

PLEASE NOTIFY ACOG AT 234-2264 (TDD 234-2217) BY 5:00 P.M. MAY 10
IF YOU DESIRE A SIGN-LANGUAGE INTERPRETER AT THE MEETING



association of central oklahoma governments

Chair Ron Bledsoe
Slaughterville Mayor

Vice-Chair Willa Johnson
Oklahoma City Councilmember

Secretary/Treasurer Eddie Reed
Midwest City Mayor

Executive Director
Zach D. Taulor

AGENDA

ASSOCIATION OF CENTRAL OKLAHOMA GOVERNMENTS

AREAWIDE PLANNING AND TECHNICAL ADVISORY COMMITTEE

May 13, 2004
9:00 a.m.

ACOG Conference Room
21 E. Main St.
Oklahoma City, Oklahoma 73104

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES ([ATTACHMENT II](#))
- III. PRELIMINARY 2030 OCARTS EMPLOYMENT BY CITY ([ATTACHMENT III](#))

Action Requested: Review and Comment.

- IV. ENHANCEMENT PROPOSALS (Handouts to be provided)
- V. NEW BUSINESS
- VI. ADJOURNMENT

MINUTES

**Association of Central Oklahoma Governments
Areawide Planning and Technical Advisory Committee
April 8, 2004
9:00 a.m.**

The second meeting of the Areawide Planning and Technical Advisory Committee for the calendar year 2004 was convened on April 8, 2004 at 9:00 a.m. in the Board Room of the ACOG offices, 21 E. Main Street, Suite 100, Oklahoma City, Oklahoma. This meeting was held as indicated by notice filed with the Oklahoma County Clerk, and by notice posted at the ACOG office at least twenty-four hours prior to the meeting.

PRESIDING

Billy Harless, Chairman City of Midwest City

MEMBERS PRESENT

Robert Floyd	City of Choctaw
Bernard Nauheimer	City of Choctaw
George Scheirer	City of Del City
Mark Sharpton	Logan County
Elizabeth Jones	City of Moore
Jim Pumphrey	City of Nicoma Park
Pat Copeland	City of Norman
Tyler Gammon	Oklahoma County
Justin DiGiacinto	City of Piedmont
Tim Rundel	City of Yukon

GUESTS

Larry Hopper	COTPA
Roger Saunders	ODOT
Mary Murphey	Logan County
Chris Elkins	Francis Tuttle Technology Center

STAFF

Linda Koenig, Division Director, TPDS	ACOG
John Sharp, Program Coordinator, TPDS	ACOG

Douglas Rex, Asst. to Exec Dir/Program Coordinator, TPDS	ACOG
Daniel O'Connor, Associate Planner, TPDS	ACOG
Randy Entz, Associate Planner, TPDS	ACOG
Andrea Weckmueller-Behringer, Associate Planner, TPDS	ACOG
Melissa Baldwin, Associate Planner, TPDS	ACOG
Pong Wu, Associate Planner, TPDS	ACOG
Ellen Owens, Department Secretary, TPDS	ACOG

I. CALL TO ORDER

Chairman Billy Harless called the meeting to order at 9:05 a.m.

II. APPROVAL OF MINUTES

Robert Floyd made a motion to approve the minutes of the February 12, 2004 meeting. Mark Sharpton seconded the motion. The motion passed.

III. PRELIMINARY 2030 OCARTS CITY POPULATION FIGURES

Melissa Baldwin informed the Committee that ACOG staff had reviewed three sources for the 2030 population projections by county. She said that, for all but McClain and Logan Counties, the Woods & Poole 2025 forecasted projections extrapolated out to 2030, were used. She pointed out that there are only two cases (Oklahoma and Cleveland counties) where the whole counties are in the OCARTS area. ACOG staff has examined each of those counties and the partial counties to define how much of that growth was actually within the OCARTS area cities and county portions. She said the numbers were derived from the county projections that were presented last month. The city and county unincorporated portions were determined from several sources of data, and they are based on historical trends from the past 30 - 40 years for population growth. Staff also reviewed the Oklahoma Department of Commerce (ODOC) growth rates for their 2030 projections, the previous projections from the 2025 OCARTS plan, the amount of city building permits, and the available residential land. Ms. Baldwin said the numbers could be reviewed today and if there are any questions or recommendations on the numbers, she advised Committee members to notify ACOG staff as soon as possible to set up a meeting to discuss any concerns.

Robert Floyd asked if the building permit issuance was taken into account. Mr. Sharp said building permits were taken into account for each city. Staff will be adding the building permits to the city land use maps, and will meet with each city between now and June to learn their thoughts about location of future development. Mr. Sharp said that these numbers are a guideline into the future. The 2030 OCARTS proposed population of 1.3

million has been developed, and can be compared with the 2025 number of 1.177 million, an increase of 123,000.

Mr. Harless asked, when looking at available property to be developed, if it was done with the existing zoning. Ms. Baldwin said that ACOG has each city's land use maps that the cities checked, and staff will look at them again to identify areas suitable for development, especially to identify land zoned for high density or low density residential areas.

Ms. Koenig wanted to underline what Mr. Sharp said about the difference between the 2025 and 2030 plans. These projections were used for developing the Long Range Plan and these are re-examined every five years. The city total reflected in the 2025 plan is probably different from this one. She said that will be reviewed again over the next five-year period. She also mentioned that the regional model works on a competitive attractiveness assumption, assuming that a certain number of people will live and work in central Oklahoma, and once that decision has been made, there is an internal competition as to where business or residential growth will occur. She indicated that one of the biggest attractiveness factors for residential growth is school districts. Commercial or industrial business growth is based on other factors, such as available land.

Ms. Koenig said staff would take comments from this Committee and from the Technical Committee, to the Policy Committee at the end of the month and request their approval. Ms. Koenig suggested getting any additional comments to ACOG staff by the end of next week. (No comments were received.)

IV. PRELIMINARY 2030 OCARTS COUNTY EMPLOYMENT FIGURES

Daniel O'Connor said that in February, base year 2000 employment figures were passed; staff is now looking at developing control totals for the year 2030. The first step toward that is to get the full county numbers for the six counties that comprise the OCARTS area. Three different sources were sampled: ODOC/BEA (Bureau of Economic Analysis), NPA Data Source, Inc., and Woods and Poole Economics, Inc. He referred the Committee to Page IV-3 of the Agenda, which lists the six counties in the OCARTS Area and their employment figures out to the year 2030. He said two points to keep in mind when looking at these figures are: 1) they represent the whole county so they are not representative of the unique OCARTS area, and 2) these three sources include data from IRS tax forms. For the self-employed, often this traces back to their place of residence rather than the actual place of work. Mr. O'Connor said for the purposes of the model, these should be narrowed down to their place of work. Therefore, the numbers will be adjusted to account for the OCARTS geography and for the place of work location.

Mr. O'Connor said that referring to Page IV-4, the Woods and Poole projections were chosen as the 2030 control totals. These numbers will be used as a guide to calculate employment at the OCARTS county level, the city level, and then the TAZ level. As a reference point, our base year employment for the OCARTS area was determined to be 539,395. The Woods and Poole number comes in at 696,230; but that number includes the place of residence elements of the workforce.

Ms. Koenig said she wanted to underscore that in looking at the OCARTS 2000 number of 539,395 compared to almost 700,000 for the Woods and Poole (the OCARTS number is about 75% to 80%), it can be expected that the 2030 forecast of 950,000 will also be adjusted down to around 700,000. She said the numbers here reflect the data that are available for the whole counties, which include place of residence, and that those two elements have to be subtracted out. For the purposes of transportation planning, employment by place of residence is not included. At our next meeting, the employment number will be smaller and discussion will be about employment by place of work only and the OCARTS geography only.

V. NORMAN 2025 LAND USE DEMAND ANALYSIS REPORT PRESENTATION

Pat Copeland gave a presentation on the City of Norman's 2025 Plan. He said all the information for the update is available on the web at www.ci.norman.ok.us and this includes the land analysis. He said the City conducted a random statistical survey, which included one in thirteen households within the community. The City received 540 responses out of 3000 mailouts were received. There were a lot of people who wanted to participate in the process; therefore, the City Council decided admit citizens who wanted to participate in a Citizens Steering Committee. He indicated that for 2020 plan, which was adopted in 1997, there were 50 people who participated, and for the 2025 Plan there were 297. That number has gone down to 160 as of the Council meeting Tuesday night. All nine members of the City Council took the survey and eight of the nine Planning Commissioners took the survey. Mr. Copeland then passed around the results of the 2025 Community Survey. He said that the survey helped to solidify a lot of people's concerns and that the group was representative of the community as a whole.

Mr. Copeland said that Oklahoma University did an Urban Suitability Analysis, which the City was able to incorporate into its planning process for the 2020 Plan. That analysis has one significant factor. About 60% of the City of Norman's water comes from Lake Thunderbird, with the rest coming from the Garber-Wellington Aquifer. He said there is a geologic line on the western edge of the outcroppings of the Garber-Wellington and everything east of there is actually surfacing in that Aquifer, causing a direct recharge into the Aquifer from the surface of that area. The City of Norman is in the drainage basin of Lake Thunderbird, so both of its water sources are directly impacted by what goes on there. A new policy of one unit per acre has been instituted, so there is a significantly

lower density than any other community in the area. Mr. Copeland also said there is a large area that is in the floodplain of the South Canadian River, and it has been a point of contention most recently, because there has not been a good rainfall.

Mr. Harless asked if there was any discussion about the Outer Loop alignment. Mr. Copeland showed a copy of the Norman 2020 Plan brochure that depicted the Outer Loop. The Outer Loop on the map was placed on the Norman 2020 Plan reflective of the OCARTS Plan at that time. Mr. Copeland said that in the late 1990's, the City of Norman asked that the Loop be decided one way or another, because the right-of-way alignment would be hard to hold until a specific alignment was achieved. Since then, a study has occurred that has limited the Outer Loop to west of I-35, and moved it to the northern edge of Norman.

Mr. Copeland informed the Committee that Norman has the distinction of being the only city in the state that has to have an election for any utility rate increase. Sewer service is a big point of contention, increasing the pressure for the suburban and rural developments, which are tied to individual water wells and septic systems.

He said the City also knew that there was a need for updating some of the base information. It was put into policy by the Council upon adoption of the Plan, that an annual report to the Planning Commission and the City Council be done in order for them to judge whether or not the Plan is still valid. He also said that there is a major reassessment of the Plan every five years, and that is what the City is doing now.

Mr. Copeland said, in going back to the Demand Analysis that was studied for the Norman 2020 Plan, the projection was that there would be slightly over 500 dwelling units per year over the 25 year planning horizon. At that point, there was about a 60-40 split of single family versus multi family that would include duplexes, about 300 single family versus 200 multi family. In the 2002 annual report, there was found to be 527 single family units per year and 178 multi family, so both the volume of growth and the mixture of the type of housing was significantly different. That is important because the Plan analysis takes all the projections for employment and housing and converts them into acreage. The residential building permit numbers now show that there will be about 632 new dwelling units per year for the 25 year planning horizon, and in the first year, about 80% of those will be single family and by the end of the planning year of 2025, it will be about 72%.

Mr. Sharp asked what changes were made to the public participation or planning process after the 2020 Plan, in order to do the 2025 Plan. Mr. Copeland said the Council appointed 50 people in 1995 to be the Citizens Steering Committee. Through the process, there was nothing that identified for those people exactly what they would be expected to do and how long it would take and as a result, we ended up with about 30

people staying with us through the entire process. He said the community was told that if they wanted to participate in the Plan, they would need to fill out an application signifying that they would commit to stay with the process.

Mr. Sharp asked if there was an additional cost included in the 2025 plan as it would be more labor intensive. Mr. Copeland said the original contract was just under \$160,000 but another \$39,000 was added to the contract.

Ms. Koenig asked Mr. Copeland about the adjustment that was made from the last Plan, citing that Mr. Copeland had said he anticipated an 80/20 single family-multi family ratio in the future years. Mr. Copeland said that would be in the beginning years of the Plan. He said in developing the 2020 Plan, 50 years of building permit data was used, and that information was almost exclusively for future projections. The most recent history had shown a higher percentage of single family. Some members of the community have talked about “smart growth”, which means higher densities and less land consumption. In 2004, Norman has 29,000 single family units which includes almost 2,000 mobile homes. He said if interest rates don’t change, there will not be a slowdown in the single family market.

Mr. Copeland said that while it seemed that during the 1990’s, Norman grew faster than it ever had; in reality in the two previous decades there about 10,000 new dwelling units per decade. In the 1990’s there were about 7,500.

Mr. Copeland said one of the things that had changed from the 2020 Plan is the Outer Loop. The City also completed a Wastewater Master Plan which included plans for a northside sewage treatment plant on a 160 acre site at Sooner and Franklin Roads. Also, there is an area called the Employment Center, including about 560 acres on the west side of Max Westheimer Airport. The land has been under airport control for years, but OU President Boren was able to get Congress to change federal law so that land could be sold. At that time, they came forth with a PUD rezoning to get ready to sell the land, which now belongs to the OU Foundation.

Anais Starr asked how the City coordinates with Oklahoma University. Mr. Copeland said that OU has had its own water system for years, but that will change because all their wells have too much arsenic in them. They will probably have to depend on Norman for their water supply. He said they are also dependent upon the City for their sewer system. However, when talking about the campus area itself, the University does pretty much what it wants.

Larry Hopper asked if the projected development pattern for the Indian Hills and I-35 area had changed where it might include some residential in that area. Mr. Copeland said there was a meeting Tuesday night to discuss that and that the answer is primarily “no”

because industrial development is taking place there right now. He indicated that there is prime real estate in that area, and it will be hard to turn away the commercial industrial demand.

Mr. Hopper said that the Norman City Council has been interested in a fixed guideway transit system, and asked if the Plan Committee entered into the discussions about light rail. Mr. Copeland said it had not, indicating that some of the Council have been more interested than others. The majority of the community does not think the time is right for that yet.

VI. NEW BUSINESS

There was no new business discussed at the meeting.

VII. ADJOURNMENT

Mr. Pumphrey made a motion to adjourn. Mr. Gammon seconded the motion. The meeting adjourned at 9:58 a.m.

ACOG

ASSOCIATION OF CENTRAL OKLAHOMA GOVERNMENTS

21 E. Main Street, Suite 100, Oklahoma City, OK 73104-2405
[405]234-2264 Fax:[405]234-2200 TDD: [405]234-2217
www.acogok.org email: acog@acogok.org

MEMORANDUM

DATE: May 6, 2004
TO: Areawide Planning and Technical Advisory Committee (APTAC)
FROM: Daniel J. O'Connor, Associate Planner
SUBJECT: Preliminary 2030 OCARTS Employment by City

INFORMATION:

At the last meeting, the committee reviewed the Year 2030 county employment control totals selected for use in the Growth Allocation Model (GAM) and for developing the 2030 OCARTS Transportation Plan. Worth noting, the control totals, via Woods and Poole Economics, Inc., reflected the projected employment of each of the six *entire* Central Oklahoma counties composing the OCARTS area. The Woods and Poole figures also contained a segment of proprietor employment that traced to place of residence rather than place of work, due to deriving its base year data from mailing addresses of IRS tax filers.

Applying the "step down" methodology consistent with past practices and plans, staff factored the 2030 Woods and Poole full county forecasts to county figures representative of the distinct OCARTS geography. Adjustment ratios were also used to ensure that the forecasts contained employment by place of work. Once 2030 OCARTS county projections were developed, an initial run of the GAM produced 2030 employment totals by city. The model was tested using historical data; it shows that population, existing employment centers, transportation corridors, and planned/available land are among the key factors attracting additional employment growth. Historical employment trends and previous OCARTS plans were also considered.

For your review and comment, attached are the proposed 2030 employment projections for OCARTS counties and cities. The Year 2030 projected employment for the OCARTS Area is 728,100—a figure that represents a 35.0% growth rate and a gain of 188,704 jobs from 2000 to 2030. In comparison, the 2025 OCARTS Plan forecasted a 33.5% employment growth rate over the thirty-year period from 1995 to 2025.

After review and comment, we expect to bring this item to the transportation committees for formal action at their June meetings. Following approval of the Year 2030 county and city employment totals, staff will commence in modeling 2030 employment at the traffic zone level.

ACTION REQUESTED:

Review and comment on the preliminary county and city employment projections to be used in developing the 2030 OCARTS Plan.

Table 1: Proposed 2030 OCARTS City Employment Projections
For Use in the 2030 Growth Allocation Model & 2030 OCARTS Plan

Entity	1995 Emp.	2000 Emp.	2030 Preliminary Emp.	2000- 2030 Growth Rate	2000- 2030 Net Gain
Canadian County					
Mustang	2,047	2,982	4,647	55.8%	1,665
OKC (part)	7,982	9,745	14,942	53.3%	5,197
Piedmont (part)	384	616	1,205	95.6%	589
Yukon	5,839	6,557	10,048	53.2%	3,491
Canadian Co Uninc. (part)	60	113	158	39.8%	45
Canadian County Total	16,312	20,013	31,000	54.9%	10,987
Cleveland County					
Etowah		2	3	50.0%	1
Hall Park (Nor 2003)	51	38	0	0.0%	0
Lexington		421	528	25.4%	107
Moore	8,506	11,512	16,963	47.4%	5,451
Noble	2,260	2,030	3,756	85.0%	1,726
Norman	42,290	50,769	72,462	42.7%	21,693
OKC (part)	6,372	8,056	13,002	61.4%	4,946
Slaughterville		146	249	70.5%	103
Cleveland Co Uninc.	193	1,595	2,037	27.7%	442
Cleveland County Total	59,672	74,569	109,000	46.2%	34,469
Grady County					
Tuttle	827	1,113	1,550	39.3%	437
Grady Co Uninc. (part)	475	456	650	42.5%	194
Grady County Total	1,302	1,569	2,200	40.2%	631
Logan County					
Cashion (part)	0	0	3		3
Cedar Valley	66	76	95	25.0%	19
Guthrie	5,108	5,230	7,434	42.1%	2,204
Logan Co Uninc. (part)	734	1,170	2,268	93.8%	1,098
Logan County Total	5,908	6,476	9,800	51.3%	3,324

Table 1 (Cont.): Proposed 2030 OCARTS City Employment Projections
For Use in the 2030 Growth Allocation Model & 2030 OCARTS Plan

Entity	1995 Emp.	2000 Emp.	2030 Preliminary Emp.	2000- 2030 Growth Rate	2000- 2030 Net Gain
McClain County					
Blanchard (part)		779	1,493	91.7%	714
Cole		19	26	36.8%	7
Dibble (part)		130	231	77.7%	101
Goldsby		505	881	74.5%	376
Newcastle	1,306	1,570	2,512	60.0%	942
Purcell (part)		2,522	4,441	76.1%	1,919
Washington		176	282	60.2%	106
McCl Co Uninc. (part)		333	634	90.4%	301
McClain County Total	1,306	6,034	10,500	74.0%	4,466
Oklahoma County					
Arcadia	69	81	105	29.6%	24
Bethany	6,859	6,751	8,438	25.0%	1,687
Choctaw	1,603	1,871	2,727	45.8%	856
Del City	5,709	6,045	7,832	29.6%	1,787
Edmond	20,189	25,075	34,164	36.2%	9,089
Forest Park	270	138	320	131.9%	182
Harrah	1,023	1,368	1,900	38.9%	532
Jones	455	525	784	49.3%	259
Lake Aluma	7	5	5	0.0%	0
Luther	294	203	261	28.6%	58
Midwest City	19,887	20,534	28,012	36.4%	7,478
Nichols Hills	1,671	1,567	1,847	17.9%	280
Nicoma Park	423	743	1,006	35.4%	263
OKC (part)	327,255	350,132	457,177	30.6%	107,045
Smith Village	0	1	3	200.0%	2
Spencer	649	951	1,544	62.4%	593
The Village	6,724	4,717	6,657	41.1%	1,940
Valley Brook	127	216	337	56.0%	121
Warr Acres	7,598	8,209	10,329	25.8%	2,120
Woodlawn Park	41	3	3	0.0%	0
Ok Co Uninc.	1,312	1,600	2,149	34.3%	549
Oklahoma County Total	402,165	430,735	565,600	31.3%	134,865

Table 1 (Cont.): Proposed 2030 OCARTS City Employment Projections
 For Use in the 2030 Growth Allocation Model & 2030 OCARTS Plan

Entity	1995 Emp.	2000 Emp.	2030 Preliminary Emp.	2000- 2030 Growth Rate	2000- 2030 Net Gain
Oklahoma City Totals (reiterated here)					
OKC - Can Co	7,982	9,745	14,942	53.3%	5,197
OKC - Clev Co	6,372	8,056	13,002	61.4%	4,946
OKC - Ok Co	327,255	350,132	457,177	30.6%	107,045
OKC Total	341,609	367,933	485,121	31.9%	117,188
OCARTS Grand Total	486,665	539,396	728,100	35.0%	188,704