

Infill and Redevelopment

- What are five specific actions the city should do (and/or re-do) to catalyze infill, redevelopment, and densification in and around the downtown core?
 - Note: We have made changes to greatly reduce parking requirements recently and we have a major development code update underway which will remove regulatory barriers to densification.

Local Economic Health

- What is a healthy tenant mix for the downtown district?
- How should the City encourage a business mix downtown that will attract/retain career track employment opportunities and what are recommendations to encourage changes to the scale of the built environment to accommodate those types of organizations? Is Class A office still a viable need in a community such as Edmond, and if so, how much and what other types of office is desirable in the post-pandemic urban environment?

Mobility

- What are concepts that will facilitate a better transition of Broadway (State Highway 77) and 2nd Street (State Highway 66) from a Highway/Major Arterial to the pedestrian oriented downtown district?
- What concepts should Edmond consider as the possible “end of the line” stop for the regional transit (commuter rail) likely to come online in the next 6-8 years?
- What are recommendations for improving mobility between the downtown area and campus and the Stephenson Park area?
 - Note: Broadway is carrying less thru traffic than five years ago, and the desire is to continue to reduce the impact of vehicle traffic in the downtown core, which will likely mean other north/south connections will become important – Boulevard being a major one.

Housing

- The housing study is likely to show that certain types of housing stock and a range of price points are significantly underrepresented in the urban area. What are recommendations for how the City can take an active role in meeting those needs?
- In an area that has seen increased property values like downtown and its surrounding environs, what are steps the City can take to encourage the existing affordable housing stock remain? Should it? If not, what are best practices for the City to insure that transition happens gracefully over time?

Real Estate Market & Problem Properties

- What are some best practices that the City should implement to encourage the redevelopment of underdeveloped/underperforming properties in and around downtown? What should it avoid? What are recommended practices for the City to actively support or take part in the assembly of land in high value areas in which that has been difficult to accomplish or in areas where the cost of property is creating “issues” for private development?

University of Central Oklahoma

- UCO leadership has expressed interest in having a “campus corner”, but neither the City nor UCO have had success in causing this to happen. What can the City do to partner with UCO to help this become a reality?
- Potential change – holder for UCO input.

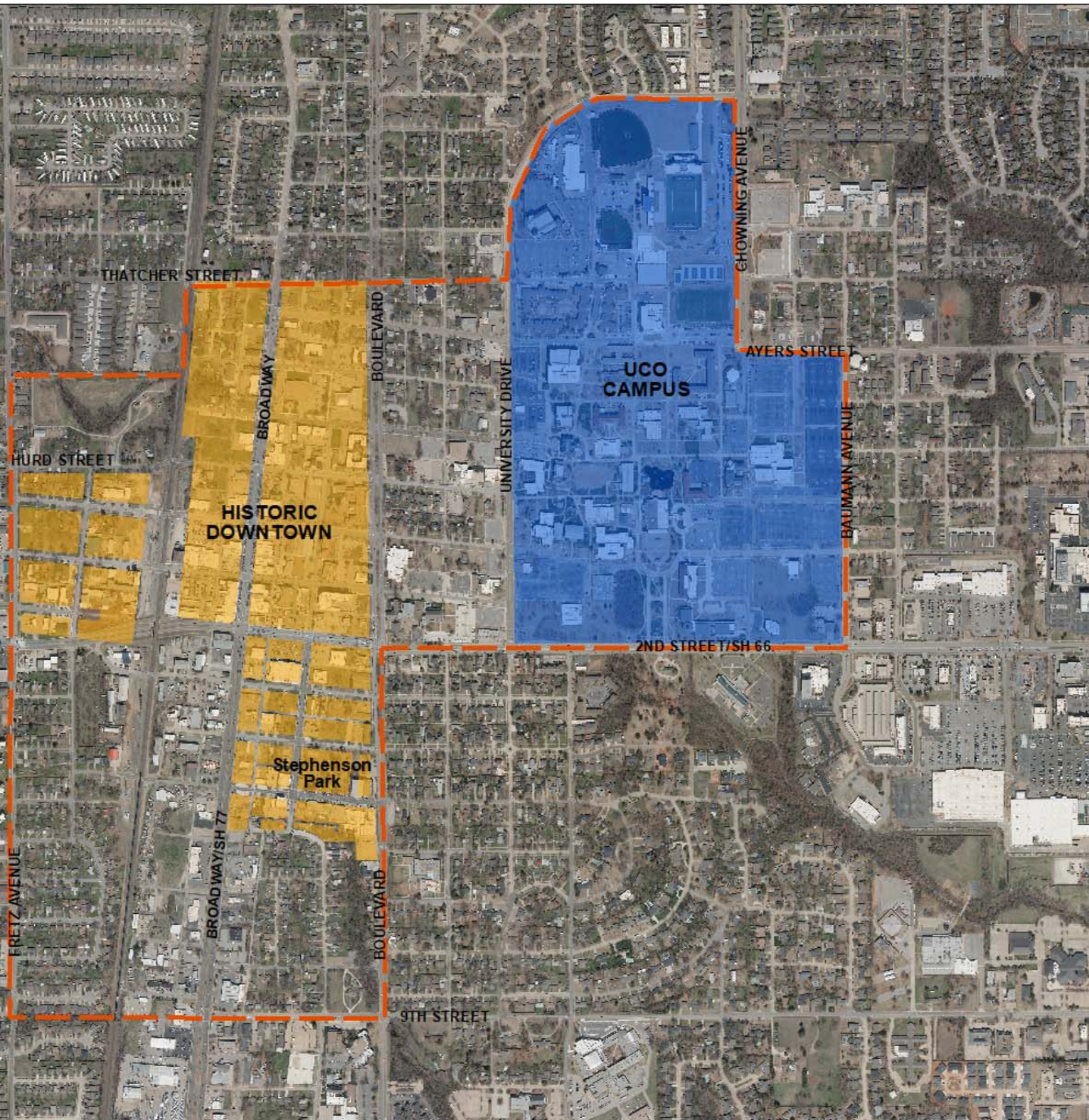
Resources

- The vision of this area is: Downtown is a healthy, vibrant, walkable urban neighborhood full of people living, working, eating, playing, shopping, and learning.
- Development Code Update scope of work. Edmond has just kicked off a project to overhaul its development code (zoning, subdivision, and drainage) and processes. Any specific dos and/or do-not-dos related to modernizing our codes would be welcome.
- [2019 Parking Plan](#)
- Housing Study findings to-date. Edmond should be finishing a citywide housing demand study in the spring of 2023. Any advice on implementing the study’s findings would be welcome.

City of Edmond ULI Study Area

Legend

-  University of Central Oklahoma
Main Campus
-  Central Business District
-  ULI Study Area Boundary



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