ACCOUNTING SERVICES	GENERAL FUND	AT&T MOBILITY	ACCT: 287309221664	140.43
		TRANSFER ACCOUNT	FICA	606.28
			MEDICARE	141.78
			TOTAL:	888.49
COMM DEVEL/PLANNING SE	GENERAL FUND	AT&T MOBILITY	ACCT: 287309221664	225.55
		CITY MANAGER ASSOCIATOIN OF OKLAHOMA	CMAO WINTER CONF. FEES	350.00
		TRANSFER ACCOUNT	FICA	418.74
			MEDICARE	97.93
			TOTAL:	1,092.22
GENERAL GOVERNMENT	GENERAL FUND	CHAFFIN, MICHAEL R.	JAN 25 JUDGE PAYMENT	1,800.00
		AMANDA MULLINS, PLLC	VARIOUS LEGAL MATTERS	8,960.73
		MARGARET MCMORROW-LOVE	GEN MATTERS DEC 2024	2,961.10
			TOTAL:	13,721.83
BUILDING SERVICES	GENERAL FUND	MARTIN, DARREN	LICENSE REIMBURSEMENT	350.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		TRANSFER ACCOUNT	FICA	364.41
			MEDICARE	85.23
		OKLAHOMA UNIFORM BUILDING CODE COMMISS	STATE FEES 12/24 11/24	288.00
			STATE FEES 12/24 11/24	135.00
			TOTAL:	1,222.64
FIRE OPERATIONS	GENERAL FUND	OKLAHOMA FIREFIGHTERS	FIRE PENSION	7,166.75
			FIRE PENSION	3,963.98
		TRANSFER ACCOUNT	MEDICARE	946.68
			MEDICARE	78.87
			MEDICARE	229.90
			MEDICARE	527.47
		BATES TRUCK REPAIR	VEH MAINT	2,992.44
			VEH MAINT	1,976.98
			TOTAL:	17,883.07
PATROL SERVICES	GENERAL FUND	AT&T MOBILITY	ACCT: 287309221664	89.85
			ACCT: 287309221664	140.43
			ACCT: 287299321017	1,747.90
		VALOR DEFENSE DEPOT, LLC	SHOTGUNS	3,784.00
		LOGAN BONDS	REIMBURSEMENT	20.00
		MATTHEW JONES	REPAIR WORK FOR RANGE	3,350.00
		CITY OF CHICKASHA-(ACH) OKLAHOMA POLIC	POLICE PENSION	6,701.52
		TRANSFER ACCOUNT	PEHP 0045685001	4,500.00
			FICA	4,228.79
			FICA	682.00
			MEDICARE	988.98
			MEDICARE	159.50
		BOARD OF TESTS	RENEWALS	60.00
		AT&T	ACCT: 40522260516690	1,349.60
		PRO AUTO CARE	SHOCKS & STRUTS	2,385.97
			TOTAL:	30,188.54
INVESTIGATIONS	GENERAL FUND	CITY OF CHICKASHA-(ACH) OKLAHOMA POLIC	POLICE PENSION	996.97
		TRANSFER ACCOUNT	PEHP 0045685001	3,000.00
			FICA	611.31
			FICA	306.33
			MEDICARE	142.97
			MEDICARE	71.64
			TOTAL:	5,129.22
ANIMAL CONTROL	GENERAL FUND	AT&T MOBILITY	ACCT: 287309221664	46.81
		TRANSFER ACCOUNT	FICA	325.06
			MEDICARE	76.03
			TOTAL:	447.90
MUNICIPAL COURT	GENERAL FUND	TRANSFER ACCOUNT	FICA	104.39
			MEDICARE	24.41
			TOTAL:	128.80
DISPATCH SERVICES	GENERAL FUND	TRANSFER ACCOUNT	FICA	779.54
			MEDICARE	182.31
			TOTAL:	961.85
CODE COMPLIANCE	GENERAL FUND	WEBB OIL ROLLOFFS INC	DUMPSTERS FOR ABATEMENT	4,564.80
		TRANSFER ACCOUNT	FICA	219.67

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE	51.37
			TOTAL:	4,835.84
PARK MAINTENANCE	GENERAL FUND	SCOTT PYLE CONCRETE	REPAIR ROCK WALL	2,200.00
		AT&T MOBILITY	ACCT: 287309221664	225.23
		JOHN VANCE MOTORS INC	2024 TSM 3500 REG CA	63,500.86
		TRANSFER ACCOUNT	FICA	627.98
			MEDICARE	146.85
			TOTAL:	66,700.92
SPORTS COMPLEX	GENERAL FUND	EXPRESS SERVICES INC	CONTACT LABOR 12/18 EXP	1,510.88
		AT&T MOBILITY	ACCT: 287309221664	46.81
		TRANSFER ACCOUNT	FICA	97.95
			MEDICARE	22.91
			TOTAL:	1,678.55
SHANNON SPRINGS (FOL)	GENERAL FUND	CHICKASHA CHAMBER OF COMMERCE	CHRISTMAS LIGHT INSTALL	8,136.00
		EXPRESS SERVICES INC	CONTRACT LABOR 12/11 EXP	3,176.02
			CONTACT LABOR 12/18 EXP	3,375.15
		ONIN HOLDINGS INC	CONTRACT LABOR ONIN	1,652.56
			CONTRACT LABOR 12-19 ONIN	1,768.95
			CONTRACT LABOR 12-19 ONIN	2,069.29
			CONTRACT LABOR 12-19 ONIN	1,579.24
			CONTRACT LABOR 12-19 ONIN	768.25
			CONTRACT LABOR 12-19 ONIN	645.25
			CONTRACT LABOR 12/13 ONIN	989.93
			TOTAL:	24,160.64
EMERGENCY MEDICAL SERV	EMERGENCY MED SERV	CAPTIVATE BILLING, LLC	EMS BILLING	4,426.04
		COTIVITI, INC	EMS OVERPAY	915.84
		OKLAHOMA FIREFIGHTERS	FIRE PENSION	7,452.75
			FIRE PENSION	4,734.52
			FIRE PENSION	254.68-
		TRANSFER ACCOUNT	MEDICARE	1,081.85
			MEDICARE	16.94
			MEDICARE	204.07
			MEDICARE	690.34
			MEDICARE	17.70
		IAFF LOCAL 2041 (HEALTH INS)	FIR/EEC OPTION D	311.20
			FIR/FAM OPTION D	626.85
		HUMANA	EMS OVERPAY	413.06
			EMS OVERPAY	476.71
			TOTAL:	21,113.19
CHICKASHA INDUSTRIAL A	CHICKASHA INDUST A	CHICKASHA CHAMBER OF COMMERCE	CIA CHAMBER MEMBERSHIP	155.00
		ECONOMIC DEVELOPMENT COUN	EDC MONTHLY CONTRACT	33,750.00
		TRANSFER ACCOUNT	FICA	165.07
			MEDICARE	38.60
			TOTAL:	34,108.67
EMERGENCY 911	E-911 FUND	AT&T MOBILITY	ACCT:2873.43002989	93.62
		AT&T	ACCT: 40510300170628	83.04
			TOTAL:	176.66
UTILITY BILLING	CHICKASHA MUNICIPA	TRANSFER ACCOUNT	FICA	311.14
			MEDICARE	72.77

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	383.91
CMA - CAPITAL PROJECTS	CHICKASHA MUNICIPA	OKLAHOMA CONTRACTORS SUPP	WATER LINE PARTS	500.00
		MATTHEWS TRENCHING CO INC	EMERGENCY WATERLINE REPAI	268,076.25
		AMERICAN HYDROVAC, LLC	HYDROVAC SERVICES	2,650.00
		TULSA WINWATER CO	COUPLING (2)	5,675.00
		POWERSEAL PIPELINE PRODUC	WATER LINE PARTS	2,560.80
			WATER LINE PARTS	10,576.92
		UTILITY TECHNOLOGY SERVICES	16" COUPLING	1,078.17
			SEWER PIPE	2,161.81
			GASKETED PIPE	864.72
			3/4" I-PERL (100)	17,500.00
			MXU'S (54)	9,990.00
			TOTAL:	321,633.67
CMA GENERAL	CHICKASHA MUNICIPA	CHICKASHA CHAMBER OF COMMERCE	CMA CHAMBER MEMBERSHIP	155.00
		CITY OF CHICKASHA	OPERATIONAL TRANSFER	416,666.67
			TOTAL:	416,821.67
PUBLIC WORKS ADMIN	CHICKASHA MUNICIPA	TRANSFER ACCOUNT	FICA	185.61
			MEDICARE	43.41
			TOTAL:	229.02
SANITATION DEPARTMENT	CHICKASHA MUNICIPA	TRANSFER ACCOUNT	FICA	85.28
			MEDICARE	19.94
			TOTAL:	105.22
WATER PLANT	CHICKASHA MUNICIPA	USW UTILITY GROUP	WT PLANT OPS JAN 25	110,164.08
		IXOM WATERCARE INC	SOLAR BEE MIXER	62,359.00
		FORT COBB	WATER CONTRACT 2-2025	33,840.98
			TOTAL:	206,364.06
WASTEWATER PLANT	CHICKASHA MUNICIPA	USW UTILITY GROUP	WWT PLANT OPS JAN 25	65,966.31
			TOTAL:	65,966.31
LINE MAINTENANCE DEPT	CHICKASHA MUNICIPA	HERC RENTALS CHICKASHA	JACK HAMMER	200.42
		CHICKASHA INDUSTRIAL & WE	WELDING SUPPLIES	495.00
			GLOVES SAFETY VESTS ETC	250.23
			WELDING SUPPLIES	139.50
			GLOVES SAFETY VESTS ETC	149.19
			SAFETY EQUIPMENT	256.44
		MARSHALL AUTO PARTS	PARTS & SUPPLIES	297.38
			PARTS & SUPPLIES	257.54
			PARTS & SUPPLIES	233.05
			PARTS & SUPPLIES	297.38
		AT&T MOBILITY	ACCT: 287309221664	640.33
		HOLT TRUCK CENTERS OF OKLAHOMA LLC	INTERNATIONAL CAB CHASSIS	86,786.00
		ONIN HOLDINGS INC	CONTRACT LABOR	1,289.01
			CONTRACT LABOR	1,234.53
			CONTRACT LABOR	1,243.26
		RALPH AND SONS TIRE CENTE	ALIGNMENT	99.95
		TRANSFER ACCOUNT	FICA	1,084.79
			MEDICARE	253.71
		FRONTIER EQUIPMENT	BALL VALVE & ROTARY UNION	887.06
		ICM	TOOLS	1,177.00
			TOTAL:	97,271.77

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
LAKE CHICKASHA	CHICKASHA MUNICIPA	TRANSFER ACCOUNT	FICA	16.16
			MEDICARE	3.78
			TOTAL:	19.94
BUILDING MAINTENANCE	CHICKASHA MUNICIPA	DEHART AIR CONDITIONING AND ELECTRONIC	DVA FURNACE MAINT.	232.75
		TRANSFER ACCOUNT	FICA	98.25
			MEDICARE	22.98
			TOTAL:	353.98
AIRPORT	AIRPORT	CHICKASHA CHAMBER OF COMMERCE	CMAA CHAMBER MEMBERSHIP	155.00
		AT&T MOBILITY	ACCT: 287309221664	93.62
		TRANSFER ACCOUNT	FICA	180.90
			MEDICARE	42.31
		UNIFIRST HOLDINGS, L.P.	MISC ACCOUNT SEE DETAIL LI	35.17
			TOTAL:	507.00
CAPITAL PROJECTS	CAPITAL PROJECTS F	RANDALL SCOTT VAUGHN dba CHISOLM TRAIL	Professional Services	28,950.00
			Professional Services	1,500.00
			Professional Services	1,500.00
			Professional Services	637.50
		UNION PACIFIC RAILROAD	ADMINISTRATIVE FEE	1,000.00
			TOTAL:	33,587.50
COMBINED INSURANCE	COMBINED INSURANCE	OMAG	LIABILITY AUTO INSURANCE	44,839.75
			PROPERTY INSURANCE	46,946.00
			TOTAL:	91,785.75
COMPENSATED ABSENCES	COMPENSATED ABSENC	TRANSFER ACCOUNT	MEDICARE	383.22
			TOTAL:	383.22
NON-DEPARTMENTAL	AP/PAYROLL CASH FU	CITY OF CHICKASHA	PURCHASE REIMBURSEMENTS	250.00
		[redacted]	[redacted]	141.66
		[redacted]	[redacted]	116.90
		[redacted]	[redacted]	351.88
		[redacted]	[redacted]	87.02
			[redacted]	87.01
			[redacted]	167.97
			[redacted]	103.76
			[redacted]	151.99
			[redacted]	266.57
			[redacted]	180.00
			[redacted]	151.75
			[redacted]	100.00
			[redacted]	175.78
			[redacted]	77.51
		OKLAHOMA FIREFIGHTERS	FIRE PENSION BUY BACK	174.01
			FIRE PENSION	10,077.76
			FIRE PENSION	5,591.91
			FIRE PENSION	163.72-
		CITY OF CHICKASHA-(ACH) OKLAHOMA POLIC	POLICE PENSION	5,086.90
		OKLAHOMA MUNICIPAL RETIRE	OMRF3	446.15
		TRANSFER ACCOUNT	ENTITY 0037102001	6,421.00
			ENTITY 0037102001	9,008.03
			FEDERAL WITHHOLDING	35,123.77
			FEDERAL WITHHOLDING	4,691.34
			FEDERAL WITHHOLDING	2,481.68

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			FEDERAL WITHHOLDING	7,939.29
			FEDERAL WITHHOLDING	1,195.09
			STATE INCOME TAX	13,289.00
			STATE INCOME TAX	1,048.00
			STATE INCOME TAX	1,132.00
			STATE INCOME TAX	2,987.00
			STATE INCOME TAX	502.00
			FICA	14,242.18
			FICA	988.33
			MEDICARE	5,457.36
			MEDICARE	479.03
			MEDICARE	433.97
			MEDICARE	1,217.81
			MEDICARE	231.14
			MEDICARE	17.70
		TEXAS CHILD SUPPORT SDU	00127396311304622	221.08
		IAFF LOCAL 2041 (HEALTH INS)	FIR/EEC OPTION D	77.80
			FIR/FAM OPTION D	69.65
		CITY OF CHICKASHA FLEX SPENDING ACCOUN	UNREIMBURSED MEDICAL 23-19	2,131.66
			TOTAL:	135,008.72

========== FUND TOTALS ==========		
11	GENERAL FUND	232,402.92
23	EMERGENCY MED SERV FUND	21,113.19
25	CHICKASHA INDUST AUTH	34,108.67
27	E-911 FUND	176.66
31	CHICKASHA MUNICIPAL AUTH	1,109,149.55
39	AIRPORT	507.00
52	CAPITAL PROJECTS FUND	33,587.50
71	COMBINED INSURANCE	91,785.75
72	COMPENSATED ABSENCES FUND	383.22
99	AP/PAYROLL CASH FUND	135,008.72
	GRAND TOTAL:	1,658,223.18

TOTAL PAGES: 7

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 99-AP VENDOR LIST
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 0/00/0000 THRU 99/99/9999
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00
GL POST DATE: 1/08/2025 THRU 1/22/2025
CHECK DATE: 0/00/0000 THRU 99/99/9999

PAYROLL SELECTION

PAYROLL EXPENSES: NO
EXPENSE TYPE: N/A
CHECK DATE: 0/00/0000 THRU 99/99/9999

PRINT OPTIONS

PRINT DATE: None
SEQUENCE: By Department
DESCRIPTION: Distribution
GL ACCTS: NO
REPORT TITLE: COUNCIL REPORT FOR 1.21.25
SIGNATURE LINES: 0

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM:NO

Meeting Type: Council Agenda 1-21-2025

Meeting Date: 1/21/2025

Department: City Clerk **Agenda Item No. 4.c.**

AGENDA ITEM: Acknowledge receipt of the Economic Development Council of Chickasha, Inc. Check Detail for December 2024.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date:	(From)		

V. ATTACHMENTS:

1. 20250114133937720

Economic Development Council of Chickasha, Inc.
Check Detail
December 2024

Type	Num	Date	Name	Memo	Account	Paid Amount
Check	7836	12/02/2024	Heritage Park Thea...	Replace voided chk#7771 Twisters Premier	101 · Economic De...	
				Replace voided chk#7771 Twisters Premier	675 · Tourism Expe...	-450.00
TOTAL						-450.00
Check	7837	12/02/2024	Public Service Co...	Utilities	101 · Economic De...	
				Utilities	609.2 · Rent, Parkin...	-43.82
TOTAL						-43.82
Check	7838	12/13/2024	Herc Rentals	Inv 35092819-001 Tiller KCB	101 · Economic De...	
				Inv 35092819-001 Tiller KCB	681 · Keep Chickas...	-129.56
TOTAL						-129.56
Check	7839	12/13/2024	Cory's	Inv 886089 Visit Chickasha OK Tourism meeting	101 · Economic De...	
				Inv 886089 Visit Chickasha OK Tourism meeting	675 · Tourism Expe...	-259.91
TOTAL						-259.91
Check	7840	12/13/2024	Visa Credit Card	Credit Card ending in 9353 Cowan	101 · Economic De...	
				Walmart- Christmas	680 · Community De...	-177.98
				Luigis - bus lunch	671 · Meals	-29.68
				Atwoods - Christmas	680 · Community De...	-13.12
				Zoom	636 · Dues, Fees, S...	-15.99
				Legends - staff	671 · Meals	-129.46
				Office Depot - supplies	639 · Office Expenses	-178.45
				Paradise - bus meeting	671 · Meals	-47.60
				Viridian - staff	671 · Meals	-26.88
				Walmart - Christmas	680 · Community De...	-721.69
				Mariannes Rentals - FOL to reimb	638 · Miscellaneous ...	-917.86
				Winter Creek - bus lunch	671 · Meals	-119.48
				Atwoods - FOL to reimb	638 · Miscellaneous ...	-20.10
				Brandis - bus lunch	671 · Meals	-41.13
				OTC - bows for light posts	681 · Keep Chickas...	-853.94
				Interurban - bus lunch	671 · Meals	-88.00
				Adobe	636 · Dues, Fees, S...	-19.99
				Amazon - Christmas	680 · Community De...	-201.12
				Amazon - Christmas	680 · Community De...	-37.08
				Michaels - garland for light posts	681 · Keep Chickas...	-131.07

Economic Development Council of Chickasha, Inc.
Check Detail
December 2024

Type	Num	Date	Name	Memo	Account	Paid Amount
				Amazon - Christmas	680 · Community De...	-49.37
				Gannett Media	636 · Dues, Fees, S...	-14.99
				Interurban - bus lunch	671 · Meals	-37.38
				Jake's Rib - bus lunch	671 · Meals	-16.28
				Bushwood Golf	636 · Dues, Fees, S...	-197.10
				Web Hostgator	636 · Dues, Fees, S...	-69.99
				Flowershop - staff	671 · Meals	-47.58
				The Lebanon Reporter - article	636 · Dues, Fees, S...	-0.99
				Luigis - bus lunch	671 · Meals	-53.64
				Savoy - conf	601 · Advertising/Ma...	-253.94
				Shakespeare - conf	601 · Advertising/Ma...	-41.06
				VSP	660 · Payroll Expens...	-16.94
				Ross True Value	675 · Tourism Expe...	-54.73
				Walmart	675 · Tourism Expe...	-45.69
				Walmart	675 · Tourism Expe...	-30.61
				Walmart	675 · Tourism Expe...	-161.10
				Fee/Int	636 · Dues, Fees, S...	-79.79
TOTAL						-4,941.80
Check	7841	12/13/2024	Mollman Outdoor	Q40222	101 · Economic De...	
				Q40222	601 · Advertising/Ma...	-250.00
TOTAL						-250.00
Check	7842	12/13/2024	Life Skills Institute	Inv 25-0039 Cleanup/Float building	101 · Economic De...	
				Inv 25-0039 Cleanup/Float building	681 · Keep Chickas...	-650.00
TOTAL						-650.00
Check	7843	12/13/2024	Oklahoma Southw...	Inv 1402 annual dues	101 · Economic De...	
				Inv 1402 annual dues	636 · Dues, Fees, S...	-150.00
TOTAL						-150.00
Check	7844	12/13/2024	oklahoma Tourism ...	Inv 74-TB25-008 OK Tote Bag program	101 · Economic De...	
				Inv 74-TB25-008 OK Tote Bag program	601 · Advertising/Ma...	-525.00
TOTAL						-525.00

Economic Development Council of Chickasha, Inc.
Check Detail
December 2024

Type	Num	Date	Name	Memo	Account	Paid Amount
Check	7845	12/13/2024	Dragoon Graphics ...	Inv 002880,002881 logo'd shirts	101 · Economic De...	
				Inv 002880,002881 logo'd shirts	873 · Uniforms	-65.70
TOTAL						-65.70
Check	7846	12/13/2024	Chickasha Chambe...	Inv 2338 Small Bus grant Chamber memb Inv 2291 Neewoll...	101 · Economic De...	
				Inv 2338 Small Bus grant	676 · Small Bus. Sta...	-547.50
				Inv 2291 Neewollah sponsor	675 · Tourism Expe...	-500.00
TOTAL						-1,047.50
Check	7847	12/13/2024	KSWO	Inv 3536057-1 Towercam	101 · Economic De...	
				Inv 3536057-1 Towercam	675 · Tourism Expe...	-1,000.00
TOTAL						-1,000.00
Check	7848	12/13/2024	Chickasha Chambe...	Reimburse Chamber Tourism Guides $3690 & USAO Alumn...	101 · Economic De...	
				Reimburse Chamber Tourism Guides $3690 & USAO Alumni H...	675 · Tourism Expe...	-4,190.00
TOTAL						-4,190.00
Check	7849	12/30/2024	Angel, Johnston & ...	2234	101 · Economic De...	
				2234	641 · Accounting Fees	-275.00
TOTAL						-275.00
Check	7850	12/30/2024	Edward Jones Fina...	Simple IRA Brooks, Critchfield	101 · Economic De...	
				Simple IRA Brooks, Critchfield	212 · Simple IRA	-431.76
TOTAL						-431.76
Check	7851	12/30/2024	Big Johns Lawn C...	4 Christmastown signs for entrances	101 · Economic De...	
				4 Christmastown signs for entrances	680 · Community De...	-5,600.00
TOTAL						-5,600.00

Economic Development Council of Chickasha, Inc.
Check Detail
December 2024

Type	Num	Date	Name	Memo	Account	Paid Amount
Check	7852	12/30/2024	Gooden Group	Inv 13765 Research	101 · Economic De...	
				Inv 13765 Research	601 · Advertising/Ma...	-1,250.00
TOTAL						-1,250.00
Check	7853	12/30/2024	Select Oklahoma	2025 Membership Inv 1939	101 · Economic De...	
				2025 Membership Inv 1939	636 · Dues, Fees, S...	-950.00
TOTAL						-950.00
Check	7854	12/30/2024	Placer Labs Inc.	Subcription #12.44002368	101 · Economic De...	
				Subcription #12.44002368	636 · Dues, Fees, S...	-6,615.00
TOTAL						-6,615.00
Check	7855	12/30/2024	Jim Cowan	Reimb mileage & phone	101 · Economic De...	
				Reimb mileage & phone	672 · Telephone/DSL	-75.00
				Reimb mileage & phone	670.1 · Mileage	-251.25
TOTAL						-326.25
Check	7856	12/30/2024	Vitus Investments	Monthly rent 424 W Kansas	101 · Economic De...	
				Monthly rent 424 W Kansas	609.2 · Rent, Parkin...	-300.00
TOTAL						-300.00
Check	7857	12/30/2024	Collective Property...	Small business grant - Palm & Co	101 · Economic De...	
				Small business grant - Palm & Co	676 · Small Bus. Sta...	-2,000.00
TOTAL						-2,000.00
Check	7858	12/30/2024	Delta Dental of Okl...	0016706-0001 Brooks, Cowan, Critchfield	101 · Economic De...	
				0016706-0001 Brooks, Cowan, Critchfield	660 · Payroll Expens...	-171.00
TOTAL						-171.00

Economic Development Council of Chickasha, Inc.
Check Detail
December 2024

Type	Num	Date	Name	Memo	Account	Paid Amount
Check	7859	12/30/2024	VSP Vision Care	30099313 821906353 Cowan, Brooks, Critchfield	101 · Economic De...	
				30099313 821906353 Cowan, Brooks, Critchfield	660 · Payroll Expens...	-44.91
TOTAL						-44.91
Check	7860	12/30/2024	KWCO-Kool 105.5	Inv IN-1241150174 CC-1241150168	101 · Economic De...	
				Inv IN-1241150174 CC-1241150168	601 · Advertising/Ma...	-445.00
TOTAL						-445.00
Check	7861	12/30/2024	Standley Systems	Inv 1747767	101 · Economic De...	
				Inv 1747767	644 · equipment lease	-97.52
TOTAL						-97.52
Check	7862	12/30/2024	Blue Cross & Blue ...	277770 Cowan, Critchfield, Brooks	101 · Economic De...	
				277770 Cowan, Critchfield, Brooks	660 · Payroll Expens...	-2,839.50
TOTAL						-2,839.50
Check	7863	12/30/2024	Day Holdings LP	Small Business grant - Red Dirt Catering	101 · Economic De...	
				Small Business grant - Red Dirt Catering	676 · Small Bus. Sta...	-850.00
TOTAL						-850.00

Meeting Type: Council Agenda 1-21-2025

Meeting Date: 1/21/2025

Department: Finance **Agenda Item No. 4.d.**

AGENDA ITEM: Acceptance of the financials for December 2024.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 21, 2025	(From)		

V. ATTACHMENTS:

1. 20250115092051457

FINANCIAL STATEMENT (UNAUDITED)

AS OF: DECEMBER 31ST, 2024

11 -GENERAL FUND

FINANCIAL SUMMARY % OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
PERMITS	277,000.00	17,153.64	0.00	171,045.14	0.00	105,954.86	61.75
LICENSES	119,405.00	10,125.00	0.00	61,743.50	0.00	57,661.50	51.71
CEMETERY	85,000.00	6,803.75	0.00	34,924.25	0.00	50,075.75	41.09
FEES	52,550.00	10,615.83	0.00	51,862.15	0.00	687.85	98.69
RENT	3,500.00	72.50	0.00	1,017.50	0.00	2,482.50	29.07
STATE TAX	18,891,000.00	1,565,394.27	0.00	8,900,903.11	0.00	9,990,096.89	47.12
OTHER TAX	855,000.00	64,749.72	0.00	467,323.82	0.00	387,676.18	54.66
FRANCHISE TAX	580,000.00	60,020.64	0.00	343,152.52	0.00	236,847.48	59.16
GRANTS AND PROGRAMS	60,950.00	1,000.00	0.00	61,300.00	0.00	(350.00)	100.57
CONTRACTS/AGREEMENTS	0.00	71,500.00	0.00	88,300.00	0.00	(88,300.00)	0.00
SWIMMING POOL/SPORTS COM	45,500.00	0.00	0.00	14,178.21	0.00	31,321.79	31.16
MISC REVENUES	25,000.00	55.00	0.00	22,008.43	0.00	2,991.57	88.03
TRANSFER OTHER FUNDS-EQU	5,624,800.00	422,929.54	0.00	2,517,533.05	0.00	3,107,266.95	44.76
INTEREST	20,000.00	5,954.32	0.00	27,120.82	0.00	(7,120.82)	135.60
PRIOR YEAR FUND BALANCE C	949,581.00	0.00	0.00	0.00	0.00	949,581.00	0.00
*** TOTAL REVENUES ***	27,589,286.00	2,236,374.21	0.00	12,762,412.50	0.00	14,826,873.50	46.26
EXPENDITURE SUMMARY							
01-ADMINISTRATION	575,466.00	43,721.11	0.00	349,408.95	1,606.49	224,450.56	61.00
04-EMERGENCY MANAGEMENT	149,000.00	17,422.25	0.00	55,232.77	0.00	93,767.23	37.07
02-FIRE DEPARTMENT-PS	553,139.80	31,608.92	0.00	258,657.65	8,943.53	285,538.62	48.38
21-FIRE OPERATIONS	3,559,451.00	189,643.70	0.00	1,304,401.93	16,575.13	2,238,473.94	37.11
03-POLICE DEPARTMENT-PS	899,227.00	37,272.67	0.00	375,159.84	1,403.75	522,663.41	41.88
41-PATROL SERVICES	3,170,799.00	331,331.05	0.00	1,276,562.92	126,153.56	1,768,082.52	44.24
42-INVESTIGATIONS	418,551.00	29,566.46	0.00	153,572.04	0.00	264,978.96	36.69
43-ANIMAL CONTROL	347,767.20	17,282.00	0.00	135,803.23	71,575.00	140,388.97	59.63
44-MUNICIPAL COURT	94,726.00	5,434.12	0.00	35,224.66	0.00	59,501.34	37.19
45-DISPATCH	578,680.00	36,394.55	0.00	213,635.75	\ 667.00	364,377.25	37.03
51-PARK MAINTENANCE	1,292,859.00	38,928.57	0.00	439,239.23	66,491.56	787,128.21	39.12
52-SPORTS COMPLEX	491,023.00	19,117.32	0.00	218,361.20	10,738.35	261,923.45	46.66
54-SHANNON SPRINGS (FOL)	137,660.00	34,145.60	0.00	68,953.79	25,707.10	42,999.11	68.76
06-CEMETERY MAINTENANC-C	472,265.00	47,776.98	0.00	267,595.97	10,581.28	194,087.75	58.90
08-LIBRARY - C&R	582,985.00	43,159.75	0.00	275,541.52	12,269.26	295,174.22	49.37
09-STREET & STORM	1,572,482.00	140,357.68	0.00	726,890.29	144,873.23	700,718.48	55.44
10-FLEET	53,072.00	8,856.03	0.00	43,229.77	81.54	9,760.69	81.61
14-FINANCE-GG	653,870.00	39,082.44	0.00	237,539.86	39,398.76	376,931.38	42.35
07-HUMAN RESOURCES	221,586.00	15,112.11	0.00	100,056.62	17,730.00	103,799.38	53.16
16-COMM DEVEL/PLAN SERV	332,129.00	18,466.11	0.00	122,593.98	69.45	209,465.57	36.93
18-BUILDING SERVICES	286,039.00	17,022.57	0.00	121,091.38	912.50	164,035.12	42.65
46-CODE COMPLIANCE	273,235.00	28,240.28	0.00	119,917.00	728.70	152,589.30	44.15
17-GENERAL GOVERNMENT-GG	10,862,552.00	859,033.96	0.00	5,124,121.86	3,842.26	5,734,587.88	47.21
70-GRANT(S)	10,722.00	0.00	0.00	11,693.87	2,090.90	(3,062.77)	128.57
*** TOTAL EXPENDITURES ***	27,589,286.00	2,048,976.23	0.00	12,034,486.08	562,439.35	14,992,360.57	45.66
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	187,397.98	0.00	727,926.42	(562,439.35)	(165,487.07)	0.00

FINANCIAL STATEMENT (UNAUDITED)

AS OF: DECEMBER 31ST, 2024

20 -DONATIONS FUND

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
DONATIONS	12,000.00	950.00	0.00	19,353.70	0.00	(7,353.70)	161.28
INTEREST	0.00	755.32	0.00	4,485.21	0.00	(4,485.21)	0.00
*** TOTAL REVENUES ***	12,000.00	1,705.32	0.00	23,838.91	0.00	(11,838.91)	198.66
EXPENDITURE SUMMARY							
20-DONATIONS-GG	12,000.00	1,092.25	0.00	2,618.69	0.00	9,381.31	21.82
*** TOTAL EXPENDITURES ***	12,000.00	1,092.25	0.00	2,618.69	0.00	9,381.31	21.82
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	613.07	0.00	21,220.22	0.00	(21,220.22)	0.00

FINANCIAL STATEMENT (UNAUDITED)

AS OF: DECEMBER 31ST, 2024

23 -EMERGENCY MED SERV FUND

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
EMS FEES	2,601,000.00	86,072.33	0.00	1,000,742.11	0.00	1,600,257.89	38.48
GRANTS AND PROGRAMS	726,000.00	351,638.59	0.00	351,638.59	0.00	374,361.41	48.44
INTEREST	1,993.00	2,857.53	0.00	13,779.61	0.00	(11,786.61)	691.40
*** TOTAL REVENUES ***	3,328,993.00	440,568.45	0.00	1,366,160.31	0.00	1,962,832.69	41.04
EXPENDITURE SUMMARY							
02-FIRE DEPARTMENT-PS	3,328,993.00	199,465.63	0.00	1,286,395.89	392,574.98	1,650,022.13	50.43
*** TOTAL EXPENDITURES ***	3,328,993.00	199,465.63	0.00	1,286,395.89	392,574.98	1,650,022.13	50.43
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	241,102.82	0.00	79,764.42	(392,574.98)	312,810.56	0.00

CITY OF CHICKASHA

FINANCIAL STATEMENT (UNAUDITED)

AS OF: DECEMBER 31ST, 2024

25 -CHICKASHA INDUST AUTH

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
GRANTS AND PROGRAMS	30,000.00	0.00	0.00	0.00	0.00	30,000.00	0.00
MISC REVENUES	0.00	26.00	0.00	273.00	0.00	(273.00)	0.00
TRANSFER OTHER FUNDS-EQU	612,000.00	44,205.14	0.00	330,484.12	0.00	281,515.88	54.00
INTEREST	2,500.00	361.32	0.00	2,146.35	0.00	353.65	85.85
PRIOR YEAR FUND BALANCE C	408,394.00	0.00	0.00	0.00	0.00	408,394.00	0.00
*** TOTAL REVENUES ***	1,052,894.00	44,592.46	0.00	332,903.47	0.00	719,990.53	31.62
EXPENDITURE SUMMARY							
25-CHICKASHA INDUSTRIAL	1,052,894.00	41,999.24	0.00	329,779.96	23,834.00	699,280.04	33.58
*** TOTAL EXPENDITURES ***	1,052,894.00	41,999.24	0.00	329,779.96	23,834.00	699,280.04	33.58
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	2,593.22	0.00	3,123.51	(23,834.00)	20,710.49	0.00

FINANCIAL STATEMENT (UNAUDITED)

AS OF: DECEMBER 31ST, 2024

26 -ED-DEDICATED SALES TAX

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INTEREST	10,000.00	9,132.47	0.00	19,992.72	0.00	(9,992.72)	199.93
PRIOR YEAR FUND BALANCE C	1,490,000.00	0.00	0.00	0.00	0.00	1,490,000.00	0.00
*** TOTAL REVENUES ***	1,500,000.00	9,132.47	0.00	19,992.72	0.00	1,480,007.28	1.33
EXPENDITURE SUMMARY							
26-ED DED. SALES TAX	1,500,000.00	0.00	0.00	246,766.00	0.00	1,253,234.00	16.45
*** TOTAL EXPENDITURES ***	1,500,000.00	0.00	0.00	246,766.00	0.00	1,253,234.00	16.45
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	9,132.47	0.00	(226,773.28)	0.00	226,773.28	0.00

CITY OF CHICKASHA

FINANCIAL STATEMENT (UNAUDITED)

AS OF: DECEMBER 31ST, 2024

27 -E-911 FUND

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
E-911	160,000.00	19,212.23	0.00	116,140.16	0.00	43,859.84	72.59
INTEREST	2,000.00	1,249.75	0.00	7,749.63	0.00	(5,749.63)	387.48
*** TOTAL REVENUES ***	162,000.00	20,461.98	0.00	123,889.79	0.00	38,110.21	76.48
EXPENDITURE SUMMARY							
27-EMERGENCY 911-PS	162,000.00	13,560.64	0.00	52,402.74	0.00	109,597.26	32.35
*** TOTAL EXPENDITURES ***	162,000.00	13,560.64	0.00	52,402.74	0.00	109,597.26	32.35
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	6,901.34	0.00	71,487.05	0.00	(71,487.05)	0.00

FINANCIAL STATEMENT (UNAUDITED)

AS OF: DECEMBER 31ST, 2024

28 -FIRE/EMS TRAINING FUND

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
TRANSFER OTHER FUNDS-EQU	100.00	0.12	0.00	20.72	0.00	79.28	20.72
INTEREST	0.00	2.76	0.00	18.55	0.00	(18.55)	0.00
*** TOTAL REVENUES ***	100.00	2.88	0.00	39.27	0.00	60.73	39.27
EXPENDITURE SUMMARY							
02-FIRE DEPARTMENT-PS	100.00	0.00	0.00	0.00	0.00	100.00	0.00
*** TOTAL EXPENDITURES ***	100.00	0.00	0.00	0.00	0.00	100.00	0.00
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	2.88	0.00	39.27	0.00	(39.27)	0.00

FINANCIAL STATEMENT (UNAUDITED)

AS OF: DECEMBER 31ST, 2024

29 -POLICE TRAINING FUND

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
TRANSFER OTHER FUNDS-EQU	4,000.00	306.04	0.00	1,171.97	0.00	2,828.03	29.30
INTEREST	500.00	108.04	0.00	725.94	0.00	(225.94)	145.19
*** TOTAL REVENUES ***	4,500.00	414.08	0.00	1,897.91	0.00	2,602.09	42.18
EXPENDITURE SUMMARY							
03-POLICE DEPARTMENT-PS	4,500.00	0.00	0.00	0.00	0.00	4,500.00	0.00
*** TOTAL EXPENDITURES ***	4,500.00	0.00	0.00	0.00	0.00	4,500.00	0.00
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	414.08	0.00	1,897.91	0.00	(1,897.91)	0.00

FINANCIAL STATEMENT (UNAUDITED)

AS OF: DECEMBER 31ST, 2024

31 -CHICKASHA MUNICIPAL AUTH

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
LICENSES	15,000.00	0.00	0.00	11,944.00	0.00	3,056.00	79.63
FEES	23,000.00	2,040.64	0.00	12,177.30	0.00	10,822.70	52.94
RENT	153,000.00	74,652.30	0.00	129,451.49	0.00	23,548.51	84.61
GRANTS AND PROGRAMS	0.00	0.00	0.00	195,714.00	0.00	(195,714.00)	0.00
OIL & GAS	9,000.00	0.00	0.00	0.00	0.00	9,000.00	0.00
CONTRACTS/AGREEMENTS	0.00	0.00	0.00	315,000.00	0.00	(315,000.00)	0.00
UTILITY SERVICE	8,980,500.00	832,756.90	0.00	5,466,330.62	0.00	3,514,169.38	60.87
MISC REVENUES	10,000.00	150.00	0.00	85,918.16	0.00	(75,918.16)	859.18
TRANSFER OTHER FUNDS-EQU	7,510,274.00	615,412.82	0.00	3,589,455.09	0.00	3,920,818.91	47.79
INTEREST	1,525,000.00	426,801.07	0.00	1,983,365.30	0.00	(458,365.30)	130.06
PRIOR YEAR FUND BALANCE C	5,624,682.00	0.00	0.00	0.00	0.00	5,624,682.00	0.00
*** TOTAL REVENUES ***	23,850,456.00	1,951,813.73	0.00	11,789,355.96	0.00	12,061,100.04	49.43
EXPENDITURE SUMMARY							
30-CMA CAPITAL	1,400,000.00	139,685.64	0.00	565,055.05	507,065.52	327,879.43	76.58
31-CMA GENERAL-BT	5,285,800.00	439,537.29	0.00	2,601,611.71	0.00	2,684,188.29	49.22
15-UTILITY BILLING	308,353.00	19,892.16	0.00	125,282.55	0.00	183,070.45	40.63
32-PUBLIC WORKS ADMIN-BT	358,170.00	12,741.08	0.00	181,503.34	4,015.17	172,651.49	51.80
33-SANITATION-BT	2,750,292.00	213,136.82	0.00	1,297,599.77	47,098.91	1,405,593.32	48.89
34-WATER PLANT-BT	2,465,800.00	192,961.08	0.00	1,111,620.41	62,359.00	1,291,820.59	47.61
35-WASTEWATER PLANT-BT	1,261,400.00	133,991.55	0.00	689,983.38	0.00	571,416.62	54.70
36-LINE MAINTENANCE-BT	1,620,893.00	177,988.98	0.00	695,699.21	280,335.89	644,857.90	60.22
37-LAKE CHICKASHA-C&R	158,418.00	966.10	0.00	90,929.52	0.00	67,488.48	57.40
38-BUILDING MAINTENANCE	609,264.00	51,684.07	0.00	251,698.89	44,890.00	312,675.11	48.68
39-STORMWATER MANAGEMENT	500,000.00	175.00	0.00	3,175.00	14,290.00	482,535.00	3.49
44-WATER PLANT PROJECT	7,132,066.00	1,233,405.08	0.00	4,685,482.19	3,932,017.67	(1,485,433.86)	120.83
*** TOTAL EXPENDITURES ***	23,850,456.00	2,616,164.85	0.00	12,299,641.02	4,892,072.16	6,658,742.82	72.08
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	(664,351.12)	0.00	(510,285.06)	(4,892,072.16)	5,402,357.22	0.00

FINANCIAL STATEMENT (UNAUDITED)

AS OF: DECEMBER 31ST, 2024

39 -AIRPORT

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
RENT	86,600.00	12,598.89	0.00	56,773.34	0.00	29,826.66	65.56
GRANTS AND PROGRAMS	1,270,226.00	0.00	0.00	251,523.57	0.00	1,018,702.43	19.80
DONATIONS	45,000.00	0.00	0.00	0.00	0.00	45,000.00	0.00
OIL & GAS	225,500.00	19,180.54	0.00	118,896.36	0.00	106,603.64	52.73
MISC REVENUES	0.00	0.00	0.00	281.43	0.00	(281.43)	0.00
TRANSFER OTHER FUNDS-EQU	37,800.00	0.00	0.00	0.00	0.00	37,800.00	0.00
INTEREST	50,000.00	24,770.75	0.00	63,294.02	0.00	(13,294.02)	126.59
PRIOR YEAR FUND BALANCE C	846,788.00	0.00	0.00	0.00	0.00	846,788.00	0.00
*** TOTAL REVENUES ***	2,561,914.00	56,550.18	0.00	490,768.72	0.00	2,071,145.28	19.16
EXPENDITURE SUMMARY							
39-AIRPORT-BT	2,561,914.00	24,853.04	0.00	1,067,466.49	154,991.60	1,339,455.91	47.72
*** TOTAL EXPENDITURES ***	2,561,914.00	24,853.04	0.00	1,067,466.49	154,991.60	1,339,455.91	47.72
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	31,697.14	0.00	(576,697.77)	(154,991.60)	731,689.37	0.00

FINANCIAL STATEMENT (UNAUDITED)

AS OF: DECEMBER 31ST, 2024

44 -ARPA TARGETED GRANTS

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
PRIOR YEAR FUND BALANCE C	77,100.00	0.00	0.00	0.00	0.00	77,100.00	0.00
*** TOTAL REVENUES ***	77,100.00	0.00	0.00	0.00	0.00	77,100.00	0.00
EXPENDITURE SUMMARY							
01-GENERAL	77,100.00	0.00	0.00	13,757.51	71,133.47	(7,790.98)	110.11
*** TOTAL EXPENDITURES ***	77,100.00	0.00	0.00	13,757.51	71,133.47	(7,790.98)	110.11
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	0.00	0.00	(13,757.51)	(71,133.47)	84,890.98	0.00

FINANCIAL STATEMENT (UNAUDITED)

AS OF: DECEMBER 31ST, 2024

52 -CAPITAL PROJECTS FUND

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
GRANTS AND PROGRAMS	2,581,895.00	0.00	0.00	0.00	0.00	2,581,895.00	0.00
OIL & GAS	200,000.00	24,440.54	0.00	76,637.37	0.00	123,362.63	38.32
INTEREST	15,000.00	3,607.30	0.00	20,790.96	0.00	(5,790.96)	138.61
PRIOR YEAR FUND BALANCE C	1,383,470.00	0.00	0.00	0.00	0.00	1,383,470.00	0.00
*** TOTAL REVENUES ***	4,180,365.00	28,047.84	0.00	97,428.33	0.00	4,082,936.67	2.33
EXPENDITURE SUMMARY							
CAPITAL PROJECTS	4,180,365.00	0.00	0.00	12,145.00	508,552.25	3,659,667.75	12.46
*** TOTAL EXPENDITURES ***	4,180,365.00	0.00	0.00	12,145.00	508,552.25	3,659,667.75	12.46
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	28,047.84	0.00	85,283.33	(508,552.25)	423,268.92	0.00

FINANCIAL STATEMENT (UNAUDITED)

AS OF: DECEMBER 31ST, 2024

53 -CIP-DEDICATED SALES TAX

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INTEREST	40,000.00	15,074.24	0.00	73,525.24	0.00	(33,525.24)	183.81
PRIOR YEAR FUND BALANCE C	4,324,000.00	0.00	0.00	0.00	0.00	4,324,000.00	0.00
*** TOTAL REVENUES ***	4,364,000.00	15,074.24	0.00	73,525.24	0.00	4,290,474.76	1.68
EXPENDITURE SUMMARY							
53-DEDICATED SALE TAX-GG	4,364,000.00	0.00	0.00	755,955.75	420,380.25	3,187,664.00	26.96
*** TOTAL EXPENDITURES ***	4,364,000.00	0.00	0.00	755,955.75	420,380.25	3,187,664.00	26.96
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	15,074.24	0.00	(682,430.51)	(420,380.25)	1,102,810.76	0.00

FINANCIAL STATEMENT (UNAUDITED)

AS OF: DECEMBER 31ST, 2024

54 -STREET AND ALLEY FUND

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
STATE TAX	25,000.00	0.00	0.00	0.00	0.00	25,000.00	0.00
OTHER TAX	120,000.00	11,242.36	0.00	57,433.15	0.00	62,566.85	47.86
INTEREST	1,000.00	417.12	0.00	2,367.24	0.00	(1,367.24)	236.72
*** TOTAL REVENUES ***	146,000.00	11,659.48	0.00	59,800.39	0.00	86,199.61	40.96
EXPENDITURE SUMMARY							
09-STREET & STORM	146,000.00	2,500.00	0.00	15,000.00	0.00	131,000.00	10.27
*** TOTAL EXPENDITURES ***	146,000.00	2,500.00	0.00	15,000.00	0.00	131,000.00	10.27
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	9,159.48	0.00	44,800.39	0.00	(44,800.39)	0.00

FINANCIAL STATEMENT (UNAUDITED)

AS OF: DECEMBER 31ST, 2024

56 -CEMETERY CARE

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
CEMETERY	28,340.00	6,243.75	0.00	15,841.25	0.00	12,498.75	55.90
INTEREST	5,000.00	8,493.46	0.00	21,304.14	0.00	(16,304.14)	426.08
PRIOR YEAR FUND BALANCE C	151,660.00	0.00	0.00	0.00	0.00	151,660.00	0.00
*** TOTAL REVENUES ***	185,000.00	14,737.21	0.00	37,145.39	0.00	147,854.61	20.08
EXPENDITURE SUMMARY							
06-CEMETERY MAINT.-C	185,000.00	0.00	0.00	0.00	33,357.40	151,642.60	18.03
*** TOTAL EXPENDITURES ***	185,000.00	0.00	0.00	0.00	33,357.40	151,642.60	18.03
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	14,737.21	0.00	37,145.39	(33,357.40)	(3,787.99)	0.00

FINANCIAL STATEMENT (UNAUDITED)

AS OF: DECEMBER 31ST, 2024

57 -CIP-2024 CAPITAL SALESTAX

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
TRANSFER OTHER FUNDS-EQU	5,525,647.00	457,387.46	0.00	2,600,262.81	0.00	2,925,384.19	47.06
INTEREST	30,000.00	1,373.69	0.00	5,620.90	0.00	24,379.10	18.74
*** TOTAL REVENUES ***	5,555,647.00	458,761.15	0.00	2,605,883.71	0.00	2,949,763.29	46.91
EXPENDITURE SUMMARY							
57-2024 CAPITAL SALES TAX	5,555,647.00	286,388.00	0.00	1,718,328.00	0.00	3,837,319.00	30.93
*** TOTAL EXPENDITURES ***	5,555,647.00	286,388.00	0.00	1,718,328.00	0.00	3,837,319.00	30.93
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	172,373.15	0.00	887,555.71	0.00	(887,555.71)	0.00

FINANCIAL STATEMENT (UNAUDITED)

AS OF: DECEMBER 31ST, 2024

61 -WATER METER FUND

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INTEREST	2,000.00	3,218.42	0.00	9,690.62	0.00	(7,690.62)	484.53
*** TOTAL REVENUES ***	2,000.00	3,218.42	0.00	9,690.62	0.00	(7,690.62)	484.53
EXPENDITURE SUMMARY							
36-LINE MAINTENANCE-BT	2,000.00	0.00	0.00	0.00	0.00	2,000.00	0.00
*** TOTAL EXPENDITURES ***	2,000.00	0.00	0.00	0.00	0.00	2,000.00	0.00
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	3,218.42	0.00	9,690.62	0.00	(9,690.62)	0.00

FINANCIAL STATEMENT (UNAUDITED)

AS OF: DECEMBER 31ST, 2024

64 -POLICE BOND FUND

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
POLICE FINES	105,200.00	9,328.59	0.00	43,332.08	0.00	61,867.92	41.19
INTEREST	2,000.00	671.62	0.00	4,419.85	0.00	(2,419.85)	220.99
*** TOTAL REVENUES ***	107,200.00	10,000.21	0.00	47,751.93	0.00	59,448.07	44.54
EXPENDITURE SUMMARY							
03-POLICE DEPARTMENT-PS	107,200.00	7,931.55	0.00	24,760.71	0.00	82,439.29	23.10
*** TOTAL EXPENDITURES ***	107,200.00	7,931.55	0.00	24,760.71	0.00	82,439.29	23.10
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	2,068.66	0.00	22,991.22	0.00	(22,991.22)	0.00

FINANCIAL STATEMENT (UNAUDITED)

AS OF: DECEMBER 31ST, 2024

68 -WATER RESOURCE FUND

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
UTILITY SERVICE	85,000.00	7,582.30	0.00	45,300.20	0.00	39,699.80	53.29
INTEREST	5,000.00	8,627.03	0.00	22,144.05	0.00	(17,144.05)	442.88
*** TOTAL REVENUES ***	90,000.00	16,209.33	0.00	67,444.25	0.00	22,555.75	74.94
EXPENDITURE SUMMARY							
68-WATER RESOURCES	90,000.00	21.40	0.00	260.00	0.00	89,740.00	0.29
*** TOTAL EXPENDITURES ***	90,000.00	21.40	0.00	260.00	0.00	89,740.00	0.29
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	16,187.93	0.00	67,184.25	0.00	(67,184.25)	0.00

FINANCIAL STATEMENT (UNAUDITED)

AS OF: DECEMBER 31ST, 2024

71 -COMBINED INSURANCE

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INSURANCE	355,000.00	7,535.75	0.00	62,244.60	0.00	292,755.40	17.53
INTEREST	15,000.00	4,535.75	0.00	30,408.38	0.00	(15,408.38)	202.72
PRIOR YEAR FUND BALANCE C	500,300.00	0.00	0.00	0.00	0.00	500,300.00	0.00
*** TOTAL REVENUES ***	870,300.00	12,071.50	0.00	92,652.98	0.00	777,647.02	10.65
EXPENDITURE SUMMARY							
71-COMBINED INSURANCE-CR	870,300.00	0.00	0.00	164,430.58	91,785.75	614,083.67	29.44
*** TOTAL EXPENDITURES ***	870,300.00	0.00	0.00	164,430.58	91,785.75	614,083.67	29.44
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	12,071.50	0.00	(71,777.60)	(91,785.75)	163,563.35	0.00

FINANCIAL STATEMENT (UNAUDITED)

AS OF: DECEMBER 31ST, 2024

72 -COMPENSATED ABSENCES FUND

FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR EXPENSE	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
REVENUE SUMMARY							
INSURANCE	126,811.94	0.00	0.00	0.00	0.00	126,811.94	0.00
INTEREST	0.00	158.81	0.00	970.36	0.00	(970.36)	0.00
*** TOTAL REVENUES ***	126,811.94	158.81	0.00	970.36	0.00	125,841.58	0.77
EXPENDITURE SUMMARY							
72-COMPENSATED ABSENCES	126,811.94	3,238.12	0.00	38,408.32	0.00	88,403.62	30.29
*** TOTAL EXPENDITURES ***	126,811.94	3,238.12	0.00	38,408.32	0.00	88,403.62	30.29
** REVENUE OVER(UNDER) EXPENDITURES **	0.00	(3,079.31)	0.00	(37,437.96)	0.00	37,437.96	0.00

Meeting Type: Council Agenda 1-21-2025

Meeting Date: 1/21/2025

Department: Parks and Rec **Agenda Item No. 6.a.**

AGENDA ITEM: Discussion, consideration, and possible action to approve Pay Request No. 1 in the amount of $61,370.00 - COC-2408 - Shannon Springs Park Pool Rehabilitation.

I. BACKGROUND/DESCRIPTION:

The pool was built in the early 1980s. The City Council approved a project to repair it, and this is the first payment toward that project.

II. RECOMMENDED ACTION:

Staff recommends paying this invoice.

III. FISCAL INFORMATION - $61,370.00

IV. FUND INFORMATION:

Dept. Director: SPENCER WINZENRIED, PARKS AND RECREATION DIRECTOR	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 21, 2025	(From)		

V. ATTACHMENTS:

1. Scanned Document 3
2. 12-24 Chickasha

INVOICE AFFIDAVIT

Any invoice submitted to the City of Chickasha for more than $ 25,000.00 shall have a copy of this statement attached before payment will be made.

STATE OF Oklahoma)
) S.S.
COUNTY OF Oklahoma)

The undersigned Contractor, of lawful age being
(Contractor, Supplier or Engineer)
first duly sworn, on oath says that this invoice or claim is true and correct.
Affidavit further states that the work services as shown
(work services or materials)
by this invoice or claim have been completed in accordance
(completed or supplied)
with the plans, specifications, orders or request furnished the affidavit. Affiant further states that he/she has made no payment directly or indirectly to any elected official, officer or employee of the State of Oklahoma, any County or Local Subdivision of the State, of money or any other think of value to obtain payment.

(Contractor, Supplier or Engineer)

Subscribed and sworn to me before this 6 day of January 2025.

Notary

My commission expires: 10/08/2028

ALYSSA M CROW
NOTARY PUBLIC
Commission # 24012582
My Commission Expires 10-08-2028
STATE OF OKLAHOMA

APPLICATION AND CERTIFICATE FOR PAYMENT

Owner
City of Chickasha
117 North 4th Street
Chickasha, OK 73018

PROJECT:
Irv Shannon Springs Park Rehabilitation

APPLICATION NO.: 1
PERIOD TO: 12/31/2024
CONTRACT: COC-2408

Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐
☐

FROM CONTRACTOR:
Sunbelt Pools, Inc
10555 Plano Road
Dallas, TX 75238

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet.

1. **ORIGINAL CONTRACT SUM**..... $ 452,025.00
2. **Net change by Change Orders**..... $ -
3. **CONTRACT SUM TO DATE** (Line 1 ± 2)..... $ 452,025.00
4. **TOTAL COMPLETED AND STORED TO DATE**..... $ 64,600.00
   (Column G on G703)
5. **RETAINAGE:**
   a. 5 % of Completed Work $ 3,230.00
   (Columns D + E on G703)
   b. 5 % of Stored Material $ -
   (Column F on G703)
   Total Retainage (Line 5a + 5b or
   Total in Column I of G703)..... $ 3,230.00
6. **TOTAL EARNED LESS RETAINAGE**..... $ 61,370.00
   (Line 4 less Line 5 Total)
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT**
   (Line 6 from prior Certificate)..... $ -
8. **CURRENT PAYMENT DUE**..... $ 61,370.00
9. **BALANCE TO FINISH, INCLUDING RETAINAGE**
   (Line 3 less Line 6) $ 390,655.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$ -	
Total approved this month	-	
TOTALS	$ -	$ -
NET CHANGES by Change Order	$ -	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Rob Morgan, Pres. Date: 12/26/24

State of: Texas
County of: Dallas
Subscribed and sworn before me this 26th day of Dec, 2024

Notary Public: Marlene K. Chapman
My Commission expires: 9-8-25

MARLENE KAY CHAPMAN
Notary Public, State of Texas
Comm. Expires 09-08-2025
Notary ID 125426797

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and that data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....$ _____
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the continuation sheet that are changed to conform to the amount certified.)
ARCHITECT:
By: _____ Date: _____
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the owner or Contractor under this Contract.

Chickasha Shannon Springs Park

CONTRACTOR PAYMENT BREAKDOWN

PROJECT NAME **Shannon Springs Park Rehabilitation**
Owner **City of Chickasha**
117 North 4th Street
Chickasha, OK 73018

Contractor: **Sunbelt Pools, Inc**
10555 Plano Road
Dallas, TX 75238

APPLICATION NO # **1**
APPLICATION DATE **12/26/2024**
PERIOD TO: **12/31/2024**
PROJECT # **COC-2408**
Subcontract #

A	B	C	D	E	F	G		H	I
Item No.#	Description of Work	Scheduled Value	Work Diveleted From Previous Application (D+E)	Work Diveleted This Period	Materials Presently Stored (Not in D or E)	Total Completed And Stored To Date (D+E+F)	% Complete (G/C)	Balance To Finish (C-G)	Retainage 5%
1	Mobilization, insurance,submittals, set up	$ 20,000.00	$ -	$ 20,000.00	$ -	$ 20,000.00	100%	$ -	$ 1,000.00
2	Demolition	$ 52,000.00	$ -	$ 41,600.00	$ -	$ 41,600.00	80%	$ 10,400.00	$ 2,080.00
3	Pipe, Fittings, Installation	$ 65,000.00	$ -	$ -	$ -	$ -	0%	$ 65,000.00	$ -
4	Concrete	$ 85,000.00	$ -	$ -	$ -	$ -	0%	$ 85,000.00	$ -
5	Mechanical Room	$ 225,000.00	$ -	$ -	$ -	$ -	0%	$ 225,000.00	$ -
6	Clean up, start up and training	$ 5,025.00	$ -	$ -	$ -	$ -	0%	$ 5,025.00	$ -
7			$ -	$ -	$ -	$ -		$ -	$ -
8			$ -	$ -	$ -	$ -		$ -	$ -
9			$ -	$ -	$ -	$ -		$ -	$ -
10			$ -	$ -	$ -	$ -		$ -	$ -
11			$ -	$ -	$ -	$ -		$ -	$ -
12			$ -	$ -	$ -	$ -		$ -	$ -
13			$ -	$ -	$ -	$ -		$ -	$ -
14			$ -	$ -	$ -	$ -		$ -	$ -
15			$ -	$ -	$ -	$ -		$ -	$ -
16			$ -	$ -	$ -	$ -		$ -	$ -
17			$ -	$ -	$ -	$ -		$ -	$ -
18			$ -	$ -	$ -	$ -		$ -	$ -
	Totals:	**$ 452,025.00**	**$ -**	**$ 61,600.00**	**$ -**	**$ 61,600.00**	**14%**	**$ 390,425.00**	**$ 3,080.00**

By: _____ Rob MorgaN

SubContractor: Sunbelt Pools, Inc

Title: President

Notary Public Marlene K. Chapman Date

State of Texas

County of Dallas

MARLENE KAY CHAPMAN
Notary Public, State of Texas
Comm. Expires 09-08-2025
Notary ID 125426797

Meeting Type: Council Agenda 1-21-2025

Meeting Date: 1/21/2025

Department: City Clerk **Agenda Item No. 6.b.**

AGENDA ITEM: Discussion, consideration, and possible action on a tort claim filed by Sarah Tointigh.

I. BACKGROUND/DESCRIPTION:

- OMAG has investigated the claim and finds no liability on the City regarding this incident.
- OMAG has denied coverage and forwarded it back to the City of disposition. Typically, the City would deny the claim based on OMAG's investigations and findings of no liability.
- Council may pay the claim if they so choose.

II. RECOMMENDED ACTION:

Deny claim based on OMAG findings.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 21, 2025	(From)		

V. ATTACHMENTS:

1. 20250115083847979

OMAG

3650 S. Boulevard • Edmond, OK 73013 • omag.org
405.657.1400 • 800.234.9461 • FAX 405.657.1401

January 2, 2025

City of Chickasha
Attn: Susan McDaniel
117 N. 4th Street
Chickasha, Oklahoma 73018-2601

RE:	Member	:	City of Chickasha
	Claimant	:	Sarah Tointigh
	Date of Loss	:	August 26, 2024
	Claim No.	:	215707-1-MR

Dear Ms. McDaniel:

OMAG has completed its investigation regarding the above referenced claim. It is OMAG's recommendation that this claim be denied because OMAG finds no liability on the City's part regarding this incident. The City is not required nor obligated to take any formal action on this Claim. However, if the City opts to do so, please let us know.

Thank you,

Mandi Ritchie

Mandi Ritchie,
Claims Adjuster

OMAG

3650 S. Boulevard • Edmond, OK 73013 • omag.org
405.657.1400 • 800.234.9461 • FAX 405.657.1401

January 2, 2025

Ms. Sarah Tointigh
775 CR 1330
Chickasha, Oklahoma 73018

RE:			
	Member	:	City of Chickasha
	Claimant	:	Sarah Tointigh
	Date of Loss	:	August 26, 2024
	Claim No.	:	215707-1-MR

Dear Ms. Tointigh:

As the adjuster for the Oklahoma Municipal Assurance Group, the insurer for the City of Chickasha, I am recommending denial of this claim and find no liability on the City of Chickasha's part for this claim.

After investigating this claim, I have determined that County Road 1330 is owned by the County. The City of Chickasha is not liable for this claim.

Sincerely,

Mandi Ritchie

Mandi Ritchie,
Claims Adjuster

cc: City of Chickasha

NOTICE OF TORT CLAIM

OKLAHOMA MUNICIPAL ASSURANCE GROUP (OMAG) – MUNICIPAL LIABILITY PROTECTION PLAN

A. CLAIMANT REPORT

To the City of Chickasha
Public entity you are filing the claim against.

PLEASE PRINT OR TYPE AND SIGN

IMPORTANT NOTICE: This notice will be sent to OMAG Claims Dept. for investigation. You may expect them to contact you.

CLAIMANT(S) Sarah Tointigh
ADDRESS 775 CR 1330
Chickasha, OK 73018

CLAIMANT(S) SOCIAL SECURITY NO. [redacted]
CLAIMANT(S) DATE OF BIRTH [redacted]
PHONE: HOME ([redacted]

(Continue on another sheet if needed for any information requested)

1. DATE AND TIME OF INCIDENT (Exact Date Required) see atached ( ) a.m. ( ) p.m.
2. LOCATION OF INCIDENT CR 1330, Chickasha
3. DESCRIBE INCIDENT see attached

4. LIST ALL PERSONS AND/OR PROPERTY FOR WHICH YOU ARE CLAIMING DAMAGES:

BODILY INJURY: WAS CLAIMANT INJURED? YES___ NO___ If yes, complete this section

Describe injury _____

WERE YOU ON THE JOB AT THE TIME OF INJURY? YES___ NO___ If so, please provide Employer info.

Employer's Name | Address | Phone

ALL MEDICAL BILLS (attach copies) $_____

LIST OTHER DAMAGES CLAIMED $_____

MEDICARE/MEDICAID/SOCIAL SECURITY DISABILITY:

Is there any Social Security Disability involvement ___Yes ___ No

Has any medical bill been paid or will be paid by Medicare/Medicaid? ___Yes ___No. If so, list Medicare/Medicaid Number.

Medicare/Medicaid Number _____

If the City is responsible for such bills, the City must report any settlement to Medicare/Medicaid.

I understand that the information requested is to assist the requesting insurance information arrangement to accurately coordinate benefits with Medicare/Medicaid and to meet its mandatory reporting obligation under Medicare Secondary Payer Act 42 U.S.C§1395y.

Medicare/Medicaid Beneficiary Name (please print) | Medicare/Medicaid Beneficiary Name Signature

PROPERTY DAMAGE: Proof that you are the owner of the vehicle or property allegedly damaged as specified in your claim will be required.

VEHICLE YEAR 2015 MAKE Nissan ~~Rogue~~ MODEL Rogue

NOTE: If damage is to a vehicle, a photocopy of your motor vehicle title is required.

IF NOT A VEHICLE, DESCRIBE PROPERTY AND LOSS _____

PROPERTY DAMAGE (Attach repair bills or estimates if available) $ 1,007.32

LIST OTHER DAMAGES CLAIMED $_____

5. NAME OF YOUR INSURANCE CO. | POLICY NO. | AMOUNT CLAIMED $_____ | AMOUNT RECEIVED $_____

6. The names of any witnesses known to you:

Name | Address | Phone Number

Name | Address | Phone Number

STATE THE EXACT AMOUNT OF COMPENSATION YOU WOULD ACCEPT AS FULL SETTLEMENT ON THIS CLAIM.

TOTAL CLAIM.....$ 1,007.32

Sarah Tointigh
SIGNATURE(S)

10/25/2024
DATE

CONTINUE ON THE BACK

Meeting Type: Council Agenda 1-21-2025

Meeting Date: 1/21/2025

Department: Community Development **Agenda Item No. 6.c.**

AGENDA ITEM: Public hearing to discuss and consider the Use on Review Permit to Epic Charter Schools for 2439 and 2449 Ponderosa Drive for Applicant Ryvers Cook

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 21, 2025	(From)		

V. ATTACHMENTS:

Meeting Type: Council Agenda 1-21-2025

Meeting Date: 1/21/2025

Department: Community Development **Agenda Item No. 6.d.**

AGENDA ITEM: Discussion, consideration and possible action to approve Ord 2025-01 for a Use on Review Permit for Epic Charter Schools to be located at 2439 and 2449 Ponderosa Drive.

I. BACKGROUND/DESCRIPTION:

This special use permit will allow a school to be located in C3 Zoning district. Originally Epic Charter schools told us this would only be offices and students would not be located at this location. However during inspections class rooms were set up and it was determined that small numbers of students will be onsite on any given day to test or have tutoring or group study sessions.

The planning commission has recommended approval to the City Council on January 14, 2025

II. RECOMMENDED ACTION:

Motion to Approve Ord 2025-01 as presented.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 21, 2025	(From)		

V. ATTACHMENTS:

1. 20250114161230092

City of Chickasha Planning Commission
117 North 4th Street
Chickasha, OK 73018

Dear Members of the Planning Commission,

On behalf of Epic Charter Schools, we are writing to formally express our intent to utilize the building located at 2439 & 2449 Ponderosa Drive to establish a Microsite, dedicated to educational purposes. This facility will be used to support our instructional and administrative functions, allowing us to better serve students, parents, and educators in the community.

Epic Charter Schools has a unique approach to education, offering personalized, flexible learning opportunities to students across Oklahoma. Our Microsites are integral to this model, providing a reservable, safe space for staff, students, and families to engage in instructional tutoring, administrative meetings, and other school-sponsored activities. With only one on-site staff member designated during regular business hours, other staff reserve space on an as-needed basis through an internal scheduling platform. This allows for efficient use of the facility and ensures that resources are used responsibly.

Each Microsite is equipped with a robust security, fire and access control system that is monitored and maintained by Epic's School Safety and Security Team, ensuring a safe and secure environment for all who visit. The hours of operation are from 8 a.m. to 5 p.m., Monday through Friday, excluding holidays, which aligns with standard school district schedules.

We are confident that establishing a Microsite in Chickasha will bring numerous benefits to the community. By providing a convenient, accessible location for academic support and engagement, we are enhancing the educational experience for students and families in the area who are choosing Epic as their educational partner. Additionally, Microsites foster community by creating opportunities for local engagement and collaboration, thereby strengthening our ties with the residents of Chickasha and surrounding areas.

Epic Charter Schools is deeply committed to contributing positively to the Oklahoma communities we serve. We believe that by empowering Chickasha families with flexible, quality education we can help build a strong, future-ready generation. We appreciate the opportunity to partner with the City of Chickasha to realize this vision and look forward to the positive impact this Microsite will bring.

Thank you for considering our request. Should you need further information, please feel free to contact us.

Sincerely,

Jason Richardson
Director of Construction Management and Development 405.881.6935

KD Investment Group, LLC

PO Box 893044 Oklahoma City, OK 73189-3044
405-537-0072

November 14, 2024

Subject: Special Zoning Request Approval for Epic Charter Schools at 2439 & 2449 Ponderosa Dr., Chickasha, OK

Dear City of Chickasha Zoning Department,

My name is Kevin Nguyen, and I am the owner of the property located at 2439 & 2449 Ponderosa Dr., Chickasha, OK. I am writing to confirm that Epic Charter Schools is the current leaseholder of the two suites at this address, leased from KD Investment Group, LLC.

I am aware that Epic Charter Schools seeks to apply for a special zoning exception for the duration of their lease to allow the property to be used as a meeting space for teachers and students. I fully support and approve this request.

Please feel free to reach out to me with any questions or further requirements. I can be contacted at 405-537-0072 or via email at kdinvestmentgrp@gmail.com or nguy7967@yahoo.com.

Thank you for your attention to this matter.

Best regards,

Kevin Nguyen
Owner, KD Investment Group, LLC

CHICKASHA
COMMUNITY DEVELOPMENT

CITY OF CHICKASHA
APPLICATION FOR USE ON REVIEW

DATE: 11-15-2024

1. Applicant(s) Name: Epic Charter Schools

   Address: 1900 Northwest Expy R3, Oklahoma City, OK 73118

   Phone: (405) 446-1613

2. Legal Description of subject property: Lot One (1) in RBJ ADDITION, being a re-plat of Lot 2, Block 1 of Atwood Addition, lying in the NW/4 of Sec. 3, T6N, R7W of the Indian Meridian, Grady County, OK

3. Address of subject property: 2439 & 2449 Ponderosa Dr., Chickasha, OK 73018

4. Present zoning of subject property: C-3

5. Physical Characteristics of Subject Property:

   Frontage on Street: 900 feet from Frontage

   Lot Depth: Suite 2439 & 2449 is 60' wide and 60' deep with a 70' Public Utility Easement in back.

   Drawing Attached: Yes (YES) _____ NO

6. Proposed Use for the Property: Meeting location for Epic teachers and students

7. Public Utilities Which Serve the Property:

   Street, Surface Material: Asphalt street

   City Water: Yes (YES) _____ NO, then list source of water _____

   City Sanitary Sewer: Yes (YES) _____ NO, then list provider _____

8. Number of Off-Street Parking Spaces: 237

   Surface Material of Parking Spaces: Asphalt

9. Abstractors Certified Property Owners List Provided: Yes (YES) _____ NO

10. Owner of Record: KD Investment Group, LLC

    Address: PO Box 893044, Oklahoma City, OK 73189 Phone Number: (405) 537-0072 (Kevin)

11. Application Fee Paid: Yes (YES) _____ NO

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST

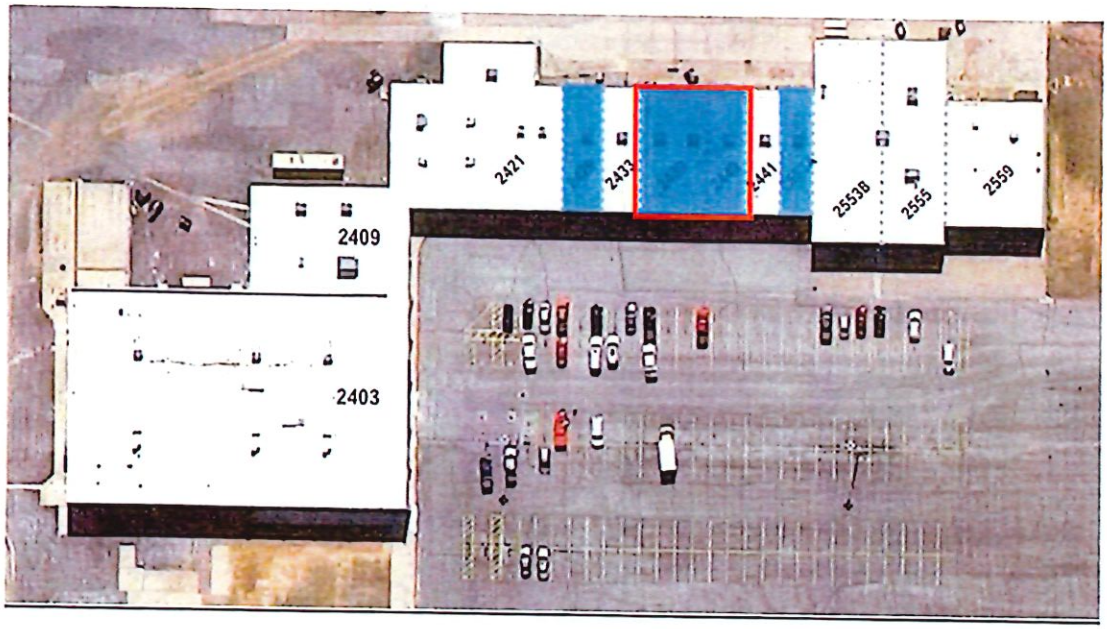
Applicant(s) Signature: Rynees Cook Date: 11-15-2024

117 North 4th Street, Chickasha, Oklahoma 73018 (405)222-6010 Fax No. (405)574-1015

EXHIBIT "A"

PREMISES

2439 & 2449 Ponderosa Dr, Chickasha, OK 73018



SPECIAL CERTIFICATE
156884

RE:

SURFACE RIGHTS ONLY

Lot 1 in Block 1 of RBJ Addition being a Re-Plat of Lot 2 Block 1 Atwood Addition to the City Chickasha of Section 3, Township 6 North, Range 7 West of the I.M., Grady County, State of Oklahoma, according to the recorded plat thereof.

THE FOLLOWING IS A LIST OF PROPERTY OWNERS WITHIN 300 FEET OF THE ABOVE DESCRIBED PROPERTY:

OWNER:
Mid States Real Estate, LLC
500 South Garland Road
Enid, OK 73703

DESCRIPTION:
Lot 1 Block 1 Atwood Addition to the City of Chickasha, Grady County, Oklahoma.

OWNER:
Chickasha USA Storage, LLC
Box 665
Blanchard, OK 73010

DESCRIPTION:
Lots 1 & 2 Chickasha USA Storage – a/k/a Beginning at the NE/corner of NW/4 SW/4; thence West 180 feet; thence South 16°18' West 279 feet; thence South 7°51' West 419.39 feet; thence South 88°21' East 310.28 feet; thence North 00°28' East 691.55 feet to the point of beginning in Section 3, Township 6 North, Rang 7 West.

OWNER:
KD Investment Group, LLC
Box 893044
Oklahoma City, OK 73189

DESCRIPTION:
Lot 1 Block 1 RBJ Addition to the City of Chickasha, Grady County, Oklahoma.

OWNER:
Bank of Commerce
Box 70
Duncan, OK 73534

DESCRIPTION:
Lot 2 Block 1 RBJ Addition to the City of Chickasha, Grady County, Oklahoma.

OWNER:
Bhavani S. Earni & Hymavathi Kaligotla
1619 North Clear Creek Place
Danville, CA 94526

DESCRIPTION:
Lots 6A & 6B Block 1 Valley View Duplexes to the City of Chickasha, Grady County, Oklahoma.

OWNER:
Ada Assets, LLC
ATTN: Artour Drodz
37 Manzanita Road
Fairfax, CA 94930

DESCRIPTION:
Lots A & B Block 5 & Lots A & B Block 6 Valley View Duplex Phase 2 to the City of Chickasha, Grady County, Oklahoma.

OWNER:
Holteo, LLC
Box 430
Chickasha, OK 73018

DESCRIPTION:
Beginning 238.39 feet South & 120 feet East of the NW/corner of SW/4; thence North 44°48'26" East 417.54 feet; thence North 89°58'59" East 459.57 feet; thence North 32°40'00" East 204.56 feet; thence on a curve to the right having a radius of 517.46 a distance of 72.10 feet; thence North 34°26'00" West 20.40 feet; thence South 55°21'06" West 9.03 feet; thence North 89°08'35" West 190.29 feet; thence South 73°02'19" West 166.05 feet; thence South 87°59'02" West 467.66 feet; thence South 40°01'14" West 112.91 feet; thence South 00°07'00" East 389.55 feet to the point of beginning in Section 3, Township 6 North, Range 7 West, Grady County, Oklahoma.

OWNER:
Altus Land & Cattle Co., LLC
Box 1148
Altus, OK 73522

Box 1075
Chickasha, OK 73018

DESCRIPTION:
Beginning 404.62 feet North & 1153 feet East of SW/corner NW/4; thence North 55°34' East 250 feet; thence North 29°41' East 998.9 feet; thence South 69°53' West 74 feet; thence South 34°13' West 353.7 feet; thence South 37°56' West 306.3 feet; thence South 29°11' West 320.3 feet; thence South 27°08' West 190.6 feet to the point of beginning in Section 3, Township 6 North, Range 7 West, Grady County, Oklahoma.

OWNER:
Alabaster Development, LLC
c/o Kip Cummins
19 N. 8th St Suite 200
Duncan, OK 73533

DESCRIPTION:
Part Lot 2 Block 1 Chickasha Square Shopping Center beginning SW/corner of Lot 2; thence 929.25 feet South 89°50'00" East of SW/corner NW/4; thence North 32°40'00" East 47.43 feet; thence South 89°50'00" East 250 feet; thence North 200 feet; thence North 89°50'00" West 117.99 feet; thence Northeasterly along curve right radius 437.46 feet & chord bearing North 46°41'41" East along w/chord 105.02 feet; arc length 105.28 feet; thence Sely along curve left radius 83.20 feet & chord bearing 83.62 feet arc length 87.61 feet; thence South 89°50'00" East 582.48 feet; thence South 00°08'28" West 270.22 feet to point on South line of Lot 2 & NW/4; thence North 89°50'00" West along south line 888.05 feet to the point of beginning in Section 3, Township 6 North, Range 7 West, Grady County, Oklahoma.

OWNER:
Binyon Real Estate, LLC
Box 665
Blanchard, OK 73010

DESCRIPTION:
Beginning 2433.27 feet South 89°50'00" East & 1234.36 feet North of SW/corner of NW/4; thence West 498.64 feet; thence North 21°15'00" East 54.26 feet; thence Nely along a curve to the right having a radius of 246.48 feet a distance of 209.21 feet; thence North 69°53'00" East 303.38 feet; thence South 65°07'00" East 35.35 feet; thence South 20°07'00" East 4.19 feet; thence Southerly along a curve to the right having a radius of 256.58 feet a distance of 90.05 feet; thence South 190 feet to the point of beginning in Section 3, Township 6 North, Range 7 West, Grady County, Oklahoma.

Beginning 929.25 feet South 89°50'00" East & 47.43 feet North 32°40'00" East 184.97 feet; thence Nely along a curve to the right having a radius of 437.46 feet a distance of 54.468 feet; thence South 89°50'00" East 117.99 feet; thence South 200.00 feet; thence North 89°50'00" West 250.00 feet to point of beginning in Section 3, Township 6 North, Range 7 West, Grady County, Oklahoma.

OWNER:
Teranie & Troy Williams Riley
1401 S. 19th Street
Chickasha, OK 73018

DESCRIPTION:
Beginning 2493.27 feet South 89°50'00" East of SW/corner of N/2; thence North on East r/w line of Valley View Drive 766.74 feet; thence South 89°50'00" East 451.84 feet West r/w line of Burlington Northern RR; thence on a curve to the right having a radius of 5629.58 feet a distance of 224.15 feet; thence South 03°55'22" West on said r/w line a distance of 544.00 feet to south line of said N/2; thence North 89°50'00" West 403.74 feet to point of beginning in Section 3 Township 6 North, Range 7 West Grady County, Oklahoma.

Said properties are within the limits of the City of Chickasha, Grady County, Oklahoma. The following are the known utility companies and franchise holders:

1. City of Chickasha
2. Centerpoint Energy
3. Public Service Company
4. Sudden Link
5. A T & T

STATE OF OKLAHOMA
SS
COUNTY OF GRADY

The undersigned lawfully Bonded Abstracters in and for said County and State, do hereby certify that the foregoing attached sheets contain a true and complete take-off of the names and addresses of the taxpayers of the real property opposite their names, according to the records in the office of the County Treasurer and County Assessor of Grady County, Oklahoma, for the calendar year of 2024.

The Abstracter does not pass on the validity or sufficiency of any instrument

Meeting Type: Council Agenda 1-21-2025

Meeting Date: 1/21/2025

Department: Community Development **Agenda Item No. 6.e.**

AGENDA ITEM: Discussion, consideration and possible action to approve the Onward Chickasha 2050 Comprehensive Plan

I. BACKGROUND/DESCRIPTION:

We started this process in 2023 and have come to the end of the creation of Onward Chickasha 2025.

Many staff hours, city council members time and citizen feedback got us here today.

This is the plan to get us to 2050 but we will revisit and continue to update every two years.

II. RECOMMENDED ACTION:

Motion to approve the 2050 Onward Chickasha Comprehensive Plan

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: Rachel Bernish, Asst. City Manager	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 21, 2025	(From)		

V. ATTACHMENTS:

1. Onward_Chickasha_Public_Review_Reduced

ONWARD CHICKASHA

COMP PLAN
2050

CITY OF CHICKASHA, OKLAHOMA
COMPREHENSIVE PLAN 2050

ADOPTED
MONTH XX, XXXX

ACKNOWLEDGMENTS

PLAN ADVISORY COMMITTEE

Torry Wise
Matt Wray
Micah McCarty
Erica Alexander
Rick Croslin
James Schoppa
Shane Jemison
Lillie Huckaby
Whitney Palesano
Chris Mosley
Rachel Bernish
Keith Johnson
Susan McDaniel
Shae Mortimer

MAYOR & CITY COUNCIL

Chris Mosley, Mayor/Chairman
Kea Ginn, Ward 1
Brian Gerdes, Ward 1
Rick Croslin, Ward 2
Georgianne Hebblethwaite, Ward 2
R.P. Ashanti-Alexander, Ward 3
Oscar Nelson, Ward 3
Zachary Grayson, Ward 4, Vice Mayor
Kelly Boyd, Ward 4

PLANNING & ZONING COMMISSION

Mike Mosley
Nita Ladd
Eric Anderson
Brooklyn White
James Schoppa

CITY DEPARTMENTS

Community Development
Historic Preservation Committee
Parks & Recreation
Emergency Management
Public Works
Police Department
Fire Department
City Manager's Office
Chickasha Public Library
Chickasha Industrial Authority
Chickasha Municipal Airport Authority

PARTNER ORGANIZATIONS

Scott Vaughn Engineering
Chickasaw Nation
Chickasha Community Alliance
University of Science and Arts of Oklahoma
Chickasha Economic Development Council
Chickasha Chamber of Commerce
Chickasha Public Schools
Chickasha Rotary Club
Canadian Valley Technology Center

LETTER FROM THE MAYOR

Dear Members of the Chickasha Community,

It is with great pride and excitement that we present to you the City of Chickasha's new Comprehensive Plan, *Onward Chickasha*. Over the past 18 months, we've had the privilege of working alongside you, gathering your insights and feedback to shape a vision for our city's future. Your involvement has been invaluable, and we deeply appreciate the time and energy you've invested in this process.

Chickasha is on the brink of exciting growth and transformation. We've already begun to see a resurgence in many parts of our city, with new restaurants, shops, and entertainment options bringing fresh energy to our community. This renewed vibrancy marks the start of what promises to be a bright and successful future for our city.

At the heart of this future is the *Onward Chickasha* Comprehensive Plan. More than just a document, this plan is a dynamic guide, rooted in the voices of our residents. By laying out a clear strategy, it will help us navigate our long-term goals and immediate decisions, ensuring that Chickasha continues to thrive as we move forward together.

For this plan to succeed, ongoing community involvement is essential. Throughout the document, you'll find tools designed to encourage participation, implement the Plan's policies, and address the challenges and opportunities that come with growth. As Chickasha continues to evolve, we will regularly review and adjust our goals and objectives to ensure a sustainable and prosperous future for everyone.

We want to extend our deepest thanks to the people of Chickasha for engaging in this important dialogue about our city's present and future. Through surveys, open houses, committee meetings, and public forums, we've heard your hopes, concerns, and aspirations. We hope that as you read through this plan, you will see your ideas and priorities reflected in its pages.

Thank you for your continued support in making Chickasha a city we are all proud to call home. Onward and Upward!

Zachary Grayson
Mayor

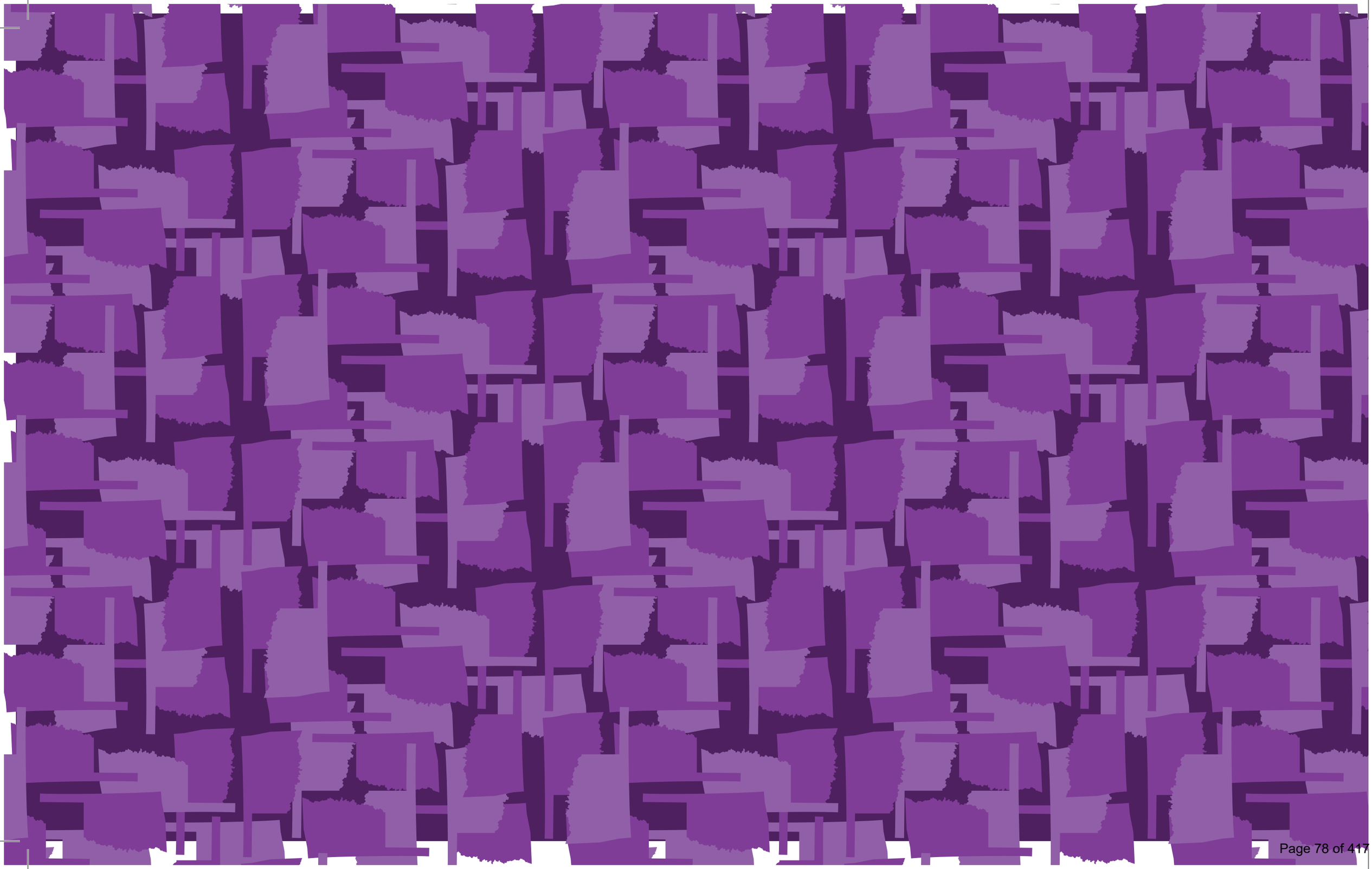
Chris Mosley
Former Mayor

LAND ACKNOWLEDGMENT

We acknowledge that the City of Chickasha, Oklahoma, is located on the traditional lands of the Ka'igwu (Kiowa Tribe), ᛋᚢᛉᚢᛉᚩᚴ (the Osage Nation), Okáxpa (the Quapaw Tribe), Nʉmʉnʉʉ (the Comanche Nation), Kirikir?i:s (the Wichita and Affiliated Tribes), and Kiikaapoi (the Kickapoo Tribe). Historically, this land was under the legal jurisdiction of the Chahta Okla (Choctaw Nation), and today, it is under the legal jurisdiction of the Chikasha (Chickasaw Nation).

As part of the Onward Chickasha initiative, we have worked to celebrate and recognize Chickasha's rich First American heritage. In collaboration with the Chickasaw Nation Department of Communications and Community Development, and with their involvement on the Comprehensive Plan Advisory Committee, we have sought to honor the history and contributions of local Native American communities. Our efforts include recommendations to support Chickasha's tribal members and enhance the quality of life for all residents.

Through Onward Chickasha and this land acknowledgment, we strive to create a community where everyone feels valued and connected, regardless of background. We honor the resilience and contributions of Chickasha's First American residents and remain committed to building a future that respects and celebrates the rich cultural heritage of all who call Chickasha home.



EXECUTIVE SUMMARY

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Grady County Court House, Chickasha, Okla.

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01. INTRODUCTION

BACKGROUND

In 2022, the City of Chickasha, alongside its Consultant Team, C.H. Guernsey, began the process of rewriting its Comprehensive Plan, which was first adopted in 1973 and last updated in 1995. Since then, much has changed, and Chickasha has continued to grow and evolve. To navigate the challenges of a rapidly changing modern landscape, the City launched a planning process focused on leveraging Chickasha's local opportunities to carefully balance growth and development, all while preserving its rich history. Naming the initiative was an important step, and "Onward Chickasha: A Plan for a Brighter Future" was chosen to guide the City toward a vibrant and prosperous future.

ABOUT THE PLAN

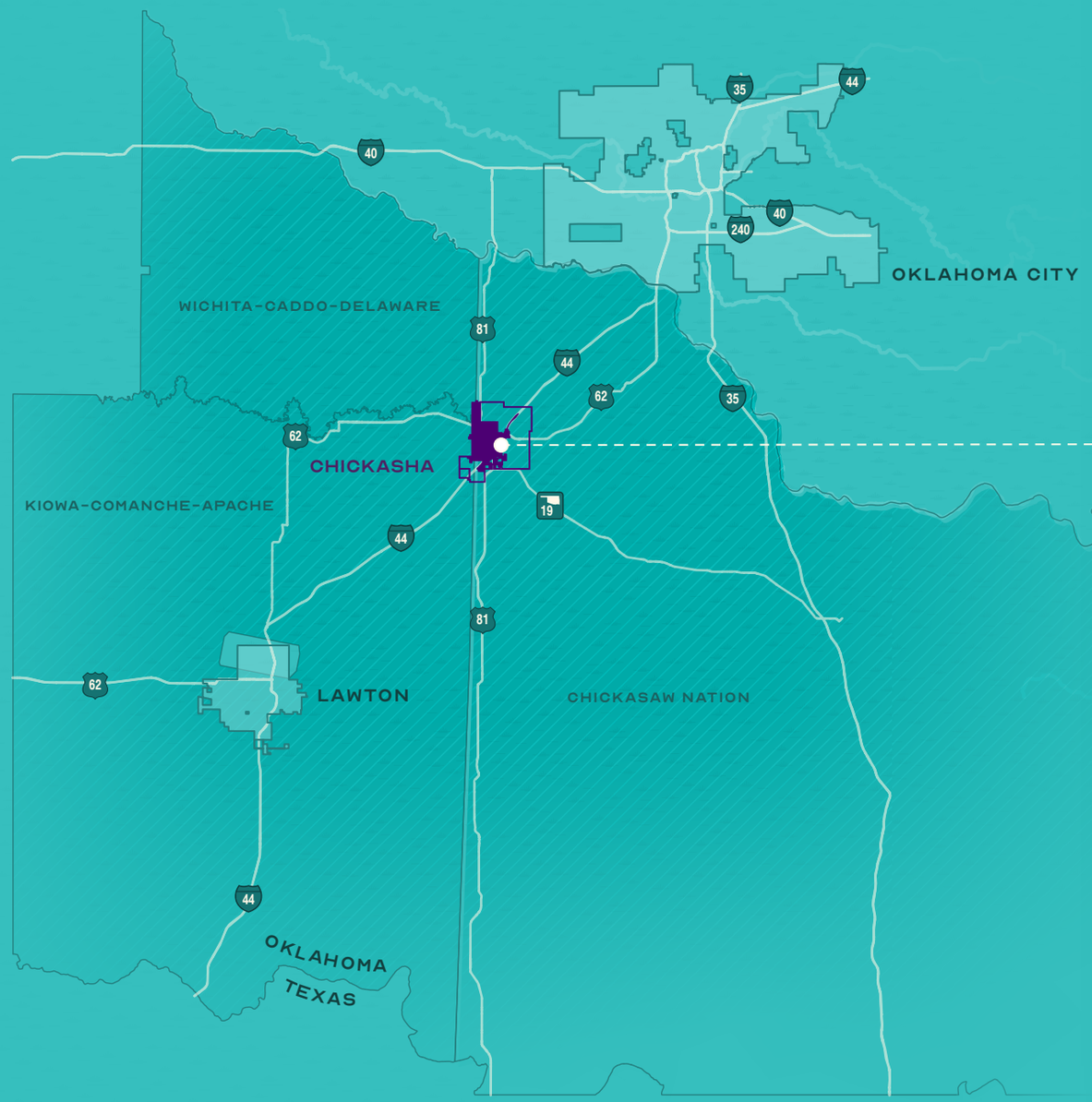
Onward Chickasha is meant to replace the 1973 Comprehensive Plan and provide guidance to City Staff, elected and appointed officials, businesses, civic organizations, and citizens on how to embrace opportunities, address challenges, and position Chickasha for future success.

Situated halfway between two major cities, Oklahoma City and Lawton, and holding the county seat for Grady County, Chickasha is recognized as the "Gateway to Southwest Oklahoma." Accessible via U.S. Highways 81 and 62 as well as four-lane Interstate 44, the City provides an affordable, family-friendly environment with local amenities, higher education opportunities, and historic downtown charm as well as regional connectivity. Despite being a hub for unique attractions and events like the Festival of Light, Rock Island Arts Festival, and the 50-foot Chickasha Leg Lamp, the community faces challenges common to mid-size Oklahoma municipalities, including a declining population, aging infrastructure, and concerns about water quality and supply.

To address these challenges effectively, "Onward Chickasha," the City's new Comprehensive Plan, establishes a framework for future development that aligns with community desires, manages growth responsibly, promotes resilience, and preserves the cherished small-town character.

Onward Chickasha outlines strategies for achieving community goals, emphasizing quality and diverse development that maximizes sales tax generation—the primary revenue source for the City—while advancing quality of life for all residents. The Plan also addresses infrastructure challenges, transportation issues, parks and recreation needs, aesthetic concerns, and the need to protect natural resources and improve water quality.

Onward Chickasha serves as the City's blueprint for long-term prosperity, guiding decision-makers for the next two decades around a common and community-made vision. It will shape the lives of current and future Chickasha residents and set the City on a positive trajectory for years to come if followed.


OKLAHOMA CITY
WICHITA-CADDO-DELAWARE
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LAWTON
CHICKASAW NATION
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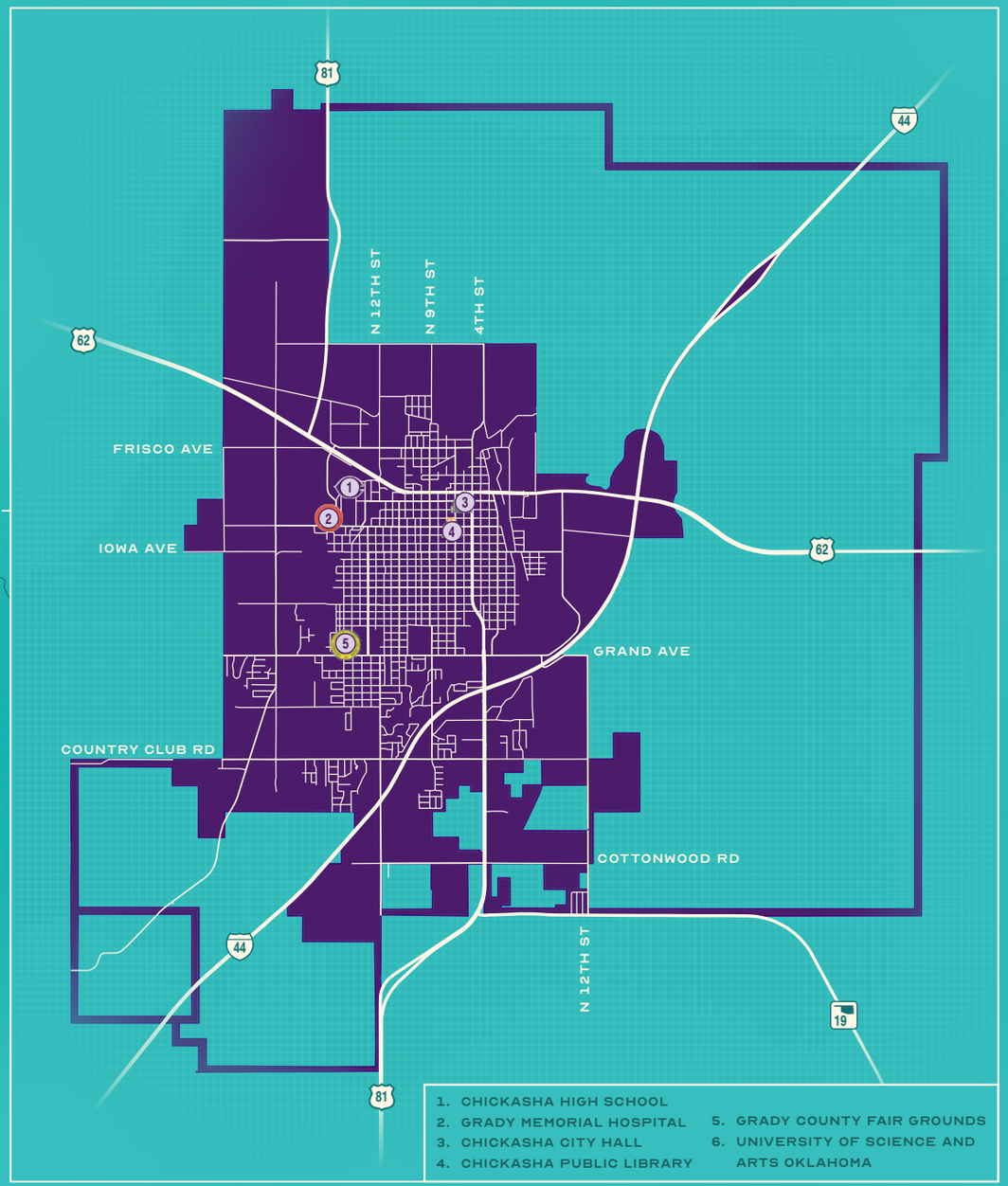
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IOWA AVE
GRAND AVE
COUNTRY CLUB RD
COTTONWOOD RD
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2. GRADY MEMORIAL HOSPITAL
3. CHICKASHA CITY HALL
4. CHICKASHA PUBLIC LIBRARY
5. GRADY COUNTY FAIR GROUNDS
6. UNIVERSITY OF SCIENCE AND ARTS OKLAHOMA

CHICKASHA: A BRIEF HISTORY

HISTORY

Chickasha's rich history has been shaped by the many people who have lived on this land long before the city's founding. The area is part of the ancestral homelands of several First Nations, including the Kiowa Tribe, Osage Nation, Quapaw Tribe, Comanche Nation, Wichita and Affiliated Tribes, and Kickapoo Tribe. During the 19th century, many tribes were relocated to what became Oklahoma Territory as part of westward expansion. The Treaty of Doaks Stand in 1820 designated the Choctaw Tribe as the legal owner of the land where Chickasha now stands. Over time, this territory became home to multiple tribes, who navigated changing conditions and relationships with each other.

In 1855, after decades of changes, the area that includes Chickasha became part of the Chickasaw Nation, where it remains under their legal jurisdiction today.

The Chickasaw Nation played a key role in Chickasha's early development. The original townsite was owned by Annie Speed, a member of the Chickasaw Tribe, and in April 1892, the Chickasaw Townsite Company established Chickasha as the Rock Island Railroad crossed the Washita River. The City was named in honor of the Chickasaw people, and many of its first residents were Chickasaw, often living in diverse households with white ranchers and traders. Chickasaw tribal members from surrounding areas frequently traveled through Chickasha, weaving the City into the region's broader cultural fabric.

Today, Native American heritage continues to be a valued part of Chickasha's identity, with over 10% of the City's population identifying as Native American. This enduring connection honors the past while shaping the community's future.

ROCK ISLAND TRAIN DEPOT

As Chickasha's oldest piece of monumental architecture, the Rock Island Train Depot is one of Chickasha's greatest historical assets and cultural landmarks, especially because of how vital the railroad was to the establishment and growth of early Chickasha. Completed in 1912, the Rock Island Depot anchors Downtown's east end, where the community has been hard at work revitalizing the area, including restoring the Depot, establishing the adjacent Train Depot Park where the Chickasha Leg Lamp is now located, adding public art, renovating other historic Downtown buildings, and hosting community events.

The Rock Island Depot closed its doors due to the decline in demand for passenger rail, but beginning in the 1980s, Chickasha residents came together to preserve history. Partnered with local historians and a local construction company, the Chickasha Antique Auto Club restored the Depot using proceeds from their swap meets, which now take place at the Depot. As of 2024, the Depot has been on the National Register of Historic Places for nearly 40 years and serves the community as a museum and event space, which has since been generously donated to the City of Chickasha (Grady County Historical; "Historic"; Jackson; Chickasha Antique; "Rock").

ADA LOIS SIPUEL FISHER (1924-1995)

Ada Lois Sipuel Fisher, a renowned lawyer, academic, and Civil Rights activist, was born and raised in Chickasha, Oklahoma, after her family fled the Tulsa Race Massacre in 1921. She graduated as valedictorian from Chickasha's Lincoln High School and later earned honors from Langston University. Sipuel Fisher also achieved a law degree, a graduate degree in history, and an honorary doctorate from the University of Oklahoma.

Ada Lois Sipuel Fisher holds a significant place in Civil Rights history. With the support of Thurgood Marshall, she won the Sipuel v. Board of Regents of the University of Oklahoma Supreme Court decision in 1948, which required Oklahoma to provide Black residents with equal access to law school. This landmark case set the stage for the 1950 McLaurin v. Oklahoma State Regents decision, which mandated the desegregation of state-funded colleges.

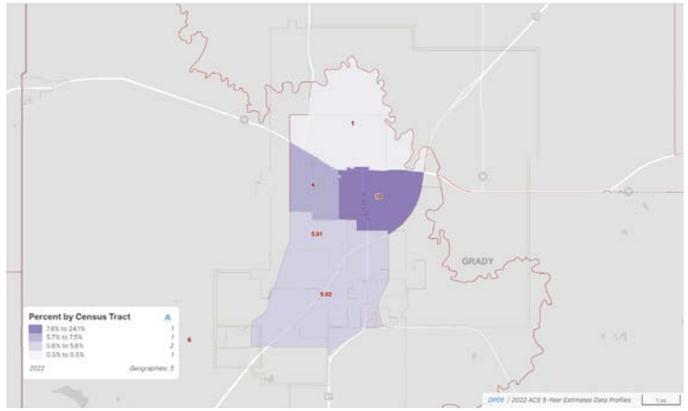
Today, the City of Chickasha honors her legacy through the naming of Ada Sipuel Avenue, while USAO celebrates her impact with the Dr. Ada Lois Sipuel Fisher Center for Social Justice and Racial Healing.

Historical records show that Chickasha was home to many African American residents even before the City's formal establishment. Many early settlers were Chickasaw and Choctaw freedmen, and by 1890, the area that would become Chickasha was mapped as a predominantly Black settlement. As more white settlers arrived, Black residents and businesses gradually moved to what is now the east-central part of the City. Employment opportunities for Black residents were often in lower-wage jobs, which was common in many communities at the time, and Chickasha's early agricultural growth relied on this workforce.

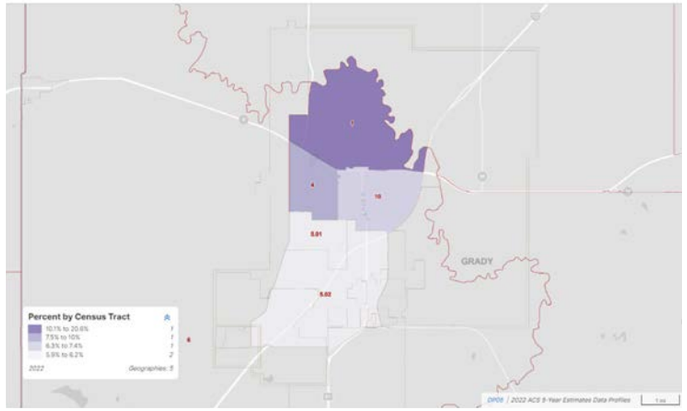
Despite these challenges, Chickasha stood out as a place where African Americans could find paid work and was considered safer than some neighboring towns like Tulsa, Norman, and Lexington. However, historic redlining influenced much of the City's social and economic landscape. Today, this history can still be seen in the current distribution of populations, with concentrations of Black residents in east-central Chickasha and Hispanic and Latine residents in the northern part of the City. These areas were historically situated near floodplains and industrial zones, which shaped early development and access to services.

The founding of Chickasha in 1892, when the rail line crossed the Washita River, marked a turning point for the community as it became a vital trade and transportation hub. Overcoming early obstacles like frequent flooding, the City grew quickly, with Chickasha Avenue transitioning from tent settlements to wood-frame structures, and eventually

Percentage of Black/African American (Alone or in Combination with One or More Other Races) Residents by Census Tract in Chickasha, OK, 2022 5-Year Estimate



Percentage of Hispanic or Latino Residents (of Any Race) by Census Tract in Chickasha, OK, 2022 5-Year Estimate



to brick buildings. By 1893, just a year after the rail line was completed, central Chickasha was officially incorporated, and the town began to flourish. The Washita River's resources supported a thriving agricultural economy, earning Chickasha the nicknames "Queen of Washita" and "Cotton Capital of the Southwest."

The railroad played a key role in Chickasha's rise as a regional center, attracting new residents and expanding amenities. By 1900, the City had 3,000 residents and a range of services, including electricity, telephone lines, schools, grocery stores, medical offices, and a growing commercial district. As more settlers arrived, the population swelled to over 10,000, and by 1921, Chickasha boasted parks, a library, paved streets, sidewalks, a baseball park, fairgrounds, and a streetcar system with over six miles of track.

While the City's early development was shaped by a complex blend of social and economic factors, Chickasha's history of resilience and growth continues to guide its path forward. Today, the City is focused on building an inclusive community for all residents, honoring the diverse contributions that have shaped its character, and looking ahead to a future of shared growth and prosperity.

MARY "TE ATA" THOMPSON FISHER (1895-1995)

Te Ata was an internationally acclaimed actor and storyteller who attended the University of Science and Arts of Oklahoma – then the Oklahoma College for Women, graduating in 1919. She went on to study at the Carnegie Institute and Columbia University, to perform on Broadway, at the White House, and for international royalty, to teach drama, and to be the subject of two films and three books. However, as a Chickasaw Nation Citizen, Te Ata is particularly known for her incredible storytelling and artistic performances of First American history and legends, which has been critical to Indigenous cultural preservation during a time of policies enforcing assimilation, displacement, and termination.

Te Ata was inducted into the Oklahoma Hall of Fame in 1957, to the Chickasaw Hall of Fame in 1990, and as the first ever Oklahoma Cultural Treasure in 1987. In Chickasha today, there is a bronze statue of Te Ata on the USAO campus as well as the Te Ata Scholarship for Native American students at USAO, funded by the proceeds of her documentary.

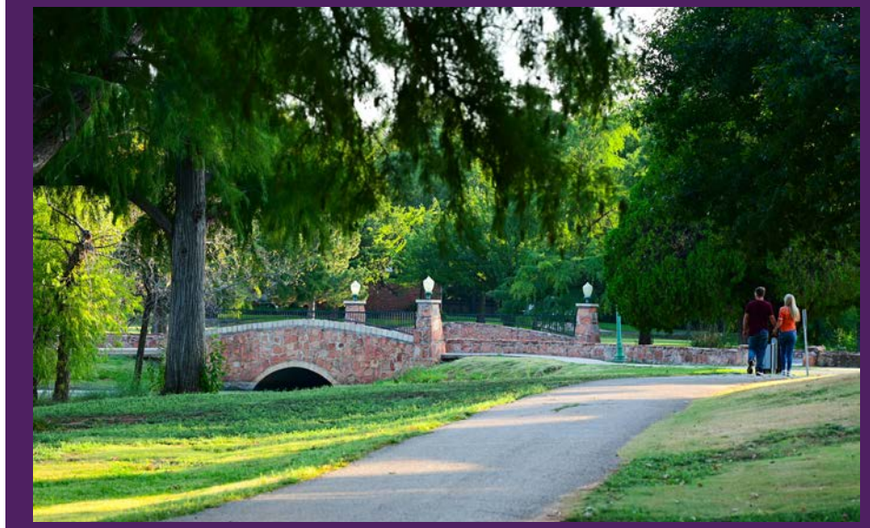
As Chickasha grew, it emerged as a center for women's education, home to one of the nation's seven women's colleges at the time. Established in 1908 by Oklahoma's first legislature, the Oklahoma Industrial Institute and College for Girls was founded on land donated by local rancher J.B. Sparks in memory of his daughter Nellie, a Chickasaw citizen. By 1916, it became the Oklahoma College for Women, and in 1965, it transitioned to a coeducational institution, renamed the Oklahoma College of Liberal Arts. Today, it thrives as the University of Science and Arts of Oklahoma (USAO).

Chickasha also played a significant role during World War II. The Wilson and Bonfils Flying School, which opened in 1941, trained over 8,000 cadets for the U.S. Army Air Force. Today, this historic site is part of the Chickasha Municipal Airport. Borden General Hospital, established in 1942 to support military operations, later became the home of Grady Memorial Hospital, Chickasha High School, and Borden Park. In 1944, a German prisoner of war camp was located at what is now the Grady County Fairgrounds, adding another layer to the City's rich history.

By 1950, Chickasha's population had grown to about 16,000 residents—a number it continues to maintain today. Although the population has remained steady, the City has been involved in several major transportation projects to enhance regional access and connectivity, including the construction of the H.E. Bailey Turnpike, the expansion of South 4th Street, and planned improvements to both the turnpike and U.S-81.

Today, Chickasha is best known for its annual holiday lights display, which brings joy and economic activity to the City. The tradition began in 1993, when a group of locals aimed to bring the community together with festive cheer. Their efforts led to the first Festival of Light, which has since become a nationally recognized event. Each year, volunteers transform the 43-acre Shannon Springs Park into a stunning light display during the holiday season.

Downtown Chickasha has also gained attention with its unique roadside attraction, the Chickasha Leg Lamp, inspired by the movie A Christmas Story. Beyond the holiday season, the City hosts popular events like the Rock Island Arts Festival and the Oklahoma Food Truck Championship. Chickasha is also home to USAO, known for its affordable education and strong athletics programs.



SHANNON SPRINGS PARK

Before the City of Chickasha was established, what is now Shannon Springs Park was a common water stop on the Chisholm Trail due to the artesian well, but by the early 1900s, the site was earmarked as a community park for the quickly growing Chickasha. During the 1930s, the park gained its distinct stone structures through the Work Relief Program to provide jobs to the public during the Great Depression. These structures – which include retaining walls, a stone bridge, a caretaker's house, an amphitheater, a bath house, and a storage building – are mostly made from native sandstone, creating a picturesque park that is both organic and historical.

In the last eighty years, the park has increased its inventory of amenities to include fishing, tennis, volleyball, disc golf, and outdoor cooking, so with 50 acres of space for play and relaxation, Shannon Springs Park is understandably the most popular park in Chickasha. For over thirty years, Shannon Springs Park has also been the home of the annual Festival of Light, a nationally acclaimed holiday lights show that attracts hundreds of thousands of visitors to the park every year.

PREVIOUS PLANS & STUDIES

With its population at an all-time high in 1950, the City of Chickasha faced the challenge of meeting new needs while maintaining existing infrastructure. In response, the City's first community plan—*Chickasha Oklahoma: A Plan for Development*—was prepared by the University of Oklahoma Institute for Quality Communities in 1955 as a preparatory step toward a Comprehensive Plan, though the latter was not developed. A decade later, the Industrial Development Trust of Chickasha hired a certified planner to draft *An Outline for City Planning for Chickasha, Oklahoma* in 1966, aimed at establishing planning as a city function.

Chickasha's first Comprehensive Plan—*Chickasha Oklahoma Community Plan*—was completed in 1973 by the Association of South Central Oklahoma Governments (ASCOG). Designed with a 20-year outlook, the plan included six major sections: Community Assessment, Community Facilities and Services, Land Use, Transportation, Community Goals and Policies, and Specific Recommendations. The community goals were based on a survey that gathered residents' opinions on 14 categories of community features, prioritizing those most frequently rated as "poor." However, details about the survey's distribution and the number of responses are unclear, suggesting limited community engagement.

Following the 1973 plan, a series of strategic plans and studies were developed, including the *1972 Origin and Destination Study, 1975 Report on Infiltration/Inflow Survey, 1978 Master Drainage Plan, 1978 Master Plan – Water Distribution System, 1980 Flood Insurance Study*, and more. Additionally, in 1979, the City of Chickasha hired General Design, Inc. to prepare the *Chickasha, Oklahoma Downtown Master Plan Program Manual*, which focused on revitalizing Downtown with recommendations for wayfinding, hidden parking, landscaping, and funding opportunities.

In 1995, the City prepared a second Comprehensive Plan with input from City Staff, the Planning Commission, and the City Council. Similar to the 1973 plan, it included an existing conditions analysis, policy plan, community development plan, and more. However, this plan does not appear to have been formally adopted by the City Council or fully implemented. In 1997, City Staff completed a capital improvement plan to better prioritize city funds.

Since the 1995 Comprehensive Plan, the City of Chickasha has focused on hiring consultants to develop strategic plans. These include the *City of Chickasha Downtown Master Plan* by FSB Architects + Engineers, the *Chickasha Park System Master Plan* prepared by la terra studio in 2013, the *Chickasha Lake Park Improvement Recommendations* by the Chickasha Parks and Recreation Department in 2016, and the *Downtown Chickasha Placemaking Strategy* prepared by the OU Institute for Quality Communities in 2019.

Centennial/Kids Place Park

Location: Texas Ave. & 7th St.
Classification: Neighborhood Park
Size: 6.5 acres

Current Amenities
- New Walking Path Around Entire Park
- Off Street Parking
- ADA Restrooms
- Picnic Tables
- Benches (3 concrete, 4 wooden, 1 steel)
- Shelter

Strengths
- Current Master Plan approved by the city in process of being implemented and will contain several amenities, including a large shade pavilion.
- Central location in town
- Large size

Weaknesses
- Existing playground closed
- Current vandalism problem

DOWNTOWN CHICKASHA PLACEMAKING STRATEGY

In March 2018, the Chickasha Economic Development Council (CEDC) won matching funds from the Oklahoma Municipal League for a Downtown strategic plan developed by the University of Oklahoma Institute for Quality Communities (OU IQC). Over the following year, the OU IQC and environmental design students completed community engagement events, site tours, asset inventories, and design renderings to identify challenges and potential solutions to improving mobility, economic development, and placemaking in Downtown Chickasha. To accomplish this, the Downtown Chickasha Placemaking Strategy outlines six items that the City, the CEDC, and other stakeholders should prioritize:

- Revitalization at multiple scales and using diverse tools
- Increasing activities during the evenings and weekends
- Activating public spaces and sidewalks
- Improving multi-modal transportation access
- Leveraging nearby high activity areas
- Encouraging redevelopment of underutilized buildings and sites

HISTORICAL STRENGTHS AND STRUGGLES

Historical strengths are assets that hold great value for a community because they are well-established, yet they need ongoing maintenance and support to continue thriving. On the other hand, historical struggles are challenges that are likely to persist unless proactive steps are taken to address them. Drawing from Chickasha's past community plans and historical records, the Project Team has identified key community assets and challenges that have shaped the city over time.

Understanding these enduring strengths and struggles not only sheds light on Chickasha's current strengths and areas for improvement but also helps to identify disinvested neighborhoods, highlight groups that may need extra support during planning, set project priorities, and learn valuable lessons from the past.

COMMUNITY STRENGTHS IN CHICKASHA INCLUDE:

> >

REGIONAL LOCATION & ACCESS

At the crossroads of Interstate-44 and multiple highways, Chickasha is only a 45-minute drive to Lawton, Norman, and Oklahoma City. This provides residents with greater choices and opportunities for education, jobs, recreation, and shopping, and it expands the City's customer base to include surrounding rural towns. Moreover, the Chickasha Municipal Airport, Union Pacific and Stillwater rail lines, combined with direct and nearby access to highways and interstates makes Chickasha an ideal location for product distribution.

COMMUNITY EVENTS

Currently, Chickasha is primarily recognized for its yearly holiday lights and decoration exhibition – the nationally acclaimed Christmas lights showcase the Festival of Light and the Chickasha Leg Lamp roadside attraction, modeled after the film A Christmas Story. Chickasha is also known for regional community events, like the Rock Island Arts Festival and Oklahoma Food Truck Championship, Wings & Wheels Air & Car Show, and USAO athletic events.

POSTSECONDARY EDUCATIONAL INSTITUTIONS

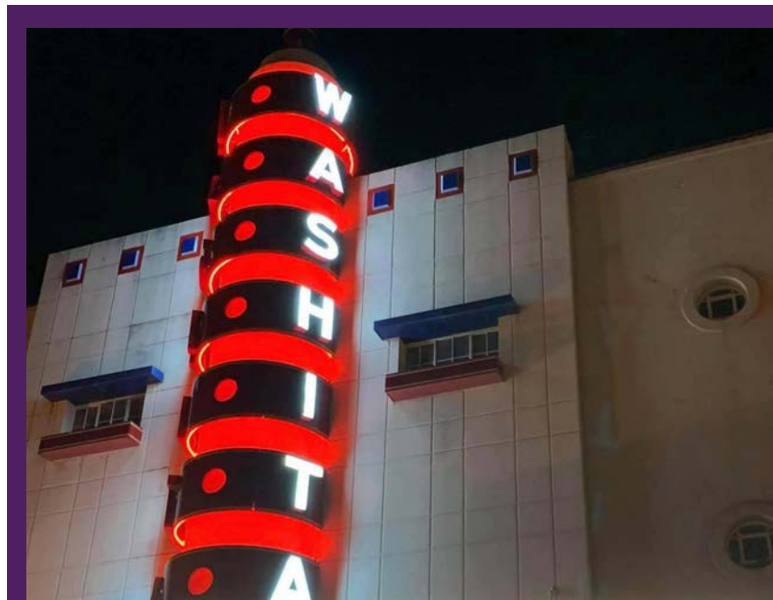
Chickasha has not one but two post-secondary education institutions – the University of Science and Arts of Oklahoma and the Canadian Valley Technology Center. Each of these schools provide Chickasha area residents with diverse and local opportunities for lifelong learning and upward mobility while also providing industries with a trained and educated workforce.

TRIBAL AFFILIATION

The City of Chickasha has a deep Native American heritage that is not just a story of the past—it remains vibrant and dynamic today. Over 10% of Chickasha's population identifies as American Indian, and the City is situated within the Chickasaw Nation. The City and the Chickasaw Nation have a longstanding relationship, and there is potential for even greater collaboration to enhance the quality of life for Chickasha's Native American residents and the broader community.

HISTORIC PRESERVATION

Chickasha has a large stock of historic homes and structures that can serve as an asset to community tourism, sustainability, affordability, and identity if properly cared for. Downtown Chickasha, in particular, has many historic buildings that provide valuable perspective into the community's past and provide an opportunity for a more sustainable and vibrant future. Besides drawing in tourists, historically preserved buildings that are reused as shops, housing, offices, and other modern uses, showcase the community's unique character, reduces construction waste and consumption, increases diverse housing stock, and capitalizes off of the higher quality materials of the past.



DOWNTOWN REVITALIZATION & THE CHICKASHA COMMUNITY

Like many Oklahoman towns, Chickasha's downtown has experienced a long-term decline, largely due to the transition to automobile-dominated design, which negates the defining characteristics and appeal of historic downtowns. However, Chickasha is unique in that the City has been working on restoring Downtown since at least the 1970s, as illustrated by the 1979 Chickasha, Oklahoma Downtown Master Plan Program Manual. Implementation of Downtown improvements has been slow due to lack of resources, but the City has consistently kept this goal in their agenda for the last 45 years, and community members have shown support for increased revitalization efforts throughout the Onward Chickasha engagement process, especially as more recent Downtown plans have been written.

COMMUNITY STRUGGLES IN CHICKASHA INCLUDE:

FLOODING

Although the Chickasaw Tribe Townsite Company initially aimed to establish Chickasha's townsite outside the floodplain, the railroad's preference for a location closer to the river prevailed due to its influence. As a result, Chickasha has faced flooding challenges since its founding. Over time, development has expanded beyond the original floodplain, and the increase in impervious surfaces has led to stormwater traveling farther and faster, extending the areas affected by flooding.

INFRASTRUCTURE UPGRADES AND MAINTENANCE

As Chickasha has grown, low-density development on the city's outskirts has required more infrastructure, maintenance, and resources. This has stretched the City's ability to maintain high-quality infrastructure and services across its expanding area.

PROPERTY MAINTENANCE

Older buildings and disinvested neighborhoods in Chickasha require structural rehabilitation and infrastructure upgrades. Effective code enforcement, paired with connecting property owners and tenants to resources for cleaning, repairs, and maintenance, can ensure that improvements do not place an undue burden on low-income residents.

QUALITY, AFFORDABLE, AND DIVERSE HOUSING

The shortage of quality and diverse housing options, especially rental and low-income housing, has made it difficult for low- and middle-income households, such as young adults, disabled residents, and elderly people, to find affordable homes in Chickasha—even those who have lived here all their lives.

Chickasha is also facing a decline in middle-income housing, as many new homes are built to be expensive but often lack the quality to match the price. This trend further limits affordable options for residents.

In disinvested neighborhoods, many homes are in particular need of repair and access to services from the City to improve the quality of life for residents who have historically received fewer municipal resources.

LEGACY OF RESIDENTIAL DIVISION

Historical records and current census data indicate that many residents of color in Chickasha continue to live in areas that were historically designated for them, which now face economic challenges. These areas often have lower median household incomes and higher rates of poverty. As a result, residents in these neighborhoods experience generational poverty, disinvestment, and limited access to support services.

Moving forward, City planning and decision-making will need to prioritize holistic support, cultural sensitivity, and additional outreach and trust-building efforts in these areas to ensure equitable access to resources and opportunities.

CHICKASHA COMMUNITY SNAPSHOT

TOTAL POPULATION

15,655

TOTAL HOUSING UNITS

7,480

TOTAL HOUSEHOLDS

6,098

MEDIAN HOUSEHOLD INCOME

$50,073

EDUCATIONAL ATTAINMENT

of residents 25+ years of age have a bachelors degree or higher

UNEMPLOYMENT RATE

of residents 16+ years of age are unemployed

WITHOUT HEALTHCARE

of residents are living without healthcare

HISPANIC OR LATINE ORIGIN

of residents are of Hispanic or Latine origin

To discern Chickasha's possibilities for growth, it is important to examine the City's current conditions, which serve as a foundation for the future. The Community Snapshot provides a critical understanding of the current conditions within the City of Chickasha and serves as groundwork in the development of the Comprehensive Plan. It is one of the first steps in the comprehensive planning process and establishes a reference point from which decisions that represent the community's interest can be made. It also enables all people involved in the planning process to have a clear understanding of the City and its characteristics by providing a context of facts and documentation of the physical and socioeconomic characteristics unique to Chickasha. There are three primary sections within this chapter accompanied by data that are analyzed to help formulate Comprehensive Plan policies and recommendations:

1. **Demographic Trends**
2. **Household Characteristics**
3. **Economic Trends**

The goal of this chapter is to provide an up-to-date snapshot of the opportunities and potential challenges to the development of Chickasha so that the Comprehensive Plan Update can more effectively address them.

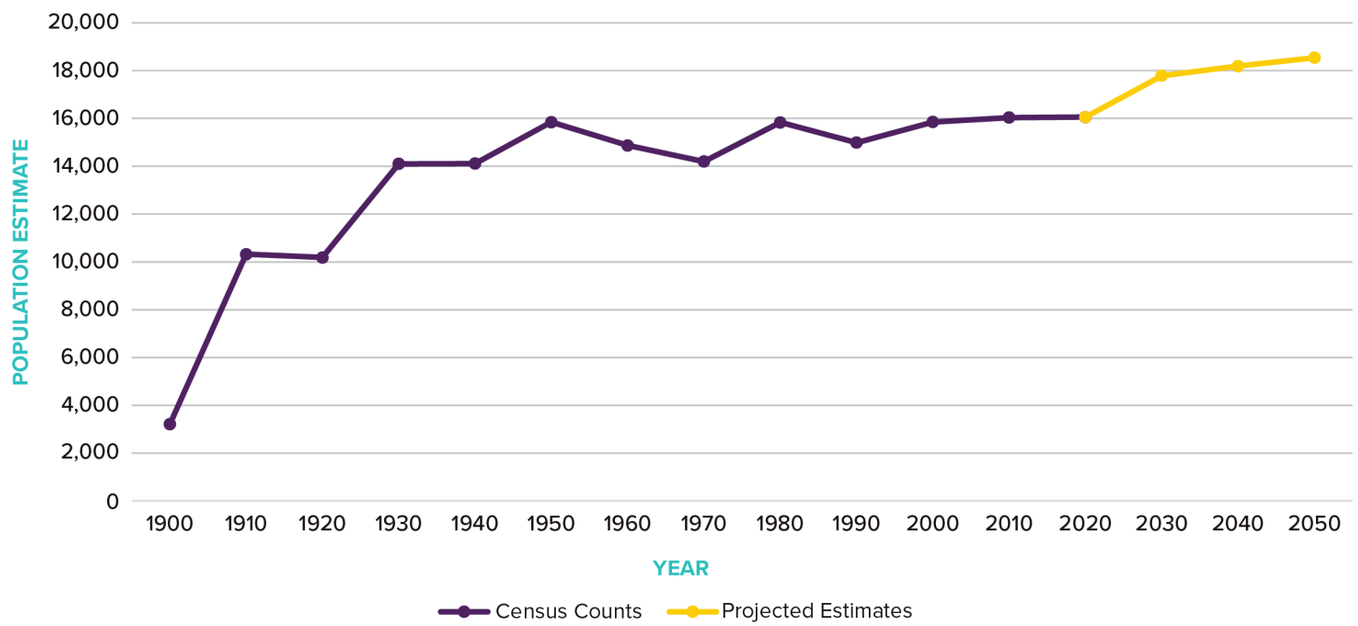
CURRENT DEMOGRAPHIC PROFILE

People are the most important component of any community, so analyzing the current demographic trends of a community is key to understanding its unique needs for housing, infrastructure, employment opportunities, and services. The following section is intended to provide insight into the existing characteristics of the residents of Chickasha. Data discussed in this summary is mostly drawn from the 2021 5-year estimate dataset from the U.S. Census Bureau's American Community Survey with supplemental data from Business Analyst and historical census data.

POPULATION

As illustrated in Figure 1.1, Chickasha has maintained a consistent population size that has hovered around 14,000 to 16,000 since 1930, so Chickasha's population will likely continue to remain steady or grow slowly as more people move to local urban centers for better opportunities and services. Because of Chickasha's location on multiple transportation routes and because of its position as the county seat and urban connector between the Oklahoma City Metropolitan Area and southwest Oklahoma, it is unlikely that Chickasha will experience significant population loss unless an unprecedented shock or decline in quality of life occurs. Granted, some of the population will move from Chickasha to larger cities, like Lawton, Norman, and Oklahoma City, but Chickasha will, in turn, capture people from towns smaller than Chickasha as long as the City invests in quality of life. It is forecasted that the population of Chickasha will steadily increase to about 18,500 within the next thirty years.

FIGURE 1.1 CHICKASHA POPULATION ESTIMATES AND FORECASTS (1900-2050)



AGE

As shown in Figure 1.2, the 2021 median age in Chickasha was 37.7 years, which is slightly younger than the national median age of 38.4 years. Chickasha has a lower median age because the City's largest age group is the Youth segment (0-19 years old); the Youth age group makes up over a quarter of Chickasha's population. This is likely because the University of Science and Arts of Oklahoma (USAO) draws in many young adults, but the census data also indicates a high proportion of children living in Chickasha. Just behind the Youth age group, the Middle Adulthood age group (35-54 years old) makes up 25% of Chickasha's population, followed by the Young Adult age segment (20-34 years old) at 20% of the population, Senior (65+ years old) at 17%, and Older Adulthood (56-64 years old) at 12%.

Though the Youth and Middle Adulthood age groups make up larger proportions of the current population, Chickasha's older population segments are growing much faster than the younger age groups. Since 2010, the median age in Chickasha has increased from 34.8 to 37.7 years. Correspondingly, the Older Adulthood age group has increased by 25.5% and the Senior age group by 20.4%; meanwhile, the younger age groups have all shrunk. These trends are illustrated below in Figure 1.3.

Knowing current and future age proportions are important to planning city services and infrastructure because different age groups have different needs. In Chickasha, this means that the increasing number of elderly residents will need fixed income- and disability-accessible housing, transportation, medical care, social spaces, and programming, so long-term residents can continue to thrive and to age in place in Chickasha. Likewise, the high proportion of young people paired with the decrease in younger age groups indicates a need for more spaces and services that will motivate younger populations to stay in Chickasha; such as quality, well-paying employment, recreational opportunities, well-funded schools, community programming, and safe public spaces for children.

FIGURE 1.2 AGE DISTRIBUTION (2021)

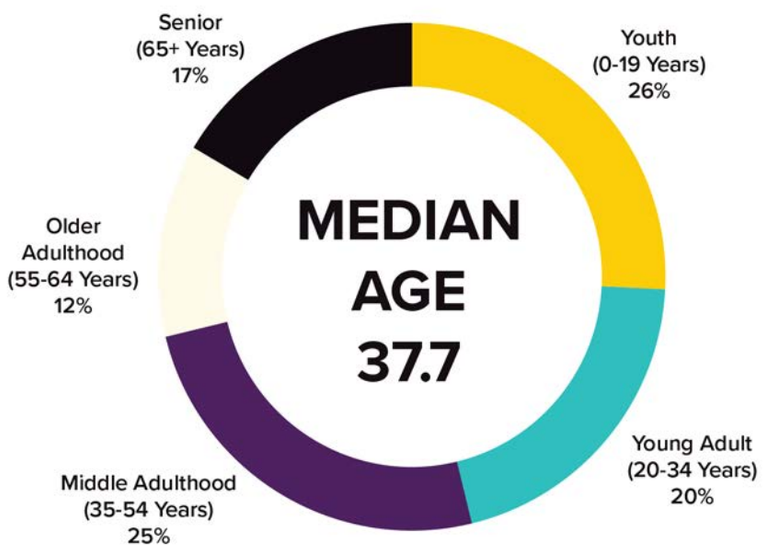
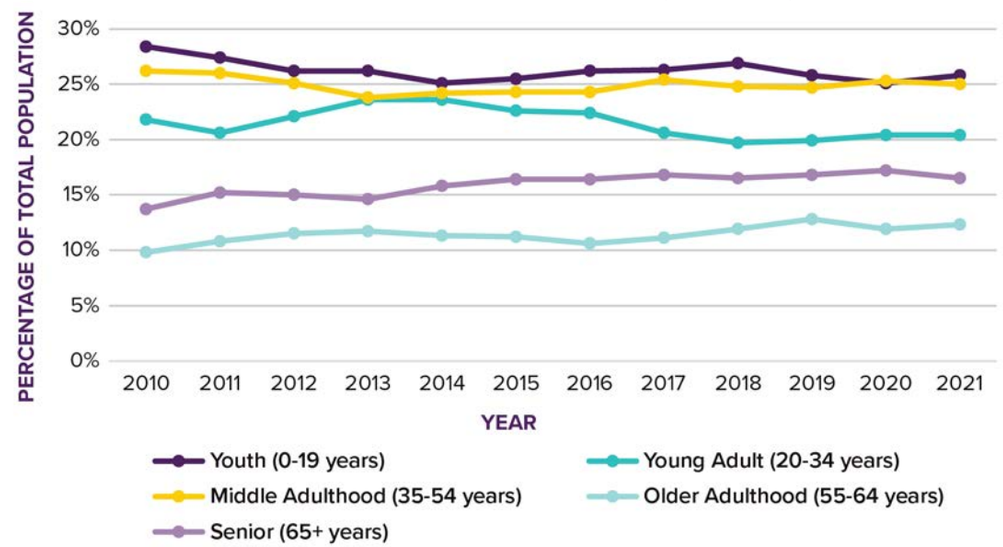


FIGURE 1.3 AGE DISTRIBUTION CHANGES (2010-2021)



RACE AND ETHNICITY

Though Chickasha is less racially and ethnically diverse than both the State of Oklahoma and the United States, Chickasha is slowly becoming more diverse. Specifically, the First American population in Chickasha has skyrocketed by 49.3% in the last decade and now makes up over 1/10 of Chickasha's population; likewise, the number of people who identify outside the main racial census categories as Some Other Race has more than doubled since 2010. In a similar vein, the Hispanic and Latine population has grown from 5.9% in 2010 to 8.9% of the City in 2021, which likely contributed to the increase of people in the Some Other Race Category. The Black, Asian, and white communities, however, have experienced very little change within the past decade, and the white population still maintains a large majority, as shown in Table 1.1.

The Diversity Index is one method of measuring the racial and ethnic diversity of a place: It indicates the probability that two randomly selected individuals will belong to different racial or ethnic groups. For example, a Diversity Index score of 25 would indicate that you would have a 25% chance of selecting two members of the community who have differing races or ethnicities. Chickasha's score is 54.5%; for comparison, the state and the nation's Diversity Index scores are 59.5% and 61.1%, respectively.

TABLE 1.1 RACE & ETHNICITY COMPOSITION (2021)

RACE	ESTIMATE (%)
White	**86.66%**
Black	**8.9%**
American Indian & Alaska Native	**10.3%**
Asian	**1.3%**
Native Hawaiian & Other Pacific Islander	**0.1%**
Some Other Race	**4.2%**
ETHNICITY	**ESTIMATE (%)**
Hispanic or Latine (of any race)	**8.9%**
Not Hispanic or Latine	**91.1%**
DIVERSITY INDEX	**ESTIMATE (%)**
Probability that two random selected people will be from different racial or ethnic groups	**54.5%**

INCOME AND COST OF LIVING

Although Chickasha currently has lower incomes and higher rates of poverty, the city's local economy is improving at a faster rate than both Oklahoma and the U.S. as a whole.

As seen in Table 1.2, much of Chickasha's population is living under significant economic pressures. For one, the median household income (MHI) of $50,753 is lower than the state and national MHI, as shown in Figure 1.4. Although this is partly compensated for by a lower Cost of Living Index score of 86.1, Chickasha would need to have a score of 73.5 to proportionally match the national cost of living and MHI ("Cost"). In other words, as of 2021, the cost to live in Chickasha was 13.9% lower than the national average cost of living, but with Chickasha's MHI, cost of living in Chickasha needed to be 26.5% lower than the national average cost of living. Additionally, Chickasha has a high rate of poverty with 17% of the total population living below the poverty line and 22% of all minors living below the poverty line as of 2021. Income distribution is also unequal: The Gini Coefficient for Chickasha is 0.49, meaning that the poorer half of the population only receives about 17% of the community's income amount. Though this is only slightly worse than Oklahoma (0.46) and the U.S. (0.48), all three indicate income inequality. As of 2021, the highest percentage of households in Chickasha fell into the income category of $25,000-$49,000 (25.2%), quickly followed by the $$0-$24,999 income category at 24.3%; this essentially makes up the poorer half of the community receiving only 17% of all community income.

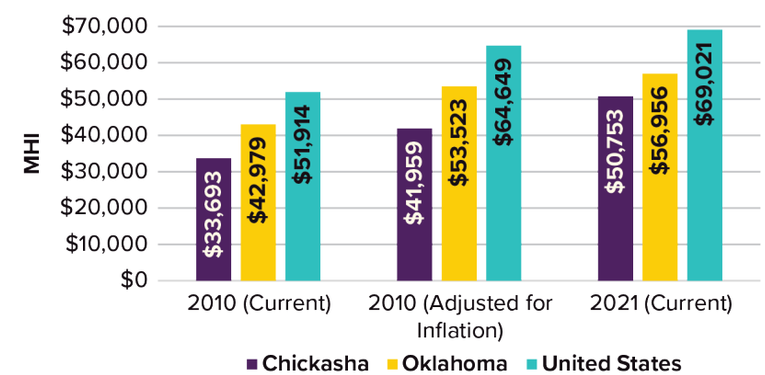
Although these statistics can be daunting, recognizing that poverty is a prevalent issue in Chickasha is the first step to mitigating it and managing its effects. Living at or near poverty is not just restrictive to a household's buying power, it cuts off access to wealth-building, upward mobility, education, safe housing, nutritional food, and healthcare. Exposure to poor living conditions that come with poverty also cause lifetime health issues that often go untreated. Even if these issues directly affect only a portion of the population, they ultimately impact the entire community through increased crime, poor public health, environmental hazards, economic instability, social hostility, and overall lower community resiliency.

Despite these issues, however, data shows clear improvement in Chickasha. Even after accounting for inflation, median household incomes in Chickasha increased by 21% to $50,753 between 2010-2021 while both the state and national MHIs only increased by about 6%. Likewise, poverty for all people and minors in Chickasha have decreased by 21.3% and 22.8%, respectively, since 2010 showing some recovery from the Great Recession. In short, although Chickasha is experiencing issues of poverty, it is getting better, and with continued investment in quality of life and support services for those living at or near poverty, Chickasha can improve quality of life for everyone in the community.

TABLE 1.2 MEDIAN HOUSEHOLD INCOME AND BUYING POWER (2010-2021)

YEAR	CHICKASHA	OKLAHOMA	UNITED STATES
2010 (Current)	**$33,693.00**	**$42,979.00**	**$51,914.00**
2010 (Adujusted for Inflation)	**$41,958.51**	**$53,522.54**	**$64,649.46**
2021 (Current)	**$50,753.00**	**$56,956.00**	**$69,021.00**
Real Rate of Change	**21.0%**	**6.4%**	**6.8%**

FIGURE 1.4 MEDIAN HOUSEHOLD INCOME (2010-2021)



HOUSEHOLD AND FAMILIES

In 2021, Chickasha had a total of 6,098 occupied housing units, with an average household size of 2.47 persons. The average owner-occupied household size was 2.43, and the average renter-occupied household size was 2.51. Approximately 62% of households in Chickasha are families with an average family size of 3.14; additionally, 28% of households are families with children under the age of 18. Chickasha's household and family sizes are similar to the national and state averages.

The majority of housing units in Chickasha are owner-occupied (54.4%), while the remaining are renter-occupied (45.60%). This renter occupation rate is higher than both the national and state average; however, higher renting rates are common in communities with postsecondary education institutions, such as USAO, because students typically need to rent rather than own. Notably, because Chickasha has higher rates of poverty, as discussed in "Income and Cost of Living," a large proportion of those renter-occupied units still consist of non-student households who cannot afford to buy. Table 1.3 below displays the data for households and families living in Chickasha in 2021.

TABLE 1.3 HOUSEHOLD TYPES (2021)

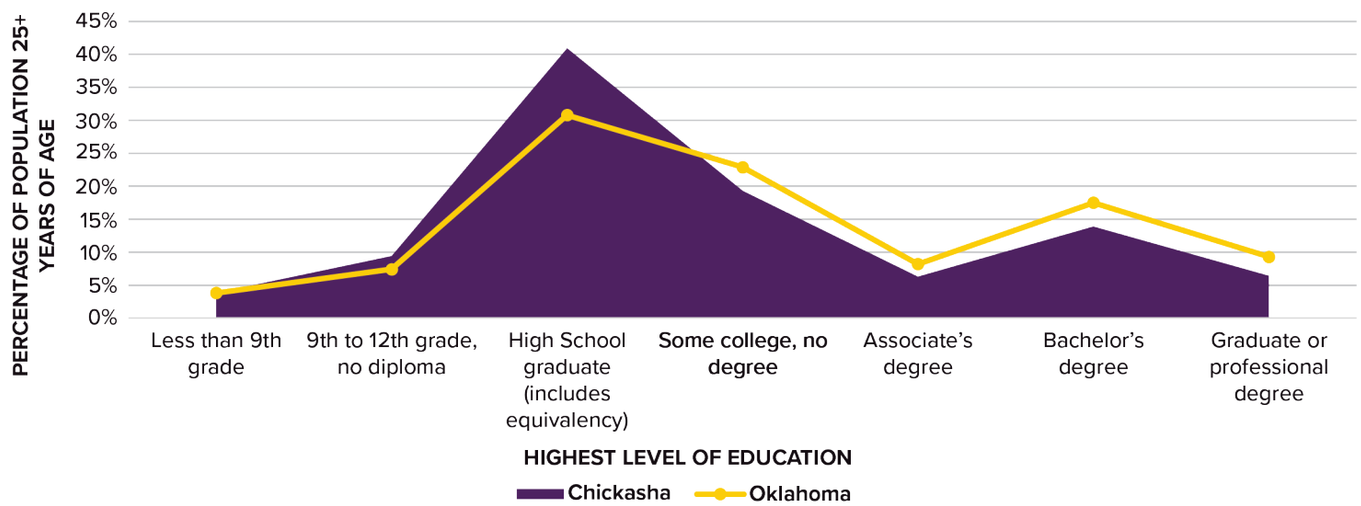
	ESTIMATE
Total Housing Units	**7,480**
Occupied Housing Units	**6,098 (82%)**
Owner-Occupied Units	**54.4%**
Renter-Occupied Units	**45.6%**
Total Families	**3,781**
Households with Kids Under the Age of 18	**1,717 (28%)**
Average Household Size	**2.47**
Average Owner-Occupied Household Size	**2.43**
Average Renter-Occupied Household Size	**2.51**
Average Family Size	**3.14**

EDUCATIONAL ATTAINMENT

Despite the presence of USAO and the Canadian Valley Technology Center, Chickasha's population has lower levels of educational attainment than Oklahoma's. In 2021, approximately 20% of Chickasha's residents aged 25 years and over had obtained a bachelor's degree or higher, compared to 27% of the State of Oklahoma. Approximately 87% of Chickasha's residents 25 years and over had obtained a high school diploma, an equivalent, or higher, compared to the State of Oklahoma's 89%. As shown in Figure 1.5 below, Chickasha instead has a higher percentage of people who stopped pursuing education after high school or some college (but no degree). With both a technical college and local university, Chickasha should have higher levels of educational attainment since both types of higher education are geographically accessible. But the low levels of educational attainment indicate that there must be considerable barriers to higher education for Chickasha residents, possibly inability to pay, lack of transportation, childcare needs, or lack of support in navigating the application and financial aid process.

Higher levels of educational attainment opens up many more opportunities for both individuals and for the City itself. Naturally, having a degree or certificate from a college or trade school often comes with higher incomes, but it also facilitates personal and professional growth, wealth-building, access to benefits, upward mobility, and civic participation. Communities with higher levels of educational attainment are also more likely to attract investors and companies that bring in quality, well-paying jobs.

FIGURE 1.5 EDUCATIONAL ATTAINMENT (2021)



HOUSING CHARACTERISTICS

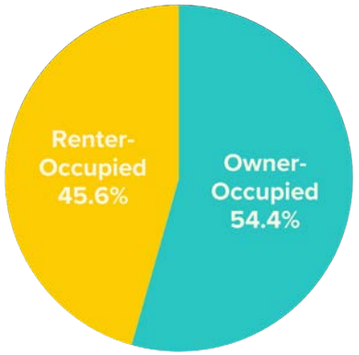
The purpose of this section is to evaluate recent trends in housing inventory to better anticipate the future housing needs of the community. Data discussed in this summary is mostly drawn from the 2021 5-year estimate dataset from the U.S. Census Bureau's American Community Survey with supplemental data from Business Analyst and historical census data.

TABLE 1.4 HOUSING TYPES

UNIT TYPE	ESTIMATE (%)
Total Housing Units	**7,480**
Single Family Detached Units	**76.3%**
Townhouse/Single Family Attached	**1.6%**
Duplex	**2.1%**
Triplex/Quad	**3.6%**
Multi-Family 5 to 9 Units	**4.2%**
10 to 19 Units	**2.3%**
20+ Units	**6.4%**
Manufactured Housing	**3.7%**
Boat, RV, Van, etc.	**0.0%**
Vacancy Rate	**18.5%**

CURRENT HOUSING STOCK

In 2021, Chickasha had a total of 6,098 occupied housing units: 3,319 (54.4%) were owner-occupied and 2,779 (45.6%) were renter-occupied, as shown in Table 1.4. Out of a total of 7,480 housing units, the vacancy rate was 18.5%. Though vacancy rates naturally tend to be higher in rural areas, 18.5% is still high compared to the state and national vacancy rates of 13.6% and 11.2%, respectively. This could indicate either lack of demand for living in Chickasha, a lack of quality and affordable housing in Chickasha, or a combination of both.

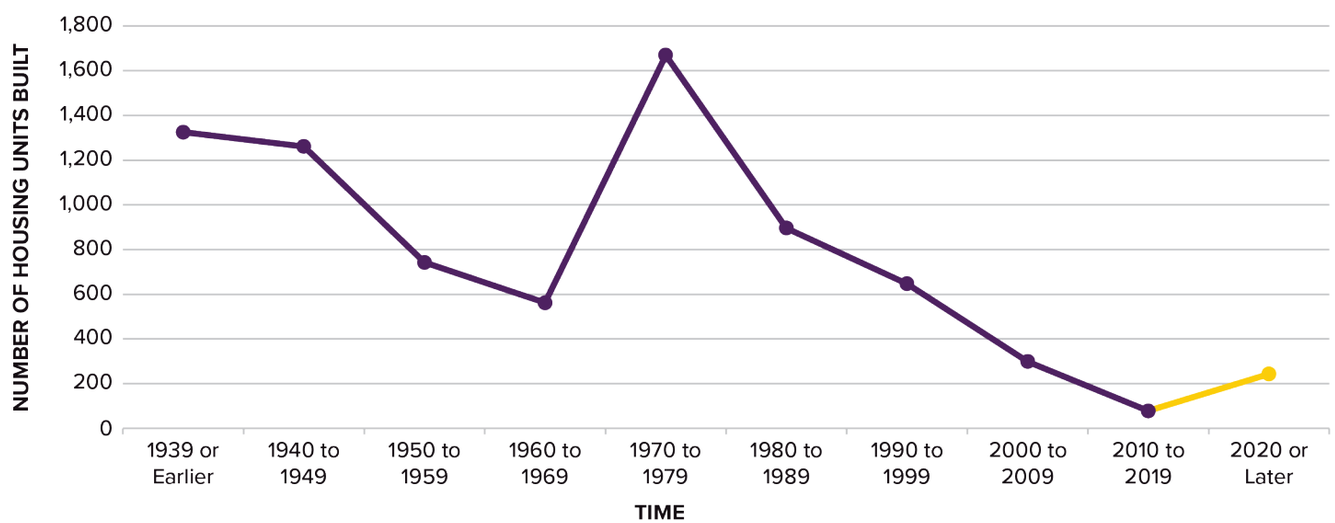


Chickasha primarily has a low-density development pattern, meaning that community design focuses on the construction of individual houses or buildings and larger lot sizes. In 2021, 76.3% of housing units were single-family, detached residences, and about 18.6% of housing stock consisted of multi-family units. While low-density development is common in Oklahoma, when a community reaches a certain size, low-density development tends to create urban sprawl, which can be detrimental to a community as it creates social disconnection, public health threats, and environmental safety

hazards; impedes multimodal transportation; stifles customer flow for small businesses, which often rely on pedestrian foot traffic and trip chaining within a walkable area; requires costly infrastructure additions and updates; and is counterproductive to human-scaled designs necessary for higher quality of life.

As illustrated in Figure 1.6, nearly 75% of Chickasha's housing stock was constructed prior to 1980, with the most active construction periods occurring pre-1950, when 34.6 % of Chickasha's housing stock was built, and between 1970 and 1979, when 22.3% was built. This indicates that most of Chickasha's housing stock is 40+ years old. Age of housing stock is important because it gives a clearer idea of the need for historic preservation and for property repairs. Older housing stock is a valuable asset for a community because older homes often display the City's unique history, can be more affordable to a wide range of socioeconomic classes, can be of higher quality than new construction, and are sometimes eligible for historic preservation tax credits or grants. However, an older housing stock also means that there is greater need for intentional maintenance and repairs, which can be a burden on property-owners and tenants. Though older homes do tend to have higher quality materials and construction compared to newer homes, older homes almost always require updates in energy efficiency and safety, such as weatherization, removal of toxic materials, appliance and wiring replacement, and structure reinforcement. While there was a noticeable decline in home construction between 1980 and 2019, housing construction has recently been trending upwards, indicating a demand for new housing stock.

FIGURE 1.6 HISTORICAL HOUSING CONSTRUCTION TRENDS



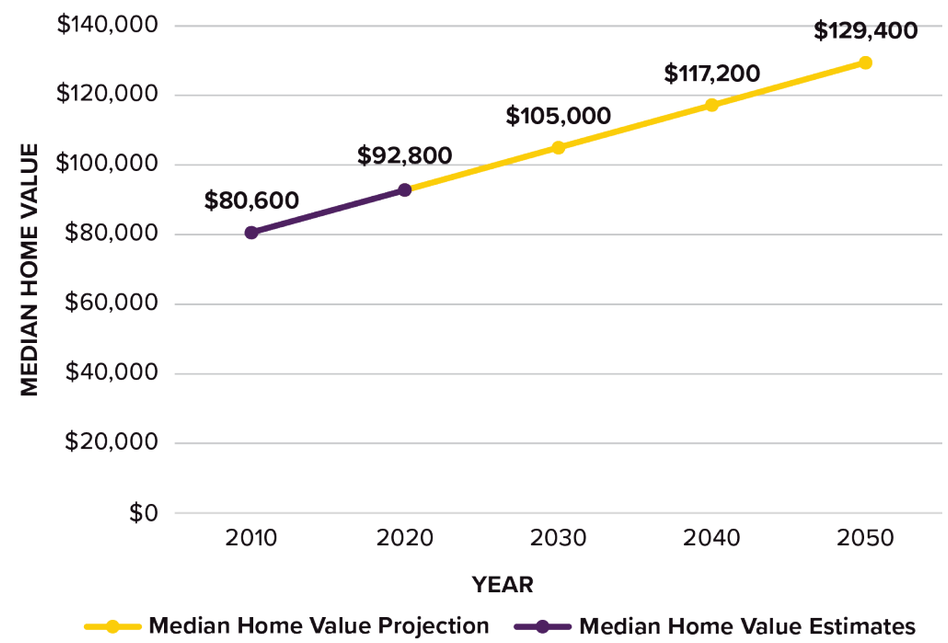
HOMEOWNERSHIP MARKET

In 2021, the median home value (MHV) in Chickasha was $92,000, about 40% less than the State of Oklahoma's MHV of $150,800. Likewise, the median monthly housing costs for Chickasha residents with a mortgage was $1,029 and $338 for those without a mortgage, which are both 78% of the State of Oklahoma's median monthly housing costs for homeowners.

This suggests that Chickasha may be more affordable to individuals and families who are pursuing homeownership, and because wealth is typically captured through homeownership, this also indicates that wealth-building may be more accessible to young and low-income households in Chickasha compared to other cities in Oklahoma. Lower home values are great for keeping homeownership accessible, property costs low, and tenancy stable; however, this also means people selling in Chickasha will not necessarily make a huge profit. It is forecasted that Chickasha MHV will continue to rise by about 10% each decade over the next 30 years, as shown in Figure 1.7. Notably, this is a very basic forecast since booms and busts that occur within the housing market are not able to accurately be accounted for, so Figure 1.7 only gives a general idea of Chickasha's long-term MHV trends.

Chickasha's MHV is 39% lower than Oklahoma's MHV and 62% lower than the United States' MHV. Leading to more affordable housing than the state and nation.

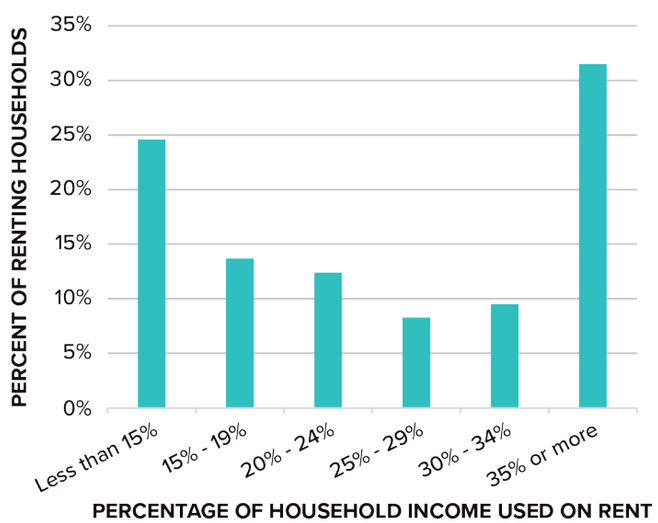
FIGURE 1.7 MEDIAN HOME VALUE FORECASTING USING LINEAR PROJECTION (2010-2050)



RENTAL HOUSING MARKET

In 2021, the median gross rent for rental housing was $767 per month, which includes contract rent plus the estimated cost of utilities (electricity, gas, and water/sewer) and fuels (oil, kerosene, wood, etc.). This is roughly 12% less than the State of Oklahoma's median gross rent of $862 per month. Although this is less than the State's median gross rent, this suggests that renting in Chickasha is not only less financially beneficial but also less accessible than homeownership. The median gross rent in Chickasha is only 12% less than the State's while the median monthly homeownership costs were 22% less than the State's, so renting in Chickasha means that tenants are proportionally paying more than homeowners while also not being able to build wealth through their home.

FIGURE 1.8 RENT AFFORDABILITY



AFFORDABILITY OF RENT & HOME PRICES

A household is considered to be cost-burdened when it spends more than 30% of its income on housing related costs and is severely cost-burdened when it spends more than 50% on housing costs. In 2021, an individual in Chickasha earning the MHI of $50,753 would be able to afford the median home value of $92,000 and would not be cost-burdened; likewise, a resident making the MHI of $50,753 would be able to afford the median monthly homeownership costs of $1,029 without being officially cost-burdened. Similarly, an individual earning the MHI in Chickasha would also be able to afford the median gross rent estimate of $767 without being cost-burdened. However, these indicators do not completely account for all housing costs or potential economic and debt factors such as credit score, credit card bills, student loans, insurance, and transportation expenses. Therefore, the data may show 13.5% of homeowners and 41% of renters in Chickasha are cost-burdened, but the actual numbers could be somewhat higher.

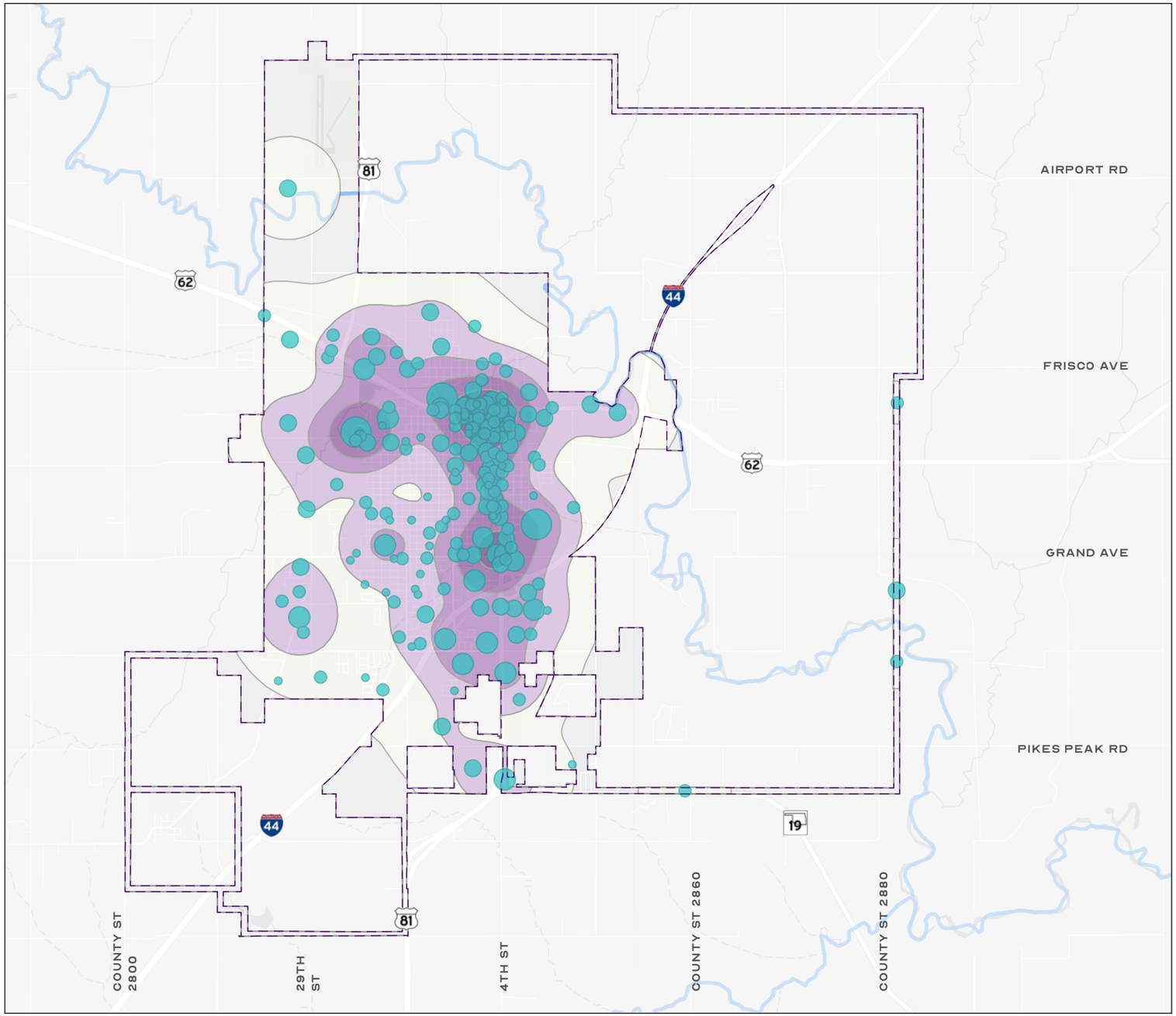
Housing is generally the average person's greatest monthly expense, so excessive housing costs create significant hardships for residents who earn incomes near or lower than the MHI, forcing them to make trade-offs to lower their housing costs. These trade-offs can include housing quality, neighborhood quality, and location and can all impose other extraneous costs on the household, such as longer commutes, health issues from unsanitary housing, exposure to disaster-prone areas, and increased risk of victimization.

ECONOMIC TRENDS

This section provides information on the current state of Chickasha's economy and the City's potential to support economic development and resiliency. Data discussed in this summary is drawn from the 2021 5-year estimate dataset from the U.S. Census Bureau's American Community Survey with supplemental data from Business Analyst, On the Map, and other historical census data.

TOTAL EMPLOYMENT

Employment rates in Chickasha have fluctuated over the past 10 years, with an overall drop in jobs of approximately 8%, from 8,843 jobs to 8,117 jobs. There were two large declines from 2009 to 2011 (699 fewer jobs) and from 2012 to 2017 (709 fewer jobs). However, in the most recent years 2017-2019 has shown steady job growth (481 new jobs). As illustrated in Figure 1.8, the majority of the City's jobs are located near Downtown, near the intersection of 4th Street and Grand Ave, and around Chickasha High School, USAO, and Grady Memorial Hospital.



EMPLOYMENT DENSITY

JOBS COUNT

- 1 - 2 JOBS
- 2 - 17 JOBS
- 17 - 84 JOBS
- 84 - 264 JOBS
- 264 - 645 JOBS

JOBS DENSITY

- 5 - 121 JOBS/SQ. MILE
- 122 - 472 JOBS/SQ. MILE
- 473 - 1,057 JOBS/SQ. MILE
- 1,058 - 1,875 JOBS/SQ. MILE
- 1,876 - 2,928 JOBS/SQ. MILE

CHICKASHA CITY LIMITS

TABLE 1.5 TOP TEN MAJOR EMPLOYERS (2021)

BUSINESS / ORGANIZATION	# ESTIMATED EMPLOYEES
Grady Memorial Hospital	350-400
Chickasha Public Schools	300-400
University of Science and Arts of Oklahoma (USAO)	250-300
Walmart	250-300
Cimarron Trailers, Inc.	100-150
Hermetic Switch, Inc. (HSI)	100-150
Midwest Cooling Towers, Inc.	100-150
Southern Plains Medical Center, Inc,	100-150
Chickasha Opportunity Center (OK Dept. of Rehabilitation Services	75-125
Continental Resources, Inc.	75-125

According to the Chickasha Chamber of Commerce, as of 2021, the largest employer in Chickasha was Grady Memorial Hospital, accounting for approximately 350-400 employees; other major employers in Chickasha include medical and educational institutions, retail and manufacturing, energy and technology, and public administration. The top ten major employers are listed in Table 1.5.

In addition to these larger employers, there are many small businesses and proprietors located in the City that support similar employment and income as the major employers. Although small businesses typically employ fewer people, small businesses are just as important to the local economy as big companies and national chains: Economic development studies show that locally owned and small businesses tend to maintain close ties to the community, tend to expand with consideration of impact on the community, tend to stay in the community for as long as possible, tend to practice philanthropy within the community, and tend to recirculate revenue within the local economy rather than sending profits elsewhere. In short, supporting local business retention and expansion through a small business-friendly environment is important to sustaining the City's economic health and resiliency, particularly post-pandemic.

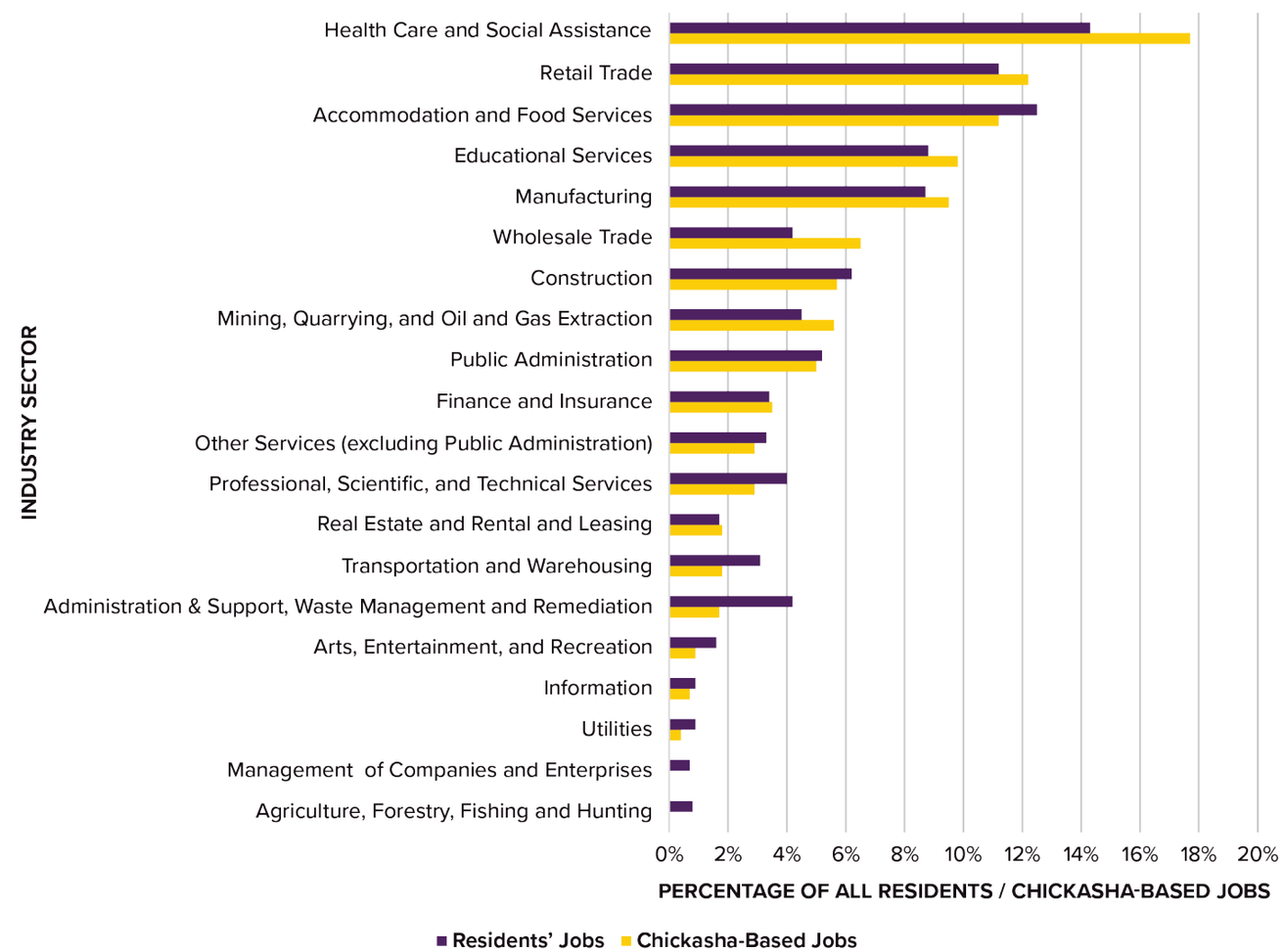
It is critical to note, however, that a community can be too business-friendly, which consists of allowing and/or incentivizing economic growth that brings more long-term negative impacts than immediate benefits to the overall community. Prioritizing economic growth over economic development results in mostly low-quality and low-paying jobs, pollution and environmental hazards, increased wear and tear on existing infrastructure, demand for additional infrastructure, and other community health and well-being issues. Many Oklahoman communities follow this line of practice because city government relies on sales tax to function, so small communities tend to take any and all kinds of businesses for more jobs and more sales tax, which can negatively affect local economy and quality of life in the long run.

MAJOR INDUSTRIES BY EMPLOYEES

As is discussed in the later section "Commuting Patterns," only a fraction of people both live and work in Chickasha. There are large portions of people who live in Chickasha and commute to jobs outside of Chickasha – these, plus those who live and work in Chickasha, are called Chickasha Resident Jobs – and an even greater number who live outside city limits and commute in to work in Chickasha – these, plus those who work and live in Chickasha, are called Chickasha-Based Jobs.

Major industries by total number of employees for both Chickasha-Based and Chickasha Resident Jobs are shown in Figure 1.9. Generally, the industry sectors represented by jobs located in Chickasha and the jobs held by Chickasha residents align with each other, with all sectors representing a difference no larger than 3.4% between Chickasha-Based Jobs and Chickasha Resident Jobs. Notably, 'Health Care and Social Assistance', 'Educational Services', 'Finance and Insurance', 'Retail Trade', 'Wholesale Trade', 'Manufacturing', and 'Mining, Quarrying, and Oil and Gas Extraction' were all sectors that produced more jobs than were held by Chickasha residents, while still employing many Chickasha residents. This pattern illustrates how Chickasha is able to leverage its location along major transportation routes to expand its trade and labor shed beyond city limits, which ultimately recirculates money beyond Chickasha throughout the local economy of Grady County.

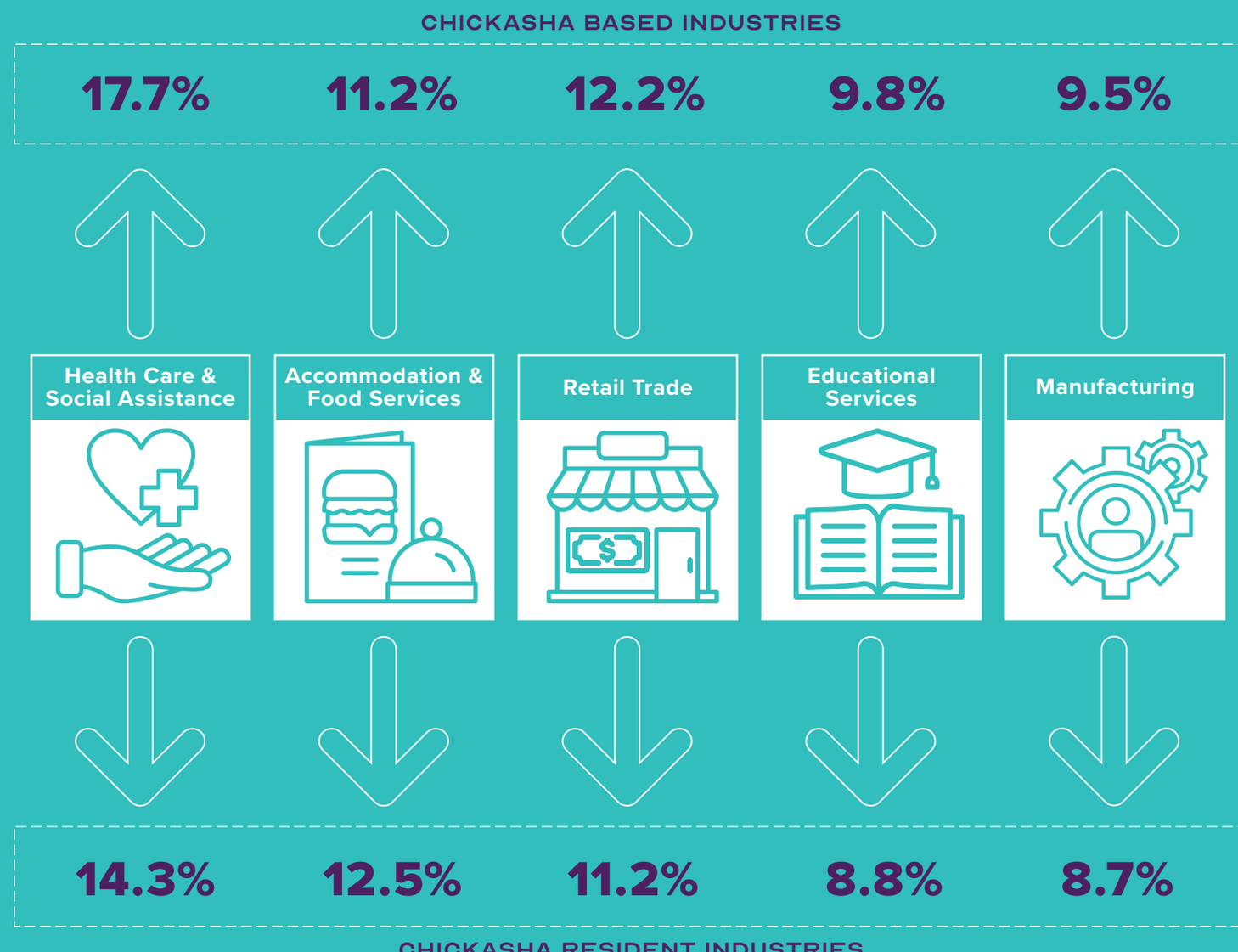
FIGURE 1.9 CHICKASHA JOBS VS. CHICKASHA RESIDENT JOBS (2019)



INDUSTRY IN CHICKASHA

The five largest industries in Chickasha are Health Care and Social Assistance (17.7%), Retail Trade (12.2%), Accommodation and Food Services (11.2%), Educational Services (9.8%), and Manufacturing (9.5%). Altogether, these industries represent 60.4% of all Chickasha-Based Jobs. This largely aligns with the data shown in Table 1.5 for largest employers in Chickasha, but the high proportion of jobs in Retail Trade and Accommodation and Food Services are likely augmented by jobs with many small and locally owned businesses.

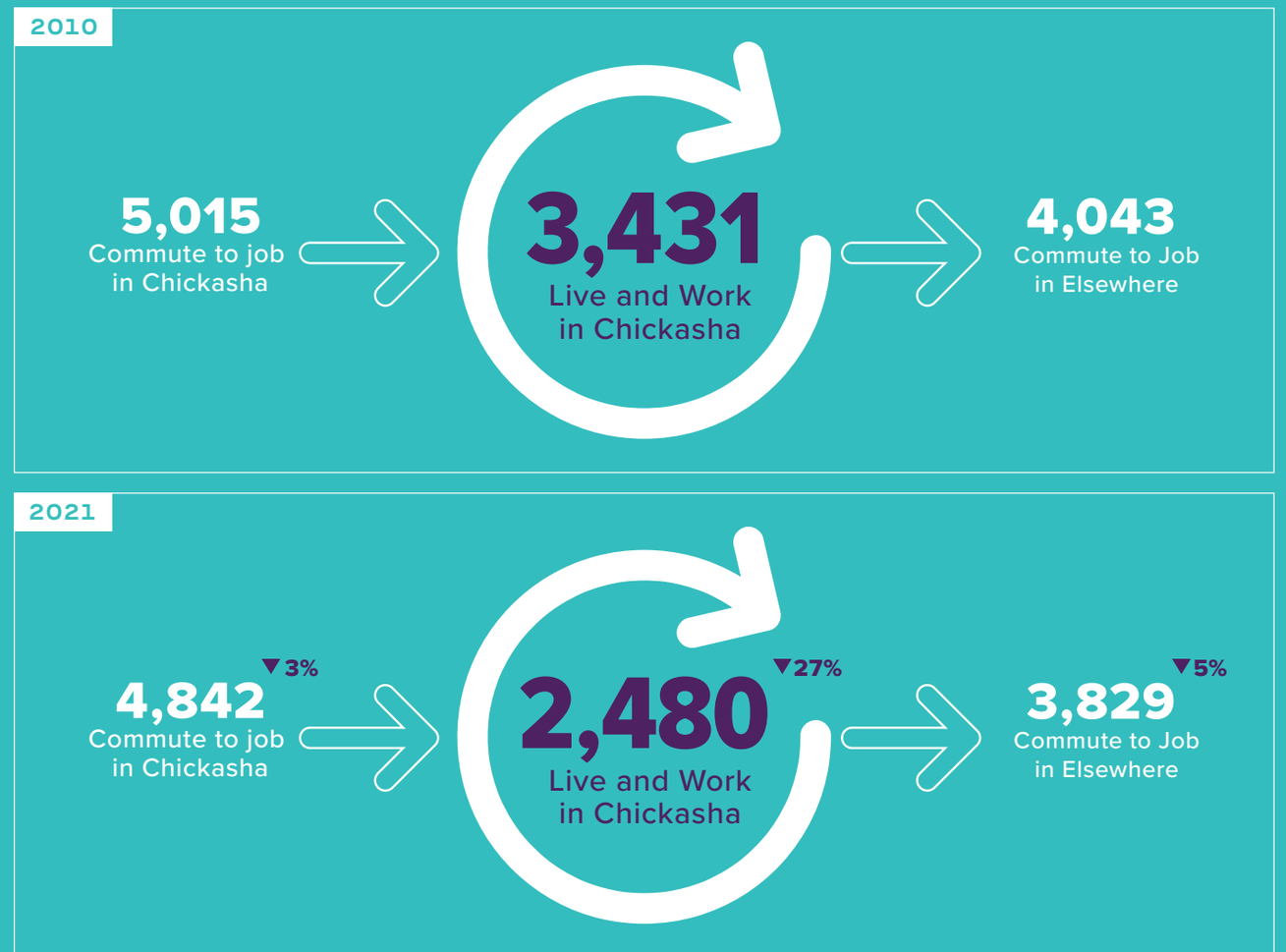
As stated above, there is little variation between the distribution of Chickasha-Based and Chickasha Resident Jobs, so the largest industry for Chickasha Resident Jobs is also Health Care and Social Assistance (14.3%), followed by Accommodation and Food Services (12.5%), Retail Trade (11.2%), Educational Services (8.8%), and Manufacturing (8.7%). This data indicates that Chickasha's largest industries mostly consist of Chickasha-Based Jobs. There is a higher number of Chickasha residents working in the Accommodation and Food Services sector who commute outside city limits for employment; however, the other four major industry sectors for Chickasha residents are represented by jobs that are located mainly within Chickasha. In short, this means that those four sectors – Health Care and Social Assistance, Retail Trade, Educational Services, and Manufacturing – are drawing people who reside in other communities to work in Chickasha.



COMMUTING PATTERNS

Chickasha's location along I-44 places its trade area within reach of both the Oklahoma City Metropolitan Area as well as the Lawton Metropolitan Area. This allows commuters to flow easily between Chickasha and both metro areas, encouraging people to commute to and from Chickasha for employment. As illustrated in Figure 1.10, Chickasha maintains a healthy balance of people living and working in Chickasha, people living in Chickasha and working elsewhere, and people living elsewhere and working in Chickasha. Since 2009 Chickasha has seen an increase in people commuting into the city, from 4,045 to 5,303 people (31%) and a decrease in both those who commute out of the city for employment 7,155 to 4,179 people (-42%) and those who live and work in Chickasha 4,789 to 2,814 people (-41%). Although this indicates that people are choosing to live outside city limits while continuing to work in Chickasha, this is not necessarily a bad trend; there is money lost and gained from people commuting. If the City wanted to work towards reversing or stabilizing this decrease in workers residing in Chickasha, the solution would be to invest in quality-of-life contributors – human-scale public spaces, recreation and amenities, well-maintained infrastructure, neighborhood safety – as well as incentivizing affordable, quality housing for both homeowners and renters.

FIGURE 1.10 CHICKASHA WORKER INFLOW/OUTFLOW (2019)



COMPREHENSIVE PLANNING 101

WHAT IS A COMPREHENSIVE PLAN?

A Comprehensive Plan is a roadmap for future development that helps City Officials make decisions about land use, policies, and projects. It outlines the community's goals, assesses current conditions and trends, and paints a picture of the desired physical, social, and economic future of the community. The Plan also includes action steps to ensure that future growth aligns with the community's established.

WHY DO WE PLAN?

A well-planned community promotes harmony between land use, transportation systems, public services, and the overall community vision. By planning effectively, Chickasha can ensure that development occurs where, when, and how the community wants it to.

HOW WILL THE COMPREHENSIVE PLAN BE USED?

The Comprehensive Plan will primarily be a tool to help the City Council, Planning and Zoning Commission, and City Staff make informed decisions. It provides recommendations based on public input and planning best practices, guiding public and private investment, zoning changes, and new policies. The Plan's vision and strategy framework will direct not only the City's efforts but also those of stakeholders involved in shaping Chickasha's future. It will help coordinate city ordinances, investments, and community efforts to ensure a clear path to achieving the community's goals. Additionally, the Plan will be used to secure grants and funding and to promote the community's unique strengths and assets.

GOALS, OBJECTIVES, & STRATEGIES

The most frequently used part of the Comprehensive Plan will be the strategy framework, which includes community-driven goals, objectives, and strategies to achieve them. However, the Plan won't implement itself: City Staff, City Officials, and community members must collaborate for many years to bring the community's vision to life. To keep the Plan on track through changes in leadership or economic challenges, the strategies focus on aligning zoning standards and capital investments with the plan's recommendations. This approach ensures fairness, consistency, and commitment to the community's vision.

HOW OFTEN SHOULD THE COMPREHENSIVE PLAN BE UPDATED?

The Comprehensive Plan guides growth and development through 2050. It should be reviewed quarterly to track progress and ensure collaboration among all parties responsible for implementation. As a living document, it should be updated every 5 to 7 years to stay aligned with community changes. As Chickasha evolves, the plan must evolve too, and a new Comprehensive Plan should be developed near 2050.

THE PLANNING PROCESS

Onward Chickasha is the product of an eighteen-month process that involved five primary phases, which are described in detail below.

PHASE 1 IGNITE

The major objectives of Phase 1 were to:

- Discuss with stakeholders their initial thoughts regarding opportunities and challenges, project goals, and expectations.
- Summarize existing conditions and key trends that will affect Chickasha in the future.
- Engage residents about their perception of the current Chickasha community and what should be improved through a Community Survey.

PHASE 2 INSPIRE

The major objectives of Phase 2 were to:

- Educate residents and the general public about the project and the comprehensive planning process.
- Review, discuss, and collect input on the initial Community Vision and Key Element Goals that were developed.
- Revise Community Vision and Key Element Goals based on public feedback.

PHASE 3 INNOVATE

The major objectives of Phase 3 were to:

- Engage residents about what kind of future they envision for Chickasha in terms of development and character through a Visual Preference Survey.
- Utilizing public feedback as well as the final Vision Statement and Key Element Goals, three versions of a future land use map (FLUM) were created to describe the physical development and future planning of Chickasha. During the creation of the FLUM alternatives, the Project Team considered possible land use patterns that could emerge over time given different policy directions, which were later refined using the expertise of City Staff.
- Work with the community to refine potential development scenarios into a framework that merges land use, related infrastructure, and fiscal implications into a Preferred FLUM.

PHASE 4 INTEGRATE

The major objectives of Phase 4 were to:

- Prepare Draft Comprehensive Plan document based on feedback obtained during the first three phases.
- Develop the Policy Framework necessary to carry out the Vision Statement and Key Element Goals, address gaps in services, and undertake projects that will service as catalysts for the City in the future.

PHASE 5 IMPLEMENT

The major objectives of Phase 5 were to:

- Develop an Implementation Plan to fulfill the Vision, Goals, and Policy Framework, making the Comprehensive Plan an instrument to guide the municipality and its residents to a positive future.
- After public review, present the final Plan to Planning Commission and City Council for final adoption.

COMMUNITY ENGAGEMENT

Community engagement is essential to the success of any community plan, and the best comprehensive plans always have a robust engagement process that involves the general public, diverse stakeholders, and community officials in decision-making. Engaging these groups early on provides a more accurate perspective of existing conditions, generates more effective solutions, builds consensus, and promotes the community buy-in necessary to support the implementation of the plan. In Chickasha, a thorough engagement effort was especially important due to longstanding distrust in the local government and the community's desire for greater transparency and involvement in decision-making. To address this, the Project Team worked to maximize engagement, accessibility, and inclusivity by organizing a wide range of activities designed to reach people from different backgrounds and circumstances.

COMPREHENSIVE PLAN ADVISORY COMMITTEE

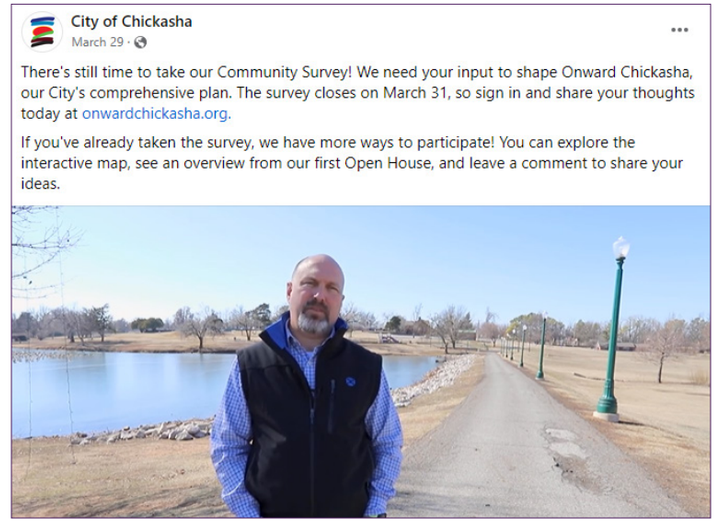
One of the first steps in the Onward Chickasha planning process was forming a Comprehensive Plan Advisory Committee. This committee serves as focus groups and project champions. City staff carefully selected individuals to represent the diverse interests and backgrounds of Chickasha today. The Advisory Committee met nine times throughout the process to plan and coordinate engagement efforts, promote public participation opportunities, review Plan materials, and provide input on key elements of the Plan, including the Community Values and Vision, Future Land Use Map, Policy Framework, and Implementation Plan.

BRANDING

Creating a focused branding strategy for the Comprehensive Plan strengthened efforts to communicate the community's future vision while also celebrating Chickasha's unique history, character, and features. In collaboration with City Staff, the Project Team developed a custom brand identity that served as the consistent visual representation throughout both the engagement process and the final Plan. This branding not only built trust by ensuring consistency and professionalism but also made it easier to promote the Plan and highlight engagement opportunities.

LOCAL MEDIA ADVERTISING

Local advertising through news segments, billboards, and radios can play a crucial role in raising awareness and collecting community feedback, particularly for people who lack access to or struggle to use computers. The City of Chickasha and the Project Team collaborated with local media outlets to promote Onward Chickasha via a large interstate billboard, The Chickasha Express Star local newspaper, and the local 105.5 Kool radio station. By leveraging these local advertising channels, the Project Team and City Staff utilized a multi-faceted approach that increased project exposure and accessibility through diverse mediums.



SOCIAL MEDIA

Social media outlets, such as Facebook, Twitter, and Instagram, are effective means of engaging with and communicating to the public in an accessible and familiar way. The Project Team collaborated with the City of Chickasha to coordinate announcements, reminders, and activities regarding Onward Chickasha on the City of Chickasha social media accounts. This allowed the Project Team to tap into the City's existing communication network and to provide another outlet for open and transparent dialogue.

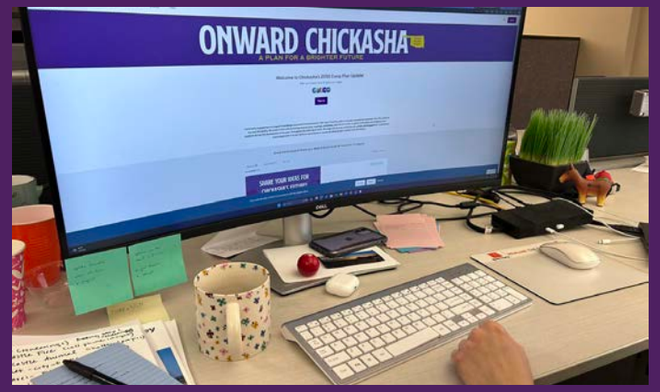
COMMUNITY MEETINGS

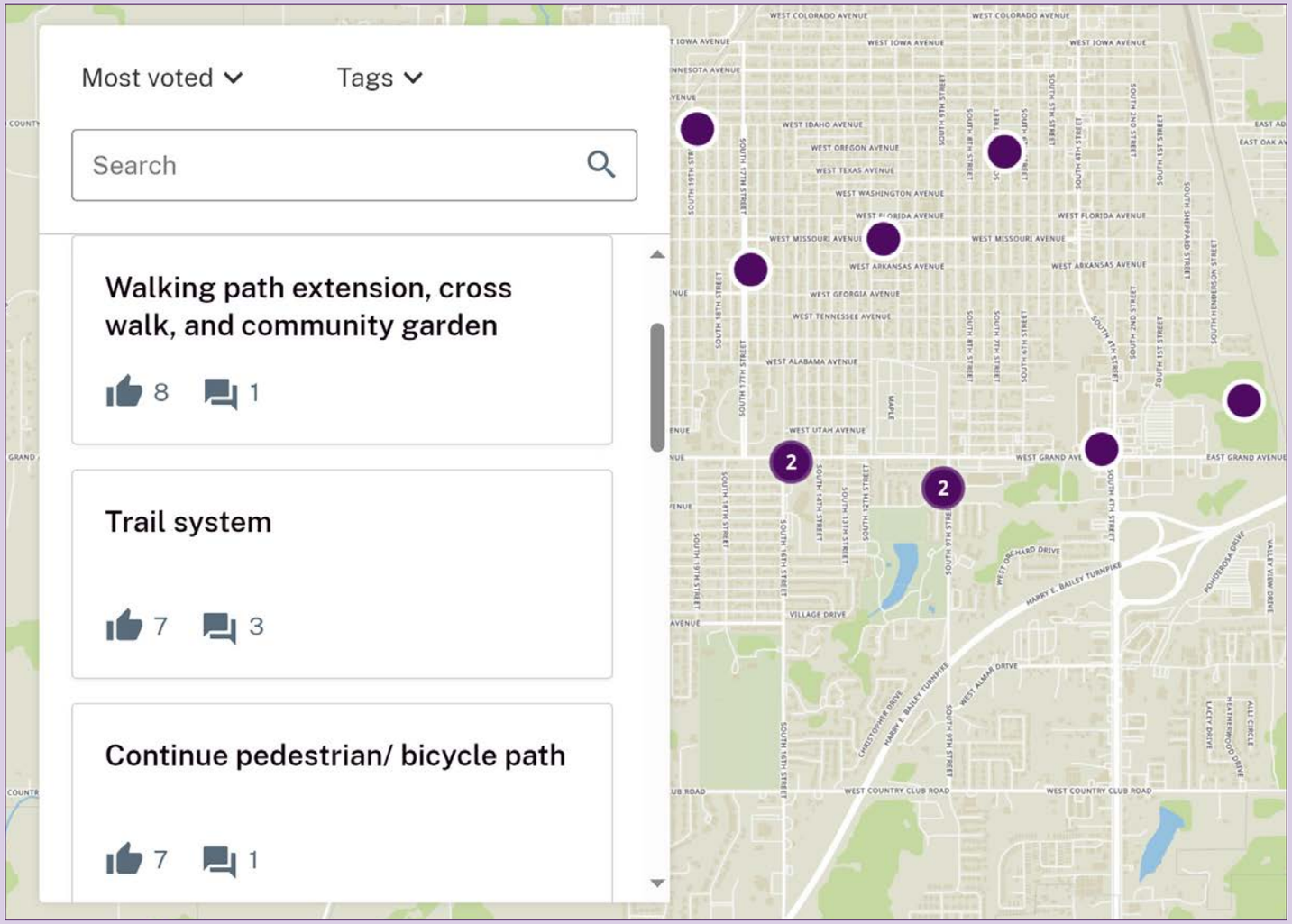
Community Open House Meetings were held during each phase of the comprehensive planning process to encourage open, real-time discussions with the Project Team. These come-and-go meetings took place in accessible public spaces outside of typical 9-to-5 work hours, making it easier for more people to attend. Snacks and refreshments were provided, along with interactive displays and informational boards. To ensure inclusivity, the meetings featured fun, family-friendly activities, including stations for kids with planning activities suited to their age. All activities and materials were designed to be accessible to all participants, whether they wanted to skim the information on their own or engage in deeper discussions with the team.

ENGAGEMENT PLATFORM

The project website, OnwardChickasha.org, served as the central hub for all engagement opportunities, project updates, deliverables, and event announcements. We promoted OnwardChickasha.org as the primary engagement platform because it provided a convenient, accessible space where users could explore project information, collaborate with others, and leave comments for the Project Team at any time—24/7.

One of the key features of the website was the Interactive Community Map, which allowed users to view a map of Chickasha, comment on various community features, and share concerns or big ideas for the City's future, especially related to the built environment. Additionally, a General Comments page, comment sections, and reaction buttons enabled participants to engage in continuous, easy conversations at their own pace.





COMMUNITY SURVEYS

Surveys are a powerful tool for gathering community feedback, providing both quantitative and qualitative data. They also help raise public awareness of the planning process. For Onward Chickasha, stakeholders participated in two community surveys, available both online at OnwardChickasha.org and in print at multiple City and community centers over several months. The surveys were widely promoted through social media, the project website, local radio and news, printed handouts with QR codes distributed at meetings and events, and through the networks of City Staff, stakeholders, and the Advisory Committee.

In the first Community Survey, participants shared their views on Chickasha today and their hopes for the future. The goal was to gather input and build consensus on key themes identified by the community. A total of 375 responses were collected—292 online and 83 on paper.

The second Visual Preference Survey asked residents to share their opinions on Chickasha's built environment—places where they live, work, shop, and spend time. Participants selected images that represented both the current character of Chickasha and their vision for its future. The Visual Preference Survey received 262 online responses, along with additional in-person feedback that couldn't be fully counted due to the survey format.

YOUTH OUTREACH

We are committed to involving stakeholders from all backgrounds in the planning process, especially those who are normally excluded from decision-making. To achieve this, the Project Team and City Staff made a special effort to engage Chickasha's youth and young adults through age-appropriate activities, strategically placed events, and virtual options as part of the Onward Chickasha process.

At in-person Open Houses and Pop-up Events, the Project Team offered an optional children's planning worksheet and assisted participants as needed. Additionally, the team collected input from Chickasha teenagers by setting up a long-term, come-and-go interactive map activity at Chickasha High School. For college students, the Project Team worked with USAO representatives to distribute Onward Chickasha materials, encouraging participation both online at OnwardChickasha.org and at in-person meetings.

Youth participation is crucial in shaping the City's schools, streets, neighborhoods, parks, and public spaces to meet the unique needs and desires of their generation. As the future of Chickasha, their input is key to sustaining a long-term, multigenerational community.

POP-UP EVENTS

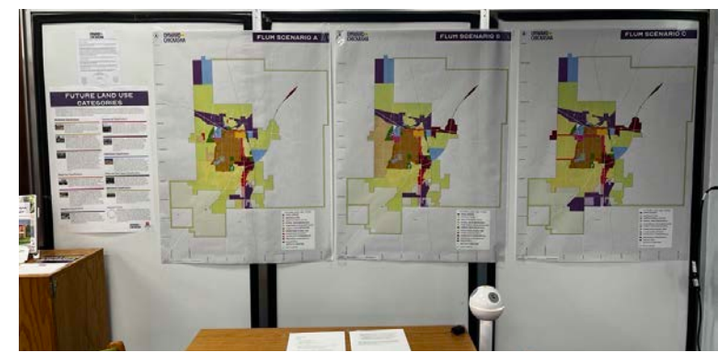
One of the best ways to solicit feedback is to go where the people are. Pop-Up Events are designed to increase awareness of the planning process and supplement existing community meetings in a quick and casual setting. Pop-Up Events are effective at broadening the geographic and scheduling reach of public engagement and are especially helpful in engaging those who typically would not attend more traditional means of public engagement, such as open houses or charrettes. During the comprehensive planning process, the Project Team engaged with and collected feedback from citizens at several community events including the City's annual Festival of Light, the Wings & Wheels Air & Car Show, the Juneteenth Festival, the Oklahoma Food Truck Championship, as well as other community-based group meetings, including Rotary Club, the Women's Chamber, Community Alliance, and the Chickasaw Nation Department of Communications and Community Development.

PHOTO CONTEST

Photo contests are a fun activity that allows residents to visually document captured moments that illustrate their lived experience in Chickasha. This exercise not only fosters participation and ownership in the Plan but also can offer valuable insights into residents' perspectives, desires, and pride in their City. Citizens of Chickasha were asked to submit community-based photos to be included in the final Comprehensive Plan and received nearly thirty submissions, many of which have been utilized throughout the document.

COMP PLAN CORNERS

Recognizing that not everyone feels comfortable or is able to attend in-person events or complete online activities, the Project Team introduced "Comp Plan Corners." These were strategically positioned informational and interactive stations designed to bridge the gap in community engagement, particularly for youth, the elderly, stay-at-home parents, unhoused residents, and other populations that tend to utilize public facilities but lack the time, technology, or transportation needed to attend evening meetings or access the internet. Located in accessible public spaces – including the Public Library, City Hall, and Chickasha High School – these stations offer individuals the opportunity to access, review, and interact with the same materials presented online and in-person at Onward Chickasha events. Each station varied depending on the project phase and context but included interactive maps, print surveys, interactive informational boards and binders, and QR code handouts to the online engagement platform.



SHARED COMMUNITY VALUES

WHAT ARE COMMUNITY VALUES?

In the planning process, discussing community values helps the Project Team understand the qualities and amenities that matter most to Chickasha residents. These values guide the vision and goals of the Comprehensive Plan, helping preserve and enhance the aspects of life that the community holds dear. They provide a strong foundation for making Chickasha a positive and thriving place to live, where each value supports the others in creating a unified and cohesive system.

Based on feedback from the Community Survey and other public engagement efforts, Chickasha's community values are as follows:

ECONOMIC OPPORTUNITIES

HIGH QUALITY INFRASTRUCTURE & PUBLIC SERVICES

EXCELLENT PARKS & PUBLIC SPACES

FISCALLY RESPONSIBLE DEVELOPMENT

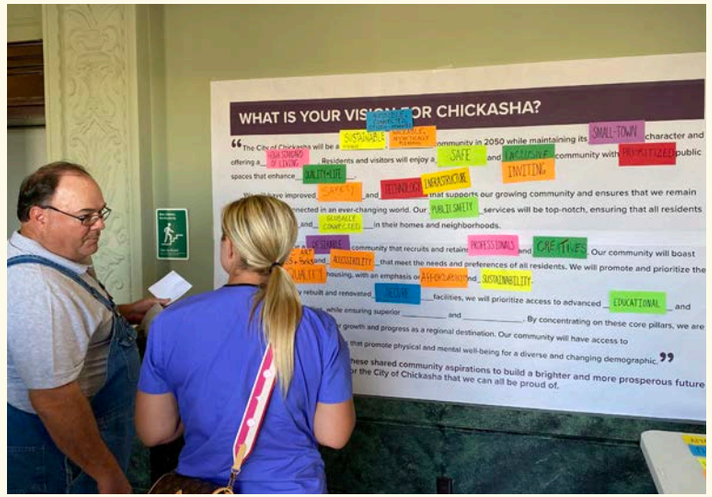
THRIVING & INCLUSIVE NEIGHBORHOODS

DISTINCTIVE CHARACTER

A VISION FOR CHICKASHA

COMMUNITY VISION STATEMENT

A community vision brings together the long-term needs, goals, and actions of a city. TheOnward Chickasha vision statement reflects the hopes and aspirations of residents, business owners, and stakeholders, outlining how Chickasha will look, feel, and function in the future.



WHAT IS COMMUNITY VISIONING?

Visioning is a critical step in the planning process where we shift from assessing current conditions to looking ahead. It sets the direction for the Comprehensive Plan, focusing on key themes like land use, infrastructure, community image, and quality of life. Public input gathered during this process helps shape the community vision statement.

WHAT IS A COMMUNITY VISION STATEMENT?

A community vision statement is a broad, yet clear description of what residents and stakeholders want the community to become over the next 20 to 30 years. It captures shared values and aspirations for Chickasha's physical, social, cultural, and economic future. The vision is supported by specific goals, objectives, and strategies to make it a reality.

HOW WILL THIS COMMUNITY VISION BE USED?

The community vision statement is the foundation of the Comprehensive Plan, guiding policy decisions, setting goals, and informing community actions. It serves as a tool for ongoing community engagement and as a benchmark to measure progress throughout the Plan's development and implementation.

THE VISION FOR CHICKASHA 2050

The City of Chickasha will be a growing, thriving community in 2050 while maintaining its small-town character and offering a high standard of living. Residents and visitors will enjoy a safe and inviting community with well-designed public spaces that enhance quality of life.

We will have improved infrastructure and technology that supports our growing community and ensures that we remain competitive and connected in an ever-changing world. Our public safety services will be top-notch, ensuring that all residents feel safe and secure in their homes and neighborhoods.

Chickasha will be a desirable community that recruits and retains professionals and families. Our community will boast high-quality housing and neighborhoods that meet the needs and preferences of all residents. We will promote and prioritize the development of attainable housing, with an emphasis on sustainability and accessibility.

Finally, with newly rebuilt and renovated educational facilities, we will prioritize access to advanced education and employment opportunities, while ensuring superior public health and wellness opportunities. By concentrating on these core pillars, we are poised to achieve our objectives for growth and progress as a regional destination. Our community will have access to quality recreational opportunities that promote physical and mental well-being for a diverse and changing demographic.

Together, we will work towards these shared community aspirations to build a brighter and more prosperous future for the City of Chickasha that we can all be proud of.

SHARED COMMUNITY GOALS

WHAT ARE COMMUNITY GOALS?

Community goals are aspirational statements, shaped by public input, that outline the community's long-term vision for how the City should function. They answer important questions like, "How will the community vision be achieved?" and "What do we aim to accomplish over the next 25 years?" While broad in scope, these goals are designed to be specific enough to track progress over time.

HOW WILL THE COMMUNITY GOALS BE USED?

Each key element of the Comprehensive Plan—such as Land Use, Transportation and Mobility, and Housing and Neighborhoods—include several primary goals to support the overall community vision. These goals may involve building public facilities, expanding infrastructure, protecting natural areas, or creating new jobs and housing opportunities. Each goal is supported by objectives, strategy recommendations, prioritized actions, timelines, and potential funding sources to guide implementation.

Based on feedback from community surveys, the Comprehensive Plan Advisory Committee, City Staff, stakeholders, and other public engagement and outreach efforts, the table on the following page outlines the Community Goals for each Key Element:

Developed based on feedback from the Community Survey, Advisory Committee review, and other public engagement efforts, the following table outlines the Community Goals for each Key Element:

LAND USE

- Align Growth & Land Use with Comp Plan
- Preserve & Enhance City's Character & Aesthetics
- Balanced Community Development

TRANSPORTATION & MOBILITY

- Accessible, Integrated, Safe, & Efficient systems.
- Advancing Cooridor Improvements
- Walking, Biking, & Transit

HOUSING & NEIGHBORHOODS

- Access to Safe, Quality, Housing
- Housing Strategies & Standards to Help Enhance City's Character
- Attract & Retain Long-Term **Residents & Businesses**

ECONOMY & DOWNTOWN

- Strengthen & Promote Diverse Economic Sectors
- Maintain & Strengthen City as Tourist Destination
- Promote & Invest in Downtown as Commercial & Cultural Activity Center

INFRASTRUCTURE & PUBLIC SERVICES

- Create sustainable, fiscally responsible infrastructure framework
- Enhance infrastructure for current & future needs
- Maintain high-quality public safety for all

PARKS & RECREATION

- Interconnected System of Parks, Trails, & Recreactional Facilities
- New Funding Sources to Sustain City Parks & Recreation System

COMMUNITY CHARACTER & QUALITY OF LIFE

- Establish & Maintain Attractive, Distinct Image
- Preserve Local Character & Heritage
- Improve & Expand City's Private & Public Services

ONWARD CHICKASHA KEY ELEMENTS

WHAT ARE KEY ELEMENTS?

Key elements are essential components of the comprehensive plan, each focusing on a critical area of the community's growth and development. They provide a structured approach to addressing the community's needs, ensuring that all aspects of the City are considered. These elements help create a balanced and forward-thinking strategy for the community's growth, development, and overall well-being.

This Plan contains seven key element chapters. Each chapter begins with a summary of community feedback, highlighting residents' needs, concerns, and priorities. It then provides research-based insights and best practices to better understand these issues. Finally, each chapter offers practical solutions, including technical maps and strategic recommendations, to help achieve specific goals and objectives.

The seven key elements of this Plan are:

ECONOMY & DOWNTOWN

COMMUNITY CHARACTER
& QUALITY OF LIFE
Chickasha
Oklahoma

PARKS & RECREATION

01. LAND USE

INTRODUCTION

Land use planning is the process of organizing and managing how land is used—whether for homes, businesses, industries, or parks. It focuses on finding the best ways to use space, considering factors like population growth, infrastructure, economic needs, environmental impacts, and the community's vision for the future. When done effectively, land use planning supports sustainable growth, balanced development, and the preservation of natural resources.

The Land Use Chapter, along with the Land Use Plan and Future Land Use Map (FLUM), outlines a 25-year vision for the future of the City of Chickasha. Rather than dictating specific uses for every piece of land, these tools provide a big-picture strategy to guide the community toward its long-term goals.

The Future Land Use Map serves as a guide for development—it may look similar to a zoning map and is often used to inform zoning rules, but it's not the same. Unlike zoning maps, the FLUM doesn't have legal authority over what can be built on a specific property. Instead, it offers a vision that helps shape growth and development over time.

FLUM 101

WHAT IS A FUTURE LAND USE MAP?

A **vision for the future** of how the community will look and feel.

Identifies a desired land use pattern & **helps guide** future zoning ordinances.

Aligns analysis of City systems & land use with community priorities.

WHAT IT ISN'T

A FLUM ***is not*** a zoning ordinance or zoning map.

A FLUM ***does not*** dictate zoning districts for specific parcels.

A FLUM ***does not*** institute new regulations, standards, or procedures.

A Future Land Use Map, developed through in-depth analysis of the community's infrastructure and environmental conditions, as well as the priorities expressed in the Community Vision and Goals, should be used as a guiding tool for Chickasha's future policy decisions. These decisions include, but are not limited to, zoning and development code.

This Land Use chapter is divided into three sections:

- **What We've Heard from the Community:** This section outlines the key themes and insights gathered during the community engagement process. It highlights residents and the public's needs, concerns, and priorities regarding land use.
- **What We've Learned:** This section presents the ideas and information collected by the project team through research, recent trends, and best practices, so that we can begin to address the concerns raised by residents and the public during the community engagement process.
- **What We Can Do: T**his section recommends practical solutions to address the issues identified in the previous sections. It contains the Land Use Plan and Map, as well as recommendations for achieving the vision, goals, and objectives.

WHAT WE'VE HEARD FROM THE COMMUNITY

Each portion of the Comprehensive Plan relies heavily on community engagement to guide the document's development process. The Land Use section integrates feedback from multiple surveys, open house events, stakeholder workshops, and focus group meetings into its strategies, recommendations, and the design of the Future Land Use Map. Below are key themes and insights the community highlighted during the engagement and planning process that require attention:

INFRASTRUCTURE

The community survey identified water quality and road conditions as the most prominent issues needing improvement. Residents expressed concerns about the reliability and safety of their water supply and the need for better-maintained roads to ensure safe and efficient transportation. Additionally, improved roadway conditions and effective flood control measures were highlighted as critical needs to enhance overall infrastructure.

VIBRANT CITY WITH SMALL TOWN FEEL

Community members expressed a desire for sustainable growth that preserves Chickasha's small-town charm. They hope to see investment in affordable housing, well-maintained public spaces, and the preservation of downtown and historic buildings. The vision includes expanding the city in a unique way that retains its local character while ensuring it remains attractive to both current and future residents.

HOUSING DIVERSITY

There is a strong desire for more diverse housing options. Community members emphasized the need for different types of housing to accommodate various income levels, family sizes, and lifestyle preferences, ensuring that all residents can find suitable living arrangements. This includes increasing the availability of affordable, high-quality housing and developing neighborhoods that cater to diverse needs.

SAFE STREETS AND CONNECTIVITY

Residents expressed a strong desire for safer streets with better pedestrian connectivity. They highlighted the importance of parks and recreational spaces, as well as the conservation of natural resources, to enhance the quality of life and promote healthy, active lifestyles. Improved pedestrian and bicycle infrastructure, along with measures to ensure traffic safety, are key priorities for the community.

INCREASED DEVELOPMENT

There is significant support for more commercial development at both regional and community scales. The community sees the expansion of commercial areas as a way to boost local economic growth, create jobs, and provide more shopping and service options. Residents want to see increased retail, dining, and entertainment venues, as well as industrial, agricultural, and mixed-use developments. They also advocate for socially and fiscally responsible development that minimizes negative impacts and supports community revitalization.

INFILL DEVELOPMENT

While there is support for infill development, it appears to be secondary to the overall housing supply and choice. The community acknowledges the benefits of utilizing vacant or underused parcels within existing urban areas but prioritizes expanding the overall housing options to meet growing demand. Mixed-use and downtown development are seen as opportunities for revitalization and enhancing the urban core.

TRANSPARENCY

There is a recognized need for increased transparency and community engagement in local government. Residents expressed concerns about a lack of communication and trust, emphasizing the importance of being kept informed about ongoing and planned projects. Strategies to improve transparency include regular updates, publicizing building permits, and making project information readily accessible to the public.

CODE ENFORCEMENT

Effective code enforcement is seen as essential for maintaining community standards and improving the overall image of Chickasha. Residents support programs that help people repair and maintain their homes, ensuring that those who lack the physical or financial means can still live in safe and attractive conditions. Enforcing ordinances to clean up abandoned properties and encouraging the upkeep or restoration of commercial buildings are also priorities.

WHAT WE'VE LEARNED

This section presents the ideas and information collected by the project team through research, recent trends, and best practices, so that we can begin to address the concerns raised by residents and the public during the community engagement process. Our findings highlight key physical constraints, transportation and connection impacts, the need for mixed-use development flexibility, and strategies for environmental justice and community revitalization. These insights are crucial for guiding Chickasha's future development in a sustainable and community-oriented manner.

PHYSICAL CONSTRAINTS

INFRASTRUCTURE CONDITIONS

While Chickasha has decent infrastructure coverage, the age and condition of existing infrastructure pose significant challenges for future development. The City is currently working to improve water and wastewater systems, but until these are fully updated to meet quality and capacity needs, new developments should avoid overburdening existing facilities.

ENVIRONMENTAL CONSTRAINTS

Future development must consider environmental constraints, particularly flood hazards from the Washita River and its tributaries. Effective low-impact development, stormwater management, and other flood mitigation techniques are essential to maintaining a high quality of life in flood-prone areas. Implementing design guidelines through zoning and subdivision controls can address flood hazard mitigation. Residential developments should be limited to lower-risk areas or elevated within multi-story mixed-use buildings to reduce flood risks.

INCOMPATIBLE USES

Some established areas, like the area north of HWY-62, face unique challenges due to a mix of incompatible industrial and residential uses. Many properties in this area are vacant or in disrepair, affecting quality of life and diminishing the overall appeal and safety of the neighborhood. The industrial properties are limited by the suburban layout and lack of connectivity to transportation routes, while residential properties suffer from pollution and lower property values. To address this, a reclassification from Industrial and Suburban Neighborhood to primarily Urban Neighborhood is proposed. This change will expand opportunities for civic uses, parks, and open spaces, while relocating industrial uses to the southern part of town for better transportation access. Public feedback supports this shift, noting difficulties in maintaining or attracting new investments to the existing industrial area on the north side of town. The transition supports smart growth, encourages infill development and redevelopment, and promotes compact, mixed-use development. It also provides flexibility for developers and property owners to build up, mitigating flood risks through elevated residential spaces. Targeted floodplain regulations, such as a floodplain overlay district, can further enhance flood mitigation, and protect health and safety.

TRANSPORTATION & CONNECTIONS

IMPACT ON LAND USE

Current and future transportation projects will significantly impact land use in Chickasha. Land use designations have been carefully considered in anticipation of these projects. Future decisions should consider the relationship between land use and transportation and their mutual effects. For example, the proposed HWY-81 realignment will redirect heavy freight traffic away from downtown, allowing for land use and design flexibility. Other transportation projects, such as road improvements along 29th Street, could induce new commercial developments and create mixed-use areas.

MULTI-MODAL CONNECTIONS

There is a strong desire for multi-modal connections between key points of interest and residential areas, which would necessitate appropriate land use and transportation coordination efforts. A multi-use path network connecting USAO, downtown, the Grady County Fairgrounds, the Sports Complex, and surrounding neighborhoods would enhance connectivity and support community needs.

CASE STUDY

BUILDING CONNECTIONS TO IMPROVE QUALITY OF LIFE

Ruston, LA

Ruston, Louisiana, a small city with no nearby major metropolitan area, has focused on improving quality of life for its residents through transportation upgrades and better land use planning. With a car-centered transportation system and limited sidewalks or bike lanes, Ruston faced challenges such as chronic inactivity, health issues, and inequality in access to essential services. However, the City has made significant strides to address these issues by focusing on creating walkable and bikeable connections.

One of Ruston's key projects is the Rock Island Greenway, a multi-use path running through the City, funded by the Blue Cross and Blue Shield of Louisiana Foundation. This shared-use path connects neighborhoods, schools, parks, Louisiana Tech University, and downtown, helping residents walk or bike safely throughout the City. Importantly, the Greenway bridges the gap between the southern, historically lower-income BIPOC communities, and the northern, wealthier areas, providing equal access to opportunities across town.

As part of their broader transportation plan, Ruston also reformed its land use policies to promote walkability. The City's 2016 Reimagine Ruston plan required new developments to include sidewalks, reducing car dependency and creating a more pedestrian-friendly environment. Ruston's commitment to Complete Streets principles ensures that roads are designed for everyone—whether walking, biking, or driving. Additionally, Ruston optimized parking by reducing land dedicated to parking lots and using a calculator to make lots more efficient. This change decreased parking space by 20% while increasing efficiency, opening up more land for other uses.

These transportation upgrades have transformed Ruston into a more vibrant, connected city, making it easier for people of all ages, abilities, and backgrounds to access jobs, schools, healthcare, and recreational areas. By prioritizing walking and biking infrastructure, Ruston has reduced car dependency, improved public health, and created a more attractive, sustainable city. This shift is attracting new residents, including graduates from Louisiana Tech, and enhancing the quality of life for those who already call Ruston home.

CASE STUDY

SMART GROWTH SUCCESS IN OKLAHOMA

Guthrie, OK

The City of Guthrie has successfully implemented Smart Growth principles to revitalize its community, enhance housing options, and promote sustainability. By updating zoning regulations, encouraging development within existing city limits, and preserving historic buildings, Guthrie has become a more vibrant, walkable, and sustainable place to live and work.

A major change Guthrie made was reforming its zoning code to support mixed-use development, particularly downtown. This shift allowed residential, commercial, and office spaces to exist side by side, making the most efficient use of land. By encouraging higher-density housing and businesses in close proximity, the City reduced its dependence on cars, boosted local business, and expanded housing options. Additionally, mixed-use zoning opened the door for new homes to be built in areas that already had the necessary infrastructure, addressing housing shortages and limiting urban sprawl.

Guthrie also prioritized infill development and encouraged developers to build on vacant or underused lots within city limits rather than expanding outward. This not only reduced costs by using existing infrastructure but also revitalized older neighborhoods, making them more attractive places to live. By focusing on redevelopment, Guthrie was able to preserve its architectural character while meeting the growing demand for housing.

Guthrie also embraced the adaptive reuse of historic buildings. Instead of tearing down older structures, the city encouraged developers to restore and repurpose them into modern spaces like homes, offices, and shops. This not only preserved Guthrie's historic charm but also supported sustainability by minimizing new construction. These projects played a big role in the city's economic revival and helped maintain its unique character.

On top of these efforts, Guthrie made the City more walkable by improving sidewalks and public spaces. This made it easier for people to get around without a car, which supported local businesses, cut down on traffic, and promoted healthier lifestyles.

Chickasha could adopt similar strategies by focusing on mixed-use zoning, infill development, and repurposing historic buildings to address housing needs, boost the economy, and prevent sprawl. Improving walkability and public spaces would further enhance community vibrancy and sustainability.

ENVIRONMENTAL JUSTICE & COMMUNITY REVITALIZATION

EAST SIDE CHALLENGES:

The East Side of Chickasha faces limited growth and investment, with strict Federal Emergency Management Agency (FEMA) regulations hindering improvements due to its floodway and floodplain location. Addressing infrastructure needs, reducing floodway regulation impacts, and providing home repair assistance can improve quality of life and support revitalization.

MIXED-USE DEVELOPMENT FLEXIBILITY

DEVELOPMENT TYPES

Chickasha will likely experience a mix of new development types in the future. By providing areas with flexible land use designations and controls, developers and property owners are given more freedom in how they approach and adapt to the challenges presented by physical and environmental constraints when developing or improving their property. This increases property values and makes developments more efficient while balancing community quality of life standards.

PROPOSED TRANSITION TO URBAN NEIGHBORHOOD

A proposed transition to an Urban Neighborhood designation aims to address these challenges by allowing diverse development suited to flood risks and investment constraints. This promotes smart growth, infill redevelopment, and compact, mixed-use, walkable communities. Enhanced floodplain regulations, such as a floodplain overlay district with green infrastructure requirements, can further protect health, safety, and quality of life.

PARKS & OPEN SPACE

To balance higher density and provide natural flood protection, a 132.5-acre strip of Parks and Open Space is proposed from HWY 62 to the sports complex. This greenway, with potential for a multi-use trail system, connects major Chickasha landmarks and supports recreation and public health, while preserving vegetation and limiting development near the floodway to absorb floodwaters and reduce flood damage risks.

CASE STUDY

TRANSFORMING NEIGHBORHOODS THROUGH STRATEGIC REVITALIZATION

Anderson, SC

The City of Anderson, South Carolina, faced challenges common to many older urban neighborhoods, such as abandoned properties, aging infrastructure, and crime. To address these issues, the City developed a Neighborhood Revitalization Implementation Plan (NRIP), focusing on key neighborhoods in the City's most vulnerable areas. These efforts aimed to stabilize and revitalize these communities, improve quality of life, and encourage reinvestment by focusing on existing neighborhood assets such as historic character, community organizations, and local leadership.

The plan outlines strategies that address land use and zoning challenges, such as reducing incompatible land uses like industrial properties in residential areas. Zoning changes were recommended to preserve the character of single-family neighborhoods while promoting appropriate infill development in vacant lots. The NRIP also encourages the establishment of Neighborhood Conservation Districts to maintain the architectural character of these communities.

Code enforcement plays a critical role in the NRIP, with a focus on addressing the large number of properties in poor or dilapidated condition. The City aims to use systematic code enforcement to stimulate housing rehabilitation and demolition where necessary, paving the way for new development. Homeownership programs are also emphasized to increase stability, as many of the properties in the FAN are rental units owned by investors.

In addition to housing, the NRIP focuses on enhancing public spaces and infrastructure. Improvements to parks, pedestrian pathways, and lighting are recommended to boost safety and encourage community engagement. Transportation improvements, including better road maintenance and sidewalk repairs, are also prioritized.

By addressing land use, housing, and infrastructure issues in a holistic way, Anderson's NRIP is a blueprint for revitalizing its neighborhoods. The plan not only seeks to eliminate blight but also aims to create vibrant, mixed-income communities that attract new residents while improving the quality of life for current ones.

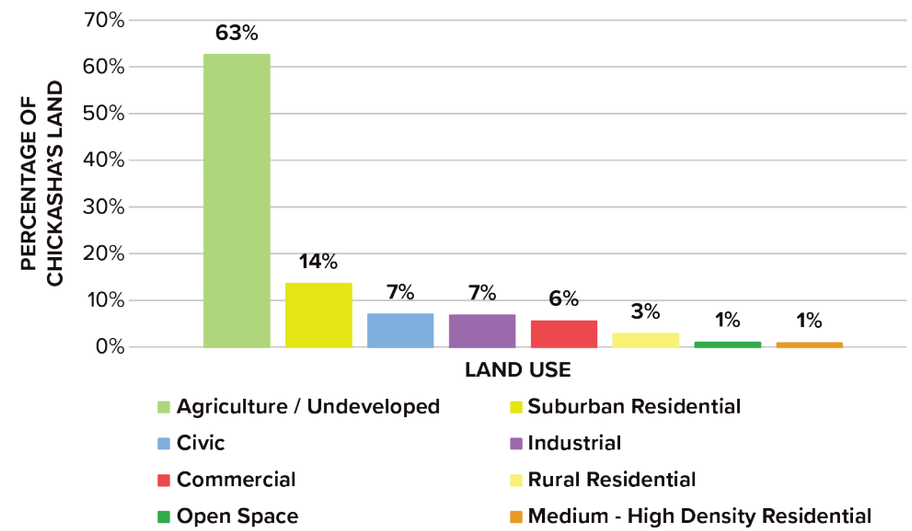
LAND USE PLAN

This section recommends practical solutions to address the issues identified in the previous sections. It contains the Land Use Plan and Map, as well as recommendations for achieving the vision, goals, and objectives of Chickasha's future development. By analyzing current conditions and incorporating community feedback, this section outlines the path forward for sustainable growth and improved quality of life.

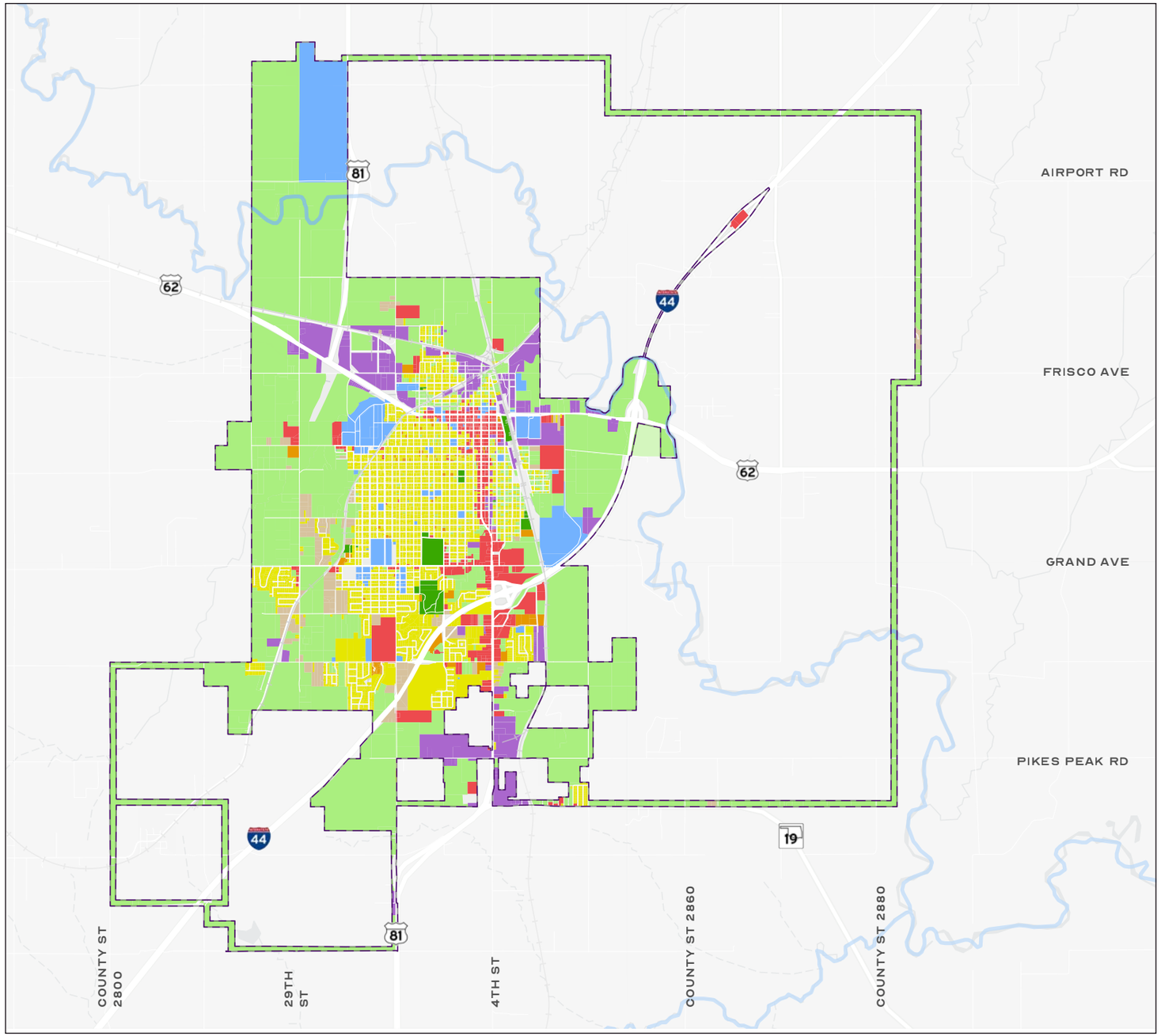
GETTING FROM HERE TO THERE

Assessing a community's existing land uses is vital for proposing a Future Land Use Plan and Map, as it provides a baseline to understand current spatial configurations and development patterns. By analyzing Chickasha's land uses, we can identify successes, challenges, and opportunities for improvement, allowing for informed, evidence-based planning to address emerging needs, promote sustainable and responsible growth, and enhance overall livability.

FIGURE 2.1 CHICKASHA EXISTING LAND USE COMPOSITION (2024)



THE FOLLOWING MAP AND FIGURE DETAIL THE EXISTING LAND USES WITHIN THE CITY:



EXISTING LAND USE

EXISTING LAND USE TYPES

- AGRICULTURAL/UNDEVELOPED
- CIVIC
- COMMERCIAL
- INDUSTRIAL
- MED.-HIGH DENSITY RESIDENTIAL
- OPEN SPACE
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- CHICKASHA CITY LIMITS

0 0.5 1 2 3 Miles

FUTURE LAND USE MAP PROCESS

The first step in creating a Future Land Use Map is to develop a set of new land use designations. These designations determine the future use and intensity/density of every parcel of land within the City. The 1995 Comprehensive Plan had 11 standard land use designations in 5 categories. However, new, more detailed designations are needed for several reasons:

- **Implementing the New Vision:** New land uses are needed to align with the updated Comprehensive Plan Vision statement and the community feedback gathered through public engagement.
- **Addressing Limitations:** The heights and densities associated with the existing designations limited development types and investment opportunities within the city.
- **Enhancing Flexibility and Clarity:** New designations will provide more flexibility, clarity, and transparency for future development.

To create these new land use designations, the Project Team reviewed existing land uses and zoning districts, incorporating community feedback and future desires identified during the engagement process. Now, there are 11 new land use designations divided into 7 categories, promoting flexibility, mixed uses and housing choices, walkability, infill development, transportation options, availability of services, and the preservation of open space and critical environmental areas.

NEW LAND USE DESIGNATION CATEGORIES:

RESIDENTIAL
Areas designated for housing, accommodating a variety of dwelling types and densities

MIXED-USE
Areas that blend residential, commercial, and office type uses, fostering pedestrian friendly, accessible communities.

COMMERCIAL
Areas intended for business activities, including retail, offices, and services.

INDUSTRIAL
Areas designated for manufacturing, warehousing, and other industrial operations.

INSTITUTIONAL & CIVIC
Locations for public and community facilities like schools, libraries, government buildings, hospitals, and medical centers.

PARKS & OPEN SPACE
Preserved areas for public recreation, natural habitats, and community green spaces, intended to be maintained as public assets indefinitely.

AGRICULTURAL
Rural land dedicated to residential development on large acreages, farming, livestock, and other agricultural activities.

FLUM ALTERNATIVES

Developing and analyzing FLUM alternatives provides planners and the public a glimpse into an alternative future. They are meant to represent opposite growth scenarios of how a municipality will grow and develop and are meant to stimulate discussion and progress towards a Final Land Use Map.

A	B	C
Alternative A is to show a baseline "business as usual" scenario in which there are no proposed changes to any of the existing land use designations. This alternative is important to analyze as a point of comparison to the other alternatives as it represents what the city could look and feel like if nothing changes, and the existing land uses were carried forward to the year 2050.	**Alternative B** follows a concept known as "smart growth" and promotes opportunities for infill development in appropriate areas. This alternative was developed by prioritizing the types of land use and growth patterns that were consistently favored by community members during our outreach and engagement efforts. This approach attempts to curb sprawl development by promoting efficient and sustainable land development, incorporates redevelopment patterns that optimize prior infrastructure investments over public construction of new infrastructure, and consumes less land by developing where infrastructure and services already exist- land that is otherwise available for agriculture, open space, natural systems, and more rural lifestyles. While growth patterns seem more compact, this alternative is more fiscally sustainable long-term. This type of land use alternative also provides the opportunity for an increased walkable built environment and higher connectivity throughout the community.	**Alternative C** depicts development along the fringe of the City, where land is more affordable and more readily available. However, this type of development pattern comes with financial tradeoffs. This development pattern requires upfront public investment in infrastructure (roads, housing, schools, utilities, public safety facilities, etc.). Developers are typically responsible for extending infrastructure to serve new development and these costs are often passed down to buyers. Additionally, maintenance of extended infrastructure and eventual replacement becomes the burden of the City and taxpayers. This development pattern is driven by the future HWY-81 realignment project which focuses on high suburban development patterns, commercial corridors, and increased manufacturing and/or industrial development.

LAND USE ALTERNATIVES DEVELOPMENT

The Land Use Alternatives were developed through collaboration with City Staff, public officials, stakeholders, and residents and shared with the community for public review in various ways, including:

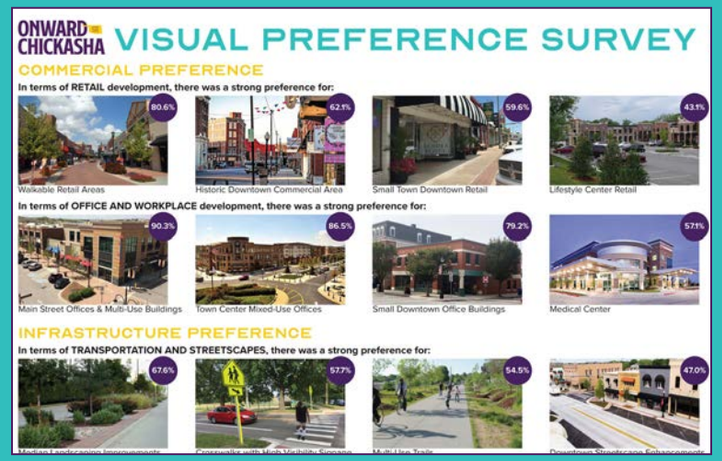
Citywide Visual Preference Survey: This survey was conducted to understand how residents envision the design and layout of future homes, stores, offices, streets, and public amenities in their community.

Workshops: Ideas and Alternatives were generated and refined during workshops with city staff and the Advisory Committee.

Public Open House: One open house event was held to gather public input.

Public Review: FLUM Alternatives were made available for public review both in-person and online for one month after the open house.

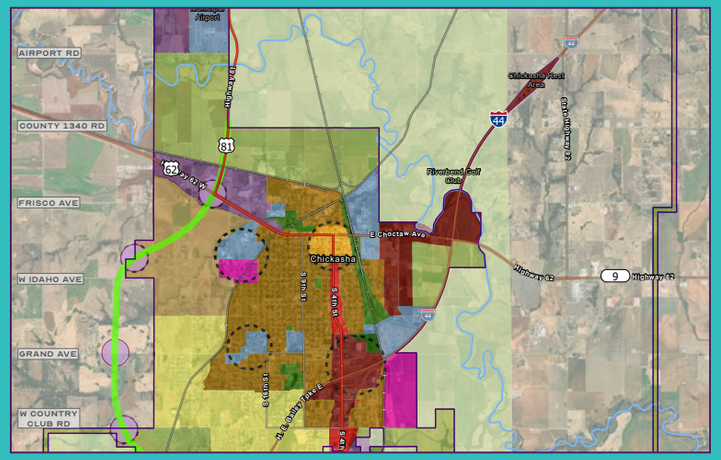
Refining the FLUM Alternatives into a Preferred FLUM: Using feedback from "What We've Heard from the Community" and information from "What We've Learned," the FLUM Alternatives were refined to represent a preferred scenario. This preferred scenario considers the City's strengths and challenges, ensuring sustainable and effective development.



Meetings to Refine: The Project Team worked with City Staff to refine the Draft Preferred Scenario prior to meeting with the Advisory Committee for their final review and comment.

Advisory Committee Final Review: The Draft Preferred FLUM was presented to the Advisory Committee in a workshop to discuss, review, and refine, resulting in the Final Preferred FLUM.

Preferred FLUM: This preferred scenario represents development patterns that carefully consider the City's strengths and challenges, ensuring informed, sustainable, and effective development.



FUTURE LAND USE

This section presents the 2050 Future Land Use Map (FLUM), a key tool for guiding Chickasha's growth and development over the next several decades. The FLUM outlines the distribution, location, and density of various land uses across the City, ensuring that future development aligns with the community's collective vision and goals. This vision is shaped by an in-depth understanding of current land use patterns, environmental considerations, and best practices in community planning. Just as a map guides travelers to their destination, the FLUM charts a clear path toward Chickasha's envisioned future, ensuring that growth and development align with the aspirations of its residents

At the heart of the FLUM is its role in bridging the comprehensive plan's broader goals with tangible, actionable strategies. It serves as a blueprint for the future, promoting sustainable growth, preserving the city's natural resources, and enhancing the overall quality of life for all who call Chickasha home. By guiding development in a thoughtful and balanced way, the FLUM helps to create a vibrant and resilient community, capable of adapting to future challenges while maintaining its unique character and charm.

To achieve this, the FLUM establishes 11 new land use categories, each carefully crafted to reflect the specific needs and potential of different areas within the City. These categories take into account important factors such as location, accessibility, availability of infrastructure and services, compatibility with existing land uses, and suitability for future development. Importantly, these categories are also shaped by the voices of Chickasha's residents, reflecting the feedback and insights gathered through an extensive community engagement process. On the following pages, you will find detailed definitions and descriptions of each of the 11 land use categories, providing a clear understanding of how different areas of Chickasha are expected to evolve in the coming years.

RURAL NEIGHBORHOOD

The purpose of the Rural Neighborhood classification is to provide for single-family residences and agricultural uses on large individual lots that conserves open space, views, and other natural features. Supporting secondary uses, such as barns, stables, places of worship, schools, and other public uses are appropriate.

DEVELOPMENT TYPES	• Single-Family Detached Residential • Large Lot Subdivisions • Personal Agricultural Uses • Residential Accessory Uses
KEY CHARACTERISTICS	• Transitional area between rural and in-city development with larger lots that allow for adequate separation between homes. Generally, occurs on the fringe of the City and may or may not have existing urban services. • Small scale/personal agricultural uses
POSSIBLE ZONING DISTRICTS	• Agricultural (A-1) • Single-Family Residential (R-1) • Mobile Home Park (M-H)

SUBURBAN NEIGHBORHOOD

The Suburban Neighborhood classification is comprised of predominantly single-family detached and/or single-family attached homes and includes amenities such as parks and recreational facilities, churches, schools, and neighborhood centers. The primary intent of this land use classification is to provide for suburban neighborhood developments on smaller lots than what is expected in the Rural Neighborhood District and is supported by infrastructure that encourages walking, biking, and public transportation use.

DEVELOPMENT TYPES	• Single-Family Detached Residential • Single-Family Attached Residential • Civic and Institutional Uses • Parks and Public Spaces
KEY CHARACTERISTICS	• Predominantly single-family detached and/or single-family attached homes, includes amenities such as parks and recreational facilities, churches, schools, and neighborhood centers. • Supported by infrastructure that encourages walking, biking, and public transportation use.
POSSIBLE ZONING DISTRICTS	• Single-Family Residential (R-1) • Two-Family Residential (R-2) • Multi-Family Residential (R-3) • Mobile Home Park (M-H) • Local Commercial (C-1) • Planned Unit Development (PUD)

URBAN NEIGHBORHOOD

Urban Neighborhoods are characterized by higher-density residential areas featuring diverse lot sizes, housing styles, and land uses. They encompass a blend of housing types and sizes, coupled with small-scale institutional and public amenities like schools, community centers, and parks. Additionally, these neighborhoods incorporate modest neighborhood commercial and retail establishments, alongside professional employment services. This fusion of residential and nonresidential elements is strategically arranged in close proximity, fostering a compact, pedestrian-friendly urban atmosphere that promotes walking, biking, and the use of public transportation for easy access to neighboring areas and services.

DEVELOPMENT TYPES	• Single-Family Detached Residential • Single-Family Attached Residential • Duplexes and Multi-Family Units • Neighborhood Scale Businesses
KEY CHARACTERISTICS	• Higher-density residential areas, with diverse lot sizes, housing styles, and land uses, including neighborhood scale commercial uses. • Fusion of residential and nonresidential uses in a compact, pedestrian friendly environment with easy access to neighboring areas and services.
POSSIBLE ZONING DISTRICTS	• Single-Family Residential (R-1) • Two-Family Residential (R-2) • Multi-Family Residential (R-3) • Residential Office (R-4) • Mobile Home Park (M-H) • Planned Unit Development (PUD)

DOWNTOWN MIXED-USE

The Downtown Mixed-Use classification generally includes a vibrant mix of retail, civic, office, cultural and employment uses, entertainment uses, as well as multifamily residential buildings in a higher-density, walkable, and pedestrian oriented setting with access to public transportation services.

DEVELOPMENT TYPES	• Diverse commercial, retail, and service uses at varying scales • Residential space above commercial or office uses • Mixed Attached and Detached Residential • Civic/Institutional Uses and Parks and Public Spaces
KEY CHARACTERISTICS	• Generally, includes a vibrant mix of retail, civic, office, cultural and employment uses, entertainment uses, as well as multifamily residential buildings in a higher-density, walkable, and pedestrian oriented setting with access to public transportation services.
POSSIBLE ZONING DISTRICTS	• Single-Family Residential (R-1) • Two-Family Residential (R-2) • Multi-Family Residential (R-3) • Residential Office (R-4) • Local Commercial (C-1) • General Commercial (C-2) • Planned Unit Development (PUD) • Historic Downtown Urban Center

MIXED EMPLOYMENT

The Mixed Employment classification provided opportunities for a range of employment and other supportive uses in a walkable campus or mixed-use setting. Principle land uses include professional offices, research and development facilities, hospitals and care facilities, corporate headquarters, and other similar uses. The integration of supporting uses, including higher-density residential is supported in the Mixed Employment District to improve access to services and is supported by pedestrian and bicycle linkages from surrounding districts and neighborhoods, as well as public transportation options.

DEVELOPMENT TYPES	• Single-Family and Multi-Family Residential • Office and Clinic Campuses • Hospital and Support Services Campuses • Civic/Institutional Uses & Parks and Public Spaces
KEY CHARACTERISTICS	• Provides for a range of employment and other supportive uses in a walkable campus or mixed-use setting. Principle land uses include professional offices, research and development facilities, hospitals and care facilities, corporate headquarters, and other similar uses. Improved access to services and supported by public transportation, and pedestrian and bicycle linkages from surrounding districts and neighborhoods.
POSSIBLE ZONING DISTRICTS	• Single-Family Residential (R-1) • Two-Family Residential (R-2) • Multi-Family Residential (R-3) • Residential Office (R-4) • Local Commercial (C-1) • General Commercial (C-2) • Health Facilities (H-1) • Planned Unit Development (PUD)

COMMUNITY COMMERCIAL

The Community Commercial land use is designed to cater to a more extensive array of businesses and services. These zones serve a broader local community and often house larger grocery stores, shopping centers, and diverse retail outlets situated along prominent roadways. They prioritize convenient parking options and pedestrian-friendly access to meet the demands of the surrounding community.

DEVELOPMENT TYPES	• Diverse Commercial, retail, and services uses such as grocery stores, hardware stores, restaurants, automobile services, pharmacies, clothing retailers, etc. • Offices • Civic/Institutional Uses	
KEY CHARACTERISTICS	• Concentrated Commercial Corridors and Districts, compared to individual or small clusters of businesses in residential areas. • Serve a broader local community and often house larger grocery stores, shopping centers, and diverse retail outlets along prominent roadways. Prioritizes convenient vehicle access, parking options, and pedestrian-friendly access to meet the demands of the surrounding community.	
POSSIBLE ZONING DISTRICTS	• Residential Office (R-4) • Health Facilities (H-1) • Local Commercial (C-1)	• General Commercial (C-2) • Community Shopping Center (C-3) • Planned Unit Development (PUD)

REGIONAL COMMERCIAL

The Regional Commercial category is designed to host sizable destination retail, wholesale, lodging, and service establishments that serve regional markets. These zones are distinguished by their substantial size and well-coordinated layout, featuring shared parking facilities and accessible connections to public roads. Within these regions, you'll find expansive commercial enterprises that prioritize convenient access and visibility from major transportation thoroughfares.

DEVELOPMENT TYPES	• Commercial Centers along major roadways with diverse uses • Big-Box Commercial and Retail Stores • Restaurant and Casual Dining Establishments • Automobile Service-Related Businesses • Offices, Hotels and Motels
KEY CHARACTERISTICS	• Designed to host sizable destination retail, wholesale, lodging, and service establishments that serve regional markets. • Distinguished by their substantial size, well-coordinated layout, shared parking facilities, and easy access to public roads • Prioritize convenient access and visibility from major transportation thoroughfares.
POSSIBLE ZONING DISTRICTS	• General Commercial (C-2) • Community Shopping Center District (C-3) • Light Industrial (I-1) • Heavy Industrial (I-2) • Planned Unit Development (PUD)

INDUSTRIAL

Land designated as Industrial is intended for activities that are predominately associated with the manufacturing, assembly, processing, or storage of products and provides for a variety of intensities of use including light industrial and heavy industrial. Industrial development should be located in areas with access to major transportation assets and other supporting infrastructure.

DEVELOPMENT TYPES	• Light- and Heavy-Industrial Type Uses • Office Uses accessory to a primary Industrial Use
KEY CHARACTERISTICS	• Designed for heavy vehicle traffic, indoor/outdoor manufacturing and storage activity. Should be screened where visible from public ways and residential areas. • Potential environmental impacts may affect the proximity and type of adjacent uses. • Should have access to major roadways and suitable infrastructure capacity.
POSSIBLE ZONING DISTRICTS	• Light Industrial (I-1) • Heavy Industrial (I-2) • Planned Unit Development (PUD)

INSTITUTIONAL & CIVIC

This designation includes land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, to serve the public or provide a civic use or amenity. These include libraries, airports, public schools and public safety facilities, but exclude parks and public open space which are identified under a separate land use classification. Semi-public uses such as colleges and universities, hospitals, and other major institutions that serve the public and/or operate in a public function are also included.

DEVELOPMENT TYPES	• Government and Municipal Buildings • Public Safety Facilities (Police, Fire) • Schools, Hospitals and Medical Centers • Water and Wastewater Facilities • Cemeteries
KEY CHARACTERISTICS	• Considerable pedestrian activity and/or frequent visits are common with certain civic uses. • Civic Buildings may have specific or unique setback and design requirements to satisfy civic uses.
POSSIBLE ZONING DISTRICTS	• All Zoning Districts

PARKS & OPEN SPACE

Parks & Open Space - Parks and Open Space applies to public land or water areas generally free from development and primarily used for parks and recreation, natural resource conservation, transportation, historic, and scenic purposes. This use does not capture privately-owned and operated open spaces such as private golf courses and country clubs

DEVELOPMENT TYPES	• Public Parks and Open Space • Public Greenways and Recreational Trails • Public Recreation Areas
KEY CHARACTERISTICS	• Public parks and open spaces are intended to provide spaces for recreation and the conservation of natural characteristics. They are intended to be maintained as public assets indefinitely.
POSSIBLE ZONING DISTRICTS	All zoning districts except for the following: • Local Commercial (C-1) • General Commercial (C-2) • Community Shopping Center (C-3) • Light Industrial (I-1) • Heavy Industrial (I-2)

AGRICULTURAL

The purpose of the agricultural classification is to conserve agriculturally productive lands for continued farming, related agricultural uses, and very low density rural residential uses in these areas, rather than more intense development. Development not associated with an agricultural use are not encouraged. The areas shown do not provide community utility services and are not within the service area where such facilities are planned or expected in the future.

DEVELOPMENT TYPES	• Agricultural uses, farming, livestock, etc. • Agricultural accessory uses, e.g., barns and related outbuildings • Large lot, single-family detached residential
KEY CHARACTERISTICS	• Rural character resulting from open landscapes. • Scattered residential development on large acreages, resulting in very high open space ratios and very low site coverage.
POSSIBLE ZONING DISTRICTS	• Agricultural (A-1) • Single-Family Residential (R-1), permitted as zoning special exception

FUTURE LAND USE MAP

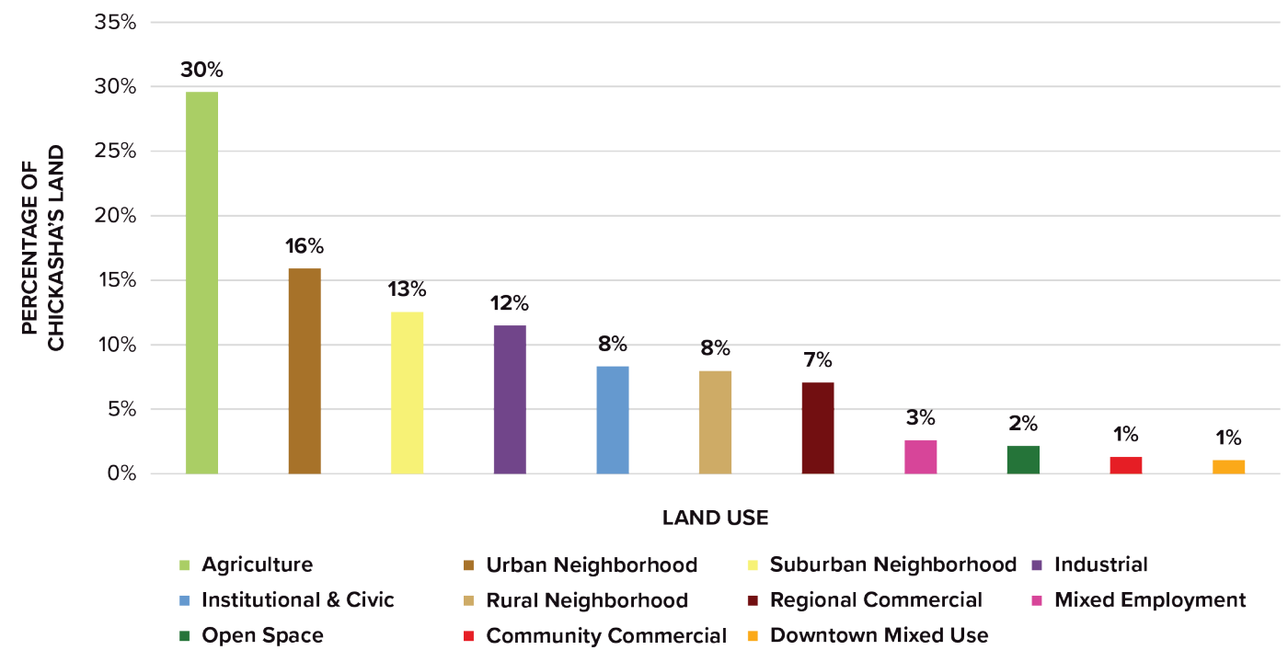
The FLUM plays a vital role in the comprehensive plan, serving as both a visual representation and strategy framework for Chickasha's future development and growth. It illustrates the desired land use patterns, designations, and guidelines for various areas of the City, providing a roadmap that aids in decision-making, investments, and regulatory measures. By offering a clear vision, the FLUM helps public officials and private stakeholders align their actions with the community's aspirations, ensuring that development occurs in a coordinated and harmonious manner.

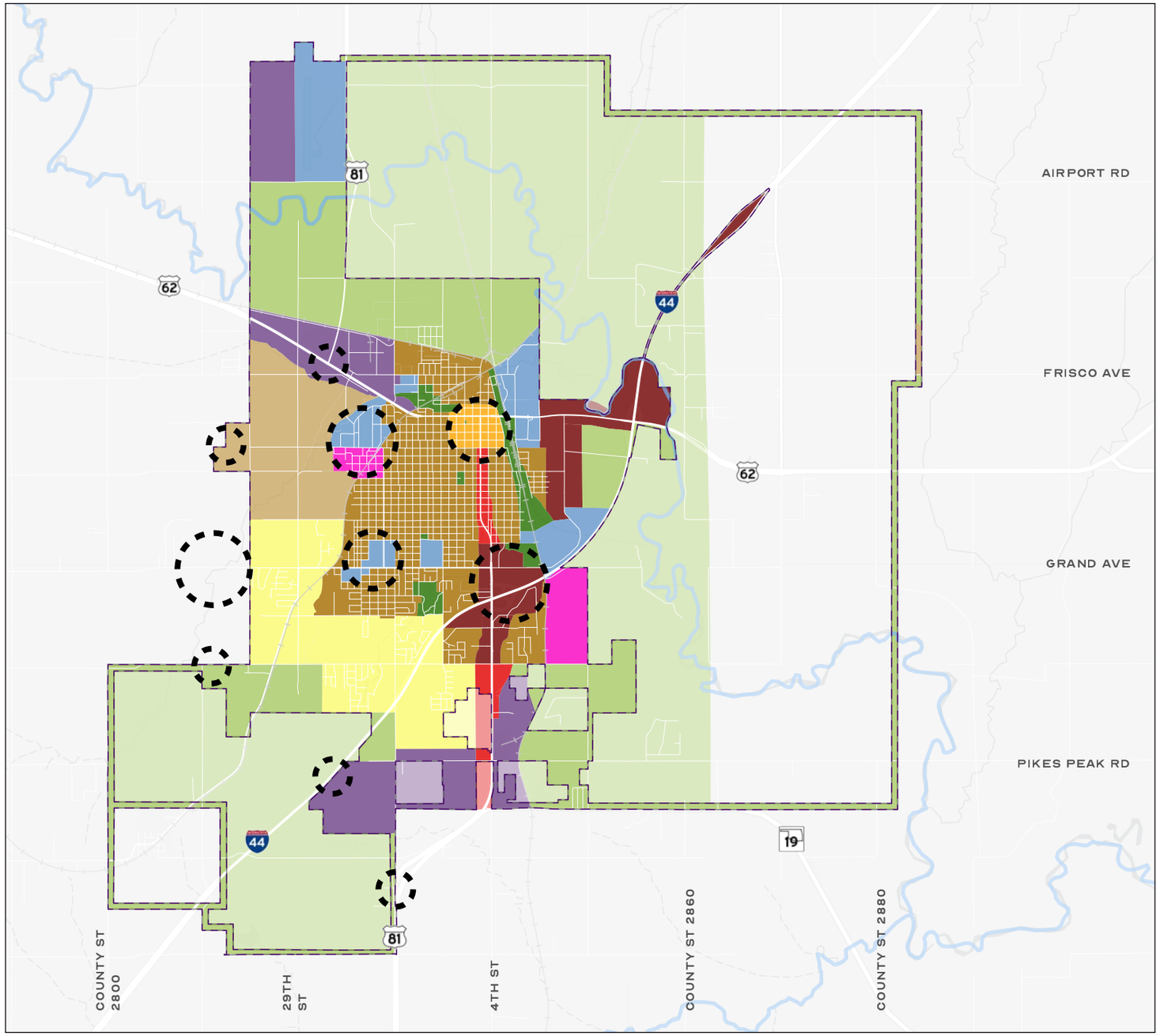
It is important to understand that the FLUM is different from a zoning map. While the zoning map legally regulates specific development requirements for individual parcels, the FLUM provides the overarching guidance that should inform those zoning decisions. In short, the FLUM sets the stage, laying out the vision and direction, while the zoning map acts as the regulatory mechanism that brings that vision to life.

ACTIVITY CENTERS

The Future Land Use Map identifies "Activity Centers" in Chickasha, strategically located near key transportation hubs and intersections along gateway corridors. These centers are envisioned as vibrant hubs where a mix of land uses come together, creating distinctive and memorable places with convenient transportation options and easy access to nearby services and neighborhoods. By highlighting these Activity Centers, the comprehensive plan recognizes their potential to support future growth and development, driven by both ongoing and future projects.

FIGURE 2.2 CHICKASHA FUTURE LAND USE COMPOSITION





FUTURE LAND USE MAP

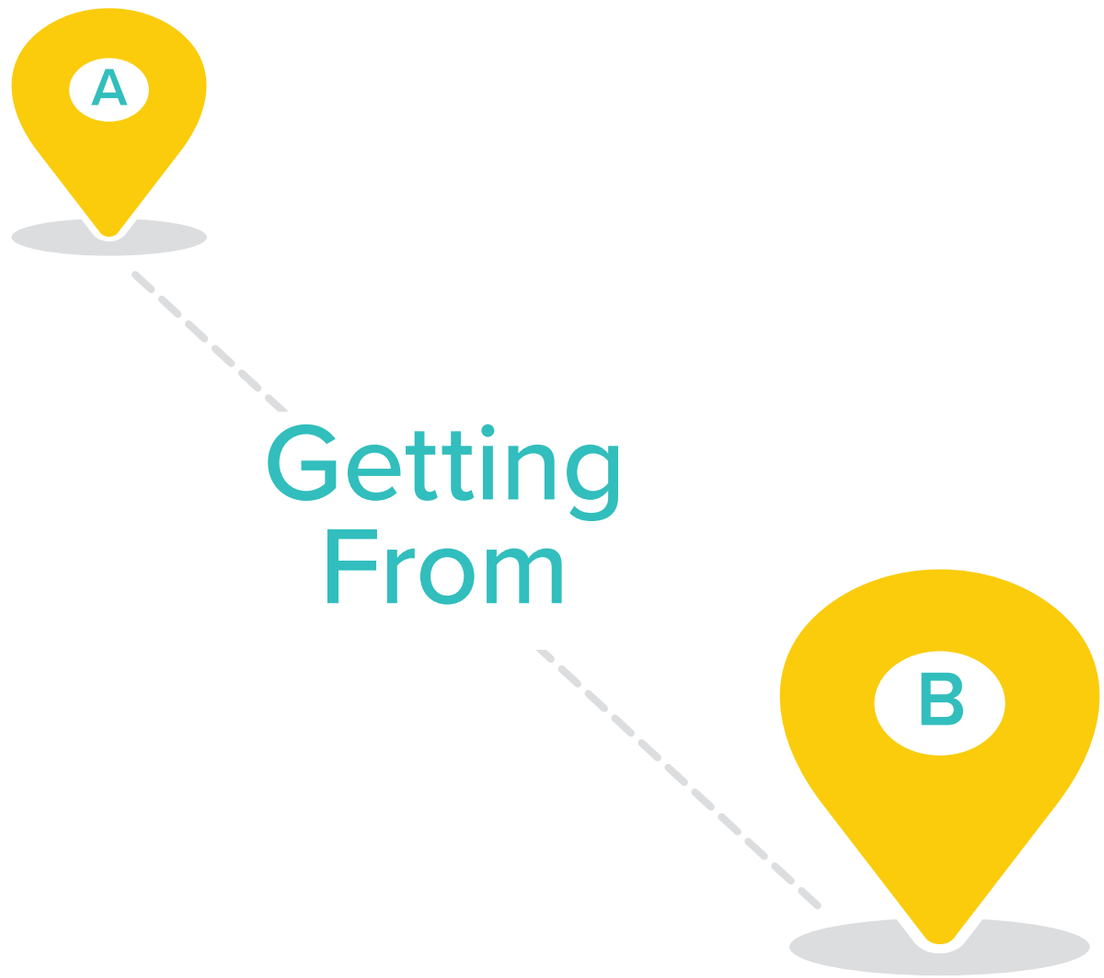
FUTURE LAND USE TYPES

- ACTIVITY CENTER
- AGRICULTURAL
- OPEN SPACE
- INSTITUTIONAL/CIVIC
- RURAL NEIGHBORHOOD
- SUBURBAN NEIGHBORHOOD
- URBAN NEIGHBORHOOD
- DOWNTOWN MIXED USED
- MIXED EMPLOYMENT
- COMMUNITY COMMERCIAL
- REGIONAL COMMERCIAL
- INDUSTRIAL
- CHICKASHA CITY LIMITS

0 0.5 1 2 3 Miles

WHAT WE CAN DO

The following recommendations are designed to guide City Staff and elected officials in making informed decisions about future development, redevelopment, and investment throughout the City. These strategies provide a clear framework for aligning future growth with the community's vision, ensuring that decisions support the city's long-term goals and objectives while fostering sustainable development and enhancing quality of life for all residents.



GOAL 1

ENSURE FUTURE GROWTH AND LAND USE PATTERNS ALIGN WITH THE FUTURE LAND USE MAP AND GOALS OF THE COMPREHENSIVE PLAN.

Aligning future growth with the Future Land Use Map and Comprehensive Plan is key to creating a cohesive, well-organized community that reflects residents' vision. This approach promotes sustainable development, reduces conflicts, and ensures that Chickasha evolves in harmony with its long-term goals, fostering a community that thrives in line with its envisioned future.

OBJECTIVES

1. **Establish development review and approval processes that require all proposed projects to align with the FLUM and goals of the Comprehensive Plan.**
   - **Strategy 1.1.1 -** Develop a checklist that project proposals must meet to ensure compatibility with the Comprehensive Plan, including a Future Land Use designation, and integrate it into the City's permitting software for easy implementation.
   - **Strategy 1.1.2 -** Develop a user-friendly interface on the City's online GIS portal to display the Future Land Use Map with interactive features that allow users to explore the FLUM in detail, providing information on land use categories, zoning regulations, and development goals.
   - **Strategy 1.1.3 -** Establish a clear and transparent process for amending the Comprehensive Plan and Future Land Use Map to accommodate changes in community priorities or evolving development needs.
   - **Strategy 1.1.4 -** Encourage developers to attend pre-application meetings with City Staff to discuss their project ideas and how they intend to align with the Comprehensive Plan.

2. **Create and encourage the use of development strategies that align with the Comprehensive Plan.**
   - **Strategy 1.2.1 -** Explore providing support and resources to developers and property owners who adhere to the FLUM and goals of the Comprehensive Plan, including but not limited to infill development, ADA accessibility, walkability and bikeability features, and contextually sensitive but diverse designs.
   - **Strategy 1.2.2 -** Clearly define the criteria and process for receiving support and resources and the conditions that may lead to penalties.
   - **Strategy 1.2.3 -** Regularly assess the effectiveness of the support, resources, and penalty programs, and make any necessary adjustments based on the evaluation results and the evolving needs of the community.

3. **Implement and publish monitoring and evaluation standards to track the progress of land use patterns and growth against the Future Land Use Map and goals of the Comprehensive Plan.**
   - **Strategy 1.3.1 -** Implement reporting mechanisms to track and analyze changes in land use patterns, population growth, infrastructure development, and other key indicators against Comprehensive Plan goals.
   - **Strategy 1.3.2 -** Maintain a log of developments within the City, including the location, proposed land use, and actual land usage that was approved by City Council, if a deviation from the Future Land Use Map was sought.
   - **Strategy 1.3.3 -** Make data and progress reports easily accessible to the public through the City website, GIS portal, and local media to ensure transparency.
   - **Strategy 1.3.4 -** Provide ongoing opportunities for resident input on proposed developments through online surveys or public forums.

GOAL 2

MAINTAIN AND ENHANCE THE CITY'S LOCAL CHARACTER AND AESTHETIC VALUE THROUGH EFFECTIVE LAND USE PLANNING.

Preserving Chickasha's unique identity and aesthetic appeal through thoughtful land use planning ensures that the City can grow while still honoring its heritage, architecture, and cultural elements. Strategic development fosters a sense of pride and connection for residents, helping Chickasha maintain its distinctive charm as it evolves.

OBJECTIVES

1. **Ensure zoning, subdivision, and other regulatory codes are consistent with the Comprehensive Plan's vision and goals.**
   - **Strategy 2.1.1 -** Review and update the Comprehensive Plan and City code to reflect the evolving needs and aspirations of the community.
   - **Strategy 2.1.2 -** Update zoning, subdivision, and regulatory codes to ensure they align with the vision and goals of the Comprehensive Plan.
   - **Strategy 2.1.3 -** Provide elected and appointed officials with training that explains the Comprehensive Plan and how it relates to their office, so they can make decisions informed by the Plan and the engagement data supporting it.

2. **Encourage mixed-use developments and active public spaces that enhance community character and quality of life.**
   - **Strategy 2.2.1 -** Create specialized zoning categories or overlay districts that allows for a mix of residential and commercial uses in areas with Downtown Mixed-Use, Mixed Employment, Urban Neighborhood, and Suburban Neighborhood land use designations.
   - **Strategy 2.2.2 -** Develop and enforce design guidelines and regulations that include pedestrian-friendly infrastructure, public spaces, greenery, and diverse architecture to create vibrant, people-centered mixed-use developments.
   - **Strategy 2.2.3 -** Explore the integration of Smart Growth principles into land use controls that encourage compact, transit-oriented, and walkable development.

3. **Promote and encourage development and redevelopment projects that use Smart Growth principles.**
   - **Strategy 2.3.1 -** Update zoning and subdivision regulations and other land use plans to facilitate development that adheres to Smart Growth principles, such as compact and mixed-use development, infill development, transit-oriented design, and preservation of green spaces.
   - **Strategy 2.3.2 -** Collaborate with private developers and businesses to jointly invest in Smart Growth projects that align with the City's development goals, including but not limited to sustainable land use practices, fiscally responsible growth, and maintenance of Chickasha's small-town character.
   - **Strategy 2.3.3 -** Develop and implement design guidelines and standards that emphasize Smart Growth principles, making it easier for developers to incorporate these practices into their projects.
   - **Strategy 2.3.4 -** Prioritize infrastructure investments in areas under Downtown Mixed-Use, Mixed Employment, Urban Neighborhood, and Suburban Neighborhood land use designations to ensure these improvements impact more people, more efficiently.

GOAL 3

BALANCE COMMUNITY DEVELOPMENT WITH LONG-TERM SUSTAINABILITY THROUGH LAND USE PLANNING.

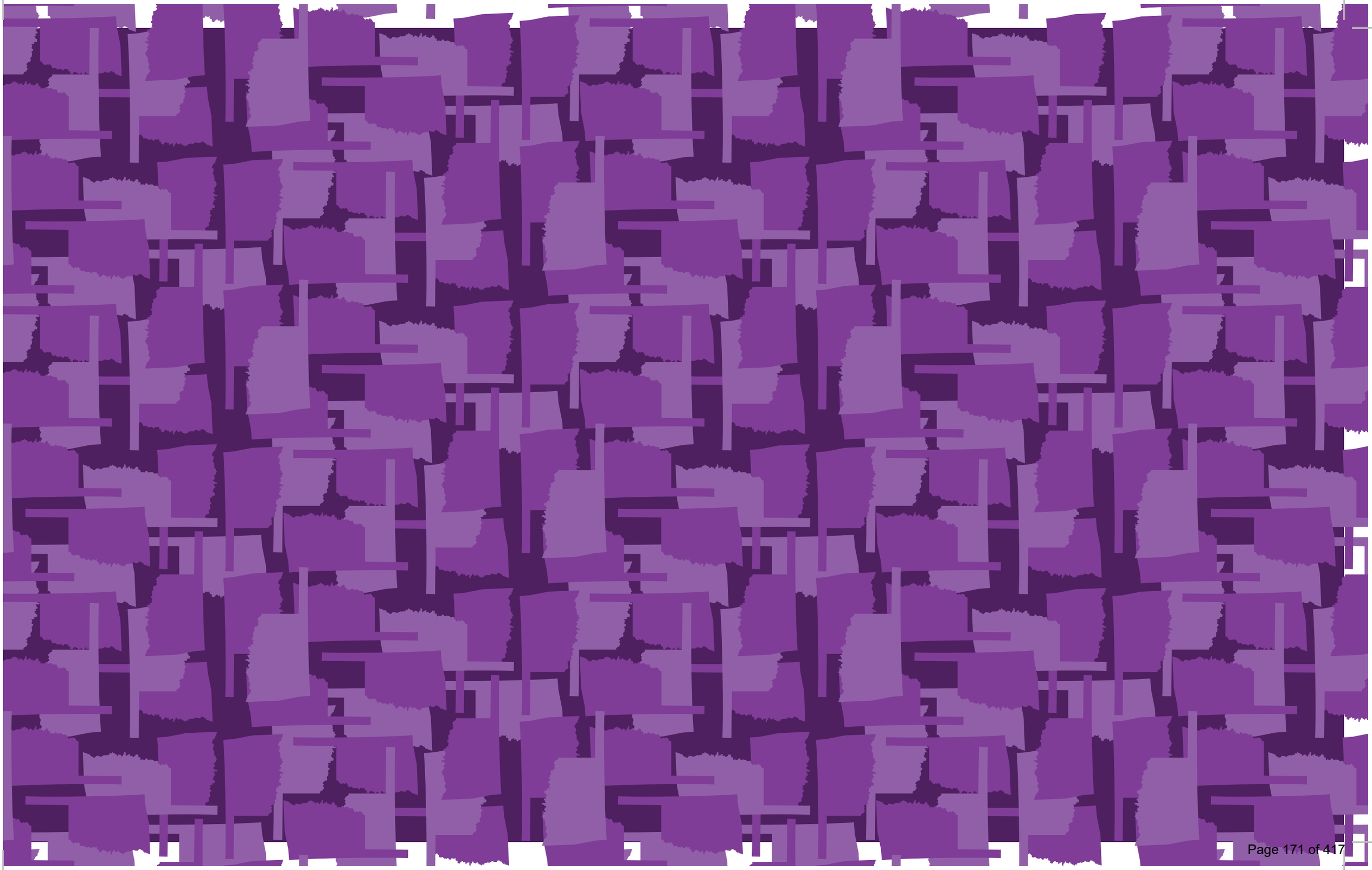
Balancing development with environmental protection is key to Chickasha's long-term well-being. This goal ensures growth doesn't compromise natural resources, promoting ecological sustainability and safeguarding the quality of life for current and future generations. It also supports public health, safety, and strengthens the resilience of the local economy.

OBJECTIVES

1. **Develop and implement a floodplain management strategy that integrates sustainable development practices, reduces flood risks, and enhances quality of life in an environmentally sensitive manner.**
   - **Strategy 3.1.1 -** Create a comprehensive Flood Risk and Vulnerability Assessment to map flood hazards, identify at-risk populations and infrastructure, and assess the economic impact. Integrate the findings into the City's Hazard Mitigation Plan, with strategies to reduce flood risks through targeted assessments and interventions.
   - **Strategy 3.1.2 -** Ensure the protection of critical facilities by requiring new facilities are built to withstand floods above the 100-year and 500-year levels, and by improving existing facilities through elevation, floodproofing, or relocation.
   - **Strategy 3.1.3 -** Participate in the National Flood Insurance Program's Community Rating System to reduce flood insurance premiums for the community through the implementation of integrated floodplain management practices.
   - **Strategy 3.1.4 -** Implement a multi-level emergency warning system with digital alerts, sirens, and community outreach. Ensure it is accessible, offering alerts in multiple languages and formats for people with disabilities.
   - **Strategy 3.1.5 -** Identify appropriate funding sources for implementing the recommended flood management strategies and pursue opportunities to use these funds in a timely and efficient manner.
2. **Ensure protection of existing trees, ecosystems, and the natural environment when new development and redevelopment takes place.**
   - **Strategy 3.2.1 -** Implement strict zoning and land use regulations that manage development in environmentally sensitive areas, especially those within or adjacent to floodplains.
   - **Strategy 3.2.2 -** Require developers to assess and mitigate the environmental impact of new development and redevelopment projects through a thorough environmental review and the use of Low Impact Development (LID) solutions.
   - **Strategy 3.2.3 -** Implement and enforce a Tree Preservation Program with pruning guidelines, approval for removing mature trees, and a minimum tree planting requirement for new developments, or collect fees for future planting and maintenance.
   - **Strategy 3.2.4 -** Establish open space requirements or set-asides within development projects to preserve natural habitats and create nature areas accessible to the public.
   - **Strategy 3.2.5 -** End or adjust the agricultural leases around Lake Chickasha to reduce pollution and support its restoration into a nature reserve and recreational area, as recommended by the 2016 Chickasha Lake Park Improvements Plan.
   - **Strategy 3.2.6 -** Incorporate environmental best management practices into the City's development review process to facilitate environmental conservation and restoration.

OBJECTIVES CONT.

3. **Integrate low-impact development (LID) and green infrastructure practices into community development plans to mitigate the impact of development on natural resources, increase safety, and improve environmental resilience.**
   - **Strategy 3.3.1 -** Incorporate LID and green infrastructure requirements into zoning and building codes, making it mandatory for developers to include these practices in all development and redevelopment projects.
   - **Strategy 3.3.2 -** Establish overlay zones in flood-prone areas to reduce flood risk and protect natural habitats. Requirements may include elevated construction, permeable surfaces, bioswales, and green spaces with native plants.
   - **Strategy 3.3.3 -** Develop detailed guidelines that specify LID and green infrastructure elements suitable for different types of developments within Chickasha.
   - **Strategy 3.3.4 -** Promote community gardens and urban agriculture projects, which support access to nature, food production, community engagement, and stormwater absorption.
   - **Strategy 3.3.5 -** Retrofit infrastructure and services with low-impact and green elements when repairing, expanding, or replacing to ensure a smooth transition to a more sustainable urban landscape.



02. INFRASTRUCTURE & PUBLIC SERVICES

INTRODUCTION

Infrastructure and Public Services form the backbone of any community, providing the essential amenities that make Chickasha a safe, functional, and thriving community for residents and visitors alike.

Proactive planning and smart investments in infrastructure and public services are key to building a strong foundation for economic growth, improving quality of life, ensuring safety and health, and fostering long-term resilience and sustainability. While the value of these services often goes unnoticed when everything is running smoothly, their importance becomes clear when systems struggle to keep up with community needs, highlighting the need for proper maintenance, funding, and planning.

A community's ability to manage growth and development is closely tied to its infrastructure. For this reason, it is vital that Chickasha's future plans rest on a solid base of well-maintained and efficient infrastructure and public services.

This chapter provides an overview of Chickasha's infrastructure and public services, including current conditions, future plans, and the challenges the City faces. It also incorporates feedback from the community, reflecting their concerns, priorities, goals, and expectations for the future.

Through this analysis, the chapter presents recommendations and strategies designed to help Chickasha achieve its vision and goals for infrastructure and public services.

WHAT WE'VE HEARD FROM THE COMMUNITY

Throughout the Comprehensive Plan's extensive community engagement process, stakeholders frequently identified infrastructure and public services as top priorities. Conversations with community members, feedback from the Community Survey, and written input from open houses, pop-up events, and the engagement platform revealed that the quality and upkeep of infrastructure have been longstanding challenges in Chickasha. Residents and stakeholders consistently emphasized the importance of addressing these issues. Here are the key themes and insights the community emphasized during the engagement and planning process that require focused action:

INFRASTRUCTURE & TECHNOLOGY IMPROVEMENTS

Residents emphasized the need for enhanced infrastructure, including water and stormwater systems, streets, signage, lighting, and internet access. Ensuring clean and reliable water supply, effective stormwater management, and improved roads are critical for the community's functionality and safety.

PUBLIC SAFETY & EMERGENCY PREPAREDNESS

Enhancing public safety services such as emergency services, animal control, severe weather resources, and flooding prevention and response are key priorities. There is a strong demand for better resources and facilities to ensure the community's safety and preparedness during emergencies.

AFFORDABLE & ACCESSIBLE HOUSING

The community expressed the need for more affordable and low-income housing options, temporary or transitional housing, and ADA-accessible housing. Improving accessibility and services in housing and public spaces for vulnerable populations – disabled individuals, unhoused residents, those with mental disorders, etc. – are also significant concerns.

BALANCED ECONOMIC & COMMUNITY DEVELOPMENT

Residents desire a balance between economic development and community investment. This includes fiscally responsible growth, maintaining existing infrastructure, and creating a culture that enhances the quality of life through well-maintained public spaces and community services.

WALKABILITY & CONNECTIVITY

There is a strong desire to make Chickasha a walkable city with safe infrastructure for walking and biking. This includes improved sidewalks, pedestrian safety measures, and better connectivity between different areas to promote healthy and active lifestyles.

COMMUNITY & RECREATIONAL FACILITIES

The community expressed a desire for more community gathering spaces, such as parks, public green spaces, and recreational facilities, including a community pool or center. These spaces are seen as vital for enhancing the quality of life and providing opportunities for social interaction.

AESTHETICS & BEAUTIFICATION

Enhancing the aesthetics of the City through landscaping, improved streetscapes, and coordinated signage is important to residents. Beautification efforts can also tie into functional infrastructure improvements, such as sustainable stormwater management and green spaces.

ENVIRONMENTAL SUSTAINABILITY & RECYCLING

There is a desire for environmentally sustainable practices and projects. This includes establishing a composting and recycling center, promoting eco-friendly practices, and integrating green infrastructure to reduce waste and provide environmental benefits.

WHAT WE'VE LEARNED

This section presents the ideas and information collected by the project team through research, recent trends, and best practices so that we can begin to address the concerns raised by residents and the public during the community engagement process. Our findings highlight key areas such as infrastructure conditions, environmental constraints, the need for formal infrastructure planning, and other important observations for guiding Chickasha's future development and investments in a sustainable and community-oriented manner.

PHYSICAL CONSTRAINTS

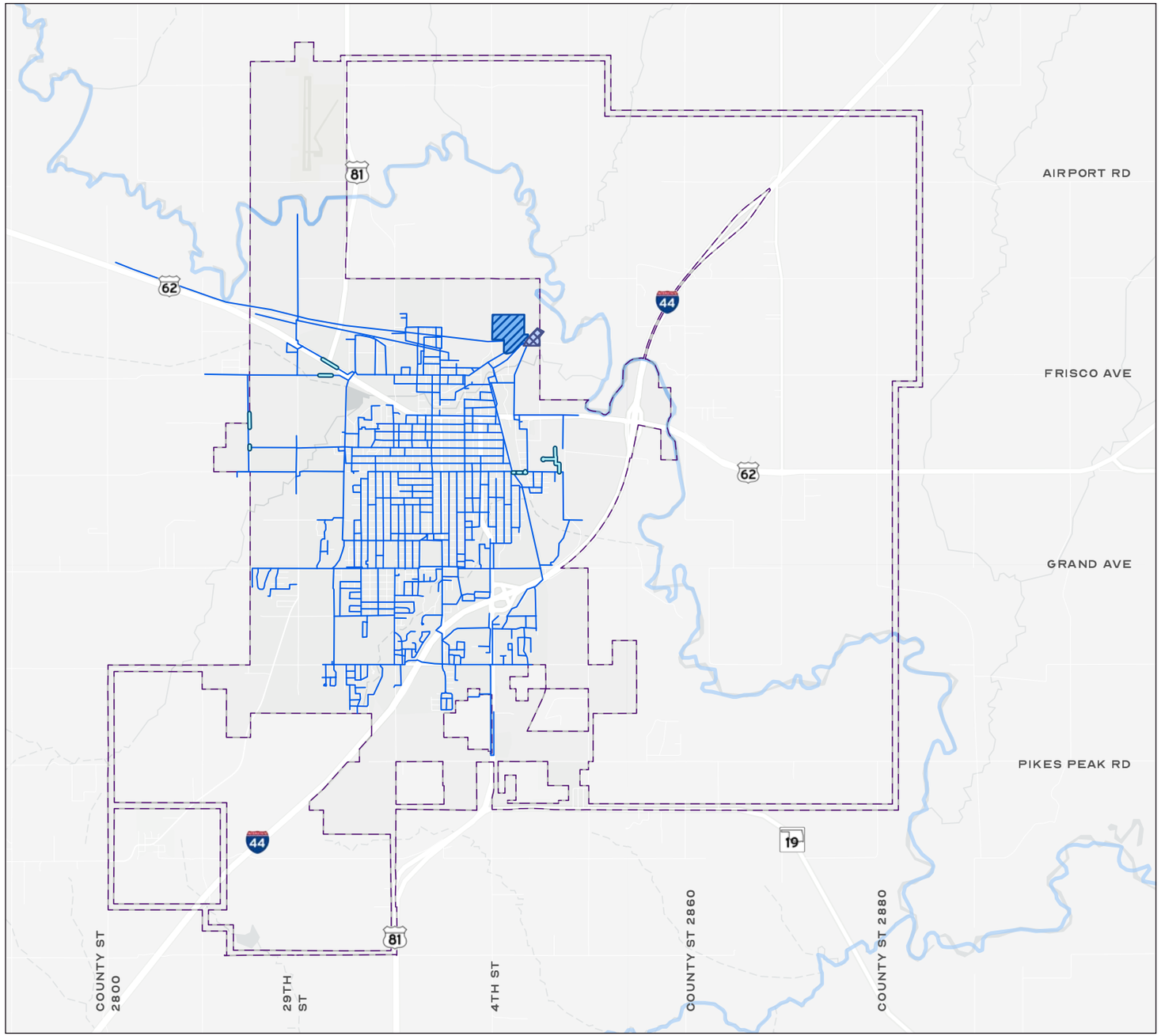
INFRASTRUCTURE CONDITIONS

While Chickasha has decent infrastructure coverage, the age and condition of existing infrastructure pose significant challenges for public safety, quality of life, and future development. In particular, the City is actively working to improve water and wastewater systems. However, until these systems are fully updated to meet quality and capacity needs, new developments should avoid overburdening existing facilities. Overall, with Chickasha's outward growth over time, the infrastructure system has become outdated and has expanded beyond the means of the City to replace or maintain it as needed.

ENVIRONMENTAL CONSTRAINTS

Future development and infrastructure investments must consider environmental constraints, particularly flood hazards from the Washita River and its tributaries. Effective low-impact development, stormwater management, and other flood mitigation techniques are essential to maintaining a high quality of life in flood-prone areas. New development and infrastructure should be located outside the floodplains when possible; when infrastructure must be placed in or adjacent to a floodplain, design guidelines that reduce flood hazards and negative impacts on the environment should be utilized to lower water quality contamination risk.

WATER INFRASTRUCTURE & FACILITIES



- EXISTING WATER LINES
- PROPOSED WATER MAIN PROJECTS
- RECENTLY COMPLETED WATER MAIN PROJECTS
- CURRENT WATER TREATMENT FACILITY
- FUTURE WATER TREATMENT FACILITY SITE
- CHICKASHA CITY LIMITS

0 1 2 3 MILES

SERVICES

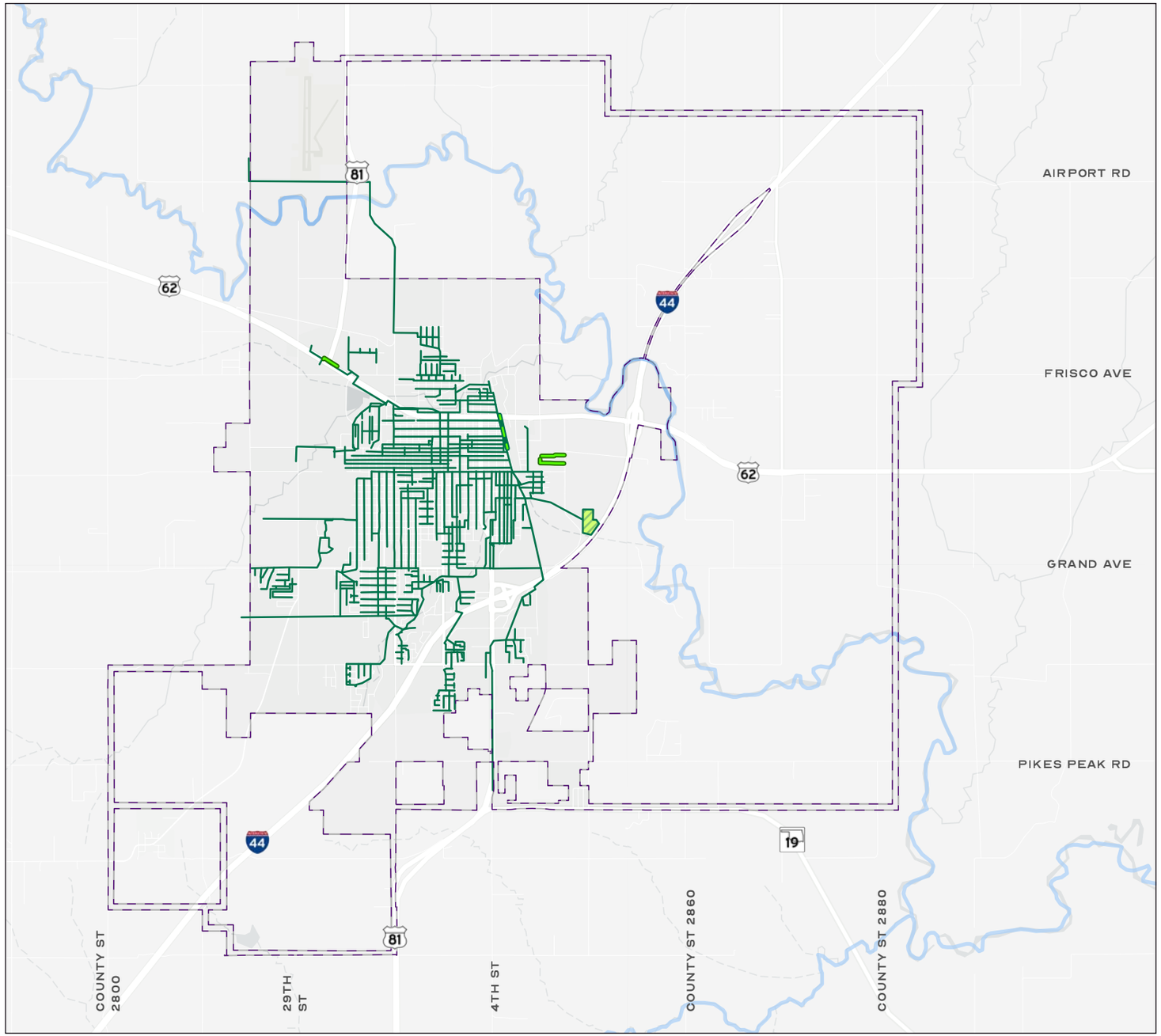
WATER QUALITY AND SUPPLY

A major concern raised during community engagement was the City's low water quality and supply. Chickasha's primary water source is Ft. Cobb Lake, with Lake Chickasha as an emergency backup. However, pollution from nearby agricultural activities has impacted Lake Chickasha's water quality, adding strain to the system. Further compounding this issue, the City's water and wastewater treatment facilities, while rated for 6.0 million gallons per day (MGD) each, were recently assessed by engineers, who advised limiting processing to only 4.2 MGD to ensure reliability.

To tackle these issues, the City has launched a major overhaul of its aging water and wastewater infrastructure. The Chickasha Municipal Authority (CMA) secured a $72 million Financial Assistance Program (FAP) loan from the Oklahoma Water Resources Board (OWRB) to fund the necessary upgrades. These improvements include new drum intake screens, raw water pumps with variable frequency drives for greater efficiency, new water lines, modifications to the holding pond, upgrades to the raw water pond pumps, and the construction of a new water treatment plant.

Chickasha voters passed a permanent 1.25% capital sales tax to repay the 30-year FAP loan and fund future water-related improvements. The new water treatment plant is expected to be completed in about three years.

WASTEWATER INFRASTRUCTURE & FACILITIES



- EXISTING WASTEWATER LINES
- PROPOSED SEWER MAIN PROJECTS
- RECENTLY COMPLETE SEWER MAIN PROJECTS
- WASTEWATER FACILITY
- CHICKASHA CITY LIMITS

0 1 2 3 MILES

STORMWATER MANAGEMENT

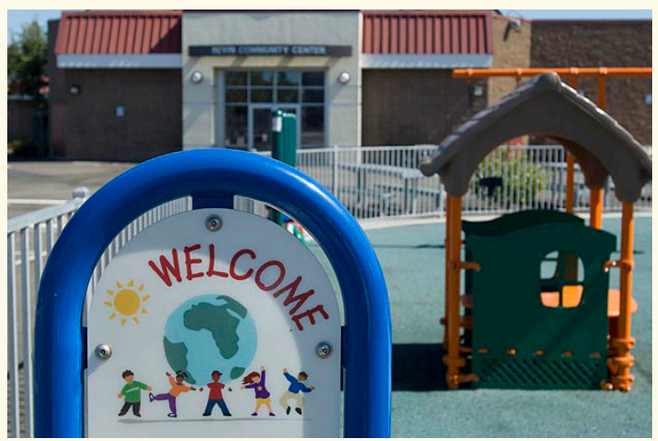
Floodplains are nature's way of managing stormwater, recharging groundwater, cleaning water, and controlling flooding by directing excess water to specific areas, all things that are beneficial to the community. However, in developed areas, streets, parking lots, sidewalks, and buildings prevent stormwater from being absorbed into the ground, leading to flooding. Green spaces with shallow-rooted plants, like Bermuda grass, are ineffective at minimizing this issue, yet they are commonly found in Chickasha's open spaces.

Chickasha, situated in the floodplains of the Washita River and its tributaries, has faced severe flooding due to impermeable surfaces and inadequate drainage infrastructure. In the past, the City has attempted to alleviate flooding with subsurface drainage pipes and aboveground channels to quickly redirect the water elsewhere; the City also recently hired a consultant to complete the 2021 City of Chickasha Master Drainage Study, which provides an analysis of existing conditions and recommendations. As of summer of 2024, the City is currently exploring and interviewing for funding opportunities to implement the recommendations included in the Study.

BROADBAND EXPANSION & CONNECTIVITY

Our analysis reveals a critical need for improved internet access, as highlighted by community feedback. To address this, the Oklahoma Broadband Governing Board has approved several infrastructure projects in Grady County, funded by $374 million from the American Rescue Plan Act (ARPA) and $90 million from internet service providers. These initiatives aim to serve 859 locations, with completion required by October 2026. Future projects, including ARPA and Broadband Equity Access and Deployment (BEAD) grants, will further enhance connectivity. Additionally, the Chickasaw Nation's $50 million Tribal Broadband Connectivity Program will connect 2,784 unserved Native American households. These efforts are expected to significantly improve internet connectivity in Chickasha and surrounding areas.

CASE STUDY



ENHANCING SAFETY THROUGH DESIGN IN NEVIN PARK

Richmond, CA

Nevin Park in Richmond, California, serves as a great example of how Crime Prevention Through Environmental Design (CPTED) can transform a community space and enhance public safety. Similar in size to Chickasha, the City implemented a series of practical changes to reduce crime and make the park more welcoming. By improving visibility, removing barriers, and opening up sightlines, they made it easier for people to observe their surroundings, which naturally discouraged criminal activity. The installation of fences helped define the space clearly, making it feel more secure and inviting. Additionally, adding amenities like picnic tables encouraged positive use of the park, drawing families and community members to spend time there. Regular maintenance, including the removal of litter and graffiti, further discouraged vandalism and other unwanted activities.

These efforts were guided by extensive community input, with local residents, families, teens, and even schoolchildren actively participating in the planning process. The park's redesign also sought to balance the needs of various groups, addressing concerns such as adding amenities for both children and seniors. Controversial decisions, like removing mature trees to improve police patrols and sightlines, were carefully considered to ensure safety while respecting the community's connection to the park's natural features. To maintain accessibility, the park remained open as long as possible during construction, addressing concerns from long-time park users who feared displacement.

These efforts had a significant impact, leading to a notable drop in crime in the surrounding Iron Triangle neighborhood, with violent crime decreasing by 55% between 2005 and 2010. The park became a vibrant hub for community gatherings and activities, improving the overall quality of life for residents and making it a safer, more enjoyable place for everyone. The redesign not only enhanced safety but also fostered a sense of ownership and pride among local residents, proving that thoughtful design and community engagement can work hand-in-hand to revitalize public spaces.

FISCAL CONSTRAINTS, FUTURE FINANCING, & PLANNING

URBAN SPRAWL

Chickasha has expanded outward due to the lower upfront costs for developers, creating a spread-out infrastructure system that requires more materials, maintenance, and resources. This approach induces development but adds long-term costs for the City. Many cities, including Chickasha, struggle to maintain overextended infrastructure, leading to poor water quality, road conditions, flooding, and higher resource requirements. An alternative is Smart Growth, which focuses on improving existing infrastructure and promoting medium to high-density development for more efficient and cost-effective systems, a method widely supported by stakeholders and residents during the engagement process.

CAPITAL SALES TAX

Chickasha voters passed a proposition for a permanent 1.25% capital sales tax, effective January 1, 2024. This tax is estimated to generate approximately $4.67 million annually. The primary use of these funds will be to repay the loan for the new water treatment plant, with remaining funds allocated to additional capital projects, such as equipment for fire and police departments, pavement rehabilitation, and road repairs.

EMERGENCY & SAFETY SERVICES

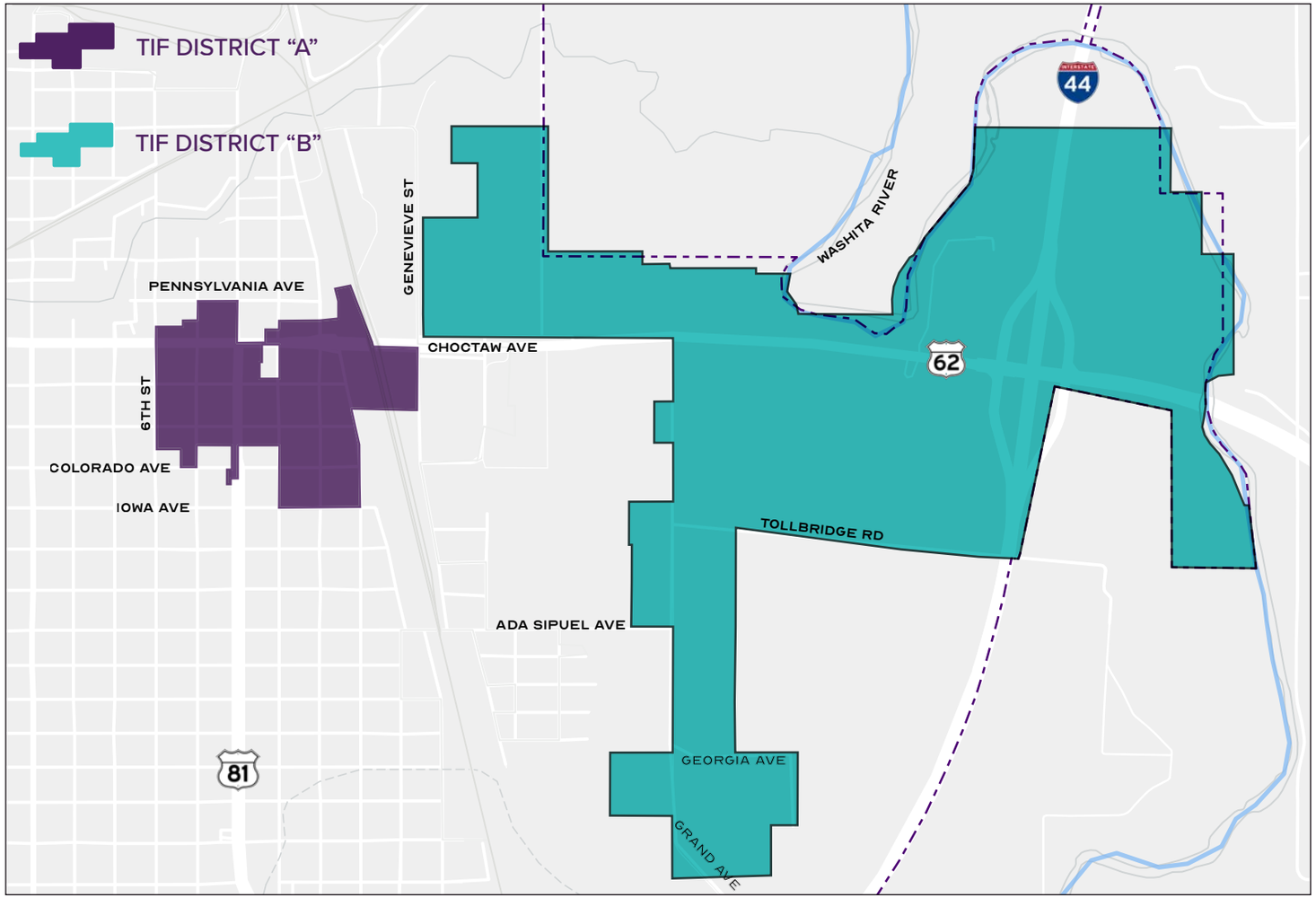
Throughout the engagement process, stakeholders consistently expressed a desire for improved public safety, including road safety, pedestrian safety, crime prevention and protection, fire safety, and severe weather safety, etc. In particular, many people have shown concern for the safety of pedestrians, children, unhoused residents, and those with mental illnesses, physical disabilities, and/or substance abuse issues. Much of this real or perceived lack of safety comes from poor environmental design, abandoned structures, disconnected and non-ADA accessible infrastructure, low numbers of safety and emergency response staff, and lack of emergency shelters.

TAX INCREMENT FINANCING (TIF)

The City of Chickasha's new Tax Increment Financing (TIF) districts will directly address long-standing infrastructure needs, laying the groundwork for future growth and investment. Located in the downtown area and along the Highway 62/Grand Avenue corridor, these TIF districts enable the City to fund critical infrastructure upgrades essential for new development.

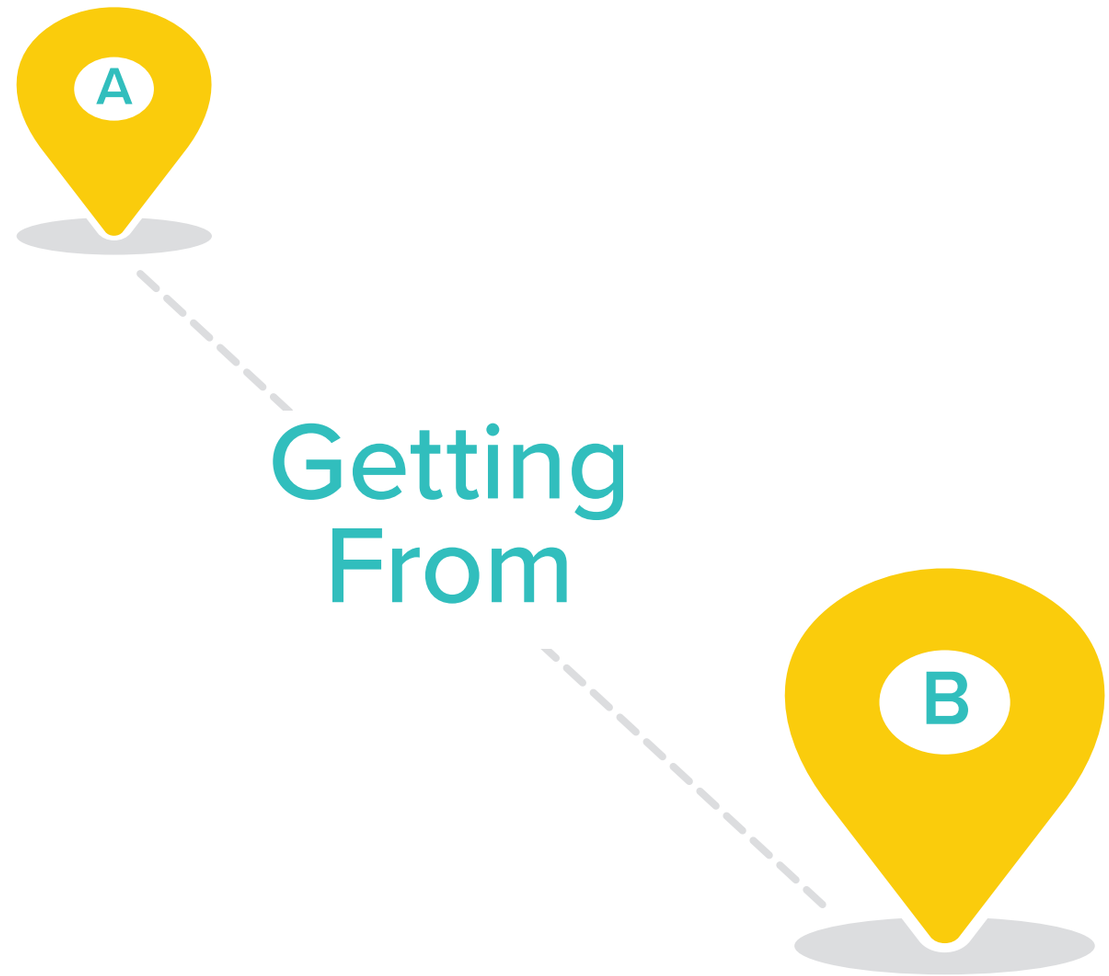
Over the next 25 years, the TIF districts will drive over $550 million in infrastructure projects, including $153.9 million for water systems, $141.4 million for sewer upgrades, $33.3 million for stormwater management, and $131.1 million for streets and bridges. These improvements will help Chickasha attract new businesses, support residential growth, and create new jobs.

Upgrading water and sewer systems, roads, and drainage will not only support new developments but also improve services for current residents. With an estimated $35.6 million in local tax revenue—potentially matched by up to $30.32 million in state funds—the TIF districts enable Chickasha to invest in its future without stretching current resources or increasing taxes.



WHAT WE CAN DO

This section recommends practical solutions to address the issues identified in the previous sections and contains recommendations for achieving the vision, goals, and objectives of Chickasha's future growth and development. By analyzing current conditions and incorporating community feedback, this section outlines the Infrastructure and Public Services policy framework. The goals, objectives, and strategies presented here are designed to create a fiscally responsible and environmentally sustainable infrastructure system that supports the community's needs and enhances the quality of life for all residents.



GOAL 1

ESTABLISH AN INFRASTRUCTURE PLANNING AND POLICY FRAMEWORK THAT FACILITATES THE DEVELOPMENT OF A FISCALLY RESPONSIBLE AND ENVIRONMENTALLY SUSTAINABLE INFRASTRUCTURE AND SERVICE SYSTEM.

This goal aims to create a strong framework for responsible infrastructure planning and implementation. Considering community input and environmental challenges, it's crucial for Chickasha's infrastructure to be both cost-effective and eco-friendly. The following objectives and strategies lay out the essential steps for the City to plan infrastructure improvements that prioritize fiscal efficiency and environmental stewardship over the next 20-30 years.

OBJECTIVES

1. **Develop and implement a prioritization and phasing plan for infrastructure and public service projects.**
   - **Strategy 1.1.1 -** Complete a comprehensive infrastructure needs assessment to identify capacity and gaps in service.
   - **Strategy 1.1.2 -** Develop and maintain a Capital Improvement Plan (CIP) that aligns future infrastructure and service projects with the goals of the Comprehensive Plan and Future Land Use Map.
   - **Strategy 1.1.3 -** Create a comprehensive inventory of all planned infrastructure and service projects, including transportation, water, sewage, utilities, and public facilities. Include regional projects to ensure collaboration with other governments and private sector plans.
   - **Strategy 1.1.4 -** Establish clear, transparent criteria for prioritizing projects and scheduling regular inspections, considering factors like alignment with other plans, the number of people affected, risks to vulnerable populations, and how long the issue has existed.

2. **Promote Smart Growth principles that integrate land use planning and infrastructure development.**
   - **Strategy 1.2.1 -** Integrate Smart Growth principles into land use planning and infrastructure development, including a focus on repairing and replacing existing infrastructure rather than expanding beyond the City's means.
   - **Strategy 1.2.2 -** Create zoning regulations that allow for context-sensitive urbanization and mixed-use development to increase efficiency and cost effectiveness of infrastructure and services.
   - **Strategy 1.2.3 -** Consider incorporating green infrastructure (bioswales and natural channels, renewable energy infrastructure, use of recycled materials, etc.) when upgrading, replacing, and expanding systems. These reduce strain on aging/at-capacity infrastructure, benefit the environment, and often cost less long-term than traditional methods.

3. **Develop fiscally sustainable financial plans and explore equitable funding mechanisms to support utility and infrastructure investments.**
   - **Strategy 1.3.1 -** Conduct a thorough assessment of the financial needs for infrastructure projects, considering both immediate and long-term requirements.
   - **Strategy 1.3.2 -** Explore a range of funding sources, including grants, bonds, loans, user fees, public-private partnerships, federal and state programs, impact fees, and tax increment financing, to support utility and infrastructure investments.
   - **Strategy 1.3.3 -** Develop a long-term financial plan that outlines funding needs, sources, and strategies over a multi-year horizon to ensure stable and sustainable financing for utilities and infrastructure.
   - **Strategy 1.3.4 -** Allocate more funds to the Public Works department for more employees, employee training, and in-house infrastructure repair projects.

GOAL 2

IMPLEMENT COMPREHENSIVE INFRASTRUCTURE IMPROVEMENTS THAT SERVE EXISTING AND FUTURE RESIDENTS AND DEVELOPMENT, ACCORDING TO THE INFRASTRUCTURE PLANNING FRAMEWORK OUTLINED IN GOAL 1.

Building on the framework from Goal 1, this goal outlines specific objectives and strategies to guide the City in executing infrastructure improvements. While these projects will be implemented incrementally, they must be done systematically and in coordination with other plans to ensure the greatest and most equitable impact for Chickasha's residents and future growth.

OBJECTIVES

1. **Improve public safety, reduce flooding damage, support local ecosystems, and boost natural resources by implementing comprehensive and sustainable stormwater management infrastructure.**
   - **Strategy 2.1.1 -** Review, update as needed, and implement the 2020 Flood Mitigation Plan.
   - **Strategy 2.1.2 -** Install bioswales and rain gardens in heavily developed areas to capture pollutants from stormwater before it is redirected to nature or processing. These bioswales and gardens should be regularly monitored and cleaned after storms.
   - **Strategy 2.1.3 -** Support collection and reuse of stormwater by promoting use of rain barrels, providing discounted or free rain barrels, or assisting with installation.
   - **Strategy 2.1.4 -** Reduce flooding and improve stormwater absorption in heavily developed areas by replacing 10%-30% of parking with bioswales, rain gardens, trees, and native plants. Schedule improvements according to the CIP.
   - **Strategy 2.1.5 -** Reduce flooding and improve stormwater absorption in high-traffic areas by using permeable pavement in parking and pedestrian zones. Maintain annually based on material needs and schedule improvements according to the CIP.
   - **Strategy 2.1.6 -** Reduce street flooding by installing bioswales and French drains leading to rain gardens with native plants along roads and in medians. Schedule improvements according to the CIP.
2. **Meet the needs of current and future community members by implementing infrastructure that supports high water quality and supply.**
   - **Strategy 2.2.1 -** Complete development of the planned water treatment facility.
   - **Strategy 2.2.2 -** Incrementally replace or reinforce water mains based on the CIP, age, and leak data, using durable, high-quality mate-rials for long-term sustainability.
   - **Strategy 2.2.3 -** Install leak detection technology during water main repairs or replacements to enable fast and proactive repairs.
   - **Strategy 2.2.4 -** Explore diverse funding options to support a proactive water infrastructure maintenance schedule, addressing key citizen concerns.
3. **Implement systematic improvements to the City's transportation system, including bike, pedestrian, and transit infrastructure, to meet the needs of current and future populations.**
   - **Strategy 2.3.1 -** Create an Action Center webform on the City's website for reporting damaged sidewalks, potholes, ADA noncompliance, and more.
   - **Strategy 2.3.2 -** Require all new sidewalks and ramps to be fully ADA compliant.
   - **Strategy 2.3.3 -** Incrementally repair and install ADA-compliant pedestrian facilities in high-traffic areas like Downtown, schools, parks, and shopping centers, then expand to nearby neighborhoods for a connected system. Coordinate improvements with Downtown Plans and the CIP, prioritizing projects accordingly.

OBJECTIVES CONT.

- **Strategy 2.3.4 -** Repair potholes and street damage, coordinating with any larger upcoming projects planned for that street in the CIP to ensure efficient use of resources and minimize disruption.
- **Strategy 2.3.5 -** Ensure all transportation infrastructure projects follow design best practices, prioritize human-scale design, and align with the Comprehensive Plan's Transportation and Mobility goals. Use NACTO guidelines for design standards.

4. Implement improvements and expansion of utilities and services to improve quality of life and environmental safety of all current and future community members.

- **Strategy 2.4.1 -** Establish a municipal compost facility where yard waste, tree branches, and other biodegradable materials can be processed and used in public landscaping and/or for residential use.
- **Strategy 2.4.2 -** Use renewable energy sources, such as solar panels and wind energy, to supplement power supply on public properties where suitable.
- **Strategy 2.4.3 -** Collaborate with utility providers to promote cost-saving programs like efficiency audits, insulation rebates, and similar home improvements to increase home values and help residents save on utility bills.
- **Strategy 2.4.4 -** Explore partnerships with broadband providers and educational institutions to increase the availability and adoption of broadband to low-income residents.
- **Strategy 2.4.5 -** Partner with a non-profit to establish wireless networks to connect low-income students to free or low-cost internet programs.

GOAL 3

ENSURE THE SAFETY AND SECURITY OF ALL RESIDENTS BY MAINTAINING HIGH-QUALITY PUBLIC SAFETY SERVICES.

Health, safety, and welfare are top priorities for law enforcement and public administration. While broader strategies for health and well-being are discussed in the Community Character & Quality of Life section, these specific objectives focus on public safety. They aim to prevent emergencies, enhance emergency response, and strengthen the community's resilience in times of crisis, ensuring a safer and more secure environment for all residents.

OBJECTIVES

1. **Develop and implement emergency preparedness and resilience plans for city services, infrastructure, and public safety.**
   - **Strategy 3.1.1 -** Conduct a comprehensive risk assessment for utility services and infrastructure to identify vulnerabilities and potential hazards.
   - **Strategy 3.1.2 -** Develop and maintain emergency response plans for utility services and infrastructure, outlining procedures for mitigating, responding to, and recovering from disruptions caused by emergencies.
   - **Strategy 3.1.3 -** Implement effective communication systems to notify residents of service disruptions and provide instructions for response and recovery.
   - **Strategy 3.1.4 -** Prioritize technology and methods that mitigate emergencies and promote resiliency when replacing or updating infrastructure.

2. **Expand and improve public safety services through increased staff, training, education, and community engagement.**
   - **Strategy 3.2.1 -** Improve emergency services by hiring more public safety personnel and providing enhanced training in medical response, de-escalation, mental health support, and cultural competency.
   - **Strategy 3.2.2 -** Cross deputize Chickasha police officers and Chickasaw Nation Lighthorse officers to increase staffing and facilitate law enforcement.
   - **Strategy 3.2.3 -** Increase public safety skills community wide by offering trainings for the public and schools, covering topics like CPR, Heimlich maneuver, argument de-escalation, self-defense, and fire safety.
   - **Strategy 3.2.4 -** Expand staff, service hours, and facilities of the Chickasha Animal Shelter.
   - **Strategy 3.2.5 -** Hold regular town hall meetings where residents can discuss safety concerns directly with public safety officials.
   - **Strategy 3.2.6 -** Distribute an annual community survey to gather feedback from residents on public safety services and areas for improvement.
   - **Strategy 3.2.7 -** Organize youth engagement programs, mentorship programs, and community-wide events like "Touch a Truck" to foster connections between young residents and public safety services.

3. **Implement crime and emergency prevention initiatives..**
   - **Strategy 3.3.1 -** Coordinate comprehensive support services for individuals who are unhoused, struggling with substance abuse, in need of medical care, or in unsafe situations. Assist by providing resources when possible, applying for grants, and networking with landlords to expand Section 8 housing availability.
   - **Strategy 3.3.2 -** Encourage the use crime preventative environmental design (lighting, natural surveillance, territorial reinforcement, activity support, etc.) in public spaces.
   - **Strategy 3.3.3 -** Host public classes and trainings on emergency prevention, including health and wellness, mental health support, substance abuse support, and argument de-escalation.

03. TRANSPORTATION & MOBILITY

INTRODUCTION

Transportation and mobility encompass the systems that facilitate movement within and between communities, such as roads, public transit, and pathways for walking and cycling. These elements are crucial for connecting residents to services, supporting local businesses, enhancing safety, ensuring accessibility for all, promoting sustainability, encouraging public health and recreation, and facilitating planned growth.

This chapter provides an overview of Chickasha's transportation and mobility systems, including current conditions, future plans, and challenges the City faces, such as physical and fiscal constraints. The content was heavily driven by community feedback and involvement, reflecting Chickasha residents' concerns, desires, priorities, and expectations for the future.

Through this examination, this chapter presents recommendations and strategies to achieve the community's Vision, Goals, and Objectives for Chickasha's transportation and mobility capabilities, ensuring improved connectivity, safety, and quality of life for the residents of Chickasha.

WHAT WE'VE HEARD FROM THE COMMUNITY

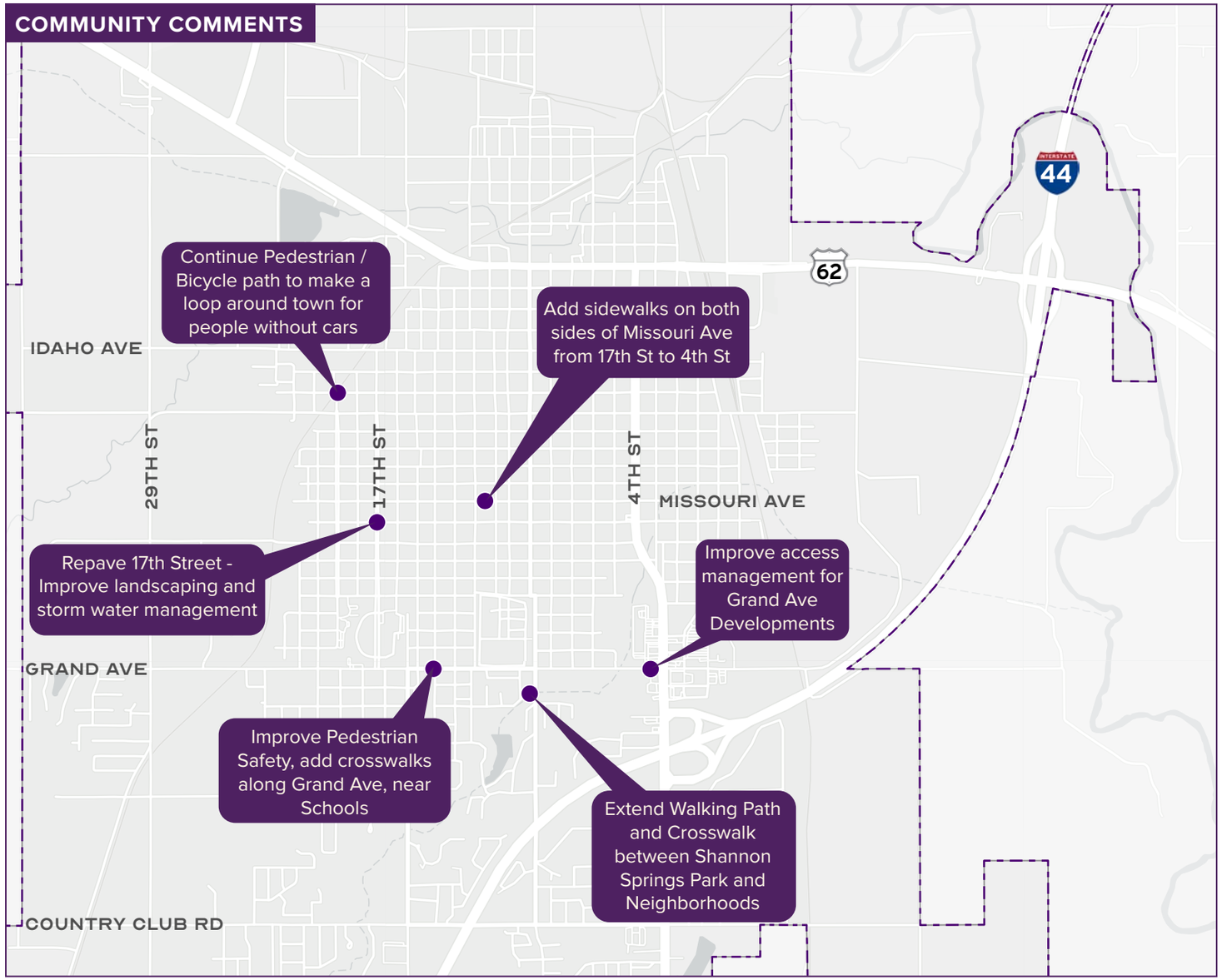
Transportation and mobility were topics that the Chickasha community was particularly interested in, so the Project Team was able to collect a high amount of public input from surveys, open house events, stakeholder workshops, focus group meetings, previous engagement studies, and online activities regarding existing transportation and the community's vision for future mobility. Included in this section are key themes and insights the community highlighted during the engagement and planning process that require attention.

SAFE STREETS & MULTIMODAL CONNECTIVITY

Residents expressed a strong desire for safer streets with better multimodal connectivity so that people can travel within Chickasha without a car. They emphasized the need for safe, accessible pedestrian infrastructure that connects parks, recreational areas, shopping, jobs, and schools, enhancing quality of life and encouraging healthy, active lifestyles. Improving pedestrian and bicycle infrastructure, along with ensuring traffic safety, is a top priority for the community. Overall, public input strongly supports a city-wide, well-connected pedestrian and bike system that is ADA-accessible, comfortable (with shade, seating, lighting, and public amenities), and protected from cars, especially for children and individuals with disabilities.

WALKING & BIKING TRAILS

In addition to sidewalks and bike lanes along streets, the public expressed strong support for walking and biking trails for both recreation and transportation. Residents specifically voiced interest in a greenbelt multiuse trail that would connect all parts of the City, with a particular focus on serving USAO students. There was also support for creating multiuse recreational trails in underused or neglected areas, such as the undeveloped space behind Walmart.



INTERACTIVE MAP

Throughout the Onward Chickasha engagement process, the public has had access to an online interactive map via the engagement platform. After creating an account, users can post issues or suggestions tied to specific locations in Chickasha, with the option to add pictures and tags. Participants can also upvote and comment on others' posts, fostering virtual discussions between community members and the Project Team.

While participants posted about a variety of topics, much of the conversation on the interactive map focused on transportation needs in Chickasha. This included identifying traffic hazards, potential bike paths and sidewalks, and areas in need of infrastructure repairs. The diagram highlights comments that received support from other users or reflected feedback from other engagement activities.

INFRASTRUCTURE CONDITIONS

In the Community Survey, participants ranked “road conditions and maintenance” as the second most important issue, just after water quality, and as a key priority for future City efforts. Throughout the engagement process, residents voiced concerns about the poor condition of roads, heavy traffic, and safety risks for pedestrians, cyclists, and drivers. They highlighted the need for road repairs and repaving, improved flood control on streets, long-term maintenance and funding plans, separation of heavy traffic from residential areas, and better integration of high-visibility pedestrian and bike infrastructure.

DOWNTOWN MOBILITY

Downtown Chickasha is a community cornerstone, serving as a hub for shopping, tourism, dining, and public events. Public input suggests that residents want to prioritize Downtown for comprehensive transportation improvements, with a focus on enhancing walkability and bikeability. Desired features include ADA-accessible sidewalks, regulated crosswalks, improved lighting, outdoor seating and dining areas, public art, protected bike lanes, and other amenities to make Downtown more pedestrian- and cyclist-friendly. However, some community members have expressed frustration with Downtown parking, citing issues like poor signage, faded markings, potholes, lack of ADA-accessible spaces, and a perceived shortage of overall parking.

CASE STUDY

COMPLETE STREETS IMPLEMENTATION

Millsboro, DE

The Town of Millsboro, Delaware, implemented Complete Streets to create roadways that accommodate all users, including pedestrians, cyclists, and motorists. This effort was driven by a need to address traffic congestion and improve safety, particularly for walking and biking in a town with fragmented infrastructure.

Millsboro began by reviewing its 2020 Comprehensive Plan, which identified key goals: preparing for future growth and enhancing downtown walkability. Public feedback emphasized the need for better sidewalks and safer pedestrian pathways. This feedback, gathered through surveys and public meetings, shaped the Town's Complete Streets approach.

Key components of the plan included the introduction of traffic-calming measures, ADA-compliant pedestrian infrastructure, and the creation of a pedestrian plaza downtown to promote walkability. Additionally, Millsboro prioritized building partnerships with local businesses and advocacy groups like Bike Delaware to fund and support biking infrastructure improvements.

The Town worked closely with stakeholders, including residents and business owners, to ensure the changes reflected community needs. Families expressed a desire for safer streets and better connectivity, leading to a focus on enhancing pedestrian and biking options across town.

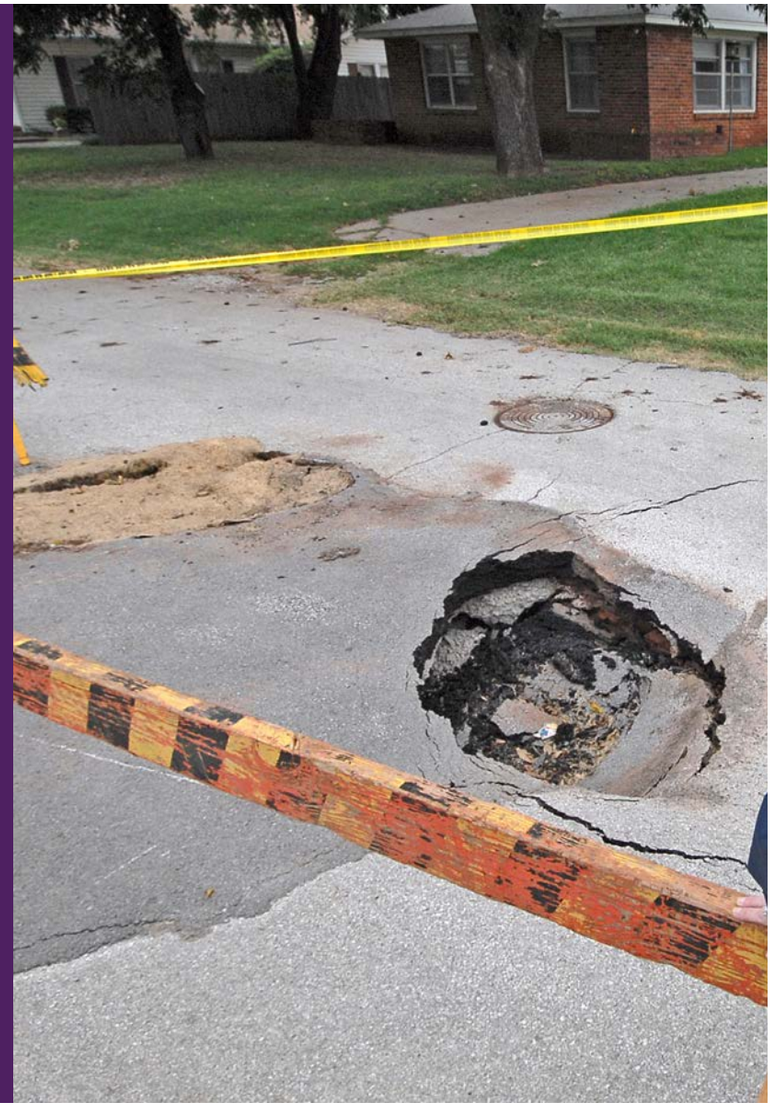
Millsboro also explored opportunities to improve public transportation, discussing shuttle services and connections to nearby towns. Traffic safety remained a top priority, with strategic plans to reduce accidents through traffic-calming initiatives in high-speed areas.

By securing funding through grants and public-private partnerships, Millsboro is gradually transforming its streets into a safer, more connected network. This phased approach ensures that the Town can meet the growing demand for alternative transportation while maintaining its small-town charm and improving overall road safety.

In summary, Millsboro's Complete Streets initiative focuses on enhancing pedestrian and biking infrastructure, fostering partnerships, and prioritizing safety to create a more accessible, vibrant, and connected community.

WHAT WE'VE LEARNED

This section presents the ideas and information collected by the Project Team through research, recent trends, and planning best practices so that we can begin to address the concerns and needs raised by the public during the community engagement process. These findings highlight key physical constraints, fiscal challenges, as well as existing and desired mobility options, according to Geographic Information Systems (GIS) data, previous and upcoming plans, local knowledge, and urban planning research, precedents, and best practices.



PHYSICAL CONSTRAINTS

INFRASTRUCTURE CONDITIONS

While Chickasha has a solid infrastructure foundation, the age and condition of existing systems present challenges to public safety, quality of life, and future development. The upcoming bypass will help by diverting heavy traffic away from central Chickasha, reducing wear and tear on local streets. However, many roads across the City have deteriorated and are overdue for repairs. Additionally, there is a noticeable lack of multimodal infrastructure, and what is in place is often damaged, disconnected, and not ADA-accessible..

ENVIRONMENTAL CONSTRAINTS

Chickasha is partially located in a FEMA flood zone due to its proximity to the Washita River and its tributaries, which affects development and requires careful planning for transportation infrastructure. Impermeable surfaces like roads and parking lots worsen flood risks by preventing water absorption, causing overflow into other areas of the City. Additionally, many of Chickasha's green spaces, including parks, swales, and lawns, are unable to absorb stormwater effectively due to the widespread use of shallow-rooted landscaping. To address these challenges, Chickasha should avoid flood-prone areas for new transportation routes and adopt low-impact design strategies. These could include permeable materials, bioswales, retention basins, native plants, and street trees to help manage stormwater and reduce flooding impacts around transportation infrastructure.

LAND USE, DESIGN, AND DENSITY

Land use, design, and density are closely tied to transportation, as each influences the other. Certain types of roads work best with specific land uses, different transportation modes require varying levels of density, and environmental design impacts the comfort and safety of travel. For example, Downtown Chickasha currently handles a significant amount of heavy freight traffic, which demands wider, more durable roads than Downtown can provide. However, the area's density and land uses are better suited for multimodal transportation that improves access to businesses, activities, and public spaces.

With the upcoming bypass redirecting heavy freight traffic to a rural highway, truck drivers will save time, and Downtown streets will experience less wear and tear. This shift creates an opportunity to repurpose Downtown streets for multimodal infrastructure and environmental design upgrades that enhance walkability, accessibility, and overall enjoyment of the area. In short, for transportation infrastructure to be effective, land use, density, and design must align with the right transportation modes. In Chickasha, this means increasing density, promoting mixed-use development, and investing in thoughtful design to support the community's preference for multimodal transportation. It may also involve concentrating industrial and certain commercial activities near interstates and major arterials.

FISCAL CONSTRAINTS

URBAN SPRAWL

Oklahoma state and local governments spend approximately $2.8 billion annually on transportation infrastructure, with more than half allocated to highways ("Oklahoma State and Local Spending"). Despite this investment, road conditions and maintenance remain top concerns for both Oklahomans and Chickasha residents. The issue lies in the fact that many cities have expanded their transportation systems beyond what they can maintain, resulting in infrastructure that goes unrepaired or unreplaced long past its intended lifespan. This leads to uncomfortable and often unsafe conditions for driving, biking, and walking.

Chickasha faces a similar challenge. While the City continues to expand its street network outward, many streets and sidewalks in the urban core are damaged or poorly maintained. This imbalance between expansion and upkeep contributes to the ongoing struggle to provide safe and reliable infrastructure for residents.

FUNDING SOURCES

Municipalities in Oklahoma, including Chickasha, face significant financial challenges when it comes to funding transportation improvements and other capital projects. The State of Oklahoma provides limited financial aid and revenue sharing compared to other states, and the state constitution prohibits cities from using property taxes for operations.
As a result, local governments in Oklahoma rely heavily on general sales taxes, which account for 66% of their total tax revenue—the highest percentage in the nation ("How Local Governments"). This dependence highlights the importance of economic development efforts, as attracting visitors to spend money within city limits is vital for maintaining and improving infrastructure and services for residents.

However, relying so heavily on sales taxes presents several challenges. Sales taxes are regressive, sensitive to economic fluctuations, offer limited revenue potential, and can create competition with neighboring areas. This dependence makes it harder to establish sustainable financial practices and equitable funding for long-term infrastructure improvements. To overcome these hurdles, Chickasha can explore alternative funding options such as general obligation bonds, Tax Increment Financing (TIF), grants, and public-private partnerships. Each option comes with its own set of challenges, so it's crucial for the community to adopt innovative and context-specific strategies to fund future infrastructure projects.

MOBILITY OPTIONS

PERSONAL VEHICLE TRAVEL

In Chickasha, personal vehicle use is the dominant mode of transportation due to infrastructure designed primarily for cars. This provides residents with benefits like convenience, privacy, and the ability to easily transport goods. However, heavy reliance on cars comes with significant costs. Large areas of land are dedicated to parking, limiting space for parks, housing, and commercial development, while road maintenance places a heavy financial strain on municipal budgets. Additionally, car ownership costs, including insurance and maintenance, can be prohibitive for many residents, increasing economic inequality.

For those who cannot drive—such as the elderly, youth, disabled individuals, and low-income households—relying on personal vehicles creates accessibility challenges, potentially leading to social isolation and barriers to essential services, shopping, and employment. There are also safety risks associated with traffic for drivers, passengers, pedestrians, and cyclists. Moreover, extensive asphalt surfaces contribute to the urban heat island effect, raising local temperatures and exacerbating climate change and public health concerns. Car-centric environments often discourage community interaction and walkability, weakening social connections and limiting opportunities for spontaneous engagement.

MULTIMODAL CONNECTIONS

Chickasha has a general lack of multimodal infrastructure—such as bike lanes, sidewalks, and multiuse trails. What exists is often damaged, disconnected, not ADA-accessible, or simply uncomfortable for use. For example, although 4th Street has sidewalks on both sides, it is neither safe nor comfortable for pedestrians and cyclists due to high traffic speeds, noise, air pollution, lack of shade, absence of barriers between cars and pedestrians, narrow and poorly maintained paths, and inconsistent accessibility features. These conditions pose challenges for all users, especially people with disabilities, the elderly, and children. Poor design leads to reduced traffic safety, limited access to major corridors and community hubs, underused infrastructure, and inefficient use of resources.

PUBLIC TRANSIT

The Washita Valley Transit (WVT) provides accessible and reliable transportation for elderly, disabled, and low- to moderate-income residents across Grady County. It offers daily service in Chickasha and bi-weekly service to nearby areas such as Ninnekah, Rush Springs, Alex, Bradley, Minco, Tuttle, Amber, Pocasset, and Verden. However, WVT faces challenges, including limited coverage, which may leave some areas underserved, and restricted operating hours that make it difficult for residents to access transit outside of regular service times.

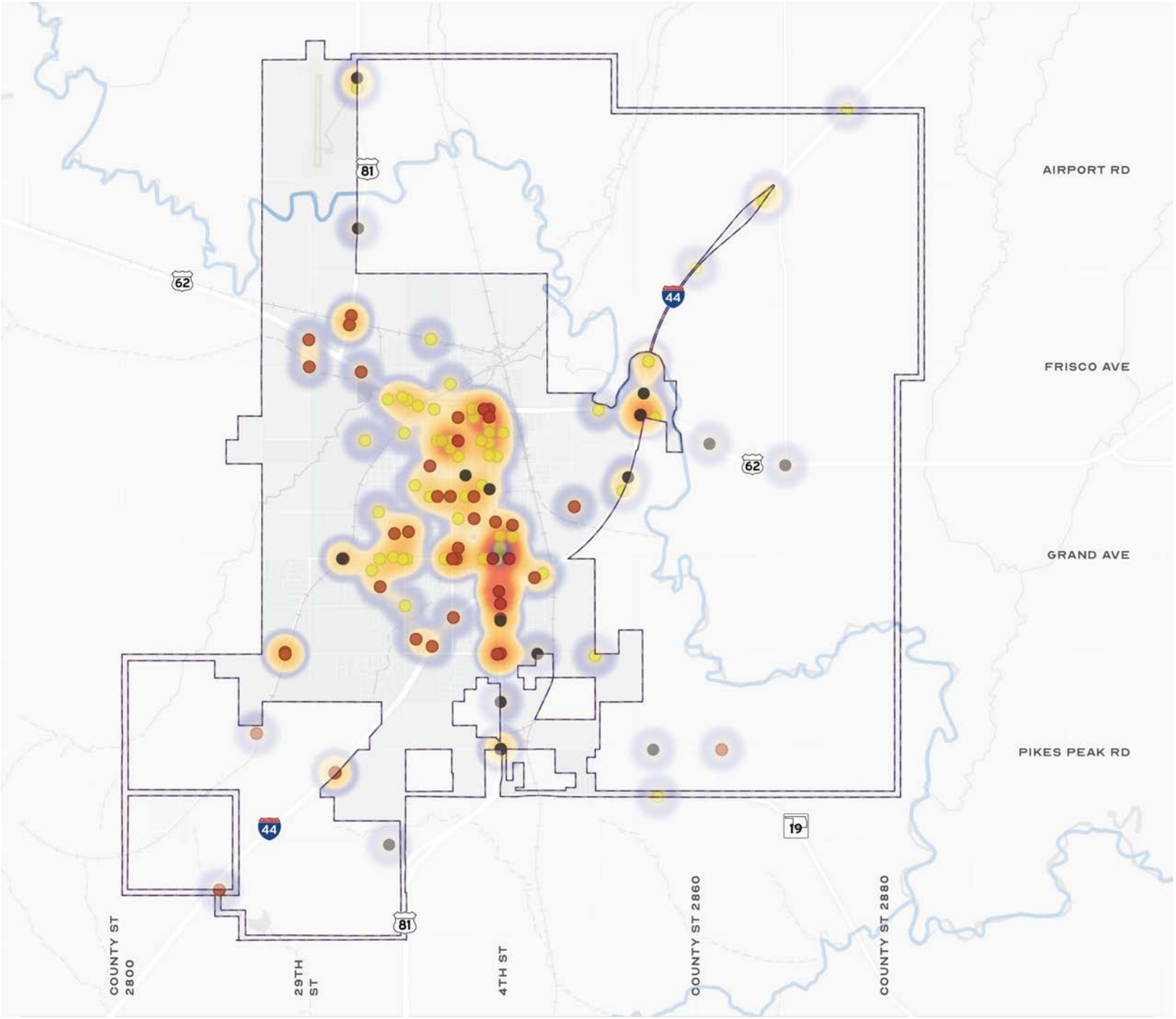
While public interest in transit was low during the Onward Chickasha engagement process, the demand for multimodal solutions suggests that expanding public transit could improve access for those without cars and enhance overall mobility.

TRAFFIC SAFETY

The Crash Data heatmap highlights areas in Chickasha with high concentrations of traffic collisions, with the most intense activity observed in and around the downtown core and along major corridors like U.S. Highway 81. These high-incident zones indicate congestion points and potential safety hazards for both drivers and pedestrians. The concentration of collisions in these areas suggests issues such as high traffic volumes, complex intersections, and possible challenges with traffic control measures.

This pattern of incidents poses a significant impact on Chickasha's transportation system, leading to increased travel delays, safety concerns for residents and visitors, and potential economic impacts due to disruptions in key areas of the community. The higher density of collisions in central areas also indicates a need for targeted improvements, such as improved traffic signals and safer intersections, to reduce traffic-related injuries and property damage.

TRAFFIC COLLISIONS



COLLISION SEVERITY (2017 - 2021)

- FATAL
- SERIOUS
- MINOR

COLLISION FREQUENCY (2017 - 2021)

- LESS FREQUENT
- MORE FREQUENT

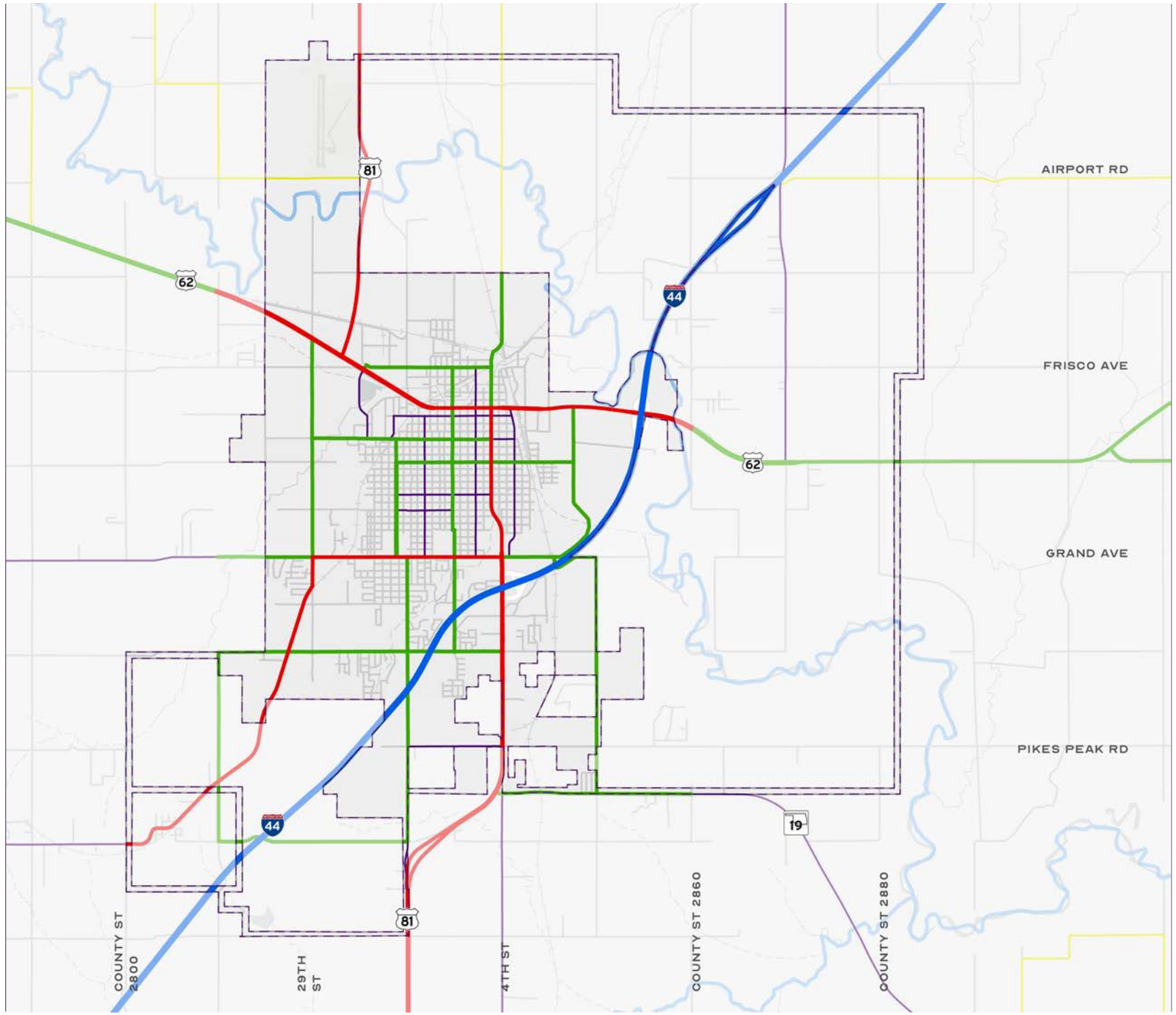
- CHICKASHA CITY LIMITS

0 1 2 3 MILES

HIGHWAY 81 BYPASS

The future realignment of U.S. Highway 81 is expected to significantly impact transportation and mobility in Chickasha, particularly in the downtown area. The new alignment will divert heavy freight traffic away from downtown, reducing congestion, noise, wear and tear on local streets, and safety concerns for pedestrians, drivers, and businesses. Currently, the downtown route is hindered by numerous signalized intersections and sharp turns, which slow traffic and make it difficult for oversized loads to navigate, often causing delays. By shifting this traffic to the west of the city, the realignment will streamline the flow of vehicles, reduce travel times, and improve access for freight, emergency services, and local commuters. The shift will also create a quieter, safer downtown atmosphere, opening new opportunities for revitalization by making the area more appealing to shoppers, visitors, and future development. These improvements are designed to meet current transportation needs while supporting future growth, making Chickasha a safer, more efficient hub for local and regional traffic.

ROADWAY NETWORK



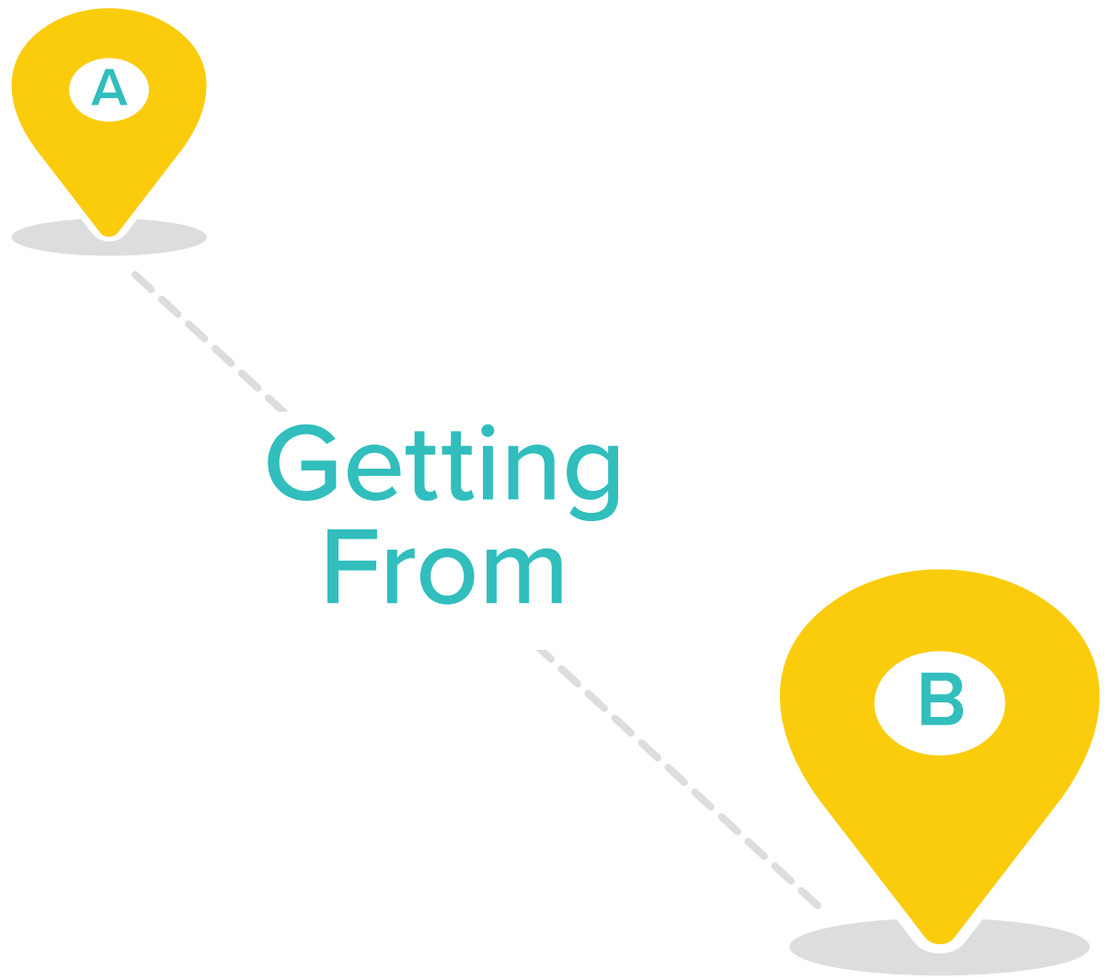
FUNCTIONAL CLASS

- INTERSTATE
- OTHER PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- LOCAL
- CHICKASHA CITY LIMITS

0.5 1 2 3 Miles

WHAT WE CAN DO

This section recommends practical solutions to address the items identified in the previous sections. It contains a series of maps illustrating Chickasha's roadway functional classifications and traffic counts, Chickasha crash data, and specific transportation concerns identified by citizens through the Onward Chickasha virtual engagement platform as well as recommendations for achieving the community's Vision, Goals, and Objectives regarding transportation and mobility. By analyzing current conditions and incorporating community feedback, this section outlines the path forward to improved mobility, connectivity, safety, and quality of life.



GOAL 1

DEVELOP AND MAINTAIN AN ACCESSIBLE, INTEGRATED, SAFE, AND EFFICIENT TRANSPORTATION SYSTEM.

This goal is essential for boosting economic growth, improving residents' quality of life, reducing traffic congestion, enhancing public safety, and promoting sustainable development in Chickasha. A well-planned transportation system not only connects people to jobs, schools, and amenities but also makes the community more livable and attractive for everyone.

OBJECTIVES

1. **Coordinate transportation system improvements with the goals of the Comprehensive Plan, the Future Land Use Map, and other transportation plans and projects to ensure transportation facilities and services are available to adequately serve existing and projected population densities, land uses, and housing and employment patterns.**
   - **Strategy 1.1.1 -** Create a unified transportation planning and project approval framework that aligns the Comprehensive Plan, FLUM, and transportation plans to ensure improvements support community goals, land use, and future growth.
   - **Strategy 1.1.2 -** Conduct periodic reviews of the Comprehensive Plan and FLUM to assess their alignment with transportation goals, making necessary adjustments to reflect changing population densities, development patterns, and community needs.
   - **Strategy 1.1.3 -** Foster collaboration among transportation agencies, urban planners, community organizations, and City Staff to coordinate and strategize transportation improvements in line with existing and future projects.
   - **Strategy 1.1.4 -** Gather feedback on transportation needs and priorities from a diverse cross-section of the community, including underrepresented groups, to guide the planning and improvement of transportation services and infrastructure.
2. **Develop and implement comprehensive transportation strategies and procedures to guide City staff in repairing, updating, and expanding infrastructure systems, addressing all related needs.**
   - **Strategy 1.2.1 -** Create a comprehensive Transportation Master Plan with long-term goals, prioritized roadway improvements, and corridor plans for traffic flow, safety, multi-modal integration, and land use. Regularly update it to align with the Comprehensive Plan, Future Land Use Map, and CIP.
   - **Strategy 1.2.2 -** Integrate a Maintenance Implementation Plan (MIP) in the CIP to assess and improve roads, sidewalks, and bike lanes. Prioritize repairs based on risk, with regular inspections and proactive maintenance to ensure infrastructure resilience and safety.
   - **Strategy 1.2.3 -** Adopt policies to manage and mitigate traffic impacts from development, including mandatory traffic impact studies for major projects, adopting Level of Service (LOS) standards for roads, and updating design standards to prioritize safety, street character, and traffic management.

GOAL 2

CONTINUE TO ADVOCATE FOR AND ADVANCE ROADWAY IMPROVEMENTS ALONG KEY CORRIDORS.

Continuing to advocate for and advance roadway improvements along key corridors is vital for making transportation smoother, safer, and more accessible. These improvements not only enhance the daily commute but also fuel economic growth and ensure the efficient movement of people and goods, keeping the community connected and thriving.

OBJECTIVES

1. **Improve transparency by informing and engaging the public in transportation projects.**
   - **Strategy 2.1.1 -** Involve community members in more citywide transportation and land use planning processes to gain better insights, gather feedback, and foster a sense of ownership in shaping the transportation system that serves their needs.
   - **Strategy 2.1.2 -** Maintain a project update page on the City website that lists ongoing and planned transportation projects, their completion timelines, their progress, and announcements.
   - **Strategy 2.1.3 -** Regularly assess the accessibility of transportation systems/ facilities and provide transparent reporting on progress toward enhancing inclusivity, using ADA standards and other best practice infrastructure assessment tools.

2. **Conduct comprehensive studies and assessments of key corridors to identify current issues, potential improvements, and future needs.**
   - **Strategy 2.2.1 -** Perform detailed traffic flow analyses to understand congestion patterns, peak hours, bottlenecks, and traffic volume fluctuations along key corridors.
   - **Strategy 2.2.2 -** Conduct thorough safety assessments to identify potential hazards, accident-prone areas, and pedestrian/cyclist concerns along the corridors.
   - **Strategy 2.2.3 -** Evaluate the potential for integrating alternative transportation modes, such as dedicated bike lanes or public transit stops, into corridor improvements.
   - **Strategy 2.2.4 -** Analyze the economic benefits of corridor improvements, including potential increases in property values, business opportunities, and job creation.

3. **Explore innovative funding solutions to finance transportation infrastructure improvements along key corridors.**
   - **Strategy 2.3.1 -** Identify and apply for grants from federal, state, and regional agencies that support transportation infrastructure projects aligned with key corridor improvements.
   - **Strategy 2.3.2 -** Explore partnerships with private entities for joint funding and development of corridor projects, leveraging both public and private resources.
   - **Strategy 2.3.3 -** Explore utilizing TIF districts to dedicate a portion of increased property tax revenue generated within designated areas for funding corridor enhancements.
   - **Strategy 2.3.4 -** Explore transportation bonds to raise capital for corridor improvements, paying back the debt over time using dedicated revenue streams.

GOAL 3

ENCOURAGE THE USE OF ALTERNATE MODES OF TRANSPORTATION AND MOBILITY, INCLUDING WALKING, BICYCLING, AND PUBLIC TRANSPORTATION.

Encouraging walking, biking, and public transportation is key to fostering a more environmentally sustainable, healthy, and connected community. These options reduce traffic, boost public health, and promote environmental sustainability, all while enhancing livability and social equity for everyone in the Chickasha community.

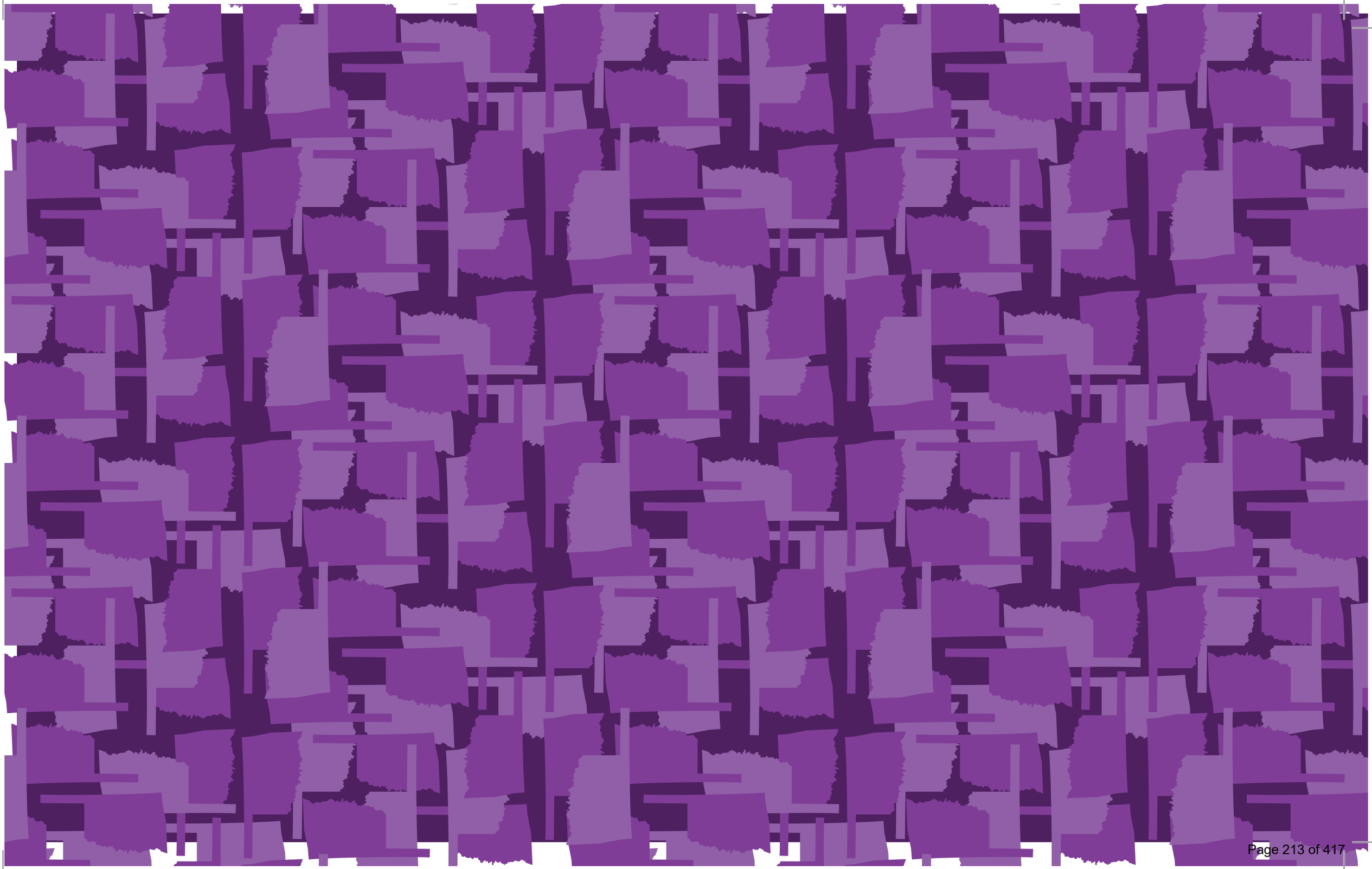
OBJECTIVES

1. **Develop a multimodal transportation system through implementing Complete Streets and Transit-Oriented Development policies in infrastructure update and expansion projects.**
   - **Strategy 3.1.1 -** Enhance pedestrian safety with strategies such as controlled pedestrian crosswalks, median refuges, improved visibility at intersections, and other safety features.
   - **Strategy 3.1.2 -** Integrate protected bike lanes, dedicated bike trails, and bike- and/or scooter-sharing programs to support cyclists and promote micromobility options as an efficient and safe mode of travel.
   - **Strategy 3.1.3 -** Introduce and require contextual traffic calming measures, such as speed bumps, roundabouts, and traffic islands, to create safer environments for pedestrians, cyclists, and drivers.
   - **Strategy 3.1.4 -** Install clear and comprehensive wayfinding signs that guide users to transportation options and nearby amenities, promoting ease of navigation.
   - **Strategy 3.1.5 -** Integrate green infrastructure elements into transportation design, such as greenways, trees, and bioswales, to enhance environmental sustainability, improve stormwater management, and cool the environment for pedestrians and cyclists.
   - **Strategy 3.1.6 -** Install streetscape furniture -- including seating, trash receptacles, shaded bus stops, and water fountains -- to create an accessible and comfortable pedestrian environment. Establish partnership agreements for the ongoing maintenance of these items to ensure their upkeep and functionality.
   - **Strategy 3.1.7 -** Establish a transit line that connects major destinations in Chickasha, such as USAO, Downtown, Grady Memorial Hospital, Grady County Fairgrounds, Chickasha Public Schools, the Public Library, grocery stores, etc.

2. **Ensure that alternate modes of transportation are accessible to people of all ages, abilities, and socioeconomic backgrounds by addressing barriers and promoting inclusivity in transportation planning and design.**
   - **Strategy 3.2.1 -** Create plans that promote active living and walking by making sure that everyone, no matter their age, physical ability, or income, can easily use different ways to get around like walking, biking, or taking public transportation.
   - **Strategy 3.2.2 -** Strategically plan the placement of transportation facilities to ensure equitable access across diverse neighborhoods and socioeconomic backgrounds.
   - **Strategy 3.2.3 -** Design and upgrade transportation infrastructure, such as sidewalks, bike lanes, and transit stops, with universal accessibility features to accommodate people of all abilities.
   - **Strategy 3.2.4 -** Develop a comprehensive network of pedestrian pathways, bike lanes, and efficient public transit routes that strategically link all neighborhoods with essential public amenities, services, schools, recreational spaces, and commercial centers.

OBJECTIVES CONT.

1. **Organize and promote various education and outreach programs to raise awareness about alternate modes of transportation/mobility.**
   - **Strategy 3.3.1 -** Collaborate with schools to incorporate transportation education into curricula, teaching students about the benefits of active transportation and responsible road use.
   - **Strategy 3.3.2 -** Implement a Safe Routes to School (SRTS) program, focusing on enhancing the safety and accessibility of routes for students walking or cycling to schools, promoting active and safe modes of transportation.
   - **Strategy 3.3.3 -** Launch educational campaigns that raise awareness about the benefits of multimodal transportation, encouraging residents to adopt diverse transportation options.



04. HOUSING & NEIGHBORHOODS

INTRODUCTION

Housing and neighborhoods are where individual and community spaces interact the most, which is why it is important to have policies in place that empower individual choice, enhance neighborhood well-being, and foster strong community connections. These policies should cover a wide range of essentials for a successful community, including diverse housing options, affordability, safe and high-quality homes, privacy, inviting shared spaces, and opportunities for building relationships. They must also prioritize accessibility, inclusivity, and equity to ensure everyone can thrive.

This chapter dives into the current state of Chickasha's housing and neighborhoods, drawing from both community feedback and in-depth analysis. It outlines actionable steps to achieve the community's Vision, Goals, and Objectives, focusing on expanding housing options, improving accessibility, boosting public safety and quality of life, and creating more opportunities for community-building.

WHAT WE'VE HEARD FROM THE COMMUNITY

During the Comprehensive Plan's extensive community engagement process, housing and neighborhood issues emerged as prominent concerns. Through many discussions with community members, the results of the Community Survey and the Visual Preference Survey, as well as written input from open houses, pop-up events, and the engagement platform, we learned that housing quality and neighborhood maintenance are critical priorities for citizens. Key themes and insights the community highlighted during the engagement and planning process that require attention are discussed in the following pages:

AFFORDABLE & ACCESSIBLE HOUSING

The community has consistently voiced the need for more affordable housing options, including mixed-income housing, transitional and temporary housing, low- and middle-income units, and ADA-accessible homes. There is growing concern over the affordability and quality of current housing, with a particular focus on the poor condition of rental properties and the absence of rent controls. Stakeholders also pointed out that homeownership is financially out of reach for many young families, highlighting the City's need for a diverse housing stock that caters to all income levels and life stages.

AESTHETIC IMPROVEMENTS & COMMUNITY PRIDE

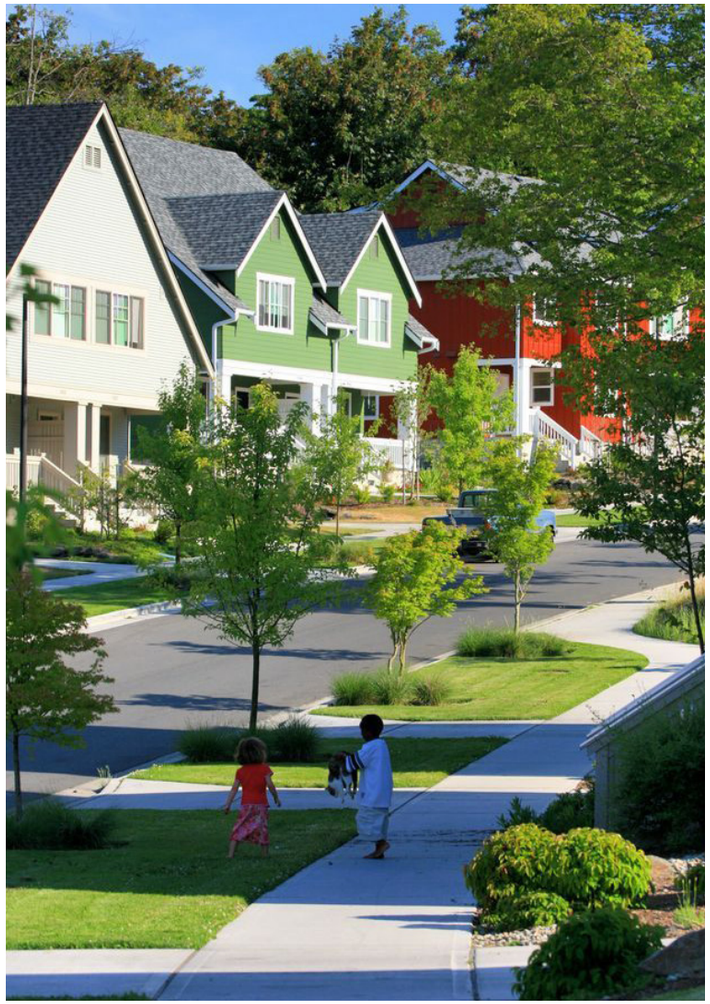
Enhancing neighborhood aesthetics is a key priority for many residents, who envision better landscaping, coordinated signage, and clean, attractive streetscapes and buildings. The community sees well-maintained public spaces as a reflection of civic pride and a commitment to the City's image. Residents also emphasized the importance of stronger code enforcement to address issues like abandoned properties, debris, and overgrown landscaping. Many suggested holding landlords accountable for maintenance and creating community assistance programs to help renters, low-income households, disabled residents, and the elderly maintain their properties, fostering a sense of pride and ownership in the community.

PRESERVATION OF HISTORIC & UNIQUE HOMES

Residents place a high value on preserving and revitalizing historic homes and neighborhoods. They are interested in maintaining the architectural charm of these areas while allowing for modern improvements and safety upgrades. Ideas include designating historic neighborhoods or forming a self-governing historic house association to support preservation efforts. Additionally, updating older homes can improve the quality of Chickasha's housing stock. Residents also see Downtown as a key opportunity to increase the number of historic housing units by converting upper floors of buildings into apartments, adding housing diversity and bringing more foot traffic to support Downtown businesses.

DIVERSE HOUSING OPTIONS

The community has expressed a strong demand for a variety of housing types, ranging from small single-family homes to mixed-use and multi-family units. Residents prefer options that offer diverse architectural styles, steering away from "cookie-cutter" developments. This housing diversity is seen as essential for meeting the needs of different demographics, including young families, college students, retirees, and low-income residents. It also contributes to creating vibrant, visually appealing neighborhoods where people want to live, visit, and spend time.



INFRASTRUCTURE & MAINTENANCE

Residents have expressed concerns about the infrastructure supporting neighborhoods, particularly the maintenance and quality of streets, signage, and lighting. They recognize that the condition of public utilities, such as water and stormwater systems, is essential for neighborhood functionality and safety. However, they also stressed the importance of infrastructure that enhances beautification, encourages social interaction, and supports activities that improve quality of life. Additionally, residents called for municipal properties to be held to the same standard of code enforcement as private properties, ensuring consistency in maintenance across the community.

WALKABILITY & CONNECTIVITY

The community has expressed a strong desire to improve walkability and connectivity throughout the City, especially in residential and mixed-use neighborhoods. This includes developing sidewalks, safe walking paths, and pedestrian and bicycle routes, along with features that make walking more enjoyable, such as shade, green spaces, and access to historic architecture. The preference for walkable suburban neighborhoods and historic areas reflects a broader interest in making Chickasha a more pedestrian-friendly city, where residents can easily explore and connect with their surroundings.

PUBLIC SAFETY & EMERGENCY PREPAREDNESS

Ensuring safe and secure neighborhoods is a top priority for the community. This includes strengthening public safety services by improving facilities, enhancing emergency response capabilities, and providing resources for severe weather events. Residents also emphasized the need for well-maintained properties, supported through community assistance programs and strict code enforcement. Additionally, creating safe neighborhood environments—free from traffic hazards and well-lit for nighttime safety—is crucial for fostering a sense of security and well-being in Chickasha.

ENVIRONMENTAL SUSTAINABILITY & GREENSPACES

The community strongly supports environmental sustainability through practices like recycling, composting, and incorporating green infrastructure. The development and upkeep of green spaces, such as parks and tree-lined streets, are seen as essential for both environmental and aesthetic benefits. Residents also highlighted the importance of private access to nature, advocating for trees, gardens, and lawns in all residential areas, even if space is limited. These priorities reflect a broader goal to enhance the quality of life and environmental health in Chickasha.

CASE STUDY

TREE CITY

Edmond, OK

In spring 2021, Edmond, Oklahoma, passed new ordinances to preserve trees in newly developed residential areas. These ordinances require a minimum of 20% land allocation for tree conservation in neighborhood planning with mandatory tree planting when no trees exist. A complementary ordinance only allows tree removal following design standards and approval. Because of these ordinances as well as other policies – maintaining a tree board or department, spending at least $2 per capita on urban forestry, and celebrating Arbor Day – Edmond has earned the designation of a Tree City USA Community, a program part of the Arbor Day Foundation.

The main goal of these ordinances and of becoming a “Tree City” is to provide environmental and health benefits, such as air quality and erosion control, shade, wildlife support, and improved stormwater quality. However, the designated preservation areas are also communal for future property owners, providing a shared space with access to nature. Given strong community input supporting tree planting and maintenance during Onward Chickasha, particularly for neighborhood and street trees, a similar set of ordinances would align with the goals of the Chickasha community as well.

WHAT WE'VE LEARNED

This section presents the ideas and information collected by the Project Team through research of existing conditions, recent trends, and planning best practices so that we can begin to address the concerns and needs regarding housing and neighborhoods raised by the public during the community engagement process. These findings highlight key constraints to housing development and improvement, housing stock availability and affordability, as well as access to housing, according to census data, previous and upcoming plans, local knowledge, and urban planning research, precedents, and best practices.

HOUSING STOCK AVAILABILITY & AFFORDABILITY

LACK OF AFFORDABLE & DIVERSE HOUSING

As of 2021, the majority of Chickasha's housing—76.3%—was made up of single-family, detached homes, while single-family, attached homes (townhomes), multifamily units, and manufactured housing made up a much smaller portion. Additionally, a significant number of both homeowners (17.2%) and renters (41%) were spending 30% or more of their income on housing, indicating that many residents are feeling the financial strain of high housing costs. This is largely due to a limited supply of affordable housing, forcing people to stretch beyond their budgets to secure a home. When housing costs become too high, it can hinder people's ability to build wealth, grow their family, maintain their property, pursue education, or access healthcare.

However, Chickasha has a tremendous opportunity to create a more diverse and affordable housing landscape that caters to a wide range of needs and lifestyles. By increasing the supply of well-built townhomes, duplexes, and apartments at affordable price points, the City can attract and retain a vibrant mix of families, young professionals, students, retirees, educators, and service workers. With a focus on expanding housing options, Chickasha can become a place where everyone has the opportunity to thrive, ensuring a more inclusive and prosperous future as housing costs continue to rise.

HOUSING TYPES IN CHICKASHA (2021)

76.3% Single-Family Detached

1.6% Single-Family Attached

2.1% Duplex

3.6% Triplex/ Quadplex

12.9% Multi-Family (5+ Units)

12.9% Manufactured Housing

HIGH VACANCY RATES

Chickasha's vacancy rate of 18.5% is notably higher than both state and national averages, pointing to potential issues like low housing demand or challenges related to the quality and affordability of available homes. High vacancy rates often suggest that homes are either unaffordable or unsuitable due to poor maintenance, outdated infrastructure, or less desirable neighborhood conditions. In communities already facing economic or social challenges, vacant properties can worsen existing issues.

Vacant homes that remain unoccupied for long periods can fall into disrepair, leading to declining property values and the potential for attracting crime or environmental hazards. This not only affects the quality of life for current residents but also discourages new investment in these neighborhoods, making it harder to foster community revitalization.

Economically, high vacancy rates also impact the City by reducing property tax revenues as the value of neglected properties declines. This limits the City's ability to fund essential services and infrastructure improvements, creating a difficult cycle of decline. Additionally, vacant properties often require more public resources—such as law enforcement, fire services, and health interventions—further straining the City's capacity to revitalize these areas.

By incentivizing rehabilitation, attracting investment, and making neighborhoods more desirable, Chickasha can reduce vacancy rates and breathe new life into underutilized areas, boosting both community vitality and economic growth.

HISTORIC HOUSING STOCK

Chickasha's older housing stock, particularly around Downtown and USAO, represents both a significant asset and challenge. With nearly 75% of the City's homes built before 1980, and 17.7% dating back to 1939 or earlier, these houses contribute to the City's rich character and historic continuity. Preserving and rehabilitating these homes—whether officially historic or not—is vital for maintaining cultural heritage and community identity. These efforts can also bring economic benefits, such as attracting tourism, qualifying for historic preservation tax credits or grants, and fostering neighborhood stability. Additionally, preserving these homes can reduce environmental costs by avoiding demolition and new construction, lower infrastructure expenses by focusing on already-developed areas, and support diverse, mixed-income neighborhoods.

However, older homes also come with the need for repairs, maintenance, and modernization to meet today's energy efficiency and safety standards. Many of Chickasha's historic homes require updates such as weatherization, the removal of hazardous materials like lead paint and asbestos, and the modernization of electrical and plumbing systems. While these homes are often built with durable, high-quality materials, the cost and effort of upkeep can be burdensome, especially for homeowners with limited financial resources.

Implementing policies and programs that incentivize and support homeowners in rehabilitating these properties is key to balancing the charm and cultural value of historic homes with the practical needs of modern living. For Onward Chickasha participants, proactive, community-led repair and maintenance initiatives were seen as essential to preserving the City's historic character while promoting vibrant, thriving neighborhoods.

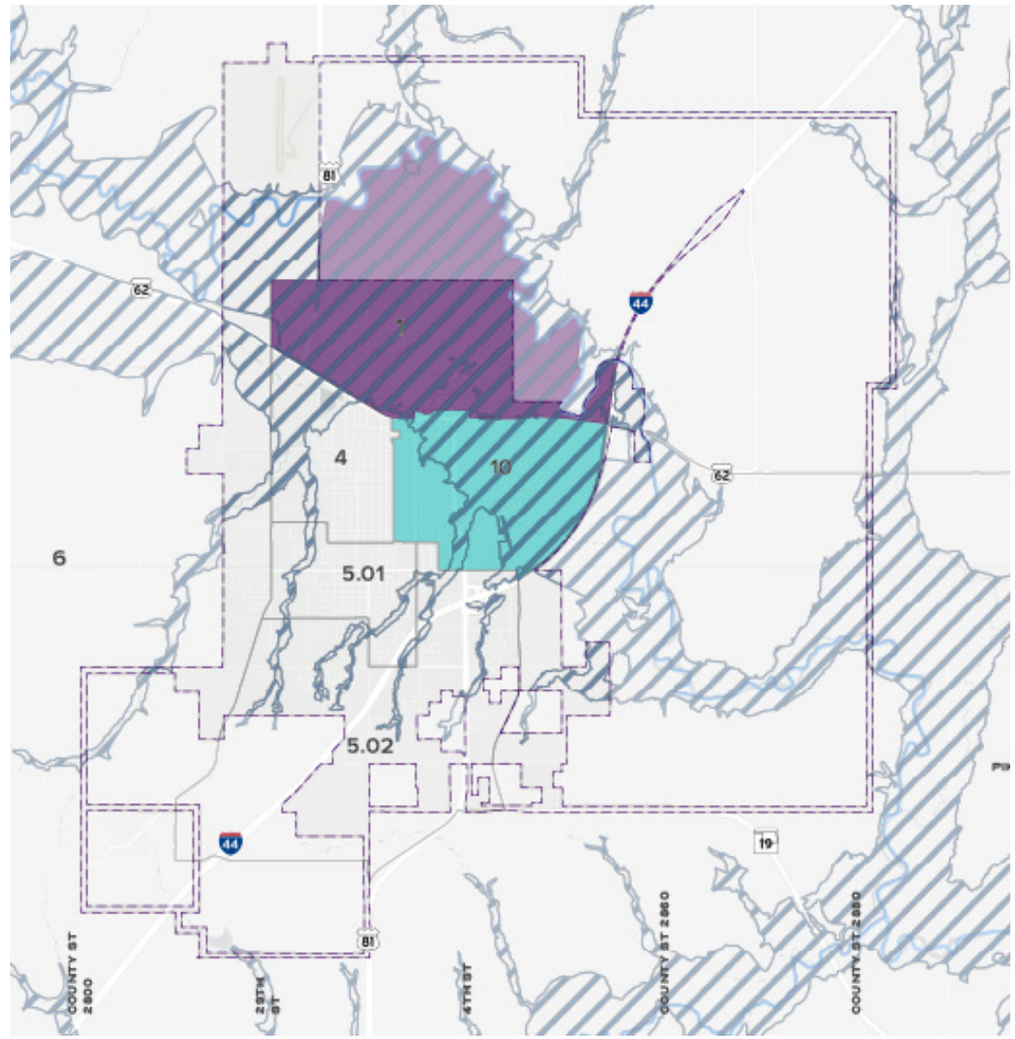
HOUSING EQUITY

DISINVESTED NEIGHBORHOODS

Chickasha, like many communities, has neighborhoods that have experienced disinvestment, particularly on the north and east sides of town. These areas, home to diverse populations, including Native, White, and significant numbers of Black and Latine residents, have historically faced inadequate public services and infrastructure. This lack of investment has led to deteriorating housing conditions, insufficient infrastructure, and widespread poverty. Many of these neighborhoods are also in flood-prone areas, adding environmental risks.

This disinvestment impacts residents and has broader economic consequences for Chickasha. Declining property values in these neighborhoods shrink the tax base, reducing municipal revenue needed for essential services like schools and infrastructure improvements. This can create a cycle of underinvestment and further decline, making it harder to address these challenges.

However, investing in these neighborhoods offers a path to revitalization that benefits the entire city. By improving infrastructure, housing, and access to services in historically underserved areas, Chickasha can drive economic growth, strengthen community ties, and enhance quality of life for all residents. Addressing these disparities creates a more equitable, vibrant, and resilient future for the City.



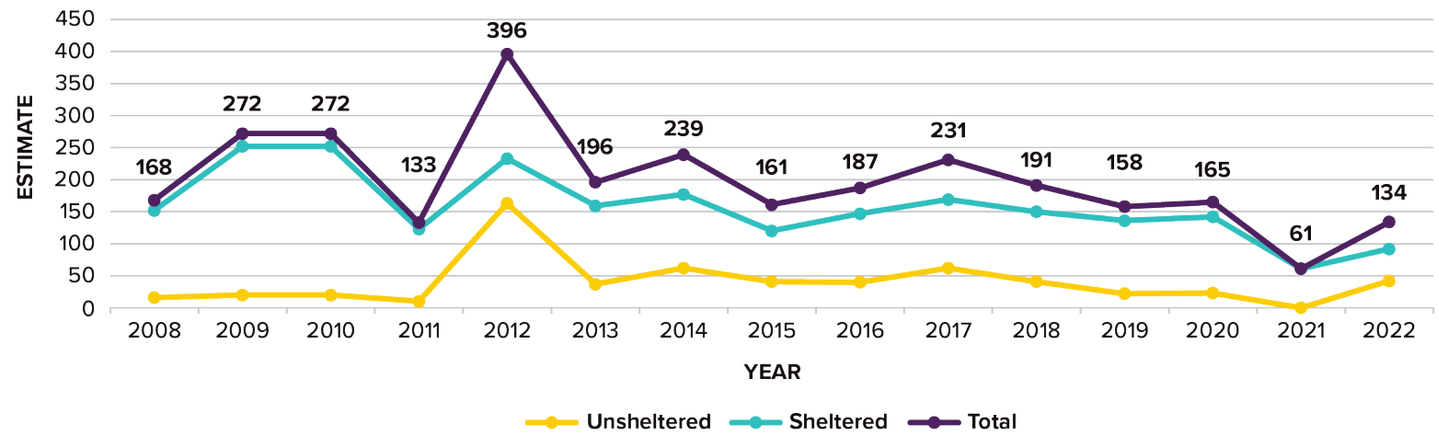
HOMELESSNESS

Chickasha is part of the Southwest Oklahoma Regional Continuum of Care (CoC), a community initiative funded by the U.S. Department of Housing and Urban Development (HUD) to address homelessness. While specific data for Chickasha is unavailable, the 2022 Point-in-Time (PIT) count for the region recorded 42 unsheltered and 92 sheltered unhoused individuals. Over the past 15 years, the number of unhoused residents in the SW OK CoC has fluctuated, with at least 130 individuals identified each year. However, the PIT count is widely considered an underestimation of the actual homeless population.

Homelessness is a complex issue that can divide communities, with opinions ranging from advocating for supportive housing to favoring punitive measures. Unhoused individuals often face health and sanitation challenges, increasing the strain on public resources. Disrupting encampments can further displace unsheltered residents, forcing them to seek new, hidden locations that may lack access to essential services.

Despite these challenges, Chickasha has the opportunity to create lasting change. A comprehensive approach that focuses on immediate support—such as housing and healthcare—alongside long-term solutions like job assistance and social services can significantly reduce homelessness. By focusing on sustainable solutions, Chickasha can work toward creating a more inclusive and supportive environment for all its residents.

FIGURE 5.1 POINT-IN-TIME COUNT FOR SW OK REGIONAL COC (2008-2022)



ECONOMIC DISPARITIES & POVERTY

Economic disparities significantly affect housing and neighborhoods in Chickasha, where 17% of the population and 22% of minors live below the poverty line. High poverty rates often lead to inadequate housing conditions, with low-income residents facing challenges like substandard housing, overcrowding, and neighborhood disinvestment.

While Chickasha has experienced economic growth, these benefits have not fully reached low-income residents, worsening housing challenges. As economic gains concentrate among higher-income groups, affordable housing becomes scarcer, forcing low-income families into neighborhoods with poor infrastructure and limited services, often trapping them in cycles of poverty.

As these neighborhoods decline and property values fall, investment decreases, further isolating residents from the advantages of economic growth and public services. This divide makes it harder for Chickasha to ensure that all residents have access to safe, stable, and affordable housing. However, by addressing these disparities, Chickasha can create a more inclusive and prosperous community, ensuring that economic growth benefits everyone.

RENTAL MARKET CHALLENGES

Chickasha's rental market presents significant challenges, with many renters spending more than 30% of their income on housing, leaving them cost-burdened. This burden reduces their ability to afford other essentials and limits opportunities to save for homeownership, a key path to building wealth. As a result, cycles of economic hardship can continue, making it harder for some residents to achieve financial stability.

Though median gross rent in Chickasha is only 12% lower than the state median, homeownership costs are 22% lower, leaving renters at a financial disadvantage compared to homeowners. This disparity highlights the need for more affordable rental options and support for renters looking to transition into homeownership. By improving the quality and affordability of rental properties, and holding landlords accountable for property maintenance, Chickasha can create better living conditions and increase economic mobility.

With focused efforts on expanding affordable housing options and supporting renters, Chickasha has the opportunity to bridge the gap between renters and homeowners. These changes can help create a more inclusive, thriving community where all residents have the chance to build wealth and secure a brighter future.

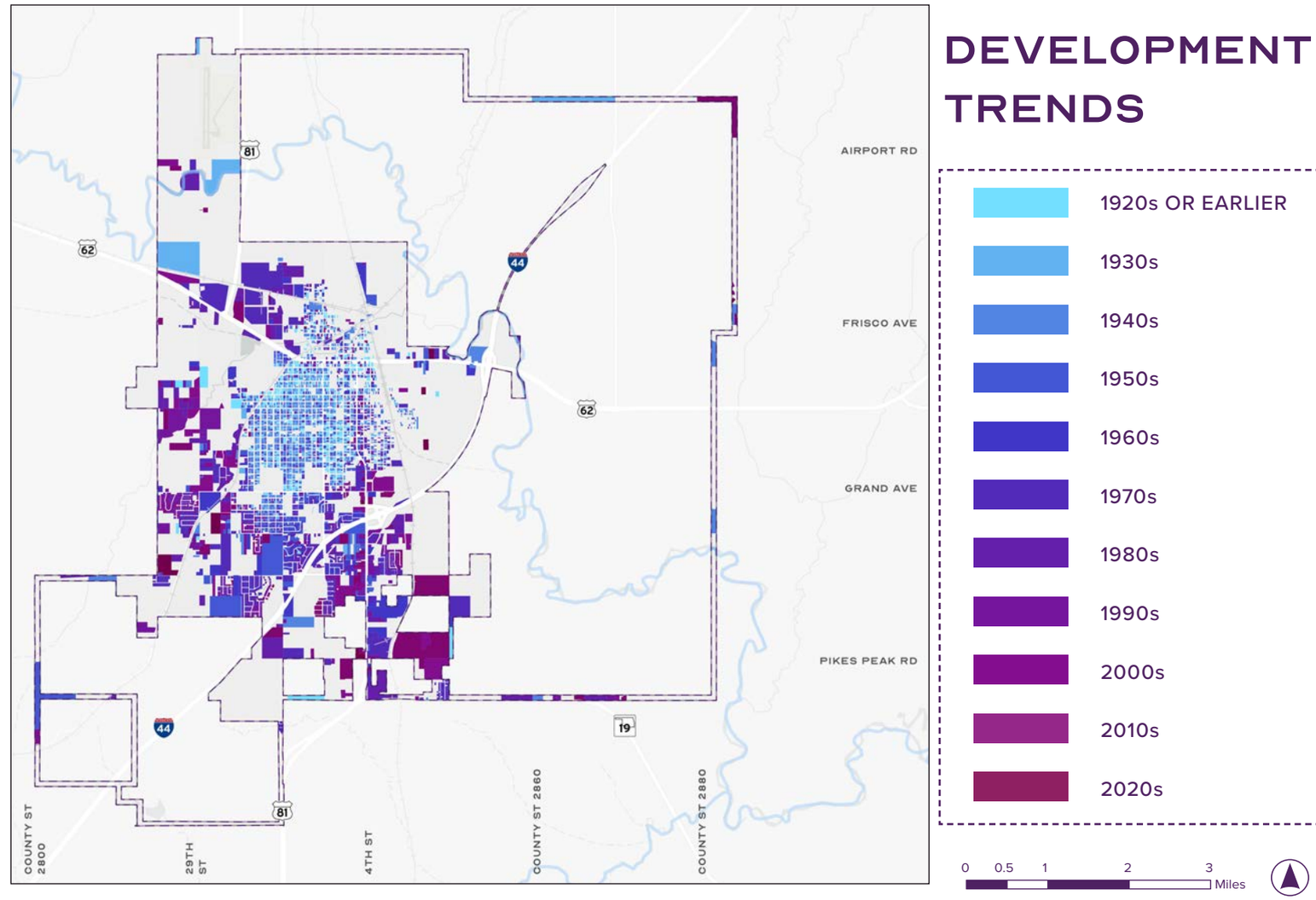
CONSTRAINTS TO DEVELOPMENT

URBAN SPRAWL

Recent development in Chickasha has focused on outward expansion, where land is more affordable. While this supports single-family housing, it comes with financial tradeoffs for both the City and its residents. Expanding towards the City's edge requires significant public investment in infrastructure—such as roads, utilities, and public services—that developers initially fund but eventually pass on to buyers. Over time, the cost of maintaining and replacing this infrastructure falls on the City and taxpayers.

Low-density housing also increases long-term costs for residents, who rely more on personal vehicles and face higher property and utility expenses. This spread-out development can foster social isolation and limit the creation of connected communities and diverse, affordable housing options. While some low-density areas are beneficial, relying heavily on this type of development restricts opportunities for low- and middle-income residents.

By encouraging more flexible land use, design, and density regulations, Chickasha can foster more diverse, cost-effective housing solutions. This approach promotes efficient land use, increases property values, and supports neighborhood amenities like public gathering spaces, multimodal transportation, and access to shopping and services, creating more vibrant, connected communities.



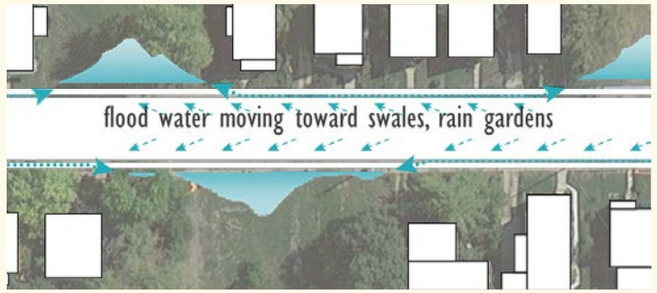
FLOODING & ENVIRONMENTAL HAZARDS

Residential development in Chickasha must carefully consider environmental challenges, particularly flood hazards from the Washita River and its tributaries. Eastern and northern neighborhoods are especially impacted by overlap with floodplains, limiting growth and investment due to strict FEMA regulations.

To reduce flood risks and environmental hazards, new development should be located outside floodplains whenever possible. For revitalizing homes in or near flood-prone areas, adopting design guidelines that reduce flood hazards and negative impacts on the environment should be utilized to minimize flooding risk. This can include using native plants instead of invasive grasses, implementing rainwater collection systems, installing permeable paving, and elevating foundations.

However, these measures can impose financial burdens on residents, particularly due to limited land availability, additional safety costs, and higher insurance premiums. To alleviate this, the City should invest in neighborhood-wide flood mitigation strategies, such as low-impact development, sustainable stormwater management, and integrated floodplain management. These efforts not only enhance public safety and quality of life but also often qualify for state and federal assistance, making them more affordable and accessible for the community.

CASE STUDY



EAST SIDE REVITALIZATION

Freeport, IL

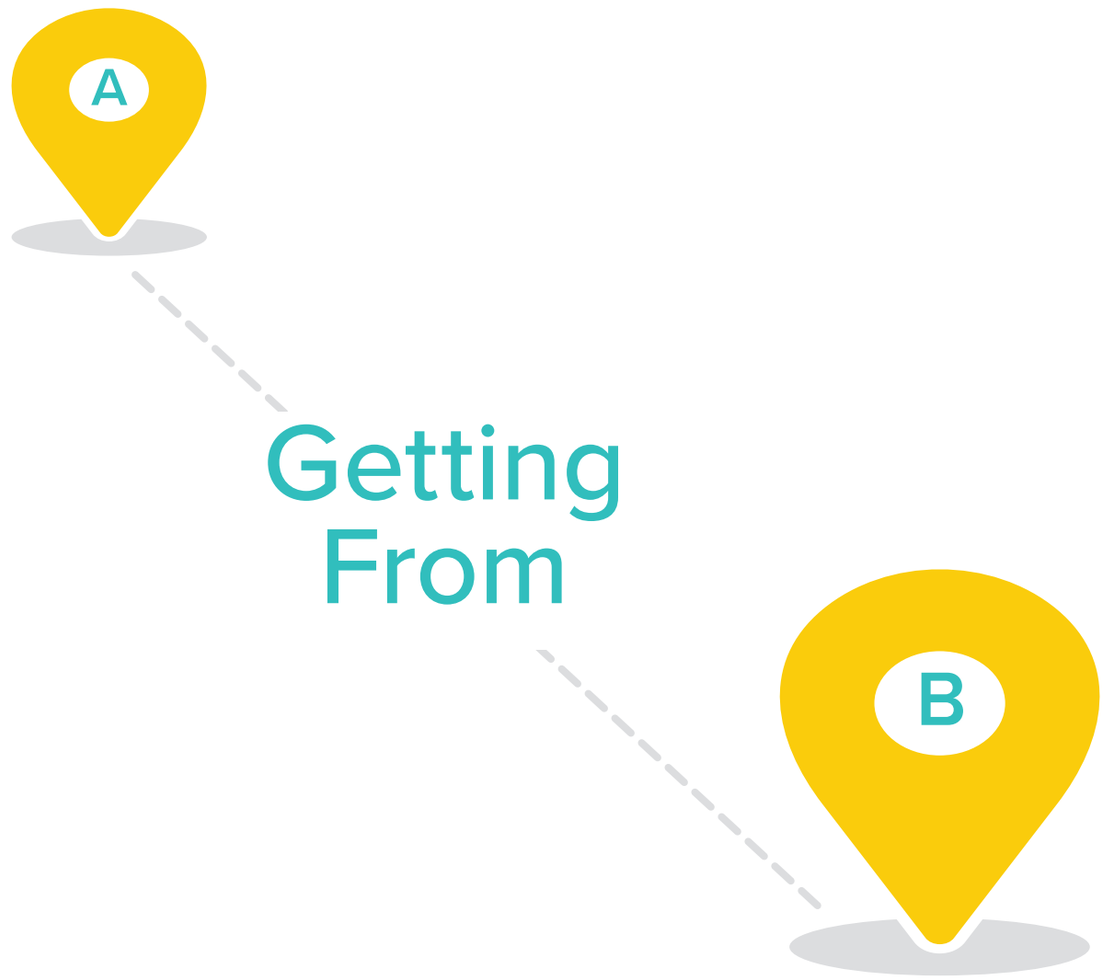
The East Side neighborhood in Freeport, IL, is a historic African American community facing challenges due to its floodway location. Over time, recurring floods and strict regulations have deteriorated housing quality and driven out local businesses. Residents struggle to improve their homes because regulations limit upgrades to half the property's value, making significant repairs unaffordable.

To revitalize the neighborhood, community-led efforts focus on reducing flood impacts and regulatory burdens. Key strategies include upgrading drainage systems to prevent street flooding and implementing green infrastructure, such as bioswales and rain gardens on vacant lots, to manage stormwater. The community also advocates for changes to FEMA regulations to ease restrictions on home improvements, allowing residents to maintain and upgrade their properties.

These initiatives seek to restore the neighborhood's vibrancy by ensuring safe, resilient, and affordable housing. The East Side's experience highlights the importance of planning that addresses both environmental challenges and the socio-economic needs of vulnerable communities, paving the way for a more sustainable and thriving future.

WHAT WE CAN DO

This section recommends practical solutions to address the items identified in the previous sections. It contains recommendations for achieving the community's Vision, Goals, and Objectives regarding housing and neighborhoods, according to best practices and local knowledge. By analyzing current conditions and incorporating community feedback, this section outlines how to improve housing quality, affordability, neighborhood viability, and, in turn, public safety and quality of life.



GOAL 1

IMPROVE ACCESS TO SAFE, QUALITY, AND ATTAINABLE HOUSING FOR ALL RESIDENTS OF CHICKASHA.

Ensuring everyone in Chickasha has access to safe and affordable housing is key to building a more inclusive and vibrant community. By reducing housing disparities and improving quality of life, this goal strengthens social equity and helps create a place where all residents can truly thrive and feel at home.

OBJECTIVES

1. **Ensure all housing units meet safety and quality standards and current building codes.**
   - **Strategy 1.1.1 -** Adopt appropriate International Code Council (ICC) regulations with amendments that are contextually significant to development in Chickasha.
   - **Strategy 1.1.2 -** Grow code enforcement staff numbers to ensure adequate community coverage.
   - **Strategy 1.1.3 -** Establish a housing support program to help low-income, disabled, and elderly residents resolve code violations with financial aid, volunteer connections, and low-cost tools. Enforce a no-tolerance policy for landlords to maintain rental properties, including lawn care, upkeep, and debris removal.
   - **Strategy 1.1.4 -** Encourage ADA accessible design and best practices that support the elderly and residents with disabilities in new and renovated housing units and neighborhoods.
   - **Strategy 1.1.5 -** Explore grants, funding strategies, and assistance programs that can be leveraged to support housing repairs and updates.

2. **Encourage the development of mixed-income neighborhoods that incorporate a range of housing types and price points that address the needs of all economic and demographic segments of the community.**
   - **Strategy 1.2.1 -** Collaborate with developers, nonprofit organizations, and other governments to develop quality and diverse mixed-income neighborhoods that support a variety of housing types.
   - **Strategy 1.2.2 -** Adopt inclusionary zoning ordinances that encourage or require developers to include a designated percentage of homes that are attainable for low- and moderate-income households distributed throughout the neighborhood/building.
   - **Strategy 1.2.3 -** Create land use policies that prioritize areas close to community amenities, schools, public transit, and job centers for mixed-income housing to enhance accessibility and reduce transportation costs for residents.

3. **Increase and improve neighborhood amenities for new and existing neighborhoods.**
   - **Strategy 1.3.1 -** Establish neighborhood districts throughout Chickasha based on community input and leadership, groupings of common architecture and/or land uses, and/or major neighborhood amenities. Avoid designating districts according to demographic concentrations and/or condition of the structures.
   - **Strategy 1.3.2 -** Utilize district-specific branding through wayfinding, gateways, and programming.
   - **Strategy 1.3.3 -** Create a Neighborhood Improvements Plan with a timeline for tree maintenance, landscaping, sidewalk installation, pocket parks, wayfinding signs, public art, and other amenities based on community input. Align the timeline with other community plans Capital Improvements Plan, Transportation Improvements Plan, etc.) for efficiency and cost-effectiveness.

OBJECTIVES CONT.

- **Strategy 1.3.4 -** Require that new housing developments and redevelopment projects include ADA accessible sidewalks, street trees, and neighborhood/ pocket parks.
- **Strategy 1.3.5 -** Require new housing developments and redevelopment projects to improve pedestrian, bicycle, and public transportation links between adjacent neighborhoods, major landmarks, and community amenities.
- **Strategy 1.3.6 -** Partner with City Council, businesses, organizations, and residents to host neighborhood events like block parties, neighborhood clean-ups, concerts in the park, etc.

GOAL 2

MAINTAIN NEIGHBORHOOD STABILITY IN ORDER TO ATTRACT AND RETAIN LONG-TERM RESIDENTS AND BUSINESSES.

This goal focuses on creating a secure and welcoming environment in neighborhoods, which is key to attracting and keeping both residents and businesses. Stable communities build lasting property values, strengthen community bonds, and lay the foundation for vibrant local economies. By promoting neighborhood stability, Chickasha can ensure its neighborhoods remain thriving and connected for the long term.

OBJECTIVES

1. **Prioritize infrastructure investments in existing residential neighborhoods.**
   - **Strategy 3.1.1 -** Complete an integrated infrastructure assessment within residential neighborhoods to determine areas of greatest need.
   - **Strategy 3.1.2 -** Explore Capital Improvement Project (CIP) funding sources, such as bonds and Community Development Block Grants (CDBG), for infrastructure improvements in residential neighborhoods.
   - **Strategy 3.1.3 -** Engage local residents in identifying infrastructure needs and in the decision-making process, ensuring neighborhood improvements reflect the community's preferences and needs.
   - **Strategy 3.1.4 -** Establish a neighborhood advisory committee to provide continuous input on infrastructure priorities and assessment results.
   - **Strategy 3.1.5 -** Develop a maintenance schedule for existing infrastructure to prevent deterioration and extend its lifespan, thus ensuring the neighborhood remains attractive to current and potential residents and businesses.

2. **Ensure that new development is compatible with adjacent buildings and the surrounding neighborhood.**
   - **Strategy 3.2.1 -** Regularly review and amend zoning and land use regulations to ensure they align with the goal of sustaining neighborhood viability.
   - **Strategy 3.2.2 -** Create overlay districts that guide the architectural style, building materials, and scale of new developments, ensuring they complement the existing community.
   - **Strategy 3.2.3 -** Actively involve local residents, neighborhood associations, and community stakeholders in the zoning review process to gather valuable input and ensure regulations align with neighborhood needs and preferences.

3. **Encourage infill housing development with contextual design.**
   - **Strategy 3.3.1 -** Provide incentives to developers who build or renovate homes in existing neighborhoods using context-sensitive design and/or historic preservation principles.
   - **Strategy 3.3.2 -** Encourage renovation of the floors above businesses into apartments in areas designated as Urban Neighborhood and Downtown Mixed-Use through incentives, micro-grants, and low-interest loans.
   - **Strategy 3.3.3 -** Establish a Brownfields Redevelopment program to facilitate redevelopment of previously commercial and industrial land and environmentally compromised properties within Chickasha.

GOAL 3

ENCOURAGE THE USE OF ALTERNATE MODES OF TRANSPORTATION AND MOBILITY, INCLUDING WALKING, BICYCLING, AND PUBLIC TRANSPORTATION.

Encouraging walking, biking, and public transportation is key to fostering a more environmentally sustainable, healthy, and connected community. These options reduce traffic, boost public health, and promote environmental sustainability, all while enhancing livability and social equity for everyone in the Chickasha community.

OBJECTIVES

1. **Develop a multimodal transportation system through implementing Complete Streets and Transit-Oriented Development policies in infrastructure update and expansion projects.**
   - **Strategy 3.1.1 -** Enhance pedestrian safety with strategies such as controlled pedestrian crosswalks, median refuges, improved visibility at intersections, and other safety features.
   - **Strategy 3.1.2 -** Integrate protected bike lanes, dedicated bike trails, and bike- and/or scooter-sharing programs to support cyclists and promote micromobility options as an efficient and safe mode of travel.
   - **Strategy 3.1.3 -** Introduce and require contextual traffic calming measures, such as speed bumps, roundabouts, and traffic islands, to create safer environments for pedestrians, cyclists, and drivers.
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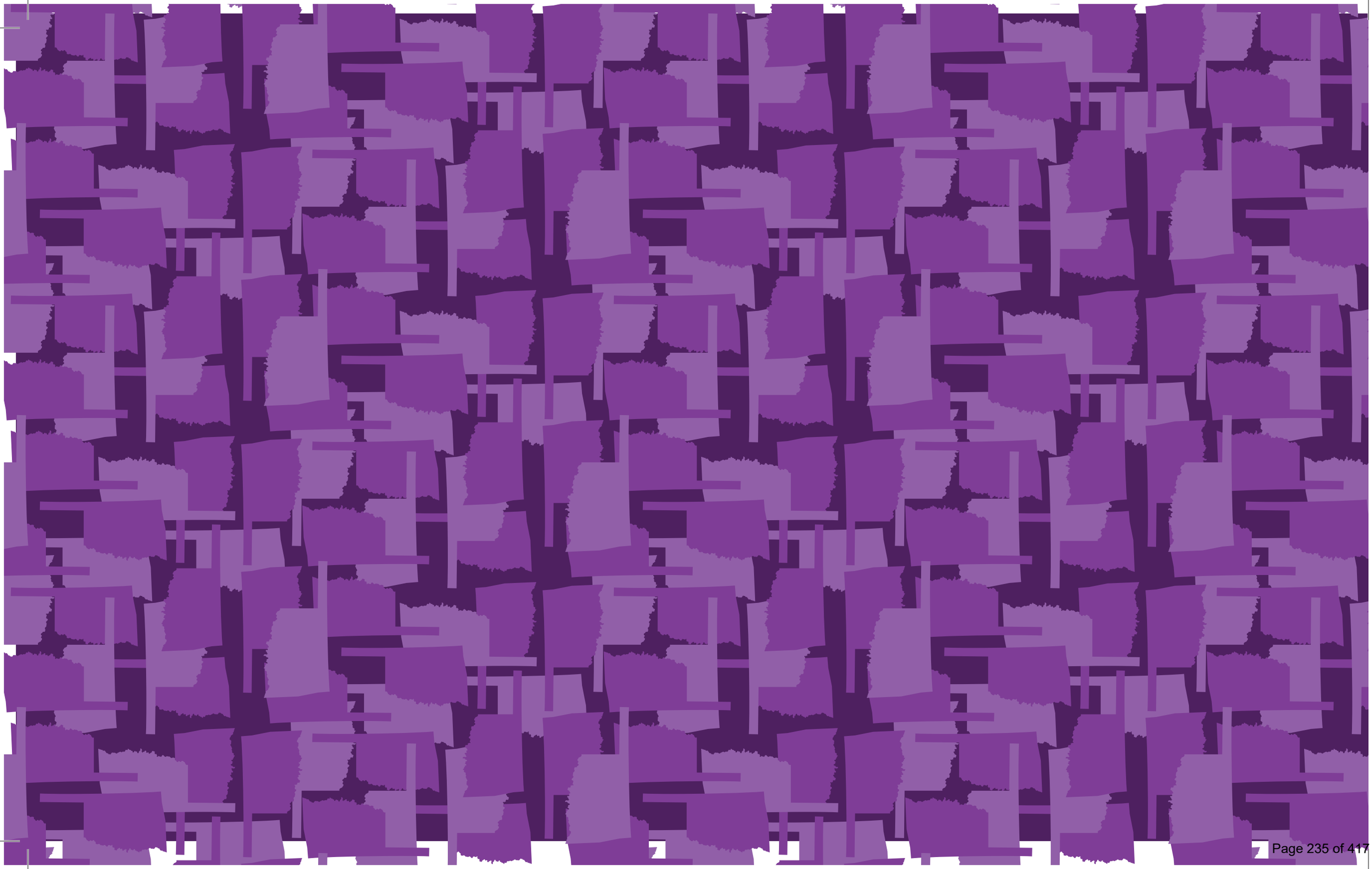
   - **Strategy 3.1.7 -** Establish a transit line that connects major destinations in Chickasha, such as USAO, Downtown, Grady Memorial Hospital, Grady County Fairgrounds, Chickasha Public Schools, the Public Library, grocery stores, etc.

2. **Ensure that alternate modes of transportation are accessible to people of all ages, abilities, and socioeconomic backgrounds by addressing barriers and promoting inclusivity in transportation planning and design.**
   - **Strategy 3.2.1 -** Create plans that promote active living and walking by making sure that everyone, no matter their age, physical ability, or income, can easily use different ways to get around like walking, biking, or taking public transportation.
   - **Strategy 3.2.2 -** Strategically plan the placement of transportation facilities to ensure equitable access across diverse neighborhoods and socioeconomic backgrounds.
   - **Strategy 3.2.3 -** Design and upgrade transportation infrastructure, such as sidewalks, bike lanes, and transit stops, with universal accessibility features to accommodate people of all abilities.
   - **Strategy 3.2.4 -** Develop a comprehensive network of pedestrian pathways, bike lanes, and efficient public transit routes that strategically link all neighborhoods with essential public amenities, services, schools, recreational spaces, and commercial centers.



05. ECONOMY & DOWNTOWN

INTRODUCTION

The local economy plays a pivotal role in long-term planning because it provides the necessary, financial support for community members via income and for public projects via taxes while also providing access to products and services. Economic growth and development have particular influence in Oklahoma because of state laws that limit government funding to sales tax, so there is an added challenge of balancing business retention and expansion with long-term planning and quality of life for the overall community.

This chapter provides an overview of Chickasha's local economy with a supplementary focus on Downtown, according to community input as well as technical research and analysis. Through this examination, this chapter presents recommendations to achieve the community's Vision, Goals, and Objectives for Chickasha's economy and for Downtown through market diversity, improved employment opportunities, infrastructure upgrades, efficient land use, multimodal connectivity enhancements, and quality of life advancements.

WHAT WE'VE HEARD FROM THE COMMUNITY

During community engagement, Economy and Downtown came up often but usually as an underlying necessity to other issues, such as quality of life, income and job options, historic preservation, infrastructure, public funds, recreation, and long-term resident engagement. Based on discussions with community members, the results of the Community and Visual Preference Surveys, as well as written input from open houses, pop-up events, and the engagement platform, we learned that residents and stakeholders would like to prioritize walkable and enjoyable commercial spaces, use of existing buildings, business retention and expansion, destination retail and entertainment, Downtown investment, and increased choices in shopping, dining, and employment, as described in the following pages.

ECONOMIC DEVELOPMENT & JOB GROWTH

Residents strongly advocate for economic development initiatives that focus on attracting businesses that can offer high-quality jobs with livable wages. They recognize the need to diversify Chickasha's economy by expanding into sectors like technology, manufacturing, and professional services. This broader economic base is key to creating better opportunities for locals across various educational and professional backgrounds. By focusing on balanced economic growth, Chickasha can retain residents, attract new talent, and avoid economic stagnation, ensuring a more prosperous future for the entire community.

REVITALIZATION & USE OF DOWNTOWN SPACE

The revitalization of Chickasha's historic Downtown is seen as essential to the City's economic and social vitality. Residents envision Downtown as a lively hub filled with residential and office spaces, supporting local businesses and making use of empty buildings. There's a strong desire for more entertainment options—like dining, live music, and festivals—to draw locals and tourists alike. By leveraging historical architecture, boosting walkability, and increasing tenancy, Chickasha can create a vibrant Downtown that appeals to visitors and fosters a sense of community.

RETAIL & COMMERCIAL EXPANSION

Expanding retail and commercial opportunities is a high priority for many residents, especially in Downtown and key areas near USAO, 4th Street, and major highways. There is strong demand for a mix of small, locally owned businesses offering unique shopping, dining, and entertainment experiences, alongside larger chain stores that meet broader consumer needs. Attracting major retailers like Lowe's or Target could help keep more sales tax revenue in Chickasha and reduce the need for residents to shop in larger cities. However, residents are mindful of balancing this growth with protecting small businesses. This expansion is essential for boosting the local economy, funding public projects, and providing the amenities and choices residents want.

SUPPORT FOR SMALL BUSINESSES & LOCAL CHARACTER

Chickasha's residents express strong support for maintaining and promoting small, locally owned businesses that contribute to the City's unique character. These businesses are seen as the heart of the community, offering personalized experiences and distinctive products that larger chains cannot replicate. While there is interest in attracting major retailers, residents are concerned about preserving the vitality of local enterprises. They emphasize the need to balance commercial growth with strong support for small businesses. By fostering an environment that champions local entrepreneurship, Chickasha can retain its small-town charm while continuing to grow economically.

INFRASTRUCTURE & PUBLIC SERVICES

Improving infrastructure, especially water supply and road maintenance, is seen as vital to Chickasha's economic growth and quality of life. Residents worry that without proper investment in these essential services, the City may struggle to attract and retain businesses and the workforce needed for long-term success. High-quality infrastructure not only drives economic development but also ensures reliable services for the community. Addressing these concerns is seen as a foundational step in creating a sustainable and prosperous future for Chickasha.

TOURISM & CULTURAL ATTRACTIONS

Stakeholders see tremendous potential for Chickasha to become a major tourism destination by building on existing attractions like the Festival of Lights and the iconic Leg Lamp. Residents envision expanding the City's appeal with more cultural and entertainment options, including museums, festivals, and unique local events that can draw visitors throughout the year. There is also strong support for creating vibrant, walkable areas like Downtown, offering a mix of retail, dining, and entertainment in beautiful spaces. By enhancing and promoting these attractions, Chickasha can boost its local economy, create jobs, and establish itself as a vibrant, welcoming community. Tourism also provides a platform to celebrate and share the City's rich history and culture, further strengthening its identity and appeal.

WALKABILITY & MIXED-USE DEVELOPMENT

Enhancing walkability, especially in Downtown, is a top priority for Chickasha residents. There is strong support for mixed-use developments that combine residential, retail, and office spaces, fostering pedestrian activity throughout the day and creating a vibrant, community-focused atmosphere. These developments are seen as a way to boost foot traffic for small businesses while preserving Chickasha's historic, small-town charm. Residents emphasize the importance of human-scaled, aesthetically pleasing designs that blend with the City's character, making spaces both functional and inviting for residents and visitors alike. This approach is viewed as essential for providing modern amenities while maintaining the unique appeal of the community.

WORKFORCE HOUSING AFFORDABILITY

Ensuring affordable, quality housing for all economic levels is a key priority for Chickasha residents. They emphasize the need for diverse housing options that serve a wide range of people, including mixed-use developments near amenities, jobs, and schools; starter homes; and affordable housing for low- and middle-income households. A varied housing stock accessible to the entire workforce is seen as essential for maintaining a vibrant, diverse community, supporting economic mobility, preventing displacement, and encouraging more residents to live and work in Chickasha.

CASE STUDY

WALKABILITY & MIXED-USE DEVELOPMENT

Granbury, TX

Granbury, Texas, offers an exemplary model of how walkability and mixed-use development can revitalize a historic downtown area while maintaining small-town charm. In recent years, Granbury focused on enhancing its downtown walkability by prioritizing pedestrian-friendly streetscapes and human-scaled design. The City implemented wide sidewalks, pedestrian crossings, and landscaping, which not only improved safety but also made the area more inviting.

The introduction of mixed-use developments in Granbury's downtown has played a crucial role in creating a vibrant, community-oriented atmosphere. Buildings that combine residential units with ground-floor retail and office spaces have encouraged continuous foot traffic throughout the day. These developments are designed to reflect Granbury's historical character, using architectural styles and materials that complement existing structures.

Granbury's approach has successfully supported small businesses by drawing residents and visitors to the downtown area and increasing economic activity. The integration of modern amenities with the town's historical ambiance provides enjoyable shopping, dining, and cultural experiences. Granbury's efforts demonstrate how thoughtful planning can balance historic preservation with contemporary needs to create a lively and connected downtown environment.

WHAT WE'VE LEARNED

This section presents the ideas and information collected by the Project Team through research of existing conditions, recent trends, and planning best practices so that we can begin to address the concerns and needs raised by the public in regard to the local economy, particularly Downtown. These findings highlight current and potential economic characteristics, incentives, constraints, and equity, according to census data, previous and upcoming plans, local knowledge, as well as urban planning research, precedents, and best practices.

LOCAL ECONOMIC CHARACTERISTICS

DIVERSE ECONOMIC DEVELOPMENT

Chickasha's recent efforts to support new and small businesses, collaborate with governments, and engage with property owners and developers show a strong commitment to building a vibrant local economy. These initiatives aim to create a variety of dining, entertainment, and business opportunities, aligning with the community's desire for growth. While large employers in healthcare, retail, education, and manufacturing play a key role, further economic diversification would enhance long-term growth and resilience during economic ups and downs.

The need for diversification became evident after the 2006 closure of Delta Faucet's Chickasha plant, which resulted in nearly 600 job losses and economic hardship. This highlighted the risks of relying too heavily on a few key industries. In response, residents have voiced their desire for more high-paying jobs, locally owned businesses, and a broader range of economic sectors. Expanding in these areas would not only boost economic stability but also attract and retain residents, creating a dynamic, diverse local economy that meets both employment and everyday needs.

TOURISM & COMMUNITY PRIDE

Tourism and community events are key drivers of Chickasha's economic growth, attracting visitors and fostering a lively local culture. Highlights include the renowned Festival of Lights, recognized as one of the nation's top holiday displays and named the second-best by USA Today in 2023. Other popular events, such as the Leg Lamp, Oklahoma Food Truck Festival, Wings & Wheels Airshow & Car Show, and the Grady County Fairgrounds, attract thousands of visitors annually, boosting the local economy.

The recent presence of the Oklahoma Film Industry has also brought attention to Chickasha, particularly with its role as a filming location for Twisters, which sparked economic activity through the influx of visitors and production crews. This success showcases the potential for future film projects to further enhance economic growth.

With strong community support and a solid foundation of attractions, Chickasha is well-positioned to expand its tourism offerings and events. By enhancing current attractions, adding new amenities, and introducing fresh events, Chickasha can continue to grow as a regional destination, support local businesses, create more recreational opportunities for residents, and strengthen community identity—all while ensuring long-term economic success and maintaining its welcoming atmosphere for both residents and visitors.

REVITALIZATION OF DOWNTOWN CHICKASHA

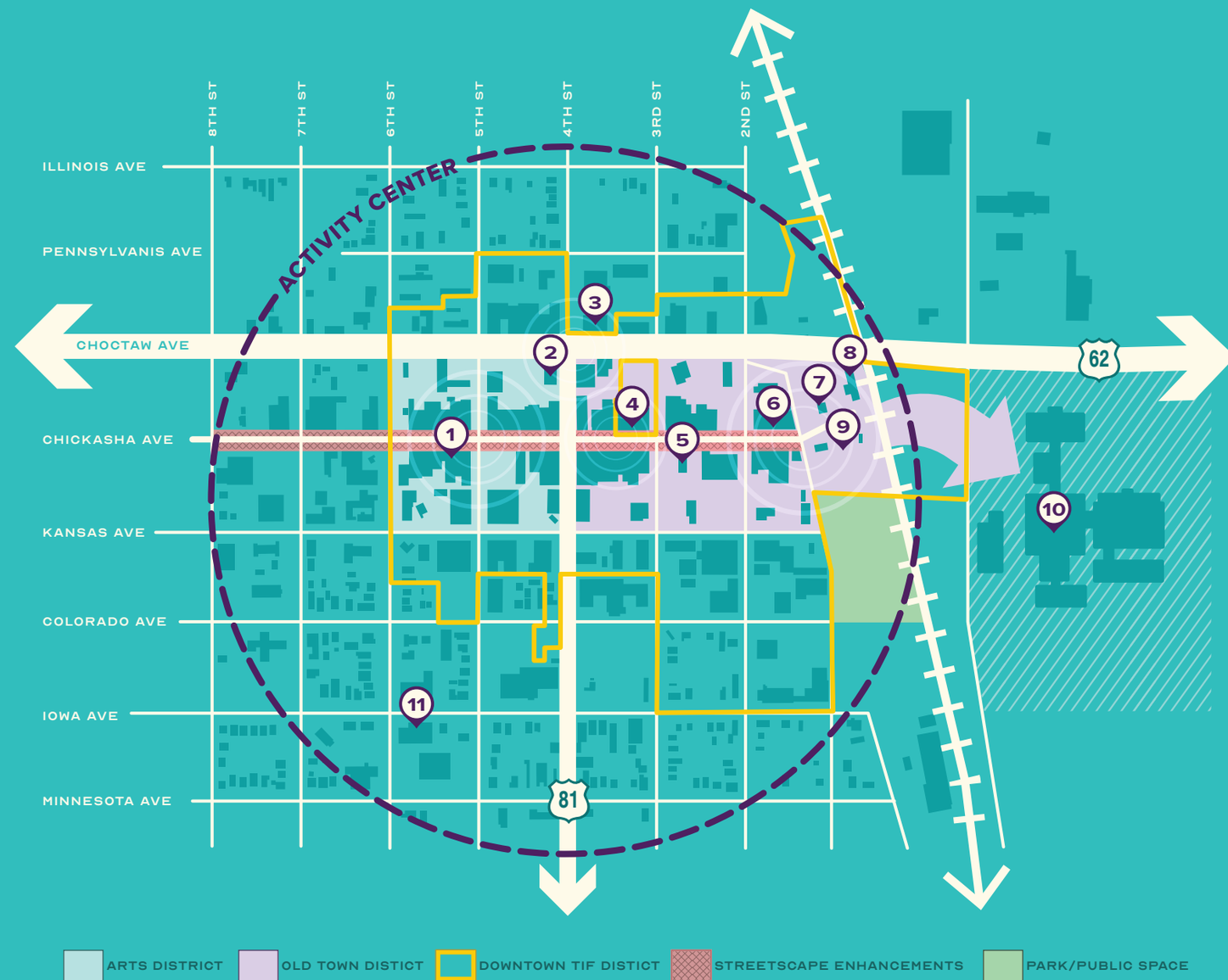
The revitalization of Downtown Chickasha is a key focus of the City's economic development strategy due to its importance as a center of commerce and culture. With major institutions like the Grady County Fairgrounds and Grady Memorial Hospital nearby, Downtown already contributes significantly to the local economy. Its rich history, combined with underutilized but architecturally unique buildings, offers an exciting opportunity to repurpose spaces for residential and office use, driving economic growth and breathing new life into the area.

To ensure sustainable and lasting benefits, Downtown development decisions must consider the long-term return on investment (ROI). Priorities should include:

- Targeting industries and businesses that fill market gaps, create higher-paying jobs, and complement existing businesses.
- Reinvesting in underutilized and historic properties to preserve character while maximizing economic impact.
- Encouraging mixed-use developments to foster a vibrant, walkable environment that supports day-to-night activity.
- Enhancing public spaces and infrastructure to attract residents, visitors, and businesses.

The 2009 Downtown Master Plan laid the groundwork for a pedestrian-friendly environment, renovations to historic buildings, and the creation of public spaces like a civic park and pedestrian bridge connecting Downtown to the Fairgrounds. Since then, key projects have emerged, including the renovation of the Mill Building and the transformation of the Savoy Hotel into a dining and shopping hub. Upcoming developments like a stillhouse and grill, family-friendly restaurants, and outdoor event spaces are set to further enhance Downtown's appeal. The Chickasha Community Foundation, in partnership with local organizations, has also contributed by restoring historic buildings and adding new urban parks as part of the Towns End development, now home to restaurants, cafes, and a microbrewery.

These efforts align with the 2019 Downtown Chickasha Placemaking Strategy, which focused on community desires for beautification, improved walkability, expanded parks, public art like the 50-foot Leg Lamp, and innovative spaces like "streateries." Collaboration among residents, businesses, and City leadership continues to drive these positive changes, positioning Downtown Chickasha as a vibrant, thriving destination.



1. CHICKASHA COMMUNITY THEATRE
2. CITY HALL
3. GRADY COUNTY COURT HOUSE
4. FIRST NATIONAL BUILDING
5. ECONIMIC DEVELOPMENT COUNCIL
6. CHICKASHA HOTEL & SAVOY HOTEL BUILDINGS
7. MILL BUILDING
8. ROCK ISLAND TRAIN DEPOT
9. CHICKASHA LEG LAMP MONUMENT
10. GRADY COUNTY FAIRGROUNDS
11. CHICKASHA PUBLIC LIBRARY

RETAIL & COMMERCIAL EXPANSION

Retail trade is one of Chickasha's largest industries, supported by a mix of major employers and small, locally owned businesses. Key areas like Downtown, 4th Street, and Grand Avenue serve as important commercial hubs, attracting both residents and visitors for shopping and dining.

Opportunities for retail and commercial growth are abundant, with available leasing spaces at the Southland Shopping Center, Shoppes at Chisholm Trail, and Chickasha Crossing. Chickasha's strategic location along major regional corridors, combined with its role as the county seat, makes it ideal for expansion—especially in walkable, mixed-use developments. A prime example is The Woodlands, a new development at the 4th Street and Grand Avenue intersection, which will combine retail, commercial, and residential spaces, attracting tenants like Chick-Fil-A and Scooter's Coffee.

By focusing on creating vibrant, walkable commercial districts, Chickasha can strengthen its economic base, meet the demand for more retail and services, support small businesses, attract outside investment, and increase sales tax revenue—all while preserving the City's small-town charm.

However, pursuing retail and commercial growth solely to increase sales tax revenue has its challenges. Heavy reliance on sales tax can be problematic: sales taxes are regressive, subject to economic fluctuations, have limited growth potential, and create competition with neighboring areas. This dependence can undermine long-term financial sustainability and limit the City's ability to fund infrastructure improvements. Additionally, prioritizing growth without considering the quality of development can lead to negative consequences, such as low-quality, low-paying jobs, environmental issues, increased infrastructure wear, and other community health concerns.

To ensure lasting economic health, Chickasha should prioritize high-quality development and employment opportunities that benefit both the economy and residents' quality of life.

ECONOMIC INCENTIVES

WALKABILITY & PUBLIC SPACES

Walkability and well-designed public spaces are crucial to Chickasha's economic vitality and overall livability. Commercial hubs, like Downtown, that prioritize pedestrian infrastructure, accessible public spaces, and beautification are highly valued by the community. Enhancing walkability throughout Chickasha not only makes the City more attractive to residents and visitors but also drives economic growth by making it easier and more enjoyable to access shops, restaurants, and services.

Pedestrian-friendly infrastructure and inviting public spaces enhance the shopping and dining experience, encouraging longer visits and increased spending, which benefits local businesses and attracts new ones to these vibrant neighborhoods. While Chickasha's current layout supports some walkability, there is significant potential for improvement. By focusing on creating more connected, walkable commercial hubs, Chickasha can strengthen its economy, support local businesses, and improve the quality of life for residents.

COMMUTER WORKFORCE

Chickasha's strategic location on I-44 and Highway 81, between the Oklahoma City and Lawton metropolitan areas, makes it a hub for commuters traveling between rural areas and major cities. In 2019, an estimated 4,179 residents commuted outside the City for work, while 5,303 people commuted into Chickasha for employment. Only 2,814 residents both lived and worked in the City. Additionally, in 2021, 17.6% of people working in Chickasha lived more than 50 miles away, and 34.7% of residents worked 25 to 50 miles away.

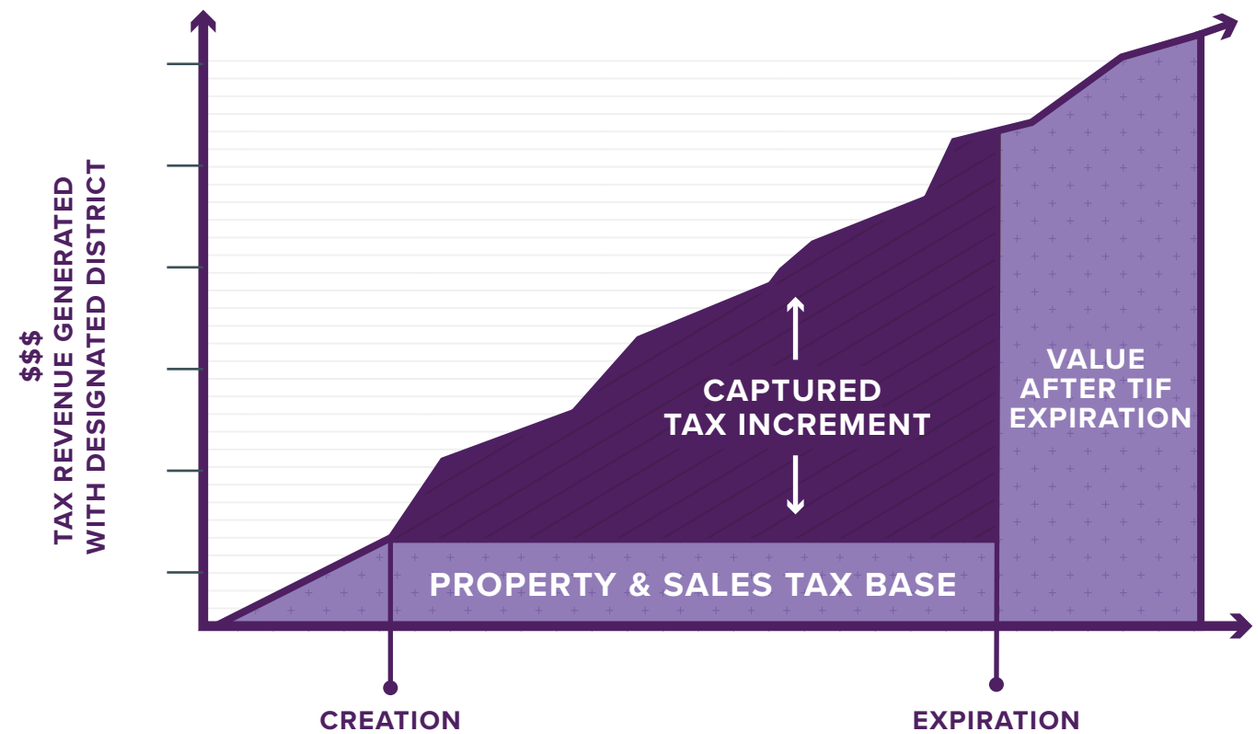
Since 2009, more people have commuted into Chickasha for work, while fewer residents both live and work in the City. While this indicates that people are increasingly choosing to live outside City limits, it also shows Chickasha's strength as a regional employment hub. Although commuting brings both economic gains and losses, Chickasha could reverse or stabilize this trend by investing in quality-of-life improvements and incentivizing affordable, high-quality housing for both homeowners and renters. This approach would encourage more people to live and work in Chickasha, boosting the local economy and community connectivity.

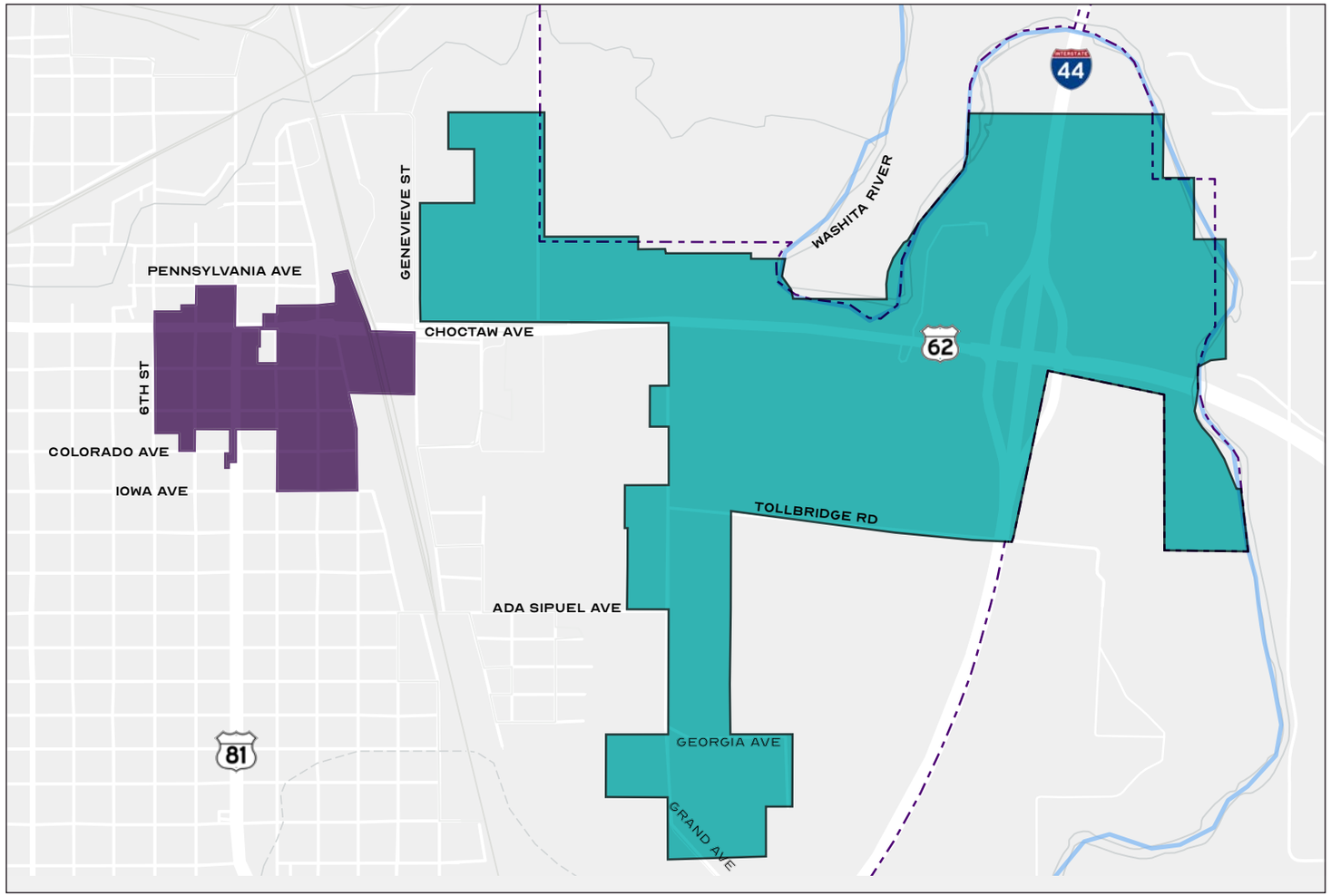
TIF DISTRICTS

A Tax Increment Financing (TIF) district is a tool used by local governments to promote economic development in areas that would otherwise see limited growth. When a TIF district is established, the increase in property tax revenue generated by new development is set aside specifically to fund improvements within the district, such as infrastructure, beautification, and public spaces. Instead of going to the City's general fund, these "increments" are reinvested directly into the area, encouraging developers to build within the TIF district.

In late 2023, the Chickasha City Council formed a committee to review proposals for two TIF districts as part of the Gateway to Chickasha Economic Development Project Plan. The first proposed district, Increment District "A," focuses on revitalizing Downtown by encouraging mixed-use commercial, retail, residential projects, and attractions like hotels and restaurants. The second, Increment District "B," targets the development of the Highway 62 Corridor to stimulate regional commercial growth that serves both Chickasha and surrounding communities.

These TIF districts aim to address infrastructure challenges, attract major investments, and create job opportunities in underdeveloped areas, contributing to Chickasha's long-term economic growth and stability.





TIF DISTRICTS

TIF #2

TIF #3

CHICKASHA CITY LIMITS

0 0.25 0.5 0.75 1 Miles

PHYSICAL CONSTRAINTS

ENVIRONMENTAL CONSTRAINTS

Economic development and infrastructure investments in Chickasha must account for environmental constraints, particularly flood risks from the Washita River and its tributaries. New development should avoid floodplains when possible, and when necessary, strict design guidelines should minimize flooding risks, ecosystem degradation, and water contamination. Low-impact development, green infrastructure, and integrated stormwater management are essential to protect new and nearby structures from increased flooding, ensuring sustainable growth and resilience.

INFRASTRUCTURE CONDITIONS

While Chickasha has a solid infrastructure foundation, aging and outdated systems pose challenges for future growth. As the City has expanded, maintaining and upgrading infrastructure has become difficult. When infrastructure is already at capacity, is outdated, or in need of repairs, businesses – particularly industrial or large businesses – are more likely to locate in other communities where existing infrastructure can sustain their needs. The City is actively working to improve water and wastewater systems; however, until these systems are fully updated to meet quality and capacity needs, new developments should avoid overburdening existing facilities. Additionally, as per public preference expressed during community engagement, economic development should occur where infrastructure and buildings already exist, as opposed to expanding into undeveloped areas at the edge of town. This approach will enhance economic development, attract businesses, and build a stronger future for the community.

EQUITABLE EMPLOYMENT & OPPORTUNITIES

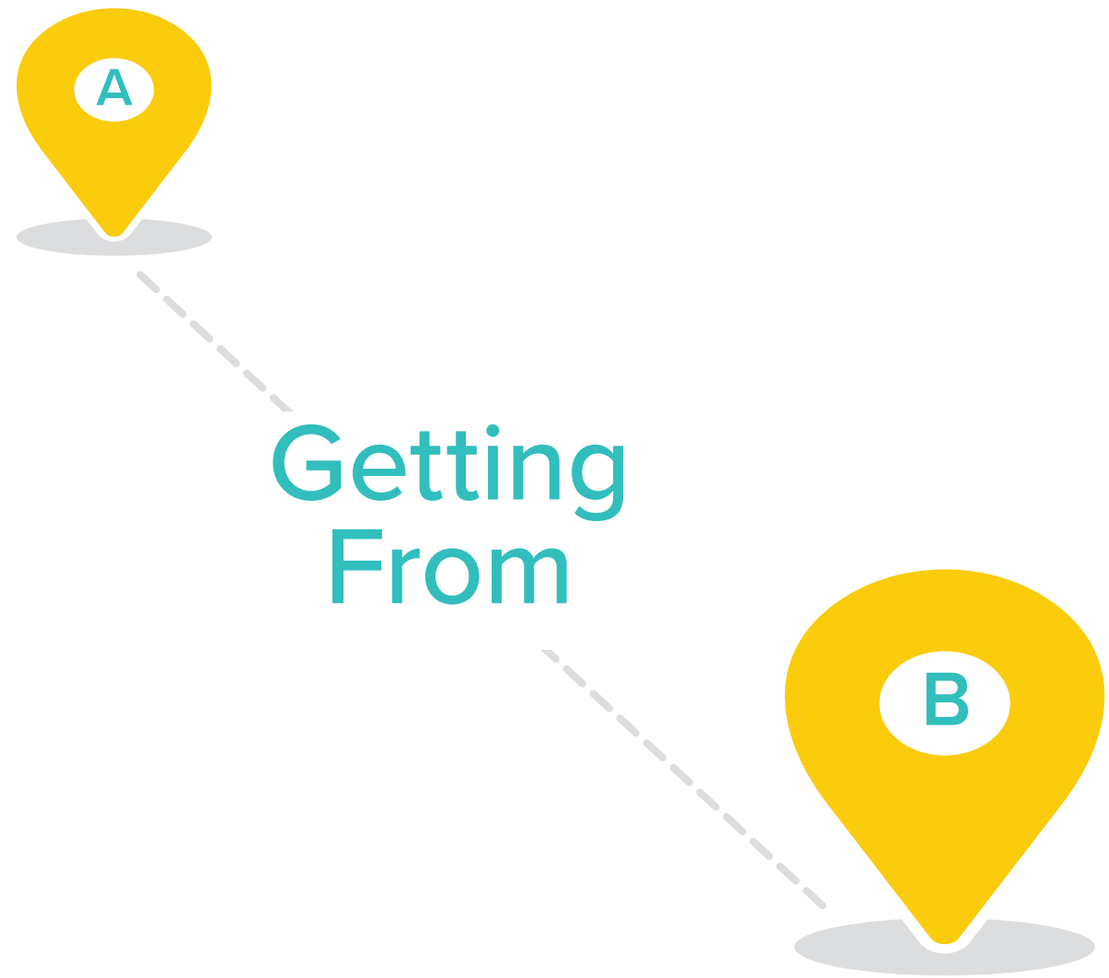
ATTRACTION & RETENTION OF QUALITY JOBS

Attracting and retaining quality jobs is a key focus for Chickasha as the City works to strengthen its economic foundation and provide better employment opportunities for residents. While major employers like Grady Memorial Hospital, Chickasha Public Schools, and USAO contribute significantly to the local job market, there is still a gap in high-paying, non-manual labor positions. This gap poses a challenge, as it increases the risk of low- and moderate-income essential workers—such as teachers, emergency responders, and food service staff—being priced out of the community. It also contributes to "brain drain," where young professionals leave for better job opportunities elsewhere.

By focusing on attracting and retaining quality jobs across various education levels, Chickasha can build a stronger economy that supports long-term growth, improves quality of life, and enables wealth-building for all residents. This strategy is essential not only for economic stability but also for ensuring that Chickasha remains competitive in attracting new talent and investment.

WHAT WE CAN DO

This section recommends practical solutions to address the items identified in the previous sections. It contains recommendations for achieving the community's Vision, Goals, and Objectives for Chickasha's economy and Downtown, according to best practices and local knowledge. By analyzing current conditions and incorporating community feedback, this section outlines how to strengthen Chickasha's local economy, invest in the workforce, enhance the Chickasha's position in the regional economy, and improve quality of life, pursuant to community preference.



GOAL 1

PROMOTE DESIRED ECONOMIC SECTORS AND A DIVERSE LOCAL ECONOMY.

This goal focuses on strengthening resilience to market changes, creating job opportunities, and improving the quality of life for residents. By diversifying the economy, Chickasha can attract a variety of businesses and talent, driving innovation and economic stability. This approach is vital for ensuring long-term economic health and helping the community adapt to evolving economic conditions, fostering growth and prosperity for years to come.

OBJECTIVES

1. **Establish a Brownfields Redevelopment program to facilitate redevelopment of previously commercial and industrial land and environmentally compromised properties within Chickasha.**
   - **Strategy 1.1.1 -** Review and update zoning regulations to ensure industrial areas are compatible with surrounding land uses and environmental considerations. Efforts should be made to mitigate the floodplain to allow for responsible development, rather than prohibiting industrial uses entirely, as development may be possible with proper floodplain management practices.
   - **Strategy 1.1.2 -** Assess the feasibility of a new industrial park south of town by studying land availability, transportation links, and environmental impacts. Engage with the community and field experts for insights.
   - **Strategy 1.1.3 -** Invest in essential infrastructure such as transportation networks, utilities, and technology to support industrial businesses and attract new enterprises to the area without negatively impacting infrastructure and services quality and availability for nearby residents.
   - **Strategy 1.1.4 -** Collaborate with educational institutions and industry partners to establish specialized training programs that cater to the needs of industrial sectors, creating a local skilled and adaptable workforce.
   - **Strategy 1.1.5 -** Foster partnerships with private developers and industry associations to jointly invest in and support the development of industrial projects.

2. **Explore strategies to improve and revitalize the City's commercial districts.**
   - **Strategy 1.2.1 -** Identify and establish districts within areas of high commercial activity, like the Airport Industrial Park District, to promote subarea identity and planning, infrastructure upgrades, programming, community leadership, and marketing efforts.
   - **Strategy 1.2.2 -** Invest in infrastructure upgrades, such as street repaving, multimodal connections, lighting enhancements, and utility improvements, to increase accessibility and attractiveness to businesses and customers.
   - **Strategy 1.2.3 -** Explore creative financing tools such as Tax Increment Financing (TIF) Districts and Business Improvement Districts (BIDs) to secure funding for infrastructure upgrades, beautification projects, and promotional efforts within the Downtown and commercial districts.
   - **Strategy 1.2.4 -** Introduce incentive programs that provide financial opportunities to property owners and business owners for renovating and enhancing the façades of their buildings to revitalize the visual appeal of commercial areas.

OBJECTIVES CONT.

3. **Identify programs and strategies to support and retain existing and future businesses.**
   - **Strategy 1.3.1 -** Collaborate with businesses associations and private sector organizations to implement a business retention and expansion program, which can include but is not limited to networking events, capacity-building initiatives, marketing assistance, and targeted financial support (microgrants, microloans, assistance in applying for grants, etc.).
   - **Strategy 1.3.2 -** Partner with local educational institutions to establish innovation hubs and business incubators that provide startups and entrepreneurs with resources, mentorship, and workspace to nurture entrepreneurship and foster the growth of new businesses.
   - **Strategy 1.3.3 -** Conduct thorough market and retail analyses to identify market trends, customer preferences, and gaps in product or service offerings. Use this data to guide businesses in adapting their strategies to meet changing demands and stay competitive.
   - **Strategy 1.3.4 -** Develop targeted recruitment strategies that focus on attracting businesses. Tailor incentives, resources, and networking opportunities to attract industries that complement the City's economic profile.
   - **Strategy 1.3.5 -** Implement diversity and inclusion programs that encourage the participation of underrepresented entrepreneurs and businesses.
   - **Strategy 1.3.6 -** Launch marketing and promotional campaigns that showcase the City's unique selling points and business-friendly environment. Highlight success stories, infrastructure advantages, and quality of life to attract and retain businesses.

4. **Identify programs and strategies to support and retain existing and future businesses.**
   - **Strategy 1.4.1 -** Provide incentives to companies with livable wages, a proven record of OSHA compliance, health benefits, affirmative action plans, a predetermined percentage of Chickasha-resident employees, and/or employee-ownership to locate in Chickasha.
   - **Strategy 1.4.2 -** Encourage businesses to be involved in the community by offering opportunities for corporate volunteerism, sponsorships, and donations to local public events, parks, schools, etc.
   - **Strategy 1.4.3 -** Enforce high standards for restricting pollution, waste, and noise from commercial and industrial uses in and around Chickasha.
   - **Strategy 1.4.4 -** Enforce high standards for building construction and safety, including requirements for structural soundness, use of quality and nontoxic materials, energy efficiency and insulation, and placement of structures outside environmentally hazardous areas.
   - **Strategy 1.4.5 -** Require land dedications for nature conservation and/or recreational areas from commercial and residential developments that exceed predetermined unit quantity, density, and/or land use characteristics.
   - **Strategy 1.4.6 -** Plant and maintain natural buffers in rights-of-way between conflicting uses to mitigate the impact of noise, light, and air pollution and/or provide incentives to businesses that maintain their own natural buffers.

GOAL 2

MAINTAIN AND STRENGTHEN THE CITY'S POSITION AS A TOURIST DESTINATION.

Strengthening Chickasha's role as a tourist destination is essential for fueling economic growth and enhancing the City's cultural identity. By highlighting its unique events and attractions, Chickasha can draw more visitors, supporting local businesses and creating new jobs. A vibrant tourism industry not only boosts revenue but also fosters community pride and helps preserve the City's rich heritage, ensuring long-term benefits for residents and visitors alike.

OBJECTIVES

1. **Increase residents' and visitors' awareness of Chickasha events and amenities through marketing and wayfinding.**
   - **Strategy 2.1.1 -** Install Chickasha wayfinding signage and map kiosks with places of interest and landmarks in places with high visitor traffic, such as Downtown, USAO, Shannon Springs Park, Grady County Fairgrounds, CV Technology Center, and the Chickasha Sports Complex. Additionally, streetscaping enhancements between districts and landmarks should be implemented to create visually appealing and pedestrian-friendly connections that encourage movement and exploration between key areas.
   - **Strategy 2.1.2 -** Leave pamphlets describing places of interest, landmarks, and businesses in Chickasha at places with high visitor traffic, such as Downtown, USAO, Shannon Springs Park, Grady County Fairgrounds, CV Technology Center, and the Chickasha Sports Complex.
   - **Strategy 2.1.3 -** Increase advertising of community events and amenities in local and regional news outlets, radio, and social media.
   - **Strategy 2.1.4 -** Encourage people to document and post about their visits to Chickasha events and landmarks by installing public art, signs, etc. that are ideal for taking photos of visitors (ex. El Reno Rt. 66 statue, butterfly wings murals, artistic lights, etc.).

2. **Increase access to amenities throughout Chickasha by developing walkable and transit connections between events and places.**
   - **Strategy 2.2.1 -** Establish a transit loop with protected bus stops that connects USAO, Shannon Springs Park, the Chickasha Sports Complex, Grady County Fairgrounds, Downtown, and Canadian Valley Technology Center.
   - **Strategy 2.2.2 -** Install protected bike lanes, sidewalks, and other walkability supportive features (street trees, lighting, seating, etc.) around and between major Chickasha amenities (schools, parks, landmarks, Downtown, etc.).
   - **Strategy 2.2.3 -** Construct a pedestrian bridge across the railroad connecting the Grady County Fairgrounds to Train Depot Park and Downtown.

3. **Improve existing amenities to accommodate both residents and visitors.**
   - **Strategy 2.3.1 -** Implement the recommendations in the 2016 Chickasha Lake Improvement Plan to create a new amenity for residents and a regional tourist destination at Lake Chickasha.
   - **Strategy 2.3.2 -** Continue updating infrastructure in and around Shannon Springs Park, Downtown, USAO, and other community hubs to accommodate the Festival of Lights, the Food Truck Festival, Juneteenth, sports events, and other major community events.
   - **Strategy 2.3.3 -** Explore funding opportunities (hotel tax, gas tax, etc.) and public private partnerships to regularly clean and maintain amenities, particularly before and after community events.

GOAL 3

CONTINUE TO PROMOTE AND INVEST IN DOWNTOWN CHICKASHA AS THE CENTER OF COMMERCIAL ACTIVITY, SOCIAL INTERACTION, AND CULTURAL EXPRESSION.

Investing in Downtown Chickasha strengthens its role as a bustling center for commerce, community engagement, and cultural vibrancy. This focus boosts the local economy while fostering a sense of place and belonging for residents. A lively downtown becomes a cornerstone of the City's identity, attracting visitors and ensuring continued growth and vitality for the community.

OBJECTIVES

1. **Explore funding opportunities (hotel tax, gas tax, etc.) and public private partnerships to regularly clean and maintain amenities, particularly before and after community events.**
   - **Strategy 3.1.1 -** Enhance pedestrian safety with strategies such as controlled pedestrian crosswalks, median refuges, improved visibility at intersections, and other safety features.
   - **Strategy 3.1.2 -** Work with the Chickasha Chamber of Commerce and Downtown businesses to organize regular events, such as live music nights, outdoor movie screenings, art walks, food tastings, etc., to attract diverse demographics and interests and ensure consistent foot traffic Downtown.
   - **Strategy 3.1.3 -** Develop and maintain a shared online calendar to keep residents and visitors informed about upcoming events.
   - **Strategy 3.1.4 -** Create a loyalty program that rewards residents and visitors for frequenting downtown businesses. Partnerships with local businesses can provide discounts, special access to events, or other incentives to program members.
   - **Strategy 3.1.5 -** Create guided tours that highlight the historical and cultural significance of Downtown.
2. **Implement streetscape improvements Downtown that prioritize walkability and human-scale design over those focused on vehicle traffic.**
   - **Strategy 3.2.1 -** Widen sidewalks to accommodate outdoor dining, landscaping, wayfinding signs, public art, street furniture, and street trees.
   - **Strategy 3.2.2 -** Utilize crime preventative environmental design by improving lighting for visibility, increasing natural surveillance opportunities, reinforcing territoriality with clear boundaries, and supporting public events and activities that help people feel safe visiting Downtown, even after dark.
   - **Strategy 3.2.3 -** Install controlled traffic and crosswalk signals at major intersections and ensure crosswalks and stop signs at minor intersections are well-lit and clearly marked to improve pedestrian safety and traffic flow.
   - **Strategy 3.2.4 -** Increase and enhance urban pocket parks, plazas, and outdoor dining areas between buildings to provide small seating and gathering areas throughout Downtown.
   - **Strategy 3.2.5 -** Direct visitors to underutilized parking spaces behind buildings with clear signage and enhance these areas with landscaping and safety features to encourage their use.
   - **Strategy 3.2.6 -** Incorporate permeable pavements, rain gardens, bioswales, and other green infrastructure elements that absorb rainwater to reduce flooding, lower the area temperature, and beautify.

OBJECTIVES CONT.

3. **Encourage historic preservation and adaptive reuse of Downtown structures.**
   - **Strategy 3.3.1 -** Implement the Chickasha Downtown Historic District as defined by the National Register of Historic Places by establishing building and zoning code protections to recognize, preserve, and celebrate the area's cultural and architectural heritage.
   - **Strategy 3.3.2 -** Create comprehensive guidelines detailing historic preservation techniques and period-appropriate architectural styles. These guidelines would aid property owners in making informed decisions that align with the historic character of downtown.
   - **Strategy 3.3.3 -** Develop policies that encourage the adaptive reuse of old buildings for new purposes, combining historical preservation with modern utility.
   - **Strategy 3.3.4 -** Offer microgrants, microloans, and other incentives to assist property owners and tenants in updating and restoring Downtown historic buildings. Incentives can help offset the costs of renovations that comply with local codes and historic preservation standards.
   - **Strategy 3.3.5 -** Work with local and state governments to offer tax credits for preservation projects that restore and repurpose historic Downtown structures.

06. PARKS & RECREATION

INTRODUCTION

Parks and recreation are essential to the health, well-being, and social fabric of Chickasha. These spaces provide residents with places to relax, exercise, and connect with one another, while also hosting organized activities and events that strengthen community bonds. In addition to their recreational value, parks play a key role in environmental sustainability and enhance the attractiveness of neighborhoods, making them vital to Chickasha's long-term growth and development.

This chapter examines Chickasha's current parks and recreational offerings, as well as future needs. Based on community feedback and an evaluation of existing facilities, it identifies key areas for improvement, such as expanding trail networks, upgrading park amenities, and increasing accessibility. The chapter also provides strategic recommendations to ensure that Chickasha's parks continue to grow and evolve in ways that benefit all residents, supporting the city's vision for a connected and vibrant community.

Photo courtesy of Johny Trammell

WHAT WE'VE HEARD FROM THE COMMUNITY

Throughout the community engagement process, parks and recreation consistently emerged as a key topic of interest, often intersecting with other priorities such as health and wellness, connectivity, environmental preservation, and community identity. Feedback gathered from discussions with residents, responses to the Community and Visual Preference Surveys, and comments from open houses, pop-up events, and the online engagement platform revealed a strong desire for improvements in the condition and accessibility of parks, expansion of trails and recreational areas, and enhanced programming for all ages. Residents and stakeholders highlighted the importance of preserving natural resources, promoting inclusive and accessible recreational opportunities, and creating spaces that encourage community interaction and outdoor activities. The following pages detail these insights and outline the community's vision for a vibrant and inclusive parks and recreation system.

CONDITION & MAINTENANCE OF PARKS

A large portion of the community has expressed concerns about the current condition of parks and recreational areas. Common issues include outdated equipment, poor maintenance, and inadequate facilities. Residents emphasized the need for continuous improvements and better upkeep of existing parks, suggesting that enhanced maintenance efforts would lead to increased park usage and greater community satisfaction.

EXPANSION OF TRAILS & CONNECTIVITY

Many residents highlighted the need for more hiking, walking, and biking trails. There is strong support for creating interconnected trails that connect different parts of Chickasha, including neighborhoods, Downtown, and key recreational areas. This connectivity is seen as crucial for encouraging outdoor activities, providing safe routes for pedestrians and cyclists, and improving the overall quality of life.

Photo courtesy of Johny Trammell

INCLUSIVE & ACCESSIBLE RECREATION

Inclusivity and accessibility are key concerns for the community, with residents advocating for ADA-compliant playgrounds, multi-use trails, and facilities designed for individuals with disabilities. There is a strong desire to create recreational spaces that are welcoming and usable for people of all ages and abilities, ensuring that everyone in the community has equal access to parks and recreational opportunities.

FAMILY & YOUTH ACTIVITIES

There is strong demand for more family-oriented activities and youth programs. Residents expressed the need for additional playgrounds, sports facilities, and community events designed specifically for children and young people. Expanding the variety of activities available to families is viewed as a way to foster community engagement and provide positive outlets for youth.

PRESERVATION OF NATURAL RESOURCES

Preserving natural resources, such as woodlands, wetlands, and wildlife habitats, is a priority for many community members. Survey respondents expressed strong support for protecting these natural areas, recognizing them as valuable for both recreation and conservation. Incorporating natural features into park designs and recreational planning is seen as beneficial for environmental sustainability and community well-being.

ENHANCED PARK PROGRAMMING & EVENTS

Residents have expressed a desire for more diverse and frequent park programming, including concerts, festivals, farmer's markets, and community events. Increasing the variety and frequency of these events is viewed as a way to boost park usage, foster community interaction, and position Chickasha as an attractive destination for visitors.

DEVELOPMENT OF NEW PARKS & RECREATION AREAS

The community sees potential in developing new parks, particularly by repurposing underused properties and expanding existing facilities. Suggestions include adding features like water parks, community gardens, and skate parks. These developments are seen as opportunities to enhance recreational options, attract more visitors, and meet the growing needs of Chickasha's residents.

SAFETY & SECURITY IN PARKS & RECREATIONAL AREAS

Safety concerns were a common theme among residents, with many emphasizing the need for better lighting in parks and trails, enforcement of curfews, and measures to reduce crime and undesirable activities, especially after dark. Improving safety through enhanced lighting, regular maintenance, and increased police presence or community patrols can make parks and recreational spaces more welcoming for all residents. By addressing these concerns, Chickasha can create a sense of security that encourages more frequent use of its parks, ultimately enhancing the overall quality of life for the community.

CASE STUDY

INCLUSIVE & ACCESSIBLE RECREATION

Lawrenceburg, IN

Arch Street Park in Lawrenceburg, Indiana, sets a high standard for inclusive play design by offering a space that goes far beyond basic ADA requirements. The park features a range of accessible play elements, such as swings, seesaws, and zip lines, specifically designed to accommodate individuals using mobility devices like wheelchairs or walkers. This project was the result of close collaboration between city officials, community members, and the playground manufacturer GameTime. Input from a diverse group of residents and local stakeholders helped ensure the park's design met the needs and desires of the entire community.

Beyond physical accessibility, the park's design encourages social inclusion by creating an environment where children with and without disabilities can play and interact together. By focusing on both accessibility and the social aspects of play, Arch Street Park shows how inclusive design can break down barriers and foster community engagement. This project serves as a model for other municipalities looking to develop recreational spaces that are welcoming to all, promoting a sense of community and shared enjoyment.

WHAT WE'VE LEARNED

This section highlights the key findings from the Project Team's comprehensive review of existing park conditions, current recreation trends, and analysis of previous planning documents. These insights form the foundation for addressing the community's needs and priorities for parks and recreational spaces, as identified through community engagement. The findings underscore the importance of parks in promoting health, fostering social interaction, and supporting environmental sustainability in Chickasha.

Data was collected from previous studies, including the 2014 Parks and Recreation Master Plan, city records, and input from local stakeholders, with a focus on aligning recreational opportunities with the City's future growth and best practices in urban planning.

PARK MAINTENANCE, INFRASTRUCTURE, & SAFETY

PARK INFRASTRUCTURE & ASSET MANAGEMENT

Chickasha's parks, including Shannon Springs and Centennial Park, are valuable community assets, but their infrastructure is aging and in need of systematic management to remain safe and functional. Many facilities, such as playgrounds and picnic shelters, have not received significant upgrades in years. Aging equipment and general wear-and-tear present safety risks and can reduce the overall user experience, discouraging public use.

By implementing a proactive asset management plan, the City can regularly monitor the condition of facilities and equipment, ensuring timely updates and repairs. This approach not only extends the lifespan of park infrastructure but also optimizes city resources by reducing emergency repairs and minimizing safety risks. As a result, parks can provide a safer and more enjoyable environment for all visitors.

RISK MANAGEMENT & SAFETY

Safety is a top priority in Chickasha's parks system, and effective risk management is key to ensuring that public spaces remain safe and welcoming. Some parks currently face risks such as outdated equipment that may not meet modern safety standards and environmental hazards like flooding. By conducting regular safety inspections, updating infrastructure, and implementing safety measures—such as improved lighting and regular patrols—the City can significantly reduce liability and ensure parks remain enjoyable for all visitors.

Additionally, proactive environmental planning, including flood mitigation efforts in vulnerable areas, will keep parks functional year-round, further enhancing their usability and appeal to the public.

HEALTH & SUSTAINABILITY

HEALTH & WELLNESS PROMOTION

Parks play a vital role in promoting community health and wellness by offering spaces for physical activity, mental relaxation, and social connection. In Chickasha, enhancing parks with multi-use trails, sports fields, outdoor fitness equipment, and open spaces for group activities can help reduce obesity rates, lower stress, and improve overall well-being. Well-maintained parks encourage frequent use, and studies show that people living near parks are more likely to engage in regular physical exercise. Beyond physical health, parks provide significant mental health benefits by offering spaces for relaxation and connection with nature, which can reduce anxiety and boost emotional well-being. By further developing parks with a focus on health and wellness, Chickasha can support a healthier, more active community.

ENVIRONMENTAL CONSERVATION & SUSTAINABILITY PRACTICES

Parks are more than just recreational spaces; they are critical green areas that contribute to environmental sustainability. Chickasha has the opportunity to integrate environmentally friendly practices like rainwater harvesting, drip irrigation, energy-efficient lighting, and native landscaping, into the management of its parks, which will help protect natural resources and reduce operational costs. These practices not only contribute to environmental conservation but also position Chickasha's parks as models of sustainability, potentially attracting environmentally conscious residents and visitors.

Photo courtesy of Abby Houseman

GROWTH, CONNECTIVITY, & ECONOMIC IMPACT

RECREATIONAL CONNECTIVITY & MOBILITY

An interconnected system of parks and trails is key to enhancing mobility and recreation in Chickasha. Currently, many parks are isolated, and the trail network linking parks to schools, neighborhoods, and commercial areas is limited. Expanding greenways and trails can promote walking and cycling, reduce car dependence, and encourage outdoor activity. This increased mobility helps reduce traffic, lower emissions, and improve public health. An interconnected system also promotes equity by providing accessible routes for all residents.

ADAPTABILITY TO CHANGING DEMOGRAPHICS

As Chickasha's population grows and diversifies, its parks and recreation system must adapt to meet the needs of all residents. For an aging population, accessible amenities like ADA-compliant paths, benches, and quiet spaces will be important, while younger families may prefer more active features like sports fields, playgrounds, and splash pads. Adapting parks to serve these varied needs ensures they remain inclusive and welcoming. Additionally, developing new parks in underserved areas will provide equitable access to green spaces for both current and future residents.

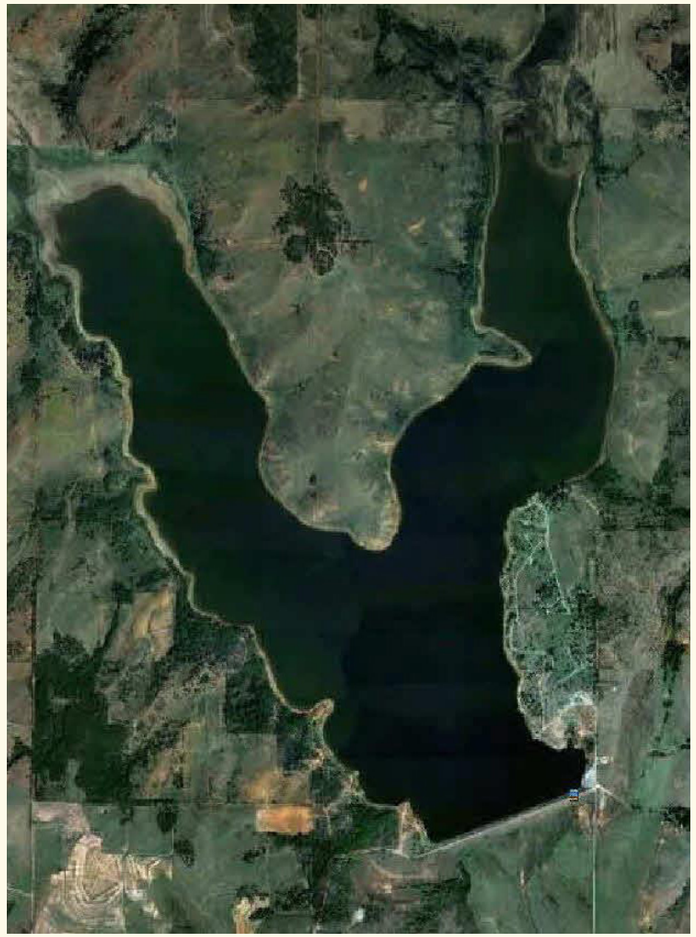
ECONOMIC DEVELOPMENT THROUGH RECREATION

Parks can be economic drivers for Chickasha by raising property values, attracting visitors, and supporting local businesses. Well-maintained parks increase nearby property values, making the City more appealing to potential homeowners. Parks can also host events like festivals, farmers' markets, and sports tournaments, drawing tourists and boosting local business activity. By integrating parks into the City's economic strategy, Chickasha can leverage green spaces to enhance tourism, attract new residents, and create vibrant community hubs that promote both economic growth and social interaction.

Photo courtesy of Johny Trammell

LAKE CHICKASHA

Lake Chickasha has the potential to be a major recreational and economic asset for the City but is currently underutilized due to outdated infrastructure and limited public access. The dominance of privately held camping and dock spaces restricts access to prime areas and detracts from the lake's overall appeal. By enhancing public facilities, improving access, and creating new recreational opportunities—such as trails, disc golf, and camping areas—Lake Chickasha can become a key destination. These improvements would attract visitors, promote outdoor activities, and contribute to the City's economic growth and quality of life.



LAKE CHICKASHA: A RECREATIONAL ASSET

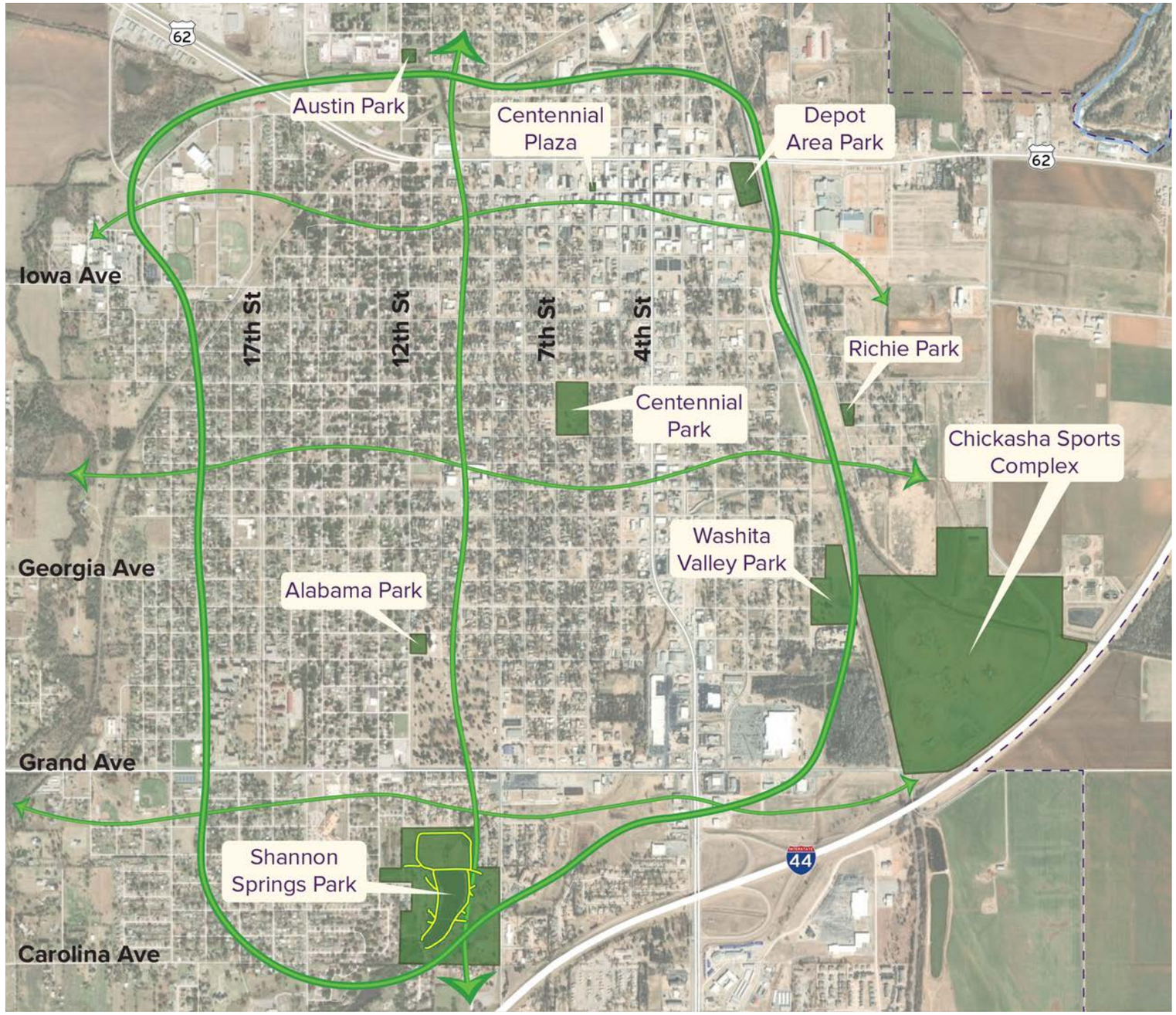
Unincorporated Caddo County, OK

Lake Chickasha has the potential to become a key recreational and economic asset for the city, with plans to enhance its appeal and accessibility for both residents and visitors. Currently, the lake faces several challenges, including limited amenities and jurisdictional issues that have impacted enforcement and maintenance efforts. The presence of dilapidated private camping and dock areas has diminished its potential as a premier municipal park. Addressing these issues is a priority, with plans to establish clearer enforcement protocols and enhance security to ensure a safe, welcoming environment.

The vision for Lake Chickasha includes transforming it into a vibrant public space with a designated RV park, boat storage, and managed access points. Planned improvements include new walking and biking trails, a disc golf course, and primitive camping areas, offering diverse recreational options. By hosting activities like fishing tournaments and community events, the goal is to make Lake Chickasha a family-friendly destination. This multi-phase project aims to overcome current obstacles and fully integrate the lake into Chickasha's parks and recreation system.

PARKS & RECREATION INVENTORY

MAP IN PROGRESS



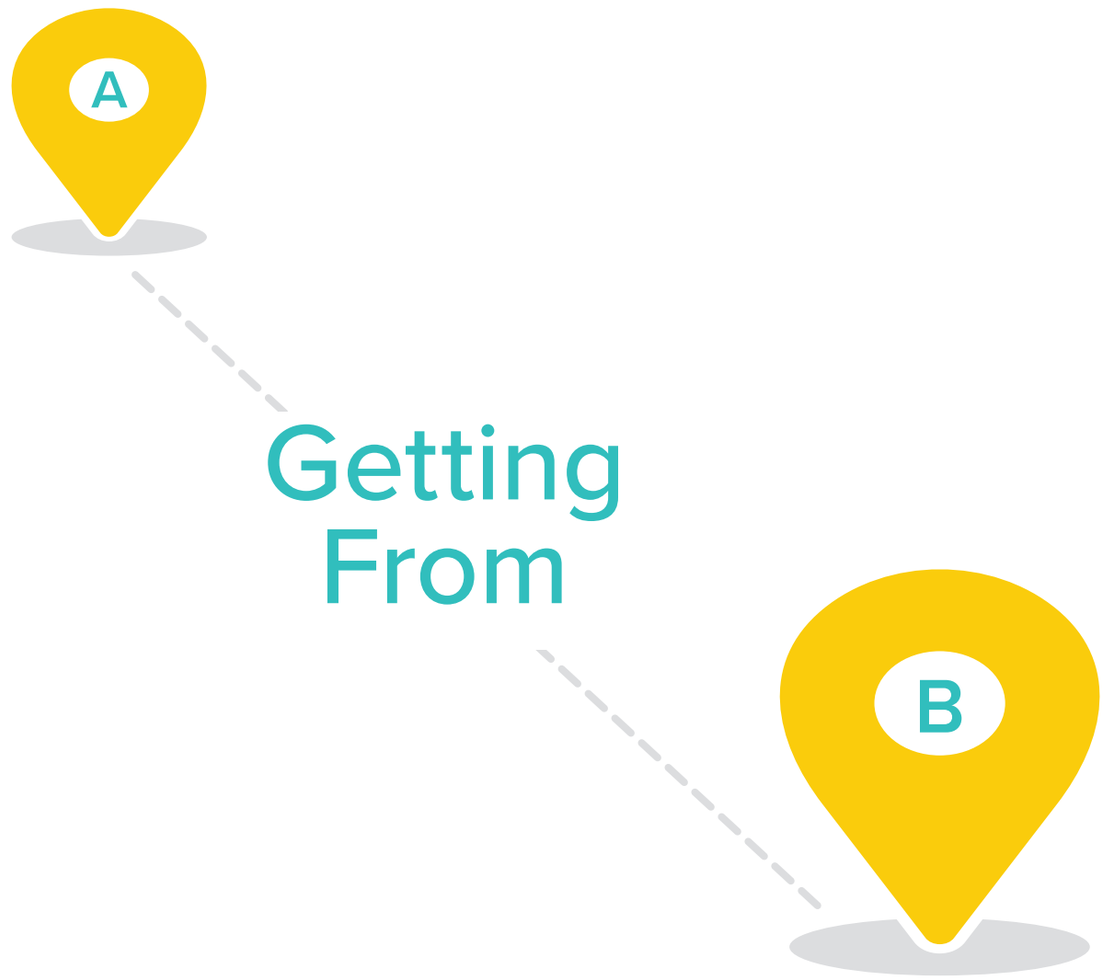
PARKS INVENTORY & PROPOSED TRAIL LOOP CONCEPT MAP

- PARKS & RECREATION AREAS
- PROPOSED TRAIL LOOP CONCEPT
- PROPOSED SHANNON SPRINGS PARK TRAIL IMPROVEMENTS
- CHICKASHA CITY LIMITS

0 0.25 0.5 0.75 1 Miles

WHAT WE CAN DO

This section offers practical solutions to enhance the items identified in the previous sections. It provides recommendations for achieving the community's vision, goals, and objectives for Chickasha's parks and recreation system, guided by best practices and local expertise. By examining current conditions and incorporating community feedback, this section outlines strategies to improve and expand recreational opportunities, promote inclusivity, and ensure the sustainability of Chickasha's parks. It emphasizes the development of a vibrant, accessible, and well-maintained parks and recreation system that aligns with the community's preferences and long-term vision for enhancing quality of life.



GOAL 1

DEVELOP AND MAINTAIN AN INTERCONNECTED SYSTEM OF PARKS, TRAILS, AND RECREATIONAL FACILITIES.

This goal is vital for promoting community well-being, encouraging active lifestyles, and improving overall quality of life for residents. By offering accessible and diverse recreational opportunities, it strengthens social connections, boosts physical health, and supports environmental stewardship, helping create a vibrant and thriving community.

OBJECTIVES

1. **Develop and maintain a system of parks, recreation facilities, open spaces, nature reserves, and recreational programming that adequately serves the needs of the community.**
   - **Strategy 1.1.1 -** Review and update the 2013 Chickasha Parks System Master Plan to reflect community changes and progress in the implementation plan.
   - **Strategy 1.1.2 -** Rehabilitate Lake Chickasha according to the Lake Chickasha Master Plan, including cleaning and maintaining the natural ecosystem . Improve public camping areas, repair water lines, and ensure consistent fee collection from visitors.
   - **Strategy 1.1.3 -** Provide recreation facilities that follow parks and recreation best practices for sustainability, equity, inclusion, and health, as outlined by the National Recreation and Parks Association (NRPA). An example could be enabling year-round use of park restrooms.
   - **Strategy 1.1.4 -** Use parks and recreation level of service (LOS) standards to plan for additional facilities that meet the City's population needs, considering underutilized properties such as gas line trails, the Riverbend Golf Course, and the property behind Walmart for new parks and recreation spaces.
   - **Strategy 1.1.5 -** Protect Works Progress Administration (WPA) structures in parks through historic preservation efforts to maintain their cultural and architectural significance.
   - **Strategy 1.1.6 -** Coordinate parks and recreation facility development and improvements with other service providers, including but not limited to the YMCA, school districts, the County, and the State.
   - **Strategy 1.1.7 -** Collaborate with community groups, businesses, and local tribes to host both large- and small-scale programming in City parks and recreational facilities to encourage regular use.

2. **Ensure equitable distribution and convenient access to parks, trails, and recreational facilities throughout the City.**
   - **Strategy 1.2.1 -** Conduct a comprehensive needs assessment to analyze the distribution of parks, trails, and recreational facilities, identifying areas with limited access. Use the 2013 Chickasha Parks System Master Plan Needs Assessment as a starting point.
   - **Strategy 1.2.2 -** Ensure recreational facilities and programs are accessible for all ages and abilities. Make necessary improvements to parks and recreational facilities to meet ADA compliance standards as necessary.
   - **Strategy 1.2.3 -** Improve transportation options to facilitate easy access to parks and recreational facilities. This could include expanding public transportation routes, creating safe pedestrian and bicycle pathways, and providing adequate parking facilities.
   - **Strategy 1.2.4 -** Design new and renovated parks to accommodate diverse activities and abilities, including walking trails, low-impact sports areas, sensory gardens, age-appropriate playgrounds, dog parks, and shaded seating. This ensures everyone in the area has access to activities that suit their needs without traveling to a specialty park elsewhere.

OBJECTIVES CONT.

1. **Develop and maintain a trail system throughout the City that serves as a recreational amenity, transportation facility, and tourist attraction.**
   - **Strategy 1.3.1 -** Assess the City's topography, land availability, and existing infrastructure, to identify suitable routes. Evaluate potential connections to parks, neighborhoods, schools, commercial areas, and public transportation.
   - **Strategy 1.3.2 -** Engage with City Officials, transportation agencies, neighboring jurisdictions, community organizations, and residents to garner support and input for the trail system development. Seek partnerships with private entities and non-profit organizations to secure funding and resources.
   - **Strategy 1.3.3 -** Integrate the trail system with the goals of the Comprehensive Plan, the FLUM, the 2013 Chickasha Parks System Master Plan, and any other City plans and projects to ensure the trail network enhances overall city infrastructure.
   - **Strategy 1.3.4 -** Establish maintenance protocols to regularly inspect and upkeep the trail system. Allocate necessary resources for repairs, vegetation management, and improvements.

GOAL 2

CREATE AND IMPLEMENT NEW FUNDING SOURCES NEEDED TO MAINTAIN THE CITY'S PARKS AND RECREATION SYSTEM IN A SUSTAINABLE MANNER.

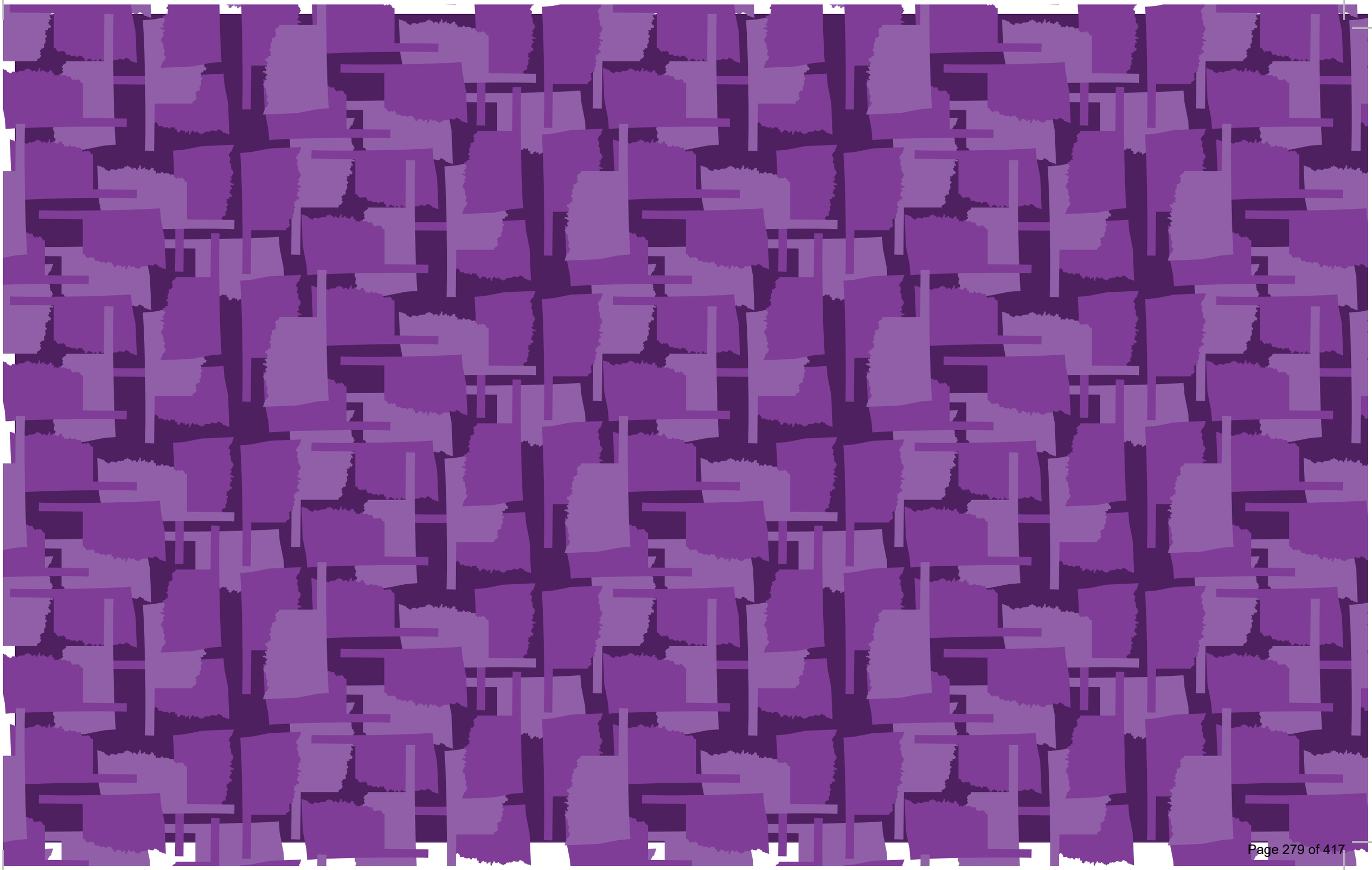
This goal is essential for establishing reliable, diverse funding to support the ongoing maintenance and growth of the City's parks and recreation system, even as the population and economy evolve. By securing new funding sources, the City can reduce financial constraints, ensure long-term sustainability, and provide residents with continuous access to recreational opportunities and green spaces. It also helps preserve natural habitats and promotes environmental stewardship, enriching the community for years to come.

OBJECTIVES

1. **Evaluate the current funding gaps and long-term projected costs required to maintain and enhance the City's parks, recreation, and open space system. This assessment will provide a clear understanding of the funding requirements for both the City and residents.**
   - **Strategy 2.1.1 -** Conduct a comprehensive financial assessment of the parks, recreation, and open space system to assess current funding sources, expenditures, and revenue generation.
   - **Strategy 2.1.2 -** Develop a detailed Parks Maintenance Plan as recommended in the 2013 Chickasha Parks System Master Plan to aid in maintenance implementation and budgeting.
   - **Strategy 2.1.3 -** Implement multi-year budgeting practices that account for recurring or long-term maintenance needs and allocate funds accordingly to ensure consistency and stability.
   - **Strategy 2.1.4 -** Provide information about project funding, timelines, and updates on the Parks & Recreation page of the City website to increase transparency about use of funds on Parks & Recreation improvements.
2. **Research and identify new funding strategies, such as public-private partnerships, grants, sponsorships, impact fees, or dedicated taxes, that can supplement existing funding and support the long-term sustainability of the parks, recreation, and open space system.**
   - **Strategy 2.2.1 -** Explore grant opportunities from federal, state, and private sources that align with the Parks & Recreation goals of the Comprehensive Plan, the 2013 Chickasha Parks System Master Plan, and the 2016 Chickasha Lake Park Improvements Plan.
   - **Strategy 2.2.2 -** Position parks and recreation as an economic development driver by exploring a dedicated tax to support parks and enhance quality of life, recognizing their role in attracting investment and boosting local economies.
   - **Strategy 2.2.3 -** Explore corporate sponsorships and naming rights for park facilities, amenities, or events. Companies may invest in the park system for visibility and brand promotion while supporting community initiatives.
   - **Strategy 2.2.4 -**Establish and promote "Friends of the Park" programs, encouraging individuals and community groups to contribute financially or through volunteer efforts to support local parks and open spaces.

OBJECTIVES CONT.

3. **Continuously monitor the effectiveness of funding sources and strategies. Make data-driven adjustments as needed to optimize the allocation of resources and ensure the financial sustainability of the parks, recreation, and open space system.**
   - **Strategy 2.3.1 -** Define key performance indicators (KPIs) and measurable targets to evaluate the success of each funding source and strategy. Metrics could include revenue generated, project timelines, community engagement, and user satisfaction.
   - **Strategy 2.3.2 -** Implement a structured reporting system to track financial progress and evaluate the use and impact of funds from various sources.
   - **Strategy 2.3.3 -** Compare the City's financial practices with other similar municipalities to learn from best practices and identify areas for improvement.
   - **Strategy 2.3.3 -**Engage the community through surveys, public meetings, and town halls to gather input on park priorities and satisfaction, ensuring that funding aligns with the community's vision.



07. COMMUNITY CHARACTER & QUALITY OF LIFE

INTRODUCTION

Community character and quality of life are often what make cities stand out. Quality of life reflects a person's standard of living, which is shaped by factors like health and safety, parks and recreation, education, job opportunities, and cultural events. Community character, on the other hand, is the unique identity of a place, influenced by its history, landmarks, and cultural celebrations—elements that resonate with residents and capture the attention of visitors.

This chapter summarizes both current and desired quality of life conditions and community character, based on community input, technical research, and analysis. It offers recommendations for achieving Chickasha's vision, goals, and objectives to enhance and celebrate the city's identity and amenities. In Chickasha, stakeholders are especially focused on preserving the small-town charm while expanding and improving the amenities and opportunities available to residents. Recent efforts have aimed at making Chickasha a more enjoyable place to live, work, play, and visit, with investments in infrastructure and community initiatives driving this progress.

WHAT WE'VE HEARD FROM THE COMMUNITY

During the Comprehensive Plan's community engagement process, discussions about community character and quality of life were frequent, both directly and as underlying themes in areas like land use, infrastructure, housing, economy, and parks and recreation. Through conversations with community members, responses from the Community Survey and Visual Preference Survey, and written feedback from open houses, pop-up events, and the engagement platform, it became clear that most participants value a community identity rooted in small-town connections, community action, multicultural celebrations, well-maintained infrastructure, accessible amenities, and welcoming environmental design. The following are key themes and insights from this engagement and planning process:

ENVIRONMENTAL DESIGN & DEVELOPMENT

BEAUTIFICATION & COMMUNITY PRIDE

Beautification is a top priority for Chickasha residents, who see clean, well-maintained public spaces as a reflection of civic pride and investment in the City's image. Desired improvements include enhanced landscaping, coordinated signage, public art, attractive streetscapes, sustainable stormwater management, and efficient trash collection. There is strong support for holding landlords accountable for property upkeep, enforcing ordinances on abandoned properties, and restoring older buildings. Many residents also favor community-driven efforts like volunteer clean-ups and programs to help elderly, disabled, and low-income residents maintain their homes.

INFRASTRUCTURE & MAINTENANCE

Residents understand that infrastructure—especially drinking water, stormwater, and street maintenance—is essential not only for public safety and basic functions but also for enhancing Chickasha's image and supporting growth. The community expressed a desire for infrastructure improvements that incorporate beautification, social spaces, and recreation, elevating the overall quality of life and making the city an attractive place to live and grow.

PUBLIC SPACES

There is strong demand for enhancing indoor and outdoor public spaces, with a focus on sidewalks, multi-use trails, parks, gathering spaces, and commercial centers that are accessible, comfortable, and interactive. Feedback highlighted preferences for landscaping, street trees, shade, unique architecture, outdoor dining, ADA accessibility, and safe access for youth. Residents want spaces that are both functional and enjoyable, promoting social interaction and a sense of community.

HEALTH & WELLBEING

Onward Chickasha participants emphasized the importance of creating more opportunities for mental and physical well-being. Residents called for safe, accessible pedestrian and bike infrastructure that connects people to amenities, jobs, and schools, making it easier to incorporate exercise into daily life. There was also strong support for more recreational options for all ages, as well as community gardens and orchards to improve access to healthy food and encourage low-impact exercise. Overall, residents want inclusive spaces where people of all ages, abilities, and incomes can enjoy activities and build relationships.

ENVIRONMENTAL DESIGN & DEVELOPMENT

TRANSPARENCY & ENGAGEMENT

Residents expressed a strong desire for greater transparency and engagement from local government. They emphasized the need for better communication and trust, with a focus on staying informed about current and upcoming projects. Suggested improvements include more frequent updates on public projects, creating an interactive online dashboard to track project progress in real time, and making information easily accessible through both online and print sources.

COMMUNITY SUPPORT SYSTEMS

The community has voiced significant concern for Chickasha's vulnerable populations, including unhoused residents, low-income families, children, the elderly, disabled individuals, and those facing mental health or substance abuse challenges. Stakeholders called for stronger support systems, such as volunteer property maintenance, emergency shelters, mental health resources, healthcare access, ADA-accessible public spaces, safe multimodal transportation, quality education, and food security to enhance safety and quality of life for these groups.

ECONOMIC MOBILITY

EDUCATION & EMPLOYMENT OPPORTUNITIES

Onward Chickasha participants emphasized the need for more education and employment opportunities to support economic mobility and encourage young people to stay in Chickasha. Residents want a diverse mix of large and small businesses to create high-quality jobs with livable wages. Attracting higher-paying jobs in technology, manufacturing, and professional services is a key goal. Quality education is also a priority, with a focus on traditional schools, volunteerism, and extracurricular activities.

Photo courtesy of Johnny Trammell

CULTURAL CELEBRATION

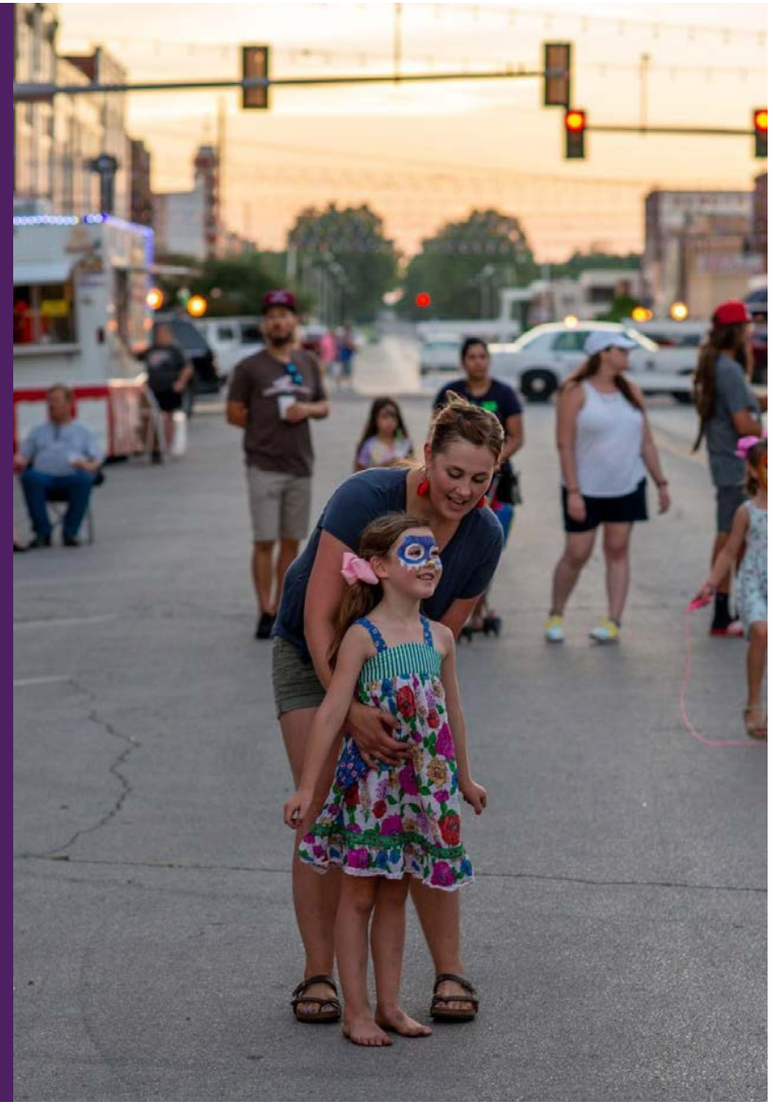
Residents expressed a desire to celebrate Chickasha's multicultural identity to enhance quality of life, strengthen the City's brand, and promote growth. Feedback supported building on the city's existing strengths, such as its small-town charm, historic buildings, local schools, agricultural roots, and diverse population. Participants favored community events, public art, and investments in historic preservation, adaptive reuse, and unique developments to celebrate and promote these aspects.

VIBRANT CITY WITH SMALL TOWN FEEL

Community members envision sustainable growth that preserves Chickasha's small-town charm. They support investment in housing, public spaces, and commercial centers that align with the City's character. There is strong interest in preserving historic buildings, especially Downtown, and promoting inward growth by enhancing already developed areas. Slightly increased density is seen as desirable, as long as it maintains the local character and fosters close-knit community relationships through thoughtful design and amenities.

WHAT WE'VE LEARNED

This section presents ideas and information gathered by the Project Team through research on existing conditions, recent trends, and planning examples. The goal is to address concerns related to community character and quality of life, as expressed by the public during community engagement. The findings highlight how environmental design, development, education, employment opportunities, and efforts to promote diversity, equity, and inclusion impact quality of life in Chickasha. Information was collected from census data, local insights, and previous and upcoming plans, while incorporating best practices in city planning and public health research.



SOCIAL DETERMINANTS OF HEALTH

Social determinants of health (SDOH) are factors that affect a person's well-being outside of medicine or healthcare. These can include housing, transportation, education, pollution levels, food security, access to exercise, and community connections. Research shows that these factors play a greater role in shaping health outcomes than healthcare access or genetics. Creating quality living conditions—such as safe housing, reliable transportation, nutritious food options, and recreational opportunities—helps people lead healthier lives and achieve their goals. When these conditions are not accessible, certain groups, such as low-income households, people of color, and individuals with disabilities, may face greater challenges to their health and well-being.

THE FIVE SOCIAL DETERMINANTS OF HEALTH

ENVIRONMENTAL DESIGN & DEVELOPMENT

LOW-DENSITY DEVELOPMENT

Chickasha's growth has largely spread outward due to lower land costs on the outskirts, resulting in more spread-out neighborhoods that require greater resources to maintain. While these low-density areas have their benefits, such as space and privacy, they tend to rely on single-family homes and personal cars, limiting transportation options and social interaction. Many participants in the Onward Chickasha initiative have expressed interest in seeing more medium- and mixed-density neighborhoods that offer shared public spaces, better transportation choices, and easier access to activities. This would provide a balance, allowing for both low-density living and more connected, sociable communities.

HISTORIC BUILDING STOCK & MAINTENANCE NEEDS

Chickasha's older buildings, especially in Downtown, contribute to the City's unique character but also present maintenance challenges. Nearly 75% of Chickasha's housing was built before 1980, with 17.7% dating back to 1939 or earlier. These structures add cultural value and charm, and preserving them can help maintain the city's heritage while offering economic benefits like attracting tourism and securing grants or tax credits. Many buildings need updates for energy efficiency and safety, but they were often built with durable materials. Though repairs can be expensive, especially for those with limited resources, supportive policies and programs can help property owners preserve these valuable assets. Community-led maintenance efforts are seen as a way to retain Chickasha's historic charm while meeting modern needs.

CASE STUDY

REVITALIZING HISTORY: THE SUCCESS OF THE HISTORIC MILLWORK DISTRICT

Dubuque, IA

Dubuque's Historic Millwork District revitalization is a standout example of how preserving historic buildings can drive economic development while maintaining community character. Once a bustling industrial hub, the Millwork District declined as manufacturing jobs left. In response, the City launched a comprehensive revitalization plan to restore the area's historic buildings and repurpose them for modern uses.

The project leveraged historic preservation tax credits, federal and state grants, and public-private partnerships to transform old warehouses into a vibrant mixed-use neighborhood with residential units, retail spaces, offices, and community areas. Sustainability was a key focus, with many buildings upgraded to meet modern energy efficiency standards while preserving their original charm.

The revitalization not only preserved the district's industrial heritage but also spurred economic growth and tourism. It became a hub for arts, culture, and commerce, drawing both residents and visitors. This project showcases how strategic investment in historic assets can blend old and new to create a thriving, dynamic community.

DISINVESTED NEIGHBORHOODS

Certain neighborhoods in Chickasha, particularly on the north and east sides, have experienced less investment in public services and infrastructure over time. These areas, home to diverse communities, including Black, Latine, Native, and white populations, face challenges such as aging housing and increased environmental risks, including flood-prone locations. There is now a growing awareness of the need to reinvest in these areas, offering opportunities to improve infrastructure, enhance safety, and support the well-being of these resilient communities. By focusing on these efforts, the City can foster a more inclusive and equitable environment for all residents.

BEAUTIFICATION

For years, Chickasha community members have actively worked to enhance the City's appearance. The City has supported these efforts through initiatives like the Chickasha Beautification Commission and consulting plans, such as FSB's Master Plan and OU IQC's Downtown Placemaking Strategy. Local organizations, including the Economic Development Council, Chamber of Commerce, and Community Foundation, have led programs like Keep Chickasha Beautiful, organizing volunteer clean-ups and funding public art, street furniture, and facade improvements. While much of the focus has been on Downtown, there is significant potential to expand these efforts citywide, involving local artists, organizations, and students from Chickasha Public Schools, USAO, and CV Technology Center in future projects.

EDUCATION & ECONOMIC MOBILITY

ECONOMIC DISPARITIES & POVERTY

While Chickasha remains affordable, economic inequality continues to be a challenge, with 17% of the population and 22% of children living below the poverty line. The City's Gini Coefficient of 0.49 highlights a significant income gap, with the poorer half of the population earning only 17% of the community's total income. Though similar to state and national figures, it underscores the uneven distribution of wealth. High poverty rates often lead to substandard housing and overcrowding, particularly in areas with older infrastructure and limited services. Addressing these disparities presents an opportunity to improve living conditions and support economic uplift throughout the community.

EDUCATIONAL OPPORTUNITIES

Chickasha benefits from having two higher education institutions—USAO and Canadian Valley Technology Center—offering local opportunities for economic mobility. However, in 2021, only about 20% of residents aged 25 and older held a bachelor's degree or higher, compared to 27% statewide. A higher percentage of residents stopped their education after high school or some college. Despite the availability of higher education, barriers such as financial challenges, transportation, childcare, or navigating the application process may limit access. Expanding educational opportunities can foster economic mobility and personal growth, encouraging residents to remain in the community for the long term.

HOMELESSNESS

Chickasha is part of the Southwest Oklahoma Regional Continuum of Care (CoC), a HUD-funded initiative aimed at addressing homelessness. While specific data for Chickasha isn't available, the 2022 Point-in-Time count for the region reported 42 unsheltered and 92 sheltered individuals, though the actual numbers may be higher.

Homelessness can be a complex issue, with differing opinions on solutions—from providing supportive housing to enforcing stricter measures. A comprehensive approach that addresses both immediate and long-term needs could improve quality of life for all residents and foster stronger community connections.

DIVERSITY & INCLUSIVITY

Chickasha's Diversity Index score of 54.5, though lower than the state (59.5) and national (61.1) averages, reflects a steadily growing mix of racial and ethnic backgrounds. Since 2010, the city has seen increasing populations of First Americans, Hispanic, Latine, and other groups. This evolving diversity enriches the community's cultural fabric and offers new opportunities for connection and growth.

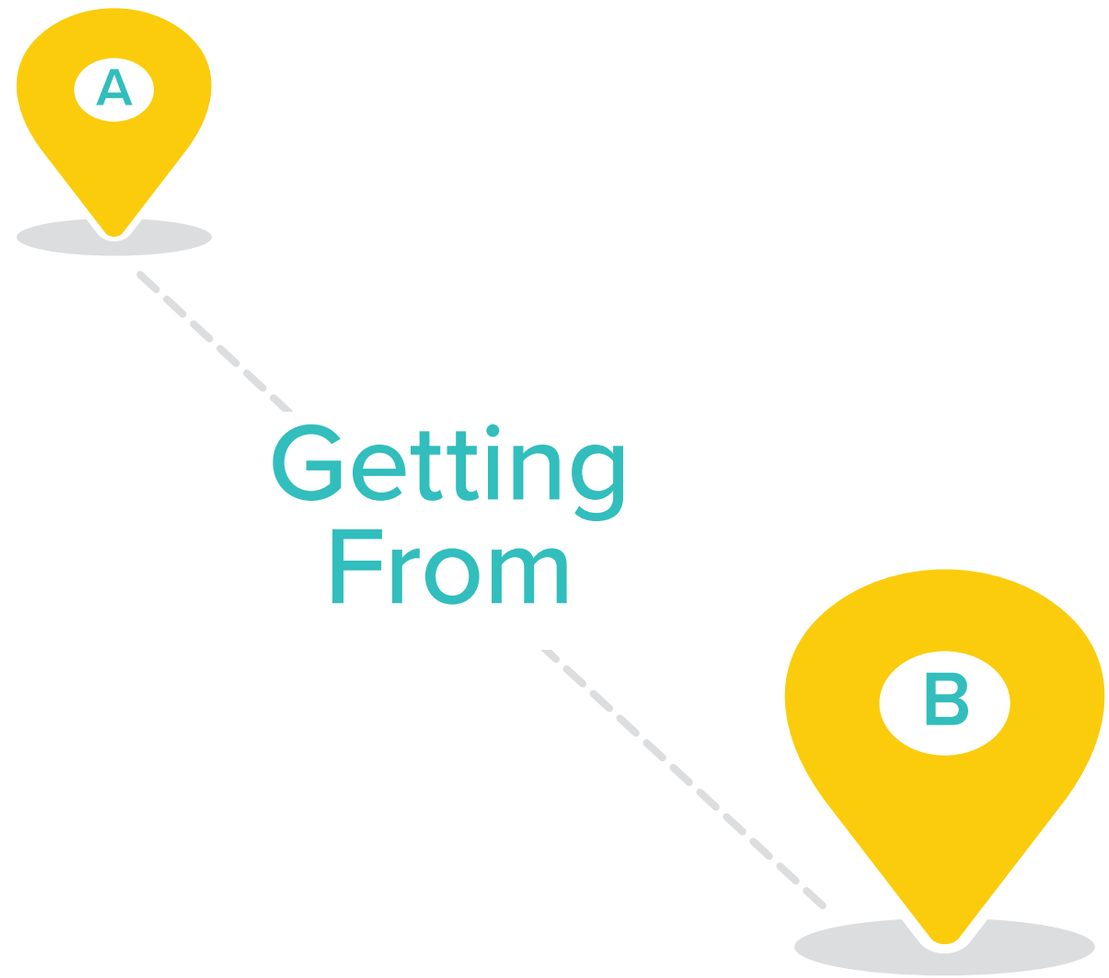
While historical events have influenced the City's development, there is a renewed focus on celebrating the contributions of all residents. Annual Juneteenth celebrations, the creation of the Dr. Ada Lois Sipuel Center for Social Justice at USAO, and the recent renaming of a street in her honor demonstrate Chickasha's commitment to honoring its past while fostering a more inclusive future. The unveiling of USAO's statue of Mary

"Te Ata" Fisher further highlights the community's pride in its heritage.

Looking forward, Chickasha has many opportunities to continue supporting its growing diversity. Initiatives such as multicultural events, public art projects, scholarships, partnerships with the Chickasaw Nation, and investments in neighborhoods will help strengthen community bonds. These efforts, combined with a focus on providing opportunities for all, will ensure a bright and welcoming future for the entire City.

WHAT WE CAN DO

This section recommends practical solutions to enhance Chickasha's community character and quality of life, as identified in previous sections. It provides strategies for achieving the community's Vision, Goals, and Objectives for encouraging a strong sense of place and well-being, guided by best practices and local insights. By analyzing current conditions and incorporating community feedback, this section outlines how to preserve Chickasha's small-town charm, celebrate its cultural diversity, and improve public spaces and amenities to promote a vibrant, connected, and welcoming community.



GOAL 1

ESTABLISH AND MAINTAIN AN ATTRACTIVE, DISTINCTIVE IMAGE FOR THE COMMUNITY BASED ON WELL-MAINTAINED BUILDINGS, STREETSCAPES, PUBLIC SPACES, AND AMENITIES.

Creating a strong community image is a powerful way to boost tourism while building local pride and identity. By developing a brand rooted in Chickasha's unique character and supporting visible improvements, the City can cultivate a well-earned reputation as a welcoming, enjoyable, and safe place to live and visit—reflecting the aspirations of residents who participated in Onward Chickasha.

OBJECTIVES

1. **Develop a comprehensive community branding and marketing strategy to promote the community's unique attributes, attractions, and quality of life.**
   - **Strategy 1.1.1 -** Engage community members, local businesses, cultural organizations, and other local stakeholders to gather insights and perspectives on the community's identity.
   - **Strategy 1.1.2 -** Collaborate with either a consultant or the USAO arts department to develop a brand guide based on the community engagement results for Chickasha's website, marketing, logo, signage, etc.
   - **Strategy 1.1.3 -** Coordinate with the Chickasha Chamber of Commerce, Economic Development Council, and local businesses to expand Chickasha's marketing reach and quality.
   - **Strategy 1.1.4 -** Develop a comprehensive wayfinding signage program based on the established community brand that guides residents and visitors to public spaces, key destinations, and activity centers within Chickasha.

2. **Enhance the entrances or gateways to the community to create a welcoming and visually appealing first impression.**
   - **Strategy 1.2.1 -** Launch a community engagement initiative that prioritizes input from community members to both design and define what should be conveyed through Chickasha's gateways.
   - **Strategy 1.2.2 -** Enhance entrance points and gateways by adding native landscaping, decorative signage, architectural enhancements, and artistic lighting according to community engagement results.
   - **Strategy 1.2.3 -** Establish maintenance programs to ensure that entrance areas remain well-kept, clean, and visually appealing throughout the year.

3. **Enhance and expand public spaces to create inviting gathering places that reflect the community's desired image.**
   - **Strategy 1.3.1 -** Revitalize key roadways, intersections, public spaces, and parks by adding well-maintained sidewalks, bike lanes, lighting, shade, native landscaping, street furniture, public art, and recreational features that enhance the community's image. Coordinate these improvements with the goals of the Transportation & Mobility and Parks & Recreation chapters.
   - **Strategy 1.3.2 -** Explore grants, public-private-partnership opportunities, and other strategies to offset the cost of installing and maintaining these improvements.
   - **Strategy 1.3.3 -** Collaborate with local stakeholders and property owners to identify and acquire strategically located parcels in order to create more public spaces that are accessible and equitably distributed throughout the community.

OBJECTIVES CONT.

- **Strategy 1.3.4 -** Construct a new library facility with adjacent open spaces for community gatherings, reading, and book clubs, creating a vibrant hub for learning and engagement.
- **Strategy 1.3.5 -** Collaborate with local community groups, organizations, and volunteers to collectively develop, maintain, and host programming in public spaces.
- **Strategy 1.3.6 -** Connect major public spaces with smaller ones using greenbelts, multi-use trails, and walkable streetscapes to improve and encourage access between activities.

GOAL 2

PRESERVE CHICKASHA'S LOCAL CHARACTER AND HERITAGE BY PROTECTING ITS HISTORIC ASSETS, DISTINCTIVE IDENTITY, AND CULTURAL ASSETS.

Chickasha's history and culture are the heart of its unique identity, representing the stories and people who have shaped the City. Celebrating this heritage through historic preservation, storytelling, art, and community activities ensures that the essence of Chickasha thrives for future generations, honoring the past while enriching the present.

OBJECTIVES

1. **Encourage restoration and adaptive reuse of historic structures.**
   - **Strategy 2.1.1 -** Offer microgrants, microloans, and other incentives to property owners and tenants renovating historic buildings to meet code requirements while preserving their historic character.
   - **Strategy 2.1.2 -** Create comprehensive design guidelines on historic preservation and period-appropriate architectural styles to help property owners make informed, historically accurate decisions when restoring or renovating historic structures.
   - **Strategy 2.1.3 -** Assist property owners and community groups in applying for historical designation and historic preservation grants for historic structures in Chickasha.

2. **Install public art and signage celebrating historic and cultural landmarks.**
   - **Strategy 2.2.1 -** Collaborate with USAO's Arts and History Departments, the USAO Center for Social Justice and Racial Healing, and community groups to install public art and highlight landmarks that celebrate the diverse cultures and history of Chickasha.
   - **Strategy 2.2.2 -** Install uniform landmark signs at major historic and cultural sites, offering a brief history of each location.
   - **Strategy 2.2.3 -** Install wayfinding signs on major streets to guide people to nearby historical and cultural landmarks.
   - **Strategy 2.2.4 -** Install district banners and signs in neighborhoods that reflect their unique contributions to Chickasha, whether through historic architecture, geographic landmarks, community landmarks like parks or colleges, or active community organizing.

3. **Host community events that celebrate Chickasha's history and culture.**
   - **Strategy 2.3.1 -** Partner with the Chickasha Public Library, Grady County Historical Society, USAO, and local historians to offer youth and adult programs about Chickasha's history, such as tours of Rock Island Depot and Downtown, architecture bike tours, ghost tours, children's story time, and traditional crafting workshops.
   - **Strategy 2.3.2 -** Partner with the Chickasaw Nation and other local tribes to host Native American cultural events in Chickasha, including but not limited to powwows, Indigenous craft workshops, and cooking classes.
   - **Strategy 2.3.3 -** Create a Chickasha Multicultural Committee to organize events and programs celebrating diverse cultures and to support community groups hosting cultural events. The committee should include members from various cultural groups to ensure accurate representation.

GOAL 3

IMPROVE AND EXPAND THE CITY'S INVENTORY OF BOTH PRIVATE AND PUBLIC SUPPORT SERVICES.

Quality of life encompasses access to essentials, comforts, and luxuries that make life safe, comfortable, and enjoyable. It's a shared responsibility among the City, community members, and the private sector to enhance this standard by supporting one another and reducing negative impacts. The following objectives and strategies, when implemented alongside the broader Strategy Framework, will help improve quality of life for all.

OBJECTIVES

1. **Establish a "housing first" initiative that expands affordable housing stock, improves housing quality, and establishes shelters.**
   - **Strategy 3.1.1 -** Review and update zoning regulations and other land use policies to accommodate affordable housing developments.
   - **Strategy 3.1.2 -** Educate and collaborate with landlords about Section 8 Housing Choice Vouchers to increase the number of Section 8 housing options in Chickasha.
   - **Strategy 3.1.3 -** Collaborate with local nonprofit organizations and churches to establish emergency shelter locations.
   - **Strategy 3.1.4 -** Partner with developers, private organizations, nonprofits, and other governments to develop and manage high-quality subsidized housing, including mixed-income apartments, single-family homes, senior housing, and transitional housing.
   - **Strategy 3.1.5 -** Partner with nonprofit organizations to create a city program that assists elderly, disabled, and low-income residents with home repairs, yard maintenance, and weatherization.
   - **Strategy 3.1.6 -** Collaborate with HUD, the Oklahoma Medicaid Agency, and nonprofit organizations to facilitate in-home services for disabled residents.
   - **Strategy 3.1.7 -** Support aging-in-place by providing incentives to developers, homeowners, and tenants who build or renovate housing to be ADA-accessible.
   - **Strategy 3.1.8 -** Partner with the Chickasaw Nation and other local tribes to facilitate tribal-provided housing assistance for Native American residents.
2. **Support opportunities for residents to pursue lifelong learning, higher education, and job training.**
   - **Strategy 3.2.1 -** Partner with USAO, Canadian Valley Technology Center, Chickasha Public Schools, Chickasha Public Library, and other local institutions to offer affordable, cross-institutional classes for community members of all ages, abilities, and incomes.
   - **Strategy 3.2.2 -** Provide reliable, frequent public transit or on-demand service to educational and training facilities, ensuring residents have easy, affordable access to learning and job training opportunities.
   - **Strategy 3.2.3 -** Establish a joint City Council/School Board Committee to explore resource allocation, facility construction, and collaborations that address the evolving needs of students and the community.
   - **Strategy 3.2.4 -**Collaborate with the Chickasaw Nation and other local tribes to facilitate tribal-provided education and training opportunities to Native American residents.

08. IMPLEMENTATION PLAN

INTRODUCTION

The true success of a comprehensive plan depends on how well it can be put into action. Too often, comprehensive plans are criticized and labeled as documents that sit on shelves and gather dust. If a plan just “sits on a shelf” it is because it hasn't been properly implemented. This can occur when there's a weak connection between the long-term vision of the Comprehensive Plan and the day-to-day decisions made by City Staff, the Planning and Zoning Commission, and City Council.

To bridge this gap, the Onward Chickasha Implementation Plan includes tables that help track and guide progress toward achieving the Plan's goals. Each goal is paired with a table of strategies, along with recommended timelines, tools, and partners for implementation. The main way to measure success is by tracking whether meaningful progress has been made toward each action.

IMPLEMENTATION TIMELINES

The timeframes for implementation in this Plan are:

- **Short-term –** 1 to 5 years
- **Mid-term –** 6 to 10 years
- **Long-term –** 11 or more years
- **Ongoing –** Routine or continuous, no end date

IMPLEMENTATION TOOLS

The tools listed in this Implementation Plan include:

- **Governance/Administration –** Actions by local government to enforce policies, collect data, and track progress, allocate resources, handle administrative work, etc.
- **Code Amendment –** Updates or changes to ordinances and regulations.
- **Policy –** Researching, establishing, or changing decision-making frameworks, such as Smart Growth principles, support and resources for developers, and low-impact development guidelines.
- **Program –** Ongoing activities or tasks that provide services or help facilitate them.
- **Plan/Study –** Assessments and plans designed to achieve specific goals or develop targeted areas.
- **Collaboration –** Working with external partners across public, private, nonprofit, and civic sectors to pool resources and achieve common goals.
- **Investment –** Funding public improvements or projects, such as extending water lines or enhancing downtown streetscapes.

IMPLEMENTATION PARTNERS

Examples of partners and collaborators listed in this Implementation Plan include:

- **Consultant –** Any hired consultant, not just Guernsey.
- **Development Community –** Developers, real estate agents, community development nonprofits, and similar groups.
- **Property Owners –** Individuals and organizations that own property in Chickasha, including residents, business owners, and landlords. Local property owners who live or work here are especially important for community-focused development.
- **Neighboring Communities –** Cities and Towns around Chickasha.
- **Non-Profit Organizations –** Local community groups and charities.
- **General Public –** All residents, business owners, and employees in Chickasha.
- **Other Governments –** Tribal, county, state, and federal governments.

PLAN UPDATES

The Onward Chickasha Comprehensive Plan is a flexible, living document that can and should adapt to changes in political, economic, physical, technological, and social conditions, as well as unexpected events that may shift the community's priorities. To keep it relevant and useful over its 25-year lifespan, it's important to review the Plan regularly, every 5-10 years.

MAJOR UPDATES

Significant plan revisions and updates of a larger scale should take place every five years. This involves a detailed examination of the existing conditions, anticipated growth patterns, and progress on the Plan's recommendations. Based on this examination, the Plan may be adjusted, revised, or have certain recommendations removed as needed.

MINOR AMENDMENTS

Minor amendments may be suggested at any point, including updates to the Future Land Use Map when projects deviate from the Plan's current land use designation, but are consistent with the overall intent of the goals of the Onward Chickasha Comprehensive Plan. These minor amendments can be addressed as they come up or collected for a more comprehensive review during an annual assessment.

ANNUAL PROGRESS REPORTING

After the Onward Chickasha Comprehensive Plan is adopted, City Staff should prepare an annual progress report to present to the Planning and Zoning Commission and City Council. This helps keep the Plan up-to-date and ensures that any needed changes are identified. It's also important to regularly check that the City's projects and policies align with the Plan

IMPLEMENTATION MATRIX

HERE'S HOW THE IMPLEMENTATION MATRIX IS LAID OUT:

The Implementation Matrix on the following pages gives a clear overview of the Plan's strategies and serves as a practical checklist for putting the Plan into action. It brings together the recommendations from each chapter, organized by the key elements of the Comprehensive Plan: Land Use, Infrastructure & Public Services, Transportation & Mobility, Economy & Downtown, Housing & Neighborhoods, Parks & Recreation, and Community Character & Quality of Life.

Key Element → LAND USE

Goal → GOAL 1. ENSURE FUTURE GROWTH AND LAND USE PATTERNS ALIGN WITH THE FUTURE LAND USE MAP AND GOALS OF THE COMPREHENSIVE PLAN.

Objective → LU-1.1

Strategies → LU-1.1.1, LU-1.1.2, LU-1.1.3, LU-1.1.4

Implementation Timeline(s) → Short, Mid, Long, Ongoing

Implementation Tool(s) → Type

Implementation Partner(s) → Partners & Collaborators

		Short	Mid	Long	Ongoing	Type	Partners & Collaborators
LU-1.1	Establish development review and approval processes that require all proposed projects to align with the FLUM and goals of the Comprehensive Plan.						
LU-1.1.1	Develop a checklist that project proposals must meet to ensure compatibility with the Comprehensive Plan, including a Future Land Use designation, and integrate it into the City's permitting software for easy implementation.	X				Governance/ Administration	
LU-1.1.2	Develop a user-friendly interface on the City's online GIS portal to display the Future Land Use Map with interactive features that allow users to explore the FLUM in detail, providing information on land use categories, zoning regulations, and development goals.		X			Governance/ Administration	
LU-1.1.3	Establish a clear and transparent process for amending the Comprehensive Plan and Future Land Use Map to accommodate changes in community priorities or evolving development needs.	X				Governance/ Administration	
LU-1.1.4	Encourage developers to attend pre-application meetings with City Staff to discuss their project ideas and how they intend to align with the Comprehensive Plan.	X			X	Governance/ Administration	Development Community

LAND USE

GOAL 1. ENSURE FUTURE GROWTH AND LAND USE PATTERNS ALIGN WITH THE FUTURE LAND USE MAP AND GOALS OF THE COMPREHENSIVE PLAN.

		Short	Mid	Long	Ongoing	Type	Partners & Collaborators
LU-1.1	Establish development review and approval processes that require all proposed projects to align with the FLUM and goals of the Comprehensive Plan.						
LU-1.1.1	Develop a checklist that project proposals must meet to ensure compatibility with the Comprehensive Plan, including a Future Land Use designation, and integrate it into the City's permitting software for easy implementation.	X				Governance/ Administration	Consultant, Development Community
LU-1.1.2	Develop a user-friendly interface on the City's online GIS portal to display the Future Land Use Map with interactive features that allow users to explore the FLUM in detail, providing information on land use categories, zoning regulations, and development goals.			X		Governance/ Administration	Consultant, Development Community
LU-1.1.3	Establish a clear and transparent process for amending the Comprehensive Plan and Future Land Use Map to accommodate changes in community priorities or evolving development needs.	X				Governance/ Administration	Development Community, General Public
LU-1.1.4	Encourage developers to attend pre-application meetings with City Staff to discuss their project ideas and how they intend to align with the Comprehensive Plan.	X			X	Governance/ Administration, Collaboration	Development Community
LU-1.2	Create and encourage the use of development strategies that align with the Comprehensive Plan.						
LU-1.2.1	Explore providing support and resources to developers and property owners whose projects align with the FLUM and Comprehensive Plan goals. Priorities could include infill development, ADA accessibility, walkability, bikeability, and designs that are diverse yet context sensitive.	X				Policy, Collaboration	Development Community
LU-1.2.2	Clearly define the criteria and process for receiving support and resources and the conditions that may lead to penalties.	X				Policy	Development Community
LU-1.2.3	Regularly assess the effectiveness of the support, resources, and penalty programs, and make any necessary adjustments based on the evaluation results and the evolving needs of the community.				X	Governance/ Administration	Development Community

LAND USE

GOAL 1. ENSURE FUTURE GROWTH AND LAND USE PATTERNS ALIGN WITH THE FUTURE LAND USE MAP AND GOALS OF THE COMPREHENSIVE PLAN (CONTINUED).

LU-1.3	Implement and publish monitoring and evaluation standards to track the progress of land use patterns and growth against the Future Land Use Map and goals of the Comprehensive Plan.						
LU-1.3.1	Implement reporting mechanisms to track and analyze changes in land use patterns, population growth, infrastructure development, and other key indicators against Comprehensive Plan goals.		X			Governance/ Administration	Development Community
LU-1.3.2	Maintain a log of developments within the City, including the location, proposed land use, and actual land usage that was approved by City Council, if a deviation from the Future Land Use Map was sought.	X			X	Governance/ Administration	Development Community
LU-1.3.3	Make data and progress reports easily accessible to the public through the City website, GIS portal, and local media to ensure transparency.		X	X		Governance/ Administration	Development Community, General Public
LU-1.3.4	Provide ongoing opportunities for resident input on proposed developments through online surveys or public forums.				X	Governance/ Administration	Development Community, General Public

LAND USE

GOAL 2. MAINTAIN AND ENHANCE THE CITY'S LOCAL CHARACTER AND AESTHETIC VALUE THROUGH EFFECTIVE LAND USE PLANNING.

		Short	Mid	Long	Ongoing	Type	Partners & Collaborators
LU-2.1	Ensure zoning, subdivision, and other regulatory codes are consistent with the Comprehensive Plan's vision and goals.						
LU-2.1.1	Review and update the Comprehensive Plan and City code to reflect the evolving needs and aspirations of the community.				X	Governance/ Administration, Code Amendment	Consultant, Development Community, General Public
LU-2.1.2	Update zoning, subdivision, and regulatory codes to ensure they align with the vision and goals of the Comprehensive Plan.	X			X	Code Amendment	Consultant
LU-2.1.3	Provide elected and appointed officials with training that explains the Comprehensive Plan and how it relates to their roles, so they can make decisions informed by the Plan and the engagement data supporting it.	X				Governance/ Administration, Program	Development Community
LU-2.2	Encourage mixed-use developments and active public spaces that enhance community character and quality of life.						
LU-2.2.1	Create specialized zoning categories or overlay districts that allows for a mix of residential and commercial uses in areas with Downtown Mixed-Use, Mixed Employment, Urban Neighborhood, and Suburban Neighborhood land use designations.	X				Code Amendment, Policy	Consultant, Development Community
LU-2.2.2	Develop and enforce design guidelines and regulations that include pedestrian-friendly infrastructure, public spaces, greenery, and diverse architecture to create vibrant, people-centered mixed-use developments.	X			X	Code Amendment, Policy	Consultant, Development Community
LU-2.2.3	Explore the integration of Smart Growth principles into land use controls that encourage compact, transit-oriented, and walkable development.		X			Code Amendment, Policy	Consultant, Development Community

GOAL 2. MAINTAIN AND ENHANCE THE CITY'S LOCAL CHARACTER AND AESTHETIC VALUE THROUGH EFFECTIVE LAND USE PLANNING. (CONTINUED).

LU-2.3	Promote and encourage development and redevelopment projects that use Smart Growth principles.						
LU-2.3.1	Update zoning and subdivision regulations and other land use plans to facilitate development that adheres to Smart Growth principles, such as compact and mixed-use development, infill development, transit-oriented design, and preservation of green spaces.	X			X	Code Amendment, Policy	Consultant
LU-2.3.2	Collaborate with private developers and businesses to jointly invest in Smart Growth projects that align with the City's development goals, including but not limited to sustainable land use practices, fiscally responsible growth, and maintenance of Chickasha's small-town character.				X	Collaboration	Development Community, Property Owners
LU-2.3.3	Develop and implement design guidelines and standards that emphasize Smart Growth principles, making it easier for developers to incorporate these practices into their projects.		X			Code Amendment, Policy	Consultant, Development Community
LU-2.3.4	Prioritize infrastructure investments in areas under Downtown Mixed-Use, Mixed Employment, Urban Neighborhood, and Suburban Neighborhood land use designations to ensure these improvements impact more people, more efficiently.		X		X	Investment	Development Community, Other Governments

LAND USE

GOAL 3. BALANCE COMMUNITY DEVELOPMENT WITH LONG-TERM SUSTAINABILITY THROUGH LAND USE PLANNING.

		Short	Mid	Long	Ongoing	Type	Partners & Collaborators
LU-3.1	Develop and implement a floodplain management strategy that integrates sustainable development practices, reduces flood risks, and enhances quality of life in an environmentally sensitive manner.						
LU-3.1.1	Create a comprehensive Flood Risk and Vulnerability Assessment to map flood hazards, identify at-risk populations and infrastructure, and assess the economic impact. Integrate the findings into the City's Hazard Mitigation Plan, with strategies to reduce flood risks through targeted assessments and interventions.		X			Plan/Study	Consultant
LU-3.1.2	Ensure the protection of critical facilities by requiring new facilities are built to withstand floods above the 100-year and 500-year levels, and by improving existing facilities through elevation, floodproofing, or relocation.	X			X	Code Amendment, Policy	Consultant, Development Community, Property Owners
LU-3.1.3	Participate in the National Flood Insurance Program's Community Rating System to reduce flood insurance premiums for the community through the implementation of integrated floodplain management practices.	X			X	Program	Other Governments, Property Owners
LU-3.1.4	Implement a multi-level emergency warning system with digital alerts, sirens, and community outreach. Ensure it is accessible, offering alerts in multiple languages and formats for people with disabilities.	X			X	Investment	Consultant, General Public
LU-3.1.5	Identify appropriate funding sources for implementing the recommended flood management strategies and pursue opportunities to use these funds in a timely and efficient manner.				X	Governance/ Administration	Development Community, Non-Profit Organizations, Other Governments

GOAL 3. BALANCE COMMUNITY DEVELOPMENT WITH LONG-TERM SUSTAINABILITY THROUGH LAND USE PLANNING (CONTINUED).

LU-3.2	Ensure protection of existing trees, ecosystems, and the natural environment when new development and redevelopment takes place.						
LU-3.2.1	Implement strict zoning and land use regulations that manage development in environmentally sensitive areas, especially those within or adjacent to floodplains.	X			X	Code Amendment, Policy	Development Community
LU-3.2.2	Require developers to assess and mitigate the environmental impact of new development and redevelopment projects through a thorough environmental review and the use of Low Impact Development (LID) solutions.	X			X	Code Amendment, Policy	Development Community
LU-3.2.3	Implement and enforce a Tree Preservation Program with pruning guidelines, approval for removing mature trees, and a minimum tree planting requirement for new developments, or collect fees for future planting and maintenance.	X				Policy, Program	Development Community, Property Owners, Non-Profit Organizations, General Public
LU-3.2.4	Establish open space requirements or set-asides within development projects to preserve natural habitats and create nature areas accessible to the public.	X			X	Code Amendment	Development Community
LU-3.2.5	End or adjust the agricultural leases around Lake Chickasha to reduce pollution and support its restoration into a nature reserve and recreational area, as recommended by the 2016 Chickasha Lake Park Improvements Plan.	X			X	Governance/ Administration, Collaboration	Consultant Property Owners
LU-3.2.6	Incorporate environmental best management practices into the City's development review process to facilitate environmental conservation and restoration.	X				Governance/ Administration, Policy	Consultant, Development Community

LAND USE

GOAL 3. BALANCE COMMUNITY DEVELOPMENT WITH LONG-TERM SUSTAINABILITY THROUGH LAND USE PLANNING (CONTINUED).

LU-3.3	Integrate low-impact development (LID) and green infrastructure practices into community development plans to mitigate the impact of development on natural resources, increase safety, and improve environmental resilience.						
LU-3.3.1	Incorporate LID and green infrastructure requirements into zoning and building codes, making it mandatory for developers to include these practices in all development and redevelopment projects.	X			X	Code Amendment	Consultant, Development Community
LU-3.3.2	Establish overlay zones in flood-prone areas to reduce flood risk and protect natural habitats. Requirements may include elevated construction, permeable surfaces, bioswales, and green spaces with native plants.		X			Policy	Consultant
LU-3.3.3	Develop detailed guidelines that specify LID and green infrastructure elements suitable for different types of developments within Chickasha.		X			Policy	Consultant
LU-3.3.4	Promote community gardens and urban agriculture projects, which support access to nature, food production, community engagement, and stormwater absorption.	X			X	Collaboration, Program	Development Community, Non-profit Organizations, General Public
LU-3.3.5	Retrofit infrastructure and services with low-impact and green elements when repairing, expanding, or replacing to ensure a smooth transition to a more sustainable urban landscape.		X		X	Investment	Consultant, Development Community, Other Governments

INFRASTRUCTURE & PUBLIC SERVICES

GOAL 1. ESTABLISH AN INFRASTRUCTURE PLANNING AND POLICY FRAMEWORK THAT FACILITATES THE DEVELOPMENT OF A FISCALLY RESPONSIBLE AND ENVIRONMENTALLY SUSTAINABLE INFRASTRUCTURE AND SERVICE SYSTEM.

		Short	Mid	Long	Ongoing	Type	Partners & Collaborators
I-PS-1.1	Develop and implement a prioritization and phasing plan for infrastructure and public service projects.						
I-PS-1.1.1	Complete a comprehensive infrastructure needs assessment to identify capacity and gaps in service.	X			X	Plan/Study	Consultant, General Public
I-PS-1.1.2	Develop and maintain a Capital Improvement Plan (CIP) that aligns future infrastructure and service projects with the goals of the Comprehensive Plan and Future Land Use Map.		X			Governance/ Administration, Plan/Study	Consultant, Development Community, General Public
I-PS-1.1.3	Create a comprehensive inventory of all planned infrastructure and service projects, including transportation, water, sewage, utilities, and public facilities. Include regional projects to ensure collaboration with other governments and private sector plans.	X				Governance/ Administration, Collaboration	Neighboring Communities, Other Governments
I-PS-1.1.4	Establish clear, transparent criteria for prioritizing projects and scheduling regular inspections, considering factors like alignment with other plans, the number of people affected, risks to vulnerable populations, and how long the issue has existed.	X			X	Governance/ Administration	Development Community, Other Governments, Non-Profit Organizations

INFRASTRUCTURE & PUBLIC SERVICES

GOAL 1. ESTABLISH AN INFRASTRUCTURE PLANNING AND POLICY FRAMEWORK THAT FACILITATES THE DEVELOPMENT OF A FISCALLY RESPONSIBLE AND ENVIRONMENTALLY SUSTAINABLE INFRASTRUCTURE AND SERVICE SYSTEM (CONTINUED).

I-PS-1.2	Promote Smart Growth principles that integrate land use planning and infrastructure development.						
I-PS-1.2.1	Integrate Smart Growth principles into land use planning and infrastructure development, including a focus on repairing and replacing existing infrastructure rather than expanding beyond the City's means.	X				Policy	Consultant, Development Community, Other Governments
I-PS-1.2.2	Create zoning regulations that that allow for context-sensitive urbanization and mixed-use development to increase efficiency and cost effectiveness of infrastructure and services.		X			Code Amendment	Consultant, Development Community
I-PS-1.2.3	Consider incorporating green infrastructure (bioswales and natural channels, renewable energy infrastructure, use of recycled materials, etc.) when upgrading, replacing, and expanding systems. These reduce strain on aging/at-capacity infrastructure, benefit the environment, and often cost less long-term than traditional methods.		X		X	Policy, Investment	Consultant, Other Governments
I-PS-1.3	Develop fiscally sustainable financial plans and explore equitable funding mechanisms to support utility and infrastructure investments.						
I-PS-1.3.1	Conduct a thorough assessment of the financial needs for infrastructure projects, considering both immediate and long-term requirements.	X				Plan/Study	Consultant
I-PS-1.3.2	Explore a range of funding sources, including grants, bonds, loans, user fees, public-private partnerships, federal and state programs, impact fees, and tax increment financing, to support utility and infrastructure investments	X			X	Governance/ Administration	Development Community, Non-Profit Organizations, Other Governments
I-PS-1.3.3	Develop a long-term financial plan that outlines funding needs, sources, and strategies over a multi-year horizon to ensure stable and sustainable financing for utilities and infrastructure.			X		Plan/Study	Consultant
I-PS-1.3.4	Allocate more funds to the Public Works department for more employees, employee training, and in-house infrastructure repair projects.	X				Governmance/ Administration, Investment	Other Governments General Public

INFRASTRUCTURE & PUBLIC SERVICES

GOAL 2. IMPLEMENT COMPREHENSIVE INFRASTRUCTURE IMPROVEMENTS THAT SERVE EXISTING AND FUTURE RESIDENTS AND DEVELOPMENT, ACCORDING TO THE INFRASTRUCTURE PLANNING FRAMEWORK OUTLINED IN GOAL 1.

		Short	Mid	Long	Ongoing	Type	Partners & Collaborators
I-PS-2.1	Improve public safety, reduce flooding damage, support local ecosystems, and boost natural resources by implementing comprehensive and sustainable stormwater management infrastructure.						
I-PS-2.1.1	Review, update as needed, and implement the 2020 Flood Mitigation Plan.	X			X	Governance/ Administration, Plan/Study	Consultant
I-PS-2.1.2	Install bioswales and rain gardens in heavily developed areas to capture pollutants from stormwater before it is redirected to nature or processing. These bioswales and gardens should be regularly monitored and cleaned after storms.		X			Investment, Program	Development Community, Property Owners, Non-Profit Organizations, Other Governments
I-PS-2.1 .3	Support collection and reuse of stormwater by promoting use of rain barrels, providing discounted or free rain barrels, or assisting with installation.	X		X		Program	Non-Profit Organizations, General Public
I-PS-2.1.4	Reduce flooding and improve stormwater absorption in heavily developed areas by replacing 10%-30% of parking with bioswales, rain gardens, trees, and native plants. Schedule improvements according to the CIP.	X		X		Investment	Consultant, Property Owners
I-PS-2.1.5	Reduce flooding and improve stormwater absorption in high-traffic areas by using permeable pavement in parking and pedestrian zones. Maintain annually based on material needs and schedule improvements according to the CIP.		X			Investment	Consultant, Development Community
I-PS-2.1.6	Reduce street flooding by installing bioswales and French drains leading to rain gardens with native plants along roads and in medians. Schedule improvements according to the CIP.			X		Investment	Consultant, Development Community, Non-Profit Organizations

INFRASTRUCTURE & PUBLIC SERVICES

GOAL 2. IMPLEMENT COMPREHENSIVE INFRASTRUCTURE IMPROVEMENTS THAT SERVE EXISTING AND FUTURE RESIDENTS AND DEVELOPMENT, ACCORDING TO THE INFRASTRUCTURE PLANNING FRAMEWORK OUTLINED IN GOAL 1 (CONTINUED).

I-PS-2.2	Meet the needs of current and future community members by implementing infrastructure that supports high water quality and supply.						
I-PS-2.2.1	Complete development of the planned water treatment facility.	X			X	Investment	Consultant, Other Governments
I-PS-2.2.2	Incrementally replace or reinforce water mains based on the CIP, age, and leak data, using durable, high-quality materials for long-term sustainability.				X	Investment	Property Owners
I-PS-2.2.3	Install leak detection technology during water main repairs or replacements to enable fast and proactive repairs.	X			X	Investment	Property Owners
I-PS-2.2.4	Explore diverse funding options to support a proactive water infrastructure maintenance schedule, addressing key citizen concerns.	X			X	Governance/ Administration, Collaboration	Other Governments, General Public
I-PS-2.3	Implement systematic improvements to the City's transportation system, including bike, pedestrian, and transit infrastructure, to meet the needs of current and future populations.						
I-PS-2.3.1	Create an Action Center webform on the City's website for reporting damaged sidewalks, potholes, ADA noncompliance, and more.	X				Program	General Public, Consultant
I-PS-2.3.2	Require all new sidewalks and ramps to be fully ADA compliant.	X			X	Policy, Code Amendment	Development Community
I-PS-2.3.3	Incrementally repair and install ADA-compliant pedestrian facilities in high-traffic areas like Downtown, schools, parks, and shopping centers, then expand to nearby neighborhoods for a connected system. Coordinate improvements with Downtown Plans and the CIP, prioritizing projects accordingly.	X			X	Investment	Development Community, Other Governments
I-PS-2.3.4	Repair potholes and street damage, coordinating with any larger upcoming projects planned for that street in the CIP to ensure efficient use of resources and minimize disruption.	X			X	Investment, Collaboration	Development Community, Property Owners, Other Governments

GOAL 2. IMPLEMENT COMPREHENSIVE INFRASTRUCTURE IMPROVEMENTS THAT SERVE EXISTING AND FUTURE RESIDENTS AND DEVELOPMENT, ACCORDING TO THE INFRASTRUCTURE PLANNING FRAMEWORK OUTLINED IN GOAL 1 (CONTINUED).

I-PS-2.3.5	Ensure all transportation infrastructure projects follow design best practices, prioritize human-scale design, and align with the Comprehensive Plan's Transportation and Mobility goals. Use NACTO guidelines for design standards.	X			X	Policy	Consultant, Development Community, Other Governments
I-PS-2.4	Implement improvements and expansion of utilities and services to improve quality of life and environmental safety of all current and future community members.						
I-PS-2.4.1	Establish a municipal compost facility where yard waste, tree branches, and other biodegradable materials can be processed and used in public landscaping and/or for residential use.			X		Investment	Consultant, General Public, Neighboring Communities, Other Governments
I-PS-2.4.2	Use renewable energy sources, such as solar panels and wind energy, to supplement power supply on public properties where suitable.			X		Investment	Consultant
I-PS-2.4.3	Collaborate with utility providers to promote cost-saving programs like efficiency audits, insulation rebates, and similar home improvements to increase home values and help residents save on utility bills.	X			X	Collaboration	Development Community, Property Owners, General Public
I-PS-2.4.4	Explore partnerships with broadband providers and educational institutions to increase the availability and adoption of broadband to low-income residents.	X				Collaboration	Development Community, Non-Profit Organizations, Other Governments
I-PS-2.4.5	Partner with a non-profit to establish wireless networks to connect low-income students to free or low-cost internet programs.	X				Collaboration	Non-Profit Organizations, Other Governments

INFRASTRUCTURE & PUBLIC SERVICES

GOAL 3. ENSURE THE SAFETY AND SECURITY OF ALL RESIDENTS BY MAINTAINING HIGH-QUALITY PUBLIC SAFETY SERVICES.

		Short	Mid	Long	Ongoing	Type	Partners & Collaborators
I-PS-3.1	Develop and implement emergency preparedness and resilience plans for city services, infrastructure, and public safety.						
I-PS-3.1.1	Conduct a comprehensive risk assessment for utility services and infrastructure to identify vulnerabilities and potential hazards.		X			Plan/Study	Consultant
I-PS-3.1.2	Develop and maintain emergency response plans for utility services and infrastructure, outlining procedures for mitigating, responding to, and recovering from disruptions caused by emergencies.	X		X	X	Plan/Study	Consultant, Other Governments, Neighboring Communities
I-PS-3.1.3	Implement effective communication systems to notify residents of service disruptions and provide instructions for response and recovery.	X				Investment, Program	Non-Profit Organizations, General Public, Other Governments
I-PS-3.1.4	Prioritize technology and methods that mitigate emergencies and promote resiliency when replacing or updating infrastructure.	X		X		Policy, Investment	Consultant, Development Community, Other Governments

GOAL 3. ENSURE THE SAFETY AND SECURITY OF ALL RESIDENTS BY MAINTAINING HIGH-QUALITY PUBLIC SAFETY SERVICES (CONTINUED).

I-PS-3.2	Expand and improve public safety services through increased staff, training, education, and community engagement.						
I-PS-3.2.1	Improve emergency services by hiring more public safety personnel and providing enhanced training in medical response, de-escalation, mental health support, and cultural competency.	X		X		Investment, Program, Collaboration	Neighboring Communities, Non-Profit Organizations, Other Governments
I-PS-3.2.2	Cross deputize Chickasha police officers and Chickasaw Nation Lighthorse officers to increase staffing and facilitate law enforcement.					Governance/ Administration, Collaboration	Other Governments
I-PS-3.2.3	Increase public safety skills communitywide by offering trainings for the public and schools, covering topics like CPR, Heimlich maneuver, argument de-escalation, self-defense, and fire safety.	X			X	Program	Non-Profit Organizations, General Public
I-PS-3.2.4	Expand staff, service hours, and facilities of the Chickasha Animal Shelter.	X	X			Governance/ Administration, Collaboration	Consultant, Non-Profit Organizations, General Public
I-PS-3.2.5	Hold regular town hall meetings where residents can discuss safety concerns directly with public safety officials.	X				Program	Non-Profit Organizations, General Public
I-PS-3.2.6	Distribute an annual community survey to gather feedback from residents on public safety services and areas for improvement.	X				Plan/Study	General Public
I-PS-3.2.7	Organize youth engagement programs, mentorship programs, and community-wide events like “Touch a Truck” to foster connections between young residents and public safety services.	X				Program	Non-Profit Organizations, General Public

INFRASTRUCTURE & PUBLIC SERVICES

GOAL 3. ENSURE THE SAFETY AND SECURITY OF ALL RESIDENTS BY MAINTAINING HIGH-QUALITY PUBLIC SAFETY SERVICES (CONTINUED).

I-PS-3.3	Implement crime and emergency prevention initiatives.						
I-PS-3.3.1	Coordinate comprehensive support services for individuals who are unhoused, struggling with substance abuse, in need of medical care, or in unsafe situations. Assist by providing resources when possible, applying for grants, and networking with landlords to expand Section 8 housing availability.	X			X	Governance/ Administration, Collaboration	Development Community, Non-Profit Organizations, Property Owners, Other Governments
I-PS-3.3.2	Encourage the use crime preventative environmental design (lighting, natural surveillance, territorial reinforcement, activity support, etc.) in public spaces.	X				Policy, Investment	Consultant, Development Community
I-PS-3.3.3	Host public classes and trainings on emergency prevention, including health and wellness, mental health support, substance abuse support, and argument de-escalation.		X			Program	Non-Profit Organizations, Other Governments

TRANSPORTATION & MOBILITY

GOAL 1. DEVELOP AND MAINTAIN AN ACCESSIBLE, INTEGRATED, SAFE, AND EFFICIENT TRANSPORTATION SYSTEM.

		Short	Mid	Long	Ongoing	Type	Partners & Collaborators
T-1.1	Coordinate transportation improvements with the Comprehensive Plan, Future Land Use Map, and other transportation plans and projects to ensure facilities and services meet the needs of current and future population densities, land uses, and housing and employment patterns.						
T-1.1.1	Create a unified transportation planning and project approval framework that aligns the Comprehensive Plan, FLUM, and transportation plans to ensure improvements support community goals, land use, and future growth.		X			Policy	Development Community, Other Governments
T-1.1.2	Conduct periodic reviews of the Comprehensive Plan and FLUM to assess their alignment with transportation goals, making necessary adjustments to reflect changing population densities, development patterns, and community needs.	X				Plan/Study, Governance/ Administration	Development Community, General Public, Other Governments
T-1.1.3	Foster collaboration among transportation agencies, urban planners, community organizations, and City Staff to coordinate and strategize transportation improvements in line with existing and future projects.	X				Collaboration	Other Governments, Non-Profit Organizations, Development Community
T-1.1.4	Gather feedback on transportation needs and priorities from a diverse cross-section of the community, including underrepresented groups, to guide the planning and improvement of transportation services and infrastructure.		X			Governance/ Administration, Collaboration	General Public

TRANSPORTATION & MOBILITY

GOAL 1. DEVELOP AND MAINTAIN AN ACCESSIBLE, INTEGRATED, SAFE, AND EFFICIENT TRANSPORTATION SYSTEM (CONTINUED).

T-1.2	Develop and implement comprehensive transportation strategies and procedures to guide City staff in repairing, updating, and expanding infrastructure systems, addressing all related needs.						
T-1.2.1	Create a comprehensive Transportation Master Plan with long-term goals, prioritized roadway improvements, and corridor plans for traffic flow, safety, multi-modal integration, and land use. Regularly update it to align with the Comprehensive Plan, Future Land Use Map, and CIP.		X			Plan/Study	Consultant, General Public, Other Governments
T-1.2.2	Integrate a Maintenance Implementation Plan (MIP) in the CIP to assess and improve roads, sidewalks, and bike lanes. Prioritize repairs based on risk, with regular inspections and proactive maintenance to ensure infrastructure resilience and safety.	X				Plan/Study	Consultant, Other Governments
T-1.2.3	Adopt policies to manage and mitigate traffic impacts from development, including mandatory traffic impact studies for major projects, adopting Level of Service (LOS) standards for roads, and updating design standards to prioritize safety, street character, and traffic management.		X			Policy, Code Amendment	Development Community, Other Governments

GOAL 2. CONTINUE TO ADVOCATE FOR AND ADVANCE ROADWAY IMPROVEMENTS ALONG KEY CORRIDORS.

		Short	Mid	Long	Ongoing	Type	Partners & Collaborators
T-2.1	Improve transparency by informing and engaging the public in transportation projects.						
T-2.1.1	Involve community members in more citywide transportation and land use planning processes to gain better insights, gather feedback, and foster a sense of ownership in shaping the transportation system that serves their needs.	X				Collaboration	General Public
T-2.1.2	Maintain a project update page on the City website that lists ongoing and planned transportation projects, their completion timelines, their progress, and announcements.	X				Governance/ Administration	General Public, Development Community, Other Governments
T-2.1.3	Regularly assess the accessibility of transportation systems/facilities and provide transparent reporting on progress toward enhancing inclusivity, using ADA standards and other best practice infrastructure assessment tools.	X				Plan/Study, Program	Consultant, Development Community, Non-Profit Organizations, General Public
T-2.2	Conduct comprehensive studies and assessments of key corridors to identify current issues, potential improvements, and future needs.						
T-2.2.1	Perform detailed traffic flow analyses to understand congestion patterns, peak hours, bottlenecks, and traffic volume fluctuations along key corridors.		X			Plan/Study	Consultant, Other Governments
T-2.2.2	Conduct thorough safety assessments to identify potential hazards, accident-prone areas, and pedestrian/ cyclist concerns along the corridors.	X				Plan/Study	Consultant, Other Governments, General Public

TRANSPORTATION & MOBILITY

GOAL 2. CONTINUE TO ADVOCATE FOR AND ADVANCE ROADWAY IMPROVEMENTS ALONG KEY CORRIDORS (CONTINUED).

T-2.2.3	Evaluate the potential for integrating alternative transportation modes, such as dedicated bike lanes or public transit stops, into corridor improvements.	X				Plan/Study, Investment	Consultant, Other Governments
T-2.2.4	Analyze the economic benefits of corridor improvements, including potential increases in property values, business opportunities, and job creation.	X				Plan/Study	Consultant, Development Community, Property Owners
T-2.3	Explore innovative funding solutions to finance transportation infrastructure improvements along key corridors.						
T-2.3.1	Identify and apply for grants from federal, state, and regional agencies that support transportation infrastructure projects aligned with key corridor improvements.	X		X	X	Governance/ Administration, Collaboration, Investment	Other Governments, Consultant, Non-Profit Organizations
T-2.3.2	Explore partnerships with private entities for joint funding and development of corridor projects, leveraging both public and private resources.	X		X		Collaboration, Policy	Property Owners, Development Community, Non-Profit Organizations
T-2.3.3	Explore utilizing TIF districts to dedicate a portion of increased property tax revenue generated within designated areas for funding corridor enhancements.	X			X	Policy, Collaboration	Development Community, Property Owners, General Public
T-2.3.4	Explore transportation bonds to raise capital for corridor improvements, paying back the debt over time using dedicated revenue streams.		X			Governance/ Administration, Policy, Investment	General Public, Other Governments

TRANSPORTATION & MOBILITY

GOAL 3. ENCOURAGE THE USE OF ALTERNATE MODES OF TRANSPORTATION AND MOBILITY, INCLUDING WALKING, BICYCLING, AND PUBLIC TRANSPORTATION.

		Short	Mid	Long	Ongoing	Type	Partners & Collaborators
T-3.1	Develop a multimodal transportation system through implementing Complete Streets and Transit-Oriented Development policies in infrastructure update and expansion projects.						
T-3.1.1	Enhance pedestrian safety with strategies such as controlled pedestrian crosswalks, median refuges, improved visibility at intersections, and other safety features.		X			Investment	Consultant, Development Community, Other Governments
T-3.1.2	Integrate protected bike lanes, dedicated bike trails, and bike- and/or scooter-sharing programs to support cyclists and promote micromobility options as an efficient and safe mode of travel.	X				Investment	Consultant, Development Community, Other Governments
T-3.1.3	Introduce and require contextual traffic calming measures, such as speed bumps, roundabouts, and traffic islands, to create safer environments for pedestrians, cyclists, and drivers.	X				Investment	Consultant, Development Community, Other Governments
T-3.1.4	Install clear and comprehensive wayfinding signs that guide users to transportation options and nearby amenities, promoting ease of navigation.	X				Investment	Consultant, Property Owners, Other Governments
T-3.1.5	Integrate green infrastructure elements into transportation design, such as greenways, trees, and bioswales, to enhance environmental sustainability, improve stormwater management, and cool the environment for pedestrians and cyclists.	X				Investment	Consultant, Development Community, Other Governments

TRANSPORTATION & MOBILITY

GOAL 3. ENCOURAGE THE USE OF ALTERNATE MODES OF TRANSPORTATION AND MOBILITY, INCLUDING WALKING, BICYCLING, AND PUBLIC TRANSPORTATION (CONTINUED).

T-3.1.6	Install streetscape furniture -- including seating, trash receptacles, shaded bus stops, and water fountains -- to create an accessible and comfortable pedestrian environment. Establish partnership agreements for the ongoing maintenance of these items to ensure their upkeep and functionality.		X			Investment, Collaboration	Consultant, Development Community, Other Governments, Non-Profit Organizations
T-3.1.7	Establish a transit line that connects major destinations in Chickasha, such as USAO, Downtown, Grady Memorial Hospital, Grady County Fairgrounds, Chickasha Public Schools, the Public Library, grocery stores, etc.			X		Investment, Collaboration, Program	Neighboring Communities, Non-Profit Organizations, Other Governments
T-3.2	Ensure that alternate modes of transportation are accessible to people of all ages, abilities, and socioeconomic backgrounds by addressing barriers and promoting inclusivity in transportation planning and design.						
T-3.2.1	Create plans that promote active living and walking by making sure that everyone, no matter their age, physical ability, or income, can easily use different ways to get around like walking, biking, or taking public transportation.	X		X		Plan/Study, Policy	Consultant, Development Community, Other Governments
T-3.2.2	Strategically plan the placement of transportation facilities to ensure equitable access across diverse neighborhoods and socioeconomic backgrounds.	X				Plan/Study, Policy	Consultant, Development Community, Other Governments

GOAL 3. ENCOURAGE THE USE OF ALTERNATE MODES OF TRANSPORTATION AND MOBILITY, INCLUDING WALKING, BICYCLING, AND PUBLIC TRANSPORTATION (CONTINUED).

T-3.2.3	Design and upgrade transportation infrastructure, such as sidewalks, bike lanes, and transit stops, with universal accessibility features to accommodate people of all abilities.			X	X	Policy, Investment	Consultant, Development Community, Other Governments
T-3.2.4	Develop a comprehensive network of pedestrian pathways, bike lanes, and efficient public transit routes that strategically link all neighborhoods with essential public amenities, services, schools, recreational spaces, and commercial centers.				X	Investment, Collaboration	Consultant, Development Community, Non-Profit Organizations, Other Governments
T-3.3	Organize and promote various education and outreach programs to raise awareness about alternate modes of transportation/mobility.						
T-3.3.1	Collaborate with schools to incorporate transportation education into curricula, teaching students about the benefits of active transportation and responsible road use.	X				Collaboration	Non-Profit Organizations, Other Governments
T-3.3.2	Implement a Safe Routes to School (SRTS) program, focusing on enhancing the safety and accessibility of routes for students walking or cycling to schools, promoting active and safe modes of transportation.		X		X	Program	Non-Profit Organizations, General Public
T-3.3.3	Launch educational campaigns that raise awareness about the benefits of multimodal transportation, encouraging residents to adopt diverse transportation options.	X				Program	Non-Profit Organizations, General Public, Other Governments

HOUSING & NEIGHBORHOODS

GOAL 1. IMPROVE ACCESS TO SAFE, QUALITY, AND ATTAINABLE HOUSING FOR ALL RESIDENTS OF CHICKASHA.

		Short	Mid	Long	Ongoing	Type	Partners & Collaborators
H-N-1.1	Ensure all housing units meet safety and quality standards and current building codes.						
H-N-1.1.1	Adopt appropriate building code regulations with localized amendments that are contextually significant to development in Chickasha.				X	Code Amendment	Development Community, Property Owners
H-N-1.1.2	Grow code enforcement staff numbers to ensure adequate community coverage.	X	X			Investment, Governance/ Administration	General Public, Other Governments
H-N-1.1.3	Establish a housing support program to help low-income, disabled, and elderly residents resolve code violations with financial aid, volunteer connections, and low-cost tools. Enforce a no-tolerance policy for landlords to maintain rental properties, including lawn care, upkeep, and debris removal.	X			X	Program	Development Community, Property Owners, Non-Profit Organizations, General Public, Other Governments
H-N-1.1.4	Encourage ADA accessible design and best practices that support the elderly and residents with disabilities in new and renovated housing units and neighborhoods.	X			X	Policy	Development Community, Property Owners
H-N-1.1.5	Explore grants, funding strategies, and assistance programs that can be leveraged to support housing repairs and updates.		X			Policy, Governance/ Administration	Development Community, Non-Profit Organizations, Other Governments

GOAL 1. IMPROVE ACCESS TO SAFE, QUALITY, AND ATTAINABLE HOUSING FOR ALL RESIDENTS OF CHICKASHA (CONTINUED).

H-N-1.2	Encourage the development of mixed-income neighborhoods that incorporate a range of housing types and price points that address the needs of all economic and demographic segments of the community.						
H-N-1.2.1	Collaborate with developers, nonprofit organizations, and other governments to develop quality and diverse mixed-income neighborhoods that support a variety of housing types.	X				Collaboration	Development Community, Property Owners, Non-Profit Organizations, Other Governments
H-N-1.2.2	Adopt inclusionary zoning ordinances encouraging or requiring developers to designate a percentage of homes for low- and moderate-income households, evenly distributed throughout the neighborhood or building.		X			Code Amendment, Policy	Development Community, Property Owners, Non-Profit Organizations, Other Governments
H-N-1.2.3	Establish a Housing Opportunity Zone to promote inclusive redevelopment that provides a diverse range of housing options for renters and home buyers, spanning affordable, workforce, and market-rate price points. The zone should offer tailored support and resources for investors, prioritize equitable access to housing, and align with the Comprehensive Plan's goals.	X				Code Amendment, Policy	Development Community, Property Owners
H-N-1.2.4	Create land use policies that prioritize areas close to community amenities, schools, public transit, and job centers for mixed-income housing to enhance accessibility and reduce transportation costs for residents.	X				Code Amendment, Policy	Development Community, Property Owners, General Public

HOUSING & NEIGHBORHOODS

GOAL 1. IMPROVE ACCESS TO SAFE, QUALITY, AND ATTAINABLE HOUSING FOR ALL RESIDENTS OF CHICKASHA (CONTINUED).

H-N-1.3	Increase and improve neighborhood amenities for new and existing neighborhoods.						
H-N-1.3.1	Establish neighborhood districts throughout Chickasha based on community input, common architecture, land uses, or key amenities, avoiding designations based on demographics or building conditions.		X			Collaboration, Code Amendment, Program	General Public, Property Owners, Non-Profit Organizations
H-N-1.3.2	Utilize district-specific branding through wayfinding, gateways, and programming.		X			Investment	Consultant, Development Community, Non-Profit Organizations
H-N-1.3.3	Create a Neighborhood Improvements Plan with a timeline for tree maintenance, landscaping, sidewalks, pocket parks, wayfinding signs, public art, and other amenities, based on community input. Align the timeline with other plans like the Capital Improvements Plan and Transportation Improvements Plans for efficiency and cost savings.		X			Plan/Study, Collaboration	Consultant, Development Community, Non-Profit Organizations, Other Governments, General Public
H-N-1.3.4	Require new housing subdivisions and redevelopment projects to include ADA-accessible sidewalks, street trees, and neighborhood parks. When appropriate, have developers provide impact fees, land dedication, or a combination of both.	X			X	Policy, Code Amendment	Development Community
H-N-1.3.5	Require new housing subdivision developments and redevelopment projects to improve pedestrian, bicycle, and public transportation links between adjacent neighborhoods, major landmarks, and community amenities.			X		Policy, Code Amendment	Development Community
H-N-1.3.6	Partner with City Council, businesses, organizations, and residents to host neighborhood events like block parties, neighborhood clean-ups, concerts in the park, etc.	X				Collaboration	General Public, Non-Profit Organizations

GOAL 2. USE TARGETED HOUSING STRATEGIES AND DESIGN STANDARDS TO CREATE NEIGHBORHOODS WITH DIVERSE BUT CONTEXTUAL HOUSING OPTIONS WITHIN THE CITY THAT WILL HELP ENHANCE CHICKASHA'S SMALL-TOWN CHARACTER AND LONG-TERM PROPERTY VALUES.

		Short	Mid	Long	Ongoing	Type	Partners & Collaborators
H-N-2.1	Establish design standards and guidelines for new residential developments.						
H-N-2.1.1	Develop design standards that outline specific guidelines for residential developments, including diverse design requirements and architectural styles.		X			Code Amendment, Policy	Consultant, Development Community, General Public
H-N-2.1.2	Adopt overlay districts to regulate design and ensure harmonious, compatible, and context-sensitive architecture.		X			Code Amendment, Policy	Development Community, General Public
H-N-2.1.3	Include a checklist on development applications to ensure proposals meet design and overlay district standards.	X			X	Governance/ Administration	Development Community
H-N-2.1.4	Encourage open dialogue between the public and developers by adopting a pre-development meeting protocol. This could include informal meetings where applicants and neighboring property owners can discuss proposals and share concerns before the public hearing process. This ensures public input is considered early in planning for projects that may impact surrounding properties.	X				Governance/ Administration, Collaboration, Policy	Development Community, General Public, Property Owners

HOUSING & NEIGHBORHOODS

GOAL 2. USE TARGETED HOUSING STRATEGIES AND DESIGN STANDARDS TO CREATE NEIGHBORHOODS WITH DIVERSE BUT CONTEXTUAL HOUSING OPTIONS WITHIN THE CITY THAT WILL HELP ENHANCE CHICKASHA'S SMALL-TOWN CHARACTER AND LONG-TERM PROPERTY VALUES (CONTINUED).

H-N-2.2	Encourage land uses, densities, and architectural designs that promote growth while maintaining Chickasha's small town feel and aesthetic.						
H-N-2.2.1	Expand options for medium-density multi-family and single-family attached housing in neighborhoods previously limited to single-family homes, as long as they follow design standards. Focus on areas near community hubs to allow more people to live close to work, schools, and amenities.	X				Policy, Code Amendment	Development Community, Property Owners, General Public
H-N-2.2.2	Offer support and resources to developers who include a specific portion of medium-density housing, like townhomes, duplexes, or triplexes, in their projects to encourage a mix of housing types in new developments.		X			Policy	Development Community, General Public, Property Owners
H-N-2.2.3	Encourage mixed-use development that thoughtfully combine affordable and market-rate housing for renters and buyers with shops, offices, and recreational facilities, in a way that compliments the character of existing neighborhoods.	X			X	Policy	Development Community, Property Owners, General Public
H-N-2.2.4	Require that medium density and mixed-use development are contextually sensitive to the surrounding neighborhood through the use of overlay districts, zoning ordinances, and design guidelines.	X				Policy, Code Amendment	Development Community, Property Owners, General Public
H-N-2.2.5	Include a checklist on mixed-use development applications to ensure proposals meet contextual design standards and enhance the surrounding neighborhood with market diversity and/or amenities.	X				Governance/ Administration	Development Community
H-N-2.2.6	Work with developers to include Smart Growth and LID features in new developments, such as sidewalks, bike lanes, native landscaping, mixed-use spaces, compact design, and natural noise buffers.		X			Policy, Collaboration, Investment	Development Community

GOAL 3. MAINTAIN NEIGHBORHOOD STABILITY IN ORDER TO ATTRACT AND RETAIN LONG-TERM RESIDENTS AND BUSINESSES.

		Short	Mid	Long	Ongoing	Type	Partners & Collaborators
H-N-3.1	Prioritize infrastructure investments in existing residential neighborhoods.						
H-N-3.1.1	Complete an integrated infrastructure assessment within residential neighborhoods to determine areas of greatest need.	X				Plan/Study	Consultant, General Public, Property Owners
H-N-3.1.2	Explore Capital Improvement Project (CIP) funding sources, such as bonds and Community Development Block Grants (CDBG), for infrastructure improvements in residential neighborhoods.	X				Governance/ Administration, Policy	Development Community, Other Governments
H-N-3.1.3	Create an infrastructure Action Center webform on the City's website to engage residents in reporting issues and contributing to decision-making. This tool would provide valuable insights while redirecting complaints from social media into a constructive process for neighborhood improvements.	X				Governance/ Administration, Program	General Public, Consultant
H-N-3.1.4	Establish a neighborhood advisory committee to provide continuous input on infrastructure priorities and assessment results.		X			Governance/ Administration	General Public, Property Owners, Non-Profit Organizations
H-N-3.1.5	Develop a maintenance schedule for existing infrastructure to prevent deterioration and extend its lifespan, thus ensuring the neighborhood remains attractive to current and potential residents and businesses.	X				Governance/ Administration, Plan/Study, Program	Property Owners, Non-Profit Organizations, General Public, Other Governments

HOUSING & NEIGHBORHOODS

GOAL 3. MAINTAIN NEIGHBORHOOD STABILITY IN ORDER TO ATTRACT AND RETAIN LONG-TERM RESIDENTS AND BUSINESSES (CONTINUED).

H-N-3.2	Ensure that new development is compatible with adjacent buildings and the surrounding neighborhood.						
H-N-3.2.1	Regularly review and amend zoning and land use regulations to ensure they align with the goal of sustaining neighborhood viability.	X				Code Amendment, Governance/ Administration	Consultant, Development Community, Property Owners, General Public
H-N-3.2.2	Create overlay districts that guide the architectural style, building materials, and scale of new developments, ensuring they complement the existing community.		X			Code Amendment	Development Community, Property Owners, General Public
H-N-3.2.3	Actively involve local residents, neighborhood associations, and community stakeholders in the zoning review process to gather valuable input and ensure regulations align with neighborhood needs and preferences.	X			X	Collaboration, Policy, Goverance/ Administration	General Public, Non-Profit Organizations, Property Owners, Development Community

GOAL 3. MAINTAIN NEIGHBORHOOD STABILITY IN ORDER TO ATTRACT AND RETAIN LONG-TERM RESIDENTS AND BUSINESSES (CONTINUED).

H-N-3.3	Encourage infill housing development with contextual design.						
H-N-3.3.1	Provide support and resources to developers who build or renovate homes in existing neighborhoods using context-sensitive design and/or historic preservation principles.	X				Policy	Development Community, Property Owners, General Public, Other Governments
H-N-3.3.2	Support the reuse of underutilized floors above businesses for apartments in Urban Neighborhood and Downtown Mixed-Use areas by exploring targeted strategies and financial assistance with private developers. Encourage projects that provide more investment, development, and revitalization in areas and in structures that might otherwise remain vacant or underused.	X				Policy	Development Community, Property Owners
H-N-3.3.3	Establish a Brownfields Redevelopment program to facilitate redevelopment of previously commercial and industrial land and environmentally compromised properties within Chickasha.		X			Program	Development Community, Property Owners, Other Governments

ECONOMY & DOWNTOWN IN PROGRESS

GOAL 1. PROMOTE DESIRED ECONOMIC SECTORS AND A DIVERSE LOCAL ECONOMY.

		Short	Mid	Long	Ongoing	Type	Partners & Collaborators
E-D-1.1	Explore strategies to accommodate and promote the development of industrial sector businesses.						
E-D-1.1.1	Review and update zoning regulations to ensure industrial areas are compatible with surrounding land uses and environmental needs. Focus on improving development practices to minimize floodplain impacts through proper management and environmentally conscious design, rather than prohibiting industrial uses entirely.					Code Amendment	Development Community, Consultant, Other Governments
E-D-1.1.2	Assess the feasibility of a new industrial park south of town by evaluating land availability, transportation access, and environmental impacts. Engage with the community and field experts for input and include the Airport Industrial Park District in the study.					Plan/Study	Consultant, Development Community
E-D-1.1.3	Invest in essential infrastructure such as transportation networks, utilities, and technology to support industrial businesses and attract new enterprises to the area without negatively impacting infrastructure and services quality and availability for nearby residents.					Investment	Consultant, Development Community, Other Governments
E-D-1.1.4	Collaborate with educational institutions and industry partners to establish specialized training programs that cater to the needs of industrial sectors, creating a local skilled and adaptable workforce.					Collaboration	Non-Profit Organizations, Neighboring Communities, Other Governments
E-D-1.1.5	Foster partnerships with private developers and industry associations to jointly invest in and support the development of industrial projects.					Collaboration	Development Community, Non-Profit Organizations, Other Governments

GOAL 1. PROMOTE DESIRED ECONOMIC SECTORS AND A DIVERSE LOCAL ECONOMY (CONTINUED).

E-D-1.2	Explore strategies to improve and revitalize the City's commercial districts.						
E-D-1.2.1	Identify and establish districts within areas of high commercial activity to promote subarea identity and planning, infrastructure upgrades, programming, community leadership, and marketing efforts.		X			Program	Development Community, Property Owners, General Public
E-D-1.2.2	Invest in infrastructure upgrades, such as street repaving, multimodal connections, lighting enhancements, and utility improvements, to increase accessibility and attractiveness to businesses and customers.					Investment	Consultant, Development Community, Other Governments
E-D-1.2.3	Explore financing tools like Tax Increment Financing (TIF) Districts and Business Improvement Districts (BIDs) to secure funding for infrastructure upgrades, beautification projects, and promotional efforts in Downtown and commercial areas.					Governance/ Administration, Policy, Collaboration	Development Community, Property Owners, General Public
E-D-1.2.4	Introduce incentive programs that provide financial support to property and business owners for renovating and improving the façades of their buildings, enhancing the visual appeal of commercial areas					Policy, Program	Development Community, Property Owners, Non-Profit Organizations, General Public

ECONOMY & DOWNTOWN IN PROGRESS

GOAL 1. PROMOTE DESIRED ECONOMIC SECTORS AND A DIVERSE LOCAL ECONOMY (CONTINUED).

E-D-1.3	Identify programs and strategies to support and retain existing and future businesses.						
E-D-1.3.1	Collaborate with business associations and private sector organizations to implement a business retention and expansion program, offering networking events, capacity-building initiatives, marketing assistance, and targeted financial support like microgrants, microloans, and help with grant applications.					Program	Development Community, Non-Profit Organizations, General Public
E-D-1.3.2	Partner with local educational institutions to create innovation hubs and business incubators, offering startups and entrepreneurs resources, mentorship, and workspace to support entrepreneurship and grow new businesses.					Collaboration, Program	Non-Profit Organizations, General Public, Other Governments
E-D-1.3.3	Conduct thorough market and retail analyses to identify trends, customer preferences, and gaps in products or services. Use this data to help businesses adapt their strategies to meet changing demands and stay competitive.					Plan/Study, Policy	Consultant, Non-Profit Organizations, General Public
E-D-1.3.4	Develop targeted recruitment strategies that focus on attracting businesses. Tailor support, resources, and networking opportunities to attract industries that complement the City's economic profile.					Program	Development Community, Non-Profit Organizations, General Public, Other Governments
E-D-1.3.5	Implement diversity and inclusion programs that encourage the participation of underrepresented entrepreneurs and businesses.					Program	Development Community, Non-Profit Organizations, General Public
E-D-1.3.6	Launch marketing and promotional campaigns that showcase the City's unique selling points and business-friendly environment. Highlight success stories, infrastructure advantages, and quality of life to attract and retain businesses.					Program, Investment	Consultant, Development Community, General Public

GOAL 1. PROMOTE DESIRED ECONOMIC SECTORS AND A DIVERSE LOCAL ECONOMY (CONTINUED).

E-D-1.4	Encourage socially and environmentally responsible development and businesses.						
E-D-1.4.1	Offer support and resources to companies that provide livable wages, follow OSHA standards, offer health benefits, employ a set percentage of Chickasha residents, and/or have employee-ownership structures to encourage them to locate in Chickasha.					Policy	Development Community, General Public, Property Owners, Non-Profit Organizations
E-D-1.4.2	Encourage businesses to be involved in the community by offering opportunities for corporate volunteerism, sponsorships, and donations to local public events, parks, schools, etc.					Program, Collaboration	General Public, Non-Profit Organizations
E-D-1.4.3	Enforce high standards for restricting pollution, waste, and noise from commercial and industrial uses in and around Chickasha.					Policy	Consultant, Development Community, Property Owners, General Public, Other Governments
E-D-1.4.4	Enforce high standards for building construction and safety, requiring structural soundness, use of quality and nontoxic materials, energy efficiency, proper insulation, and the placement of structures outside environmentally hazardous areas.					Policy	Consultant, Development Community
E-D-1.4.5	Require land dedications for nature conservation and/or recreational areas from commercial and residential developments that exceed predetermined unit quantity, density, and/or land use characteristics.					Policy, Code Amendment	Development Community, Property Owners
E-D-1.4.6	Plant and maintain natural buffers in rights-of-way between conflicting uses to mitigate the impact of noise, light, and air pollution and/or provide support and resources to businesses that maintain their own natural buffers.					Policy	Property Owners, General Public

ECONOMY & DOWNTOWN IN PROGRESS

GOAL 2. MAINTAIN AND STRENGTHEN THE CITY'S POSITION AS A TOURIST DESTINATION.

		Short	Mid	Long	Ongoing	Type	Partners & Collaborators
E-D-2.1	Increase residents' and visitors' awareness of Chickasha events and amenities through marketing and wayfinding.						
E-D-2.1.1	Install wayfinding signage and map kiosks highlighting places of interest and landmarks in high-traffic areas like Downtown, USAO, Shannon Springs Park, Grady County Fairgrounds, CV Technology Center, and the Chickasha Sports Complex. Enhance streetscapes between districts and landmarks to create attractive, pedestrian-friendly connections that encourage exploration between key areas.					Investment	Consultant, Development Community, Property Owners, Other Governments
E-D-2.1.2	Leave pamphlets highlighting places of interest, landmarks, and businesses in Chickasha at high-traffic locations like Downtown, USAO, Shannon Springs Park, Grady County Fairgrounds, CV Technology Center, and the Chickasha Sports Complex.					Program	Property Owners, General Public
E-D-2.1.3	Increase advertising of community events and amenities in local and regional news outlets, radio, and social media.					Program	General Public, Other Governments
E-D-2.1.4	Encourage people to document and post about their visits to Chickasha events and landmarks by installing public art, signs, etc. that are ideal for taking photos of visitors (ex. El Reno Rt. 66 statue, butterfly wings murals, artistic lights, etc.).					Program	General Public, Consultant, Property Owners, Non-Profit Organizations
E-D-2.2	Increase access to amenities throughout Chickasha by developing walkable and transit connections between events and places.						
E-D-2.2.1	Assess the feasibility of building a transit loop with protected bus stops connecting USAO, Shannon Springs Park, the Chickasha Sports Complex, Grady County Fairgrounds, Downtown, and Canadian Valley Technology Center.					Plan/Study	Consultant, Other Governments

GOAL 2. MAINTAIN AND STRENGTHEN THE CITY'S POSITION AS A TOURIST DESTINATION (CONTINUED).

E-D-2.2.2	Install protected bike lanes, sidewalks, and other walkability supportive features (street trees, lighting, seating, etc.) around and between major Chickasha amenities (schools, parks, landmarks, Downtown, etc.)					Investment	Consultant, Other Governments, Property Owners
E-D-2.2.3	Construct a pedestrian bridge across the railroad connecting the Grady County Fairgrounds to Train Depot Park and Downtown.					Investment	Consultant, Development Community, Property Owners, Other Governments
E-D-2.3	Improve existing amenities to accommodate both residents and visitors.						
E-D-2.3.1	Implement the recommendations in the 2016 Chickasha Lake Improvement Plan to create a new amenity for residents and a regional tourist destination at Lake Chickasha.					Plan/Study, Governance/ Administration	Development Community, Property Owners, Non-Profit Organizations, Other Governments
E-D-2.3.2	Continue updating infrastructure in and around Shannon Springs Park, Downtown, USAO, and other community hubs to accommodate the Festival of Lights, the Food Truck Festival, Juneteenth, sports events, and other major community events.					Investment	Consultant, Non-Profit Organizations
E-D-2.3.3	Explore funding opportunities (hotel tax, gas tax, etc.) and public private partnerships to regularly clean and maintain amenities, particularly before and after community events.					Governance, Administration, Policy, Collaboration	General Public, Non-Profit Organizations

ECONOMY & DOWNTOWN IN PROGRESS

GOAL 3. CONTINUE TO PROMOTE AND INVEST IN DOWNTOWN CHICKASHA AS THE CENTER OF COMMERCIAL ACTIVITY, SOCIAL INTERACTION, AND CULTURAL EXPRESSION.

		Short	Mid	Long	Ongoing	Type	Partners & Collaborators
E-D-3.1	Encourage increased activity Downtown by coordinating more community events and facilitating programming by local businesses.						
E-D-3.1.1	Partner with local institutions like USAO, Canadian Valley Technology Center, and Chickasha Public Schools to create engaging public spaces Downtown, featuring interactive installations like public art, outdoor games, and technology-enabled information points that educate and entertain.					Collaboration, Investment, Program	Property Owners, General Public, Non-Profit Organizations
E-D-3.1.2	Work with the Chickasha Chamber of Commerce and Downtown businesses to host regular events like live music, outdoor movies, art walks, and food tastings to attract diverse crowds and maintain steady foot traffic Downtown.					Collaboration, Program	General Public, Non-Profit Organizations
E-D-3.1.3	Develop and maintain a shared online calendar to keep residents and visitors informed about upcoming events.					Governance/ Administration	Non-Profit Organizations, General Public
E-D-3.1.4	Create a loyalty program that rewards residents and visitors for supporting Downtown businesses. Partner with local businesses to offer discounts, special event access, and other perks for members.					Program, Collaboration	General Public, Non-Profit Organizations
E-D-3.1.5	Create guided tours that highlight the historical and cultural significance of Downtown.					Program	Non-Profit Organizations, General Public
E-D-3.2	Implement streetscape improvements Downtown that prioritize walkability and human-scale design over those focused on vehicle traffic.						
E-D-3.2.1	Widen sidewalks to accommodate outdoor dining, landscaping, wayfinding signs, public art, street furniture, and street trees.					Investment	Consultant, Development Community, Property Owners, General Public

GOAL 3. CONTINUE TO PROMOTE AND INVEST IN DOWNTOWN CHICKASHA AS THE CENTER OF COMMERCIAL ACTIVITY, SOCIAL INTERACTION, AND CULTURAL EXPRESSION (CONTINUED).

E-D-3.2.2	Utilize crime prevention through environmental design by enhancing lighting, increasing natural surveillance, reinforcing clear boundaries, and hosting public events to ensure visitors feel safe in Downtown, even after dark.					Investment, Policy	Consultant, Development Community, Property Owners, General Public
E-D-3.2.3	Install controlled traffic and crosswalk signals at major intersections and ensure crosswalks and stop signs at minor intersections are well-lit and clearly marked to improve pedestrian safety and traffic flow.					Investment	Other Governments, General Public
E-D-3.2.4	Increase and enhance urban pocket parks, plazas, and outdoor dining areas between buildings to provide small seating and gathering areas throughout Downtown.					Investment	Consultant, Development Community, Property Owners, Non-Profit Organizations, General Public
E-D-3.2.5	Direct visitors to underutilized parking spaces behind buildings with clear signage and enhance these areas with landscaping and safety features to encourage their use.					Investment	Consultant, Property Owners, General Public
E-D-3.2.6	Incorporate permeable pavements, rain gardens, bioswales, and other green infrastructure to absorb rainwater, reduce flooding, lower temperatures, and beautify the area.					Investment	Consultant, Property Owners, General Public, Other Governments

ECONOMY & DOWNTOWN IN PROGRESS

GOAL 3. CONTINUE TO PROMOTE AND INVEST IN DOWNTOWN CHICKASHA AS THE CENTER OF COMMERCIAL ACTIVITY, SOCIAL INTERACTION, AND CULTURAL EXPRESSION (CONTINUED).

E-D-3.3	Encourage historic preservation and adaptive reuse of Downtown structures.						
E-D-3.3.1	Implement the Chickasha Downtown Historic District as defined by the National Register of Historic Places by updating the City's Historic Preservation Ordinance to establish building and zoning code protections to recognize, preserve, and celebrate the area's cultural and architectural heritage.					Program, Code Amendment	Other Governments, General Public, Property Owners, Non-Profit Organizations
E-D-3.3.2	Create comprehensive guidelines on historic preservation techniques and period-appropriate architectural styles to help property owners make informed decisions that preserve the historic character of Downtown.					Policy, Program	Development Community, Property Owners, General Public, Other Governments
E-D-3.3.3	Develop policies that encourage the adaptive reuse of old buildings for new purposes, combining historical preservation with modern utility. Ensure these policies are supported by updates to the City's Historic Preservation Ordinance where needed.					Policy, Code Amendment	Development Community, Property Owners, General Public
E-D-3.3.4	Offer microgrants, microloans, and other support and resources to help property owners and tenants update and restore historic Downtown buildings. This assistance can offset renovation costs while ensuring compliance with local codes and historic preservation standards.					Policy, Program	Development Community, Property Owners, General Public
E-D-3.3.5	Work with local and state governments to offer tax credits for preservation projects that restore and repurpose historic Downtown structures.					Collaboration	Other Governments

PARKS & RECREATION **IN PROGRESS**

GOAL 1. DEVELOP AND MAINTAIN AN INTERCONNECTED SYSTEM OF PARKS, TRAILS, AND RECREATIONAL FACILITIES.

		Short	Mid	Long	Ongoing	Type	Partners & Collaborators
P-R-1 .1	Develop and maintain a system of parks, recreation facilities, open spaces, nature reserves, and recreational programming that adequately serves the needs of the community.						
P-R-1.1.1	Review and update the 2013 Chickasha Parks System Master Plan to reflect community changes and progress in the implementation plan.					Plan/Study	Consultant, General Public, Other Governments
P-R-1.1.2	Rehabilitate Lake Chickasha according to the Lake Chickasha Master Plan, including cleaning and maintaining the natural ecosystem . Improve public camping areas, repair water lines, and ensure consistent fee collection from visitors.					Investment	Consultant, Other Governments, Property Owners
P-R-1.1.3	Provide recreation facilities that follow parks and recreation best practices for sustainability, equity, inclusion, and health, as outlined by the National Recreation and Parks Association (NRPA). An example could be enabling year-round use of park restrooms.					Investment, Policy	Development Community, General Public, Other Governments
P-R-1.1.4	Use parks and recreation level of service (LOS) standards to plan for additional facilities that meet the City's population needs, considering underutilized properties such as gas line trails, the Riverbend Golf Course, and the property behind Walmart for new parks and recreation spaces.					Governance/ Administration, Plan/Study	Consultant, Property Owners, General Public
P-R-1.1.5	Protect Works Progress Administration (WPA) structures in parks through historic preservation efforts to maintain their cultural and architectural significance.					Policy, Program	Consultant, Non-Profit Organizations, Other Governments

PARKS & RECREATION IN PROGRESS

GOAL 1. DEVELOP AND MAINTAIN AN INTERCONNECTED SYSTEM OF PARKS, TRAILS, AND RECREATIONAL FACILITIES (CONTINUED).

P-R-1.1.6	Coordinate parks and recreation facility development and improvements with other service providers, including but not limited to the YMCA, school districts, the County, and the State.					Collaboration	Non-Profit Organizations, Other Governments
P-R-1.1.7	Collaborate with community groups, businesses, and local tribes to host both large- and small-scale programming in City parks and recreational facilities to encourage regular use.					Collaboration	Non-Profit Organizations, General Public, Other Governments
P-R-1.2	Ensure equitable distribution and convenient access to parks, trails, and recreational facilities throughout the City.						
P-R-1.2.1	Conduct a comprehensive needs assessment to analyze the distribution of parks, trails, and recreational facilities, identifying areas with limited access. Use the 2013 Chickasha Parks System Master Plan Needs Assessment as a starting point.					Plan/Study	Consultant, General Public
P-R-1.2.2	Ensure recreational facilities and programs are accessible for all ages and abilities. Make necessary improvements to parks and recreational facilities to meet ADA compliance standards as necessary.					Policy, Investment	Consultant, Non-Profit Organizations, Other Governments
P-R-1.2.3	Improve transportation options to facilitate easy access to parks and recreational facilities. This could include expanding public transportation routes, creating safe pedestrian and bicycle pathways, and providing adequate parking facilities.					Investment	Consultant, General Public, Other Governments
P-R-1.2.4	Design new and renovated parks to accommodate diverse activities and abilities, including walking trails, low-impact sports areas, sensory gardens, age-appropriate playgrounds, dog parks, and shaded seating. This ensures everyone in the area has access to activities that suit their needs without traveling to a specialty park elsewhere.					Investment, Plan/Study	Consultant, General Public, Other Governments

GOAL 1. DEVELOP AND MAINTAIN AN INTERCONNECTED SYSTEM OF PARKS, TRAILS, AND RECREATIONAL FACILITIES (CONTINUED).

P-R-1.3	Develop and maintain a trail system throughout the City that serves as a recreational amenity, transportation facility, and tourist attraction.						
P-R-1.3.1	Assess the City's topography, land availability, and existing infrastructure, to identify suitable routes. Evaluate potential connections to parks, neighborhoods, schools, commercial areas, and public transportation.					Plan/Study	Consultant, Property Owners
P-R-1.3.2	Engage with City Officials, transportation agencies, neighboring jurisdictions, community organizations, and residents to garner support and input for the trail system development. Seek partnerships with private entities and non-profit organizations to secure funding and resources.					Collaboration	Other Governments, Neighboring Communities, Non-Profit Organizations, General Public
P-R-1.3.3	Integrate the trail system with the goals of the Comprehensive Plan, the FLUM, the 2013 Chickasha Parks System Master Plan, and any other City plans and projects to ensure the trail network enhances overall city infrastructure.					Plan/Study	Consultant
P-R-1.3.4	Establish maintenance protocols to regularly inspect and upkeep the trail system. Allocate necessary resources for repairs, vegetation management, and improvements.					Policy, Program, Governance/ Administration	Non-Profit Organizations, General Public, Other Governments

PARKS & RECREATION **IN PROGRESS**

GOAL 2. CREATE AND IMPLEMENT NEW FUNDING SOURCES NEEDED TO MAINTAIN THE CITY'S PARKS AND RECREATION SYSTEM IN A SUSTAINABLE MANNER.

		Short	Mid	Long	Ongoing	Type	Partners & Collaborators
P-R-2.1	Evaluate the current funding gaps and long-term projected costs required to maintain and enhance the City's parks, recreation, and open space system. This assessment will provide a clear understanding of the funding requirements for both the City and residents.						
P-R-2.1.1	Conduct a comprehensive financial assessment of the parks, recreation, and open space system to assess current funding sources, expenditures, and revenue generation.					Plan/Study	Consultant
P-R-2.1.2	Develop a detailed Parks Maintenance Plan as recommended in the 2013 Chickasha Parks System Master Plan to aid in maintenance implementation and budgeting.					Plan/Study	Consultant, Non-Profit Organizations
P-R-2.1.3	Implement multi-year budgeting practices that account for recurring or long-term maintenance needs and allocate funds accordingly to ensure consistency and stability.					Policy, Governance/ Administration	Other Governments, Consultant
P-R-2.1.4	Provide information about project funding, timelines, and updates on the Parks & Recreation page of the City website to increase transparency about use of funds on Parks & Recreation improvements.					Program, Governance/ Administration	General Public
P-R-2.2	Research and identify new funding strategies, such as public-private partnerships, grants, sponsorships, impact fees, or dedicated taxes, that can supplement existing funding and support the long-term sustainability of the parks, recreation, and open space system.						
P-R-2.2.1	Explore grant opportunities from federal, state, and private sources that align with the Parks & Recreation goals of the Comprehensive Plan, the 2013 Chickasha Parks System Master Plan, and the 2016 Chickasha Lake Park Improvements Plan.					Governance/ Administration, Policy, Collaboration	Other Governments, Non-Profit Organizations
P-R-2.2.2	Position parks and recreation as an economic development driver by exploring a dedicated tax to support parks and enhance quality of life, recognizing their role in attracting investment and boosting local economies.					Policy	General Public
P-R-2.2.3	Explore corporate sponsorships and naming rights for park facilities, amenities, or events. Companies may invest in the park system for visibility and brand promotion while supporting community initiatives.					Collaboration	General Public, Non-Profit Organizations

GOAL 2. CREATE AND IMPLEMENT NEW FUNDING SOURCES NEEDED TO MAINTAIN THE CITY'S PARKS AND RECREATION SYSTEM IN A SUSTAINABLE MANNER (CONTINUED).

P-R-2.2.4	Establish and promote "Friends of the Park" programs, encouraging individuals and community groups to contribute financially or through volunteer efforts to support local parks and open spaces.					Program, Collaboration	Non-Profit Organizations, General Public
P-R-2.3	Continuously monitor the effectiveness of funding sources and strategies. Make data-driven adjustments as needed to optimize the allocation of resources and ensure the financial sustainability of the parks, recreation, and open space system.						
P-R-2.3.1	Define key performance indicators (KPIs) and measurable targets to evaluate the success of each funding source and strategy. Metrics could include revenue generated, project timelines, community engagement, and user satisfaction.					Governance/ Administration	General Public, Non-Profit Organizations, Other Governments
P-R-2.3.2	Implement a structured reporting system to track financial progress and evaluate the use and impact of funds from various sources.					Governance/ Administration	Consultant, Other Governments
P-R-2.3.3	Compare the City's financial practices with other similar municipalities to learn from best practices and identify areas for improvement.					Governance/ Administration, Collaboration	Neighboring Communities, Other Governments
P-R-2.3.4	Engage the community through surveys, public meetings, and town halls to gather input on park priorities and satisfaction, ensuring that funding aligns with the community's vision.					Collaboration, Plan/Study	General Public, Non-Profit Organizations

COMMUNITY CHARACTER & QUALITY OF LIFE IN PROGRESS

GOAL 1. ESTABLISH AND MAINTAIN AN ATTRACTIVE, DISTINCTIVE IMAGE FOR THE COMMUNITY BASED ON WELL-MAINTAINED BUILDINGS, STREETSCAPES, PUBLIC SPACES, AND AMENITIES.

		Short	Mid	Long	Ongoing	Type	Partners & Collaborators
CC-QOL-1.1	Develop a comprehensive community branding and marketing strategy to promote the community's unique attributes, attractions, and quality of life.						
CC-QOL-1.1.1	Engage community members, local businesses, cultural organizations, and other local stakeholders to gather insights and perspectives on the community's identity.					Collaboration, Plan/Study	General Public, Non-Profit Organizations, Other Governments
CC-QOL-1.1.2	Collaborate with either a consultant or the USAO arts department to develop a brand guide based on the community engagement results for Chickasha's website, marketing, logo, signage, etc.					Collaboration	Consultant, Non-Profit Organizations, General Public
CC-QOL-1.1.3	Coordinate with the Chickasha Chamber of Commerce, Economic Development Council, and local businesses to expand Chickasha's marketing reach and quality.					Collaboration	Non-Profit Organizations, Development Community General Public
CC-QOL-1.1.4	Develop a comprehensive wayfinding signage program based on the established community brand that guides residents and visitors to public spaces, key destinations, and activity centers within Chickasha.					Program, Investment, Collaboration	Consultant, Property Owners, Development Community, Non-Profit Organizations, General Public

GOAL 1. ESTABLISH AND MAINTAIN AN ATTRACTIVE, DISTINCTIVE IMAGE FOR THE COMMUNITY BASED ON WELL-MAINTAINED BUILDINGS, STREETSCAPES, PUBLIC SPACES, AND AMENITIES (CONTINUED).

CC-QOL-1.2	Enhance the entrances or gateways to the community to create a welcoming and visually appealing first impression.						
CC-QOL-1.2.1	Launch a community engagement initiative that prioritizes input from community members to both design and define what should be conveyed through Chickasha's gateways.					Collaboration, Plan/Study	Consultant, Development Community, Non-Profit Organizations, General Public, Other Governments
CC-QOL-1.2.2	Enhance entrance points and gateways by adding native landscaping, decorative signage, architectural enhancements, and artistic lighting according to community engagement results.					Investment	Other Governments, Consultant
CC-QOL-1.2.3	Establish maintenance programs to ensure that entrance areas remain well-kept, clean, and visually appealing throughout the year.					Policy, Governance/ Administration	Non-Profit Organizations, General Public, Other Governments
CC-QOL-1.3	Enhance and expand public spaces to create inviting gathering places that reflect the community's desired image.						
CC-QOL-1.3.1	Revitalize key roadways, intersections, public spaces, and parks by adding well-maintained sidewalks, bike lanes, lighting, shade, native landscaping, street furniture, public art, and recreational features that enhance the community's image. Coordinate these improvements with the goals of the Transportation & Mobility and Parks & Recreation chapters.					Investment	Consultant, Development Community, Property Owners, Non-Profit Organizations, General Public, Other Governments

COMMUNITY CHARACTER & QUALITY OF LIFE IN PROGRESS

GOAL 1. ESTABLISH AND MAINTAIN AN ATTRACTIVE, DISTINCTIVE IMAGE FOR THE COMMUNITY BASED ON WELL-MAINTAINED BUILDINGS, STREETSCAPES, PUBLIC SPACES, AND AMENITIES (CONTINUED).

CC-QOL-1.3.2	Explore grants, public-private-partnership opportunities, and other strategies to offset the cost of installing and maintaining these improvements.					Governance/ Administration, Policy, Collaboration	Other Governments, Development Community, Non-Profit Organizations, General Public
CC-QOL-1.3.3	Collaborate with local stakeholders and property owners to identify and acquire strategically located parcels in order to create more public spaces that are accessible and equitably distributed throughout the community.					Collaboration	Property Owners, Development Community
CC-QOL-1.3.5	Construct a new library facility with adjacent open spaces for community gatherings, reading, and book clubs, creating a vibrant hub for learning and engagement.					Investment	Consultant, Development Community, Property Owners, Non-Profit Organizations, General Public, Other Governments
CC-QOL-1.3.6	Collaborate with local community groups, organizations, and volunteers to collectively develop, maintain, and host programming in public spaces.					Collaboration, Program	Non-Profit Organizations, General Public
CC-QOL-1.3.7	Connect major public spaces with smaller ones using greenbelts, multi-use trails, and walkable streetscapes to improve and encourage access between activities.					Investment, Policy	Consultant, Property Owners, Development Community, General Public

COMMUNITY CHARACTER & QUALITY OF LIFE **IN PROGRESS**

GOAL 2. PRESERVE CHICKASHA'S LOCAL CHARACTER AND HERITAGE BY PROTECTING ITS HISTORIC ASSETS, DISTINCTIVE IDENTITY, AND CULTURAL ASSETS.

		Short	Mid	Long	Ongoing	Type	Partners & Collaborators
CC-QOL-2.1	Encourage restoration and adaptive reuse of historic structures.						
CC-QOL-2.1.1	Offer microgrants, microloans, and other support and resources to property owners and tenants renovating historic buildings to meet code requirements while preserving their historic character.					Program, Investment, Policy	Property Owners, Development Community, General Public
CC-QOL-2.1.2	Create comprehensive design guidelines on historic preservation and period-appropriate architectural styles to help property owners make informed, historically accurate decisions when restoring or renovating historic structures.					Code Amendment, Policy	Consultant, Property Owners, Development Community
CC-QOL-2.1.3	Assist property owners and community groups in applying for historical designation and historic preservation grants for historic structures in Chickasha.					Governance/ Administration, Program	Property Owners, Other Governments, Non-Profit Organizations, General Public
CC-QOL-2.2	Install public art and signage celebrating historic and cultural landmarks.						
CC-QOL-2.2.1	Collaborate with USAO's Arts and History Departments, the USAO Center for Social Justice and Racial Healing, and community groups to install public art and highlight landmarks that celebrate the diverse cultures and history of Chickasha.					Investment, Collaboration	Non-Profit Organizations, General Public

COMMUNITY CHARACTER & QUALITY OF LIFE IN PROGRESS

GOAL 2. MAINTAIN CHICKASHA'S LOCAL CHARACTER AND HERITAGE BY PRESERVING ITS HISTORIC ASSETS, DISTINCTIVE IDENTITY, AND CULTURAL ASSETS (CONTINUED).

CC-QOL-2.2.2	Install uniform landmark signs at major historic and cultural sites, offering a brief history of each location.					Investment	Consultant, Property Owners, Non-Profit Organizations
CC-QOL-2.2.3	Install wayfinding signs on major streets to guide people to nearby historical and cultural landmarks.					Investment	Consultant, Property Owners, Non-Profit Organizations
CC-QOL-2.2.4	Install district banners and signs in neighborhoods that reflect their unique contributions to Chickasha, whether through historic architecture, geographic landmarks, community landmarks like parks or colleges, or active community organizing.					Investment	Consultant, Property Owners, General Public, Non-Profit Organizations
CC-QOL-2.3	Host community events that celebrate Chickasha's history and culture.						
CC-QOL-2.3.1	Partner with the Chickasha Public Library, Grady County Historical Society, USAO, and local historians to offer youth and adult programs about Chickasha's history, such as tours of Rock Island Depot and Downtown, architecture bike tours, ghost tours, children's story time, and traditional crafting workshops.					Collaboration, Program	Non-Profit Organizations, General Public
CC-QOL-2.3.2	Partner with the Chickasaw Nation and other local tribes to host Native American cultural events in Chickasha, including but not limited to powwows, Indigenous craft workshops, and cooking classes.					Collaboration, Program	Other Governments, Non-Profit Organizations
CC-QOL-2.3.3	Create a Chickasha Multicultural Committee to organize events and programs celebrating diverse cultures and to support community groups hosting cultural events. The committee should include members from various cultural groups to ensure accurate representation.					Collaboration, Program	Non-Profit Organizations, General Public

COMMUNITY CHARACTER & QUALITY OF LIFE **IN PROGRESS**

GOAL 3. IMPROVE AND EXPAND THE CITY'S INVENTORY OF BOTH PRIVATE AND PUBLIC SUPPORT SERVICES.

		Short	Mid	Long	Ongoing	Type	Partners & Collaborators
CC-QOL-3.1	Establish a "housing first" initiative that expands affordable housing stock, improves housing quality, and establishes shelters.						
CC-QOL-3.1.1	Review and update zoning regulations and other land use policies to accommodate affordable housing developments.					Policy, Code Amendment, Governance/ Administration	Consultant, Development Community
CC-QOL-3.1.2	Educate and collaborate with landlords about Section 8 Housing Choice Vouchers to increase the number of Section 8 housing options in Chickasha.					Program, Collaboration, Governance/ Administration	Other Governments, Non-Profit Organizations, Property Owners,
CC-QOL-3.1.3	Collaborate with local nonprofit organizations and churches to establish emergency shelter locations.					Collaboration, Program	Non-Profit Organizations
CC-QOL-3.1.4	Partner with developers, private organizations, nonprofits, and other governments to develop and manage high-quality subsidized housing, including mixed-income apartments, single-family homes, senior housing, and transitional housing.					Collaboration, Program	Non-Profit Organizations, Development Community
CC-QOL-3.1.5	Partner with nonprofit organizations to create a city program that assists elderly, disabled, and low-income residents with home repairs, yard maintenance, and weatherization.					Collaboration, Program	Non-Profit Organizations, General Public
CC-QOL-3.1.6	Collaborate with HUD, the Oklahoma Medicaid Agency, and nonprofit organizations to facilitate in-home services for disabled residents.					Collaboration, Program	Other Governments, General Public, Non-Profit Organizations

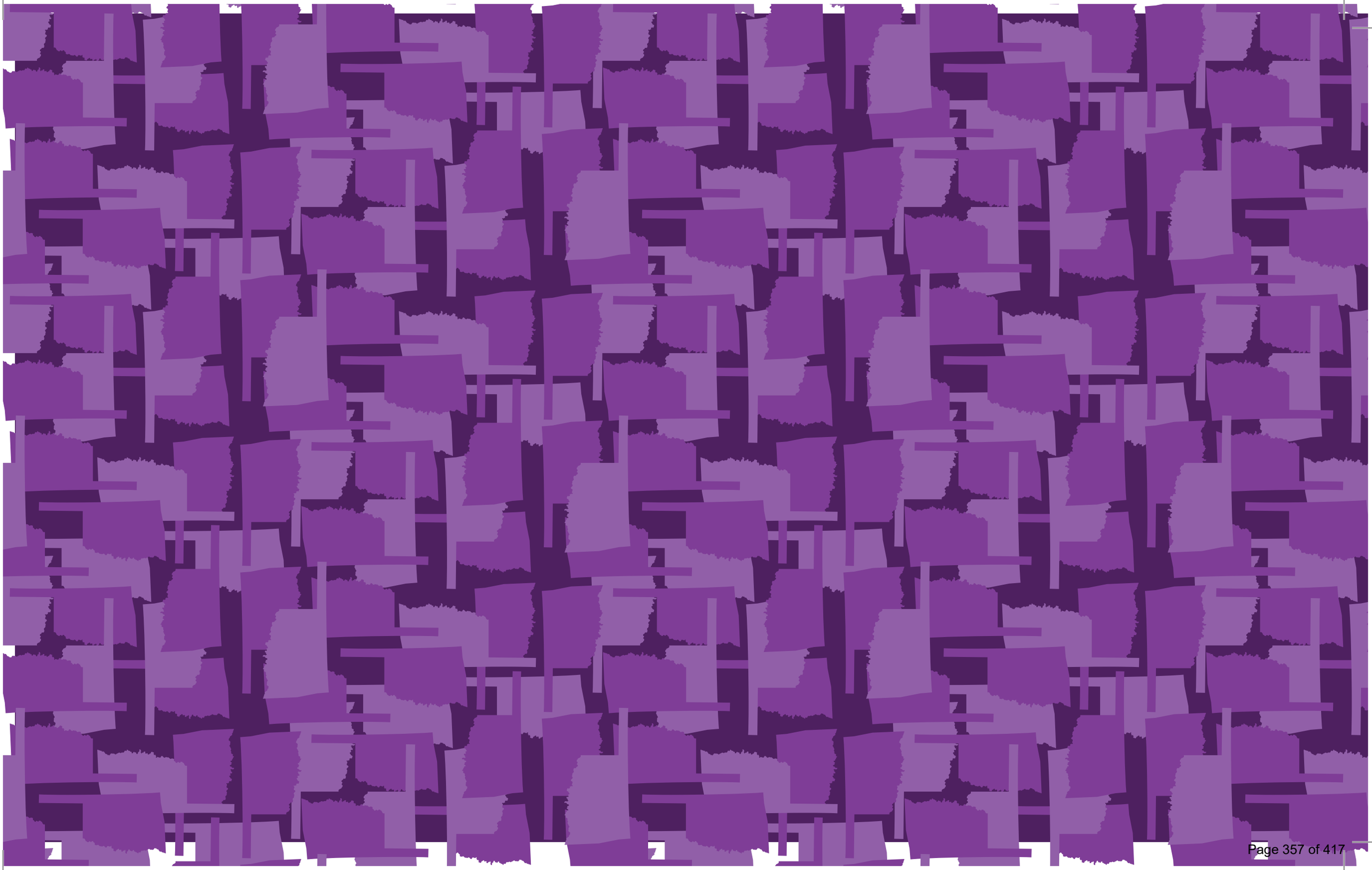
COMMUNITY CHARACTER & QUALITY OF LIFE IN PROGRESS

GOAL 3. IMPROVE AND EXPAND THE CITY'S INVENTORY OF BOTH PRIVATE AND PUBLIC SUPPORT SERVICES (CONTINUED).

CC-QOL-3.1.7	Support aging-in-place by providing support and resources to developers, homeowners, and tenants who build or renovate housing to be ADA-accessible.					Policy, Code Amendment, Program	General Public, Development Community, Property Owners
CC-QOL-3.1.8	Partner with the Chickasaw Nation and other local tribes to facilitate tribal-provided housing assistance for Native American residents.					Collaboration, Program	Other Governments
CC-QOL-3.2	Support opportunities for residents to pursue lifelong learning, higher education, and job training.						
CC-QOL-3.2.1	Partner with USAO, Canadian Valley Technology Center, Chickasha Public Schools, Chickasha Public Library, and other local institutions to offer affordable, cross-institutional classes for community members of all ages, abilities, and incomes.					Collaboration, Program	Non-Profit Organizations
CC-QOL-3.2.2	Provide reliable, frequent public transit or on-demand service to educational and training facilities, ensuring residents have easy, affordable access to learning and job training opportunities.					Investment, Program	Consultant, General Public, Non-Profit Organizations
CC-QOL-3.2.3	Establish a joint City Council/School Board Committee to explore resource allocation, facility construction, and collaborations that address the evolving needs of students and the community.					Collaboration, Program	General Public, Non-Profit Organizations
CC-QOL-3.2.4	Collaborate with the Chickasaw Nation and other local tribes to facilitate tribal-provided education and training opportunities to Native American residents.					Collaboration, Program	Other Governments

GOAL 3. IMPROVE AND EXPAND THE CITY'S INVENTORY OF BOTH PRIVATE AND PUBLIC SUPPORT SERVICES (CONTINUED).

CC-QOL-3.3	Create an environment that supports diverse opportunities for residents of all abilities and incomes to improve and maintain their own physical and mental health.						
CC-QOL-3.3.1	Collaborate with nonprofit organizations, developers, local businesses, and other governments to expand and increase health and wellness facilities, programs, and activities throughout the community.					Collaboration, Program	Other Governments, Non-Profit Organizations, General Public, Development Community
CC-QOL-3.3.2	Provide microgrants, microloans, or technical assistance to local nonprofits to host health-focused activities such as fun runs, resource fairs, mobile clinics, and mental health classes.					Collaboration, Program, Investment	General Public, Non-Profit Organizations
CC-QOL-3.3.3	Improve food security and access to healthy options by supporting community gardens and orchards, expanding the farmers market, and partnering with local and regional food banks.					Collaboration, Program	General Public, Non-Profit Organizations
CC-QOL-3.3.4	Increase healthcare access by partnering with providers, hosting mobile healthcare services, and offering support and resources for health providers to open locations in Chickasha.					Collaboration, Program	General Public, Non-Profit Organizations



II. APPENDIX

POTENTIAL FUNDING MECHANISMS & RESOURCES

The following section outlines potential funding sources – including but not limited to grants, partnerships, incentive mechanisms – available as of 2024 to support the strategies outlined in the Implementation Plan. This list is not exhaustive but consists of commonly used sources.

Although these are organized by each of the chapters of this Plan, some funding sources overlap, or a project can be adjusted to meet the requirements of a grant in a related category. Therefore, when planning a project and searching for funding, consider opportunities outside each chapter category as well.

LAND USE

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

CDBG grants, offered by the U.S. Department of Housing and Urban Development (HUD), provide funds to support a wide range of community development activities, including infrastructure improvements, affordable housing, and economic development initiatives.

BUILDING RESILIENT INFRASTRUCTURE AND COMMUNITIES (BRIC)

The BRIC grant opportunity, administered through FEMA, provides funding to enhance community resilience in the face of natural disasters and hazards. It supports projects related to infrastructure, land use planning, and utilities to help communities better withstand and recover from disasters. BRIC promotes the development of resilient systems and strategies, ultimately improving public safety and the long-term sustainability of communities.

ENVIRONMENTAL PROTECTION AGENCY (EPA) BROWNFIELDS GRANTS

The EPA offers grants to assess and clean up contaminated or underutilized properties, helping municipalities revitalize and repurpose land for community development.

INFRASTRUCTURE & PUBLIC SERVICES

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

CDBG grants, offered by the U.S. Department of Housing and Urban Development (HUD), provide funds to support a wide range of community development activities, including infrastructure improvements, affordable housing, and economic development initiatives.

CLEAN WATER STATE REVOLVING FUND (CWSRF)

The CWSRF is a low-interest loan program to assist communities with wastewater and pollution control projects such as municipal wastewater or green infrastructure, Non-Point Source implementation, flood mitigation, stormwater infrastructure projects eligible under the Clean Water Act, or the refinance of existing debt for these purposes. The program is funded by EPA capitalization grants, state matching funds, loan repayments, investment earnings, and bonds.

BUILDING RESILIENT INFRASTRUCTURE AND COMMUNITIES (BRIC)

The BRIC grant opportunity, administered through FEMA, provides funding to enhance community resilience in the face of natural disasters and hazards. It supports projects related to infrastructure, land use planning, and utilities to help communities better withstand and recover from disasters. BRIC promotes the development of resilient systems and strategies, ultimately improving public safety and the long-term sustainability of communities.

EMERGENCY MANAGEMENT PERFORMANCE GRANTS (EMPG)

EMPG grants, administered by FEMA, support state and local governments in enhancing emergency management capabilities and preparedness for natural disasters, including infrastructure resilience planning.

MUNICIPAL BONDS

Chickasha can use bonds to finance projects, repaying them over time with tax revenue or other funds, to support economic growth through initiatives like infrastructure upgrades and community development, enhancing the community and fostering long-term economic development

GENERAL FUNDS

Typically funded by sales and use tax revenue, general funds can be strategically directed to projects like infrastructure, small business support, tourism promotion, and technology initiatives, all of which attract businesses, create jobs, and improve the community's economic vitality. In addition, general funds can enhance the quality of life, streamline regulations, and support public-private partnerships, contributing to local economic growth and prosperity.

TRANSPORTATION & MOBILITY

TRANSPORTATION INFRASTRUCTURE FINANCE AND INNOVATION ACT (TIFIA)

TIFIA is a federal program that provides low-interest loans, loan guarantees, and lines of credit for qualified projects of regional and national significance. Many large-scale, surface transportation projects including highway, transit, railroad, and intermodal freight, are eligible for assistance. Eligible applicants include state and local governments, transit agencies, railroad companies, special authorities, special districts, and private entities.

SURFACE TRANSPORTATION BLOCK GRANT (STBG)

The Surface Transportation Block Grant (STBG) Program is a federal grant program in the United States that provides funding to state and local governments for a wide range of surface transportation projects. Administered by the Federal Highway Administration (FHWA), STBG grants are designed to support the planning, design, construction, and improvement of various transportation infrastructure, including roads, bridges, public transit systems, bicycle and pedestrian facilities, and more.

CONGESTION MITIGATION AND AIR QUALITY IMPROVEMENT (CMAQ) PROGRAM

Administered by the Federal Highway Administration, the CMAQ program was implemented to support surface transportation projects and other related efforts that contribute air quality improvements and provide congestion relief. Eligible activities include electric bicycle and pedestrian facilities, non-construction projects related to safe bicycling usage, and State bicycle/pedestrian coordination positions.

TRIBAL TRANSPORTATION PROGRAM (TTP)

The TTP aims to provide safe transportation on or near Tribal land, serving various groups, including Tribal governments, visitors, recreation and resource users. TTP funds can be used for various purposes, including pedestrian walkways, bicycle facilities, traffic control devices, shelters, educational activities for bicycle safety, and modifying sidewalks near Tribal transportation facilities.

PEOPLEFORBIKES COMMUNITY GRANT

The PeopleForBikes Community Grant Program provides funding for important projects that make bicycling better in communities across the U.S. These projects include bike paths, lanes, and trails; mountain bike and BMX facilities; pike parks and pump tracks; bike racks and bike repair stations; and large-scale bicycle advocacy initiatives.

AMERICA WALKS COMMUNITY CHANGE GRANT

The America Walks grant, offered by the nonprofit organization, supports community initiatives for walkability and pedestrian safety. It funds projects like pedestrian infrastructure and policy advocacy. It can also finance temporary pop-up projects to improve public spaces, encouraging safety and awareness for pedestrians and cyclists. These projects can be independent or part of larger initiatives like road resurfacing and often include temporary

elements like paint, hay bales, traffic cones, and planters to prototype improvements, sometimes aligning with events like Walk and Bike to School Day to raise awareness.

TSET HEALTHY INCENTIVE GRANT

The TSET Healthy Incentive Grant for Communities is designed to help municipalities adopt and implement best and promising practices for tobacco-free environments, access to healthy foods and physical activity opportunities in an effort to improve the health and quality of life for residents.

HOUSING & NEIGHBORHOODS

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

CDBG grants, offered by the U.S. Department of Housing and Urban Development (HUD), provide funds to support a wide range of community development activities, including infrastructure improvements, affordable housing, and economic development initiatives.

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

Administered by the U.S. Department of Housing and Urban Development (HUD), the HOME program provides grants to state and local governments to fund affordable housing development, rehabilitation, and rental assistance for low-income households.

AARP COMMUNITY CHALLENGE

The AARP Community Challenge provides small grants to fund quick-action projects that can help communities become more livable for people of all ages. Applications are accepted for projects to improve public spaces, housing, transportation, civic engagement, coronavirus recovery, diversity and inclusion, and more.

OLDER ADULT HOME MODIFICATION GRANT PROGRAM (OAHMP)

Administered by HUD, the OAHMP grant program assists local governments in implementing comprehensive initiatives that enhance the safety and functionality of homes through low-cost modifications, reducing the risk of falls, improving overall safety, and enhancing accessibility for low-income seniors. The program's objective is to enable older adults to "age in place" by remaining in their homes, rather than relocating to nursing homes or assisted care facilities.

HEALTHY HOMES PRODUCTION BLOCK GRANT PROGRAM (HHP)

The HHD program aims to safeguard vulnerable residents from housing-related health and safety hazards, especially in low-income housing with a focus on units housing families with children, older adults, and people with disabilities. It encourages cost-effective, replicable healthy home practices, public education, and local capacity-building for hazard prevention. Collaboration between health and housing agencies is promoted, economic opportunities for low-income individuals are prioritized, and the program is integrated with housing rehabilitation and property maintenance efforts.

NATIONAL ENDOWMENT FOR THE ARTS (NEA) GRANTS

The NEA offers grants that support public art installations and creative placemaking initiatives within communities, contributing to cultural and urban development.

COMMUNITY PLACEMAKING GRANT

Administered by Project for Public Spaces, the Community Placemaking Grant enables local government agencies to create equitable and accessible public spaces through physical and programmatic improvements. Each selected recipient will receive:

- $100,000 in funding for physical and programmatic improvements to a public space
- Design, research, community engagement, and implementation support from the Project for Public Spaces team
- Leadership development opportunities to meet and learn from fellow grantees and participate in Project for Public Spaces trainings and conferences.

ECONOMY & DOWNTOWN

COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)

CDBG funds, administered by the U.S. Department of Housing and Urban Development (HUD), support a wide range of community development projects, including those aimed at creating jobs and fostering economic growth.

TAX INCREMENT FINANCING (TIF)

TIF allows municipalities to capture increased property tax revenue generated by a development project within a designated district. These funds can be reinvested in infrastructure, public amenities, and other projects that support economic growth.

BUSINESS IMPROVEMENT DISTRICT (BID)

BIDs are publicly sanctioned organizations managed by a public or nonprofit board of residents, business owners, property owners, city officials, and other stakeholders within the BID. BIDs generate revenue for public services and improvements within the district through an additional self-tax on residents and businesses and property owners within the clearly defined boundaries of the district. Requirements to establish a BID vary, but typically the majority or all of stakeholders within the boundary must agree to the tax and to its renewal.

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GENERAL FUNDS

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PARKS & RECREATION

LAND AND WATER CONSERVATION FUND

LWCF provides federal matching grants to states and local governments to support the acquisition and development of public outdoor recreation areas and facilities, including parks and open spaces. To be eligible, states have to prepare a Statewide Comprehensive Outdoor Recreation Plan (SCORP) and updated it every five years. All applications must align with the priorities in the SCORP.

NPS RIVERS, TRAILS, AND CONSERVATION ASSISTANCE PROGRAM

The National Parks Service's (NPS) "Rivers, Trails and Conservation Assistance Program" (RTCA) is designed to provide communities technical assistance to conserve rivers, preserve open space, and develop trails and greenways. The RTCA program also implements the natural resource conservation and outdoor recreation mission of the National Park Service in communities across America.

THE RECREATIONAL TRAILS PROGRAM (RTP)

A state-administered, federal aid program managed through the Oklahoma Tourism and Recreation Department (OTRD) and the Federal Highway Administration (FHWA) in consultation with the Department of Transportation. The Recreational Trails Program is a reimbursable 80/20 matching grant to develop and maintain recreational trails and trail-related facilities for motorized and nonmotorized recreational trail uses.

T-MOBILE HOMETOWN GRANTS

Elected officials, town managers/employees, tribal leaders, or nonprofit community leaders from small towns with population less than 50,000 can apply for up to $50,000 for shovel-ready projects that help foster local community connections. Examples of eligible projects include, but are not limited to, adaptive uses of older and historic buildings into community gathering spaces, improvements to outdoor parks or trails, and technology projects for the public library.

COMMUNITY CHARACTER & QUALITY OF LIFE

COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)

CDBG funds can be used to support a range of projects that enhance community health, well-being, and quality of life, including affordable housing and social services.

EMERGENCY MANAGEMENT PERFORMANCE GRANTS (EMPG)

EMPG grants, administered by FEMA, support state and local governments in enhancing emergency management capabilities and preparedness for natural disasters, including infrastructure resilience planning.

AARP COMMUNITY CHALLENGE

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TSET HEALTHY INCENTIVE GRANT

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WALMART LOCAL COMMUNITY GRANT

The Walmart Local Community Grant is a program designed to support local governments that are requesting funds to address specific community needs. Typically modest in size, these funds can be used for a variety of projects and programs, ranging from education and healthcare to healthy eating and diversity and inclusion. The focus is on enhancing the quality of life within local communities where Walmart operates.

THE FRUIT TREE PLANTING FOUNDATION GRANT PROGRAM

Municipal entities, local nonprofits and public schools are eligible to apply to support the planting of fruitful trees and plants to alleviate hunger, combat global warming, strengthen communities and improve the surrounding environment. Trees can be planted at community gardens, city parks, low-income neighborhoods, schools, and other locations where they will serve the greater community. The Foundation provides high-quality trees and shrubs, equipment, on-site orchard design expertise and oversight, horticultural workshops, and aftercare training and manuals.

MUNICIPAL BONDS

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GENERAL FUNDS

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COMMUNITY ENGAGEMENT SUMMARY

COMMUNITY SURVEY

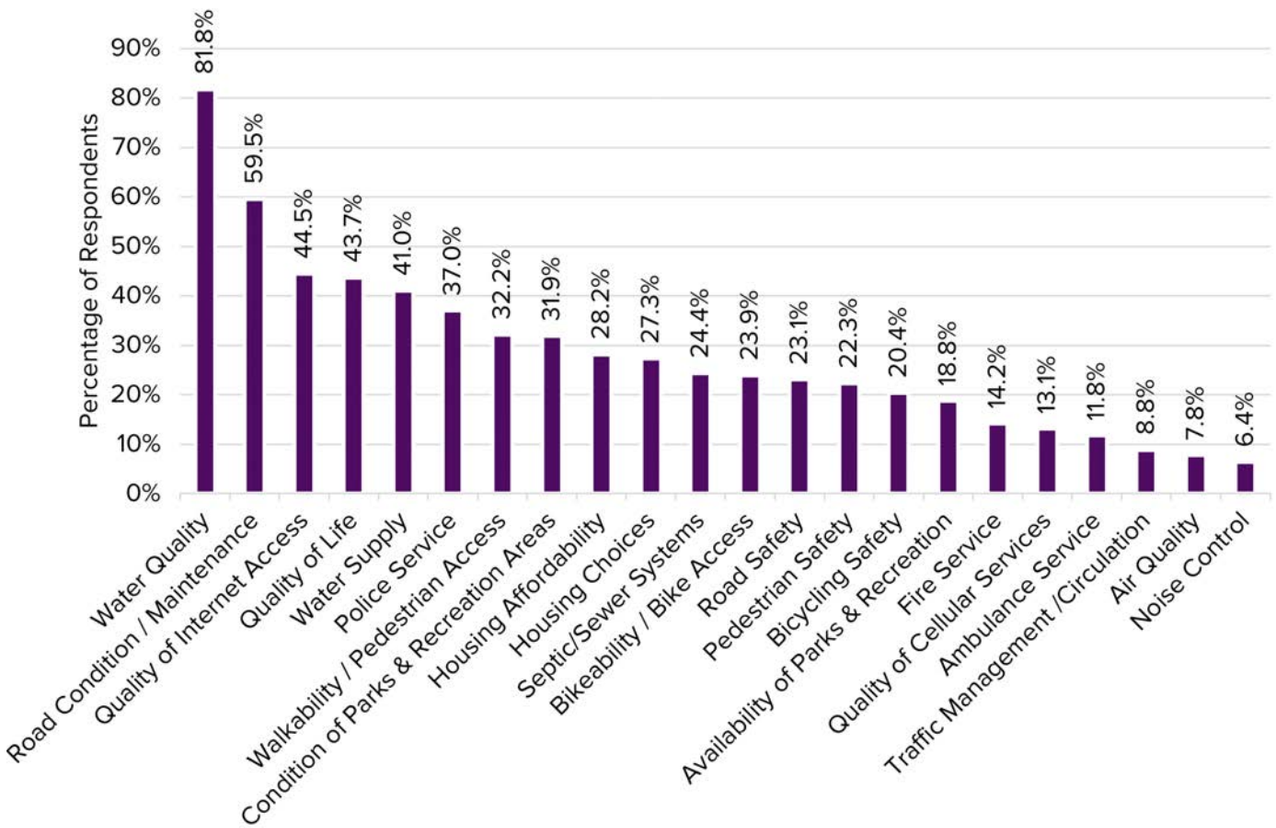
The following charts represent the results of Onward Chickasha's first community survey which had 375 total responses (292 online and 83 paper).

The purpose of this survey was to gather local knowledge and opinions about Chickasha, which helped identify gaps in existing conditions data and provided a foundation for the development of the Vision, Goals, Objectives, and Strategies, based on community priorities. The demographic-centered questions at the end of the Community Survey were only used to help the Team understand which groups of people were and were not participating so that adjustments could be made to make the process more accessible.

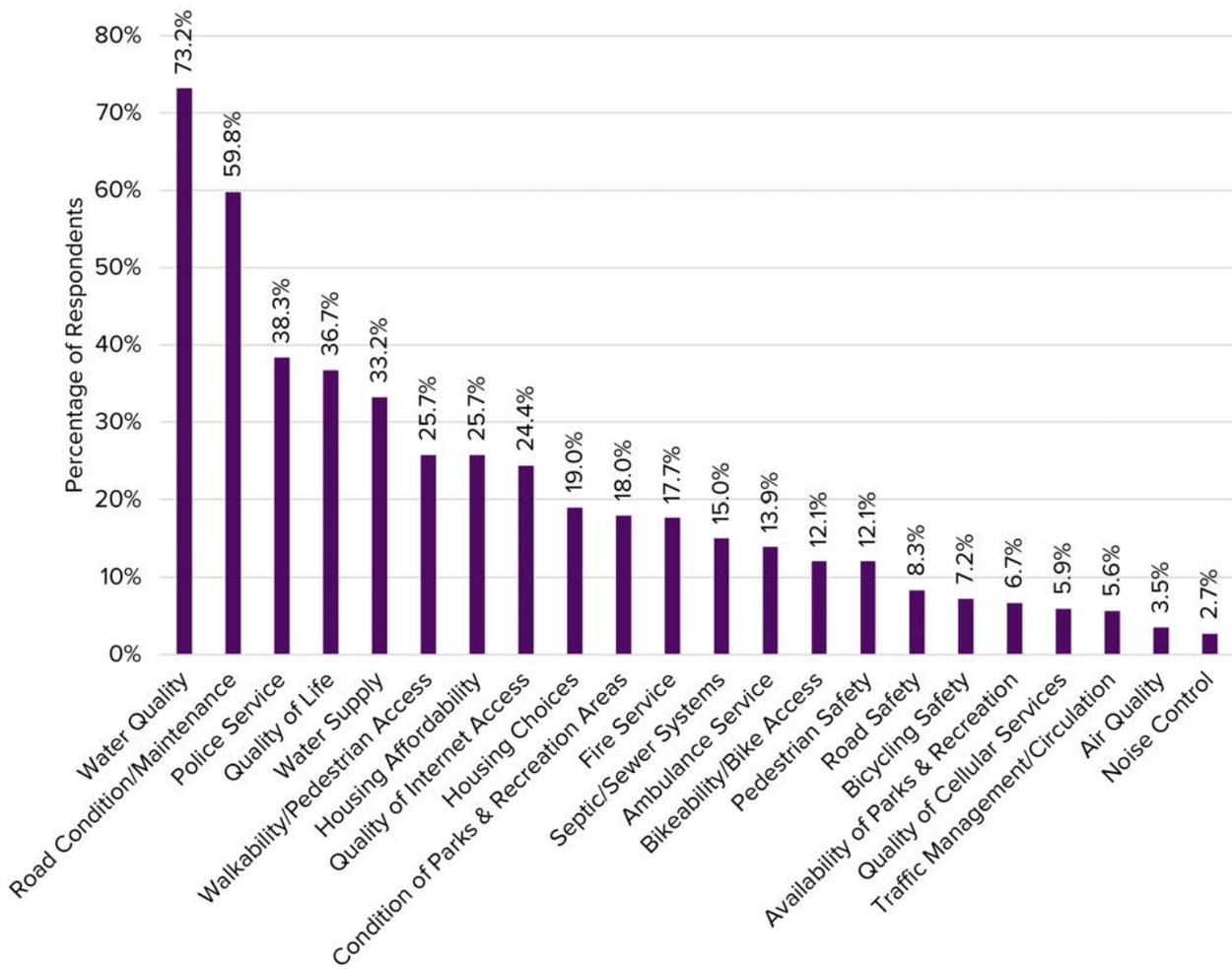
To maximize accessibility, the Project Team distributed the Community Survey both digitally through the Onward Chickasha engagement platform and as printed surveys placed at community nodes, such as City Hall, the public library, senior living centers, and at community meetings; the survey was available to the public from December 20, 2022-April 3, 2023. The compiled results were then coded, calculated, and analyzed according to the number of people who selected each choice.

In order to achieve statistical significance with a p-value of 5%, the goal was to receive 375 survey responses, which was met. Although there are limitations to the methodology used, the high number of responses allows the results to be generalized to the whole population of Chickasha.

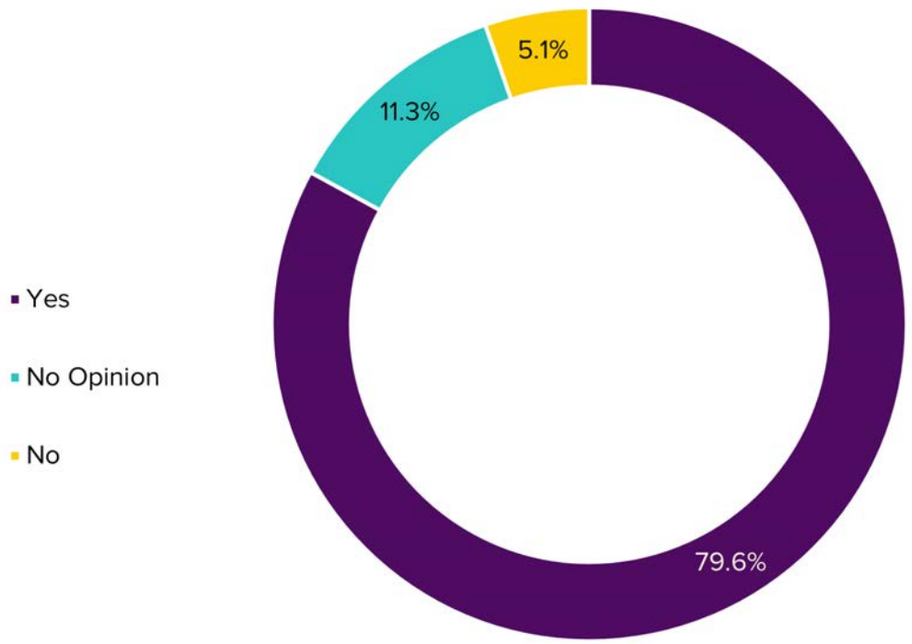
1. Looking into the FUTURE, the City needs to focus more effort on: (Multiple choice; any number of selections possible)



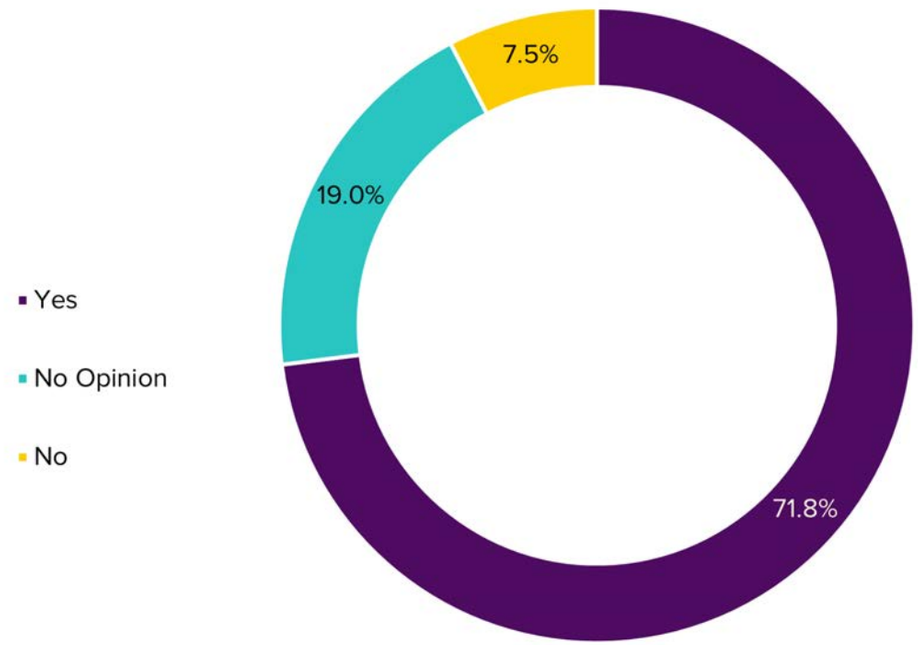
2. What do you feel are the five (5) most important issues? (Multiple choice; any number of selections possible)



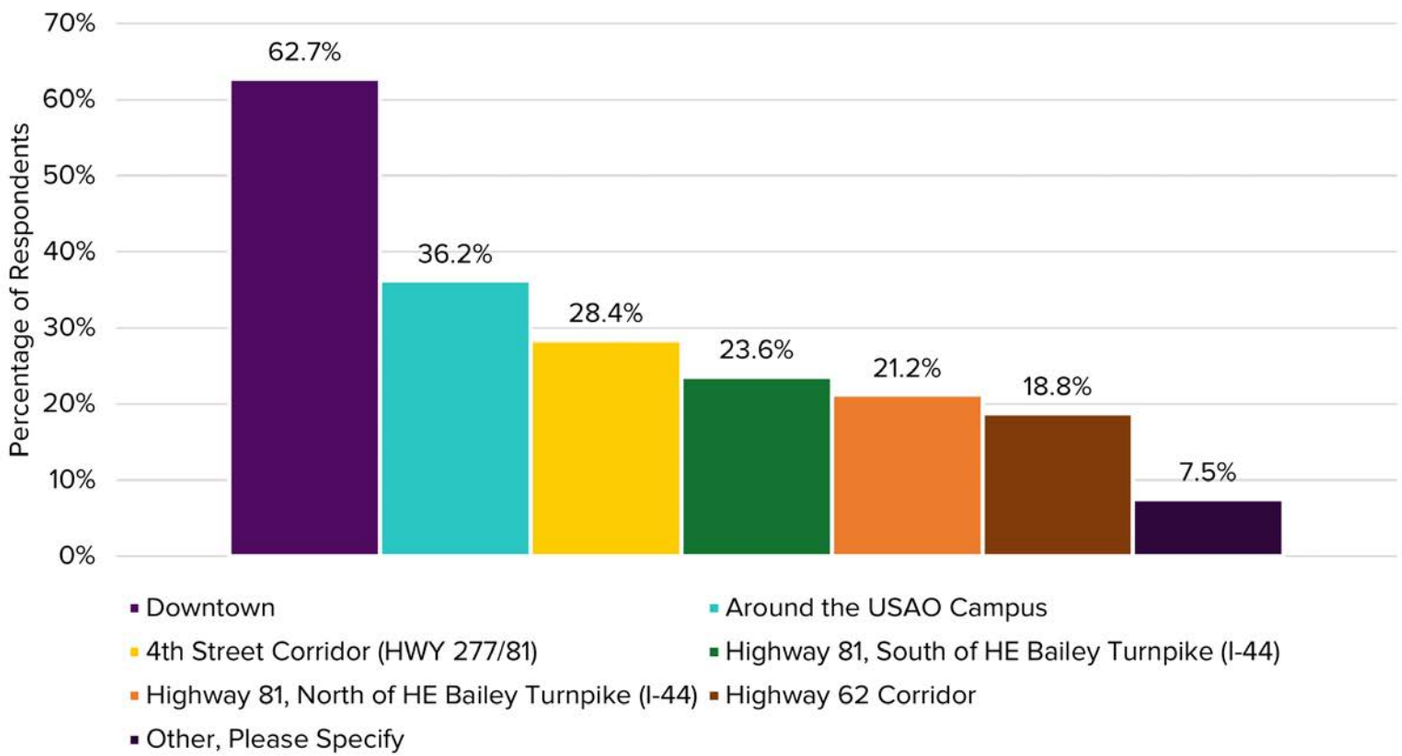
3. **Should the City expand opportunities for retail and commercial business? (Multiple choice; one selection possible)**



4. **Should the City work to preserve natural resources (woodlands, wetlands, wildlife habitat, etc.)? (Multiple choice; one selection possible)**



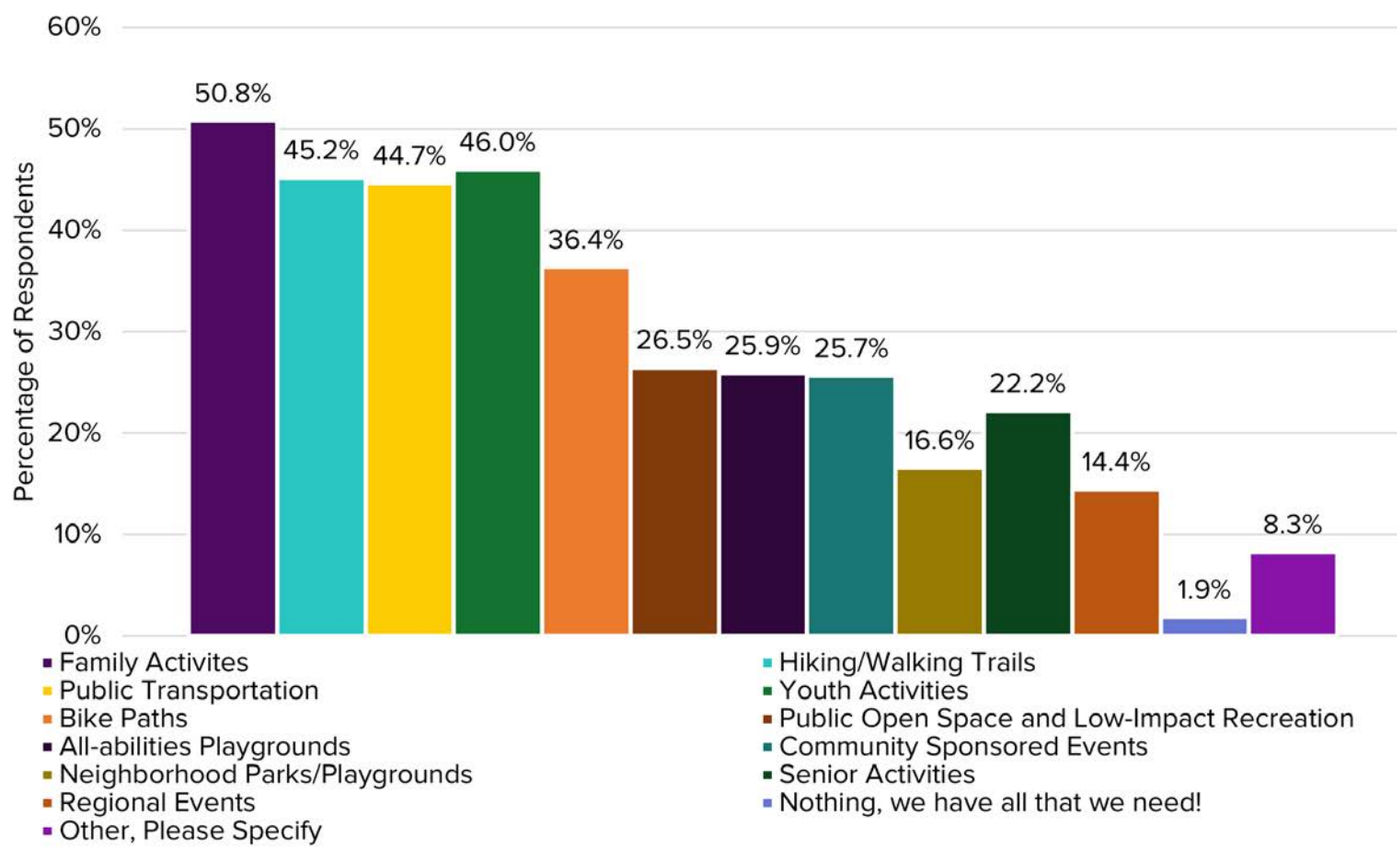
5. Where should the City expand opportunities for retail and commercial business? (Multiple choice; any number of selections possible)



"Other" responses, grouped by topic, included:

- Grand Ave. area
- East side of town
- West side of town
- North side of town
- Industrial areas
- Invest in existing businesses/infrastructure
- Entire city/Anywhere
- HWY 81 Bypass
- Unsure
- All of the above
- Ponderosa Dr./Valley View Dr. area
- Higher density/Mixed-Use areas
- Fairgrounds
- Nowhere/Not needed
- 29th St./81 North/62 North area
- Airport
- Hospital area
- Chickasha Sports Complex area
- I-44 east of HWY 81 (between exits 80-83)
- Avoiding environmentally sensitive areas/conserving existing natural areas
- Chickasha Lake

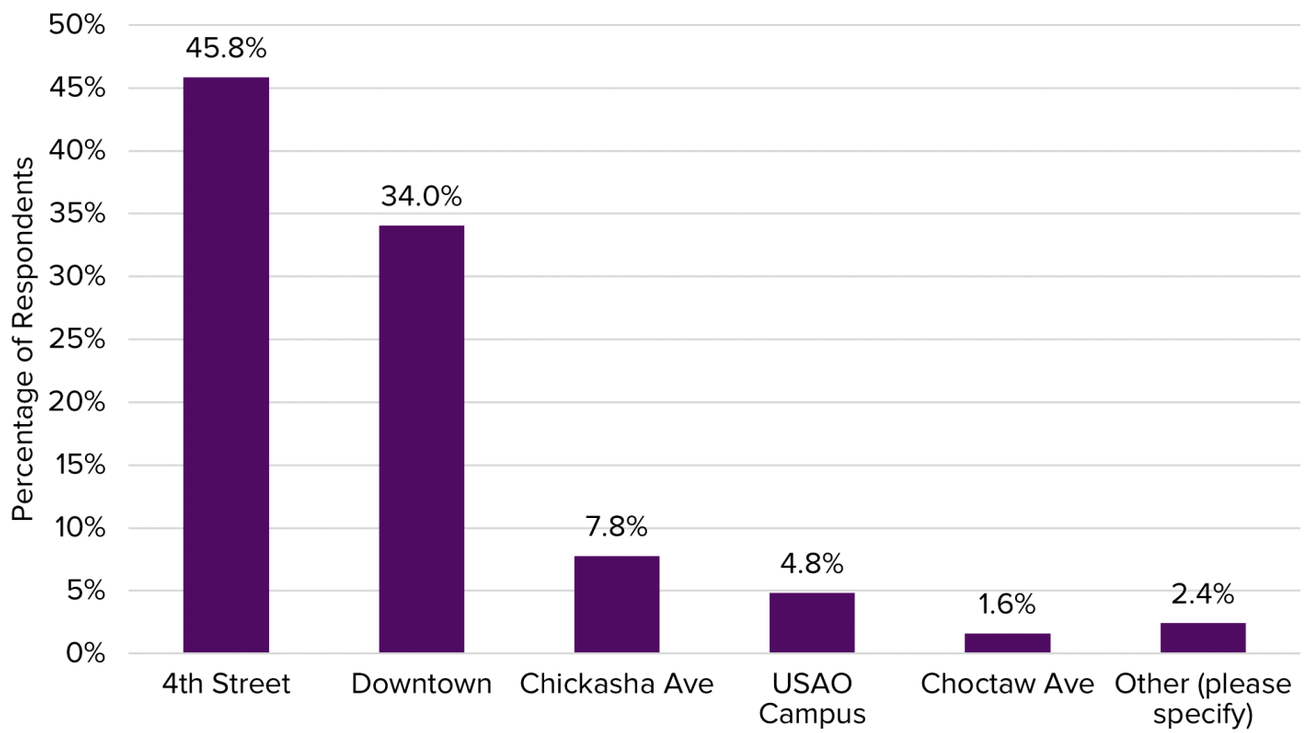
6. Which, if any, of the following does the City need more of?



"Other" responses, grouped by topic, included:

- Young adult activities/New family activities
- Storm shelter(s)
- Sidewalks
- Police
- Community events
- Animal control
- Entertainment
- Physical activity facilities (courts, disc golf, pools, gyms etc.)
- Childcare
- Tram/Trolley
- Lighting
- Senior exercise opportunities
- ADA accessibility
- Services for the unhoused
- Higher paying jobs

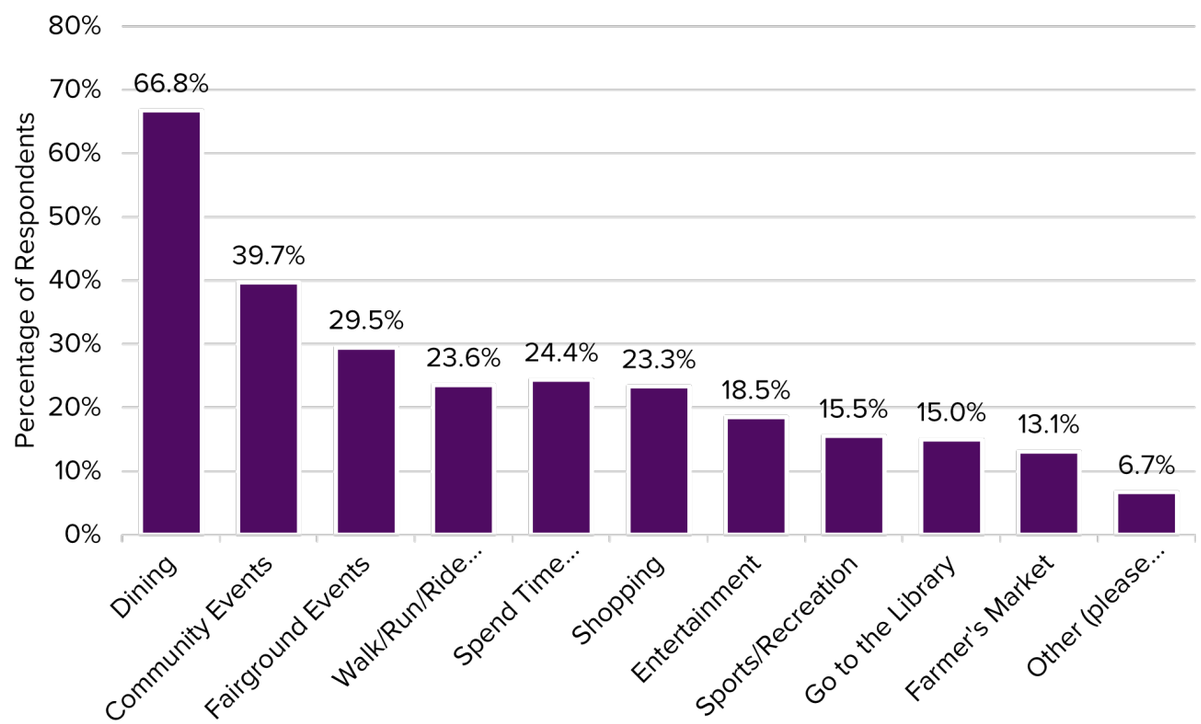
7. What area do you consider to be the core of Chickasha? (Multiple choice; one selection possible)



"Other" responses, grouped by topic, included:

- 4th St. and Grand Ave.
- Shannon Springs Park
- All of Chickasha

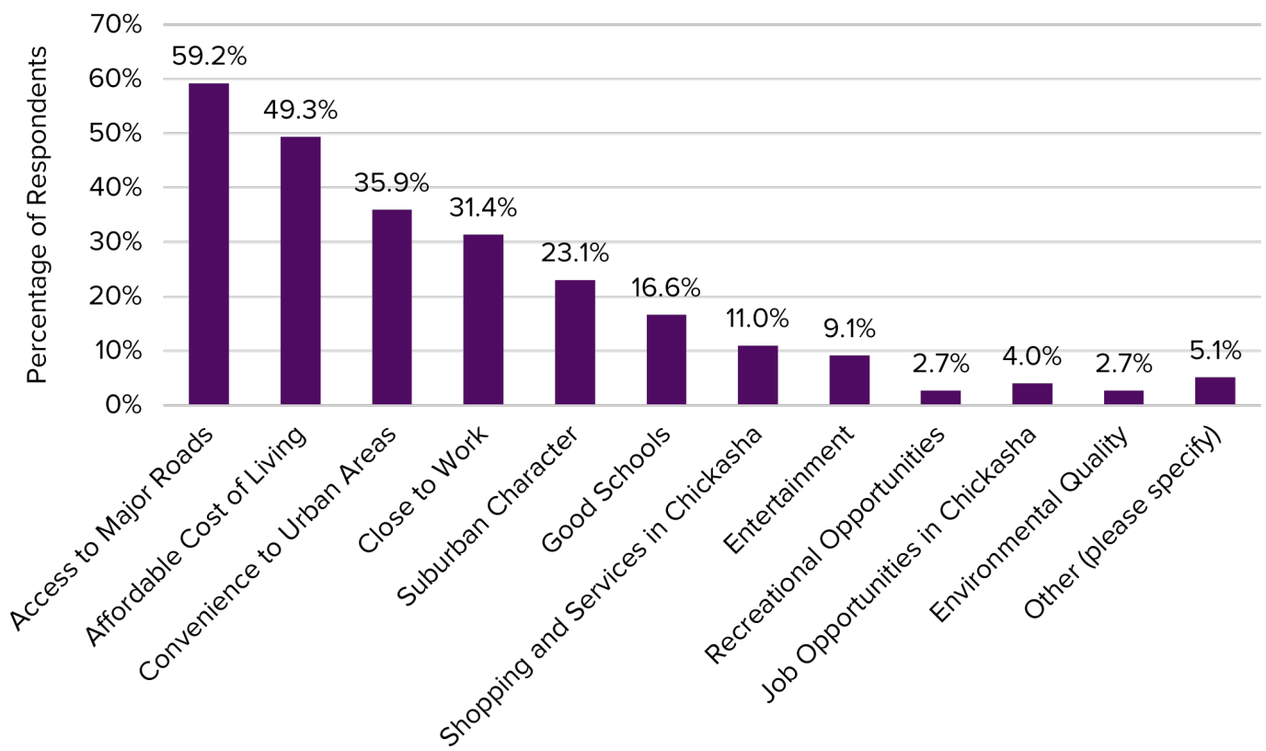
8. What are your top three (3) favorite things to do in Chickasha? (Multiple choice; any number of selections possible)



"Other" responses, grouped by topic, included:

- Outdoor activities/Sports/Exercise
- Socializing
- Arts and culture
- Activities at USAO
- Shopping at temporary/mobile markets
- Community Events
- Church
- Indoor games
- Family time
- Nothing; leave Chickasha for better options in OKC, Norman, and Moore

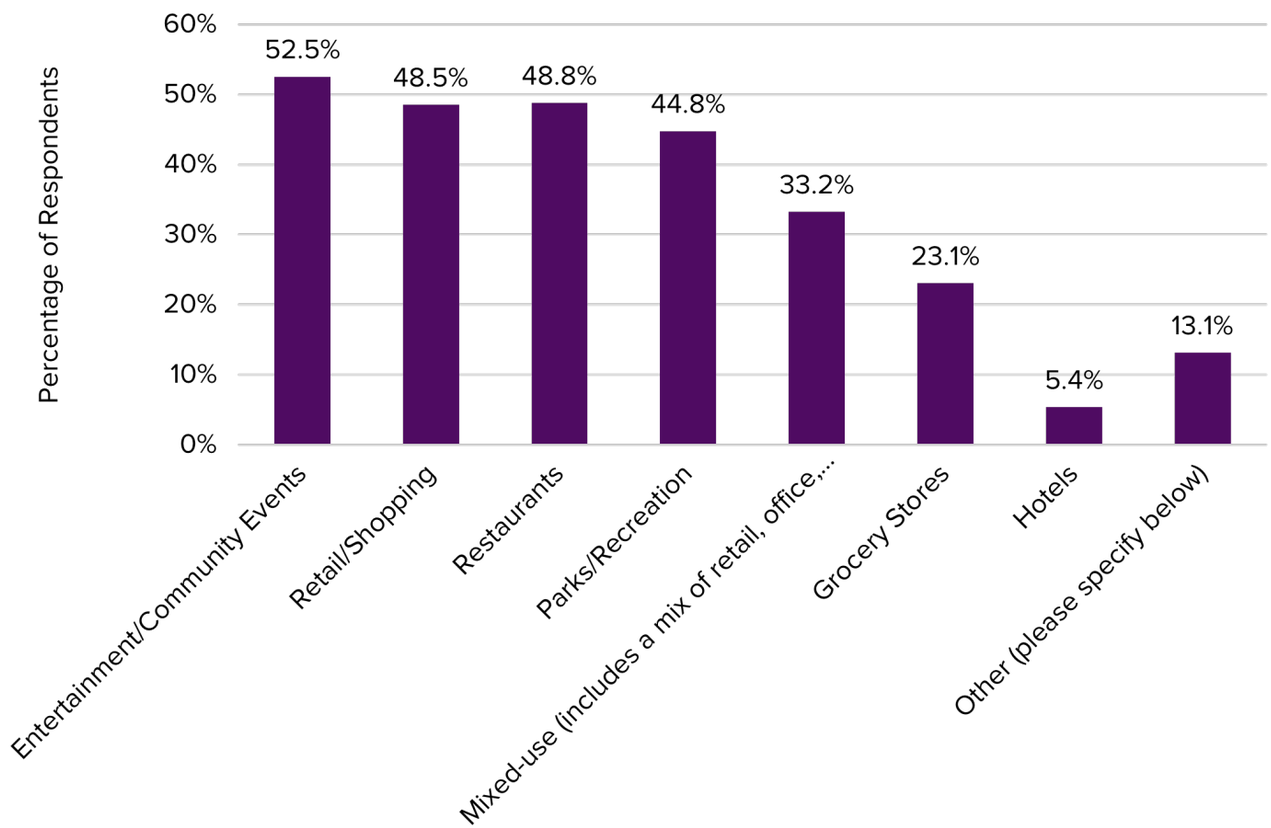
9. What are the City of Chickasha's top three (3) strengths? (Multiple choice; any number of selections possible)



"Other" responses, grouped by topic, included:

- Small/locally-owned businesses
- USAO
- Access to healthcare
- Social network/churches
- Small town character
- Access to nature and recreation

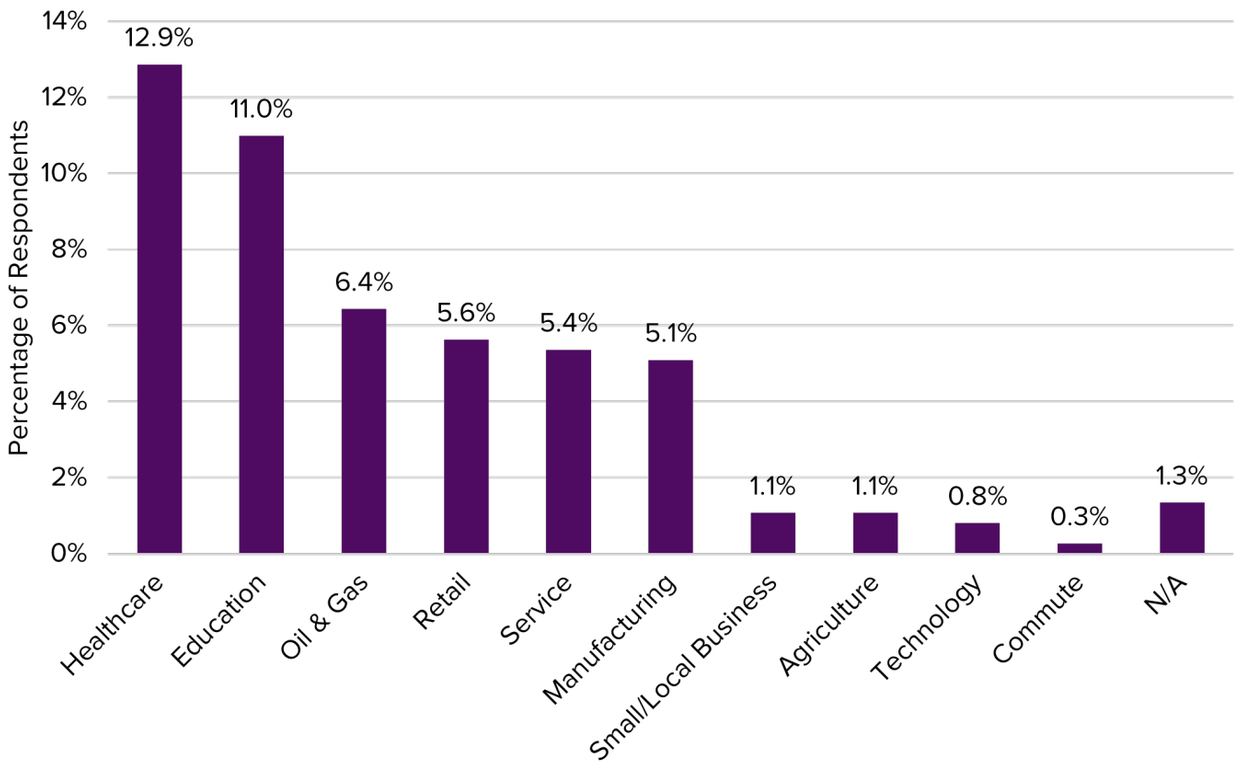
10. What types of developments would you like to see implemented to improve Chickasha? (Multiple choice; any number of selections possible)



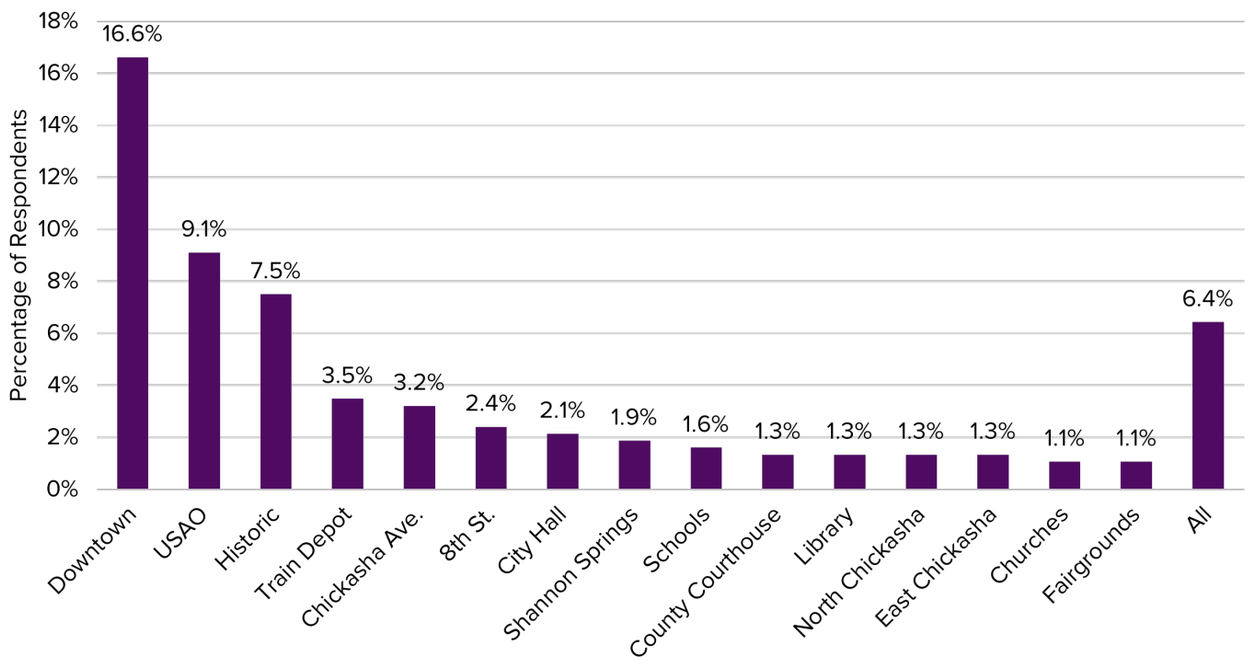
"Other" responses, grouped by topic, included:

- Improving existing infrastructure (streets, sidewalks, water, flood prevention/mitigation, parks, etc.)
- Repair and maintain dilapidated structures
- Multimodal transportation (sidewalks and crosswalks, bike lanes, public transit, etc.)
- Identity building/branding
- Art and culture (public art, artist residencies, etc.)
- Environmentally sustainable/sensitive development
- Housing for vulnerable populations (Senior housing and care options, ADA accessible housing, low-income housing, independent living options, shelter/housing for the unhoused, etc.)
- Affordable housing
- Public health and safety measures
- Indoor and outdoor parks and recreation (especially for children)
- Economic development (quality jobs with livable wages/higher pay, commercial development, manufacturing/industrial, etc.)
- Humane animal control (TNR)
- Coordination with regional networks, library systems, and USAO
- Support services for unhoused population (transitional housing, shelter, public bathrooms and showers, etc.)
- Access to quality education
- Quality of life additions in disinvested areas

11. What is Chickasha's major source of employment? (Free response; short answer)



12. Please list any buildings or neighborhoods that you feel are important to Chickasha. (Free response; short answer)



NOTE: Due to the high number of different free responses, only those that were selected by at least 1% of respondents are included in this chart.

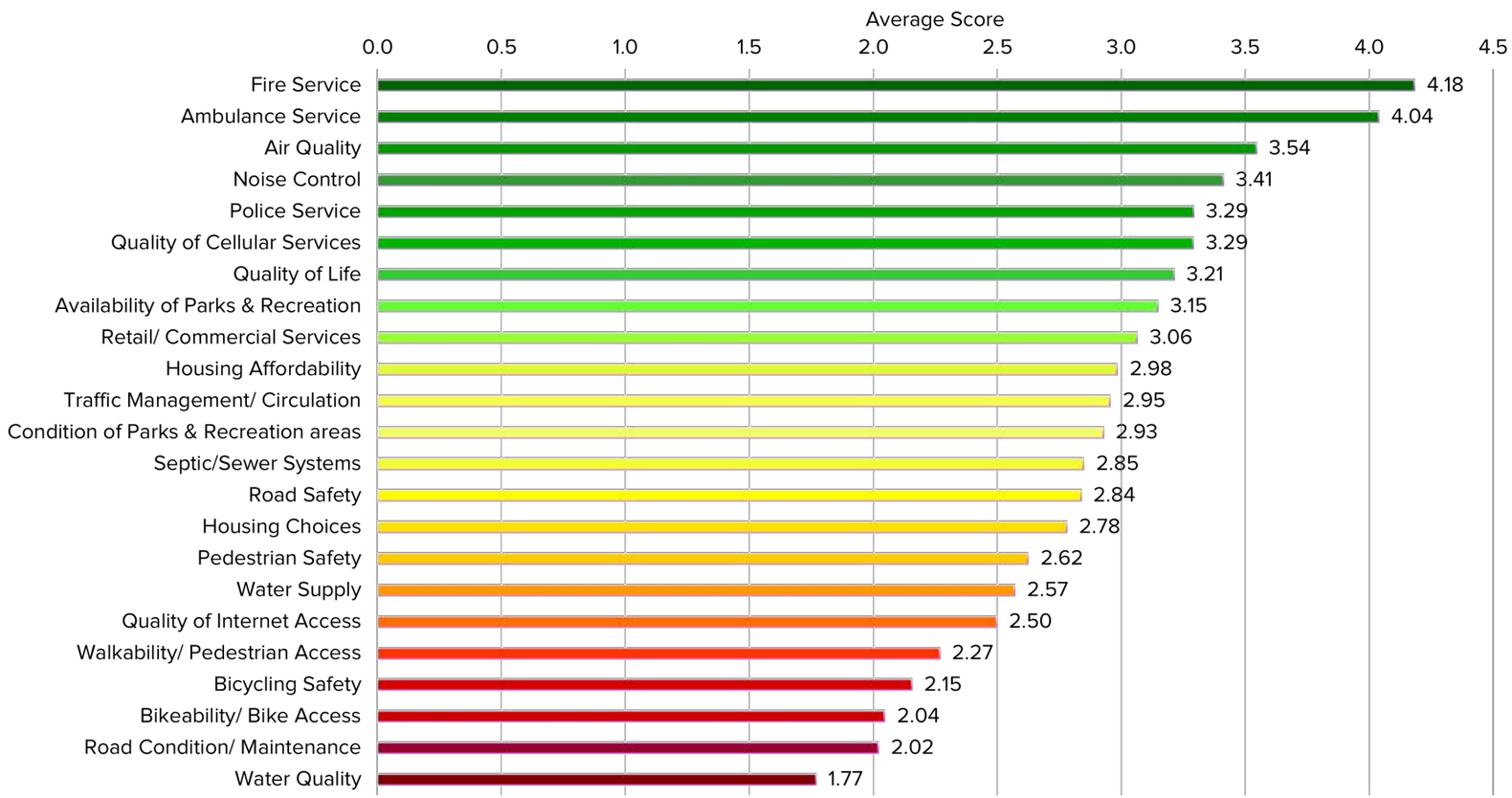
"Other" responses that were selected by less than 1% of participants included:

- Parks
- Hospital
- Chickasha Hotel
- Armory
- Country Club
- Washita Theatre
- LNC Tower
- Bookstore Building
- Bullock Memorial Center
- Sports Complex
- Grocery Stores
- South Chickasha
- West Chickasha
- Streets/Neighborhoods
- Chickasha Ave.
- 8th St.
- Choctaw Ave.
- 4th St.
- Minnesota Ave.

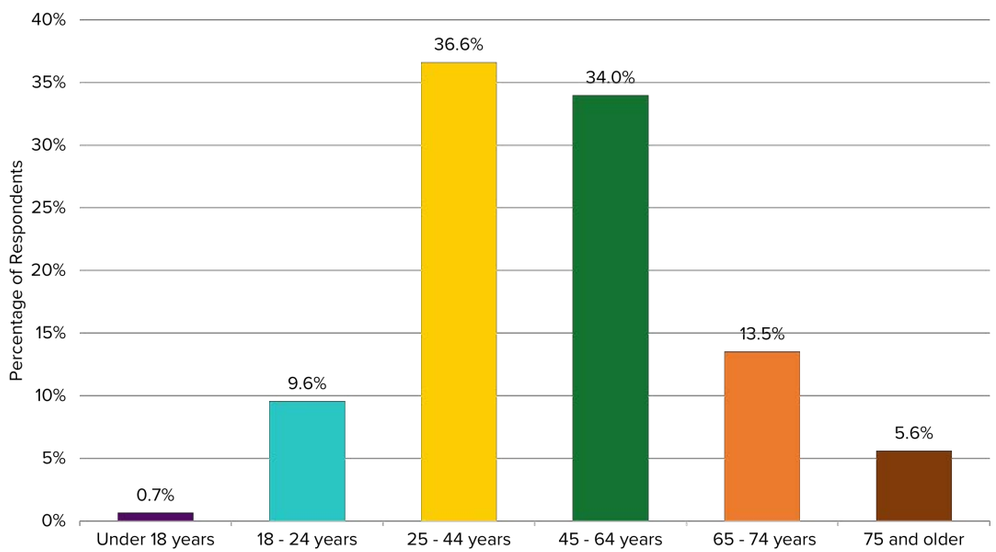
13. How do you envision the City of Chickasha for the year 2050? (Free response; short answer)

NOTE: In order to keep this visualization clean and organized, responses have been grouped into categories based on their content and context. Full responses can be provided by request.

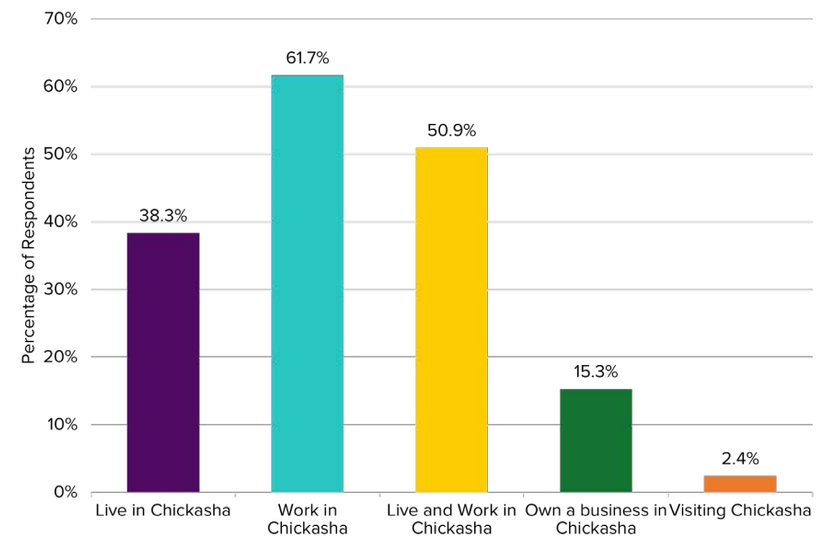
14. Please rate the quality of the following from 1 to 5, with 1 being the lowest (poor) and 5 being the highest (great) (Multiple choice; one selection possible per category)



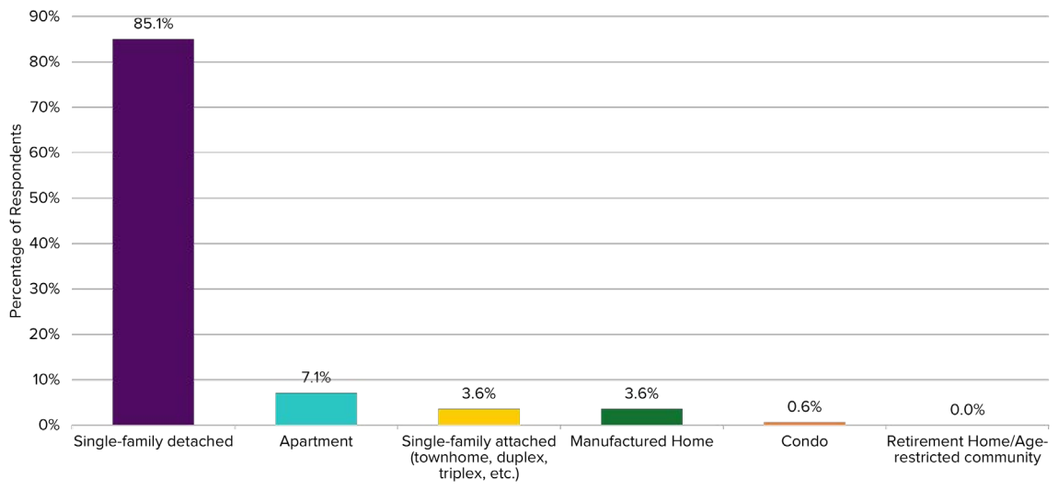
15. What is your current age? (Multiple choice; one selection possible)



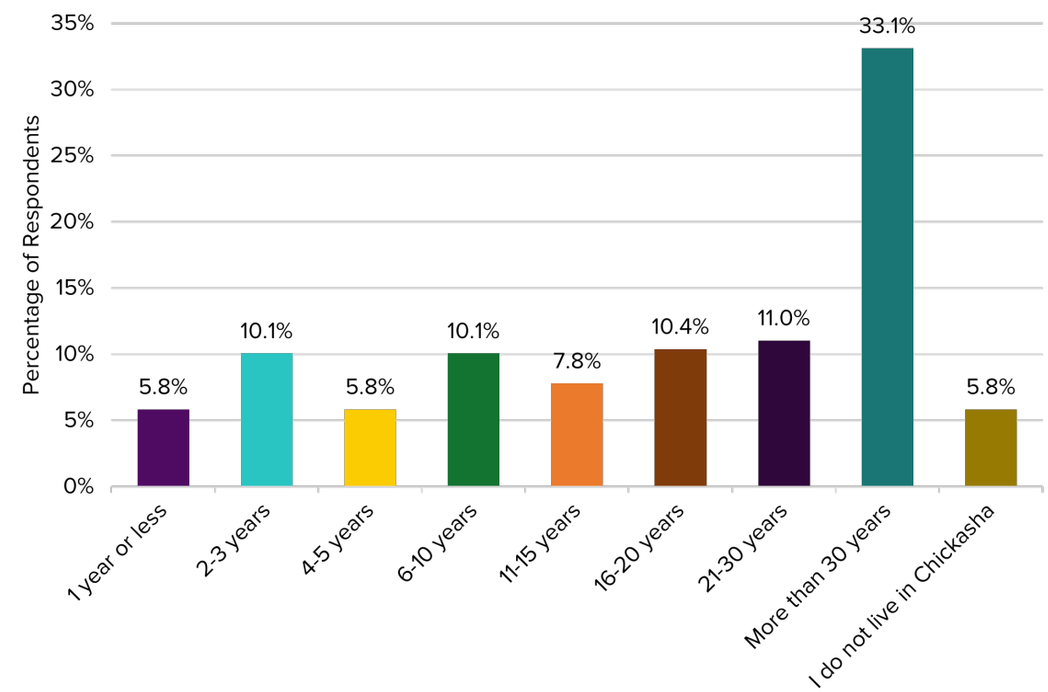
16. What is your association with Chickasha? (Multiple choice; any number of selections possible)



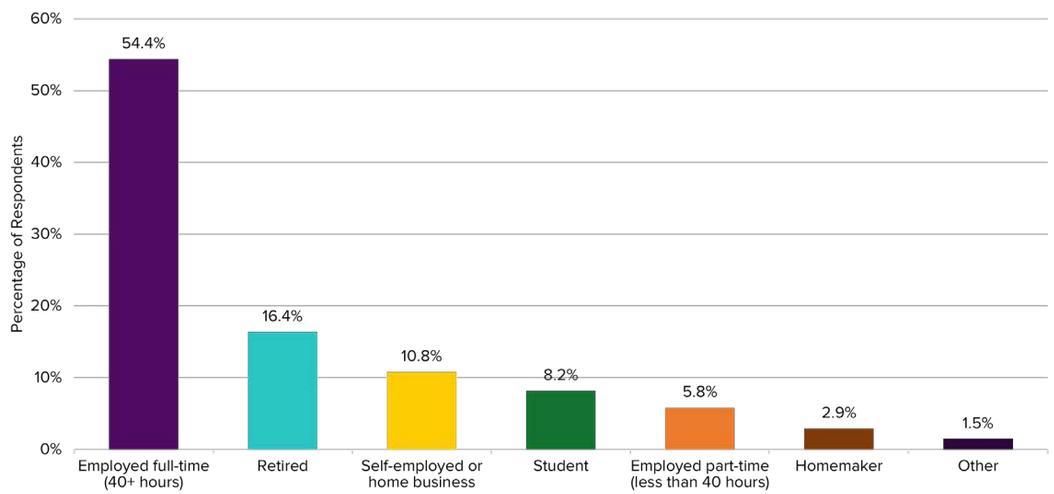
17. If you are a Chickasha resident, what type of dwelling do you live in? (Multiple choice; one selection possible)



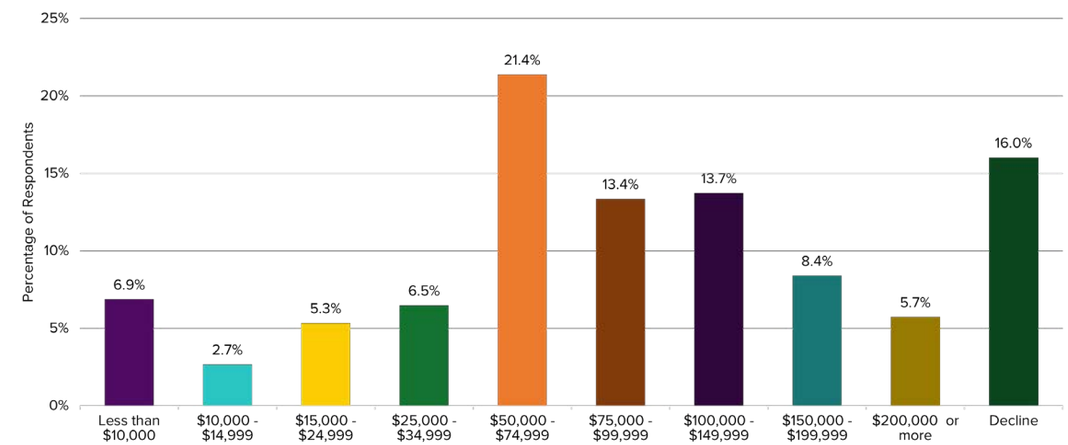
18. How many years have you lived in Chickasha? (Multiple choice; one selection possible)



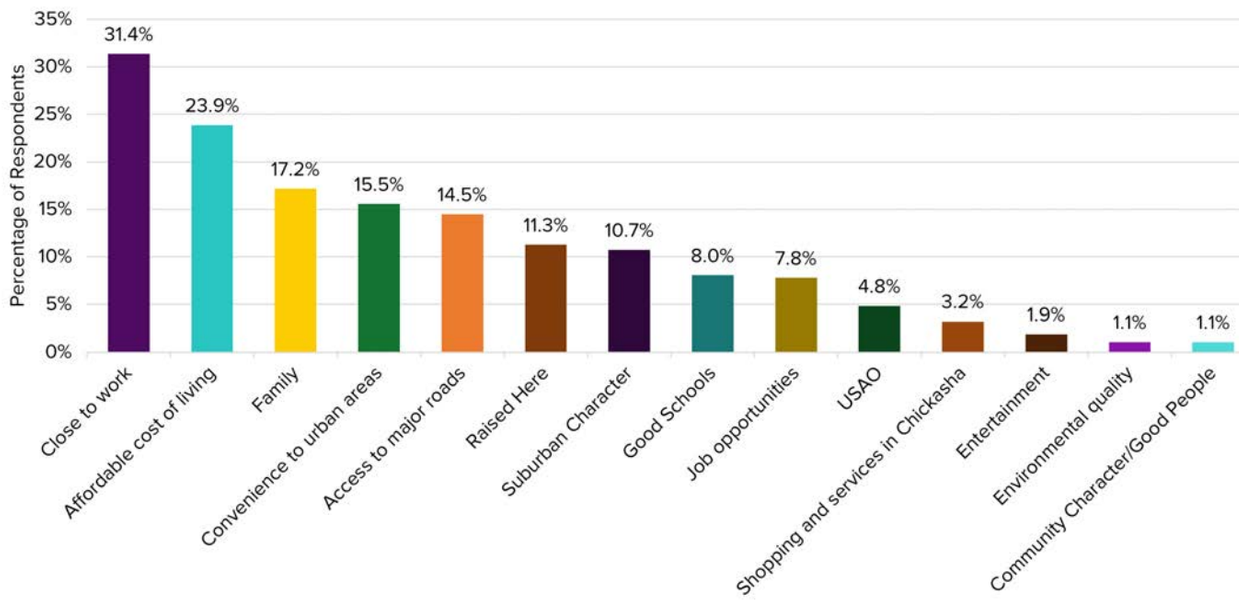
19. What is your employment status? (Multiple choice; one selection possible)



20. What is your yearly total gross income (before taxes)? (Multiple choice; one selection possible)



21. Why did you choose to live in Chickasha? (Multiple choice; any number of selections possible)



Provided and "Other" responses that were selected by less than 1% of participants included:

- Recreational Opportunities
- Friends
- Shelter

NOTE: Due to the high number of Other responses, several categories have been added since the survey was available to accurately represent the Other responses received. Only those that were selected by at least 1% of respondents are included in this chart.

VISUAL PREFERENCE SURVEY

The following charts represent the results of Onward Chickasha's second survey: the Visual Preference Survey, which had 364 total responses (262 online and 102 paper).

The purpose of this survey was to gain a better understanding of the future development types that Chickasha residents prefer. In it, respondents were asked to provide input on a series of images depicting potential future development alternatives. In doing this, participants build consensus on how they wish future homes, stores, offices, streets, and public amenities are designed and situated in their community.

To maximize accessibility, the Project Team distributed the Community Survey both digitally through the Onward Chickasha engagement platform and as printed activity boards placed in the public library; the survey was available to the public from May 24, 2023-October 13, 2023. The compiled results were charted and analyzed according to the number of people who selected each choice. The following data represents the percentage of only online selections; because the printed version of this survey was a group activity, results by percentage of in-person respondents cannot be accurately calculated.

In order to achieve statistical significance with a p-value of 5%, the goal was to receive 375 survey responses, which was not met. Although there are limitations to the methodology used and we didn't meet the response goal, the high number of responses still allows the results to be generalized to the whole population of Chickasha with higher assumed error.

RESIDENTIAL PREFERENCES

In terms of **SINGLE-FAMILY DETACHED DEVELOPMENT**, there was strong preference for:

1. Walkable Suburban housing types (85.5%)
2. Historic Large Lot housing types (80.1%)
3. Historic Urban Small Lot housing types (75.8%)
4. Urban Small Lot housing types (66.4%)
5. Traditional Single-Family housing types (52.0%)

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Conclusions:

- General preference for low-density with homes set further back from the street
- Additional preference for homes in a walkable setting

Feedback Themes:

- Neighborhoods with sidewalks and safe walking areas preferred
- Homes with individual architecture and less cookie-cutter-like; they need to have some character
- Green spaces are not only visually attractive, but more trees help improve shade, passive cooling, and flood control
- Revitalization of current housing stock preferred

RESIDENTIAL PREFERENCES

In terms of **MULTI-FAMILY/SINGLE-FAMILY ATTACHED DEVELOPMENT**, there was strong preference for:

1. Historic Mixed-Use Residential housing types (65.1%)
2. Mixed-Use, Commercial on Ground Floor with Residential Above housing types (51.9%)
3. Mixed-Use, Commercial on Ground Floor with Residential Above housing types (50.0%) - The second and third most popular answer choices were the same concept but showed two different development styles.
4. Modern Multi-Story Row/Town Homes housing types (46.1%)
5. Traditional Multi-Story Town Homes housing types (44.2%)

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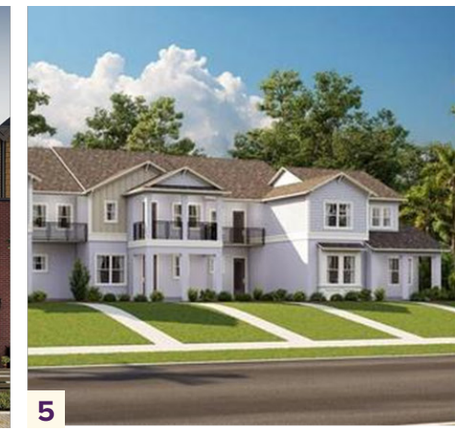
5

Conclusions:

- General preference for medium-density housing developments that preserve the charm and look of the area
- Positive elements include walkability, architectural character, and access to goods and services

Feedback Themes:

- Mixed-use buildings make good use of available land and offer walkable access to shops and businesses
- Higher density means more efficient use of space and more opportunities for affordable housing
- Need for senior living accommodations with access to services
- Increased mixed-use/multi-family housing in Downtown Chickasha is preferred

RESIDENTIAL PREFERENCES

In terms of **NEIGHBORHOOD CHARACTER AND DESIGN**, there was strong preference for:

1. Neighborhood Street Trees (93.0%)
2. Wide Sidewalk with Decorative Paving (68.4%)
3. Low Density Residential with Sidewalks (60.5%)
4. Common Suburban Layout with Sidewalks (49.6%)
5. Rear Alley Entrance Neighborhood with Sidewalks (45.3%)

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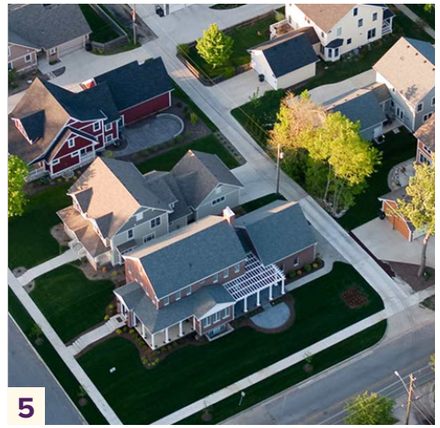
5

Conclusions:

- General preference for low- to medium-density neighborhoods with curb appeal, sidewalks, street trees
- Positive elements include walkability, ADA accessibility, and neighborhoods designed for people

Feedback Themes:

- Walkable and safe neighborhoods highly preferred
- Access to open space and nature promote health and wellness
- Neighborhoods that encourage engagement and interaction with others
- Diverse and unique public spaces desired

COMMERCIAL PREFERENCES

In terms of **COMMERCIAL AND RETAIL TYPES**, there was strong preference for:

1. Walkable Retail Areas (80.6%)
2. Historic Downtown Commercial Area (62.1%)
3. Small Town Downtown Retail Development (59.6%)
4. Lifestyle Center Retail (43.1%)
5. Lifestyle/Big Box Store Center (37.5%)

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Conclusions:

- Strong preference for commercial/retail development in a downtown walkable setting as well as lifestyle centers
- Architectural detail, outdoor common areas, and landscaping are important elements

Feedback Themes:

- Ability to live, work, and shop in same area desired
- Need for a mix of retail and shopping options with easy access in walkable setting
- Limit strip mall developments to preserve character
- Parking limits and parking lot landscaping and trees should be a priority
- While there is support for the addition of large retail stores like Target, Lowes, Home Depot, etc., to grow the tax-base, there needs to be consideration for the impacts these have on local businesses.

COMMERCIAL PREFERENCES

In terms of **OFFICE AND WORKPLACE TYPES**, there was strong preference for:

1. Mainstreet Offices and Multi-Use Buildings (90.3%)
2. Town Center Mixed Use Offices (86.5%)
3. Small Downtown Office Buildings (79.2%)
4. Medical Center (57.1%)
5. Office Campus (40.2%)

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Conclusions:

- Strong preference for downtown multi-use buildings, medical centers, and office campuses
- Smaller scale, medium density (2-3 story) buildings that preserve the character of the City is important.

Feedback Themes:

- Should have historic appearance that blends well with Chickasha's character
- Adaptive reuse of Downtown mixed-use buildings
- Good pedestrian areas to encourage walkability with access to nearby services
- Adequate parking to support businesses needed

INDUSTRIAL PREFERENCES

In terms of **INDUSTRIAL TYPES** there was strong preference for:

1. Light-Industrial Type Building with Landscaping (47.9%)
2. Light Industrial / Warehouse (28.6%)

Conclusions:

- Strong preference was shown for smaller-scale light industrial development
- Heavy industrial is generally not preferred
- Incorporation of landscaping and thoughtful site design features important

Feedback Themes:

- Would like to see buildings with architectural elements that blend well with the character of Chickasha
- Avoid large parking lots

INFRASTRUCTURE PREFERENCES

In terms of **TRANSPORTATION AND STREETSCAPES**, there was strong preference for:

1. Median Landscaping Improvements (67.6%)
2. Crosswalks with High-Visibility Signage (57.7%)
3. Multi-Use Trails (54.5%)
4. Downtown Streetscape Enhancements (47.0%)
5. Protected Bike Lanes (45.8%)

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Conclusions:

- Strong preference was shown for streetscape enhancements within existing streets that increase walkability
- Safe intersections with improved crosswalks and signage are important

Feedback Themes:

- Preference for bike lanes that are protected/separated from motorists
- Incorporation of stormwater management into streetscape enhancements is important
- Participants strongly desire improved and expanded public and multimodal transportation choices
- Prioritizing safer routes for children to get to and from school is important
- Streets that are aesthetically pleasing and increase physical activity is important
- Bike shares and micro-mobility options for Downtown and USAO is desired
- Multi-use paths that connect neighborhoods to Downtown and other community amenities is desired

INFRASTRUCTURE PREFERENCES

In terms of **UTILITIES AND PUBLIC SERVICES**, there was strong preference for:

1. Bioswale for Green Stormwater Management (50.2%)
2. Community Center (46.2%)
3. Grated Drainage (37.9%)
4. Camouflaged Cell Towers (27.3%)
5. Traditional Drainage Inlets (25.3%)

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Conclusions:

- Strong preference was shown for improved infrastructure and drainage systems to mitigate and reduce flooding.
- Better street drainage with natural features to filter drainage is preferred over traditional stormwater management.

Feedback Themes:

- Green infrastructure and landscaping to mitigate flooding and stormwater runoff are highly desirable
- Prioritize maintainability in infrastructure
- A Community Center could enhance community health, support youth development, offer support to individuals and families, and provide a safe space during severe weather events.

QUALITY OF LIFE PREFERENCES

In terms of **PARKS, RECREATION, & OPEN SPACES**, there was strong preference for:

1. Parks with Nature Trails (71.6%)
2. Farmer's Markets (56.0%)
3. Concerts in the Park Events (48.2%)
4. Multi-Use Trails (42.4%)
5. ADA/Wheelchair Accessible Playground Equipment (38.9%)

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Conclusions:

- Strong preference was shown for inclusive, walkable spaces with trees and access to nature
- General preference for public spaces with programming, community engagement, and events

Feedback Themes:

- Opportunities to enjoy the outdoors through outside activities and access to natural areas desired
- Inclusive spaces with accommodations for individuals with disabilities is a priority
- Enhance recreational options for children and young people
- Increased shade and lighting to increase access to Chickasha's public spaces during hot weather and after dark
- Long-term maintenance and funding are concerns

QUALITY OF LIFE PREFERENCES

In terms of **COMMUNITY CHARACTER**, there was strong preference for:

1. Downtown Streetscape Enhancements (54.7%)
2. Alley Patio/Dining Areas (52.7%)
3. Downtown Public Art (43.0%)
4. Murals (34.4%)
5. Interactive Water Features (31.6%)

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Conclusions:

- Strong preference was shown for aesthetically pleasing and walkable outdoor spaces for people to gather and spend time.
- Preserving historical and local character of the community is important, especially in the Downtown area.

Feedback Themes:

- Increased landscaping and lighting
- Strong desire for more public art and murals Downtown in order to make public spaces more engaging and vibrant
- Collaborate with USAO and Chickasha's many talented local artists to assist in placemaking and the beautification of public spaces
- Strong desire for parklets and outdoor dining to bolster community engagement and socialization amongst residents

QUALITY OF LIFE PREFERENCES

In terms of **WAYFINDING AND GATEWAYS**, there was strong preference for:

1. Downtown Wayfinding Signage (58.6%)
2. District Brand Signage (57.8%)
3. Arched Gateways Over Streets (54.2%)
4. Artistic Wayfinding Signage (49.4%)
5. Standalone Stone Gateway Signage (42.6%)

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Conclusions:

- Thoughtful, updated signage that shows off local character and directs people to their destinations is important.
- Chickasha has attractions for both residents and visitors. Implementing inviting and informative signage has the potential to elevate the overall experience for both.

Feedback Themes:

- Wayfinding signage and gateways should have visual consistency that is complementary to surrounding area
- Wayfinding signage and gateways should be complemented with native landscaping, lighting, public art, and traffic calming measures to establish a strong community identity and provide guidance to residents and visitors.
- Many participants mentioned the opportunity for district branding that distinguish one place from another
- Collaborate with USAO and local artists in the design of wayfinding signage and gateways

ENGAGEMENT PLATFORM

In order to increase the accessibility to the planning process, many of our engagement activities, updates, and meeting materials were made available on the GoVocal (previously CitizenLab) platform.

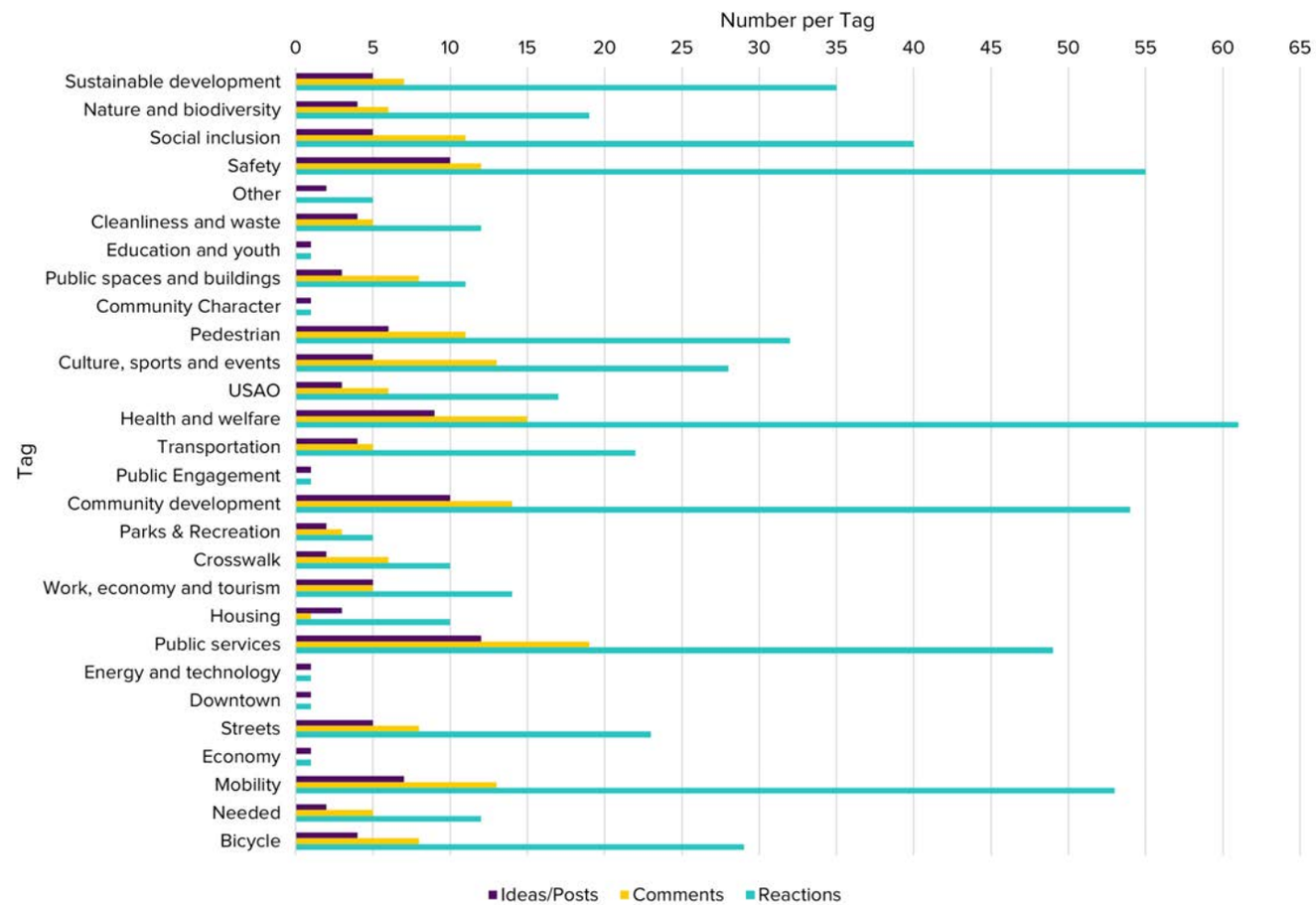
We shared information across many platforms, including but not limited to the City's social media pages, radio, press releases, flyers, stations with printed materials at community nodes. However, the Project Team focused on directing participants to the Onward Chickasha website -- OnwardChickasha.org -- so that anyone could consistently access all publicly available information about the project in one place that is available at all times and from home.

At the end of the Onward Chickasha planning process, the engagement platform had:

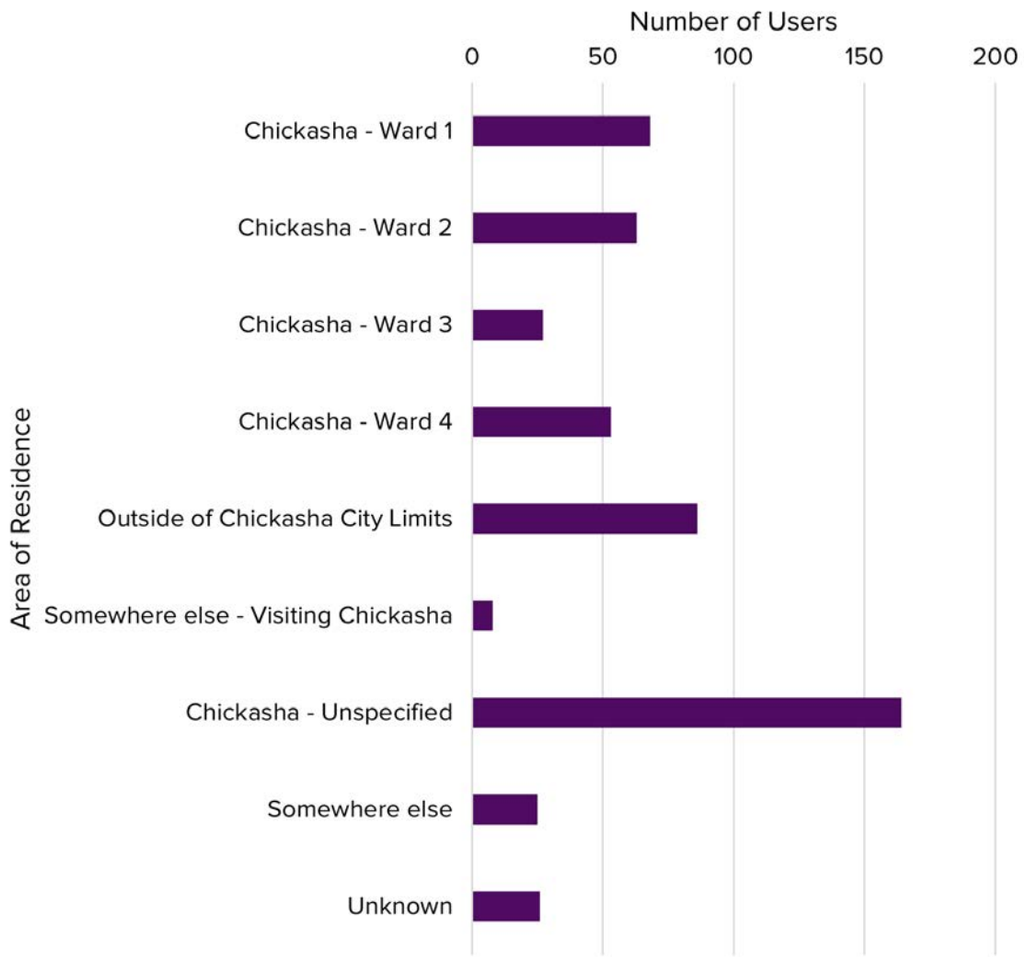
- **520 registered accounts**
- **312 total participants**
- **40 total ideas/posts**
- **44 total comments on ideas/posts**
- **139 total reactions to ideas/posts**

The following charts illustrate some of the self-identified characteristics and topics of participants. Notably, providing these identifiers were often optional to lower barriers to participation; likewise, only some print activities asked for these identifiers, depending on the set-up of each activity.

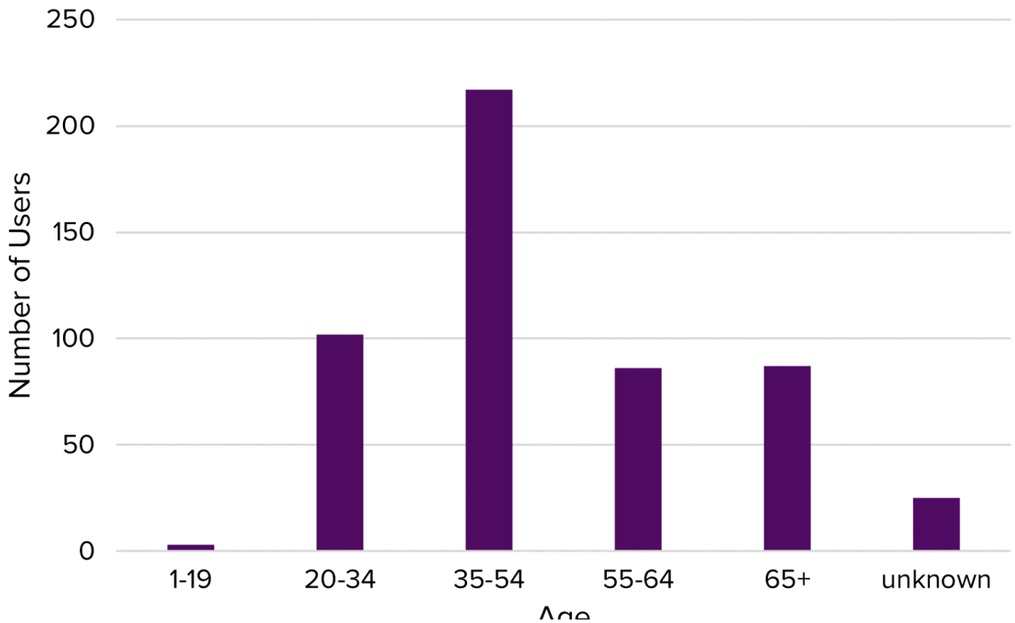
PARTICIPATION PER TAG



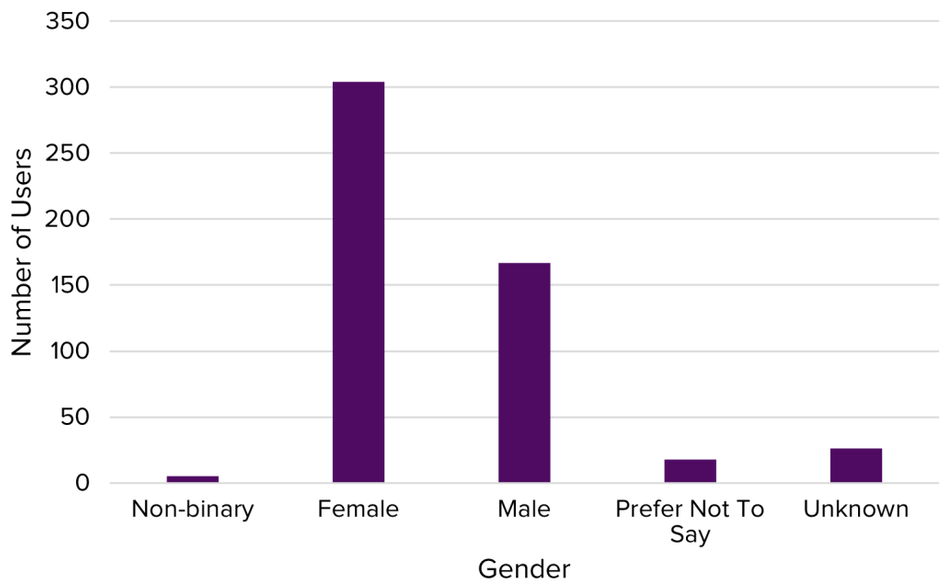
USERS BY AREA OF RESIDENCE



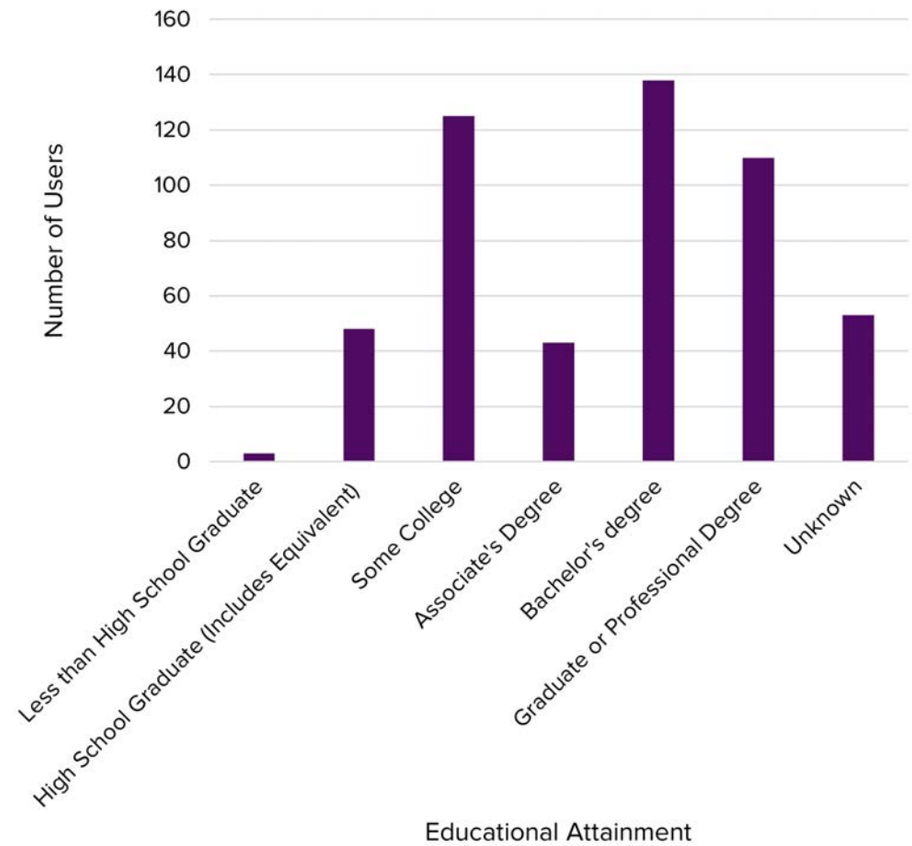
USERS BY AGE



USERS BY GENDER



USERS BY EDUCATIONAL ATTAINMENT



GLOSSARY

100-year and 500-year	These are phrases used to describe the magnitude of a flooding event according to how likely it will happen in any given year. A 100-year flood has 1% chance of occurring in a year, and a 500-year flood has a 0.2% chance of occurring in a year. If you would like more information, go to https://www.usgs.gov/special-topics/water-science-school/science/100-year-flood.
ADA accessibility	Stands for Americans with Disabilities Act -- Design and services that comply with or exceed the requirements of the Americans with Disability Act; see https://www.ada.gov/law-and-regs/design-standards/ if you would like more information.
ADA accessible	Stands for Americans with Disabilities Act -- Design and services that comply with or exceed the requirements of the Americans with Disability Act; see https://www.ada.gov/law-and-regs/design-standards/ if you would like more information.
Adaptive reuse	Renovation and reuse of a pre-existing building for a purpose it was not originally designed or built for; this development technique is often used to revitalize historic structures and big-box stores because it conserves resources and brings value back to empty structures.
Affirmative action	Policies that seek to increase employment and education access to underrepresented and historically undermined groups -- such as women, people of color, veterans, immigrants, LGBTQ+ people, and disabled people -- by disallowing discrimination in the recruitment process, classrooms, and workplaces. Depending on the policy, affirmative action may also include recruitment events for people who have been historically excluded from the field, changes in the physical work environment to increase accessibility, more flexible work schedules, and reasonable accommodations. In all, affirmative action simply describes policies and programs that support equal employment opportunity.
Affordable housing	Affordable housing generally refers to safe and quality housing that costs less than 30% of a household's income; however, the phrase is often used to refer to subsidized and public housing, specifically. As an example, if a household in Chickasha had the area median income of $50,753 and lived in a safe and quality home with a monthly cost of $1,200 or less (whether or not it is subsidized by the government), then that household is living in affordable housing. Often times, there is a shortage of safe and quality housing that is affordable to low- and median-income households, forcing them to rent or buy homes that are unaffordable to them.
Aging-in-place	Refers to an individual being able to live in their own home and community as they grow older while still receiving the resources and services they need to live safely and independently. The goal of aging-in-place is to keep elderly members of a community within their community, so they don't experience the trauma of displacement and can continue to live within their existing social network.
Alternate modes of transportation	Ways of getting around besides the dominant transportation system, which is personal vehicles in Chickasha. Supporting alternate modes of transportation increases choices for users and have other environmental, social, and fiscal benefits, depending on the mode of transportation.
Attainable housing	Attainable housing is similar to "affordable housing" in that it means housing that consumes less than 30% of its residents' income, but because of "affordable housing's" association with subsidized and public housing, "attainable housing" is used to specifically refer to non-subsidized, private housing that consumes less than 30% of its inhabitants' income, who make roughly the average income for their area. For example, if a household in Chickasha made the area median income of $50,753 and lived in non-public housing that they own through a mortgage, their monthly housing costs would need to be about $1,200 or less to be considered attainable housing.

BID	Stands for Business Improvement District -- A defined area where businesses within that area choose to pay an additional fee or tax to pay for improvements in the public space in the BID, such as beautification, security, marketing, etc. BIDS require approval by a majority of stakeholders within the proposed district to be established.
Bioswale	A permeable channel or trench in the landscape that uses natural processes to slow down stormwater, filter out pollutants, soak it into the ground, and redirect cleaned excess back to nature. This can reduce the spread of pollutants in local ecosystems, mitigate flooding, recharge the water table, provide wildlife refuge, and beautify the area.
Bond	A funding tool where the City borrows money to finance infrastructure projects and, in return, repays the value of the bond plus interest over time. Depending on the type of bond, the City may repay the bond via taxes or by money made by the infrastructure project.
Business retention and expansion	Abbreviated as BRE -- A program of services that work to grow the local economy by bringing in new businesses, by helping existing businesses expand, and by supporting the stability and longevity of local businesses.
Capital Improvement Plan	Abbreviated as CIP -- A document that coordinates the location, timing, and funding of upcoming projects; this tool helps the City manage improvements more efficiently.
CIP	Stands for Capital Improvement Plan -- A document that coordinates the location, timing, and funding of upcoming projects; this tool helps the City manage improvements more efficiently.
Complete Streets	Planning and design of streets that includes infrastructure for a variety of transportation modes, including walking, biking, and public transit. Complete Streets typically have narrow streets with street or hidden parking, protected bike lanes, wide sidewalks, designated bus lanes, and other walkability features.
Context-sensitive	Context-sensitive development takes into account the identifying characteristics of surrounding properties, including but not limited to land use, architectural design, environmental constraints, and historical meaning.
Controlled pedestrian crosswalks	Crosswalks with traffic signals that require vehicles to stop when a pedestrian is crossing.
Controlled traffic and crosswalk signals	Crosswalks with traffic signals that require vehicles to stop when a pedestrian is crossing.
Crime preventative environmental design	Design tactics that discourage criminal activities through natural surveillance, natural access control, territorial reinforcement, activity support, and maintenance.
Densities	The proportion of a building's square footage and number of uses or households to the size of the lot. Low density examples include single-family detached homes. Medium-density examples include but are not limited to single-family attached homes (duplexes and townhomes), triplexes and quadplexes, small-scale apartments, and 2- or 3-story mixed-use buildings. High-density properties include but are limited to medium- to large-scale apartment buildings.

Diverse design requirements	We heard from a lot of people in Chickasha that they do not want cookie-cutter neighborhoods; instead, they want architecturally interesting and diverse styles that give homes character and makes them unique. Diverse design requirements would accomplish this by requiring developers to include a variety of designs, colors, and materials within a broad aesthetic theme instead of building a neighborhood of homes that are all exactly the same.
Diverse local economy	An economy where there are a wide variety of business sectors, sizes, and owners present in the community. This ensures that residents have quality choices in shopping, services, and jobs through market competition. This also increases economic resiliency of the community by "not putting all your eggs in one basket" -- if one sector or one business owner goes bankrupt, the local economy has many other sources of income, jobs, and product to minimize negative impacts on the community.
Emergency shelter	Any facility that provides temporary shelter to unhoused people and that does not require leases or occupancy agreements
Environmental safety	The level of safety from dangers that would come from the built or natural environment. This is a broad term that can include safety from natural disasters, from toxic building materials, from unsanitary conditions, from pollution, and other similar threats.
Environmentally hazardous	Areas or ecosystems that are likely to create or spread major negative impacts from human action. Examples of this include but are not limited to a floodplain, which can expand when covered with buildings and impermeable surfaces, causing more severe flooding in a larger area; a stream next to an industrial plant, which can carry pollutants throughout the stream, river, and lake ecosystem; or an old/damaged dam that could quickly release a high amount of water.
Environmentally sensitive	Areas or ecosystems that are likely to experience or create major negative impacts due to past or current harm. Examples of this include but are not limited to a floodplain, which serves as necessary flood management infrastructure; a neighborhood located next to a source of pollution, which has caused health issues in multiple generations of residents; and an ecosystem that is home to a protected or endangered species.
Floodplain	The land and ecosystem directly adjacent to a body of water that receives excess water during flooding events.
Floodplain management	A floodplain is the land directly adjacent to a body of water that receives excess water during flooding events. Floodplain management consists of maintaining the ecosystems and infrastructure necessary for the floodplain to capture and absorb the excess water so that it recharges the local water table and does not damage property or pose dangers outside the floodplain.
Food security	Consistent physical and economic access to enough nutritious food to meet dietary needs and preferences.

FLUM	Stands for Future Land Use Map -- A FLUM presents a future roadmap for the City of Chickasha. They do NOT dictate specific uses for individual parcels of land but rather outline long-term strategies and tools for general areas within the city. A FLUM may look like a zoning map, and while it is often used in the development of zoning ordinances, the two are not the same. Unlike zoning maps and ordinances, a Future Land Use Map does not have the same legal authority regarding what is legally permitted to be developed on a parcel of land. However, a Future Land Use Map, developed through in-depth analysis of the community's infrastructure and environmental conditions, as well as the priorities expressed in the Community Vision and Goals, should be used as a guiding tool for Chickasha's future policy decisions. These decisions include, but are not limited to, zoning and development code updates, strategic tax incentives, infrastructure investments, public-private development partnerships, and proactive coordination among community stakeholders.
Future Land Use Map	Abbreviated as FLUM -- A FLUM presents a future roadmap for the City of Chickasha. They do NOT dictate specific uses for individual parcels of land but rather outline long-term strategies and tools for general areas within the city. A FLUM may look like a zoning map, and while it is often used in the development of zoning ordinances, the two are not the same. Unlike zoning maps and ordinances, a Future Land Use Map does not have the same legal authority regarding what is legally permitted to be developed on a parcel of land. However, a Future Land Use Map, developed through in-depth analysis of the community's infrastructure and environmental conditions, as well as the priorities expressed in the Community Vision and Goals, should be used as a guiding tool for Chickasha's future policy decisions. These decisions include, but are not limited to, zoning and development code updates, strategic tax incentives, infrastructure investments, public-private development partnerships, and proactive coordination among community stakeholders.
Gateway	Environmental design and signage at the edges of community, neighborhood, or district to indicate people are entering a "place." Gateways are a common tool for beautification, tourism, and economic development.
GIS	Stands for Geographic Information System -- GIS is a digital mapping tool
Green infrastructure	Infrastructure that uses or mimics natural processes to support health, safety, and welfare. Examples of this include but are limited to a nature corridor that provides recreational space for humans and habitats for wildlife; trees and plants around industrial uses to act as a sound barrier and air quality control; and rain gardens that redirect and minimize flooding.
Hazard Mitigation Plan	A community-wide strategic plan that seeks to minimize hazards and their effects through a cycle of prevention, mitigation, preparedness, response, and recovery.
Historic preservation	Renovating and maintaining historic structures or neighborhoods in a way that preserves or emulates their original features, design, and/or use. Historic preservation is often used as a tool for celebrating community identity and can often be a component of economic development and tourism, housing quality and diversity improvements, and environmental sustainability.

Holistic	Accounting for all related issues and recognizing their connection with each other. For example, a focused housing study may only account for single-family, homeowner-occupied homes; a holistic housing study would account for single-family and multi-family housing, homeowner- and renter-occupied housing, temporary and transitional housing, emergency housing, and other types housing. Another example is holistic healthcare, which analyzes one's symptoms and treatment within a broader context than immediate physical health, instead accounting for mental health, financial stability, environmental exposures, emotional health, and other factors in addition to physical health.
Housing First	An approach to homelessness that recognizes shelter as a basic human right and necessity for leaving homelessness. Under this approach, the first priority is to provide permanent housing that does not have a time limit like emergency shelters do. When an individual or household has a consistent and safe place to live, only then are they able to seek employment, healthcare, and other resources they need to function independently. This approach is accomplished through a combination of transitional housing, subsidized housing, affordable/attainable housing, and complementary support services (social worker support, mental and physical healthcare, food pantries, job training, etc.).
Housing types	Refers to the different densities and/or price points of housing. Having a neighborhood with different housing types can mean having a mix of single-family detached homes (houses), single-family attached housing (duplexes and townhomes), and/or multifamily apartments; having mixed-income housing options, or both.
HUD	Stands for Department of Housing and Urban Development -- federal department that administers and enforces housing and urban development laws, programming, and funding
Human-scale design	Design that prioritizes human use; buildings, streets, and other infrastructure that is easiest to use and most comfortable for humans, as opposed to cars. An example of human-scaled design would be a commercial corridor with parking located behind the building and wide sidewalks with shade and seating in front of the buildings, which allows for car access but prioritizes human comfort and mobility.
Impact fee	A one-time fee charged by the City on developers to offset the impact of their project on the surrounding community. As per the law, these fees must be comparable and directly related to the impact imposed by the developer. An example would be requiring an impact fee to pay for expansion of a street to accommodate the additional traffic that the development would attract.
Incentives	Development-related incentives and disincentives are financial tools to encourage or discourage developers from building properties in a way that goes against widespread community goals. For example, a city may offer reduced permitting fees for developers that follow historic preservation guidelines. As per the law, these incentives and disincentives must be comparable and directly related to the action requested of the developer.
Inclusionary zoning	Zoning ordinance that requires or incentivizes new housing developments to include a certain percentage of housing units that are affordable to moderate and/or low-income households. This ensures that there are housing options that are financially attainable to the average resident and that those with lower incomes (service workers, teachers, etc.) are not priced out of living in the community where they work. This also encourages mixed-income neighborhoods.

Infill	Infill development encourages the development of underused or vacant land in existing urban and suburban areas to increase density and place new development near existing resources and infrastructure. This keeps infrastructure expansion costs down and stabilizes neighborhoods by preventing loss of businesses and residents.
Innovation hubs and business incubators	A network and/or physical space where people can work on research, business ideas, and start-ups using a shared space, shared resources, and shared knowledge. This is often supported by guest speakers and professionals to provide assistance and advice to entrepreneurs. Depending on the facilities and exposure to customers, these can also sometimes provide a space to test drive a new businesses or to get it established before transitioning to a private space.
International Code Council	Abbreviated as ICC -- Organization that sets the global standard for building codes and safety measures
Key Performance Indicators	Abbreviated as KPI -- A measurable target to guage success
Land dedication	A landowner gives a portion of their property to the government for public use, such as streets, sidewalks, utilities, and parks. A city can require a land dedication as a condition for permit approval but only if the land dedication demand is related and roughly proportional to the development, as per land use law.
Level of service	Abbreviated as LOS -- 1. Refers to the quality of a public facility or service based on demand and capacity 2. Describes the conditions of a roadway based on factors such as speed, travel time, maneuverability, delay, and safety
LID	Stands for Low Impact Development -- Designs and strategies that reduce the negative impact of development on water systems by using natural processes to clean and conserve storm and waste water. Examples of LID include but are not excluded to rain gardens, green roofs, rain barrels, and bioswales.
Livable wage	An hourly amount that a full-time employee must earn to pay for their household's basic needs to survive and to function in society, including but not limited to food, sanitary products, child care, healthcare, housing, transportation, internet and phone access, and taxes. The specific amount depends largely on living costs, which vary from city to city.
Low impact development	Abbreviated as LID -- Designs and strategies that reduce the negative impact of development on water systems by using natural processes to clean and conserve storm and waste water. Examples of LID include but are not excluded to rain gardens, green roofs, rain barrels, and bioswales.
Low-income	Low-income designation requirements change between organizations, but generally households that have an annual gross income that is 80% or less of the area median income are considered low-income households. Households that have an annual gross income that is 50% or less of the area median income are considered very low-income households. As of 2021, Chickasha's area median income for households was $50,753, meaning that any households making $40,602 or less annually were low-income, and those making $25,376 or less were very low-income.

Maintenance Implementation Plan	Abbreviated as MIP -- A document that coordinates the location, timing, and funding of infrastructure and facility maintenance; this tool helps the City sustain high-quality services and infrastructure more efficiently.
Microgrants	Small cash awards given to local community groups to implement short-term/small-scale community projects
Microloans	Small loans with a low rate of interest given to non-profits, small businesses, and entrepreneurs to help fund start-ups and small-scale business expansion.
Mixed-income	Buildings and neighborhoods that include housing units that are financially accessible to different income brackets; this can be done by either providing housing units of different sizes and amenities, and, therefore, different market-rate costs; by subsidizing a portion of housing units to be available only for low-income households at a below market-rate cost; and/or by having properties that accept Section 8 housing vouchers, which allows low-income households to live in market-rate units with public assistance providing part of the rent. Mixed-income housing is possible at any density, from low-density single-family neighborhoods to high-density apartment buildings. Mixed-income housing is beneficial because it prevents concentration of poverty and allows for more equitable access to community amenities that are often only available in middle- and high-income neighborhoods.
Mixed-use	Mixed-use development consists of 2 or more uses in one building or in close proximity in a neighborhood. This was the traditional way cities were developed until the last century when personal cars became more popular. Mixed-use development allows for greater walkability, improved access to diverse services, increased housing and economic development opportunities, and other benefits. It is most successful when paired with walkable and bikeable transportation infrastructure, shared parking, parks and green spaces, and appropriate regulations to minimize impacts of or separate incompatible land uses.
Multimodal	Multimodal transportation refers to transportation systems that offer a variety of options to move around a city, including but not limited to public transit, bicycles, walking, car-sharing, and electric scooters. The point of multimodal transportation systems is to provide safe and reliable transportation options in addition to or in place of personal vehicles, as per a user's preference.
NACTO	Stands for National Association of City Transportation Officials -- Organization that researches transportation infrastructure best practices and publishes guidelines to helps Cities improve their transportation systems.
Natural buffers	Undeveloped strips of land with trees, brush, prairie, or other ecosystems that provide protection and distance between conflicting land uses as well as a corridor for wildlife.
NRPA	Stands for National Recreation and Park Association -- A nonprofit organization that supports the improvement and expansion of parks and recreation in the US through research, advocacy, professional development, networking, and grants.
Oklahoma Medacaid Agency	A state and federal agency that pays for medical services for low-income and vulenrable populations, including children, pregnant people, individuals with cancer, the elderly, and those with disabilities.
OSHA	Stands for Occupational Safety and Health Administration -- Office in the US Department of Labor that establishes and enforces safety standards in the work environment, protects employees who report OSHA infractions, and provides safety training, outreach, and assistance.

Overlay district	A regulatory tool that places additional development requirements or flexibility to an area on top of the properties' base zoning. For example, a neighborhood may have a mix of residentially and commercially zoned properties that also fall under an Overlay Zone that requires or incentivizes historic preservation.
Overlay zone	A regulatory tool that places additional development requirements or flexibility to an area on top of the properties' base zoning. For example, a neighborhood may have a mix of residentially and commercially zoned properties that also fall under an Overlay Zone that requires or incentivizes historic preservation.
People-centered	Services and design that prioritize people's needs and values. Examples include but are not limited to environmental design that prioritizes human use over cars, economic development initiatives that invest in workers, and holistic healthcare.
Permeable pavement	Pavement materials that allow water to seep through it so that it can reabsorb back into the ground and water table; this minimizes flooding while also allowing for smooth transportation by mimicking natural processes.
Pocket parks	Small parks that are often built in lots that have remained empty and undeveloped for lengthy period of time. These are beneficial to a neighborhood because they increase access to recreational/relaxation/community gathering spaces, can help with stormwater drainage, bring value back to an abandoned property, reduces danger associated with abandoned lots, and can be temporary if a better development opportunity for that lot arises.
Programming	General term to refer to public and private events and activities. These can be hosted by the City, by local organizations, businesses, or even by a small group of citizens; they can be free to the public or require admission; they can be large annual events, small weekly gatherings, or even just unscheduled activities. Examples include but are limited to a games and sports equipment library, a running group, weekly movies in the park, monthly art market, and annual festivals.
Public-private partnerships	A broad term for when governments collaborate with private sector companies to accomplish a mutually beneficial community project.
Quality of life	Quality of life is a person's level of well-being, including but not limited to mental and physical health, financial security, access to basic needs, social relationships and belonging, sense of safety, autonomy, and access to education. It is similar to one's "standard of living" except that Quality of Life accounts for more than income.
Rain garden	A permeable depression in the landscape that uses natural processes to capture stormwater, filter out pollutants, and soak water into the ground and the water table. This can mitigate flooding, recharge the water table, provide wildlife refuge, and beautify the area.
Rights-of-way	A type of easement; publicly or privately owned land that can be used for utilities, transportation, and/or waterways

Section 8 housing	Section 8 housing is housing that accepts Section 8 housing choice vouchers, a federal program that subsidizes housing for low-income households. Section 8 housing choice vouchers tie housing assistance to the household instead of the building, allowing for low-income households to live wherever will accept a voucher, preventing concentration of poverty that occurs with public housing projects. The amount provided by a voucher changes according to household income and unit size but generally equals the fair market price of a moderately-priced unit minus 30% of the household's adjusted income -- this means that Section 8 households pay about 30% of their income on housing costs, and the government then pays the difference between the household's payment and the fair market price of the unit directly to the landlord.
Single-family attached	A housing unit for one household that shares one or more exterior walls with another housing unit. Examples include duplexes, townhomes, and rowhouses
Smart Growth	A community growth strategy that focuses on improving what already exists instead of expanding outward beyond the city's financial means. This approach calls for mixed-use development, medium-to high density, diverse housing options, walkability and public transit, placemaking, environmental conservation, fiscally responsible decision-making, and community engagement.
Streetscape	The design and appearance of a street, including the road, sidewalks, bike lanes, transit stops, buildings, landscaping, etc.
Subsidized housing	Housing that has had public funds applied to the cost of construction, mortgage, rent, etc to make it more affordable. Common housing subsidies include Section 8 housing choice vouchers, public housing, low-income housing tax credits, cooperatively owned housing, and mortgage interest deduction, the last of which is a subsidy commonly used by middle- and high-income households as well.
Sustainability	Meeting current needs without compromising the ability of future generations to meet their own needs. Different subcategories of sustainability include environmental sustainability, economic sustainability, and social sustainability; ideally, all three of these will be balanced to create holistic sustainability.
Tax credits	An incentive provided by the government to businesses, non-profits, and individuals that reduces the amount of taxes they owe if they participate in certain programs and meet certain qualifications.
TIF	Stands for tax increment financing -- An economic development tool in which the City designates an area that would not otherwise experience development as a TIF district. People and companies who develop within the district receive a tax break for an established period of time, and taxes from the district are used to fund capital improvements -- such as infrastructure -- within the district.
Transitional housing	Semi-temporary housing for unhoused people who are earning too little to afford permanent housing. Transitional housing typically is paired with supportive services to help individuals and households transition to permanent housing.
Transit-oriented development	Urban areas designed to integrate transit functions with people, activities, buildings and public spaces, aiming to optimize access to public transportation.
User fee	A charge for using a service or facility meant to cover the cost of providing the service.
Vulnerable populations	Groups of people who will likely experience more severe impacts due to their location, limited access to resources, physical conditions, community history, etc. This can include children and elderly, disabled residents, low-income households, and others.

Wayfinding	Environmental design and signage that directs people to locations, emphasizes landmarks, and communicates community branding, amenities, and/or identity. Wayfinding is a common tool for facilitating multimodal transportation, beautification, tourism, and economic development.
Weatherization	Designing or improving a structure to better protect the interior from the elements to reduce energy consumption; examples of this include but are limited to weatherstripping doors and windows, maintaining heating and cooling systems, installing insulation, using fans to circulate air, designing for passive solar, planting trees, and purchasing energy-efficient technology
Zoning	Laws that regulate how a property can be used and the basic design requirements for a building in accordance with an adopted Comprehensive Plan and public health, safety, and welfare.

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Meeting Type: Council Agenda 1-21-2025

Meeting Date: 1/21/2025

Department: Administration **Agenda Item No. 7.a.**

AGENDA ITEM: Discussion, consideration and possible action to enter into an executive session pursuant to Title 25 O.S. Section 307 (B) (3) to discuss the purchase or appraisal of real property and to enter into executive session to discuss confidential communications between the City and City's Attorneys concerning a pending investigation, claim or action which the City with the advice of the City's Attorneys, has determined that disclosure will seriously impair the ability of the City to process the claim or conduct the pending investigation, litigation, or proceeding in the public interest in compliance with its duty of confidentiality under the provisions of 25 O.S. Section 307 (B) (4).

- **Chisolm Trail Development LLC v. City of Chickasha and the Chickasha Municipal Authority, Grady County Case No. CJ-2021-230;**
- **Department of Interior, Bureau of Indian Affairs Demand for Damages relating to water pipeline right-of-way;**
- **Legal Proceedings relating to acquisition of land for the water treatment plant.**

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Enter into Executive Session

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 21, 2025	(From)		

V. ATTACHMENTS:

Meeting Type: Council Agenda 1-21-2025

Meeting Date: 1/21/2025

Department: Administration **Agenda Item No. 7.b.**

AGENDA ITEM: Consideration to reconvene the open meeting and take appropriate action on any matter discussed in executive session.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Reconvene the open meeting and take appropriate action on any matter discussed in executive session.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: January 21, 2025	(From)		

V. ATTACHMENTS: