



State Hwy. 51 / 6th Avenue Corridor Study

City Council Study Session
November 29, 2021



AGENDA

Planning Team

Process Overview

Goals / Recommendations

Active Transportation

Development Opportunities

Land Use

Urban Design

Implementation

Next Steps

Questions/Discussion



PLANNING TEAM



Terry Berkbuegler
Principal-in-Charge



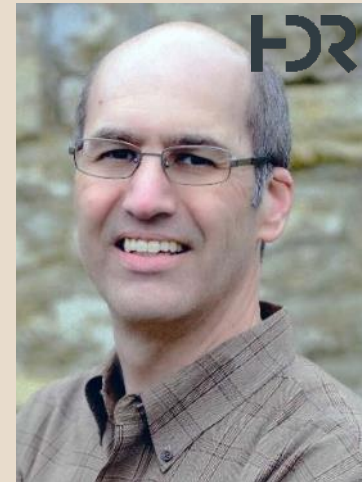
Chris Shires
Principal Planner



Matt Evett
Urban Design



Marshall Allen
Project Planner



Christopher Kinzel
Active Transportation
Planning



Dan Guimond
Redevelopment
Specialist

PROCESS RECAP

HOW WE GOT HERE


Project Tasks / Meetings		Jan 2021	Feb	Mar	Apr	May	Jun	Jul 2021	Aug 2021	Sept	Oct 2021	Nov 2021	Dec 2021
Task 1 - Project Kick-Off, Research + Analysis													
1.1	Kick-Off Meeting (AC Meeting #1)												
1.2	Preliminary Review Meeting (AC Meeting #2)												
Task 2 - Information Gathering + Review													
2.1	Public Workshop #1 (In-person)												
2.2	Stakeholder Interviews (In-person & virtual)												
2.3	Planning Commission Workshop												
2.4	Input, Vision, Goals Review (AC Meeting #3)												
Task 3 - Draft Corridor Study													
3.1	Draft Corridor Study Review (AC Meetings #4)												
3.2	Public Open House / Review #2 (In-person)												
3.3	Key Stakeholder Interviews (In-person & virtual)												
Task 4 - Final Draft Corridor Study													
4.1	Final Corridor Study Review (AC Meeting #5)												
4.2	City Council Study Session												
4.3	Planning Commission Public Hearing												
4.4	City Council Public Hearing												

- Advisory Committee Input + Insight
- Public Engagement
2 workshops
Online engagement / outreach
- Key Stakeholder Interviews
- Planning Commission
- Staff: Technical Direction + ODOT Coordination



PRESENTATION FOLLOWS PLAN STRUCTURE





FOCUS AREA 1

ACTIVE TRANSPORTATION



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ACTIVE TRANSPORTATION

GOALS AND RECOMMENDATIONS

Goal #1

Connect the north and south sides of the 6th Avenue Corridor.

Recommendation #1: Develop/enhance/complete continuous north-south active transportation connections – Western, McFarland/Kings, Monroe/Adams, Hester/Knoblock, Duck, Husband, Perkins.

Recommendation #2: Provide enhanced/protected active transportation infrastructure crossing 6th Street at intersections with key north-south routes (including potential underpass at Duck Creek).

Recommendation #3: Pursue rails-to-trails corridor along unused tracks west of Perkins.

ACTIVE TRANSPORTATION

GOALS AND RECOMMENDATIONS

Goal #2

Enhance circulation and connectivity in the corridor.

Recommendation #1: Develop/enhance/complete continuous east-west active transportation connections – Hall of Fame, Miller/Admiral, Maple/University, 3rd/4th/5th, 7th, 9th, 12th

Recommendation #2: Provide off-street paths around perimeter of Westwood Elementary school; connect to 4th, Kings, Duck Creek underpass and 5th

Recommendation #3: Coordinate with OSU to develop/enhance internal active transportation campus routes connecting, Miller, Admiral, Monroe, Boone Pickens Stadium

ACTIVE TRANSPORTATION

GOALS AND RECOMMENDATIONS

Goal #3

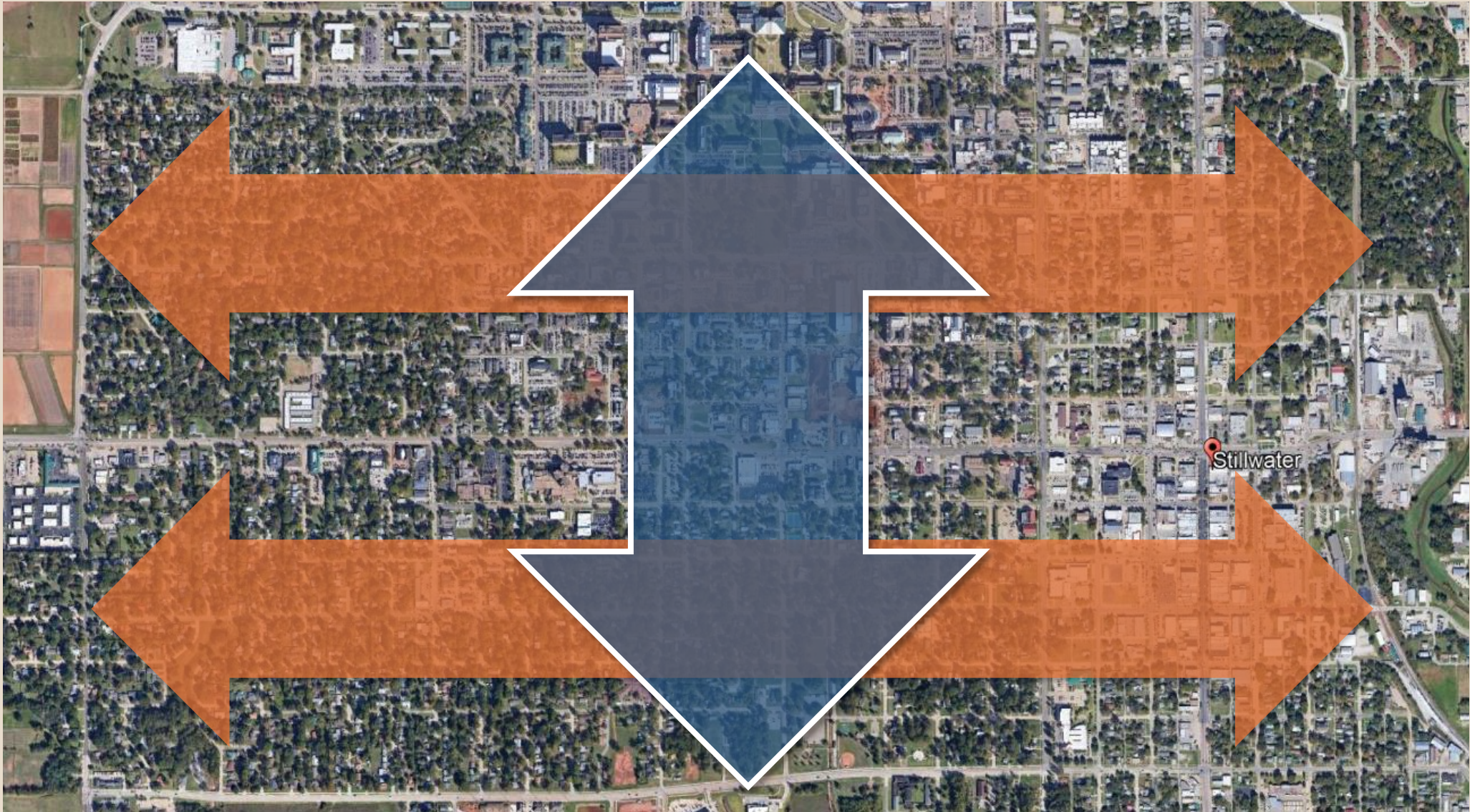
Connect Downtown to the OSU Campus.

Recommendation #1: Develop active transportation network through/around downtown that preserves needed parking while respecting bicycle safety and connecting to the external active transportation network: Husband, 7th, Duck, 9th

Recommendation #2: Enhance Husband and Duck crossings at 6th Avenue to emphasize campus/Downtown connection (including trailblazing signs)

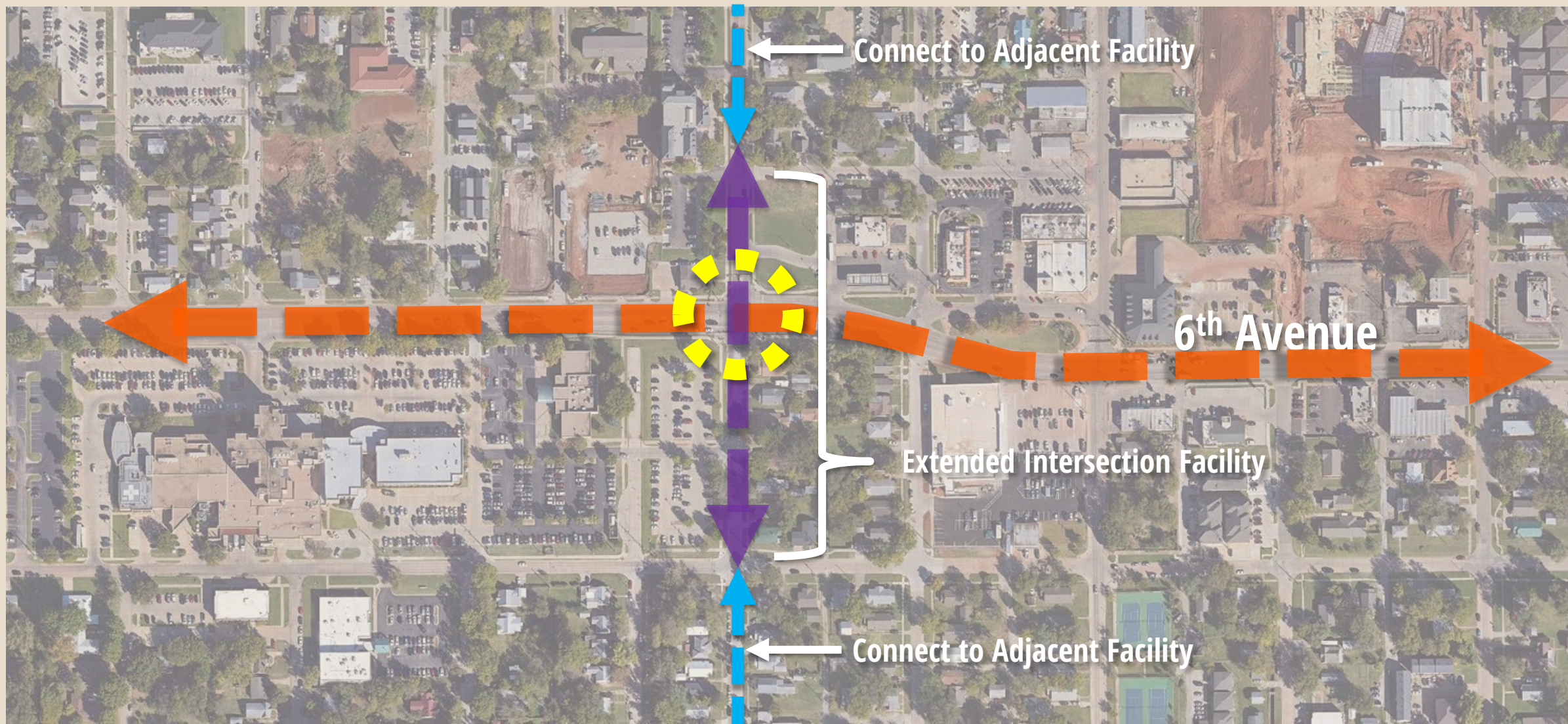
ACTIVE TRANSPORTATION

EAST/WEST + NORTH/SOUTH CONNECTIONS



ACTIVE TRANSPORTATION

INTERSECTION IMPROVEMENTS



ACTIVE TRANSPORTATION (Facility Types)

Off-Street
Multi-Use
Path



Western Ave –
Stillwater, OK

Advisory
Lane



Hanover, NH

Bike Lane

Unprotected



Del Mar, CA

Buffered



Pasadena, CA

Protected

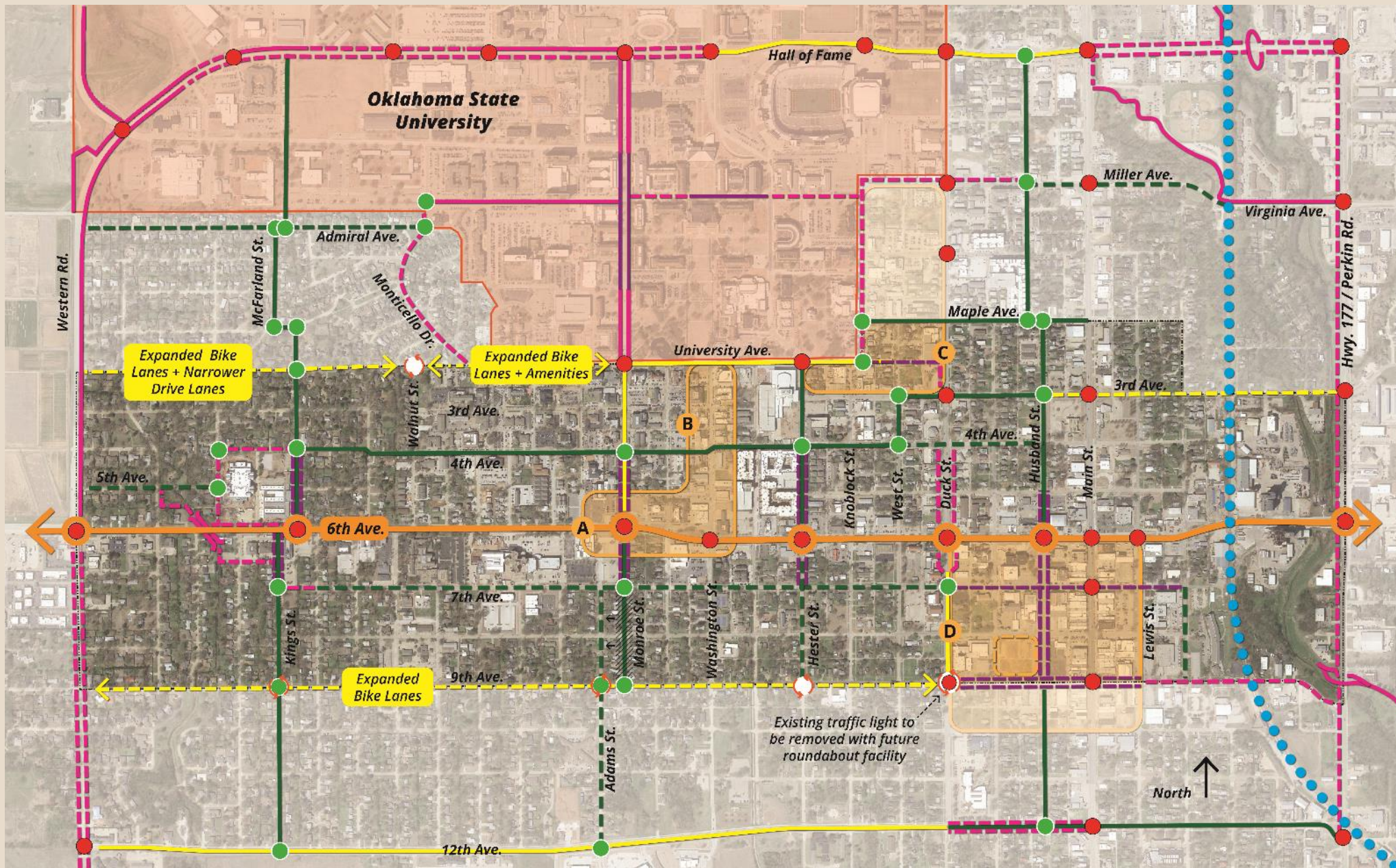


Washington, D.C.





Separated













Cambridge, MA



LEGEND

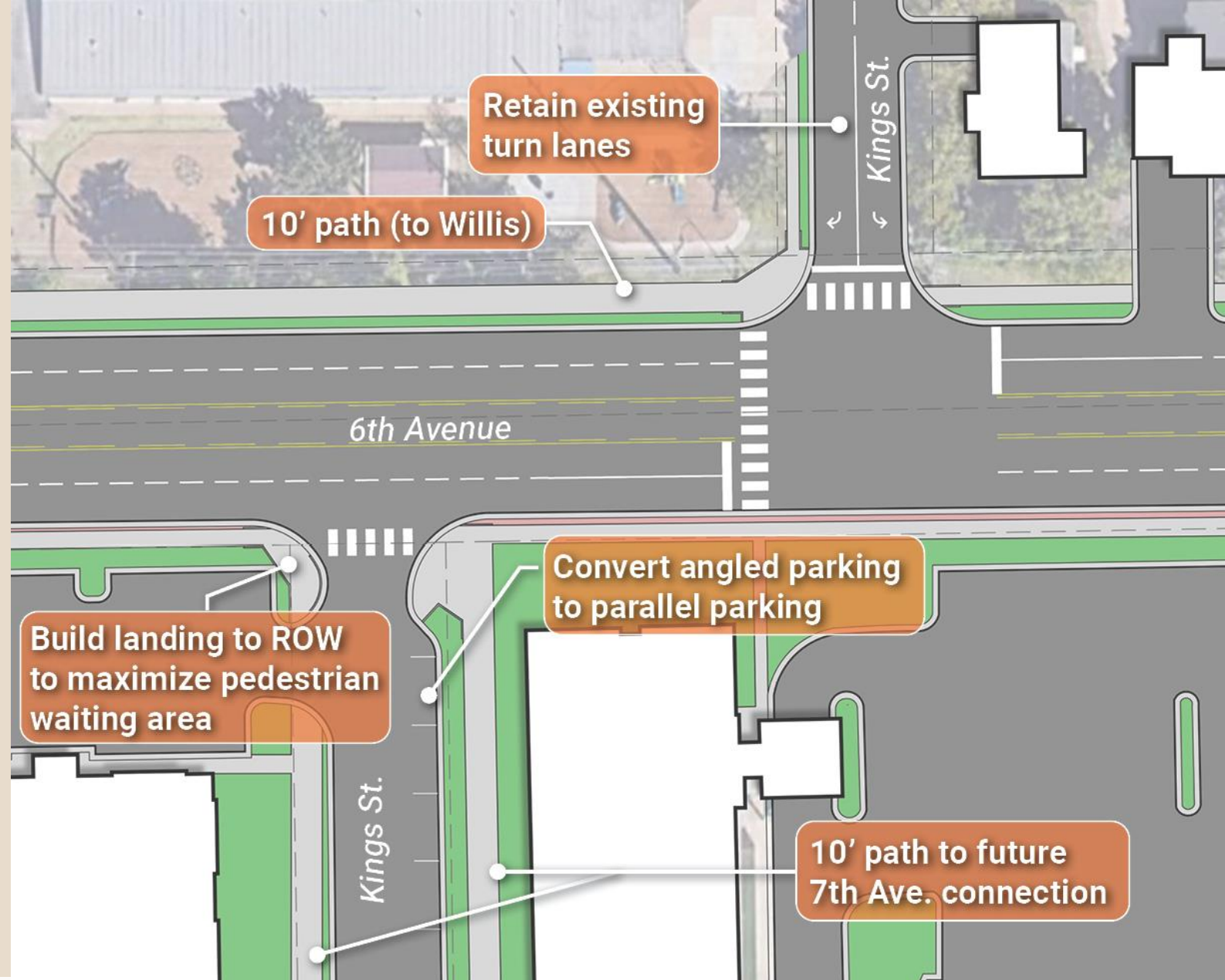
-  6th Avenue
-  Opportunity Areas
- | | |
|---|---|
| Existing | Proposed |
|  |  |

 On-Street Bike Lane
-  Special Treatment
-  Shared Street
-  Off-Street Multi-Use Path
-  Potential Rails-to-Trails
-  Potential Underpass
-  Existing Traffic Signal
-  6th Ave Intersection
-  Shared Street Intersection
-  Off-Street Path / Trail Intersection
-  Potential Traffic Circle

ACTIVE TRANSPORTATION INTERSECTION CONSIDERATIONS

Kings + 6th Avenue

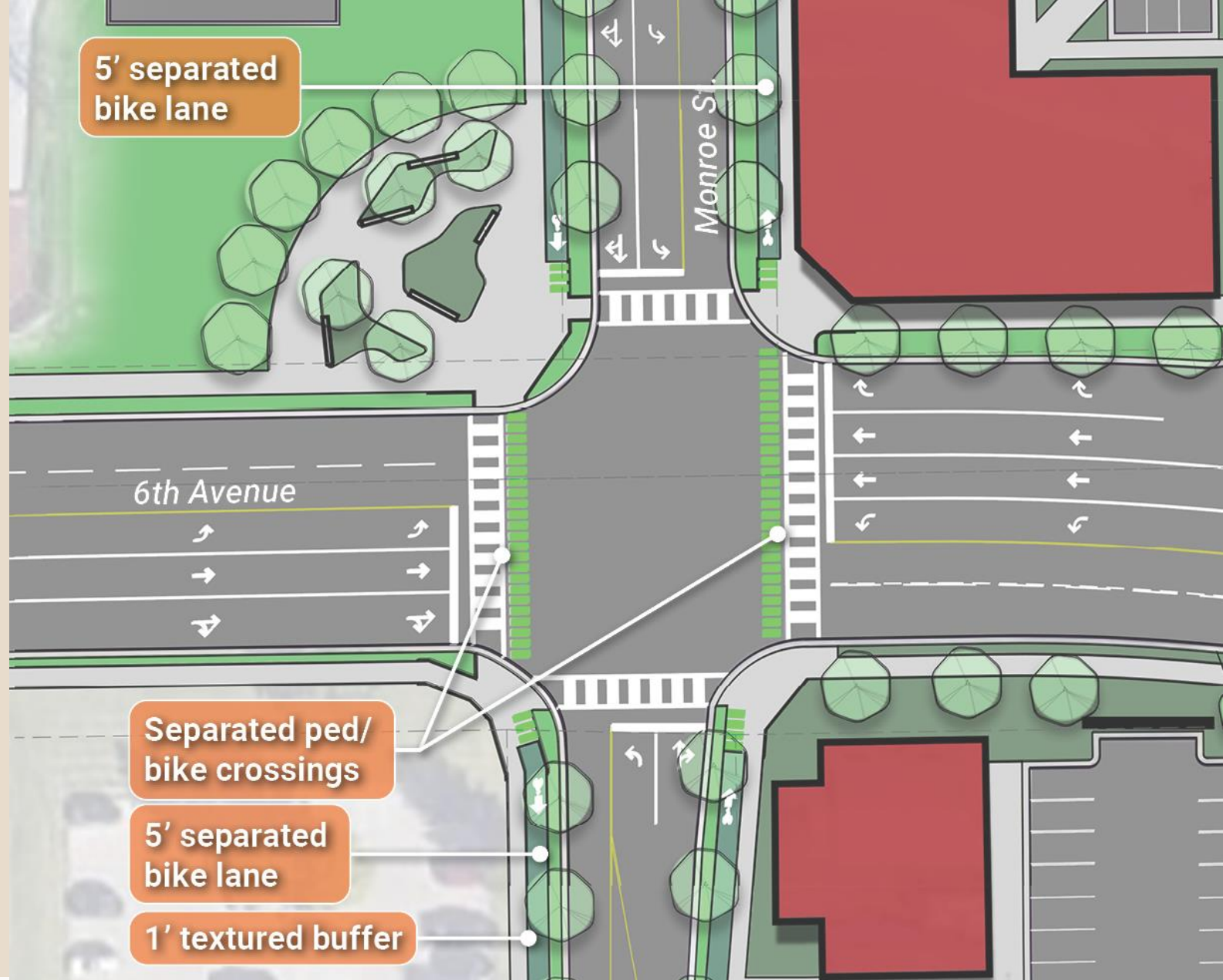
- Coordinate 10' sidepath w/ ODOT
- Extend 10' sidepath south to 7th Ave.
- Expand pedestrian landings at corners



ACTIVE TRANSPORTATION INTERSECTION CONSIDERATIONS

Monroe + 6th Avenue

- Separated ped/bike paths + crossings
- Expanded landings/mixing zones
- Corner gateway opportunity

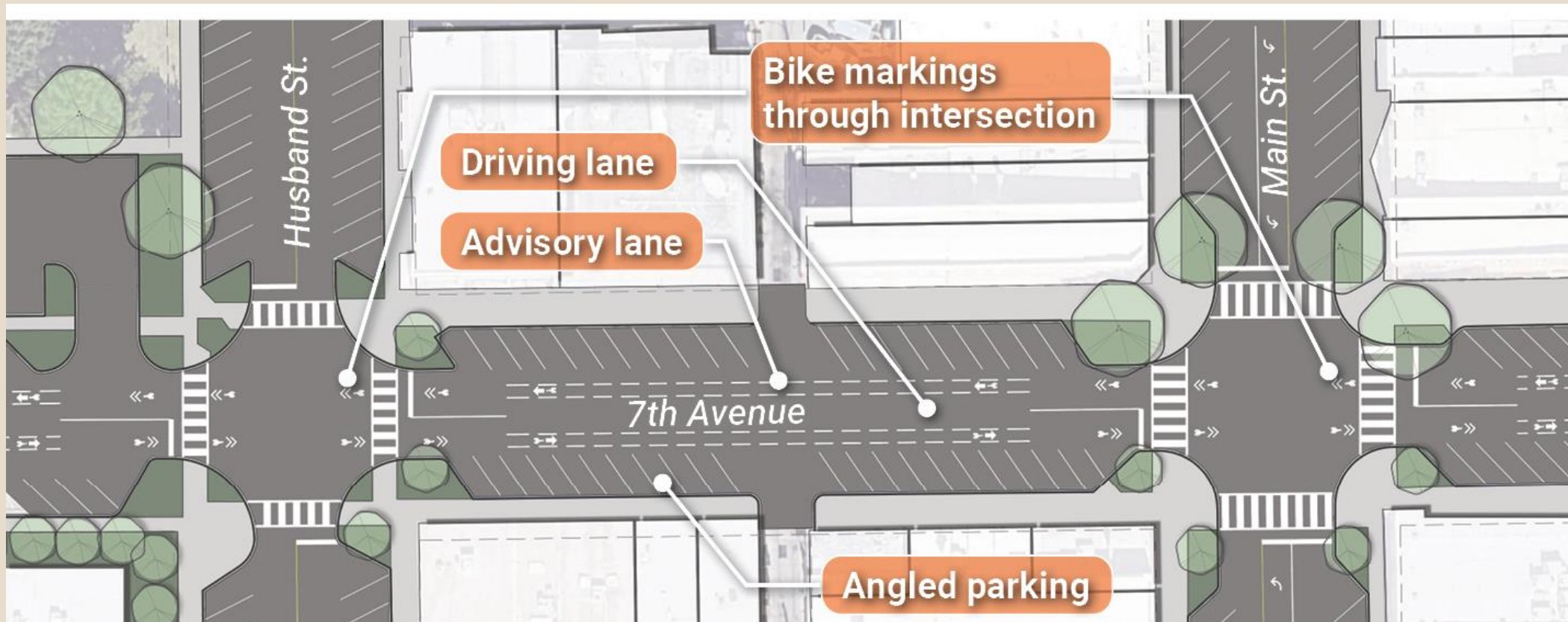


ACTIVE TRANSPORTATION

INTERSECTION CONSIDERATIONS

7th Avenue Advisory Lanes: Husband to Main

- Advisory lane markings + signage
- Markings through intersections
- Provide ample signage and communication

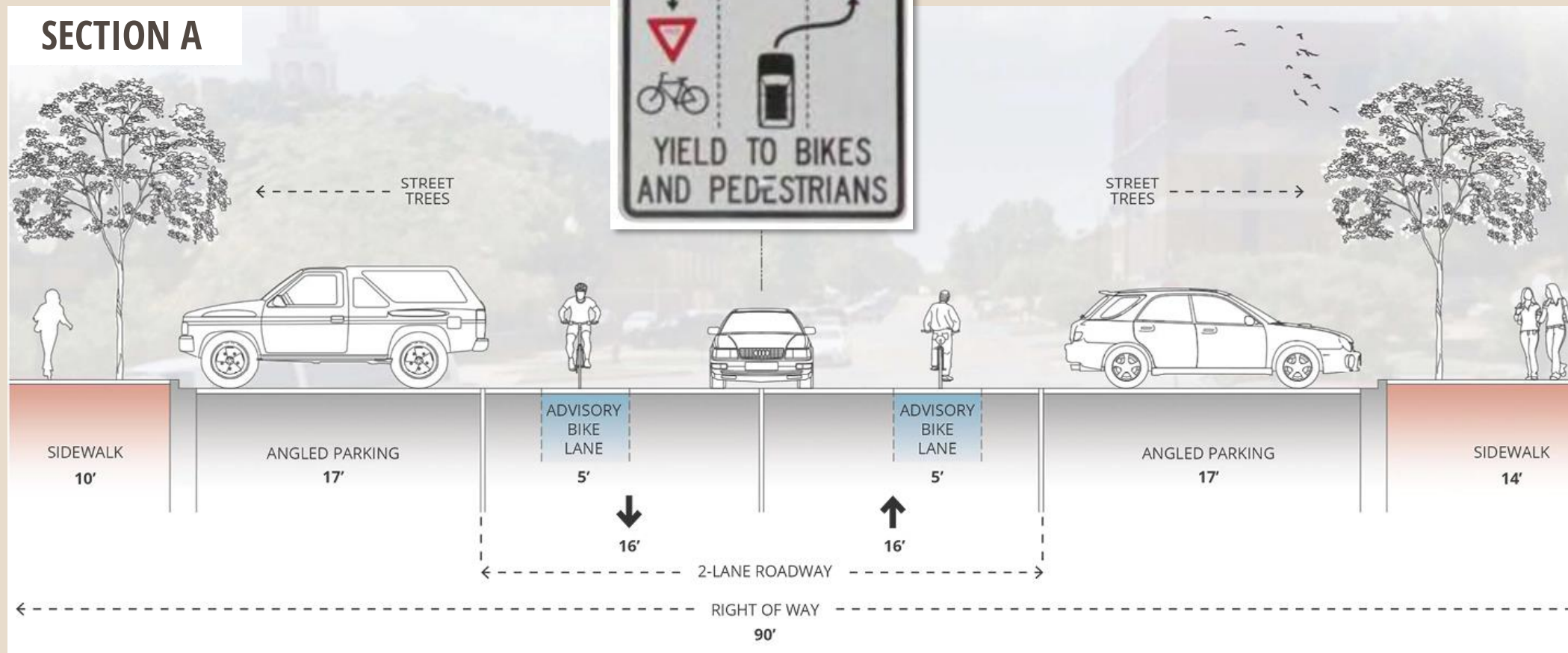


ACTIVE TRANSPORTATION

INTERSECTION CONSIDERATIONS

Husband + Main / 7th Avenue

SECTION A

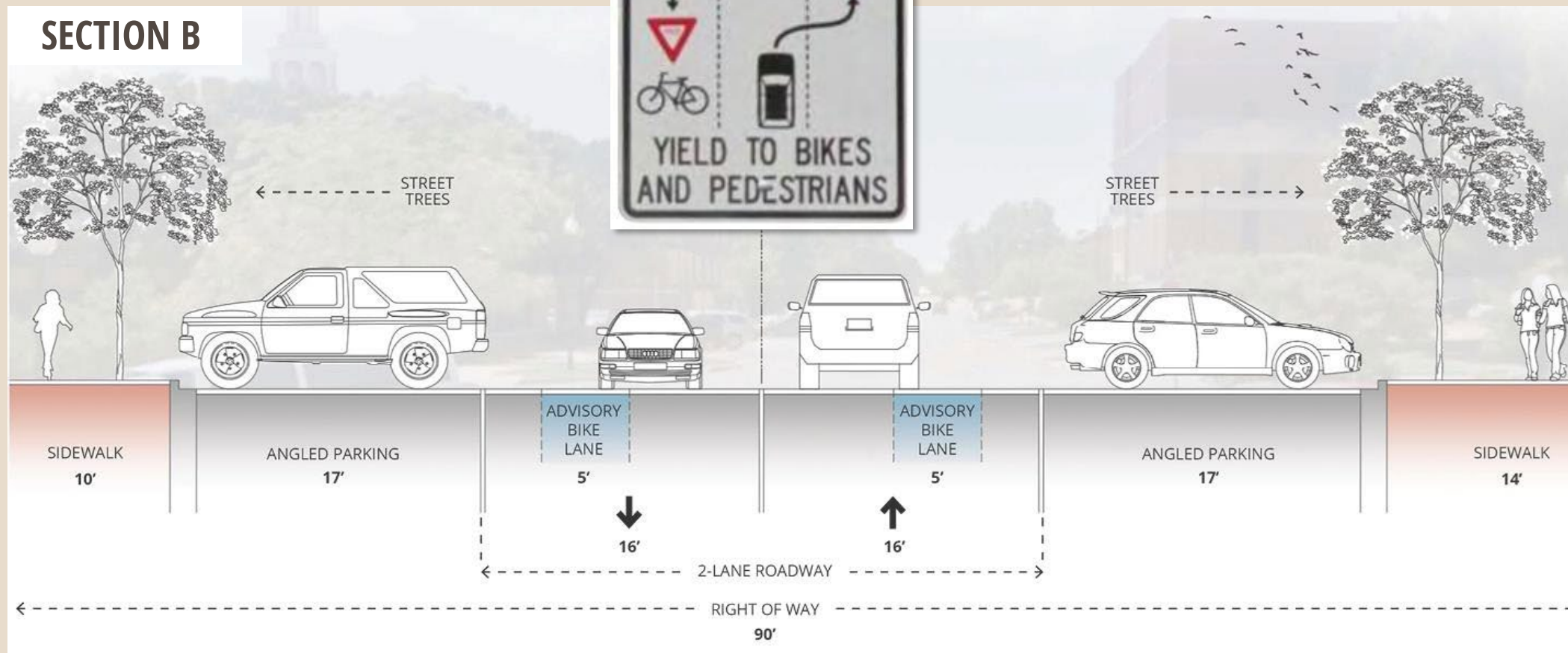


ACTIVE TRANSPORTATION

INTERSECTION CONSIDERATIONS

Husband + Main / 7th Avenue

SECTION B





FOCUS AREA 2 REDEVELOPMENT OPPORTUNITIES

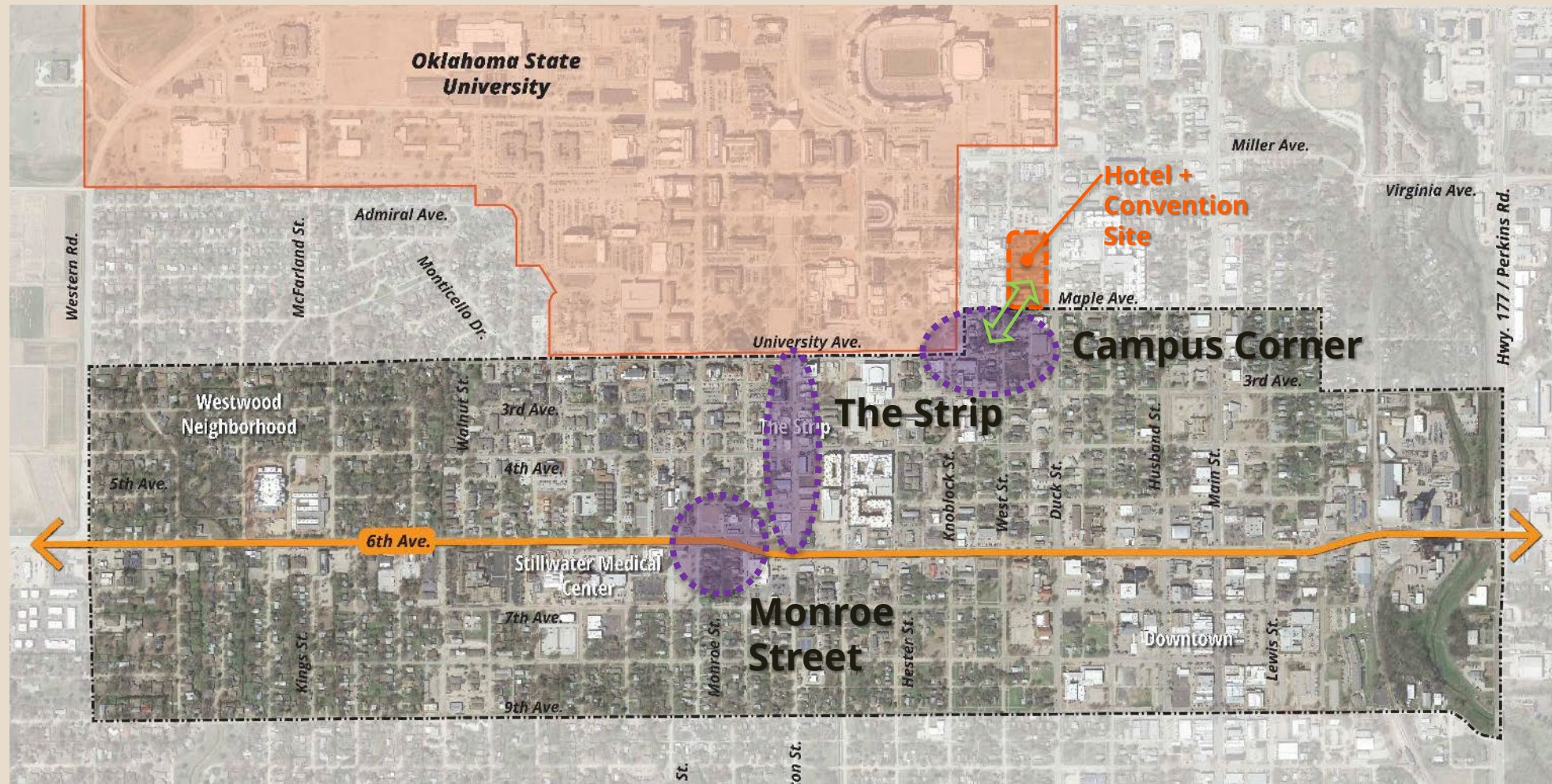


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CONFLUENCE



REDEVELOPMENT OPPORTUNITIES



CAMPUS CORNER

GOALS AND RECOMMENDATIONS

Goal #1

Create additional student-oriented entertainment and amenities adjacent to campus.

Recommendation #1: Revitalize existing viable commercial properties

Recommendation #2: Introduce new entertainment, shopping and restaurants

Recommendation #3: Prioritize efforts to recruit businesses that complement existing businesses on The Strip and other areas around campus

CAMPUS CORNER

GOALS AND RECOMMENDATIONS

Goal #2

Improve and expand student housing options adjacent to campus.

Recommendation #1: Incorporate contemporary housing that is attractive to students

Recommendation #2: Promote diversity of housing types (unit sizes and rates)

Recommendation #3: Encourage minimum parking requirements and/or structured parking to minimize large surface parking lots

CAMPUS CORNER

GOALS AND RECOMMENDATIONS

Goal #3

Incorporate active green spaces and pedestrian-oriented spaces

Recommendation #1: Design University Avenue extension to promote pedestrians over vehicles

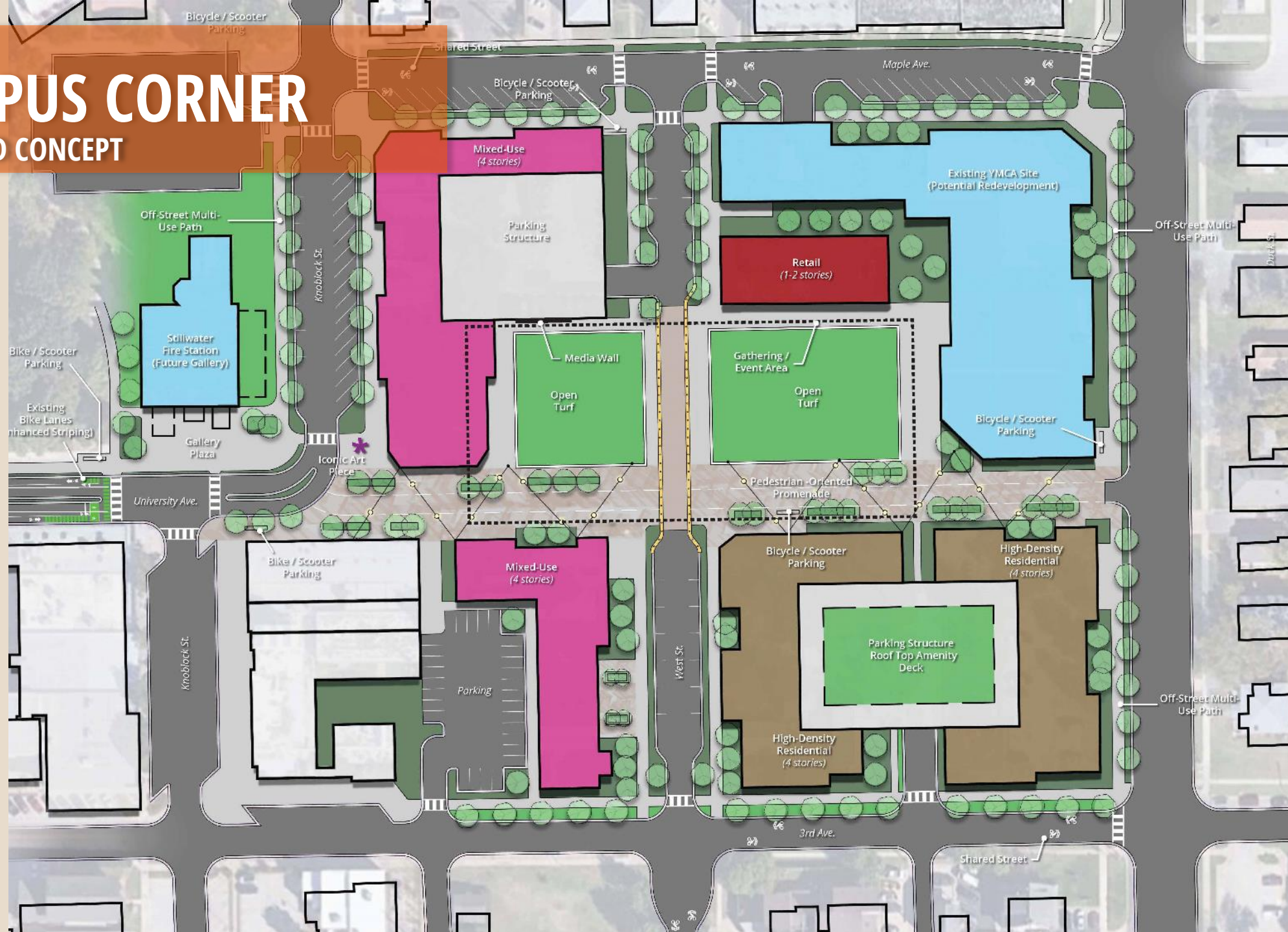
Recommendation #2: Incorporate green space into mixed-use developments for resident and public use

Recommendation #3: Redesign the intersection of University Avenue and Knoblock Street to improve pedestrian and bicycle safety

Recommendation #4: Capitalize on possible reuse of fire station

CAMPUS CORNER

PREFERRED CONCEPT



CAMPUS CORNER

View looking northeast



Hotel + Convention
Center Site

Duck St.

Maple Ave.

Proposed Off-Street
Multi-Use Path

Existing
Shared Street

Proposed Off-Street
Multi-Use Path

Existing fire station

Existing On-Street
Bike Lane

University Ave.

Knoblock St.

3rd Ave.

Existing
Shared Street

West St.

CAMPUS CORNER

View looking southeast



CAMPUS CORNER

View looking east

Knoblock St.

Enhanced
Crosswalks

Pedestrian-Oriented
Street

University Ave.

Off-Street
Multi-Use Path

Bike / Scooter Parking

Enhanced Crosswalks



CAMPUS CORNER

View looking west

Pedestrian-Oriented Street

Moveable Bollards

West St.

Road Table



CAMPUS CORNER

View looking south



Pedestrian-Oriented Street

Moveable Bollards

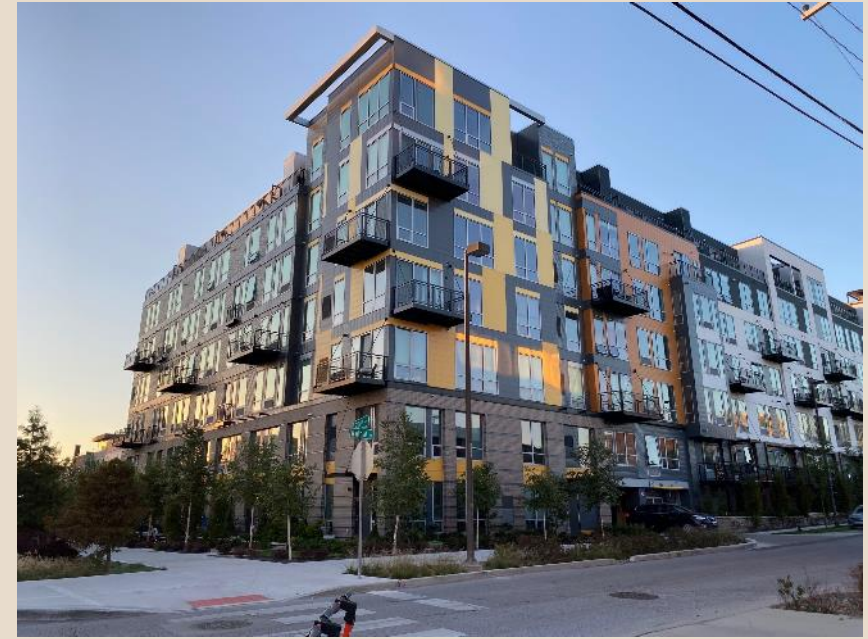
West St.

Road Table

CAMPUS CORNER

PRO FORMA SNAPSHOT

- Long term vision of potential development
 - Market would not support this amount of development right away
 - Develop incrementally over 10 years
- Residential apartment buildings feasible for student market
 - Based on average rent of \$2.10/sf
 - Rent by the bed with rates from \$475 to \$625 per month
 - 4-story construction needed to pay for structured parking
 - Standard apartment rates in Stillwater do not support structured parking
- Mixed use buildings will work on commercial streets
 - 1 level of retail with 3 levels of residential above (Buildings A and B)
 - Commercial uses limited to street frontage
 - Parking structures can also be lined with walk-up townhouses
 - Retail needs to front on University or Knoblock
 - 1st floor retail could be built and converted to other commercial space



CAMPUS CORNER

PRO FORMA

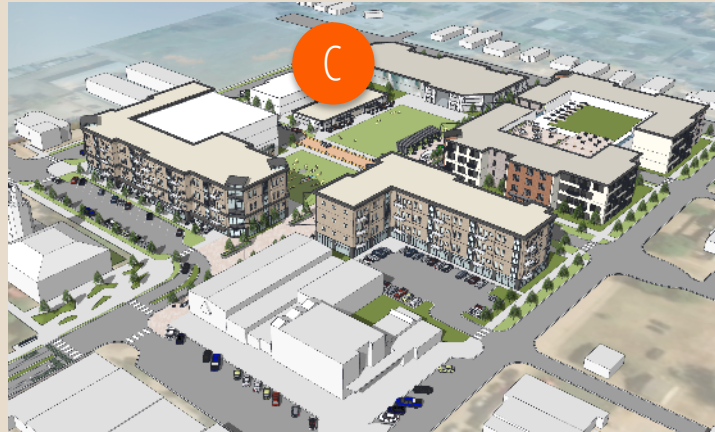
- Long term vision of potential development
 - Market would not support this amount of development right away
 - Develop incrementally over 10 years
- Residential apartment buildings feasible for student market
 - Based on average rent of \$2.10 sf
 - Rent by the bed with rates from \$475 to \$625 per month
 - 4-story construction needed to pay for structured parking
 - Standard apartment rates in Stillwater do not support structured parking
- Mixed use buildings will work on commercial streets
 - 1 level of retail with 3 levels of residential above (Buildings A and B)
 - Commercial uses limited to street frontage
 - Parking structures can also be lined with walk-up townhouses
 - Retail needs to front on University or Knoblock
 - 1st floor retail could be built and converted to other commercial space



CAMPUS CORNER

PRO FORMA

- Building C could be built as a food hall
 - 2 stories 15,200 sf
 - Opens onto park and plaza (could have outdoor consumption space)
 - Food hall would command higher rents (\$40 full service)
 - If not a food hall, building would need to be moved to street frontage
- Park spaces and Pedestrian-oriented street will require public investment
 - Can help catalyze private investment
 - Potential to use TIF funding
 - Two block park space = 1.03 ac.



MONROE GATEWAY

GOALS AND RECOMMENDATIONS

Goal
#1

Improve the 'front door' to OSU campus.

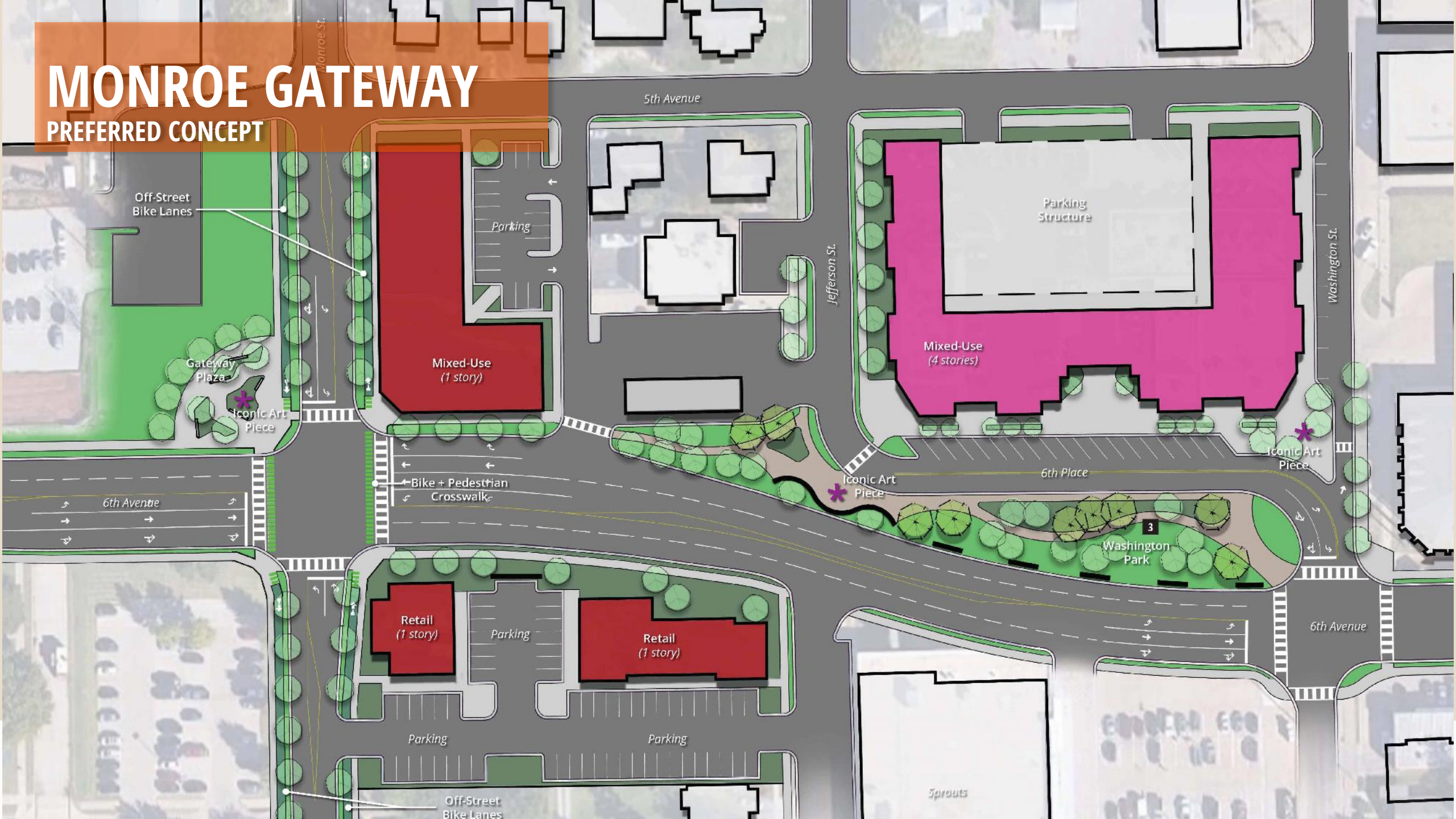
Recommendation #1: Introduce new mixed-use development

Recommendation #2: Simplify vehicular movements to improve pedestrian and bicycle safety and expand green space

Recommendation #3: Introduce gateway elements to improve aesthetics and the 'first impression' for visitors to campus and to 'The Strip'

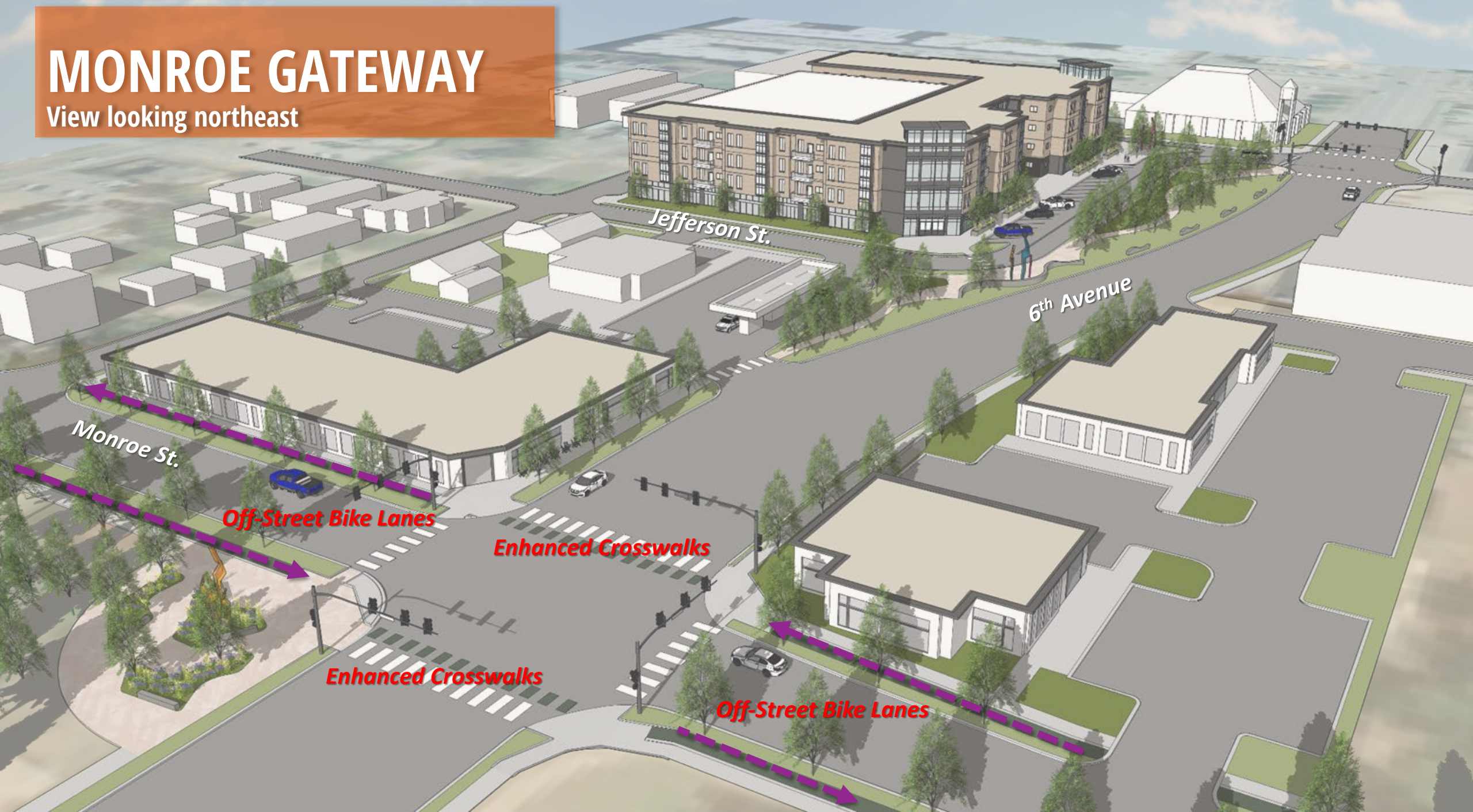
MONROE GATEWAY

PREFERRED CONCEPT



MONROE GATEWAY

View looking northeast



MONROE GATEWAY

View looking northwest



Diagonal Parking

*Enhanced / Enlarged
park space*

*Public Art/Gateway
element*

6th Avenue

6th Place

Washington St.

MONROE GATEWAY

View looking east



Public Art/Gateway

Monroe St.

6th Avenue

Enhanced Crosswalks

Enhanced Crosswalks

Gateway Plaza

MONROE GATEWAY

PRO FORMA SNAPSHOT

- Potential to redevelop
- 6th and Monroe a strong commercial location
 - Building A shown as multitenant commercial building – 13,500 sf
 - Buildings C (4,500 sf) and Building D (6,500 sf)
 - Commercial rents estimated at \$30 full service
 - More likely single use retail or restaurant sites
 - All three sites would require 4 spaces per 1,000 parking
- Building B is proposed as mixed-use building
 - 1 level of commercial and 3 levels of student apartments
 - Commercial space should be limited to the 6th Avenue frontage



WASHINGTON STREET (THE STRIP)

GOALS AND RECOMMENDATIONS

Goal #1

Maximize pedestrian and bicycle space while balancing the need for parking and vehicular circulation.

Recommendation #1: Convert Washington Street to one-way

Recommendation #2: Convert one-side of parking options to parallel

Recommendation #3: Redesign Washington Street and 4th Avenue intersection to prioritize bicycle and pedestrian movements

Recommendation #4: Introduce cohesive streetscape and urban design elements to reinforce district identity

WASHINGTON STREET (THE STRIP)

GOALS AND RECOMMENDATIONS

Goal #2

Enhance visitor experience and image of 'The Strip'.

Recommendation #1: Capitalize on expanded pedestrian space to introduce new streetscape amenities.

Recommendation #2: Strengthen brand/identity through updated, consistent urban design strategies.

Recommendation #3: Introduce wayfinding elements as part of a comprehensive campus neighborhood wayfinding program.

Recommendation #4: Investigate funding and management strategies for capital improvements as well as long-term funding for maintenance of streetscape and other public amenities.

WASHINGTON STREET (THE STRIP)

PREFERRED CONCEPT

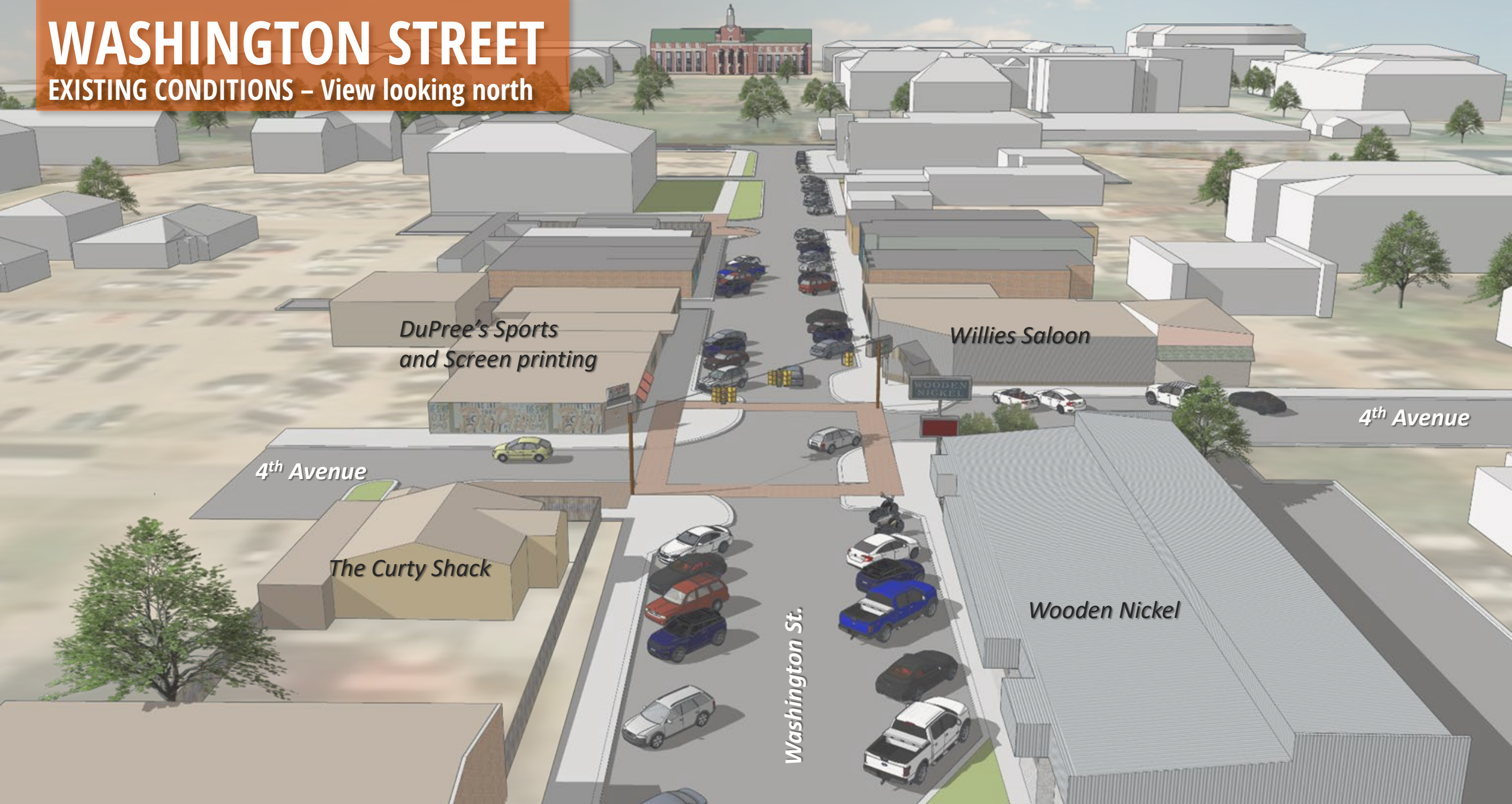
- ENHANCED PEDESTRIAN EXPERIENCE
- ADDED SPACE FOR SIDEWALK CAFÉ SEATING
- APPROX. 5-7 ADDITIONAL PARKING SPACES



North

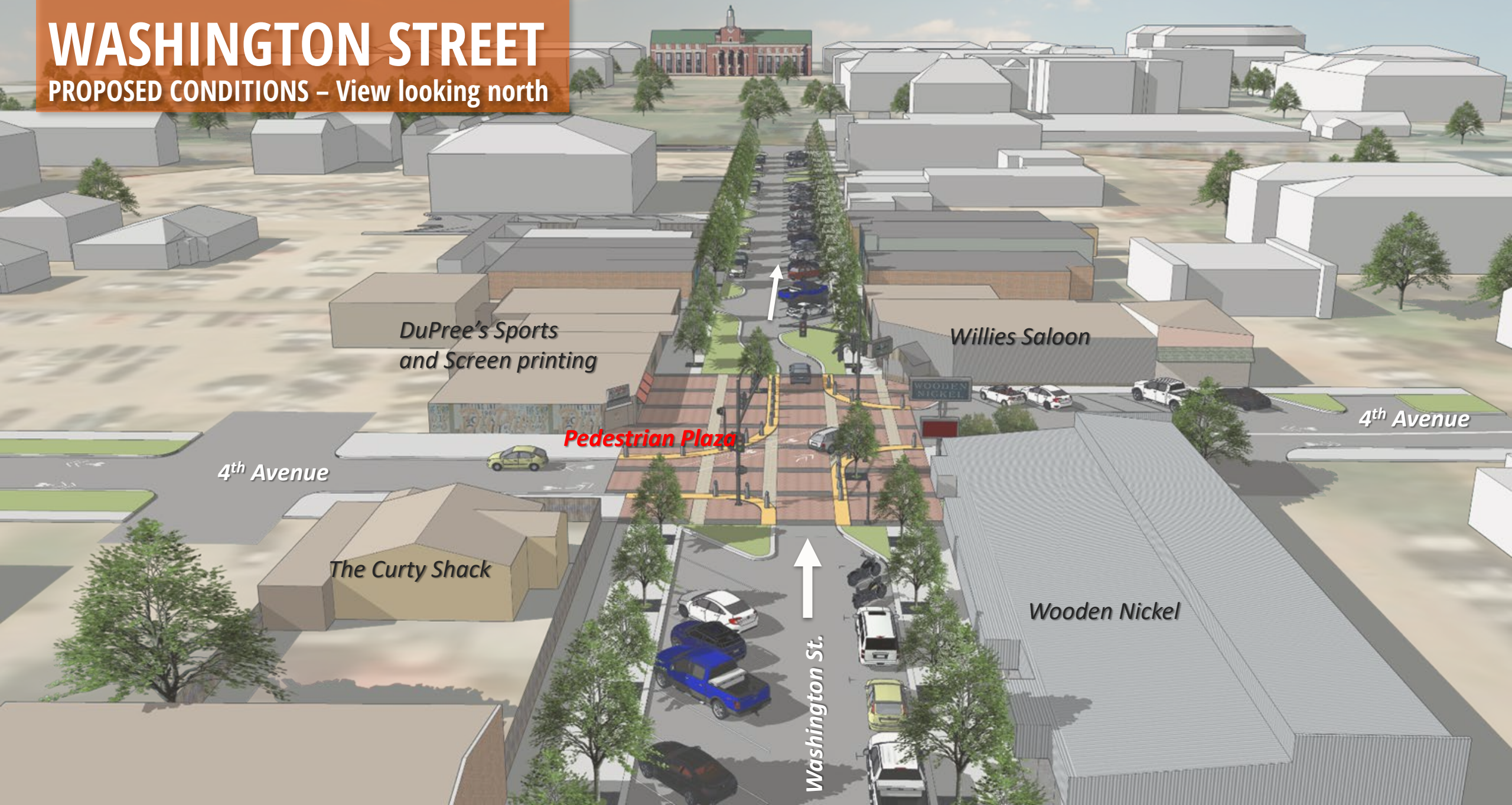
WASHINGTON STREET

EXISTING CONDITIONS – View looking north



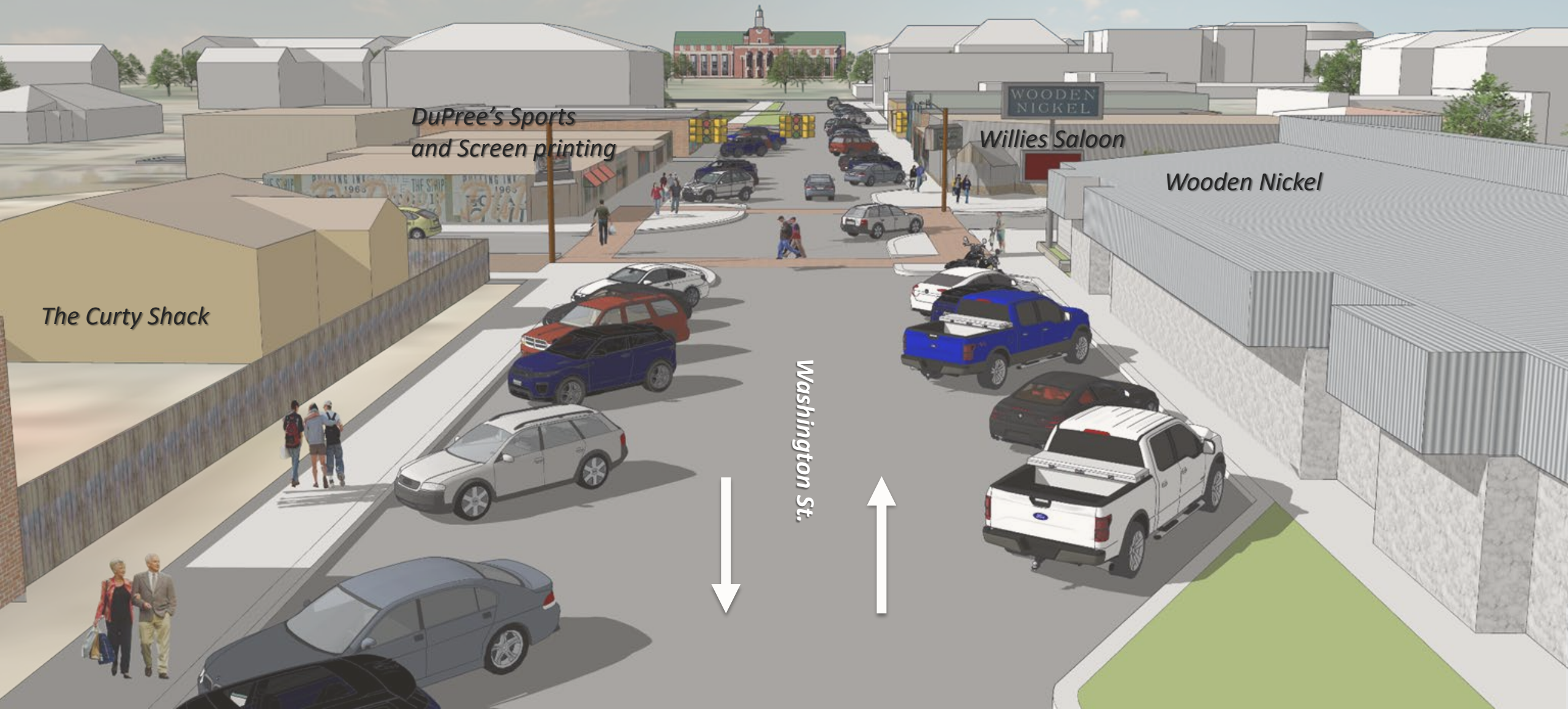
WASHINGTON STREET

PROPOSED CONDITIONS – View looking north



WASHINGTON STREET

EXISTING CONDITIONS – View looking north



WASHINGTON STREET

PROPOSED CONDITIONS – View looking north



DuPree's Sports
and Screen printing

Wooden Nickel

Pedestrian Plaza

The Curty Shack

Washington St.

Parallel Parking

Diagonal Parking

WASHINGTON STREET

EXISTING CONDITIONS – View looking north



DuPree's Sports
and Screen printing

College Bar

Willies Saloon

WOODEN
NICKEL

Wooden Nickel

4th Avenue

4th Avenue

Washington St.

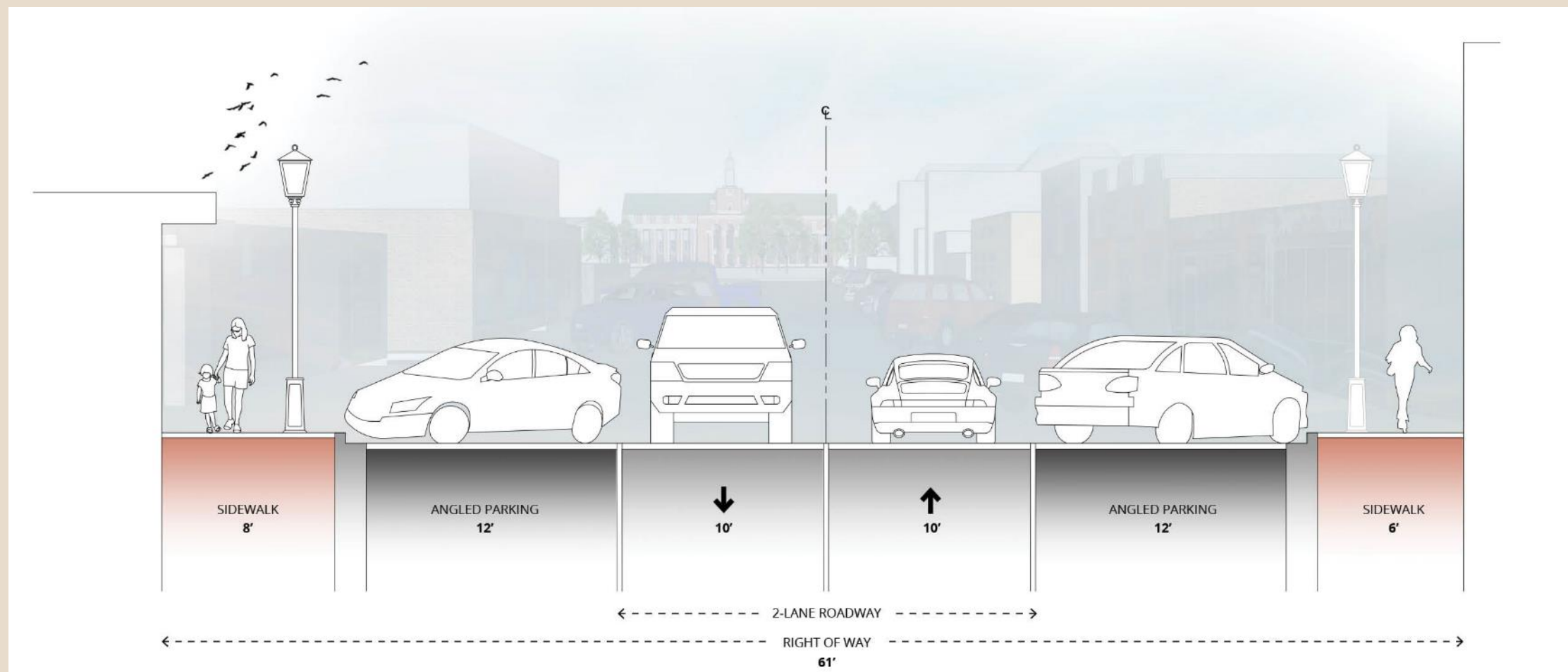
WASHINGTON STREET

PROPOSED CONDITIONS – View looking north



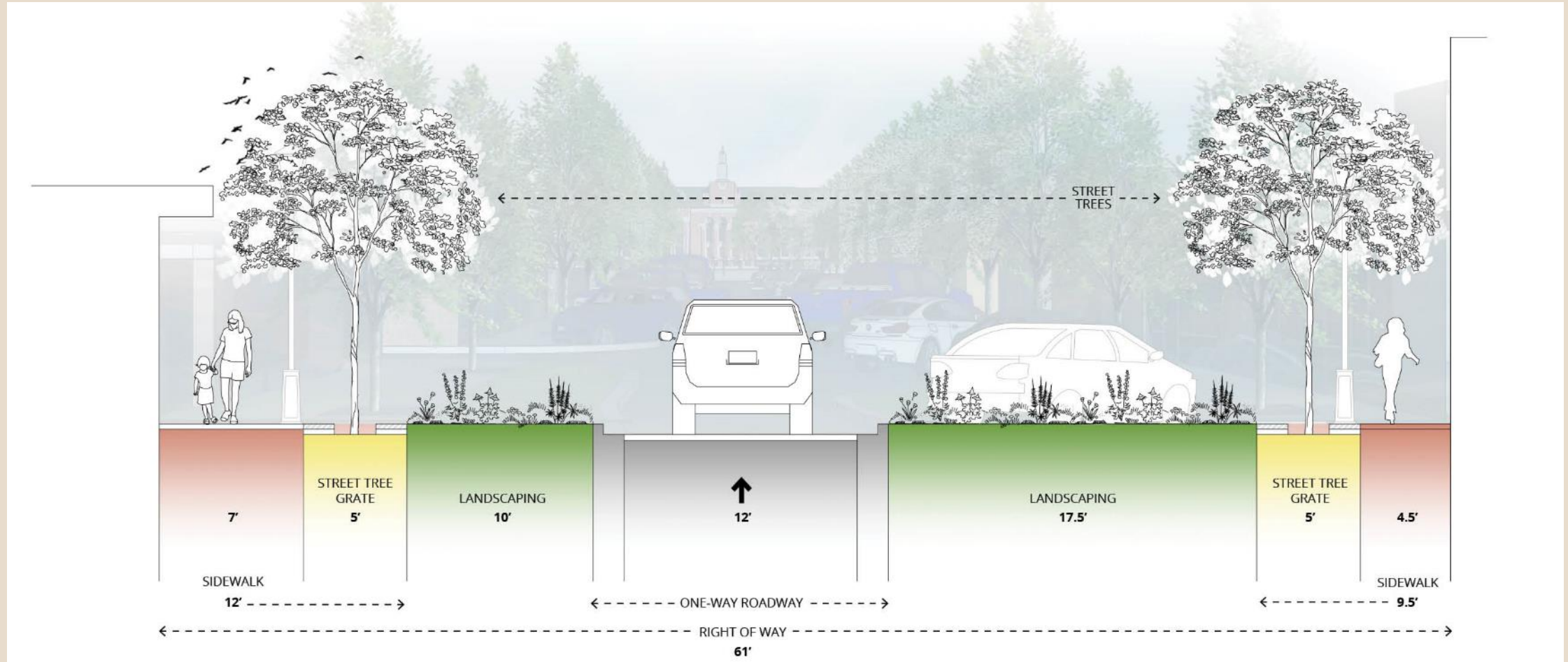
WASHINGTON STREET

Existing Section North of 4th Ave. – Looking north



WASHINGTON STREET

Proposed Section North of 4th Ave. – Looking north





FOCUS AREA 3 LAND USE



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CONFLUENCE  

LAND USE

GOALS AND RECOMMENDATIONS

Goal #1

Focus and prioritize higher density development and redevelopment around the OSU campus and other major activity areas.

Recommendation #1: Adopt the proposed future land use map as part of the City's comprehensive plan from which to base decisions related to proposed rezonings and development projects

Recommendation #2: Rezone potential development and redevelopment parcels to be consistent with the proposed future land use map.

LAND USE

GOALS AND RECOMMENDATIONS

Goal #2

Preserve the Western neighborhood and other existing single-family neighborhoods.

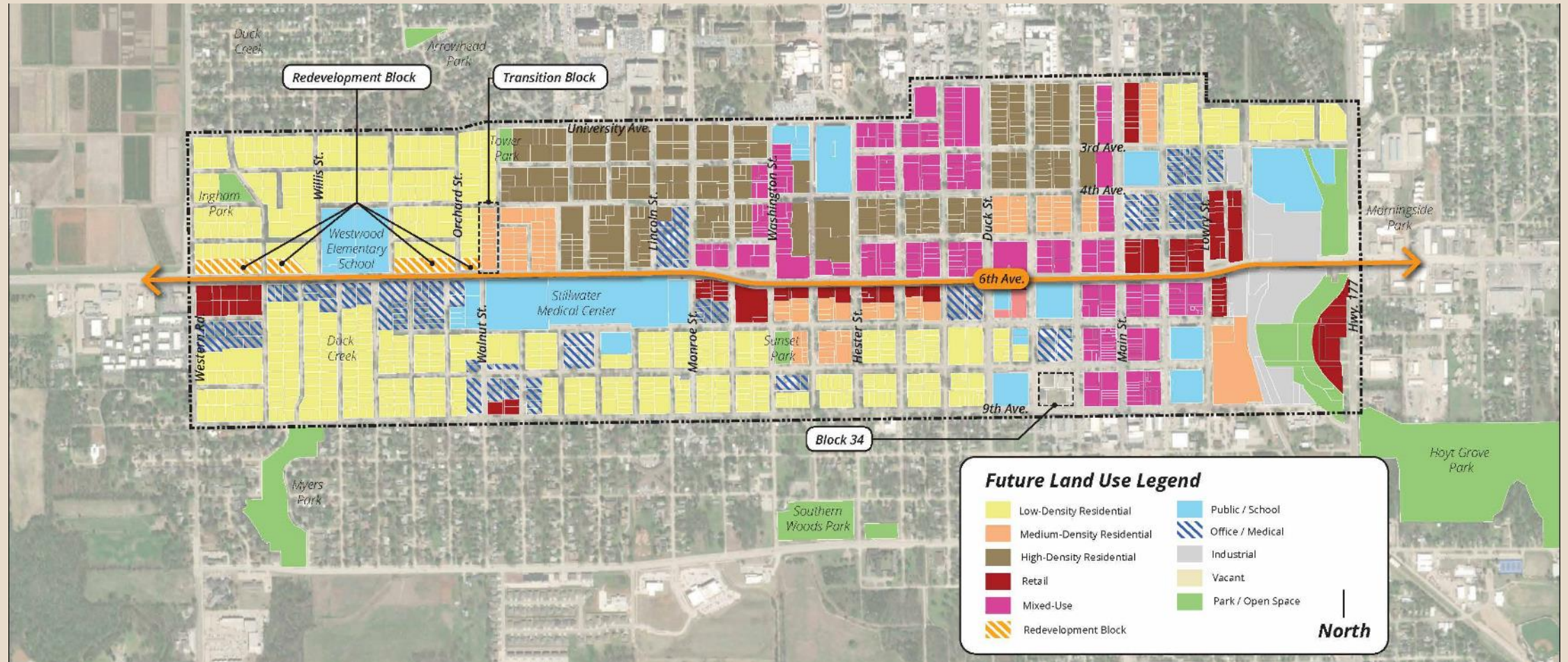
Recommendation #1: Update the City's development regulations to require to redevelopment be planned and executed at a block level and limit the redevelopment of small, individual lots and parcels to ensure a more orderly and cohesive development pattern.

Recommendation #2: Require physical buffers and transitions between differing land uses to protect existing properties from more intensive development.

Recommendation #3: Adopt design standards for residential parking lots and driveways, site landscaping, and building facades to protect the character of the surrounding neighborhood and community.

LAND USE

UPDATES



LAND USE

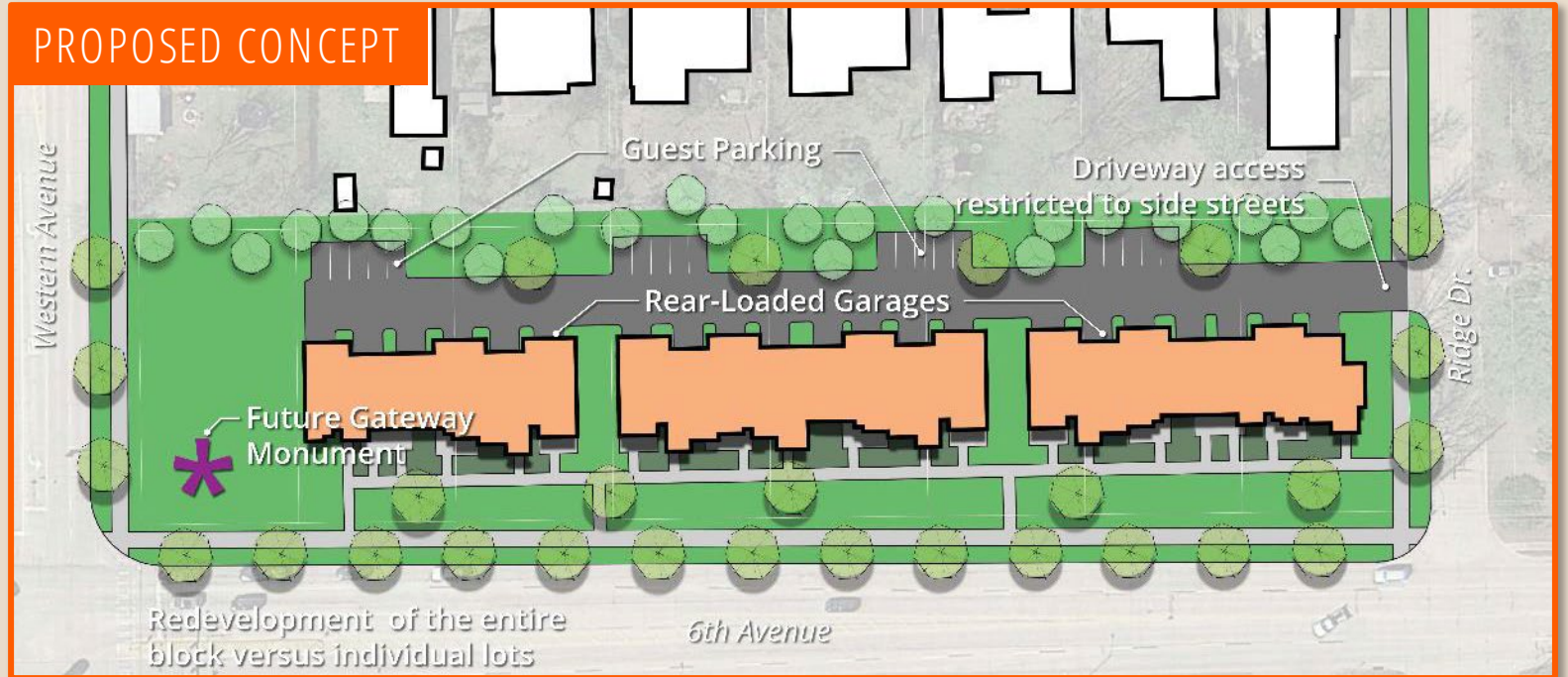
REDEVELOPMENT CONCEPT FOR 6th AVE. + WESTERN AVE.

- Prepare for ultimate reuse / redevelopment of older single-family properties
- Reduce number of driveways along 6th Avenue
- Provide high-quality suitable transitional use between 6th Avenue and Westwood Neighborhood

EXISTING CONDITIONS



PROPOSED CONCEPT





FOCUS AREA 4 URBAN DESIGN



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CONFLUENCE  

URBAN DESIGN

GOALS AND RECOMMENDATIONS

Goal #1

Create a cohesive streetscape environment throughout the 6th Avenue study area.

Recommendation #1: Develop final design and specified site furnishings and lighting elements from Kit of Parts and create a phased approach for deploying throughout the 6th Avenue study area.

Recommendation #2: Develop preliminary and final design streetscape plans to revitalize Washington Street from 6th Avenue to University Avenue.

Recommendation #3: Develop plans and implement downtown gateway features at Monroe Street and at Main Street.

URBAN DESIGN

GOALS AND RECOMMENDATIONS

Goal #2

Develop and implement open green and urban public realm spaces.

Recommendation #1: Make civic open green spaces a priority when developing future plans for key developments in the downtown area.

Recommendation #2: Create quality of life civic spaces that include public art, wayfinding, landscape/gardens and active and passive spaces.

Recommendation #3: Provide funding to effectively support the maintenance and integrity of civic open spaces.

URBAN DESIGN

GOALS AND RECOMMENDATIONS

Goal #3

Incorporate sustainable design and stormwater best management practices.

Recommendation #1: Where appropriate, consider green infrastructure (rain gardens, porous paving, green roofs, etc.) when developing City projects and streetscapes.

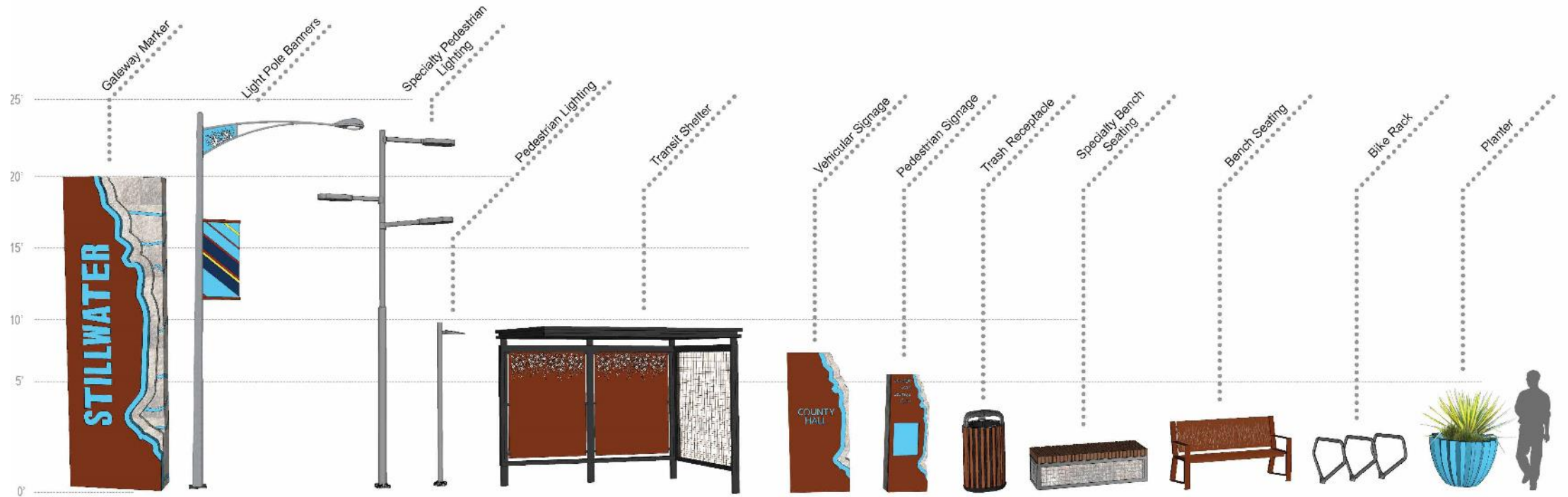
WHAT WE HEARD



URBAN DESIGN

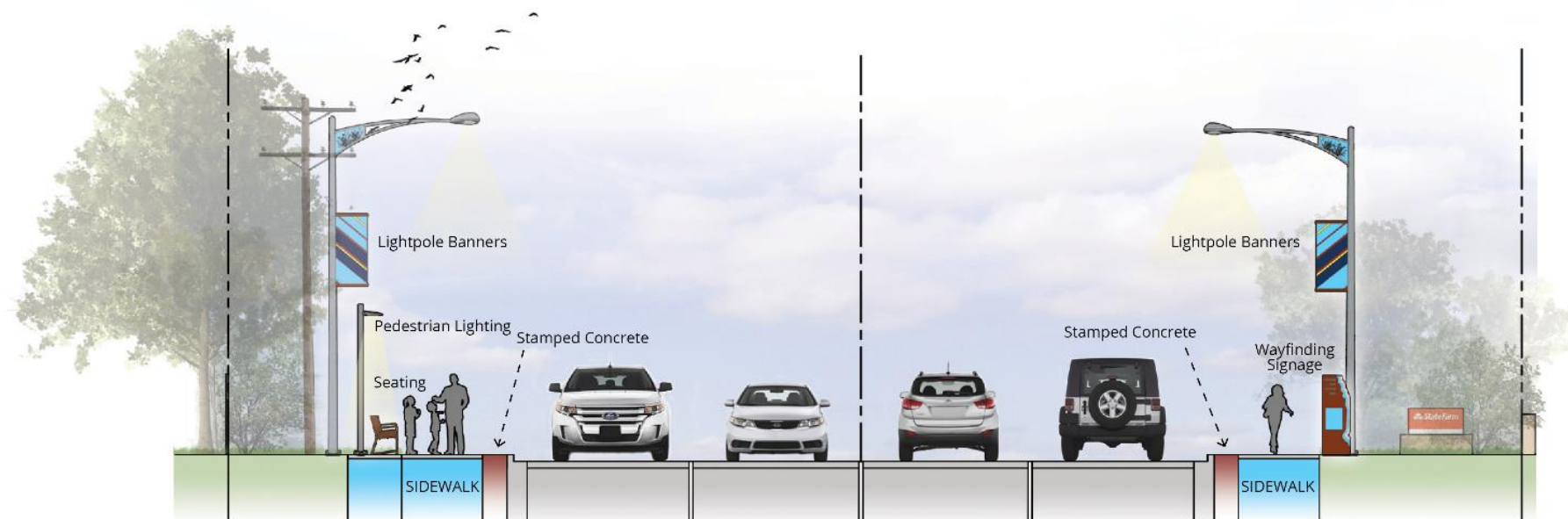
WHAT WE HEARD

Indigenous



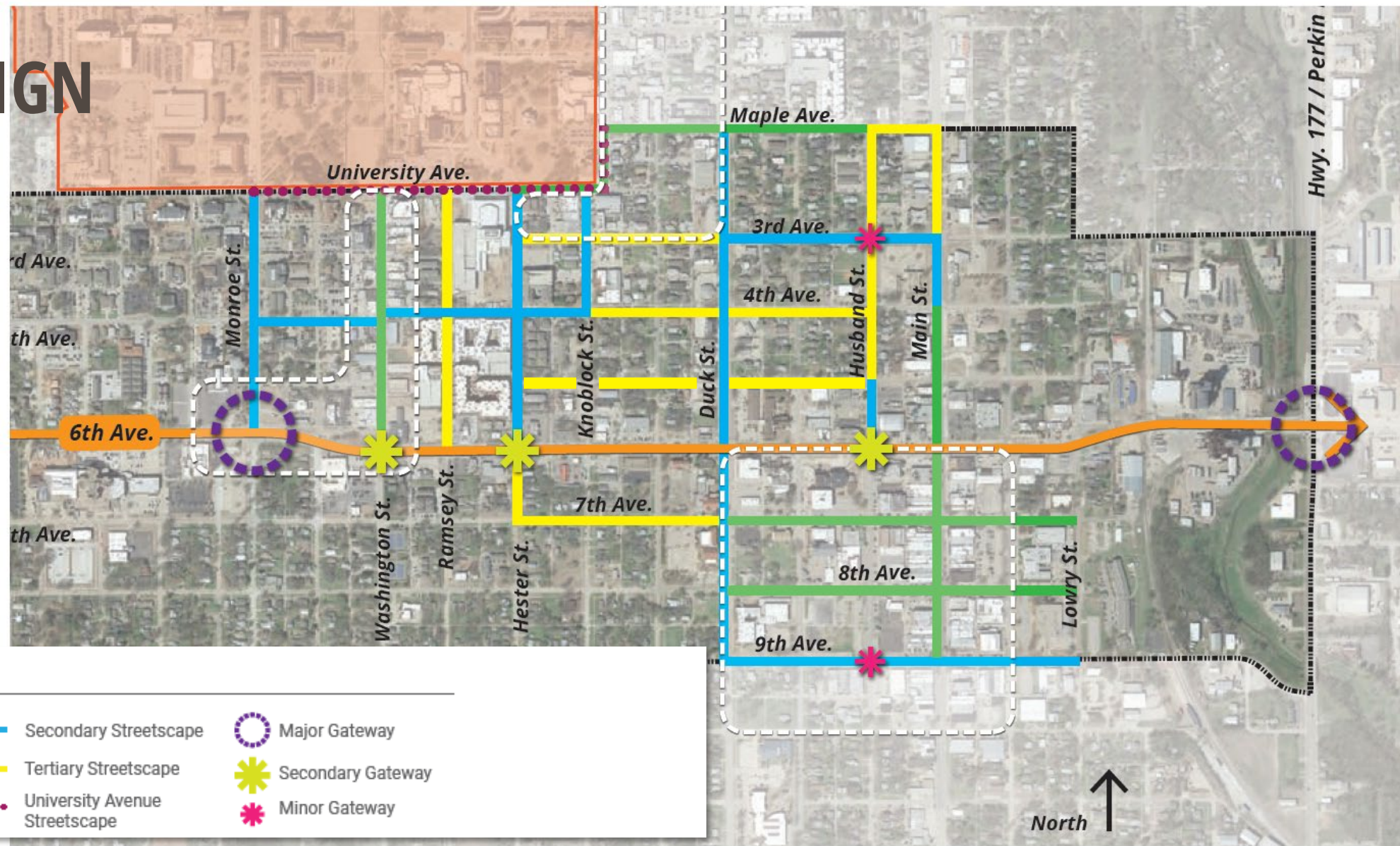
URBAN DESIGN

TYPICAL STREETSCAPE SECTION



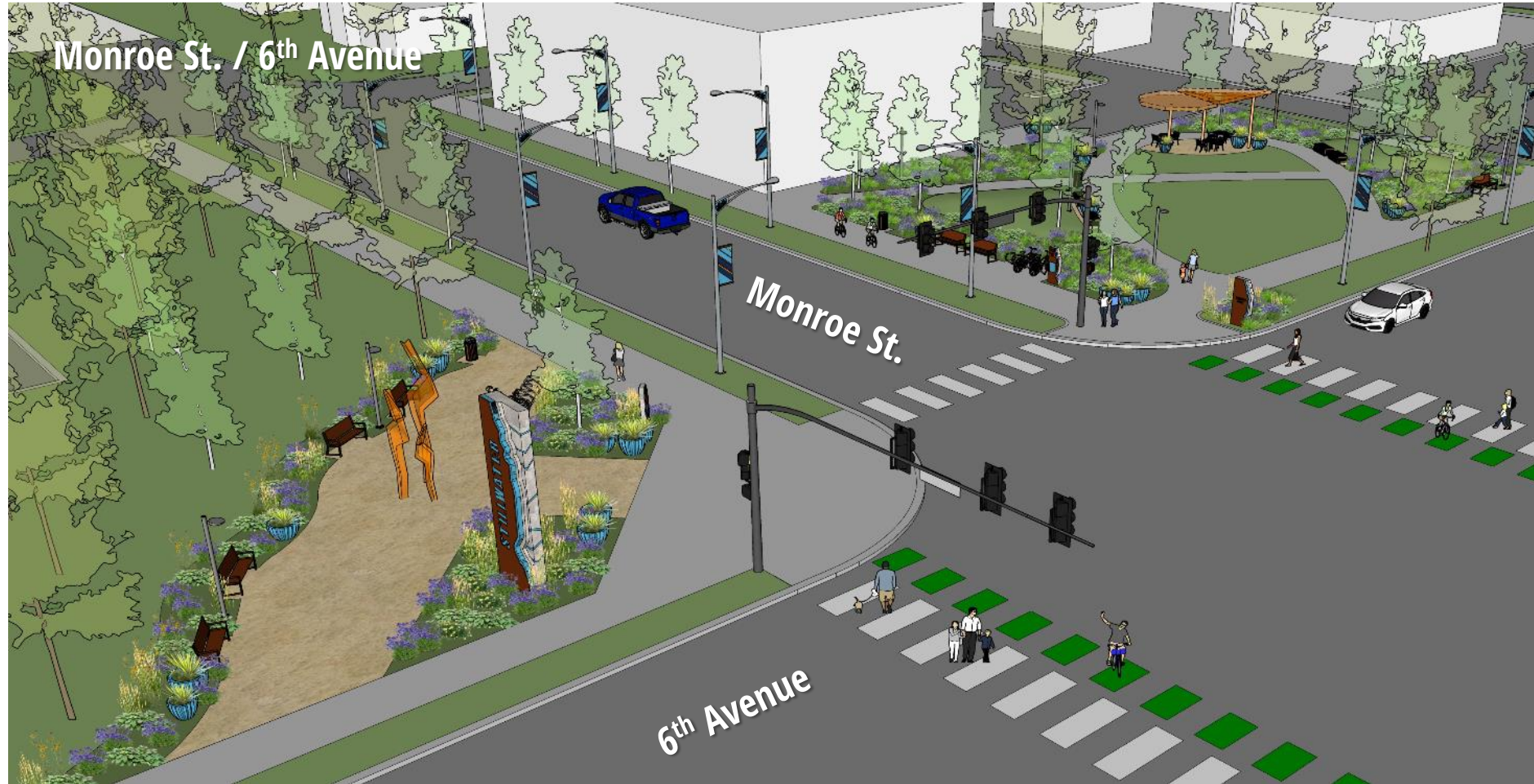
URBAN DESIGN

STREET TYPOLOGIES



URBAN DESIGN

Monroe Gateway Concept



IMPLEMENTATION



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IMPLEMENTATION STRATEGY (DRAFT)

Active Transportation Broken into 5 Phases

Phase A

- Expanded bike lanes on 9th Avenue
- Shared bike route on 7th Avenue
- Transfer of shared bike route from Monroe Street to Adams Street between 7th Avenue and 9th Avenue
- Shared bike route on 4th Avenue between West Street and Husband Street
- Off-Street shared-use path and 6th Avenue underpass at Duck Creek
- Off-street shared-use path on Duck Street from 6th Avenue to University Avenue
- Roundabout facility at Adams Street and 9th Avenue

Phase B

- Separated bike lanes on Hester Street between 6th Avenue and 7th Avenue
- Shared bike route on Hester Street from 7th Avenue to 9th Avenue
- Separated bike lanes on Hester Street from 6th Avenue to 4th Avenue
- Separated bike lanes on Kings Street from 6th Avenue to 4th Avenue
- Off-street shared-use path on 4th Avenue from Kings Street to Willis Street
- Shared bike route on 5th Avenue from Willis Street to Western Road

Phase C

- Expanded bike lanes and narrower drive lanes on University Avenue from Walnut Street to Western Road
- Roundabout facility at University Avenue and Walnut Street
- Off-street shared-use path on Monticello Drive from University Avenue to Admiral Avenue
- Rails-to-trails conversion

PHASE A

- Relieves pressure from 6th Ave during construction
- Builds the core framework for active transp. network

Phase D

- Shared bike route on Adams Street from 9th Avenue to 12th Avenue
- Off-street facilities on 9th Avenue between Duck Street and Lewis Street
- Advisory Lanes on 7th Avenue between Duck Street and Lowry Street

Phase E

- Shared bike route on Admiral Avenue between Monticello Drive and Western Road
- Off-street shared-use paths on Hall of Fame
- On-street bike lanes on 3rd Avenue from Husband Street to Perkins Road
- Off-Street shared-use paths on 12th Avenue from Main Street and Duck Street

IMPLEMENTATION STRATEGY (DRAFT)

Redevelopment Opportunities

Consider a mix of strategies to catalyze projects:

- Land Acquisition / Land Banking
- Funding / Incentives
- Public Investment
 - Equity partnership
 - Infrastructure improvements
- Leverage a mix of funding mechanisms
 - Sales tax incentives
 - TIF
 - BID
 - CDBG Funds
 - Public Private Partnerships

Commit to a vision and be mindful of
short-term “wins” vs. long-term success.

IMPLEMENTATION STRATEGY (DRAFT)

Land Use

Phase A

- Adopt the proposed Future Land Use Plan for the corridor as a supplement to the City's Comprehensive Plan.
- Identify areas and properties that should be rezoned to ensure and encourage development and redevelopment is consistent with the corridor plan.

Phase B

- Update the City's development code regulations to:
 - (1) Limit redevelopment of individual single-family lots or small parcels and instead require redevelopment at a larger block level.
 - (2) Limit the conversion of an existing single-family structure into a multi-family or commercial building.
 - (3) Require physical buffers and transitions between differing land uses.
 - (4) Establish design standards for parking lots, site landscaping, and building facades.

Phase C

- Consider updating the City's Comprehensive Plan to build upon the visioning and planning completed as part of this corridor plan.

IMPLEMENTATION STRATEGY (DRAFT)

Urban Design

- Incorporate 'Kit of Parts' in all street improvement projects within district.
- CIP prioritization
- Leverage Partnerships
 - Developers
 - Businesses
 - University
 - ODOT
- Utilize a mix of strategies/funding sources
 - TIF
 - BID
 - CDBG
 - Active Transportation Funding
 - Public/Private Partnerships
 - Infrastructure Investment and Jobs Act

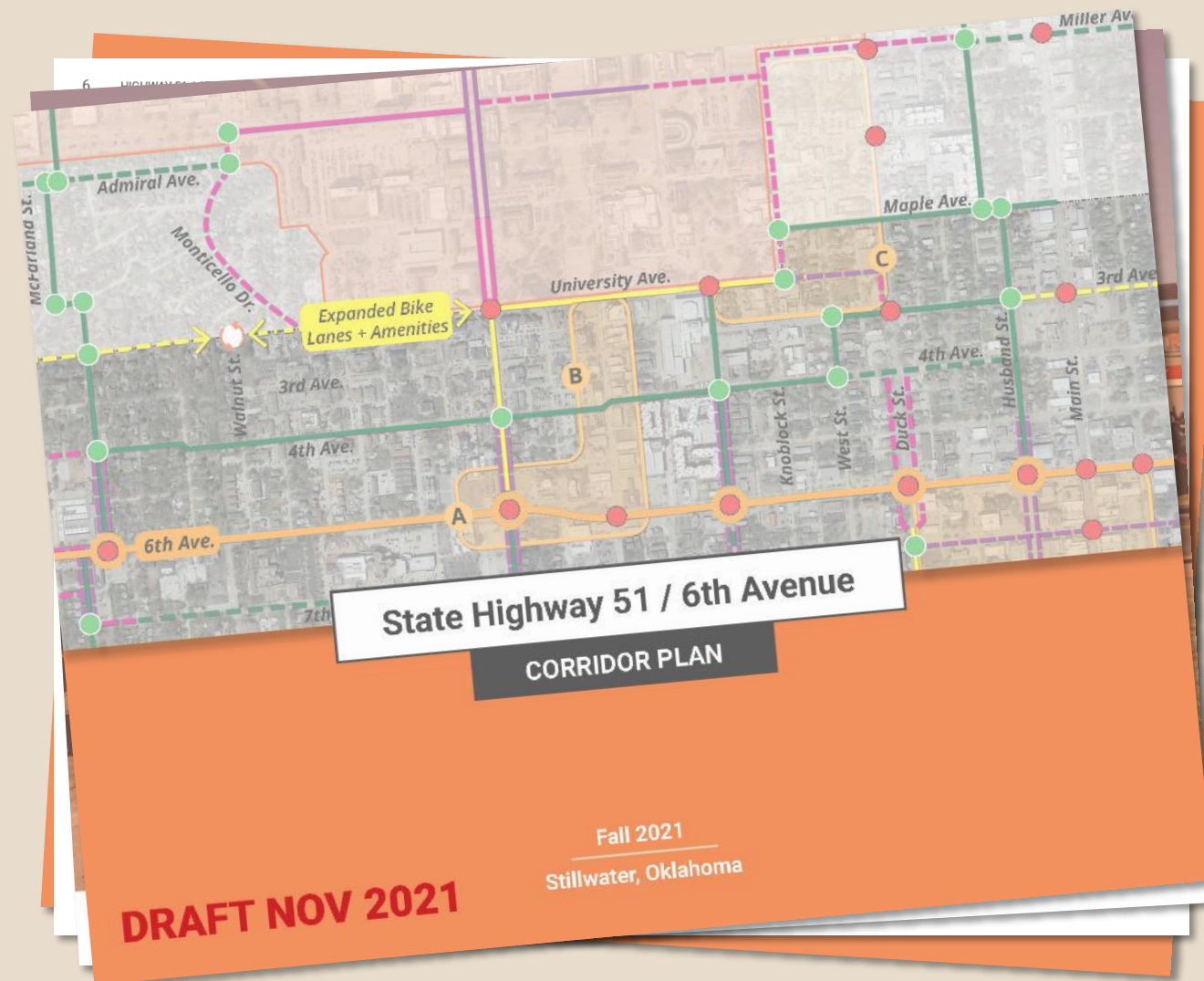
Plan public improvement projects to show commitment and **catalyze private reinvestment**. Be flexible and prepared to respond to viable opportunities.

NEXT STEPS



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Finalize Summary Document



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Planning Commission Public Hearing – December 7th

City Council Public Hearing – December 20th





QUESTIONS?



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