

NOTICE OF SPECIAL 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 **SPECIAL MEETING ON MONDAY, MARCH 17, 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 **Special 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 4:30 p.m. on Tuesday, March 11, 2025.



Susan M. McDaniel, CMC - City Clerk

Sworn to and subscribed before me on this 11th day March, 2025.

My Commission Expires: 10-1-2026





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

6:30 PM

DATE OF MEETING

MARCH 17, 2025

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.

1. **Call to Order / Roll Call / Opening Prayer / Pledge of Allegiance.**
2. **Citizen Comments.**
3. **Council Communications.**
4. **Consent Docket:**
 - a. **Acceptance of the Claims List.**

5. Discussion and Consideration

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

6. Motion to Adjourn.

CHICKASHA

Meeting Type: Special Council Meeting 3-17-2025

Meeting Date: 3/17/2025

Department: Finance

Agenda Item No. 4.a.

AGENDA ITEM: Acceptance of the Claims List.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Accept of the Claims List.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: March 17, 2025	(From)		

V. ATTACHMENTS:

1. Council Report 3.17.2025_Redacted

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
ADMINISTRATION	GENERAL FUND	RICHARD'S PRINTING	CITY CLERK'S CARDS	42.00
		THE NORMAN TRANSCRIPT	PUBLISH ORD 2025-04	55.35
		COMMERCIAL CLEANING-SOLUTIONS, LLC	FEB 2025 CLEANING SERVICES	1,560.00
			FEB 2025 CLEANING SERVICES	726.00
		OKLAHOMA MUNICIPAL RETIRE	OMRF3	446.15
		TRANSFER ACCOUNT	FICA	640.38
			MEDICARE	<u>149.77</u>
			TOTAL:	3,619.65
FIRE ADMINISTRATION	GENERAL FUND	PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	1,180.43
		OSDH EMERGENCY SYSTEMS	MCNABB	32.50
			HOFFSTATTER	32.50
		CLASSWARD, LLC	COMP SOFTWARE	2,042.40
		OKLAHOMA FIREFIGHTERS	FIRE PENSION	1,056.95
		TRANSFER ACCOUNT	FICA	49.63
			MEDICARE	<u>109.64</u>
			TOTAL:	4,504.05
POLICE ADMINISTRATION	GENERAL FUND	RANDALL SCOTT VAUGHN dba CHISOLM TRAIL	CONTRACT INVOICE	600.00
		GRADY COUNTY LAW ENFORCEMENT CENTER	MONTHLY INVOICE	155.00
		PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	1,491.28
		COMMERCIAL CLEANING-SOLUTIONS, LLC	FEB 2025 CLEANING SERVICES	918.75
			FEB 2025 CLEANING SERVICES	490.00
		CITY OF CHICKASHA-(ACH) OKLAHOMA POLIC	POLICE PENSION	567.69
		TRANSFER ACCOUNT	FICA	720.34
			MEDICARE	168.46
		UNIFIRST HOLDINGS, L.P.	MISC ACCOUNT SEE DETAILS	<u>18.79</u>
			TOTAL:	5,130.31
EMERGENCY MANAGEMENT	GENERAL FUND	PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	15.78
		TRANSFER ACCOUNT	FICA	162.90
			MEDICARE	<u>38.10</u>
			TOTAL:	216.78
CEMETERY SERVICES	GENERAL FUND	WOODS DITCHING SERVICE	YARD LOAD FILL SAND (12)	400.00
		EXPRESS SERVICES INC	CONTRACT LABOR	433.17
			CONTRACT LABOR	689.23
			CONTRACT LABOR	510.08
		ONIN HOLDINGS INC	CONTRACT LABOR	1,383.70
		SMALL ENGINE SERVICE	EDGER/ CURVED SHAFT (3)	1,134.00
			MISC. PARTS	376.69
		TRANSFER ACCOUNT	FICA	255.68
			MEDICARE	59.79
		WYNN, JEFFREY	GRAVE OPENING & CLOSING	<u>7,550.00</u>
			TOTAL:	12,792.34
HUMAN RESOURCES	GENERAL FUND	STANDLEY SYSTEMS	BATTER BACKUP	319.87
		RICHARD'S PRINTING	NEW MANUAL PRINTING	789.00
		ALABASTER ADVISORS LLC	PHASE 2 LEADERSHIP	2,950.00
		TRANSFER ACCOUNT	FICA	287.89
			MEDICARE	<u>67.33</u>
			TOTAL:	4,414.09
LIBRARY	GENERAL FUND	PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	543.96
		COMMERCIAL CLEANING-SOLUTIONS, LLC	FEB 2025 CLEANING SERVICES	937.50
		TRANSFER ACCOUNT	FICA	703.52

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE	164.53
			TOTAL:	2,349.51
STREET & STORM DRAINAG	GENERAL FUND	HERC RENTALS CHICKASHA	SKID STEER ATTACHMENT	1,360.00
		PETROLEUM MARKETERS EQUIP	DISPENSER, FUAL-GBOY	27,447.28
		CHICKASHA INDUSTRIAL & WE	SMALL TOOLS	367.61
			WELDING SUPPLIES	21.83
			SMALL TOOLS	390.87
		MARSHALL AUTO PARTS	AW-46 OIL 55 GALLON (2)	1,009.98
		PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	799.36
		J&A TRAFFIC PRODUCTS	20 TON WEIGHT LIMIT SIGNS	510.00
		SIGN SOLUTIONS USA LLC	STREET MARKERS (150)	2,267.00
			MUNICIPAL PARKING SIGNS	197.04
		ONIN HOLDINGS INC	CONTRACT LABOR	2,482.38
			CONTRACT LABOR	1,604.34
			CONTRACT LABOR	2,347.67
		CENTERLINE SUPPLY, INC	SIGN CLAMPS-2 3/8" (100)	402.00
			SIGN CLAMPS-2 3/8"	402.00
		ULTIMATE TRUCK GEAR AND FLEET SOLUTION	RECIVER HITCH STUBS	292.00
		TRAFFIC SIGNALS INC	TRAFFIC SIGNAL BULBS	2,125.00
		ACTION SAFETY	BARRICADES AND CONES	3,967.34
		O'REILLY AUTO PARTS	JANUARY PARTS & SUPPLIES	134.89
			JANUARY PARTS & SUPPLIES	25.58
			JANUARY PARTS & SUPPLIES	46.77
			JANUARY PARTS & SUPPLIES	41.22
			JANUARY PARTS & SUPPLIES	6.29
			JANUARY PARTS & SUPPLIES	39.23
			JANUARY PARTS & SUPPLIES	104.22
			JANUARY PARTS & SUPPLIES	39.90
			JANUARY PARTS & SUPPLIES	203.76
		TRANSFER ACCOUNT	FICA	767.83
			MEDICARE	179.58
		UNIFIRST HOLDINGS, L.P.	MISC ACCOUNT SEE DETAILS	321.68
		BARRINGTON ELECTRIC	VIDOC LIGHTS (6)	543.00
		LOGAN COUNTY ASPHALT	COLE LAY ASPHALT	1,519.27
			COLE LAY ASPHALT	1,534.45
			COLE LAY ASPHALT	1,519.27
		LINE-X TRUCK ACCESSORIES OF CHICKASHA	LIGHTING	540.00
			TOTAL:	55,560.64
FLEET MAINTENANCE	GENERAL FUND	STANDLEY SYSTEMS	PUBLIC WORKS WIFI	3,003.99
		MILLER TOOL CO LLC	STEERING WHEEL TOOL	174.50
		TRANSFER ACCOUNT	FICA	172.30
			MEDICARE	40.29
			TOTAL:	3,391.08
ACCOUNTING SERVICES	GENERAL FUND	STANDLEY SYSTEMS	LAPTOP BATTERY	69.63
		HSPG & ASSOCIATES, PC	FY22 AUDIT	20,000.00
		TRANSFER ACCOUNT	FICA	502.55
			MEDICARE	117.52
		CRAWFORD AND ASSOCIATES PC	PROF SERV JAN THRU FEB	60,425.00
			TOTAL:	81,114.70
COMM DEVEL/PLANNING SE	GENERAL FUND	TRANSFER ACCOUNT	FICA	520.14
			MEDICARE	121.65
			TOTAL:	641.79

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
GENERAL GOVERNMENT	GENERAL FUND	IRON MOUNTAIN INC.	25V4J 01.29.25-02.25.2025	162.42
		GRADY COUNTY ELECTION BOA	PRE-ELECTION EXPENSES	2,950.77
		AMANDA MULLINS, PLLC	VARIOUS LEGAL MATTERS	9,283.70
		ASCENTIS CORPORATION	TIMECLOCK SERVICES	1,466.90
		MARGARET MCMORROW-LOVE	GEN. LEGAL MATTERS FEB 25	<u>2,091.00</u>
			TOTAL:	15,954.79
BUILDING SERVICES	GENERAL FUND	HUDSON PRICE ENGINEERING & INSPECTION,	ENG FEES FOR ENCLAVE REVI	4,800.00
			ENG FEES FOR SLEEPY HOLLO	5,520.00
		ADVANTAGE CONSULTING LLC	APPRAISAL FOR WTP LAND	2,000.00
		TRANSFER ACCOUNT	FICA	370.20
			MEDICARE	86.58
		OKLAHOMA UNIFORM BUILDING CODE COMMISS	FEB 2025 STATE FEES	<u>172.00</u>
			TOTAL:	12,948.78
FIRE OPERATIONS	GENERAL FUND	OSU FIRE SERVICE TRAINING	TRAINING	2,000.00
		YOUR HEALTH & WELLNESS	STAFF PHYSICALS	500.00
			STAFF PHYSICALS	500.00
			STAFF PHYSICALS	500.00
		OKLAHOMA FIREFIGHTERS	FIRE PENSION	7,217.64
		BANNER FIRE EQUIPMENT	VEH MAINT	8,544.60
			VEH MAINT	459.38
			VEH MAINT	773.87
			VEH MAINT	906.50
			VEH MAINT	1,433.75
			VEH MAINT	1,789.38
			VEH MAINT	286.75
			VEH MAINT	661.38
		TRANSFER ACCOUNT	MEDICARE	<u>836.16</u>
			TOTAL:	26,409.41
PATROL SERVICES	GENERAL FUND	TOP TIER TACTICAL SURVIVAL AND OUTDOOR	NEW UNIFORMS AND EQUIPMEN	3,087.45
			NEW VEST	1,045.45
			NEW EQUIPMENT	2,329.42
		CITY OF CHICKASHA-(ACH) OKLAHOMA POLIC	POLICE PENSION	5,975.36
		TRANSFER ACCOUNT	FICA	3,306.75
			MEDICARE	<u>773.32</u>
			TOTAL:	16,517.75
INVESTIGATIONS	GENERAL FUND	CITY OF CHICKASHA-(ACH) OKLAHOMA POLIC	POLICE PENSION	827.41
		TRANSFER ACCOUNT	FICA	424.76
			MEDICARE	<u>99.34</u>
			TOTAL:	1,351.51
ANIMAL CONTROL	GENERAL FUND	VERDEN VET	CONTRACT VET SERVICE FEB25	1,100.00
		TRANSFER ACCOUNT	FICA	294.59
			MEDICARE	<u>68.90</u>
			TOTAL:	1,463.49
MUNICIPAL COURT	GENERAL FUND	TRANSFER ACCOUNT	FICA	109.75
			MEDICARE	<u>25.67</u>
			TOTAL:	135.42
DISPATCH SERVICES	GENERAL FUND	DEPARTMENT OF PUBLIC SAFETY	MONTHLY INVOICE	667.00
		TRANSFER ACCOUNT	FICA	659.11
			MEDICARE	154.14

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	1,480.25
CODE COMPLIANCE	GENERAL FUND	GREEN, JESSICA	PERDIUM FOR CONFER	96.55
			TUITION REIMBURSEMENT JESS	77.58
			TUITION REIMBURSEMENT JESS	520.83
		BURTON, KAT	PERDIUM FOR CONFERNECE	152.71
		TRANSFER ACCOUNT	FICA	215.29
			MEDICARE	50.35
			TOTAL:	1,113.31
PARK MAINTENANCE	GENERAL FUND	VERIZON WIRELESS	ACCT:642099969 JAN23-FEB22	80.02
		EXPRESS SERVICES INC	CONTRACT LABOR 2/26 EXP	3,648.58
			CONTRACT LABOR 3/5 EXP	3,492.29
		PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	749.45
		ONIN HOLDINGS INC	CONTRACT LABOR 2/7 ONIN	892.08
			CONTRACT LABOR 2/28 ONIN	894.06
		P & K EQUIPMENT	REPAIR TRACTOR	2,382.18
		TRANSFER ACCOUNT	FICA	561.52
			MEDICARE	131.33
		UNIFIRST HOLDINGS, L.P.	MISC ACCOUNT SEE DETAILS	168.04
		CENTRAL OKLAHOMA WINNELSON	SINK FOR BATHROOM	1,900.40
			TOTAL:	14,899.95
SPORTS COMPLEX	GENERAL FUND	EXPRESS SERVICES INC	CONTRACT LABOR 2/26 EXP	1,744.98
			CONTRACT LABOR 3/5 EXP	1,295.11
		SIMPLIOT PARTNERS	INFIELD CONDITIONER	630.80
		HILLARY COMMUNICATIONS LLC	SPORTS COMPLEX WEB 3.1-3.3	124.33
		TRANSFER ACCOUNT	FICA	99.18
			MEDICARE	23.20
		DUNCAN OVERHEAD DOOR OF CHICKASHA	REPAIR OVERHEAD DOOR	1,475.00
			TOTAL:	5,392.60
GRANT(S)	GENERAL FUND	TOP TIER TACTICAL SURVIVAL AND OUTDOOR	NEW VEST - PAPE	1,045.45
			NEW VEST - LAMBERT	1,045.45
		NORTH AMERICAN RESCUE	IFAK KITS	1,905.70
		OFFENDER WATCH	SOFTWARE	4,500.00
			TOTAL:	8,496.60
EMERGENCY MEDICAL SERV	EMERGENCY MED SERV	AT&T MOBILITY	ACCT: 287002901236 JAN19-F	91.50
		T-MOBILE USA INC	FIRE DEPOT HOTSPOT 01.25-2	218.05
		RENEGADE DIESEL LLC	VEH MAINT	1,185.11
		OKLAHOMA FIREFIGHTERS	FIRE PENSION	8,092.58
		TRANSFER ACCOUNT	MEDICARE	1,028.67
			TOTAL:	10,615.91
CHICKASHA INDUSTRIAL A	CHICKASHA INDUST A	MOLLMAN MEDIA	BILLBOARD INSTALL	900.00
		ECONOMIC DEVELOPMENT COUN	ECONOMIC DEVELOPMENT COUN	33,750.00
		PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	142.33
		TRANSFER ACCOUNT	FICA	171.05
			MEDICARE	40.00
			TOTAL:	35,003.38
EMERGENCY 911	E-911 FUND	OPTIMUM	POLICE DEPT INTERNET 03.5-	9.67
		AT&T	ACCT:4100728394589 FEB25-M	200.00
			TOTAL:	209.67

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
UTILITY BILLING	CHICKASHA MUNICIPA	DATAPROSE	2025 POSTAGE DEPOSIT ADJUS	2,812.00
			UB LATE NOTICES 02.01-02.2	4,883.21
		RICHARD'S PRINTING	METER CARDS	35.00
		TRANSFER ACCOUNT	FICA	302.11
			MEDICARE	70.66
			TOTAL:	8,102.98
CMA - CAPITAL PROJECTS	CHICKASHA MUNICIPA	AMERICAN WATERWORKS SUPPLY, INC	WATER LINE PARTS	1,695.00
			WATER LINE PARTS	1,365.00
			WATER LINE PARTS	3,020.00
			WATER LINE REPAIR	1,500.00
		UTILITY TECHNOLOGY SERVICES	PARTS TO FIX WATER LINES	2,170.00
			PARTS TO FIX WATER LINES	1,452.44
			PARTS TO FIX WATER LINES	1,844.24
			METER TEST	125.00
			TOTAL:	13,171.68
PUBLIC WORKS ADMIN	CHICKASHA MUNICIPA	FIRST CHOICE COFFEE SERVICES	COFFEE SUPPLIES	232.95
			OSHA JOURNAL	298.50
		PV BUSINESS SOLUTIONS INC	NEW WINDOWS	2,634.42
		THE GLASS SHOP	FICA	185.61
			MEDICARE	43.41
			JANITORAL SERVICES ETC	175.16
		FASTENAL COMPANY	SAFETY CLASSES	50.00
		CANADIAN VALLEY TECHNOLOGY CENTER	TOTAL:	3,620.05
SANITATION DEPARTMENT	CHICKASHA MUNICIPA	PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	588.71
			FICA	90.11
		TRANSFER ACCOUNT	MEDICARE	21.07
			REPAIR CYLINDER	1,951.00
		PRECISION FLUID POWER	CONSTRUCT & DEMO-3RD	163.06
		SOUTHERN PLAINS LANDFILL	CONSTRUCT & DEMO-3RD	128.09
		UNIFIRST HOLDINGS, L.P.	MISC ACCOUNT SEE DETAILS	30.14
			ROLL OFF DUMP FEE	187.45
		WASTE CONNECTIONS OF OKLAHOMA INC	WASTE CONNECTIONS OF OKLAH	206,389.71
			TOTAL:	209,549.34
WATER PLANT	CHICKASHA MUNICIPA	USW UTILITY GROUP	WT PLANT OPS FEB 25	110,164.08
			WT PLANT OPS MAR 25	110,164.08
		PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	163.40
			ACCT: 2935 01.22-02.21	217.71
		SUMMIT UTILITIES	TOTAL:	220,709.27
WASTEWATER PLANT	CHICKASHA MUNICIPA	USW UTILITY GROUP	WWT PLANT OPS FEB 25	65,966.31
			WWT PLANTOPS MAR 25	65,966.31
			TOTAL:	131,932.62
LINE MAINTENANCE DEPT	CHICKASHA MUNICIPA	HERC RENTALS CHICKASHA	GAS TRASH PUMP	756.27
			6" DIESEL PUMP	3,834.90
		UNITED RENTALS	6" DIESEL PUMP	1,390.00
		CHICKASHA INDUSTRIAL & WE	GLOVES SAFETY VESTS ETC	847.20
			CONTRACT LABO	984.79
			CONTRACT LABOR	632.95
		EXPRESS SERVICES INC	CONTRACT LABOR	492.44
			SERVICE BED	16,694.51
			CONTRACT LABOR	578.41
		PERFECTION EQUIPMENT COMP		
		ONIN HOLDINGS INC		

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CONTRACT LABOR	428.67
		GOLDEN ENVIRONMENTAL LLC	OPERATOR LICENSES	950.00
		ULTIMATE TRUCK GEAR AND FLEET SOLUTION	RECIEVER HITCH STUB	584.00
		TRANSFER ACCOUNT	FICA	1,036.31
			MEDICARE	242.36
		MCI WORLDCOM	LONG DISTANCE CHARGES	92.92
		PRECISION FLUID POWER	MOTOR REPAIR	1,242.00
		UNIFIRST HOLDINGS, L.P.	MISC ACCOUNT SEE DETAILS	354.29
		LINE-X TRUCK ACCESSORIES OF CHICKASHA	LIGHTING	540.00
			TOTAL:	31,682.02
LAKE CHICKASHA	CHICKASHA MUNICIPA	AT&T MOBILITY	ACCT: 287002901236 JAN19-F	41.53
			TOTAL:	41.53
BUILDING MAINTENANCE	CHICKASHA MUNICIPA	OPTIMUM	CITY HALL TV SERVICES	50.05
		PETROLEUM MARKETERS EQUIP	RELAY BOX	505.97
		PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	2,888.31
		COMMERCIAL CLEANING-SOLUTIONS, LLC	FEB 2025 CLEANING SERVICES	1,301.25
			FEB 2025 CLEANING SERVICES	265.00
		SUMMIT UTILITIES	ACCT: 8862 01.22-02.21	53.17
		TRANSFER ACCOUNT	FICA	98.99
			MEDICARE	23.15
		DUNCAN OVERHEAD DOOR OF CHICKASHA	DOOR REPAIR	3,456.00
		UNIFIRST HOLDINGS, L.P.	MISC ACCOUNT SEE DETAILS	26.14
			TOTAL:	8,668.03
AIRPORT	AIRPORT	ASAP ENERGY, INC	AIRPORT FUEL PURCHASES	20,711.99
			AIRPORT FUEL PURCHASES	31,636.29
		PUBLIC SERVICE COMPANY OF OKLAHOMA	PUBLIC SERVICE COMPANY OF	1,145.12
		WILLIAMS ELECTRIC CLINTON, LLC	REPAIR BEACON	1,725.54
		COMMERCIAL CLEANING-SOLUTIONS, LLC	FEB 2025 CLEANING SERVICES	637.50
		TEXAS AWOS SERVICES LLC	MAR25 AWOS SERVICES	300.00
		ERIK EDGREN AIRSHOWS	DEPOSIT FEE	2,160.00
		TRANSFER ACCOUNT	FICA	136.83
			MEDICARE	32.01
		UNIFIRST HOLDINGS, L.P.	MISC ACCOUNT SEE DETAILS	35.17
			TOTAL:	58,520.45
CAPITAL PROJECTS	CAPITAL PROJECTS F	RANDALL SCOTT VAUGHN dba CHISOLM TRAIL	PROFESSIONAL SERVICES	7,185.00
			PROFESSIONAL SERVICES	1,045.00
			PROFESSIONAL SERVICES	1,237.50
		INTEGRATED POWER SERVICES LLC	COMPLETED EMER.CALL OUT	10,725.24
			COMPLETED REPAIRS	30,073.01
			REPLACEMENT COIL	2,880.00
			TOTAL:	53,145.75
STREET & ALLEY	STREET AND ALLEY F	SIGNAL SYSTEM MANAGEMENT INC	SIGNAL SYSTEM MANAGEMENT I	2,500.00
			TOTAL:	2,500.00
POLICE BOND	POLICE BOND FUND	CITY OF CHICKASHA	POLICE TRAINING FUND FEB 2	261.79
		CITY OF CHICKASHA	FINES/FEEs FEBRUARY 2025	5,359.64
		CLEET	FEB25 EDU&TRAINING	304.84
		OSBI	FEB25 AFIS FEES	304.74
			FEB 25 FORENSIC FEES	291.94
		CITY OF CHICKASHA	FIRE EMS TRAINING FEB 2025	0.02
			TOTAL:	6,522.97

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
COMBINED INSURANCE	COMBINED INSURANCE OMAG		DEDUCTIBLE FOR TORT CLAIM	3,000.00
			TOTAL:	3,000.00
NON-DEPARTMENTAL	AP/PAYROLL CASH FU	TRANSWORLD SYSTEMS INC obh AIR FORCE E		141.66
		SUN LOAN COMPANY		116.90
		NAVY FED CREDIT UNION C/O SAYER LAW GR		368.95
		DEPARTMENT OF HUMAN SERVICES		87.02
				87.01
				167.97
				103.76
				151.99
			GARNISHMENT	346.15
				180.00
				151.75
				100.00
				175.78
				77.51
		OKLAHOMA FIREFIGHTERS	FIRE PENSION BUY BACK	174.01
			FIRE PENSION	10,521.75
		CITY OF CHICKASHA-(ACH) OKLAHOMA POLIC	POLICE PENSION	4,535.67
		OKLAHOMA MUNICIPAL RETIRE	OMRF3	446.15
		TRANSFER ACCOUNT	ENTITY 0037102001	6,461.00
			FEDERAL WITHHOLDING	27,906.49
			STATE INCOME TAX	11,417.00
			FICA	12,845.32
			MEDICARE	4,966.98
		TEXAS CHILD SUPPORT SDU		221.08
		CITY OF CHICKASHA FLEX SPENDING ACCOUN	UNREIMBURSED MEDICAL 23-19	2,081.66
			TOTAL:	83,833.56

===== FUND TOTALS =====

11	GENERAL FUND	279,898.80
23	EMERGENCY MED SERV FUND	10,615.91
25	CHICKASHA INDUST AUTH	35,003.38
27	E-911 FUND	209.67
31	CHICKASHA MUNICIPAL AUTH	627,477.52
39	AIRPORT	58,520.45
52	CAPITAL PROJECTS FUND	53,145.75
54	STREET AND ALLEY FUND	2,500.00
64	POLICE BOND FUND	6,522.97
71	COMBINED INSURANCE	3,000.00
99	AP/PAYROLL CASH FUND	83,833.56

GRAND TOTAL: 1,160,728.01

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: 3/01/2025 THRU 3/18/2025
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 3.17.25
SIGNATURE LINES: 0

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM:NO

CHICKASHA

Meeting Type: Special Council Meeting 3-17-2025

Meeting Date: 3/17/2025

Department: Community Development

Agenda Item No. 5.a.

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

I. BACKGROUND/DESCRIPTION:

This is the updated comprehensive plan, changes made in accordance with the requests of City Council and Citizens.

II. RECOMMENDED ACTION:

Motion to approve the 2050 Onward Chickasha Comprehensive Plan

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: March 17, 2025	(From)		

V. ATTACHMENTS:

1. FINAL DRAFT 2.25.25



CITY OF CHICKASHA, OK
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!

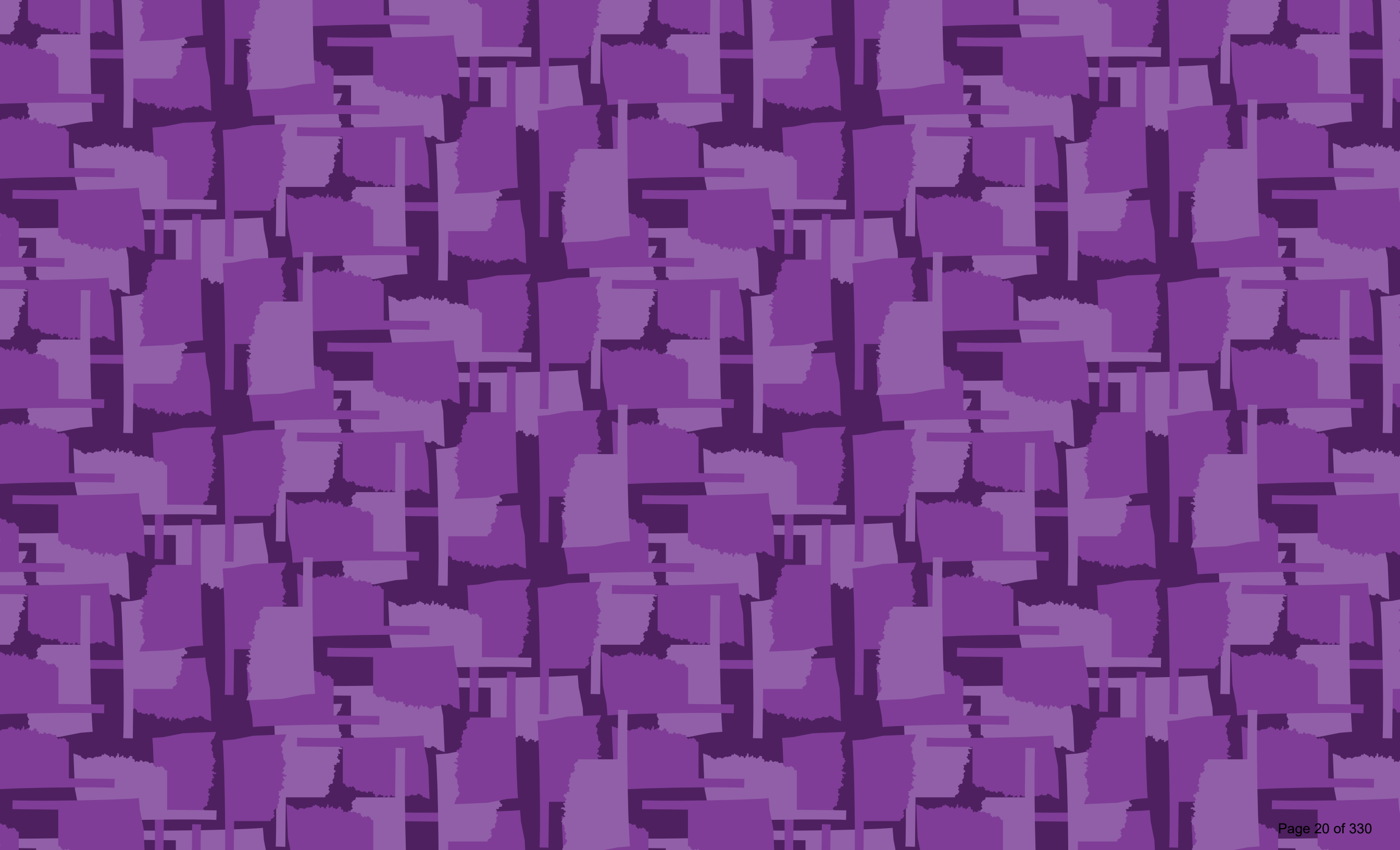
Zachary Grayson

Mayor

Chris Mosley

Former Mayor





EXECUTIVE SUMMARY

Onward Chickasha is a 25-year roadmap designed to guide the City’s growth while preserving its small-town charm and supporting the wellbeing of all residents. Developed through robust public engagement and careful analysis, this plan reflects the community’s shared vision for a bright and prosperous future.

Onward Chickasha represents a shared commitment to creating a welcoming, livable city that balances thoughtful community growth with preservation of local character.

Community Engagement

The key recommendations of Onward Chickasha emerged from an extensive and broad community engagement process. Through workshops, surveys, and stakeholder meetings, residents shared their perspectives on topics such as land use, infrastructure, transportation, housing, economic development, recreation, community character, and quality of life. These insights helped identify priorities and opportunities that align with the community’s aspirations.

Key Recommendations To meet these priorities, the plan outlines several interrelated strategies that include:

Land Use and Development Establishing a comprehensive future land use framework to guide growth strategically, balancing development with the preservation of open spaces, historic areas, and neighborhood character, while promoting responsible growth in flood-prone areas.

Infrastructure Upgrades Improving water, wastewater, and stormwater systems and prioritizing development in areas where existing infrastructure can support growth efficiently and sustainably.

Connectivity Enhancements Expanding sidewalks, bike paths, and trails to connect neighborhoods with parks, schools, and shopping areas.

Housing Solutions Broadening housing options across price points and assisting current residents in maintaining their homes.

Economic Growth Strengthening the local economy through downtown revitalization, support for small businesses, and targeted expansion of retail and entertainment options.

Community Amenities Investing in parks, public gathering spaces, and cultural events to enhance community appeal and civic pride.

Implementation Achieving these goals will require collaboration among city government, residents, businesses, and community organizations. The following plan provides actionable strategies and timelines, along with mechanisms for regular progress reviews, to maintain alignment with community priorities.

OKLAHOMA STATUTORY AUTHORITY FOR PLANNING

The authority of states and municipalities to regulate land use stems from the Tenth Amendment to the U.S. Constitution, which reserves certain powers, including police power, to the states. This police power - the authority to regulate private actions to protect public health, safety, and welfare - was further defined through two landmark Supreme Court cases: *Village of Euclid v. Ambler Realty Co.* (1926) and *Standard State Zoning Enabling Act* (1924). These foundational decisions established that states could delegate their police power to local governments for land use regulation, providing the legal framework for Oklahoma's planning statutes.

Under this established legal precedent, Oklahoma State Statute Title 11, Section 43-103 establishes that "Municipal regulations as to buildings, structures and land shall be made in accordance with a comprehensive plan." This means cities and towns must create and follow an organized blueprint for development that promotes public safety, reduces traffic congestion, and ensures adequate space and services for residents. The law requires local governments to consider each area's unique characteristics when making planning decisions, aiming to protect property values and encourage appropriate development. Through this statute, Oklahoma ensures that communities develop in an organized way that serves their residents' needs through careful planning for housing, transportation, utilities, schools, parks, and historic preservation.

(Statute reference: 11 O.S. §43-103, as amended through 1999)

GLOSSARY TERMS & ACRONYMS

Acronyms

AARP – American Association of Retired Persons
ADA – Americans with Disabilities Act
AMI – Area Median Income
ARPA – American Rescue Plan Act
ARPA – American Rescue Plan Act
ASCOG – Association of South-Central Oklahoma Governments
BEAD – Broadband Equity Access and Deployment
BID – Business Improvement District
BIPOC – Black, Indigenous, and People of Color
CDBG – Community Development Block Grant
CEDC – Chickasha Economic Development Council
CIP – Capital Improvement Plan
CMA – Chickasha Municipal Authority
CPTED – Crime Prevention Through Environmental Design
EPA – Environmental Protection Agency
FAP – Financial Assistance Program
FEMA – Federal Emergency Management Agency
FHWA – Federal Highway Administration
FLUM – Future Land Use Map
GIS – Geographic Information System
HUD – U.S. Department of Housing and Urban Development
ICC – International Code Council
LID – Low Impact Development
LOS – Level of Service
MGD – Million Gallons per Day
MHI – Median Household Income
MHV – Median Home Value
MIP – Maintenance Improvement Plan
NACTO – National Association of City Transportation Officials

NPS – National Park Service
NRIP – Neighborhood Revitalization Implementation Plan
NRPA – National Recreation and Park Association
OSHA – Occupational Safety and Health Administration
OU IQC – University of Oklahoma Institute for Quality Communities
OWRB – Oklahoma Water Resources Board
P3 – Public-Private Partnership
PIT – Point-in-Time
SDOH – Social Determinants of Health
SRTS – Safe Routes to School
TIF – Tax Increment Financing
TOD – Transit-Oriented Development
USAO – University of Science and Arts of Oklahoma
WPA – Works Progress Administration
WVT – Washita Valley Transit

Glossary Terms

100-Year and 500-Year Flood – A term that describes the likelihood of a flood event occurring in a year. A 100–year flood has 1% chance, while a 500-year flood has a 0.2% chance, making it much less likely than a 100-year flood.

Active Transportation – Any method of travel that is human-powered, such as walking, bicycling, skateboarding, and in-line skating.

Activity Centers – Strategic locations near key transportation hubs and intersections that serve as vibrant focal points for mixed–use development and community activity.

ADA Accessibility – Design requirements that ensure facilities and services are accessible to individuals with disabilities, as mandated by the Americans with Disabilities Act.

Adaptive Reuse – The process of reusing an existing building for a purpose other than which it was originally built or designed for, often preserving historic features while updating functionality.

Affordable Housing – Subsidized housing units that are affordable to low- and moderate-income households and costs no more than 30% of their monthly income, including utilities.

Aging in Place – The ability for a person to live in a home or neighborhood of their choice as they grow older, while still having access to the resources and services needed to live safely and independently.

Area Median Income (AMI) – The midpoint of household incomes in a specific geographic area, where half the households earn more and half earn less. AMI is used to determine eligibility for affordable housing and assistance programs.

Arterial Roads – Major thoroughfares designed to carry large volumes of traffic over long distances, connecting different parts of the city, neighboring communities, and regions. These roads prioritize mobility over direct property access.

Attainable Housing – Housing for people who earn too much to qualify for subsidies but cannot afford most market-rate homes. This often includes workers like teachers, healthcare providers, and public safety personnel.

Bioswale – A shallow, channeled depression in the ground that collects and filters stormwater runoff water using vegetation and permeable materials.

Brownfields – Previously developed land that may be contaminated by prior commercial or industrial use, requiring cleanup before redevelopment.

Business Improvement District (BID) – A public/private partnership in which property owners vote to pay an additional tax to fund improvements within a specific commercial district, such as maintenance, security, marketing, capital improvements, and beautification.

Business Retention and Expansion – Programs and strategies designed to support existing businesses and help them grow within the community.

Capital Improvement Plan (CIP) – A short-range plan that identifies capital projects and equipment purchases, provides a planning schedule, and identifies financing options.

Collector Road – Streets that connect local roads to arterial roads, balancing mobility and property access. They are designed to carry moderate traffic volumes over shorter distances and provide access to neighborhoods, schools, and local businesses.

Community Engagement – The process of working collaboratively with community members to address issues that impact their well-being.

Complete Streets – Streets designed and operated to enable safe use and access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

Comprehensive Plan – A long-term guiding document that outlines a community's vision and goals for future growth and development over a set period (in this case, through 2050).

Crime Prevention Through Environmental Design (CPTED) – A design approach aimed at reducing crime and fear of crime by shaping the physical environment to encourage positive behavior. This includes elements like lighting, landscaping, building design, and visibility.

Cultural Assets – Features that contribute to a community's unique identity, including historic buildings, public art, and cultural celebrations.

Density – The amount of development within a given area, typically measured by dwelling units per acre for residential areas or floor area ratio for commercial areas.

Economic Diversification – The process of expanding the variety of business and industry types in a local economy to reduce dependence on any single sector.

Economic Mobility – The ability of individuals or families to improve their economic status through education, employment, and other opportunities.

Environmental Justice – The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to environmental regulations and policies.

Federal Emergency Management Agency (FEMA) – The federal agency responsible for coordinating disaster response and flood mapping.

Floodplain – Land areas susceptible to flooding, typically adjacent to rivers or streams. FEMA designates these areas based on their flood risk.

Flood Proofing – The implementation of measures to reduce or prevent flood damage to buildings and structures, such as elevating foundations, sealing walls, installing flood barriers, and using water-resistant materials.

Functional Classification – A grouping of highways, roads, and streets by the character of the service they provide, from access to adjacent property to regional mobility.

Future Land Use Map (FLUM) – A visual guide that shows the community's desired pattern of growth and development.

Gateway – A prominent entrance or point of transition into a city, neighborhood, or district, often marked by distinctive features like signage, landscaping, public art, or architecture that create a sense of arrival and reflect the area's identity.

Green Infrastructure – A network of natural and semi-natural systems, such as parks, green roofs, rain gardens, and permeable pavements, designed to manage stormwater, improve air and water quality, reduce urban heat, and enhance the overall environmental and social health of a community.

Historic Preservation – The practice of protecting and preserving sites, structures, and objects of historical significance.

Housing First Initiative – A national program that offers permanent, affordable housing as quickly as possible for individuals and families experiencing homelessness. Once housed, supportive services are offered to address other

needs and promote long-term stability.

HUD (U.S. Department of Housing and Urban Development) – A federal agency responsible for national policies and programs that address housing needs, improve and develop communities, and ensure fair housing opportunities for all Americans. HUD oversees programs such as public housing, rental assistance, and community development initiatives.

Human-Scale Design – Development that is scaled and designed for comfortable human use and interaction rather than vehicle use.

Impact Fees – A fee charged by local governments to developers to help cover the costs of public infrastructure and services needed due to new development, such as roads, schools, parks, or utilities.

Impermeable Surfaces – Hard surfaces, such as concrete, asphalt, or rooftops, that do not allow water to pass through, increasing stormwater runoff and contributing to flooding and water quality issues.

Incentives – Benefits or programs offered by local governments, such as tax breaks, grants, expedited permitting, reduced fees, or technical assistance, to encourage specific types of development, investment, or behavior that align with community goals.

Inclusionary Zoning – Land use regulations that require a portion of new residential development to include affordable

housing units.

Infill Development – The process of developing vacant or underutilized lots within already developed areas.

Infrastructure – The built facilities, generally publicly funded, required to serve a community's development and operational needs. Infrastructure includes roads, water supply and sewer systems, schools, health care facilities, libraries, parks and recreation, and other services.

Land Dedication – The process where a developer sets aside a portion of land within a project for public use, such as parks, schools, or roads, to meet community needs and support infrastructure development.

Land Use – The management and designation of land for specific purposes, such as residential, commercial, industrial, agricultural, or recreational activities, reflecting how land is intended to be used in the community. Unlike zoning, which is a regulatory tool that sets legal requirements for land development, land use focuses on broader planning and policy goals for community development and growth.

Level of Service (LOS) – A type of performance standard associated with equitable service provision and measures how well infrastructure or services meet community needs.

Local Roads – Streets primarily designed for low traffic volumes, providing direct access to homes, businesses, and other properties within neighborhoods. These roads prioritize

property access over mobility and typically connect to collector roads.

Low Impact Development (LID) – A land development approach that works with nature to manage stormwater near its source. Techniques like bioswales, permeable pavements, and rain gardens help reduce runoff, improve water quality, and support environmental sustainability.

Low-Income – Refers to individuals or households whose income is below a specific threshold, typically defined as earning less than 80% of the area median income (AMI), making it difficult to afford basic necessities like housing, food, and healthcare.

Median Home Value – The midpoint income of households in a specific area, where half of the households earn more, and half earn less. It is used to assess the economic well-being and living standards of a community.

Median Household Income – The midpoint price of homes in a specific area, where half the homes are valued higher, and half are valued lower. It provides a snapshot of the housing market's affordability and trends.

Mixed-Income Housing – Residential developments that serve varying income levels, often combining market-rate and affordable housing units.

Mixed-Use Development – Projects that combine multiple uses (such as residential, commercial, cultural, or institutional)

in a single building or development.

Mobility – The ability to travel safely, efficiently, and over a certain distance within a given amount of time.

Moderate-Income – Refers to individuals or households earning between 80% and 120% of the area median income (AMI), typically able to afford basic necessities but may face challenges with higher housing or living costs in certain areas.

Multimodal Transportation – A transportation system that incorporates various modes of travel, such as walking, cycling, public transit, and private vehicles.

Multi-Use Path – A paved or unpaved pathway designed for use by multiple modes of non-motorized transportation, such as walking, biking, and skating, often separated from roadways for safety and recreation.

National Association of City Transportation Officials (NACTO) – A nonprofit organization that represents city transportation departments and promotes safe, sustainable, and innovative street designs and transportation policies.

National Recreation and Park Association (NRPA) – A nonprofit organization that supports the advancement of parks, recreation, and environmental conservation through advocacy, education, and resources to promote healthy, sustainable, and equitable communities.

Occupational Safety and Health Administration (OSHA) – A federal agency under the U.S. Department of Labor that sets and enforces standards to ensure safe and healthy working conditions, providing training, outreach, and assistance to employers and workers.

Overlay District – A zoning tool that applies additional regulations to a specific geographic area, layered over the existing zoning, to address unique goals or issues such as historic preservation, environmental protection, or design standards.

Permeable Surfaces – Materials like gravel, porous concrete, or grass that allow water to pass through, reducing stormwater runoff and helping to recharge groundwater.

Placemaking – A multi-faceted approach to planning, design, and management of public spaces to create vibrant, accessible, and engaging environments that reflect the community's identity, foster social interaction, and improve quality of life.

Pocket Parks – Small, accessible parks, often less than an acre, located within urban or residential areas to provide recreational opportunities, beautification, and community gathering spaces in compact settings.

Programming – The planning and implementation of activities, events, or services in public spaces or facilities to engage communities, promote social interaction, and meet specific community needs or goals.

Public-Private Partnership (P3) – A collaborative agreement between government entities and private sector organizations to fund, build, and operate projects or services, such as infrastructure, facilities, or community programs, leveraging shared resources and expertise.

Quadplexes – Residential buildings divided into four separate units, each with its own entrance and living space, offering a higher-density housing option within a single structure.

Quality of Life – The overall well-being of individuals and communities, measured by factors such as health, safety, education, housing, economic opportunities, environmental quality, and access to services and amenities.

Sales Tax Revenue – Money generated from local sales taxes, which serves as a primary funding source for Oklahoma municipalities due to constitutional restrictions on property tax use.

Smart Growth – A sustainable and cost effective approach to land development that prioritizes redevelopment of existing neighborhoods, optimizes existing infrastructure investments, promotes a mix of building types and uses, offers varied housing and transportation options, and preserves open spaces and critical environmental areas.

Social Determinants of Health (SDOH) – External factors that affect wellbeing beyond healthcare, including housing, transportation, education, food security, and community connections.

Stormwater Management – The process of controlling and managing rainwater runoff to prevent flooding, reduce pollution, and protect water quality, often through a system of natural and built features.

Streetscape – The visual design elements of a street, including buildings, sidewalks, street furniture, trees, and open spaces that combine to form the street's character.

Sustainability – Development that meets present needs without compromising future generations' ability to meet their needs.

Tax Credits – Financial incentives provided by governments to reduce the tax liability of individuals or businesses, often used to encourage specific activities such as affordable housing development or historic preservation.

Tax Increment Financing (TIF) – A public financing tool that uses the increase in property tax revenue from a designated area to fund development and infrastructure improvements within that same area.

Traffic Calming – A set of design strategies and physical measures, such as speed humps, roundabouts, and narrowed roads, aimed at reducing vehicle speeds and improving safety for pedestrians, cyclists, and drivers.

Transitional Housing – Temporary housing that provides individuals or families in need with a stable living environment and supportive services, helping them transition to permanent

housing and achieve long-term stability.

Transit-Oriented Development (TOD) – A planning approach that creates compact, walkable, mixed-use communities centered around high-quality, multimodal transit systems to encourage sustainable transportation and reduce car dependency.

Urban Sprawl – The expansion of human development away from central urban areas into previously undeveloped land, typically characterized by low-density development, heavy reliance on cars, and inefficient use of infrastructure and resources.

User Fee – A charge imposed by a government or organization for the use of a specific service or facility, such as park admission, public transportation, or utility services, to help cover operating and maintenance costs.

Vulnerable Populations – Groups of people who are at higher risk of harm or disadvantage due to factors like age, disability, income level, health conditions, or social and environmental barriers, often requiring additional support or resources to ensure their well-being and safety.

Walkability – A measure of how friendly an area is for walking, considering factors like street connectivity, land use mix, and pedestrian infrastructure.

Wayfinding – The design and use of signage, maps, symbols, and other visual cues to help people navigate and find their

way through physical spaces, such as cities, parks, or buildings, easily and efficiently.

Weatherization – The process of making a building more energy-efficient by improving insulation, sealing air leaks, and upgrading windows, doors, and HVAC systems to reduce energy consumption and enhance indoor comfort.

Zoning – A regulatory tool used by local governments to control land use by dividing areas into zones with specific rules for development, such as residential, commercial, or industrial. Unlike land use, which focuses on broader planning goals, zoning provides enforceable legal requirements that determine how land can be used and developed.

Key Websites for Planning Information:

To deepen your understanding of the planning process and related subjects, visit these trusted websites:

American Planning Association (APA)
planning.org

Congress for the New Urbanism (CNU)
cnu.org

AARP Livable Communities
aarp.org/livable-communities

Smart Growth America
smartgrowthamerica.org

Strong Towns
strongtowns.org

Urban Land Institute (ULI)
uli.org

National Recreation and Park Association (NRPA)
nrpa.org

National Association of City Transportation Officials (NACTO)
nacto.org

U.S. Department of Housing and Urban Development (HUD)
hud.gov

Federal Emergency Management Agency (FEMA)
fema.gov

Environmental Protection Agency (EPA)
epa.gov

National Trust for Historic Preservation
savingplaces.org

TABLE OF CONTENTS

Introduction	Land Use	Infrastructure & Public Services	Transportation & Mobility	Housing & Neighborhoods
				
1. Project Background 2. Chickasha History 3. Previous Plans & Studies 4. Community Snapshot 5. Comprehensive Planning 101 6. The Planning Process 7. Community Engagement 8. Community Values 9. A Vision for Chickasha 10. Community Goals 11. Key Elements	1. Introduction 2. What We've Heard 3. What We've Learned a. Land Use Plan b. Existing Land Use c. Future Land Use d. Future Land Use Map 4. What We Can Do	1. Introduction 2. What We've Heard 3. What We've Learned a. Water Infrastructure b. Wastewater Infrastructure 4. What We Can Do	1. Introduction 2. What We've Heard 3. What We've Learned a. Traffic Collisions b. Roadway Network 4. What We Can Do	1. Introduction 2. What We've Heard 3. What We've Learned a. Disinvested Neighborhoods b. Development Trends 4. What We Can Do

Economy & Downtown



1. Introduction
2. What We've Heard
3. What We've Learned
 - a. Downtown Improvements Diagram
 - b. TIF Districts
4. What We Can Do

Parks & Recreation



1. Introduction
2. What We've Heard
3. What We've Learned
 - a. Parks & Recreation Inventory
4. What We Can Do

Community Character & Quality of Life



1. Introduction
2. What We've Heard
3. What We've Learned
4. What We Can Do

Implementation Plan



1. Introduction
2. Implementation Matrix

Appendices



1. Potential Funding Mechanisms & Resources
2. Community Engagement Summaries
3. Glossary
4. References

Grady County Court House, Chickasha, Okla.



9A241-N

01. INTRODUCTION

Planning for Chickasha’s Future

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 Comprehensive Plan

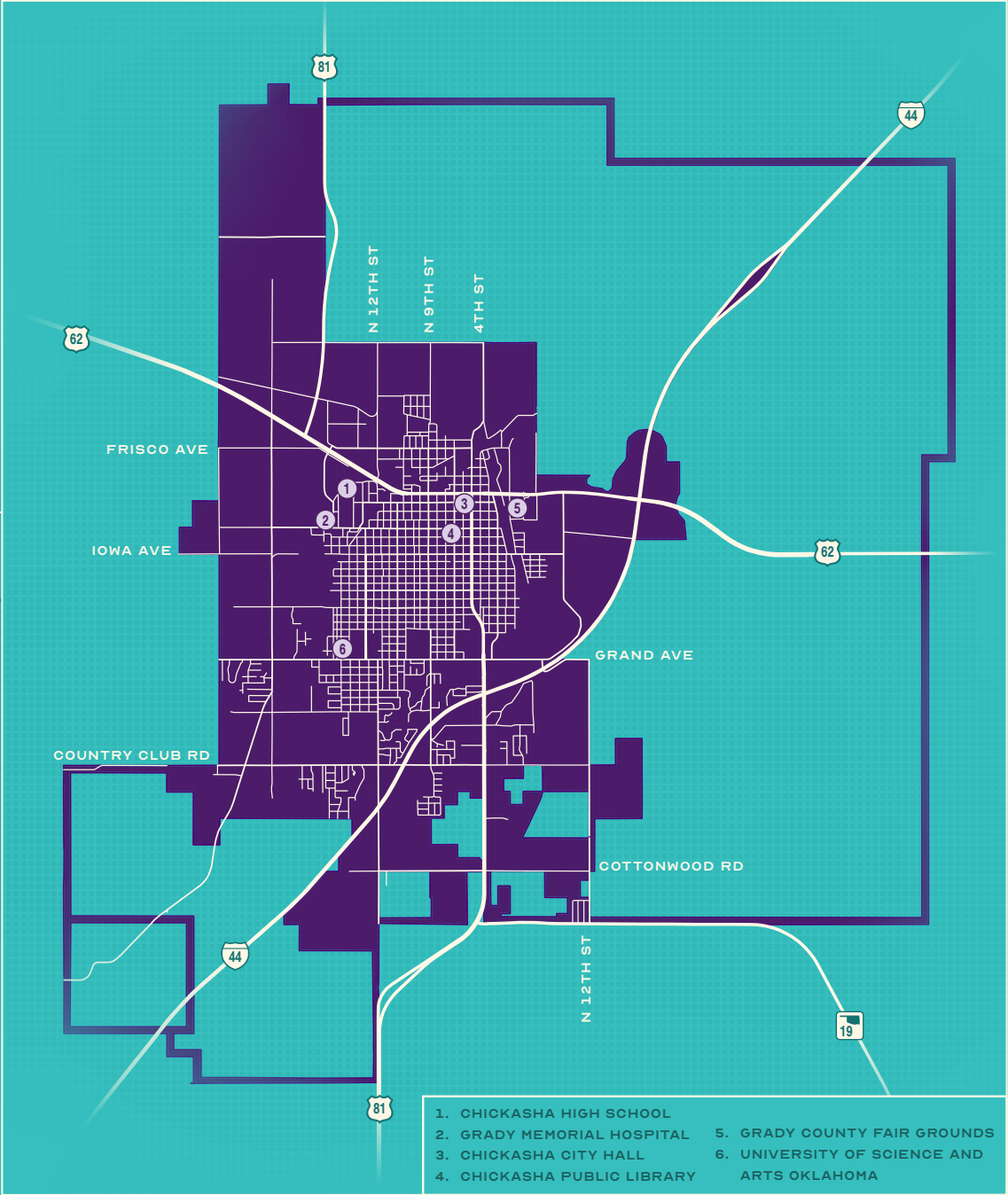
Onward Chickasha will serve as the community’s roadmap and be used to help City officials align growth and development decisions with the community’s shared vision. This means creating thoughtful connections between land use, transportation systems, and public services while tackling key challenges in infrastructure, housing affordability, economic development, and quality of life. While Onward Chickasha’s horizon extends to 2050, it is designed to be a living document, with quarterly progress reviews and updates every 5-7 years to stay responsive to community needs.

How will Onward Chickasha be used?

The Plan will primarily guide the City Council, Planning and Zoning Commission, and City Staff in making informed decisions about Chickasha’s future. Its recommendations, based on extensive public input and planning best practices, will help:

- **Direct public and private investment**
- **Guide zoning changes and new policies**
- **Coordinate city ordinances and community efforts**
- **Secure grants and other funding opportunities**
- **Promote Chickasha’s unique strengths and assets**

By establishing a clear framework aligned with community desires, Onward Chickasha will help position the City for responsible growth and long-term success in the decades ahead. The following chapters detail the specific goals, strategies and actions that will help bring this vision to life.



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, 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.

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



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.

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



1950s -1960s

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.

1970s - 1980s

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.

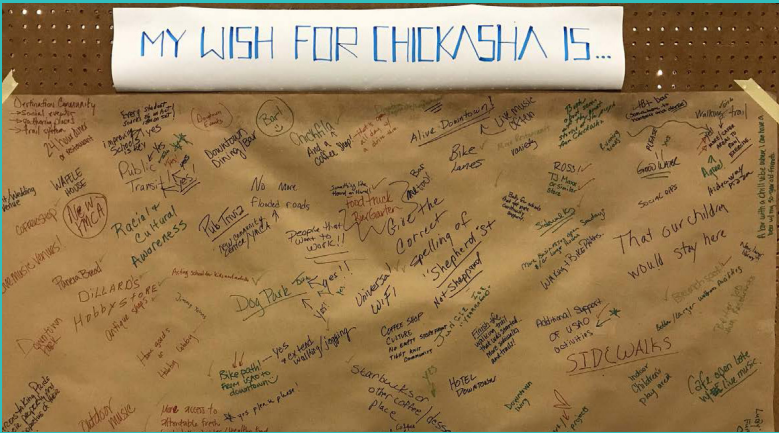
Following the 1973 plan, a series of strategic plans and studies were developed, including the *1972 Origin and Destination Study*, *1975 Report on Infiltration/Inflow Survey*, *1978 Master Drainage Plan*, *1978 Master Plan – Water Distribution System*, *1980 Flood Insurance Study*, and more. Additionally, 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.



1990s - Today

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.



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 Assets and Challenges

Historical assets are established elements that have contributed long-term value to Chickasha and benefit from continued investment and upkeep. In contrast, historical challenges are ongoing issues that may require focused efforts to address. Drawing from past community plans and historical records, the Project Team has identified key factors that have influenced Chickasha's development over time.

Understanding these assets and challenges provides valuable context for assessing Chickasha's current opportunities and areas for improvement. This perspective can help guide project priorities, inform planning decisions, and apply lessons from the city's history to support future growth and long-term stability.

Historical assets in Chickasha include:



Regional Connectivity and Transportation Access

Located at the intersection of Interstate 44 and multiple highways, Chickasha is within a 45-minute drive of Lawton, Norman, and Oklahoma City. This proximity offers residents a wider range of options for education, employment, recreation, and shopping while also expanding the city's customer base to include nearby rural communities.

Additionally, Chickasha Municipal Airport, Union Pacific and Stillwater rail lines, and direct access to highways and interstates support the city's role as a transportation hub for product distribution.

Community Events

Chickasha is widely recognized for its annual Festival of Light, a nationally known holiday lights and decoration exhibition. The city also hosts a variety of regional events, including the Rock Island Arts Festival, the Oklahoma Food Truck



Championship, the Wings & Wheels Air & Car Show, and USAO athletic events.

Postsecondary Educational Institutions

Chickasha is home to two higher education institutions—the University of Science and Arts of Oklahoma (USAO) and the Canadian Valley Technology Center. These schools offer local educational opportunities for skill development and career advancement while also supporting industries by preparing a trained workforce.

Indigenous Legacy

Chickasha has a strong Native American legacy that continues to shape the community today. More than 10% of the city's population identifies as American Indian, and Chickasha is located within the Chickasaw Nation. The City and the Chickasaw Nation have a longstanding relationship, with opportunities for continued collaboration to support local initiatives and shared interests.

Preservation of Historic Structures

Chickasha has a significant number of historic homes and buildings that, with proper maintenance, can continue to contribute to the city’s character. Downtown Chickasha contains many historic structures that provide insight into the city’s past while also offering opportunities for future investment. In addition to their potential to attract visitors, repurposed historic buildings can accommodate retail, housing, offices, and other uses, helping to highlight Chickasha’s architectural legacy.



Downtown Revitalization & the Chickasha Community

Like many towns in Oklahoma, Chickasha’s downtown has seen gradual changes over the decades, influenced by shifts in transportation patterns and development trends that prioritized automobile accessibility over traditional town centers. However, Chickasha stands out as a community that has continuously prioritized reinvestment in its historic downtown. Efforts to enhance the area date back to at least the 1970s, as outlined in the 1979 Chickasha Downtown Master Plan Program Manual. While progress has been incremental due to funding constraints, the City has remained committed to strengthening the downtown core for over 45 years. Community input gathered through the Onward Chickasha planning process reaffirmed strong public interest in continued downtown enhancements, particularly as recent planning initiatives have reinforced the importance of downtown as a hub for local businesses, events, and civic activity.



Historical challenges in Chickasha include:

Flooding

Although the Chickasaw Tribe Townsite Company originally planned for Chickasha’s townsite to be located outside the floodplain, the railroad’s preference for a location closer to the river ultimately influenced the town’s placement. As a result, Chickasha has experienced periodic flooding since its founding. Over time, as development has expanded, the growth of paved and built surfaces has increased the volume and speed of stormwater runoff, contributing to localized flooding in certain areas.



Infrastructure Upgrades and Maintenance

As Chickasha has expanded, development on the city’s outskirts has increased the demand for infrastructure, maintenance, and resources. This growth has placed additional pressure on the City’s ability to provide consistent, high-quality infrastructure and services across a larger area.



Property Maintenance

Older buildings and aging neighborhoods in Chickasha may require structural improvements and infrastructure updates. Consistent code enforcement, along with providing property owners and tenants access to assistance for maintenance and repairs, can help ensure that necessary improvements remain manageable for residents.



Housing Availability and Options

Housing data indicates a limited supply of cost-accessible options in Chickasha, particularly for renters and those on fixed incomes. This shortage affects a range of residents, including young adults, individuals with disabilities, and seniors. While new housing continues to be built, many homes are priced above moderate-income levels, making it more challenging for some households to find suitable housing.

Neighborhood Economic Trends

Census data indicates that some neighborhoods in Chickasha have historically experienced economic differences, with lower median household incomes and higher poverty rates compared to the citywide average. Over time, variations in access to services and investment may have contributed to ongoing economic challenges in these areas. Targeted investment and local partnerships could help support economic growth and stability in historically under-resourced neighborhoods.



CHICKASHA COMMUNITY SNAPSHOT

TOTAL
POPULATION



15,655

TOTAL
HOUSING UNITS



7,480

TOTAL
HOUSEHOLDS



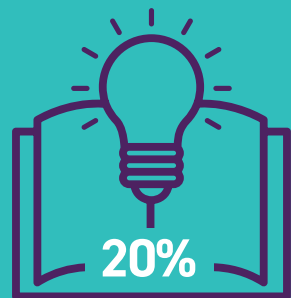
6,098

MEDIAN
HOUSEHOLD INCOME



\$50,073

EDUCATIONAL
ATTAINMENT



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

UNEMPLOYMENT
RATE



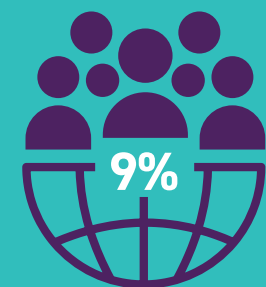
of residents 16+ years of
age are unemployed

WITHOUT
HEALTHCARE



of residents are living
without healthcare

HISPANIC OR
LATINE ORIGIN



of residents are of Hispanic
or Latine origin

To assess opportunities for Chickasha's future, it is important to first examine the City's existing conditions, which provide a foundation for long-term planning. The Community Snapshot offers a comprehensive overview of current conditions in Chickasha and serves as a key reference in developing the Comprehensive Plan. As an early step in the planning process, it establishes a baseline from which informed decisions can be made to reflect community priorities.

This chapter presents factual information that helps provide a clear understanding of Chickasha's physical, economic, and social characteristics. The analysis includes three primary sections, each supported by relevant data that inform the policies and recommendations of the Comprehensive Plan:

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

The goal of this chapter is to present an up-to-date summary of factors influencing Chickasha's development, ensuring that the Comprehensive Plan Update is based on a well-informed understanding of the City's opportunities and challenges.

Current Population Overview

Understanding a community's population trends is essential for evaluating its needs related to housing, infrastructure, employment, and services. This section provides an overview of key demographic characteristics of Chickasha's residents, offering a data-driven perspective on current conditions.

The information in this summary is primarily sourced from the U.S. Census Bureau's 2021 5-Year Estimate dataset from the American Community Survey, with additional insights from Business Analyst and historical census data.

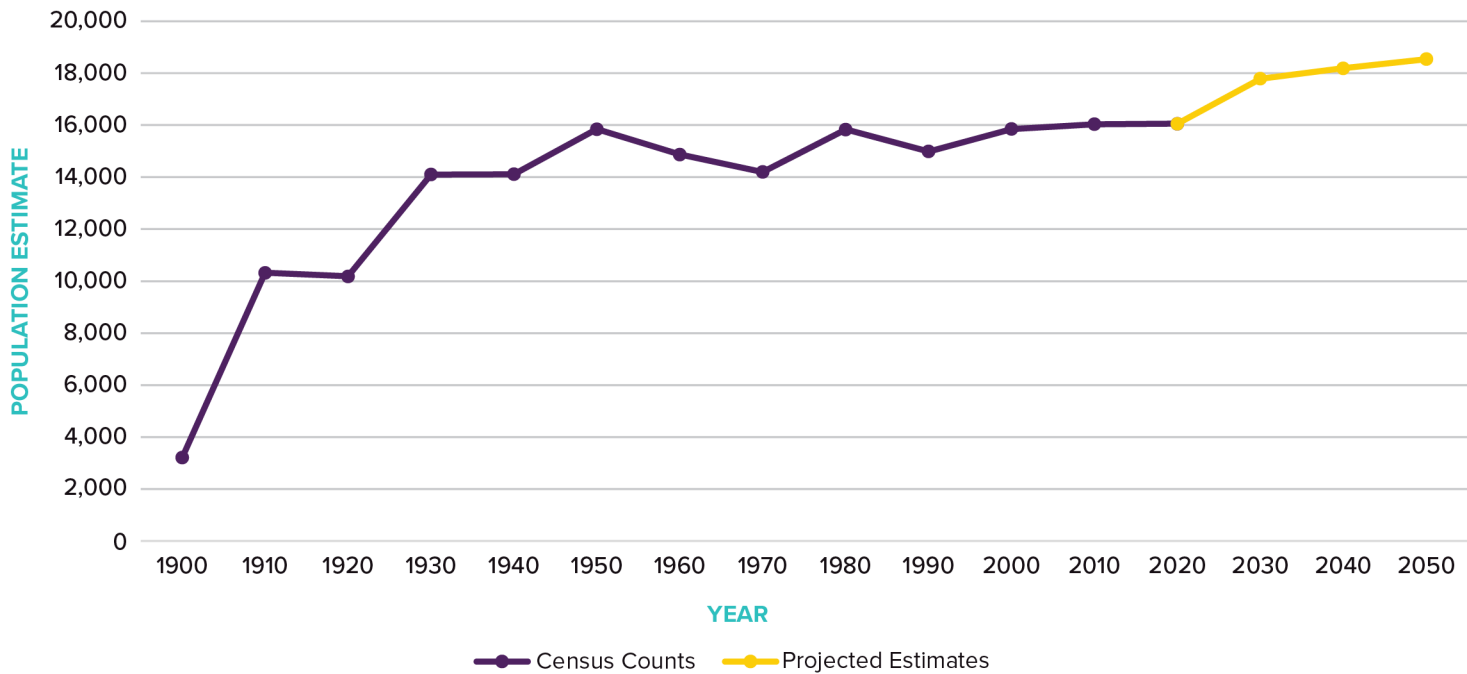


Population Trends

As shown in Figure 1.1, Chickasha's population has remained relatively stable, ranging between 14,000 and 16,000 residents since 1930. This trend suggests that the city's population will likely remain steady or experience gradual growth as regional dynamics evolve. Given Chickasha's location along major

transportation routes and its role as the county seat and a key connection between the Oklahoma City Metropolitan Area and southwest Oklahoma, significant population decline is unlikely. Current projections estimate that Chickasha's population could reach approximately 18,500 over the next 30 years.

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



Age Distribution and Trends

As shown in Figure 1.2, the 2021 median age in Chickasha was 37.7 years, slightly younger than the national median age of 38.4 years. Chickasha’s lower median age is influenced by the presence of the University of Science and Arts of Oklahoma (USAO), which attracts young adults, as well as a significant number of households with children. The largest age group in Chickasha is the Youth segment (0-19 years old), which comprises over a quarter of the population. Following this, the Middle Adulthood group (35-54 years old) makes up 25% of the population, while the Young Adult group (20-34 years old) represents 20%. The Senior group (65+ years old) accounts for 17%, and the Older Adulthood group (56-64 years old) makes up 12% of the population.

Although the Youth and Middle Adulthood groups currently represent the largest portions of the population, Chickasha’s older age segments have been growing at a faster rate. Since 2010, the median age has increased from 34.8 to 37.7 years, with the Older Adulthood group increasing by 25.5% and the Senior group by 20.4%. In contrast, younger age groups have experienced a decline, as illustrated in Figure 1.3.

Understanding current and future age distribution is essential for planning city services and infrastructure, as different age groups have distinct needs. With a growing number of older residents, considerations for accessible housing, transportation

options, medical services, and community spaces will be important to support long-term residents. Additionally, the presence of a significant youth population, combined with a decrease in younger age groups, highlights the need for amenities and opportunities that encourage younger generations to remain in Chickasha. This may include job opportunities, recreational facilities, high-quality schools, and safe public spaces for families and children.

FIGURE 1.2 AGE DISTRIBUTION (2021)

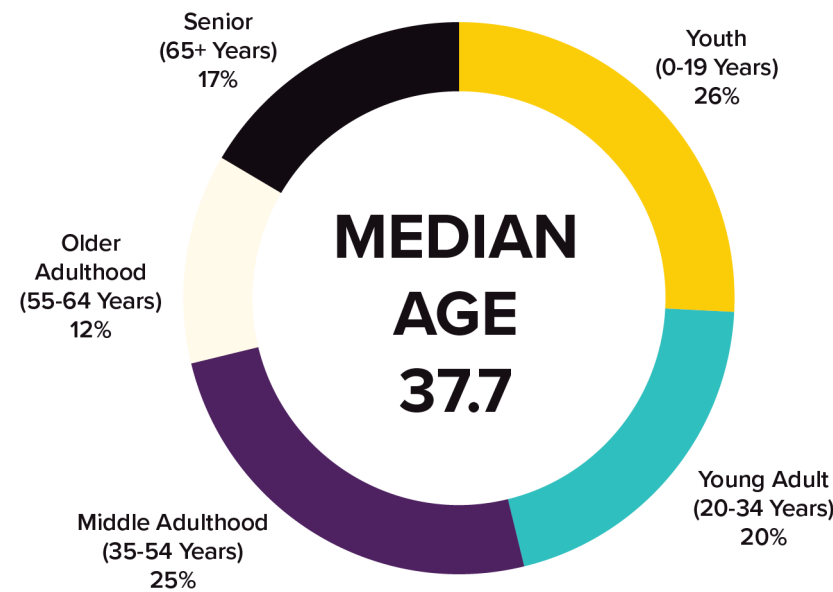
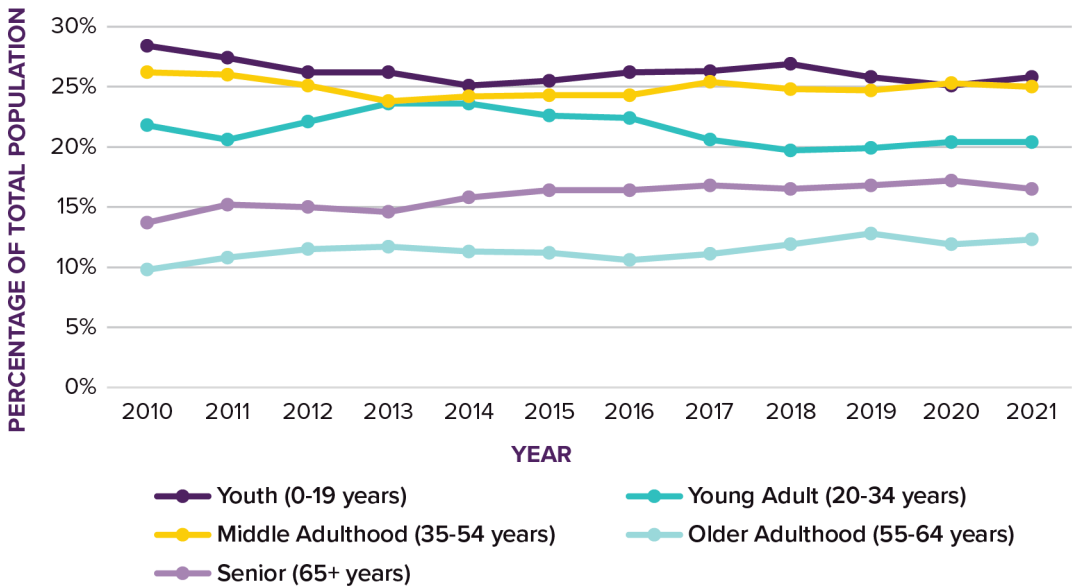


FIGURE 1.3 AGE DISTRIBUTION CHANGES (2010-2021)



Population Composition

Chickasha’s racial and ethnic makeup has gradually shifted over the past decade. While the city remains less varied in demographic composition than both the State of Oklahoma and the United States, some groups have seen notable growth. The First American population in Chickasha has increased by 49.3% in the last decade and now represents more than 10% of the city’s residents. Additionally, the number of individuals identifying outside the main racial census categories has more than doubled since 2010, a trend likely associated with the

increase in the Hispanic and Latine population, which grew from 5.9% in 2010 to 8.9% by 2021. In contrast, the proportions of Black, Asian, and white residents have remained relatively stable over the past decade, with the white population continuing to represent the majority, as shown in Table 1.1.

One way to assess demographic variation is through the Diversity Index, which measures the likelihood that two randomly selected individuals belong to different racial or

ethnic groups. For example, a Diversity Index score of 25 would indicate a 25% probability of selecting two individuals of different backgrounds. Chickasha’s current score is 54.5%, compared to 59.5% for the State of Oklahoma and 61.1% for the United States.

TABLE 1.1 POPULATION 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

Chickasha’s economy has shown steady improvement, with median household income (MHI) increasing at a faster rate than both the state and national averages over the past decade. However, income levels in Chickasha remain lower than those of Oklahoma and the U.S., and some residents continue to experience financial challenges.

As shown in Table 1.2, Chickasha’s MHI is \$50,753, which is below both the state and national MHI, as illustrated in Figure 1.4. While the city benefits from a lower Cost of Living Index score of 86.1, this still does not fully offset the income gap. To better align with national cost-of-living standards, an index score of 73.5 would be required.

In 2021, Chickasha’s overall cost of living was 13.9% below

the national average. However, based on the city’s income levels, a cost of living 26.5% below the national average would be necessary to improve affordability. Additionally, 17% of Chickasha’s population and 22% of minors were living below the poverty line in 2021, indicating ongoing financial pressures for some households.

Income distribution in Chickasha reflects disparities, with a Gini Coefficient of 0.49, meaning that the lower-income half of the population earns 17% of the city’s total income. While this coefficient is only slightly above Oklahoma’s (0.46) and the U.S. average (0.48), it highlights broader trends in income distribution. In 2021, the largest portion of households in Chickasha fell into the \$25,000–\$49,000 income bracket, representing 25.2% of all households, followed by those

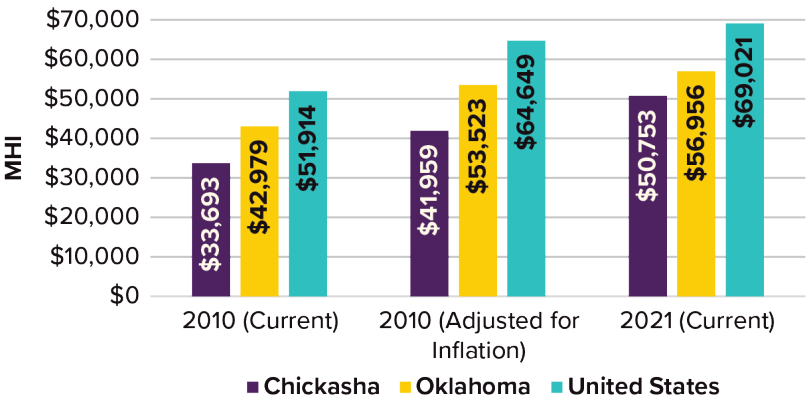
earning \$0–\$24,999, which made up 24.3%. Together, these groups account for nearly half of the community while holding a smaller share of total earnings.

Despite these challenges, economic data shows progress. Between 2010 and 2021, Chickasha’s MHI increased by 21%, reaching \$50,753, even after adjusting for inflation. This growth exceeded both state and national increases, which averaged 6% over the same period. Additionally, poverty rates have declined, with overall poverty decreasing by 21.3% and poverty among minors falling by 22.8%, reflecting economic recovery in recent years. While financial difficulties persist for some households, continued efforts to enhance local economic opportunities and essential services can help strengthen overall community well-being.

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 (Adjusted 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, while the average renter-occupied household size was 2.51. Approximately 62% of households in Chickasha are family households, with an average family size of 3.14. Additionally, 28% of households include families with children under the age of 18. Household

and family sizes in Chickasha are generally consistent with state and national trends.

In Chickasha, 54.4% of housing units are owner-occupied, while 45.6% are renter-occupied. The city’s renter-occupation rate is higher than both the state and national averages. Communities with postsecondary education institutions,

such as USAO, often have higher rental rates due to student housing needs. However, in Chickasha, a significant portion of renter-occupied units is occupied by non-student households, reflecting broader housing trends within the community. Table 1.3 provides detailed data on households and families in Chickasha as of 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

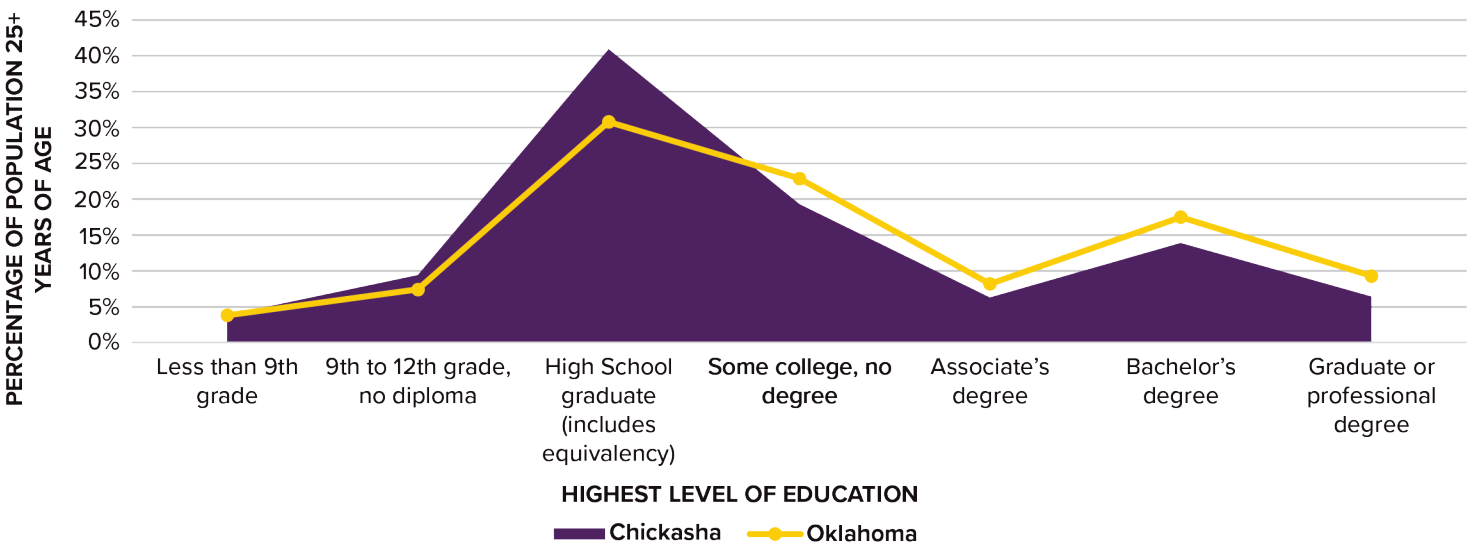
Chickasha’s educational attainment levels differ slightly from state averages, despite the presence of institutions such as USAO and Canadian Valley Technology Center. In 2021, approximately 20% of Chickasha residents aged 25 and older held a bachelor’s degree or higher, compared to 27% statewide. Similarly, 87% of residents in this age group had earned at least a high school diploma or equivalent, slightly below the state average of 89%. As shown in Figure 1.5, a larger portion of Chickasha residents have completed high

school or some college without obtaining a degree.

While the availability of a technical college and a local university provides educational opportunities, some residents may encounter challenges in pursuing or completing postsecondary education. These could include financial considerations, transportation limitations, childcare responsibilities, or navigating application and financial aid processes.

Higher levels of educational attainment can offer benefits for both individuals and the broader community. For individuals, earning a college degree or technical certification can lead to increased earning potential and expanded career opportunities. For the community, a well-educated workforce can help attract employers, support local job growth, and contribute to economic development.

FIGURE 1.5 EDUCATIONAL ATTAINMENT (2021)



Housing Characteristics

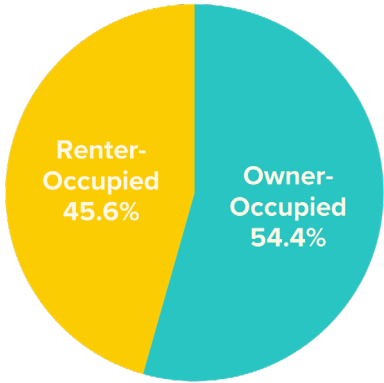
This section examines recent trends in Chickasha’s housing inventory to help assess future housing needs. The data in this summary is primarily sourced from the 2021 5-Year Estimate dataset from the U.S. Census Bureau’s American Community Survey, with additional insights from Business Analyst and historical census records.

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 6,098 occupied housing units, consisting of 3,319 owner-occupied units (54.4%) and 2,779 renter-occupied units (45.6%), as shown in Table 1.4. Out of 7,480 total housing units, the vacancy rate was 18.5%. While vacancy rates tend to be higher in smaller communities, Chickasha’s rate exceeds both the state average of 13.6% and the national average of 11.2%. This difference may be influenced by factors such as housing availability, market demand, or the condition of existing homes.



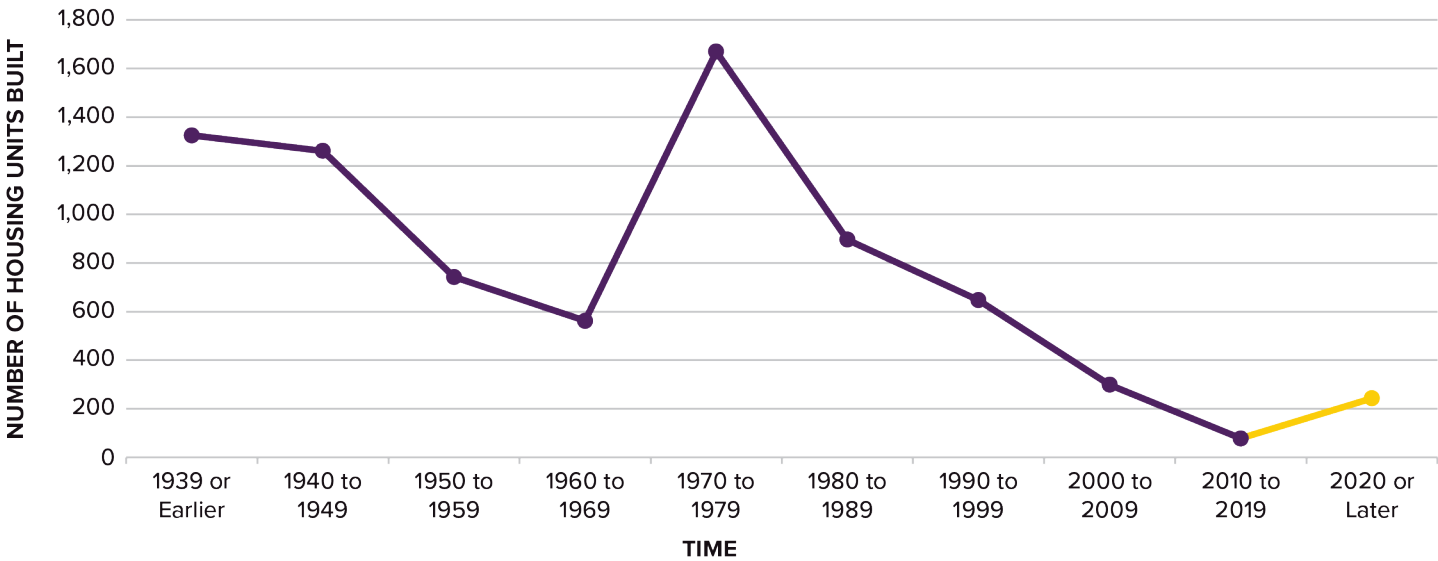
Chickasha’s housing development primarily follows a low-density pattern, characterized by single-family homes on larger lots. In 2021, 76.3% of housing units were single-family detached residences, while 18.6% were multi-family units. While lower-density development is common in Oklahoma, it can present challenges as a community grows, particularly in terms of infrastructure costs and land use efficiency. A dispersed development pattern can also affect the feasibility of alternative transportation options and impact businesses that benefit from pedestrian activity.

As shown in Figure 1.6, nearly 75% of Chickasha’s housing stock was built before 1980, with the most active construction periods occurring before 1950 (34.6%) and between 1970 and 1979 (22.3%). This means a significant portion of the housing stock is more than 40 years old. The age of housing is an important consideration, as it highlights the need for ongoing maintenance and potential opportunities for historic preservation.

Older housing stock can be a valuable community asset, often reflecting the city’s unique history and providing housing options across different price ranges. Additionally, older homes are sometimes built with durable materials and may be eligible for historic preservation incentives. However, they also require more upkeep, which can be a consideration for property owners and tenants.

Although there was a decline in housing construction between 1980 and 2019, recent trends indicate an increase in new housing development, suggesting a growing demand for updated housing options in Chickasha.

FIGURE 1.6 HISTORICAL HOUSING CONSTRUCTION TRENDS



Homeownership Market

In 2021, the median home value (MHV) in Chickasha was \$92,000, approximately 40% lower than the State of Oklahoma’s MHV of \$150,800. Median monthly housing costs for Chickasha homeowners were \$1,029 for those with a mortgage and \$338 for those without, representing 78% of the state’s median monthly housing costs for homeowners.

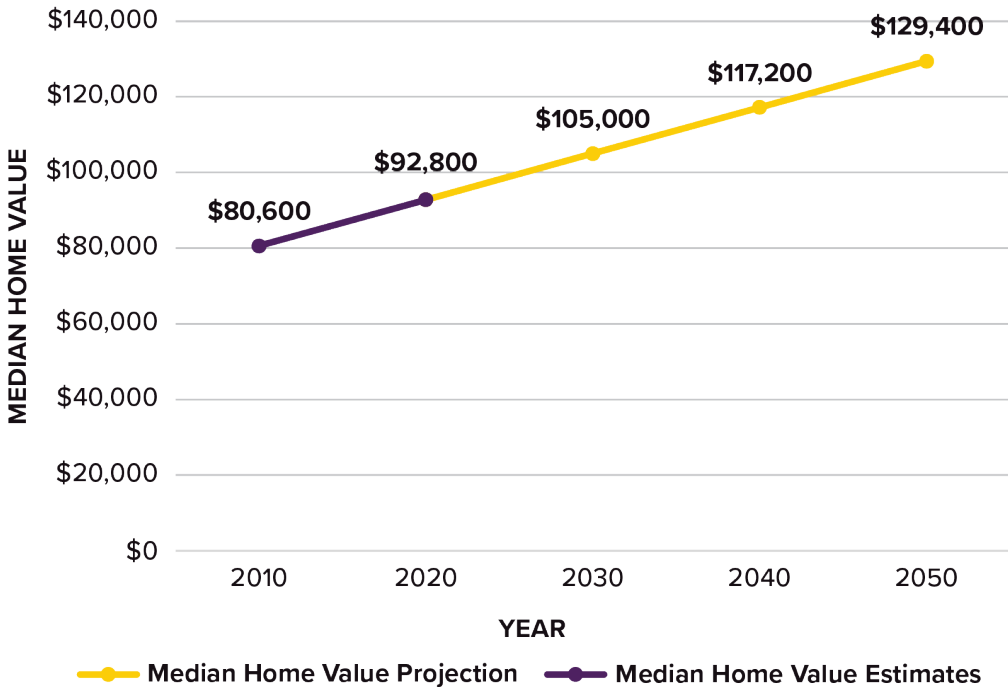
These figures indicate that Chickasha offers relatively lower housing costs compared to other areas in Oklahoma, making homeownership more accessible for a range of buyers. While lower home prices can provide opportunities for residents to purchase homes, they may also result in slower increases in home resale value over time.

Chickasha’s MHV is projected to increase by approximately 10% per decade over the next 30 years, as shown in Figure 1.7. However, this projection serves as a general estimate and does not account for potential market fluctuations.

Chickasha’s MHV remains 39% lower than Oklahoma’s MHV and 62% lower than the U.S. average, contributing to a housing market with lower costs compared to both the state and national levels.



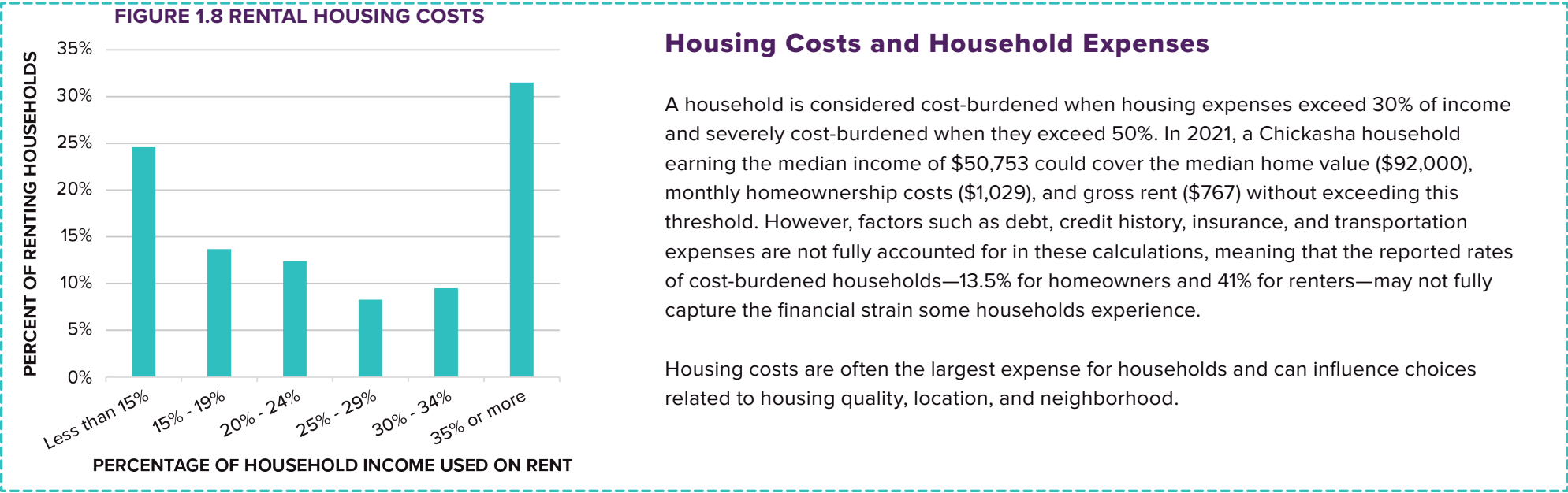
FIGURE 1.7 MEDIAN HOME VALUE FORECASTING USING LINEAR PROJECTION (2010-2050)



Rental Housing Market

In 2021, the median gross rent for rental housing in Chickasha was \$767 per month. This amount includes contract rent along with estimated utility costs. Chickasha’s median gross rent was approximately 12% lower than the State of Oklahoma’s median of \$862 per month.

While rental costs in Chickasha are lower than the state median, they represent a larger share of household expenses when compared to homeownership costs. Local homeownership costs (\$1,029 per month) are 22% below the state median (\$1,313 per month), while rental costs (\$767 per month) are only 11% below the state median (\$862 per month). This indicates that renters may experience greater financial strain than homeowners, as they do not benefit from long-term financial gains that can come with owning property.



Housing Costs and Household Expenses

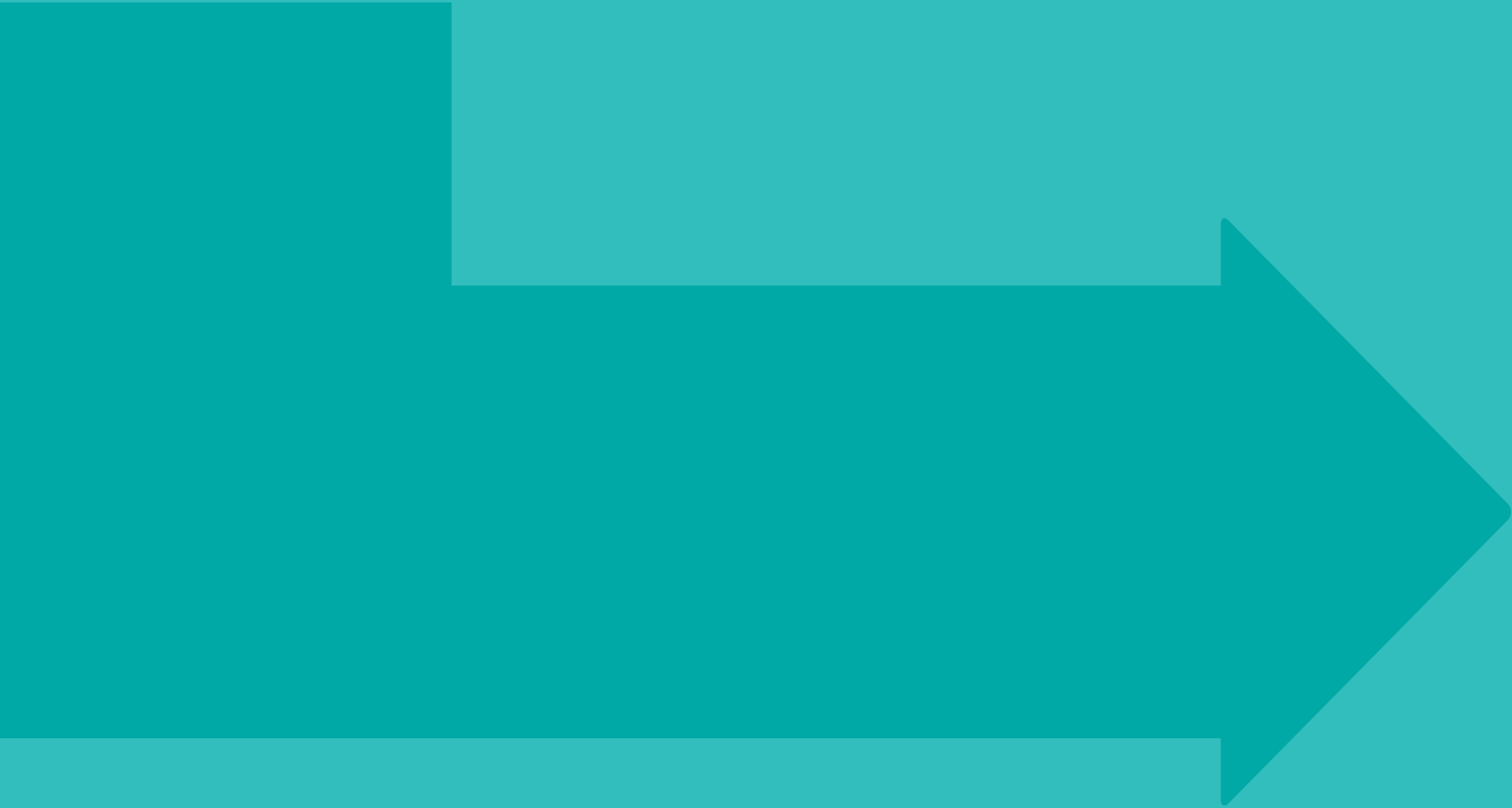
A household is considered cost-burdened when housing expenses exceed 30% of income and severely cost-burdened when they exceed 50%. In 2021, a Chickasha household earning the median income of \$50,753 could cover the median home value (\$92,000), monthly homeownership costs (\$1,029), and gross rent (\$767) without exceeding this threshold. However, factors such as debt, credit history, insurance, and transportation expenses are not fully accounted for in these calculations, meaning that the reported rates of cost-burdened households—13.5% for homeowners and 41% for renters—may not fully capture the financial strain some households experience.

Housing costs are often the largest expense for households and can influence choices related to housing quality, location, and neighborhood.



Economic Trends

This section provides an overview of Chickasha’s economy and its capacity for continued growth and stability. The data in this summary is primarily sourced from the 2021 5-Year Estimate dataset from the U.S. Census Bureau’s American Community Survey, with additional insights from Business Analyst, On the Map, and historical census records.



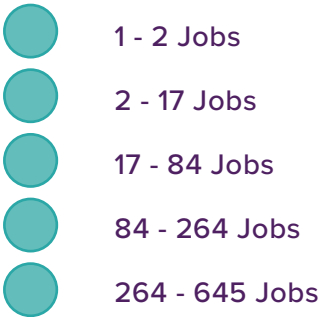
Total Employment

Employment levels in Chickasha have fluctuated over the past decade, with an overall decrease of approximately 8%, from 8,843 jobs to 8,117 jobs. Two notable declines occurred between 2009 and 2011 (a reduction of 699 jobs) and between 2012 and 2017 (a reduction of 709 jobs). However, more recent trends from 2017 to 2019 indicate steady job growth, with an increase of 481 jobs.

As shown in Figure 1.8, the highest concentration of jobs in Chickasha is located near Downtown, around the intersection of 4th Street and Grand Avenue, and in areas surrounding Chickasha High School, USAO, and Grady Memorial Hospital.

EMPLOYMENT DENSITY

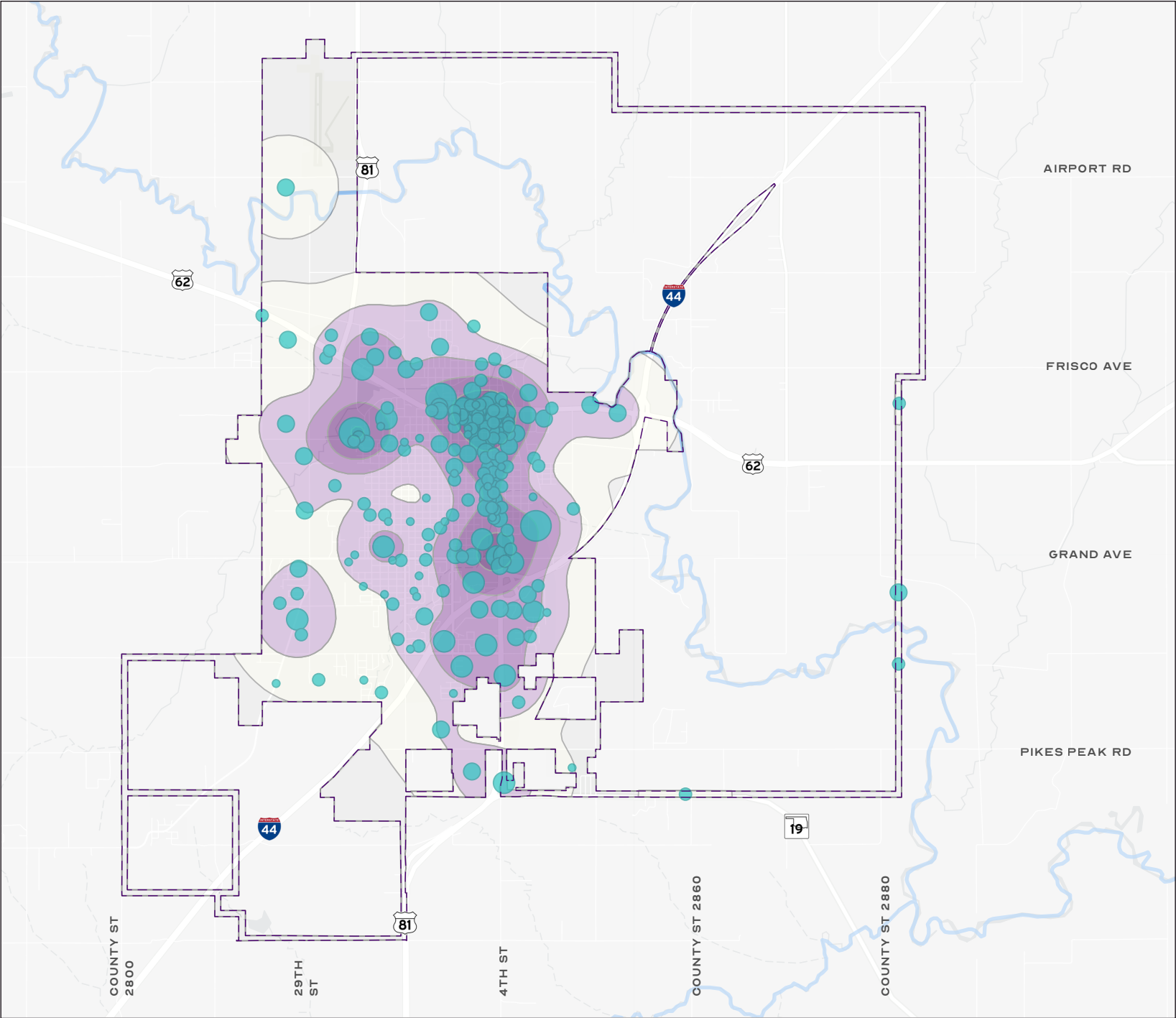
Job Count



Job Density



Chickasha city limits





As of 2021, Grady Memorial Hospital was the largest employer in Chickasha, with approximately 350-400 employees. Other major employers include businesses and organizations in healthcare, education, retail, manufacturing, energy, technology, and public administration, as shown in Table 1.5.

A balanced approach to economic growth helps support long-term community well-being. Rapid expansion without careful planning can lead to challenges such as an increased demand for infrastructure and an oversupply of lower-wage jobs. Many Oklahoma communities experience this due to reliance on sales tax revenue, which can encourage the attraction of businesses with short-term benefits. Thoughtful economic planning that aligns with community priorities can support steady growth and enhance overall economic conditions.

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

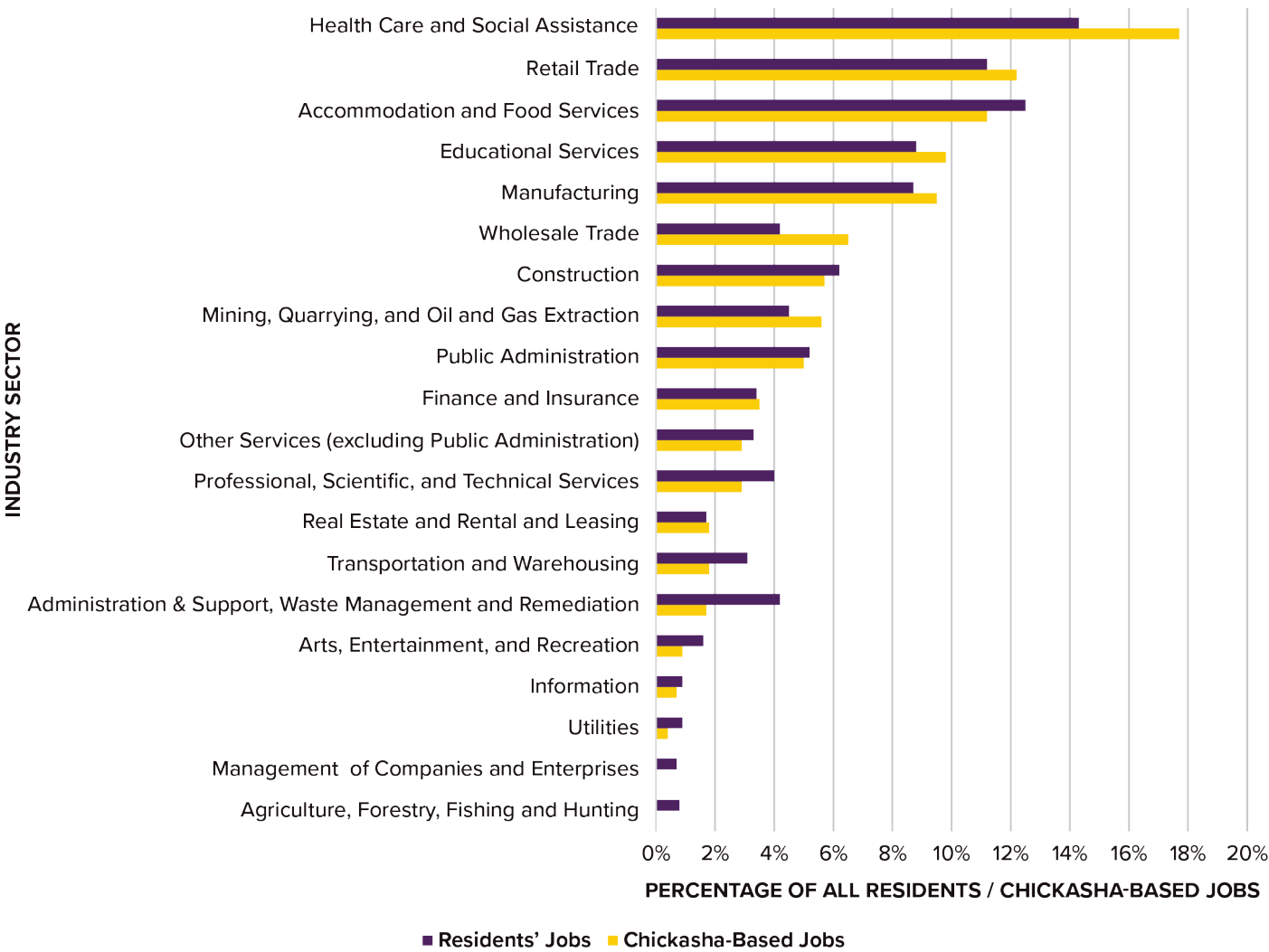
Small businesses also play a key role in Chickasha’s economy by providing jobs and keeping revenue within the community. Research indicates that locally owned businesses are often more connected to their communities and contribute to local investment and economic stability. Maintaining a strong small business sector can support long-term economic strength.

Major Industries by Employees

As discussed in the Commuting Patterns section, only a portion of Chickasha residents both live and work in the city. Many residents commute to jobs outside Chickasha, while others travel into the city for work. Jobs held by Chickasha residents, whether within the city or elsewhere, are referred to as Chickasha Resident Jobs. Jobs located in Chickasha, whether filled by local or non-local workers, are referred to as Chickasha-Based Jobs.

Figure 1.9 highlights the major industries by total employees for both categories. The industries represented in Chickasha-Based Jobs closely align with those of Chickasha Resident Jobs, with sector differences of no more than 3.4%. Notable industries with more jobs located in Chickasha than those held by residents include Health Care and Social Assistance, Educational Services, Finance and Insurance, Retail Trade, Wholesale Trade, Manufacturing, and Mining, Quarrying, and Oil and Gas Extraction. This pattern reflects Chickasha’s location along key transportation routes, allowing the city to draw a broader labor pool and support economic activity throughout 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%), which together account for 60.4% of all Chickasha-Based Jobs. This industry distribution aligns with the major employers listed in Table 1.5, though the significant share of jobs in Retail Trade and Accommodation and Food Services is likely influenced by the presence of small businesses.

Chickasha Resident Jobs show a similar industry breakdown. The largest sector for residents 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%). Most jobs in these industries are located within Chickasha, except for a larger share of Accommodation and Food Services employees commuting outside the city for work. The remaining major industries — Health Care and Social Assistance, Retail Trade, Educational Services, and Manufacturing — primarily attract workers from other communities to fill jobs within Chickasha.

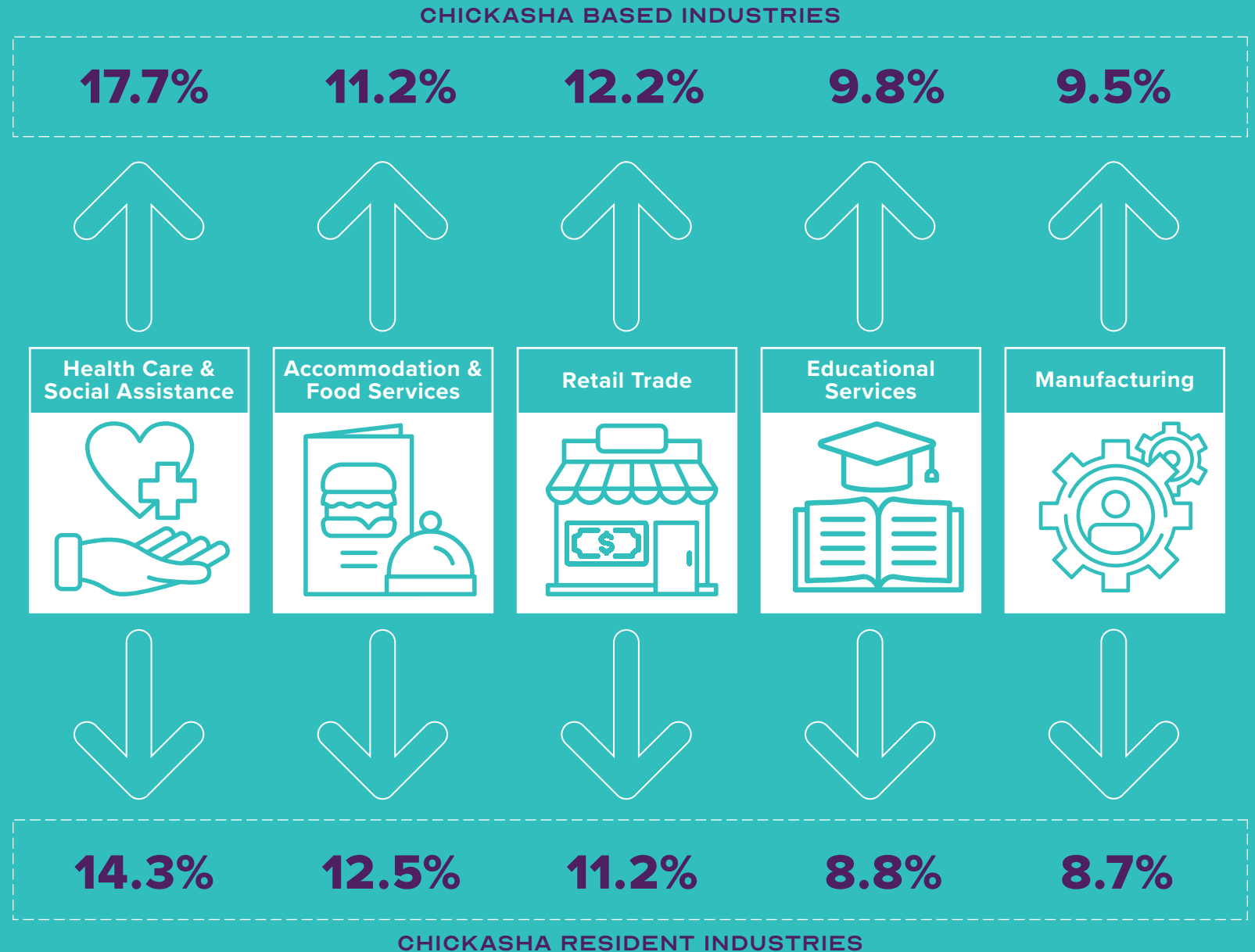


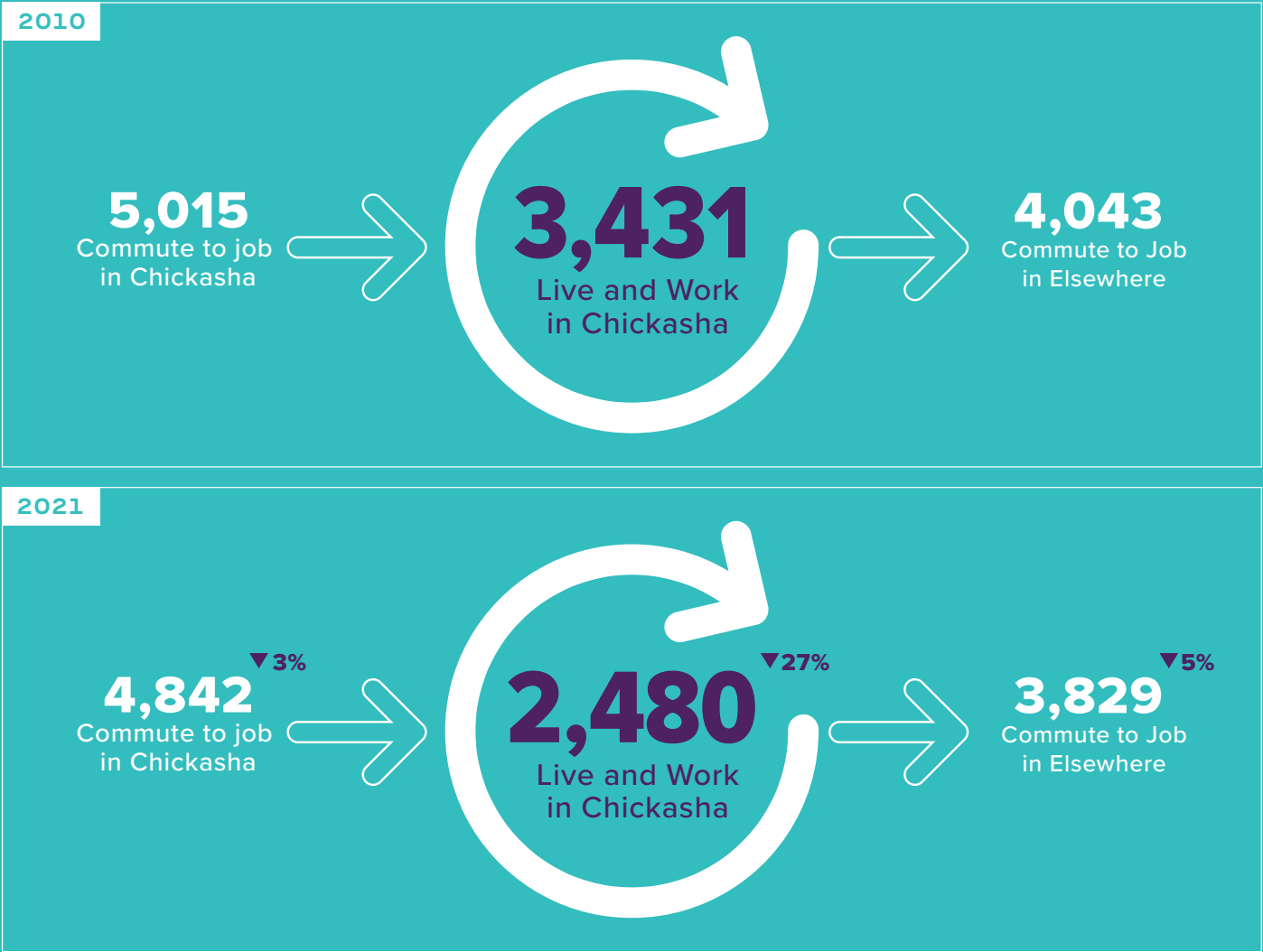
FIGURE 1.10 CHICKASHA WORKER INFLOW/OUTFLOW (2019)

Commuting Patterns

Chickasha's location along I-44 places it within commuting distance of both the Oklahoma City and Lawton metropolitan areas, supporting the movement of workers to and from the city. As shown in Figure 1.10, Chickasha has a mix of employment patterns, including residents who work locally, commuters who travel outside the city for work, and non-residents who commute into Chickasha for employment.

Since 2009, the number of workers commuting into Chickasha has increased by 31%, from 4,045 to 5,303. In contrast, the number of residents commuting out of the city for work has decreased by 42%, from 7,155 to 4,179, and the number of individuals who both live and work in Chickasha has declined by 41%, from 4,789 to 2,814. These trends indicate that more workers are living outside the city while holding jobs within Chickasha.

While this shift affects local spending patterns, it also brings external income into the city. If the goal is to increase the number of residents who both live and work in Chickasha, efforts could focus on strengthening local housing options, employment opportunities, and infrastructure.



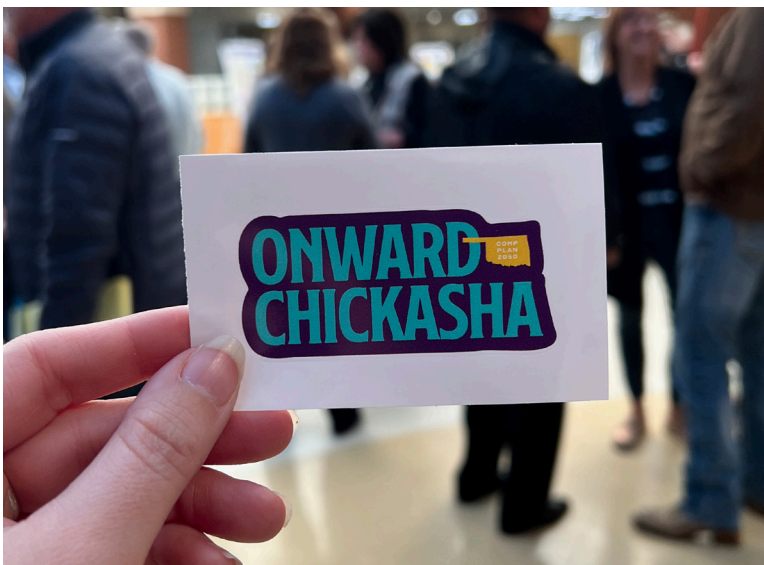
COMMUNITY ENGAGEMENT

Community engagement was central to Chickasha’s planning process. The Project Team coordinated a range of opportunities for residents, stakeholders, and officials to provide input throughout the process. This approach helped assess current conditions, identify practical solutions, and establish a shared direction for plan implementation.



Comprehensive Plan Advisory Committee

A Comprehensive Plan Advisory Committee was established early in the Onward Chickasha planning process to provide guidance and input. City staff selected committee members to represent a broad cross-section of the community. The group met nine times to assist with community outreach, review planning documents, and help shape key components, including community priorities, long-term vision, land use considerations, policies, and implementation strategies.



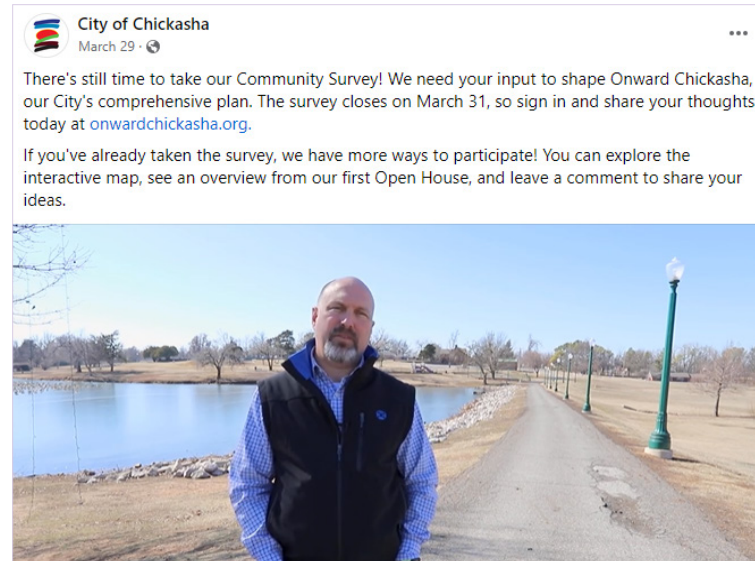
Plan Identity

The Onward Chickasha Comprehensive Plan incorporated a distinct visual identity to reflect the community’s long-term vision and local character. A consistent design approach helped streamline communication throughout the planning process, establish recognition, and promote opportunities for public participation.



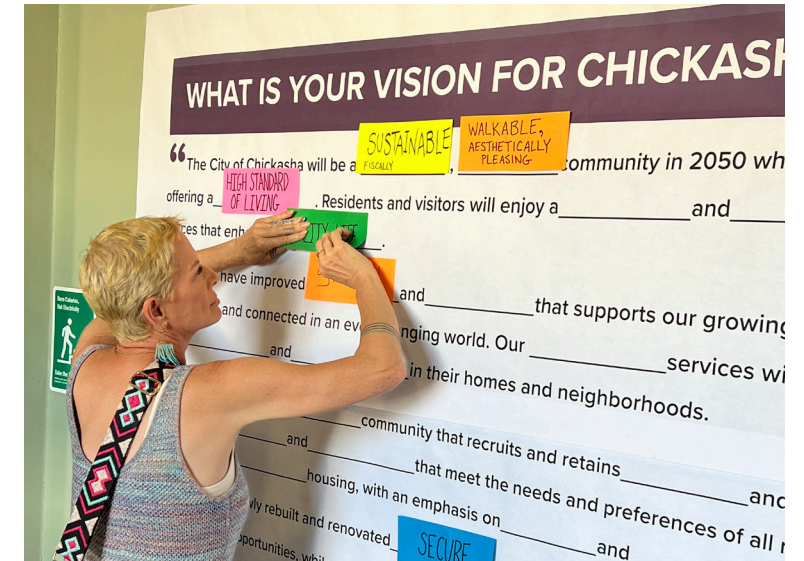
Local Media Outreach

The City of Chickasha and the Project Team shared information about Onward Chickasha through three local media outlets: an interstate billboard, The Chickasha Express Star newspaper, and 105.5 Kool radio station. This multi-channel outreach approach helped inform residents who may have limited internet access while increasing awareness and encouraging public input on the project.



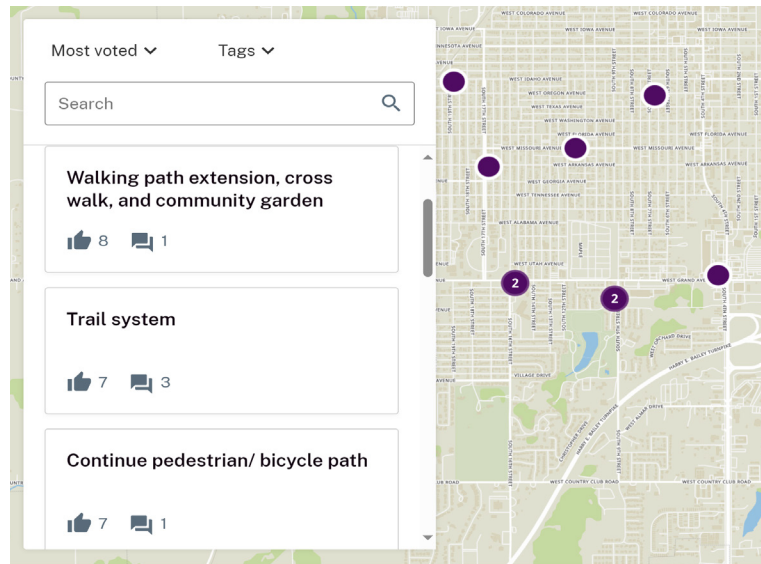
Online Communication

The Project Team utilized the City of Chickasha's existing social media platforms, including Facebook, Twitter, and Instagram, to share updates about Onward Chickasha. This approach provided a convenient way to inform the public while ensuring transparency through the City's established communication channels.



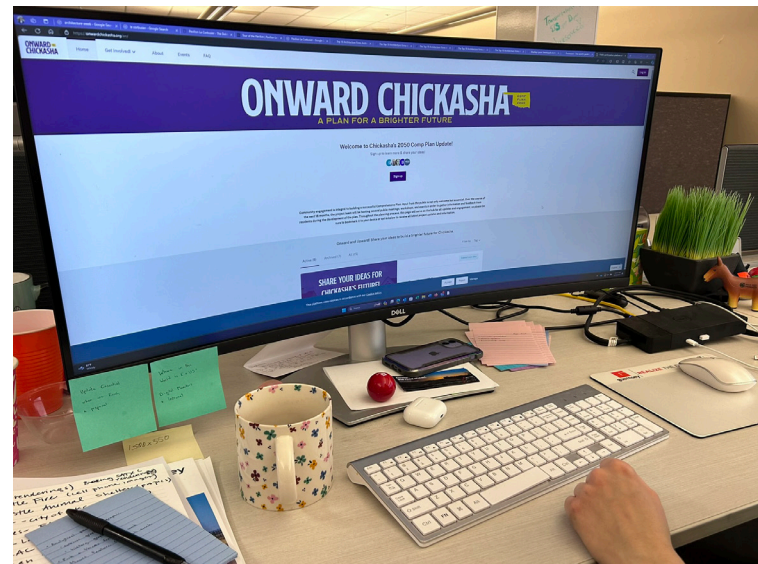
Community Meetings

Community Open House Meetings were held at various points during the planning process in convenient locations during evening hours. These informal gatherings included informational displays, refreshments, and activities for attendees of all ages, including designated areas for children. The flexible format allowed participants to review materials independently or engage in discussions with the Project Team, providing multiple ways for individuals to learn about and contribute to the planning process.



Project Website

The project website, OnwardChickasha.org, served as a 24/7 resource for accessing project updates, documents, and event details. The site's Interactive Community Map allowed residents to provide input on local features and share ideas about Chickasha's future development. Additionally, integrated discussion tools enabled residents to submit feedback throughout the planning process.



Community Surveys

To collect additional public input, two surveys were distributed both online and in print at various locations throughout the city. The first survey gathered 375 responses regarding residents' perspectives on current conditions and future priorities. The second, a Visual Preference Survey focused on Chickasha's built environment, received 262 online responses, along with additional in-person feedback (see Appendix for more details).



Pop-Up Events

Throughout the planning process, the Project Team conducted Pop-Up Events at popular community gatherings to increase participation beyond traditional meetings. These informal, mobile sessions connected with residents at major events such as the Festival of Light, Wings & Wheels Air & Car Show, Juneteenth Festival, and Oklahoma Food Truck Championship. Additional outreach took place at meetings of local organizations, including the Rotary Club, the Women's Chamber, Community Alliance, and the Chickasaw Nation Department of Communications and Community Development.



Comp Plan Corners

The Project Team created “Comp Plan Corners” to reach community members who couldn’t attend meetings or access online activities. These interactive stations were placed in convenient locations such as the Public Library, City Hall, and Chickasha High School. Each station included maps, surveys, informational displays, and QR codes linking to additional online resources.



Photo Contest

The Onward Chickasha photo contest encouraged residents to share images showcasing daily life in Chickasha. Nearly thirty submissions were received, highlighting local perspectives and experiences. Many of these photos are now featured throughout the Comprehensive Plan.

Youth Outreach

The Onward Chickasha project included efforts to involve younger residents in the planning process. The Project Team and City staff coordinated activities tailored to students, including age-appropriate stations at Open Houses, an interactive mapping station at Chickasha High School, and collaboration with USAO to share information with college students through both online and in-person formats.



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 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 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 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.
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.		

Community Vision and Framework

Community visioning is an essential step in the planning process where we shift from assessing current conditions to looking ahead. Input from residents was gathered during this process and used to shape the Community Vision Statement—a forward-looking description of what Chickasha aims to achieve over the next 20 to 30 years. This vision reflects local priorities related to the city’s physical, economic, and social future.

The vision is supported by specific goals, objectives, and strategies that provide direction for decision-making and guide future initiatives. The following diagram illustrates how the framework’s components build upon one another to create an action-oriented plan tailored to Chickasha’s needs.



SHARED COMMUNITY VALUES



HEALTHY, SAFE, &
INVITING COMMUNITY



GROWTH &
PROSPERITY



ECONOMIC
OPPORTUNITIES



HIGH QUALITY
INFRASTRUCTURE &
PUBLIC SERVICES



EXCELLENT PARKS &
PUBLIC SPACES



GOOD QUALITY
OF LIFE



PREMIER
EDUCATIONAL
SYSTEMS



FISCALLY RESPONSIBLE
DEVELOPMENT



THRIVING & INCLUSIVE
NEIGHBORHOODS



DISTINCTIVE
CHARACTER

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

Community Goals and Objectives

Community Goals define the city’s 25-year vision, outlining broad priorities that guide future planning and decision-making. These goals were developed through input from residents, stakeholders, staff, and the Advisory Committee and are designed to be both forward-looking and measurable.

Objectives provide specific, actionable steps to support these goals within the Comprehensive Plan. Together, they help ensure that planning decisions align with Chickasha’s long-term vision. Each Key Element in Onward Chickasha includes a set of goals with detailed objectives, recommendations, timelines, and funding considerations to support steady progress.

Based on feedback from the Community Survey, Advisory Committee review, and other public input opportunities, the following table outlines Onward Chickasha’s seven Key Elements and their associated goals.

Land Use



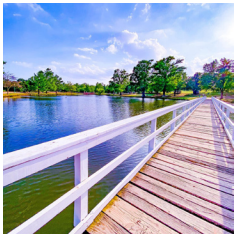
- Align Growth & Land Use with Comp Plan
- Preserve & Enhance City’s Character & Aesthetics
- Balanced Community Development

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, & Recreational Facilities
- New Funding Sources to Sustain City Parks & Recreation System

Housing & Neighborhoods



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

Transportation & Mobility



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

Economy & Downtown

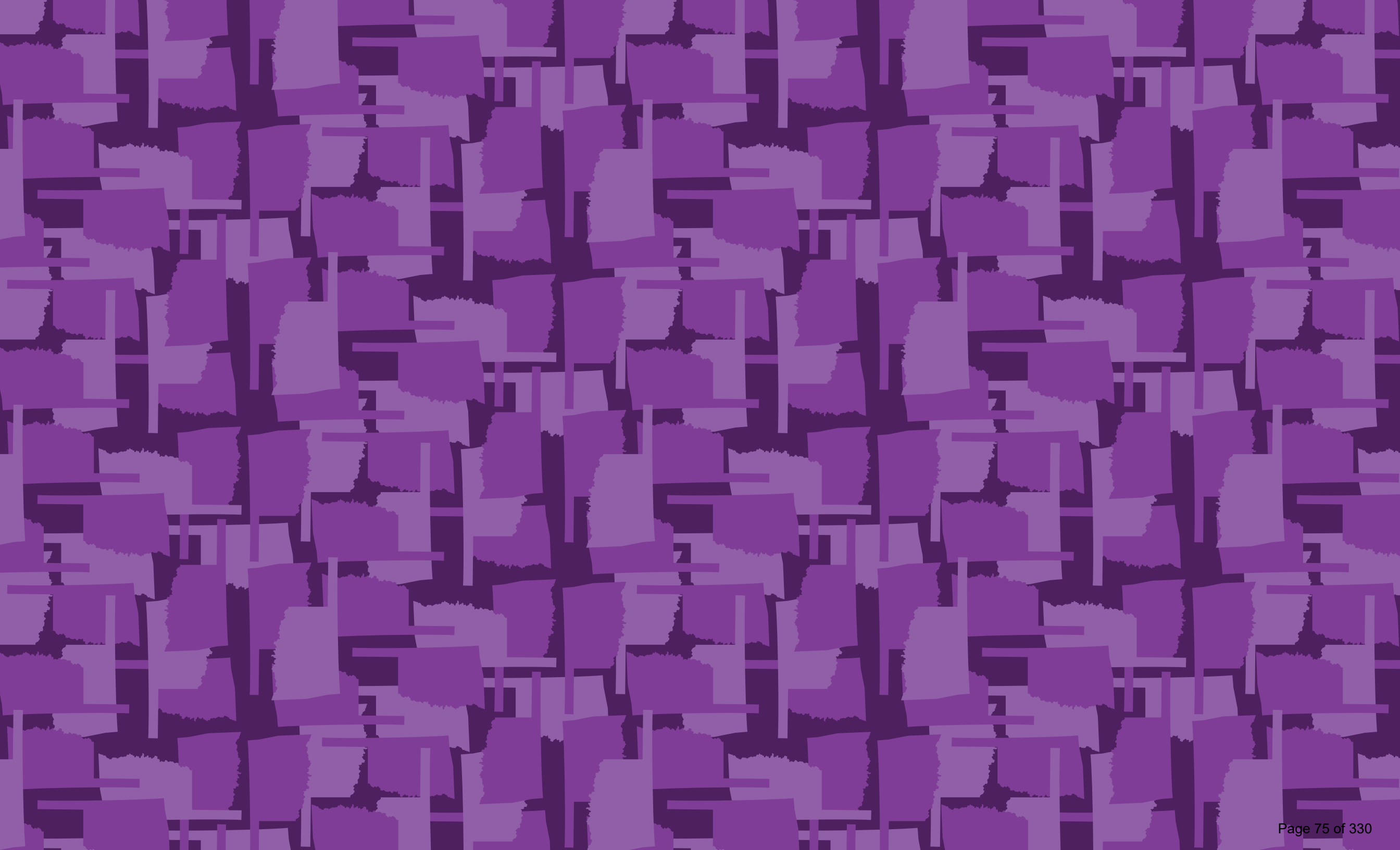


- Strengthen & Promote Diverse Economic Sectors
- Maintain & Strengthen City as Tourist Destination
- Promote & Invest in Downtown as Commercial & Cultural Activity Center

Community Character & Quality of Life



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



01. LAND USE

INTRODUCTION

Land use planning helps communities organize and manage how land is developed for housing, businesses, industry, and public spaces. It balances growth with infrastructure, economic opportunities, and community needs to ensure efficient and well-planned development.

This chapter, along with the Land Use Plan and Future Land Use Map (FLUM), outlines a long-term vision for Chickasha’s growth. Rather than setting strict regulations, these tools provide a framework to guide future development decisions in alignment with the city’s goals.

The FLUM serves as a planning guide, shaping growth patterns and informing zoning decisions. While it may resemble a zoning map, it does not dictate specific land uses or have regulatory authority. Instead, it provides a strategic direction for future development, helping Chickasha grow in a way that supports economic vitality, infrastructure investments, and community priorities.

<< FLUM 101

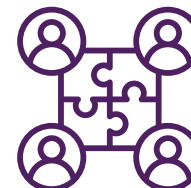
WHAT IS A FUTURE LAND USE MAP?

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.



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:

Growth Management & Infrastructure Capacity

Community feedback emphasized the importance of aligning development with infrastructure capacity. Residents support growth that can be adequately served by existing water, road, and drainage systems, or where infrastructure can be feasibly expanded. This measured approach to development aims to prevent strain on city services while maintaining Chickasha’s established character.



Development Patterns

Many community survey respondents showed support for strategic development in both existing and new areas of the city. While there is interest in infill development of vacant or underutilized parcels, particularly in the urban core, residents also recognize the need for new development areas. Commercial development is desired at various scales, from neighborhood-serving retail to regional centers, with emphasis on locations that complement existing development patterns.



Mixed-Use & Activity Centers

Community members expressed interest in creating distinct activity centers that blend commercial, residential, and public uses. These centers could range from neighborhood-scale nodes to larger mixed-use developments, providing convenient access to daily needs while promoting efficient land use patterns.





Land Use Compatibility

During engagement, residents emphasized the importance of maintaining appropriate transitions between different land uses. This includes preserving established neighborhood character while accommodating new development, ensuring industrial areas are appropriately buffered from residential zones, and protecting agricultural lands where appropriate.



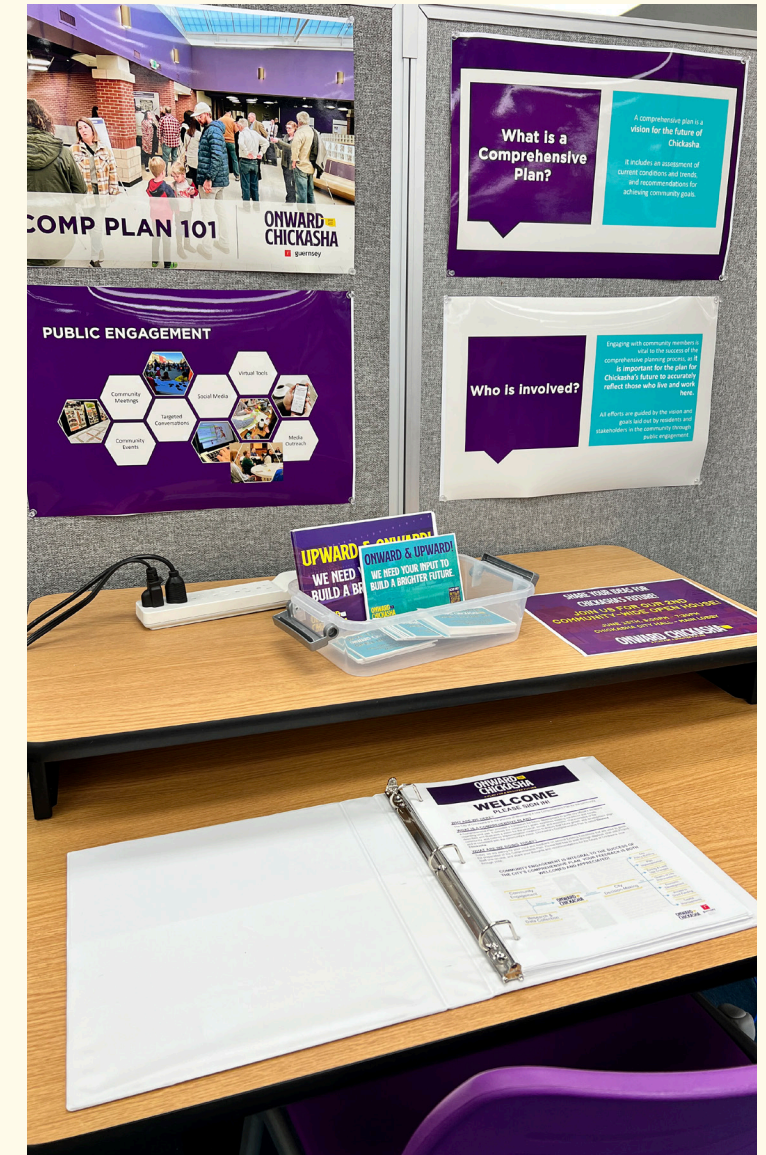
Code Enforcement & Property Maintenance

Many residents expressed support for land use regulations that maintain property conditions and community appearance. This includes addressing vacant properties and ensuring consistent enforcement of development standards. Programs to assist property owners with maintenance are seen as valuable tools for preserving neighborhood quality.



Public Engagement in Land Use Decisions

Public feedback showed that residents desire clear communication about development projects and land use changes. This includes making information about building permits, zoning changes, and development proposals readily accessible to the public to facilitate informed community participation in land use decisions.



WHAT WE'VE LEARNED

This section presents information gathered by the Project Team through research, recent trends, and best practices to help address topics identified by residents and stakeholders during the planning process. The findings highlight key physical constraints, transportation and connectivity impacts, the benefits of flexible mixed-use development, and approaches for reinvestment in underutilized areas. These insights provide guidance for Chickasha's future growth while supporting infrastructure management and long-term planning efforts.



Growth Patterns & Development Trends

Chickasha's steady growth over the years reflects its role as a regional hub, with development expanding outward to accommodate housing, businesses, and industry. However, this outward growth has also stretched City services across a larger area, making it more costly to maintain roads, water lines, and other infrastructure while increasing the expense of providing services to residents. To address these challenges, there are opportunities to use land more efficiently. Some areas within the community are well-suited for infill development, which would make better use of existing infrastructure, while new growth should be directed to key locations, particularly along major roads. The Future Land Use Map provides a strategy to guide decision-making in a way that aligns with the community's long-term development goals while maximizing City resources. Encouraging more compact and strategic growth can help lower infrastructure costs and strengthen connections between neighborhoods.



Development & Natural Constraints

Chickasha's location along the Washita River and its tributaries presents both unique challenges and opportunities for development. About 20% of the City's land falls within FEMA-designated floodplains, meaning these areas are more prone to flooding and require special planning to reduce risks. Natural drainage patterns also affect how stormwater moves through the city, especially in places where development has changed the way water flows. Some areas have soil conditions or steep slopes that make construction more difficult and expensive, requiring specialized building techniques. Additionally, certain parts of the city contain sensitive natural areas that should be preserved. As Chickasha looks toward the future, thoughtful planning will be essential to ensure that development is safe, cost-effective, and protective of the City's land and water resources.



Land Use Compatibility

In some parts of Chickasha, historical development patterns have created challenges for both residents and businesses. The neighborhood north of HWY-62 illustrates these challenges, where homes and industrial operations exist in close proximity. This mix creates significant issues: industrial operations generate heavy traffic, noise, and environmental impacts that affect nearby homes, while the residential street pattern and limited connectivity constrains business operations and growth. Many properties show signs of deterioration, creating a cycle of declining property values and reduced investment.

Looking ahead, Chickasha can address these challenges through strategic land use decisions that create better separation between industrial and residential areas. This includes directing new industrial development toward dedicated corridors with appropriate infrastructure, establishing buffer zones where different uses must coexist, and supporting the redevelopment of deteriorating properties. This balanced approach can help Chickasha transition toward more compatible land use patterns that serve both residential and industrial needs.

Development Capacity

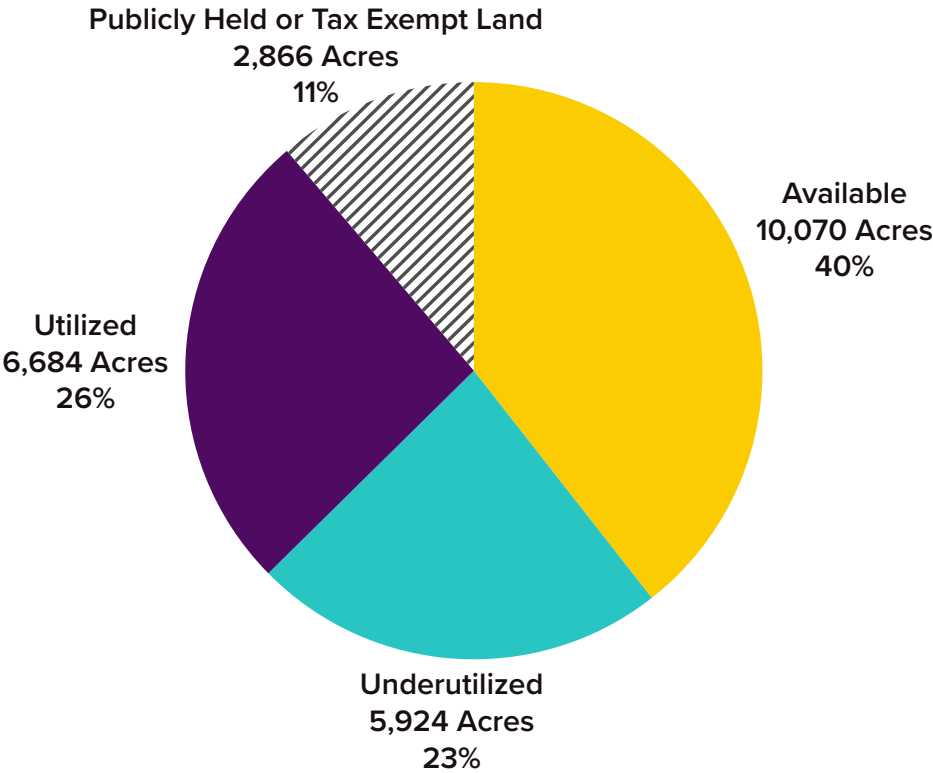
The property utilization map illustrates how land is currently used within Chickasha’s city limits, categorizing parcels into four classifications based on development status:

- **Available** – Comprising 10,070 acres (40% of total land), these parcels have no current development.
- **Underutilized** – Representing 5,924 acres (23%), these parcels have some development but are not used to their full potential.
- **Utilized** – Making up 6,684 acres (26%), these parcels are developed and actively used.
- **Publicly Held or Tax Exempt** – Accounting for 2,866 acres (11%), these parcels are owned by public entities or have tax-exempt status.

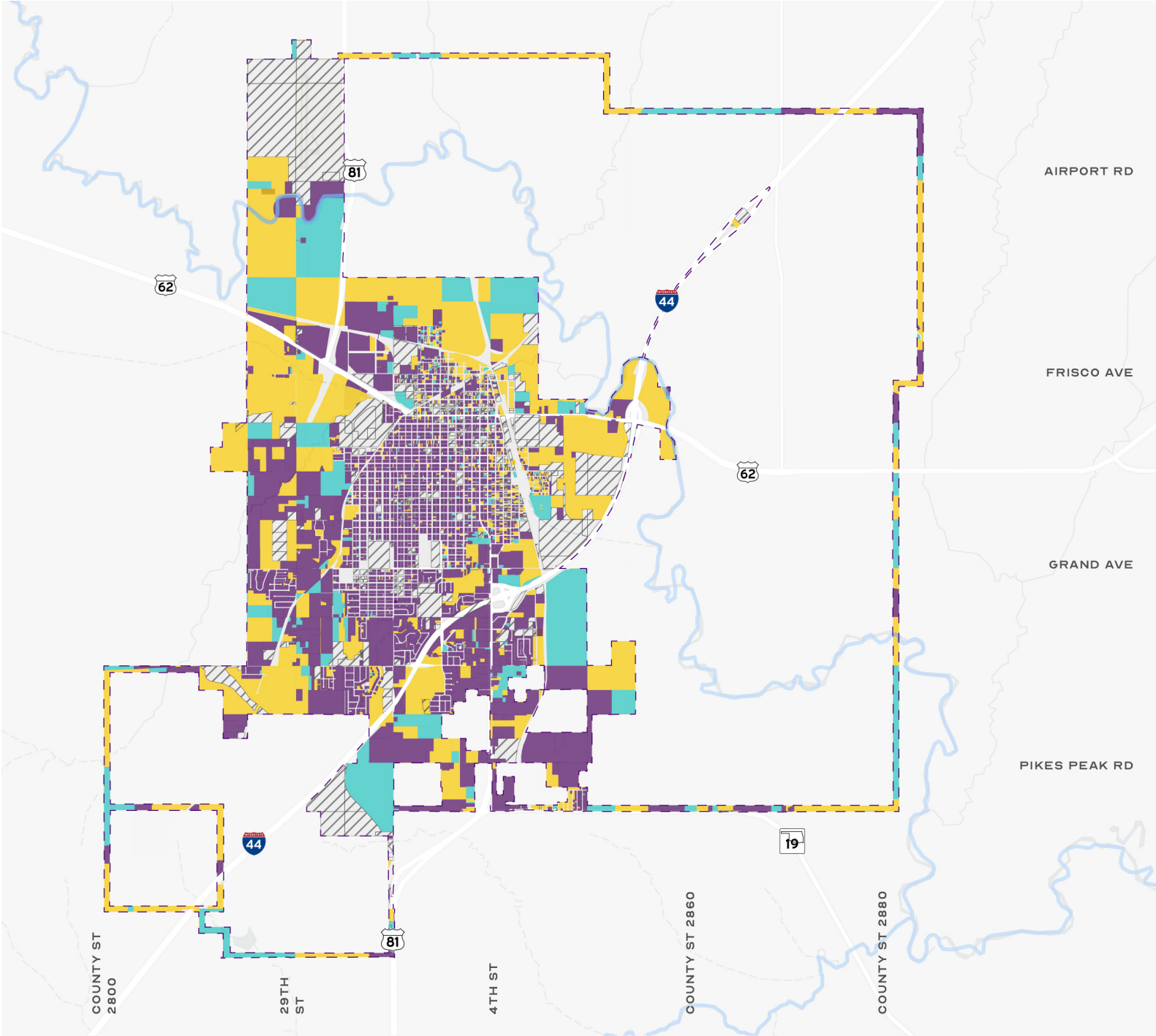
Chickasha has significant potential for future growth, with over 15,900 acres of available and underutilized land within city limits. These development opportunities are distributed throughout the city, with larger concentrations of available land along the periphery and underutilized parcels scattered within established areas. The central core shows the highest concentration of utilized land, particularly in residential neighborhoods and along major commercial corridors.

To maximize growth potential, Chickasha must strategically evaluate infrastructure capacity and investment needs across available and underutilized areas. Understanding development readiness will help the City prioritize improvements and guide future growth, especially given the varying levels of existing infrastructure and services across different areas.

Figure 2.1 Chickasha Property Utilization



PROPERTY UTILIZATION





Strategic Growth Framework

Current Chickasha's future land use plan promotes strategic development that makes efficient use of city resources while preserving community character. The plan emphasizes practical development approaches, including utilizing existing infrastructure and encouraging investment in established areas like downtown and major road corridors. This strategy focuses on enhancing walkable neighborhood connections and maintaining open spaces while managing infrastructure costs effectively.

The plan supports development patterns that strengthen local businesses and create convenient neighborhood access to daily needs. By prioritizing targeted growth in areas with existing infrastructure, Chickasha can better manage maintenance costs while supporting property values. Tools such as development standards and incentives can help ensure new projects complement existing neighborhoods and contribute to the community's prosperity.

This practical framework allows Chickasha to grow responsibly while making the most of current infrastructure investments and maintaining its distinctive local identity.

CASE STUDY



Strategic Growth Success

Guthrie, OK

Guthrie has successfully revitalized its community by updating zoning regulations, encouraging development within existing city limits, and preserving its historic character. These efforts have improved housing options, strengthened the local economy, and made the city more connected and accessible.

One key change was updating the zoning code to allow a mix of residential, commercial, and office uses in downtown. This approach created opportunities for new businesses and housing while making efficient use of existing infrastructure. By promoting infill development on vacant or underutilized lots, Guthrie reduced infrastructure costs and reinvigorated older neighborhoods.

The city also supported the restoration and reuse of historic buildings, turning them into modern homes, offices, and shops. This preserved Guthrie's distinctive character while creating new opportunities for investment and economic activity. Improving sidewalks and public spaces further enhanced accessibility, making it easier for people to walk between businesses, homes, and community destinations.

Chickasha could adopt similar strategies by focusing on mixed-use zoning, infill development, and repurposing historic buildings. Enhancing walkability and public spaces would strengthen connections between neighborhoods and business districts, supporting long-term community growth and economic vitality.



Flexible Development Approaches

Chickasha’s future development strategy focuses on practical solutions that work with natural site conditions. The proposed land use plan gives property owners flexible development options while protecting property values, particularly in areas affected by flood zones.

The plan identifies opportunities in areas with existing infrastructure, proposing an Urban Neighborhood designation that supports strategic development of vacant properties while incorporating flood protection measures. Updated development standards will help safeguard both new and existing properties while encouraging local business growth.

A key feature of the plan is a proposed 132.5-acre open space corridor stretching from HWY-62 to the sports complex. This space would serve multiple community needs: managing stormwater naturally, providing recreational opportunities, and creating convenient connections between Chickasha’s key destinations.

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 these neighborhoods 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.

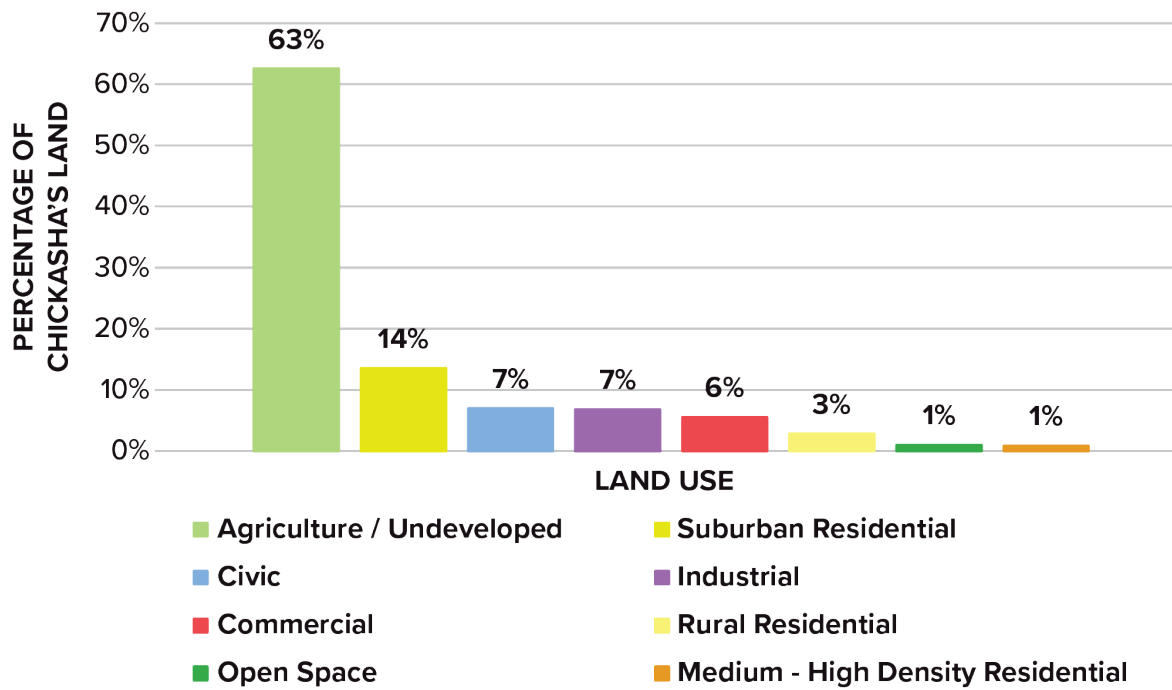
LAND USE PLAN

This section provides practical strategies to address key land use considerations identified in previous sections. It includes the Land Use Plan and Map, along with recommendations to support Chickasha’s long-term development goals. By evaluating current conditions and incorporating public input, this section offers a framework for guiding future growth and land use decisions.

Getting From Here to There

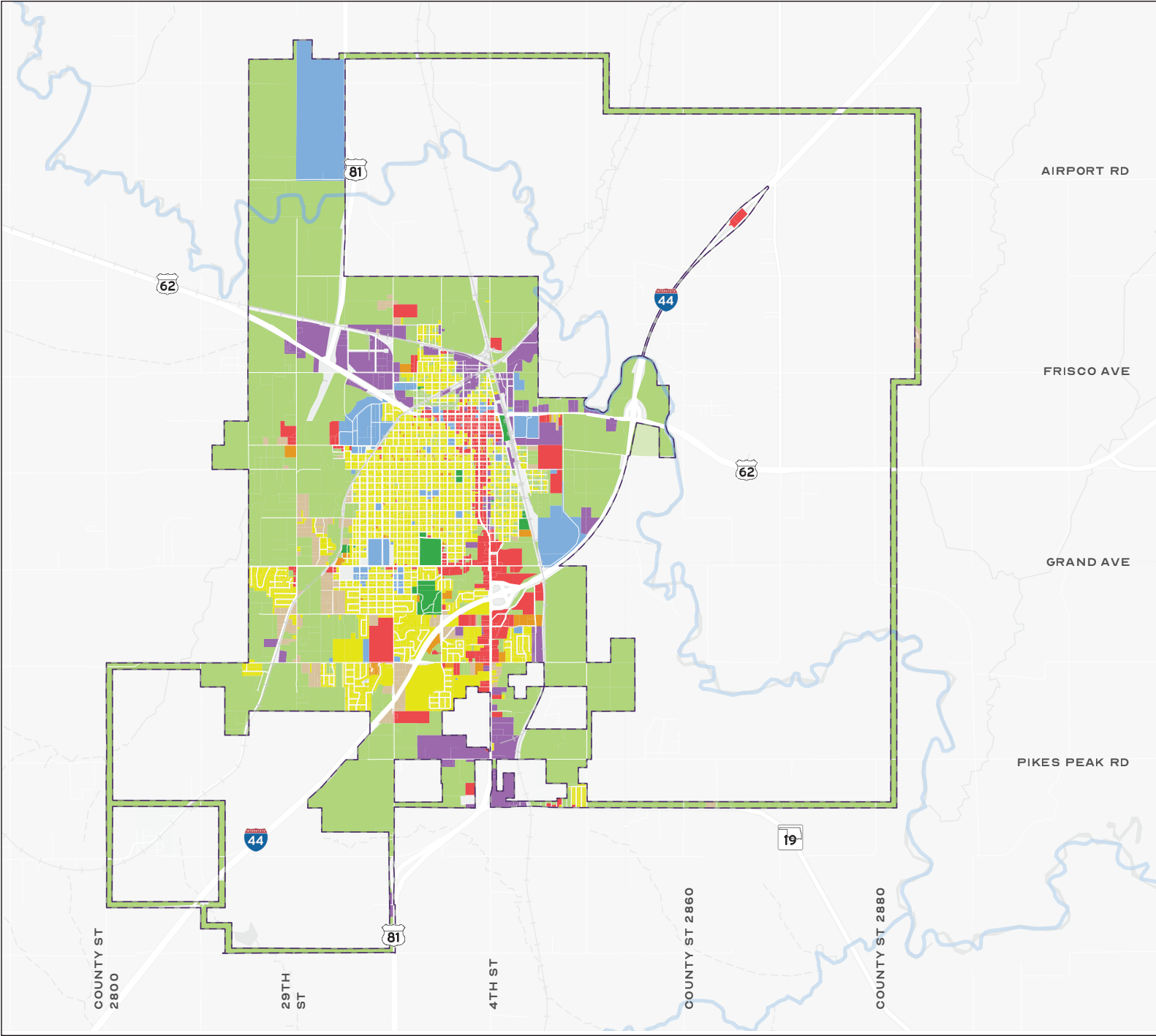
Evaluating existing land use patterns is essential for developing a Future Land Use Plan and Map, as it provides a baseline for understanding current development trends and spatial configurations. Analyzing Chickasha’s land use allows for the identification of strengths, challenges, and opportunities for improvement, supporting an informed, data-driven approach to planning. This process helps address future needs, guide responsible growth, and support long-term community development.

Figure 2.2 Existing Land Use Composition (2024)

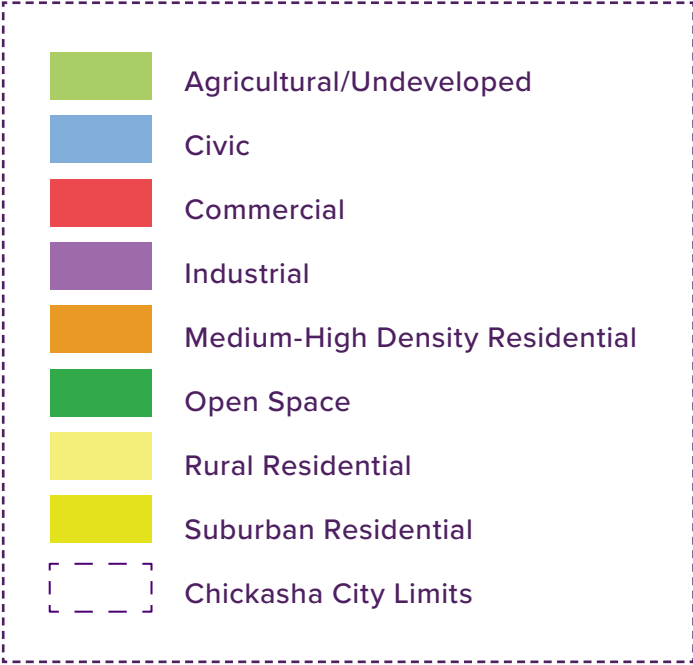


The following map and figure detail the existing land uses within the City:

EXISTING LAND USE



Existing Land Use Types



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 establish these new land use designations, the Project Team analyzed existing land uses and zoning districts while incorporating public input and future priorities identified throughout the planning process. The result is 11 land use designations organized into 7 categories, designed to provide flexibility in land use, support a range of development types, and enhance connectivity. These categories consider factors such as land use compatibility, infill development, transportation access, infrastructure availability, and the preservation of open space and natural 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.

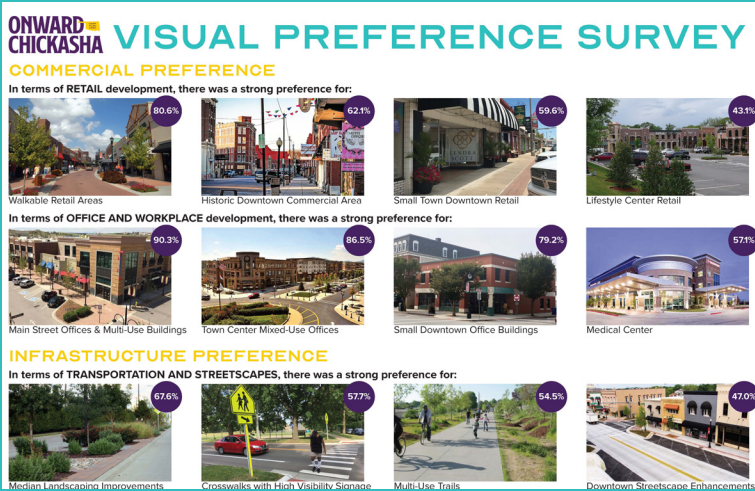
Land Use Scenario Development

The growth 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 growth scenarios 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** – Growth scenarios were made available for public review both in-person and online for one month after the open house.

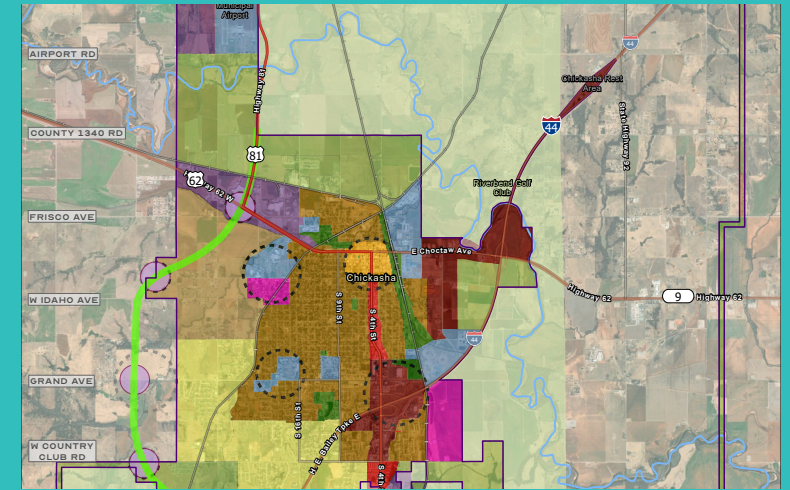
- Refining the Growth Scenarios into a Preferred FLUM** – Using feedback from “What We’ve Heard from the Community” and information from “What We’ve Learned,” the growth scenarios were refined to represent a preferred FLUM scenario. This preferred scenario considers the City’s strengths and challenges, 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 Map

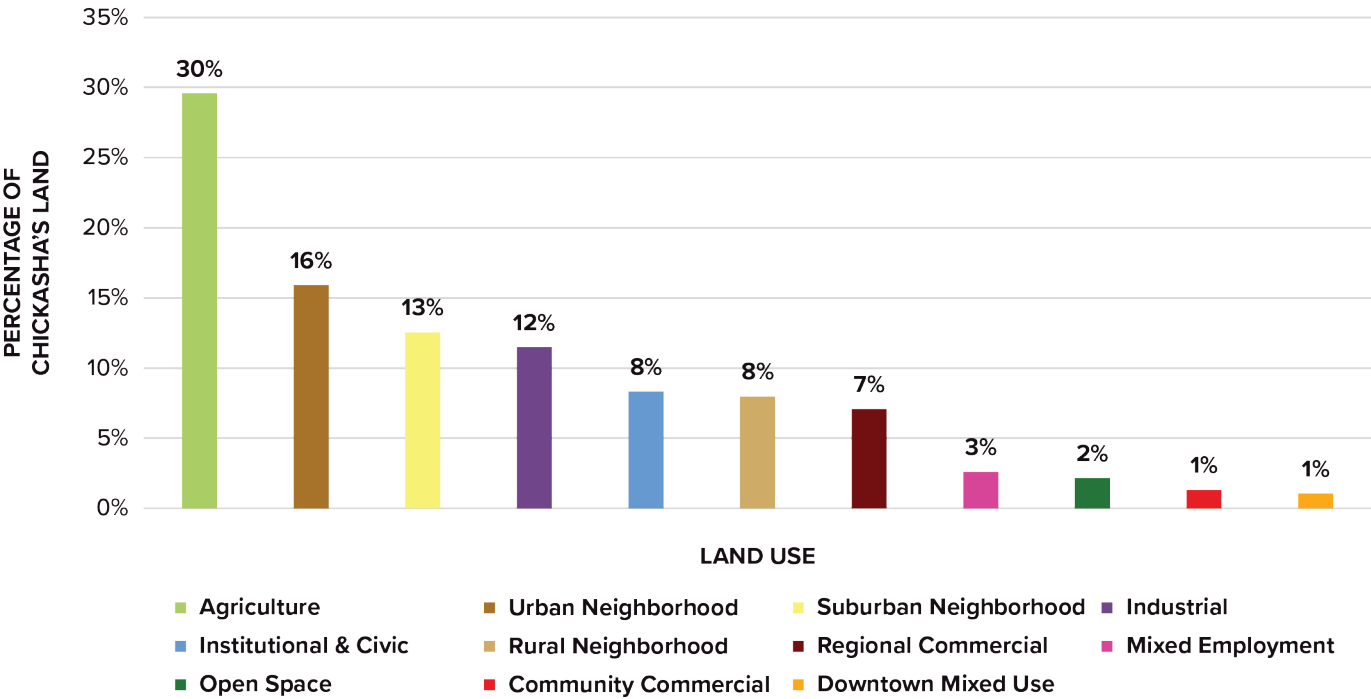
The FLUM plays a vital role in the comprehensive plan, serving as both a visual representation and strategy framework for Chickasha’s future development and growth. It illustrates the desired land use patterns, designations, and guidelines for various areas of the City, providing a roadmap that aids 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.

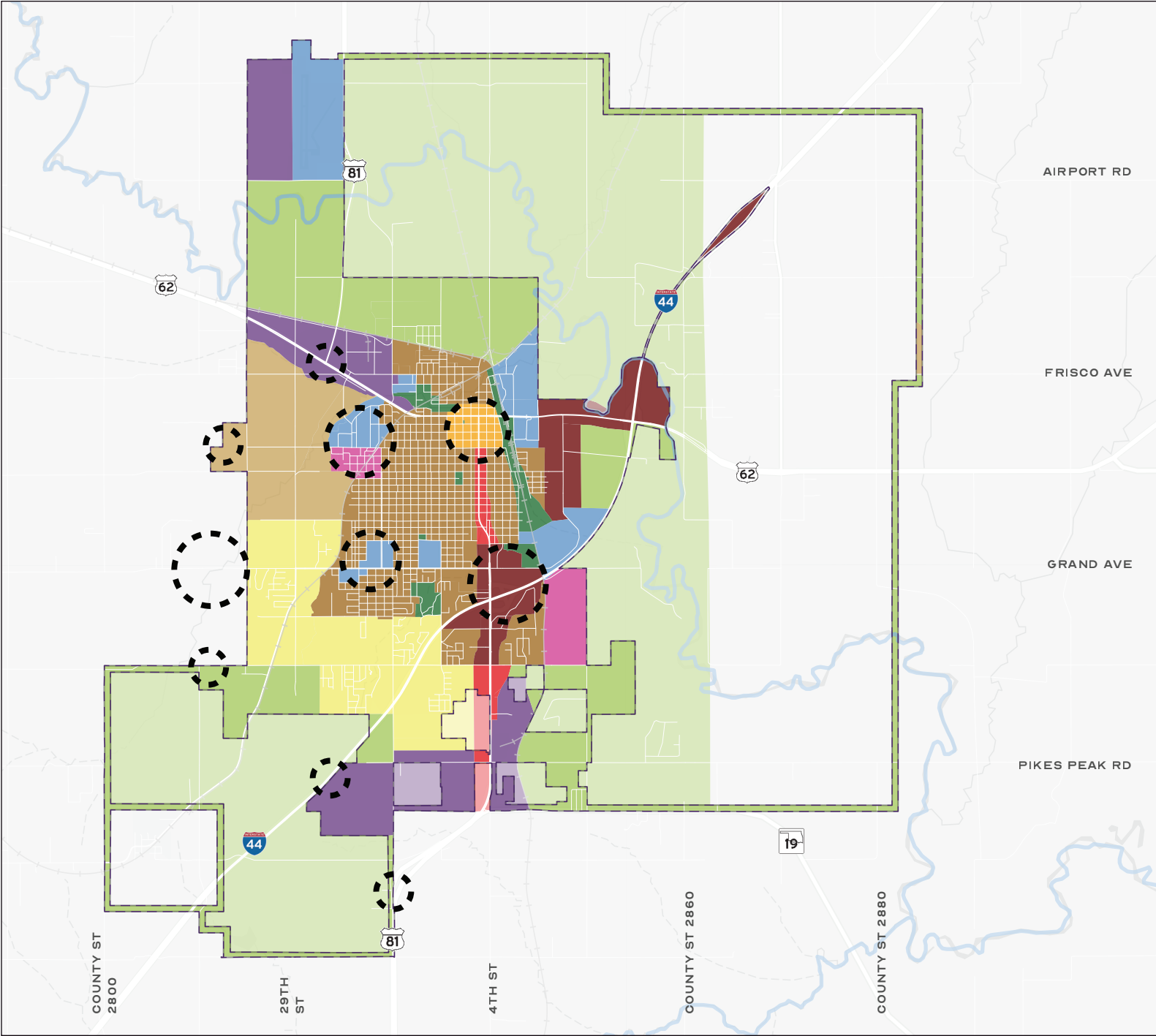
Activity Centers

The FLUM 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.

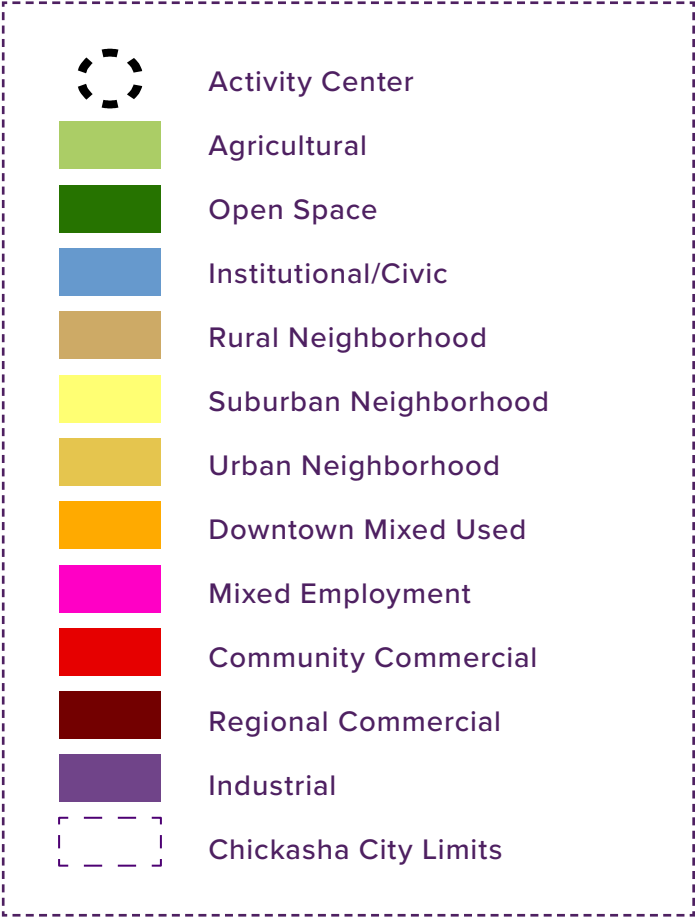
Figure 2.3 Future Land Use Composition



FUTURE LAND USE MAP



Future Land Use Types



Future Land Use Categories

The 2050 Future Land Use Map (FLUM) introduces new land use categories to better align with Chickasha's evolving needs and community priorities. These updated designations provide greater clarity and flexibility, ensuring future development supports a well-functioning and adaptable city.

The previous land use framework, last updated in 1995, had broad categories that limited development options. The revised designations address these gaps by accommodating a wider range of uses, promoting walkability, supporting mixed-use development, and encouraging strategic infill and redevelopment.

Each category considers infrastructure availability, compatibility with surrounding areas, and long-term community goals. Developed through a review of existing land use patterns, zoning regulations, and public input, these categories will help shape Chickasha's growth in the coming decades.



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 - Institutional & Civic 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)



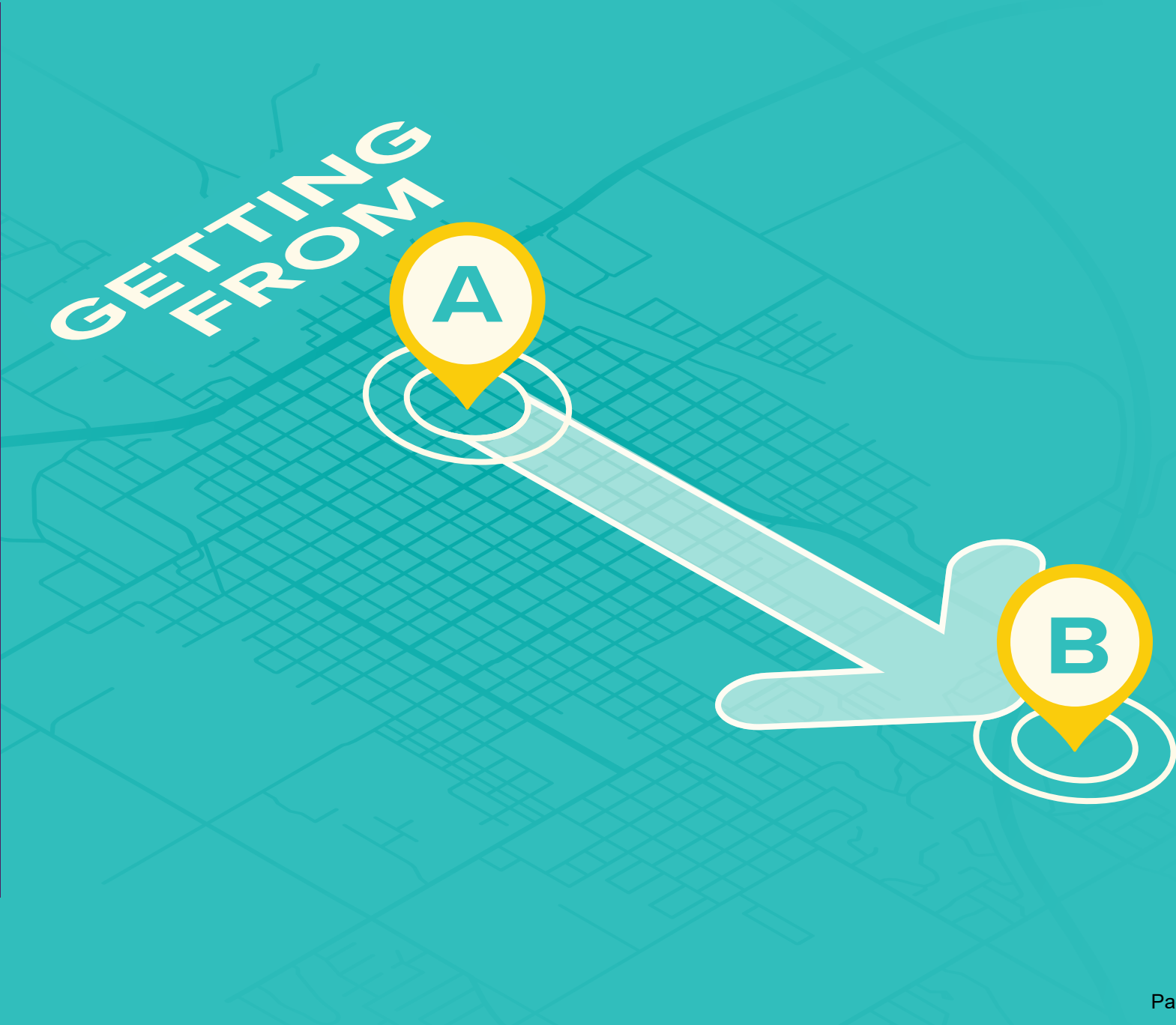
Agricultural

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

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.

This goal establishes clear processes and standards to guide Chickasha’s physical development in alignment with the community’s long-term vision. Through structured development review procedures, strategic incentives, and transparent monitoring systems, it ensures new growth supports planned land use patterns while remaining adaptable to evolving needs. By implementing these frameworks, the City can better manage development, encourage desired growth patterns, and maintain accountability in land use decisions that shape Chickasha’s future.

Objectives

- 1. Establish development review and approval processes that ensure proposed projects align with the FLUM and Comprehensive Plan.**
 - Strategy 1.1.1** – Develop a checklist to ensure project proposals align with the Comprehensive Plan and integrate it into the City’s permitting software.
 - Strategy 1.1.2** – Enhance the City’s online GIS portal to display the Future Land Use Map with interactive features for exploring land use categories, zoning regulations, and development guidelines.
 - Strategy 1.1.3** – Establish a clear process for amending the Comprehensive Plan and FLUM to address changing community priorities and development needs.
 - Strategy 1.1.4** – Encourage developers to attend pre-application meetings with City Staff to ensure projects align with planning goals.
- 2. Promote development strategies consistent with the Comprehensive Plan.**
 - Strategy 1.2.1** – Explore providing support and resources to property owners and developers whose projects align with the FLUM and Comprehensive Plan goals, such as optimizing land use, accessibility improvements, and context-sensitive design.
 - Strategy 1.2.2** – Clearly define criteria for receiving support and conditions for potential penalties.
 - Strategy 1.2.3** – Regularly evaluate the effectiveness of development programs and adjust as needed based on community needs.
- 3. Implement monitoring and evaluation standards to track growth and land use changes.**
 - Strategy 1.3.1** – Establish reporting mechanisms to analyze land use trends, population growth, and infrastructure development.
 - Strategy 1.3.2** – Maintain a log of developments, including land use approvals and deviations from the FLUM.
 - Strategy 1.3.3** – Make relevant land use data publicly accessible through the City website and GIS portal.
 - Strategy 1.3.4** – Provide opportunities for public input on development proposals through online surveys or forums.

GOAL 2

Maintain and enhance the City’s character and visual appeal through effective land use planning.

Community input highlights the importance of preserving Chickasha’s distinctive character while fostering well-planned development. This goal prioritizes maintaining the city’s visual appeal by encouraging high-quality design, thoughtful zoning, and responsible development standards. By implementing strategic land use policies, Chickasha can support economic vitality while maintaining the charm and identity that residents value.

Objectives -----

1. Ensure zoning, subdivision, and regulatory codes align with the Comprehensive Plan.

 - **Strategy 2.1.1** – Periodically review and update zoning and land use regulations to reflect evolving community needs.
 - **Strategy 2.1.2** – Provide training for officials to help them make informed decisions based on the Comprehensive Plan.
2. Encourage a mix of uses and active public spaces to enhance community character.

 - **Strategy 2.2.1** – Establish zoning categories or overlay districts to support mixed-use areas within Downtown Mixed-Use, Mixed Employment, Urban Neighborhood, and Suburban Neighborhood land use designations.
 - **Strategy 2.2.2** – Develop and apply design guidelines that encourage walkable areas, public spaces, and context-sensitive architecture.
 - **Strategy 2.2.3** – Explore strategies to promote efficient land use that supports economic vitality and connectivity.
3. Promote well-planned development and redevelopment that supports economic and community goals.

 - **Strategy 2.3.1** – Update land use policies to support compact development, efficient infrastructure use, and reinvestment in existing areas.
 - **Strategy 2.3.2** – Collaborate with private developers and businesses to encourage responsible growth that enhances the City’s character.
 - **Strategy 2.3.3** – 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 development with long-term resilience and risk management.

Ensuring future development is resilient and prepared for potential risks is a key priority for Chickasha. This goal focuses on managing growth while safeguarding natural resources, infrastructure, and neighborhoods. Strategies include assessing flood risks, coordinating land use with hazard mitigation efforts, and ensuring developments are designed to minimize long-term vulnerabilities. Proactive planning will support economic stability and protect residents from future challenges.

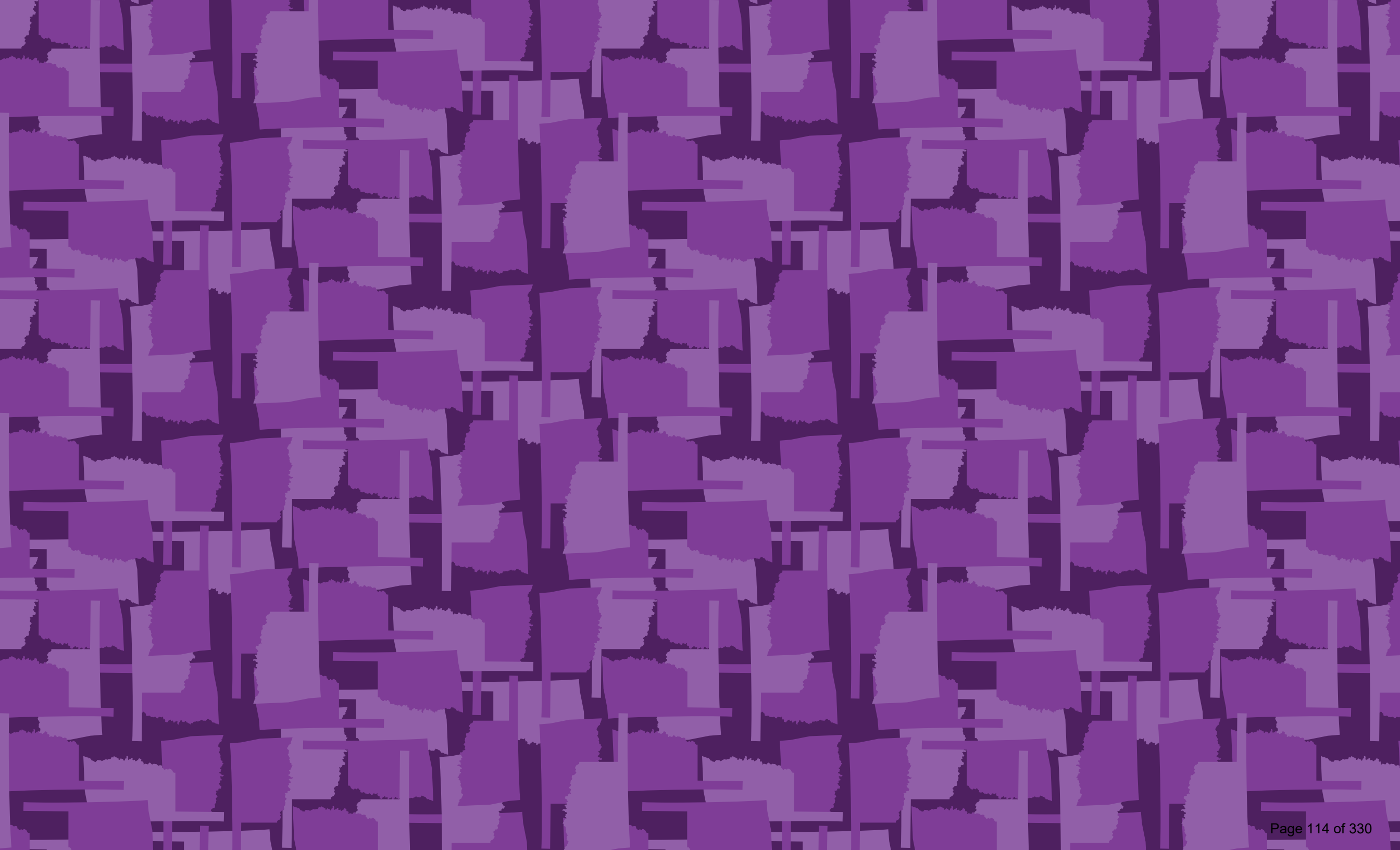
Objectives

1. Strengthen floodplain management to reduce risks and improve resilience.

- **Strategy 3.1.1** – Create comprehensive flood risk assessments to identify flood-prone areas, 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.
- **Strategy 3.1.2** – Ensure critical infrastructure is designed to withstand floods above the 100-year and 500-year levels.
- **Strategy 3.1.3** – Participate in the National Flood Insurance Program’s Community Rating System to help lower insurance costs.
- **Strategy 3.1.4** – Maintain an emergency warning system that reaches all residents, including those with disabilities.
- **Strategy 3.1.5** – Identify funding sources to support flood mitigation efforts.

2. Encourage responsible land use practices that protect natural features.

- **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** – 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 3.2.3** – Establish open space requirements or set asides in development projects to preserve natural features and create nature areas accessible to the public.
- **Strategy 3.2.4** – Evaluate land use around Lake Chickasha to ensure responsible management of natural and recreational assets, as recommended by the 2016 Chickasha Lake Park Improvements Plan.
- **Strategy 3.2.5** – Incorporate environmental best management practices into the City’s development review process to support responsible growth.



02. INFRASTRUCTURE & PUBLIC SERVICES

INTRODUCTION

Infrastructure and public services are the foundation of a well-functioning community, ensuring safety, accessibility, and a high quality of life for residents and visitors. Thoughtful planning and strategic investments in these systems are essential for supporting growth, maintaining public health and safety, and keeping services reliable.

When infrastructure is well-maintained, it often goes unnoticed—but when it falls behind, its importance becomes clear. Managing growth effectively requires a strong foundation of roads, utilities, emergency services, and other critical infrastructure.

This chapter outlines Chickasha’s current infrastructure and public services, future needs, and community priorities. It provides strategies to maintain and improve essential systems, ensuring they continue to meet the City’s needs as it grows.



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 Systems & Maintenance

Residents consistently identified infrastructure improvement and maintenance as top priorities, particularly regarding water quality, supply reliability, and stormwater management. The community expressed significant concerns about water quality issues and aging water lines that need replacement. Stormwater management and flooding were highlighted as persistent challenges requiring systematic solutions. Residents emphasized the need for proactive infrastructure upgrades rather than reactive repairs, with strong support for developing long-term maintenance plans and sustainable funding strategies to ensure infrastructure keeps pace with growth while remaining reliable for existing residents.



Public Safety & Emergency Services

The community expressed strong interest in enhancing public safety services and facilities. Key priorities include improving emergency response capabilities, expanding public safety personnel and training, upgrading facilities and equipment, and strengthening severe weather preparedness. Residents specifically noted the need for more first responders, updated emergency equipment, and improved emergency communication systems. The community also emphasized the importance of expanding animal control services and facilities, including the need for larger shelter facilities and increased service hours.



Utility Services & Technology

Residents highlighted the need for expanded and improved utility services throughout Chickasha. Internet access and connectivity were frequently mentioned as essential infrastructure needs, with particular emphasis on reliable broadband service for homes, businesses, and schools. Many expressed interest in more sustainable utility practices, including renewable energy options and water conservation programs. The community also strongly supported establishing comprehensive waste reduction services, specifically requesting recycling facilities and municipal composting programs to reduce landfill usage.



Public Facilities and Maintenance

The community identified several needs related to public facilities, including improved maintenance of government buildings, enhanced accessibility features, and upgraded public restrooms. Residents emphasized the importance of maintaining and updating existing public buildings before constructing new ones. The feedback highlighted specific facility needs such as modernized community meeting spaces, improved accessibility features in older buildings, and regular maintenance of public facilities. Residents stressed the importance of ensuring public facilities and services are available and accessible throughout all areas of the city.



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 fiscally responsible and community-oriented manner.

Infrastructure Systems

Chickasha’s infrastructure presents a complex mix of aging systems and growth-related challenges. Many of the City’s water and sewer lines have exceeded their intended lifespan, requiring frequent maintenance and strategic replacement. While established areas face these aging infrastructure challenges, newer developments on the City’s outskirts often lack complete utility coverage. The water treatment plant needs significant upgrades to meet current demands, and the stormwater system requires improvements to better manage flooding risks. Recent engineering studies have mapped out necessary improvements totaling over \$100 million for the next decade, providing a clear direction for infrastructure investment priorities.

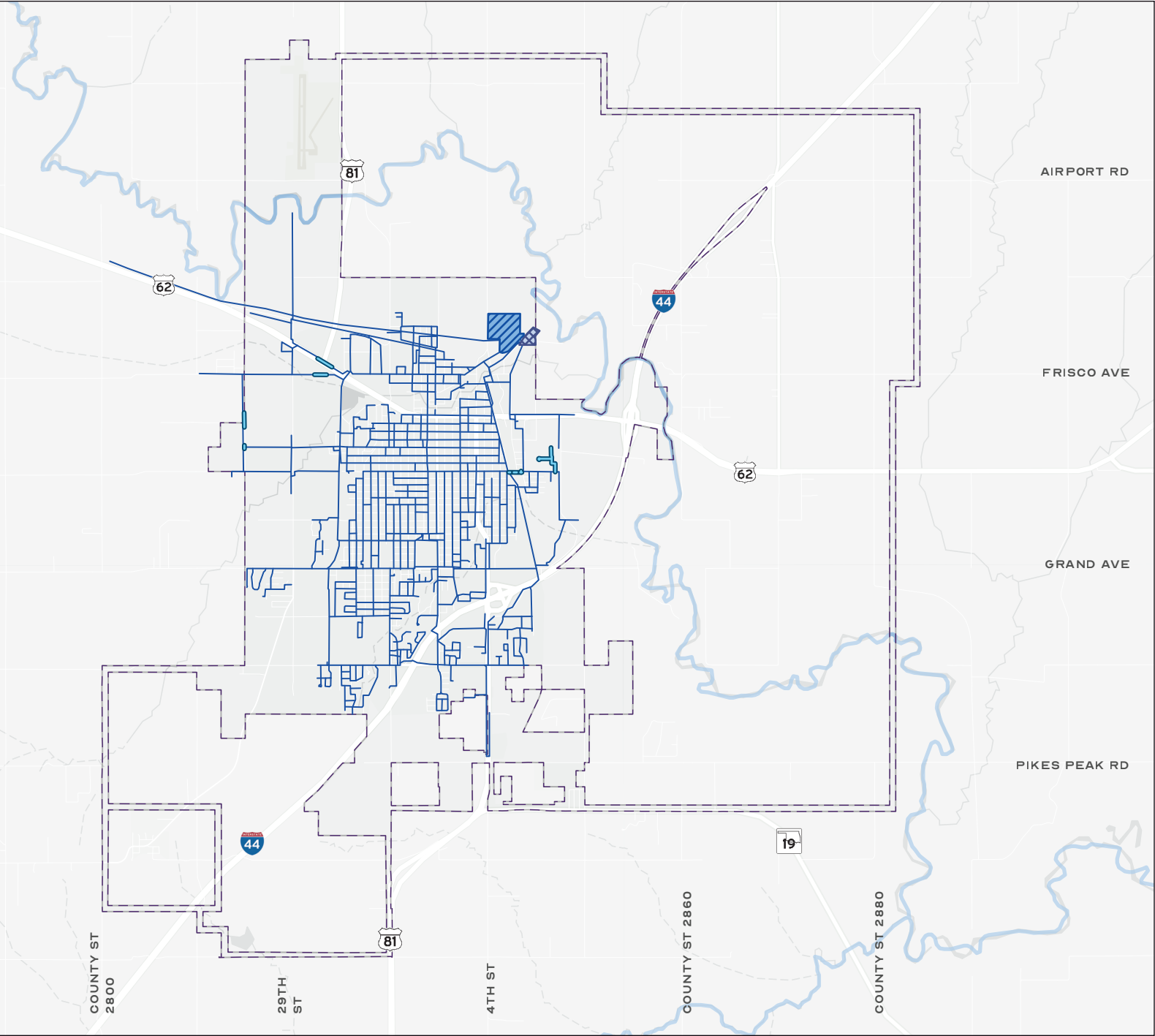


Water Infrastructure & Facilities

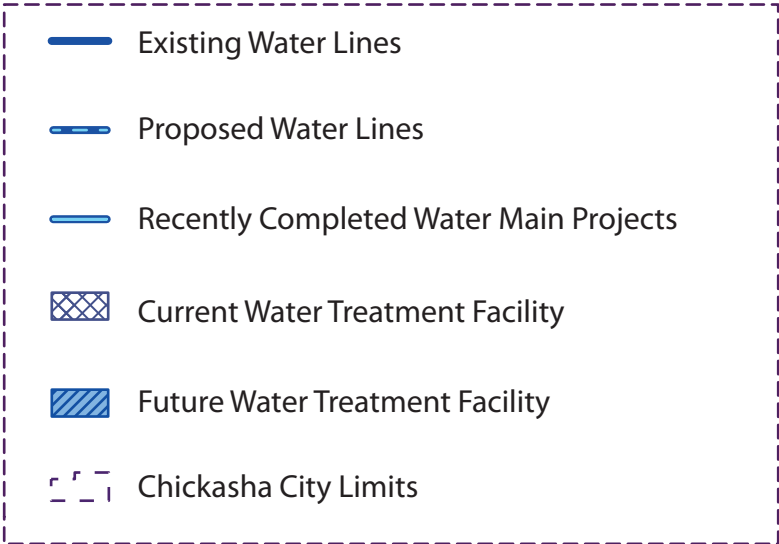
Chickasha’s water infrastructure supports residents and businesses through an extensive distribution network. The City sources most of its water from the Fort Cobb Reservoir, with Lake Chickasha serving as a backup supply. Water is currently treated at the Genevieve Street facility, which has operated for over 60 years and is running at its full capacity of 4.7 million gallons per day. To meet growing demand and replace aging infrastructure, Chickasha is constructing a new water treatment facility northeast of the current plant. This facility will initially produce 6 million gallons daily, with expansion potential up to 8 million gallons. Construction is set to begin in May 2025 and finish by December 2026.

The map highlights a well-developed water distribution system, with proposed and recently completed water main projects aimed at improving service reliability and supporting growth, ensuring a stable and high-quality water supply for the future.





WATER INFRASTRUCTURE & FACILITIES



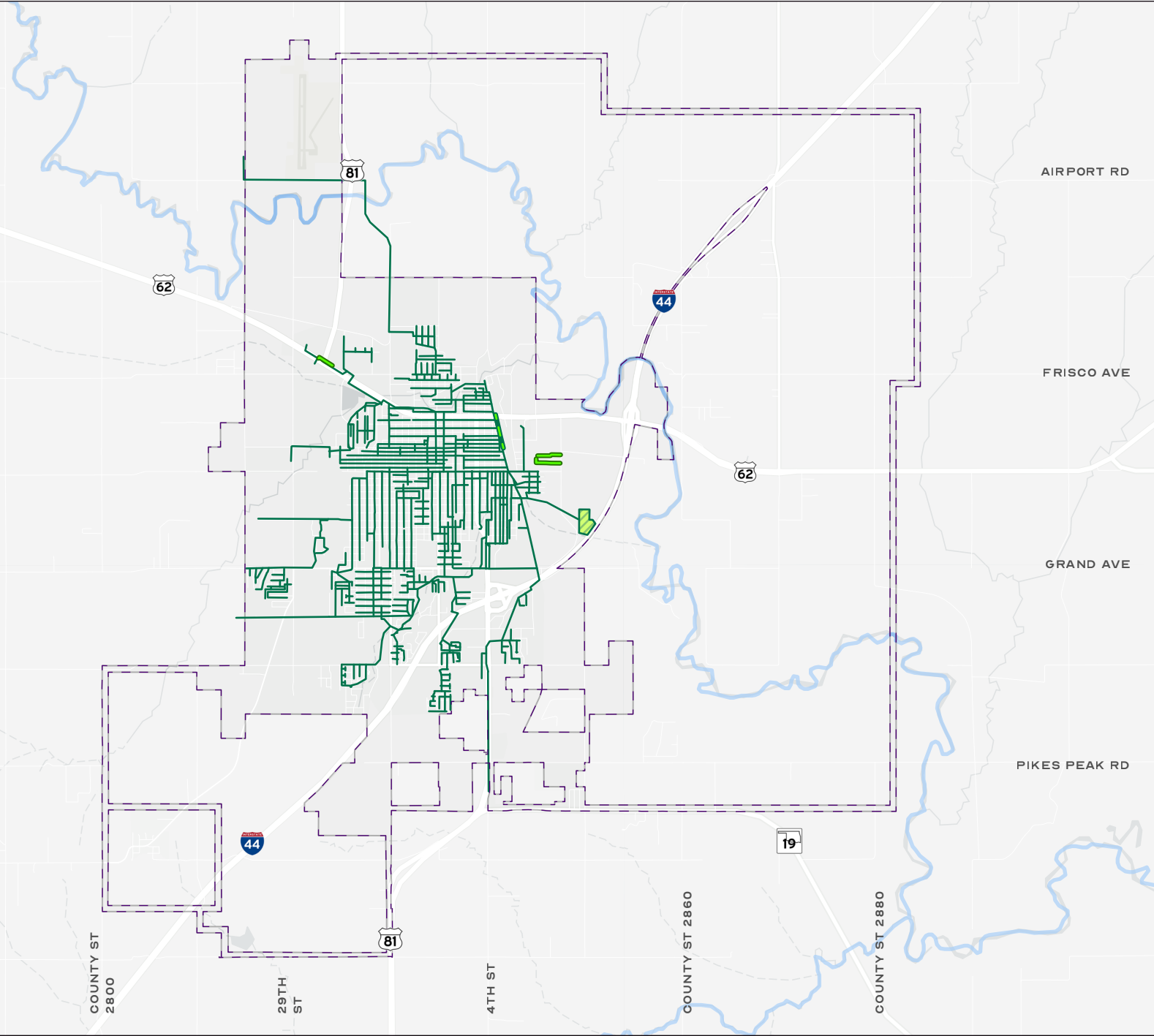


Wastewater Infrastructure & Facilities

Chickasha's wastewater infrastructure consists of an extensive network of existing wastewater lines, with several recently completed and proposed sewer main projects aimed at modernizing the system. The City's wastewater treatment facility, located in the northeast part of the City, serves as the central hub for wastewater processing.

The map highlights a dense concentration of wastewater lines in the City's core, reflecting established neighborhoods and commercial areas. Several proposed sewer main projects are strategically placed in growing areas, suggesting efforts to improve capacity and accommodate future development.

These infrastructure improvements will help enhance efficiency, reduce system failures, and support economic growth. Continued investments in sewer system upgrades will be essential to maintaining service reliability and meeting regulatory requirements as the City expands.



WASTEWATER INFRASTRUCTURE & FACILITIES

Wastewater Lines

Proposed Sewer Main Projects

Recently Completed Sewer Main Projects

Wastewater Facility

Chickasha City Limits





Public Services

Chickasha's public services face several challenges that impact their ability to serve the community effectively. Research shows that emergency response times are slower than ideal in some outlying areas, highlighting the need for expanded coverage. The Fire Department currently has an ISO (Insurance Services Office) rating of 3 on a scale of 1 to 10. The ISO rating assesses a community's fire protection services by evaluating factors such as fire department capabilities, water supply, and emergency communication systems. A Class 1 rating indicates the highest level of fire protection, while a Class 10 rating means the community has little or no recognized fire protection or does not meet minimum standards. While Chickasha's rating of 3 is strong, improvements—such as strategically placing new fire stations and upgrading equipment—could enhance fire protection and potentially lower homeowners' insurance costs as the City continues to grow.



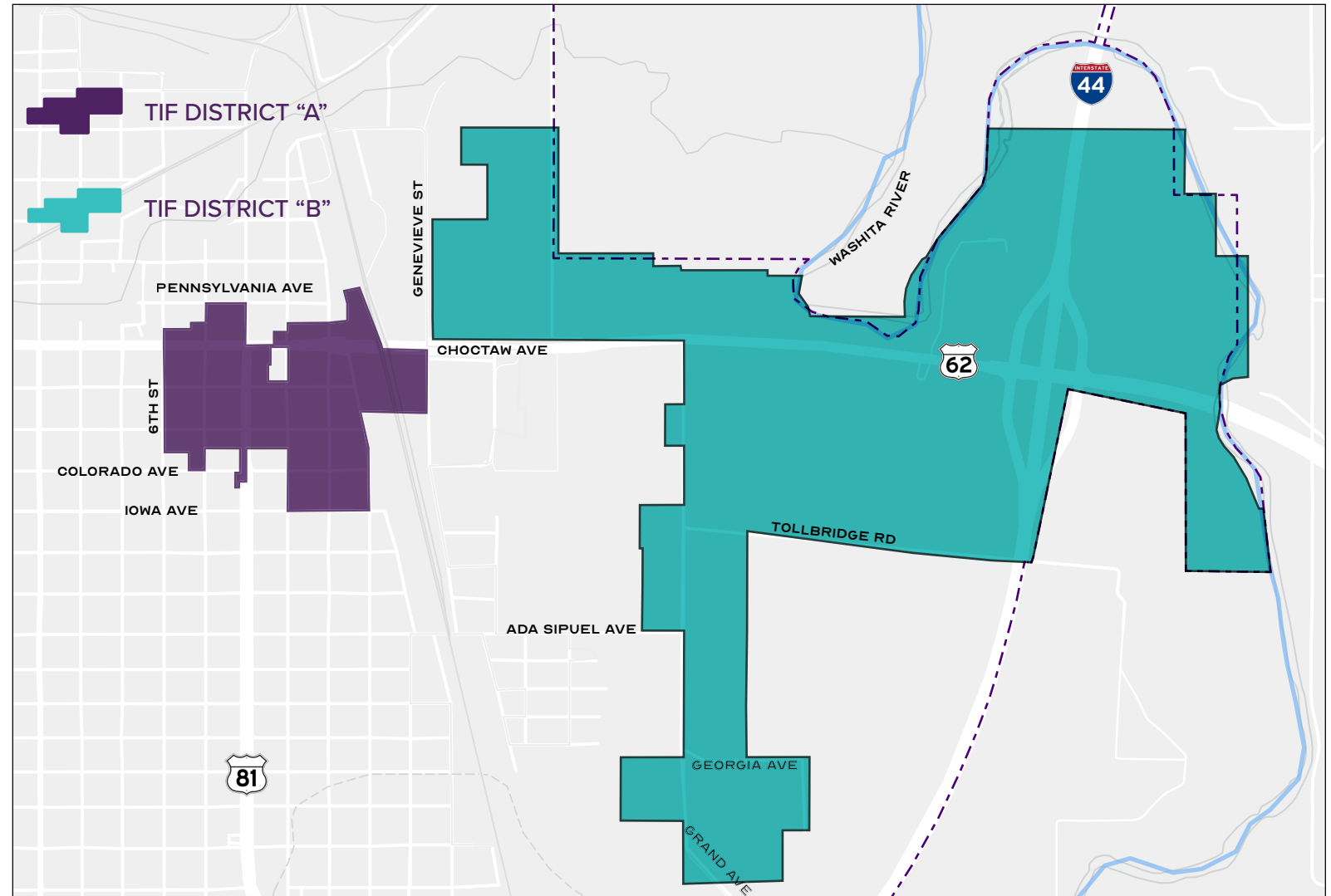
The Police Department will also require additional resources to maintain reliable service, particularly in the City's growing areas. However, staffing shortages and budget constraints have made it difficult for the City to retain qualified personnel across all departments, with competitive pay remaining a key issue. Many public safety buildings, including police and fire stations, are aging and require updates to meet modern operational standards. Technology infrastructure also needs attention, with approximately one in five households lacking reliable high-speed internet access, highlighting a significant gap in modern connectivity. Addressing these challenges will require both infrastructure upgrades and operational improvements to ensure consistent, high-quality services across Chickasha.



Funding Strategy

Municipalities in Oklahoma oftentimes face financial hurdles when it comes to funding infrastructure projects. With limited state support and restrictions preventing cities from using property taxes for operations, local governments in Oklahoma must rely primarily on sales tax revenue to fund essential services. In fact, sales taxes account for 66% of municipal tax revenue—the highest percentage in the nation. While this system helps generate funds, it also creates financial instability, as sales tax revenue fluctuates with economic conditions and can be impacted by competition from neighboring communities. These challenges make long-term infrastructure planning difficult and highlight the need for strategic funding solutions to ensure Chickasha’s continued growth and development.

To address these funding challenges, Chickasha has developed a multi-faceted approach to fund essential infrastructure and services. A recently implemented 1.25% capital sales tax generates about \$4.67 million annually, dedicated to water system improvements and public safety enhancements. The city has established Tax Increment Financing (TIF) districts to support targeted development, particularly in the downtown area and along major corridors. While actively pursuing state and federal grants, Chickasha also explores innovative funding solutions including public-private partnerships to help meet long-term infrastructure needs.



Broadband Expansion & Connectivity

Improving internet access is a priority in Chickasha, as identified through community feedback. Several broadband expansion projects are underway in Grady County, funded by the Oklahoma Broadband Governing Board and private investment. These efforts aim to expand service to hundreds of locations, with completion expected by October 2026.

Additional funding opportunities, including future grants, will further improve broadband coverage. The Chickasaw Nation’s Tribal Broadband Connectivity Program is also working to provide service to unserved households in the region. These projects will enhance internet reliability and speed, benefiting education, businesses, and daily communication.



Infrastructure Resilience

Chickasha’s infrastructure is built to handle natural challenges, particularly flooding in the city’s eastern areas. Located in the Washita River floodplain, the City faces drainage issues due to impervious surfaces preventing water absorption. The 2021 City of Chickasha Master Drainage Study recommends solutions like retention basins and bioswales, with funding options being explored.

The City’s new Hazard Mitigation Plan focuses on reducing risks from severe weather by improving drainage, maintaining reliable services, and adding backup systems for utilities. These efforts help strengthen infrastructure and reduce service disruptions for residents and businesses.



CASE STUDY



Stormwater Management Solutions

Duck Hill, MS

Duck Hill, Mississippi, a town of approximately 1,000 residents, faced ongoing challenges with flooding and stormwater management. Heavy rainfall frequently led to infrastructure damage and service disruptions, prompting the community to adopt nature-based solutions to improve water management and enhance resilience.

To address these issues, Duck Hill implemented a series of stormwater improvements. Bioswales, or vegetated channels, were installed to capture, filter, and direct runoff, reducing both water volume and pollutants. Perforated pipes were added to facilitate slow infiltration, preventing sudden surges that could overwhelm infrastructure. Rain gardens with native vegetation were strategically placed to absorb runoff, improve groundwater recharge, and further mitigate flooding risks.

These efforts produced measurable benefits, including reduced flood severity, improved water quality through natural filtration, and increased community involvement in stormwater management. The project also demonstrated how nature-based infrastructure solutions can provide cost-effective, long-term flood mitigation.

Chickasha can apply similar strategies to address flood-prone areas identified in the 2021 Master Drainage Study. Incorporating bioswales, rain gardens, and perforated pipes into infrastructure planning can help manage excess water, strengthen resilience, and support long-term infrastructure stability. By investing in these proven techniques, Chickasha can enhance flood mitigation efforts while maintaining reliable services for residents and businesses.

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.

GETTING
FROM



GOAL 1

Establish a planning and policy framework that supports fiscally responsible and efficient infrastructure and services.

Chickasha's residents prioritize well-maintained infrastructure and efficient public services. This goal provides a structured approach to assessing, prioritizing, and funding critical infrastructure needs. It ensures that resources are allocated effectively, maintenance is proactive, and future projects align with fiscal sustainability.

A strong infrastructure network will support the city's growth and enhance residents' quality of life.

Objectives

1. Develop and implement a prioritization and phasing plan for infrastructure and public service projects.

- **Strategy 1.1.1** – Conduct a comprehensive infrastructure needs assessment to identify capacity, service gaps, and necessary upgrades.
- **Strategy 1.1.2** – Develop and maintain a Capital Improvement Plan (CIP) that aligns future infrastructure projects with the Comprehensive Plan and Future Land Use Map.
- **Strategy 1.1.3** – Maintain an inventory of planned infrastructure and service projects, including transportation, water, sewer, utilities, and public facilities, ensuring coordination with regional and private-sector projects.
- **Strategy 1.1.4** – Establish transparent criteria for prioritizing projects and scheduling regular inspections, considering alignment with city plans, service impact, and urgency of need.

2. Support land use planning and infrastructure development that enhances efficiency and long-term cost management.

- **Strategy 1.2.1** – Prioritize maintaining and upgrading existing infrastructure over costly expansions.
- **Strategy 1.2.2** – Establish zoning regulations that allow for adaptable, cost-effective urban development while ensuring infrastructure efficiency.
- **Strategy 1.2.3** – Evaluate infrastructure upgrades that optimize performance and reduce long-term maintenance costs, such as improved drainage systems, durable materials, and cost-effective construction methods.

3. Develop long-term financial plans and explore funding mechanisms to support 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 diverse 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 reliable infrastructure funding.
- **Strategy 1.3.4** – Allocate funds to Public Works for increased staffing, training, and in-house infrastructure maintenance.

GOAL 2

Implement targeted infrastructure improvements to meet immediate and future needs.

This goal focuses on addressing the city’s most urgent infrastructure needs while planning for long-term improvements. Based on community feedback, priorities include improving drainage systems, expanding utility capacity, and upgrading roads and sidewalks.

A systematic investment approach will ensure infrastructure remains reliable and meets the needs of current and future residents.

Objectives -----

- 1. Improve stormwater management infrastructure to reduce flooding, improve drainage, and support public safety.**
 - **Strategy 2.1.1** – Update and implement the 2020 Flood Mitigation Plan with priority actions.
 - **Strategy 2.1.2** – Install and maintain high-efficiency drainage systems in developed and high-risk areas.
 - **Strategy 2.1.3** – Offer incentives for property owners to adopt stormwater management practices like rainwater collection.
 - **Strategy 2.1.4** – Incorporate landscaping and drainage improvements in existing public spaces to improve water absorption.
- 2. Ensure a high-quality and reliable water supply through strategic investments.**
 - **Strategy 2.2.1** – Complete construction of the new water treatment facility with a phased activation plan.
 - **Strategy 2.2.2** – Replace aging water mains using a data-driven prioritization system.
 - **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 targeted improvements and expansion of utilities and services to enhance quality of life and service reliability.**
 - **Strategy 2.3.1** – Develop a municipal compost facility to process yard waste and biodegradable materials, providing resources for public landscaping and residential use.
 - **Strategy 2.3.2** – Evaluate cost-effective renewable energy options, such as solar panels, for public facilities where feasible.
 - **Strategy 2.3.3** – Collaborate with utility providers to promote efficiency programs, such as energy audits and home insulation rebates, to reduce utility costs for residents.
 - **Strategy 2.3.4** – Partner with broadband providers and educational institutions to increase access to affordable high-speed internet.
 - **Strategy 2.3.5** – Work with non-profits to establish wireless networks that provide free or low-cost internet access to students and families in need.
 - **Strategy 2.3.6** – Construct a new library facility with adjacent outdoor gathering areas, creating a central space for learning and engagement.

GOAL 3

Strengthen public safety services through preparedness and community engagement.

Ensuring public safety is a fundamental priority for Chickasha. This goal promotes emergency preparedness, public safety coordination, and community engagement to reduce risks and improve emergency response.

Strategies include enhancing police and fire services, improving disaster readiness, and fostering communication between public safety agencies and residents.

Objectives

1. Enhance emergency preparedness for city services and infrastructure.

- **Strategy 3.1.1** – Conduct a risk assessment to identify and address infrastructure vulnerabilities.
- **Strategy 3.1.2** – Maintain up-to-date emergency response plans for essential services.
- **Strategy 3.1.3** – Improve communication systems to provide timely public notifications about service disruptions with instructions for response and recovery.
- **Strategy 3.1.4** – Prioritize technology and methods that mitigate emergencies and promote resiliency when replacing or updating infrastructure.

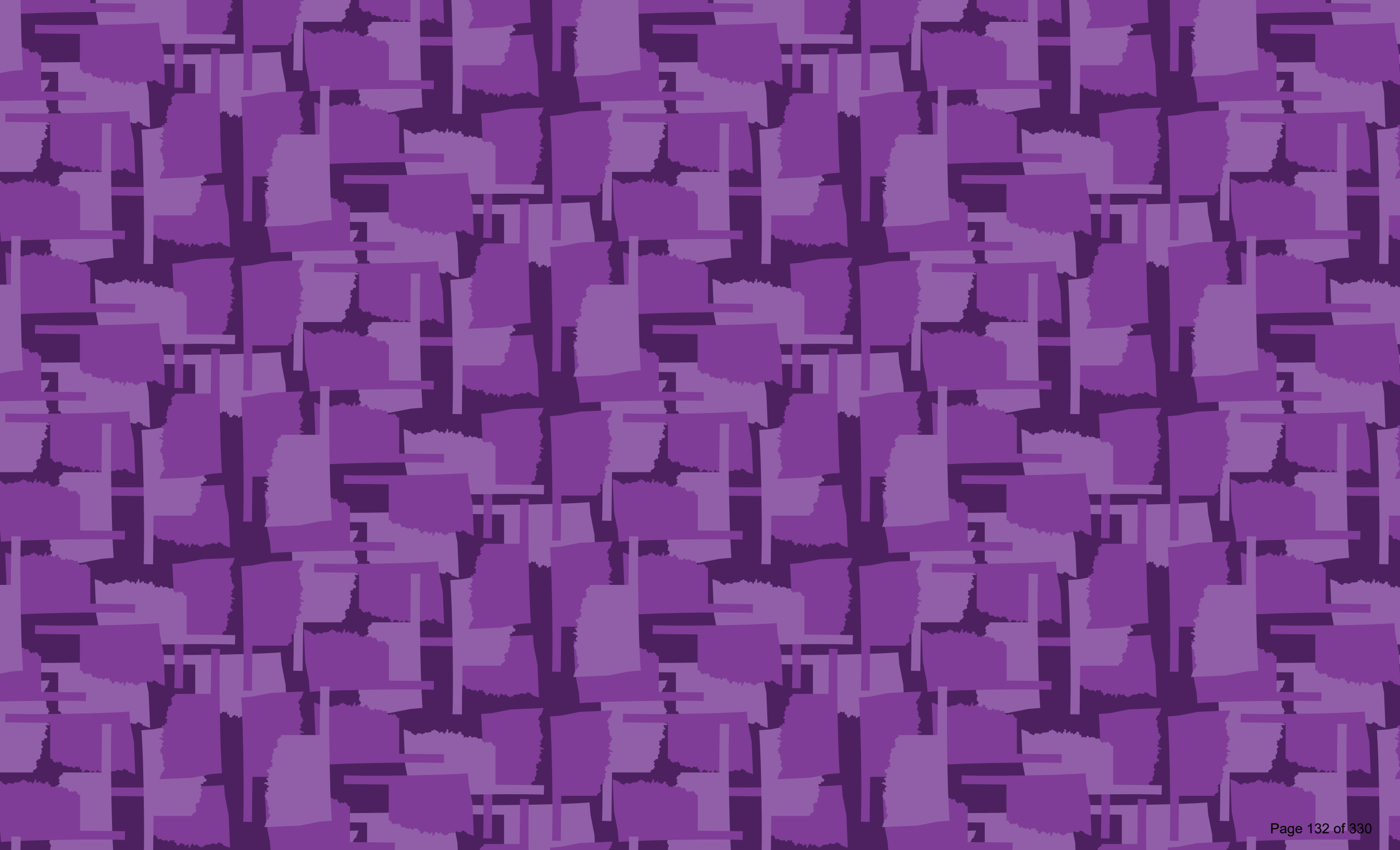
2. Expand public safety services through staffing and training.

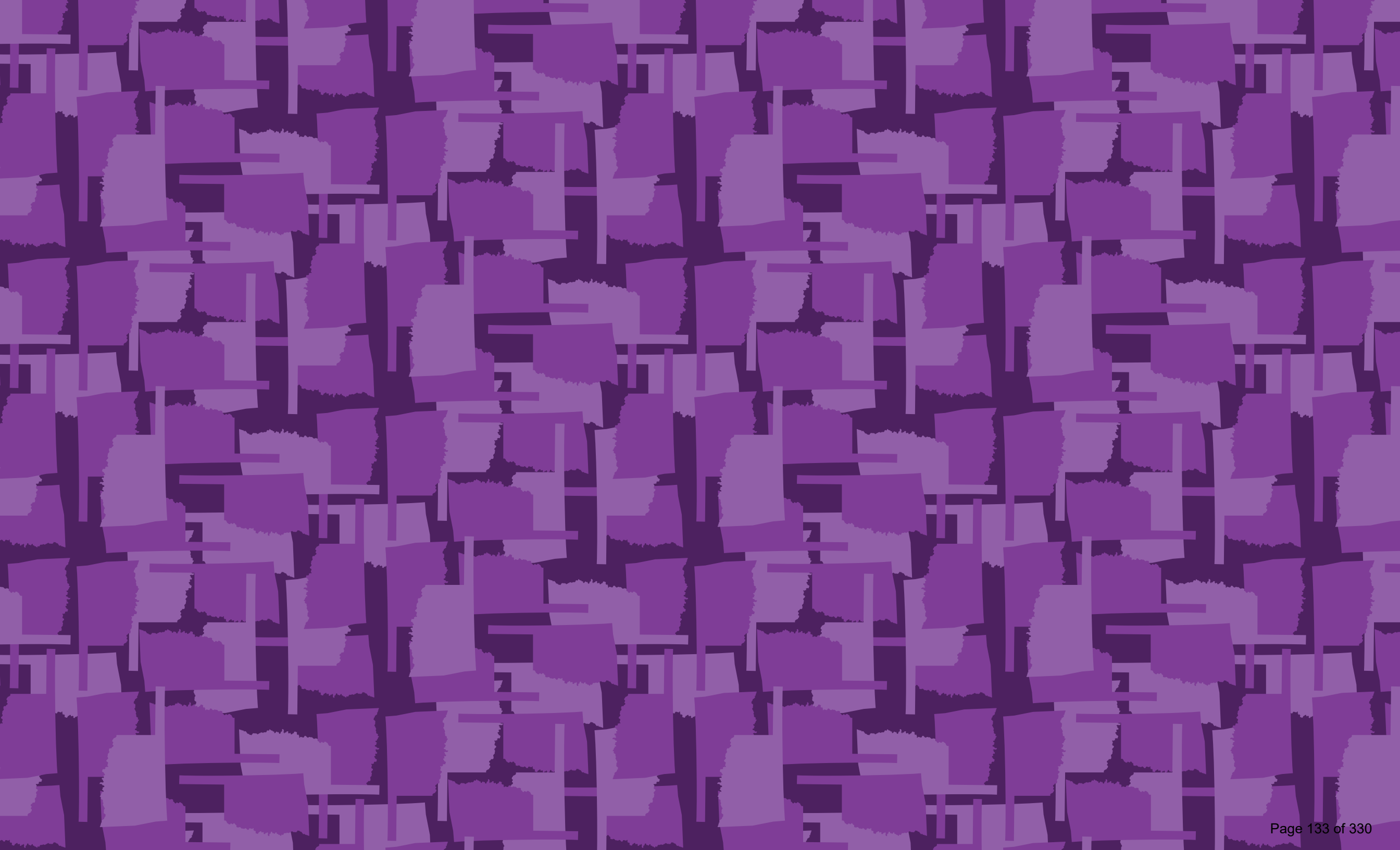
- **Strategy 3.2.1** – Increase emergency response capacity by hiring and training additional personnel in medical response, de-escalation, and mental health support.
- **Strategy 3.2.2** – Cross deputize Chickasha police officers and Chickasaw Nation Lighthorse officers to increase staffing and facilitate law enforcement.
- **Strategy 3.2.3** – Offer public safety training workshops for residents on topics like CPR, Heimlich maneuver, argument de-escalation, self-defense, and fire safety.
- **Strategy 3.2.4** – Expand staffing and facilities for animal control services to meet growing demand.
- **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. Strengthen crime prevention and emergency response initiatives.

- **Strategy 3.3.1** – Support public-private partnerships to expand resources for individuals in crisis.
- **Strategy 3.3.2** – Improve lighting and surveillance in public spaces to deter criminal activity.
- **Strategy 3.3.3** – Offer community workshops 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.



Photo courtesy of Johny Trammell

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

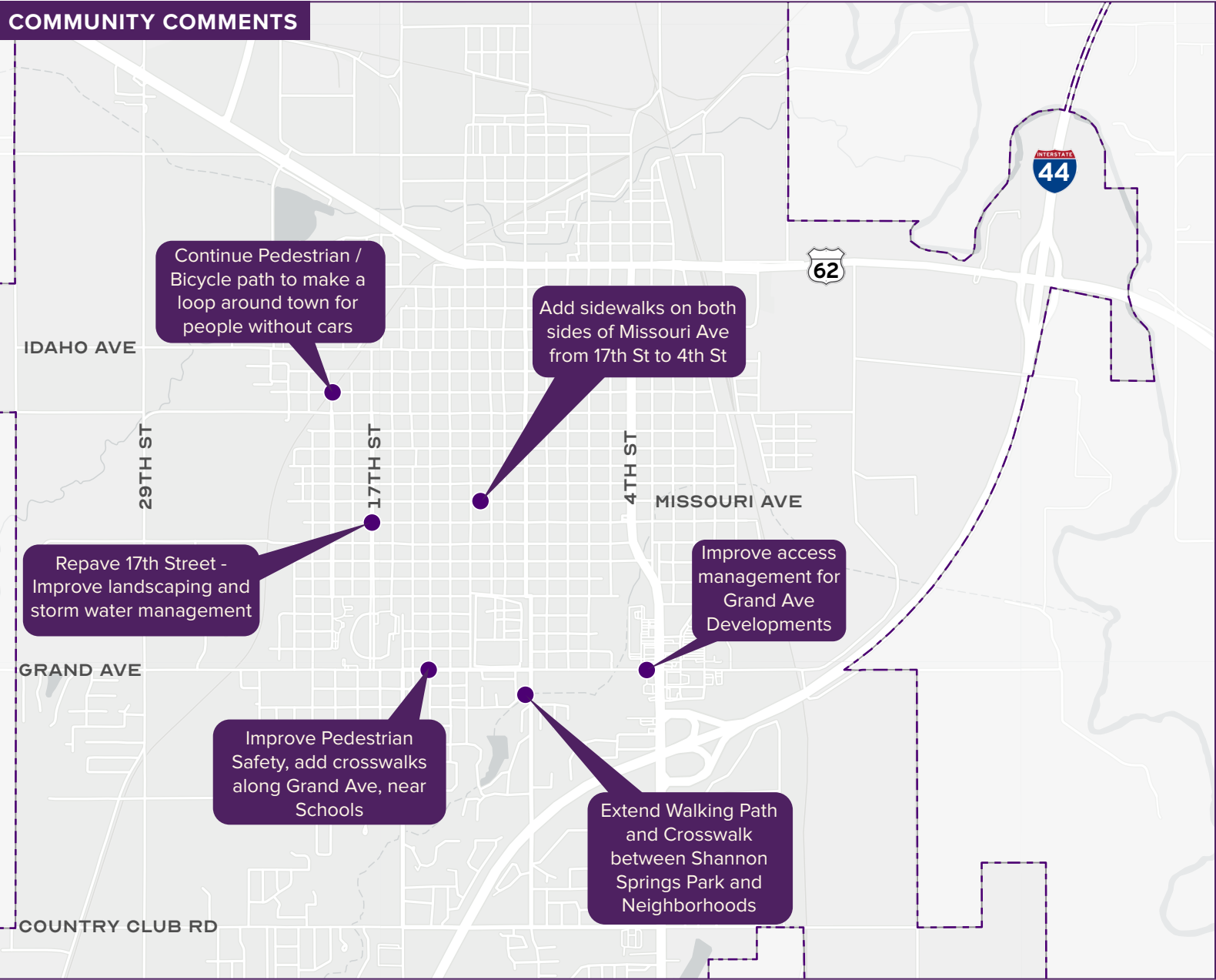
Residents expressed a strong desire for safer streets with better multimodal connectivity so that people can travel within Chickasha without a car. They emphasized the need for safe, accessible pedestrian infrastructure that connects parks, recreational areas, shopping, jobs, and schools, enhancing quality 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 had access to an online interactive map through the engagement platform. After creating an account, users could post issues or suggestions tied to specific locations in Chickasha, with the option to add pictures and tags. Participants could also upvote and comment on others' posts, fostering virtual discussions between community members and the Project Team.

While participants shared feedback on a variety of topics, much of the discussion on the interactive map focused on transportation needs in Chickasha. This included identifying traffic hazards, potential bike paths and sidewalks, and areas requiring infrastructure repairs. The diagram highlights comments that received strong support from other users or aligned with 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, shaping the town's approach to street enhancements.

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.

Millsboro's efforts demonstrate how strategic investments in roadways, pedestrian pathways, and biking infrastructure can enhance connectivity, improve safety, and strengthen the overall quality of life.

WHAT WE'VE LEARNED

This section summarizes key transportation findings identified by the Project Team through data analysis, public feedback, and best practices in urban mobility planning. These insights highlight existing challenges, opportunities, and future needs to guide decision-making. Using Geographic Information Systems (GIS) data, transportation studies, local expertise, and planning research, the analysis examines physical infrastructure limitations, safety concerns, funding considerations, and evolving mobility trends. The findings also reflect community priorities gathered through public engagement, helping to shape policies that support efficient, accessible, and sustainable transportation improvements.



Network Analysis

Chickasha's transportation network experiences significant challenges, particularly in areas of high traffic volume such as Highway 81 and Downtown. Congestion and traffic incidents are more frequent in these areas, causing delays, safety concerns, and inefficient movement of vehicles. East-west mobility is con-strained by limited crossings over the railroad, making access between different parts of the city difficult. North-south corridors also face congestion as development expands outward, increasing demand on roads that were not designed for high-volume traffic. Additionally, many roads throughout the city are aging, with some in need of major repairs or full reconstruction. The upcoming Highway 81 Bypass is expected to alleviate congestion in Downtown by diverting heavy truck traffic to an alternative route. This shift presents an opportunity for the City to rethink its street network and make improvements that enhance mobility, safety, and overall accessibility. Future transportation planning should focus on modernizing the road network, improving traffic flow, and integrating multimodal options to better serve residents and businesses.



Land Use, Design, & Density

Transportation and land use are closely linked, with road design, land use patterns, and population density shaping how people move throughout the city. Downtown Chickasha currently bears the burden of heavy freight traffic, which places stress on infrastructure that was not designed for large trucks. The Highway 81 Bypass will redirect much of this traffic, reducing wear and tear on downtown streets and allowing for a shift toward more pedestrian-friendly design. This creates an opportunity to reimagine downtown's transportation infrastructure, with an emphasis on multimodal improvements such as wider sidewalks, bike lanes, and improved intersections.

Higher-density, mixed-use developments near major corridors can further enhance mobility by reducing reliance on personal vehicles and promoting walkability. Concentrating commercial and industrial activities near major transportation corridors, such as highways and interstates, will help streamline logistics while preserving the character of residential neighborhoods. By aligning land use and transportation planning, Chickasha can create a more functional and accessible community that supports economic growth while enhancing quality of life.

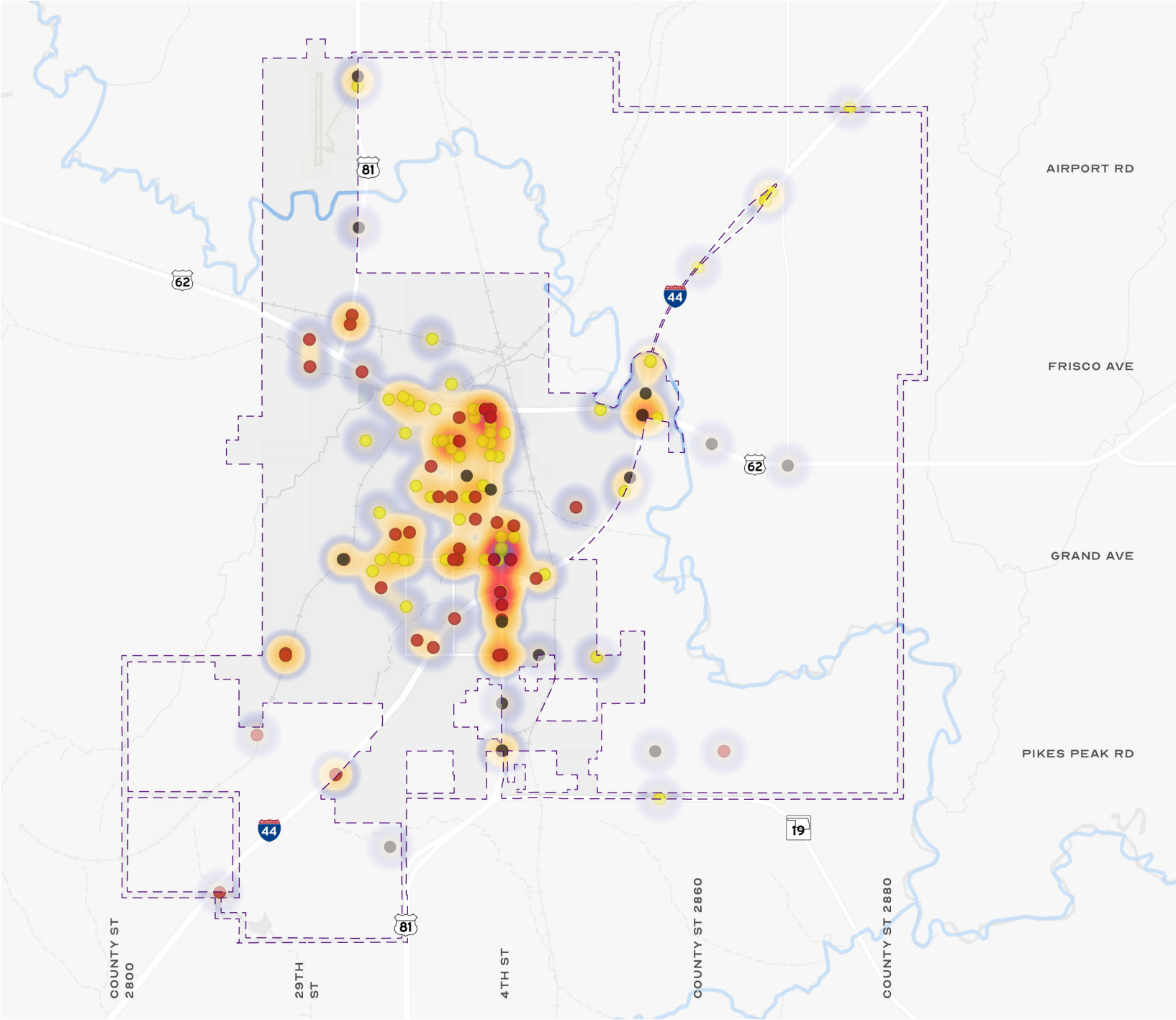


Traffic Safety

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



Connectivity & Mobility

Chickasha’s transportation system has gaps that limit mobility for those who do not drive, particularly seniors, children, and individuals with disabilities. Many neighborhoods lack sidewalks, making walking unsafe or inconvenient. Bicycle infrastructure is minimal, with few designated bike lanes or safe cycling routes. Public transit, provided by Washita Valley Transit, serves residents without vehicles but has limited-service hours and coverage. Expanding and improving pedestrian and bicycle infrastructure will provide safer, more convenient alternatives for all residents. Creating a well-connected network of sidewalks, bike lanes, and transit services will improve mobility, reduce congestion, and enhance public health. Future investments should prioritize high-traffic areas such as school zones, parks, and commercial centers to ensure equitable transportation options across the city.



Funding & Implementation

Upgrading Chickasha’s transportation system will require a mix of funding sources. The city has successfully secured grants for pedestrian and multimodal projects but increasing competition for these funds necessitates exploring additional options. Public-private partnerships can support infrastructure investments, especially for improvements tied to new development. Chickasha’s capital improvement program allocates funding for transportation, with a focus on maintenance and safety upgrades. Regional collaboration with agencies such as the Oklahoma Department of Transportation and the Southwest Oklahoma Regional Transportation Planning Organization will be essential for securing additional funding. The Highway 81 Bypass is an example of successful multi-agency cooperation in infrastructure development. Future investments should focus on projects that yield the highest impact, such as road resurfacing, safety enhancements, and expanded transit services, to create a resilient and well-maintained transportation network.

Highway 81 Bypass

The Highway 81 Bypass is expected to significantly reshape transportation patterns in Chickasha. By diverting heavy freight traffic away from downtown, the bypass will alleviate congestion, reduce noise pollution, and minimize wear on local streets. This shift presents a unique opportunity to transform downtown into a more pedestrian-friendly environment, improving walkability and enhancing business accessibility. The bypass will also streamline freight movement, improving efficiency for logistics and supply chain operations.

Additionally, it will create new opportunities for economic development by freeing up valuable real estate in downtown and reducing truck traffic disruptions. The improved traffic flow will benefit emergency services, local commuters, and businesses that rely on efficient transportation. As the bypass is completed, careful planning will be needed to maximize its benefits while addressing potential impacts on surrounding areas. Investments in infrastructure enhancements, such as improved signage, intersection redesigns, and multimodal transportation options, will ensure that the bypass supports both economic growth and improved mobility for Chickasha's residents.



Existing Roadway Network & Street Design Framework

The City’s transportation system follows two key frameworks: functional classifications and character zones. These frameworks guide street design, development, and connectivity while maintaining eligibility for state and federal funding.

Functional Classification System

The Federal Highway Administration (FHWA) classifies roadways based on their role in traffic flow and accessibility:

- **Principal Arterials** – Major multi-lane roads connecting regional centers, designed for high-capacity commuter and through traffic. Bicycle and pedestrian facilities must be separated due to speed and volume.
- **Minor Arterials** – Connect smaller areas, balancing community access with moderate-speed travel. May include transit routes and pedestrian/bicycle facilities as needed.
- **Major Collectors** – Provide access between local streets and arterials, adapting to surrounding land use. Well-suited for pedestrian and bicycle facilities.
- **Local Streets** – Serve residential areas with low speeds, discouraging through traffic. Sidewalks are essential, while separate bicycle lanes are generally unnecessary.

Character Zones

Beyond functional classification, character zones define how streets interact with their surroundings:

- **Downtown** – Central business district with mixed-use development.
- **Urban** – Established higher-density neighborhoods with pedestrian-friendly development.
- **Suburban** – Newer development with larger lots and curvilinear streets supporting multi-modal transportation.
- **Rural** – Undeveloped or low-density residential with agricultural and natural land access.

This approach offers a framework for guiding street design in a way that responds to local context while maintaining eligibility for state and federal funding. The character zones provide optional guidance on how streets within each functional classification could be designed to strengthen connections, enhance safety, and support community activity. While these zones don’t directly align with the Future Land Use Map, they offer a strategic way to think about how the City’s transportation network can evolve alongside community development patterns.

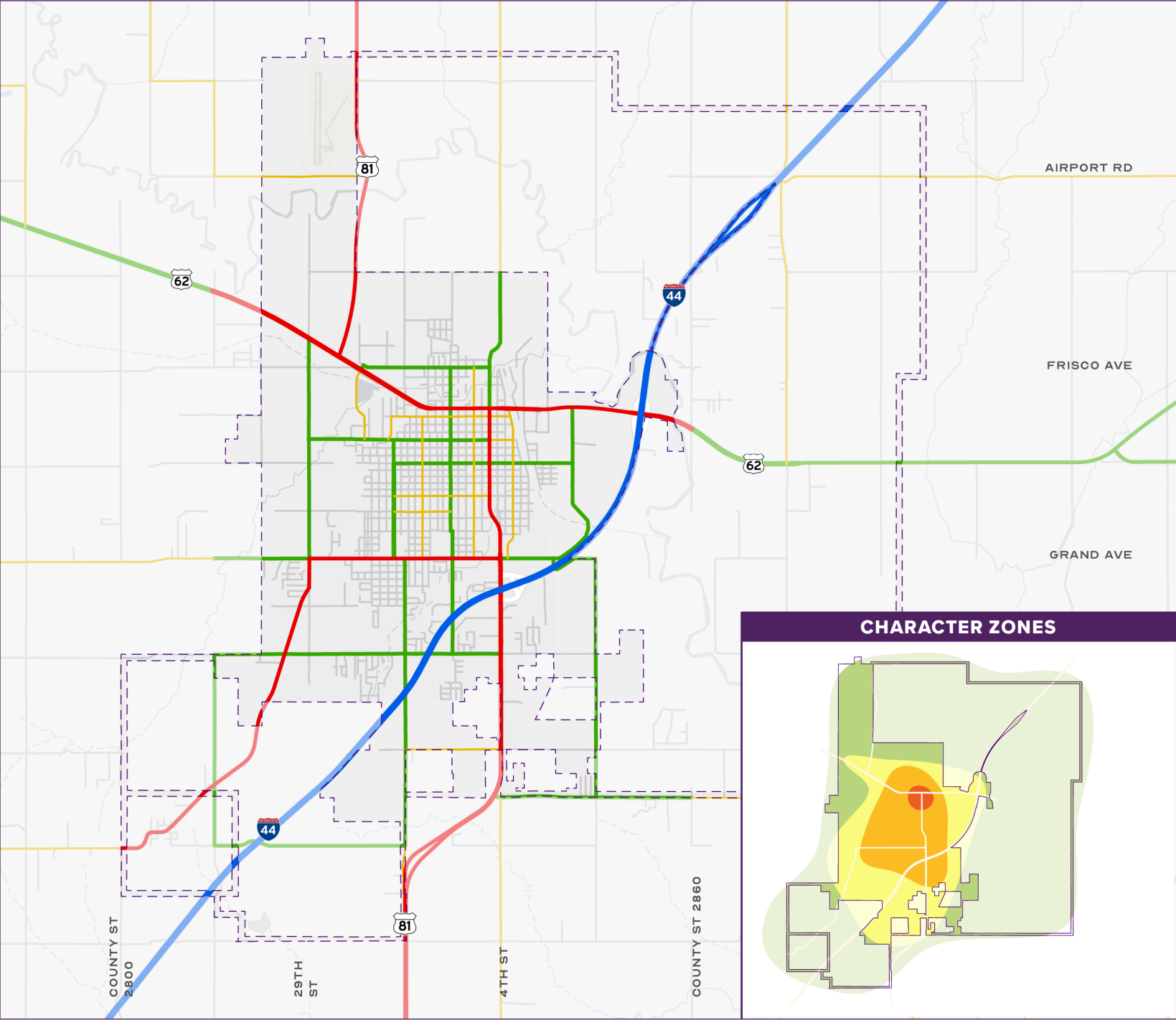
Street Design Typology

The following tables provide guidance on recommended street design elements based on best practices from FHWA’s Small Town and Rural Multimodal Networks report. These recommendations are tailored to Chickasha’s general functional classifications and character zones to support a more connected, safe, and accessible transportation network.

Each design element is assigned a priority level—low, medium, or high— relative to its weighted value within different roadway classifications. Interstate and freeway roadways are not included, as their design is governed by federal standards, typically do not interact with surrounding land use, and often lack multimodal design features.

While these recommendations reflect ideal design elements for each street type, every roadway has its own unique challenges and opportunities. Not every design element will be appropriate or feasible in every situation. Instead, this street design typology should serve as a starting point for discussions about future street improvements. Final designs should be shaped by local context, resident needs, and surrounding land use to ensure they align with Chickasha’s long-term vision and priorities.

ROADWAY NETWORK & STREET DESIGN FRAMEWORK



Functional Classification

- Interstate
- Other Principal Arterial
- Minor Arterial
- Collector
- Local
- Chickasha City Limits

Character Zones

- Downtown
- Urban
- Suburban
- Rural



Downtown

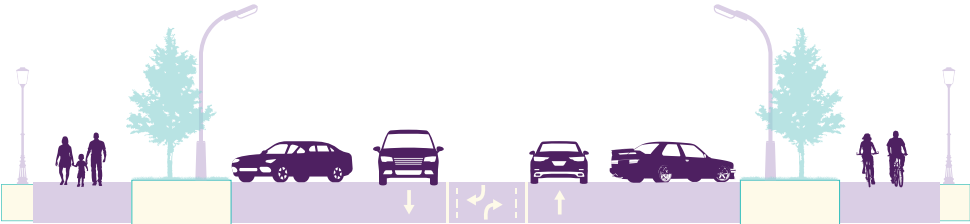
VEHICULAR TRAVEL ZONE (CURB TO CURB)

	Principal Arterial	Minor Arterial	Collectors	Local Street
Travel Lanes	2 - 4	2 - 4	2 - 4	2
On-Street Parking	Low	Medium	Medium	Low
Transit Access	High	High	Medium	Low
Access Management/ Medians	Medium	Low	Low	Low
Bicycle Access	Medium	High	High	Low
Ideal Bicycle Facility	Separated Bike Lane	Buffered Bike Lane	Conventional Bike Lane	Shared Lane Markings

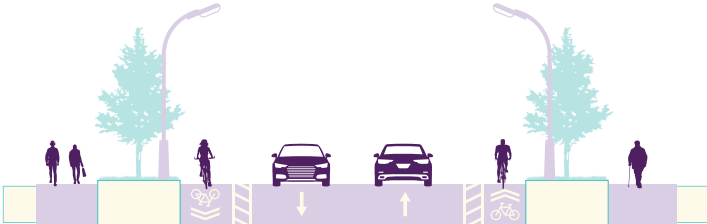
PEDESTRIAN ZONE (CURB TO BUILDING)

	Principal Arterial	Minor Arterial	Collectors	Local Street
Street Furniture + Amenities	High	Medium	High	Low
Buffer	Medium	Low	High	Low
Street Trees + Landscaping	High	Medium	High	Medium
Pedestrian Access	High	High	High	Standard
Ideal Pedestrian Facility	Wide Sidewalk	Wide Sidewalk	Wide Sidewalk	Standard Sidewalk

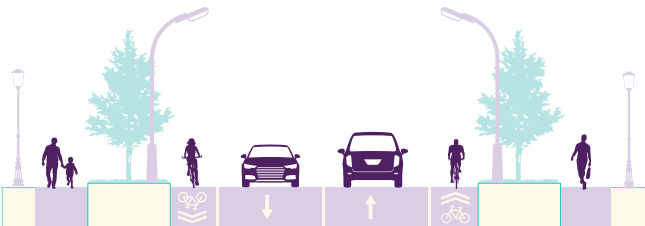
Downtown Principal Arterials



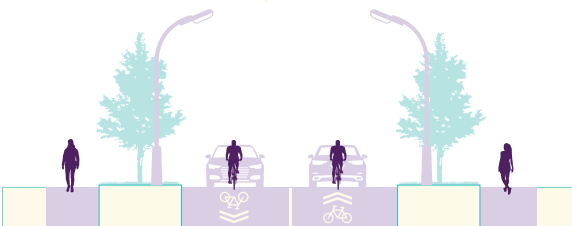
Downtown Minor Arterials



Downtown Collector



Downtown Local



Urban

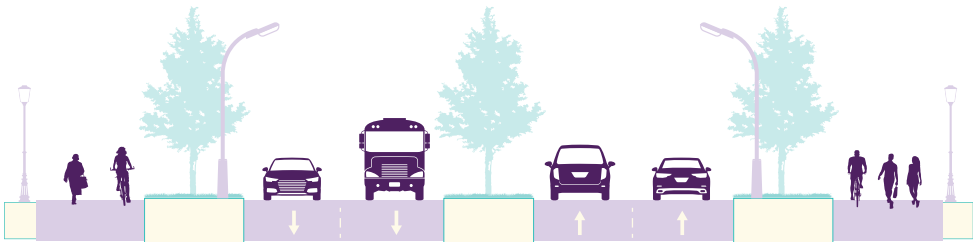
VEHICULAR TRAVEL ZONE (CURB TO CURB)

	Principal Arterial	Minor Arterial	Collectors	Local Street
Travel Lanes	2 - 4	2 - 4	2 - 4	2
On-Street Parking	Low	Low	Medium	Low
Transit Access	High	High	Medium	Low
Access Management/ Medians	Medium	Low	Low	Low
Bicycle Access	Medium	High	High	Low
Ideal Bicycle Facility	Separated Bike Path or Lane	Buffered Bike or Protected Lane	Conventional Bike Lane	Shared Lane Markings

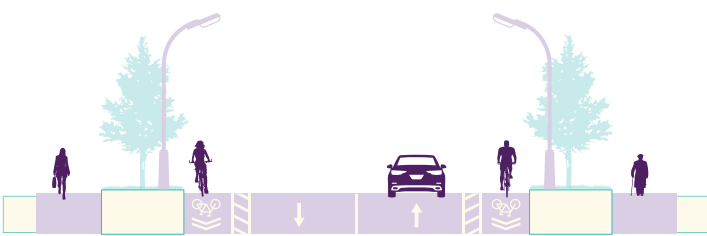
PEDESTRIAN ZONE (CURB TO BUILDING)

	Principal Arterial	Minor Arterial	Collectors	Local Street
Street Furniture + Amenities	Medium	Low	Low	Low
Buffer	High	High	Medium	Low
Street Trees + Landscaping	High	Medium	High	High
Pedestrian Access	High	Medium	Medium	Medium
Ideal Pedestrian Facility	Wide Sidewalk	Standard Sidewalk	Standard Sidewalk	Standard Sidewalk

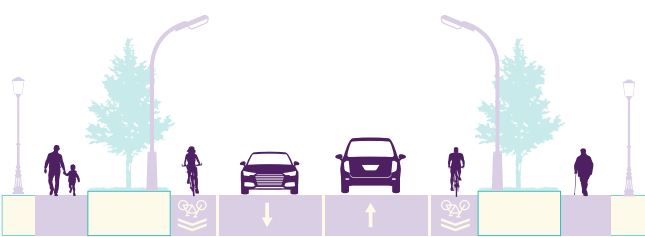
Urban Principal Arterials



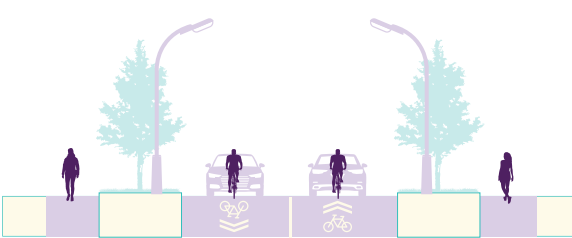
Urban Minor Arterials



Urban Collector



Urban Local



Suburban

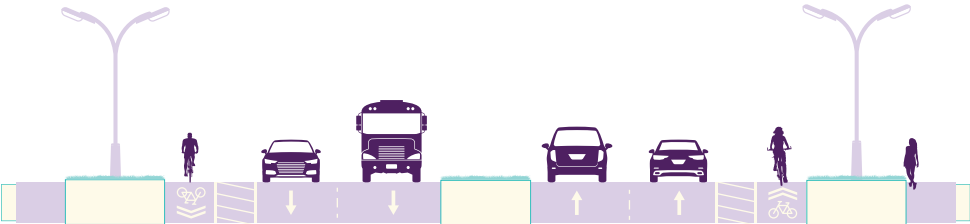
VEHICULAR TRAVEL ZONE (CURB TO CURB)

	Principal Arterial	Minor Arterial	Collectors	Local Street
Travel Lanes	2 - 4	2 - 4	2 - 4	2
On-Street Parking	Low	Low	Low	Low
Transit Access	High	Medium	Low	Low
Access Management/ Medians	High	Medium	Low	Low
Bicycle Access	Medium	Medium	Low	Low
Ideal Bicycle Facility	Separated Bike Path or Lane	Separated Bike Path or Lane	Buffered Bike or Painted Lane	Shared Lane Markings

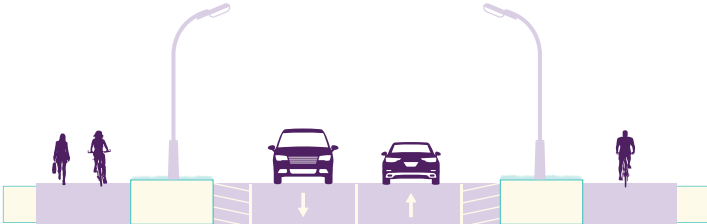
PEDESTRIAN ZONE (CURB TO BUILDING)

	Principal Arterial	Minor Arterial	Collectors	Local Street
Street Furniture + Amenities	Medium	Low	Low	Low
Buffer	High	High	Medium	Low
Street Trees + Landscaping	Medium	Medium	High	High
Pedestrian Access	Medium	Medium	Low	Low
Ideal Pedestrian Facility	Standard Sidewalk	Standard Sidewalk	Standard Sidewalk	Standard Sidewalk

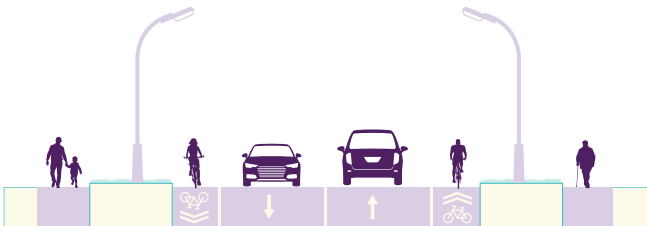
Suburban Principal Arterials



Suburban Minor Arterials



Suburban Collector



Suburban Local



Rural

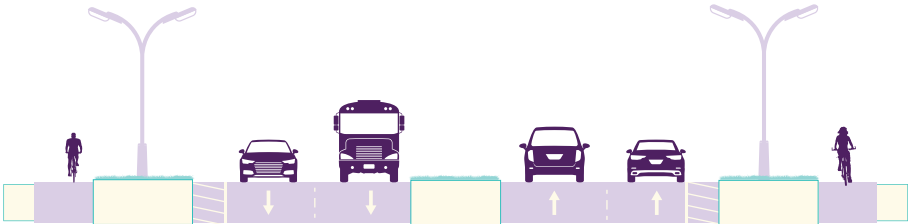
VEHICULAR TRAVEL ZONE (CURB TO CURB)

	Principal Arterial	Minor Arterial	Collectors	Local Street
Travel Lanes	2 - 4	2 - 4	2 - 4	2
On-Street Parking	Low	Low	Low	Low
Transit Access	Low	Low	Low	Low
Access Management/ Medians	Medium	Medium	Low	Low
Bicycle Access	Low	Low	High	Low
Ideal Bicycle Facility	Paved Shoulder	Paved Shoulder	Shared Lane Markings	Shared Lane Markings

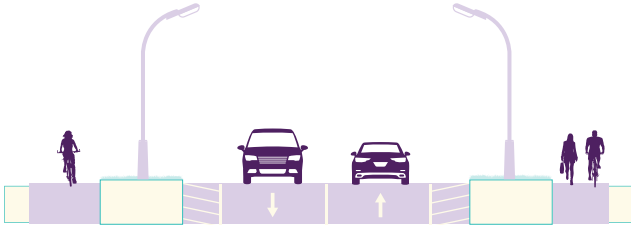
PEDESTRIAN ZONE (CURB TO BUILDING)

	Principal Arterial	Minor Arterial	Collectors	Local Street
Street Furniture + Amenities	Low	Low	Low	Low
Buffer	Medium	Medium	Medium	Low
Street Trees + Landscaping	Low	Low	Low	Low
Pedestrian Access	Low	Low	Low	Low
Ideal Pedestrian Facility	Standard Sidewalk	Standard Sidewalk	Paved Shoulder	Paved Shoulder

Rural Principal Arterials



Rural Minor Arterials



Rural Collector



Rural Local



This section provides targeted strategies to improve transportation and mobility in Chickasha. Based on current conditions and community feedback, these recommendations outline practical steps to enhance connectivity, safety, and accessibility. By addressing key challenges and opportunities, this section supports the community’s vision for a safe, accessible, and well-connected transportation system that improves mobility for residents, strengthens local businesses, and enhances overall quality of life.

GETTING
FROM



GOAL 1

Maintain a safe, efficient, and well-connected transportation system.

This goal establishes a comprehensive approach to improving Chickasha’s transportation system by enhancing connectivity, safety, and accessibility.

Strategies include improving road conditions, expanding pedestrian and bicycle infrastructure, and coordinating transportation planning with future development. A well-maintained and efficient transportation network supports economic activity and improves mobility for all residents.

Objectives

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.**
 - **Strategy 1.1.1** – Coordinate transportation improvements with the Comprehensive Plan, Future Land Use Map (FLUM), and Capital Improvement Plan (CIP) to ensure infrastructure meets current and future needs.
 - **Strategy 1.1.2** – Conduct periodic reviews of transportation plans to ensure alignment with land use patterns, development trends, and infrastructure needs.
 - **Strategy 1.1.3** – Strengthen collaboration among transportation agencies, community organizations, and City Staff to coordinate and strategize transportation improvements in line with existing and future projects.
 - **Strategy 1.1.4** – Gather community input to identify key transportation priorities and ensure infrastructure planning reflects local needs.
2. **Develop and implement comprehensive transportation strategies and procedures to guide City staff in repairing, updating, and expanding infrastructure systems.**
 - **Strategy 1.2.1** – Create a comprehensive Transportation Master Plan that prioritizes roadway improvements, safety, and traffic flow. Regularly update it to align with the Comprehensive Plan, Future Land Use Map, and CIP.
 - **Strategy 1.2.2** – Incorporate a proactive Maintenance Implementation Plan (MIP) within the CIP to assess and address road, sidewalk, and infrastructure conditions.
 - **Strategy 1.2.3** – Adopt policies to manage and mitigate traffic impacts from development, including impact studies for major developments, updated roadway design standards, and safety improvements.

GOAL 2

Improve key corridors to enhance traffic flow and safety.

Community input underscores the need to improve Chickasha’s major transportation corridors. This goal focuses on making data-driven investments in key roadways to reduce congestion, improve safety, and enhance access to commercial areas. Planned improvements will support business activity and ensure smoother traffic flow throughout the city.

Objectives -----

1. Increase public awareness and engagement in transportation planning.

 - **Strategy 2.1.1** – Expand opportunities for residents to provide input on transportation projects through public meetings and surveys.
 - **Strategy 2.1.2** – Maintain an up-to-date webpage detailing current and upcoming transportation projects, their completion timelines, their progress, and announcements.
 - **Strategy 2.1.3** – Regularly evaluate infrastructure accessibility and safety, making data-driven improvements as needed.
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 for corridor improvements.

 - **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 public-private partnerships to support infrastructure investments.
 - **Strategy 2.3.3** – Consider tax increment financing (TIF) or other funding mechanisms to support key transportation projects.
 - **Strategy 2.3.4** – Assess the feasibility of transportation bonds to fund major improvements.

GOAL 3

Encourage the use of alternate modes of transportation and mobility, including walking, bicycling, and public transportation.

To improve accessibility and reduce transportation barriers, this goal prioritizes developing safe, convenient options beyond personal vehicles. Based on community input, enhancements include improved sidewalks, bike lanes, and public transit connections. Supporting multiple transportation options ensures all residents can navigate the city easily and safely.

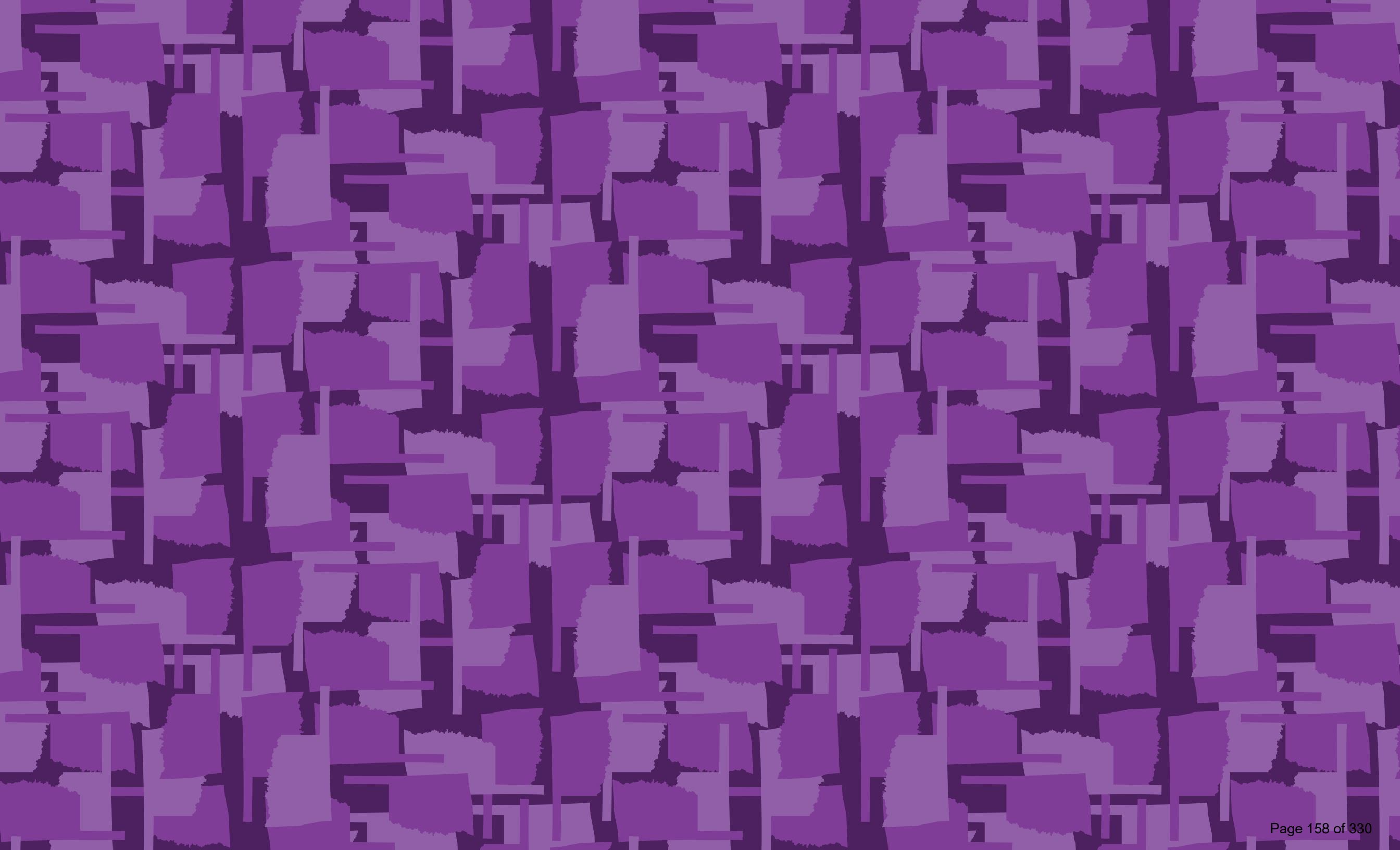
Objectives

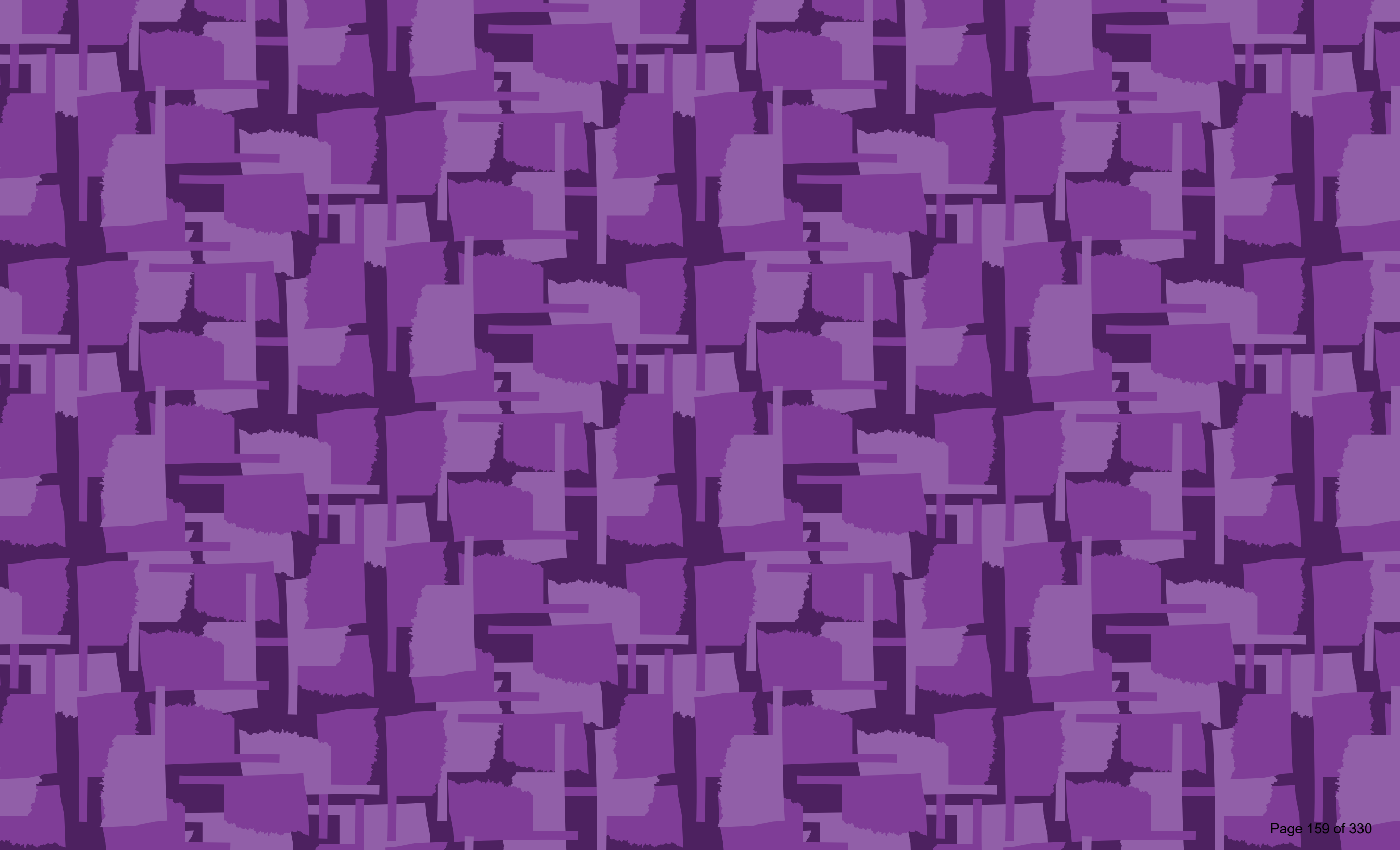
1. Develop a multimodal transportation system.

- **Strategy 3.1.1** – Improve pedestrian safety with strategies such as enhanced crosswalks, median refuges, improved visibility at intersections, and other safety features.
- **Strategy 3.1.2** – Integrate protected bike lanes and dedicated bike trails to support cyclists.
- **Strategy 3.1.3** – Implement traffic-calming measures, such as speed bumps, roundabouts, and traffic islands, where needed.
- **Strategy 3.1.4** – Install clear and comprehensive wayfinding signs to improve navigation.
- **Strategy 3.1.5** – Incorporate streetscape enhancements, such as seating, trash receptacles, shaded bus stops, and water fountains, ensuring ongoing maintenance partnerships..
- **Strategy 3.1.6** – Develop a connected pedestrian and transit network linking neighborhoods to key destinations, such as city parks, USAO, Downtown, Grady Memorial Hospital, Grady County Fairgrounds, Chickasha Public Schools, the Public Library, grocery stores, etc.

2. Organize and promote various education and outreach programs to raise awareness about alternate modes of transportation.

- **Strategy 3.2.1** – Collaborate with schools to incorporate transportation safety education into curricula, teaching students about the benefits of active transportation and responsible road use.
- **Strategy 3.2.2** – Implement Safe Routes to School (SRTS) programs to improve student mobility.
- **Strategy 3.2.3** – Launch public awareness campaigns promoting alternative transportation options.





04. HOUSING & NEIGHBORHOODS

INTRODUCTION

The quality and character of Chickasha's residential areas play a vital role in the City's overall health and prosperity. Our analysis shows that successful neighborhoods need planning approaches that balance varying interests and needs with community well-being. This includes ensuring diverse housing options at different price points, maintaining neighborhood safety, preserving residential character, and creating spaces that encourage community connection.

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

Throughout the Comprehensive Plan's community engagement process, housing and neighborhood issues stood out as top concerns for residents. Through conversations with community members, results from the Community Survey and Visual Preference Survey, and input gathered at open houses, pop-up events, and the online engagement platform, we heard a clear message: housing quality and neighborhood maintenance are critical priorities.

The following pages highlight the key themes and insights shared by the community, outlining areas that need attention to address these important concerns.

Housing Availability & Choice

Community feedback highlighted the importance of offering a variety of housing options that accommodate different income levels and life stages. Many residents noted challenges in finding quality rental homes and starter homes that fit their budgets, often having to make trade-offs between location and condition. Families looking to buy their first home expressed frustration over limited options, while others pointed out the need for homes designed to accommodate mobility needs. Additionally, there was strong support for housing solutions that assist individuals experiencing major life transitions. Residents frequently suggested that a mix of housing types within neighborhoods could help expand opportunities while fostering a welcoming and stable community. The overall sentiment emphasized the need for approaches that improve access to housing while preserving the character and quality of neighborhoods.



Housing Diversity & Quality

Residents expressed strong interest in expanding housing options beyond traditional single-family homes to include townhouses, apartments, and mixed-use developments. Many envisioned neighborhoods with a range of housing types and architectural styles that complement Chickasha's character while meeting diverse needs. Preserving and revitalizing historic homes was a common priority, with support for modernization efforts that maintain architectural integrity. Some suggested establishing a community-led initiative to support historic home preservation. There was also enthusiasm for repurposing upper floors of downtown buildings for housing, offering a blend of historic charm and new living opportunities. Expanding housing choices was seen as essential for accommodating students, families, and seniors, ensuring a variety of options suited to different lifestyles and life stages.



Neighborhood Character & Upkeep

Residents highlighted the importance of maintaining the unique character of neighborhoods while ensuring regular upkeep. Well-kept parks, tree-lined streets, and green spaces were seen as valuable assets that contribute to both visual appeal and overall quality of life. Many emphasized the need for clear and consistent property maintenance standards to address neglected properties, while also recognizing that some residents, such as seniors and individuals with disabilities, may need support in maintaining their homes. There was broad interest in community programs that assist with upkeep, reinforcing neighborhood stability. Additionally, residents expressed support for practical initiatives like recycling, composting, and landscaping improvements to keep neighborhoods clean and attractive. Small-scale amenities, such as pocket parks and gathering spaces, were seen as ways to enhance local character and livability.



Neighborhood Safety & Services

Residents consistently highlighted the need for strong neighborhood safety and reliable services. Well-maintained infrastructure, including proper street lighting and dependable utilities, was seen as fundamental. Emergency preparedness and response capabilities were frequently mentioned as priorities. Many supported proactive safety measures such as neighborhood watch programs and community engagement initiatives that foster a sense of security. The community emphasized that these efforts, combined with well-maintained public spaces and services, contribute to stable and thriving neighborhoods. Ensuring access to essential services and maintaining safe, well-lit streets were identified as key factors in enhancing overall quality of life and strengthening neighborhood connections.



CASE STUDY

Tree City

Edmond, OK

In 2021, Edmond adopted ordinances to preserve trees in new residential developments. These require 20% of land for tree conservation, with mandatory planting where none exist. Tree removal is restricted and must follow design standards. Alongside policies like maintaining a tree board, investing \$2 per capita in urban forestry, and celebrating Arbor Day, Edmond earned the Tree City USA designation. These efforts improve air quality, reduce erosion, provide shade, support wildlife, and enhance stormwater management. Given strong community support for trees in Onward Chickasha, similar ordinances could help achieve Chickasha's goals for neighborhood and street tree preservation.



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 Assessment

Housing Types

Chickasha's residential landscape consists primarily of single-family homes, representing 76.3% of housing units. Multi-family units account for 12.9%, manufactured housing 3.7%, duplexes 2.1%, and single-family attached homes 1.6%. While this traditional housing pattern meets many residents' needs, it provides limited options for households seeking different sizes and price points.

Housing Age

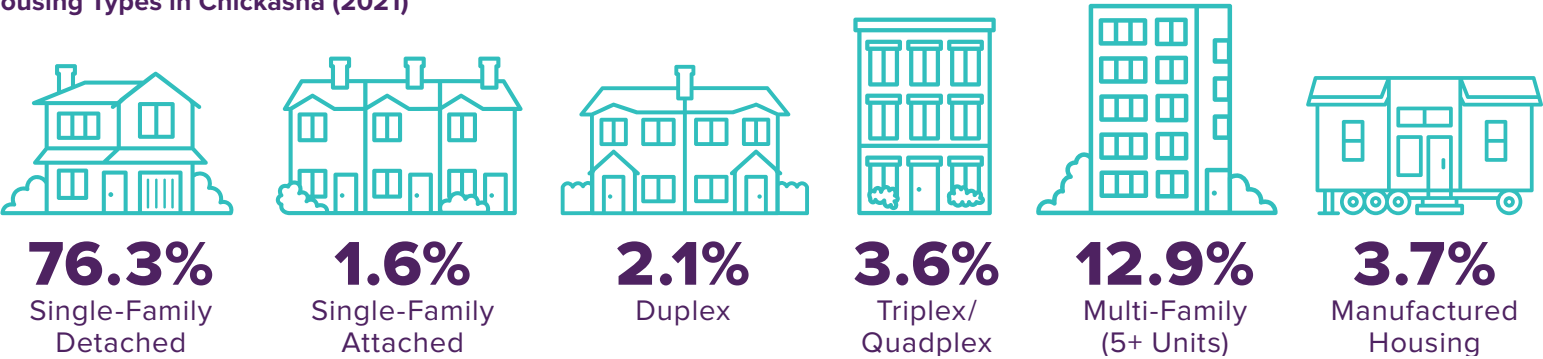
The map on the opposite page reveals distinct patterns in the age and location of Chickasha's housing. Homes built before 1939 cluster around Downtown and USAO, forming the historic core. These homes, along with other areas developed through the 1970s, account for nearly 75% of the City's housing. While these older properties contribute to Chickasha's character, they require specialized maintenance including weatherization, electrical and plumbing updates, and removal of hazardous materials like lead paint and asbestos common to that era.

Vacancy Rates

The City's vacancy rate of 18.5% exceeds both state (13.7%) and national (11.2%) averages, with vacant properties concentrated in older neighborhoods. This pattern suggests a connection between housing age and occupancy - older homes often require more extensive maintenance and updates, which can be costly for owners and may contribute to properties remaining vacant.



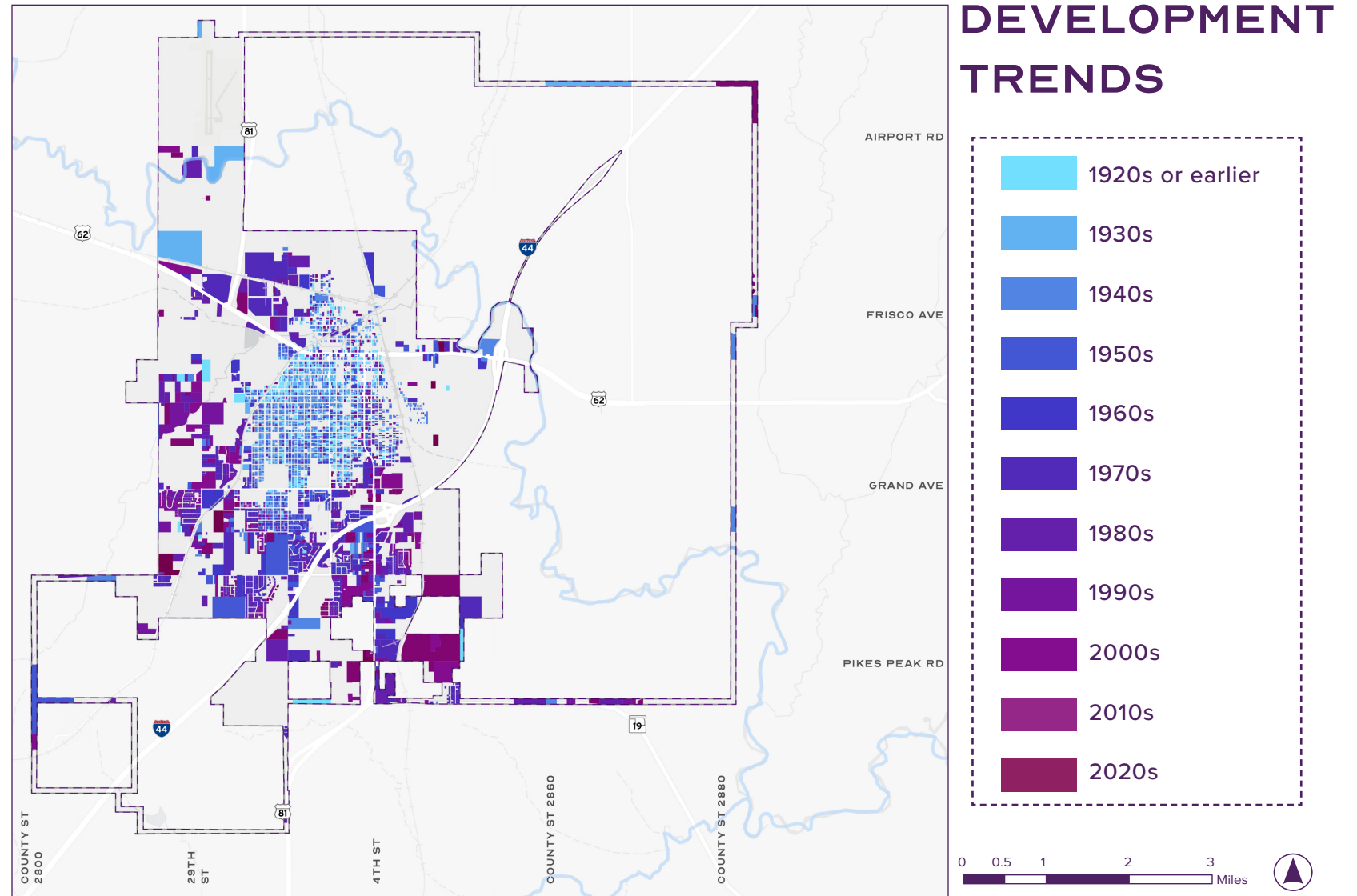
Housing Types in Chickasha (2021)



Housing Growth Patterns

Meanwhile, new housing construction continues at the City's edges, as shown by the purple areas on the map. This outward growth reflects a preference for building on undeveloped land where construction is often simpler and less costly than rehabilitating older properties. However, this pattern requires new infrastructure - roads, utilities, and public services - that becomes a long-term responsibility for the City and taxpayers, while existing infrastructure in older neighborhoods remains underutilized.

To address these patterns, Chickasha can pursue balanced development strategies that both preserve historic neighborhoods and accommodate growth. Supporting rehabilitation of older properties while encouraging strategic infill development could help reduce vacancies, maintain neighborhood character, and provide housing options throughout the city.



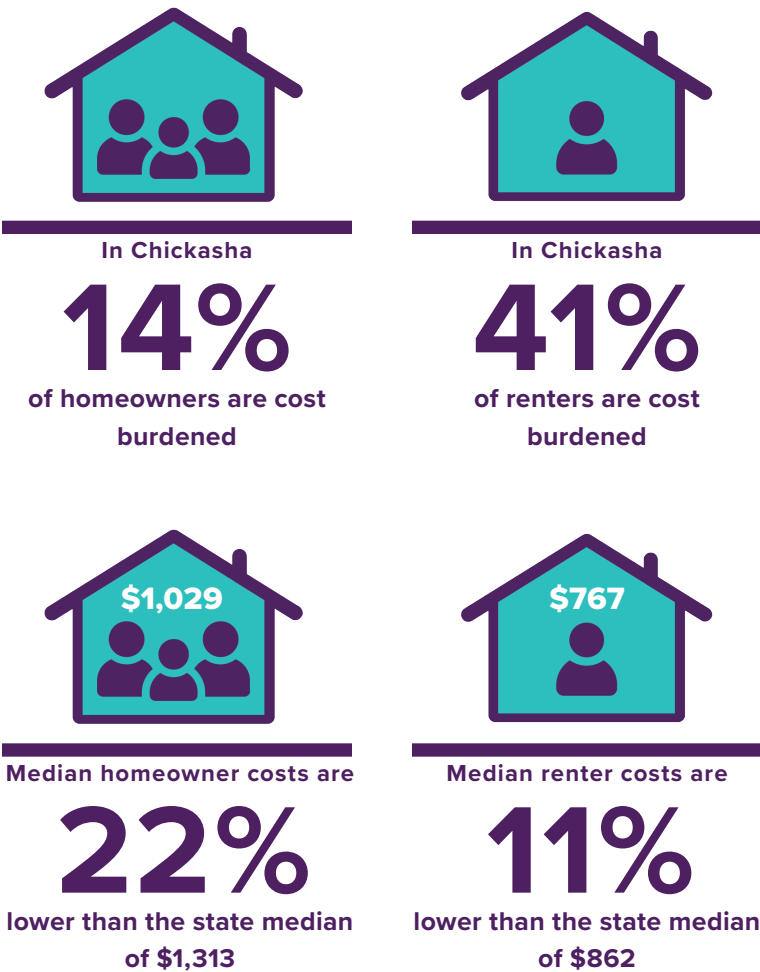


Housing Cost Trends

A significant number of Chickasha residents experience housing cost burdens, meaning they spend more than 30% of their income on housing expenses like rent, utilities, mortgages, and insurance. Data shows that 13.5% of homeowners and 41% of renters exceed this threshold. This challenge affects many community members, including essential workers in education, emergency services, and other key sectors, who struggle to find affordable housing near their workplaces.

Monthly housing costs reveal a notable disparity between renters and homeowners. While Chickasha's median rent (\$767) is only 11% below the state median (\$862), local homeownership costs (\$1,029) are 22% lower than the state median (\$1,313). This gap indicates that renters face proportionally higher housing costs compared to homeowners in the community.

These housing challenges affect not only individual households but also community stability and economic growth. Creating more affordable rental options and pathways to homeownership will help ensure Chickasha remains an attractive place where people can both live and work comfortably.



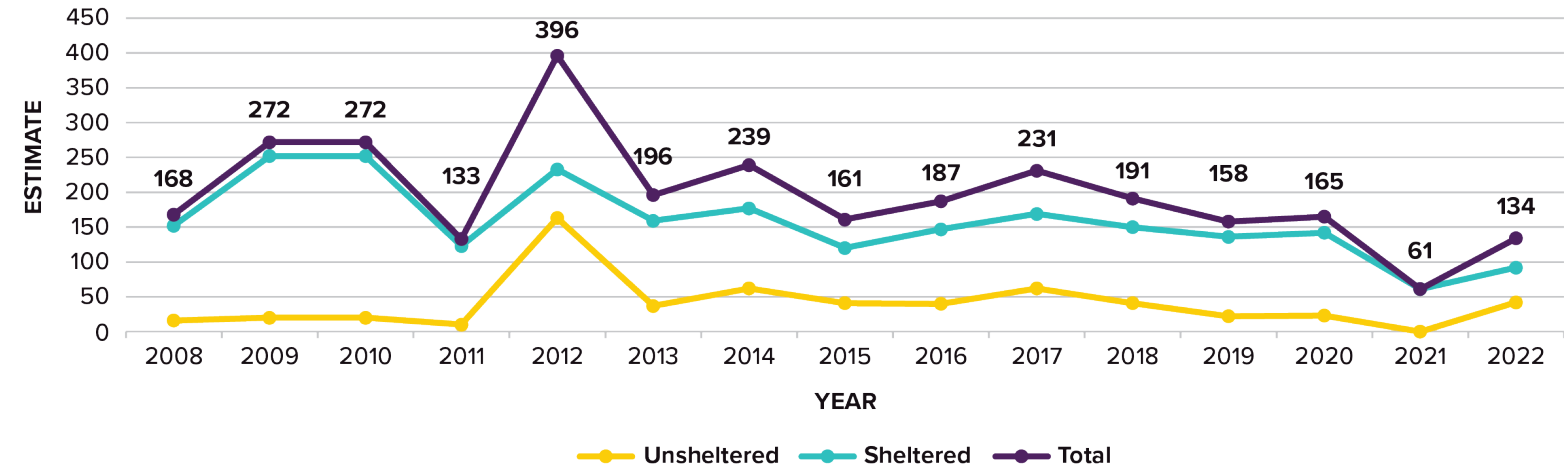
Homelessness

Chickasha is part of the Southwest Oklahoma Regional Continuum of Care (CoC), a program aimed at addressing homelessness in the region. While specific data for Chickasha is unavailable, the 2022 Point-in-Time (PIT) count for the region identified 42 unsheltered and 92 sheltered individuals experiencing homelessness. Over the past 15 years, the region has consistently reported at least 130 individuals experiencing homelessness annually, though these counts likely underestimate the actual numbers.

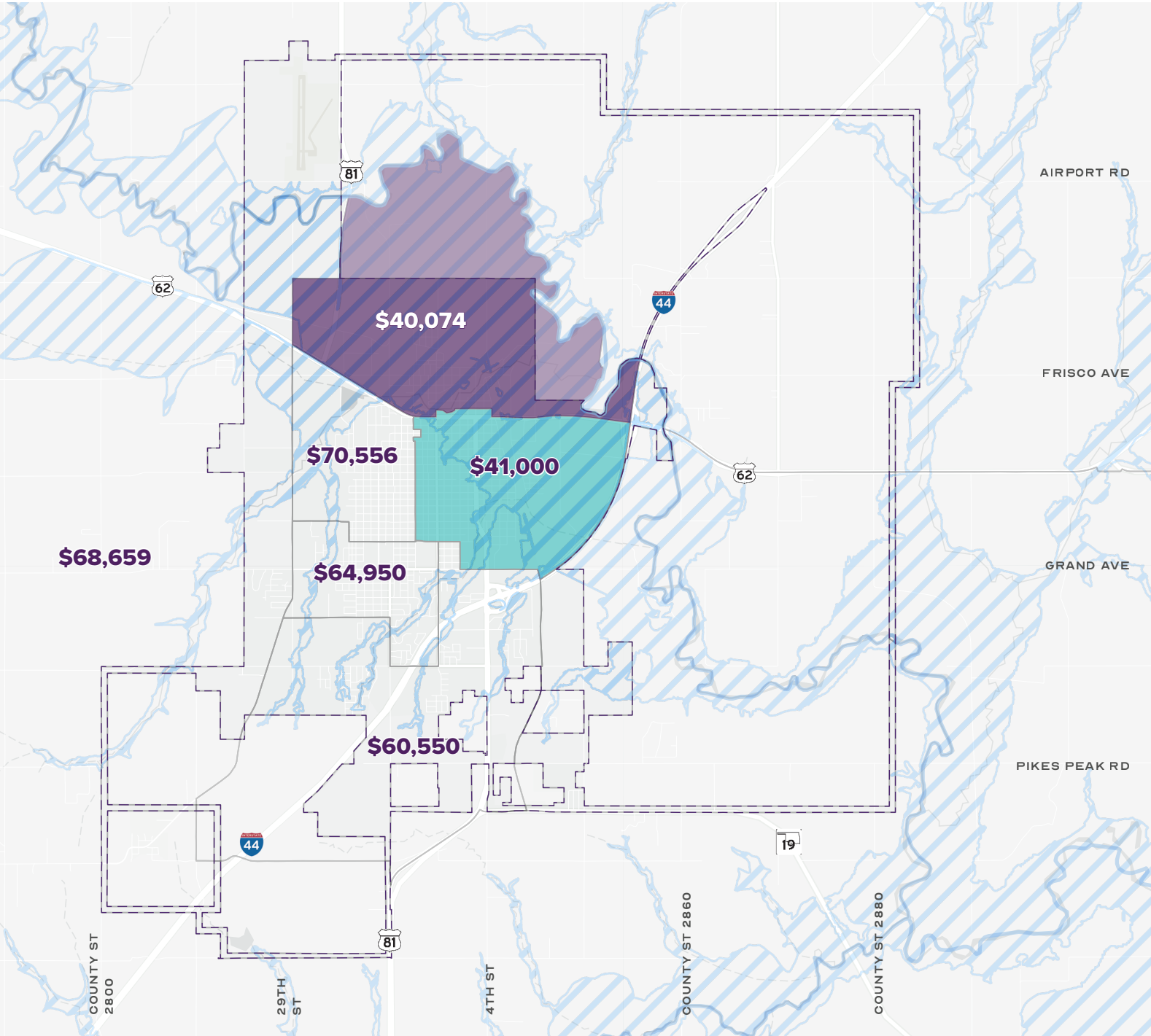
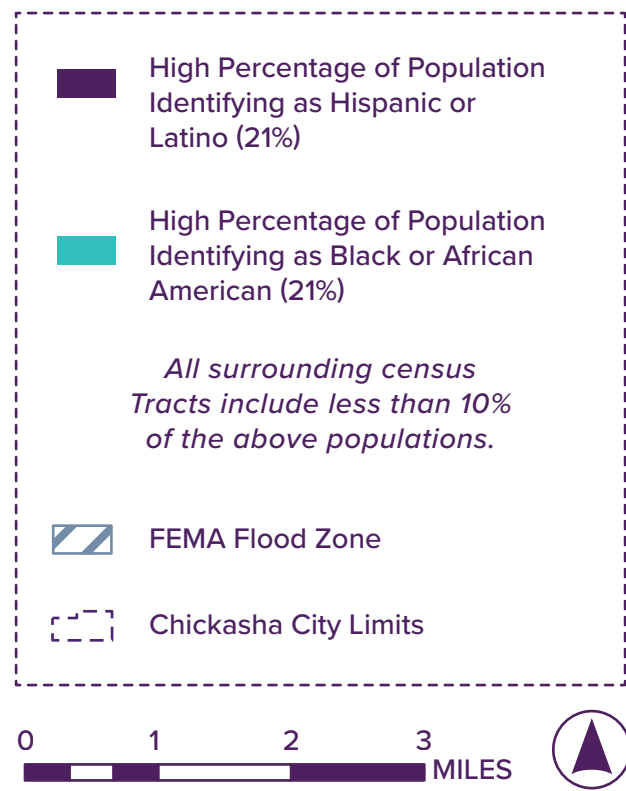
In Chickasha, homelessness has become an increasing concern. Public feedback highlights the issue’s growth, with the Police Department reporting more calls, complaints, and arrests involving individuals experiencing homelessness. Local organizations, such as the Salvation Army's Community Alliance and the Resurrection House, provide critical support, but demand often exceeds available resources. This creates additional pressure on public services, as unsheltered individuals frequently face health and safety risks.

To effectively address homelessness, Chickasha can focus on strengthening collaborations with local organizations and prioritizing practical solutions. These include providing temporary housing, expanding healthcare access, offering job training, and developing long-term support services. By working together, the community can reduce homelessness and create a healthier, safer environment for all residents.

Figure 5.1 Point-in-Time Count For SW OK Regional CoC (2008-2022)



NEIGHBORHOOD STABILITY



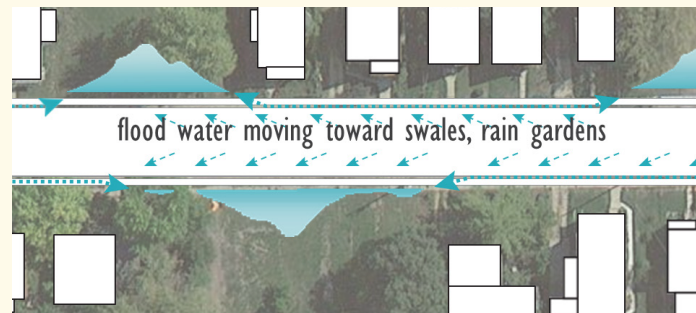
Neighborhood Stability

Chickasha, like many communities, has neighborhoods that have experienced disinvestment, particularly on the north and east sides of town. As shown in purple and turquoise on the map, these areas are home to diverse populations, including Native, White, and significant numbers of Black and Latine residents. Median household incomes in these census tracts are \$40,074 and \$41,000—\$20,000 to \$30,000 lower than those in surrounding areas. This economic disparity, coupled with inadequate public services and infrastructure, has contributed to deteriorating housing conditions and persistent poverty.

Many of these neighborhoods are located in flood-prone areas, adding an additional layer of complexity to redevelopment. FEMA regulations limit property improvements in floodways to half the structure's value, creating financial barriers for homeowners and discouraging reinvestment. The high cost of elevating homes to meet flood mitigation standards further hinders development, leading to stagnant property values and declining neighborhood quality.

To address these challenges, the recommended transition to an Urban Neighborhood designation on the FLUM offers a path forward. This approach encourages a mix of residential and non-residential development types, allowing for more flexible, resilient designs. Elevated structures and strategic infrastructure improvements can mitigate flood risks while promoting responsible development. Introducing a floodplain overlay district could further ensure that development prioritizes safety, resilience, and quality of life for residents.

CASE STUDY



East Side Revitalization

Freeport, IL

The East Side neighborhood in Freeport, IL, a historic African American community, has faced challenges due to its location in a flood-prone area. Repeated flooding and existing regulations have made home improvements difficult, impacting housing conditions and local businesses. Current rules limit upgrades to half the property's value, making major repairs costly.

To revitalize the neighborhood, community-led efforts focus on reducing flood risks and easing regulatory barriers. Key strategies include upgrading drainage systems to prevent street flooding, utilizing green infrastructure like bioswales and rain gardens on empty lots, and advocating for updates to FEMA guidelines to allow necessary home improvements.

These initiatives seek to restore the neighborhood's vibrancy by supporting property owners and enhancing resilience. The East Side's experience highlights the importance of planning that balances both environmental challenges with economic and community needs, fostering long-term stability and growth.

WHAT WE CAN DO

This section offers practical solutions to address the challenges and opportunities identified earlier. It includes recommendations to achieve the community’s vision, goals, and objectives for housing and neighborhoods, drawing from both best practices and local insights. By analyzing current conditions and incorporating community feedback, this section provides a roadmap for improving housing quality, affordability, and neighborhood vitality—ultimately enhancing public safety and overall quality of life in Chickasha.



GOAL 1

Ensure access to safe, quality, and attainable housing.

Chickasha residents have expressed a clear desire for diverse, high-quality housing options that preserve the City's historic character while meeting modern needs. The community strongly values walkable neighborhoods with sidewalks, street trees, and mixed housing types that serve residents across all life stages and income levels.

This goal aims to expand housing choices, maintain existing homes, and create connected neighborhoods with amenities that enhance quality of life - enabling both new and longtime residents to find their place in Chickasha.

Objectives

1. Ensure all housing units meet safety and quality standards and current building codes.

- **Strategy 1.1.1** – Adopt and enforce building codes with localized amendments that reflect Chickasha's specific development needs.
- **Strategy 1.1.2** – Increase code enforcement capacity to ensure timely inspections and compliance.
- **Strategy 1.1.3** – Establish a housing support program to assist residents with code violations through financial aid, volunteer programs, and low-cost repair resources. Enforce maintenance standards for rental properties, including upkeep of exterior conditions.
- **Strategy 1.1.4** – Encourage housing design that accommodates aging residents and individuals with disabilities.
- **Strategy 1.1.5** – Seek grants and funding opportunities to support home repairs and housing rehabilitation.

2. Encourage the development of neighborhoods that incorporate a range of housing types and price points.

- **Strategy 1.2.1** – Collaborate with developers, nonprofit organizations, and other governments to develop quality and diverse neighborhoods that support a variety of housing types.
- **Strategy 1.2.2** – Consider zoning updates that allow for a range of housing choices within neighborhoods.
- **Strategy 1.2.3** – Establish a Housing Opportunity Zone to promote redevelopment that provides a diverse range of housing options for renters and home buyers across income levels, including workforce and market-rate housing.
- **Strategy 1.2.4** – Prioritize areas near schools, job centers, and community amenities for housing development to reduce transportation costs and enhance accessibility.

Objectives Cont. -----

3. Enhance neighborhood amenities and infrastructure in new and existing neighborhoods.

- **Strategy 1.3.1** – Establish neighborhood districts based on architecture, land use, and shared community assets.
- **Strategy 1.3.2** – Implement wayfinding signage, entry gateways, and neighborhood branding efforts.
- **Strategy 1.3.3** – Develop a Neighborhood Improvements Plan to coordinate investment in landscaping, sidewalks, parks, and public spaces. Align improvements with Capital Improvement and Transportation Plans for efficiency.
- **Strategy 1.3.4**– Require new subdivisions and redevelopment projects to include sidewalks, street trees, and open spaces. Where appropriate, require developers to contribute impact fees or land dedication for public amenities.
- **Strategy 1.3.5** – Require new housing subdivision developments and redevelopment projects to improve pedestrian, bicycle, and public transportation links between neighborhoods and key community destinations.
- **Strategy 1.3.6** – Partner with community organizations to host neighborhood events, such as clean-ups and local gatherings, to strengthen community engagement.

GOAL 2

Promote thoughtful growth and design standards to enhance neighborhood character.

Chickasha residents value well-designed neighborhoods that reflect the community’s identity. This goal emphasizes implementing clear design standards, supporting diverse housing types, and ensuring new development fits the existing character. Encouraging high-quality design will help strengthen neighborhoods and maintain long-term property values.

Objectives

1. **Establish clear design guidelines for residential development.**
 - **Strategy 2.1.1** – Develop residential design standards to ensure a variety of architectural styles and high-quality construction.
 - **Strategy 2.1.2** – Use overlay districts to promote compatibility between new development and existing neighborhoods
 - **Strategy 2.1.3** – Require development applications to include a checklist verifying compliance with design and zoning standards.
 - **Strategy 2.1.4** – Encourage early engagement between developers and residents 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 projects advance to formal approval.
2. **Support housing growth that maintains Chickasha's small town feel and aesthetic.**
 - **Strategy 2.2.1** – Expand options for medium-density housing, such as townhomes and duplexes, in neighborhoods previously limited to single-family homes, as long as they follow design standards.
 - **Strategy 2.2.2** – Provide incentives for developers to include a mix of housing types in new projects.
 - **Strategy 2.2.3** – Promote mixed-use developments that integrate housing with retail and community spaces while maintaining compatibility with surrounding neighborhoods.
 - **Strategy 2.2.4** – Encourage developers to incorporate best practices for infrastructure design, including sidewalks, landscaping, and compact development patterns.

GOAL 3

Strengthen neighborhood stability to support long-term investment.

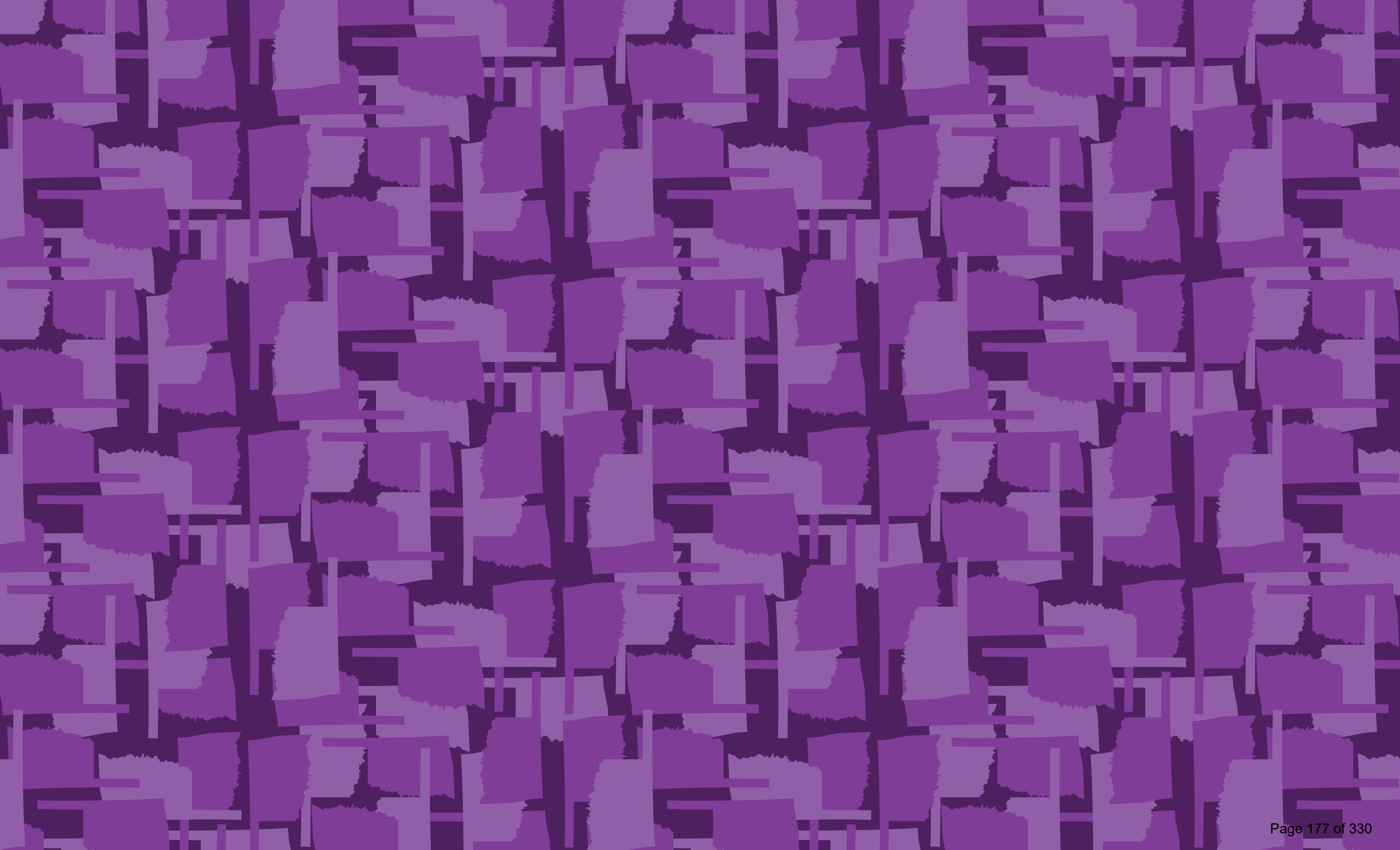
Maintaining strong, stable neighborhoods is essential for the city’s future. This goal supports reinvestment in established areas, infrastructure upgrades, and preservation of existing housing. Ensuring well-maintained neighborhoods will attract investment, enhance property values, and support long-term community stability.

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 funding sources, such as bonds and Community Development Block Grants (CDBG), for infrastructure improvements in residential neighborhoods.
 - **Strategy 3.1.3** – Create an online platform for residents to report infrastructure concerns, streamlining feedback for decision-making. This tool would provide valuable insights while redirecting complaints from social media into a constructive process for neighborhood improvements.
 - **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 proactive maintenance schedule to extend infrastructure lifespan and support long-term neighborhood appeal.
2. Encourage infill housing development with contextual design.

 - **Strategy 3.2.1** – Support infill housing that fits the scale and design of existing neighborhoods.
 - **Strategy 3.2.2** – Promote redevelopment of underutilized spaces, including upper-floor housing in Urban Neighborhood and Downtown Mixed-Use areas. Encourage projects that provide more investment, development, and revitalization in areas and in structures that might otherwise remain vacant or underused.
 - **Strategy 3.2.3** – Facilitate the redevelopment of vacant and underused commercial and industrial properties through strategic programs.



05. ECONOMY & DOWNTOWN

INTRODUCTION

A strong local economy supports both individual livelihoods and community investments. Businesses provide jobs and essential goods and services, while tax revenues fund public infrastructure and amenities. In Oklahoma, where local governments primarily rely on sales tax, economic growth is closely tied to business retention and expansion. This creates a unique challenge—balancing business needs while fostering a high quality of life for all residents.

This chapter explores Chickasha’s economy, with a special focus on Downtown. Using community input and technical analysis, it outlines strategies to strengthen market diversity, expand job opportunities, and create a vibrant, business-friendly environment—helping Chickasha grow as a vibrant and economically resilient community.



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.



Small Business Support

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 Downtown public art display. 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 Availability

Residents highlighted the need for housing options that accommodate a range of income levels and support a strong local workforce. There was broad interest in diverse housing choices, including starter homes, mixed-use developments near jobs and schools, and housing that is affordable for low- and middle-income households. Ensuring a variety of housing was seen as essential for attracting and retaining workers, fostering economic opportunity, 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.



Economic Diversification

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 Downtown public art display, 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 lasting benefits, Downtown development decisions should consider the long-term return on investment (ROI). Priorities should include:

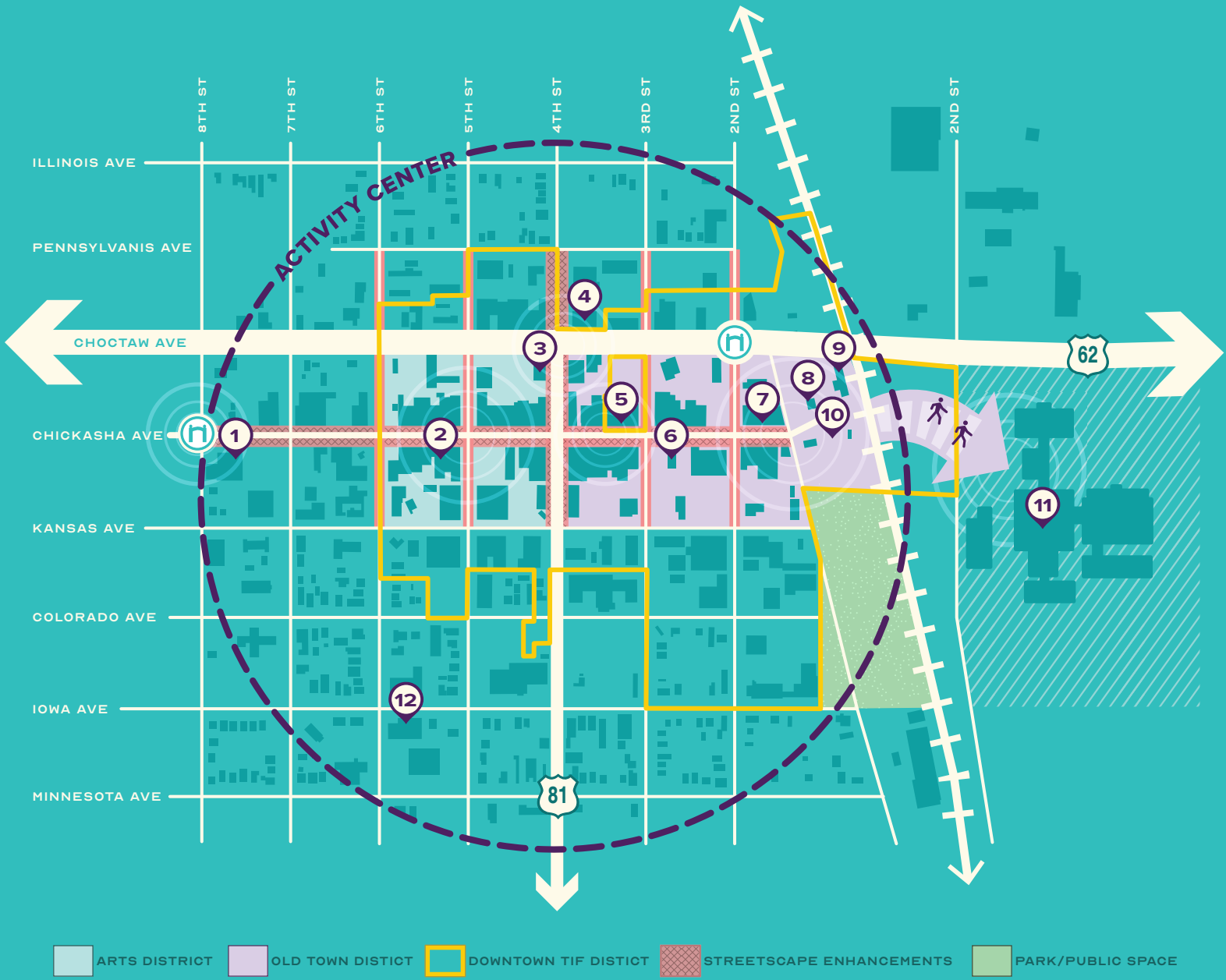
- 1 Targeting industries and businesses that fill market gaps, create higher-paying jobs, and complement existing businesses.
- 2 Reinvesting in underutilized and historic properties to preserve character while maximizing economic impact.
- 3 Encouraging mixed-use developments to foster a vibrant, walkable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

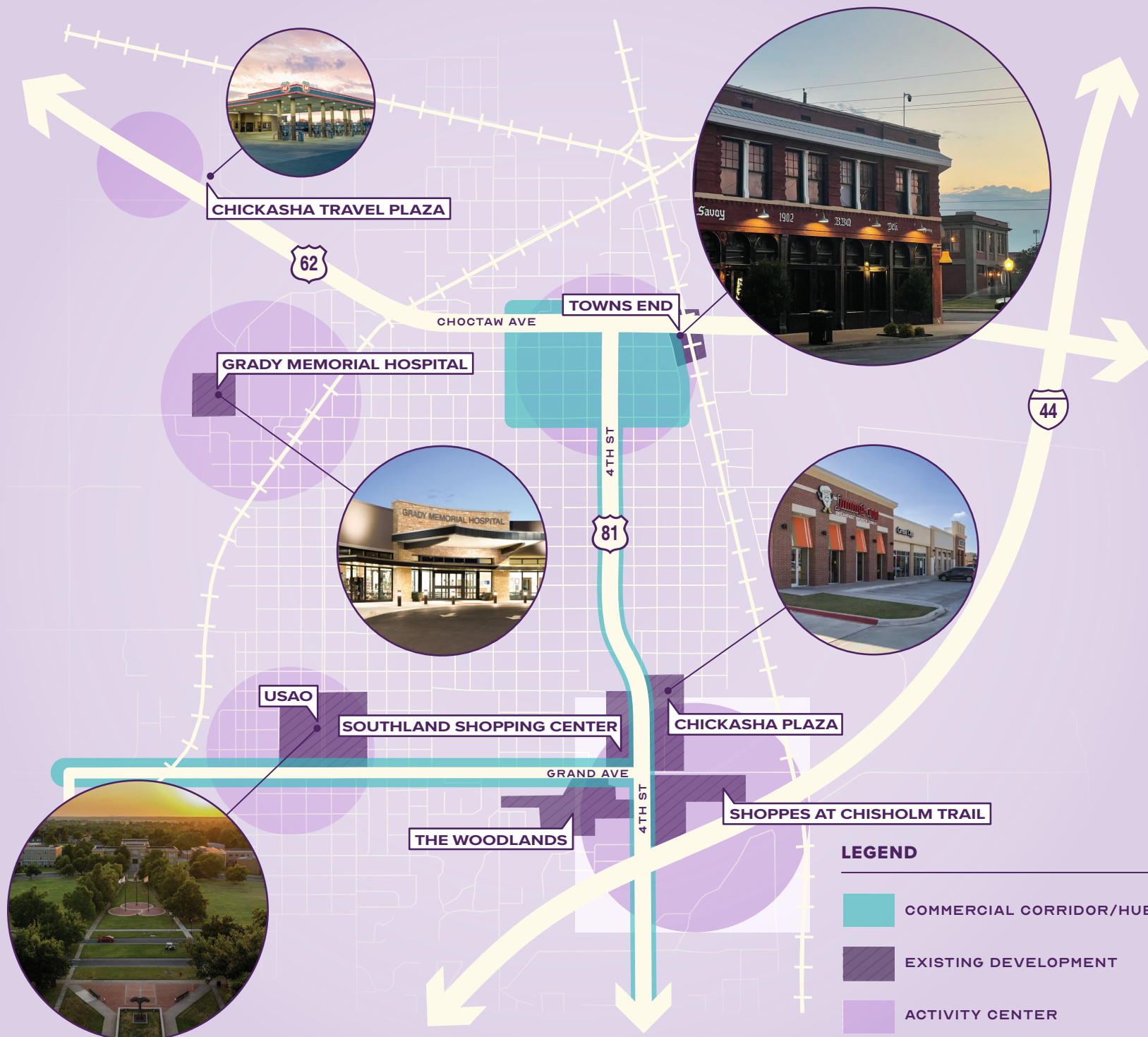


The 2009 Downtown Master Plan laid the groundwork for a pedestrian-friendly environment, renovations to historic buildings, and the creation of public spaces like a civic park and pedestrian bridge connecting Downtown to the Fairgrounds. Since then, key projects have emerged, including the renovation 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, and innovative spaces like "streateries." Collaboration among residents, businesses, and City leadership continues to drive these positive changes, positioning Downtown Chickasha as a vibrant destination.

- 1. CHICKASHA AREA YMCA
- 2. CHICKASHA COMMUNITY THEATRE
- 3. CITY HALL
- 4. GRADY COUNTY COURT HOUSE
- 5. FIRST NATIONAL BUILDING
- 6. ECONOMIC DEVELOPMENT COUNCIL
- 7. CHICKASHA HOTEL & SAVOY HOTEL BUILDINGS
- 8. MILL BUILDING
- 9. ROCK ISLAND TRAIN DEPOT
- 10. CHICKASHA ART PLAZA
- 11. GRADY COUNTY FAIRGROUNDS
- 12. CHICKASHA PUBLIC LIBRARY





Retail & Commercial Expansion

Retail trade is a cornerstone of Chickasha's economy, driven by major employers and locally owned businesses. Key commercial hubs like Downtown, 4th Street, and Grand Avenue attract residents and visitors for shopping and dining.

Chickasha's strategic location along major regional corridors and its role as the county seat create abundant opportunities for retail and commercial growth. Leasing spaces are available at Southland Shopping Center, Shoppes at Chisholm Trail, and Chickasha Crossing. Developments like The Woodlands at 4th Street and Grand Avenue illustrate the potential for mixed-use spaces that combine retail, commercial, and residential elements while drawing major tenants such as Chick-Fil-A and Scooter's Coffee.

Developing walkable, vibrant commercial districts can boost Chickasha's economy by attracting investment, supporting small businesses, increasing sales tax revenue, and preserving the City's small-town charm. However, over-reliance on sales tax for revenue presents challenges, such as economic fluctuations and competition with neighboring areas. Prioritizing high-quality development that creates lasting jobs and supports long-term financial stability is key to addressing these issues.

Walkability & Public Spaces

Walkable commercial areas and well-designed public spaces are essential to Chickasha’s economic growth and community appeal. Walkability enhances accessibility and encourages longer visits, benefiting local businesses and creating thriving neighborhoods. Improvements like pedestrian-friendly infrastructure, connected commercial hubs, and beautified public spaces can:

- 1. Strengthen the local economy by boosting foot traffic and spending.
- 2. Attract outside investment and high-quality development
- 3. Improve quality of life by creating engaging, accessible spaces for residents and visitors.

While Chickasha’s layout supports some walkability, there is room for improvement. Focusing on these upgrades can further support local businesses, drive economic growth, and create a more connected and inviting community.



Image: Global Designing Cities Initiative, Global Street Design Guide (2016)

Frontage Road	Clear Path	Street Furniture Zone	Buffer Zone
The frontage zone defines the section of the sidewalk that functions as an extension of the building, whether through entryways and doors or sidewalk cafés and sandwich boards. The frontage zone consists of both the facade of the building fronting the street and the space immediately adjacent to the building.	The pedestrian clear path defines the primary, dedicated, and accessible pathway that runs parallel to the street. The clear path ensures that pedestrians have a safe and adequate place to walk and should be 1.8–2.4 m wide in residential settings and 2.4–4.5 m wide in downtown or commercial areas with heavy pedestrian volumes.	The street furniture zone is defined as the section of the sidewalk between the curb and the clear path, in which street furniture and amenities such as lighting, benches, newspaper kiosks, transit facilities, utility poles, tree pits, and cycle parking are provided. The street furniture zone may also contain green infrastructure elements such as rain gardens, trees, or flow-through planters.	The enhancement or buffer zone is defined as the space immediately next to the sidewalk, and may consist of a variety of different elements. These include curb extensions, parklets, stormwater management features, parking, cycle racks, cycle share stations, and curbside cycle tracks

TIF Districts

Tax Increment Financing (TIF) districts are a powerful tool for fostering economic growth in areas with limited development. By capturing the increase in property tax revenue (“increment”) generated by new development within the district, funds are reinvested into local improvements such as infrastructure, beautification, and public amenities.

As part of the Gateway to Chickasha Economic Development Project Plan, the City Council introduced two TIF districts in late 2023:

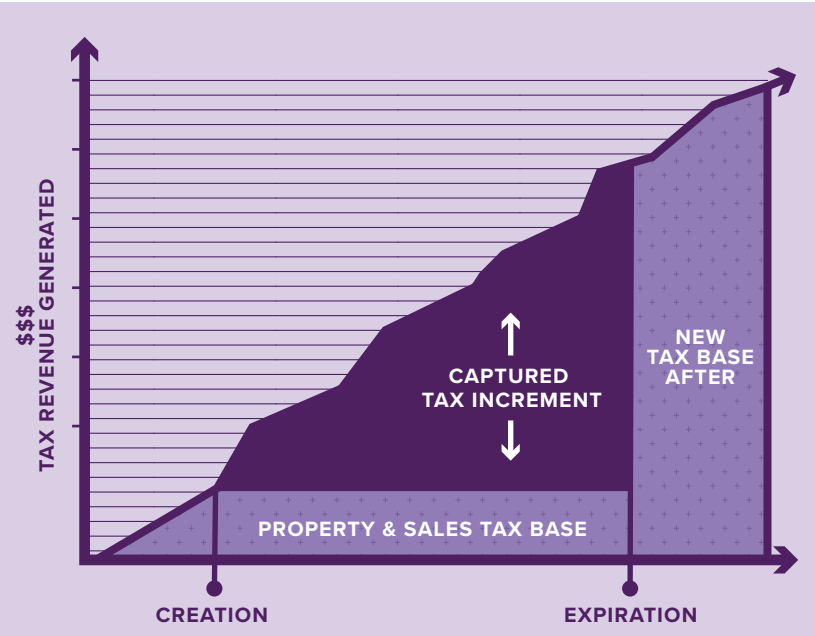
A. Increment District "A": Downtown Revitalization

This district focuses on revitalizing the downtown area through mixed-use developments, retail spaces, residential projects, and attractions such as hotels and restaurants.

B. Increment District "B": Highway 62 Corridor

Centered on the Highway 62 Corridor, this district aims to catalyze regional commercial growth by enhancing infrastructure and creating opportunities for large-scale retail and business developments.

These TIF districts are designed to stimulate investment, create jobs, and support long-term economic stability, making Chickasha a more vibrant and prosperous community.



Foreign Trade Zone #106

Chickasha is part of Foreign Trade Zone (FTZ) #106, which includes Grady County and offers a competitive edge for businesses involved in global trade. FTZs allow companies to import goods without paying duties until they leave the zone, and in some cases, no duties are required if the goods are re-exported.

This program simplifies customs processes and reduces costs for businesses, boosting their global competitiveness. FTZ #106’s strategic location within a 90-minute drive of Chickasha ensures accessibility and supports the City’s growth as a hub for international trade and investment.

Opportunity Zone

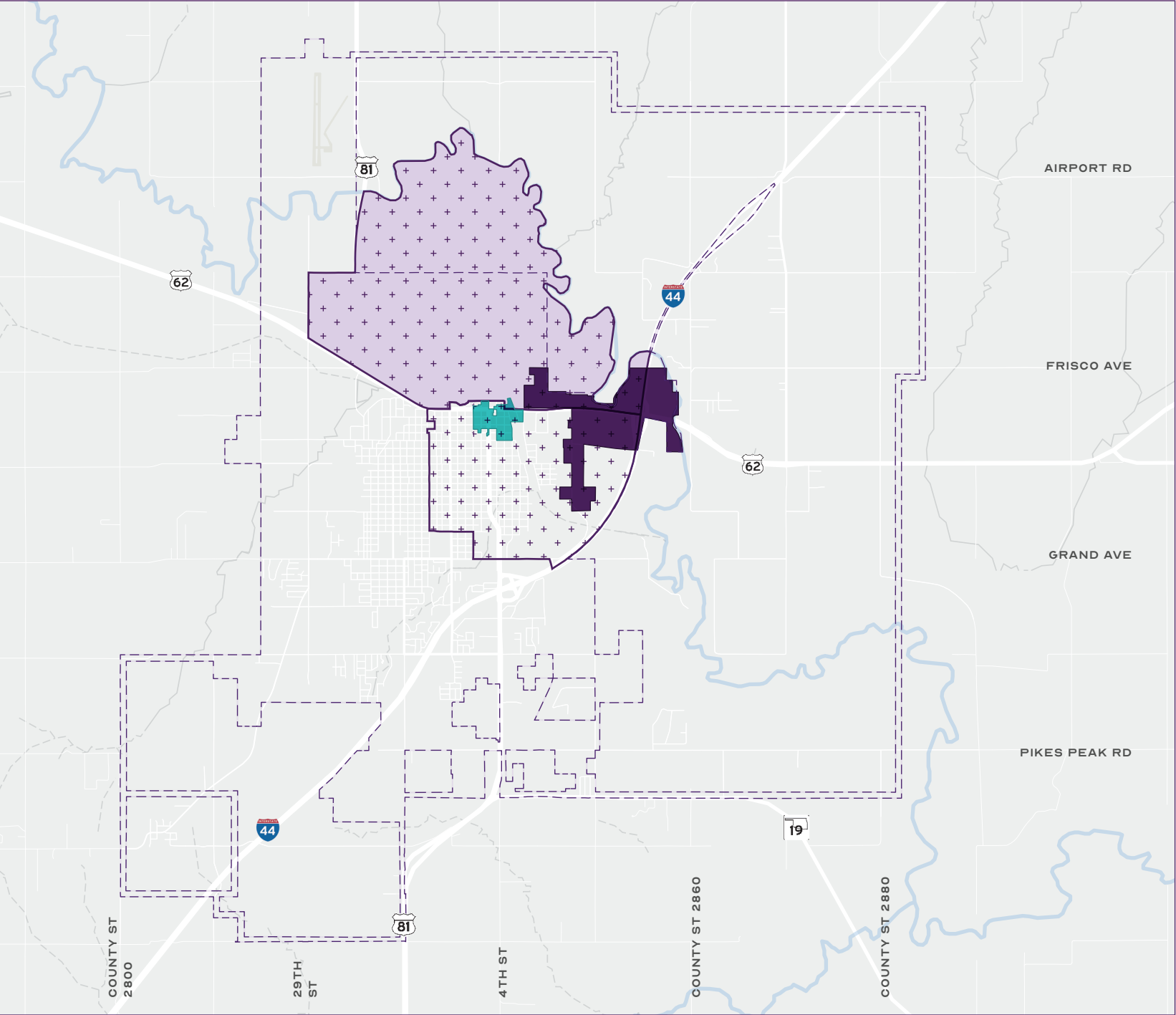
Chickasha’s Opportunity Zone (OZ) designation provides federal tax incentives for investors, including deferring, reducing, or eliminating capital gains taxes after 5, 7, or 10 years. Oklahoma further enhances this program by designating these areas as Priority Enterprise Zones (PEZs), which lower qualifications for the Quality Jobs Program and double the Investment/New Jobs Tax Credit. Together, OZ and PEZ programs attract capital, create jobs, and promote development in underutilized areas.

New Market Tax Credits

The New Market Tax Credit (NMTC) program offers federal tax credits to investors supporting businesses in underserved areas of Chickasha. Eligible projects include real estate development, new construction, and business expansions. By encouraging private investment, NMTCs help strengthen the local economy, support job growth, and enhance business opportunities.

HUBZone

Chickasha’s inclusion in the HUBZone Program gives small businesses in underutilized areas access to federal contracting opportunities, with at least 3% of federal contract dollars earmarked for HUBZone-certified companies. This program supports local entrepreneurship, fosters small business growth, and boosts the local economy.



INCENTIVE ZONES

ZONE TYPE



WHAT WE CAN DO

This section provides actionable strategies to help bring the community’s vision for Chickasha’s economy and Downtown to life. Built on a foundation of best practices, local expertise, and community input, these recommendations address key opportunities for growth. By analyzing current conditions and priorities, this section outlines ways to strengthen the local economy, support the workforce, enhance Chickasha’s role in the regional market, and improve quality of life in alignment with community goals.



GOAL 1

Strengthen and diversify the local economy.

Chickasha’s residents want a thriving local economy with diverse business opportunities. This goal focuses on supporting local businesses, attracting new industries, and ensuring economic growth benefits all residents. By fostering a business-friendly environment, Chickasha can enhance job opportunities and economic resilience.

Objectives

1. Explore strategies to support industrial growth and development.

- **Strategy 1.1.1** – Update zoning regulations to ensure industrial areas are compatible with surrounding land uses while minimizing potential impacts such as noise, traffic, pollution, and infrastructure damage.
- **Strategy 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.
- **Strategy 1.1.3** – Invest in infrastructure improvements such as transportation networks, utilities, and technology to support industrial development without negatively impacting infrastructure quality and availability for nearby residents.
- **Strategy 1.1.4** – Collaborate with educational institutions and industry partners to develop training programs that build a skilled workforce tailored to local industry needs.
- **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** – Define districts within areas of high commercial activity to guide investment, infrastructure improvements, marketing, and programming efforts.
- **Strategy 1.2.2** – Upgrade infrastructure in commercial districts, including street and sidewalk improvements, lighting, and utility upgrades, to create a more inviting and accessible business environment.
- **Strategy 1.2.3** – Utilize creative financing tools, such as Tax Increment Financing (TIF) and Business Improvement Districts (BIDs), to fund infrastructure improvements, beautification projects, and promotional efforts in commercial districts.
- **Strategy 1.2.4** – Provide resources and assistance programs for property owners to improve building storefronts, enhancing the visual appeal of commercial areas.

Objectives Cont. -----

3. Identify programs and strategies to attract new businesses and support the growth of existing ones.

- **Strategy 1.3.1** – Partner with business associations and private sector groups to create a business retention and expansion program with networking opportunities, marketing support, capacity-building, and access to financial resources.
- **Strategy 1.3.2** – Partner with local and regional educational institutions to develop business incubators, providing entrepreneurs and small businesses with resources, mentorship, and workspace to drive innovation and business growth.
- **Strategy 1.3.3** – Conduct detailed market and retail analyses to identify trends, customer preferences, and service gaps. Use this information to help businesses adjust their strategies to meet changing demands and remain competitive.
- **Strategy 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.
- **Strategy 1.3.5** – 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.

GOAL 2

Maintain and strengthen the City’s position as a tourist destination.

Survey responses show that Chickasha residents value community events and want better connections between key destinations. They strongly support enhancing walkability, adding artistic wayfinding elements, and creating engaging public spaces for both locals and visitors.

Tourism is an important part of Chickasha’s economy. This goal focuses on enhancing visitor experiences by improving attractions, strengthening event programming, and making it easier to navigate between destinations. Investing in tourism infrastructure will create lasting benefits for the community and those who visit.

Objectives -----

1. Increase residents' and visitors' awareness of Chickasha events and amenities through marketing and wayfinding.
 - Strategy 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.
 - Strategy 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.
 - 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 visitors to document and share their experiences at Chickasha events and landmarks by installing public art, signage, and other features designed for photo opportunities.

2. Improve existing amenities to accommodate both residents and visitors.
 - Strategy 2.2.1** – 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 2.2.2** – 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 2.2.3** – 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.

Survey responses demonstrate Chickasha residents' strong connection to their historic downtown and desire for a vibrant city center that mixes shopping, dining, housing, and cultural activities. They strongly support preserving historic buildings while adding new amenities like streateries and public gathering spaces.

Chickasha's historic downtown is a key asset. This goal prioritizes revitalization efforts, including storefront improvements, pedestrian-friendly enhancements, and business support programs. A vibrant downtown will serve as a hub for economic, social, and cultural activity.

Objectives

1. Encourage increased activity Downtown by coordinating more community events and facilitating programming by local businesses.

- **Strategy 3.1.1** – 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.
- **Strategy 3.1.2** – Maintain a shared calendar of Downtown events on the City and Chamber of Commerce websites to increase public awareness and participation.
- **Strategy 3.1.3** – 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.

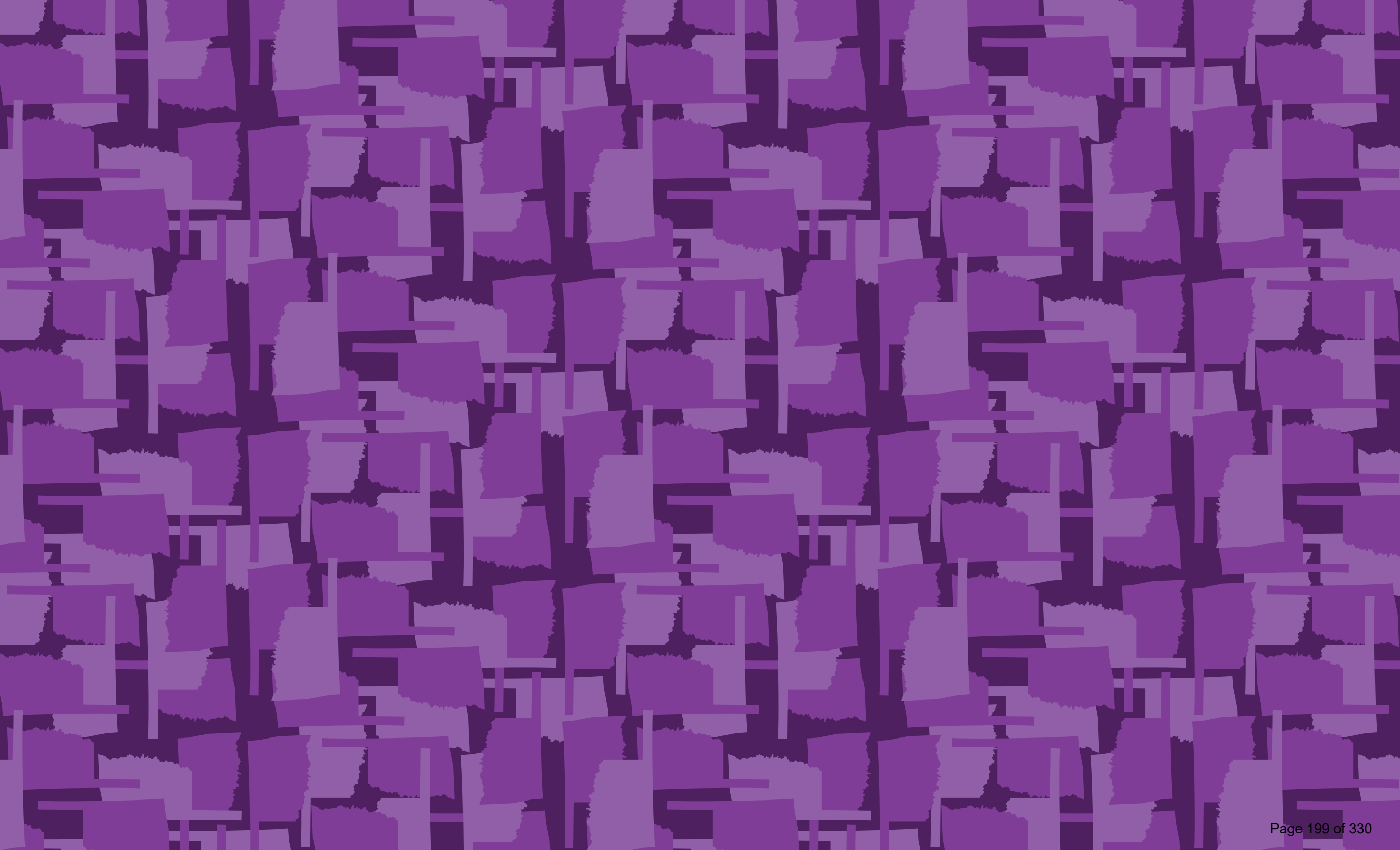
2. Improve Downtown's streetscape to enhance walkability and accessibility.

- **Strategy 3.2.1** – Partner with Downtown businesses to enhance the streetscape with outdoor dining, landscaping, signage, public art, bike lanes, and street trees.
- **Strategy 3.2.2** – Use crime-prevention design features like good lighting, clear sight lines, and active spaces to make Downtown feel safe, even after dark.
- **Strategy 3.2.3** – Improve pedestrian safety by adding well-marked crosswalks, updated traffic signals, and stop signs at key intersections.

- **Strategy 3.2.4** – Expand and enhance small urban parks, plazas, and outdoor gathering areas to create more spaces for people to socialize and enjoy Downtown.
- **Strategy 3.2.5** – Encourage off-street parking behind buildings or in nearby lots by installing wayfinding signs and improving the safety and appearance of parking areas.

3. Support the preservation and revitalization of Downtown's historic character.

- **Strategy 3.3.1** – 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.
- **Strategy 3.3.2** – Create comprehensive guidelines on historic renovation techniques and period-appropriate architectural styles to help property owners make informed decisions that maintain the historic character of Downtown.
- **Strategy 3.3.3** – Support property owners and tenants in renovating Downtown buildings by offering resources and guidance on maintenance and restoration, ensuring long-term safety, structural stability, and business success.



06. PARKS & RECREATION

INTRODUCTION

Parks and recreational spaces play a vital role in Chickasha, offering places for residents to relax, stay active, and come together as a community. These spaces host activities and events that bring people together while also enhancing the overall appeal of neighborhoods. In addition to their recreational benefits, parks serve as important green spaces that support clean air, help manage stormwater, and contribute to a healthy environment. Well-maintained parks strengthen the community and support Chickasha’s long-term growth.

This chapter reviews the City’s current parks and recreational offerings and identifies opportunities for improvement based on community feedback and facility evaluations. Key areas of focus include expanding trails, upgrading park amenities, and improving accessibility. The chapter also outlines strategies to ensure Chickasha’s parks continue to meet residents’ needs and contribute to a connected, thriving community.



WHAT WE’VE HEARD FROM THE COMMUNITY

Throughout the engagement process, parks and recreation remained a key area of interest, closely connected to priorities such as health, connectivity, and community identity. Feedback from residents—gathered through surveys, public meetings, pop-up events, and online engagement—highlighted a strong desire for improved park conditions, expanded trails and recreation areas, and more programming for all ages.

Residents emphasized the value of maintaining natural spaces, ensuring parks are accessible to everyone, and creating opportunities for outdoor activities that bring people together. These insights have shaped a community-driven vision for enhancing Chickasha’s parks and recreation system, which is outlined in the following pages.

Park Facilities & Maintenance

Many survey respondents voiced concerns about the condition of existing parks, citing issues such as outdated playground equipment, deteriorating infrastructure, and insufficient maintenance efforts. They believe that consistent upkeep, regular inspections, and timely repairs are essential to improving the appeal and usability of parks. Upgrading park facilities with modern, durable materials and implementing proactive maintenance plans are seen as ways to encourage greater community use and appreciation of public spaces.



Expansion of Trails & Connectivity

A recurring priority for residents throughout the community engagement process was the expansion and enhancement of trails throughout the city. They showed strong support for creating a connected network of walking, biking, and multi-use trails that link neighborhoods, parks, schools, and commercial areas, including Downtown Chickasha. Improved trail connectivity is seen as a way to promote healthy lifestyles, provide safe and convenient alternatives to driving, and contribute to a more active community. Residents also expressed interest in incorporating trail amenities such as wayfinding signage, rest areas, and lighting for improved safety and usability.



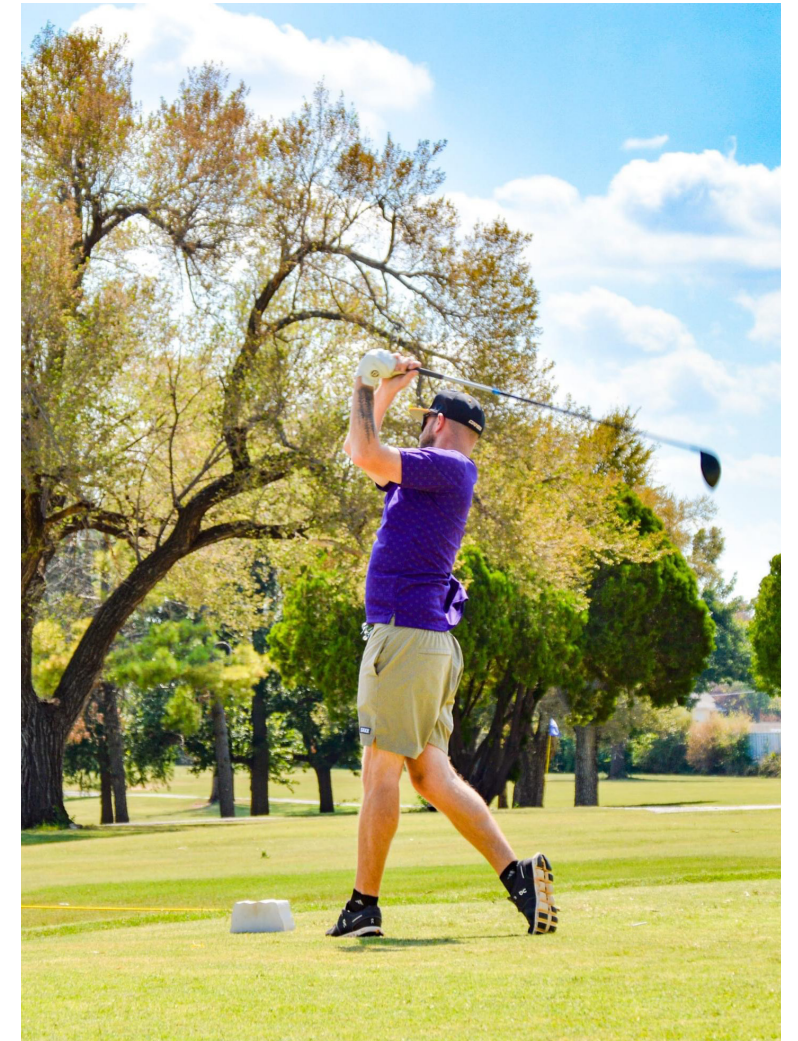
Accessible Recreation for All

Community feedback emphasized the need for parks and recreational facilities that accommodate individuals of all abilities and ages. Residents highlighted the importance of incorporating ADA-compliant playgrounds, multi-use trails, and adaptive sports facilities to ensure that everyone has the opportunity to participate in recreational activities. Creating spaces that cater to a broad range of needs is seen as a way to help provide enjoyable experiences for all residents.



Family & Youth Activities

Residents showed strong support for more family-oriented activities and youth programs. Suggestions included additional playgrounds, sports courts, splash pads, and picnic areas that provide recreational opportunities for children and families. Residents see expanded youth programming, such as organized sports leagues, summer camps, and educational workshops, as a valuable way to engage young people, encourage physical activity, and provide constructive social outlets that contribute to their development.



Protecting Natural Areas

Community feedback shows strong support for preserving Chickasha’s natural spaces, recognizing their importance for recreation and overall environmental health. Protecting woodlands, wetlands, and open spaces is seen as crucial to maintaining the City's ecological balance, providing wildlife habitats, and offering scenic areas for passive recreation such as walking, birdwatching, and picnicking. Suggestions for incorporating conservation efforts into park planning included native plant landscaping, erosion control measures, and interpretive signage to help educate the public about local natural features.



Enhanced Park Programming & Events

Residents have expressed a desire for a broader range of recreational programming that appeals to different age groups and interests. Suggestions include hosting community events such as outdoor concerts, seasonal festivals, farmers’ markets, and fitness classes within parks. Residents see expanding programming to include arts and culture activities, wellness initiatives, and educational opportunities as ways to increase park utilization, enhance community involvement, and establish Chickasha as an engaging place to live and visit.



New Recreational Opportunities

There is broad community interest in the development of new parks and recreational spaces to meet the evolving needs of Chickasha’s residents. Suggestions include transforming underutilized properties into active recreation areas, such as dog parks, skate parks, and community gardens. Expanding and enhancing existing parks with features like splash pads, outdoor fitness equipment, and gathering areas were also suggested to create more opportunities for leisure and social interaction.



Park Safety & Security

Feedback from the community indicated that safety remains a top concern for park users, with residents emphasizing the need for improved lighting, increased law enforcement presence, and more proactive measures to deter crime and vandalism. Residents also suggested implementing community-driven initiatives, such as volunteer park watch programs. Addressing safety concerns through well-lit pathways, visible park entrances, and regular patrols are viewed by residents as ways to enhance the perception of security and encourage more frequent use of Chickasha's public spaces.



CASE STUDY



Accessible Recreation

Lawrenceburg, IN

Arch Street Park in Lawrenceburg, Indiana, sets a high standard for designing recreation spaces that go far beyond basic ADA requirements. The park features a range of accessible play elements, such as swings, seesaws, and zip lines, designed for individuals using mobility devices like wheelchairs or walkers, ensuring that play areas are accessible to more residents. This project was developed through collaboration between city officials, community members, and the playground manufacturer GameTime, incorporating local input to create a space that serves the entire community.

The park's design also encourages interaction among all children, creating an environment where everyone can play together. By focusing on both accessibility and the social aspects of play, Arch Street Park shows how 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 outlines key findings from the Project Team’s review of existing park conditions, recreation trends, and past planning efforts. These insights help guide strategies to enhance parks and recreational spaces based on community feedback and local priorities.

The findings emphasize the value of parks in promoting active lifestyles, fostering community connections, and providing well-maintained outdoor spaces for residents. Data was gathered from sources such as the 2014 Parks and Recreation Master Plan, city records, and input from local stakeholders to ensure recommendations support Chickasha’s future growth and align with best practices in recreation planning.



System Assessment

Chickasha’s parks serve as important recreational spaces, but many facilities require upgrades to better meet community needs. Shannon Springs Park and Centennial Park are key gathering places, though both would benefit from maintenance and modernization. Several amenities—such as playgrounds, picnic shelters, and sports fields—show signs of wear, impacting usability and safety.

Recreational demand varies, with sports fields and playgrounds seeing frequent use, while some facilities are underutilized due to age, condition, or location. Park access also differs across the community—some neighborhoods have multiple parks within walking distance, while others have few or no nearby recreational options.

Maintenance needs depend on the age and usage of each park, with older facilities requiring more frequent repairs and upgrades. Additionally, as Chickasha’s population and interests change, the City must regularly evaluate and adjust park programming to ensure activities and amenities align with community needs.

Parks as Economic Drivers

Investing in parks and recreation is a proven strategy for strengthening local economies. Well-maintained parks increase property values, attract visitors, and provide a competitive advantage for cities seeking to draw new businesses and residents. Studies by the National Recreation and Park Association (NRPA) indicate that homes near high-quality parks see a 5% to 20% increase in value, contributing to stronger local tax bases and making neighborhoods more desirable to potential homeowners and investors.

Beyond property value appreciation, parks play a vital role in tourism and business development. The Chickasha Sports Complex already attracts teams from multiple states,

generating revenue for local hotels, restaurants, and retail businesses. A 2019 study by the Sports Events & Tourism Association found that sports tourism generates over \$45 billion annually in direct visitor spending across the U.S. Expanding Chickasha's capacity for tournaments and outdoor events could further capitalize on this economic opportunity.

Beyond sports, parks support community events such as festivals, farmers' markets, and concerts, which drive foot traffic to commercial districts and create more activity in local businesses. By strategically enhancing park facilities and programming, Chickasha can increase tourism, strengthen local commerce, and create welcoming public spaces that benefit both residents and visitors.



Access and Connectivity

Ensuring that all residents have convenient access to parks is a key priority for Chickasha’s recreation system. The following map illustrates the current distribution of parks and their service areas, showing that neighborhoods east of Highway 81 have fewer recreational options. The areas highlighted in darker green represent a 5-minute walk zone, while lighter green areas show a 10-minute walk zone, revealing gaps in accessibility across the city.

A significant portion of residents live more than half a mile from the nearest park, exceeding national standards for access and highlighting the need for additional facilities in underserved areas. The map also highlights existing and proposed trail connections, demonstrating opportunities to enhance connectivity.



Expanding Trail & Mobility Options

The proposed trail network (shown in bright green on the map) would create a more connected recreation system, linking parks, neighborhoods, and key community destinations. Potential routes have been identified along utility corridors and natural features, providing a foundation for a comprehensive multi-use trail system. If implemented, these trails would connect important locations, including:

- **USAO and Downtown Chickasha**
- **Grady County Fairgrounds**
- **Shannon Springs Park and the Sports Complex**

Improving these connections would allow residents to walk or bike more easily between parks and local amenities, reducing reliance on vehicles and expanding recreation and transportation options.



Photo courtesy of Johnny Trammell

Enhancing Park Access

Many existing parks currently lack direct sidewalk connections, making it more difficult for some residents to reach them safely on foot. Expanding multi-use trails, pedestrian pathways, and bike-friendly routes would improve access, particularly in areas where parks are further from residential neighborhoods.

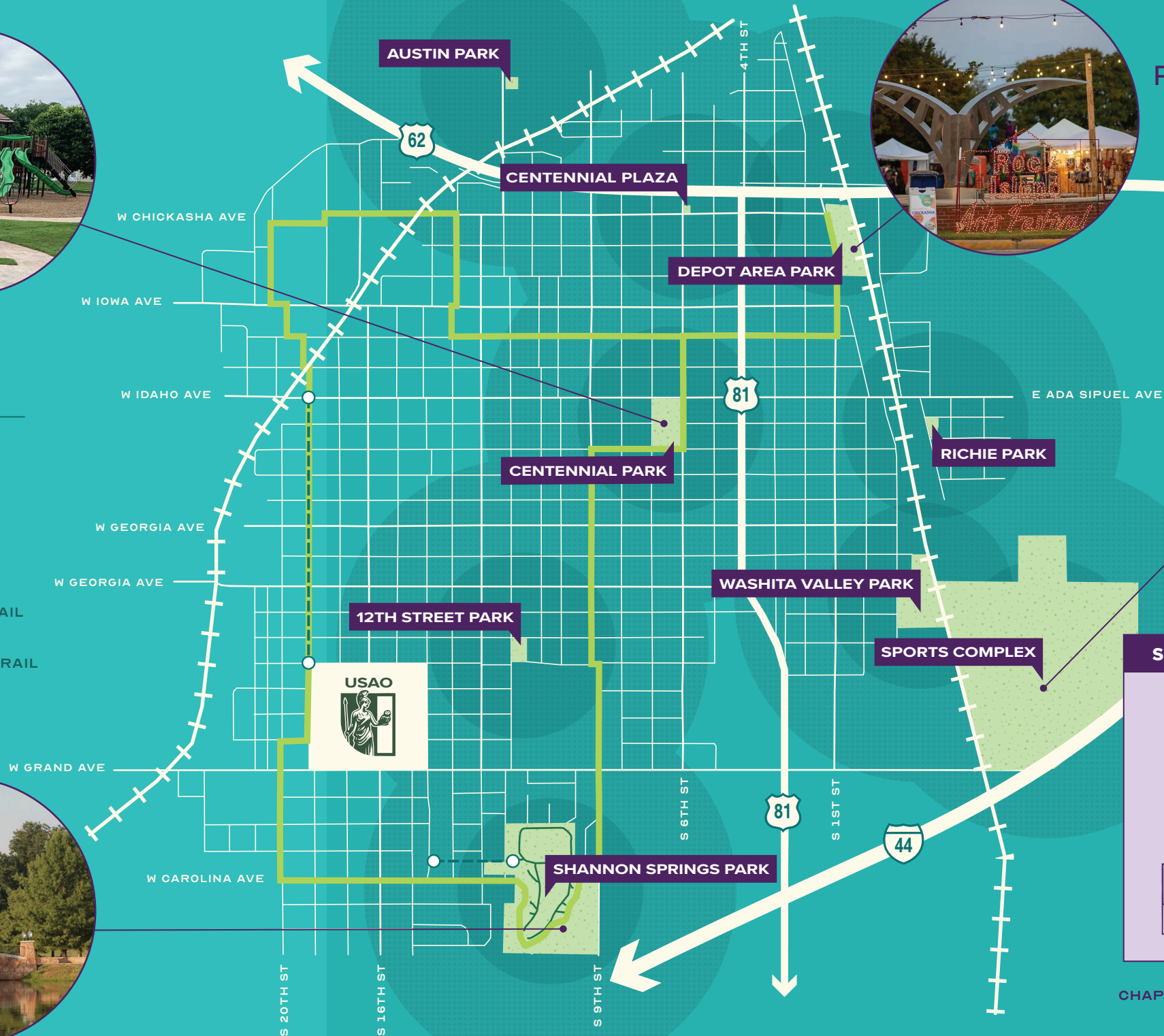
Additionally, stronger regional connections—including potential links to Lake Chickasha and other natural areas—could expand outdoor recreation opportunities and strengthen Chickasha’s role as a hub for outdoor activities. These enhancements would benefit residents while also attracting visitors, supporting both quality of life and local economic development.





LEGEND

-  PARK LAND
-  5 MIN WALK
-  10 MIN WALK
-  EXISTING TRAIL
-  PROPOSED TRAIL



Parks & Trails Inventory Existing & Proposed

SERVICE AREA CONTEXT MAP



Parks & Flood Resilience

Chickasha’s parks provide valuable recreational spaces while also helping to manage natural resources efficiently. Incorporating features like rainwater harvesting, energy-efficient lighting, and native landscaping can improve long-term maintenance and reduce costs. As part of future planning efforts, 132.5 acres of new Parks and Open Space have been designated south of HWY 62. This area will help manage stormwater, reduce the impact of heavy rainfall, and provide additional outdoor recreation opportunities. A multi-use trail system could connect key locations, such as the fairgrounds, Downtown, and sports complex, expanding community access to parks while maintaining open space in areas that experience frequent flooding.



Resource Management

Maintaining Chickasha’s parks requires consistent upkeep, strategic improvements, and reliable funding. While the City follows regular maintenance schedules to ensure parks remain safe and usable, staffing shortages create challenges, making it difficult to keep up with necessary repairs and upkeep. Limited maintenance capacity affects service quality and response times for repairs.

Funding for maintenance and enhancements primarily comes from the general fund and available grants, but larger-scale projects may require additional investment. The City’s Park and Recreation Master Plan recommends expanding parkland by at least 200 acres to meet national standards and accommodate population growth. Addressing infrastructure needs, such as improving stormwater drainage and repairing park amenities, is also crucial.

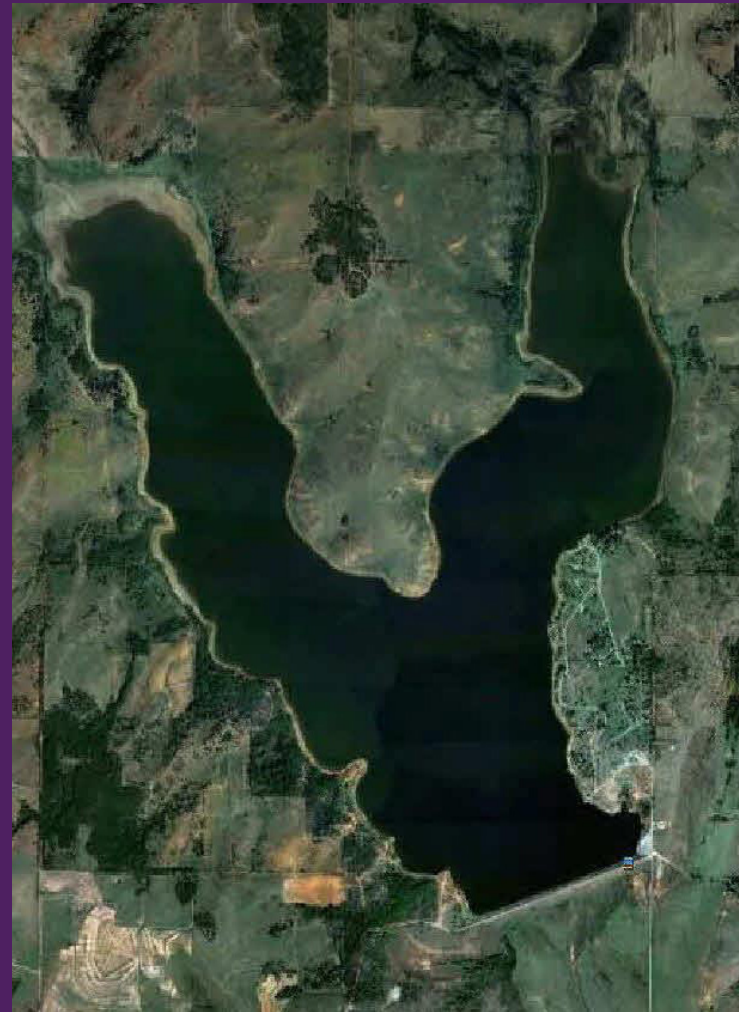
Partnerships with community organizations, schools, and local businesses have played a key role in supporting parks and recreation programs. Existing collaborations—such as those for youth sports and special events—demonstrate how joint efforts can help maintain facilities and expand recreational opportunities. Strengthening these partnerships and pursuing new funding sources, including sponsorships and grants, could help Chickasha improve its parks, enhance programming, and make the most of available resources.



Photo courtesy of Abby Housman

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.

WHAT WE CAN DO

This section presents actionable steps to address the needs and opportunities identified earlier. It includes recommendations to achieve the community’s vision and goals for Chickasha’s parks and recreation system, based on local input and industry best practices.

By evaluating current conditions and incorporating community feedback, this section outlines strategies to expand recreational opportunities, improve accessibility, and ensure the long-term care of Chickasha’s parks. The focus is on maintaining a well-managed, welcoming, and high-quality parks and recreation system that aligns with community priorities and enhances the overall experience for residents and visitors.



GOAL 1

Develop and maintain a well-connected system of parks, trails, and recreational facilities.

Residents have expressed strong support for parks and outdoor spaces. This goal focuses on improving existing parks, expanding trail networks, and ensuring recreation facilities meet community needs. A well-maintained park system enhances quality of life and promotes outdoor activity.

Objectives

1. Expand and maintain parks, open spaces, and recreational facilities to meet community needs.

- **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 parks and recreation facilities designed for a variety of uses, such as multi-use parks with walking trails, playgrounds, shaded picnic areas, and energy-efficient lighting, as outlined by the National Recreation and Parks Association (NRPA).
- **Strategy 1.1.4** – Use parks and recreation level of service (LOS) standards to guide facility planning and ensure sufficient recreational opportunities for current and future residents, considering underutilized properties such as gas line trails, the River-bend 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 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. Improve access to parks, trails, and recreational facilities for all residents.

- **Strategy 1.2.1** – Ensure recreational facilities accommodate people of all ages and abilities, incorporating ADA-compliant design, public restrooms, shaded seating, and a variety of programming options.
- **Strategy 1.2.2** – Improve access to parks and trails by enhancing pedestrian pathways, bike lanes, wayfinding signage, and parking facilities to better connect neighborhoods.
- **Strategy 1.2.3** – 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. -----

3. 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.

Ensuring well-maintained parks, recreation facilities, and open spaces requires a stable and diversified funding approach. This goal focuses on evaluating current financial resources, identifying new funding opportunities, and maintaining transparency in how funds are allocated. By planning for long-term financial needs, Chickasha can support park maintenance, facility improvements, and future enhancements that reflect community priorities. Strengthening financial planning will help sustain recreational spaces that contribute to residents' quality of life, attract visitors, and support local businesses.

Objectives

1. Assess and plan for long-term funding needs of the City's parks, recreation, and open space system.

- **Strategy 2.1.1** – Evaluate current and projected funding needs to maintain and enhance the parks, recreation, and open space system, ensuring resources are allocated efficiently.
- **Strategy 2.1.2** – Conduct a comprehensive financial assessment of the parks, recreation, and open space system to assess existing funding sources, expenditures, and revenue potential.
- **Strategy 2.1.3** – Develop a detailed Parks Maintenance Plan to guide budgeting and upkeep, as recommended in the 2013 Chickasha Parks System Master Plan.
- **Strategy 2.1.4** – Implement multi-year budgeting practices that account for ongoing maintenance and infrastructure improvement needs.

2. Enhance transparency and public engagement in parks funding.

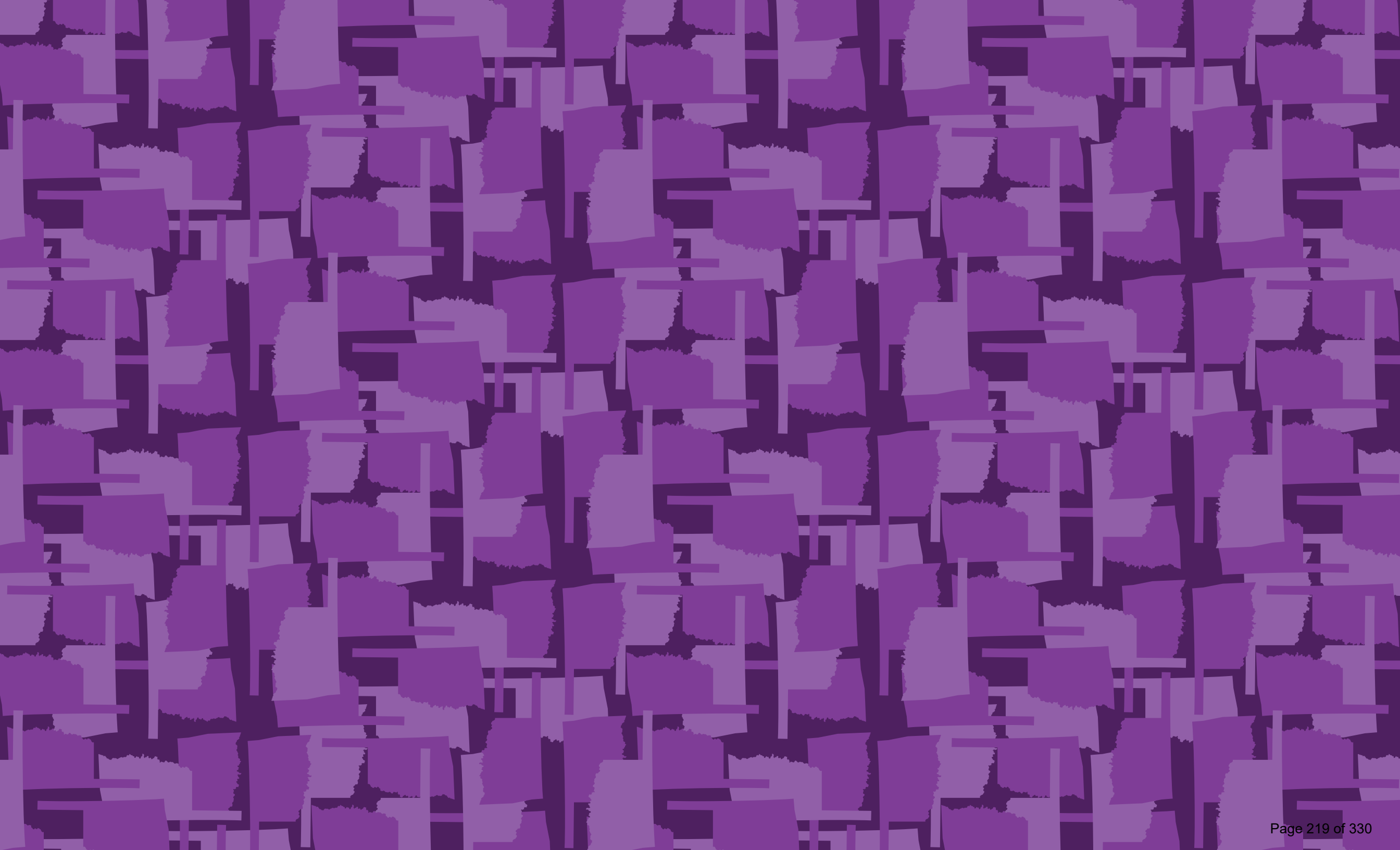
- **Strategy 2.2.1** – Provide information about project funding, timelines, and improvements through the Parks & Recreation section of the City website.
- **Strategy 2.2.2** – Establish measurable key performance indicators (KPIs) to track the impact of funding strategies, including revenue generated, completion of improvements, and community satisfaction.
- **Strategy 2.2.3** – Implement a structured financial reporting system to track how funds are allocated and ensure responsible spending.
- **Strategy 2.2.4** – Engage the community through surveys, public meetings, and town halls to gather input on park priorities and satisfaction, ensuring that funding aligns with public needs.

Objectives Cont. -----

3. Research, expand, and diversify funding sources for parks and recreation improvements.

 - **Strategy 2.3.1** – Identify and pursue funding from federal, state, private, and local sources—such as grants, partnerships, and sponsorships—that align with the goals of the Comprehensive Plan, the 2013 Chickasha Parks System Master Plan, and the 2016 Chickasha Lake Park Improvements Plan.
 - **Strategy 2.3.2** – Position parks and recreation as an economic development driver by exploring dedicated funding mechanisms, such as targeted fees or revenue streams, to support long-term parks and recreation improvements.
 - **Strategy 2.3.3** – Explore opportunities for corporate sponsorships and facility naming rights, allowing businesses to contribute to parks and recreational amenities in a mutually beneficial way.
 - **Strategy 2.3.4** – Promote a "Friends of the Park" program, encouraging individuals, businesses, and local organizations to contribute through donations or volunteer efforts.
4. Continuously monitor and adapt funding strategies to ensure long-term stability of the parks and recreation system.

 - **Strategy 2.4.1** – Regularly assess the effectiveness of funding strategies and make adjustments based on financial performance and evolving needs.
 - **Strategy 2.4.2** – Compare the City's financial practices with other similar municipalities to learn from best practices and identify areas for improvement.
 - **Strategy 2.4.3** – Use data-driven analysis and community feedback to refine funding strategies and ensure parks, recreation, and open spaces remain well-maintained and accessible to all residents.



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

Community engagement revealed shared priorities for Chickasha's character and quality of life. Residents value a clean, well-maintained city with attractive streetscapes, accessible parks, and inviting public spaces. They emphasized the need for better communication from local leadership, expanded recreation and wellness opportunities, and stronger community services.

Preserving Chickasha's historic character while fostering growth was also a key theme, with support for revitalizing historic areas and celebrating local traditions. The following insights summarize community priorities for strengthening Chickasha's identity and quality of life.

Beautification & Community Pride

Residents want a clean, well-maintained city with attractive streetscapes, landscaping, public art, and efficient trash collection. They support property upkeep, restoring older buildings, and addressing abandoned structures. Many favor community clean-ups and assistance programs for residents needing help maintaining their properties.



Transparency & Engagement

Residents expressed a strong desire for better communication and engagement from local leadership. They want to stay informed about projects and decisions that affect the community. Suggestions included more frequent updates, an interactive online dashboard to track public projects, and making information easily available through multiple channels.



Health & Well-Being

Residents support more opportunities for physical activity, mental wellness, and access to fresh food. They want safe walking and biking routes connecting neighborhoods, jobs, and schools. There is strong interest in recreational spaces, community gardens, and programs that encourage active lifestyles and social engagement.





Public Spaces

Residents want better parks, sidewalks, trails, and gathering spaces that are accessible, safe, and inviting. Feedback highlighted preferences for shade, landscaping, unique architecture, outdoor seating, and safe routes for all users. Residents want well-designed spaces that encourage social interaction and provide opportunities for recreation and relaxation.



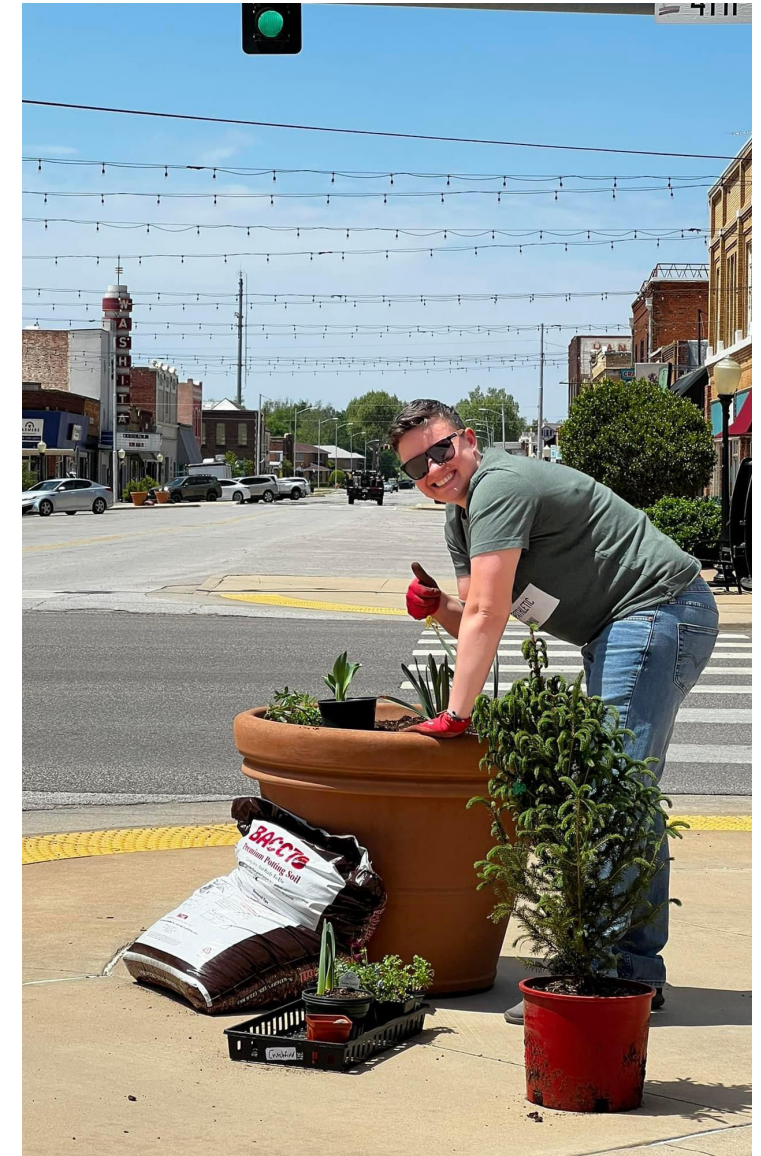
Community Support Systems

Ensuring access to essential services is a key concern for residents. They emphasized the need for resources that support individuals and families facing challenges such as housing insecurity, healthcare needs, or limited mobility. Suggestions included volunteer assistance programs, emergency shelters, accessible public spaces, reliable transportation, and improved access to healthcare and education.



Cultural Identity & Heritage

Residents value Chickasha's distinct character and want to highlight its unique history, traditions, and local assets. Feedback emphasized the importance of historic preservation, public art, and community events that celebrate the city's identity. Many support revitalizing historic areas and investing in projects that reflect Chickasha's heritage while encouraging future growth.



WHAT WE'VE LEARNED

This section presents insights gathered by the Project Team through research on existing conditions, recent trends, and community feedback. It focuses on key aspects of Chickasha's character and quality of life, including historic preservation, cultural identity, beautification efforts, and community support systems.

Findings highlight how local heritage, public spaces, and essential services contribute to Chickasha's appeal and long-term success. Information was sourced from census data, previous and ongoing plans, local organizations, and best practices in city planning. By addressing these themes, the recommendations aim to strengthen Chickasha's identity, enhance public spaces, and improve resources that support residents' well-being.



Community Identity

Chickasha's identity is shaped by its history, architecture, cultural traditions, and community institutions. Its historic downtown and surrounding neighborhoods feature many buildings with architectural and historical significance, some of which may be eligible for preservation efforts. The restored Rock Island Depot highlights Chickasha's railroad heritage and its role as a regional transportation hub.

The City's cultural richness is also influenced by the Chickasaw Nation and historical figures like Mary "Te Ata" Fisher, reflecting the importance of Native American heritage in local traditions. Chickasha's strong educational roots are anchored by USAO, whose art deco architecture and civil rights legacy—through figures like Dr. Ada Lois Sipuel Fisher—underscore its historical significance.

Annual events such as the Festival of Lights and Juneteenth celebrations bring the community together and attract visitors, reinforcing Chickasha's character. These shared traditions honor the City's past while shaping its future.

Historic and Cultural Resources

Chickasha's rich history and vibrant culture are reflected in its numerous landmarks and traditions. The Chickasha Downtown Historic District, listed on the National Register of Historic Places, features significant commercial buildings that connect the community to its past. Notable sites include the Grady County Courthouse, the Rock Island Depot, and the Oklahoma College for Women Historic District, all recognized for their historical importance.

Recent efforts, such as the creation of the Dr. Ada Lois Sipuel Center for Social Justice and Racial Healing at USAO and the renaming of a street in her honor, highlight Chickasha's commitment to honoring its history. USAO also serves as a hub for cultural programs, with art galleries and performance spaces that bring the community together.

Annual events such as the Festival of Light, which has drawn visitors to Shannon Springs Park since 1993, and other seasonal celebrations strengthen local traditions and create gathering opportunities for residents and visitors alike. Public art, including murals in Downtown Chickasha, adds character to the streetscape, making historic areas more engaging and visually appealing. These resources contribute to Chickasha's unique identity while providing opportunities to preserve and showcase its heritage for future generations.



Beautification

Chickasha residents have long prioritized enhancing the city’s appearance through community-driven efforts. The City has supported these initiatives with programs like the Chickasha Beautification Commission and strategic planning efforts, including FSB’s Master Plan and OU IQC’s Downtown Placemaking Strategy.

Local organizations such as the Economic Development Council, Chamber of Commerce, and Community Foundation have played key roles in beautification efforts. Programs like Keep Chickasha Beautiful have organized volunteer clean-ups and funded projects such as public art, street furniture, and façade improvements, primarily focusing on Downtown.

There is strong potential to expand beautification efforts citywide by involving local artists, organizations, and students from Chickasha Public Schools, USAO, and the Canadian Valley Technology Center. Future projects could further enhance public spaces, strengthen community pride, and create a more inviting environment throughout the city.



Social Infrastructure

Chickasha's community support systems are vital to residents' quality of life, with opportunities for enhancement in certain areas. Education forms a cornerstone of this infrastructure. Chickasha Public Schools serve approximately 2,287 students across five schools, maintaining a student-teacher ratio of 16:1. Higher education is accessible through institutions like the University of Science and Arts of Oklahoma (USAO) and the Canadian Valley Technology Center. However, only about 19.4% of residents aged 25 and older hold a bachelor's degree or higher, compared to the statewide average of 27%, indicating potential barriers to higher education.

Healthcare services are anchored by Grady Memorial Hospital, a 48-bed facility offering diagnostic, medical, surgical, and emergency care. Despite these services, gaps remain in specialized care and mental health services, leaving some residents without nearby options. The Southwest Oklahoma Regional Continuum of Care addresses homelessness, but recent counts indicate a need for continued support.

Social services provided by public and private organizations meet various community needs. Mental health care is supported by groups like Red Rock Behavioral Health Services, though additional resources may be necessary. Cultural programs offer avenues for community engagement and creative expression, yet challenges persist in funding and accessibility. Strengthening these support systems is essential to ensure all residents have access to necessary services.



WHAT WE CAN DO

This section offers practical solutions to strengthen Chickasha's community character and quality of life. It provides strategies to achieve the community's vision, goals, and objectives for fostering a strong sense of place and well-being, drawing from best practices and local expertise.

By examining current conditions and incorporating community feedback, this section outlines ways to preserve Chickasha's small-town charm, celebrate its cultural diversity, and enhance public spaces and amenities. The goal is to create a vibrant, connected, and welcoming community that reflects the values and aspirations of its residents.

GETTING
FROM



GOAL 1

Strengthen and maintain an appealing and well-kept community image

Survey responses reveal Chickasha residents want their city's appearance to reflect its unique character through well-designed public spaces, artistic elements, and coordinated aesthetics. They strongly support enhancing community gateways, improving streetscapes, and maintaining historic buildings while adding new amenities like public art and landscaping.

A clean, attractive city enhances civic pride and economic growth. This goal prioritizes streetscape improvements, community beautification, and public space enhancements to create a welcoming environment.

Objectives

1. Develop a comprehensive community identity and promotion strategy.

- **Strategy 1.1.1** – Engage community members, local businesses, and cultural organizations to gather input on Chickasha's identity and strengths.
- **Strategy 1.1.2** – Collaborate with marketing professionals or the USAO arts department to develop a brand guide for Chickasha's website, promotional materials, signage, and wayfinding.
- **Strategy 1.1.3** – Work with the Chickasha Chamber of Commerce, Economic Development Council, and local businesses to expand Chickasha's marketing efforts and improve visibility.
- **Strategy 1.1.4** – Develop a comprehensive wayfinding signage program based on the established community brand to help residents and visitors navigate to key destinations and public spaces.

2. Enhance the City's gateways and entrances to create a welcoming and visually appealing first impression.

- **Strategy 1.2.1** – Launch a community engagement initiative to gather input from residents to shape the design and message of community gateways.
- **Strategy 1.2.2** – Enhance entrance points and gateways by adding native landscaping, decorative signage, architectural enhancements, and lighting improvements based on community engagement results.
- **Strategy 1.2.3** – Establish maintenance programs to keep gateways and entrance areas visually appealing year-round.

GOAL 2

Preserve and highlight Chickasha’s local character by maintaining historic buildings, landmarks, and cultural assets.

Survey responses demonstrate Chickasha residents deeply value their community’s historic architecture, cultural diversity, and unique local identity. They strongly support preserving historic buildings while celebrating the City’s heritage through public art, cultural events, and educational programs.

Chickasha’s historic buildings and cultural assets contribute to its unique identity. This goal supports preservation efforts, public awareness initiatives, and adaptive reuse strategies to maintain and celebrate these resources.

Objectives -----

1. Support the restoration and adaptive reuse of historic buildings.

 - **Strategy 2.1.1** – Provide support and resources to property owners and tenants renovating historic buildings to meet code requirements while preserving their historic character.
 - **Strategy 2.1.2** – Develop a design guidebook with best practices for restoring and renovating buildings while maintaining architectural character.
2. Increase public awareness of historic and cultural landmarks.

 - **Strategy 2.2.1** – Collaborate with local arts and history organizations to install public art and signage highlighting significant land-marks.
 - **Strategy 2.2.2** – Install uniform signage at historic sites providing historical context and background.
 - **Strategy 2.2.3** – Install wayfinding signs to direct residents and visitors to historic locations.
3. Celebrate Chickasha’s history through events and community engagement.

 - **Strategy 2.3.1** – Partner with local historians, schools, and libraries to host educational programs, tours, and storytelling events about Chickasha’s history.
 - **Strategy 2.3.2** – Partner with the Chickasaw Nation and other local cultural groups to organize heritage events, craft demonstrations, and traditional cooking classes.
 - **Strategy 2.3.3** – Establish a committee to coordinate events that celebrate Chickasha’s unique history, traditions, and community identity.

GOAL 3

Expand and improve the City's inventory of both private and public support services to enhance quality of life.

Survey responses highlight Chickasha residents' desire for inclusive community services that support all residents, particularly regarding housing accessibility, educational opportunities, and support for seniors and those with disabilities. They recognize the importance of both public and private partnerships in expanding these essential services.

This goal focuses on increasing access to quality housing options, educational resources, and support programs through strategic partnerships with educational institutions, nonprofits, and tribal nations - ensuring all residents can thrive in Chickasha regardless of age, ability, or income.

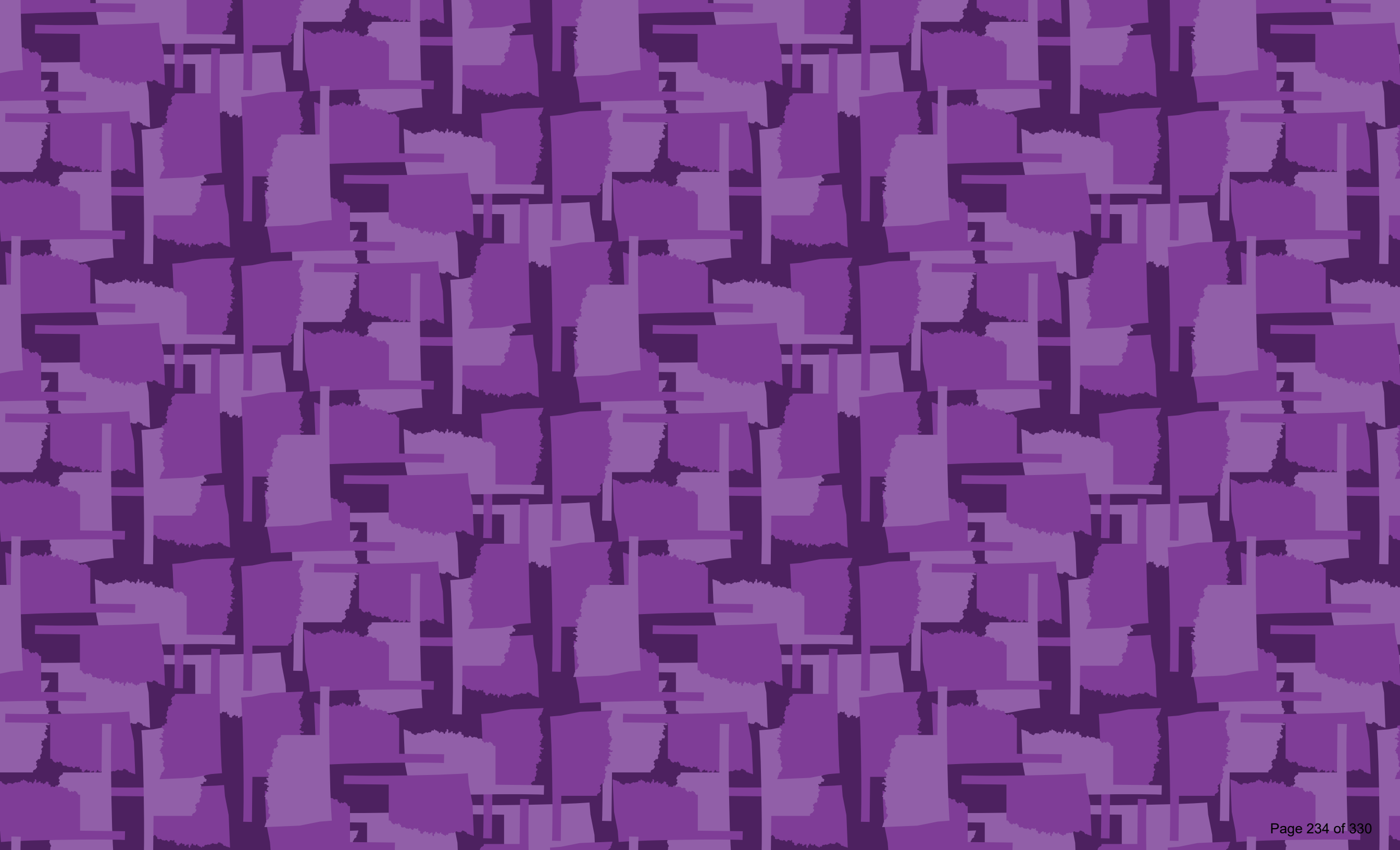
Objectives

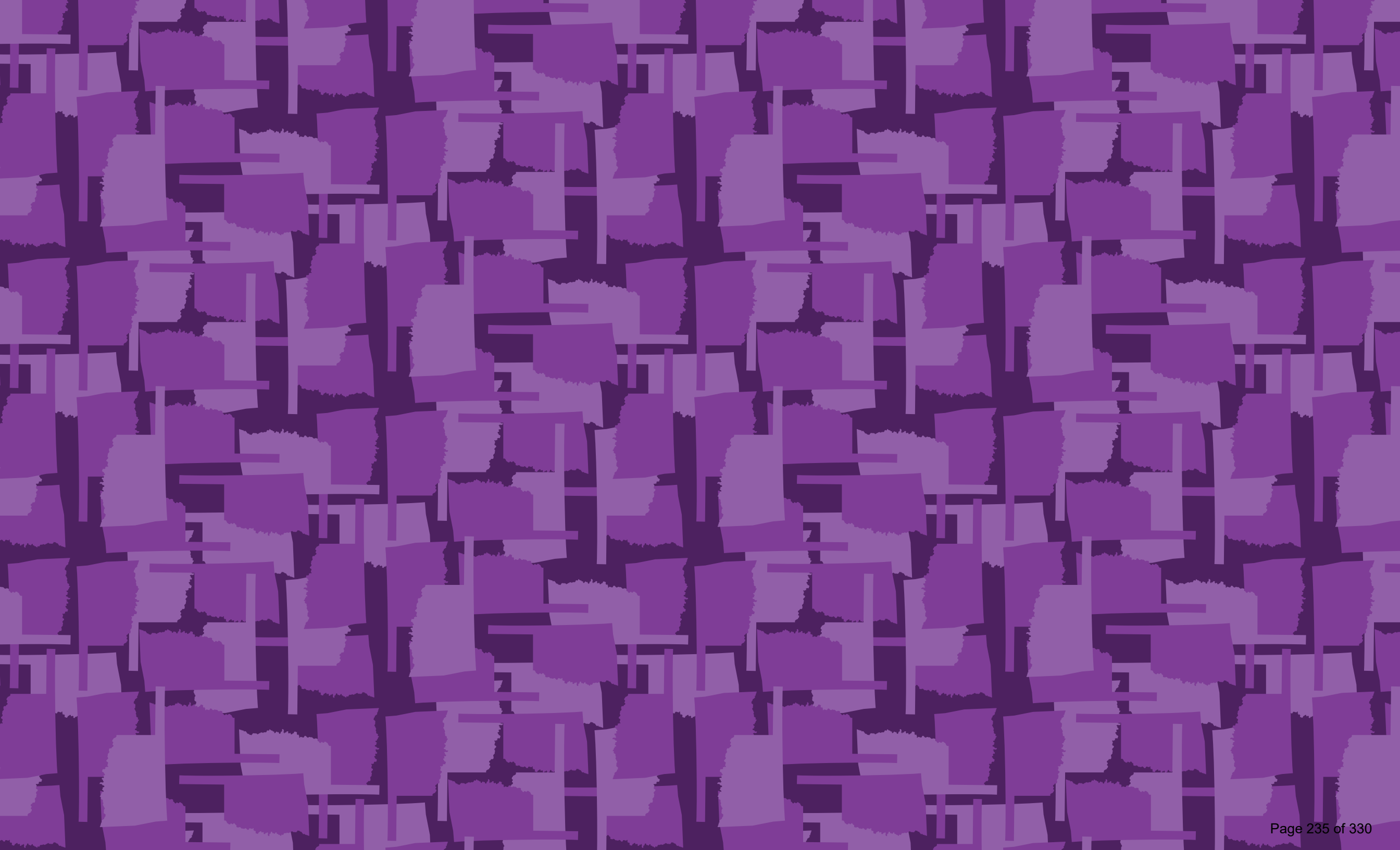
1. Strengthen lifelong learning and workforce training opportunities.

- **Strategy 3.1.1** – Partner with educational institutions and community organizations to expand affordable learning opportunities for all residents.
- **Strategy 3.1.2** – Explore transportation solutions that ensure residents can access education and workforce training centers.
- **Strategy 3.1.3** – 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.

2. Promote community health and wellness.

- **Strategy 3.2.1** – Collaborate with nonprofit organizations, local businesses, healthcare providers, and other entities to expand access to health and wellness programs.
- **Strategy 3.2.2** – Support community groups in hosting health-focused activities such as fun runs, resource fairs, mobile clinics, and mental health classes.
- **Strategy 3.2.3** – Improve food security and access to healthy options strengthening farmers markets, community gardens, and food bank partnerships.
- **Strategy 3.2.4** – Increase healthcare access by partnering with providers, hosting mobile healthcare services, and offering resources for health providers to open locations in Chickasha.





08. IMPLEMENTATION PLAN

INTRODUCTION

The success of a comprehensive plan lies in its ability to be effectively implemented. Too often, comprehensive plans are criticized as documents that sit on shelves and gather dust. When this happens, it’s usually because the plan hasn’t been effectively put into action. This disconnect often arises when the long-term vision of the plan isn’t aligned with the daily decisions made by City staff, the Planning and Zoning Commission, and City Council.

To close this gap, the Onward Chickasha Implementation Plan includes tables designed to track and guide progress toward the plan’s goals. Each goal is paired with a table of strategies, recommended timelines, tools, and implementation partners. The main way to measure success is by tracking whether meaningful progress has been made toward each action.



Implementation Timelines

The time frames 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 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.
- **Nonprofit Organizations** – Local community groups and charities.
- **General Public** – All residents, business owners, and employees in Chickasha.
- **Other Governments** – Tribal, county, state, and federal governments.

Building Partnerships for Success

Strong partnerships are key to turning the vision of the Comprehensive Plan into reality. Here are potential partners who can help bring the plan to life:

- **Grady County**
- **Association of South Central Oklahoma Governments**
- **The Chickasaw Nation**
- **Chickasha Public Schools**
- **University of Science and Arts of Oklahoma**
- **Canadian Valley Technology Center**
- **Chickasha Chamber of Commerce**
- **Chickasha Economic Development Council**
- **Oklahoma Department of Commerce**
- **Oklahoma Department of Transportation**
- **Southwest Oklahoma Regional Transportation Planning Organization**
- **Grady Memorial Hospital**
- **Red Rock Behavioral Health Services**
- **Waste Connections**
- **Oklahoma Department of Environmental Quality**
- **Oklahoma Water Resources Board**
- **Tobacco Settlement Endowment Trust**
- **Oklahoma Historical Society**
- **Construction Industries Board**
- **Oklahoma Department of Tourism and Recreation**
- **Keep Oklahoma Beautiful**
- **Public Service Company of Oklahoma**
- **Summit Utilities**

In addition to these public and private sector entities, coordination with elected and appointed officials—such as the Chickasha City Council, Municipal Authority, and Planning and Zoning Commission—is also essential.

IMPLEMENTATION MATRIX

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.

LAND USE

GOAL 1

Ensure future growth and land use patterns align with the Future Land Use Map and goals of the Comprehensive Plan.

		Time Frame	Type	Partners & Collaborators
LU-1.1	Establish development review and approval processes that ensure proposed projects align with the FLUM and Comprehensive Plan.			
LU-1.1.1	Develop a checklist to ensure project proposals align with the Comprehensive Plan and integrate it into the City's permitting software.	Short-Term	Governance/ Administration	Consultant, Development Community
LU-1.1.2	Enhance the City's online GIS portal to display the Future Land Use Map with interactive features for exploring land use categories, zoning regulations, and development guidelines.	Long-Term	Governance/ Administration	Consultant, Development Community
LU-1.1.3	Establish a clear process for amending the Comprehensive Plan and FLUM to address changing community priorities and development needs.	Short-Term	Governance/ Administration	Development Community, General Public
LU-1.1.4	Encourage developers to attend pre-application meetings with City Staff to ensure projects align with planning goals.	Ongoing	Governance/ Administration/ Collaboration	Development Community
LU-1.2	Promote development strategies consistent with the Comprehensive Plan.			
LU-1.2.1	Explore providing support and resources to property owners and developers whose projects align with the FLUM and Comprehensive Plan goals, such as optimizing land use, accessibility improvements, and context-sensitive design.	Short-Term	Policy/ Collaboration	Development Community
LU-1.2.2	Clearly define criteria for receiving support and conditions for potential penalties.	Short-Term	Policy	Development Community
LU-1.2.3	Regularly evaluate the effectiveness of development programs and adjust as needed based on community needs.	Ongoing	Governance/ Administration	Development Community

LAND USE

GOAL 1

CONTINUED

Ensure future growth and land use patterns align with the Future Land Use Map and goals of the Comprehensive Plan.

		Time Frame	Type	Partners & Collaborators
LU-1.3	Implement monitoring and evaluation standards to track growth and land use changes.			
LU-1.3.1	Establish reporting mechanisms to analyze land use trends, population growth, and infrastructure development.	Mid-Term	Governance/ Administration	Development Community
LU-1.3.2	Maintain a log of developments, including land use approvals and deviations from the FLUM.	Ongoing	Governance/ Administration	Development Community
LU-1.3.3	Make relevant land use data publicly accessible through the City website and GIS portal.	Ongoing	Governance/ Administration	Development Community, General Public
LU-1.3.4	Provide opportunities for public input on development proposals through online surveys or forums.	Ongoing	Governance/ Administration	Development Community, General Public

GOAL 2

Maintain and enhance the City’s character and visual appeal through effective land use planning.

		Time Frame	Type	Partners & Collaborators
LU-2.1	Ensure zoning, subdivision, and regulatory codes align with the Comprehensive Plan.			
LU-2.1.1	Periodically review and update zoning and land use regulations to reflect evolving community needs.	Ongoing	Code Amendment	Consultant
LU-2.1.2	Provide training for officials to help them make informed decisions based on the Comprehensive Plan.	Short-Term	Governance/ Administration, Program	Development Community
LU-2.2	Encourage a mix of uses and active public spaces to enhance community character.			
LU-2.2.1	Establish zoning categories or overlay districts to support mixed-use areas within Downtown Mixed-Use, Mixed Employment, Urban Neighborhood, and Suburban Neighborhood land use designations.	Short-Term	Code Amendment, Policy	Consultant, Development Community
LU-2.2.2	Develop and apply design guidelines that encourage walkable areas, public spaces, and context-sensitive architecture.	Ongoing	Code Amendment, Policy	Consultant, Development Community
LU-2.2.3	Explore strategies to promote efficient land use that supports economic vitality and connectivity.	Mid-Term	Code Amendment, Policy	Consultant, Development Community

LAND USE

GOAL 2

CONTINUED

Maintain and enhance the City’s character and visual appeal through effective land use planning.

		Time Frame	Type	Partners & Collaborators
LU-2.3	Promote well-planned development and redevelopment that support economic and community goals.			
LU-2.3.1	Update land use policies to support compact development, efficient infrastructure use, and reinvestment in existing areas.	Ongoing	Code Amendment, Policy	Consultant
LU-2.3.2	Collaborate with private developers and businesses to encourage responsible growth that enhances the City’s character.	Ongoing	Collaboration	Development Community, Property Owners
LU-2.3.3	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.	Mid-Term	Investment	Development Community, Other Governments

GOAL 3

Balance development with long-term resilience and risk management.

		Time Frame	Type	Partners & Collaborators
LU-3.1	Strengthen floodplain management to reduce risks and improve resilience.			
LU-3.1.1	Create comprehensive flood risk assessments to identify flood-prone areas, 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.	Mid-Term	Plan/Study	Consultant
LU-3.1.2	Ensure critical infrastructure is designed to withstand floods above the 100-year and 500-year levels.	Ongoing	Code Amendment, Policy	Consultant, Development Community, Property Owners
LU-3.1.3	Participate in the National Flood Insurance Program’s Community Rating System to help lower insurance costs.	Ongoing	Program	Other Governments, Property Owners
LU-3.1.4	Maintain an emergency warning system that reaches all residents, including those with disabilities.	Ongoing	Investment	Consultant, General Public
LU-3.1.5	Identify funding sources to support flood mitigation efforts.	Ongoing	Governance/ Administration	Development Community, Nonprofit Organizations, Other Governments

LAND USE

GOAL 3 CONTINUED

Balance development with long-term resilience and risk management.

		Time Frame	Type	Partners & Collaborators
LU-3.2	Encourage responsible land use practices that protect natural features.			
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.	Ongoing	Code Amendment, Policy	Development Community
LU-3.2.2	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.	Short-Term	Policy, Program	Development Community, Property Owners, Nonprofit Organizations, General Public
LU-3.2.3	Establish open space requirements or set asides in development projects to preserve natural features and create nature areas accessible to the public.	Ongoing	Code Amendment	Development Community
LU-3.2.4	Evaluate land use around Lake Chickasha to ensure responsible management of natural and recreational assets, as recommended by the 2016 Chickasha Lake Park Improvements Plan.	Ongoing	Governance/ Administration, Collaboration	Consultant Property, Owners
LU-3.2.5	Incorporate environmental best management practices into the City's development review process to support responsible growth.	Short-Term	Governance/ Administration, Policy	Consultant, Development Community

GOAL 1

Establish a planning and policy framework that supports fiscally responsible and efficient infrastructure and services.

		Time Frame	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	Conduct a comprehensive infrastructure needs assessment to identify capacity, service gaps, and necessary upgrades.	Ongoing	Plan/Study	Consultant, General Public
I-PS-1.1.2	Develop and maintain a Capital Improvement Plan (CIP) that aligns future infrastructure projects with the Comprehensive Plan and Future Land Use Map.	Mid-Term	Governance/ Administration, Plan/Study	Consultant, Development Community, General Public
I-PS-1.1.3	Maintain an inventory of planned infrastructure and service projects, including transportation, water, sewer, utilities, and public facilities, ensuring coordination with regional and private-sector projects.	Short-Term	Governance/ Administration, Collaboration	Neighboring Communities, Other Governments
I-PS-1.1.4	Establish transparent criteria for prioritizing projects and scheduling regular inspections, considering alignment with city plans, service impact, and urgency of need.	Ongoing	Governance/ Administration	Development Community, Other Governments, Nonprofit Organizations
I-PS-1.2	Support land use planning and infrastructure development that enhances efficiency and long-term cost management.			
I-PS-1.2.1	Prioritize maintaining and upgrading existing infrastructure over costly expansions.	Short-Term	Policy	Consultant, Development Community, Other Governments
I-PS-1.2.2	Establish zoning regulations that allow for adaptable, cost-effective urban development while ensuring infrastructure efficiency.	Mid-Term	Code Amendment	Consultant, Development Community
I-PS-1.2.3	Evaluate infrastructure upgrades that optimize performance and reduce long-term maintenance costs, such as improved drainage systems, durable materials, and cost-effective construction methods.	Ongoing	Policy, Investment	Consultant, Other Governments

INFRASTRUCTURE & PUBLIC SERVICES

GOAL 1

CONTINUED

Establish a planning and policy framework that supports fiscally responsible and efficient infrastructure and services.

		Time Frame	Type	Partners & Collaborators
I-PS-1.3	Develop long-term financial plans and explore funding mechanisms to support 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.	Short-Term	Plan/Study	Consultant
I-PS-1.3.2	Explore diverse 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.	Ongoing	Governance/ Administration	Development Community, Nonprofit 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 reliable infrastructure funding.	Long-Term	Plan/Study	Consultant
I-PS-1.3.4	Allocate funds to Public Works for increased staffing, training, and in-house infrastructure maintenance.	Short-Term	Governance/ Administration, Investment	Other Governments General Public

INFRASTRUCTURE & PUBLIC SERVICES

GOAL 2

Implement targeted infrastructure improvements to meet immediate and future needs.

		Time Frame	Type	Partners & Collaborators
I-PS-2.1	Improve stormwater management infrastructure to reduce flooding, improve drainage, and support public safety.			
I-PS-2.1.1	Update and implement the 2020 Flood Mitigation Plan with priority actions.	Ongoing	Governance/ Administration, Plan/Study	Consultant
I-PS-2.1.2	Install and maintain landscaped drainage systems in developed and high-risk areas to help manage stormwater, with regular maintenance after storms.	Mid-Term	Investment, Program	Development Community, Property Owners, Nonprofit Organizations, Other Governments
I-PS-2.1.3	Offer incentives for property owners to adopt stormwater management practices like rainwater collection.	Short-Term/Long-Term	Program	Nonprofit Organizations, General Public
I-PS-2.1.4	Incorporate landscaping and drainage improvements in existing public spaces to improve water absorption.	Short-Term/Mid-Term	Investment	Consultant, Development Community, Nonprofit Organizations
I-PS-2.2	Ensure a high-quality and reliable water supply through strategic investments.			
I-PS-2.2.1	Complete construction of the new water treatment facility with a phased activation plan.	Ongoing	Investment	Consultant, Other Governments
I-PS-2.2.2	Replace aging water mains using a data-driven prioritization system.	Ongoing	Investment	Property Owners
I-PS-2.2.3	Install leak detection technology during water main repairs or replacements to enable fast and proactive repairs.	Ongoing	Investment	Property Owners
I-PS-2.2.4	Explore diverse funding options to support a proactive water infrastructure maintenance schedule, addressing key citizen concerns.	Ongoing	Governance/ Administration, Collaboration	Other Governments, General Public

INFRASTRUCTURE & PUBLIC SERVICES

GOAL 2 CONTINUED

Implement targeted infrastructure improvements to meet immediate and future needs.

		Time Frame	Type	Partners & Collaborators
I-PS-2.3	Implement targeted improvements and expansion of utilities and services to enhance quality of life and service reliability.			
I-PS-2.3.1	Develop a municipal compost facility to process yard waste and biodegradable materials, providing resources for public landscaping and residential use.	Long-Term	Investment	Consultant, General Public, Neighboring Communities, Other Governments
I-PS-2.3.2	Evaluate cost-effective renewable energy options, such as solar panels, for public facilities where feasible.	Long-Term	Investment	Consultant
I-PS-2.3.3	Collaborate with utility providers to promote efficiency programs, such as energy audits and home insulation rebates, to reduce utility costs for residents.	Ongoing	Collaboration	Development Community, Property Owners, General Public
I-PS-2.3.4	Partner with broadband providers and educational institutions to increase access to affordable high-speed internet.	Short-Term	Collaboration	Development Community, Nonprofit Organizations, Other Governments
I-PS-2.3.5	Work with non-profits to establish wireless networks that provide free or low-cost internet access to students and families in need.	Short-Term	Collaboration	Nonprofit Organizations, Other Governments
I-PS-2.3.6	Construct a new library facility with adjacent outdoor gathering areas, creating a central space for learning and engagement.	Mid-Term/Long-Term	Investment	Consultant, Development Community, Property Owners, Nonprofit Organizations, General Public, Other Governments

INFRASTRUCTURE & PUBLIC SERVICES

GOAL 3

Strengthen public safety services through preparedness and community engagement.

		Time Frame	Type	Partners & Collaborators
I-PS-3.1	Enhance emergency preparedness for city services and infrastructure.			
I-PS-3.1.1	Conduct a risk assessment to identify and address infrastructure vulnerabilities.	Mid-Term	Plan/Study	Consultant
I-PS-3.1.2	Maintain up-to-date emergency response plans for essential services.	Ongoing	Plan/Study	Consultant, Other Governments, Neighboring Communities
I-PS-3.1.3	Improve communication systems to provide timely public notifications about service disruptions with instructions for response and recovery.	Short-Term	Investment, Program	Nonprofit 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.	Ongoing	Policy, Investment	Consultant, Development Community, Other Governments
I-PS-3.2	Expand public safety services through staffing and training.			
I-PS-3.2.1	Increase emergency response capacity by hiring and training additional personnel in medical response, de-escalation, and mental health support.	Short-Term	Investment, Program, Collaboration	Neighboring Communities, Nonprofit 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.	Ongoing	Governance/ Administration, Collaboration	Other Governments
I-PS-3.2.3	Offer public safety training workshops for residents on topics like CPR, Heimlich maneuver, argument de-escalation, self-defense, and fire safety.	Ongoing	Program	Nonprofit Organizations, General Public
I-PS-3.2.4	Expand staffing and facilities for animal control services to meet growing demand.	Short-Term/Mid-Term	Governance/ Administration, Collaboration	Consultant, Nonprofit Organizations, General Public

INFRASTRUCTURE & PUBLIC SERVICES

GOAL 3

CONTINUED

Strengthen public safety services through preparedness and community engagement.

		Time Frame	Type	Partners & Collaborators
I-PS-3.2.5	Hold regular town hall meetings where residents can discuss safety concerns directly with public safety officials.	Short-Term	Program	Nonprofit 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.	Short-Term	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.	Short-Term	Program	Nonprofit Organizations, General Public
I-PS-3.3	Strengthen crime prevention and emergency response initiatives.			
I-PS-3.3.1	Support public-private partnerships to expand resources for individuals in crisis.	Ongoing	Governance/ Administration, Collaboration	Development Community, Nonprofit Organizations, Property Owners, Other Governments
I-PS-3.3.2	Improve lighting and surveillance in public spaces to deter criminal activity.	Short-Term	Policy, Investment	Consultant, Development Community
I-PS-3.3.3	Offer community workshops on emergency prevention, including health and wellness, mental health support, substance abuse support, and argument de-escalation.	Mid-Term	Program	Nonprofit Organizations, Other Governments

TRANSPORTATION & MOBILITY

GOAL 1

Maintain a safe, efficient, and well-connected transportation system.

		Time Frame	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	Coordinate transportation improvements with the Comprehensive Plan, Future Land Use Map (FLUM), and Capital Improvement Plan (CIP) to ensure infrastructure meets current and future needs.	Mid-Term	Policy	Development Community, Other Governments
T-1.1.2	Conduct periodic reviews of transportation plans to ensure alignment with land use patterns, development trends, and infrastructure needs.	Short-Term	Plan/Study, Governance/ Administration	Development Community, General Public, Other Governments
T-1.1.3	Strengthen collaboration among transportation agencies, community organizations, and City Staff to coordinate and strategize transportation improvements in line with existing and future projects.	Short-Term	Collaboration	Other Governments, Nonprofit Organizations, Development Community
T-1.1.4	Gather community input to identify key transportation priorities and ensure infrastructure planning reflects local needs.	Mid-Term	Governance/ Administration, Collaboration	General Public
T-1.2	Develop and implement comprehensive transportation strategies and procedures to guide City Staff in repairing, updating, and expanding infrastructure systems.			
T-1.2.1	Create a comprehensive Transportation Master Plan that prioritizes roadway improvements, safety, and traffic flow. Regularly update it to align with the Comprehensive Plan, Future Land Use Map, and CIP.	Mid-Term	Plan/Study	Consultant, General Public, Other Governments
T-1.2.2	Incorporate a proactive Maintenance Implementation Plan (MIP) within the CIP to assess and address road, sidewalk, and infrastructure conditions.	Short-Term	Plan/Study	Consultant, Other Governments
T-1.2.3	Adopt policies to manage and mitigate traffic impacts from development, including impact studies for major developments, updated roadway design standards, and safety improvements.	Mid-Term	Policy, Code Amendment	Development Community, Other Governments

TRANSPORTATION & MOBILITY

GOAL 2

Improve key corridors to enhance traffic flow and safety.

		Time Frame	Type	Partners & Collaborators
T-2.1	Increase public awareness and engagement in transportation planning.			
T-2.1.1	Expand opportunities for residents to provide input on transportation projects through public meetings and surveys.	Short-Term	Collaboration	General Public
T-2.1.2	Maintain an up-to-date webpage detailing current and upcoming transportation projects, their completion timelines, their progress, and announcements.	Short-Term	Governance/ Administration	General Public, Development Community, Other Governments
T-2.1.3	Regularly evaluate infrastructure accessibility and safety, making data-driven improvements as needed.	Short-Term	Plan/Study, Program	Consultant, Nonprofit 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.	Mid-Term	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.	Short-Term	Plan/Study	Consultant, Other Governments, General Public
T-2.2.3	Evaluate the potential for integrating alternative transportation modes, such as dedicated bike lanes or public transit stops, into corridor improvements.	Short-Term	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.	Short-Term	Plan/Study	Consultant, Development Community, Property Owners
T-2.3	Explore innovative funding solutions for corridor improvements.			
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.	Ongoing	Governance/ Administration, Collaboration	Other Governments, Consultant, Nonprofit Organizations
T-2.3.2	Explore public-private partnerships to support infrastructure investments.	Ongoing	Collaboration, Policy	Property Owners, Development Community, Nonprofit Organizations
T-2.3.3	Consider tax increment financing (TIF) or other funding mechanisms to support key transportation projects.	Ongoing	Policy, Collaboration	Development Community, Property Owners, General Public
T-2.3.4	Assess the feasibility of transportation bonds to fund major improvements.	Mid-Term	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.

		Time Frame	Type	Partners & Collaborators
T-3.1	Develop a multimodal transportation system.			
T-3.1.1	Improve pedestrian safety with strategies such as enhanced crosswalks, median refuges, improved visibility at intersections, and other safety features.	Mid-Term	Investment	Consultant, Development Community, Other Governments
T-3.1.2	Integrate protected bike lanes and dedicated bike trails to support cyclists.	Short-Term	Investment	Consultant, Development Community, Other Governments
T-3.1.3	Implement traffic-calming measures, such as speed bumps, roundabouts, and traffic islands, where needed.	Short-Term	Investment	Consultant, Development Community, Other Governments
T-3.1.4	Install clear and comprehensive wayfinding signs to improve navigation,	Short-Term	Investment	Consultant, Property Owners, Other Governments
T-3.1.5	Incorporate streetscape enhancements, such as seating, trash receptacles, shaded bus stops, and water fountains, ensuring ongoing maintenance partnerships.	Short-Term	Investment	Consultant, Development Community, Other Governments
T-3.1.6	Develop a connected pedestrian and transit network linking neighborhoods to key destinations, such as city parks, USAO, Downtown, Grady Memorial Hospital, Grady County Fairgrounds, Chickasha Public Schools, the Public Library, grocery stores, etc.	Mid-Term	Investment, Collaboration	Consultant, Development Community, Other Governments, Nonprofit Organizations

TRANSPORTATION & MOBILITY

GOAL 3

CONTINUED

Encourage the use of alternate modes of transportation and mobility, including walking, bicycling, and public transportation.

		Time Frame	Type	Partners & Collaborators
T-3.2	Organize and promote various education and outreach programs to raise awareness about alternate modes of transportation.			
T-3.2.1	Collaborate with schools to incorporate transportation safety education into curricula, teaching students about the benefits of active transportation and responsible road use.	Short-Term	Collaboration	Nonprofit Organizations, Other Governments
T-3.2.2	Implement Safe Routes to School (SRTS) programs to improve student mobility.	Short-Term	Program	Nonprofit Organizations, General Public
T-3.2.3	Launch public awareness campaigns promoting alternative transportation options.	Short-Term	Program	Nonprofit Organizations, General Public, Other Governments

HOUSING & NEIGHBORHOODS

GOAL 1

Ensure access to safe, quality, and attainable housing.

		Time Frame	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 and enforce building codes with localized amendments that reflect Chickasha’s specific development needs.	Ongoing	Code Amendment	Development Community, Property Owners
H-N-1.1.2	Increase code enforcement capacity to ensure timely inspections and compliance.	Short-Term/Mid-Term	Investment, Governance/ Administration	General Public, Other Governments
H-N-1.1.3	Establish a housing support program to assist residents with code violations through financial aid, volunteer programs, and low-cost repair resources. Enforce maintenance standards for rental properties, including upkeep of exterior conditions.	Ongoing	Program	Development Community, Property Owners, Nonprofit Organizations, General Public, Other Governments
H-N-1.1.4	Encourage housing design that accommodates aging residents and individuals with disabilities.	Ongoing	Policy	Development Community, Property Owners
H-N-1.1.5	Seek grants and funding opportunities to support home repairs and housing rehabilitation.	Mid-Term	Policy, Governance/ Administration	Development Community, Nonprofit Organizations, Other Governments
H-N-1.2	Encourage the development of neighborhoods that incorporate a range of housing types and price points.			
H-N-1.2.1	Collaborate with developers, nonprofit organizations, and other governments to develop quality and diverse neighborhoods that support a variety of housing types.	Short-Term	Collaboration	Development Community, Property Owners, Nonprofit Organizations, Other Governments
H-N-1.2.2	Consider zoning updates that allow for a range of housing choices within neighborhoods.	Mid-Term	Code Amendment, Policy	Development Community, Property Owners, Nonprofit Organizations, Other Governments

HOUSING & NEIGHBORHOODS

GOAL 1

CONTINUED

Ensure access to safe, quality, and attainable housing.

		Time Frame	Type	Partners & Collaborators
H-N-1.2.3	Establish a Housing Opportunity Zone to promote redevelopment that provides a diverse range of housing options for renters and home buyers across income levels, including workforce and market-rate housing.	Short-Term	Code Amendment, Policy	Development Community, Property Owners
H-N-1.2.4	Prioritize areas near schools, job centers, and community amenities for housing development to reduce transportation costs and enhance accessibility.	Short-Term	Code Amendment, Policy	Development Community, Property Owners, General Public
H-N-1.3	Enhance neighborhood amenities and infrastructure in new and existing neighborhoods.			
H-N-1.3.1	Establish neighborhood districts based on architecture, land use, and shared community assets.	Mid-Term	Collaboration, Code Amendment, Program	General Public, Property Owners, Nonprofit Organizations
H-N-1.3.2	Implement wayfinding signage, entry gateways, and neighborhood branding efforts.	Mid-Term	Investment	Consultant, Development Community, Nonprofit Organizations
H-N-1.3.3	Develop a Neighborhood Improvements Plan to coordinate investment in landscaping, sidewalks, parks, and public spaces. Align improvements with Capital Improvement and Transportation Plans for efficiency.	Mid-Term	Plan/Study, Collaboration	Consultant, Development Community, Nonprofit Organizations, Other Governments, General Public
H-N-1.3.4	Require new subdivisions and redevelopment projects to include sidewalks, street trees, and open spaces. Where appropriate, require developers to contribute impact fees or land dedication for public amenities.	Short-Term	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 neighborhoods and key community destinations.	Long-Term	Policy, Code Amendment	Development Community
H-N-1.3.6	Partner with community organizations to host neighborhood events, such as clean-ups and local gatherings, to strengthen community engagement.	Short-Term	Collaboration	General Public, Nonprofit Organizations

HOUSING & NEIGHBORHOODS

GOAL 2

Promote thoughtful growth and design standards to enhance neighborhood character.

		Time Frame	Type	Partners & Collaborators
H-N-2.1	Establish clear design guidelines for residential development.			
H-N-2.1.1	Develop residential design standards to ensure a variety of architectural styles and high-quality construction.	Mid-Term	Code Amendment, Policy	Consultant, Development Community, General Public
H-N-2.1.2	Use overlay districts to promote compatibility between new development and existing neighborhoods.	Mid-Term	Code Amendment, Policy	Development Community, General Public
H-N-2.1.3	Require development applications to include a checklist verifying compliance with design and zoning standards.	Ongoing	Governance/ Administration	Development Community
H-N-2.1.4	Encourage early engagement between developers and residents 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 projects advance to formal approval.	Short-Term	Governance/ Administration, Collaboration, Policy	Development Community, General Public, Property Owners
H-N-2.2	Support housing growth that maintains Chickasha's small town feel and aesthetic.			
H-N-2.2.1	Expand options for medium-density housing, such as townhomes and duplexes, in neighborhoods previously limited to single-family homes, as long as they follow design standards.	Short-Term	Policy, Code Amendment	Development Community, Property Owners, General Public
H-N-2.2.2	Provide incentives for developers to include a mix of housing types in new projects.	Mid-Term	Policy	Development Community, General Public, Property Owners
H-N-2.2.3	Promote mixed-use developments that integrate housing with retail and community spaces while maintaining compatibility with surrounding neighborhoods.	Ongoing	Policy	Development Community, Property Owners, General Public
H-N-2.2.4	Encourage developers to incorporate best practices for infrastructure design, including sidewalks, landscaping, and compact development patterns.	Mid-Term	Policy, Collaboration, Investment	Development Community

HOUSING & NEIGHBORHOODS

GOAL 3

Strengthen neighborhood stability to support long-term investment.

		Time Frame	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.	Short-Term	Plan/Study	Consultant, General Public, Property Owners
H-N-3.1.2	Explore funding sources, such as bonds and Community Development Block Grants (CDBG), for infrastructure improvements in residential neighborhoods.	Short-Term	Governance/ Administration, Policy	Development Community, Other Governments
H-N-3.1.3	Create an online platform for residents to report infrastructure concerns, streamlining feedback for decision-making. This tool would provide valuable insights while redirecting complaints from social media into a constructive process for neighborhood improvements.	Short-Term	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.	Mid-Term	Governance/ Administration	General Public, Property Owners, Nonprofit Organizations
H-N-3.1.5	Develop a proactive maintenance schedule to extend infrastructure lifespan and support long-term neighborhood appeal.	Short-Term	Governance/ Administration, Plan/Study, Program	Property Owners, Nonprofit Organizations, General Public, Other Governments
H-N-3.2	Encourage infill housing development with contextual design.			
H-N-3.2.1	Support infill housing that fits the scale and design of existing neighborhoods.	Ongoing	Policy	Consultant, Development Community, Property Owners, General Public
H-N-3.2.2	Promote redevelopment of underutilized spaces, including upper-floor housing in Urban Neighborhood and Downtown Mixed-Use areas. Encourage projects that provide more investment, development, and revitalization in areas and in structures that might otherwise remain vacant or underused.	Short-Term	Policy	Development Community, Property Owners
H-N-3.2.3	Facilitate the redevelopment of vacant and underused commercial and industrial properties through strategic programs.	Mid-Term	Program	Development Community, Property Owners, Other Governments

ECONOMY & DOWNTOWN

GOAL I

Strengthen and diversify the local economy.

		Time Frame	Type	Partners & Collaborators
E-D-1.1	Explore strategies to support industrial growth and development.			
E-D-1.1.1	Update zoning regulations to ensure industrial areas are compatible with surrounding land uses while minimizing potential impacts such as noise, traffic, pollution, and infrastructure damage.	Ongoing	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.	Mid-Term	Plan/Study	Consultant, Development Community
E-D-1.1.3	Invest in infrastructure improvements such as transportation networks, utilities, and technology to support industrial development without negatively impacting infrastructure quality and availability for nearby residents.	Mid-Term/Long-Term	Investment	Consultant, Development Community, Other Governments
E-D-1.1.4	Collaborate with educational institutions and industry partners to develop training programs that build a skilled workforce tailored to local industry needs.	Mid-Term	Collaboration	Nonprofit 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.	Short-Term/Long-Term	Collaboration	Development Community, Nonprofit Organizations, Other Governments
E-D-1.2	Explore strategies to improve and revitalize the City's commercial districts.			
E-D-1.2.1	Define districts within areas of high commercial activity to guide investment, infrastructure improvements, marketing, and programming efforts.	Mid-Term	Program	Development Community, Property Owners, General Public
E-D-1.2.2	Upgrade infrastructure in commercial districts, including street and sidewalk improvements, lighting, and utility upgrades, to create a more inviting and accessible business environment.	Short-Term/Long-Term	Investment	Consultant, Development Community, Other Governments

ECONOMY & DOWNTOWN

GOAL I

CONTINUED

Strengthen and diversify the local economy.

		Time Frame	Type	Partners & Collaborators
E-D-1.2.3	Utilize creative financing tools, such as Tax Increment Financing (TIF) and Business Improvement Districts (BIDs), to fund infrastructure improvements, beautification projects, and promotional efforts in commercial districts.	Ongoing	Governance/ Administration, Policy, Collaboration	Development Community, Property Owners, General Public
E-D-1.2.4	Provide resources and assistance programs for property owners to improve building storefronts, enhancing the visual appeal of commercial areas.	Ongoing	Policy, Program	Development Community, Property Owners, Nonprofit Organizations, General Public
E-D-1.3	Identify programs and strategies to attract new businesses and support the growth of existing ones.			
E-D-1.3.1	Partner with business associations and private sector groups to create a business retention and expansion program with networking opportunities, marketing support, capacity-building, and access to financial resources.	Short-Term	Program	Development Community, Nonprofit Organizations, General Public
E-D-1.3.2	Partner with local and regional educational institutions to develop business incubators, providing entrepreneurs and small businesses with resources, mentorship, and workspace to drive innovation and business growth.	Mid-Term	Collaboration, Program	Nonprofit Organizations, General Public, Other Governments
E-D-1.3.3	Conduct detailed market and retail analyses to identify trends, customer preferences, and service gaps. Use this information to help businesses adjust their strategies to meet changing demands and remain competitive.	Ongoing	Plan/Study, Policy	Consultant, Nonprofit 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.	Short-Term	Program	Development Community, Nonprofit Organizations, General Public, Other Governments
E-D-1.3.5	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.	Ongoing	Program, Investment	Consultant, Development Community, General Public

ECONOMY & DOWNTOWN

GOAL 2

Maintain and strengthen the City’s position as a tourist destination.

		Time Frame	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.	Short-Term/Long-Term	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.	Short-Term	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.	Short-Term	Program	General Public, Other Governments
E-D-2.1.4	Encourage visitors to document and share their experiences at Chickasha events and landmarks by installing public art, signage, and other features designed for photo opportunities.	Short-Term	Program	General Public, Consultant, Property Owners, Nonprofit Organizations
E-D-2.2	Improve existing amenities to accommodate both residents and visitors.			
E-D-2.2.1	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.	Long-Term	Plan/Study, Governance/ Administration	Development Community, Property Owners, Nonprofit Organizations, Other Governments
E-D-2.2.2	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.	Short-Term/Mid-Term	Investment	Consultant, Nonprofit Organizations
E-D-2.2.3	Explore funding opportunities (hotel tax, gas tax, etc.) and public private partnerships to regularly clean and maintain amenities, particularly before and after community events.	Ongoing	Governance, Administration, Policy, Collaboration	General Public, Nonprofit Organizations

ECONOMY & DOWNTOWN

GOAL 3

Continue to promote and invest in Downtown Chickasha as the center of commercial activity, social interaction, and cultural expression.

		Time Frame	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	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.	Ongoing	Collaboration, Program	General Public, Nonprofit Organizations
E-D-3.1.2	Maintain a shared calendar of Downtown events on the City and Chamber of Commerce websites to increase public awareness and participation.	Short-Term	Governance/ Administration	Nonprofit Organizations, General Public
E-D-3.1.3	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.	Short-Term	Program, Collaboration	General Public, Nonprofit Organizations
E-D-3.2	Improve Downtown’s streetscape to enhance walkability and accessibility.			
E-D-3.2.1	Partner with Downtown businesses to enhance the streetscape with outdoor dining, landscaping, signage, public art, bike lanes, and street trees.	Mid-Term/Long-Term	Investment	Consultant, Development Community, Property Owners, General Public
E-D-3.2.2	Use crime-prevention design features like good lighting, clear sight lines, and active spaces to make Downtown feel safe, even after dark.	Mid-Term	Investment, Policy	Consultant, Development Community, Property Owners, General Public
E-D-3.2.3	Improve pedestrian safety by adding well-marked crosswalks, updated traffic signals, and stop signs at key intersections.	Mid-Term	Investment	Other Governments, General Public
E-D-3.2.4	Expand and enhance small urban parks, plazas, and outdoor gathering areas to create more spaces for people to socialize and enjoy Downtown.	Mid-Term	Investment	Consultant, Development Community, Property Owners, Nonprofit Organizations, General Public
E-D-3.2.5	Encourage off-street parking behind buildings or in nearby lots by installing wayfinding signs and improving the safety and appearance of parking areas.	Short-Term/Mid-Term	Investment	Consultant, Property Owners, General Public

ECONOMY & DOWNTOWN

GOAL 3

CONTINUED

Continue to promote and invest in Downtown Chickasha as the center of commercial activity, social interaction, and cultural expression.

		Time Frame	Type	Partners & Collaborators
E-D-3.3	Support the preservation and revitalization of Downtown’s historic character.			
E-D-3.3.1	Consider overlay districts for the downtown area to establish zoning and building guidelines that preserve its architectural character and cultural heritage while supporting compatible development.	Short-Term/Mid-Term	Program, Code Amendment	Other Governments, General Public, Property Owners, Nonprofit Organizations
E-D-3.3.2	Create comprehensive guidelines on historic renovation techniques and period-appropriate architectural styles to help property owners make informed decisions that maintain the historic character of Downtown.	Short-Term/Mid-Term	Policy, Program	Development Community, Property Owners, General Public, Other Governments
E-D-3.3.3	Support property owners and tenants in renovating Downtown buildings by offering resources and guidance on maintenance and restoration, ensuring long-term safety, structural stability, and business success.	Mid-Term	Policy, Program	Development Community, Property Owners, General Public

PARKS & RECREATION

GOAL 1

Develop and maintain a well-connected system of parks, trails, and recreational facilities.

		Time Frame	Type	Partners & Collaborators
P-R-1.1	Expand and maintain parks, open spaces, and recreational facilities to meet community needs.			
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.	Short-Term/Mid-Term	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.	Long-Term	Investment	Consultant, Other Governments, Property Owners
P-R-1.1.3	Provide parks and recreation facilities designed for a variety of uses, such as multi-use parks with walking trails, playgrounds, shaded picnic areas, and energy-efficient lighting, as outlined by the National Recreation and Parks Association (NRPA).	Long-Term	Investment, Policy	Development Community, General Public, Other Governments
P-R-1.1.4	Use parks and recreation level of service (LOS) standards to guide facility planning and ensure sufficient recreational opportunities for current and future residents, considering underutilized properties such as gas line trails, the Riverbend Golf Course, and the property behind Walmart for new parks and recreation spaces.	Long-Term	Governance/ Administration, Plan/Study	Consultant, Property Owners, General Public
P-R-1.1.5	Protect Works Progress Administration (WPA) structures in parks through efforts to maintain their cultural and architectural significance.		Policy, Program	Consultant, Nonprofit Organizations, Other Governments
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.	Short-Term/Mid-Term	Collaboration	Nonprofit 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.	Short-Term	Collaboration	Nonprofit Organizations, General Public, Other Governments

PARKS & RECREATION

GOAL 1 CONTINUED

Develop and maintain a well-connected system of parks, trails, and recreational facilities.

		Time Frame	Type	Partners & Collaborators
P-R-1.2	Improve access to parks, trails, and recreational facilities for all residents.			
P-R-1.2.1	Ensure recreational facilities accommodate people of all ages and abilities, incorporating ADA-compliant design, public restrooms, shaded seating, and a variety of programming options.	Mid-Term/Long-Term	Policy, Investment	Consultant, Nonprofit Organizations, Other Governments
P-R-1.2.2	Improve access to parks and trails by enhancing pedestrian pathways, bike lanes, wayfinding signage, and parking facilities to better connect neighborhoods.	Mid-Term/Long-Term	Investment	Consultant, General Public, Other Governments
P-R-1.2.3	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.	Long-Term	Investment, Plan/Study	Consultant, General Public, Other Governments
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.	Short-Term	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.	Short-Term	Collaboration	Other Governments, Neighboring Communities, Nonprofit 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.	Short-Term/Mid-Term	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.	Short-Term/Long-Term	Policy, Program, Governance/Administration	Nonprofit Organizations, General Public, Other Governments

PARKS & RECREATION

GOAL 2

Create and implement new funding sources needed to maintain the City’s parks and recreation system.

		Time Frame	Type	Partners & Collaborators
P-R-2.1	Assess and plan for long-term funding needs of the City's parks, recreation, and open space system.			
P-R-2.1.1	Evaluate current and projected funding needs to maintain and enhance the parks, recreation, and open space system, ensuring resources are allocated efficiently.	Short-Term	Program, Governance/ Administration	General Public
P-R-2.1.2	Conduct a comprehensive financial assessment of the parks, recreation, and open space system to assess existing funding sources, expenditures, and revenue potential.	Short-Term	Plan/Study	Consultant
P-R-2.1.3	Develop a detailed Parks Maintenance Plan to guide budgeting and upkeep, as recommended in the 2013 Chickasha Parks System Master Plan.	Short-Term	Plan/Study	Consultant, Nonprofit Organizations
P-R-2.1.4	Implement multi-year budgeting practices that account for ongoing maintenance and infrastructure improvement needs.	Mid-Term	Policy, Governance/ Administration	Other Governments, Consultant
P-R-2.2	Enhance transparency and public engagement in parks funding.			
P-R-2.2.1	Provide information about project funding, timelines, and improvements through the Parks & Recreation section of the City website.	Short-Term	Program, Governance/ Administration	General Public
P-R-2.2.2	Establish measurable key performance indicators (KPIs) to track the impact of funding strategies, including revenue generated, completion of improvements, and community satisfaction.	Mid-Term	Governance/ Administration	General Public, Nonprofit Organizations, Other Governments
P-R-2.2.3	Implement a structured financial reporting system to track how funds are allocated and ensure responsible spending.	Short-Term	Governance/ Administration	Consultant, Other Governments
P-R-2.2.4	Engage the community through surveys, public meetings, and town halls to gather input on park priorities and satisfaction, ensuring that funding aligns with public needs.	Ongoing	Collaboration, Plan/ Study	General Public, Nonprofit Organizations

PARKS & RECREATION

GOAL 2 CONTINUED

Create and implement new funding sources needed to maintain the City’s parks and recreation system.

		Time Frame	Type	Partners & Collaborators
P-R-2.3	Research, expand, and diversify funding sources for parks and recreation improvements.			
P-R-2.3.1	Identify and pursue funding from federal, state, private, and local sources—such as grants, partnerships, and sponsorships—that align with the goals of the Comprehensive Plan, the 2013 Chickasha Parks System Master Plan, and the 2016 Chickasha Lake Park Improvements Plan.	Short-Term/Mid-Term	Governance/ Administration, Policy, Collaboration	Other Governments, Nonprofit Organizations, General Public
P-R-2.3.2	Position parks and recreation as an economic development driver by exploring dedicated funding mechanisms, such as targeted fees or revenue streams, to support long-term parks and recreation improvements.	Short-Term	Policy	General Public
P-R-2.3.4	Explore opportunities for corporate sponsorships and facility naming rights, allowing businesses to contribute to parks and recreational amenities in a mutually beneficial way.	Short-Term	Collaboration	General Public, Nonprofit Organizations
P-R-2.3.4	Promote a "Friends of the Park" program, encouraging individuals, businesses, and local organizations to contribute through donations or volunteer efforts.	Short-Term	Program, Collaboration	Nonprofit Organizations, General Public
P-R-2.4	Continuously monitor and adapt funding strategies to ensure long-term stability of the parks and recreation system.			
P-R-2.4.1	Regularly assess the effectiveness of funding strategies and make adjustments based on financial performance and evolving needs.	Ongoing	Governance/ Administration	Consultant, Other Governments
P-R-2.4.2	Compare the City's financial practices with other similar municipalities to learn from best practices and identify areas for improvement.	Short-Term	Governance/ Administration, Collaboration	Neighboring Communities, Other Governments
P-R-2.4.3	Use data-driven analysis and community feedback to refine funding strategies and ensure parks, recreation, and open spaces remain well-maintained and accessible to all residents.	Ongoing	Governance/ Administration	Consultant, Other Governments, General Public

COMMUNITY CHARACTER & QUALITY OF LIFE

GOAL 1

Strengthen and maintain an appealing and well-kept community image.

		Time Frame	Type	Partners & Collaborators
CC-QOL-1.1	Develop a comprehensive community identity and promotion strategy.			
CC-QOL-1.1.1	Engage community members, local businesses, and cultural organizations to gather input on Chickasha's identity and strengths.	Ongoing	Collaboration, Plan/Study	General Public, Nonprofit Organizations, Other Governments
CC-QOL-1.1.2	Collaborate with marketing professionals or the USAO arts department to develop a brand guide for Chickasha's website, promotional materials, signage, and wayfinding.	Short-Term	Collaboration	Consultant, Nonprofit Organizations, General Public
CC-QOL-1.1.3	Work with the Chickasha Chamber of Commerce, Economic Development Council, and local businesses to expand Chickasha's marketing efforts and improve visibility.	Short-Term	Collaboration	Nonprofit Organizations, Development Community, General Public
CC-QOL-1.1.4	Develop a comprehensive wayfinding signage program based on the established community brand to help residents and visitors navigate to key destinations and public spaces.	Short-Term	Program, Investment, Collaboration	Consultant, Property Owners, Development Community, Nonprofit Organizations, General Public
CC-QOL-1.2	Enhance the City's gateways and entrances to create a welcoming and visually appealing first impression.			
CC-QOL-1.2.1	Launch a community engagement initiative to gather input from residents to shape the design and message of community gateways.	Mid-Term	Collaboration, Plan/Study	Consultant, Development Community, Nonprofit Organizations, General Public, Other Governments
CC-QOL-1.2.2	Enhance entrance points and gateways by adding native landscaping, decorative signage, architectural enhancements, and lighting improvements based on community engagement results.	Short-Term	Investment	Other Governments, Consultant
CC-QOL-1.2.3	Establish maintenance programs to keep gateways and entrance areas visually appealing year-round.	Short-Term	Policy, Governance/ Administration	Nonprofit Organizations, General Public, Other Governments

COMMUNITY CHARACTER & QUALITY OF LIFE

GOAL 2

Preserve and highlight Chickasha’s local character by maintaining historic buildings, landmarks, and cultural assets.

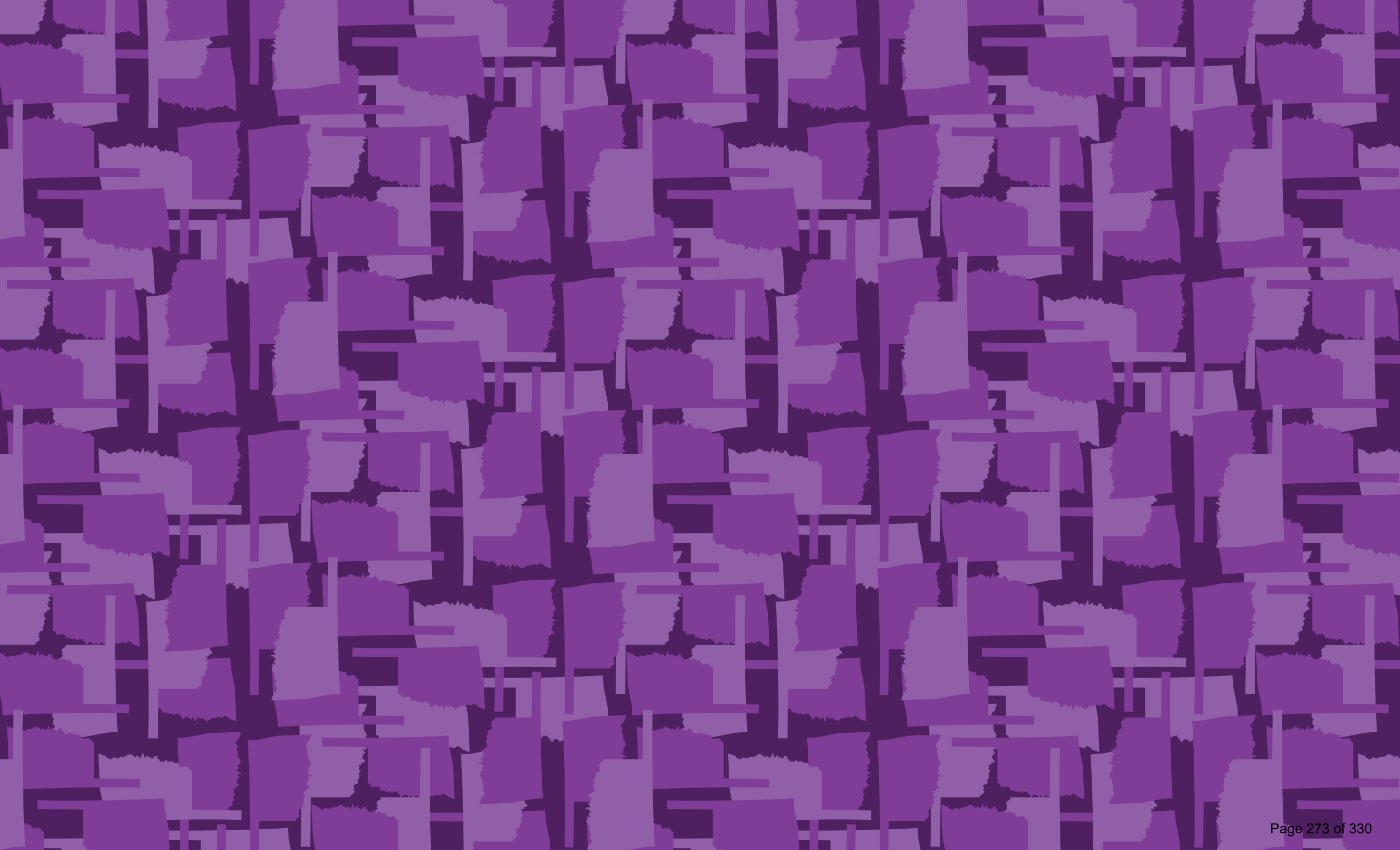
		Time Frame	Type	Partners & Collaborators
CC-QOL-2.1	Support the restoration and adaptive reuse of historic buildings.			
CC-QOL-2.1.1	Provide support and resources to property owners and tenants renovating historic buildings to meet code requirements while preserving their historic character.	Short-Term/Mid-Term	Program, Investment, Policy	Property Owners, Development Community, General Public
CC-QOL-2.1.2	Develop a design guidebook with best practices for restoring and renovating buildings while maintaining architectural character.	Mid-Term/Long-Term	Code Amendment, Policy	Consultant, Property Owners, Development Community
CC-QOL-2.2	Increase public awareness of historic and cultural landmarks.			
CC-QOL-2.2.1	Collaborate with local arts and history organizations to install public art and signage highlighting significant landmarks.	Short-Term/Long-Term	Investment, Collaboration	Nonprofit Organizations, General Public
CC-QOL-2.2.2	Install uniform signage at historic sites providing historical context and background.	Mid-Term/Long-Term	Investment	Consultant, Property Owners, Nonprofit Organizations
CC-QOL-2.2.3	Install wayfinding signs to direct residents and visitors to historic locations.	Ongoing	Investment	Consultant, Property Owners, Nonprofit Organizations
CC-QOL-2.3	Celebrate Chickasha’s history through events and community engagement.			
CC-QOL-2.3.1	Partner with local historians, schools, and libraries to host educational programs, tours, and storytelling events about Chickasha’s history.	Short-Term	Collaboration, Program	Nonprofit Organizations, General Public
CC-QOL-2.3.2	Partner with the Chickasaw Nation and other local cultural groups to organize heritage events, craft demonstrations, and traditional cooking classes.	Short-Term/Long-Term	Collaboration, Program	Other Governments, Nonprofit Organizations
CC-QOL-2.3.3	Establish a committee to coordinate events that celebrate Chickasha’s unique history, traditions, and community identity.	Mid-Term	Collaboration, Program	Nonprofit Organizations, General Public

COMMUNITY CHARACTER & QUALITY OF LIFE

GOAL 3

Expand and improve the City’s inventory of both private and public support services to enhance quality of life.

		Time Frame	Type	Partners & Collaborators
CC-QOL-3.1	Strengthen lifelong learning and workforce training opportunities.			
CC-QOL-3.1.1	Partner with educational institutions and community organizations to expand affordable learning opportunities for all residents.	Mid-Term	Collaboration, Program	Nonprofit Organizations
CC-QOL-3.1.2	Explore transportation solutions that ensure residents can access education and workforce training centers.	Mid-Term	Investment, Program	Consultant, General Public, Nonprofit Organizations
CC-QOL-3.1.3	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.	Mid-Term	Collaboration, Program	General Public, Nonprofit Organizations
CC-QOL-3.2	Promote community health and wellness.			
CC-QOL-3.2.1	Collaborate with nonprofit organizations, local businesses, healthcare providers, and other entities to expand access to health and wellness programs.	Short-Term	Collaboration, Program	Other Governments, Nonprofit Organizations, General Public, Development Community
CC-QOL-3.2.2	Support community groups in hosting health-focused activities such as fun runs, resource fairs, mobile clinics, and mental health classes.	Mid-Term/Long-Term	Collaboration, Program, Investment	General Public, Nonprofit Organizations
CC-QOL-3.2.3	Improve food security and access to healthy options strengthening farmers markets, community gardens, and food bank partnerships.	Ongoing	Collaboration, Program	General Public, Nonprofit Organizations
CC-QOL-3.2.4	Increase healthcare access by partnering with providers, hosting mobile healthcare services, and offering resources for health providers to open locations in Chickasha.	Mid-Term	Collaboration, Program	General Public, Nonprofit Organizations



II. APPENDIX

POTENTIAL FUNDING SOURCES BY FOCUS AREA

The following section outlines potential funding sources available as of 2024, organized by primary focus area. These include federal and state grants, partnerships, loans, and local financing mechanisms that can support community development initiatives. While sources are categorized by their primary focus, many funding programs are flexible and can support multiple types of projects. When planning initiatives, consider opportunities across all categories, as projects can often be adjusted to meet requirements of various funding sources.

Oklahoma State & Local Government Funding

Oklahoma Department of Commerce (ODOC) Programs

- **Rural Economic Action Plan (REAP)** – Specifically designed for communities under 50,000 population. Provides grants for infrastructure improvements, including water/wastewater projects, street improvements, and emergency services equipment.
- **Community Development Block Grant - Economic Development Infrastructure Financing (CDBG–EDIF)** – Available to rural communities for infrastructure improvements that support job creation.
- **Small Cities CDBG Program** – For communities under 50,000 population, can fund various community development activities.

Oklahoma Department of Transportation (ODOT)

- **County Improvements for Roads and Bridges (CIRB)** – Provides funding for road and bridge projects on county roads.
- **Transportation Alternatives Program (TAP)** – Funds smaller-scale transportation projects like pedestrian and bicycle facilities, particularly suitable for cities Chickasha's size.

Oklahoma Water Resources Board (OWRB)

- **Emergency Grant Program** – Provides grants up to \$100,000 for communities under 50,000 population facing water/wastewater emergencies.
- **Financial Assistance Program (FAP)** – Low-interest loans for water and wastewater infrastructure, with favorable terms for smaller communities.

Oklahoma Department of Environmental Quality (ODEQ)

- **Small Community Environmental Infrastructure Assistance** – Technical and financial assistance for communities under 50,000.
- **Clean Diesel Grants** – Funding to reduce diesel emissions from municipal vehicles.

Infrastructure & Development

- **Community Development Block Grant (CDBG)** – HUD grants supporting community development activities, infrastructure improvements, affordable housing, and economic development initiatives.
- **Building Resilient Infrastructure and Communities (BRIC)** – FEMA program funding infrastructure resilience, land use planning, and utilities for disaster preparedness.
- **Clean Water State Revolving Fund (CWSRF)** – Low-interest loans for wastewater, pollution control, flood mitigation, and stormwater infrastructure projects.
- **Emergency Management Performance Grants (EMPG)** – FEMA grants supporting emergency management

capabilities and infrastructure resilience planning.

- **Environmental Protection Agency (EPA) Brownfields Grants** – Support for assessing and cleaning up contaminated properties.

USDA Rural Development Programs

- **Water & Waste Disposal Loan & Grant Program** – Provides funding for clean and reliable drinking water systems, sanitary sewage disposal, and storm water drainage in rural areas.
- **Community Facilities Direct Loan & Grant Program** – Funds essential community facilities like public safety buildings, hospitals, and community centers.
- **Rural Business Development Grants** – Supports small business development and job creation in rural areas.

Economic Development Administration (EDA) Grants

- **Public Works Program** – Funds infrastructure development in smaller communities to support economic growth.
- **Economic Adjustment Assistance** – Helps communities recover from economic disruption and implement recovery strategies.

Transportation

- **Transportation Infrastructure Finance and Innovation Act (TIFIA)** – Federal program providing low-interest financing for large-scale surface transportation projects.
- **Surface Transportation Block Grant (STBG)** – Federal Highway Administration funding for various transportation infrastructure projects.
- **Congestion Mitigation and Air Quality Improvement (CMAQ) Program** – Supports transportation projects improving air quality and reducing congestion.
- **Tribal Transportation Program (TTP)** – Funding for transportation facilities on or near Tribal land.
- **PeopleForBikes Community Grant** – Supports bicycle infrastructure and advocacy initiatives.
- **America Walks Community Change Grant** – Funds walkability and pedestrian safety improvements.
- **Safe Streets and Roads for All (SS4A)** – Department of Transportation grant program for initiatives that prevent roadway deaths and serious injuries.
- **RAISE Grants** – Department of Transportation discretionary grants for surface transportation projects.

Federal Transit Administration (FTA) Grants

- **Bus and Bus Facilities Program** – Funds bus purchases, facilities construction/renovation, and related equipment with no specific population requirements.
- **Enhanced Mobility of Seniors & Individuals with Disabilities** – Available to communities of all sizes, this program funds transportation services specifically for elderly and disabled residents.

Housing & Community Development

- **HOME Investment Partnerships Program** – HUD grants for affordable housing development and assistance.
- **Older Adult Home Modification Grant Program (OAHMP)** – Supports home modifications for low-income seniors.
- **Healthy Homes Production (HHP) Block Grant Program** – Addresses housing-related health and safety hazards.
- **Community Placemaking Grant** – \$100,000 grants for public space improvements and programming.
- **AARP Community Challenge** – Quick-action projects for livable communities.
- **Section 108 Loan Guarantee Program** – Provides CDBG recipients with financing for economic development, housing, and infrastructure.

Oklahoma Housing Finance Agency (OHFA) Programs

- **Housing Tax Credits** – Open to communities of all sizes, this program supports affordable housing development and rehabilitation.
- **Home Investment Partnerships Program** – This program supports affordable housing construction, rehabilitation, and rental assistance.
- **Housing Trust Fund** – Focusing on extremely low-income households, Chickasha can apply directly or form consortia with neighboring communities to create housing opportunities for its most vulnerable residents.

Parks, Recreation & Environmental

- **Land and Water Conservation Fund** – Matching grants for outdoor recreation areas and facilities.
- **NPS Rivers, Trails, and Conservation Assistance Program** – Technical assistance for conservation and outdoor recreation.
- **Recreational Trails Program (RTP)** – 80/20 matching grants for trail development and maintenance.
- **The Fruit Tree Planting Foundation Grant Program** – Supports community fruit tree planting initiatives.
- **TSET Healthy Incentive Grant** – Promotes healthy environments and physical activity opportunities.
- **EPA Environmental Education Grants** – These grants support environmental education programs and community awareness initiatives.
- **Urban and Community Forestry Program** – Available to all communities through Oklahoma Forestry Services, this program supports tree planting, urban forest management, and education.
- **Oklahoma Tourism and Recreation Department Grants** – These grants support tourism infrastructure, marketing, and event development.

Arts & Cultural Development

- **National Endowment for the Arts (NEA) Grants** – Supports public art and creative placemaking.
- **T-Mobile Hometown Grants** – Up to \$50,000 for community connection projects in small towns.
- **National Endowment for the Humanities Grants** – Supporting cultural programming, preservation, and education, these grants are available to communities of all sizes.
- **Our Town Grants** – Creative placemaking projects and art-based community development.

Oklahoma Arts Council Grants

- **Community Arts Program** – This program supports arts programming, cultural events, and education
- **Cultural District Development** – Supporting cultural district planning, development, and programming, Chickasha can apply directly, focusing on downtown or historic area development.
- **Public Art Projects** – These grants fund public art installations, murals, and sculptures in communities of all sizes.

Notes:

1. Many grants are flexible and can support multiple focus areas – consider opportunities outside primary categories when planning projects.
2. Some programs require matching funds or have specific eligibility requirements.
3. Funding availability and program details may change annually – verify current information when applying.
4. Consider combining multiple funding sources for larger projects.
5. Local government funds can often be used as matching funds for state and federal grants.
6. Some funding sources may have specific population or geographic requirements – verify eligibility before applying.
7. Many programs require demonstration of community support or formal public engagement process.
8. Chickasha can maximize funding access through regional collaboration with nearby communities, educational partnerships with USAO and technical schools, county-level integration with Grady County, non-profit partnerships with local organizations, and private sector engagement for matching funds.

COMMUNITY ENGAGEMENT SUMMARY

Community Engagement Overview

Community engagement played a vital role in the Onward Chickasha project. Efforts to actively involve residents in meaningful and inclusive ways aimed to foster a sense of ownership, reflect community values, and inspire long-term commitment to the plan's strategies. The key engagement activities included:

- Comprehensive Plan Advisory Committee Meetings
- Online Engagement Platform
- Community Survey
 - Conducted from December 20, 2022, to April 3, 2023
- Visual Preference Survey
 - Held from May 24, 2023, to October 13, 2023
- Public Open Houses
 - Open House #1: February 23, 2023
 - Open House #2: June 29, 2023
 - Open House #3: December 12, 2023
- Meetings with City Staff
- Updates to Planning Commission and City Council
- Focus Group Meetings
- Pop-up Events
- Comp Plan Corner
- City Photo Contest

These initiatives ensured broad participation and helped align the project with the community's vision for the future.

Advisory Committee

The Comprehensive Plan Advisory Committee played a key role in the Onward Chickasha process, bringing together community members with a strong commitment to Chickasha's future. This volunteer group included residents, business owners, employees, and representatives from local organizations, ensuring diverse perspectives were represented.

The Committee guided the planning process by providing insights, sharing expertise, and helping shape priorities to align with Chickasha's needs. Through regular meetings, members reviewed deliverables, evaluated options, and identified solutions for key planning areas. They also supported outreach efforts by sharing information and gathering feedback from the community. These contributions ensured the planning process reflected local priorities and created a lasting impact.



Online Engagement Platform

To make the planning process more accessible, most engagement activities, updates, and meeting materials were hosted on an online platform.

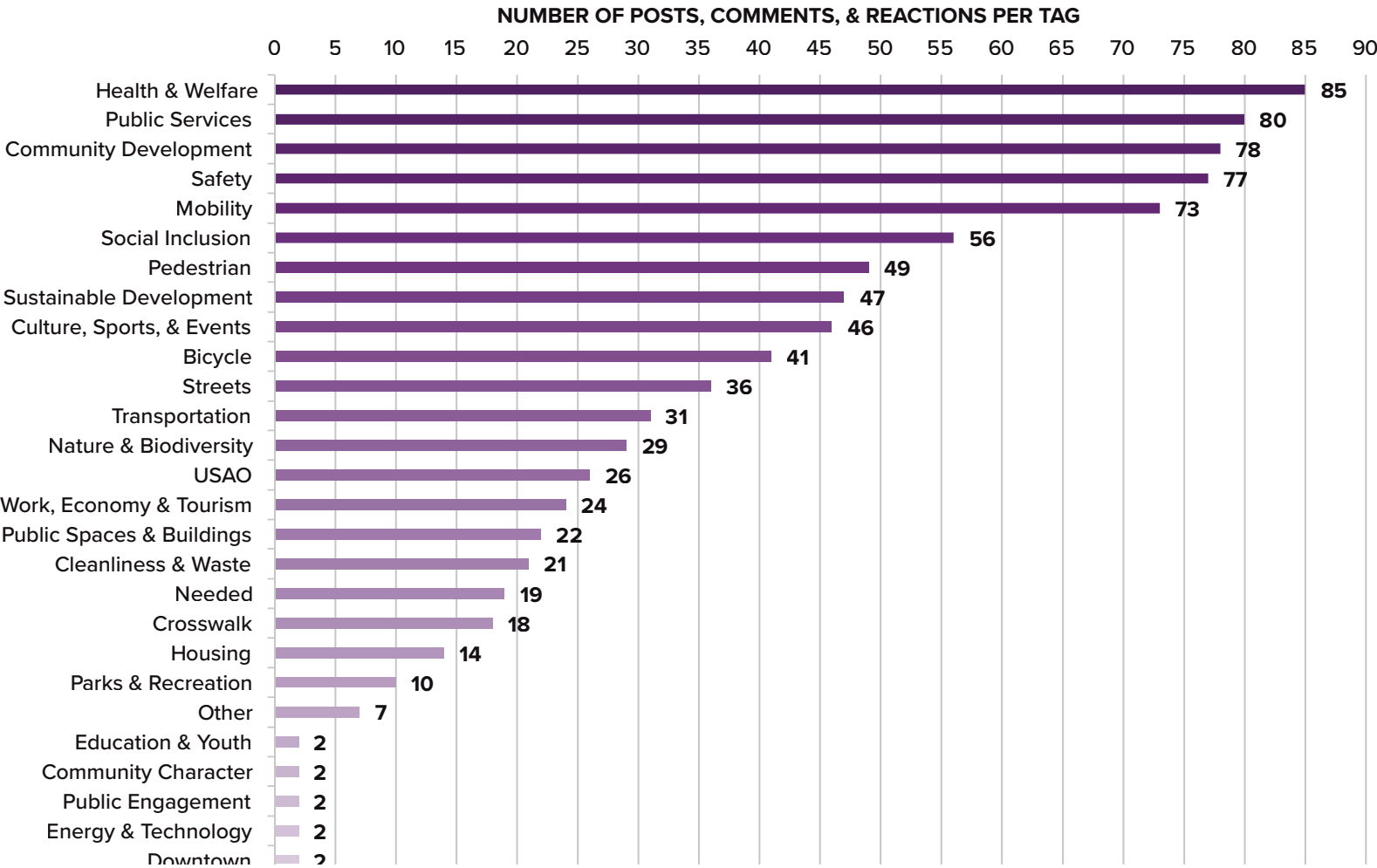
Information was also shared through the City’s social media, local radio, press releases, flyers, and printed materials at City Hall and the Library. However, the Project Team prioritized directing participants to the online platform for convenient, 24/7 access to project details.

By the end of the Onward Chickasha process, the platform achieved:

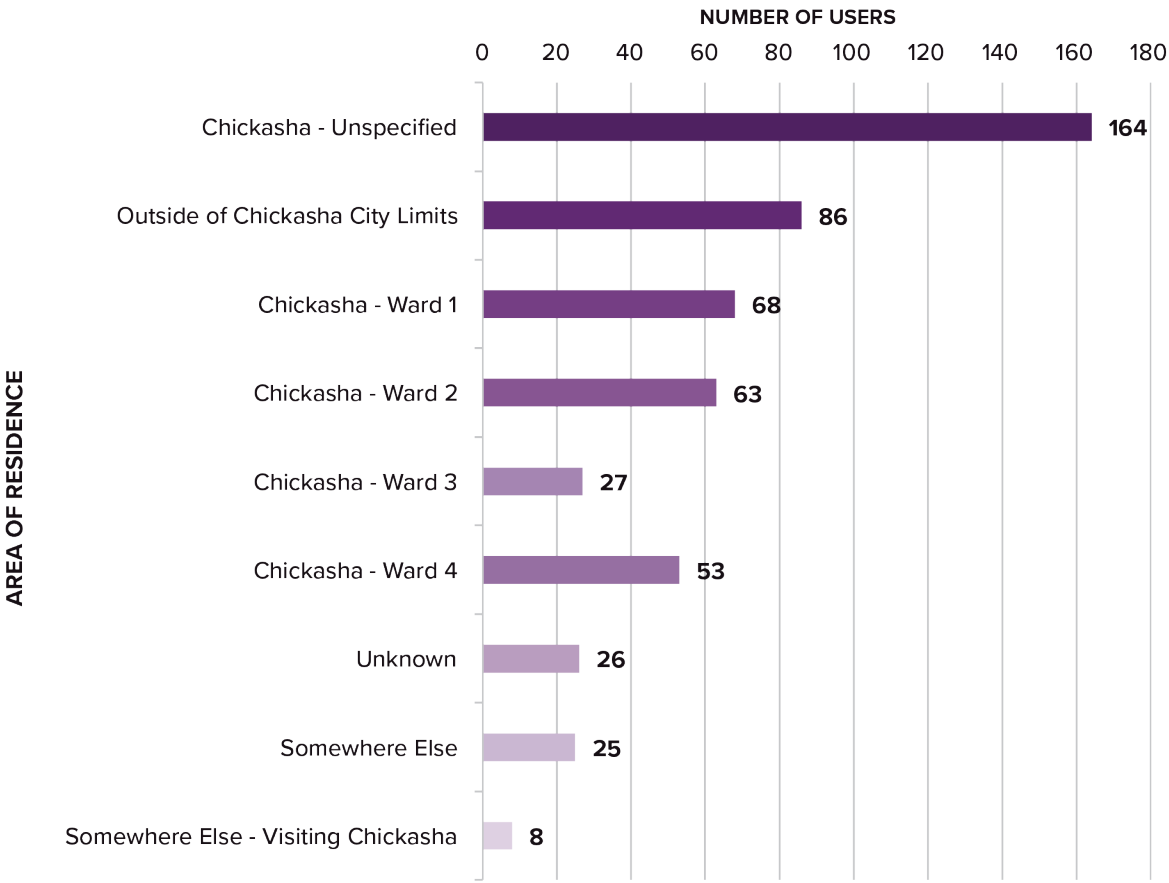
- **520 registered accounts**
- **312 total participants**
- **40 ideas/posts shared**
- **44 comments on ideas/posts**
- **139 reactions to ideas/posts**

The following charts highlight participants' self-identified characteristics and topics. Sharing identifiers was optional to reduce barriers to participation.

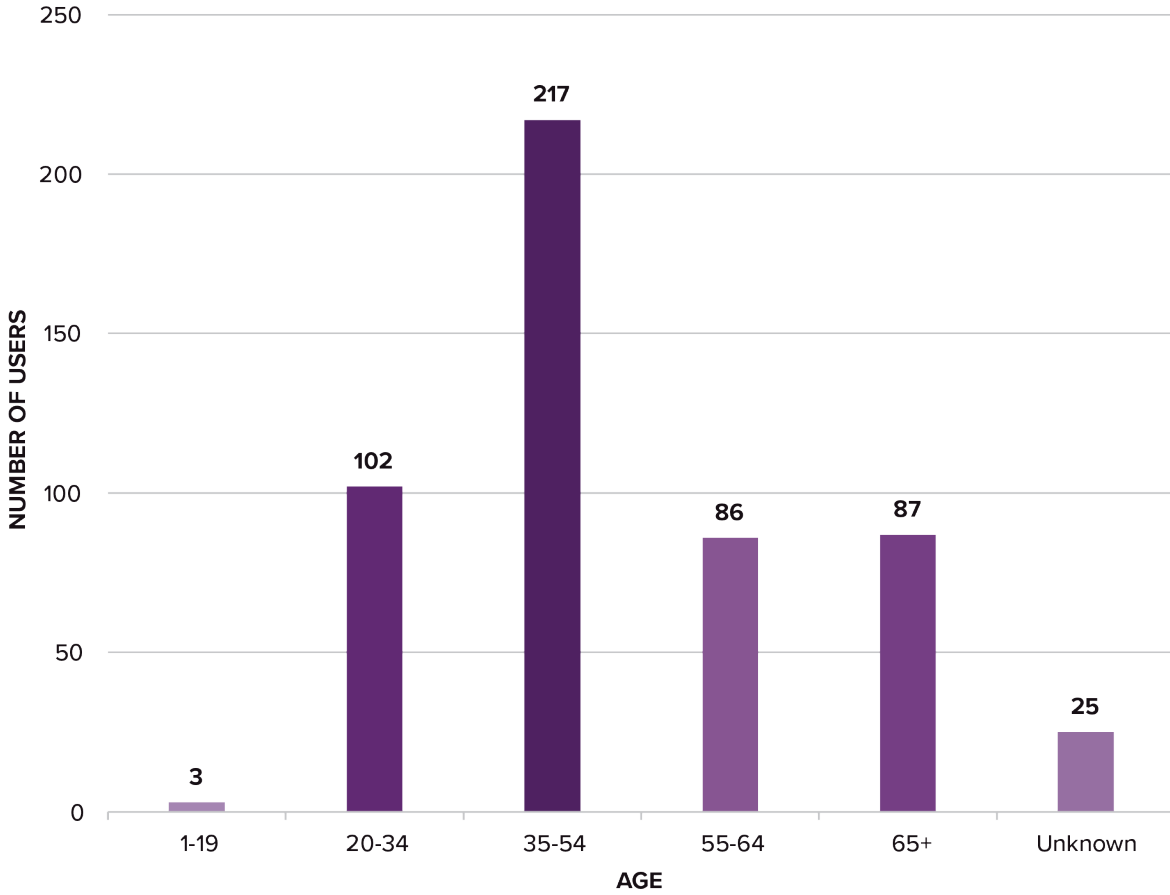
Participation Per Tag



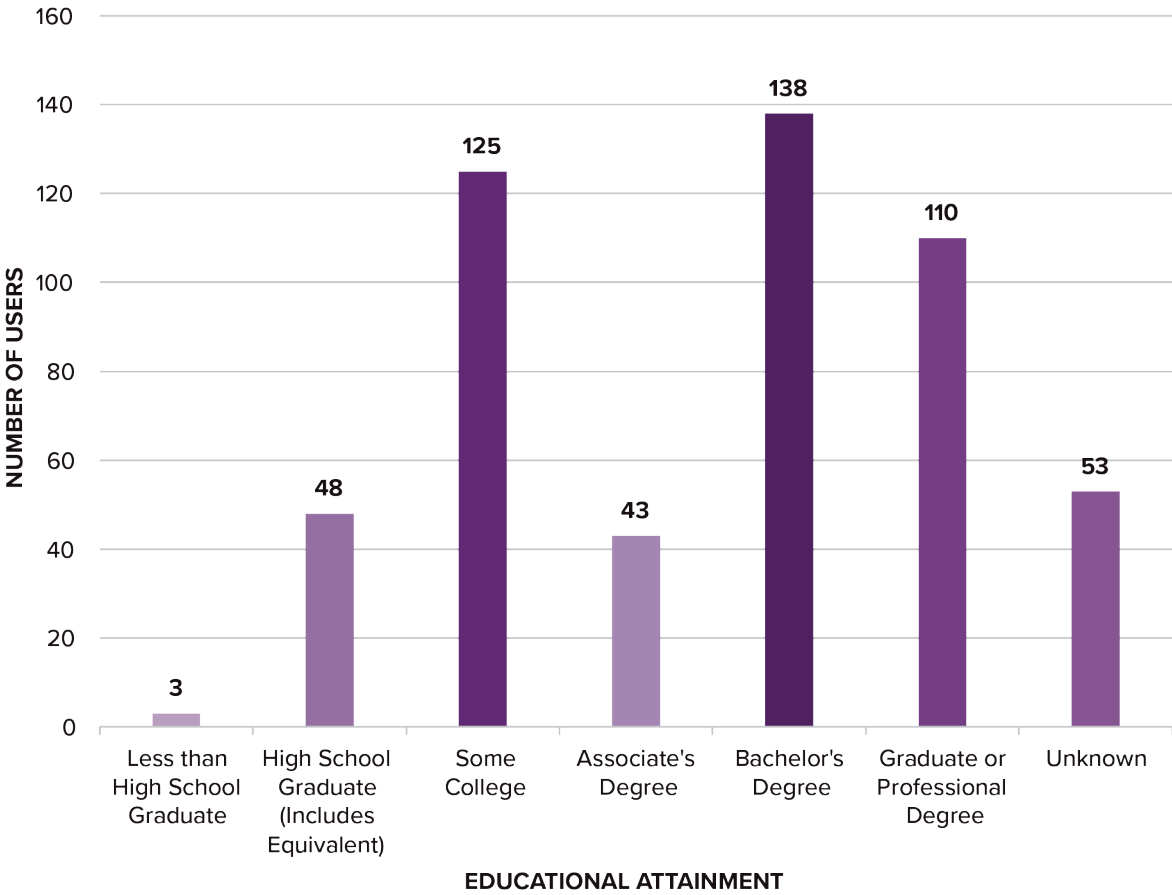
Users by Area of Residence



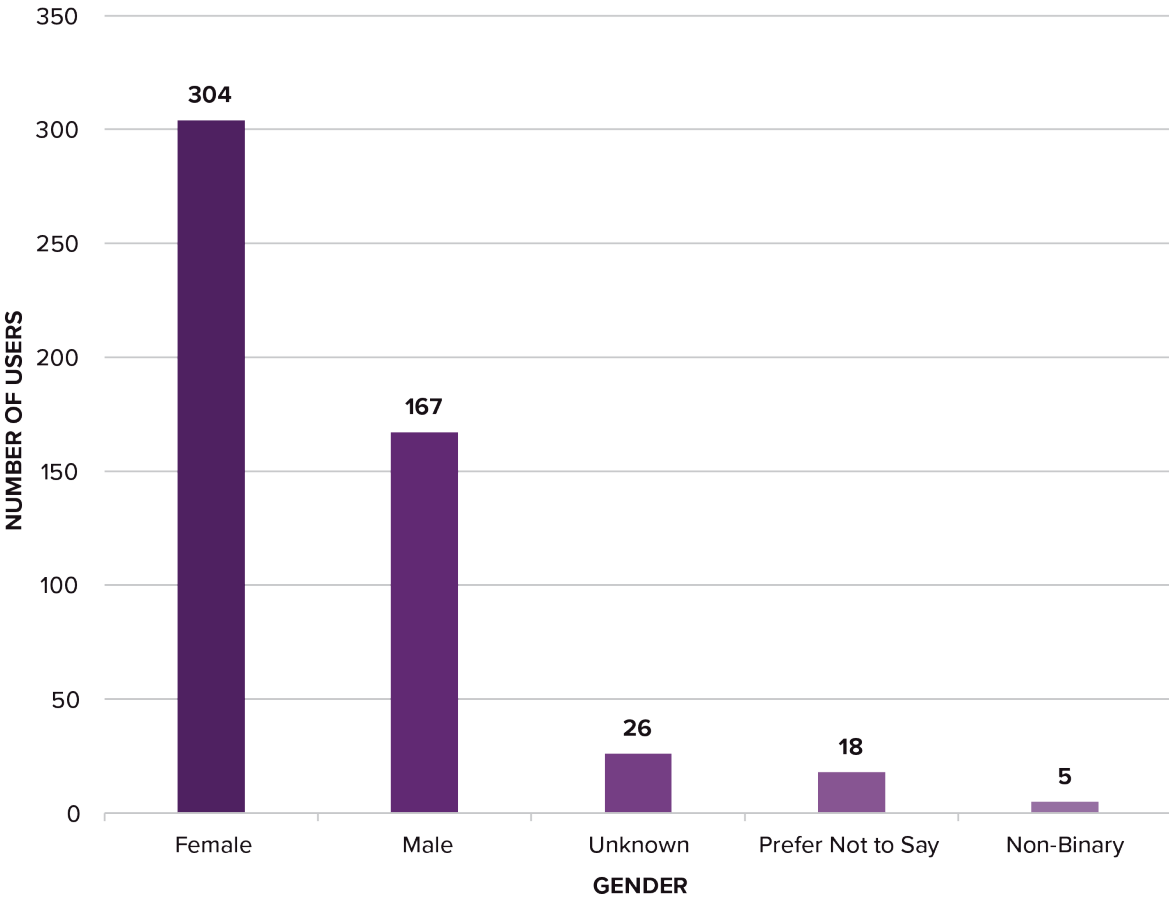
Users by Age



Users by Educational Attainment



Users by Gender



COMMUNITY ENGAGEMENT SUMMARY

Community Survey

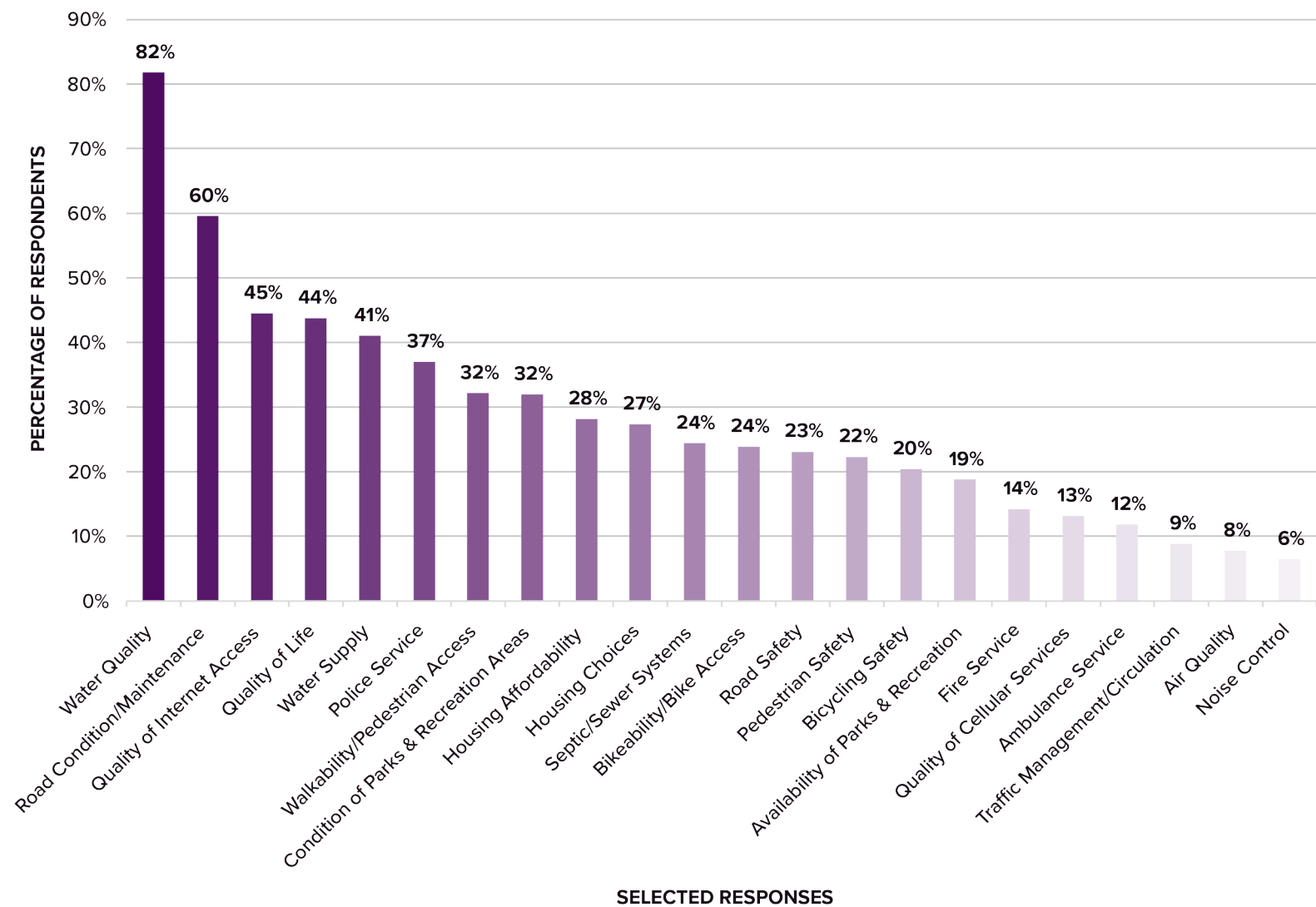
The following charts represent the results of Onward Chickasha’s first community survey, which had **375 total responses** (292 online and 83 paper). We received enough responses to achieve statistical significance, meaning the results can be generalized to the whole population of Chickasha.

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.

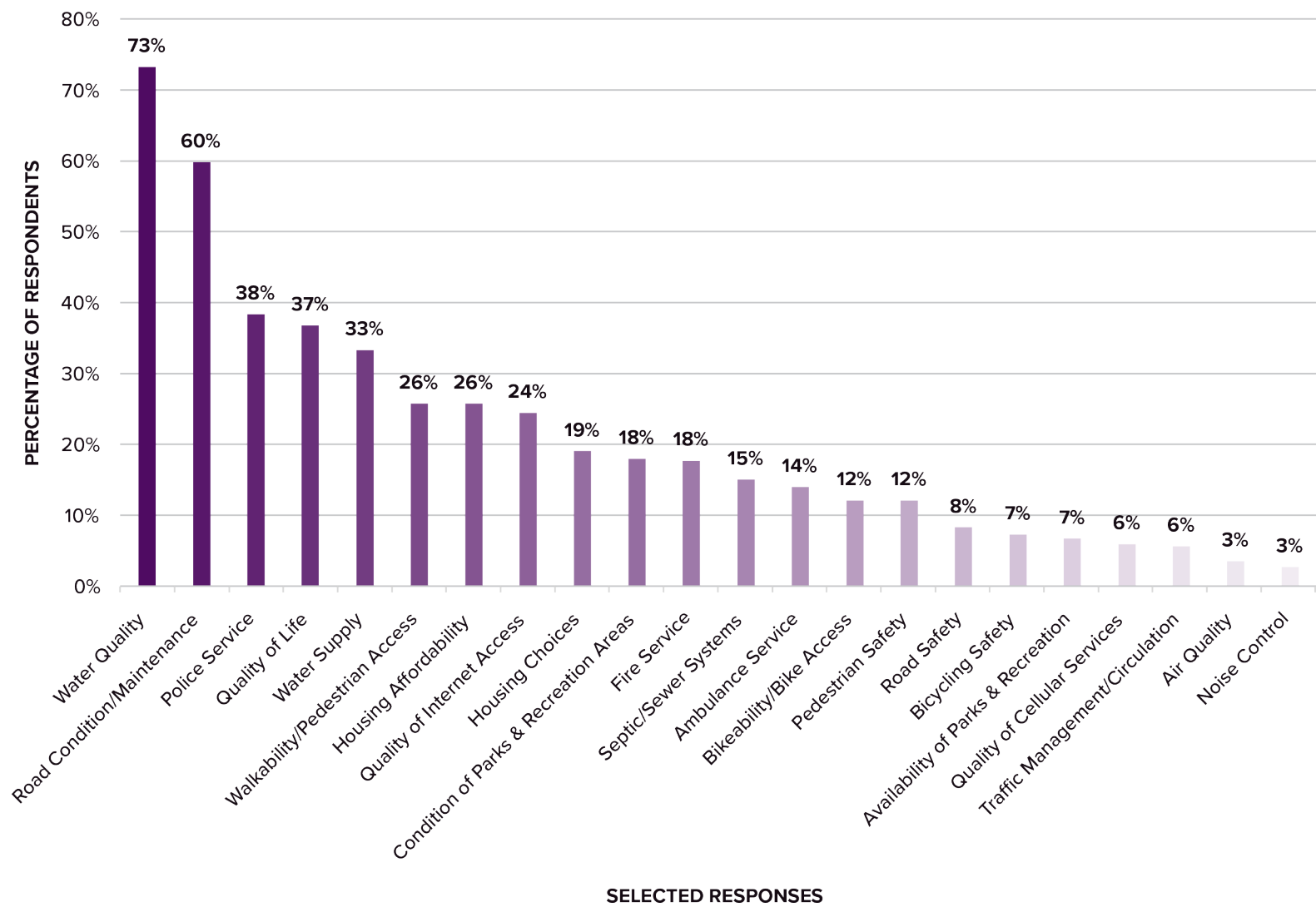
The demographic-centered questions at the end of the Community Survey were only used to help the Project Team understand which groups of people were and were not participating so that adjustments could be made to make the process more accessible.

To maximize accessibility, the Project Team distributed the Community Survey both digitally through the Onward Chickasha engagement platform and as printed surveys placed at City Hall, the public library, senior living centers, and 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.

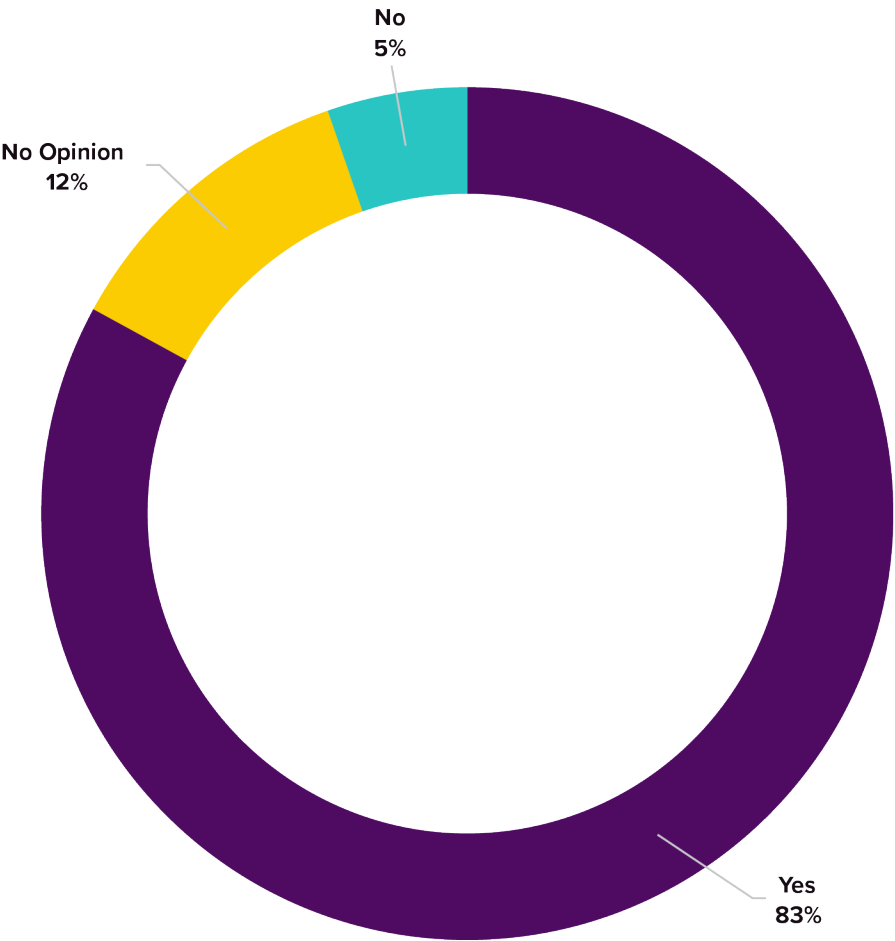
1. Looking into the FUTURE, the City needs to focus more effort on: (Multiple choice; any number of selections possible)



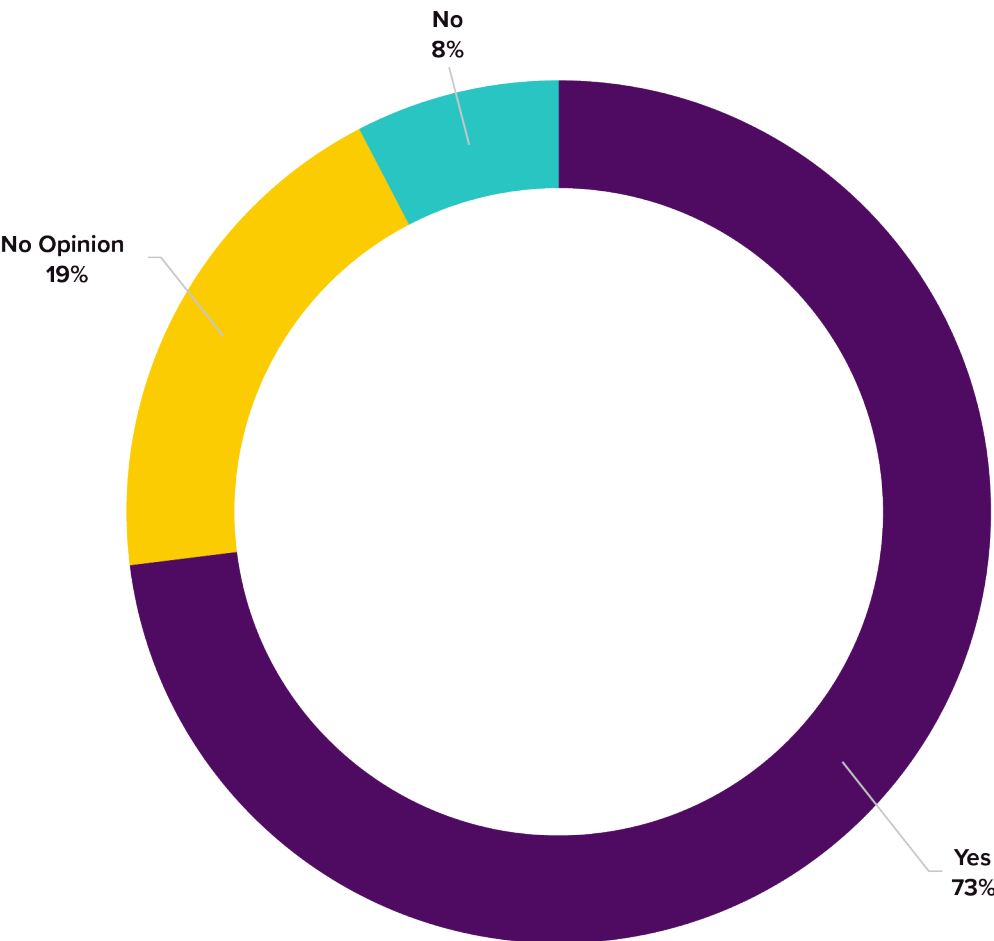
2. What do you feel are the five (5) most important issues? (Multiple choice; any number of selections possible)



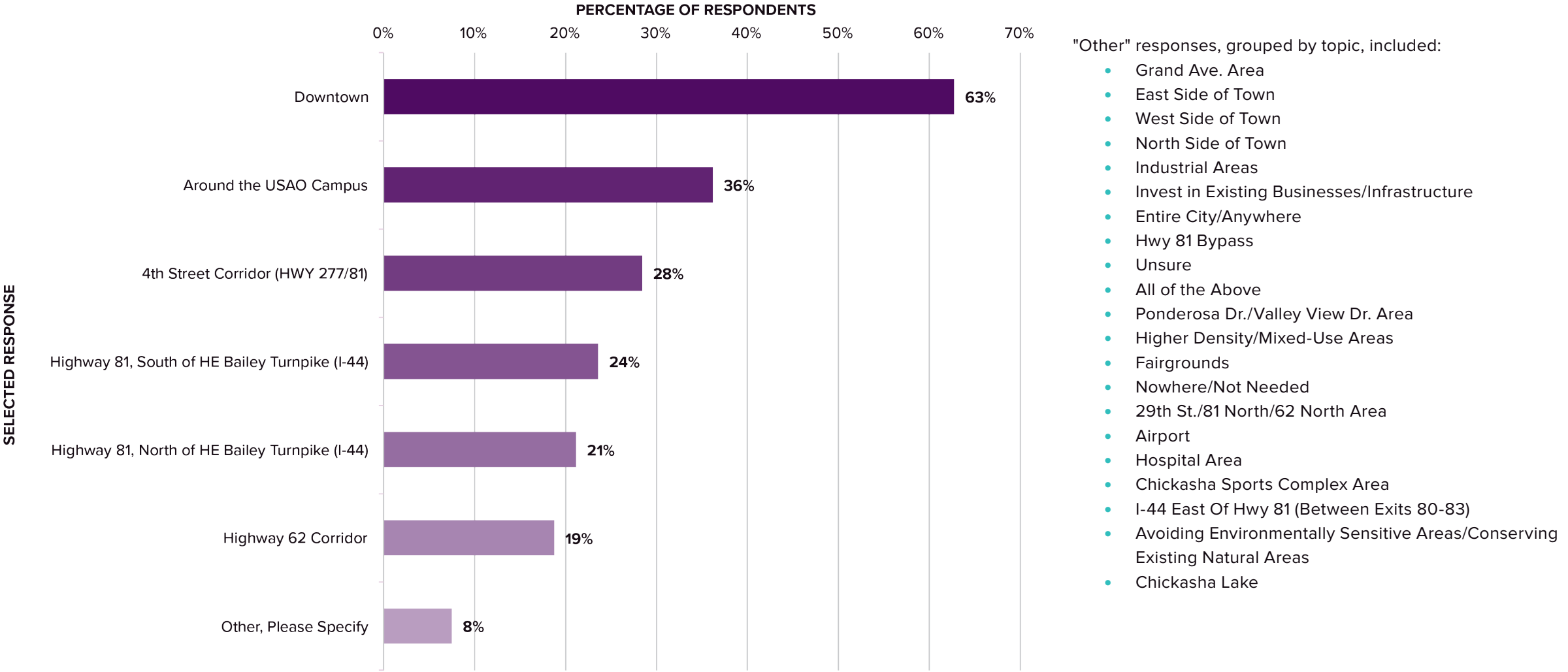
3. Should the City expand opportunities for retail and commercial business? (Multiple choice; one selection possible)



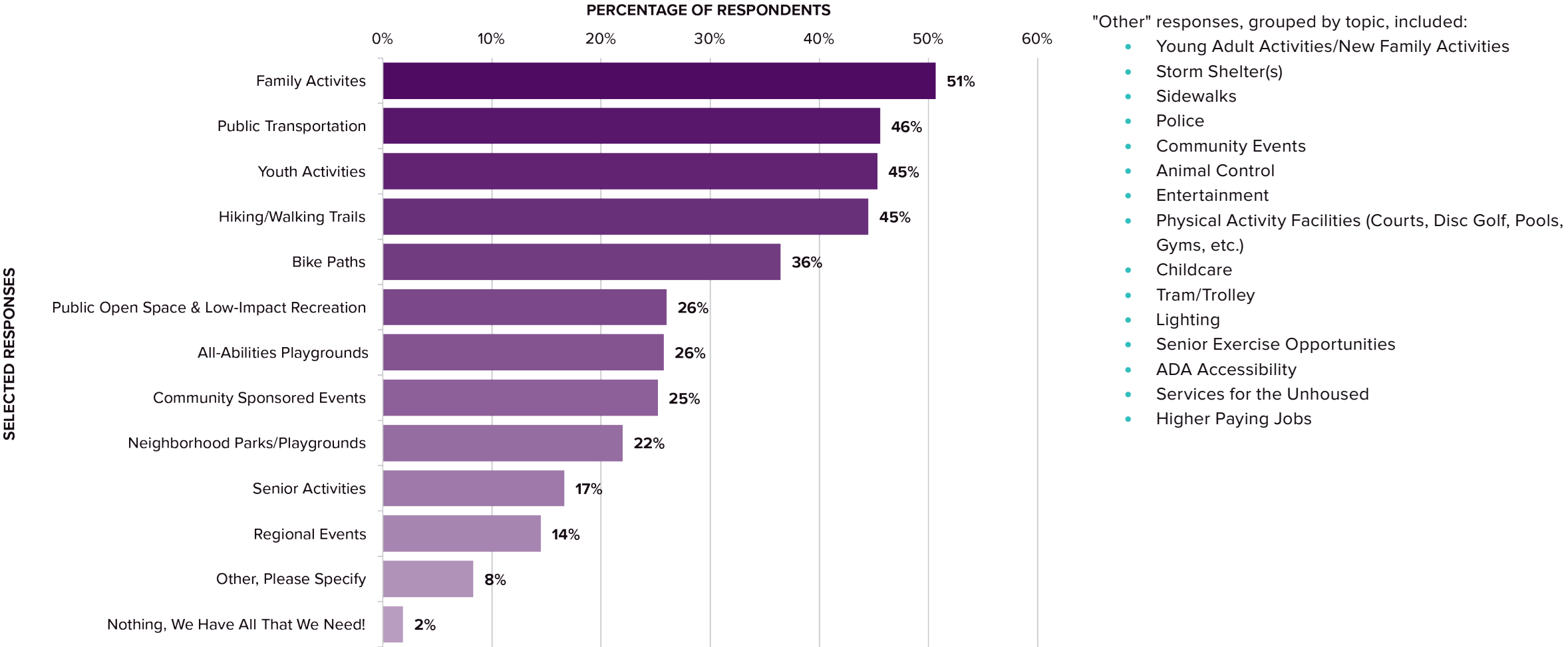
4. Should the City work to preserve natural resources (woodlands, wetlands, wildlife habitat, etc.)? (Multiple choice; one selection possible)



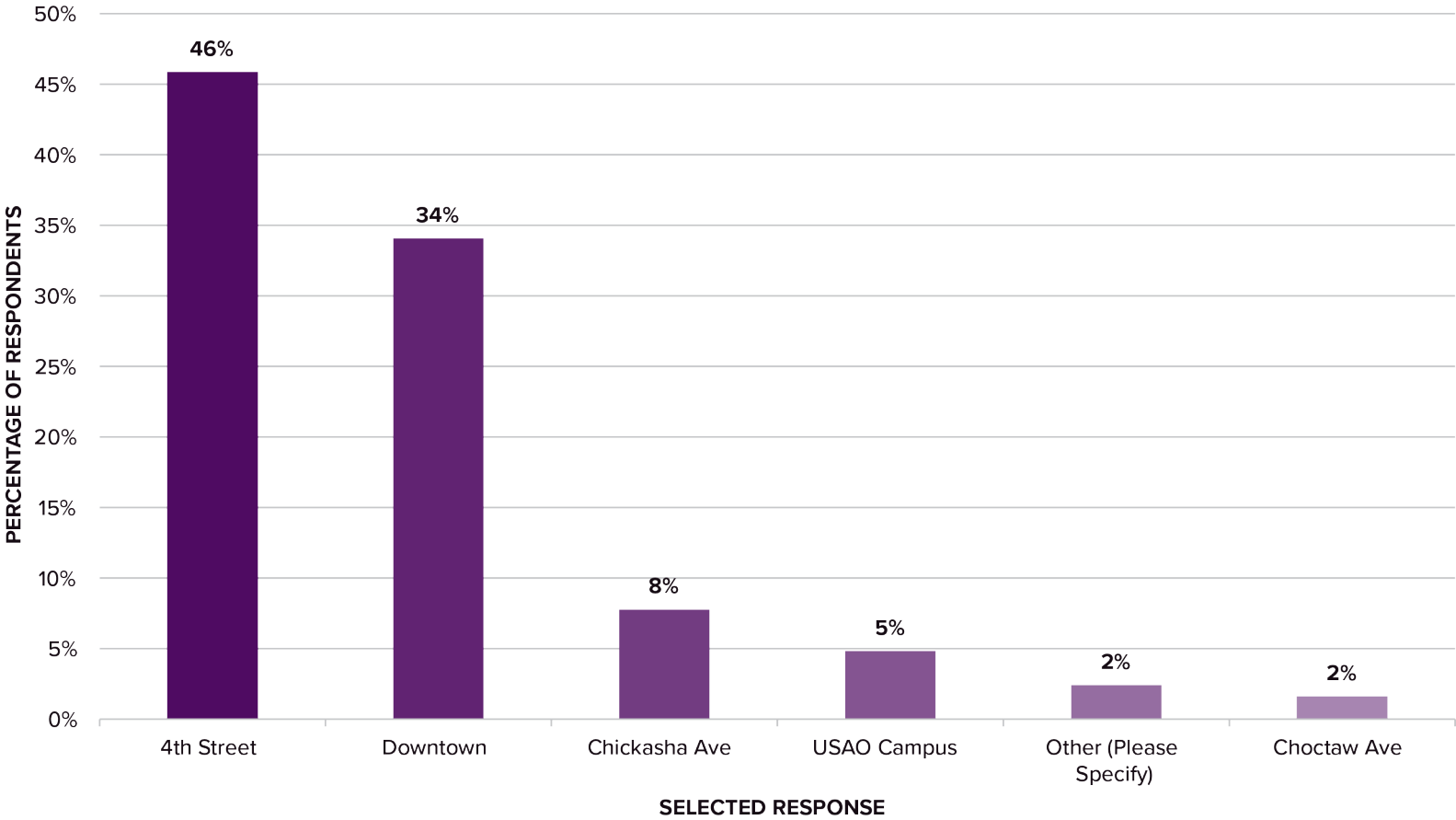
5. Where should the City expand opportunities for retail and commercial business? (Multiple choice; any number of selections possible)



6. Which, if any, of the following does the City need more of?



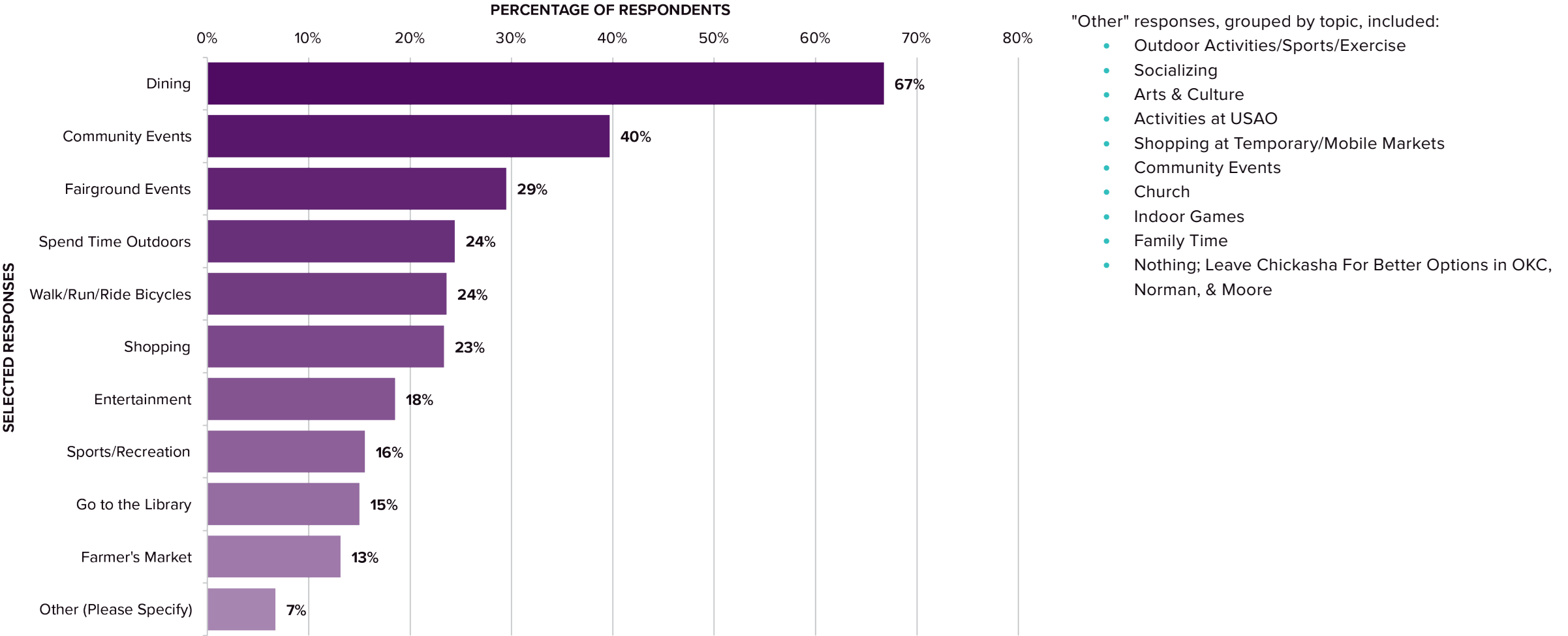
7. What area do you consider to be the core of Chickasha? (Multiple choice; one selection possible)



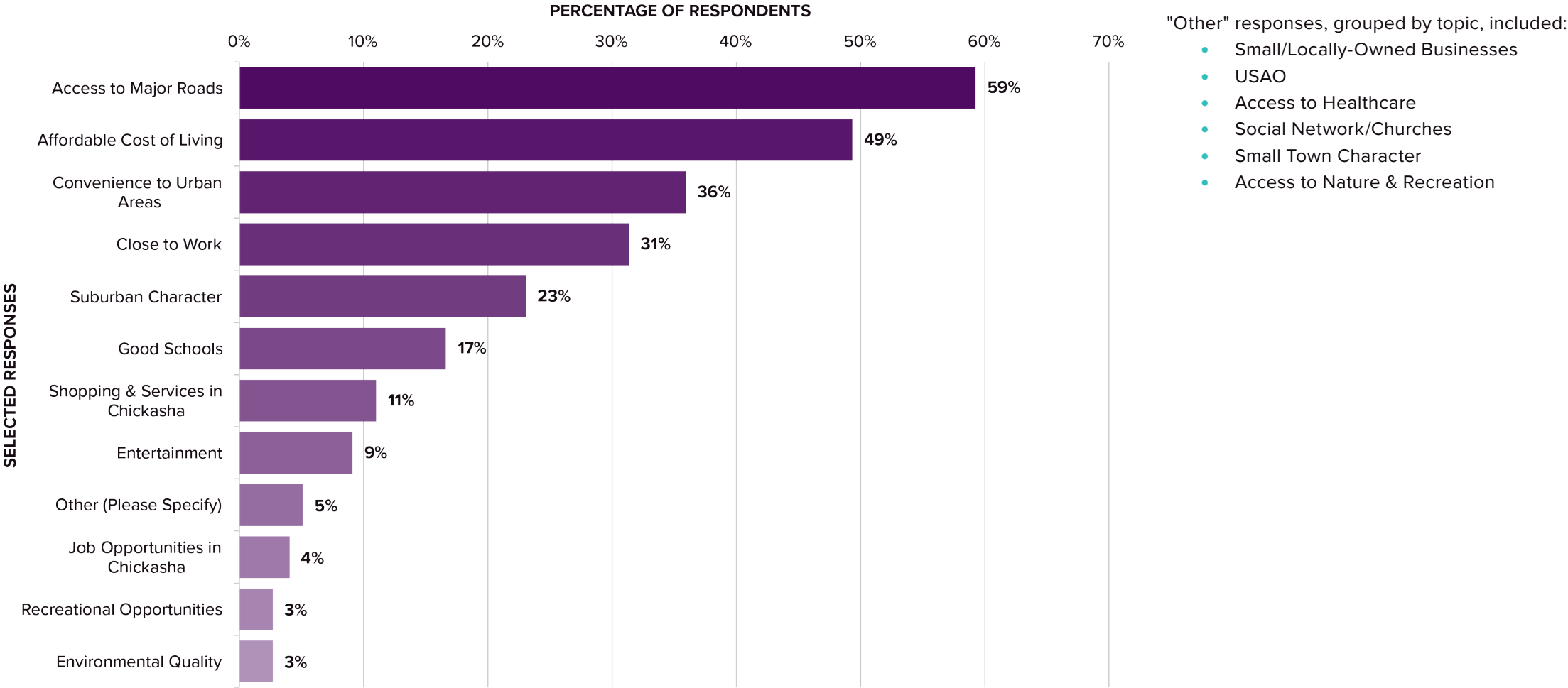
"Other" responses, grouped by topic, included:

- 4th St. & Grand Ave.
- Shannon Springs Park
- All of Chickasha

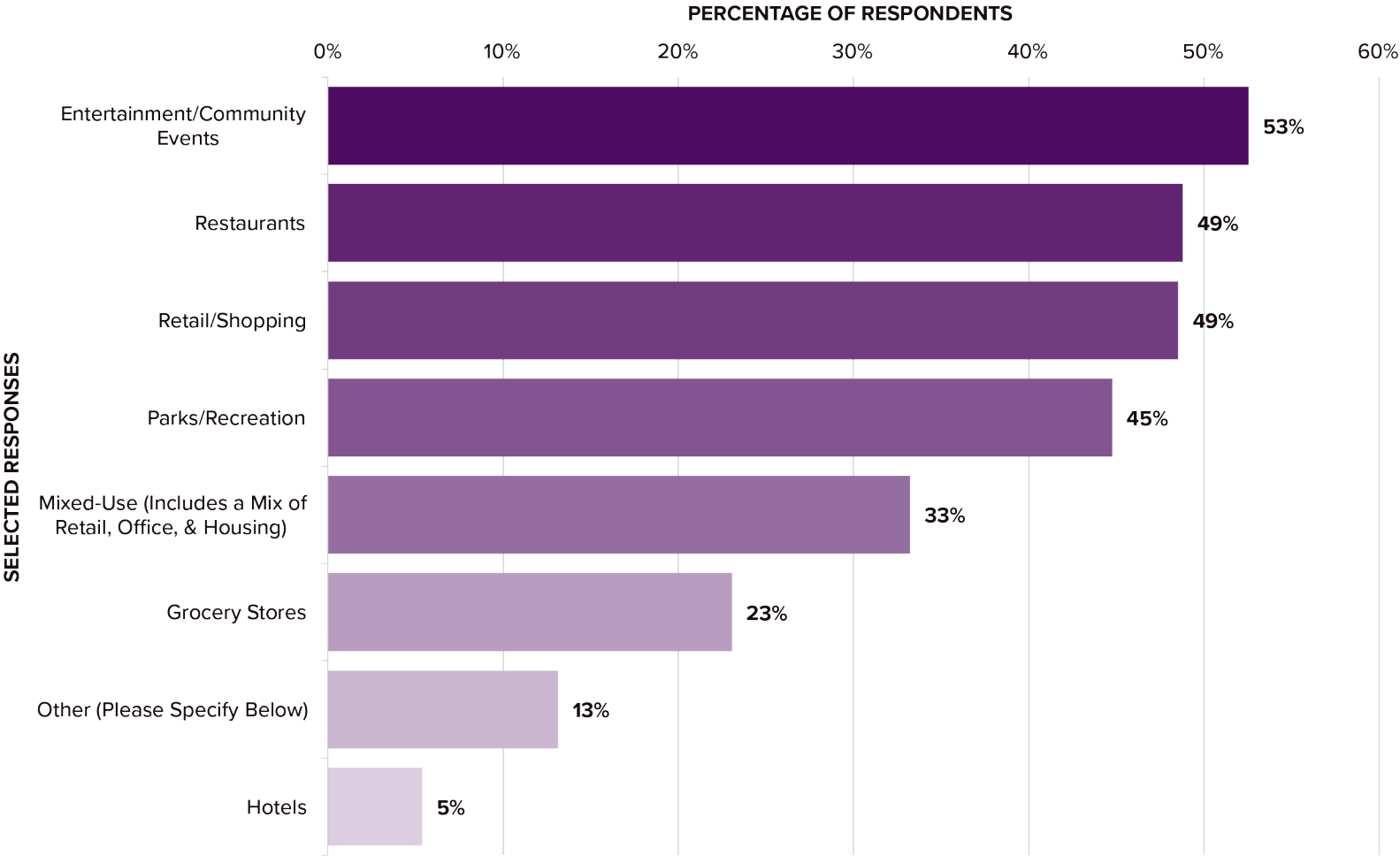
8. What are your top three (3) favorite things to do in Chickasha? (Multiple choice; any number of selections possible)



9. What are the City of Chickasha’s top three (3) strengths? (Multiple choice; any number of selections possible)

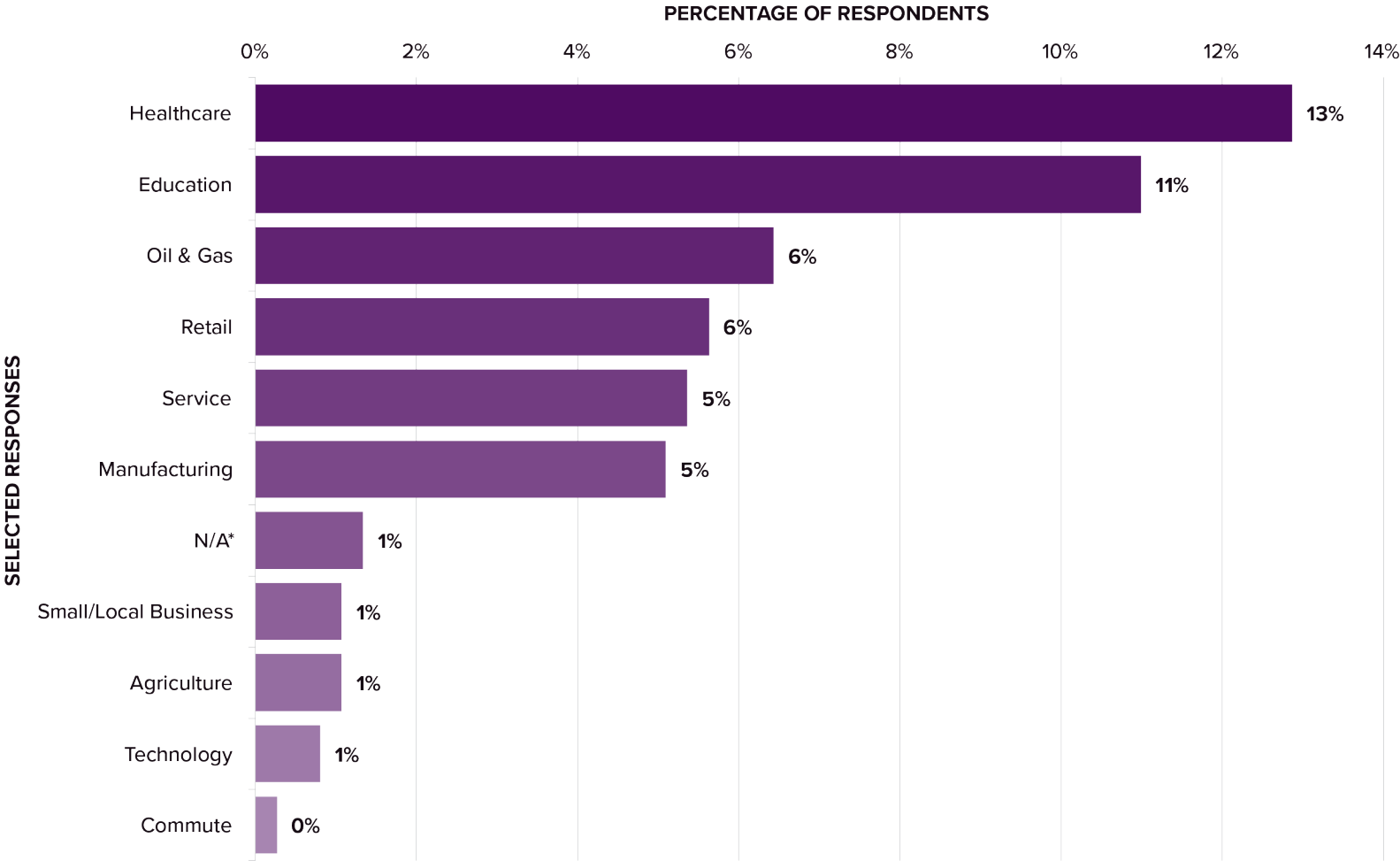


10. What types of developments would you like to see implemented to improve Chickasha? (Multiple choice; any number of selections possible)



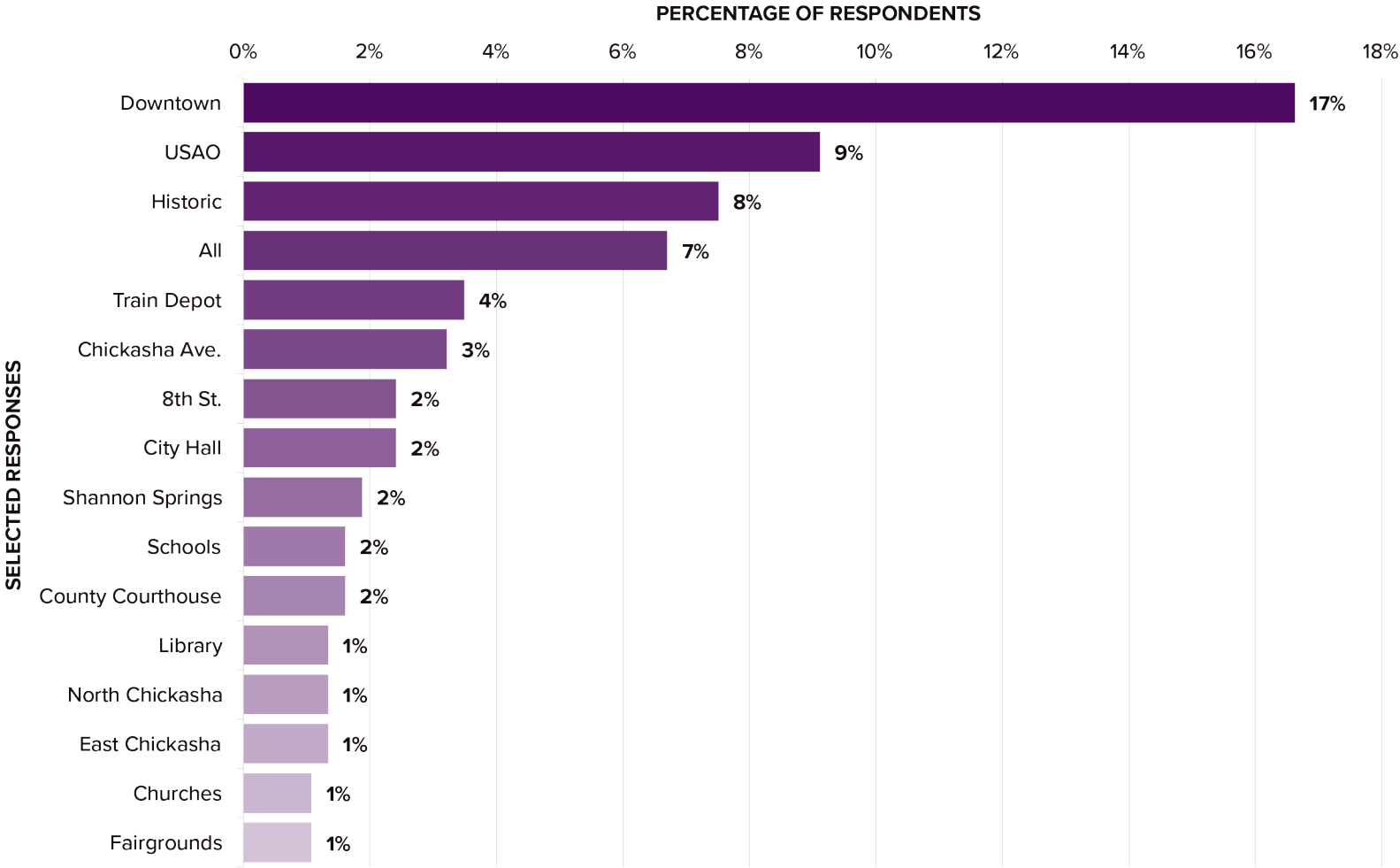
- "Other" responses, grouped by topic, included:
- Improving Existing Infrastructure (Streets, Sidewalks, Water, Flood Prevention/Mitigation, Parks, etc.)
 - Repair & Maintain Dilapidated Structures
 - Multimodal Transportation (Sidewalks & Crosswalks, Bike Lanes, Public Transit, etc.)
 - Identity Building/Branding
 - Art & Culture (Public Art, Artist Residencies, etc.)
 - Environmentally Sustainable/Sensitive Development
 - Housing for Vulnerable Populations (Senior Housing & Care Options, ADA Accessible Housing, Low-Income Housing, Independent Living Options, Shelter/Housing for the Unhoused, etc.)
 - Affordable Housing
 - Public Health & Safety Measures
 - Indoor & 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 & 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)



*N/A responses include those who answered that they were unsure or provided unrelated responses

12. Please list any buildings or neighborhoods that you feel are important to Chickasha. (Free response; short answer)



"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.

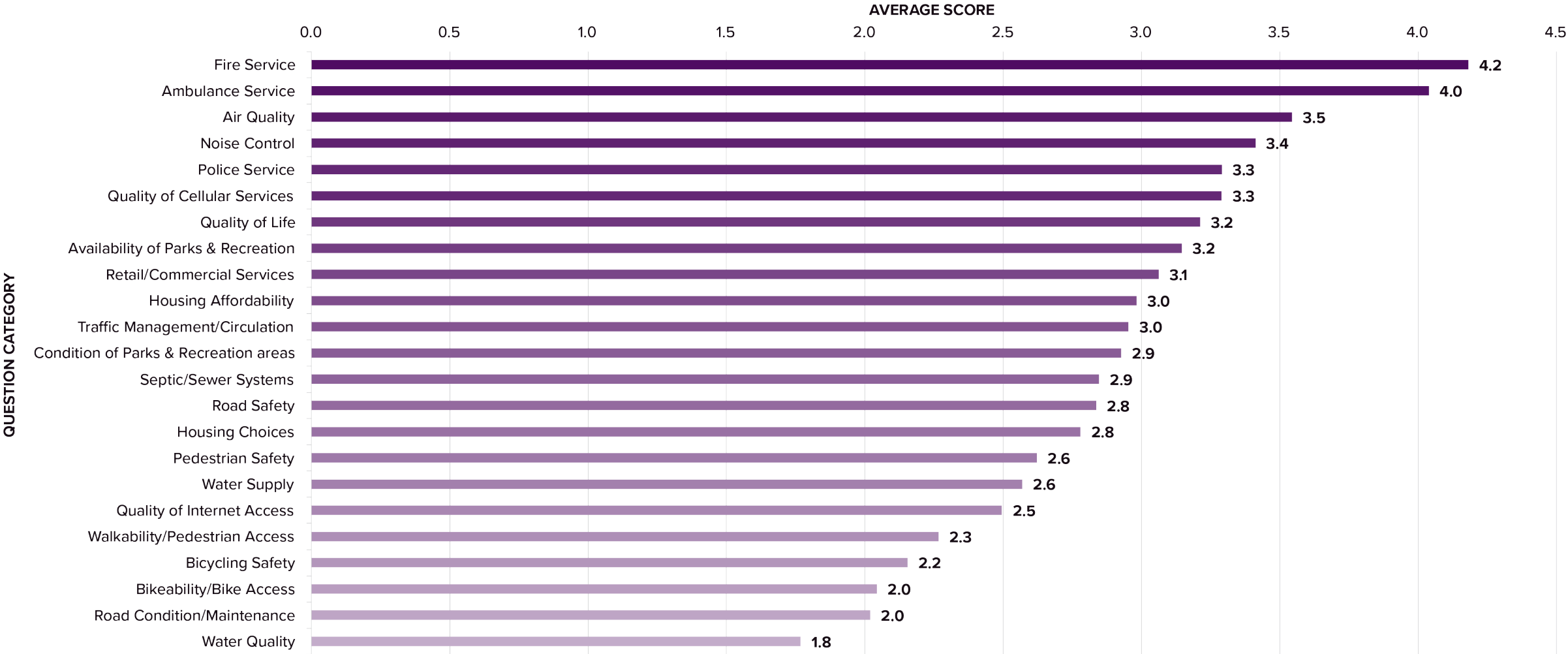
NOTE: Due to the high number of different free responses, only those that were selected by at least 1% of respondents are included in this chart.

13. How do you envision the City of Chickasha for the year 2050? (Free response; short answer)

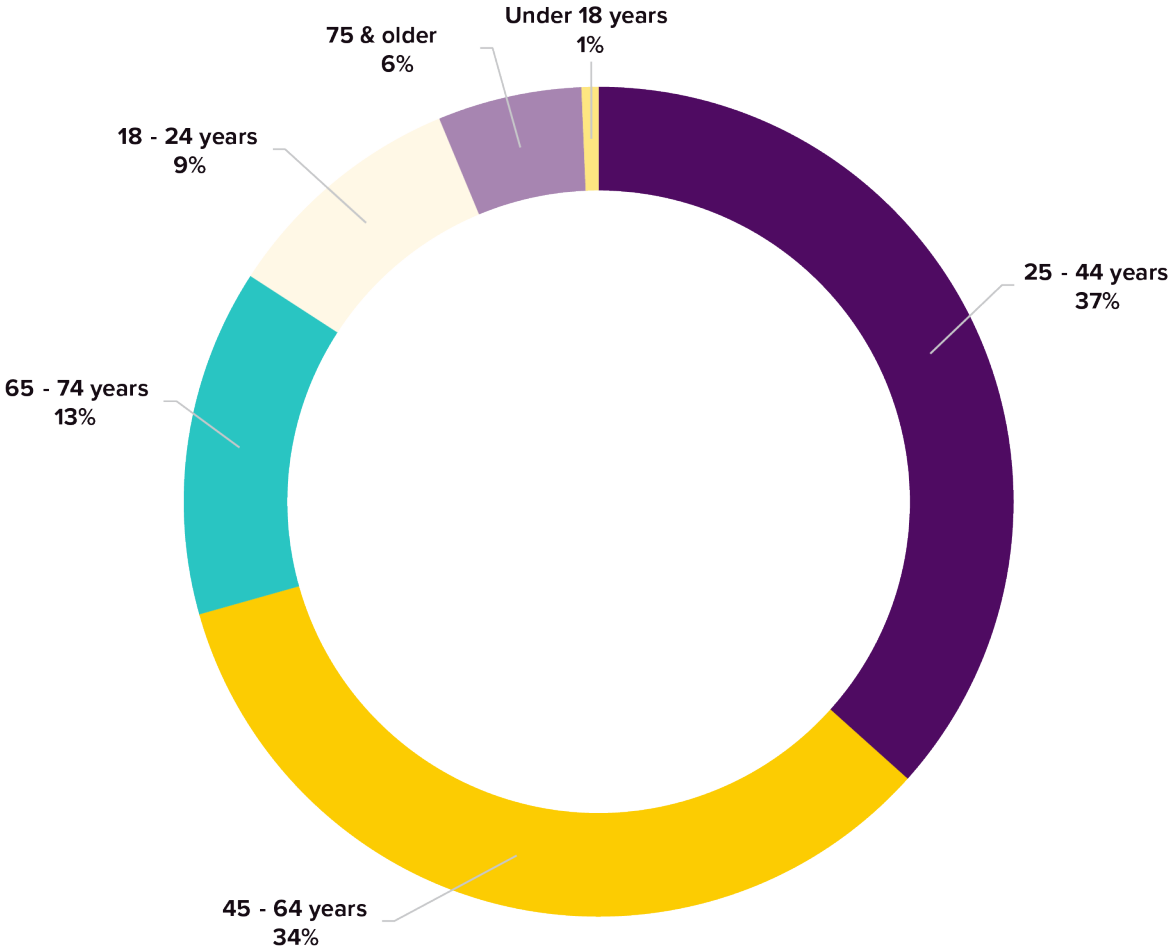


NOTE: In order to keep this visualization clean and organized, responses have been grouped into categories based on their content and context. Full responses can be provided by request.

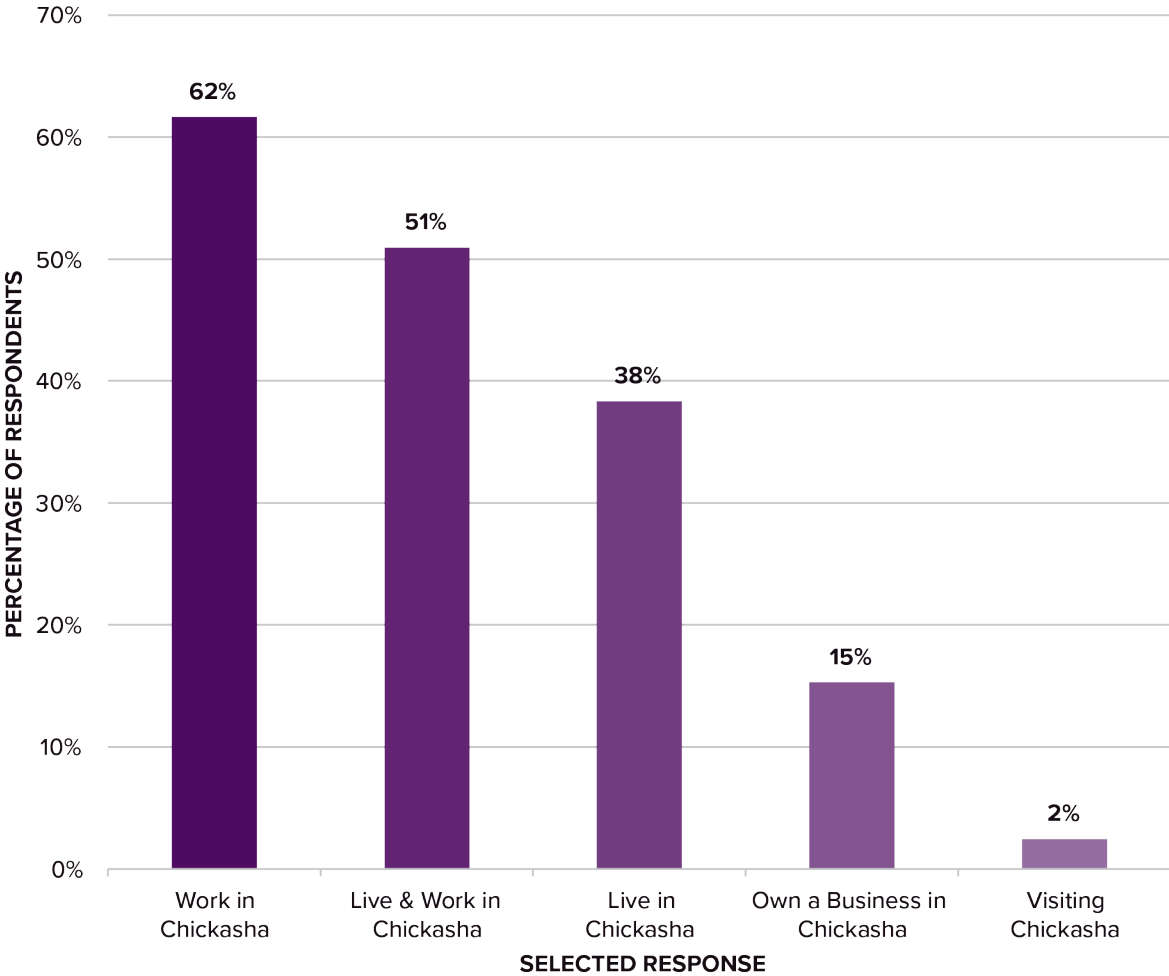
14. Please rate the quality of the following from 1 to 5, with 1 being the lowest (poor) and 5 being the highest (great) (Multiple choice; one selection possible per category)



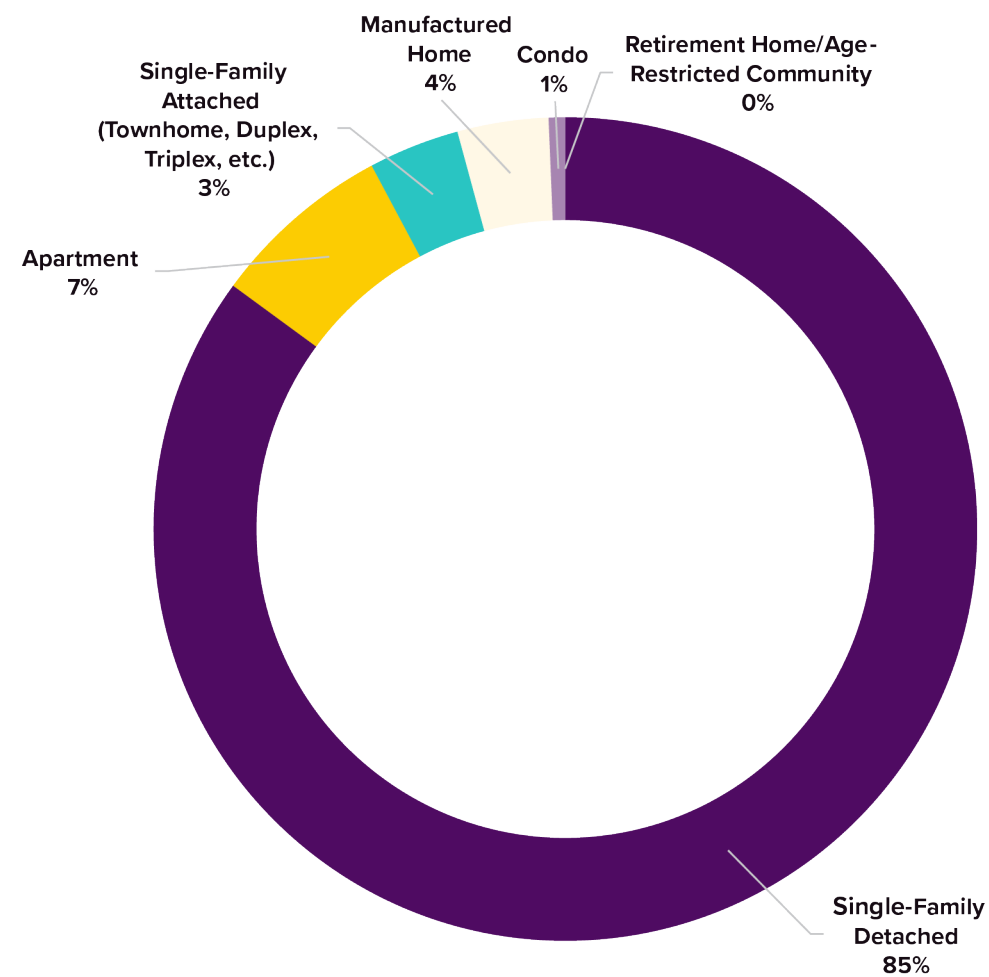
15. What is your current age? (Multiple choice; one selection possible)



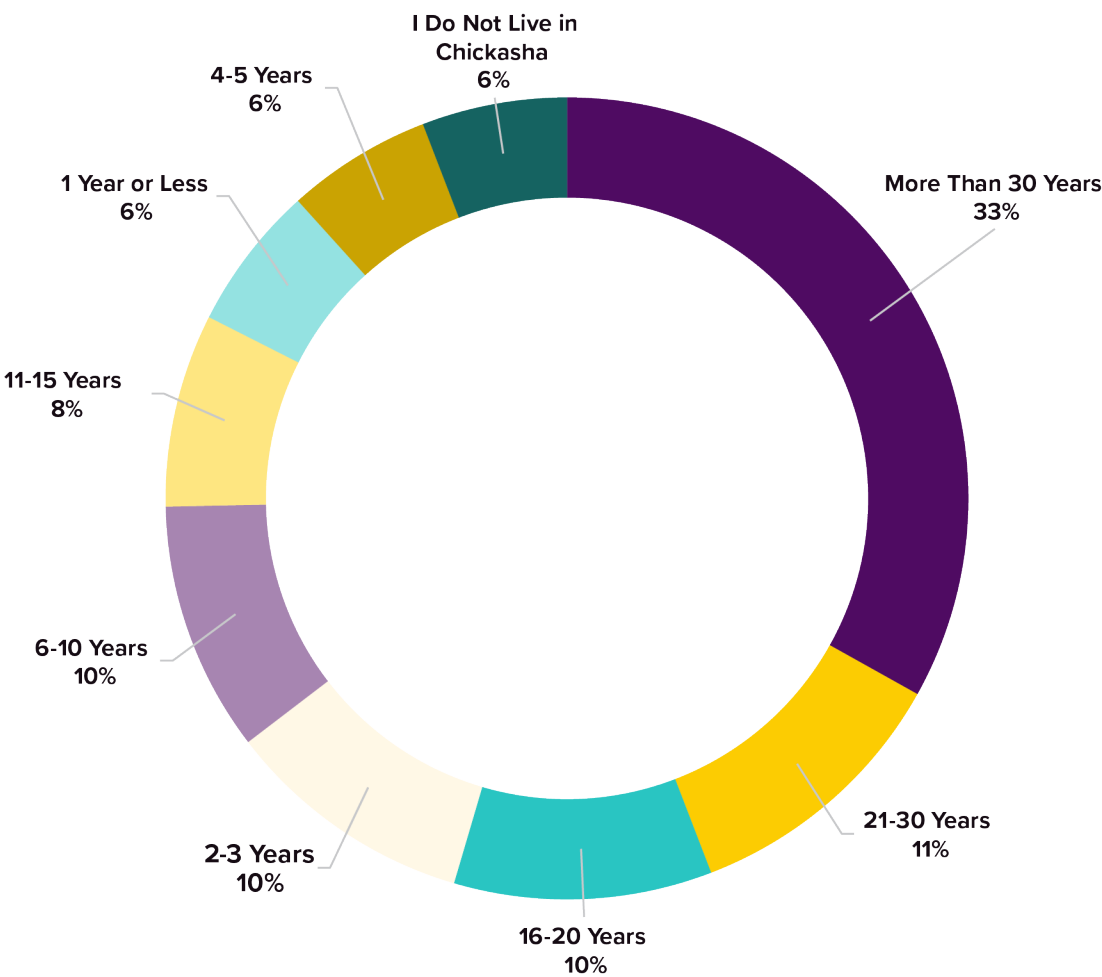
16. What is your association with Chickasha? (Multiple choice; any number of selections possible)



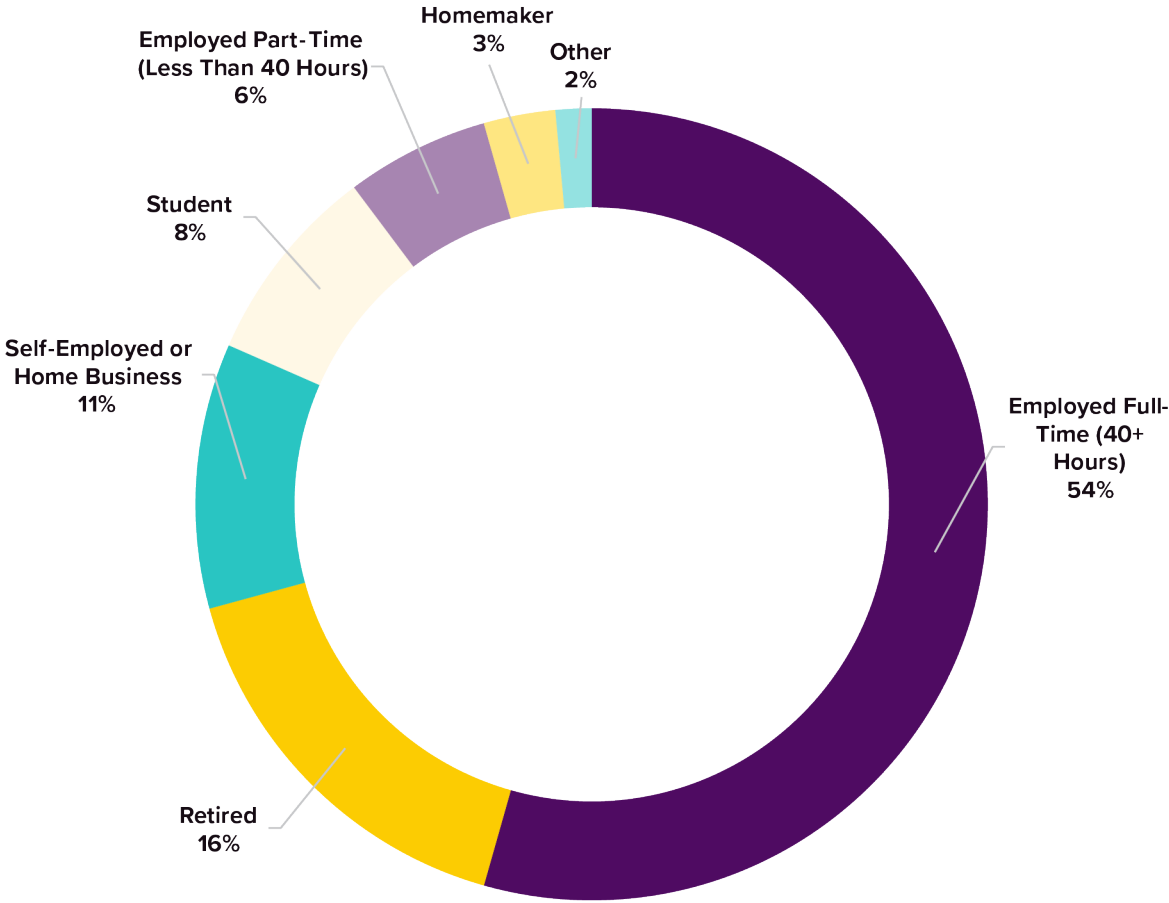
17. If you are a Chickasha resident, what type of dwelling do you live in? (Multiple choice; one selection possible)



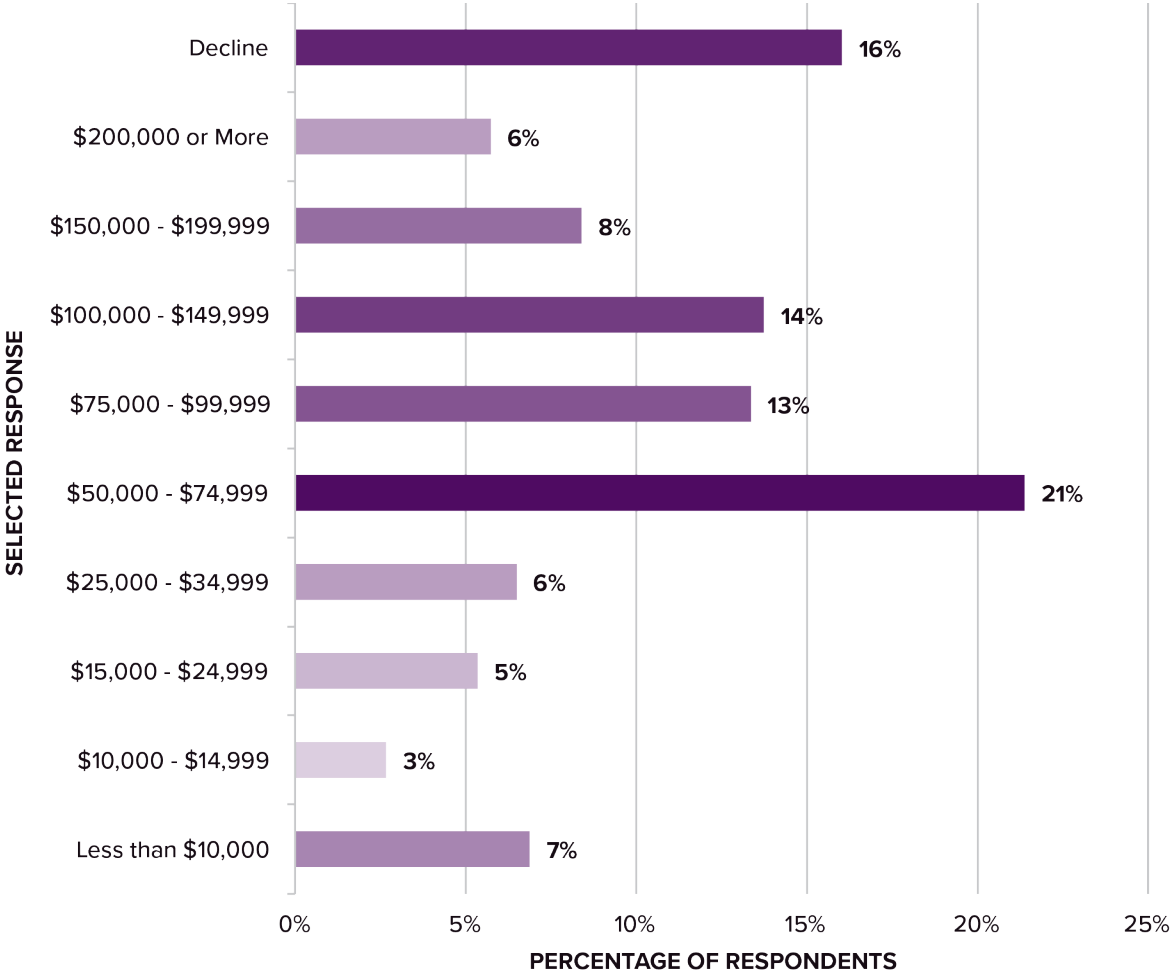
18. How many years have you lived in Chickasha? (Multiple choice; one selection possible)



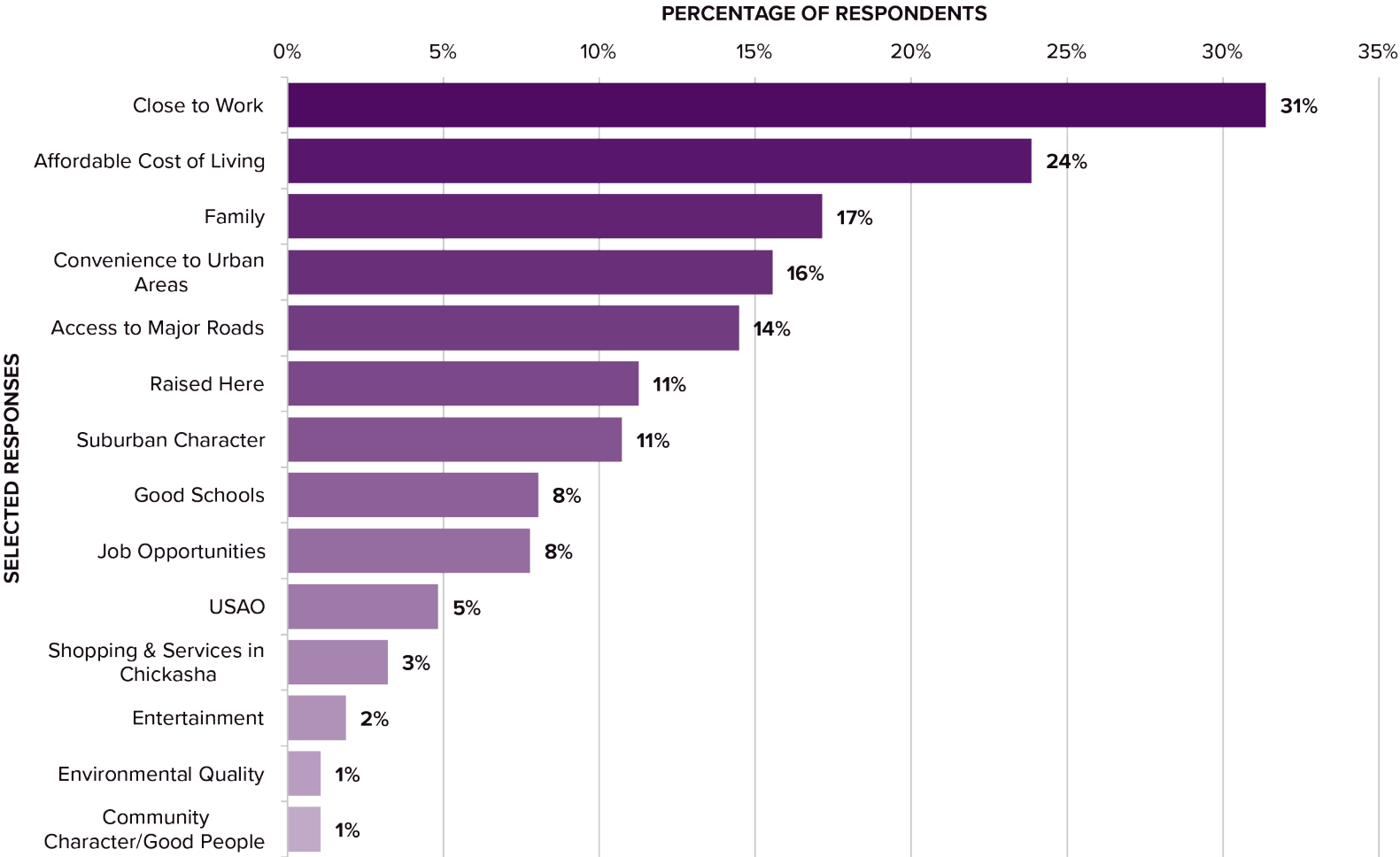
19. What is your employment status? (Multiple choice; one selection possible)



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 Visual Preference Survey, Onward Chickasha’s second survey, received **364 responses** (262 online and 102 paper).

A Visual Preference Survey is a planning tool that helps to identify community design preferences and inform policymaking by asking residents' opinions on what future development in Chickasha should look like. The survey contained three sections, where participants viewed a series of images and were asked to select images that depict potential future development alternatives. In doing this, participants build consensus on how they wish future homes, stores, offices, and streets are designed and situated in their community.

To ensure accessibility, the survey was distributed online through the Onward Chickasha platform and as printed activity boards at the public library. It was available from May 24 to October 13, 2023. The data below shows percentages from online responses only, as group activity results from print surveys couldn’t be accurately calculated.

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%)



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%)



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%)



1



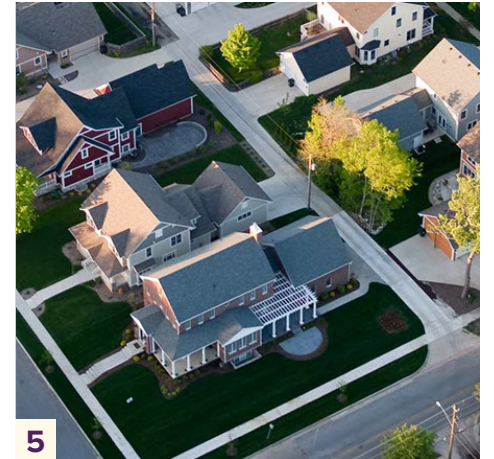
2



3



4



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%)



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

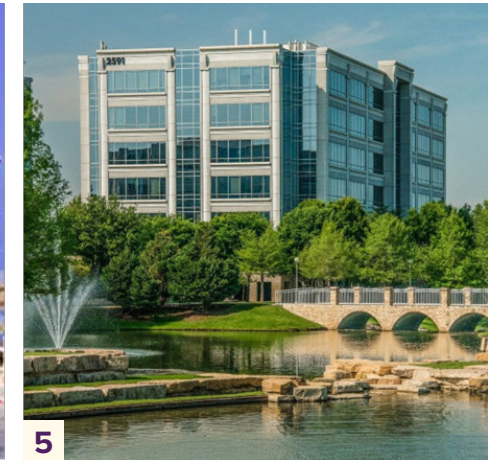
Feedback Themes:

- 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. Main Street 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%)



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%)



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%)



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%)



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%)



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%)



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

COMMUNITY ENGAGEMENT SUMMARY

Open House #1

The goal of Open House #1 was to gather input on Chickasha’s existing conditions to help shape the Comprehensive Plan and determine priorities for Chickasha’s future through 2050.

A total of 33 attendees participated in this kickoff event. The Open House featured interactive displays with boards highlighting existing conditions for each component of the plan. Attendees reviewed the boards and shared their feedback using sticky notes. Key themes from the community’s input included:

Downtown

- Promote mixed-use development Downtown
- Maintain and enhance entertainment options

Housing

- Housing development infrastructure and services should be fully planned before construction
- Prioritize affordable housing throughout the community, avoiding project-based models

Transportation

- Increase speed control measures
- Install cameras in high-traffic areas
- Integrate public input in transportation projects
- Expand regional and local public transit options to support students and expand community events

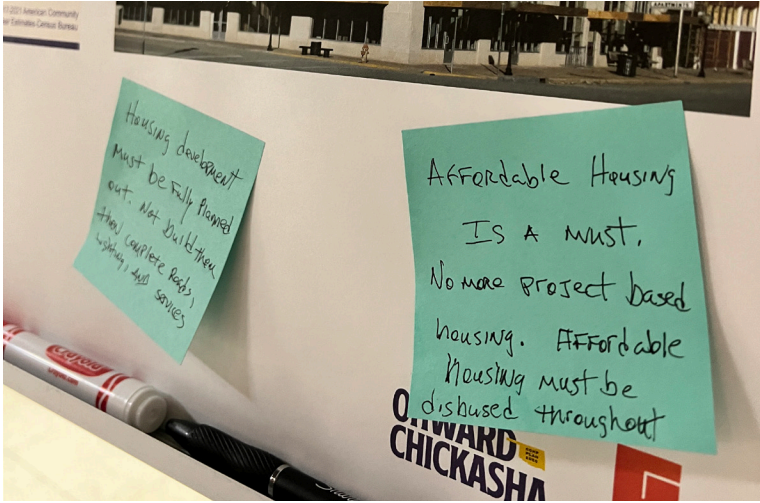
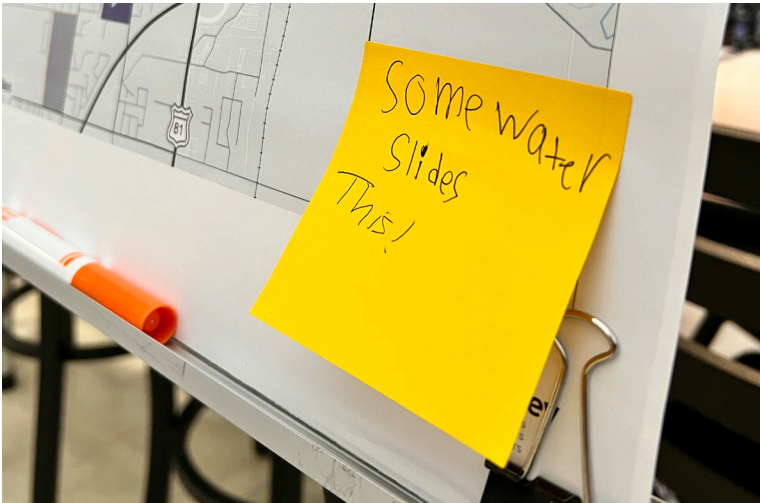
Parks and Recreation

- Preserve and enhance the historic amphitheater, walls, and walkways of Shannon Springs Park
- Invest more resources in Shannon Springs Park as a Christmas tourism destination
- Focus resources on a few excellent quality parks rather than many moderate-quality parks
- Improve park safety by adding more lighting and enforcing park curfews
- Make parks more accessible with features like walking trails and inclusive play areas
- Build aquatic playgrounds and an indoor public pool for year-round use

Public Services

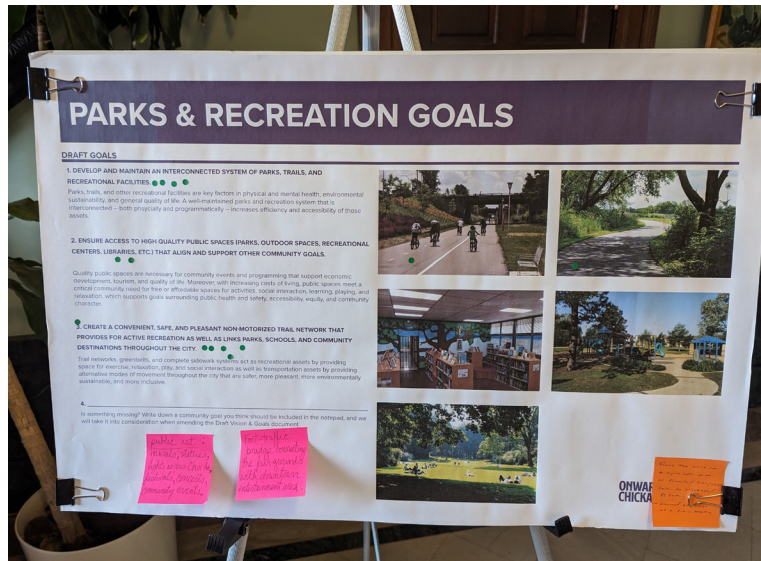
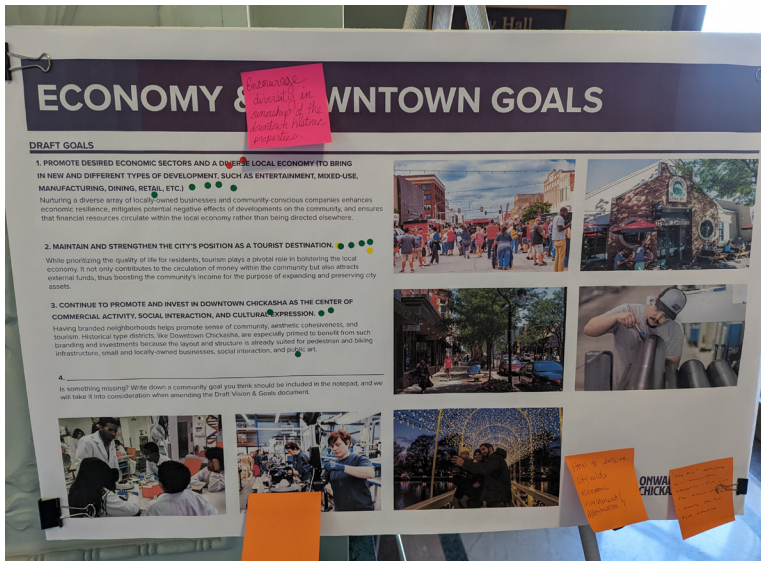
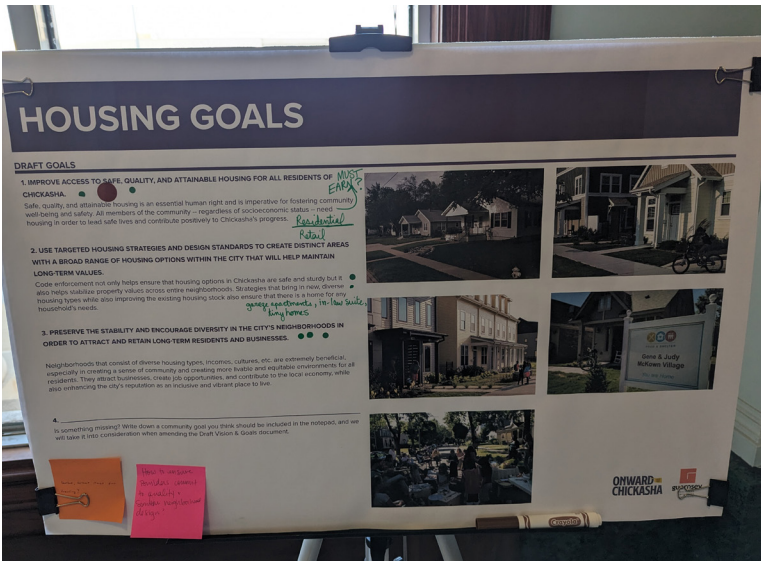
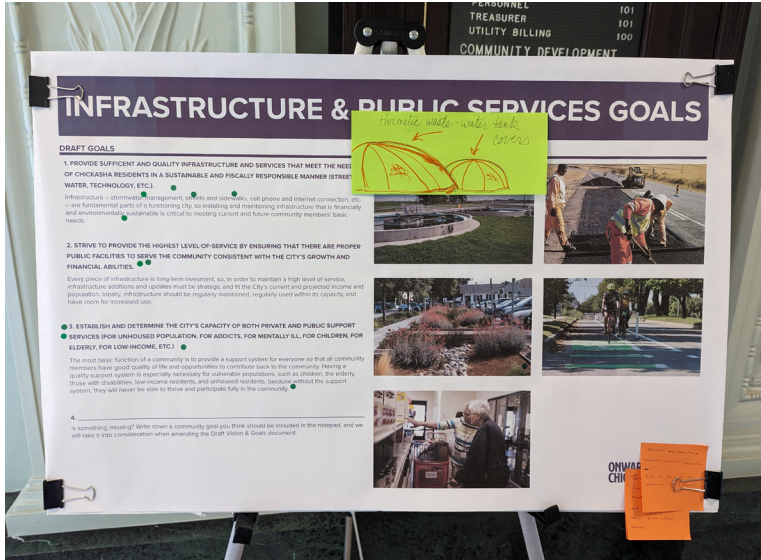
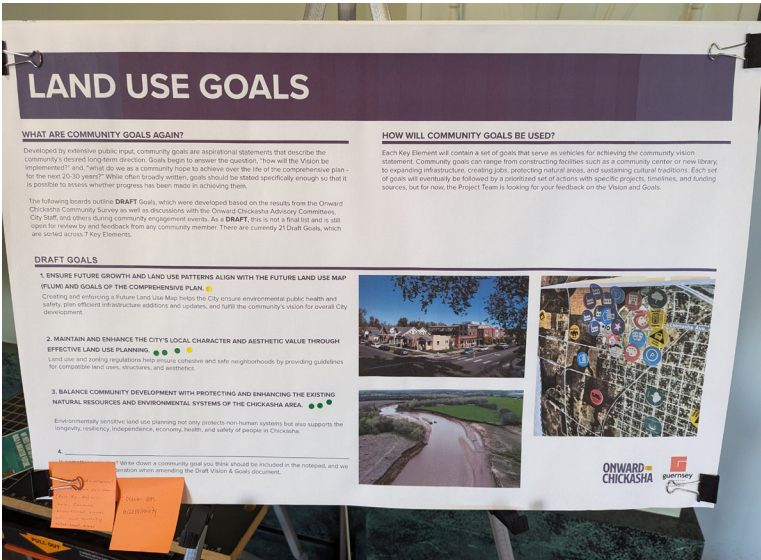
- Establish public storm shelters

No feedback was received for the Land Use, Local Economy, Community Character boards.



One activity invited attendees to craft a vision statement using a Mad Libs-style format, offering a creative way to reflect community priorities. In addition to the visioning exercise, interactive displays showcased the draft goals for each key element of the plan, allowing participants to provide feedback directly by placing stickers to indicate their level of agreement: green for “agree,” red for “disagree,” and yellow for “neutral.” Additional feedback was gathered through sticky notes, with major themes summarized on the following pages.





Land Use

- High support for maintaining local character and controlled growth
- Moderate support for balancing development with environmental protection

Infrastructure and Public Services

- High support for enhancing infrastructure and services, particularly for underserved populations
- High support for fiscally responsible and sustainable growth

Transportation

- High support for prioritizing accessibility and safety in transportation
- High support for expanding multimodal transportation, particularly pedestrian and bicycle infrastructure

Housing

- High support for improving housing access, diversity, and affordability
- High support for preserving neighborhood stability

Economy and Downtown

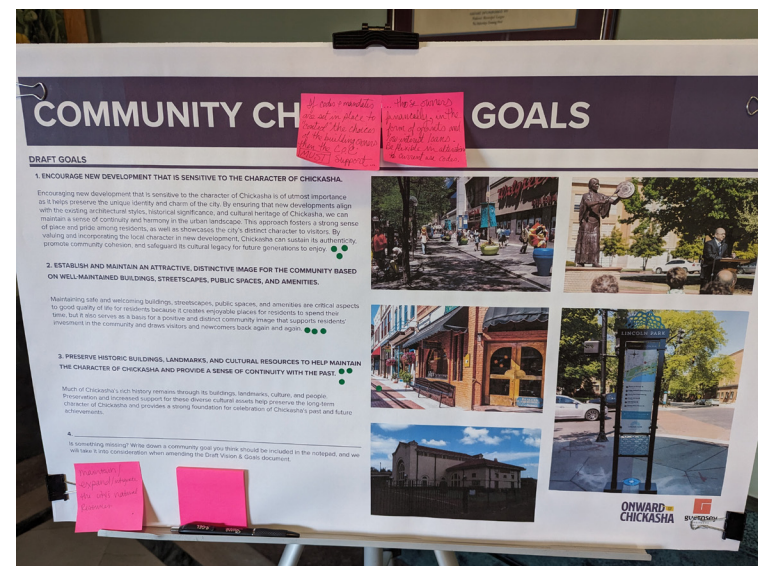
- High support for economic diversification
- High support for maintaining and enhancing Downtown and other commercial spaces as vibrant hubs of activity and tourist destinations

Parks and Recreation

- High support for expansion and enhancement of interconnected recreational spaces and trails

Community Character

- High support for development that aligns with the City's character to preserve Chickasha's cultural identity and community image



Open House #3

Open House #3 focused on gathering community feedback on the draft Future Land Use Map (FLUM). Informational displays covered FLUM basics, Visual Preference Survey results, development constraints (such as floodplain and infrastructure maps), and alternative growth scenarios. Participants were invited to review the boards, participate in activities, and discuss ideas with the Project Team.

To encourage additional input, the public review period was extended by one month, with FLUM alternatives available for comment online and in-person at City Hall and the public library. While no further comments were received, the final preferred FLUM was developed collaboratively with City Staff to reflect the community’s needs and vision established through earlier engagement.



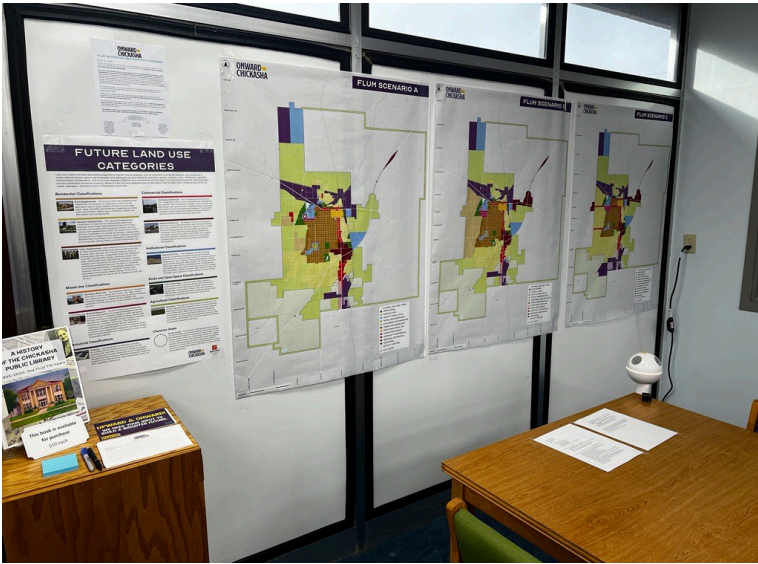
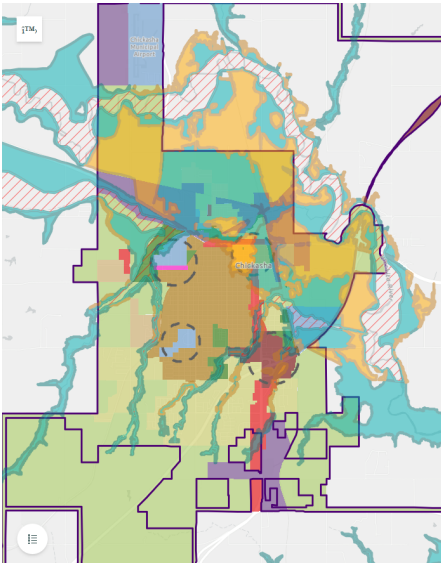
Future Land Use Scenario A

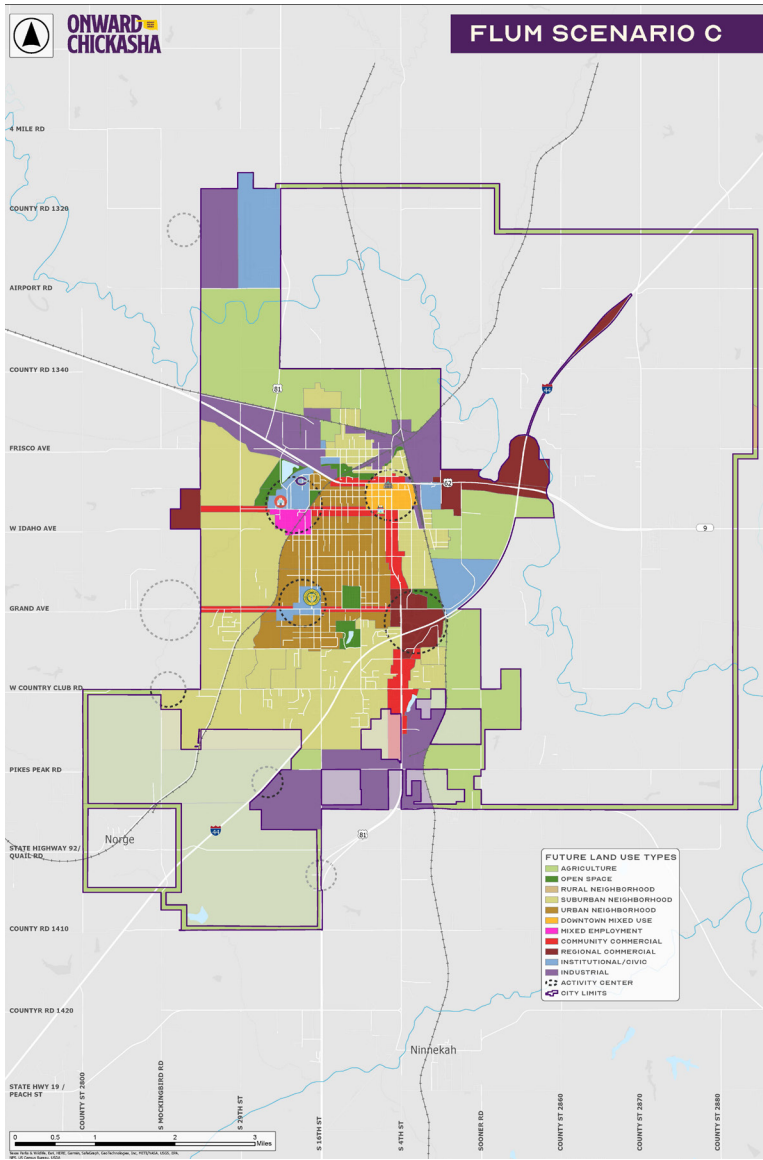
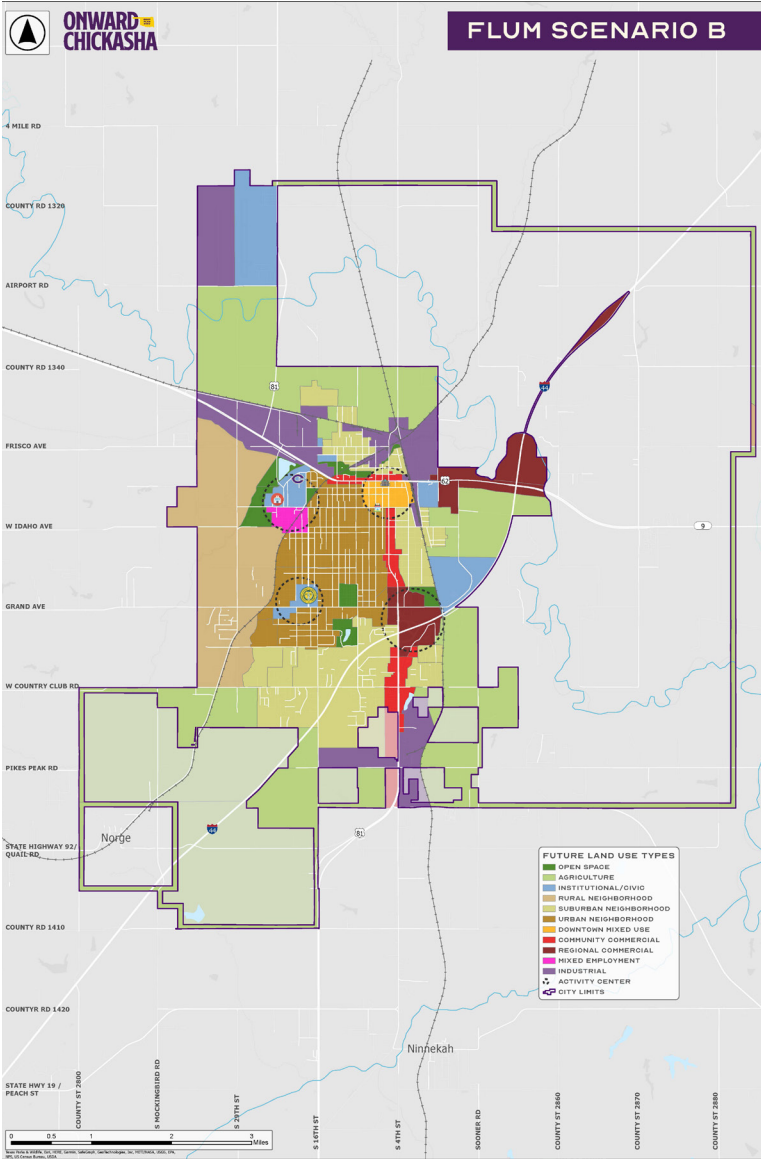
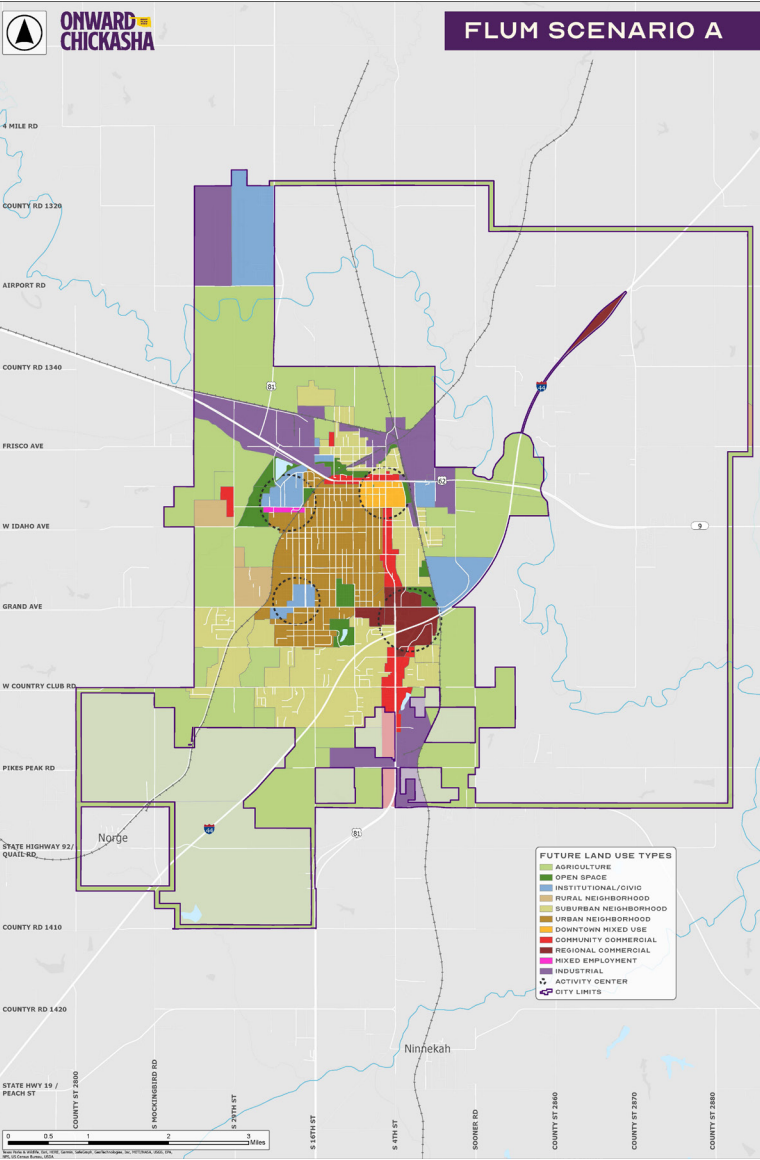
FLUM A, represents a future Chickasha where almost nothing changes from the current existing land use patterns or trends, it is a “null” alternative. The intent of this alternative is to show a baseline “business as usual” scenario in which there are no proposed changes to any of the existing land use 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.

Map Navigation

You can hold ctrl + use the scroll wheel on your mouse to zoom in and out of the map. Or you can use the navigation buttons on the right side of the map.

The legend can be opened by clicking the circular button in the bottom left corner.



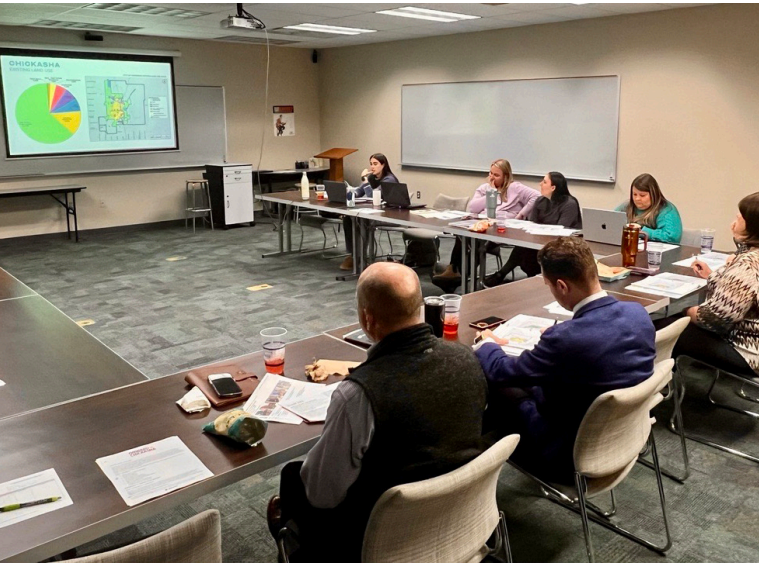


Meetings with City Staff

Throughout the planning process, the Project Team held regular meetings with City staff to ensure the Comprehensive Plan and planning efforts aligned with Chickasha’s needs and priorities. These meetings served as vital opportunities to discuss major topics and materials critical to shaping the plan.

Key areas of focus included project branding, visioning and goal-setting, land use and future land use planning, and a thorough review of existing infrastructure constraints. City staff provided valuable insights into upcoming projects, community needs, and opportunities for growth. Additionally, strategies and implementation methods were collaboratively developed to create actionable, context-specific solutions for Chickasha.

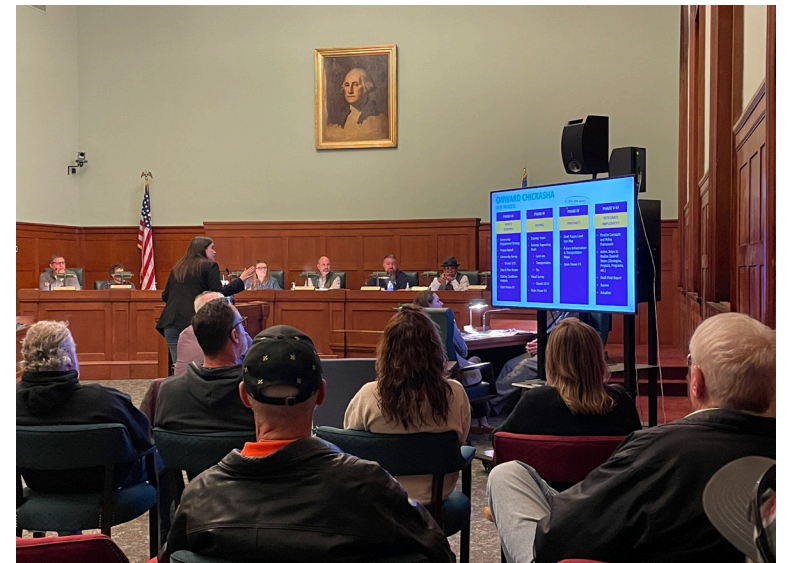
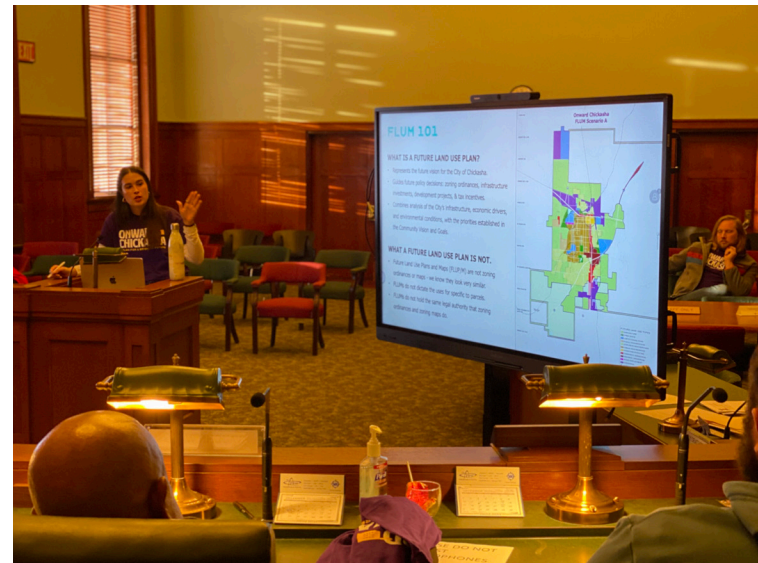
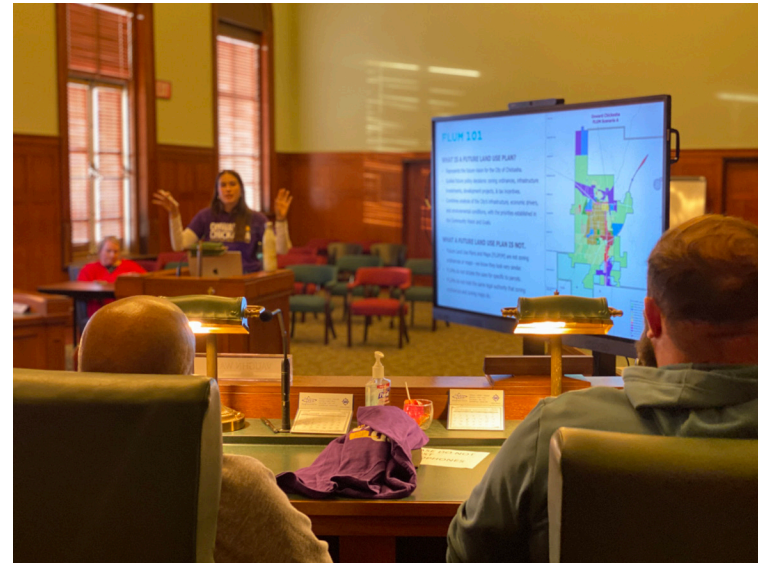
This ongoing collaboration ensured the plan was grounded in local knowledge and well-prepared to address the City’s challenges and opportunities.



Updates to Planning Commission and City Council

Regular updates to the Planning Commission and City Council were a critical component of the Onward Chickasha engagement strategy. These updates ensured that elected and appointed officials were informed about the planning process, progress, and key milestones, fostering transparency and accountability.

These updates not only facilitated meaningful dialogue between the Project Team and City leadership but also equipped decision-makers with the information necessary to support, guide, and ultimately adopt the Comprehensive Plan.



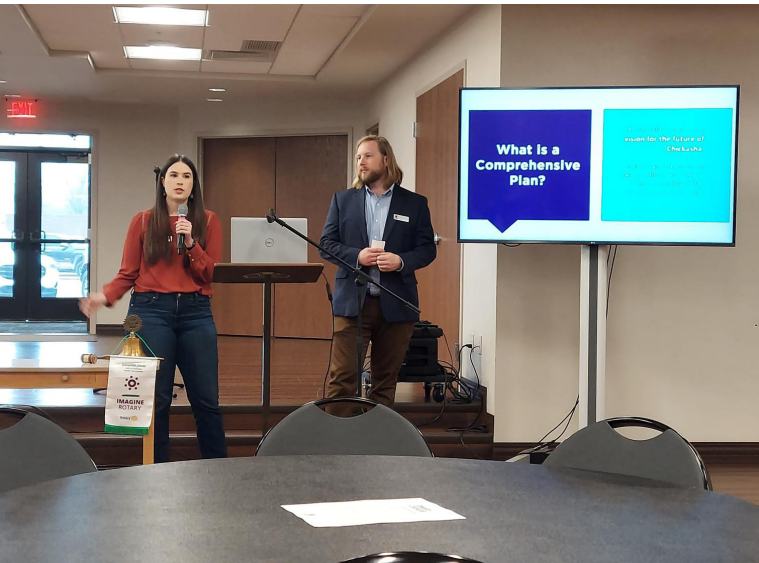
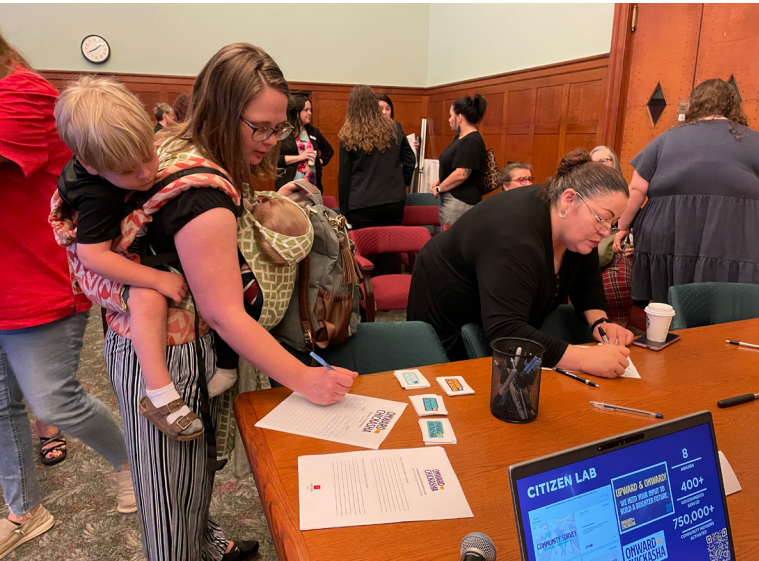
Focus Group Meetings

During the planning process, the Project Team partnered with local organizations to raise awareness and address challenges related to the Comprehensive Plan. Presentations were delivered to groups such as the Women’s Chamber of Commerce, Rotary Club, Community Alliance, and representatives from the Chickasaw Nation.

These meetings were also opportunities to engage in meaningful discussions, listen to challenges impacting each group’s mission or work, and explore ways to address these issues in the Comprehensive Plan. The conversations helped identify potential areas for collaboration and strategies to align the plan with the community's broader needs and priorities. Key meetings included:

- Women’s Chamber Event: March 22, 2023
- Chickasaw Nation Meeting: March 23, 2023
- Rotary Meeting: March 23, 2023
- Community Alliance Meeting: March 29, 2023

This collaboration strengthened community involvement, ensured diverse perspectives were included, and fostered partnerships to advance shared goals.



Pop-Up Events

The Project Team hosted several Pop-Up Events to gather input and connect with community members in accessible, informal settings. By setting up booths at events like Wings & Wheels, the Juneteenth Festival, the Festival of Lights, and the Food Truck Festival, the team raised awareness about the comprehensive plan, collected feedback through in-person activities and surveys, and directed attendees to the online engagement platform. These events also provided opportunities to answer questions and engage with residents without requiring attendance at a public open house or dedicated Onward Chickasha event. Key events included:

- Festival of Lights: December 27, 2022
- Wings & Wheels Event: June 2, 2023
- Juneteenth Festival: June 17, 2023
- Food Truck Festival: September 30, 2023



Comp Plan Corner

The Project Team established Comp Plan Corners at the Chickasha Public Library, City Hall, and Chickasha High School to gather input over an extended period. These stations featured informational boards and interactive activities designed to educate and engage people passing through.

This approach provided an accessible way to reach individuals who might not typically attend open houses, including children, stay-at-home parents, and unhoused residents. By meeting people where they were, the Project Team broadened community participation and ensured diverse perspectives were incorporated into the planning process.

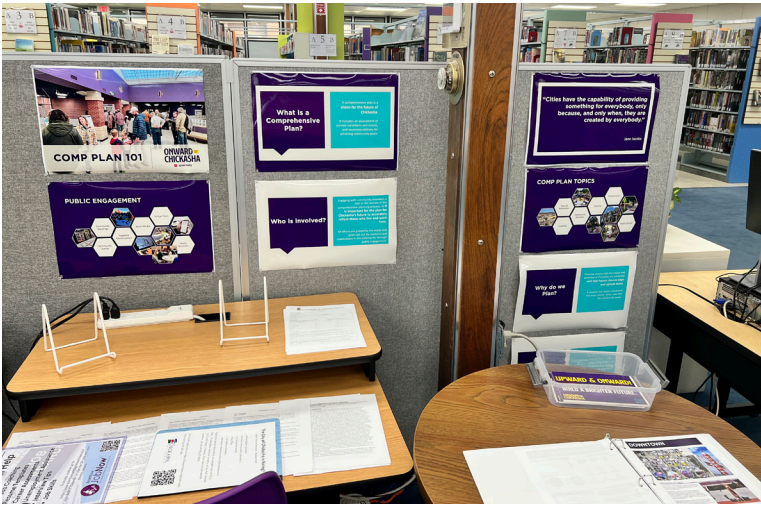
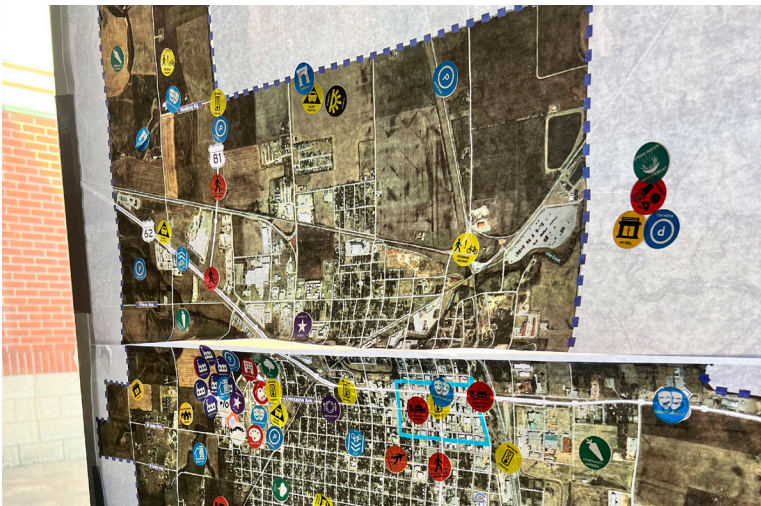


Photo Contest

The Onward Chickasha Team partnered with the Chickasha Economic Development Council to host a photo contest, encouraging residents to capture Chickasha's history, community life, open spaces, recreation, arts, culture, architecture, and more through photography. Winning photos were awarded prizes donated by local businesses and featured in the Comprehensive Plan, as well as in city marketing, and promotional materials.

Seven participants submitted a total of twenty-four photographs. Three photos were randomly chosen for prizes, and many were thoughtfully incorporated into the Comprehensive Plan to highlight the community's unique character and vitality. The following residents submitted photos:

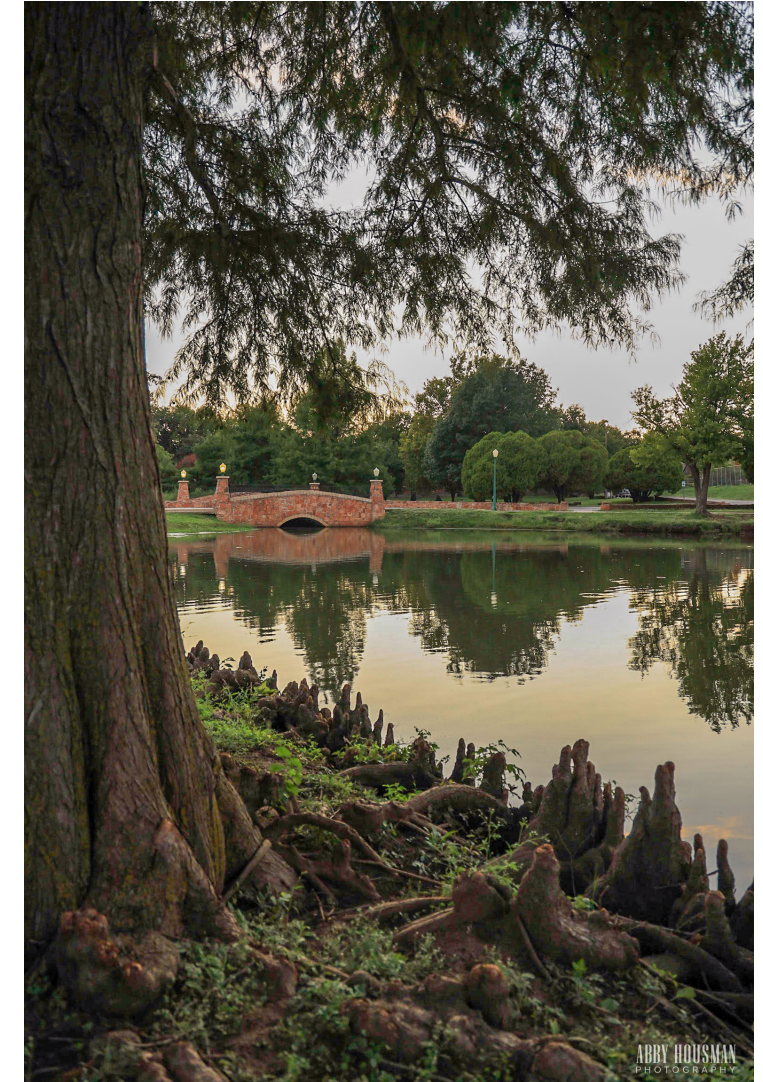
- Abby Housman
- Brittany Olvera
- Hailey Shaffer
- Jackie Gilmore
- Jamie Quillin
- Johnny Trammell
- Stephen Wilson

1st Place, Johnny Trammell



2nd Place, Hailey Shaffer

3rd Place, Abby Houseman



REFERENCES

- “About.” *Chickasha Festival of Light*. Chickasha Festival of Light, 2024. <https://chickashafestivaloflight.org/about>. Accessed 2024.
- “About Us.” *Comanche Nation: Lords of the Plains*. Comanche Nation, 2024. <https://comanchenation.com/our-nation/about-us>. Accessed 2024.
- A Chickasaw Dictionary*. The Chickasaw Nation, 2020. <https://www.achickasawdictionary.com/search?q=chickasaw>. Accessed 2024.
- Association of South Central Oklahoma Governments (ASCOG). *Chickasha Community Plan*. Office of Community Affairs and Planning, 1973.
- . *Origin and Destination Study*. City of Chickasha, 1972.
- . *Report on Infiltration/Inflow Survey*. City of Chickasha, 1975.
- . *Master Drainage Plan*. City of Chickasha, 1978.
- . *Master Plan – Water Distribution System*. City of Chickasha, 1978.
- . *Flood Insurance Study*. City of Chickasha, 1980.
- . *Water Supply Study*. City of Chickasha, 1981.
- . *Emergency Raw Water Supply Study*. City of Chickasha, 1983.
- . *Origin and Destination Study*. City of Chickasha, 1983.
- . *Engineering Report on Wastewater Treatment Facility*. City of Chickasha, 1988.
- . *Congo Creek Flood Study Report*. City of Chickasha, 1992.
- . *Flood Insurance Study*. City of Chickasha, 1993.
- Barker, Steve. *2012 Demographic State of the State Report: Oklahoma State and County Population Projections through 2075*. Oklahoma Department of Commerce Policy, Research, and Economic Analysis Division, 2012. <https://www.okcommerce.gov/wp-content/uploads/Population-Projections-Report-2012.pdf>. Accessed 2022.
- “B19083 2021 Gini Index of Income Inequality 5-Year Estimates for Chickasha, OK.” United States Census Bureau, <https://data.census.gov/table/ACSDT5Y2021.B19083?q=gini%20&g=160XX00US4013950&tid=ACSDT5Y2021.B19083>. Accessed 2023.
- Burney Ray, Wessie. “She Wasn’t Afraid of the Indians – Because She Was One.” *The Chickasha (OK) Daily Express*. Page 2, Section 5, 1937. Oklahoma Historical Society.
- Carapella, Aaron. “Map of our Tribal Nations: Traditional Names and Locations.” Tribal Nations Maps, 2018. https://www.tribalnationsmaps.com/uploads/1/0/4/5/10451178/s366865341169104376_p41_i8_w2560.jpeg. Accessed 2022.
- Chickasha Antique Auto Club. LinkedIn, n.d. <https://www.linkedin.com/in/chickashaauto>. Accessed 2024.
- Chickasha Parks and Recreation. *Chickasha Lake Park Improvement Recommendations*. City of Chickasha, 2016.
- Choctaw Dictionary*. The Choctaw Nation, n.d. https://dictionary.choctawnation.com/word/?_sft_first_letter=c. Accessed 2024.

Citizen/Technical Advisory Committees. Onward Chickasha, 2022-2024.

Community Survey. Onward Chickasha, 2023.

“Cost of Living.” *Chickasha Economic Development Council*. Enwoo, 2024 [https://www.chickashaedc.com/living-here/cost-of-living/#:~:text=Chickasha%2C%20Oklahoma%20has%20a%20Cost,average%20\(JobsEQ%2C%202021Q4\)](https://www.chickashaedc.com/living-here/cost-of-living/#:~:text=Chickasha%2C%20Oklahoma%20has%20a%20Cost,average%20(JobsEQ%2C%202021Q4).). Accessed 2023.

Department of Community Development. *City of Chickasha Comprehensive City Plan*. City of Chickasha, 1995.

“DP03 2021 Selected Economic Characteristics 5-Year Estimates for Chickasha, OK.” United States Census Bureau, 2024. <https://data.census.gov/table/ACSDP5YSPT2021.DP03?q=DP03:%20Selected%20Economic%20Characteristics&g=160XX00US4013950>. Accessed 2022.

“DP04 2021 Selected Housing Characteristics 5-Year Estimates for Chickasha, OK.” United States Census Bureau, 2024. <https://data.census.gov/table?q=selected+economic&g=1600000US4013950&tid=ACSDP5Y2021.DP04>. Accessed 2022.

“DP05 2010 ACS Demographic and Housing 5-Year Estimates for Chickasha, OK, Oklahoma, and the United States.” United States Census Bureau, 2024. https://data.census.gov/table/ACSDP5Y2010.DP05?q=dp05&g=160XX00US4013950_040XX00US40_010XX00US&tid=ACSDP5Y2010.DP05. Accessed 2022.

“DP05 2011 ACS Demographic and Housing 5-Year Estimates for Grady County, OK.” United States Census Bureau, 2024. <https://data.census.gov/table/ACSDP5Y2011.DP05?q=gradycounty,%20ok&d=ACS%205-Year%20Estimates%20Data%20Profiles>. Accessed 2022.

“DP05 2021 ACS Demographic and Housing 5-Year Estimates for Chickasha, OK.” United States Census Bureau, 2024. <https://data.census.gov/table?q=chickasha,+ok&tid=ACSDP5Y2020.DP05>. Accessed 2022.

“DP05 2022 Black or African American ACS Demographic and Housing 5-Year Estimates for Census Tracts 1, 4, 5.01, and 10.” United States Census Bureau, 2024. https://data.census.gov/map/1400000US40051000100,40051000400,40051000500,40051001000/ACSDP5Y2022/DP05/DP05_0038PE?q=dp05&layer=VT_2022_140_00_PY_D1&loc=35.0460,-97.9274,z11.4625. Accessed 2023.

“DP05 2022 Hispanic or Latino (of any race) ACS Demographic and Housing 5-Year Estimates for Census Tracts 1, 4, 5.01, and 10.” United States Census Bureau, 2024. https://data.census.gov/map/1400000US40051000100,40051000400,40051000500,40051001000/ACSDP5Y2022/DP05/DP05_0073PE?q=dp05&layer=VT_2022_140_00_PY_D1&loc=35.0460,-97.9274,z11.4625. Accessed 2023.

“DP1 2000 Profile of General Demographic Characteristics for Grady County, OK.” United States Census Bureau, <https://data.census.gov/table/DECENNIALDPSF22000.DP1?q=gradycounty,%20ok&y=2000>. Accessed 2022.

“Employer Size Report 12.29.22.xlsx.” Chickasha Chamber of Commerce, 2022. Excel document.

“Esri Community Profile: Chickasha, OK.” Esri, 2022. PDF.

“Esri ACS Population Summary: Chickasha, OK.” Esri, 2022. PDF.

Finck, James, and Gennifer Majors. *Images of America: Chickasha*. Arcadia Publishing, 2012. Accessed 2022.

FSB Architects + Engineers. *Downtown Master Plan*. City of Chickasha, 2009.

FY-97 Capital Projects Planning. City of Chickasha, 1997.

“Geographic Information.” *The Chickasaw Nation*. Chickasaw Nation, 2024. <https://www.chickasaw.net/our-nation/government/geographic-information.aspx>. Accessed 2024.

General Design, Inc. *Chickasha, Oklahoma Downtown Master Plan Program Manual*. City of Chickasha, 1979.

Goins, Robert. *An Outline for City Planning for Chickasha, Oklahoma*. The Industrial Trust of Chickasha, Oklahoma, 1966.

Grady County Historical Society. https://www.facebook.com/gradycomuseum/photos_by. Accessed 2024.

Hall, Melvin. “The Encyclopedia of Oklahoma History and Culture: Fisher, Ada Lois Sipuel (1924-1995).” *Oklahoma Historical Society*. Oklahoma Historical Society, n.d. <https://www.okhistory.org/publications/enc/entry?entry=FI009>. Accessed 2024.

“Historic Chickasha.” *Chickasha*. City of Chickasha, n.d. <https://www.chickasha.org/550/Historic-Chickasha>. Accessed 2022.

“History.” *Oklahoma Turnpike Authority*. Oklahoma Turnpike Authority, n.d. <https://oklahoma.gov/ota/about-ota/history.html>. Accessed 2024.

“How Local Governments Raise Their Tax Dollars.” Pew. The Pew Charitable Trusts, 2021. <https://www.pewtrusts.org/en/research-and-analysis/data-visualizations/2021/how-local-governments-raise-their-tax-dollars>. Accessed 2024.

Institute of Community Development. *A Plan of Development for Chickasha, Oklahoma*. University of Oklahoma Research Institute, 1955.

“Insurance Maps of Chickasha, Grady County, Oklahoma.” Sanborne Map Company, 1894.

---. Sanborne Map Company, 1896.

---. Sanborne Map Company, 1898.

---. Sanborne Map Company, 1902.

---. Sanborne Map Company, 1904.

---. Sanborne Map Company, 1908.

---. Sanborne Map Company, 1911.

---. Sanborne Map Company, 1918.

“Interchange Improvements.” *Access Oklahoma*. Oklahoma Turnpike Authority, 2022. <https://www.accessoklahoma.com/interchange-improvements>. Accessed 2024.

“In the Beginning: 1540-1750.” *Wichita and Affiliated Tribes: Wichita, Waco, Keechi, Tawakoni*. Wichita and Affiliated Tribes, 2023. <https://wichitatribe.com/culture/history/in-the-beginning-1540-1750/>. Accessed 2024.

Jackson, Gwen. “Mary Bailey: Chickasha Historian.” *Westview: A Journal of Western Oklahoma*, Vol. 7, Issue 3, Article 14, Spring 1988. https://dc.swosu.edu/westview/vol7/iss3/14/?utm_source=dc.swosu.edu%2Fwestview%2Fvol7%2Fiss3%2F14&utm_medium=PDF&utm_campaign=PDFCoverPages. Accessed 2024.

Jeffries, Angie. “The Encyclopedia of Oklahoma History and Culture: Chickasha.” *Oklahoma Historical Society*. Oklahoma Historical Society, n.d. <https://www.okhistory.org/publications/enc/>

[entry.php?entry=CH038](#). Accessed 2024.

La Terra Studio. *Chickasha Park System Master Plan*. City of Chickasha Parks & Recreation Department, 2014.

Loman, Katherine. “Race Relations in Chickasha, Oklahoma.” *The Drover Review*, Vol. 2. University of Science and Arts of Oklahoma, 2019. PDF. Accessed 2024.

Luebker, Malte. “Inequality, Income Shares and Poverty: The Practical Meaning of Gini Coefficients.” *TRAVAIL Policy Brief No. 3*. International Labour Office, 2010. https://www.ilo.org/wcm-sp5/groups/public/---ed_protect/---protrav/---travail/documents/publication/wcms_145695.pdf. Accessed 2023.

Main Street Guidelines. City of Chickasha, 1987.

Native Land Digital. Native Land Digital, Wordpress, Pressable, 2024. <https://native-land.ca/>. Accessed 2022.

“Oh18: A Guide for Living Local.” May/June 2022.

“Oklahoma Counties and Places: Decennial Populations 1890 to 2010.” Oklahoma Department of Commerce, 2011. <https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.okcommerce.gov%2Fwp-content%2Fuploads%2F1890-2010-Decennial-Census-Population-by-Place-by-County.xlsx&wdOrigin=BROWSELINK>. Accessed 2022.

“Oklahoma State and Local Spending.” *OKPolicy.org*. Oklahoma Policy Institute, n.d. <https://okpolicy.org/resources/online-budget-guide/expenditures/oklahoma-state-and-local-spending/>. Accessed 2024.

On the Map. United States Census Bureau, 2019-2021. <https://onthemap.ces.census.gov/>. Accessed 2022.

OnwardChickasha.org. CitizenLab, 2024.

“Origin of Tribal Name.” *Quapaw Nation*. CivicPlus, n.d. <https://www.quapawtribe.com/401/Tribal-Name>. Accessed 2024.

“ᏄᏎᏍᏏᏍᏏ.” *Osage Culture English to Osage Dictionary*. Osage Nation, 2024. <https://www.osageculture.com/webonary/entry/g447e085c-5239-43aa-bbb1-83b413cedbe0>. Accessed 2024.

“P1 2020 Decennial Census, Race, for Oklahoma.” United States Census Bureau, <https://data.census.gov/table/DECENNIALPL2020.P1?q=oklahoma>. Accessed 2022.

“Point In Time Homeless Counts.” *Institute for Community Alliances*. Institute for Community Alliances (ICA), 2024. <https://icalliances.org/point-in-time-data>.

“Rock Island Train Depot Historic Restoration.” *Willowbrook Construction Services*. Willowbrook, Inc., n.d. <https://willowbrook.build/institutional/2019/5/13/rock-island-train-depot-historic-restoration>. Accessed 2024.

“S1101 2021 Households and Families 5-Year Estimates for Chickasha, OK,” United States Census Bureau, <https://data.census.gov/table?q=household+size&g=1600000US4013950&tid=ACST5Y2021.S1101>. Accessed 2023.

“S1501 2021 Educational Attainment 5-Year Estimates for Chickasha, OK, and Oklahoma,” United States Census Bureau, https://data.census.gov/table?q=educational+attainment&g=0400000US40_1600000US4013950&tid=ACST5Y2021.S1501. Accessed 2023.

“Shannon Springs Park.” *Living New Deal*. University of California Department of Geography, 2014. <https://livingnewdeal.org/sites/shannon-springs-park-chickasha-ok/>. Accessed 2024.

“Social Determinants of Health (SDOH).” CDC. U.S. Centers for Disease Control and Prevention, 2024. https://www.cdc.gov/about/priorities/why-is-addressing-sdoh-important.html#cdc_generic_section_2-why-is-addressing-sdoh-important-for-cdc-and-public-health. Accessed 2024.

Stringer, Tommy. *The Founding and Early Development of Chickasha OK*. Oklahoma State University. Thesis, 1967.

“Te Ata’ Fisher.” *Chickasaw Hall of Fame*. The Chickasaw Nation, 2024. <https://hof.chickasaw.net/inductees/1990/te-ata-thompson-fisher.aspx>. Accessed 2024.

“Te Ata 1972.” *University of Science and Arts of Oklahoma*. University of Science and Arts of Oklahoma, 2018. <https://usao.edu/alumni/hof-individual-biographies/te-ata-1972.html>. Accessed 2024.

“The Chickasha Leg Lamp.” *Visit Chickasha*. Chickasha Tourism Office, n.d. <https://www.visitchickasha.com/the-leg-lamp>. Accessed 2024.

“Tribal Jurisdictions in Oklahoma.” Oklahoma Department of Transportation Planning & Research Division, GIS Management Branch, 2008. <https://oklahoma.gov/content/dam/ok/en/oja/documents/10%2037%20Federally%20Recognized%20Tribes%20in%20OK.pdf>. Accessed 2022.

“2020 Census Data: Total Population (All Ages).” Oklahoma Department of Commerce, 2021. <https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.okcommerce.gov%2Fwp-content%2Fuploads%2F2020-Oklahoma-Census-Population-all-ages-by-places-cities-and-towns.xlsx&wdOrigin=BROWSELINK>. Accessed 2022.

“2021 Community Guide.” Chickasha Chamber of Commerce, 2021.

University of Oklahoma Institute for Quality Communities. *Downtown Chickasha Placemaking Strategy*. Chickasha Economic Development Council, Oklahoma Municipal League, 2018. <https://iqc.ou.edu/project/downtown-chickasha-placemaking-strategy/>. Accessed 2022.

“US-81 Realignment Grady County.” Oklahoma Department of Transportation, n.d. <https://oklahoma.gov/content/dam/ok/en/odot/federal-grants/infra/2021/us-81-chickasha/US-81%20Grady%20County%20-%20Project%20Sheet.pdf>. Accessed 2024.

Visual Preference Survey. Onward Chickasha, 2023.

“Why Chickasha?” *Chickasha Economic Development Council*. Enwoo, 2024. <https://chickashaedc.com/why-chickasha>. Accessed 2024.

