



Department of Community Development

City of Duncan, Oklahoma - April 2017

From the Director's Desk:

As of April 29th, I have lived in Duncan, Oklahoma for one full year! This first year has been a great one for me as I have made many new friends, assisted developers and young entrepreneurs, and have assisted in Making Duncan Beautiful! And the best part of this adventure has been all of you! You are the reason that Duncan, Oklahoma has become my home. I thank you all for this fabulous opportunity!

That said, we still have a lot to accomplish together. I want to continue making Duncan a place that people want to move to and raise their families; be destination that tourists want to visit and shop; the community that developers want to invest, or reinvest in because they see our potential; a city that our state officials recognize as the "hot spot" for economic development; and create an environment that promotes healthier living opportunities.

Again, I thank you all for allowing me to come into Duncan as an outsider from Indiana. Your hospitality and friendship has allowed me to become a proud Duncanite! I look forward to working with you all for many years to achieve our common goals in making Duncan, Oklahoma the best place to live, work and play!

City of Duncan Lakes Plan

The Duncan Lakes Commission hosted a Duncan Lakes Plan meeting on Thursday, April 27th. This meeting had an amazing turnout of citizens that are passionate about the four lakes owned by the City of Duncan. Approximately 65 people showed up to share their thoughts about the lakes, and at last count there have been approximately 940 online surveys completed. All of this input will be used in the preparation of a future lakes plan that will be presented to the Duncan Lakes Commission as well as the Duncan City Council.

The lakes are an important resource to the City of Duncan. Not only do the lakes provide backup water supply to our community, but they also hold a great opportunity to make Duncan, Oklahoma a destination for tourists and visitors. It is our hope with this plan that the City of Duncan may begin to prioritize projects, identify revenue streams to fund projects, and begin working to improve the quality of life for those that our lakes serve.

Last October, DETA held several Ward meetings, and the community overwhelmingly supports making improvements to our lakes! The Lakes Commission, Duncan Public Works and Community Development all believe in our lakes. If you would like additional information about the planning process underway, or would like to share your thoughts, feel free to contact Public Works or Community Development. There is still time to fill out the online survey as well.

www.surveymonkey.com/r/

Duncan_Recreational_Lakes_Master_Plan_Survey.



Duncan Farmers Market - Growing a Community!

The Duncan Farmer's Market will be kicking off on Sunday, May 14th at 1:00 pm at Think Ability located at 2103 W. Beech Avenue, Duncan, Oklahoma! Come out and enjoy Mother's Day with us as we celebrate community, encourage entrepreneurship, a variety of food trucks will be attending the market, and fresh fruits and vegetables grown in our region will be sold!

If you have any interest in being a vendor, please feel free to contact the Department of Community Development for more information. The organization is growing and is welcoming new entrepreneurs as well as seasoned vendors.

This site is also home to Think Ability's Community Garden. Currently there are 42 garden beds up and running with space for 25 more beds. If you have not seen this community garden, here is your chance to see an amazing project that is doing wonders for the Think Ability clients as well as building a better community!

Think Ability's clients are actively involved with the community garden and will also have a booth at the Duncan Farmer's Market! So come out and support our Duncan Farmer's Market vendors, Think Ability, and socialize with friends and family on Sunday, May 14th from 1:00 pm to 5:00 pm! And be sure to acknowledge all those wonderful mothers out there on Mother's Day!



Windshield Study

Main Street Duncan has received a "Windshield Survey" that was conducted by the Oklahoma Main Street Center in hopes that the City of Duncan and Main Street Duncan can work together to prioritize future projects that will benefit our community.

On March 15, 2017, Buffy Hughes, Oklahoma Main Street Director drove our community and took in the amenities and sites that we have to offer. Ms. Hughes first impression of the community was triggered by seeing two vans on the side of Highway 81 selling items - not a strong first impression to be making to a potential visitor to our community. Ms. Hughes also documented our signage as one enters our community and noted that there were elements that appeared to be missing. Thankfully, DETA has noticed this as well and has been working to make signage improvements that will showcase Duncan.

Ms. Hughes noted that there is green space throughout, but these areas lack landscaping. She noted that Duncan is the Crapemyrtle Capital of Oklahoma and would benefit from incorporating more plantings in our green spaces. This information reaffirms that work the DETA and the Department of Community Development have been putting into an amendment to the landscape ordinance. Other organizations in the Duncan area has shared similar thoughts about the lack of landscaping with new developments and therefore lack character that only greet visitors with a sea of parking.

The "Windshield Study" does illustrate several beautiful parks, welcoming monuments, and a number of attractive businesses throughout Duncan. Based on this information, as well as taking into account the entire report prepared by a visitor to our community, we should continue to work towards establishing the sense of place throughout Duncan. Staff members from the Department of Community Development and Duncan Area Economic Development Foundation have attended presentations that express the importance of quality of space and quality of life aspects as well, which are being incorporated into future planning projects.

For more information about this Windshield Study, please contact Mr. Nate Schacht, Director of Community Development at nschacht@duncanok.gov or (580) 251-7715.



Example of an area that lacks landscaping and character and is the result of allowing urban sprawl to occur .



Example of an attractive open space that is appealing to visitors wanting to shop and explore Duncan

Why Does Community Development Care About Lot Coverage Area?

One of the items that the Department of Community Development considers while review permit applications is lot coverage area. Depending on the use of the property (residential or non-residential) will determine what type of review is required before being able to issue a permit to a citizen or business.

Residential development can only have a certain percentage of the total lot area under roof. Most lots only allow for a 30% coverage rate while corner lots can cover up to 35% of the property with structures that have roofs. As an example, if your lot is 10,000 square feet in size, then you can only have 3,000 square feet covered (or 3,500 square feet for a corner lot). The Department looks at the home, garage, barns and sheds, and patio areas with roofs as well as other structures that might have a roof while performing this calculation.

For the non-residential developments, this includes commercial and industrial uses, the review is conducted differently. It is left to the developer to hire an engineer to calculate stormwater runoff at both a pre-development and post-development rates. The developer then must capture and release the additional stormwater runoff from the post-development as to not have a negative impact on surrounding properties.

So why does the Department of Community Development have these requirements in place, and why does it matter? The simple answer is about trying to address new stormwater rates, or

rate of flow from a property after a rain event, and how that might impact properties downstream. The Department does not want to see a new development cause flooding on properties that are existing downstream. By having a 30% or 35% rule for residential development and the requirements for stormwater management for non-residential, the Department of Community Development and Department of Public Works has helped mitigate some potential drainage issues throughout the City of Duncan.

Staff from both departments have also attended classes regarding the federal Floodplain Program. As development occurs, the federal floodplain maps do, and will continue, to change. Having local requirements that try to address stormwater management will hopefully minimize future changes to these maps that are used to determine if you, as a property owner or business owner, must carry floodplain insurance on the property.

For more information about coverage area requirements, commercial development plan review, or floodplain management, feel free to contact the Department of Community Development.



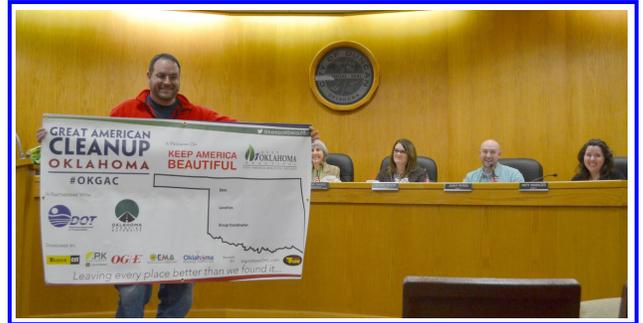
Photos from the June 2016 storms in Duncan, Oklahoma.

What Visions do You have for Duncan's Future?

The Department of Community wants to hear from you! What do you want Duncan to become? What amenities should we try and bring to our community? Are there things that you like in other communities that you wish were here in Duncan? Please share your thoughts by email to nschacht@duncanok.gov.

DETA: Making Duncan Beautiful during Earth Day Duncan Clean-up Event!

On April 10th, at a regularly scheduled City Council meeting, it was proclaimed that April 22nd would be known as Earth Day Duncan. April 22nd this year was the nationally recognized Earth Day, and DETA members felt it was important to use this day to raise awareness for both our local environment as well as the Making Duncan Beautiful goal.



At 9:00 am on April 22, 2017, 22 volunteers gathered to help pick up trash throughout Fuqua Park, Memorial Park, around Kiddie Land and the High School. In total, 66 volunteer hours were dedicated to this event and 42 bags of trash were collected!

The team representing Think Ability was an awesome group. These beautiful people were a joy to work alongside and shared their enthusiasm as they worked towards Making Duncan Beautiful! One client shared that "this is all made possible through teamwork." What amazing words of wisdom that DETA will use as motivation for future projects that will make our community a better place to live, work and play!

The event also led to several volunteers inquiring about future clean-up events and how they may be able to assist in maintaining our public spaces. DETA encourages anyone that is interested in making a difference to start with the small projects. If you see a piece of trash laying on the ground in a park, along a stream, on the side of the road - pick it up and put it in a proper trash receptacle. These small acts, if more and more do them, will leave a lasting impression on our community and environment!

Again, a big thank you goes out to Keep Oklahoma Beautiful and the OGE Energy Corp for providing additional funding and supplies to make this DETA event happen!

DETA would also like to thank the following local organizations that assisting in this event:

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| Think Ability Inc. | Duncan Farmer's Market |
| Main Street Duncan | Duncan Chamber of Commerce and Industry |
| Duncan Area Economic Development Foundation | Duncan Convention and Visitors Bureau |
| Duncan Department of Community Development | Duncan Parks and Recreation |

