Seminole 2030

Your Vision. Your Future.

Comprehensive Plan
City of Seminole, OK
April 2012

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Chapter 1

Why a Comprehensive Plan?

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Thinking Big: The Beauty of a Comprehensive Plan

Seminole has seen many changes since the last comprehensive plan was adopted in 1977 – the population has ebbed and flowed but the sense of community has remained constant. Seminole must continuously adapt to maintain and improve its quality of life and economy. Many of the changes Seminole has seen have been positive: attraction of new industries resulting in a diversified economy and employment base; the ability to hold on to the small town charm that makes this a community, not just a city; and recreation facilities that rival many in the region. But other changes have posed more of a challenge: Seminole continues to struggle to attract high-skilled, high-paying jobs; housing does not meet the needs of all residents; and significant portions of the community are suffering from blight.

The challenge before us now – in shaping the Seminole of 2030 – is to energetically leverage our strengths as we grow, while turning around the negatives. The Seminole 2030 comprehensive plan provides the direction to do that.

The distinctive benefit of a comprehensive plan is that it confronts big issues in a big-picture way. Only a comprehensive plan fully considers how the whole community's values, needs, people and places are interrelated and interdependent. In creating this plan, we identified the defining issues that are central to the future success of Seminole.

Today, Seminole is at a crossroads. As we grow and evolve, how can we preserve and amplify the special things we value about Seminole? How can we face our more difficult problems, improve the city, and meet our challenges head on?

The Plan at a Glance

"The stakes are high. We must embrace the future that we want and work to make it happen."

The comprehensive plan is organized into five sections:

Chapter 1

Introduction and Executive Summary
Chapter 1 describes the need for a comprehensive plan providing a strategy for to help Seminole navigate the challenges of the 21st Century. It is useful for those who may not wish to read the plan "cover to cover".

Chapter 2

What Do We Have? The Community Assessment
Chapter 2 contains information on current conditions in Seminole and what it means for the city's future, such as how affordable it is to live here, how people are getting around, and how our parks and city services are performing.

Chapter 3

What Do We Want? The Community Agenda
Chapter 3 presents the Seminole 2030 vision statement, developed with input from citizens. It describes the Seminole we hope to be in 2030. Our city will be a "complete community" that is prosperous, livable, mobile and interconnected, educated, sustainable, and which values and respects all residents. The vision statement defines the destination that the plan goals and objectives are designed to reach.

The Future Development Map (FDM) shows, in general terms, where new development over the next 20 years should be located. The Community Building Blocks define specific policies to guide decisions on topics ranging from Land Use and Transportation to the Local Economy. These goals are the foundation of the Short Term Work Program contained in Chapter 4.

Chapter 4

How Do We Get There? The Implementation Strategy
Chapter 4 addresses how the vision and strategies contained in Seminole 2030 will be implemented. It identifies six priority action programs based on hundreds of ideas developed by citizen working groups, provides guidance for decision-making, and defines the ongoing process that will be used to monitor implementation progress.

Once the plan has been prepared, it needs to be implemented. There are three primary means or devices commonly used to implement comprehensive plans: zoning ordinances, subdivision regulations, and capital improvement programs. Other devices include official maps and specific development plans. Comprehensive plans should be reviewed each year to determine if they need revision. Plans should be updated or completely rewritten every five years to take advantage of changes that have occurred and to use current information.

Comprehensive plans can and should be used for concurrence plans. This is a concept that adequate infrastructure should be in place before development is allowed to occur or as a condition of rezonings. Otherwise, what often happens is that when infrastructure is inadequate to support development, the existing facilities are overwhelmed and the cost of bringing the infrastructure up to standard can be quite expensive and difficult. It is better to have adequate infrastructure in place before development takes place. This becomes a matter of timing.

Appendix

The Appendix contains resources that explain and expand upon ideas contained within the comprehensive plan, including a glossary of terms..

How to Use this Plan

As a policy guide, Seminole 2030 does not attempt to replace market forces of supply, demand, and price but to shape and channel those forces by establishing certain rules for development and conservation. This community plan contains policies that foster growth that enhances the community. For example, unplanned, haphazard growth is unsightly and wasteful of space and public facilities, which results in higher public costs.

Our Vision

"In 2030, Seminole will be a high tech Mayberry." -RFD

Downtown Seminole

Seminole is a great place to live. We have a wealth of natural resources and recreational opportunities, friendly people, and a strong education network. As we welcome future generations, how can we best expand and share all of these assets? We want to preserve our character and history, remembering Seminole's past as we grow with changing times. How will we increase housing and transportation choices for different types of individuals and families? How will we keep Seminole healthy, safe, beautiful, and affordable? In the year 2030, the City of Seminole will be renowned for its exceptional quality of life that derives from the following six valued characteristics of community.

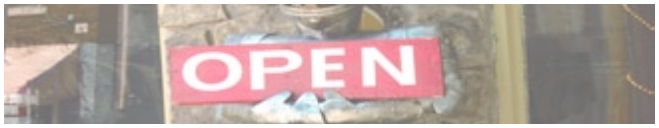
Our Valued Characteristics of Community:

Local Economy
Livability
Redevelopment
Outdoor Recreation
Shared Direction
Community Character

Our Vision

Seminole is an economic, social, and educational leader in the region and the state. A community where community needs and values are recognized and where leadership comes from all citizens. Seminole is a community where the necessities of life are affordable and accessible to all.

Community Values



Local Economy

Seminole's robust local economy includes a mix of large and small businesses, local entrepreneurs, major employers, clean or emerging industries, education and government jobs.

Seminole's economy provides opportunities for our talented youth to stay, and attracts newcomers to live, work and invest in our community.

Partnerships between the business community, city government, and institutions employ a diverse workforce and expand opportunities and prosperity for all residents, decreasing Seminole's poverty rate.

The location of Seminole State College, a satellite campus for Gordon Cooper Technology Center, Integris hospital, an excellent public school system and major highways has drawn knowledge-based businesses to Seminole.

The city uses alternative financing, such as Tax Increment Financing (TIF) and Business Improvement Districts (BIDs) and other economic development incentives to expand the local economy.

Outdoor Recreation

Seminole has developed and maintains a beautiful "green infrastructure" network (including parks, the urban forest, trails and greenbelts, rivers, creeks, lakes, gardens, urban agriculture, open spaces, and wildlife habitat) used for recreation and environmental protection.

Seminole's park and recreational facilities have grown in quality, acreage and variety to serve residents of all ages.

Livability

Seminole is an attractive, safe, healthy place that provides a high quality of life for citizens of diverse cultural, racial, and economic backgrounds.

Pedestrian-friendly, connected, mixed-use neighborhoods provide citizens with convenient access to services and facilities and offer a range of housing choices in urban, suburban, and rural settings.

Amenities, including accessible parks and recreational programs, outstanding public schools, law enforcement and fire protection services develop along with the needs of the citizens.

Our City provides opportunities for all citizens to participate in culture and entertainment, sports and recreation, and other activities, events, and places for people to gather.

Shared Direction

Our City is a regional leader in promoting intergovernmental cooperation and in pursuing partnership initiatives to address concerns shared with our neighboring communities.

Our City works with other governmental and educational institutions on common issues, including retaining young people and strengthening our neighborhoods.

Unelected citizens work with the City staff to plan the physical, social, and economic development of the community

Our City's growth rate balances the benefits of economic development to citizens with the need to maintain livability and preserve community character.

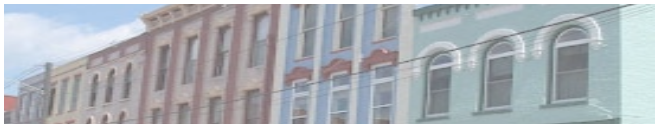
Redevelopment

Most of Seminole's residential and commercial growth occurs as infill within the city's developed areas, capitalizing on the land and infrastructure already in place and balancing earlier decades of sprawling, low-density development.

Managed commercial development with high development standards has taken advantage of the city's location on four highways and proximity to I-40.

A revitalized downtown Seminole is a focal point for the community and provides opportunities for social, cultural, governmental, and economic interactions.

A safe, efficient, affordable transportation system, including interconnected roadways, sidewalks, bike lanes, multi-use trails, and public transportation options, connects people of all ages and abilities to homes, jobs, schools and other destinations.



Community Character

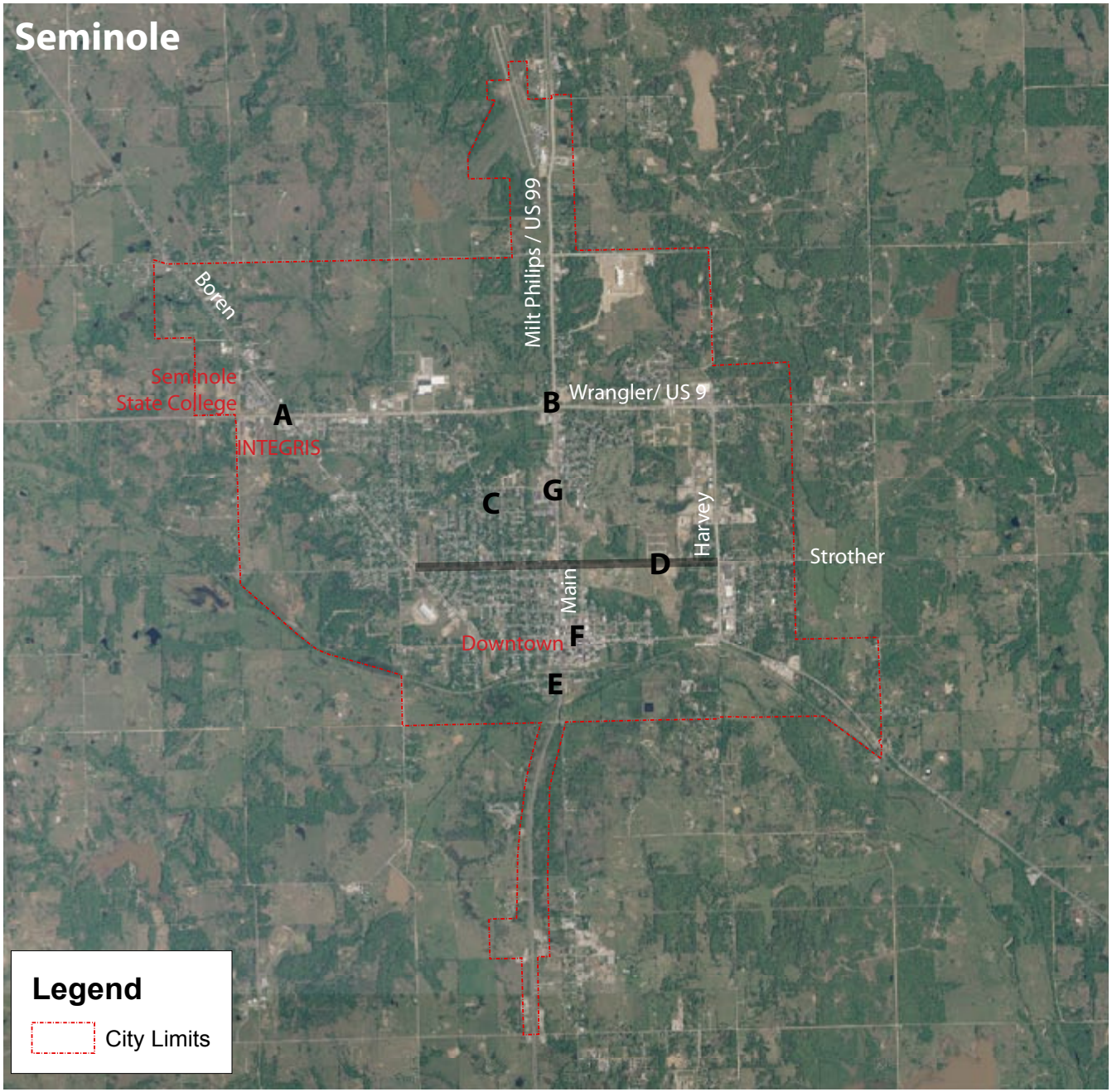
The City conserves natural resources including open space, natural and scenic resources, clean air, soil and water, darkness and quiet for the health of the community.

The City respects, preserves and interprets historic resources for future generations.

Vibrant revitalized older neighborhoods and the commercial areas serving them are desirable places to live, shop, work and invest.

The City's decisions about development, including roadways, scenic corridors, and public spaces, will always enhance the visual character of the City.

Picturing the Future



Map 1. Photo Rendering Key Map

Renderings: Implementation of Seminole 2030 Concepts

A - Boren & Wrangler
Mixed Use Opportunity
Serving SSC and INTEGRIS

B - Milt Philips and Wrangler
Entrance Corridor

C - Infill Opportunity
Pocket Neighborhood

D - Strother Avenue
Streetscape Improvements

E- Milt Philips / US 99
Entrance Corridor

F- Main Street
Downtown Redevelopment

G - Milt Philips/US 99
Redesigned Streetscape

A - Boren and Wrangler

Undeveloped lots along Boren and Wrangler Avenue present opportunities to develop Mixed Use, Multi-Modal hubs serving SSC and INTEGRIS

B, E, G - Milt Philips

Milt Philips, US 99, is a major transportation corridor. Improved streetscapes create a welcoming environment and community character. The addition of bicycle lanes improves safety for cyclists and enhances connectivity through town and to parks and other destinations.

C - Infill Opportunities

Many vacant, underutilized or deteriorating lots are prime opportunities for residential redevelopment.

"Pocket neighborhood" or cottage housing style developments would meet the needs of many of Seminole's residents.

D- Strother

Proposed Civic Space

Proposed Roundabout

Streetscape improvements along Strother, like those along Milt Philips, will do much to improve the character and safety of the Strother corridor. Additionally, a roundabout at the intersection of Harvey will ease the flow of traffic and a new civic space at the intersection of Main and Strother will mark the entrance to the town.

F- Downtown

Downtowns are the heart of a community. Their streetscape should be welcoming, safe and reflect the character of the community. Seminole recently became a Main Street Community in an effort to strengthen the Downtown district.

Issues and Opportunities

Oak and Main

Seminole is a great place to live. We have a wealth of natural resources and recreational opportunities, and a small town charm with the convenience of access to larger markets. As we look towards the future, how can we best expand and share all of these assets? We want to preserve our character and history, remembering where we came from as we grow with the times. How will we increase housing and transportation choices for different types of individuals and families? How will we keep Seminole healthy, safe, attractive, and thriving.

To address these issues and opportunities, we need to actively prepare for change.

We could sit back and simply let change happen in ways we may or may not like. Or we can actively work to shape our own destiny using this plan as a common guide. By being unified in vision and proactive about solutions, we can capitalize on our strengths and carry forward our values. Change isn't easy. Actively preparing for change and uncertainty can be tough; however, the potential rewards can outweigh the struggles. Choosing a different path for our city will require doing things differently. Having envisioned a dynamic, thriving Seminole 2030, it is incumbent upon us to realize our vision.

Issues and Opportunities

Housing
Downtown
Community Pride
Recreation Facilities
Family Friendliness & Small Town Charm
Job Skills, Workforce
Poverty
Location
Cultural Facilities
Education Network

Housing Issues

Many parts of Seminole consist of older housing development that are unstable and lack maintenance. There are large portions of the community suffering from or threatened by slum and blight.

Seminole needs to increase the diversity of housing choices to reflect the needs of traditional and non-traditional households.

There is a lack of quality, affordable housing for low and low-to-moderate incomes and workforce.

Strategies need to be adopted to encourage maintenance of existing mobile home parks to encourage maintenance of parking areas and driveways and compliance with all city ordinances, regulations and policies.

Policies and standards should be developed to buffer and screen mobile home parks from surrounding uses and street

Vacant lots needs to be maintained and utilized as infill development.

Many neighborhoods suffer from a lack of property maintenance

Traditional neighborhood character is not be protected when infill development occurs. The traditional development pattern should be protected through setbacks and design standards.

There is no mechanism in place to track and monitor rental property to ensure properties are maintained to be safe and habitable.

Development review needs to hold all development to the same standards of development review to provide consistency and certainty for all parties involved.

Resources are limited for code compliance.

Cottage Style Redevelopment. A good option for Seminole.

Source: www.lra.louisiana.gov

Vacant and Boarded House

Table 2. Median Housing Value , City of Seminole

1990	$31,400
2000	$43,400
2009	$62,300

Housing Opportunities

As part of urban renewal and redevelopment initiatives, Seminole has an opportunity to foster mixed-use, mixed-income neighborhoods with a range of housing choices, community services, facilities, and amenities in which all residents can afford to live.

Seminole should continue to support relationships between the City and area churches and non-profits for assistance with property maintenance and housing, such as assistance with property maintenance for seniors.

The Seminole Urban Renewal Authority will create opportunities for reinvestment and redevelopment of declining residential and commercial areas.

Smaller lot sizes with smaller houses need to be available throughout the community, where appropriate, and where sustainable with existing infrastructure in order to provide good quality housing.

Downtown Issues

Redevelopment in downtown Seminole is hindered, in part, by building codes designed for new construction. Seminole should consider adopting the International Existing Property Code.

Many downtown properties are not being actively used and, therefore, are deteriorating.

Downtown Storefronts

New Business Downtown

Parade through Downtown Seminole

Downtown Opportunities

Downtown should be developed as a destination with unique shopping, dining and service opportunities. Downtown will not take the place of day-to-day services provided by highway commercial big boxes, rather it will become a place people intentionally visit for a unique experience.

Downtown has the capability of evolving into a 24/7 live-work-play destination.

Efforts to clean-up and beautify the downtown should continue to be supported and expanded.

Downtown has the opportunity to be anchored by a new Exposition Center on the south and a Town Center on the north.

Community Pride Issues

Seminole does not have a discernible character or identity. The development of an identity or "brand" would help with economic development initiatives and provide a tool to promote the community as a quality community in which to live and do business.

Vacant buildings should be redeveloped where possible, and demolished where necessary, using public/ private partnerships.

Improved property maintenance and pride in community help contribute to an improved quality of life which will attract more residents, a better workforce and better employment opportunities.

Community Pride Opportunities

The City should continue to support the efforts of citizens to clean-up and beautify downtown.

The City should continue to support Code Enforcement efforts to increase code compliance and clean up blighted areas.

The City should support the newly formed Urban Renewal Authority in their efforts to address slum and blight and clean up the community.

Recreation Facility Issues

Not all residents feel safe using neighborhood parks or walking to and from home or school and neighborhood parks. Whether perception or reality, this is an important point that needs to be addressed.

Open space and green space standards should be made part of the development review process for site plans and subdivisions to ensure that sufficient, contiguous and quality land is set aside for active and passive recreation.

Recreation facilities should be accessible to all residents through a variety of modes of transport – children should be able to access playgrounds and parks on bicycle and foot from home and school.

Recreation programs frequently are not financially feasible for low and moderate income families.

Family Friendly, Small Town Charm Issues

Seminole needs to develop a brand to provide a sense of place and identity to be shared with residents and visitors.

Seminole needs to work to ensure that families feel safe in their community.

One of Seminole's Beautiful City Parks

Kids Enjoying the Waterpark

Recreation Facility Opportunities

Tourism efforts should be strengthened to increase the opportunities for visitors to stay overnight. This could be achieved by attracting sporting events that would attract visitors and families, encouraging eco-tourism and hunting and fishing,

The development of an Exposition Center at the southern gateway to Seminole will provide opportunities for the attraction of recreation, cultural, and tourism related events.

Trees and other natural resources need additional protection and support.

Seminole has an impressive parks and recreation network that should be supported with offerings expanded.

Family Friendly, Small Town Charm Opportunities

By continuing to work to improve the quality of life for all residents, Seminole will be able to attract more residents, a better workforce, and increased employment opportunities.

Jobs Issues

Wages in Seminole County are lower than the rest of Oklahoma. This is due, in part, to the lack of skilled jobs in the community.

Educational attainment in Seminole lags slightly behind the state and country.

Transportation and child care are common challenges for the workforce in Seminole.

The Seminole Municipal Airport should be developed and expanded to assist in attracting and supporting new industries.

Seminole struggles to Attract and develop experienced, higher-skilled talent in high-growth industries.

Jobs Opportunities

The City should partner with Seminole State College, Gordon Cooper Technology Center, Seminole Public Schools, and other educational institutions to provide job skills training.

Seminole has a diversified approach to economic and industrial development that should be continued.

Seminole has constructed a new industrial park, the Goodhope Industrial Park, with water, sewer, gas, and a paved road. The Park offers easy access to Highway 99 and Interstate 40.

The City should expand its relationship with educational institutions and business leaders to expand job training opportunities in areas such as business management, entrepreneurship, and health services to meet expected local industry demands.

Poverty Issues

One quarter of the individuals who live in Seminole live in poverty. Of the 25% of people living in poverty, 31% are under the age of 18.

Of the families who live in Seminole, 22% live in poverty. Of those families, 56.7% are families headed by a female householder with no husband present and 48% of those single parent families have children under the age of 5.

Table 3. Poverty Status of Individuals 1990-2009

	1990	2000	2009
City of Seminole	21.1%	20.0%	25.2%
Seminole County	24.0%	20.8%	23.7%
Oklahoma	16.7%	14.7%	16.4%

Education Network Opportunities

Public-private partnerships should be established to provide education and training for the workforce to generate additional, higher paying jobs and to assist with job placement. Seminole should continue to work with Seminole State College and Gordon Cooper Technology Center to develop and grow their programming to support the needs of area businesses and industries.

The healthcare industry needs to be recognized as contributing high paying jobs and a potential regional growth industry.

Location Opportunities

Seminole is centrally located with convenient access to larger markets in Oklahoma City, Tulsa, and the Dallas-Fort Worth area.

Seminole is situated on major state and US highways with direct access to Interstate 40.

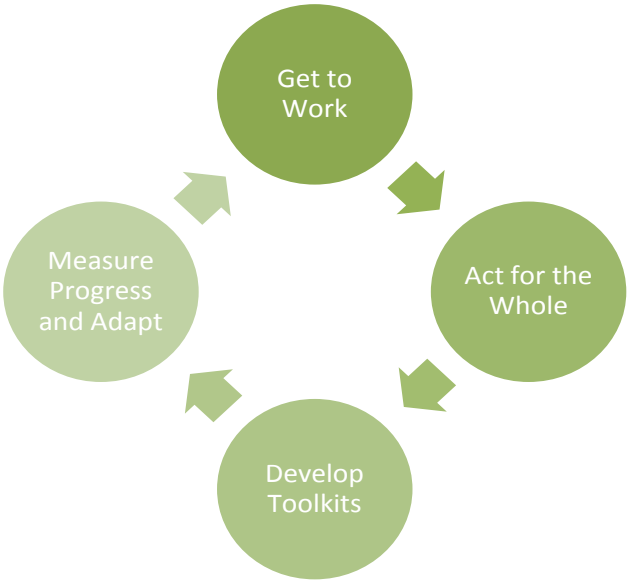
Cultural Facilities Opportunities

Seminole should support and build on the existing cultural network headed by the Jasmine Moran Children's Museum and the Oklahoma Oil Museum. These assets should be included in any marketing or tourism strategy the City develops.

The first step in protecting historic and cultural resources is identifying what resources exist. Seminole should undertake a city-wide, comprehensive historic resources survey, as a survey of this type would aid in creating a locally-based historic resources inventory that could be used in the local planning process.

Seminole has an opportunity to develop proactive standards and policies, such as an historic preservation ordinance or character area plans, before insensitive development results in a permanent loss of their historic and cultural resources.

How do we move forward?



1. Get to Work

Seminole residents are united by their desire to see the Seminole 2030 comprehensive plan yield results. We all want to see completed projects that make Seminole better. In adopting this plan, the City of Seminole is inviting everyone – residents, local companies and business groups, philanthropists, governmental agencies, and others – to partner with it to realize the plan is essential. The Short Term Work Program must start strong and be sustained for years to come.

Set Priorities

The Seminole of our dreams won't be built in a day. This plan contains hundreds of transformation ideas for our future. From them, we must prioritize an achievable handful at a time and successfully execute them. Seeing visible results steadily emerge from this comprehensive plan will be important. Which goals within the plan most merit our immediate attention and can be translated into relatively quick, inspiring wins? How can public-private partnerships advance big, exciting projects that achieve multiple objectives at once?

Agree to Work Together

The greatest benefit of a comprehensive plan is that it is a single playbook from which everyone works. We can accomplish far more by pulling in the same direction. The Seminole 2030 Comprehensive Plan sets the stage for a new era defined by advancing common objectives. When challenging issues and choices arise, the plan guides both the municipality and the community in thinking about the good of the whole.

Leadership will be important moving forward. The plan needs leaders – within the community and city government – who are committed to realizing its potential and power, and are skilled at the coalition-building required to move forward together.

Commit to Action

The Seminole 2030 comprehensive plan lays a strong foundation for taking action. Grounded in community values and needs, it has been crafted to positively shape Seminole over the next twenty years. But its impact will only be as strong as the actions and programs that Seminole residents undertake to realize it.

The aspirations of the comprehensive plan are far bigger and deeper than what the City can accomplish alone. To fully realize the community benefits it outlines, visionary individuals and groups throughout the city will also need to commit to action. The whole community must sustain the work that enacts the plan, through projects small and large: Set priorities. Tackle transformational projects. Repeat.

2. Act for the Whole

The comprehensive plan challenges us to:

- Look beyond our personal interests and act for the good of the whole;
- Think of the entire pie, not just our slice;
- Be good stewards for generations to come; and
- Understand single elements – parks, transportation, water, housing – within the context of a larger system.

When we think long-term and work to make the entire city better, everyone stands to benefit.

Think Big-Picture

Considering Seminole as a whole means seeing all of its different pieces and identities and how they all fit together. We must understand Seminole on a number of levels: as a collection of distinctive yet interconnected neighborhoods; an educational innovator; and a system of homes and jobs that need to be connected by more transportation choices.

How do we move forward?

3. Develop a toolkit to shape redevelopment and growth

Pair Regulatory Rules with this Plan

This comprehensive plan is a positive tool because it defines what Seminole residents want and how that can be realized. Redevelopment is a primary tool to advance many of the plan's goals. In that sense, the plan serves as a counterpoint to many governmental regulations, which often focus on prohibiting things we don't want. A new comprehensive plan will need to be supported with updated land-use regulations that make it easier and less expensive to develop and redevelop to further the vision of the plan.

Use Both Zoning and Incentives

Zoning is an important tool to guide land use, but it is best used in combination with other tools and a realistic understanding of market forces. New approaches that utilize both zoning and incentives are needed to implement this plan. Offering incentives in the form of grants, loans, infrastructure investments, or innovative regulatory approaches is a way Seminole can encourage good projects that deliver numerous community benefits. These benefits can include affordable housing, great design that beautifies our city and creates lively public places, operational improvements, more transportation options, pocket parks, low-impact development, new jobs, an expanded tax base, and so on. Incentives matter to people who want to improve our community, and they can generate goodwill while helping us reach our goals.

Partner

The City of Seminole will work to advance the strategies in this plan, but it will need many partners to achieve its comprehensive vision. Seminole has a strong private sector, institutions, and non-profit organizations that are responsible for shaping Seminole's future. These groups have significant resources and relationships, and can do many things city government cannot.

Where the right entity does not exist, a new one may need to be created, such as the newly formed Seminole Urban Renewal Authority. Implementing this plan will require strong partnerships among government, institutions, businesses, and community groups.

4. Measure Progress and Adapt

The City of Seminole will review progress on the plan annually, as part of preparing the City's annual budget, and re-assess the plan every five years and consider updates based on those reviews. It will be helpful to adopt a set of easily understood tools to measure and report on progress in order to assess the outcomes of policies, programs and projects.

A comprehensive plan is a living document; however, a long-range comprehensive plan typically must be followed for at least five years to see clear results. As adopted, the plan provides a strong framework to guide city actions at all levels. The vision and goals of the plan need to be respected but, over time, the community should expect to revisit and refine individual objectives.

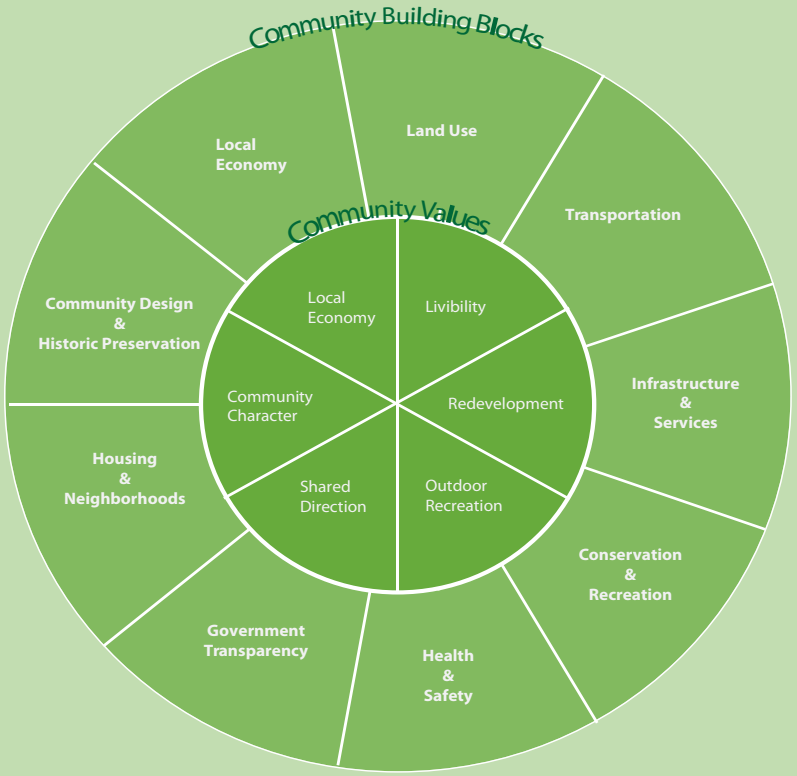


Figure 4. Our Community Values and Community Building Blocks

Seminole as a community is made up of different parts and values. A community's values are supported through the work done to improve various sectors of the community, the community building blocks. As Seminole reviews the progress of the Comprehensive Plan, we must ask - Are we respecting our values and creating meaningful change for all parts of our community?

Chapter 2

What Do We Have?

Seminole 2030: Community Assessment

Seminole is an incredible city. We are proud of our past and excited about our future. We are a city rich in natural resources and recreation opportunities.

We know that we face real challenges and we have to define and measure our current successes and deficiencies. What are we getting right? Where are we falling short? Through a detailed look at the city as it exists today, we can decide what works and what we can do better. This analysis will identify gaps and lead to questions resulting in new solutions. The Seminole of 2011 will be the baseline against which our success in achieving the plan's vision will be measured.

The City of Seminole is situated in Seminole County. Wewoka, approximately 12 miles to the southeast, is the county seat. Seminole County is located in central Oklahoma with Oklahoma City approximately 60 miles away and Tulsa approximately 90 miles away. Seminole County is bordered by Lincoln and Okfuskee Counties to the north; by Ponotoc County to the south; by Hughes County to the east; and by Pottawatomie County to the west.

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Who are we today?

Physical Geography

Seminole is located in the Central Oklahoma/Texas Plains-cross Timbers eco-region, home to rolling sandstone hills which support vastly diverse natural communities and are a transition zone between the large eastern forests and the vast grasslands of the plains. This eco-region is home to 351 native plant species.

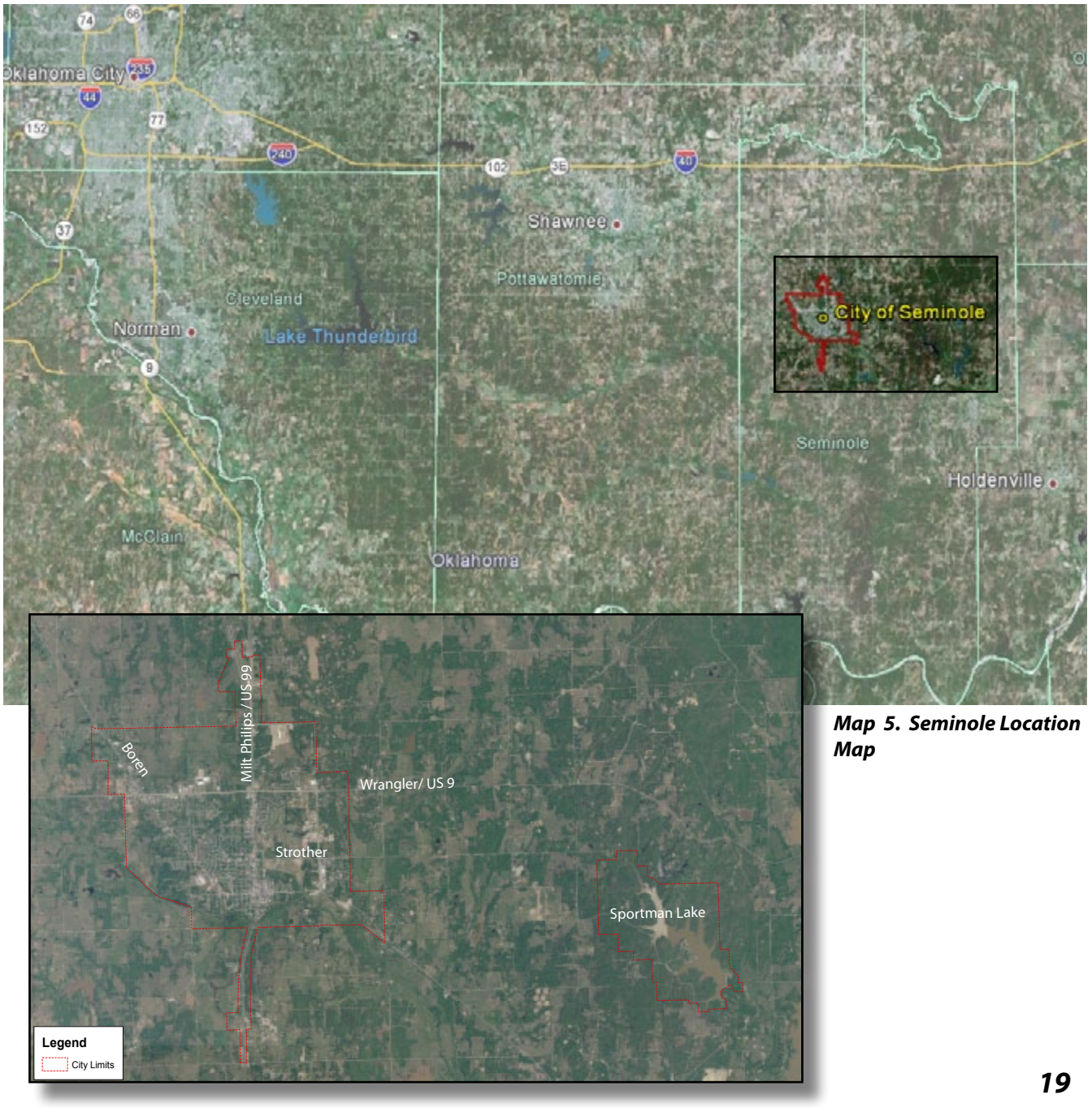
The inclusion of environmental considerations, including plants and wildlife, must become an element of local policy and decision making if our quality of life it to be enhanced and maintained. Consideration of open space, tree canopy, and wetlands are policy considerations for subsequent planning efforts.

Climate

Seminole lies within Oklahoma's central/eastern climatological region and has a continual climate with marked shifts in temperature. There are four distinct seasons that offer variety and generally do not pose any limitations for development or adversely impact our local quality of life. Summers are warm and humid, spring and autumn are mild, and winters are cold with snowfall accumulations.

Climatological data for Seminole County reports:

- Annual average temperature is 62 F. Temperatures range from an average maximum of 73 F to an average minimum of 50 F.
- Annual precipitation averages 41 inches with average humidity of 70%.
- During the year, the sun shines 55-80% of possible hours.
- There are 50 thunderstorm days and 4 hail events on average every year.
- Average snowfall is 4.7 inches.
- The freeze-free season averages 182 days, with the last freeze occurring in late March and the first freeze occurring in early November.
- Prevailing winds average 7 miles per hour.



Map 5. Seminole Location Map

Flood Plains

Flood hazard areas have been identified by the Federal Emergency Management Agency (FEMA) to assist in developing sound flood plain management measures. Areas having a one percent chance of being flooded in any given year, commonly referred to as the 100-year flood, are the base flood for instituting such measures. Seminole is bisected by Magnolia Creek and its adjacent floodplains which limits development but creates opportunities for passive recreation areas and natural resource protection.

Flood Insurance Rate Maps (FIRMs) identify the floodplains and floodways identified in Seminole.

Vegetation

According to data from Oklahoma Forestry Services, Seminole is located in the "Cross Timbers" eco-region. The Cross Timbers region is a transition area between the once prairie, now winter wheat growing regions to the west, and the forested low mountains of eastern Oklahoma. The region does not possess the arability and suitability for crops such as corn and soybeans that are common in the Central Irregular Plains to the northeast. Transitional "cross-timbers" (little bluestem grassland with scattered blackjack oak and post oak trees) is the native vegetation, and presently rangeland and pasture land comprise the predominant land cover. Oil extraction has been a major activity in this region for over eighty years.

Cultural Resources

History

In 1753, a small band of Mvskoke (Creek) Indians, called the Okone, left Georgia due to frontier encroachment and moved into the Spanish territory of La Florida, and other Indians, the Cimarron (a Spanish work meaning wild), migrated from Alabama. The word was corrupted by the Okone Indians who pronounced it Seminoli. The Seminoles fought for their homeland and against the Indian Removal Act of the 1830s. In 1836, after decades of wars, several bands migrated to Indian Territory and settled on the Canadian River near their kinsmen, the Creeks.

Upon arrival to Indian Territory, the Seminoles settled near Ft. Gibson. The Seminoles traded fur, hunted deer, elk, buffalo and trapped beavers. They grew large gardens of corn, beans, pumpkin, and sweet potatoes that stretched for miles. They also fished in clear running creeks and gathered various edibles in the forest.

After the Civil War, the Seminole's land was reduced to the boundaries that include present-day Seminole County. They began their second Seminole Nation with the Council House in Wewoka. The Seminoles are a proud people, dedicated to tradition. They have maintained their annual Green Corn ceremonies, and talented members of the tribe create both historic and contemporary art such as beadwork, paintings, finger woven belts and silver ornaments.

The Seminole Nation of Oklahoma is a federally recognized tribe and has a special political and legal relationship with the U.S. government.

The Town of Seminole was established in 1906, named after the Seminole Indian Tribe who inhabited the region after signing the government treaty in the mid-1800s. It was incorporated as a city on December 26, 1924.

What the National Register Does:

1. Provides recognition of a property's significance in history, architecture, archaeology, or engineering;
2. Provides limited protection when a property is endangered by a federally funded or licensed action;
3. Provides the owner of income-producing property the opportunity to receive investment tax credits for certified rehabilitation;
4. Provides the owner the opportunity to apply for matching grant-in-aid restoration/rehabilitation (when funding is available).

What the National Register Does NOT Do:

1. Does not restrict the use of the property.;
2. Does not restrict the sale of private property;
3. Does not require continuous maintenance of private property;
4. Does not require any specific guidelines to the followed in rehabilitation (unless the owner is using federal funds or receiving an investment tax credit).;
5. Does not require the owner to give tours of the property or open it to the public;
6. Does not guarantee funds for restoration;
7. Does not guarantee perpetual maintenance of the property;
8. Does not provide a tax credit for a private residential structure;
9. Does not provide an historic marker for the property.

Figure 6. National Register Facts
Source: Oklahoma State Historic Preservation Office

Who are we today?

In the mid 1920s when oil was discovered in the Seminole area, the population exploded and swelled to 40,000 people. "Black Gold" flowed from wells 24 hours a day, seven days a week. Hotels and businesses sprung up everywhere.

Source: Seminole Chamber of Commerce

Museums

Seminole is home to two outstanding museums – the Jasmine Moran Children's Museum and the Oklahoma Oil Museum.

The Jasmine Moran Children's Museum has 28,000 square feet of indoor and outdoor play area for interactive fun and learning. It provides children opportunities for educational exploration and self-discovery through interactive experiences showing what it might be like to be a doctor, aviator, paleontologist, teacher, artist, television news caster, fire fighter, and many other professions.

The American Auto Association has awarded the museum its highest Gem rating as a tourist attraction for families, and it was named the 2007 Outstanding Attraction at the Governor's Conference on Tourism.

The Oklahoma Oil Museum provides visitors of all ages an opportunity to step back in time. The museum features oil field equipment from the 1920s and 1930s, including large outdoor displays and a 127 foot historic derrick along with other old oil derricks, a 1926 dental x-ray machine, historic photos, late 1800s log cabin, 1927 shot gun house, a building with diorama of how the Seminole Oil Field looked in the late 1920s complete with towns and many other items relating to the oil boom days in Oklahoma.

Historic Resources

With such a rich history, there are many significant historic resources in the city of Seminole thought not all of them have been recognized. Table 7 summarizes properties in Seminole listed in the National Register of Historic Places.

Table 7. Properties Listed on the National Register of Historic Places

Name	Address
Home Stake Oil and Gas Company Building	315 East Broadway
Sinclair Loading Rack	35.21418; -96.63614
Strother Memorial Chapel	1201 Van Drive
W.E. Grisso Mansion	612 Highway 9 East

Source: Oklahoma Historical Society, State Historic Preservation Office, http://www.ocgi.okstate.edu/shpo/allsites.htm

To date, a survey of historic resources in Seminole has not been completed by the Oklahoma State Historic Preservation Office (SHPO).

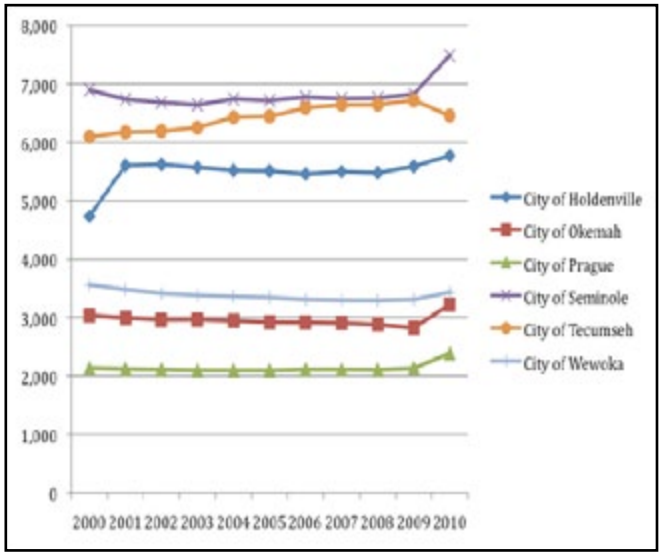
Home Stake Oil and Gas Company Building

W.E. Grisso Mansion

Population Growth

The City of Seminole's current population (in 2010) is 7,488. This is an increase of 8.5% from the City's population of 6,899 in 2000. After nearly a decade of very little gain or loss in population, the year 2010 brought an increase in population to Seminole and its neighboring communities, with the exception of Tecumseh.

Figure 8. Total Population in Seminole and Neighboring Communities of Similar Size (2000-2010)

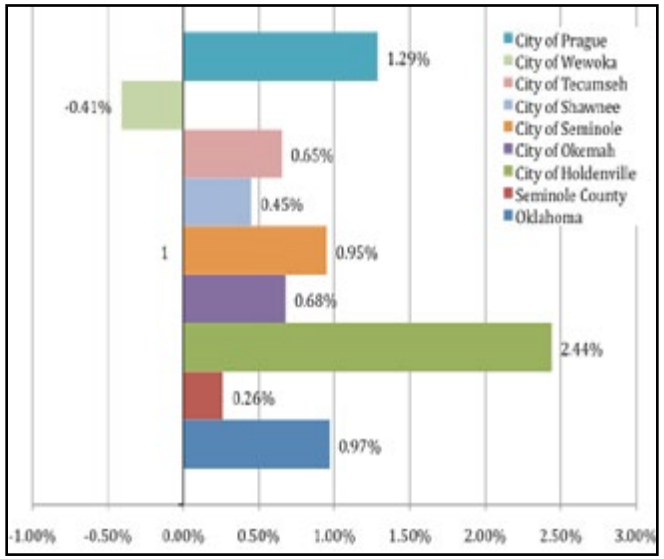


Sources American Community Survey, US Census Bureau; Decennial Census values used for years 2000 and 2010.

Figure 9 shows annual population growth between 2000 and 2010 for Seminole and its neighboring communities, as well Seminole County and the State of Oklahoma. Seminole gained population during this ten-year period, giving the city an annual growth rate of 0.95%. This closely parallels the State's annual population growth (at 0.97%). Only two neighboring communities, Prague and Holdenville, experienced a higher average annual growth rate over this period. It is presumed that the higher rate of growth in Holdenville is due to the opening of a new Tyson chicken processing facility and expansion of the Davis Correctional Facility during this time. This rate is not expected to continue.

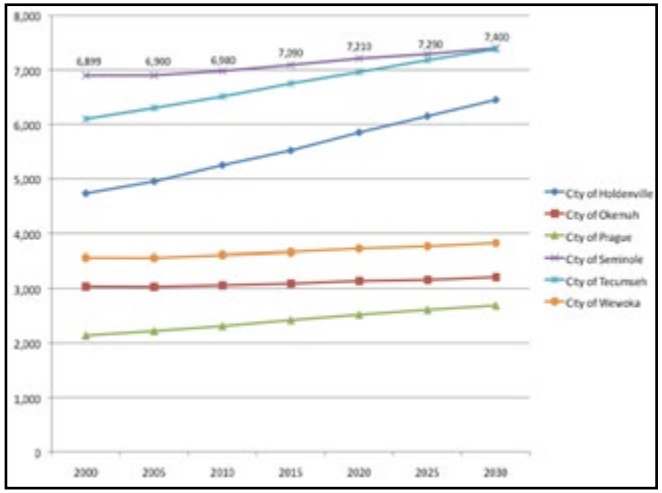
According to the Oklahoma Department of Commerce, the City of Seminole is projected to grow steadily to 7,400 in population by 2030. This represents a modest increase of 7.3% from 2000 to 2030. Seminole's projected growth is similar to those of Okemah and Wewoka, all which all have increases in population of less than 10%. Tecumseh, Prague and Holdenville are expected to grow more rapidly, with projected growth rates of 21%, 25.8%, and 36.3%, respectively.[1] This is shown in Figure 10 . The projected growth calculated by the Department of Commerce is based on past growth rate and does not account for anomalies, such as the opening of a significant new employer (Tyson Chicken) or expansions to the Davis Correctional Facility which increases the population of institutionalized persons and employees. It is safe to assume that this growth rate will self-correct to be more in line with the region.

Figure 9. Annual Population Growth Rate for Seminole, Neighboring Communities, City of Shawnee and Oklahoma (2000-2010)



Sources: American Community Survey, US Census Bureau; Decennial Census values used for years 2000 and 2010.

Figure 10. Projected Population Growth in Seminole and Neighboring Communities of Similar Size (2000-2030)



Source: Oklahoma State Data Center, Oklahoma Department of Commerce.

[1] *"Population Projections by City by County." Oklahoma State Data Center. Oklahoma Department of Commerce.*

Who are we today?

Race and Ethnicity

Between 2000 and 2010, Seminole increased in diversity of its residents. During this time, those in the category of "some other race" increased by 166%, from 50 to 133, and the population of two or more races increased by 71%, from 355 to 607. In addition, the Hispanic population has increased by 94% from 2000 to 2010, from 180 to 350 persons. Nonetheless, Caucasians have remained the majority race, comprising 73% of the population in 2000 and 68% in 2010. The next largest racial group is American Indian and Alaska Native, accounting for 16% of city residents in 2000 and 18% of residents in 2010. This is shown in Table 11 .

Table 11. Racial Characteristics of Seminole Population, 2000 and 2010

	2000	2010
Population of one race	6,544	6,881
White	5,065	5,111
Black or African American	274	258
American Indian and Alaska Native	1,130	1,346
Asian	22	30
Native Hawaiian and Other Pacific Islander	3	3
Other Race	50	133
Population of two or more races	355	607

Sources: 2000 and 2010 Census, US Census Bureau.

Table 12. Ethnic Characteristics of Seminole Population, 2000 and 2010

	2000	2010
Hispanic or Latino	180	350
Non-Hispanic or Latino	6,719	7,138

Sources: 2000 and 2010 Census, US Census Bureau.

Age Distribution

Over the past 20 years, the median age of the population has remained the same; in both 1990 and 2009, the median age for Seminole residents was 32.8 years. The population distribution, however, changed during this time. Table 13 shows that between 1990 and 2010, those age 65 years and older decreased from almost a quarter of the total population to 15.8%. Those between 18 and 64 years of age increased slightly in representation, from 51.6% in 1990 to 57.0% in 2010. Minors, or those under the age of 18, remained relatively stable as in proportion to the total population.

Table 13. Age Distribution of Seminole Population, 1990-2010

	1990		2000		2010	
	Number	% of Total	Number	% of Total	Number	% of Total
Under 18 Year	1,783	25.2%	1,753	25.6%	2,037	27.2%
18 to 64 Years	3,649	51.6%	3,727	54.4%	4,270	57.0%
65 Years and Over	1,639	23.2%	1,365	19.9%	1,181	15.8%

Sources: 2000 and 2010 Census, US Census Bureau.

Housing

Seminole has seen a gradual increase in the proportion of renter-occupied housing and corresponding decrease in the proportion of owner-occupied housing between 1990 and 2010. This is shown in Table 14 .

Table 14. Tenure of Occupied Housing Units in Seminole, 1990-2010

	1990	2000	2010
% Owner Occupied	64.8%	63.6%	56.1%
% Renter Occupied	35.2%	36.4%	43.9%

Sources: 2000 and 2010 Census, US Census Bureau.

Though the percentage of owner-occupied units has decreased, the value of these units has increased over the past two decades. The median housing value of owner-occupied units increased by 38.2% between 1990 and 2000, and 43.5% between 2000 and 2009.

Table 15. Median Housing Value in Seminole, 1990-2009

	1990	2000	2010
Median Housing Value	$31,400	$43,400	$62,300

Sources: 1990 and 2000 Census. 2009 American Community Survey. US Census Bureau.

Educational Attainment

In the City of Seminole, approximately a quarter of the population has some college education. This is higher than the proportion of residents in Seminole County and Oklahoma with some college education, which are 20.7% and 23.4%, respectively. In the City, the dominant degree of educational attainment is high school graduates, who make up 28.2% of the population. Only 9.1% have a Bachelor's degree, and those with higher education represent progressively smaller proportions of total population. Overall, the greatest differences in educational attainment between the City of Seminole, Seminole County, and Oklahoma is seen from associate's to doctorate's degrees, where fewer City residents have obtained education beyond some college. This is seen in Table 16 and Figure 17 .

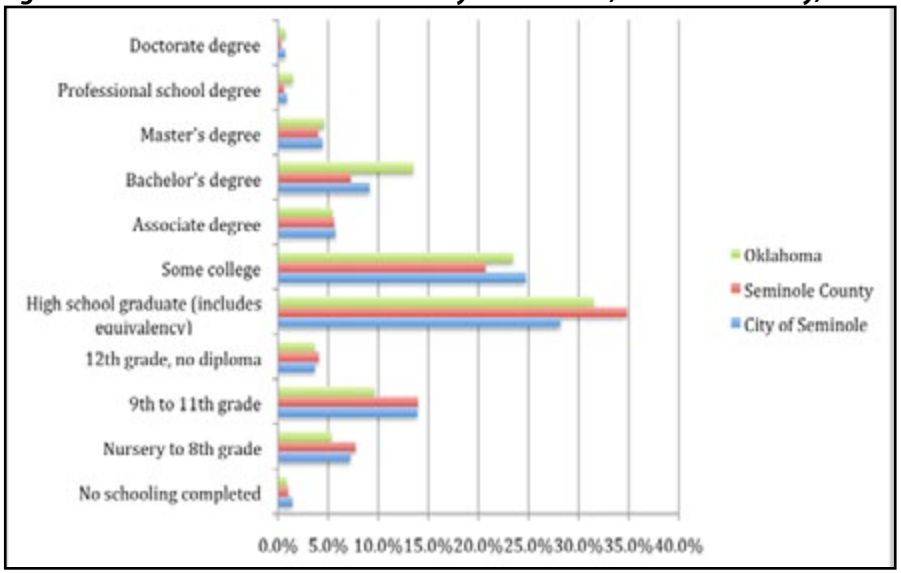
Gordon Cooper Technology Center

Table 16. Educational Attainment in City of Seminole, Seminole County, and Oklahoma (2000)

	City of Seminole		Seminole County		Oklahoma	
	Number	% of Total	Number	% of Total	Number	% of Total
No Schooling Completed	62	1.4%	162	1.0%	17,930	0.8%
Nursery to 8th Grade	312	7.2%	1,237	7.7%	117,046	5.3%
9th to 11th Grade	602	13.9%	2,233	14.0%	211,889	9.6%
12th Grade, No Diploma	159	3.7%	650	4.1%	80,368	3.6%
High School Graduate (Includes Equivalency)	1,220	28.2%	5,566	34.8%	693,607	31.5%
Some College	1,071	24.7%	3,310	20.7%	516,456	23.4%
Associate Degree	248	5.7%	896	5.6%	119,106	5.4%
Bachelor's Degree	396	9.1%	1,159	7.2%	297,082	13.5%
Master's Degree	192	4.4%	639	4.0%	101,652	4.6%
Professional School Degree	38	0.9%	91	0.6%	32,476	1.5%
Doctorate Degree	31	0.7%	45	0.3%	15,561	0.7%

Source: 2000 Census, US Census Bureau.

Figure 17.Educational Attainment in City of Seminole, Seminole County, and Oklahoma (2000)



Source: 2000 Census, US Census Bureau.

Income

In 2009, the City of Seminole had a median household income of $28,760. This is an increase of 64% from 1990, when median household income was $17,545. Seminole County had a slightly lower median household income in 1990 but surpassed that of the City in 2009 with a value of $31,760. Oklahoma maintained a median household income above those of the city and county from 1990 to 2009.

Table 18. Median Household Income of City of Seminole, Seminole County, and Oklahoma, 1990-2009

	1990	2000	2009
City of Seminole	$17,545	$25,120	$28,760
Seminole County	$17,007	$25,568	$31,760
Oklahoma	$23,577	$33,400	$41,861

Sources: 1990 and 2000 Census. 2009 American Community Survey. US Census Bureau.

In 2009, the City of Seminole had a per capita income of $16,360. This is an increase of 40.7% from $9,044 in 1990. The City had a greater per capita income than Seminole County in 1990, then maintained a slightly lower per capita income than the County in 2000 and 2009. Similar to median household income, Oklahoma maintained a per capita income above those of the city and county from 1990 to 2009.

Table 19. Per Capita Income of City of Seminole, Seminole County, and Oklahoma, 1990-2009

	1990	2000	2009
City of Seminole	$11,619	$12,946	$16,360
Seminole County	$9,044	$13,956	$16,781
Oklahoma	$11,893	$17,646	$22,561

Sources: 1990 and 2000 Census. 2009 American Community Survey. US Census Bureau.

Between 1990 and 2009, the proportion of those living below poverty level in Seminole rose from about a fifth of the population to over a quarter of the population. In 1990, the City had fewer residents living in poverty than did Seminole County. By 2009, however, the City exceeded the County's poverty rate. Both the City and County's proportions of residents living in poverty have exceeded the State of Oklahoma's over the past two decades.

Table 20. Poverty Status of Individuals in City of Seminole, Seminole County, and Oklahoma, 1990-2009

	1990	2000	2009
City of Seminole	21.1%	20.0%	25.2%
Seminole County	24.0%	20.8%	23.7%
Oklahoma	16.7%	14.7%	16.4%

Sources: 1990 and 2000 Census. 2009 American Community Survey. US Census Bureau.

In 2000, 298 out of 2,767 total households, or 10.8% of households, received public assistance income. This decreased to 117 households, or 6.4% of Seminole's 2,756 households, in 2009. In 2009, despite fewer households receiving public assistance, 639 households (23.2% of total households), received food stamp and/or SNAP benefits during the year.[2] The relatively high proportion of households receiving nutrition assistance may be attributed to the recession and overall decline in the local and U.S. economy during this time

In 2000, 40.1% of all children in Seminole County had living arrangements other than in married couple households and 1,617 children resided in single-parent households. Another 929 children lived with relatives other than parents, and 135 children lived with non-relatives. By contrast, in Oklahoma, only 33.7% of all children had living arrangements other than in married couple households. Of these children, about 209,000, or 70%, lived in single-parent households. [3]

Between 2002 and 2008, the teen birth rate (for teens age 15-19) in Seminole County gradually decreased from 79.0 to 75.3 births per 1,000. The teen birth rates in neighboring Pottawatomie County and the State of Oklahoma, by contrast, were significantly lower during this time. Between 2006 and 2008, the teen birth rate in Seminole County was 21% higher than that of Pottawatomie County and 24% higher than that of Oklahoma. This is seen in Table 21 .

Table 21. Teen Birth Rate (per 1,000 births) in Seminole County, Pottawatomie County, and Oklahoma, 2002-2008

	2002-2004	2003-2005	2004-2006	2005-2007	2006-20008
City of Seminole	79.0	71.7	70.1	69.6	75.3
Seminole County	55.7	56.3	59.7	62.2	62.2
Oklahoma	56.3	55.2	56.3	58.3	60.7

Source: KIDS COUNT Data.

[2] *2009 American Community Survey, Economic Profile. US Census Bureau.*
[3] *KIDS COUNT Census Data Online. The Annie E. Casey Foundation.* http://www.aecf.org/MajorInitiatives/KIDSCOUNT.aspx

Economic Profile

Major Employers

Seminole has a diverse economy, comprising a variety of industries. Of the City's non-governmental establishments, most are of the retail sector, followed by health care and social assistance services. Retail trade comprises 73.5% of total business revenue and employs the majority of workers in the city.[4] There are far fewer health care and social assistance establishments, but this industry employs 581 people, or about 30% of all non-governmental employees.[5] The regional hospital, Integris Seminole Medical Center, is one of these establishments and among the city's largest employers. Further information on Seminole's business establishments in shown in Table 22 .

The City of Seminole's top employers are represented by several different industries. VF Jeanswear/Wrangler has a distribution center that employs approximately 350 workers. Other large employers include Wal-Mart, Seminole State College, the Sigma Meat Processing Plant, and the Seminole Public School System. This is shown in Table 23 .

Quick Facts

INTEGRIS: Serves more than 30,000 residents and Seminole County and the surrounding area; licensed acute care $12.4 million hospital with 32 private rooms on 20 acres; handles all types of medical care with 14 acute care rooms, four intensive care beds, and 12 skilled nursing rooms

Seminole State College: founded in 1931 when it was established as the 13 and 14 grades of Seminole High School; over 2,000 students; new 16,000 square foot Student Services Center – Haney Center opened in 2010; 40 acre campus; Associate degrees in over 20 major fields of study

Seminole Public Schools: 6 campuses grades pre-K through 12

Table 22. Seminole Business Establishment Statistics

NAICS Code	Industry Description	Number of Establishments	Sales, Shipments, Receipts, Revenue, or Business Done (Thousands of $)	Number of Paid Employees
44-45	Retail Trade	49	164,260	604
51	Information	8	N	B
53	Real Estate and Rental Leasing	10	D	B
54	Professional, Scientific and Technical Services	19	4,812	67
56	Administrative, Support, Waste Management and Remediation Services	5	1,967	55
62	Health Care and Social Assistance	29	34,126	581
71	Arts, Entertainment, Recreation	4	D	B
72	Accommodation and Food Service	24	13,756	371
81	Other Services (Except Public Administration)	13	4,486	48

D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals. N: Not available or not comparable. B: 20 to 99 employees. Note: Public administration is not included in this data. Source: 2007 Economic Census. US Census Bureau.

Table 23. Major Employers in City of Seminole

Employer	Product/Service	Number of Employees
VF Jeanswear/Wrangler	Clothing	350
Wal-Mart	Retail	300
Seminole State College	Educational Services	225
Sigma	Meat Processing	223
Seminole Public Schools	Educational Services	181

Source: Seminole Chamber of Commerce - Economic Development
http://seminoleokchamber.org/Work/Index.htm#Economic%20Development

[4] Based on data provided; does not account for data that has been withheld to avoid disclosing the data of individual companies.

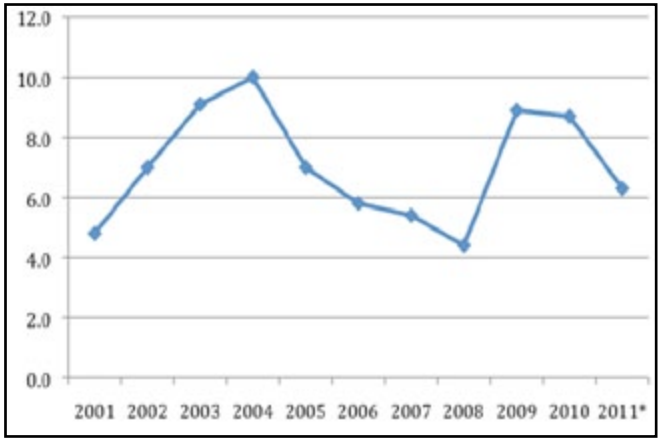
[5] Based on data provided; does not account for data that has been withheld to avoid disclosing the data of individual companies.

Who are we today?

Unemployment Rate

Seminole County, like other areas throughout the U.S., has felt the effects of the recent recession. The County's unemployment rate in 2001 was 4.8%. Over the past 10 years, there have been two sharp rises in unemployment; in 2004, the unemployment rate rose to 10.0%, and peaked again in 2009 at 8.9%. Among the contributors to the County's rise in unemployment in 2004 is the downsizing of Seminole's Wrangler plant that year; the plant, which employed nearly 600 people, closed some operations throughout Oklahoma and transferred manufacturing jobs to Mexico. After the restructuring of the Wrangler plant, Seminole city leaders offered a number of incentives to attract new businesses and jobs to the area. In 2007, Sigma Alimentos SA, Mexico's largest meat processing manufacturer, built $63 million in facilities in the Goodhope Industrial Park. The plant has approximately 200 employees today, making it one of the city's top employers. The establishment of Sigma's facility in Seminole is largely due to the efforts of City leaders and the Seminole Chamber of Commerce. Seminole voters approved a new sales tax for infrastructure improvements, which raised nearly $2 million. The State of Oklahoma also assisted in local economic development efforts, providing $5 million in property tax abatements and rebates on Sigma's payroll taxes. The establishment of the plant, along with other area businesses, helped the City's unemployment rate to fall to 4.4% by 2008.[6] The County's subsequent sharp rise in unemployment in 2009 is correlated with the downturn in the U.S. economy during this time. As of May 2011, Seminole County had a labor force of 10,905 people; 690 were unemployed, giving the county an unemployment rate of 6.3%.[7] This is slightly higher than Oklahoma's unemployment rate of 5.3%, which ranks as the 5th best in the U.S.[8] , and significantly lower than the national unemployment rate of 9.1% during this time. [9]

Figure 24. Annual Unemployment Rate in Seminole County (2001-2011)



**Unemployment rate as of May 2011*
Source: Local Area Unemployment Statistics, Bureau of Labor Statistics.

Employee Characteristics

The mean travel time to work for those who work in Seminole is 17.5 minutes.[10] Eighty percent of Seminole workers age 16 and over travel to work in single-occupancy vehicles. Another 14% participate in ridesharing, such as carpooling or vanpooling. Very few workers walk to work or use other means of transportation. The only public transportation available for workers in Seminole in from the Seminole Nation of Oklahoma. This is shown in Table 25 .
Among workers in Seminole County, most reside in their county of employment. Other Seminole workers commute from neighboring counties, including Pottawatomie and Hughes Counties. This is shown in Figure 26 .
The majority of Seminole County residents work within the county. A significant number of residents also work in neighboring Pottawatomie, Pontotoc, and Oklahoma Counties. This is shown in Figure 27 .

Table 25. Means of Transportation for Workers in Seminole (2009)

Transportation Mode	Number of Workers
Car, truck, or van - drove alone	1,858
Car, truck or van - carpooled	320
Public Transportation (excluding taxicab)	0
Walked	56
Other Means	30
Worked at Home	46

Source: 2009 American Community Survey, Economic Profile. US Census Bureau

[6] Millman, Joel. "Hot-Dog Maker, Lured for Its Jobs, Now Can't Fill Them." October 1, 2010. Wall Street Journal. http://online.wsj.com/article/SB10001424052748703556604575502003068891216.html

[7] Seminole County, Oklahoma. Local Area Unemployment Statistics, Bureau of Labor Statistics

[8] State of Oklahoma. Local Area Unemployment Statistics, Bureau of Labor Statistics.

[9] National Labor Force Statistics, Bureau of Labor Statistics.

[10] City of Seminole, Oklahoma. 2009 American Community Survey, Economic Profile. US Census Bureau.

Who are we today?

Figure 26. Place of Residence for Seminole Workers

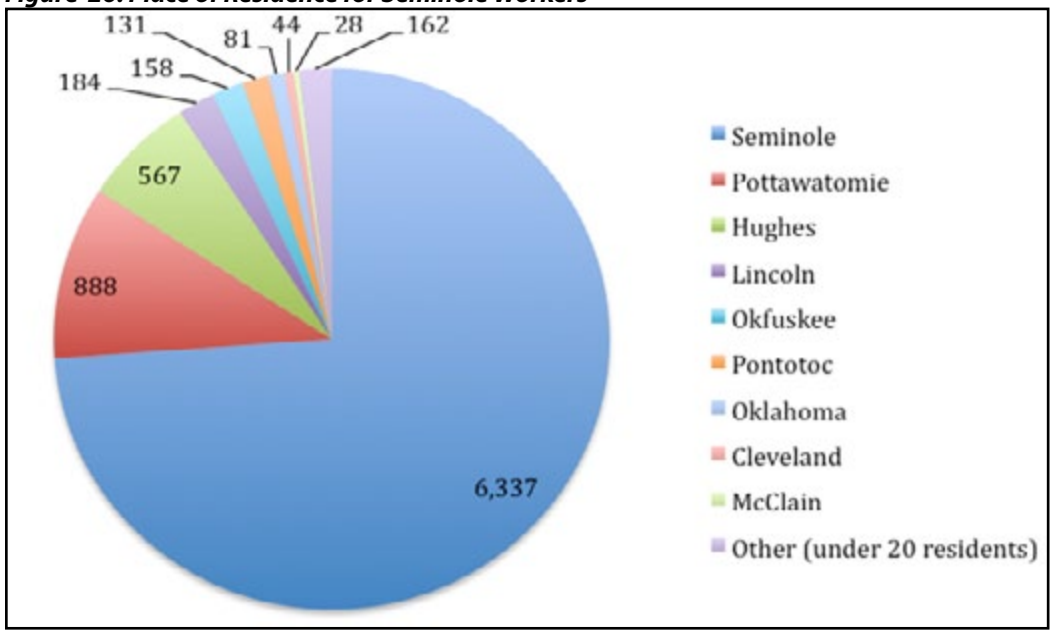
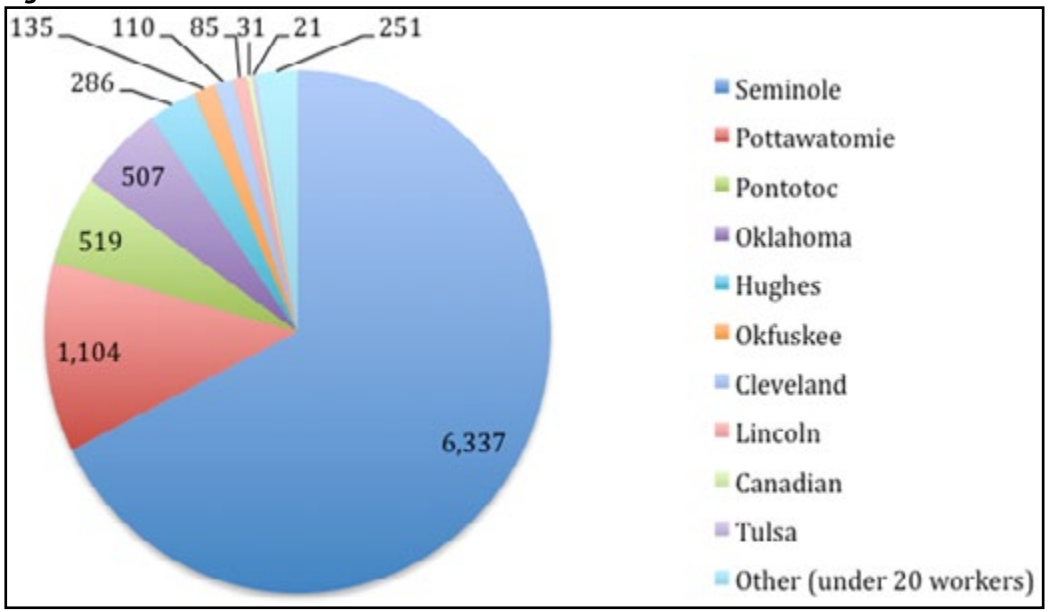


Figure 27. Place of Work for Seminole Residents



Source: County-to-County Worker Flow Files. 2000 Census. US Census Bureau.

Law Enforcement

In 2010, the Police Department had a staff of 12 sworn officers and 11 reserve officers with an annual budget of approximately $1,000,000.

The department provides traditional police services such as traffic and law enforcement services as well as special programs including: G.R.E.A.T. (Gang Resistance Education and Training), Alive @25, and 2M2L (Too Much Too Lose).

In partnership with Seminole County and Seminole County Emergency Management, the department operates and maintains a 911 emergency center answering all emergency phone calls and dispatching the proper police and fire personnel to calls.

In 2011, citizens passed an Emergency Services Tax for new patrol cars and equipment upgrades. This will allow for the aging fleet to be rotated through replacement every four years.

Fire Protection

Today, the Seminole Fire Department provides fire protection and EMS/ambulance services to the community with 18 full-time firemen and 14 reservists with an annual budget of $1.3million. The Department has 12 vehicles in the fire fleet and 4 in the EMS fleet. The Department was responsible for code enforcement and building inspections until FY 2012, when a new Code Enforcement Officer was hired.

EMS & Paramedic Services

In 2010, the Medicus, the ambulance service was added to the fire department's duties and is now funded out of the General Fund resulting in considerable savings for users and the City. The use of the ambulance has profoundly changed the delivery of medical care.

Currently, all firefighters are licensed paramedics. They are equipped and technically trained personnel to in effect bring an emergency room to an accident scene or into a home.

Who are we today?

Emergency Management

The Federal Emergency Management Agency (FEMA) is responsible for establishing policies and programs for emergency management at the federal, state, county and municipal levels. This responsibility includes the management of national procedures for the full range of disasters, whether natural or technological, or national security crisis. The most likely disasters that may affect the region are tornadoes, earthquakes, hazardous material incidents and some flooding.

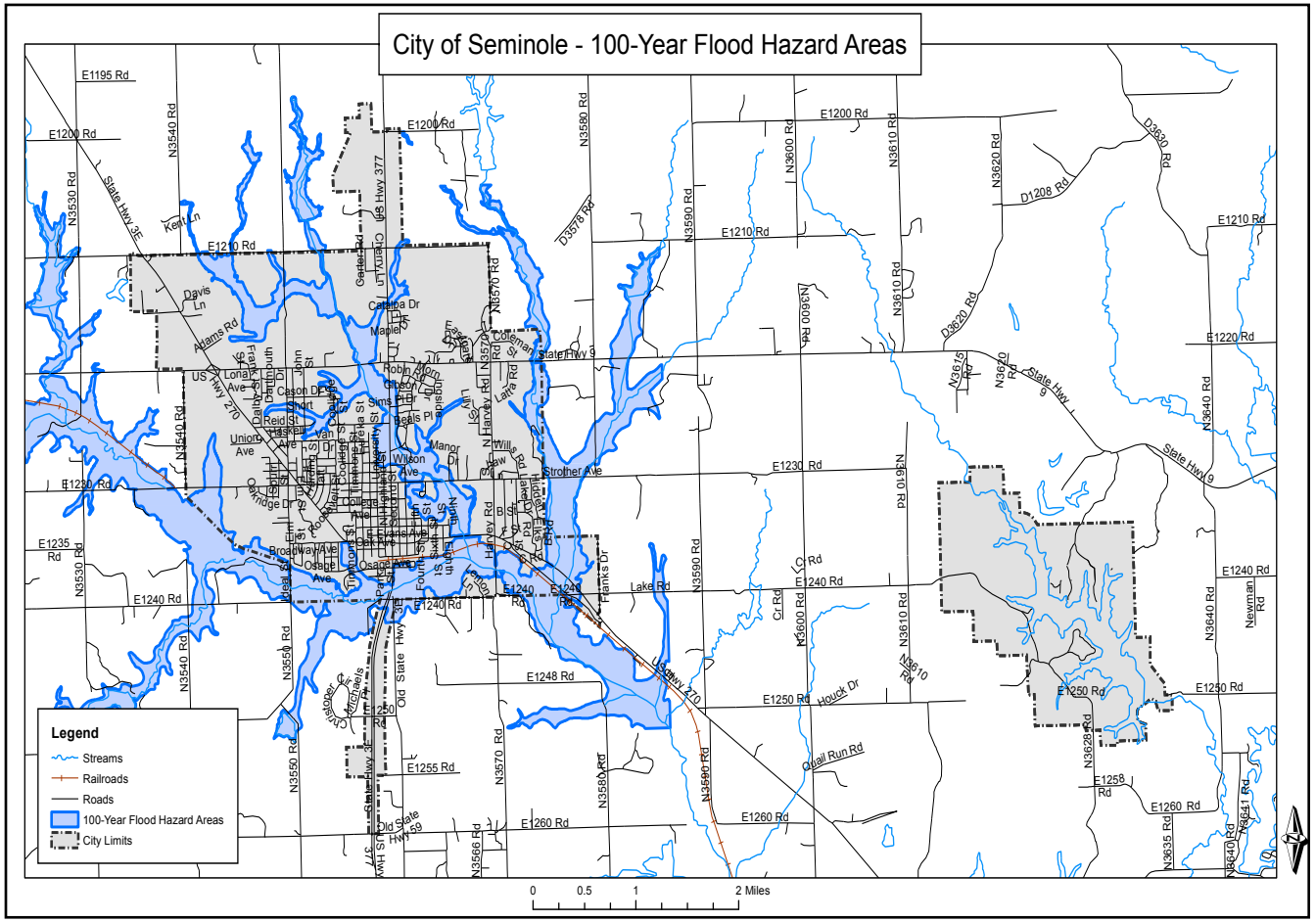
Emergency management services are jointly provided to the City of Seminole and Seminole County from the Seminole County Local Emergency Planning Committee (LEPC).

Water, Wastewater, Solid Waste, and Stormwater

In 2010, Seminole provided water, sewer and trash service to 2,998 residential customers and 343 commercial customers. This is an increase from 2005 customers of 2,515 residential and 216 commercial. The City contracts with WCA for solid waste management services. The water and wastewater system are old and in need of serious repair. Water is supplied to the City from 19 wells with a treatment capacity of 3.2 mgd. In 2010, water consumption averaged 1.0 mgd with peak usage of 2.0 mgd, well within the city's ability to supply water. This excess water capacity puts Seminole in an ideal position for recruiting business and industry. The two largest water customers are vf/Wrangler at 500,000 – 600,000 gallons per day and Sigma/Bar-S at 150,000 gallons per day. The City recently completed construction of a 250,000 gallon water town in Goodhope Industrial Park bringing the total above ground storage capacity to 350,000 gallons with additional storage in a 1 million gallon standpipe and capacity to store 75,000 gallons under ground.

The City has one wastewater treatment plant with a capacity of 2.3 mgd and a pretreatment plan with a capacity of 0.3 mgd. The pretreatment plant serves the Sigma/Bar-S facility in the Goodhope Industrial Park. Average daily flow is 1.4 mgd, leaving an excess capacity of 1 mgd. Like the excess water, this positions Seminole for business and industrial growth. The wastewater treatment plant is 70 years old and has undergone several upgrades for pumps and controls, but a new plant is needed.

Seminole participates in the National Flood Insurance Program (NFIP) and has adopted the 2009 Flood Insurance Rate Maps (FIRMs) from the Federal Emergency Management Agency (FEMA).



Map 28. Seminole FIRM. *Source: FEMA*

Who are we today?

Community Services

Planning, zoning, licensing and permitting, floodplain management and administration, mapping, cemetery records, building maintenance, management of Sportsman Lake and the Lake Ranger, swimming pool operations, some code enforcement, ordinance coordination, oversight of the Heritage House Senior Center and administration of HOME grants is provided by the Community Services Department.

Seminole's public services and facilities include the library, police, fire, and emergency medical services. Municipal functions are distributed across the City, but the majority of the city's administrative functions operate from City Hall. Seminole's building inventory includes 7 facilities such as the Community Center, Heritage House (senior center), Library, City Hall, Fire Station, Police Station, and jail.

Recreation and Open Space

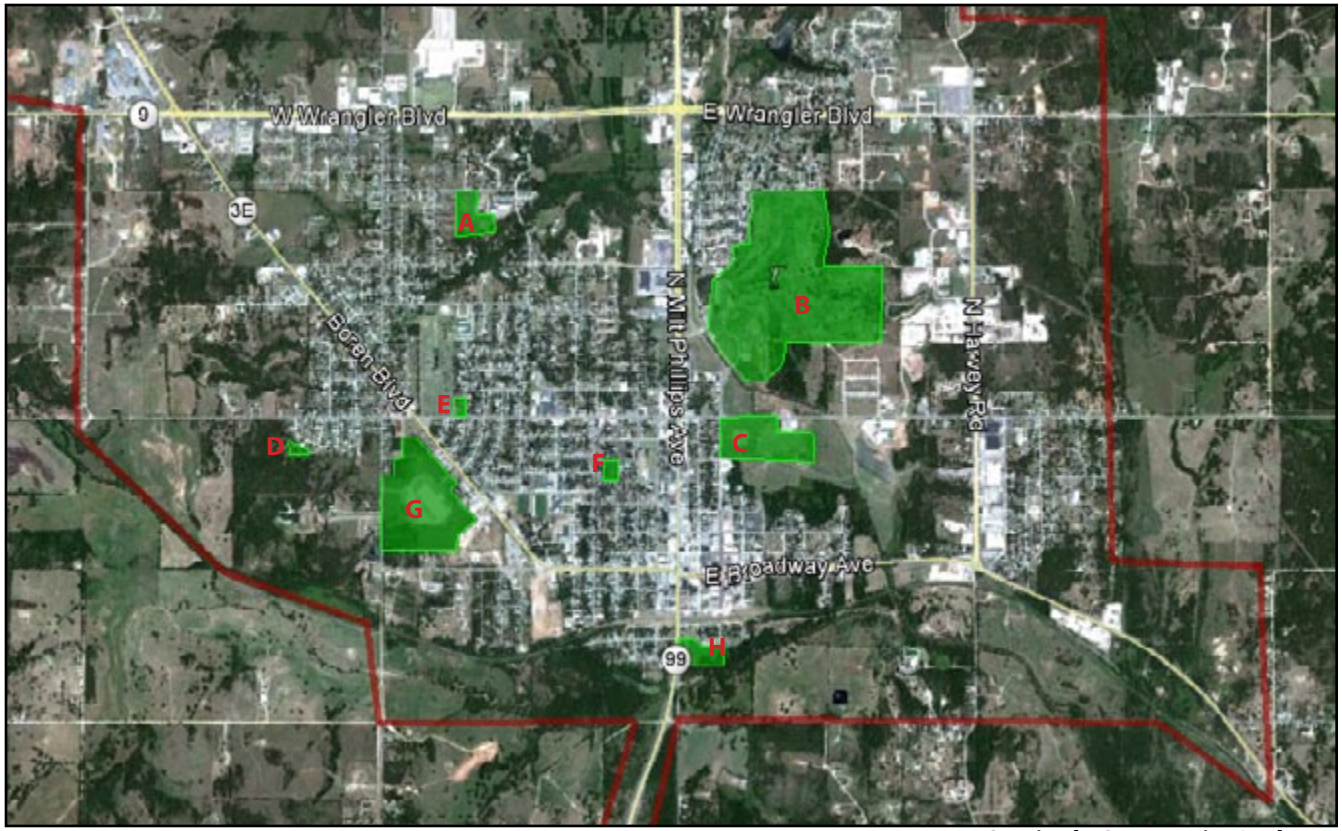
Seminole has a wealthy of parks consisting of neighborhood parks, Municipal Park, and Magnolia Park. The Seminole Public Works Department, together with the Community Services Department maintains and manages use of the parks.

Air Transportation

The Seminole Municipal Airport provides private air service to the community.

Railroads

No passenger or freight rail service is directly available to the City. The restoration of freight rail service to the region should be explored and supported.



A - Northwood Park
B - Seminole Municipal Country Club
C - Legion Park
D - Westwood Hills Park
E - Maguire Park
F - Chase Park
G - Maguire Park
H - Johns Park

Map 29. Seminole Community Parks.
Source: Google Earth.

Pedestrian and Bicycle Circulation

Bicycle and pedestrian mobility is limited in Seminole. There are sidewalks in some parts of town, such as Downtown, but in many others the sidewalks are crumbling or have never been constructed. With five highways under the jurisdiction of ODOT, the opportunities for multi-modal connection on major routes is limited.

The walking trail at Magnolia Park has been incredibly popular and may serve as a starting point for a community hike and bike trail that would connect neighborhoods, schools, Downtown, and recreation facilities. The natural areas along Magnolia Creek and Wewoka Creek should be evaluated as opportunities for development of a trail system.

Chapter 3

What Do We Want?

Seminole 2030: Community Agenda

This chapter presents a two-part planning framework for realizing our vision of becoming a complete community.

Community Building Blocks

The Community Building Blocks, or plan elements, set the policies to implement Seminole 2030. They cover a range of subject areas:

- Land Use
- Transportation
- Community Design & Historic Preservation
- Housing & Neighborhoods
- Local Economy
- Conservation & Environment
- Infrastructure & Services
- Health & Safety
- Government Transparency

Future Development Map

The Future Development Map (FDM) applies the Seminole 2030 vision statement to the city's physical development. Generated through a public input process, it defines how we plan to accommodate new residents, jobs, mixed-use areas, open space, and transportation infrastructure over the next 20 years.

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Community Building Blocks: Goals Matrix

Table 30. Goals Matrix

Community Building Blocks	Community Values					
	Local Economy	Livability	Redevelopment	Outdoor Recreation	Shared Direction	Community Character
Land Use (LU)	LU2: Encourage efficient and quality growth that protects the community. (See also LE4)		LU1: Encourage infill and redevelopment opportunities.	LU3: Protect open space and greenspace.		(See CD2, CD3, CD4)
Transportation (TR)	TR4: Ensure cost-effective and adequate roadway and trail systems.	TR1: Improve the safety of roads. (See also IS6)	(See HN5)	(See TR2)	TR3: Partner to develop equitable public transportation options.	TR2: Transform major streets into multi-functional, bicycle and pedestrian-friendly corridors.
Community Design and Historic Preservation (CD)	(See LE2)	CD1: Promote, preserve and interpret historic resources.	(See CD4)	(See LU3)	(See CD1)	CD2: Promote the implementation of design standards. CD4: Protect and enhance the unique quality of public spaces CD3: Promote unique character and sense of place.
Housing and Neighborhoods (HN)	HN5: Ensure necessary infrastructure is in place and adequately funded. (See also LU1, LE4)	HN1: Establish, and re-establish, thriving, livable neighborhoods.	HN4: Support energy efficient and sustainable redevelopment.	(See LU3)	HN3: Encourage housing diversity.	HN2: Protect neighborhood character by directing growth to areas of change.
Local Economy (LE)	LE5: Establish new and retain existing businesses in Seminole.	LE1: Provide a stable, high quality economic environment.	LE4: Cluster commercial development and housing and consumers so that infrastructure is not overburdened.	(See CR1)	LE3: Support partnerships for economic growth and stability.	LE2: Support and expand tourism.
Conservation and Recreation (CR)		CR1: Use parks and recreation to promote community health.	(See LU3)	(See LU3)	CR2: Increase citizens' opportunities for cultural arts, recreation and leisure activities.	(See LU3)
Infrastructure and Services (IS)	(See IS4)	IS1: Provide sustainable waste management services. IS2: Protect the city's water supply and quality. IS3: Protect and increase tree cover.	IS6: Maintain and improve the existing and future street network.	(See CD6)	IS4: Efficiently provide safe and reliable services for all. IS5: Provide public buildings that are safe, efficient and accessible.	
Health and Safety (HS)	See HS4	HS1: Become a Certified Healthy Community. HS2: Provide access to health care. HS3: Residents and visitors feel safe.		(See CR1)	HS5: Develop close relationships between public safety personnel and neighborhoods.	HS4: Provide healthy foods options.
Government Transparency (GT)		GT1: The Comprehensive Plan guides decisions	GT3: Develop fair and consistent development review process .		GT2: Increase communication between city and residents.	

Land Use

Introduction

Land, and the uses to which it is put, constitute the base scale on which all other aspects of development are founded. Land use and development patterns establish the foundation for the Comprehensive Plan. Consequently, the principal objective of this element is to determine the most suitable and efficient use of the land and the pattern in which these uses will occur.

The integration of existing development patterns, growth trends and the analysis of land development capacity (the ability of the land resource to support development), emphasis on a high quality of life, an efficient use of infrastructure, the interpretation of the community's vision, guiding goals and objectives were the underlying tenants of this building block.

Key Challenges for the Future

Counteracting the prevailing trend of abandoning the city center in favor of sprawling development in the unincorporated county.

Meeting the housing and employment needs of our population.

Coordinating land use, transportation, and economic development policies to address the inefficiency of infrastructure having to keep up with "green field" development and provide incentives for infill and redevelopment.

Improving land development regulations to improve clarity, increase certainty, and produce outcomes in alignment with Seminole 2030.

Land Use Goals Summary

LU1: Encourage infill and redevelopment opportunities that place residential, work and retail land uses in close proximity to each other to maximize walking, bicycling, and transit opportunities.

LU2: Encourage quality growth that protects the community, enhances the environment and efficiently utilizes tax dollars.

LU3: Preserve and protect openspace, unique natural areas, wetlands, and water resources, and areas of natural beauty in order to maintain a sense of rural character, provide recreational opportunities, preserve environmental quality, and encourage agricultural activities that are environmentally compatible.

Land Use: Goals and Objectives

LU 1: Encourage infill and redevelopment opportunities that place residential, work and retail land uses in close proximity to each other to maximize walking, bicycling, and transit opportunities.

Objective LU1.1: Develop and implement financial incentives and development bonuses for infill development.

Objective LU1.2: Require that buildings be rehabilitated and designed to be more energy efficient.

Objective LU1.3: Condemn and demolish buildings that are beyond cost-effective repair and pose a threat to public safety.

Objective LU1.4: As part of implementation of the Urban Renewal Plan, adopt policies and design guidelines to ensure that redevelopment efforts are complementary to their surroundings with regard to mass, scale and height.

Objective LU1.5: Require pedestrian access throughout newly developed areas and to adjacent development, wherever possible.

Objective LU1.6: Develop and implement ordinances and policies to ensure that all neighborhoods have access to a mix of local-serving retail, employment opportunities and residential uses.

Objective LU1.7: Locate retail, services, and public health facilities such as parks, health services, and libraries in or near neighborhoods to contribute to an improved sense of community and overall healthiness.

LU2: Encourage quality growth that protects the community, enhances the environment and efficiently utilizes tax dollars.

Objective LU2.1: Plan for more intensive growth to occur around existing infrastructure in order to minimize infrastructure costs and the adverse effects of suburban sprawl.

Objective LU2.2: Ensure that Seminole's land use policies support and encourage non-residential uses that will support and grow the local economy.

Objective LU2.3: Ensure that development around Magnolia Creek, Wewoka Creek, and Sportsman Lake protects that natural environmental while also serving as a destination and tourism attraction through utilization of buffering and Low Impact Development techniques.

Objective LU2.4: Identify ways in which parks and open space can be integrated with existing and future development.

Objective LU2.5: Coordinate with Seminole Public Schools in the placement of schools and facilities.

Resource: http://www.preservationnation.org/information-center/saving-a-place/historic-schools/school-siting-guidelines.html

Objective LU2.6: Locate industry, warehousing, logistics, manufacturing, and other freight-intensive uses in proximity to adequate transportation and utility infrastructure.

Objective LU2.7: Implement the Urban Renewal Plan for the redevelopment of the Urban Renewal Area designated on the Future Development Map.

Objective LU2.8: Promote regional planning and increased cooperation among the city, county, surrounding municipalities and Seminole Nation of Oklahoma.

Objective LU2.9: In Downtown and along commercial corridors parking spaces and lots should be located at the rear of the building when possible. Parking lots that front the street are discouraged. Shared parking between businesses and uses are encouraged wherever possible.

Resource: See Figure 34 on page 39.

Objective LU2.10: Parking curb cuts along commercial corridors should be minimized. Businesses should be encouraged to share access points.

Figure 31. Reclaimed and redeveloped community recreation space adds value for all residents.

LU3: Preserve and protect openspace, unique natural areas, wetlands, and water resources, and areas of natural beauty in order to maintain a sense of rural character, provide recreational opportunities, preserve environmental quality, and encourage agricultural activities that are environmentally compatible.

Objective LU3.1: Offer incentives for the use of innovative tools such as Conservation Subdivisions and Conservation Easements that provide increased flexibility for developers while also protecting sensitive or challenging lands.

Resource: http://www.ces.ncsu.edu/forestry/pdf/ag/ag742.pdf

Objective LU3.2: Educate and coordinate citizen boards, such as the Planning Commission and Lake Board, to plan for and advise on the protection of open space, corridors, and gateways.

Objective LU3.3: As part of stormwater management initiatives, protect wetlands through a local wetland ordinance and consideration of wetlands through requiring master plans, zoning ordinances, subdivision and site plan review.

Objective LU3.4: Require all new development to contribute to the permanent protection of greenspace in an appropriate manner, such as parks, greenways, or dedicated openspace.

Objective LU3.5: Develop stormwater management strategies and policies to protect water supplies and reduce the risk of flooding including allowances and incentives for Low Impact Development (LID).

Resource: http://www.lowimpactdevelopment.org/

Objective LU3.6: Integrate citywide green infrastructure to include such elements as preserves and parks, trails, stream corridors, green streets, greenways, and agricultural lands and any trail system into the land use plan and transportation network.

Objective LU3.7: Decrease light pollution from commercial, industrial, and residential uses, parking lot lights, signs, and street lights.

Resource: http://www.darksky.org/

Objective LU3.8: Establish conservation subdivisions and rural cluster zoning as the model for development of subdivisions in appropriate character areas to provide flexibility for developers. (Resource: See Figure 32)

Figure 32. Rural cluster example, Holland, WI

Objective LU3.9: Support a compact development pattern in the Downtown and Traditional Neighborhood Future Development Areas.

Objective LU3.10: Where natural or existing topographic patterns contribute to the attractiveness and utility of a development, they should be preserved and enhanced. Modification to topography will be permitted where it contributes to good appearance, but in all cases care should be taken to avoid drainage or grade problems on adjoining sites.

Objective LU3.11: As part of stormwater management strategies, new parking lots should dedicate 5% of total area to low impact development landscaping and existing parking lots should be retrofitted over a ten year period or when the use changes, whichever comes first.

Transportation

Introduction

Transportation is a vital service function. The transportation system is the framework upon which a city is built, and a safe, efficient transportation system is essential to the smooth functioning of a city. A vital service function, transportation provides the means for people to travel to work, to shop, and to spend their leisure time as well as to move goods.

The location and quality of the local street system has major impact on where future growth is likely to occur. Seminole's transportation network is linked with other areas, which not only provide needed access to markets and to goods and services not found in Seminole but also influences the potential for economic growth and future development opportunities.

Key Challenges for the Future

Providing a variety of transportation options to move people to and from work, school, and basic services.

Providing streets that are safe for vehicles, pedestrians, and cyclists.

Creating streets, streetscapes and gateways that are attractive and send the message that Seminole is a place that cares enough to invest in itself.

Creating an interconnected street network across neighborhoods, downtown, employment centers, and shopping.

Providing an interconnected network of sidewalks and trails.

Strengthening community partnerships to provide transportation for people of all ages, incomes, races, and ethnicities.

Developing wayfinding signage to help residents and visitors intuitively navigate the community.

Transportation Goals Summary

TR1: Improve the safety of roads in Seminole.

TR2: Transform all major streets into vibrant, multi-functional, pedestrian-friendly corridors.

TR3: Partner with other public and private entities to develop public transportation options that link all areas of the city, are affordable to economically disadvantaged groups, and provide access to job opportunities and services.

TR4: Ensure that the community's roadway and trail systems are cost-effective and adequate to meet the needs of the current and projected population.

Transportation: Goals and Objectives

TR1: Improve the safety of roads in Seminole.

Objective TR1.1: Monitor the safety of critical intersections to determine if improvements are necessary. Intersections identified for initial evaluation include: Harvey and Strother; Strother and Milt Phillips; Milt Phillips and Broadway; Harvey and Broadway; and Boren and Strother. Other intersections may be added over time and as identified as needed monitoring.

Objective TR1.3: Work with the Oklahoma Department of Transportation (ODOT) to plan for and finance safety projects along state routes.

Objective TR1.4: Promote safer routes to school for students of all ages through partnerships with Seminole Public Schools, the Seminole Nation of Oklahoma, Oklahoma Department of Transportation, and other stakeholders.

Resource: http://www.okladot.state.ok.us/srts/index.php

Objective TR1.5: Adopt policies to encourage and ultimately require all city-maintained streets become Complete Streets.

Resource: http://www.completestreets.org/

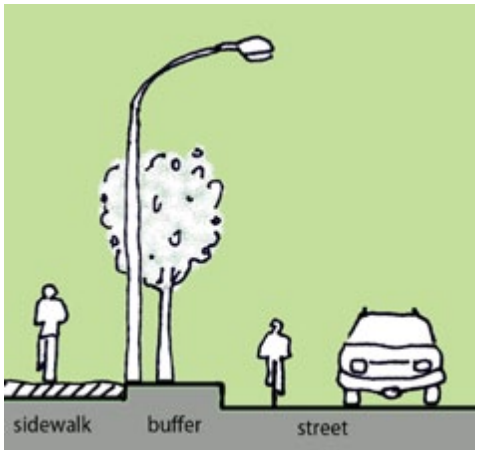


Figure 33. Complete Streets: Sidewalks, bike lanes and street trees, provide safety for pedestrians and cyclists. *Source: Partners for Place.*

TR2: Transform all major streets into vibrant, multi-functional, pedestrian-friendly corridors.

Objective TR2.1: Adopt landscape and signage standards that protect and enhance the aesthetics of the roadway and community.

Objective TR2.2: As a long term initiative, adopt ordinances requiring the construction and maintenance of sidewalks for all development and redevelopment projects.

Objective TR2.3: Adopt a complete streets ordinance and a policy to transform all city maintained arterials and thoroughfares into Complete Streets.

Objective TR2.4: As part of an urban forestry program, encourage the planting of appropriate shade trees that will not damage pavement.

Objective TR2.5: Provide for a secondary circulation system by connecting neighborhoods to schools, retail and recreation facilities via pedestrian and bicycle routes.

Objective TR2.6: Pursue designation as a "Bicycle Friendly Community" through the League of American Bicyclists.

Resource: http://www.bikeleague.org/programs/bicyclefriendlyamerica/communities/

Objective TR2.7: Enhance existing and new roadways with decorative, Dark Skies-friendly light fixtures, landscaping, medians, signage, and pedestrian and bicycle amenities to make the city's roads visually unique to help residents and visitors recognize that they are in Seminole.

TR3: Partner with other public and private entities to develop public transportation options that link all areas of the city, are affordable to economically disadvantaged groups, and provide access to job opportunities and services.

Objective TR3.1: Promote the use of public transit available through the Seminole Nation of Oklahoma.

Objective TR3.2: Pursue partnerships with other, non-traditional, transit providers such as Gordon Cooper Technology Center, to provide transportation to employment centers.

Objective TR3.3: Ensure that all public transportation facilities are constructed or retrofitted to comply with the Americans with Disabilities Act (ADA)

Objective TR3.4: Improve multi-modal access to the city's public buildings and facilities.

TR4: Ensure that the community's roadway and trail systems are cost-effective and adequate to meet the needs of the current and projected population.

Objective TR4.1: Investigate ways in which public and private funding can be directed toward roadway and trail system improvements.

Community Design and Historic Preservation

Introduction

An attractive, well-designed community will attract quality development, instill civic pride, improve the visual character of the community, and create a strong, positive image for Seminole within the region, state, and beyond. High quality architecture and community design – the result of high standards for architecture and site design – will enhance the character of the community, its important natural land features, and on-residential areas. High quality architecture and site design standards will also assust the City in its efforts to attract and retail significant economic development.

Community design can be thought of as those elements of the community which convey the visual impressions of that environment and give Seminole its "character". This includes the image and appearance of neighborhoods; the quality of buildings, streets, and public spaces; and the community's historic resources.

This element complements a number of other elements including transportation, land use, and housing and neighborhoods. In addition, this element relates to t he policies of the local economy element. Seminole's strength is in part derived from its visual characteristics. Accordingly, policies regarding urban design should be examined in the context and implementation of other parts of the comprehensive plan.

Key Challenges for the Future

There are not any codes or policies to protect historic resources and traditional development patterns.

There are not any design guidelines or style books, suggested or required, to help guide redevelopment efforts.

Seminole is bisected by state highways and development along these corridors is not character defining or conveying the image that Seminole is a unique, special community.

The sign ordinance is out-dated and not working effectively.

There are not and codes, policies, or standards for landscaping.

The City will have to work hard to educate the public on the importance of community design and historic preservation.

The City will have to combat stereo-types about the cost and complication that some perceive are involved with design standards and historic preservation.

Urban renewal efforts will help address some of the blight that is impacting the community, but redevelopment plans need to be mindful of community design and traditional development patterns.

Open space should be seen as an opportunity to create an amenity rather than a maintenance challenge.

Existing entrances to the community do not act as gateways welcoming visitors and passers-by. These intersections and areas need to be enhances and developed to convey the message that Seminole is a unique community.

Community Design & Historic Preservation Goals Summary

CD1: Protect, preserve and interpret historic resources (those objects, buildings, structures, sites, places, or neighborhoods with historic, cultural, or aesthetic significance) in Seminole for residents and visitors.

CD2: Promote the implementation of design standards in order to maximize desirability and aesthetic appeal throughout the City.

CD3: Develop and promote Seminole as a community with a unique character and sense of place.

CD4: Protect and enhance the unique qualities of Seminole's public spaces, such as parks and streetscapes, and, where needed, enrich those areas lacking distinctive visual character or where the character has faded.

Community Design & Historic Preservation: Goals and Objectives

CD1: Protect, preserve and interpret historic resources (those objects, buildings, structures, sites, places, or neighborhoods with historic, cultural, or aesthetic significance) in Seminole for residents and visitors.

Objective CD1.1: Develop an inventory of historic resources, including locally significant historic properties, archaeological sites, etc.

Objective CD1.2: Increase opportunities for historic and cultural learning throughout Seminole through collaboration with Seminole Public Schools, the Seminole Nation of Oklahoma, the Jasmine Moran Children's Museum, and Seminole State College.

Objective CD1.3: Identify neighborhoods or districts eligible for listing in the National Register of Historic Places.

Objective CD1.4: Consider adopting an historic preservation ordinance and design guidelines to protect historic resources.

Objective CD1.5: Consider establishing conservation districts to protect the traditional development pattern of Seminole's older neighborhoods.

Objective CD1.6: Consider incorporating historic preservation into urban renewal and redevelopment initiatives.

Objective CD1.7: Consider establishing financial or in-kind service support for redevelopment initiatives in areas identified as eligible for listing in the National Register of Historic Preservation.

CD2: Promote the implementation of design standards in order to maximize desirability and aesthetic appeal throughout the City.

Objective CD2.1: Implement sign ordinances and standards that promote high quality signs that are complementary to the landscape and help convey a unique identity to each neighborhood or district.

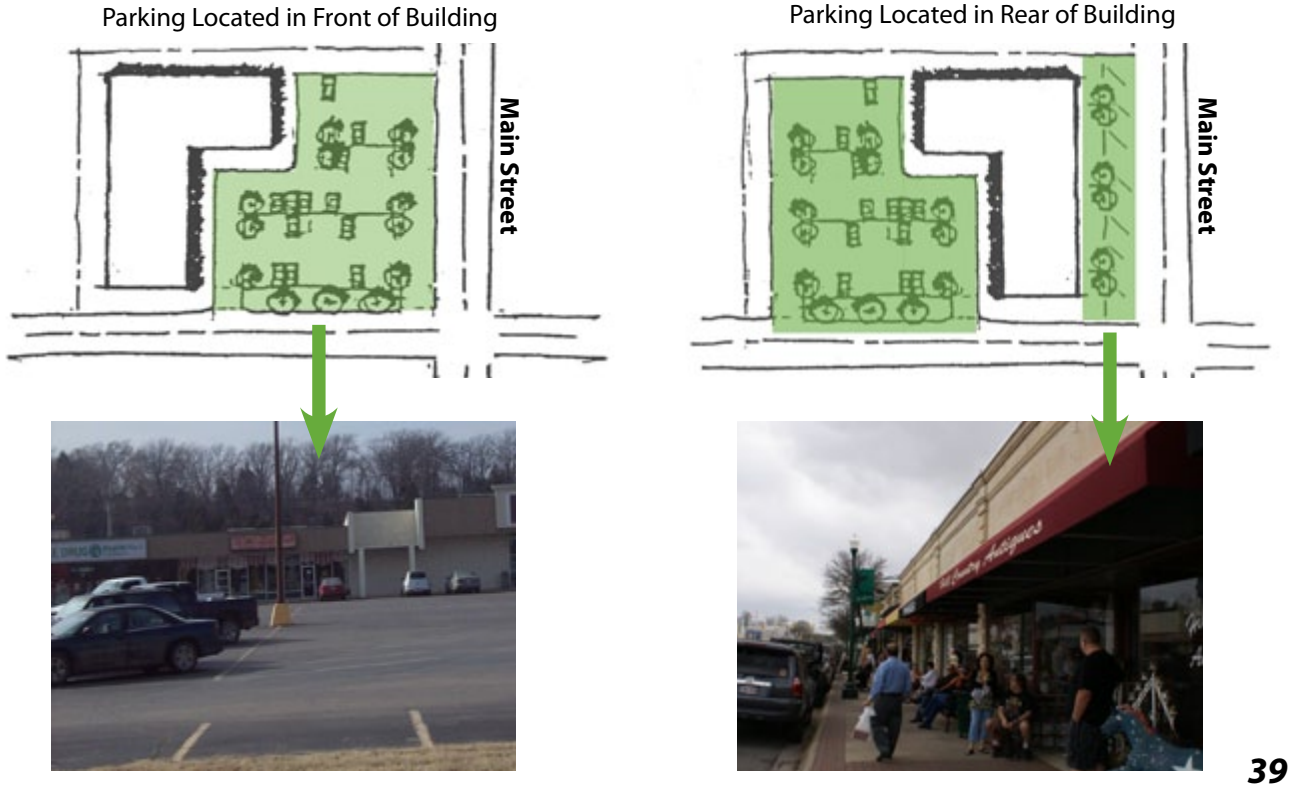
Objective CD2.2: Investigate methods and develop strategies to improve the appearance of existing businesses.

Objective CD2.3: Allow new development types and trends such as traditional neighborhood development and conservation subdivisions which promote alternative designs to create pedestrian friendly and mixed land use environments in appropriate areas.

Objective CD2.4: Encourage parking to be located at the rear of buildings and buildings to be located close to the road edge to create an attractive, pedestrian friendly environment.

Resource: See Figure 34 .

Figure 34. Locating parking behind buildings helps create pedestrian friendly streets while still maintaining convenient vehicular parking. *Source: Partners for Place .*



Objective CD2.5: Protect and restore neighborhood character by directing growth to areas of change that include designated renewal and redevelopment areas, corridors and infill sites.

Objective CD2.6: Adopt design standards to ensure the mass, scale and height of new development and redevelopment is complementary to surrounding neighborhoods and in keeping with existing land use patterns.

Objective CD2.7: Infuse public art into streetscapes along roadways and in such places as parks, plazas, and other public gathering places.

Objective CD2.8: Require non-residential development to be distinctive, pedestrian-oriented, and have connections to surrounding land uses through the use of design standards.

Resource: See Figure 36

Objective CD2.9: Develop relationships with private and non-profit organizations to assist in city beautification efforts.

Objective CD2.10: Develop and implement landscaping requirements and maintenance requirements for businesses.

Objective CD2.11: Provide incentives for façade improvements to existing commercial structures.

Objective CD2.12: Building sites should be planned to provide adequate planting including adequate planting in and around parking areas.

Objective CD2.13: Trash, utility, storage and service areas should be screened from public view with walls, fencing, landscaping, or other materials that complement adjacent buildings and provide screening in all seasons.

Objective CD2.14: Utility lines should be installed or relocated below ground whenever possible.

CD3: Develop and promote Seminole as a community with a unique character and sense of place.

Objective CD3.1: Develop a clear, unified, distinctive identity, or brand, for Seminole.

Objective CD3.2: Develop and implement a "wayfinding" system, a well-designed signage system to help visitors find their way to area attractions, amenities, and services.

Objective CD3.3: Using various media and technologies, tell the story of Seminole and promote our unique assets and quality of life.

Objective CD3.4: Develop gateways to the community to provide a welcome setting that tells visitors they have arrived in Seminole – a community with a distinct identity.

Objective CD3.5: Developing and implement a program to "brand" Seminole to tell our story and share our identity.

CD4: Protect and enhance the unique qualities of Seminole's public spaces, such as parks and street scapes, and, where needed, enrich those areas lacking distinctive visual character or where the character has faded.

Objective CD 4.1: Develop accessible community gathering spaces that include such spaces as plazas, parks, farmers' markets, sidewalks, and streets in all parts of Seminole, especially in the Downtown and other redevelopment areas, that encourage interaction and provide places for people to visit and relax.

Objective CD 4.2: Apply high standards of design to ensure that complete streets are safe and accessible for all users, encourage people to use alternate forms of transportation.

Resource: See Figure 33 on page 37.

Small changes can go a long way to creating a welcoming setting

Source: Partners for Place

Objective CD4.3: Identify small spaces that can easily, quickly, and affordably be transformed into public spaces encouraging people to gather and interact. One opportunity could be vacant lots in downtown along Main Street.

Objective CD4.4: Develop public spaces throughout Seminole that are accessible by car, foot and bicycle, where people can engage in activities (playgrounds, checkers, gardening, etc.), that are comfortable, safe and inviting, and where people meet one another and take people when they come to visit.

Objective CD4.5: Develop adopt-a-street/neighborhood/park program for clean-up and beautification.

Objective CD4.6: In Downtown, new construction should have a zero setback from the front property line whenever possible to reinforce the streetwall. Existing buildings set back from the sidewalk should include landscaping and fencing to maintain the streetwall and enhance the pedestrian experience as much as possible.

Objective CD4.7: Spatial gaps in the streetwall created by parking and other non-pedestrian areas should be minimized.

Objective CD4.8: In Downtown, where narrow alleys and gangways exist between buildings for pedestrian access, they should be gated with decorative fencing or arches, well lit with decorative fixtures, and clearly signed for visibility and safety.

Objective CD4.9: Outdoor seating and cafes should be encouraged in Downtown provided they allow for adequate pedestrian through traffic.

Figure 35. Main Street. Before and After Potential Redevelopment.
Source: C.H. Guernsey & Co.

Housing & Neighborhoods

Introduction

Seminole is a city of diverse neighborhoods that contribute to our community's character and or residents' quality of life. While some these neighborhoods offer a mix of housing, single-family housing is by far the most common.

National demographic trends and housing preferences could significantly impact the local housing market and affect the provision of public and health services. An increasing number of "Generation Y" or "Millenials" (those born between 1980 and 1995) will soon be entering the housing market. This demographic group has demonstrated a demand for more urban lifestyles. In addition, the growing number of "Baby Boomers" (those born between 1946 and 1964) are retiring and downsizing their homes and, in many cases, moving from more expensive locales such as the West Coast, to more affordable states like Oklahoma. Both trends will affect housing and social service needs.

Seminole must provide a range of energy-efficient housing option and prices, in addition, we need to sustain distinct, stable, and attractive neighborhoods that preserve and reinforce the livability, character, and special sense of place in Seminole.

Key Challenges for the Future

Fostering mixed-use, mixed-income neighborhoods with a range of housing choices, community services, facilities, and amenities, in which Seminole residents can afford to live.

Maintaining the distinct character of Seminole's neighborhoods, while meetings the market demands for close-in housing.

Making existing automobile-oriented neighborhoods more pedestrian and bicycle friendly.

Developing regulations that create better and context-specific transitions between more intense housing, commercial and office uses, and mixed-use development and adjacent, established neighborhoods.

Discouraging the loss of affordable housing.

Increasing the diversity of housing choices to reflect the needs of traditional and non-traditional households.

Housing & Neighborhoods Goals Summary

HN1: Establish, and re-establish, thriving, livable neighborhoods in Seminole with a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

HN2: Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated renewal areas, corridors, and infill sites.

HN3: Encourage housing diversity to accommodate people of a variety of incomes, family sizes, and ages.

HN4: Support housing development and redevelopment that is energy efficient and sustainable.

HN5: Ensure that necessary infrastructure is in place, planned for, and adequately funded, in order to support new residential development.

Housing & Neighborhoods: Goals and Objectives

HN1: Establish, and re-establish, thriving, livable neighborhoods in Seminole with a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Objective HN1.1: Through adoption of a Traditional Neighborhood Development ordinance, create complete neighborhoods across Seminole that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options as part of redevelopment and Greenfield development.

Resource: http://www.tndtownpaper.com/neighborhoods.htm

Objective HN1.2: Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment/renewal areas, corridors, and infill sites.

Objective HN1.3: Identify and assess the infrastructure needs of older neighborhoods and provide for improvements needed to maintain their viability.

Objective HN1.4: Strengthen Seminole neighborhoods by connecting to other neighborhoods, quality schools, parks and other community-serving uses that are accessible by transit, walking, biking, and automobile.

Objective HN1.5: Implement the Urban Renewal Plan to redevelop neighborhoods that are safe and inviting for residents of all ages and income levels.

Objective HN1.6: Expand code compliance efforts and resources including education and outreach to encourage compliance rather than enforcement.

HN2: Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated renewal areas, corridors, and infill sites.

Objective HN2.1: Implement the Urban Renewal Plan to target slum and blight and the possibility of slum and blight.

Objective HN2.2: Develop incentives to encourage developers to redevelop or build on infill lots before "greenfield" development.

Objective HN2.3: Partner with private developers to recreate the corner store model to provide basic, healthy services for neighborhoods.

Objective HN2.4: See Objective HN1.3

Objective HN2.5: Work with private developers and public agencies to redevelop and revitalize blighted parts of the community.

Objective HN2.6: Protect future property values by maintaining, redeveloping, and enhancing existing neighborhoods.

Objective HN2.7: Create distinctive neighborhood areas that will contribute to the city's future quality and sustainability.

Objective HN2.8: Support efforts of the Urban Renewal Authority in their efforts to redevelop blighted areas. Support may include demolition, condemnation, eminent domain or other measures to redevelop properties.

Objective HN2.9: Reuse former greyfields (previously developed properties such as strip centers that are not contaminated) and vacant building sites to reduce negative impacts of vacancy and provide new mixed-use and/or housing options.

Figure 36. Boren Ave near SCC and INTEGRIS is a prime opportunity for mixed-use development.
Source: Partners for Place

Housing & Neighborhoods: Goals and Objectives

HN3: Encourage housing diversity to accommodate people of a variety of incomes, family sizes, and ages.

Objective HN3.1: Ensure that the city is a full-life cycle community by encouraging housing choices and the community resources necessary for people to live their entire lives in Seminole.

Objective HN3.2: Promote the development of a variety of housing types throughout Seminole to expand the choices available to meet the financial and lifestyle needs of residents.

Objective HN3.3: Work with developers to provide a variety of housing options at a variety of prices, including rental property.

Objective HN3.4: Connect housing to jobs, child care, schools, retail and other amenities and services needed on a daily basis through a variety of transportation options.

Objective HN3.5: Address accessibility issues and other housing barriers to persons with disabilities or special needs.

HN4: Support housing development and redevelopment that is energy efficient and sustainable.

Objective HN4.1: Encourage green practices in housing construction and rehabilitation that support durable, healthy, and energy-efficient homes.

Objective HN4.2: Renovate the existing housing stock to reduce utility and maintenance costs for owners and occupants.

Objective HN4.3: Support the demolition of sub-standard structures that are beyond practical repair and their replacement with energy-efficient homes complementary to the surrounding neighborhood.

HN5: Ensure that necessary infrastructure is in place, planned for, and adequately funded, in order to support new residential development.

Objective HN5.1: Ensure that all new residential developments connect to existing public roadways and provide multiple access points to public roads

Objective HN5.2: Encourage, with reduced street widths and rights-of-way, a distributed network of streets (also known as grids) within new residential developments

Objective HN5.3: Locate development in the vicinity of existing services and infrastructure

Figure 37. Potential Housing Redevelopment Opportunities. *Source: Partners for Place*

Local Economy

"In 2030, my grandchildren can remain in Seminole with good, well paying jobs." – Seminole Resident

Introduction

As described in Chapter 1, Seminole must continue to diversify its economy to expand opportunity to all residents. The City must build a vibrant, resilient, and diverse economy that celebrates entrepreneurs and provides equitable opportunities for people.

Seminole depends on sales tax for general fund revenue. Sales tax diversions to the city have been growing steadily as commercial enterprises follow the strong residential growth experienced by the city. Quality commercial establishments, constructed of durable materials and which are aesthetically pleasing are generally more successful and help attract like businesses.

Key Challenges for the Future

Ensuring that new employment growth can be accommodated in mixed-use centers and corridors and other areas well served by a variety of transportation options.

Attracting and developing experiences, higher-level talent in high-growth industries.

Working with educational institutions and business leaders to expand job training opportunities in areas such as business management, entrepreneurship, and health services to meet expected local industry demands.

Creating well-paid jobs.

Preserving small businesses that may be negatively impacted by new development.

Local Economy Goals Summary

LE1: Provide a stable, high quality economic environment.

LE2: Support tourism in Seminole by coordinating with all local institutions, businesses and agencies to plan, maintain, and expand tourism-related activities.

LE3: Continue to support partnerships for economic growth and stability

LE4: Concentrate appropriate commercial and retail development in close proximity to housing and consumers so that utilities and infrastructure are not overburdened.

LE5: Encourage the establishment of new businesses and promote the retention of existing businesses in Seminole.

Local Economy: Goals and Objectives

LE1: Provide a stable, high quality economic environment.

Objective LE1.1: Promote a business friendly environment by helping developers and business owners navigate the development review process or other city processes.

Objective LE1.2: Establish high aesthetics standards for the development of non-residential uses.

Objective LE1.3: Target specific areas of the city for enhancement and beautification, such as gateways, downtown, and neighborhoods.

Objective LE1.4: Implement policies that create, nurture, and retain small businesses to create an "entrepreneur friendly" business climate.

Objective LE1.5: Encourage and support innovation through flexible city rules, adaptive reuse of buildings, mixing of uses, and up-to-date infrastructure.

O**bjective LE1.6:** Invest in sustainable, affordable utility systems (communications, power, water, wastewater) to meet the needs of increasing population and employment bases.

Objective LE1.7: Increase access to educational opportunities for higher education and technical education in Seminole schools and through partnerships with Seminole State College, Gordon Cooper Technology Center, and other higher-education institutions. Match job training with current and expected employment needs for existing and emerging "target industries".

Parks & Rec Events

Parade through Downtown Seminole

Objective LE1.8: Promote historic preservation as a valuable tool for strengthening economic development in the city.

Objective LE1.9: Support and promotes the arts as a tool for economic development.

LE2: Support tourism in Seminole by coordinating with all local institutions, businesses and agencies to plan, maintain, and expand tourism-related activities.

Objective LE2.1: Encourage and support the development of a community-wide plan that will expand tourism activities.

Objective LE2.2: Encourage the development of environmentally sound recreational opportunities along Magnolia Creek and at Sportsman Lake.

Objective LE2.3: Support the promotion of tourism special events such as the Made In Oklahoma Festival, Fourth of July Fireworks, and holiday festivities.

Objective LE2.4: Identify and implement eco-tourism and agritourism practices that will safeguard the city's natural resources and cultural heritage for the enjoyment of future generations.

Objective LE2.5: Develop a Magnolia Creek corridor enhancement and protection plan in cooperation with property owners, stakeholders and local citizens

Objective LE2.6: Implement Objective CD4.2.

Local Economy: Goals and Objectives

LE3: Continue to support partnerships for economic growth and stability

Objective LE3.1: Cluster or co-locate the high school, vocational schools, and colleges near employment centers to better connect students to potential employment opportunities.

LE4: Concentrate appropriate commercial and retail development in close proximity to housing and consumers so that utilities and infrastructure are not overburdened.

Objective LE4.1: Offer incentives and/or adopt land use regulations directing businesses to locate in areas already served by utilities or where the city is planning for utility and infrastructure expansion.

Objective LE4.2: Ensure that economic development initiatives promote the city's goals as set forth in planning documents, including the Comprehensive Plan.

Objective LE4.3: Consider accessibility to housing and transportation and impacts on infrastructure when planning economic development projects.

Objective LE4.4: Minimize impacts to natural resources, particularly Magnolia Creek, Wewoka Creek, Sportsman Lake, and their habitats.

Objective LE4.5: Utilize tools that support high-quality development and improve these areas aesthetically, including commercial district improvement programs, urban renewal areas, overlay zones, special financing districts, etc.

Seminole Businesses.

Objective LE4.6: Promote a revitalized Downtown Seminole has an outstanding business district and destination for commerce. Develop Downtown Seminole as a place to live-work-play as part of a 24/7 downtown.

LE5: Encourage the establishment of new businesses and promote the retention of existing businesses in Seminole.

Objective LE5.1: Attract retail and commercial development along Highway 99, Highway 9 to provide for the basic needs of residents and businesses.

Objective LE5.2: See HN2.3.

Objective LE5.3: See LU2.2

Objective LE5.4: Identify and implement strategies to help existing businesses remain in Seminole and expand.

Objective LE5.5: Develop an artist's incubator in Downtown.

O**bjective LE5.6:** Partner with other public and private entities to develop business incubators.

Conservation & Recreation

Introduction

Seminole's abundant environmental resources, including land, water, flora and fauna, and air quality, perform essential function and provide vital benefits to the City and its residents.

Seminole must conserve, protect and support our natural resource systems by developing and adopting better practices for long-term stewardship of Seminole's environment.

Key Challenges for the Future

Protecting Seminole's watersheds, waterways, and water supply.

Reducing the impact of development in environmentally sensitive watershed areas, particularly in areas affecting Magnolia Creek, Wewoka Creek, and Sportsman Lake.

Improving regional planning and coordination to provide adequate water-related infrastructure and protect environmentally sensitive areas.

Reducing the impact of development on creeks and water courses, that are prone to erosion and that are often characterized with large flood plains.

Monitoring and increase Seminole's tree canopy as development occurs.

Balancing growth and protection of our natural resources, such as natural areas, air, water, soil, and mature trees to create a future that is sustainable.

Preserving land with sensitive environmental features and plant and animal habitat from development; maintaining these lands as open space and as part of the city's green infrastructure.

Preserving our natural resources and systems by limiting development in sensitive environmental areas, flood plains, creeks and riparian areas, and maintaining and protecting open space.

Providing sufficient funding for maintaining parks and other recreation facilities as the acreage and number of facilities continue to increase, as the city continues to grow and budgets for police, fire, emergency services, and other city services increase.

Strengthening partnerships between public services, private organizations, volunteers, and community groups to efficiently provide open space and recreation.

Despite the fact that the city has an above-average amount of parkland, more attention needs to be paid to creating smaller parks that are within walking distance of residential neighborhoods. The absence of these smaller parks means that many areas of the city are not adequately served by the city park system.

Seminole is a regional leader in recreation facilities and services and should continue to expand offerings.

Conservation & Recreation Goals Summary

CR1: Maximize the role of parks and recreation in promoting health communities and lifestyles.

CR2: Ensure and increase equitable access to and opportunities for cultural arts, recreation and leisure activities for all ages throughout the city.

Conservation & Recreation: Goals and Objectives

CR1: Maximize the role of parks and recreation in promoting health communities and lifestyles.

Objective CR1.1: Operate, maintain, and upgrade new and existing parks and develop new parks to serve all Seminole residents.

Objective CR1.2: Feature superior design in parks and recreational facilities and include opportunities for public art.

Objective CR1.3: Develop new relationships among the City, community organizations, and volunteers to support recreational services and maintain high levels of service.

Objective CR1.4: Ensure parks and recreation facilities are accessible to people of all ages and abilities.

Objective CR1.5: Evaluate the possibility of developing a "miracle field" as part of recreation programming.

Resource: http://miracleleaguedfw.org/

Figure 38. Bicycle trails along abandoned rail lines and unused open space are a great way to connect parks and communities. *Source: Partners for Place*

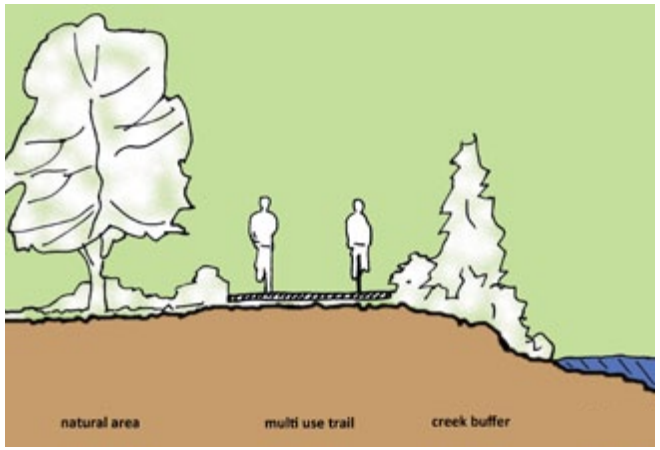


Figure 39. Wide, hard surface multi-use trails can accommodate a variety of uses as well as people with mobility issues. Vegetated buffers protect waterways from runoff. *Source: Partners for Place*

CR2: Ensure and increase equitable access to and opportunities for cultural arts, recreation and leisure activities for all ages throughout the city.

Objective CR2.1: Develop trailhead and greenway projects to create interconnected green infrastructure network that include such elements as preserves and parks, trails, stream corridors, green streets, greenways, agricultural lands that link all parks of Seminole and connect Seminole to nearby cities.

Infrastructure & Services

Introduction

Community facilities and services include the infrastructure systems and services that underlie day-to-day life in Seminole, they create and convey many of the necessities of modern life (electricity, solid waste collection, and drinking water) and help define and shape our city. They also provide public safety, health and other services, and recreation for Seminole's residents.

Key Challenges for the Future

Low-density, suburban style development will require costly water and sewer infrastructure extensions.

There are not an opportunities for recycling solid waste or dry trash in Seminole.

Seminole does not have a plan for managing stormwater.

Reducing stormwater runoff and improving groundwater infiltration.

Developing local recycling and composting facilities with capacity to handle large volumes of discarded materials.

Infrastructure & Services Goals Summary

IS1: Provide sustainable waste management services to the community.

IS2: Protect the water supply and water quality in the city's groundwater, lakes, streams, and mitigate the effects of stormwater.

IS3: Work to protect and increase the density of tree cover to provide for shade and cooling and stormwater management.

IS4: Provide efficient, safe and reliable services, which meet the needs of all citizens.

IS5: Provide public buildings that are safe and accessible to all residents and act as leaders of high quality efficient development.

IS6: Plan for regular maintenance and improvements to the existing and future street network.

Infrastructure & Services: Goals and Objectives

IS1: Provide sustainable waste management services to the community.

Objective IS1.1: Establish a community drop-off recycling center.

Objective IS1.2: Regularly assess and audit solid waste management services for efficiency and cost effectiveness.

Objective IS1.3: Partner with neighboring jurisdictions and other agencies to dispose of hazardous waste and bulk waste.

Objective IS1.4: Develop a compost/chipping program to manage dry trash/yard trash.

IS2: Protect the water supply and water quality in the city's groundwater, lakes, streams, and mitigate the effects of stormwater.

Objective IS2.1: Using the Oklahoma Water Resources Board (OWRB) Groundwater Vulnerability Map as a guide, consider potential regional impacts on water supply and wastewater management from pollution and other man-made developments and threats.

Objective IS2.2: Amend the Zoning Ordinance, (setbacks, buffers, overlay districts) land acquisition and easements, septic system maintenance programs, wellhead protection signs, well drilling standards and Subdivision Regulations, and development policies and regulations to support groundwater protection.

Objective IS2.3: Ensure that septic systems are only permitted on sites that are of sufficient size and soil type to support such infrastructure.

Objective IS2.4: Adopt a stormwater management ordinance that requires that minimizes the amount of sediment and pollutants leaving construction sites.

Objective IS2.5: Adopt Low Impact Development (LID) standards for stormwater management.

Objective IS2.6: Consider adopting a stormwater management fee to finance stormwater management projects and maintenance.

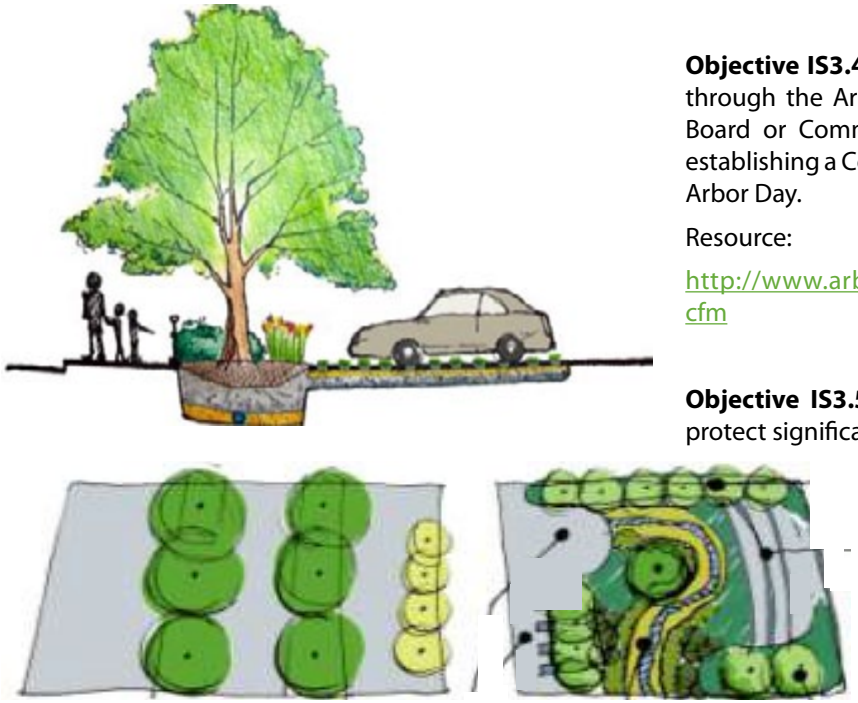


Figure 40. Increased tree cover, permeable pavers and bioswales are all attractive and healthy ways to manage stormwater. *Source: Partners for Place*

IS3: Work to protect and increase the density of tree cover to provide for shade and cooling and stormwater management.

Objective IS3.1: Initiate tree planting programs in the city.

Objective IS3.2: Establish ordinances which prevent clear-cutting prior to development, retain certain types and/or quantities of existing trees, and specify appropriate canopy levels or either existing or planted trees.

Objective IS3.3: Study the feasibility of adopting a tree protection ordinance for the city

Objective IS3.4: Pursue designation as a "Tree City, USA" through the Arbor Day Foundation by appointing a Tree Board or Commission, adopting a Tree Care Ordinance, establishing a Community Forestry Program, and observing Arbor Day.

Resource:

http://www.arborday.org/programs/treeCityUSA/index.cfm

Objective IS3.5: Establish tree protection standards to protect significant specimen trees during construction.

IS4: Provide efficient, safe and reliable services, which meet the needs of all citizens.

Objective IS4.1: Establish a method to monitor the delivery of city services for efficiency and cost effectiveness.

Objective IS4.2: Develop a Capital Improvement Plan (CIP) that not only includes a listing of capital projects, but also addresses maintenance, operations, replacement costs, and the life cycle of capital projects.

Objective IS4.3: Define service capacity and establish a standard for adequate services.

Objective IS4.4: Annually review City utility rates and policies to ensure revenue is outpacing, or at least matching, expenses and compare them to those of similarly sized cities.

Objective IS4.5: Consider adopting an ordinance that requires new developments to pay their own way for infrastructure and road improvements.

Objective IS4.6: Investigate the need for additional community services that are not available or available in a limited capacity such as recycling, youth recreation services, retail recruitment and retention, arts and cultural programming, or tourism development.

Objective IS4.7: Partner with area organizations, institutions, and non-profits to increase the availability of quality early education, child care, after school, and pre-school programs for all residents.

Objective IS4.8: Locate emergency services within close proximity to all neighborhoods and continue to improve community outreach and relationships between police and neighbors.

Objective IS4.9: Collaborate with Seminole Public Schools and with public and private entities to create joint-use partnerships at public schools. Partnerships could include job skills training with free child care, free health clinic, GED classes, etc.

Resource: http://www.ncef.org/pubs/scc_publication.pdf

Objective IS4.10: Improve access to quality child care services near homes and workplaces.

IS5: Provide public buildings that are safe and accessible to all residents and act as leaders of high quality efficient development.

Objective IS5.1: Distribute public buildings where neighborhood services are located and other accessible locations throughout the city.

Objective IS5.2: See Goal TR 3

Objective IS5.3: Integrate public buildings and facilities into active, walkable, mixed-use neighborhoods and complete, healthy communities. See HN.1

Objective IS5.4: Reduce energy consumption and waste generation in all public buildings.

Objective IS5.5: Develop public buildings and facilities that create healthy work environments.

Objective IS5.6: Landscape public buildings as demonstrations of water conservation and stormwater management.

IS6: Plan for regular maintenance and improvements to the existing and future street network.

Objective IS6.1: Adopt standards for roadway design based on anticipated function, traffic volume, and adjacent land use.

Objective IS6.2: Adopt standards to prohibit the construction of private streets.

Figure 41. A reimagined Milt Philips corridor.
Source: C.H. Guernsey & Co.

Health & Safety

Introduction

A community's overall health is affected by the quality of the built and natural environment as well as the services available. The build refers to the human-made surroundings – cities, roads, neighborhoods, and buildings that define the physiological form of a city. The natural environment refers to resources such as air, water, soil, and flora and fauna. Built and natural environments that promote health and well-being place fewer demands on health and human services, promoting environmental hazards and disasters are all components of a healthy community with its residents prepared for a changing world and economy.

The ongoing national discussion about childhood and adult obesity and their association illnesses – diabetes, high blood pressure, and heart disease – indicates the need to address healthy communities on all fronts. Addressing the design of cities and their neighborhoods, corridors, and centers is crucial in laying the groundwork for creating healthy communities.

As Seminole becomes more diverse, so do its families. There are large and small ones; there are married and non-married couples who may or may not have children; some families may only have one parent and others may have extended families living under a single roof; as well as a host of other family structures. Regardless of the household composition, families need access to services, healthy food, transportation choices, healthy housing, family and children friendly activities, and a safe environment. Healthy children and families are essential for a strong and resilient community.

To ensure that Seminole residents can take part in the future envisioned by Seminole 2030, more educational opportunities are needed. Education goes beyond primary, secondary, and college education; it also includes continuing education as well as job skills training.

Key Challenges for the Future

Ensuring that health care providers continue to meet the needs of the changing population, including seniors and the disabled.

Providing reliable access to housing and childcare for low- and middle-income families.

Increasing accessibility and affordability of healthy lifestyle choices for low-income families and residents.

Improving the actual and perceived safety of neighborhood streets to encourage children to play outside and encourage more outdoor activities by residents.

Preparing high school, vocational school, and college graduates to enter the workforce at a competitive level.

Improving access to job resources and training to improve ability to find jobs paying a living wage.

Using schools as community centers and places for lifelong learning for activities such as tutoring, adult education, libraries, and technology education.

Reducing high school and college drop-out rates.

Adapting to and taking advantage of new technologies in police, fire, public works, and community services.

Ensuring that public safety facilities have the space and additional land to house staff and equipment in locations that serve new and existing development and minimize response times.

Health & Safety Goals Summary

HS1: Works towards designation as a Certified Healthy Community and support the efforts of other entities to achieve designation as Certified Healthy Workplaces, Certified Healthy Campuses, and Certified Healthy Restaurants.

HS2: Provide access to primary, proven preventative health, trauma, specialty care, and urgent care.

HS3: Ensure that the city continually provides an environment where residents and visitors feel safe.

HS4: Provide broad access to fresh foods, local farmers markets, co-ops, grocery stores, community gardens, and healthy restaurants in neighborhoods.

HS5: Develop close relationships between public safety personnel and neighborhoods to promote cooperation and safety.

Health & Safety: Goals and Objectives

HS1: Works towards designation as a Certified Healthy Community and support the efforts of other entities to achieve designation as Certified Healthy Workplaces, Certified Healthy Campuses, and Certified Healthy Restaurants.

Objective HS1.1: As part of working towards becoming a Certified Healthy Community, partner with area agencies and non-profits to educate residents about the options for fresh, healthy food.

Objective HS1.2: Partner with the Chamber and Integris Hospital to support the efforts of local businesses to attain designation as Certified Healthy Workplaces, Businesses, and Restaurants.

Objective HS1.3: Partner with Seminole Public Schools, Seminole State College, and Gordon Cooper Technology Center and Integris Hospital to attain and promote designation as Certified Healthy Campuses.

Objective HS1.4: Develop and promote tobacco cessation programs and regulations to support tobacco-free environments.

HS2: Provide access to primary, proven preventative health, trauma, specialty care, and urgent care.

Objective HS2.1: Continue to support Medi-flight and their presence in the community.

Objective HS2.2: Continue to support Integris Hospital and their presence in the community.

HS3: Ensure that the city continually provides an environment where residents and visitors feel safe.

Objective HS3.1: Continually monitor the needs of all city departments associated with public safety.

Objective HS3.2: Solicit input from residents and the fire and police departments to determine the community's safety issues.

Objective HS3.3: Investigate the need for additional facilities and employees as the City continues to grow.

HS4: Provide broad access to fresh foods, local farmers markets, co-ops, grocery stores, community gardens, and healthy restaurants in neighborhoods.

Objective HS4.1: Review codes and ordinances and remove barriers to community gardens.

Objective HS4.2: Consider allowing community gardens in public spaces.

Objective HS4.3: Partner with the Seminole Nation of Oklahoma, Integris Hospital, and area schools to promote campus gardens.

Objective HS4.4: Partner with area agencies and civic groups to expand the Seminole Farmers' Market to achieve certification through the Oklahoma Department of Agriculture and acceptance of Supplemental Nutrition Assistance Program (SNAP) and Senior Nutrition vouchers.

HS5: Develop close relationships between public safety personnel and neighborhoods to promote cooperation and safety.

Objective HS5.1: Establish and support neighborhood watch programs.

Resource: http://www.nnwi.org/

Objective HS5.2: Support a School Resource Officer.

Objective HS5.3: Consider developing a bicycle police patrol to combat vandalism and crime.

Objective HS5.4: Participate in the National Night Out program every August.

Resource: http://www.natw.org/nno/

Farmers Market

Government Transparency

Introduction

The City of Seminole strives for transparency and openness in all operations. Open-government is a never-ending learning process. Seminole must continually reevaluate our approaches as circumstances change over time and we learn from our experiences. It is challenging to predict the public's interest in being involved in some, but not all, of the City's normal business. Nor does the City always predict how and when a particular issue develops. Finding the right balance for public involvement is not easy. If the City solicits public input once a concept of project has been vetted, they run the risk of being accused of making plans and decisions "behind closed doors". Conversely, if the City solicits input on projects and initiatives early in the planning stage, they run the risk of being vague and not having enough information for decision making.

Key Challenges for the Future

As technology continues to change the way we communicate and share information the City should keep pace and incorporate technology into information sharing include meeting agendas and minutes, progress reports on initiatives, and solicitation of ideas and input from citizens.

Gauging the amount of information desired by the community will be an on-going process. The City should poll citizens on a regular basis to ensure the right amount and type of information is being shared.

The City should develop a mechanism for measuring and reporting progress on projects and initiatives, such as implementation of the comprehensive plan and urban renewal plan. This will add to an already heavy workload for staff.

The City needs to continue to educate the public and work to combat the perception of "back room" decision making.

Government Transparency Goals Summary

GT1: Promote knowledge of and compliance with the Comprehensive Plan

GT2: Develop a communication strategy to increase communication between citizens, city officials, and employees.

GT3: Ensure that the development review process is fair and consistent for applicants, staff, and public officials.

Government Transparency: Goals and Objectives

GT1: Promote knowledge of and compliance with the Comprehensive Plan

Objective GT1.1: Adopt the Comprehensive Plan.

Objective GT1.2: Develop a mechanism to evaluate and measure the effectiveness of plan implementation and share this information with the community.

Objective GT1.3: Make the Plan widely available to the citizens by placing it online, at the Seminole Public Library, and at City Hall.

Objective GT1.4: Use the Comprehensive Plan as part of decision making and budgeting.

Objective GT1.5: Annually review the Comprehensive Plan for effectiveness and make minor revisions to keep the plan relevant and serving the needs of the community.

Objective GT1.6: Update the Comprehensive Plan every five years or sooner as circumstances warrant.

Objective GT1.7: Train City staff, Planning Commissioners, and the Mayor and City Council on use and implementation of the plan.

GT2: Develop a communication strategy to increase communication between citizens, city officials, and employees.

Objective GT2.1: Ensure that city information is available to citizens through telephone, newspaper, email, internet, social media, and any other useful communication options.

Objective GT2.2: Provide online access to selected city services and information including building permits, water and trash services, and municipal court.

Objective GT2.3: Provide opportunities for collaboration and interactive communication opportunities between citizens and the City such as citizen roundtables, Mayor's Night In, and State of the City reports.

Objective GT2.4: Consider implementing a reverse 911 or other calling system to share emergency and other pertinent information with residents and businesses.

GT3: Ensure that the development review process is fair and consistent for applicants, staff, and public officials.

Objective GT3.1: Develop land development policies and standards that are clear and predictable and support the intent and goals of the comprehensive plan.

Objective GT3.2: Evaluate and revise ordinances, policies and procedures to ensure they promote the vision and goals of the comprehensive plan.

Objective GT3.3: Provide training and resources to public officials on plan implementation and the development review process.

Objective GT3.4: Review zoning and subdivision ordinances, as well as engineering standards, to ensure that the recommendations of this Plan are incorporated, especially in terms of allowing flexible and innovative design solutions.

Future Development Map

Introduction

The Vision Statement describes our values and what we want to achieve and sets forth guiding directions for growth and development for the next 20 years. Because Seminole is a compact largely developed community, the Future Development Map acts as a tool for redevelopment and protection of traditional land use patterns more than a guide for large swaths of "greenfield" development. The compact, built-out development pattern in Seminole lends itself to walking and biking and allows for efficient use of infrastructure. The Future Development Map is informed by environmental features, the existing development pattern, and existing and planned transportation and utility networks.

The Future Development Map embodies the Seminole 2030 Vision Statement and represents where the city will focus future investments to support redevelopment, mixed-use centers, mixed-use corridors, and employment centers.

Future Development Map Definitions

The following Conceptual Land Use Strategies served as the basic policy guides in working towards an updated Comprehensive Plan:

1. For the purposes of comprehensive planning, the City is comprised of eleven land use strategy areas or "Character Areas".
2. To help insure compatibility, enhance walkability and define transitions between Character Areas, different intensities and types of development are appropriate for each area.
3. A strong relationship must exist between land use and transportation and utility planning.
4. It is imperative that slum and blight be addressed and corrected and the spread of slum and blight be prevented through public/private partnerships formed through Urban Renewal initiatives.
5. Balanced development is essential through high quality development code requirements.
6. Open space protection and watershed management are critical elements of land use planning.

Future Development Map

The Future Development Map illustrates in general terms the location and type of new development for the next 20 years. Land use categories, or Character Areas, include several types of residential uses, mixed-use corridors, and job centers, all connected by transportation and open space networks. The Future Development Map categories are conceptualized and do not carry the legal weight of zoning designations; however, the zoning map and ordinance should be reevaluated for conformance with the Future Development map as Seminole 2030 is implemented. As Seminole 2030 is implemented, and the community gains a better understanding of the role and value of Character Areas, their descriptions and locations should be fine tuned.

Character Areas

Each Character Area narrative has a unique Development Strategy stating either the existing or desired qualities for that area. The Development Strategy should serve as a guide for all development and redevelopment taking place in the Character Area. Using these strategies to guide decision making will ensure consistent and complementary development which promotes an improved sense of place and overall quality of life. Also included in each narrative is an outline of Implementation Measures. Implementation Measures are specific projects or initiatives which could take place in the Character Area to work towards realizing the vision of Seminole 2030. While the list of suggested measures may or may not currently be available in Seminole, their implementation in appropriate areas would help achieve the established objectives and overall vision for the area. In many cases, there will be opportunity for collaboration and partnership between the public and private sectors. The Implementation Measures are detailed below and summarized by Character Area in Table 42 .

The Future Development Map:

Protects existing open space and natural resources such as creeks, rivers, lakes, and floodplains.

Supports a multi-modal transportation network

Promotes infill and redevelopment as opposed to typical low-density "greenfield" development.

Focuses new development in mixed-use corridors and centers accessible by walking, bicycling and transit as well as by car.

Provides convenient access to jobs and employment centers.

Provides parks and open space close to where people live, work and play.

Hold for FDM

Hold for Existing Land Use

Implementation Measures & Character Areas Chart

Table 42. Character Areas and Implementation Measures

Character Areas	Implementation Measures															
	Redevelopment	Access control Measures	Conservation Subdivisions	Alternatives to or Reuse of Big Boxes	Appropriate School Siting	Interconnected Network	Design for pedestrian-friendly communities	Conservation Easements	Flexible Parking Standards	Flexible Subdivision Regulations	Infill Development	Mixed Use Zoning	Right of Way Improvements	Acquisition of Land	Reuse of Greyfields	Traffic Calming
1. Urban Renewal	X	X		X	X		X		X	X	X	X	X		X	X
2. Linear Greenspace						X		X					X	X		
3. Established Residential Area		X			X		X			X	X		X			X
4. Suburban Area		X	X		X		X		X	X	X	X	X		X	X
5. Gateway Overlay Nodes	X	X	X													
6. Community Activity Center	X	X		X	X		X		X	X	X	X	X		X	X
7. Downtown	X						X		X				X		X	X
8. Neighborhood Activity Center	X	X		X	X		X		X	X	X	X	X		X	X
9. Industrial Activity Center		X							X		X				X	

Implementation Measures

1. Conservation Easements:

An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanent protects the property from development and thereby ensures that it remains as open space or in agricultural use.

2. Interconnected Network of Greenspace/Green Infrastructure:

This network can be created utilizing public land, privately donated land, and existing stream corridors. The interconnection of the network is critical for the health of animal and plant species and for potential reuse as a bike or pedestrian network.

3. Acquisition of Land:

Potential park/recreation/conservation areas can be acquired through donations, grants, or low-interest loan programs or fee simple purchase, at which point the city of Seminole or other not-for-profit entity will own and manage the parcels.

4. Right of Way Improvements:

Any type of public improvement made in the right-of-way of a roadway – the strip of land that includes the road itself and the band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located. As roads are repaved or widened, they should be assessed for the addition of universally designed pedestrian/bicycle facilities.

5. Access Control Measures:

Cities design road and trail networks to connect neighborhoods and commercial properties to ensure better traffic circulation and increased public safety.

6. Conservation Subdivisions:

Residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space while houses are clustered on the balance of the property. Seminole's Zoning Ordinance should be revised to authorize the development of conservation subdivisions as a vehicle for more flexible development of challenging or environmentally sensitive greenfield sites, provided the projects meet certain criteria. In older parts of the city, redevelopment efforts should be directed toward areas with ready access to water and sewer and should occur in a compact, walkable manner with opportunities for shared common space for the most cost effective redevelopment possible.

Resource:

http://www.smartcommunities.ncat.org/greendev/subdivision.shtml

7. Appropriate school siting:

To ensure schools are located within existing or planned redevelopment areas to promote pedestrian and bicycle accessibility and sharing of community resources. Schools can and should partner with the City and other community groups to act as neighborhood centers to offer, at a minimum, shared recreation or park space.

8. Design for pedestrian friendly communities:

In an effort to promote active living, developers and the City should work together to ensure new development is designed to encourage walking and biking. This includes such methods as interconnecting neighborhoods and commercial developments, providing universally designed sidewalks and bike lanes, and situating buildings to promote pedestrian friendliness.

9. Flexible parking standards:

Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, allowing shared parking between adjacent facilities, or promoting the use of alternative materials.

10. Flexible Subdivision Regulations:

Revising subdivision regulations to enable development of more innovative types of subdivisions that better match the character of the community and physical constraints of the development site. Revisions may include adjusting specific physical development standards to allow for any of the following: condominium-style development, mixed-use development, conservation subdivisions. Development standards may also be altered to encourage greater use of discretionary site plan review for new subdivisions.

11. Infill Development Program:

A comprehensive strategy for encouraging development in smaller sites within the community. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of infill projects.

Figure 44. Pocket Neighborhoods as Infill.
Resource: http://www.lra.louisiana.gov

12. Mixed Use Zoning:

In contrast to traditional zoning techniques, mixed-use zoning, allows different types of uses such as residential, commercial and office/professional to locate within the same area provided the uses are reasonably compatible. Mixed use zoning is often accomplished through zoning overlays. This type of development, in appropriate areas, creates a more diverse and dynamic urban setting and often makes it easier for people to carry out daily activities by alternative modes of transportation.

13. Reuse of Greyfields:

Redeveloping vacant or underutilized retail or light industrial properties which are often characterized by large, unused asphalt parking lots takes advantage of sites that are already served by utilities and can be adapted for a new use. Greyfield redevelopment often takes advantage of public/private partnerships to leverage investments in commercial, downtown, and industrial redevelopment and revitalization projects.

14. Redevelopment:

Acquisition and/or demolition of property by the public or private sector to eliminate slum and blight and encourage redevelopment. Public/private partnerships play an important role in urban renewal. Redevelopment measures can include, but will not be limited to, acquisition, demolition, code compliance, beautification, streetscaping, new construction, and other measures as outlined in this plan and the Urban Renewal Plan.

15. Alternatives to or Reuse of Big Boxes:

As Big Box retail stores (typically designed to maximize the square footage of the selling floor and parking lots and enhance access to semis) become vacant, developers are encouraged to investigate innovative methods of reuse and possible redesign. Developers are also encouraged to design big box retail stores to minimize impact on surrounding properties and provide greater aesthetic appeal. This can include the use of alternative construction materials, creative building design, and innovative site layout.

16. Traffic Calming:

Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic-calming improvements include raised crosswalks, narrower traffic lanes, fewer lanes, on-street parking, bump-outs, pedestrian refuges, and landscaped medians.

Resource: Figure 43 .

http://www.epa.gov/smartgrowth/pdf/ptfd_primer.pdf

Figure 43. Traffic Calming

Urban Renewal

Description

This area that has most of its original housing stock in place but housing conditions are worsening due to low rates of homeownership and/or decline of property maintenance. There is a lack of neighborhood identity and gradual invasion of different type and intensity of uses that may be incompatible with the neighborhood residential use. This area is located in the older, core areas of the community.

Development Strategy

Focus should be on strategic public investments and public-private partnerships to improve conditions, allow appropriate infill development on scattered vacant sites, and encourage more homeownership and maintenance or upgrade of existing properties. Public assistance and investment should be focused where needed to ensure that the neighborhood becomes a more stable, mixed-income community with a larger percentage of owner-occupied housing. Vacant properties offer an opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area.

Areas (See Urban Renewal Plan)

Implementation Measures

1. Redevelopment
2. Access Control Measures
3. Alternatives to or Reuse of Big Boxes
4. Appropriate School Siting
5. Design for Pedestrian-Friendly Communities
6. Flexible Parking Standards
7. Flexible Subdivision Regulations
8. Infill Development Program
9. Mixed Use Zoning
10. Right of Way Improvements
11. Reuse of Greyfields
12. Traffic Calming

Linear Greenspace and Trails

Description

Areas of protected open space that follow natural and man-made linear features for recreation, transportation, and conservation purposes and link ecological, cultural and recreational strategies.

Development Strategy

Linear greenspaces and trails should be linked to create a network of accessible greenways, set aside for pedestrian and bicycle connections between schools, neighborhoods, churches, recreation areas, community centers, and commercial areas. These greenways will provide safe, efficient linkages and provide all users an opportunity to enjoy the natural environment. They may also serve as a part of the transportation network, accommodating commuting to shopping or work as well as recreational users.

Areas

1. Riparian areas adjacent to Magnolia Creek and Wewoka Creek
2. Floodplain and Floodways
3. Linkage to and around Sportsman Lake

Implementation Measures

1. Interconnected network of greenspace/green infrastructure
2. Conservation Easements
3. Acquisition of Land
4. Right of Way Improvements

Established Residential Areas

Description

These neighborhoods have relatively well-maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are located closer to the core of the community and some are located next to areas facing intense development pressures.

Development Strategy

Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area. Neighborhood organizations should be encouraged and supported.

Areas

1. Dixon Green Addition
2. Dixon Heights Addition
3. Park View Addition
4. Northwood and Northwood II Additions

Implementation Measures

1. Access Control Measures
2. Appropriate school siting
3. Design for walkable communities
4. Flexible Subdivision Regulations
5. Infill Development Program
6. Right of Way Improvements
7. Traffic Calming

Suburban Areas

Description

These areas are home to typical types of suburban residential subdivision development or pressures for such type of development are greatest due to availability of water and/or sewer service. These areas are characterized by low pedestrian orientation, high to moderate building separation, predominately residential uses with scattered commercial of civic uses, and varied, often curvilinear, street patterns.

Development Strategy

Moderate density should be promoted in these areas with a greater focus on Traditional Neighborhood Development (TND) style residential subdivisions and conservation subdivisions; where possible, existing development should be retrofitted to better conform to traditional neighborhood development principles. These principles include creating neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences.

New development should be master-planned with mixed-uses; blending residential development with schools, parks, recreation, retail businesses and services. Strong connectivity and continuity between each master planned development should exist along with internal street connectivity, multiple site access points, and good vehicular and pedestrian/bicycle connections to retail/commercial services. Street design should foster traffic calming such as narrower residential streets, on-street parking, and bicycle/pedestrian facilities. Compatible architecture styles are encouraged to maintain the regional character; these should not include "franchise" or "corporate" architecture. Where possible, there should be connections to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes. The permitting of accessory housing units or well-designed, small-scale infill multifamily residences will increase neighborhood and income diversity.

Areas

1. Woodlake Addition
2. Green Meadow Addition
3. Twin Lakes Addition
4. Eastgate Village Addition
5. Sterling Heights Addition

Implementation Measures

1. Access Control Measures
2. Alternatives to or Reuse of Big Boxes
3. Appropriate School Siting
4. Design for Pedestrian-Friendly Communities
5. Flexible Parking Standards
6. Flexible Subdivision Regulations
7. Infill Development Program
8. Mixed Use Zoning
9. Right of Way Improvements
10. Reuse of Greyfields
11. Traffic Calming

Gateway Overlay Nodes

Description

Commercial activity area located at a highway intersection. This area is very automobile focused, but with care, can be designed for greater pedestrian orientation and access. More character can be achieved with attractive clustering of buildings within leaving surrounding area as open space. This area includes a mixture of uses serving highway passers- by, rural and agricultural areas and serves as a gateway to the community and Downtown for travelers coming from the east.

Development Strategy

These areas are often the first impression that visitors and passers-by have of Seminole acting as the "welcome mat" to the community. Care should be taken to ensure that development in these areas is attractive and complementary in scale to surrounding land uses. "Franchise" or "corporate" architecture should be discouraged while development that identifies Seminole as a unique community should be encouraged. Where possible, there should be connections to networks of greenspace and trails, available to pedestrians and bicyclists for both tourism and recreational purposes. Signs welcoming visitors to Seminole should be installed and maintained in good repair while business signage should be appropriately scaled so as to not dominate the landscape. Landscaping and vegetation should be used to soften edges and send the signal that Seminole is a community that cares enough to invest in its appearance.

Areas

1. Intersection of Broadway/270 and Harvey Road
2. Intersection of Milt Phillips and W. Gale Avenue/Johns Park
3. Intersection of Milt Phillips and Wrangler Boulevard
4. Intersection of Wrangler Boulevard and Boren Boulevard

Implementation Measures

1. Access Control
2. Cluster Development
3. Redevelopment

Community Activity Centers

Description

These areas are focal points for the neighborhoods around them and the larger community. They have a concentration of activities such as general retail, service commercial, office, professional, medical, institutions of higher education, higher-density housing, and appropriate public and open space with an emphasis on design and aesthetics. If "big box" uses are included, they are appropriately designed and scaled to be complementary to surrounding uses and buildings and parking areas are buffered with landscaping. These areas have a distinct identity that is shown in building design and signage.

Development Strategy

Each Community Activity Center should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should follow Traditional Neighborhood Development practices by clustering higher density housing options, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. Pedestrian-oriented design, with strong, walkable connections between different uses should be encouraged. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. A pedestrian-friendly environment should be developed by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as neighborhood centers, health facilities, recreation facilities, parks, and schools. "Franchise" or "chain" architecture should be discouraged while a consistent identity is developed for the area using design standards and branding. The City should work with ODOT on beautification, wayfinding, and mulit-modal opportunities along state routes

Areas

1. Area surrounding the intersection of Wrangler/ Highway 9 and Boren Blvd./Highway 3 with particular attention to accommodating and supporting Seminole State College and Integris Hospital (also a Gateway Overlay Node).
2. Wrangler Boulevard between Milt Phillips and Harvey Road
3. Milt Phillips between Wrangler Boulevard and Strother Avenue

Implementation Measures

1. Access Control Measures:
2. Alternatives to or Reuse of Big Boxes"
3. Appropriate school siting
4. Design for walkable communities
5. Flexible parking standards
6. Flexible Subdivision Regulations
7. Infill Development Program
8. Mixed Use Zoning
9. Right of Way Improvements
10. Reuse of Greyfields
11. Traffic Calming
12. Redevelopment

Downtown

Description

The traditional central business district and immediately surrounding commercial, industrial and mixed-use areas

Development Strategy

Downtown should include a relatively high density mix of retail, office, services, and employment to serve the Seminole regional market area with an emphasis on aesthetics that are uniquely Seminole. Space should be reserved and developed as public gathering places with opportunities for public art and community events. Residential development should reinforce the traditional city center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-family town homes, apartments, lofts, and condominiums. Pedestrian-oriented design, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. A pedestrian-friendly environment should be encouraged by adding sidewalks and other pedestrian-friendly trails/bike routes linking to neighborhood communities and major destinations, such as neighborhoods centers, health facilities, commercial clusters, parks and schools. New residential and commercial development should be concentrated in and around the downtown and adjacent neighborhoods in infill sites. Downtown should act as a natural incubator for small-businesses, entrepreneurs, and artists with resources and support offered from the City.

Areas

Downtown is defined as the area formed by Strother Avenue on the north; the railroad tracks on the south; Fourth Street on the east; and Milt Phillips on the west.

Implementation Measures

1. Design for walkable communities
2. Flexible parking standards
3. Infill Development Program
4. Mixed Use Zoning
5. Right of Way Improvements
6. Reuse of Greyfields
7. Traffic Calming
8. Redevelopment

Neighborhood Activity Centers

Description

These areas are neighborhood focal points with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians and bicycles.

Development Strategy

Each neighborhood center should include a mix of retail, services, and offices to serve the day-to-day needs of neighborhood residents. Residential developments should follow Traditional Neighborhood Development principles by clustering higher density housing options, targeted to a broad range of income levels, including multi-family townhomes, apartments and condominiums. Pedestrian-oriented design, with strong, walkable connections between different uses should be encouraged. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. A pedestrian-friendly environment should be encouraged by adding sidewalks and other pedestrian-friendly trails/ bike routes linking to neighborhood communities and major destinations, such as neighborhoods centers, health facilities, commercial clusters, parks and schools. New residential and commercial development should be concentrated in and around the downtown and adjacent neighborhoods in infill sites.

Areas

1. Strother Avenue between Boren Boulevard and Harvey Road
2. Wrangler between Milt Phillips and Harvey Road

Implementation Measures

1. Access Control Measures
2. Alternatives to or Reuse of Big Boxes
3. Appropriate school siting
4. Design for walkable communities
5. Flexible parking standards
6. Flexible Subdivision Regulations
7. Infill Development Program
8. Mixed Use Zoning
9. Right of Way Improvements
10. Reuse of Greyfields
11. Traffic Calming
12. Redevelopment

Industrial Activity Centers

Description

These areas are used in manufacturing, wholesale trade, distribution activities, assembly, and processing activities. Uses may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.

Development Strategy

Development or, where possible, redevelopment should occur as part of planned industrial parks having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. Incorporate signage and lighting guidelines to enhance quality of development. Also incorporate measures to mitigate impacts of external impacts on the adjacent built or natural environments. Encourage greater mix of uses such as retail and services to serve industry employees to reduce automobile reliance/use on site.

Areas

1. The Goodhope Industrial Park located on Goodhope Road just east of Highway 99/US 377.
2. The Seminole Industrial Park on Harvey Road

Implementation Measures

1. Access Control Measures
2. Flexible Parking Standards
3. Infill Development Program
4. Reuse of Greyfields

Chapter 4

How Do We Get There?

Contents

Short Term Work Program 68

Seminole 2030: The Implementation Strategy

The implementation strategy is the overall program for achieving Seminole's vision for the future, encouraging compliance with the Future Land Use recommendations, realizing the Goals and Objectives, and for addressing each of the Issues and Opportunities. It identifies specific programs and tasks to be undertaken by the City to implement the Plan. A proposed schedule, responsible parties, and potential funding sources are outlined within this Plan as the Short Term Work Program. The following elements are included in the implementation strategy

Plan Update

It is recommended that Seminole review the Comprehensive Plan and Short Term Work Program annually as part of the budget process. The Plan should be updated every three to five years as conditions and circumstances change.

Short Term Work Program

Short Term Work Program (STWP): A STWP identifies specific implementation actions the local government, or other entities, intend to take during the first five-year time frame of the planning period. This includes any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the Plan. The STWP includes the following information for each activity listed:

- Brief description of the activity;
- Time frame for undertaking the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity;
- Funding source(s), if applicable.

Short Term Work Program Table

Table 45. Seminole 2030

Short Term Work Program

FY 2012- FY 2017

Land Use						
Project or Activity		Start Date	End Date	Responsible Party	Cost Estimate	Funding Source
1	Evaluate ordinances and regulations to ensure that new development is directed towards areas served by existing infrastructure.	2012	2013	City Staff	Staff time	General Fund
2	Evaluate ordinances and regulations to ensure that areas already served by infrastructure are targeted for redevelopment over greenfield development. Amend ordinances and regulations as necessary.	2012	2013	City Staff	Staff time	General Fund
3	Adopt the International Existing Property Code (IEPC).	2012	2013	City Staff	Staff time	General Fund
4	Revise the zoning ordinance to require any mixed uses in commercial zoning districts conform to Traditional Neighborhood Development standards and policies.	2012	2013	City Staff	Staff time	General Fund
5	Develop a Stormwater Management Plan	2015	2017	City Staff	$100,000	General Fund; FEMA; HUD; USDA; OWRB; NRCS
6	Adopt ordinances and polices to promote Low Impact Development in areas in close proximity to floodplains, creeks, lakes, and other sensitive areas.	2013	2013	City Staff	Staff time	General Fund
7	Adopt ordinances and subdivision regulations to allow for and promote Conservation Subdivisions in environmentally sensitive areas and Traditional Neighborhood Development in established neighborhoods and Downtown.	2013	2014	City Staff	Staff time	General Fund
8	As part of revising subdivision regulations, consider requiring new greenfield subdivisions to include public park or green space.	2013	2014	City Staff	Staff time	General Fund
9	As part of revising the zoning ordinance and subdivision regulations, consider requiring construction of inter-connected sidewalks as part of new residential development and redevelopment.	2017	2017	City Staff	Staff time	General Fund
10	Adopt an ordinance requiring tree planting of specimen trees of at least 4" - 6" at breast height as part of major new development or redevelopment projects.	2016	2017	City Staff	Staff time	General Fund
11	Support, financially or in-kind, the development of healthy corner stores in neighborhoods in the Urban Renewal Area.	2013	On-going	City Staff	Staff time and $10,000	General Fund
12	Support the implementation of the Urban Renewal Plan financially and with Staff time and resources.	2012	On-going	City Staff	$200,000/annually	General Fund

Short Term Work Program Table

13	Construct, or allow to be constructed, pocket parks in Downtown and throughout the Urban Renewal Area.	2013	On-going	City Staff	$5,000	General Fund, Recreation Grants
14	Use social media and conventional media to keep residents and businesses up to date on plan implementation	2012	On-going	City Staff	Staff time	General Fund
15	Publish Seminole 2030 on the City web site and have copies available at City Hall and the Seminole Library.	2012	2012	City Staff	Staff time	General Fund
16	Work with the Urban Renewal Authority to provide financial incentives for infill development and redevelopment.	2012	On-going	City Staff	$100,000/annually	General Fund
17	In the Urban Renewal Area, adopt ordinances or codes that require the windows, insulation, and appliances in new construction and rehabilitation comply with Energy Star standards.	2012	On-going	City Staff	Staff time	General Fund
18	Using Code Enforcement, work with the Urban Renewal Authority to condemn and demolish buildings that are unsafe and uninhabitable.	2013	On-going	City Staff	$100,000	General Fund
19	Promote compliance with the Americans with Disabilities Act (ADA) for public transportation infrastructure.	2013	2013	City Staff	Staff time	General Fund
20	Partner with Seminole State College, Gordon Cooper Technology Center, and area employers to provide quality child care facilities.	2015	2017	City Staff, GCTC staff, SSC staff, volunteers, area employers	$25,000	General Fund, HHS grants
21	Revise the sign ordinance for compliance with this plan and ease of administration.	2012	2013	City Staff	Staff time	General Fund
22	Partner with the Urban Renewal Authority to develop strategies and incentives to enhance and rehabilitate commercial building façades in the Urban Renewal Area.	2013	On-going	City Staff	Staff time	General Fund
23	Develop a pattern book to provide business and property owners with suggestions and ideas to enhance and redevelop residential and commercial structures.	2015	2017	City Staff	$2,500	General Fund, POK/BancFirst
24	Amend the zoning ordinance and subdivision regulations to encourage buildings be located at the street edge along major corridors through new construction and redevelopment	2014	2015	City Staff	Staff time	General Fund
25	Adopt design standards and guidelines to protect the character and scale of neighborhoods in terms of mass, scale and height and protect existing land use patterns.	2013	2014	City Staff	Staff time	General Fund
26	Support the efforts of artists and arts supporters to install public art.	2012	On-going	City Staff	Staff time	General Fund, OK Arts Council
27	Develop a guide or guides to development review and permitting.	2013	2014	City Staff	Staff time	General Fund

Short Term Work Program Table

28	Incorporate diagrams and illustrations into the zoning ordinance and subdivision regulations for increased clarity and understanding.	2012	2013	City Staff	Staff time	General Fund
29	Revise ordinances, regulations, policies and procedures to ensure compliance with the comprehensive plan	2012	2013	City Staff	Staff time	General Fund
30	Provide training and resources to public officials on plan implementation and development review.	2013	On-going	City Staff	$2,000/year	General Fund
31	Adopt an ordinance to address and combat nuisance lighting	2013	2014	City Staff	Staff time	General Fund
32	Adopt an exterior lighting ordinance that is "dark skies" friendly	2015	2015	City Staff	Staff time	General Fund
33	Pursue designation as a Tree City USA	2015	2017	City Staff	Staff time	General Fund
34	Adopt an ordinance limiting the size of accessory structures that is not based on lot size and differentiates between storage buildings and garages.	2013	2013	City Staff	Staff time	General Fund
	Adopt an ordinance allowing Planned Unit Developments (PUDs)	2013	2013	City Staff	Staff time	General Fund
35	Develop public spaces in downtown that are safe and attractive	2014	2017	City Staff	$5,000	General Fund, GRANTS
36	Develop public spaces in neighborhoods that are safe and attractive and serve as a gathering place for neighbors	2013	2016	City Staff	$10,000	General Fund, GRANTS
37	Develop an inventory of historic resources	2013	2014	City Staff	$2,000	General Fund, OKSHPO, POK/ BancFirst
38	Consider adopting an historic preservation ordinance or conservation overlay district(s).	2015	2016	City Staff	Staff time	General Fund
39	Adopt an ordinance that prohibits demolition by neglect.	2013	2013	City Staff	Staff time	General Fund
40	Establish a revolving loan fund for the rehabilitation of properties in the Urban Renewal Area.	2014	On-going	City Staff	$10,000	General Fund, SEDC
41	Improve attractiveness of Seminole through increased use of low maintenance landscaping using natural and native plants and designs in new installations and high traffic areas.	2015	2017/On-going	City Staff	$10,000/year	General Fund, Corporate Partners, TE Grants
42	Revise sign ordinance to make accommodation for off-premise signs in the Downtown, wayfinding; movable text; types of signs - banners	2017	On-going	City Staff	$3,000/neighborhood	SURA
43	Develop a strategy to engage and inform the public about urban renewal plans and projects including, but not limited to, signage and detailed information on the City's web site.	2013	On-going	City Staff	Staff time	SURA
44	Develop and implement targeted and consistent communication tools to share City successes and future plans	2013	On-going	City Staff	Staff time	General Fund, SEDC, SURA, Chamber
45	Adopt an ordinance to require that all dumpsters and trash receptacles be covered to combat blowing trash and litter.	2013	2014	City Staff	Staff time	General Fund, SURA

Short Term Work Program Table

46	Adopt a "nuisance house" ordinance to address houses that are chronic nuisances with repeated calls to the City and Police Department.	2014	2014	City Staff	Staff time	General Fund, SURA
47	Adopt ordinances and policies to allow "pocket neighborhoods", conservation subdivisions, and Traditional Neighborhood Development (TND) to enhance quality of life and promote flexible, efficient development.	2013	2014	City Staff	Staff time	General Fund
48	Adopt ordinances and policies requiring all new and revised plats to be electronically submitted in state plane coordinates for compatibility with the City's GIS.	2013	2014	City Staff	Staff time	General Fund
49	Adopt ordinances and policies requiring that all major water and sewer projects be geo-located during construction for inclusion in the City's GIS.	2013	2014	City Staff	Staff time	General Fund
50	Adopt ordinances and policies for the acquisition and/or management of public utilities.	2013	2014	City Staff	Staff time	General Fund
51	Adopt an ordinance to address sub-standard fencing	2013	2014	City Staff	Staff time	General Fund, SURA
52	Improve neighborhood lighting with increases in lighting and/or upgraded architectural street lighting that is dark skies friendly.	2017	2017	City Staff	$50,000/year	General Fund, TE Grants, SURA, Seminole Nation of OK

Local Economy						
Project or Activity		Start Date	End Date	Responsible Party	Cost Estimate	Funding Source
53	Prepare a retail recruitment and retention strategy	2012	2013	City Staff, SEDC, Chamber	$15,000	General Fund, SEDC, Chamber
54	Implement the retail recruitment and retention strategy	2013	2015	City Staff, SEDC, Chamber	$100,000	General Fund, SEDC, Chamber
55	Participate in regional meetings and opportunities offered by the International Council of Shopping Centers (ICSC).	2012	On-going	City Staff	Staff time	General Fund
56	Establish a program for civic clubs, schools churches, businesses, the Seminole Nation of OK, or other groups to "adopt-a-gateway" to ensure the gateways are maintained without significant manpower from City Staff.	2014	On-going	City Staff	Staff time	General Fund, Chamber and SURA
57	Develop a strategy to recruit and retain homebuilders and developers as partners with the Seminole Urban Renewal Authority	2013	On-going	City Staff, SURA, Chamber, SEDC	Staff time, Land donations, $20,000 annually	General Fund, SEDC, SURA, Chamber
58	Develop an artists' incubator	2013	2017	City Staff, SEDC, Chamber, SSC, GCTC	$75,000	Allied Arts, SEDC, SURA, OK Arts Council
59	Increase planning efforts, especially for capital projects, cooperatively with Seminole County and the Seminole Nation of Oklahoma.	2013	On-going	City Staff	Staff time	General Fund

Short Term Work Program Table

60	Educate the public on property maintenance/codes compliance issues, processes, etc.	2013	On-going	City Staff, SURA	$3,000/year	SURA
61	Develop and implement an easy, anonymous vehicle for residents to report code violations.	2013	2013	City Staff	$5,000	SURA
62	Evaluate the possibility of creating a Business Improvement District or Districts.	2013	2015	City Staff	Staff time	General Fund
63	Develop a resource center for neighborhoods interested in forming a Neighborhood Watch program, Homeowners Association, or other neighborhood improvement group.	2015	2017	City Staff. SURA	$10,000/year	SURA
64	Consider working with the Juvenile Courts to offer art classes in lieu of conventional community service.	2015	2017	City Staff	Staff time	General Fund
65	Collaborate with Seminole Public Schools, Seminole State College, and Gordon Cooper Technology Center to market education and lifelong learning success stories and statistics.	2015	On-going	City Staff	Staff time	General Fund
66	Support the newly designated Main Street initiative.	2013	On-going	City Staff	$50,000/year	General Fund
67	Explore the implementation of a stormwater utility.	2016	2017	City Staff	$50,000	General Fund
68	Develop a town center/plaza to anchor the north end of downtown and the recreation facilities	2014	2016	City Staff	$200,000	General Fund, ODOT, Recreation grant
69	Develop an exposition center at the south edge of downtown.	2015	2017	City Staff	$500,000	General Fund, SEDC, Chamber, SURA, Seminole Nation of OK, CDBG, TE Grants, OK Arts Council Grants
70	Develop a brand for Seminole	2013	2014	City Staff	$20,000	General Fund, Chamber of Commerce
71	Develop a placemaking and wayfinding system building on the new community brand.	2014	2016	City Staff	$50,000	General Fund, Chamber of Commerce
72	Implement the placemaking and wayfinding program	2016	2017	City Staff	$75,000	General Fund, Chamber of Commerce
73	Develop a system to regularly update the City's web page and other media outlets	2013	On-going	City Staff	$3,000	General Fund
74	Partner with utility companies and private businesses to expand the WiFi spots/offerings in Seminole until all commercial districts and corridors are covered.	2013	2017	City Staff	To be determined	General Fund, SEDC, SSC, Integris, GCTC, Chamber, Seminole Nation of OK
75	Develop a youth entrepreneur program	2015	2017	City Staff, SEDC, Chamber, SSC, GCTC	$5,000	General Fund, SEDC

Short Term Work Program Table

Housing						
Project or Activity		Start Date	End Date	Responsible Party	Cost Estimate	Funding Source
76	Conduct a housing market analysis	2013	2014	City Staff, SEDC,SURA	$45,000	OSU Extension, Department of Commerce, General fund, SEDC
77	Develop a strategy to market Seminole to builders and developers	2013	2015	City Staff, Chamber, SEDC, SURA	$3,500	SEDC, General Fund, Chamber
78	Develop an incentive program to promote new residential construction and redevelopment in the Urban Renewal Area.	2015	On-going	City Staff, Chamber, SEDC, SURA	$20,000/year	
79	Promote and incentivize mixed-uses in downtown	2012	2013	City Staff	Staff time	General Fund
80	Ensure that new development is consistent with the character of the neighborhood as defined in the comprehensive plan.	2012	2017	City Staff,	Staff time	General Fund

Transportation						
Project or Activity		Start Date	End Date	Responsible Party	Cost Estimate	Funding Source
81	Conduct a transportation and engineering study in accordance with Issues & Opportunities identified in this plan.	2014	2017	City Staff	Staff time	ODOT, General Fund
82	As part of the study, explore the possibility of constructing a round-a-bout at the intersection of Main and Strother.	2014	2016	City Staff, SURA, SEDC	$75,000	General Fund, GRANTS
83	Develop gateways that are high quality and welcoming and establish Seminole as a quality community with a distinct identity at the following intersections: Wrangler & Boren; Wrangler & Milt Phillips (further north to include airport and Enviro?); Milt Phillips at Johns Park; Broadway and Harvey	2014	2017	City Staff	$40,000 each	General Fund, SEDC, Chamber, SURA, Seminole Nation of OK, TE Grants, OK Arts Council Grants, Tri-County Master Gardeners
84	As part of the update to the zoning ordinance, develop zoning overlays requiring easements from property owners along major thoroughfares, collectors and arterials, when property changes hands, to construct a hike and bike trail.	2013	2014	City Staff	Staff time	General Fund
85	Inventory and evaluate all city owned streets to develop a program for routine maintenance that is coordinated with infrastructure improvements and maintenance.	2014	2015	City Staff	Staff time	General Fund
86	Evaluate line of sight at critical intersections and make adjustments for safety as necessary	2014	2017	City Staff	Staff time	General Fund
87	Evaluate traffic flow and safety and critical intersections and make adjustments as necessary	2013	2016	City Staff	Staff time	General Fund

88	Partner with Seminole Public Schools to develop and promote safer routes to school	2013	2014	City Staff	$30,000	General Fund and ODOT Safe Routes to School
89	Develop and implement a streetscape program for city maintained streets beginning with Downtown and major arteries in the urban renewal area.	2015	2017	City Staff	$10,000 annually	General Fund; TE Grants; OK Arts Council Grants
90	Pursue restoration of rail service	2012	2017	City Staff	Staff time	General Fund; Surrounding communities
91	Develop a citywide hike and bike trail that can be implemented in phases.	2014	2015	City Staff	$75,000	General Fund; Recreation grants; Seminole Nation of OK
92	Begin implementation of a citywide hike and bike trail	2016	2017	City Staff	$150,000	General Fund; Recreation grants; Seminole Nation of OK
93	Apply for designation as a Bicycle Friendly community	2017	2017	City Staff	Staff time	General Fund
94	Develop partnerships with the Seminole Nation of Oklahoma and Gordon Cooper Technology Center to provide transit options.	2013	On-going	City Staff	Staff time	General Fund
95	Adopt an ordinance banning texting while driving and requiring all cell phone use by drivers of moving vehicles be hands-free	2012	2013	City Staff	Staff time	General Fund
96	Adopt an ordinance requiring/encouraging all city streets to become complete streets	2014	On-going	City Staff	Staff time	General Fund
97	Overlay and repair streets.	2012	2013	City Staff	$700,000	Bonds
98	Install traffic control lights at the intersection of Harvey Road and Strother.	2015	2016	City Staff, ODOT	$450,000	General Fund, ODOT
99	Upgrade sidewalks to be ADA compliant at the intersections of arterial and collector streets	2013	On-going	City Staff	$300,000	Street-Alley Fund, General Fund, ODOT
100	Upgrade sidewalks to be ADA compliance at the intersections of residential streets	2013	On-going	City Staff	$1,000,000	Street-Alley Fund, General Fund, ODOT

Community Facilities & Services						
Project or Activity		Start Date	End Date	Responsible Party	Cost Estimate	Funding Source
101	Partner with Seminole Public Schools to a Student Ambassador program to inspire pride in students and enlist their help in building pride throughout the community.	2014	On-going	City Staff	$2,000 annually	General Fund, SURA, SEDC, Chamber
102	Implement an award program promoting citizen contributions to Seminole appearance, pride and image.	2013	2017	City Staff	Staff time	General Fund, Main Street, Chamber, SURA
103	Pursue designation as an Oklahoma Certified Healthy Community.	2013	2013	City Staff	Staff time	General Fund

104	Host an annual forum for residents and business owners on policy and implementation updates, conducted in a way that is inclusive for all.	2013	2017	City Staff	Staff time	City, Chamber, SEDC, SURA
105	Create a single, central point of contact for all city and community programs and events, communications should include telephone, online, and other media.	2013	On-going	City Staff	Staff time	General Fund
106	Evaluate the possibility of establishing recycling drop-off facilities.	2015	2016	City Staff	Staff time	General Fund
107	Establish recycling drop-off facilities.	2016	2017	City Staff	Staff time	General Fund
108	Evaluate the possibility of implementing a "pay as you throw" program for solid waste management.	2017	On-going	City Staff	Staff time	General Fund
109	Evaluate the possibility of implementing a mulching/composting program for dry trash/yard debris.	2016	2017	City Staff	Staff time	General Fund

Public Safety / Emergency Management						
Project or Activity		Start Date	End Date	Responsible Party	Cost Estimate	Funding Source
110	Continue to support the SRT program in the police department	2013	On-going	City Staff	Staff time	General Fund
111	Evaluate the possibility of implementing a reverse-911 or other calling system for emergency notification	2014	2015	City Staff	Approx. $2/ household/ year	General Fund
112	Support the development of Neighborhood Watch programs and other neighborhood groups.	2013	On-going	City Staff	Staff time	General Fund
	Water / Wastewater					
113	Replace 1,000 feet of water line along residential streets annually	2013	On-going	City Staff	$300,000	Utilities Fund
114	Replace 1,000 feet of sewer line along residential streets annually	2013	On-going	City Staff	$300,000	Utilities Fund
115	Conduct a GIS inventory of the number of shallow wells and septic systems in the city.	2013	2014	City Staff	Staff time	General Fund
116	Explore the possibility of relocating power lines below ground.	2013	2014	City Staff	Staff time	General Fund
117	Change all signal lights to LED	2013	2017	City Staff	$600,000	Street-Alley Fund, General Fund, ODOT
118	Install updated controls at the wastewater treatment plant.	2013	2017	City Staff	$450,000	Utilities Fund
119	Install 24 auto flush stations	2013	2017	City Staff	$60,000	Utilities Fund
120	Install chlorine booster stations	2013	2017	City Staff	$150,000	Utilities Fund
121	Loop lines that are dead ended	2013	2017	City Staff	$500,000	Utilities Fund, State Revolving Loan Fund, Water Fund

Short Term Work Program Table

122	Repair manholes with chronic overflows	2013	2017	City Staff	$1,000,000	Bond Funds, Utilities Fund, CDBG
123	Construct a new wastewater treatment plan	2015	2017	City Staff	$12,000,000	Grants, Loans

Parks & Recreation						
Project or Activity		Start Date	End Date	Responsible Party	Cost Estimate	Funding Source
124	Enlarge the splash pad	2012	2012	City Staff	$200,000	Bond Funds
125	Construct a water slide park	2015	2017	City Staff	$600,000	General Fund, Private donations, Parks and Recreation
126	Construct a Skate Park	2012	2012	City Staff	$110,000	Private Funds
127	Expand the parks maintenance staff	2012	2014	City Staff	$60,000	General Fund
128	Evaluate the possibility of creating a private endowment for the maintenance of parks	2013	2017	City Staff	Staff time	General Fund
129	Construct a new clubhouse and cart barn at the golf course	2013	2017	City Staff	$600,000	Grants
130	Construct a driving range at the golf course	2013	2017	City Staff	$150,000	Grants
131	Resurface cart trails at the golf course	2013	2017	City Staff	$300,000	Grants
132	Install new greens	2013	2017	City Staff	$1,200,000	Grants
133	Install new irrigation pumps	2013	2017	City Staff	$30,000	General Fund

Airport						
Project or Activity		Start Date	End Date	Responsible Party	Cost Estimate	Funding Source
134	Build 5 new hangers	2013	2017	City Staff	$250,000	AIP Funds
135	Construct a new fuel dispenser station	2013	2017	City Staff	$200,000	AIP Funds
136	Develop a long range marketing and economic development strategy.	2012	On-going	City Staff	Staff time	General Fund

Cemetery						
Project or Activity		Start Date	End Date	Responsible Party	Cost Estimate	Funding Source
137	Overlay roads	2013	2015	City Staff	$250,000	General Fund
138	Inventory the cemetery in GIS	2013	2013	City Staff	Staff time	General Fund

Appendix

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Glossary

Abandoned building:
Any vacant building which by reason of the boarding up of its doors and windows, or other reasons, has a substantial adverse effect on the value of property in the immediate neighborhood.

Abatement:
Any action taken to reduce, relieve, or suppress another continuing action.

Accessory unit:
A use of structure that is subordinate in size and purpose to the principal structure or use of the same lot or parcel of ground and serving a purpose customarily incidental to the use of the principal structure of use of land.

ADA:
See the Americans with Disabilities Act

Adaptive reuse:
Rehabilitation or renovation of existing building(s) or structures for any use(s) other than the present use(s).

Accessory Apartments (Granny Flats):
A separate and complete dwelling unit that is contained on the same lot as the structure of a single-family dwelling or business.

Agritourism:
An activity, enterprise or business that combines primary elements and characteristics of agriculture and tourism and provides an experience for visitors that stimulates economic activity and impacts both farm and community income.

Alley:
A right-of-way dedicated to public uses, which give a primary or secondary means of vehicular access to the rear or side of properties otherwise abutting a street, and which may be used for public vehicular or utility access.

Figure 46.Rendering of Converted Alley Concept

American Community Survey (ACS):
An ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information requested includes: age, sex, race, family and relationships, income and benefits, health insurance, education, veteran status, disabilities, where you work and how you get there, where you live and how much you pay for some essentials. U.S. Census Bureau

Americans with Disabilities Act (ADA):
Provides federal civil rights protection to individuals who are physically or mentally disabled. The ADA prohibits discrimination against the disabled in employment, public services, public accommodations, and telecommunications. Entities that are covered by the ADA must make reasonable accommodation, which involves adapting programs, facilities, or workplaces to allow disabled individuals to participate in the program of services.

Arts incubator:
A location, focused on the arts, which provides the environment, services, and market necessary for the success of arts organizations and individual artists.

Better Site Design:
Site and subdivision design techniques that minimize impacts to the natural environment, including topography, hydrology, vegetation, natural habitat, groundwater recharge, and stormwater runoff. Such a design respects these natural systems by employing practices that minimize impacts to these systems both on and off site.

Big Box:
A big-box store (also supercenter, superstore, or megastore) is a physically large retail establishment, usually part of a chain. The term sometimes also refers, by extension, to the company that operates the store.

Blighted area:
An area in which there are properties, buildings, or improvements, whether occupied or vacant, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces; population overcrowding; improper subdivision or obsolete platting of land, inadequate parcel size; arrested economic development; improper street layout in terms of existing or projected traffic needs, traffic congestion or lack of parking or terminal facilities needed for existing or proposed land uses in the area, predominance of defective or inadequate street layouts; faulty lot layout in relation to size, adequacy, accessibility or usefulness; in sanitary or unsafe conditions, deterioration of site or other improvements; diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; any one or combination of such conditions which substantially impair or arrest the sound growth of municipalities, or constitutes an economic or social liability, or which endangers life or property by fire or other causes, or is conducive to ill health, transmission of disease, mortality, juvenile delinquency, or crime and by reason thereof, is detrimental to the public health, safety, morals or welfare. O.S. 11-38-101

Glossary

Branding:
The mixture of attributes – tangible and intangible – that create value and influence. From a marketing or consumer perspective, "value" is "the promise and delivery of an experience. Community brands helps consumers (residents, businesses and tourists) distinguish one city from other cities in the marketplace.

Buffering:
The area of open land which serves to mitigate potential conflicts between different types of land uses. Buffer zones are most commonly employed between different types of uses but, in certain circumstances, it may be appropriate to provide a buffer between high and low density residential uses.

Business Improvement District (BID):
A defined area within which businesses pay an additional tax or fee in order to fund improvements within the district's boundaries. Grant funds acquired by the city for special programs and/or incentives such as tax abatements can be made available to assist businesses or to recruit new business. BIDs provide services, such as cleaning streets, providing security, making capital improvements, construction of pedestrian and streetscape enhancements, and marketing the area. The services provided by BIDs are supplemental to those already provided by the municipality.

Capital Improvement Plan (CIP):
The CIP guides the development of public facilities over a five year period. It shows the arrangement of projects in a sequential order based on a schedule of priorities and assigns an estimated cost and anticipated method of funding each project. The Capital Improvement Plan provides the financial foundation necessary to implement the Comprehensive Plan and public facilities plans.

CDBG:
See Community Development Block Grant

Census:
A decennial census mandated by the United States Constitution. The population is enumerated every 10 years and the results are used to allocate Congressional seats (congressional apportionment), electoral votes, and government program funding. The United States Census Bureau is the government agency that is responsible for the United States Census.

Cluster Development:
Development in which individual lots may be smaller than the average lot authorized by the zoning ordinance. Buildable lots are located on a portion of rather than the entire site so that the residual area may be preserved for recreation or environmental protection. See Figure 32 .

Code compliance:
The preservation and protection of people, animals, property, and property values through compliance with City codes, regulations and policies as they pertain to the appearance, maintenance, and safety of property in the city. Compliance is encouraged over enforcement which involves an aggressive action on the part of the city to correct a situation.

Code enforcement:
The active enforcement of any provision of the Code of Seminole, Oklahoma particularly pertaining to the active correction of conditions that threaten the health, safety, and general welfare of the community and its residents.

Complete Street(s):
Street(s) designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and transit riders of all ages and abilities must be able to safely move along and across a complete street. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work. They allow buses to run on time and make it safe for people to walk to and from train stations.

Community Development Block Grant (CDBG):
A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Conservation subdivision:
Conservation subdivisions are characterized by common open space and clustered compact lots. The purpose of a conservation subdivision is to protect farmland and/or natural resources while allowing for the flexibility in subdivision design. At a minimum, conservation subdivisions are density neutral (the number of lots developed will be at least the same number as allowed by conventional zoning). In some cases a greater density (density bonus) may be offered to encourage this approach to residential development planning. See Figure 32 .

Conservation easement:
A nonpossessory interest of a holder in real property imposing limitations or affirmative obligations for conservation purposes or to preserve the historical, architectural, archaeological, cultural aspects, or natural resources of real property.

Context Sensitive Solutions (CSS):
A collaborative, interdisciplinary approach that involves all stakeholders to develop a transportation facility that fits its physical setting and preserves scenic, aesthetic, historic and environmental resources, while maintaining safety and mobility. CSS is an approach that considers the total context within which a transportation improvement project will exist (Federal Highway Administration, FHWA).

Corridor:
A street or roadway identified as a principal link or gateway within the community.

Density:
The number of persons or dwelling units per acre.

Design guidelines:
Standards regarding the aesthetics and architectural appearance of a building or improvement to property; the standards govern the alteration, construction demolition, or relocation of a building or improvement. This includes building and site design elements such as exterior modifications and additions, accessory buildings, fences, walls, landscaping, architectural styles, building materials, colors, right-of-way, easements, setbacks, scale, density and maintenance of character.

Development Intensity:
A quantitative measure of non-residential and mixed use development, which may include residential components, usually expressed in terms of floor area ratio; the mix and distribution of uses within a given area that determines the impact on public facility systems and transportation facilities.

Development review:
The review, by the City, of applications for a site development plan, rezoning or zoning, subdivision plat, annexation, de-annexation, variance, project development plan, lot combination, or lot split. Development review may be conducted by administrative review, or at times, will require review and input from the Planning Commission and City Council.

Easement:
A legal interest in land, granted by the owner to another person, which allows that person(s) the use of all of a portion of the owner's land, generally for a stated purpose including but not limited to access or placement of utilities.

Economic Development:
Activities aimed at job creation, retention and expansion, which strengthen a community's economic base and provide employment opportunities for the population.

Energy Efficiency:
The incorporation of design and/or technological measures that serve to reduce energy use while attaining a similar level of service

Energy star rated:
Energy Star is a government-backed labeling program that helps people and organizations save money and reduce greenhouse gas emissions by identifying factories, office equipment, home appliances and electronics that have superior energy efficiency. In recent years, Energy Star ratings have been extended to some new homes, commercial and industrial facilities. Energy Star originated in 1992 as a joint program of the U.S. Environmental Protection Agency (EPAM) and the U.S. Department of Energy (DoE).

Entrepreneurship:
One of the four basic categories of resources, or factors of production (the other three are labor, capital, and land). An entrepreneur is a person who organizes, operates, and assumes the risk for a business venture.

Facade:
The exterior elevation of a structure of building as viewed from a single vantage point.

FEMA:
Federal Emergency Management Agency

FIRMs:
Flood Insurance Rate Maps

Floodplain:
Those land areas in and adjacent to streams and watercourses subject to periodic inundation from flood events. For instance, the 100-year flood frequency event has a one percent chance of occurrence in any given year.

Floodway:
The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Geographic Information System (GIS):
A geographic information system (GIS) integrates hardware, software, and data for capturing, managing, analyzing, and displaying all forms of geographically referenced information.

Resource: http://www.gis.com/

Greenfield development:
The development of previously undeveloped land.

Greyfield:
Economically obsolescent, outdated, failing, moribund and/or underused real estate assets or land often characterized by a sea of empty asphalt that often accompanies these sites. The term has historically been applied to formerly viable retail and commercial shopping sites (such as regional malls and strip centers) that suffer from lack of reinvestment.

Heritage tourism:
Travelling to experience the places and activities that authentically represent the stories and people of the past. National Trust for Historic Preservation

Historic district:
An area of historic significance that has been formally designated as such by the National Park Service and listed in the National Register of Historic Places. A historic district may contain any number of buildings, or may consist of a site such as a park or monument with no buildings at all. Local historic districts may also be established without input or review from the State Historic Preservation Office or National Park Service.

Historic preservation:

Historic preservation is often defined as the process of identifying, protecting, and enhancing buildings, places, and objects of historical and cultural significance. This process embraces many phases including the survey and evaluation of historical, architectural, and cultural resources in an area; the development of planning and legal measures to protect these resources; the identification of public and private funding sources applicable to preservation projects; the design for the restoration, rehabilitation, and/or adaptive use of historic structures; and the ongoing maintenance of these resources.

Resource: http://www.preservationnation.org/

Historic structure:

Any structure that is (1) individually listed in the National Register of Historic Places maintained by the U.S. Department of Interior or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing in the National Register; (2) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as a registered historic district.

HOME:

HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. Each year it allocates approximately $2 billion among the States and hundreds of localities nationwide.

Resource: http://www.hud.gov/offices/cpd/affordablehousing/programs/home/

Housing, low-income:

Housing that is affordable, according to the U.S. Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy for households with a gross household income that does not exceed 50 percent of the median gross household income for households of the same size within the housing region in which the housing is located.

Housing, moderate income:

Housing that is affordable, according to the U.S. Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy for households with a gross household income that is greater than 50 percent but does not exceed 80 percent of the median gross household income for households of the same size within the housing region in which the housing is located.

Housing, very low income:

Housing that is affordable, according to the U.S. Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy for households with a gross household income equal to 30 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located.

HUD:

The U.S. Department of Housing and Urban Development
Resource: http://portal.hud.gov/hudportal/HUD

Implementation plan:

A strategy for action to ensure attainment of planning, development, and environmental quality standards within a specific time period.

IEBC:

International Existing Building Code

Industrial Areas:

A special or exclusive type of planned industrial area designed and equipped to accommodate a community of industries, providing them with all necessary facilities and services in attractive surroundings among compatible neighbors. Industrial parks may be promoted or sponsored by private developers, community organizations, or governmental organizations. The category does not allow residential uses and generally limits future office uses to those which are ancillary to an area's industrial uses.

Infill development:

The use of vacant land, the reuse or change of use of a previously developed parcel or group of parcels, or the intensification of use or change of use by remodeling or renovating an entire structure.

Figure 47. Infill Development

Infrastructure:

The network of vital systems that comprises the improvements and publicly funded facilities added to the built environment to support new development and growth. Such systems include, but are not limited to, transportation, sanitary sewer, communications, stormwater, solid waste disposal, and water treatment and distribution.

Land use:

The type of use activity occurring on a land parcel or within a building situated upon a land parcel.

Land use element:
The long-range plan for the desirable use of land in the area; the purpose of such plan being, among other purposes, to serve as a guide in the future development and zoning for the community.

Light Pollution:
Any adverse effect of artificial light including sky glow, glare, light trespass, light clutter, decreased visibility at night, and energy waste. Light pollution obscures the stars in the night sky for city dwellers, interferes with astronomical observatories, and, like any other form of pollution, disrupts ecosystems and has adverse health effects. Light pollution can be divided into two main types: (1) annoying light that intrudes on an otherwise natural or low-light setting and (2) excessive light (generally indoors) that leads to discomfort and adverse health effects.

Resource: http://www.darksky.org/

Low Impact Development (LID):
The use of site and subdivision design techniques in coordination with stormwater management engineering to mimic the hydrologic conditions associated with an undeveloped site to the greatest extent practicable.

Resource: http://lid.okstate.edu/

Mixed-Use:
A designation that permits a combination of uses within a single development or district. The development may contain a mix of office buildings, retail establishments, hotels, housing, and related uses.

National Register of Historic Places:
The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.
Resource: http://www.nps.gov/nr/

Neighborhood:
An area of the community with characteristics that distinguish it from other community areas, such as schools or parks or boundaries defined by physical barriers such as major highways and railroads, or natural features such as creeks.

Neighborhood character/Community character:
The atmosphere or physical environment which is created by the combination of land use and buildings within an area. Neighborhood character is established and influenced by land-use types and intensity, traffic generation, landscaping/vegetation, signage, and also by the location, size, and design of structures as well as the interrelationship of all of these features.

Neighborhood retail/commercial:
Developments intended for retail stores and personal service businesses which are appropriately located in close proximity to residential areas, while minimizing the undesirable impact of such uses in the neighborhoods which they serve.

NFIP:
National Flood Insurance Program

Resource: http://www.fema.gov/business/nfip/

Nuisance:
An offensive, annoying, unpleasant, or obnoxious things, act, or practice, a cause or source of annoyance, especially a continual repeated invasion of a use of activity which invades the property line of another so as to cause harm or discomfort to the owner or resident of that property. Excessive or noisy vehicular traffic, dust, glare, light, and smoke are examples of nuisances.

Nuisance lighting:
The unwelcome intrusion of light from nearby premises, especially into bedrooms.

Resource: http://www.darksky.org/

ODOT:
The Oklahoma Department of Transportation

Resource: http://www.okladot.state.ok.us/

Overlay zoning district:
An area where certain additional requirements are superimposed upon a base zoning district or underlying district and where the requirements of the base or underlying district may or may not be altered.

Pedestrian connection:
A continuous, unobstructed, reasonably direct route between two points that is intended and suitable for pedestrian use. Pedestrian connections include but are not limited to sidewalks, walkways, accessways, stairways, trails, and pedestrian bridges.

Pedestrian-friendly:
The density, layout, and infrastructure that encourages walking and biking within a community or neighborhood, including short setbacks, front porches, and paths.

Pedestrian-oriented development:
Development designed so a person can comfortably walk from one location to another, provides a mix of commercial and civic uses (offices, a mix of different retail types, residential, and government outlets), and provides visually interesting and useful details such as: public clocks; benches; public art, such as murals and sculptures; shade structures; decorative water features; textured pavement, such as bricks or cobblestones; shade trees; interesting light poles; trash bins; and street-level retail with storefront windows.

Pedestrian scale:
Design and construction consideration based upon the scale of human beings which imbue occupants and users of the built environment with a sense of comfort and security.

Planned Unit Development (PUD):
A tract of land developed as a unit under single ownership or unified control, which includes one or more principal buildings or uses. Also, a parcel of land planned as a single unit, rather than as an aggregate of individual lots, with design flexibility from traditional siting regulations (such as side yards, setbacks, and height limitations) or land-use restrictions (such as prohibitions against mixing land uses within a development). The greater flexibility in locating buildings and in combining various land uses often makes it possible to achieve certain economies in construction, as well as the preservation of open space and the inclusion of many amenities.

Planning Commission:
The group of people appointed by the City Council that administers planning and land-use regulations for the city and provides recommendations on a wide array of land-use and land-use policy decisions.

Pocket park:
A small park accessible to the general public frequently created on a single vacant building lot or on small, irregular pieces of land. Pocket parks can be on public or private land. Although they are too small for physical activities, pocket parks provide greenery, a place to sit outdoors, and sometimes a children's playground. They may be created around a monument, historic marker or art project. In downtowns pocket parks are the only option for creating new public spaces and are often part of urban renewal plans and provide areas where wildlife such as birds can establish a foothold. Unlike larger parks, pocket parks are sometimes designed to be fenced and locked when not in use.

Poverty Level/Line:
As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Poverty Rate:
The proportion of the population that lies beneath the official poverty line.

Resource: http://www.census.gov/hhes/www/poverty/about/overview/measure.html

Revitalization:
The renewal and improvement of older commercial and residential areas through any of a series of actions or programs that encourage and facilitate private and public investment. This community investment can include (but is not limited to) activities and programs designed to improve neighborhoods; strengthen existing businesses; attract new businesses; encourage quality renovation and new construction; enhance public spaces and pedestrian amenities; ensure safe, efficient and convenient traffic flow; and contribute to the social and economic vitality of the area.

Revolving loan fund:
A source of money from which loans are made for multiple small business development projects. Borrowers tend to be small producers of goods and services — typically artisans, farmers, and women who have no credit history or access to other types of loans from financial institutions. Organizations that offer revolving loan funds lending aim to help new project or business owners in become financially independent and eventually to become eligible for loans from commercial banks. The fund gets its name from the revolving aspect of loan repayment, where the central fund is replenished as individual projects pay back their loans, creating the opportunity to issue other loans to new projects.

Screening:
Landscaping and/or physical barriers that are erected to mitigate potential incompatibilities between different types of land uses.

Site plan:
A plan, drawn to scale, showing uses and structures proposed for a parcel of land as required the zoning ordinance or subdivision regulations. Includes lot lines, streets, building sites, reserved open space, buildings, major landscape features - both natural and manmade - and, depending on requirements, the locations of proposed utility lines.

Slum and blight:
See "Blighted Area"

Smart growth:
Planning, regulatory, and development practices and techniques founded upon and promoting smart growth principles.
Resource: http://www.smartgrowthamerica.org/
Resource: http://www.smartgrowth.org/

Spot zoning:
The application of zoning to a specific parcel of land within a larger zoned area when the rezoning is usually at odds with a city's master plan and current zoning restrictions. The rezoning may be for the benefit of a particular owner, and at odds with pre-existing adjacent property owners. The city can rezone a single parcel if the action is shown to be consistent with the comprehensive plan and other land use policies.

Stormwater:
Excess rain that does not soak into the ground or that is absorbed by trees and plants. Instead it "runs off" into storm drain pipes and flows, untreated, into streams. When impervious surfaces prevent or inhibit the flow of water into the earth, more water is left on the surface, which results in more stormwater. As the water runs over land, it picks up pollutants like oil, fertilizer, pesticides, pet waste and sediment. These pollutants impact a stream's water quality. As the stormwater increases in volume and speed, it causes stream bank erosion and dumps more sediment into the stream, which harms aquatic insects, fish and animals that depend on the stream for their food and habitat.

Streetscape:

Streetscape consists of the vehicular way and frontages. The streetscape layers are summarized by Figure 48 .

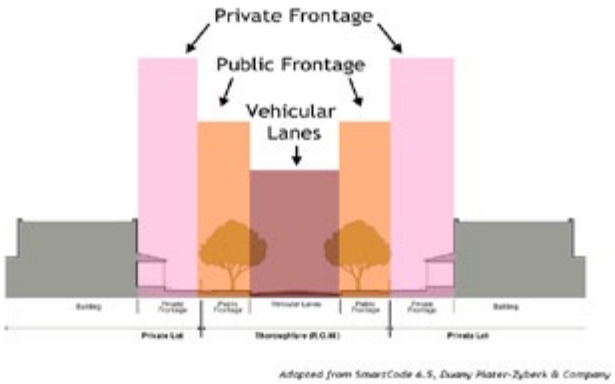

Figure 48.Streetscape

The three layers of streetscapes are: the private frontage, the public frontage, and the vehicular lanes.

- The *private frontage* is the privately owned layer between the building facade and the lot line. Private frontages may include arcades, porches, stoops, fences and yards.
- The *public frontage* is the publicly owned layer between the lot line and the edge of the vehicular lanes. The public frontage may include sidewalks, street planters, trees and other vegetated landscaping, benches, lamp posts, and other street furniture. Synonym: roadside.
- The *vehicular lanes* are in the space from curb to curb (or, if there are no curbs, from pavement edge to pavement edge), including travel lanes and parking lanes. Synonyms: travelway or cartway.

In some situations, such as historic streets with no setbacks or sidewalks, or lanes and alleys, these three elements are not differentiated.

In formal usage, a thoroughfare is the public right of way (R.O.W.). It is the vehicular lanes combined with the public frontage.

Subdivision regulations:

Assist orderly, efficient and coordinated development within the territorial jurisdiction; promote the health, safety, morals and general welfare of the residents of the city and environs; ensure conformance of subdivision plans with the public improvement plans of the city and environs; and secure equitable handling of all subdivision plans by providing uniform procedures and standards for observance both by subdividers and the city planning commission.

Resource: http://www.sterlingcodifiers.com/codebook/index.php?book_id=620

Tax Increment District:

A contiguous geographic area within a redevelopment area, defined and created by resolution or ordinance of the governing body of the municipality, in which TIF funds may be expended.

Tax Increment Financing (TIF):

A tool used by cities and other development authorities to finance certain types of development costs. The public purposes of TIF are the redevelopment of blighted areas, construction of low- and moderate – income housing, provision of employment opportunities, and improvement of the tax base. (With TIF, a city "captures" the additional property taxes generated by the development that would have gone to other taxing jurisdiction and uses the 'tax increments' to finance the development costs.)

Traditional Neighborhood Design (TND):

A development that exhibits several of the following characteristics: alleys, streets laid out in a grid system, buildings oriented to the street, front porches on houses, pedestrian-orientation, compatible and mixed land uses, and neighborhood parks and greenspace.

Resource: http://www.tndtownpaper.com/neighborhoods.htm

Traffic calming:

The combination of mainly physical measures that reduce the negative effects of motor vehicle use and improve conditions for non-motorized street users. However, the term "traffic calming" also applies to a number of transportation techniques developed to educate the public and provide awareness to unsafe driver behavior. As traffic calming techniques often differ, techniques include police enforcement and education only in some areas. In others, it means the employment of speed humps only, while in others it means the possible use of a wide array of techniques and devices. This web site is dedicated to all the known and/or electronically publicized transportation programs and studies that pertain to traffic calming.

Resource: http://www.pps.org/articles/livememtraffic/

Tree bank:

A fund established by the city to provide an opportunity to make a cash payment to the city in lieu of providing required landscape stock on site.

Tree ordinance:

A public law developed to organize a municipal urban forestry program, formulate a tree commission, and control the planting, removal, and care of public or private trees.

Tree protection ordinance:

An ordinance established for the protection of established trees and the planting or replanting of specified trees as part of development or revitalization efforts.

Unemployment Rate:

The proportion of the civilian labor force 16 years or older that is actively seeking employment, but is unemployed and not engaged in the production of goods and services. The unemployment rate is estimated and reported monthly by the U.S. Department of Labor's Bureau of Labor Statistics. (It is used as a key indicator of business-cycle instability.) In practice, the official unemployment rate is simply the ratio of total unemployment to the total civilian labor force, in percentage terms.

Universal Design:

The design of products and environments to be usable by people of all ages and abilities, to the greatest extent possible, without the need for significant adaptation or specialized design.

Urban Design:

An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. Design analysis includes the relationship between buildings, streets, land use, open space, circulation, height, natural features and human activity. A well-designed urban or suburban environment demonstrates the four generally accepted principles of urban design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

Urban Renewal:

The active renewal or redevelopment of an area by an authority and municipality for the elimination and prevention of the spread of blight and may involve clearance and redevelopment or rehabilitation or conservation or any combination of these.

Walkability:

Walkability is a measure of how friendly an area is to walking. Walkability has many health, environmental, and economic benefits. Factors influencing walkability include the presence or absence and quality of footpaths, sidewalks or other pedestrian right-of-ways, traffic and road conditions, land use patterns, building accessibility, and safety, among others. Walkability is an important concept in sustainable urban design.

Resource: http://www.walkscore.com/

Wayfinding:

Wayfinding is the organization and communication of our dynamic relationship to space and the environment. Successful design to promote wayfinding allows people to: (1) determine their location within a setting, (2) determine their destination, and (3) develop a plan that will take them from their location to their destination. The design of wayfinding systems should include: (1) identifying and marking spaces, (2) grouping spaces, and (3) linking and organizing spaces through both architectural and graphic means.

Resource: http://www.ap.buffalo.edu/idea/udny/section4-1c.htm

Zoning:

The process of classifiying land into areas and districts, such areas and districts being generally referred to as "zones" and the prescribing and application in each area and district of regulations concerning building and structure designs, building and structure placement, and uses to which land, buildings, and structures within such designated areas and districts may be put.

Zoning map:

The map adopted as an ordinance by the city that delineates the extent of each district or zone established in the zoning ordinance. The map, along with the zoning text, comprise the zoning ordinance.

Public Participation

Media

Video

Shared at community meetings and linked on web site.

Website

www.seminole2030.com

Newspaper

Press releases were run in the Seminole Producer for community meetings.

Radio

Community Services Director, Carol Friar, shared information about the plan and planning process during Friday night football game halftime spot.

Timeline

Following is a summary of public participation efforts undertaken as part of the development of the Seminole 2030 Comprehensive Plan. Though only * meetings were originally planned, additional meetings were added to make every effort to reach as many citizens as possible.

2010

October 5, 2010: Steering Committee kick-off meeting

October 25, 2010: Seminole 2030 Kick-off Community Open House

December 14, 2010: Meeting with staff of Gordon Cooper Technology Center

December 14, 2010: Meeting with Seminole Public Schools Superintendent, Jeff Prichard

2011

January 13, 2011: Meetings with both shifts vf/Wrangler employees

January 24, 2011: Joint meeting of Steering Committee and Urban Renewal Authority

January 27, 2011: Seminole Lake Board

February 17, 2011: Two Community Open Houses (morning and evening)

March 10, 2011: Seminole Chamber of Commerce Forum

March 10, 2011: Meeting with staff and students of Seminole State College

March 28, 2011: Seminole Economic Development Council

April 2, 2011: Public Engagement booth at Made in Oklahoma festival

April 5, 2011: Planning Commission

April 15, 2011: Meeting with employees - Enviro Assets

April 21, 2011: Community Open House, Brown Bag Lunch

April 28, 2011: Meeting with employees Blue Wave

April 28, 2011: Steering Committee meeting

August 16, 2011: Steering Committee meeting

August 3, 2011: Presentation to Seminole Rotary

August 25, 2011: Meeting with leadership at Sigma/Bar-S

August 30, 2011: Visioning session with seventh and eighth grade students at Seminole Middle School

September 1, 2011: Meeting with employees - Integris Hospital

September 13, 2011: update to City Council

October 11, 2011: update to City Council

2012

February 7, 2012: Planning Commission

February 7, 2012: Leadership Seminole