



VISION VERDIGRIS

COMPREHENSIVE PLAN

DRAFT



Place holder for adoption resolution



Place holder for letter from Mayor



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ACKNOWLEDGMENTS

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INTRODUCTION



INTRODUCTION

Welcome to the comprehensive plan for the town of Verdigris, Oklahoma – a community-focused blueprint for shaping our town's future growth and development in a sustainable and harmonious manner. Verdigris, nestled in the heart of Rogers county, is a vibrant and growing community known for its natural beauty, friendly residents, and thriving local economy. As we look to the future, it is essential that we create a road-map that reflects our collective aspirations while preserving the qualities that make Verdigris a unique and cherished place to call home.

This comprehensive plan lays out a clear vision and strategic framework for the next 20 years, guiding decisions about land use, housing, transportation, economic development, public facilities, and environmental stewardship. Developed through a robust and inclusive process, this plan incorporates input from a wide range of stakeholders, including residents, business owners, local institutions, and regional partners. We believe that by working together, we can ensure that Verdigris continues to flourish as a thriving, resilient, and inclusive community.

The following sections delve into the key components of our comprehensive plan, addressing various aspects of life in Verdigris, such as education, infrastructure, and recreation. Each section presents a thorough analysis of current conditions, followed by goals, objectives, and policies that will shape the town's growth and development in the coming years. Ultimately,

this plan will serve as a living document – one that can adapt to the evolving needs and aspirations of our community, while preserving the essence of what makes Verdigris truly special.

Join us as we embark on this exciting journey towards a prosperous and sustainable future for Verdigris, Oklahoma. Together, we can ensure that our beloved town remains a beacon of opportunity, growth, and community spirit for generations to come.

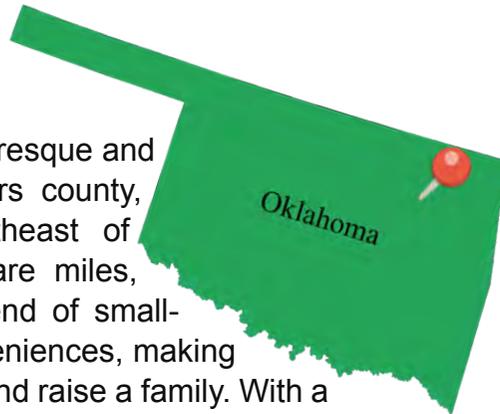


Public Meeting held in April of 2023



ABOUT VERDIGRIS

Verdigris, Oklahoma, is a picturesque and thriving town located in Rogers county, approximately 25 miles northeast of Tulsa. Spanning over 9 square miles, Verdigris boasts a perfect blend of small-town charm and modern conveniences, making it an ideal place to live, work, and raise a family. With a population of over 5,000 residents, the town has experienced steady growth over recent years, attracting people from various backgrounds and walks of life.

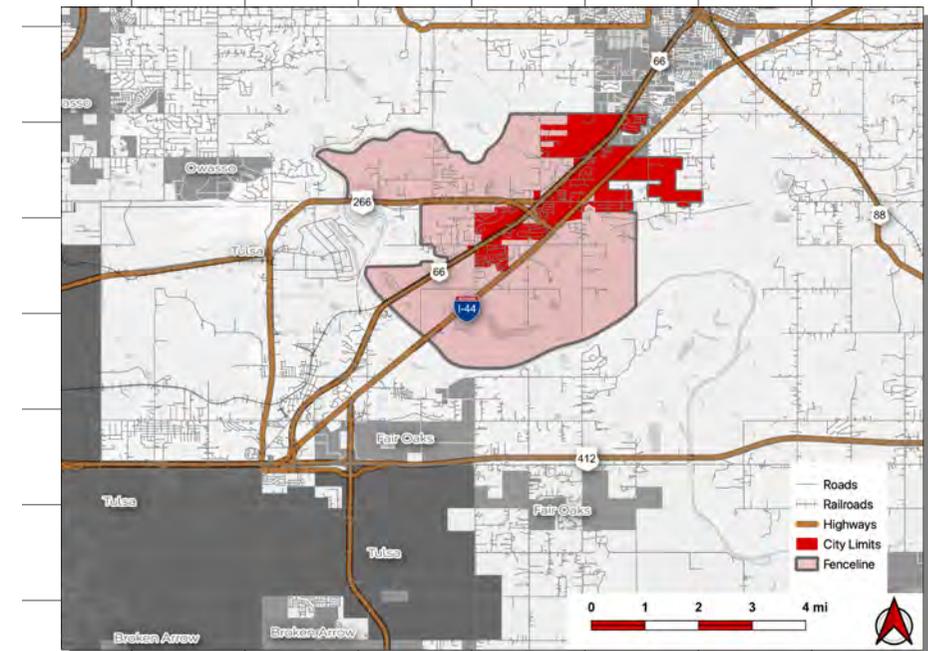


The town is named after the nearby Verdigris river, which is a tributary of the Arkansas river. The river's name has french origins, "verte grès," meaning "greenish-gray," reflecting the greenish hue of the river's waters. The natural beauty surrounding Verdigris, including the lush greenery, rolling hills, and the river itself, offers residents and visitors ample opportunities for outdoor activities such as fishing, boating, hiking, and bird watching.

Verdigris takes pride in its strong sense of community and commitment to maintaining a high quality of life for its residents. The town offers a variety of amenities, such as well-maintained parks, sports facilities, and community centers, encouraging an active lifestyle and fostering social connections among residents. In addition, the Verdigris school district provides a solid

educational foundation for students, with a strong emphasis on academic excellence and extracurricular activities.

The local economy of Verdigris is diverse and resilient, supported by a mix of small businesses, retail establishments, and light industries. Its strategic location near major highways and its proximity to Tulsa offer easy access to the larger metropolitan area's job market, entertainment, and cultural attractions. This accessibility, coupled with the town's affordability and safety, has made Verdigris an increasingly popular choice for families and individuals seeking a more relaxed and community-oriented lifestyle.



Regional Context Map



In terms of housing, Verdigris offers a range of options, including single-family homes, duplexes, and mobile homes, catering to a variety of preferences and budgets. The town is committed to ensuring that its housing market remains accessible and diverse, supporting its growing population's needs.

In essence, Verdigris, Oklahoma, is a charming and vibrant community that blends the best of small-town living with easy access to the amenities of a larger metropolitan area. Its natural beauty, strong sense of community, diverse economy, and commitment to maintaining a high quality of life make Verdigris a truly special place to call home.

WHAT IS A COMPREHENSIVE PLAN ?

A comprehensive plan, also known as a master plan or general plan, is a strategic document that serves as a long-term guide for the growth, development, and improvement of a community. Typically spanning a period of 10 to 20 years, it outlines a vision for the future and sets forth a series of goals, objectives, and policies aimed at achieving that vision. Comprehensive plans are developed by local governments, planning departments, or consultants in collaboration with community members, stakeholders, and other relevant organizations.

The primary purpose of a comprehensive plan is to provide a road-map for managing change and ensuring that the community develops in a sustainable, coordinated, and equitable manner. It

helps local leaders and decision-makers balance competing interests, prioritize investments, and make informed decisions about land use, infrastructure, housing, economic development, environmental protection, and other critical aspects of community life.

A comprehensive plan generally covers several interrelated topics or elements, which may include:

Land use: this element provides guidance on the allocation and management of land for different uses, such as residential, commercial, industrial, and recreational, to promote orderly growth and prevent incompatible land uses.

Transportation: this element addresses the community's transportation needs, including roads, public transit, pedestrian and bicycle infrastructure, and parking, to ensure efficient, safe, and sustainable mobility for residents and visitors.

Housing: this element assesses current and future housing needs, identifies strategies for increasing affordability and diversity, and promotes the development and preservation of high-quality residential areas.

Economic Development: this element focuses on fostering a diverse, resilient, and thriving local economy by attracting businesses, creating jobs, and supporting workforce development initiatives.



Sonic in Verdigris

Infrastructure: this element evaluates the community's existing infrastructure systems, such as water supply, wastewater management, stormwater management, and energy, and proposes strategies for maintaining, upgrading, and expanding these systems to meet future needs.

Parks and Recreation: this element outlines plans for developing, maintaining, and enhancing parks, trails, open spaces, sports facilities, and recreational programs to promote health, well-being, and social cohesion.

Environmental: this element addresses the protection and enhancement of natural resources, such as air, water, and ecosystems, and promotes sustainable practices to minimize environmental impacts.

Community Facilities and Services: this element assesses the adequacy of public facilities, such as schools, libraries, police and fire stations, and healthcare facilities, and proposes strategies for meeting the community's needs.

Urban Design and Aesthetics: this element focuses on enhancing the community's visual character, sense of place, and overall attractiveness through design guidelines, streetscape improvements, and public art initiatives.

A comprehensive plan is developed through a participatory process that engages a broad range of stakeholders, including residents, business owners, local institutions, and regional



partners. This process may involve public workshops, surveys, focus groups, and other outreach activities to gather input and build consensus around the community's vision and priorities.

Once adopted by the local government, the comprehensive plan serves as a legal basis for land use regulations, such as zoning ordinances, and informs decisions about capital improvement projects, budget allocations, and grant applications. It is typically reviewed and updated periodically to ensure that it remains relevant and responsive to the community's evolving needs and aspirations.

In summary, a comprehensive plan is a vital tool for guiding the long-term growth and development of a community, promoting sustainability and resilience, and enhancing the overall quality of life for residents. By fostering collaboration and consensus-building, it helps ensure that the community's vision for the future is both shared and achievable.

PLANNING PARTNERS:

The success of the Verdigris comprehensive plan relies heavily on the collaboration and engagement of various planning partners, each contributing their expertise, perspectives, and resources to the development and implementation of the plan. These planning partners play a vital role in shaping the future of Verdigris and ensuring that the plan is both robust and inclusive. Some of the key planning partners for the Verdigris comprehensive plan include:

Residents: the people who live in Verdigris are essential planning partners, as their input and feedback help shape the vision, goals, and objectives of the comprehensive plan. Residents can participate in public meetings, workshops, surveys, and focus groups to voice their concerns, share ideas, and help build consensus around the plan's priorities.

Local Government: the town of Verdigris' local government, including elected officials, the planning commission, and town staff, plays a central role in guiding the comprehensive planning process. They provide the legal and administrative framework for the plan, facilitate public engagement, and make decisions regarding the plan's adoption and implementation.

Business Owners: local business owners and entrepreneurs bring valuable insights into the economic development aspects of the plan, as well as the overall quality of life in the community. Their participation ensures that the plan supports a thriving local economy and creates a conducive environment for business growth and job creation.

Community Organizations: non-profit organizations, neighborhood associations, and other community groups represent diverse interests and perspectives within the town. Their involvement in the planning process ensures that the plan addresses a wide range of community needs and fosters social cohesion and equity.



Educational Institutions: schools, colleges, and other educational institutions are key stakeholders in the comprehensive plan, as they contribute to the community's intellectual and cultural development. Their input helps guide decisions related to educational facilities, workforce development, and overall quality of life.

Public Safety Agencies: police, fire, and emergency medical services agencies play a crucial role in maintaining the safety and well-being of the community. Their input helps shape policies related to public safety facilities, emergency preparedness, and crime prevention.

Transportation and Infrastructure Agencies: regional transportation and infrastructure agencies, such as the department of transportation and utility companies, provide valuable expertise and resources for addressing the community's transportation and infrastructure needs. Their involvement ensures that the plan supports efficient, safe, and sustainable transportation systems and infrastructure networks.

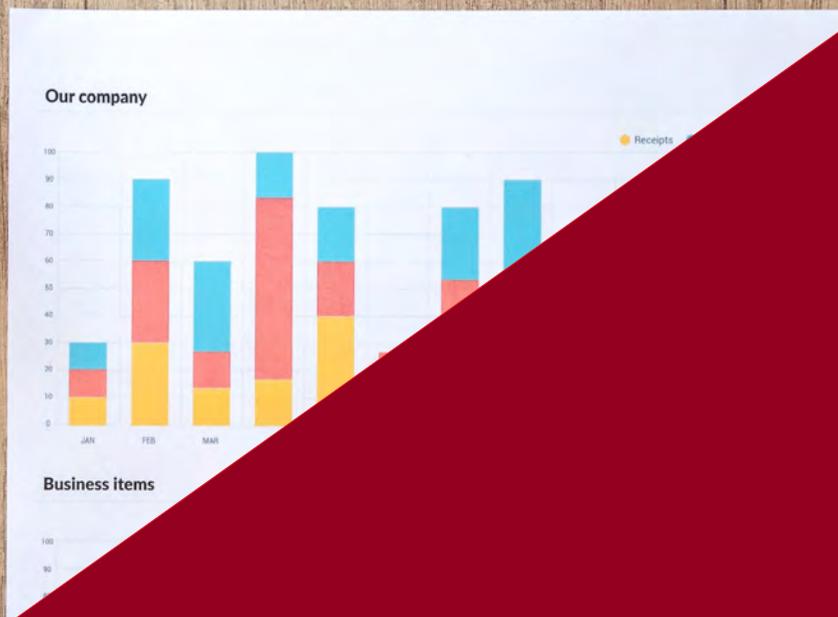
Regional and State Partners: collaboration with neighboring municipalities, regional planning organizations, and state agencies is essential for addressing issues that extend beyond the town's boundaries, such as regional transportation, economic development, and environmental conservation.

By engaging a diverse array of planning partners, the Verdigris comprehensive plan benefits from a wealth of knowledge, experience, and resources, ensuring that the plan is responsive to the community's needs and aspirations. This collaborative approach promotes a shared sense of ownership and responsibility for the plan's implementation, ultimately contributing to the long-term success of the Verdigris community.





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Community Profile



COMMUNITY PROFILE:

HISTORY:

The town of Verdigris, Oklahoma, has a rich and storied history that dates back to the early 20th century. The town is located in Rogers County, approximately 25 miles northeast of Tulsa, and is named after the nearby Verdigris River, a major tributary of the Tulsa River.

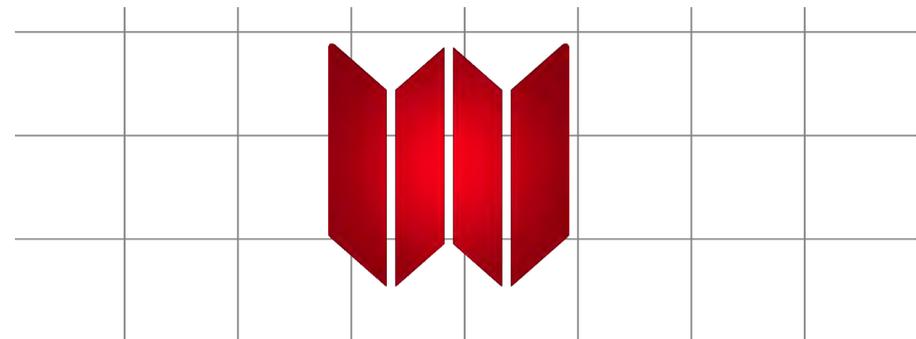
The origins of Verdigris can be traced back to 1902 when the area was settled by pioneers who were drawn to the fertile land and abundant natural resources. The community's early development was largely centered around agriculture, with many families establishing farms and raising livestock. The arrival of the Atchison, Topeka, and Santa Fe Railway in the early 1900s was a significant catalyst for growth, providing an essential transportation link for local goods and facilitating trade with neighboring towns and cities.

Verdigris was officially incorporated as a town in 1980, and as the population grew, so too did the local economy. Agriculture continued to be a driving force, but the community also saw the development of small businesses and light industry. Verdigris' proximity to Tulsa and other regional economic centers attracted families and businesses alike, creating a diverse and thriving community.

Throughout the latter half of the 20th century, Verdigris experienced massive growth, with new residential subdivisions, schools, and public facilities being built to accommodate the expanding population. The town's leadership also focused on preserving the natural environment and maintaining a high quality of life for its residents. Parks, trails, and recreational facilities were developed to promote outdoor activities and foster a strong sense of community.

In recent years, Verdigris has continued to evolve, balancing growth and development with the preservation of its small-town charm and rich heritage. Today, the town is home to a population of approximately 4,500 residents who enjoy a high quality of life, a strong sense of community, and a rich history that continues to shape the town's future.

As the town of Verdigris looks ahead, the comprehensive plan serves as a vital tool for guiding its growth and development, ensuring that the community remains a vibrant and attractive place to live, work, and play for generations to come.





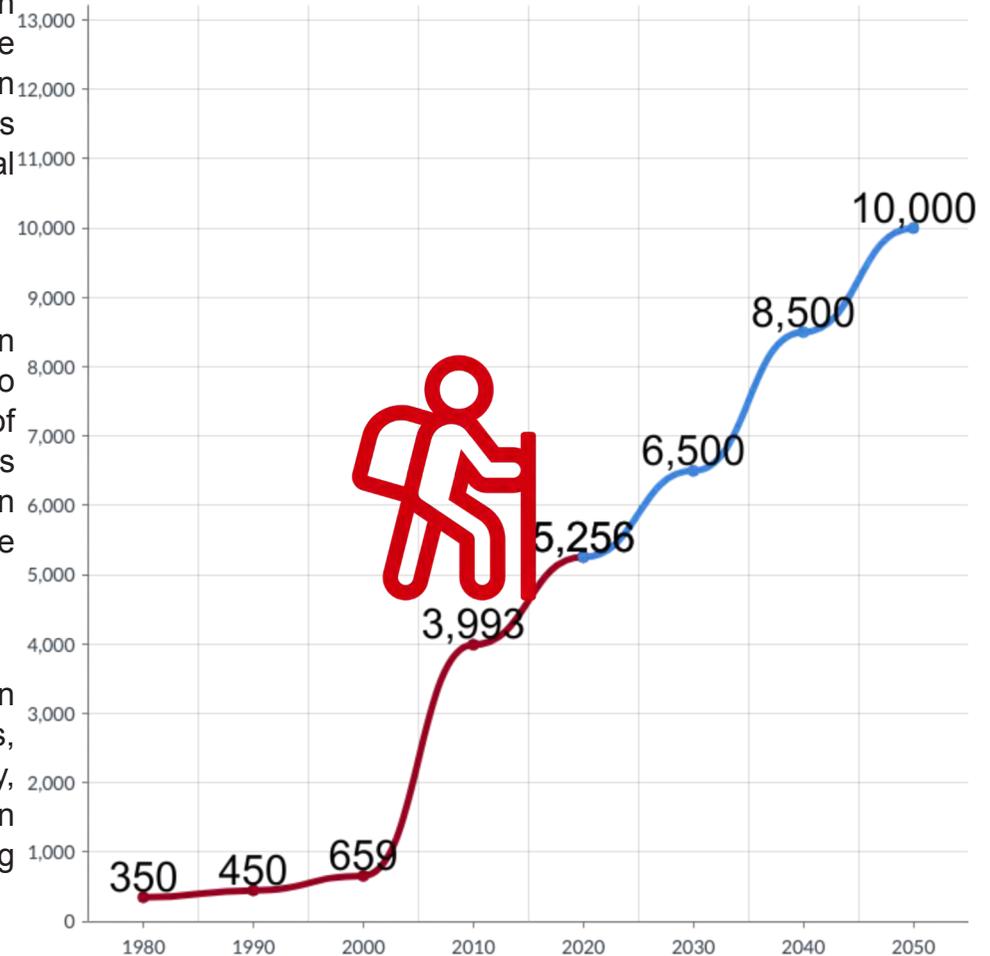
HISTORICAL POPULATION GROWTH:

- Over the past few decades, Verdigris has experienced steady population growth. Between 1990 and 2000, the population increased by nearly 50%, and between 2000 and 2010, the growth rate remained strong at around 40%. This growth can be attributed to a combination of factors, including the town's proximity to the Tulsa metropolitan area, a strong local economy, and a high quality of life for residents.

POPULATION PROJECTIONS:

- Based on historical growth trends and regional population projections, it is anticipated that Verdigris will continue to experience steady population growth over the next couple of decades. While specific numbers may vary, projections suggest that the town's population could reach between 8,000 and 9,000 residents by 2040 and up to 10,000 by the year 2050.
- Factors that may influence future population growth in Verdigris include the availability of housing, job opportunities, and the overall economic health of the region. Additionally, the town's ability to manage growth effectively and maintain a high quality of life for residents will be crucial in attracting and retaining population.

GROWTH TRENDS



United States Census American Community Survey 2021 5-Year- Estimates



RACE:

Predominantly, the population identifies as White, encompassing a substantial 85.20% or 4,422 individuals. This dominance illustrates that White residents markedly shape the town's racial demographics. However, the presence of the American Indian and Alaska Native community is also noteworthy. They constitute nearly one-fifth of the population, with a representation of 19.10%, which translates to 991 individuals. The Black or African American community, while smaller in comparison, comprises 2.50% of the population, tallying up to 130 residents. Another category, labeled as "Some

Other Race," includes 2.70% of the townspeople or 138 individuals. The Asian demographic in Verdigris is minimal, accounting for only 0.80% or 39 residents. Interestingly, there's a complete absence of individuals identifying as Native Hawaiian and Other Pacific Islander, with their percentage standing at 0%.

HISPANIC OR LATINO:

In assessing the ethnic background of the Town of Verdigris, which has an overall population of 5,189 residents, it's evident that the Hispanic or Latino community makes up a significant portion of its demographic. Specifically, 7.30% or 378 individuals identify as Hispanic or Latino of any racial background. Among these, Mexicans form the largest

| TOTAL POPULATION | 5,189 | 100% |
|--|-------------|-------------|
| Race | # of People | % of People |
| White | 4,422 | 85.20% |
| Black or African American | 130 | 2.50% |
| American Indian and Alaska Native | 991 | 19.10% |
| Asian | 39 | 0.80% |
| Native Hawaiian and Other Pacific Islander | 0 | 0.00% |
| Some Other Race | 138 | 2.70% |

United States Census American Community Survey 2021 ACS 5-Year Estimates Subject Tables

| TOTAL POPULATION | 5,189 | 100% |
|----------------------------------|-----------------|-----------------|
| HISPANIC OR LATINO AND RACE | # of Population | % of Population |
| Hispanic or Latino (of any race) | 378 | 7.30% |
| Mexican | 271 | 5.20% |
| Puerto Rican | 0 | 0.00% |
| Cuban | 0 | 0.00% |
| Other Hispanic or Latino | 107 | 2.10% |

United States Census American Community Survey 2021 ACS 5-Year Estimates Subject Tables



subgroup, representing 5.20% of the total population with 271 residents.

HOUSEHOLD INCOME:

Among towns with comparable populations, Verdigris stands out economically with a median income of \$69,291, despite its population of 5,189. Tecumseh, the largest town listed at 6,356 residents, has a median income of \$52,296. Most towns, like Blackwell, Anadarko, and Pauls Valley, have median incomes ranging from the mid-\$40,000s to the low-\$40,000s. Only Lone Grove, with a smaller population of 4,987, comes close to Verdigris with a median income of \$65,434. Conversely, Hugo has the list's lowest median income at \$27,710. This data highlights Verdigris' notable economic strength among its peers.



Medium Income

The medium income for Verdigris is over \$69,000

| COMMUNITY | POPULATION | MEDIUM INCOME |
|------------------|-------------|---------------------|
| Tecumseh | 6356 | \$ 52,296.00 |
| Blackwell | 6192 | \$ 45,855.00 |
| Anadarko | 6182 | \$ 44,203.00 |
| Pauls Valley | 6030 | \$ 41,032.00 |
| Holdenville | 5753 | \$ 36,300.00 |
| Henryetta | 5667 | \$ 38,942.00 |
| Vinita | 5250 | \$ 38,066.00 |
| Verdigris | 5189 | \$ 69,291.00 |
| Hugo | 5146 | \$ 27,710.00 |
| Lone Grove | 4987 | \$ 65,434.00 |

United States Census American Community Survey 2021 ACS 5-Year Estimates Subject Tables



EDUCATIONAL ATTAINMENT:

Over the five-year period from 2016 to 2021, Verdigris has experienced noteworthy shifts in educational attainment among its adult population, showcasing positive advancements in higher education. While Oklahoma as a state and the larger Tulsa Metropolitan Statistical Area (MSA) have seen slight dips in the number of residents with less formal education and marginal increases in those with college degrees, Verdigris has made substantial progress. Notably, the percentage of residents in Verdigris who completed less than the 9th grade sharply declined from 4.5% in 2016 to just 1.6% in 2021. Furthermore, the town saw a remarkable 7.1% growth in residents with a Bachelor's degree, from 16.6% in 2016 to 23.7% in 2021. Meanwhile, the proportion with an Associate's degree also saw a rise of 1.4%. However, there was a slight decrease in those holding Graduate degrees. Overall, these changes highlight a shifting emphasis on higher education and the decreasing numbers of residents without high school education in Verdigris, positioning the town favorably compared to both the state averages and the larger Tulsa MSA trends.

| EDUCATION ATTAINMENT | OKLAHOMA | | TULSA MSA | | VERDIGRIS | |
|-------------------------------|-----------|-----------|-----------|---------|-----------|--------|
| | 2016 | 2021 | 2016 | 2021 | 2016 | 2021 |
| Population 25 years and over | 2,534,278 | 2,607,741 | 639,924 | 673,985 | 2,688 | 3,463 |
| Less than 9th grade | 4.3 % | 3.8 % | 3.8 % | 3.4 % | 4.5 % | 1.6 % |
| 9th to 12th grade, no diploma | 8.5 % | 7.4 % | 7.4 % | 6.6 % | 3.9 % | 3.6 % |
| High school graduate | 31.6 % | 30.8 % | 29.9 % | 28.8 % | 29.7 % | 30.5 % |
| Some college, no degree | 23.7 % | 22.9 % | 23.8 % | 23.3 % | 26.8 % | 21.7 % |
| Associate's degree | 7.4 % | 8.2 % | 8.5 % | 9.2 % | 12.3 % | 13.7 % |
| Bachelor's degree | 16.3 % | 17.5 % | 18.3 % | 19.2 % | 16.6 % | 23.7 % |
| Graduate degree | 8.1 % | 9.3 % | 8.3 % | 9.5 % | 6.3 % | 5.1 % |

United States Census American Community Survey 2021 5-Year- Estimates



ECONOMIC CHARACTERISTICS:

LABOR FORCE PARTICIPATION:

- The labor force participation rate in Verdigris is relatively high, reflecting a community with a significant percentage of working-age individuals who are employed or actively seeking employment.

EMPLOYMENT SECTORS:

- The town's employment base is diverse, with residents working in a variety of sectors. Some of the most prominent employment sectors in Verdigris and the surrounding region include education, healthcare, retail trade, manufacturing, and construction. Additionally, many residents commute to nearby cities, such as Tulsa, for employment opportunities in a wider range of industries.

UNEMPLOYMENT RATE:

- The unemployment rate in Verdigris has historically been lower than the national average, reflecting a relatively stable and healthy local economy. However, it is essential to monitor the unemployment rate and other economic indicators regularly, as they may change over time due to fluctuations in the broader economy.

INCOME LEVELS:

- Income levels in Verdigris tend to be comparable to or slightly higher than the state average, reflecting a generally stable and prosperous community. The town has a mix of households with varying income levels, including both blue-collar and white-collar workers.

COMMUTING PATTERNS:

- A significant percentage of Verdigris residents commute to work in nearby cities, such as Tulsa, due to the broader range of employment opportunities available in larger urban centers. This commuting pattern highlights the importance of reliable transportation infrastructure, such as highways and public transit options, for the town's workforce.

WORKFORCE EDUCATION AND SKILLS:

- The educational attainment of Verdigris residents is generally on par with or slightly higher than the state average. Many residents hold high school diplomas or higher degrees, and the community has access to various educational institutions for workforce development, including colleges and vocational schools in the region.

Understanding the employment characteristics of Verdigris is essential for local leaders and planners to make informed decisions. By promoting a diverse and resilient local economy, the town can ensure that its residents have access to quality employment opportunities and a high standard of living.



| Employment by Industry | 2021 Units | 2021 Percentage |
|---|------------|-----------------|
| Full-time, year-round civilian employed population 16 years and over | 2080 | 100.00% |
| Agriculture, forestry, fishing and hunting, and mining: | 35 | 1.68% |
| Construction | 245 | 11.78% |
| Manufacturing | 205 | 9.86% |
| Wholesale trade | 74 | 3.56% |
| Retail trade | 181 | 8.70% |
| Transportation and warehousing, and utilities: | 221 | 10.63% |
| Information | 21 | 1.01% |
| Finance and insurance, and real estate and rental and leasing: | 144 | 6.92% |
| Professional, scientific, and management, and administrative and waste management services: | 227 | 10.91% |
| Educational services, and health care and social assistance: | 472 | 22.69% |
| Educational services | 174 | 8.37% |
| Health care and social assistance | 298 | 14.33% |
| Arts, entertainment, and recreation, and accommodation and food services: | 70 | 3.37% |
| Other services, except public administration | 68 | 3.27% |
| Public administration | 117 | 5.63% |

United States Census American Community Survey 2021 5-Year- Estimates

BUILT ENVIRONMENT:

The built environment of the town of Verdigris, Oklahoma, is characterized by a combination of residential, commercial, and industrial areas, along with public spaces and infrastructure that contribute to the overall identity and livability of the community. As a steadily growing town, Verdigris has experienced significant development in recent years, which has shaped its built environment in various ways.

RESIDENTIAL AREAS:

- Residential neighborhoods in Verdigris are predominantly comprised of single-family homes, with a mix of housing styles and ages. The town has experienced the development of new subdivisions as the population has grown, while also preserving some of the older, established neighborhoods. In general, residential areas are well-maintained, with ample green spaces, parks, and tree-lined streets that contribute to a pleasant living environment.

COMMERCIAL AREAS:

- Commercial development in Verdigris is concentrated along major roadways and intersections, offering a range of retail and service businesses that cater to the needs of the local community. These areas often feature small shopping centers, standalone businesses, and mixed-use developments. Verdigris continues to attract new businesses, which contributes to the economic health and vibrancy of the town.



INDUSTRIAL AREAS:

- Industrial areas in Verdigris are located primarily on the outskirts of town or in designated zones, separated from residential and commercial areas to minimize potential land-use conflicts. These areas typically include light industrial, manufacturing, and warehousing facilities, offering employment opportunities for local residents and contributing to the economic base of the community.

PUBLIC SPACES AND INFRASTRUCTURE:

- The built environment of Verdigris also includes public spaces and infrastructure, such as parks, trails, and recreational facilities, which contribute to the quality of life for residents. The town has invested in developing and maintaining these public amenities, promoting outdoor activities and fostering a strong sense of community. The transportation infrastructure, including roadways and bridges, plays a vital role in connecting the various parts of the town and facilitating access to neighboring cities, such as Tulsa.

CHALLENGES AND OPPORTUNITIES:

- As Verdigris continues to grow, the town faces challenges related to managing the built environment, including the need for additional housing, commercial development, and public infrastructure. The town must balance the demands of growth with the preservation of its natural environment, open spaces, and small-town character. By focusing on sustainable development practices, promoting walkability,

and enhancing the visual appeal of the built environment, Verdigris can ensure that its growth contributes to the overall well-being of the community.

In conclusion, the built environment of Verdigris, Oklahoma, reflects the town's growth and development over the years, as well as its ongoing commitment to creating a livable, vibrant, and attractive community. By understanding the current state of the built environment and considering future growth, local leaders and planners can make informed decisions that will shape the town's landscape and contribute to the quality of life for its residents.

EXISTING REGULATORY FRAMEWORK:

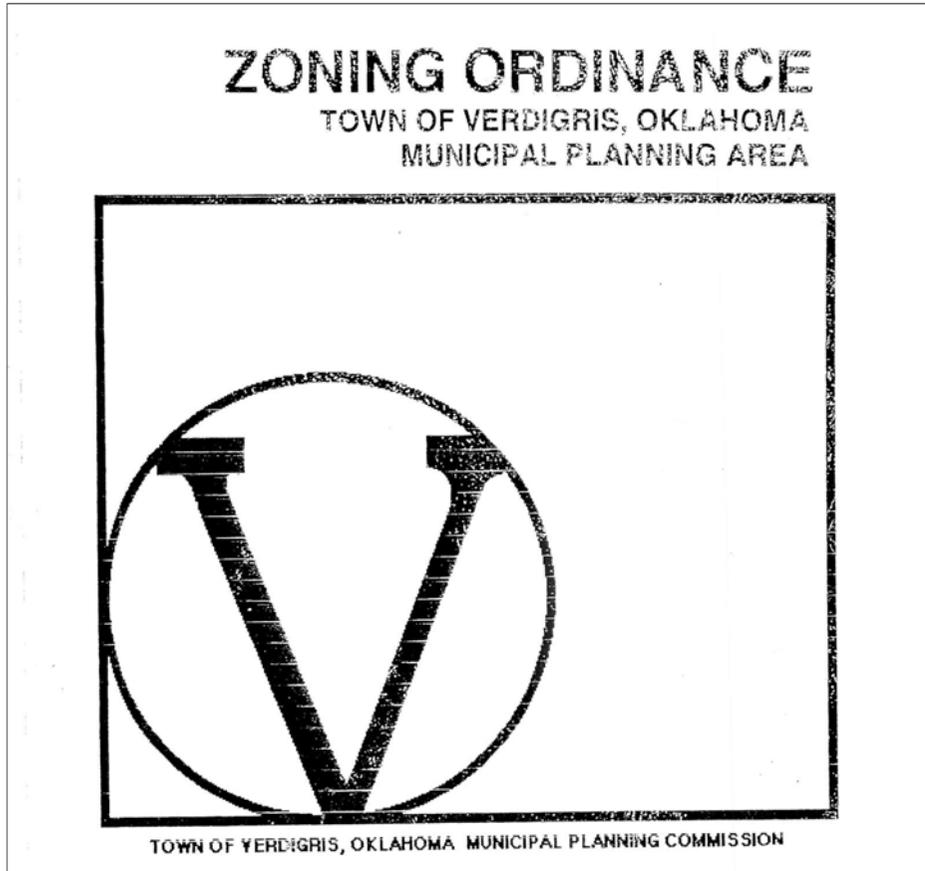
The existing regulatory framework for the town of Verdigris, Oklahoma, plays a critical role in shaping the community's growth, development, and overall character. This framework consists of a collection of local ordinances, zoning regulations, and planning policies that guide land use, construction, and other aspects of the built environment. The purpose of these regulations is to protect public health, safety, and welfare, while also promoting a high quality of life for residents and preserving the town's unique identity.

ZONING REGULATIONS:

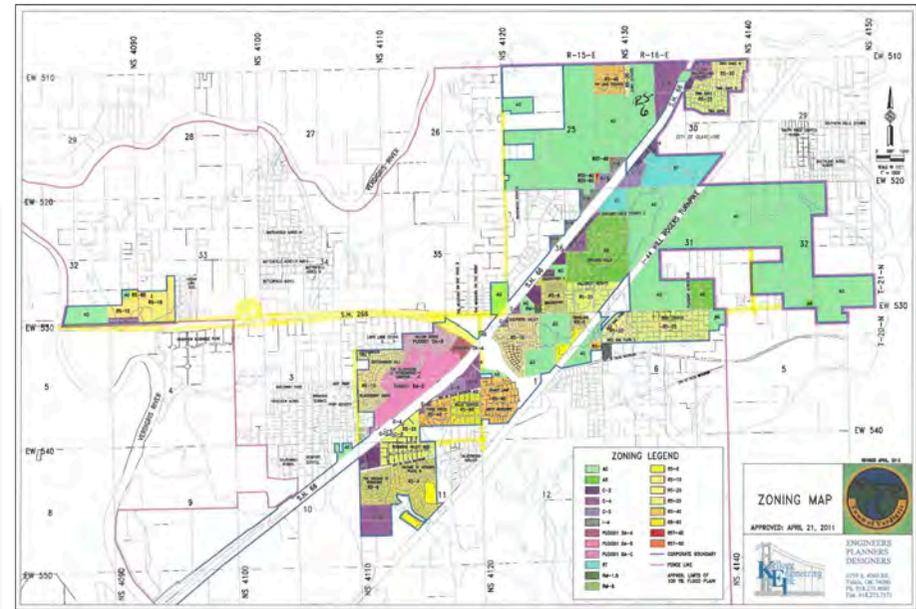
Zoning regulations in Verdigris are a key component of the regulatory framework, dictating how land can be used and developed within the town. Zoning designations typically include residential, commercial, industrial, and agricultural categories,



as well as special districts for specific uses or development types. These regulations help to ensure that land use and development are compatible with the surrounding environment, protect property values, and prevent land-use conflicts.



2001 Verdigris Zoning Code



Existing Zoning Map

SUBDIVISION REGULATIONS:

Subdivision regulations govern the process of dividing land into smaller parcels for development, ensuring that new developments adhere to community standards and are appropriately integrated into the existing infrastructure. These regulations typically address issues such as lot size and configuration, street layout, access to utilities, and stormwater management.



BUILDING CODES:

Building codes in Verdigris set standards for the design, construction, and maintenance of buildings, ensuring that structures are safe, durable, and accessible. These codes are typically based on widely recognized model codes, such as the international building code (IRC) and international residential code (IRC), with any necessary local amendments. In addition to these codes, the town may also adopt specific codes for plumbing, electrical, and mechanical systems.

ENVIRONMENTAL REGULATIONS :

Environmental regulations in Verdigris help to protect the community's natural resources, including air quality, water quality, and open spaces. These regulations may address issues such as erosion control, stormwater management, floodplain management, and the preservation of sensitive habitats or species. In addition, the town may also have specific ordinances related to tree preservation, landscaping, and other aspects of environmental stewardship.

COMPREHENSIVE PLAN:

While not a regulatory document in itself, the town's comprehensive plan serves as a guiding framework for the development of regulatory policies and decisions. The comprehensive plan outlines the community's vision for growth and development, including goals and objectives related to land use, transportation, housing, economic development, and other aspects of community life. Local ordinances and regulations should be consistent with the goals and policies of the comprehensive plan.

In conclusion, the existing regulatory framework in the town of Verdigris, Oklahoma, plays a crucial role in shaping the community's growth, development, and character. By understanding and evaluating the effectiveness of these regulations, local leaders and planners can make informed decisions that protect public health, safety, and welfare, while also promoting a high quality of life and preserving the town's unique identity.

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Community Visioning



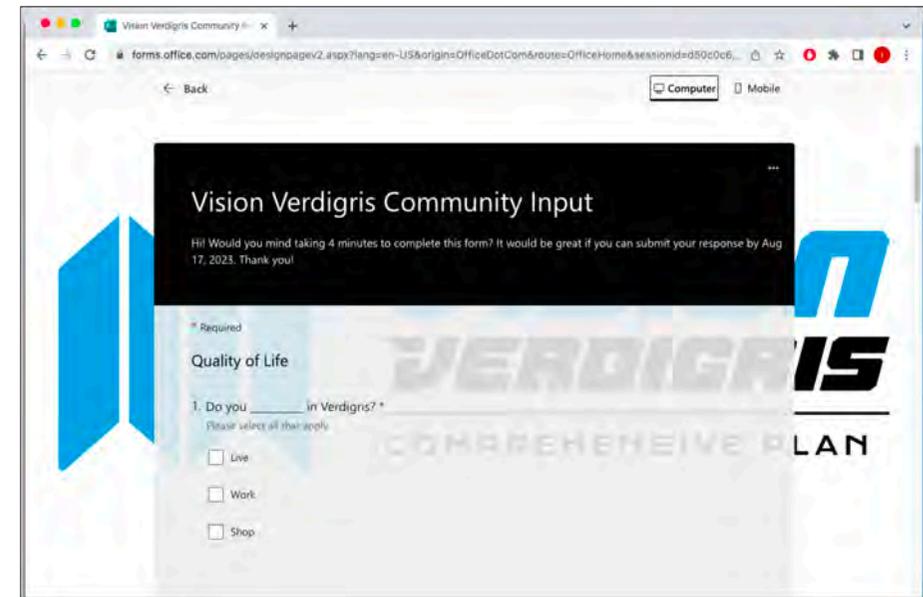
COMMUNITY VISIONING

Community visioning is a democratic process that enables citizens to identify the kind of place they want to live in the future, establish the direction for government action, and communicate those aspirations to the elected officials and other people who can make a difference. The process in Verdigris, Oklahoma was characterized by a deep commitment to inclusivity and engagement.

PUBLIC ENGAGEMENT

STEERING COMMITTEE:

A representative group of community members, including residents, business owners, local government officials, and other stakeholders, was assembled to guide the process. Their main function was to oversee the community engagement efforts, review and provide feedback on the draft comprehensive plan, and serve as advocates of the planning process within their respective circles. This hands-on involvement ensured that the plan reflected a variety of perspectives and had broad community buy-in.



Online Survey

DIGITAL ENGAGEMENT:

Recognizing the growing role of digital platforms in communication, a multi-platform approach was adopted. A dedicated website acted as a central hub for the comprehensive plan, providing updates on the planning process, access to resources, and a platform for public comments. Social media platforms such as facebook and twitter amplified engagement by offering regular updates, promoting public participation, and encouraging community-wide conversations about the future of Verdigris.



PUBLIC SURVEYS AND WORKSHOPS:

Public surveys were disseminated across multiple platforms, offering a space for community members to express their views on key aspects of the plan. These insights were invaluable in shaping the plan's development. Meanwhile, public workshops provided a more interactive forum. These sessions allowed community members to discuss issues and opportunities, and to actively participate in shaping different planning scenarios.



Public Meeting April 2023

Board 2 - Infrastructure



What are your priorities for community infrastructure in Verdigris?
Choose your top three (3) attributes by placing a sticker below

| Current Issues | Flood Protection | Public Utilities | Police and Fire | Future Issues |
|--|---------------------------|---------------------------------|------------------------------------|------------------|
| Handwritten notes: Less Government, No U.N. Agenda, No Biden WOTAS, No Biden 30-30 | Image of a flooded street | Image of a trench for utilities | Image of police and fire personnel | Blank whiteboard |
| | Planning & Zoning | Recycling | Other | |
| | Image of a zoning map | Image of recycling bins | Handwritten notes: No Agenda 2030 | |

Information Gathered at Public Meeting in April of 2023

Board 4 - Housing



What are the future housing needs in Verdigris?
Choose your top three (3) attributes by placing a sticker below

| Current Issues | Large Lots | Subdivisions | Duplex | Future Issues |
|---|-----------------------------------|---------------------------------|--|--|
| Handwritten notes: No Sell, House Price, Less Government, No SUSTAINABLE Growth | Image of a large lot with a house | Image of a subdivision | Image of a duplex | Handwritten notes: No SUSTAINABLE Growth, No Sell, House Price, Less Government, No SUSTAINABLE Growth |
| | Apartments | Senior Living | Other | |
| | Image of an apartment building | Image of senior living facility | Handwritten notes: No SUSTAINABLE Growth, No Sell, House Price, Less Government, No SUSTAINABLE Growth | |



68%

said they feel **Very Happy**.



25%

said they feel **Somewhat Happy**.



4%

said they feel **Somewhat to Very Unhappy**.



KEY PUBLIC FINDINGS:

HAPPINESS:

In Verdigris, a significant majority of its residents express a high level of contentment with their living conditions. A striking 68% of the population reports feeling very happy, indicating a strong sense of community well-being and satisfaction. A further 25% feel somewhat happy, pointing to a general positivity amongst the townspeople. However, it's worth noting that a small fraction, around 4%, have expressed feelings ranging from somewhat to very unhappy. While this is a minor segment, it emphasizes the need for continuous efforts to address any underlying issues and ensure that every resident feels valued and content in Verdigris.

LAND USE:

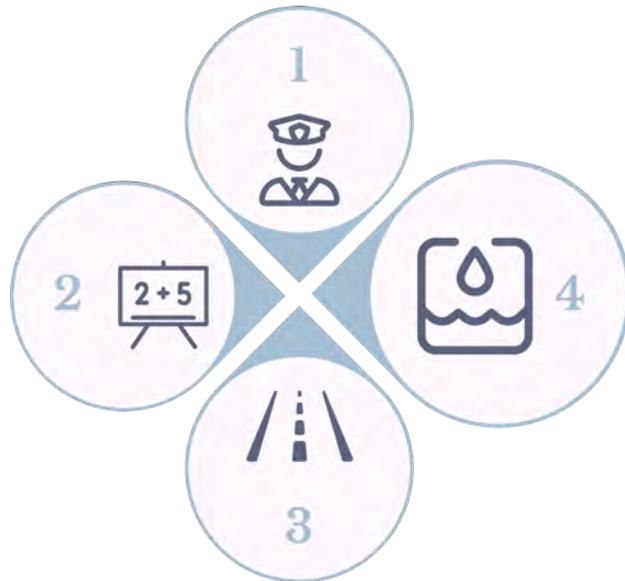
The community values Verdigris's unique small-town feel, and it was clear from the engagement process that there was a desire to protect this, even with increased retail development. The creation of a land use intensity system (LUIS) was seen as a potential tool for guiding this growth while preserving the community's unique character.

MOBILITY:

There was a broad consensus that traffic congestion in key areas needs to be addressed, and that creating walkable areas



throughout the town would improve livability. Improved access to highways 66 and 266 was also highlighted, showing the importance of connectivity to the wider region.



Top four issues in Verdigris:
Safety, Education, Roads, & Water

COMMUNITY INFRASTRUCTURE:

Participants emphasized the importance of preparing the Rural Water District and Rural Water District for future development. Flood management, especially concerning floodplain and flood-prone areas, was identified as a major priority. Participants were also forward-thinking in their desire to ensure the town's readiness for any potential transfer of road maintenance from the county.

PARKS AND RECREATION:

Verdigris residents clearly value their outdoor spaces. The need for both active and passive parks was identified, as well as the desire for a regional river park along the Verdigris river. An interesting idea that emerged was encouraging private developers to create and maintain parks through homeowners associations.

HOUSING:

Balancing growth with maintaining the town's character was a recurring theme in the housing discussions. Participants expressed a preference for larger lots and emphasized the importance of senior living options. While there was acceptance of some high-density development, the sentiment was that it should be confined to certain areas.

ECONOMIC DEVELOPMENT:

The community showed a strong desire for more diverse retail options, particularly small shops and dining options. There was less enthusiasm for large office spaces and big-box retail, demonstrating a preference for developments that are in keeping with the town's character. Industrial development was deemed acceptable but should be kept to existing zones.





PLACEMAKING:

The community's sense of place was a focal point of the discussions. While not the top priority, there was a recognition that the town could benefit from a more defined central area, a place where residents can gather, shop, and feel a sense of belonging.

QUALITY OF LIFE:

The quality of life discussions revealed a community that takes pride in its local institutions, especially the school district. In addition to educational excellence, improved road maintenance and developing a stronger sense of place were also identified as vital elements in enhancing the town's overall quality of life.

CONCLUSION

The community visioning process provided a valuable snapshot of the community's aspirations for Verdigris. It helped articulate a shared vision for the future, providing a robust basis for the development of the comprehensive plan. This vision will now guide the town of Verdigris's growth and development, ensuring it remains a vibrant, thriving, and inclusive community that truly reflects the needs and desires of its residents.

VISION STATEMENT FOR THE TOWN OF VERDIGRIS:

"Verdigris, Oklahoma aspires to be a community that preserves its unique small-town charm and natural beauty, while thoughtfully embracing growth and development. We envision a future where diverse retail opportunities flourish, where

walkable, connected neighborhoods blend seamlessly with well-maintained roads and highways. Our town will boast robust infrastructure, ensuring access to clean water and effective sewer systems. Verdigris will be characterized by its expansive outdoor spaces, including a variety of active and passive parks, with a standout river park along the Verdigris river. Our housing landscape will promote inclusivity and diversity, accommodating senior living and allowing for thoughtfully planned higher-density developments. Economic growth in Verdigris will remain considerate of our town's identity, favoring smaller retail and dining establishments over large-scale industrial and commercial buildings. With a vibrant town center as our focal point, Verdigris will cultivate a strong sense of place where community gatherings, shopping, and local engagement converge. Above all, the quality of life in Verdigris will be distinguished by our pride in excellent local institutions, especially our school district, and the high level of community involvement in the ongoing pursuit of maintaining and improving our town's wonderful character."

"We dream of Verdigris as a friendly, growing town that keeps its small-town feel, offers different kinds of shops and homes, protects nature, supports great schools, and is a place people love to call home."



66

INTERSTATE
I-44

4

Land Use



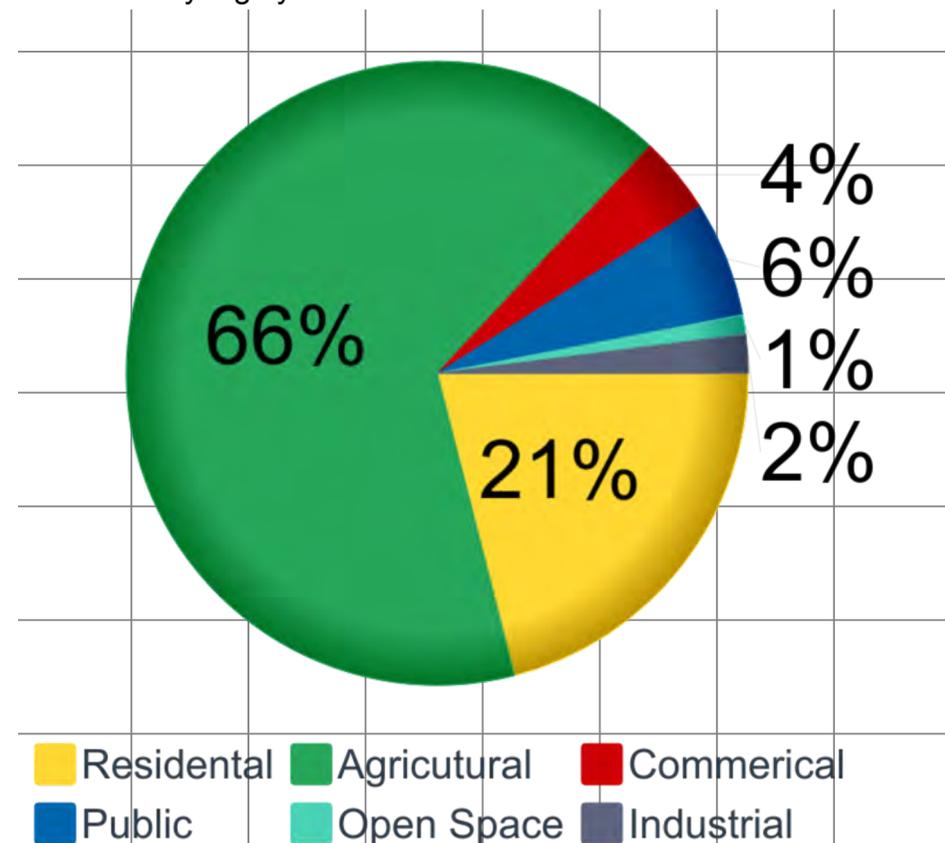
LAND USE:

Nestled amidst Tulsa's picturesque landscapes, the town of Verdigris is a unique blend of small-town charm and potential for judicious growth. This balance has been highlighted repeatedly during the community engagement process, underlining the local commitment to preserving the town's character. However, the residents also acknowledge the benefits of expanding retail development for the town's economic vibrancy. One critical tool identified to ensure that Verdigris can gracefully walk this tightrope between growth and preservation is the land use intensity system (LUIS).

IN-DEPTH DESCRIPTION OF EXISTING LAND USE

Verdigris's current land use is predominantly agricultural, which occupies approximately 66% of the land within the town's jurisdiction. This prevalence of agricultural land use is a testament to the town's rural roots and plays a critical role in the local economy, besides dictating the landscape's visual aesthetics. These agricultural lands can be seen sprawling across the northern, eastern, and southern parts of the town, a veritable homage to Verdigris's heritage and economic foundation.

Residential land use makes up about 21% of Verdigris's land use, mainly concentrated in the town's central and western portions. While seemingly small in comparison to the agricultural sector, this segment is vital in forging the community spirit that Verdigris is known for. The residential spaces, consisting mostly of single-family homes, exude an unmistakable homely charm that encapsulates the quintessential small-town lifestyle that the community highly values.





The town's institutional land use, accounting for approximately 4% of the total land use, is home to various critical public facilities, including schools, government administrative buildings, public service centers, and community halls. These establishments are the nerve centers of Verdigris, serving as the primary drivers of the town's day-to-day functioning and community engagement.

Commercial land use, though making up only 4% of Verdigris's land use, is strategically positioned along highway 66, the town's commercial artery. This sector is instrumental in Verdigris's financial health and acts as the backbone of the local economy, offering an array of goods, services, and employment opportunities. These businesses range from family-owned shops to larger retail establishments, catering to the diverse needs of the town's residents and visitors.

Open spaces, which make up around 3% of Verdigris's land use, comprise parks, recreational areas, green spaces, and natural preserves. These areas significantly contribute to the town's livability, promoting a healthier, more active lifestyle among residents. They provide an essential counterbalance to the built environment, serving as a haven for local biodiversity and a retreat for those seeking respite from urban life.

Lastly, multi-family and mobile home sectors constitute about 1% of Verdigris's existing land use. While this sector might appear minor, it plays a significant role in meeting the diverse housing needs of the community. It contributes to Verdigris's housing

diversity, making the town accessible to various income levels and lifestyle preferences.

In summary, the existing land use in Verdigris depicts a vibrant picture of a town that holds its agricultural history in high regard while adapting to the evolving needs of its population. As Verdigris stands at the cusp of growth and development, the guiding principles of the land use intensity system will be instrumental in maintaining this delicate balance, ensuring that Verdigris's cherished small-town charm persists as the town embraces the future.

CURRENT DEVELOPMENT CONTEXT

Understanding the current development context of Verdigris, Oklahoma provides valuable insights into the town's growth patterns and serves as a guidepost for future planning initiatives. In recent years, Verdigris has been experiencing a surge in both residential and commercial developments. Interestingly, these developments have not been scattered randomly but have followed distinct patterns, informed by the town's existing geographical and infrastructural layout.

The bulk of the new residential development in Verdigris has been concentrated along the railroad right-of-way. This development pattern appears to be influenced by several factors. Firstly, the presence of the railroad offers convenient access to transportation, a factor that typically boosts the appeal of residential areas. Moreover, the development along the railroad



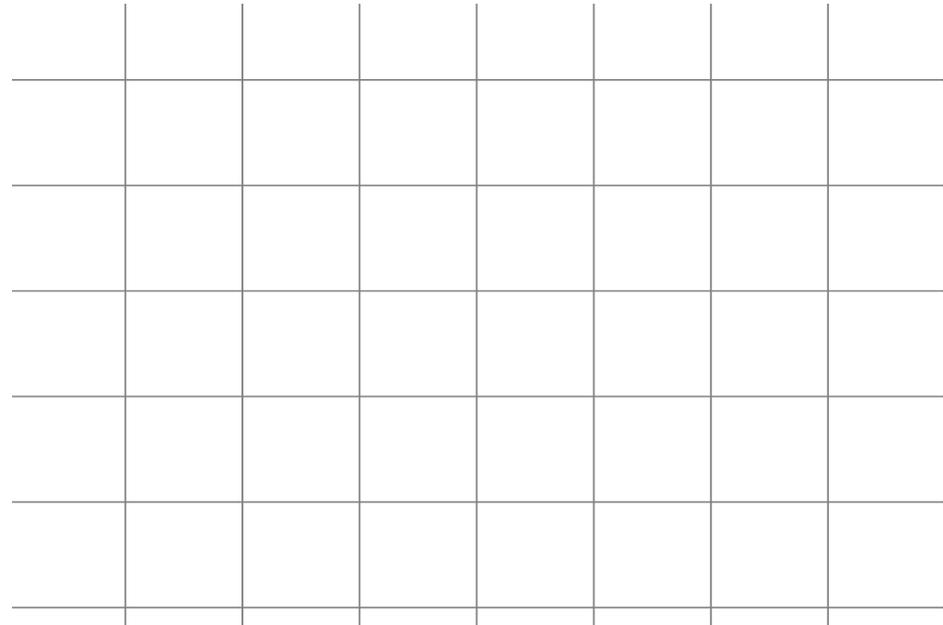
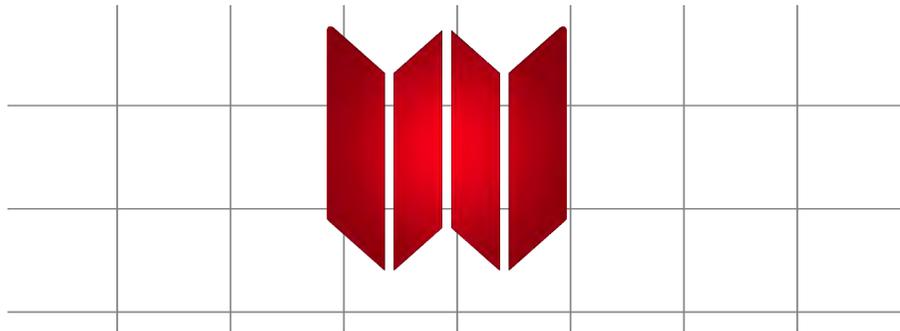
corridor offers a strategic way to integrate new housing into the town's fabric while minimizing potential disruptions to the existing agricultural and established residential zones.

Commercial development in Verdigris, on the other hand, has primarily been focused near the intersection of highway 66 and 4110 road. This intersection represents a significant nexus of activity and accessibility within the town, making it a logical choice for commercial enterprises. The visibility and traffic volume of highway 66 boost the commercial viability of businesses located here. Moreover, the proximity to major transport routes ensures easy access for both local residents and visitors, thereby fostering business growth.

These current development trends present both opportunities and challenges for Verdigris. On one hand, the distinct development zones ensure a level of order and predictability, fostering a balanced blend of residential tranquility and commercial vibrancy. On the other hand, Verdigris must carefully manage this growth to ensure it aligns with its overall vision for a sustainable, small-town future.

INTRODUCTION TO FUTURE DEVELOPMENT GUIDE

In Verdigris, Oklahoma, where an influx of development initiatives is poised to transform the landscape, the importance of a well-planned and context-sensitive approach to growth cannot be overstated. Responding to this call, the proposed future development guide presents an ambitious, yet grounded blueprint for the town's evolution. The heart of this strategy lies in the implementation of the land use intensity system (LUIS), a dynamic, six-tiered framework engineered to direct development in alignment with the specific intensity and character of land use that each area of Verdigris demands.





ABOUT LUIS

LUIS (Land Use Intensity Scale) levels help planners, developers, and communities conceptualize the intensity of development or activity within specific areas. To visualize the LUIS levels within a square mile, imagine the square as a chessboard.

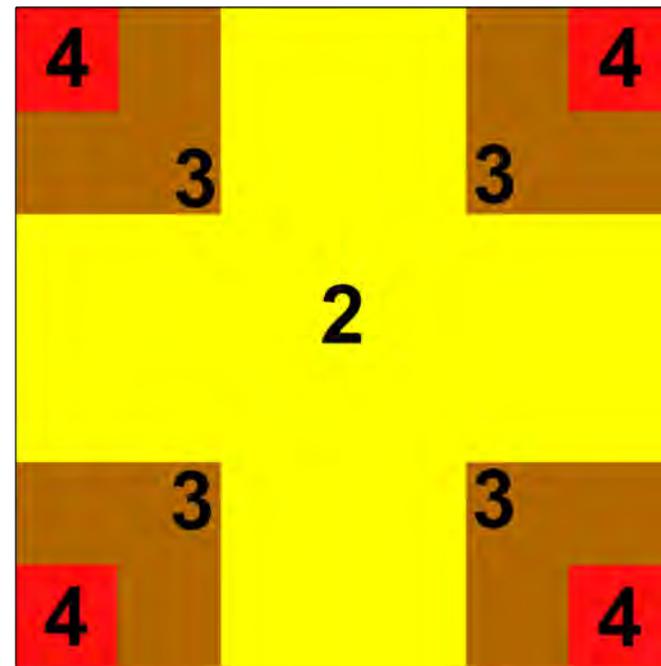
At the center of this chessboard, Level 2 intensity dominates. This might be characterized by relatively low-scale commercial, residential, or mixed-use developments, akin to a downtown of a small town or a village center. It's where you might find a mix of homes, small businesses, and community services, creating a focal point for local activity.

As you move outward from this center, the intensity transitions to Level 3. The middle ground between the core and the outer edges might be more suburban in nature – perhaps townhouses, larger businesses, and medium-scale infrastructure. Think of this area as the zones that are transitioning between the very central activities and the outskirts of the chessboard.

Finally, at the hard corners of our square mile – the four corners of the chessboard – Level 4 intensity emerges. This level often represents more robust and intensive commercial, industrial, or high-density residential developments. These corners might feature large shopping centers, manufacturing plants, or high-rise apartment complexes. Their placement at the edges of the square mile allows for easier access to main roads and

thoroughfares, ensuring smooth transportation and circulation for higher intensities of use.

In essence, within our square mile, the LUIS levels radiate out from a softer, mixed core (Level 2) through transitional zones (Level 3) and culminate in the most intense and dynamic corners (Level 4). This kind of arrangement ensures that there's a logical flow of intensity and activity, optimizing transportation, service provision, and land use within the community.



Example of LUIS Level Mapping System



LUIS LEVEL 1:

LUIS level 1 is dedicated to rural and agricultural residential uses. This foundational tier of the LUIS prioritizes the protection of Verdigris's agrarian roots, recognizing the importance of these landscapes in maintaining the town's identity and natural resources. These areas might include expansive farmlands, ranch-style residences, and large plots, exuding a rustic charm reminiscent of Verdigris's heritage. Care will be taken to prevent encroachment of industrial or high-intensity commercial activities in these zones to preserve their tranquility and environmental value.



LUIS LEVEL 2:

LUIS level 2 provides for denser residential uses. Responding to a growing demand for housing within Verdigris, this tier fosters the creation of cohesive neighborhoods. This might entail the development of single-family homes, duplexes, or townhomes that strike a balance between population density and the sense of openness that residents cherish. These residential pockets would ensure ample green spaces, pedestrian-friendly layouts, and close-knit community vibes.





LUIS LEVEL 3:

LUIS level 3 caters to higher intensity residential uses combined with office spaces. This level signifies a shift towards mixed-use neighborhoods, bringing workspaces closer to homes. Residential buildings may rise a bit higher, townhomes and small apartment complexes could emerge, and the occasional office building may dot the streetscape. This setup promotes the concept where residents can work, live, and enjoy leisure activities within a short distance from their homes.



LUIS LEVEL 4:

LUIS level 4 is designated for commercial uses. These areas would host retail establishments, restaurants, and service-oriented businesses, strategically positioned along main roads or junctions. High visibility, accessibility, and a location in the heart of Verdigris's hustle and bustle would make these areas thriving business hubs. Though bustling, commercial areas would be planned to cause minimal disruption to residential peace and harmony.





LUIS LEVEL 5:

LUIS level 5 introduces the concept of specific placemaking districts. These zones go beyond traditional land use classifications to create areas that inspire a sense of community and foster local culture. They could host markets, arts and cultural spaces, community centers, and recreational facilities. They would serve as nodes of social interaction, enhancing the community spirit and adding layers of depth to Verdigris's identity.



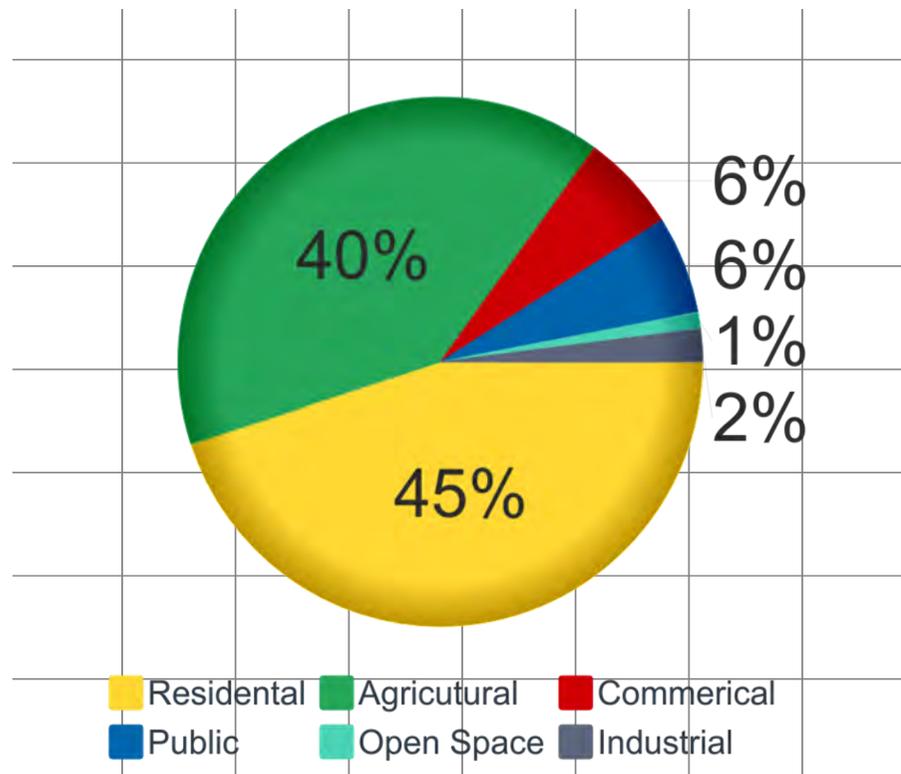
LUIS LEVEL 6:

LUIS level 6 is set for industrial uses. Although Verdigris has maintained a predominantly non-industrial character, a measured introduction of industrial zones is key for a diverse and robust economy. These areas, carefully sited and managed, would offer vital employment opportunities and contribute to the town's financial resilience. All necessary steps would be taken to ensure environmental sustainability and minimize any potential impacts on the town's ambiance.





By 2050, Verdigris envisions a transformative shift in its land-use patterns. Agricultural areas are projected to decrease significantly from 66% to 40%, making way for residential zones to surge from 21% to 45%. This change aligns with anticipated population growth and urbanization trends. Concurrently, commercial spaces are slated to grow moderately from 4% to 6% to accommodate increased residential demands. Despite these changes, allocations for public spaces, open areas, and industrial zones are expected to remain stable, reflecting a balanced approach to Verdigris' urban development.



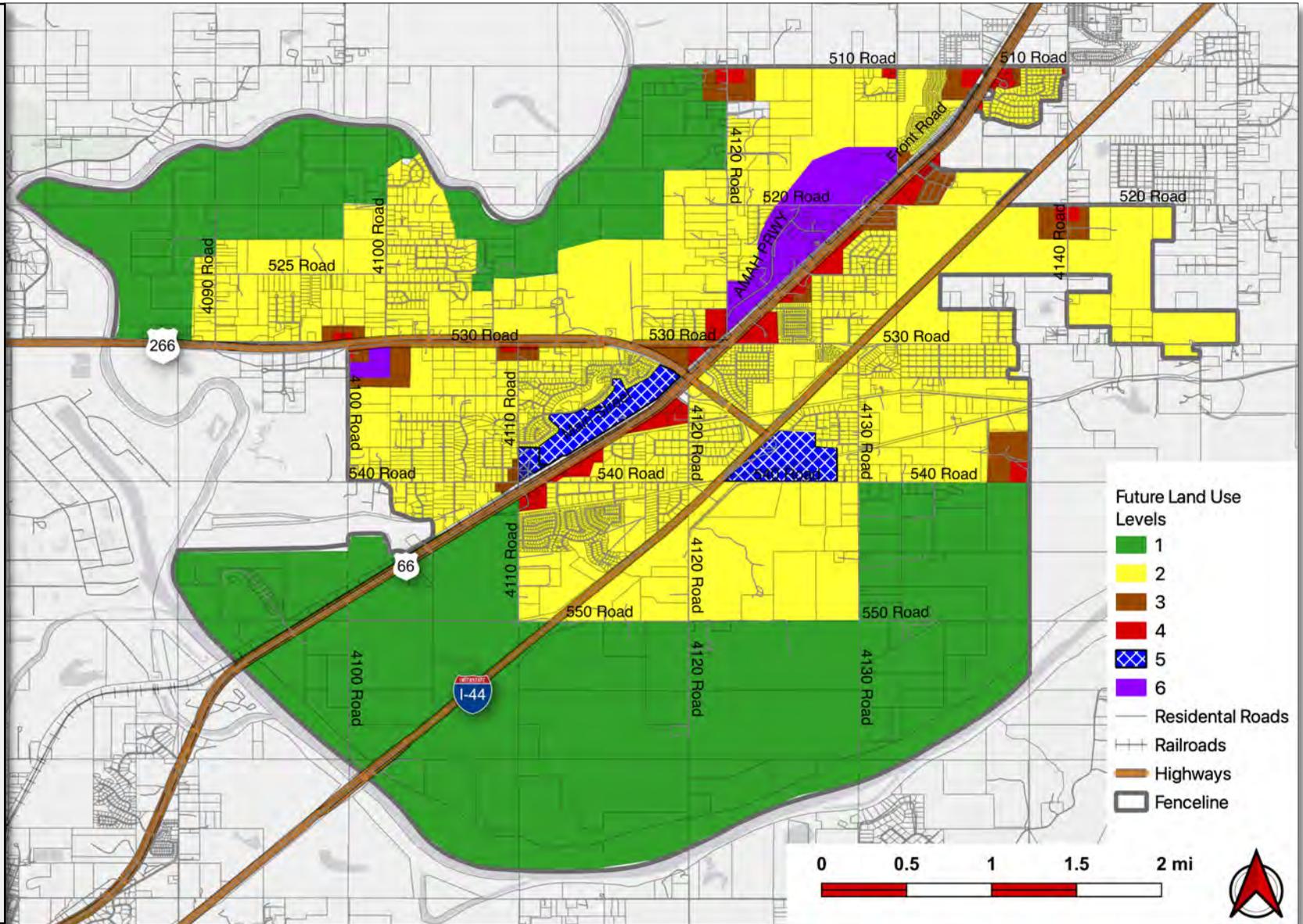
ANNEXATION:

Annexation, the process by which a city or town extends its boundaries into adjacent areas, is a powerful tool that can help municipalities manage growth and extend services. While it can bring several advantages to both the annexing town and the annexed areas, it also poses challenges that must be carefully navigated. For the town of Verdigris in Tulsa, considering annexation as part of its growth strategy calls for an understanding of the associated benefits, potential downsides, and the legal process involved.

Annexation brings with it a blend of advantages and challenges for towns. On the upside, it allows municipalities to extend essential services, such as police, fire services, and utilities, thereby enhancing the overall quality of life for residents in the newly annexed areas. Moreover, annexation offers the town a chance to regulate land use and zoning, paving the way for sustainable and organized growth. Economic prospects can also see a boost, with the provision of better infrastructure and a stable regulatory setting acting as a catalyst for business development, broadening the tax base, and job creation. However, the process isn't devoid of challenges. There are often significant upfront and ongoing costs associated with annexation, which can weigh on the town's financial resources. Additionally, not all residents welcome this change; concerns over rising taxes, shifts in land use regulations, and potential erosion of rural character can spark resistance.



Future Land Use Map





LAND USE INTENSITY SYSTEM ZONING DISTRICT TABLE

| Zoning District | Level 1 | Level 2 | Level 3 | Level 4 | Level 5 | Level 6 |
|--------------------------------------|---------|---------|---------|---------|---------|---------|
| AG (Agriculture General) | X | F | | | | |
| AG (Agriculture Industrial) | | | | | | X |
| AG (Agriculture Residential) | X | F | | | | |
| AG (Agriculture Open Space) | X | F | F | F | F | F |
| RS-60 (Residential Single Family) | X | F | | | | |
| RSTD/S-60 (Residential Manufactured) | | | X | | | |
| RS-40 (Residential Single Family) | X | F | | | | |
| RSTD/S-40 (Residential Manufactured) | | | X | | | |
| RS-30 (Residential Single Family) | X | F | | | | |
| RSTD/S-30 (Residential Manufactured) | | | X | | | |
| RS-25 (Residential Single Family) | F | | | | | |
| RSTD/S-25 (Residential Manufactured) | | | X | | | |
| RS-20 (Residential Single Family) | F | X | | | | |
| RS-10 (Residential Single Family) | | X | F | | | |
| RS-6 (Residential Single Family) | | X | F | | | |

| Zoning District | Level 1 | Level 2 | Level 3 | Level 4 | Level 5 | Level 6 |
|---------------------------|---------|---------|---------|---------|---------|---------|
| OL (Office Low) | | F | X | F | F | |
| OM (Office Medium) | | | X | X | F | |
| OH (Office High) | | | | X | F | |
| C-1 (Local Shopping) | | | | F | | |
| C-2 (Community Shopping) | | | | F | | |
| C-3 (Central Commercial) | | | | F | F | |
| C-4 (Central Service) | | | | X | F | |
| C-5 (Highway Commercial) | | | | X | | |
| SR (Scientific Research) | | | | | | X |
| I-1 (Restrict Industrial) | | | | | | X |
| I-2 (Light Industrial) | | | | | | X |
| I-3 (Medium Industrial) | | | | | | X |
| I-4 (Heavy Industrial) | | | | | | X |
| M (Mining District) | | | | | | F |
| P (Parking) | | | | F | F | X |



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Transportation

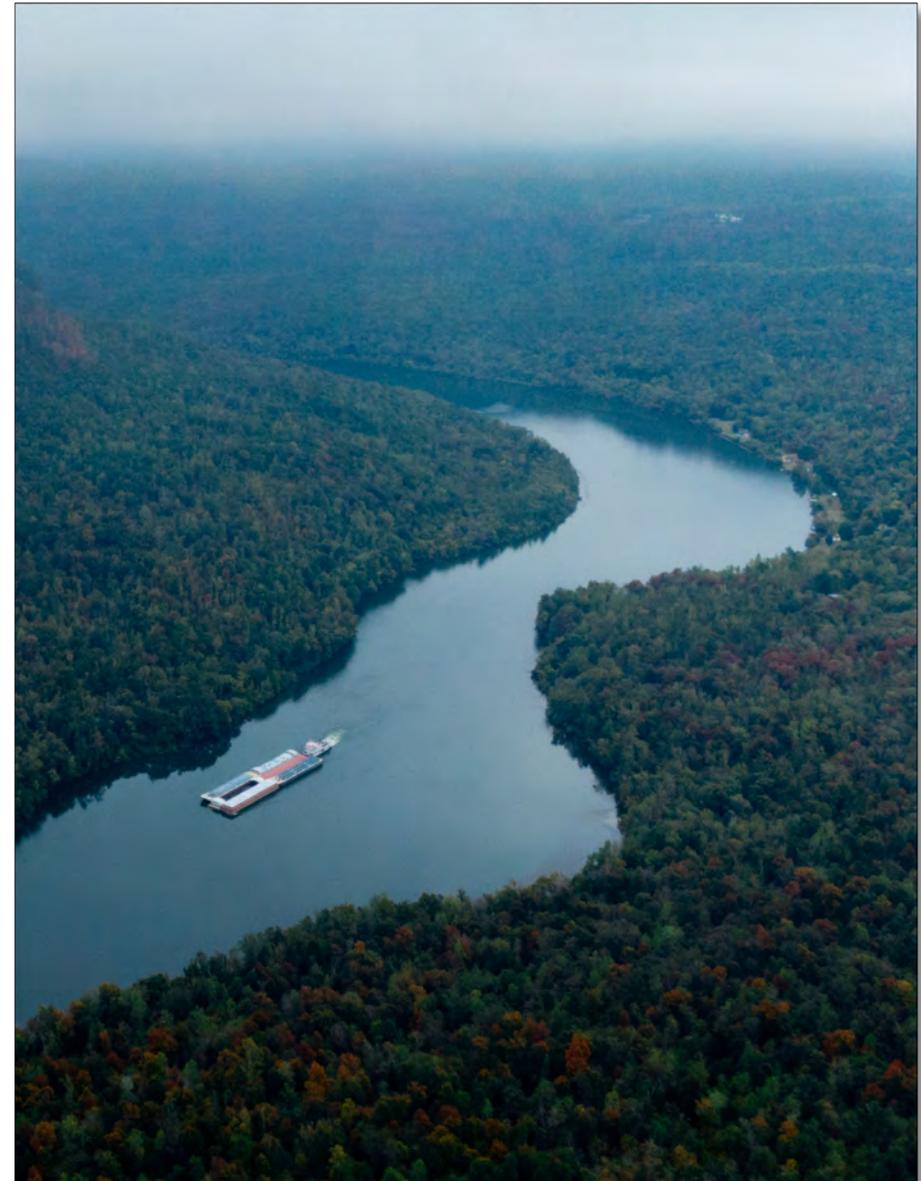


TRANSPORTATION

Transportation is the lifeblood of any prosperous community. It provides the arteries through which goods, services, and people can move, directly influencing the quality of life and the socio-economic progress of the area. In Verdigris, Oklahoma, transportation plays an indispensable role in not only facilitating daily commutes and commercial activities but also shaping the town's unique identity. Recognizing this, Verdigris's comprehensive town plan incorporates a strategic framework for transportation that caters to the present and anticipates the future, fostering an environment where both the town and its residents can flourish.

EXISTING TRANSPORTATION NETWORK:

Verdigris boasts an expansive network of local roads spanning 42.85 miles. This network, while substantial, has not been static; the town has continuously worked towards improving this intricate web of connectivity. Critical junctions, such as the intersections at highway 66 and 4110 road, highway 66 and east 530 road, as well as Gordon Road and Fisher Road, have seen significant enhancements over the last two decades. These improvements have served the dual purpose of boosting safety and streamlining traffic, providing an optimized transportation experience for residents and businesses alike.





HIGHWAYS:

Highways form the primary arteries of Verdigris, offering crucial connectivity to other regions and states. Few roads in American have as much historical and cultural allure as highway 66. The mother road, as John Steinbeck penned in his classic, "The Grapes of Wrath," is steeped in nostalgia and Americana. It symbolizes the era of the Great Depression, the mass migration westward, and the birth of America's love affair with the open road. Since 1926, route 66 has stretched across the heartland of America, directly through Verdigris, Oklahoma. Serving as the town's main arterial vein, it brought prosperity and growth, stimulating the local economy with an influx of travelers and related businesses. The echo of its significance reverberates today, with nostalgic landmarks peppered along the route, drawing in tourists and contributing to the town's unique character. Verdigris's DNA is intertwined with the legacy of route 66. Highway 266, meanwhile, has spurred economic development by providing a seamless link to other thriving regions of Tulsa. Interstate 44, named after the renowned humorist Will Rogers, connects Verdigris to major cities and regions, reinforcing the town's strategic geographic positioning.

RAIL AND WATERWAYS:

The Burlington Northern and Santa Fe railway (BNSF) stands as a powerful symbol of the industrial spirit of America. Its network of tracks stretches across the country, silently shaping the landscape and the economy. BNSF has its rails laid directly through Verdigris, connecting the town to a broader economy.

Whether moving grain from the fields or products from the industrial areas, the railway serves as the town's economic lifeline. The whisper of a passing freight train is not just a familiar sound to the residents of Verdigris; it's the sound of prosperity and progress.

The McClellan-Kerr Tulsa River Navigation System is an impressive feat of engineering and a critical economic artery for the region. Stretching from the Mississippi River into the heartland of Tulsa, it connects Verdigris to major sea ports and global markets. The navigational system has catalyzed the region's growth, making Verdigris an attractive location for businesses seeking efficient transport of goods. Its presence is a powerful symbol of Verdigris's deep connection with the world beyond its borders.





Ensclosed on the verdant banks of the Verdigris river, the Tulsa port of Catoosa is a vital pillar of Verdigris's infrastructure. As the most inland river port in the U.S., it is a testament to human ingenuity and the power of waterway transportation. From grains to industrial goods, a wide variety of commodities flow through the port, connecting Verdigris to the world. The port serves as an economic engine, generating jobs and boosting the town's economy. It's more than just a port; it's Verdigris's gateway to the world.

PUBLIC TRANSPORTATION:

While Verdigris currently has limited public transportation services, primarily serviced by Uber and Lyft. As pivotal players in the transportation revolution, Uber and Lyft have rewritten the rulebook for personal travel. Born out of San Francisco's tech boom, these companies have digitized ride-hailing and, in the process, democratized access to convenient and affordable transport. In Verdigris, the impact is no less transformative. The traditional boundaries that limited taxi services have dissolved, giving residents greater choice, and reshaping the town's transportation dynamics. These services have not only reduced the reliance on personal vehicles but also provided flexible income opportunities for local residents. In Verdigris, ride-sharing has created a ripple of change, redefining what is possible in this small town.

AIR:

As the gateway to the skies for Tulsa and the surrounding area, Tulsa International Airport has been at the forefront of the region's aviation history since 1928. From humble beginnings as a small municipal airport to serving as a major hub during world war ii, and now catering to millions of passengers annually, the airport is a testament to the progress and ambition of the region. For Verdigris, its proximity to this aviation hub means the world is merely a flight away, enabling global connections for both business and pleasure. The airport is a symbol of accessibility and opportunity, shaping Verdigris's identity and potential. Additionally, Verdigris houses the Sam Riggs airport, a grass strip airport catering to lighter, private aircraft.





LOCAL ROADS:

Locally, roads such as 520 road, 530 road, 540 road, 4110 road, 4120 road, and 4130 road play an instrumental role in the town's internal connectivity. These two-lane roads primarily serve Verdigris's agricultural and residential communities but hold considerable potential for accommodating future growth and development, particularly in line with the town's strategic comprehensive plan.

Two-lane roads are common in smaller towns like Verdigris, offering simplicity and sufficient transportation capacity for less populated areas. These roads are an integral part of the town's transportation network, serving as the primary conduits for local travel and connecting different parts of the community. However, as Verdigris experiences residential and commercial growth, the demands on these two-lane roads are set to increase, presenting challenges and opportunities for community planning and development.

Higher residential development invariably results in an increase in the volume of traffic. More residences mean more residents, and more residents mean more vehicles on the road. This can lead to congestion during peak travel times, which can in turn lead to increased travel times, frustrated drivers, and potential safety issues. Moreover, increased traffic can cause wear and tear on these two-lane roads, leading to a faster degradation of road quality if not properly maintained.

In addition to the increased volume of traffic, residential development can also change traffic patterns. New residential areas may introduce more drivers who use local roads as shortcuts to avoid congested main roads. This might increase the traffic load on previously quiet streets, affecting the lives of the residents who live there and potentially necessitating changes in road design or traffic management.

Commercial development, on the other hand, can impact two-lane roads differently. Commercial properties often generate high traffic volumes themselves, with customers, deliveries, and employees all adding to the number of vehicles on the road. The location of commercial development can significantly impact traffic patterns, potentially turning two-lane roads into major thoroughfares. This can lead to a need for road widening, improved signage, traffic signals, or other traffic management measures.

The presence of commercial properties can also encourage pedestrian traffic, which is an important consideration for road design. If a two-lane road is busy with vehicular traffic and also serves a commercial area with significant foot traffic, safety measures such as crosswalks, pedestrian islands, or traffic calming measures may be needed to ensure pedestrian safety.

With careful planning, however, the impact of residential and commercial development on two-lane roads can be managed effectively. By considering future growth in road designs, working to distribute traffic more evenly, implementing traffic



management measures, and maintaining roads effectively, Verdigris can ensure that its two-lane roads continue to serve the community well into the future. These measures can also help to maintain the town's small-town feel and ensure that its roads serve all users - drivers, pedestrians, and cyclists alike.

TRAILS AND SIDEWALKS:

Trails and sidewalks are essential elements of a city's infrastructure, providing a backbone for active transportation, enhancing community connectivity, and boosting public health. Verdigris, with its unique small-town feel and strong community ties, stands to gain immensely from investing in these pedestrian-centric elements.

From the perspective of active transportation, trails and sidewalks provide a safe, dedicated space for non-motorized activities such as walking, running, cycling, and using personal mobility devices. This accessibility encourages daily physical activity, which contributes to better public health. Regular exercise reduces the risk of chronic diseases like obesity, diabetes, and heart disease, and promotes mental well-being. With well-designed trails and sidewalks, Verdigris can encourage its residents to incorporate more physical activity into their daily routines, significantly enhancing the town's overall health profile.

Additionally, trails and sidewalks have a profound impact on the community's connectivity. They provide links between neighborhoods, parks, schools, commercial areas, and other key destinations. This connectedness fosters a sense of community,

encourages local exploration, and enhances the pedestrian experience. In Verdigris, where maintaining the small-town atmosphere is a top priority, trails and sidewalks can help preserve and enhance this ambiance by promoting walkable, close-knit neighborhoods.

From an environmental perspective, trails and sidewalks encourage sustainable modes of transportation, reducing dependence on private vehicles. By choosing to walk or cycle for short trips instead of driving, residents can significantly reduce their carbon footprint. This shift towards sustainability aligns with





growing global efforts to combat climate change and can position Verdigris as a forward-thinking, eco-friendly community.

Economically, investment in trails and sidewalks can stimulate local businesses by increasing foot traffic in commercial areas. People who walk or cycle are more likely to notice and visit local shops and restaurants, supporting local economy. Furthermore, a town with well-maintained trails and sidewalks can attract tourism, particularly if the trails connect points of interest or offer scenic views.

For seniors and people with mobility impairments, well-designed trails and sidewalks are crucial for ensuring accessibility and independence. By incorporating features like ramps, wide paths, and rest areas, Verdigris can ensure that all residents can safely and comfortably navigate the town.

Ultimately, developing and maintaining trails and sidewalks is not just an investment in infrastructure, but an investment in the health, happiness, and prosperity of the community. For Verdigris, it's a step towards becoming a more connected, vibrant, and inclusive town, while preserving its cherished small-town character.

While the benefits of trails and sidewalks are numerous, the current situation in Verdigris highlights a significant deficit in this area. The town currently suffers from a lack of trails and sidewalks, which impairs mobility, limits active transportation

options, and hinders the community's potential for enhanced interconnectivity.

The town's pedestrian infrastructure is largely undeveloped, limiting residents' ability to walk or bike safely to key destinations like schools, parks, commercial areas, and other neighborhoods. This lack is especially felt by children walking to school, older adults who are less mobile, and residents without access to private transportation. Without safe, well-maintained footpaths, these populations may feel discouraged from venturing out, leading to decreased physical activity, reduced social interaction, and limited accessibility to local services.

The absence of trails and sidewalks also contributes to a missed opportunity for Verdigris to establish itself as a walkable, active, and healthy community. Opportunities for leisurely strolls, invigorating runs, or peaceful bike rides are limited, potentially impacting residents' quality of life and the town's appeal to potential newcomers seeking a healthy, active lifestyle.

Further, the lack of trails and sidewalks in Verdigris means missing out on the potential economic boost that foot traffic can provide to local businesses. Without pedestrian pathways to guide them, residents and visitors are less likely to explore different parts of town, impacting local shops and restaurants that rely on passersby.

Addressing this deficit is a crucial step towards realizing the community's vision for a more connected and vibrant Verdigris.



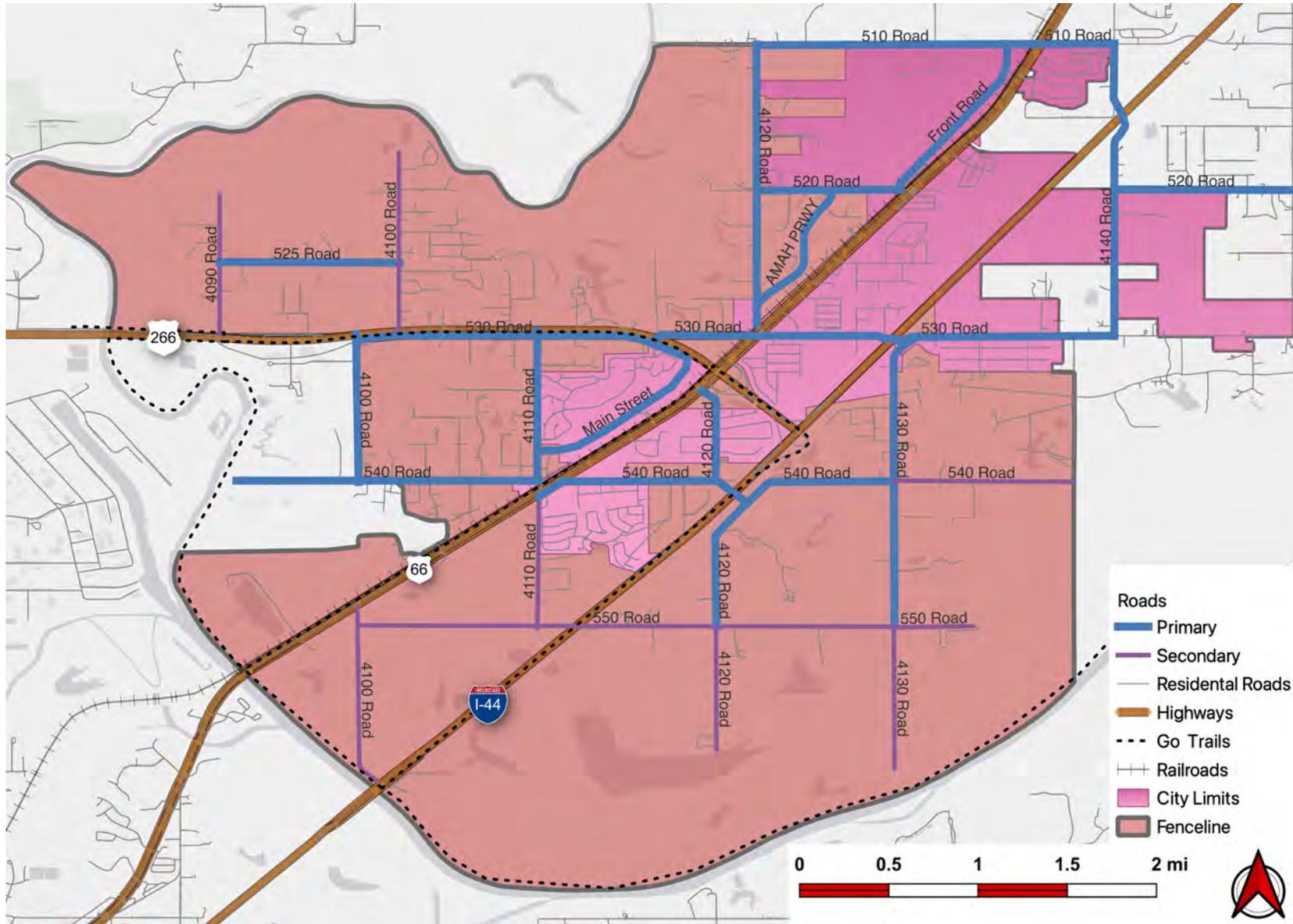
It's not just about laying concrete or marking trails, it's about making a commitment to the health, accessibility, and sustainability of the community. Investing in trails and sidewalks means investing in a future where all residents can enjoy the benefits of an active lifestyle, safely access all parts of the town, and feel a deeper sense of connection to their community. It's a commitment to a Verdigris where everyone, regardless of age or ability, has the opportunity to experience the unique charm and beauty of the town on foot or by bike, contributing to the cherished small-town character that makes Verdigris so special.

Transportation serves as the lifeblood of any thriving community, ensuring that residents, workers, goods, and services move efficiently and safely throughout the area. As the Town of Verdigris continues to evolve, so too does the need for a comprehensive and forward-thinking transportation plan. This document is designed to anticipate and address the transportation needs of our growing population, balancing the demands of vehicular traffic with the importance of pedestrian, bicycle, and public transit options. Our overarching goal is to create a transportation network that is sustainable, efficient, and adaptable, promoting both economic growth and quality of life for all residents. Integral to this plan is the Arterial Network Map, which provides a visual representation of our town's primary thoroughfares. This map will serve as a key reference point, guiding our decisions and ensuring that our arterial routes remain robust, accessible, and effective in serving the transport needs of Verdigris.

| North / South Arterial | Classification | From | To | Miles | Lanes |
|--------------------------|----------------|----------|----------|-------|-------|
| 4090 Road | Secondary | HWY 266 | 520 Road | 1 | 2 |
| 4100 Road | Secondary | HWY 266 | 520 Road | 1.2 | 2 |
| 4100 Road | Primary | HWY 266 | 540 Road | 1 | 3 |
| 4100 Road | Secondary | 550 Road | River | 1 | 2 |
| 4110 Road | Primary | HWY 266 | 540 Road | 1 | 3 |
| 4110 Road | Secondary | 540 Road | 550 Road | 1 | 2 |
| Main Street (Proposed) | Primary | HWY 266 | 540 Road | 1.2 | 3 |
| 4120 Road | Primary | 510 Road | 530 Road | 2 | 3 |
| 4120 Road | Primary | 540 Road | 550 Road | 1 | 3 |
| 4120 Road | Secondary | 550 Road | Big Lake | 1 | 2 |
| AMAH Parkway | Primary | 520 Road | 530 Road | 1.2 | 3 |
| Frontage Road (Proposed) | Primary | 510 Road | 520 Road | 1.2 | 3 |
| 4130 Road | Primary | 530 Road | 550 Road | 2 | 3 |
| 4130 Road | Secondary | 550 Road | River | 1 | 2 |
| 4140 Road | Primary | 510 Road | 530 Road | 2 | 3 |



Proposed Road Widening's





STREET CLASSIFICATION DESIGN AND ENGINEERING:

Street classification design and engineering refers to the classification, design, and layout of streets in a city or town, providing an organized framework for how streets should function based on their purpose and the amount and type of traffic they serve. It plays an integral role in urban planning and is a major determinant of a town's overall transportation network.

There are typically several classes of streets in a town like Verdigris, each designed to cater to specific needs and levels of traffic. The major categories include arterial streets, collector streets, and local streets. Arterial streets are the primary routes that carry heavy traffic at higher speeds. They provide the most direct and efficient route for traffic flow and connect major urban centers, regions, or highways. Collector streets, on the other hand, serve as the links between local streets and arterial streets, effectively collecting traffic from local areas and directing it to the arterial network.

Local streets, the most common type, provide access to individual homes and businesses. They are designed for lower speeds and lighter traffic, fostering safer, pedestrian-friendly environments that encourage activities like walking and cycling. In Verdigris, these would be the streets that run through residential neighborhoods and other low-traffic areas.

When designing and engineering these streets, several factors are taken into consideration. These include the expected volume

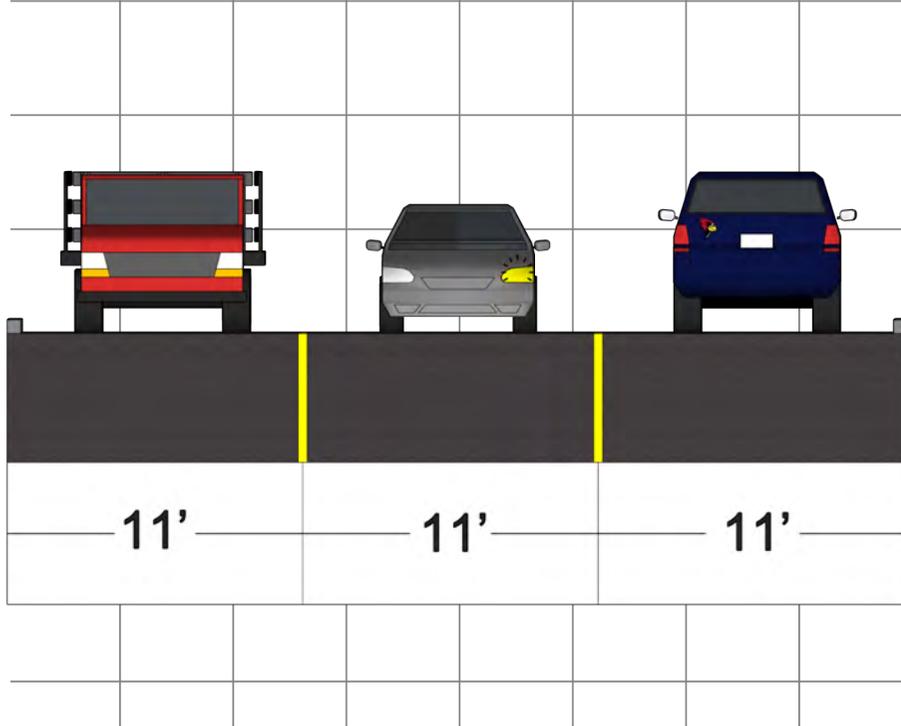
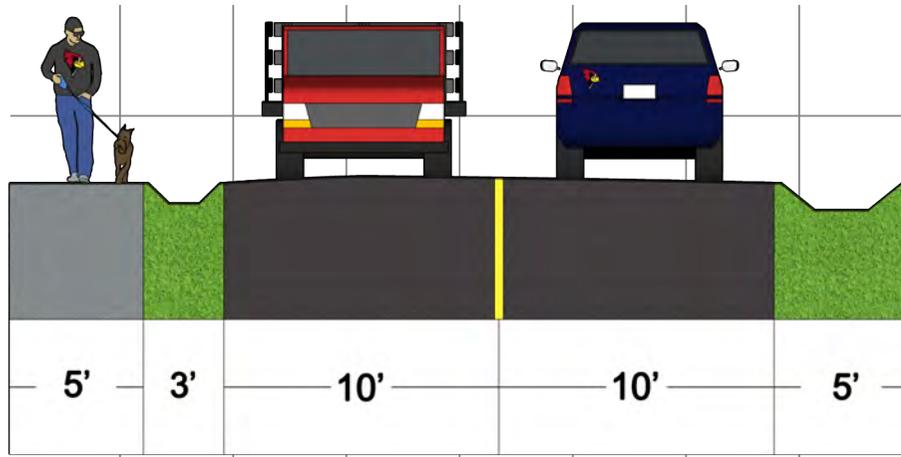
and type of traffic (i.e., Cars, trucks, buses, bicycles, pedestrians), the desired speed of traffic, the existing and future land use in the area, the environmental impact, and the cost of construction and maintenance.

Safety is paramount in street design and engineering. This involves careful consideration of factors such as sight distance, road curvature, pavement design, road marking, signage, and lighting. Additionally, the design of intersections is critical as they are common points of conflict between different types of road users.

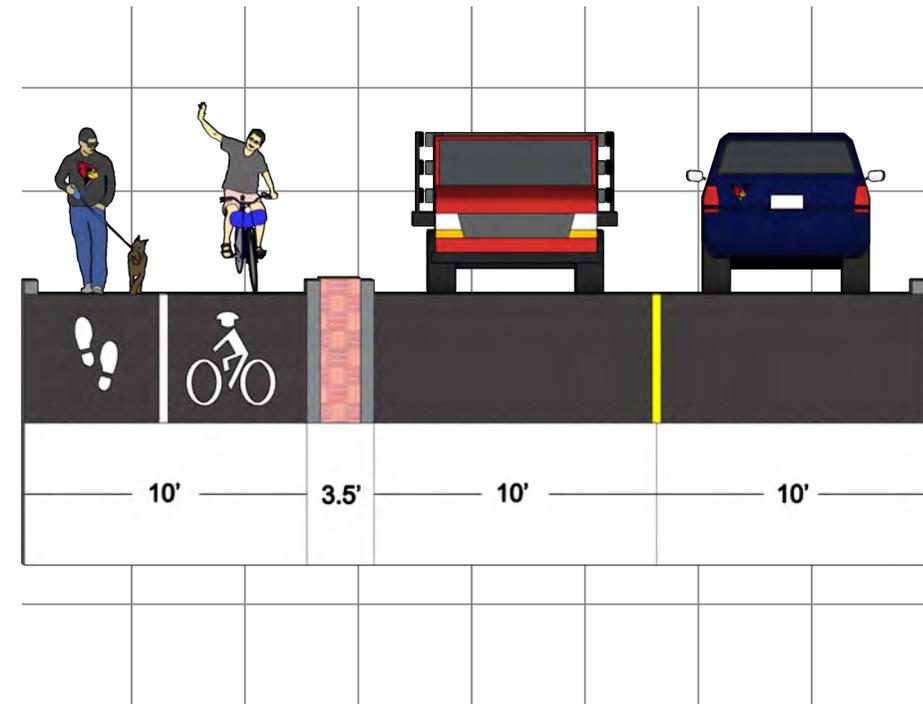
Finally, streets are not just about moving vehicles. Modern street design and engineering also consider the needs of pedestrians, cyclists, and public transit users. This can involve the incorporation of sidewalks, bike lanes, bus stops, and other features that make the street safe and convenient for all users.

In a town like Verdigris, the street classification design and engineering play a vital role in the overall urban planning process, influencing the character of neighborhoods, the efficiency of transport, the safety of residents, and the town's growth and development. It is a complex, ongoing task that requires careful planning, design, and engineering.

In the quest for fostering a more pedestrian-friendly environment and improving vehicular flow, the town of Verdigris is exploring innovative solutions within the confines of our established infrastructure. Even with a 33-foot width right-of-way, it's entirely

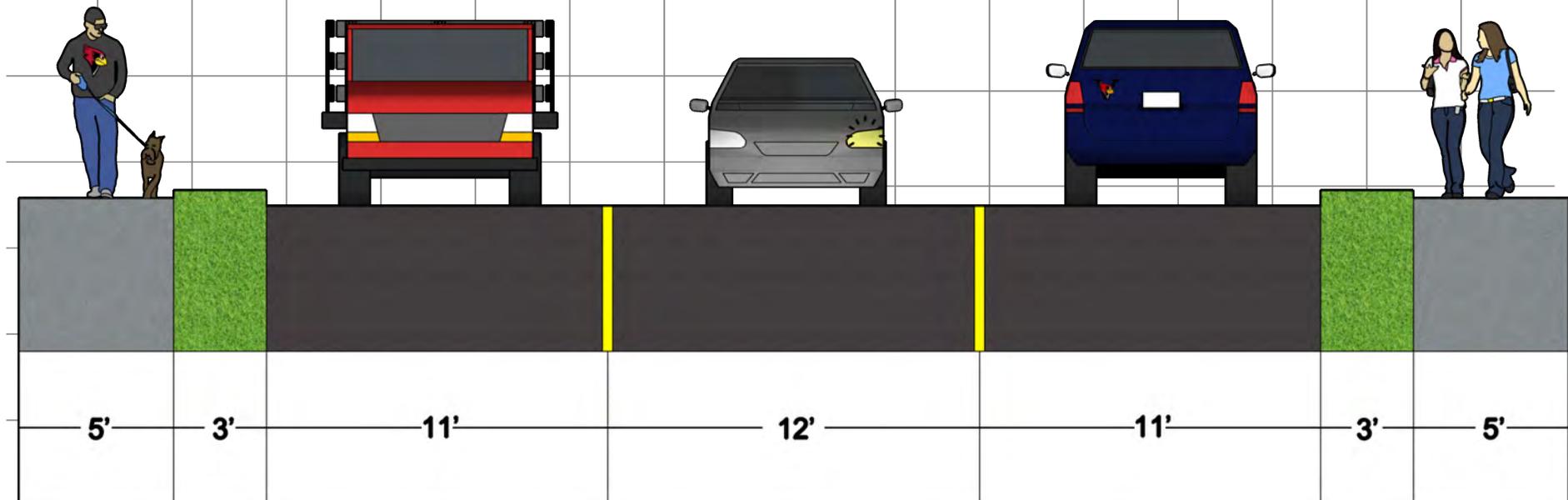
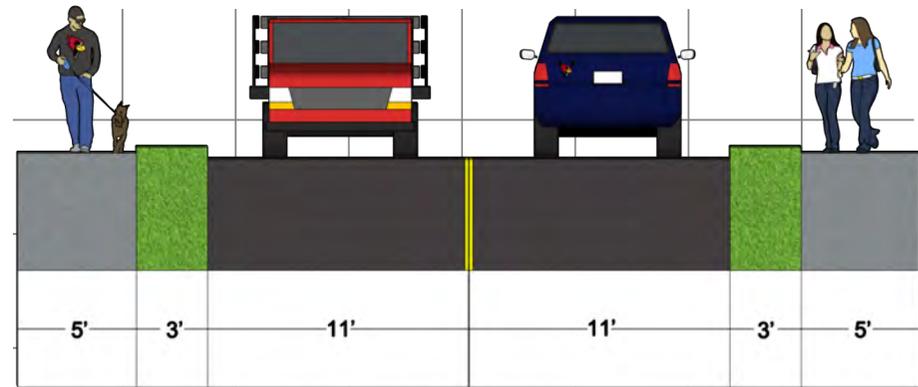


feasible to incorporate both sidewalks and trails. By employing efficient design strategies and optimizing the available space, we can carve out dedicated pathways that ensure safety for pedestrians and cyclists alike. In addition to these pathways, introducing a turn lane within this same right-of-way is also possible. By carefully assessing the current lane widths, strategically reallocating space, and making minor adjustments, a turn lane can be integrated to facilitate smoother vehicular transitions, reduce congestion, and improve overall traffic flow. This multifaceted approach not only maximizes the utility of our existing infrastructure but also enriches the transportation experience for all residents and visitors.





Expanding the right-of-way from 33 feet to 50 feet presents a transformative opportunity for Verdigris's transportation network. Such an expansion not only allows for the accommodation of larger vehicular lanes but also paves the way for diverse transportation modes. With this added width, the town can introduce dedicated bike lanes, broader sidewalks, or even landscaped medians, fostering a more pedestrian-friendly and aesthetically pleasing environment. Additionally, the increased space can accommodate turn lanes or bus pull-outs, enhancing vehicular flow and public transit efficiency. This broader right-of-way is not just about accommodating more vehicles; it's about crafting a multifaceted transportation system that is inclusive, efficient, and forward-thinking, catering to the diverse mobility needs of our growing community.





ACTIVE TRANSPORTATION:

Active transportation is a crucial part of the overall transportation system, and refers to human-powered forms of travel such as walking, cycling, and using personal mobility devices. It's a concept that transcends mere commuting, encompassing health, sustainability, and community-building, aiming to improve quality of life while reducing reliance on motorized, and often single-occupancy, vehicles.

Active transportation, in its most basic form, involves walking. Pedestrian-friendly environments are paramount for active transportation, and this can be achieved through well-maintained sidewalks, pedestrian crossings, and well-lit paths that ensure safety. Walkability also extends to land use, as mixed-use areas where homes, shops, schools, and workplaces are close together naturally promote walking. Verdigris, with its small-town charm and close-knit community, is well-positioned to encourage walking as a form of daily transportation.

Cycling, another major component of active transportation, offers an efficient way to travel moderate distances while providing substantial health benefits. It requires dedicated infrastructure such as bike lanes, bike parking facilities, and ideally, shower facilities for commuters at their destinations. Creating a robust cycling network that safely connects residential areas to commercial areas, schools, and other important destinations can significantly promote cycling as an attractive, healthy, and sustainable form of transportation.

For people with mobility impairments, active transportation might involve using wheelchairs, walkers, or other assistive devices. Ensuring the accessibility of paths, crossings, and public spaces is crucial to enable all residents to participate in active transportation. It's essential to design transportation infrastructure with universal accessibility in mind, ensuring it caters to people of all ages and abilities.

It's also worth noting that active transportation is inherently linked to recreational activity. The same paths that enable walking or cycling to work or school also provide opportunities for jogging, rollerblading, or leisurely bike rides. By promoting active transportation, Verdigris can enhance its recreational offerings and promote a healthier and more active lifestyle for its residents.

In Verdigris, the development and promotion of active transportation can enhance the small-town feel, increase the quality of life, and contribute to a more sustainable and healthier future for its residents. It requires thoughtful planning and investment, but the benefits for health, environment, and community well-being make it a worthwhile endeavor.



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Community Infrastructure



COMMUNITY INFRASTRUCTURE

Chapter 6, titled "community infrastructure," delves into the foundational elements that make Verdigris a thriving and livable town. This section explores the vital systems and structures that enable everyday life in Verdigris, from utilities and public works to key services that sustain the town's economic and social vitality. We examine the existing condition of these infrastructural elements, identifying areas of strength as well as opportunities for improvement and expansion.

Community infrastructure is much more than just the physical systems of roads, water, and electricity; it is also about the services and institutions that ensure the town runs smoothly and efficiently. As such, we delve into the current status of the Rogers County Rural Water District 5 and rural Sewer District 1, which play a critical role in the town's ability to manage growth and development effectively.

This chapter will also focus on the challenges and strategies related to floodplain management, given the town's location near the Verdigris river. Acknowledging the importance of climate resiliency, we discuss the steps Verdigris can take to ensure its infrastructure can withstand and adapt to environmental changes.

Finally, we take a look at the town's role in the upkeep of its road systems, understanding the implications if the county were to require the town to take over maintenance responsibilities. Each part of this chapter aims to contribute to a comprehensive and strategic understanding of Verdigris's infrastructure, guiding the town as it prepares for a future marked by growth and change.

In essence, this chapter illustrates the necessity of strong, adaptable community infrastructure in creating a resilient Verdigris that can weather the challenges and seize the opportunities of the 21st century.

EXISTING INFRASTRUCTURE:

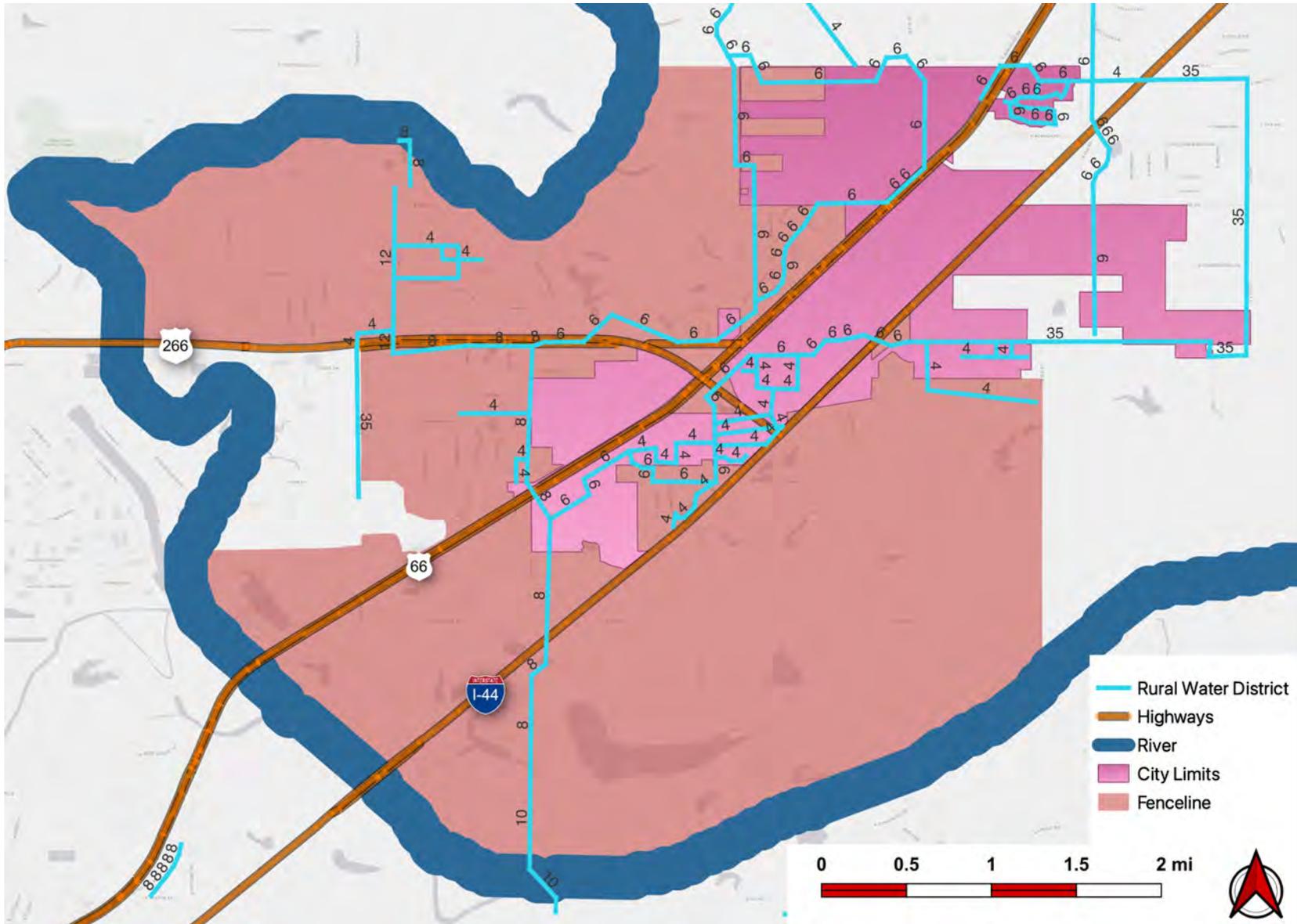
WATER:

Rural Water District 5 is a vital player in the overall health, safety, and quality of life in Verdigris, providing essential water services to households, businesses, and farms that are not directly served by a municipal water system. As a rural water district, it exists primarily to ensure that even the most remote or rural areas of Verdigris have access to clean, safe, and reliable water supply.

Rural water districts, like district 5, are independent entities, typically managed by an elected board of directors, which sets policy, oversees operations, and ensures financial sustainability. While these districts may function independently, they are



Water Network





regulated by state and federal laws to ensure the safety and quality of the water they provide.

The services provided by Rural Water District 5 extend beyond just the delivery of water. They are responsible for the infrastructure that brings water from the source to consumers' taps. This includes maintaining and repairing miles of pipelines, pumps, storage tanks, and other equipment necessary to extract, treat, and distribute water. In addition, the district is tasked with water quality testing and reporting to ensure compliance with health and safety standards.

Rural Water District 5 also plays a significant role in Verdigris' growth and development. The availability of water is a key determinant for residential, commercial, and industrial development. Reliable water service can attract businesses and residents, boosting local economic growth. Moreover, the district's capacity to expand its services in response to increased demand is critical for Verdigris' sustainable growth.

On the other hand, Rural Water District 5's decisions and policies can impact the town's development. For instance, decisions on water pricing can influence consumption behavior, encouraging water conservation or, conversely, potentially making water-intensive development more costly.

Furthermore, the district's infrastructure investments can shape where and how growth occurs in Verdigris. Areas with robust water service infrastructure are likely to be more attractive for

development, which means the district's infrastructure planning can indirectly guide the town's growth patterns.

Rural Water District 5 plays a multifaceted role in Verdigris. From ensuring public health through quality water supply to shaping the town's growth and development, the district is an integral part of Verdigris' past, present, and future. It is important for town leaders to maintain strong relationships with the district, working together to meet the community's needs and aspirations.

SEWER:

Rural Sewer District 1 is a significant component of the infrastructure in Verdigris, providing vital wastewater services to residents, businesses, and other establishments in rural areas that aren't directly serviced by a municipal sewage system. Rural sewer district 1, like other rural sewer districts, is critical to maintaining public health and sanitation, supporting local development, and protecting the environment.

Rural sewer districts, such as district 1, are autonomous organizations usually governed by an elected board of directors. The board's responsibilities typically include setting policies, ensuring the district's financial stability, and overseeing operations. However, while operating independently, they are also subject to state and federal regulations that govern wastewater treatment, disposal, and reporting.

The main function of rural sewer district 1 is to collect, treat, and safely dispose of wastewater generated in its service area. This



involves maintaining and managing a complex network of sewer lines, pump stations, and treatment facilities. The district is also responsible for monitoring and testing to ensure that the treated wastewater meets health and environmental standards before it is discharged, usually back into the natural environment.

Rural Sewer District 1 plays an integral role in the development and growth of Verdigris. The availability and capacity of wastewater services are key considerations in residential, commercial, and industrial development. A reliable wastewater service can attract new development and support population growth, driving the local economy.

On the other hand, decisions made by the district can influence development patterns in Verdigris. For example, the capacity of the district to extend sewer lines and expand treatment facilities can enable growth in certain areas. The district's infrastructure investment decisions, in turn, can guide where development takes place in Verdigris.

Moreover, rural sewer district 1 also plays an important role in environmental protection. By treating wastewater, the district prevents pollutants from entering the local waterways, thereby protecting the water quality in rivers, lakes, and groundwater resources in and around Verdigris. This not only benefits local wildlife and ecosystems but also helps maintain the quality of life for Verdigris residents.

In sum, Rural Sewer District 1 is a key actor in the story of Verdigris. Its role extends beyond wastewater management, influencing local development and environmental protection. The relationship between the district and the town is thus critical, requiring effective collaboration and communication to ensure that the community's needs and aspirations are met.

POWER:

The Verdigris Valley Electric Cooperative is a crucial pillar of the infrastructure serving Verdigris, delivering critical electrical power to residential, commercial, and industrial customers across the region. As an electric cooperative, it represents a





unique form of power company, with a governance structure, function, and service mandate that are inherently community-focused.

Verdigris valley electric cooperative's primary function is to generate or purchase electricity and distribute it to its members. The cooperative oversees a vast network of power lines, substations, and other equipment necessary to transmit electricity from power plants to homes, businesses, and other customers in Verdigris and the surrounding areas. The cooperative is also responsible for maintaining this infrastructure, ensuring a reliable power supply, and addressing outages and other disruptions.

The Verdigris valley electric cooperative plays a critical role in supporting the growth and development of Verdigris. Availability and reliability of electrical power are fundamental prerequisites for residential, commercial, and industrial development. By providing consistent, high-quality service, the cooperative helps to attract new residents and businesses to Verdigris, promoting economic growth and improving the quality of life for all residents.

AEP-PSO, or American Electric Power's Public Service Company of Oklahoma, is a prominent utility company serving vast areas of Oklahoma. As a subsidiary of American Electric Power, one of the largest electric utilities in the U.S., AEP-PSO plays a crucial role in powering homes, businesses, and industries across the state. With a steadfast commitment to both

reliability and sustainability, the company has consistently invested in infrastructure upgrades and renewable energy solutions to meet the evolving needs of its customers. Their dedication goes beyond just power delivery; AEP-PSO is deeply involved in community engagement, ensuring that they not only provide electric services but also contribute to the broader well-being and development of the regions they serve.

In Verdigris, AEP-PSO, or American Electric Power's Public Service Company of Oklahoma, is the trusted electricity provider for areas located to the south and southwest of the overpass. Their dedication to consistent and reliable service has solidified their position as the primary power source for these specific regions of Verdigris.

COMMUNICATIONS:

In an increasingly connected world, the importance of reliable, fast, and affordable communication utility services can't be understated. In Verdigris, we are fortunate to have several providers, each contributing to the town's robust digital infrastructure in its unique way. These providers include Hughes Communications, Junction, AT&T, and Cox Communications. Each of these providers offers a variety of services that cater to our residents' and businesses' varied needs.

Hughes Communications: As a global leader in satellite communication services, Hughes Communications fills an essential role in Verdigris' communication infrastructure,



particularly for the more remote or rural parts of our community. They specialize in delivering satellite-based internet services, which can reach places where traditional, land-based internet services can't go. Hughes Communications offers plans with various speeds and data allowances, allowing residents to choose the one that fits their needs best. In addition to personal residential use, Hughes also provides business solutions such as cloud connectivity and managed network services, contributing to the economic vitality of our community.

Junction: Offering high-speed internet services, Junction helps ensure that Verdigris residents enjoy reliable and fast internet



connections. Their service is built on a strong infrastructure backbone, delivering consistent performance. The range of plans they offer caters to different internet usage levels, from light browsing and email usage to heavy streaming and gaming. In addition, Junction offers business internet plans that support the needs of small to medium businesses, further supporting our local economy.

AT&T: As one of the largest and most recognized telecommunications companies globally, AT&T's presence in Verdigris adds to the diversity of our communication options. They provide a wide array of services, including high-speed internet, mobile services, and home phone services. From cost-effective DSL to ultra-fast fiber-optic connections, AT&T's internet service caters to a wide spectrum of needs depending on the specific location within Verdigris. Their mobile services offer extensive coverage and a range of plans, ensuring residents stay connected wherever they are.

Cox Communications: Cox Communications' reputation as a reliable service provider is well-earned, and their services form a vital part of Verdigris' communication utilities. They provide high-speed cable internet, TV, and home phone services. With an array of internet service plans to choose from, residents can select what suits their data and speed requirements. Cox Communications' bundled services often provide a cost-effective solution for those requiring multiple services, combining convenience with value.



The communication utility services in Verdigris, provided by Hughes Communications, Junction, AT&T, and Cox Communications, form a robust and diverse infrastructure that meets our community's connectivity needs. They not only support our residents in their daily lives but also foster growth in our local economy by providing the digital tools our businesses need to thrive. As Verdigris continues to grow and evolve, the collaboration with these providers will be crucial in keeping us connected and ready for the future.

Sanitation:

Sanitation companies play a crucial role in the functioning of any town or city, and the same holds true for Verdigris, Oklahoma. These companies are the invisible yet indispensable forces that help maintain a clean, healthy, and aesthetically pleasing environment for all inhabitants.

Sanitation companies, at their core, are responsible for waste management. This entails a spectrum of services that begins with the collection of waste from various premises - residential, commercial, and even industrial. Inhabitants and businesses in Verdigris generate a considerable amount of waste, a mix of everyday garbage, recyclables, yard waste, and occasionally, larger items that require special disposal.

Waste collection usually operates on a regular schedule, with garbage trucks traversing the town to collect waste and transport it to designated sites. Some sanitation companies also provide



specialized services such as bulk trash pickup, hazardous waste disposal, and recycling programs, contributing to more sustainable waste management practices.

Upon collection, the waste is then transported to different facilities for processing based on its nature. This could involve composting organic waste, recycling materials such as plastic, metal, or glass, or disposing of non-recyclable waste in sanitary landfills.

The impact of sanitation companies on the town of Verdigris is profound. They contribute significantly to the town's cleanliness, which directly affects the health of the residents and the overall appeal of the town. A town devoid of waste management



services would quickly succumb to the accumulation of garbage, leading to public health issues and a decline in the quality of life.

Sanitation companies are also vital in their contribution to environmental sustainability. By separating recyclable materials and minimizing the amount of waste that ends up in landfills, they help conserve natural resources and reduce the town's carbon footprint. Some companies are even exploring innovative methods of turning waste into energy, creating a circular economy that benefits both the environment and the community.

Moreover, these companies are often significant local employers, providing jobs ranging from waste collectors to customer service representatives and environmental consultants. Their operations inject money into the local economy, contributing to economic stability and growth.

In conclusion, sanitation companies provide a critical service to the town of Verdigris, Oklahoma, ensuring a clean, healthy, and sustainable environment for its residents. Their work, while often unnoticed, is a linchpin in the smooth functioning and wellbeing of the community.

RECYCLING:

Recycling, an essential part of modern waste disposal, is the process of converting waste materials into reusable materials and objects. It involves collecting, sorting, processing, and converting discarded materials into new products. This process

reduces the consumption of fresh raw materials, energy usage, air pollution, and water pollution from landfilling and incineration.

In many towns and cities around the globe, local governments provide recycling services to their residents. Such services often involve the collection of recyclable materials like paper, plastic, glass, and metal, which are then sorted, cleaned, and processed into new materials destined for manufacturing new products.

In Verdigris, Oklahoma, however, these recycling services are not readily available at the municipal level. The lack of a formal recycling program has certain implications for the town and its residents.

Firstly, without a dedicated recycling program, much of the recyclable waste generated in Verdigris likely ends up in landfills, contributing to environmental degradation. Moreover, this means that the town is not reaping the potential economic benefits of recycling, such as the creation of jobs in the recycling and manufacturing industries, as well as the revenue from selling recycled materials.

The absence of recycling services also places the onus on individual residents to seek out alternative recycling solutions. Some may choose to transport their recyclable waste to recycling facilities in neighboring towns or cities, while others may opt for private waste collection services that offer recycling. However, these alternatives can be inconvenient and potentially costly for residents.



The impact of the lack of recycling services in Verdigris also extends to community education and attitudes towards waste. Without a local recycling program, there may be fewer opportunities for residents, particularly young people, to learn about the importance of waste reduction and resource conservation.

Overall, while the lack of recycling services in Verdigris presents challenges, it also opens up possibilities for the town to explore innovative solutions. This might include partnering with nearby towns to access their recycling facilities, incentivizing private recycling services, or implementing community-led recycling initiatives. By investing in recycling, Verdigris could significantly reduce its environmental footprint, support the local economy, and foster a more sustainable community culture.

STORMWATER/FLOODPLAIN:

Stormwater control is a vital aspect of city planning and development, including in Verdigris, Oklahoma. It pertains to managing and controlling the runoff of rainwater or melted snow from streets, lawns, and other sites, especially during heavy downpours or swift snowmelts, to prevent flooding and erosion.

Stormwater that's not properly managed can lead to a host of problems, including flooding of roads and buildings, erosion of land and stream banks, and degradation of water quality due to pollutants picked up by the runoff. Stormwater control measures

are designed to capture, store, and often treat stormwater to mitigate these impacts.

In the context of Verdigris, stormwater control has a significant impact on the town's floodplain management. Floodplains are areas adjacent to rivers, in this case, the Verdigris river, that are prone to flooding. While these areas are a natural part of the river system, human activities, including urban development, can exacerbate the risk and impact of flooding.

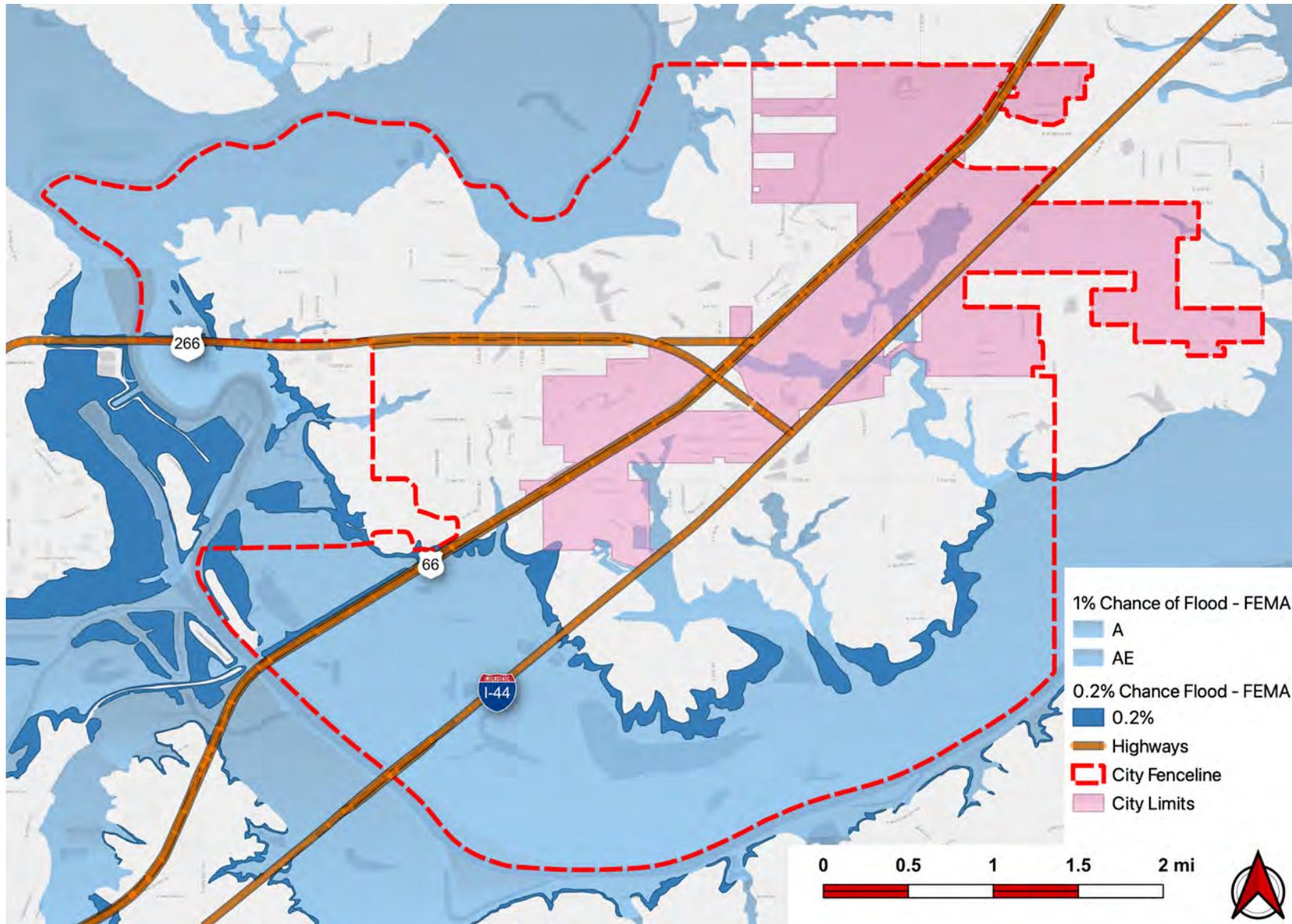
Effective stormwater management can help maintain the integrity of these floodplains, reducing the potential for property damage, loss of life, and environmental harm during flood events. It does so by slowing the speed of stormwater runoff, spreading it out over a larger area, and allowing more of it to infiltrate into the ground. This process helps to minimize the volume of water reaching the river at any one time, thereby reducing the likelihood of the river breaching its banks.

A variety of stormwater control measures might be in place in Verdigris, ranging from the infrastructural to the regulatory. These could include the construction of retention ponds, swales, and rain gardens, which slow down and capture stormwater, allowing it to infiltrate into the ground. In more urbanized areas, storm drains and sewer systems help carry stormwater away from built environments.

On the regulatory front, local ordinances may require developers to incorporate stormwater control measures into their plans or



Floodplain Map





restrict development in flood-prone areas. Verdigris may also have guidelines for homeowners about managing stormwater on their properties, including directing downspouts away from structures and using rain barrels to capture and store runoff.

In conclusion, stormwater control plays a crucial role in the town of Verdigris. Not only does it help protect properties and lives from the damaging effects of flooding, but it also helps maintain the health of the local environment, including the Verdigris river and its associated ecosystems.

CONCLUSION:

In conclusion, the topic of infrastructure in the town of Verdigris, Oklahoma, is of paramount importance as it underscores the critical role these services play in the overall growth and development of the town. The current landscape is marked by a series of independent public infrastructure organizations responsible for various aspects, including water, sewer, electricity, communication, and sanitation. Each of these organizations plays a unique role, and their collective effectiveness contributes to the livability and sustainability of Verdigris.

The growing needs of Verdigris necessitate a proactive and collaborative approach in infrastructure planning and service provision. As the town grows, these independent organizations will experience increasing demands on their services. Thus, the town's leadership and these organizations need to closely

cooperate and anticipate the infrastructural needs associated with growth. Forward planning is necessary to ensure the continuity of services and to avoid infrastructural strain or service disruptions.

There is a need for a comprehensive, shared vision among these organizations, guided by the town's growth aspirations and community needs. This collaborative vision should facilitate the establishment of a coordinated plan that supports the town's anticipated development trajectory while preserving the high quality of life for its residents. Each organization should take an active part in this planning process to ensure that its services are effectively integrated into the larger infrastructural plan for Verdigris.

Overall, Verdigris stands on the precipice of exciting growth and potential. However, its future development should not overshadow the significance of robust, effective, and responsive infrastructure. The town must strive to work with independent public infrastructure organizations in a manner that facilitates seamless integration, supports growth, and continues to make Verdigris a desirable place to live and work. It is through this intentional collaboration and planning that Verdigris will achieve its full potential, balancing growth with sustainability and a high quality of life for its residents.



7

Parks & Recreation



PARKS & RECREATION

Parks and recreation areas serve as the beating heart of any community, offering space for sport, leisure, community gatherings, and the simple pleasure of being outdoors. They are crucial for promoting physical health, mental well-being, and community bonding, as well as enhancing the aesthetic appeal of a town. For the town of Verdigris, Oklahoma, the story is no different. Verdigris's parks and recreation facilities stand as proud testaments to the town's commitment to creating an inclusive, health-conscious, and community-oriented environment.

This chapter provides an in-depth exploration of the existing parks and recreational facilities in Verdigris, as well as the plans for future development. It delves into the essential role that these spaces play in the fabric of the town, their contribution to the quality of life of residents, and their potential for bolstering community engagement and pride.

We will take a close look at the diverse range of facilities, the variety of activities they support, and the audience they cater to, including children, adults, seniors, and persons with disabilities. Further, we will delve into the town's approach to ensuring these spaces are safe, accessible, and responsive to the needs of the community.

As we navigate through the exciting prospects for the expansion and diversification of parks and recreation spaces in Verdigris, we will also address the challenges and potential solutions. The future vision for parks and recreation in Verdigris is one of inclusive, dynamic spaces that reflect the community's evolving needs and desires, providing an array of opportunities for leisure, physical activity, and community connection. As such, this chapter underscores the commitment of Verdigris to the creation and maintenance of vibrant, diverse, and accessible parks and recreational spaces for the enjoyment of all residents, now and into the future.

CURRENT:

In the town of Verdigris, the current state of public parks is a significant matter of concern. Unlike many other communities of its size, Verdigris presently does not have any publicly-owned or managed parks. This means that the town lacks central locations where residents can gather for leisure, recreation, and community events. Public parks are considered vital to community development, enhancing the overall quality of life, fostering social interaction, and promoting healthier lifestyles.

There are, however, a small number of private parks within the town, primarily located in the newer residential subdivisions. These parks, often maintained by homeowners associations (HOA's), do provide some residents with green spaces for recreation and enjoyment. However, their access can be limited



to subdivision residents and their guests, which means that they do not fulfill the community-wide role typically served by public parks.

The scarcity of parks, both public and private, leaves a significant gap in Verdigris' infrastructure. Parks provide a host of benefits - they offer a place for children to play, adults to relax or exercise, and communities to hold events and foster stronger neighborhood ties. They also contribute to environmental well-being by serving as green lungs, helping to clean the air and providing habitats for local wildlife.



The lack of parks in Verdigris highlights the need for proactive measures to establish these vital community spaces. The town's officials and community leaders might consider setting aside land for the development of public parks, forging partnerships with private entities, or exploring grant opportunities for park development. By doing so, they would contribute significantly to the improvement of the town's social fabric, public health, and overall livability.

This situation presents both a challenge and an opportunity. While the current absence of public parks is a shortfall in Verdigris' community development, it also offers the chance for the town to shape its future recreational landscape in a way that reflects the specific desires and needs of its residents. With careful planning and community engagement, Verdigris has the potential to create a parks and recreation system that will serve as a central part of community life for years to come.

Parks and open spaces play a critical role in the health and vitality of a community, providing a wide range of social, economic, health, environmental, and quality of life benefits. The values and benefits they offer can be categorized in various ways, and these include:

SOCIAL BENEFITS:

Parks are communal spaces where individuals of all ages and backgrounds can come together to enjoy recreational activities, fostering social interaction and community cohesion. They can serve as venues for community events, festivals, and cultural



activities, facilitating shared experiences and creating a sense of community identity and belonging.

HEALTH AND WELLNESS BENEFITS:

Parks and open spaces provide opportunities for physical activity, which can help combat obesity and promote healthier lifestyles. Regular exercise in parks can reduce the risk of chronic diseases like heart disease, diabetes, and some forms of cancer. Access to green spaces is also linked with mental health benefits, reducing stress and anxiety, and promoting a sense of well-being.

ENVIRONMENTAL BENEFITS:

Parks and open spaces can act as natural climate buffers. They help to mitigate urban heat island effects, improve air quality, and support biodiversity by providing habitats for various species. These spaces can also play a role in stormwater management, reducing flooding risks and improving water quality.

ECONOMIC BENEFITS:

Parks can have a positive impact on property values, with properties near well-maintained parks typically being more valuable. They can also attract tourism, stimulating local economies. Furthermore, they contribute to cost savings in healthcare and stormwater management.

EDUCATIONAL OPPORTUNITIES:

Parks can serve as outdoor classrooms, offering educational opportunities for all ages. They provide a space where children can learn about nature and the environment, stimulating their curiosity and encouraging a sense of stewardship for the natural world.

QUALITY OF LIFE:

Perhaps the most significant benefit of parks is their contribution to the overall quality of life. A town with a well-planned and maintained park system can foster a sense of pride among residents, making the community more attractive to both current inhabitants and potential newcomers.

NEEDS ASSESSMENT:

In the case of Verdigris, the development of parks and open spaces can play a vital role in meeting community needs and enhancing residents' quality of life. Through careful planning and management, parks can become dynamic spaces that enhance community wellbeing, conserve the environment, and contribute to the town's character and charm.

Needs assessment in park and recreation planning is an essential step in determining the necessary resources and facilities for a community. The standards mentioned—1-2 acres per 1,000 residents for neighborhood parks, 5-8 acres per 1,000



residents for community parks, and a total of 10-12 acres per 1,000 residents for all park land—provide guidelines for planners to ensure sufficient recreational space.

For a town like Verdigris, with a population of over 5,000 residents, these standards translate into specific targets for parkland provision:

NEIGHBORHOOD PARKS:

With the standard of 1-2 acres per 1,000 residents, Verdigris should aim for a minimum of 5 to 10 acres of neighborhood park space. Neighborhood parks are vital for providing accessible, everyday outdoor spaces for residents. They typically include amenities like playgrounds, picnic areas, and walking paths, which cater to residents of all ages within a short walking or driving distance.

COMMUNITY PARKS

Community parks are usually larger and serve a broader purpose, including spaces for organized sports, large group gatherings, and special activities. With 5-8 acres per 1,000 residents as the target, Verdigris should aim for 25 to 40 acres of community park space.

TOTAL PARKLAND

Combining the targets for neighborhood and community parks, Verdigris should ideally have between 50 and 60 acres of total parkland to serve its residents adequately.

It's worth noting that these are general standards and that the specific needs of Verdigris might differ based on various factors, such as residents' preferences, the natural landscape, or the presence of other recreational facilities. However, given that Verdigris currently does not have any public parks, these figures underscore the significant potential for enhancing the town's recreational offerings. By investing in parkland, Verdigris can greatly improve its residents' quality of life, promote physical health, and strengthen the sense of community.

| Park Type | 2022 Level of Service (LOS) | Need LOS | Proposed 2050 LOS |
|--------------------|-----------------------------|--------------------------|----------------------------|
| Neighborhood Parks | 0.01 acres per 1,000 people | 1 acre per 1,000 people | 10 Acres for 10,000 people |
| Community Parks | 0 acres per 1,000 people | 5 acres per 1,000 people | 50 acres for 10,000 people |
| All | 0.01 acres per 1,000 people | 6 acres per 1,000 people | 60 acres for 10,000 people |



RIVERSIDE:

The gift of over 10 acres of land for a proposed park adjacent to the Verdigris river presents a unique and exciting opportunity for the town of Verdigris. Such a location next to the river and close to the highway 266 bridge provides numerous prospects for both passive and active recreation opportunities that cater to people of all ages, and it could serve as a significant asset to the community.

Firstly, the riverside location is ideally suited for water-based recreational activities. Canoeing, kayaking, fishing, or even just picnicking by the riverside could become popular activities among locals. The riverfront can also serve as an ecological education center where residents, especially children, can learn about local aquatic life and ecosystems.

A park of this size could host sports fields for soccer, baseball, or even just open grassy areas for picnics, kite flying, and general play. Playgrounds and equipment for younger children could also be installed, offering a much-needed recreational resource for families. A skate park or basketball court could cater to teenagers, and fitness stations along walking or jogging paths would provide exercise opportunities for adults.

Moreover, a network of well-designed walking, biking, and nature trails could be established, connecting the park with the broader community. The park could be a haven for birdwatchers and

nature lovers, with areas dedicated to preserving native plants and providing habitat for local wildlife.

The park could also host community events such as outdoor concerts, movie nights, farmers' markets, or community festivals, thereby becoming a central hub of community life.

The creation of this park could greatly enhance the quality of life for Verdigris residents, offering a much-needed space for outdoor recreation and community gatherings. It can serve as an escape from the hustle and bustle of daily life, a place for children to play, a hub for community events, and a venue for people to connect with nature. The benefits of such a park go beyond recreation, contributing to physical and mental health, fostering community connections, and enhancing the attractiveness of Verdigris as a place to live, work, and visit.

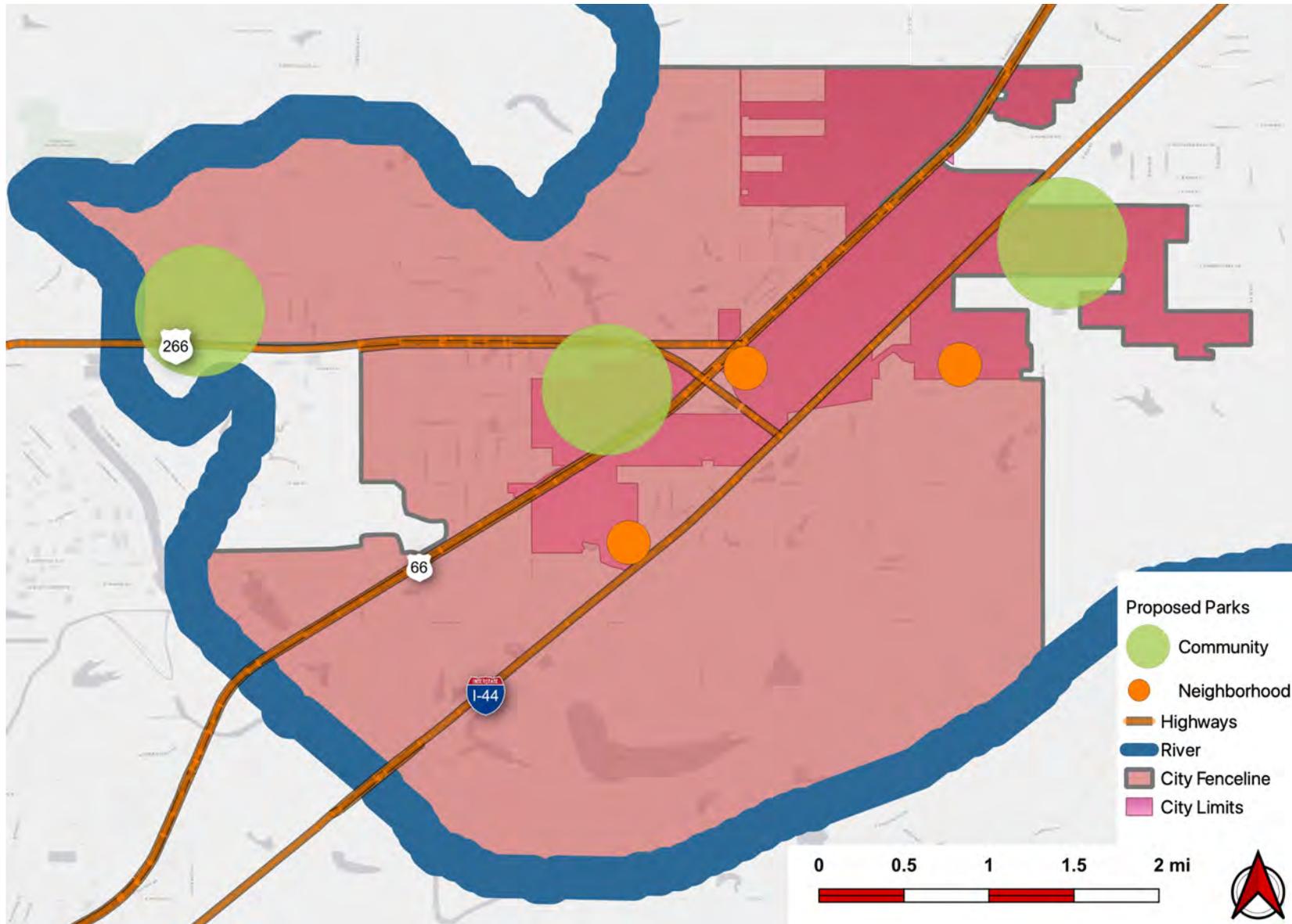
RECREATION:

Recreation refers to activities that individuals engage in during their free time that provide enjoyment, amusement, or relaxation. These activities can take many forms, including sports, hobbies, social events, outdoor exploration, and cultural activities, among others. They play a crucial role in fostering social connection, promoting physical and mental health, and improving the overall quality of life for individuals of all ages.

In the context of Verdigris, the current state of recreation presents both challenges and opportunities. Verdigris public



Proposed Park Areas





schools, as noted, provide a significant portion of recreational opportunities, primarily for youth. These activities, which may include athletics, after-school clubs, and events, are essential for youth development, providing avenues for physical activity, social interaction, and skill development.

However, recreation should not be limited to youth. Middle-aged individuals and seniors also require recreational opportunities to maintain health, socialize, and enrich their lives. Unfortunately, in Verdigris, these opportunities are currently lacking, which can limit social engagement, physical activity, and overall wellbeing for these demographics.

Creating more diverse recreational opportunities in Verdigris requires identifying activities that are appealing and accessible to middle-aged individuals and seniors. This might include:

FITNESS PROGRAMS:

Exercise classes tailored to different fitness levels and abilities, such as yoga, aqua aerobics, walking groups, or strength training classes. These not only promote physical health but also provide a social setting.

ADULT EDUCATION:

Workshops or classes on a variety of topics, from arts and crafts to cooking, history, language learning, and more. These provide intellectual stimulation and social opportunities.

OUTDOOR ACTIVITIES:

Hiking or bird-watching groups, community gardening programs, or fishing clubs, which make use of the natural beauty in and around Verdigris.

SOCIAL EVENTS:

Regularly scheduled community events, such as book clubs, movie nights, dances, or game nights, which can foster a sense of community and combat feelings of loneliness or isolation.

VOLUNTEER OPPORTUNITIES:

Encouraging community service, which not only benefits the community but also provides a sense of purpose and connection for the volunteers.

The development of these types of activities can help to ensure that all residents of Verdigris have access to enjoyable, enriching recreational opportunities that enhance their quality of life. By doing so, Verdigris can become an even more vibrant, inclusive, and livable community.



CONCLUSION:

The Parks and Recreation Chapter is a testament to the value the town of Verdigris places on fostering a vibrant, active, and engaged community. The emphasis on improving existing facilities, expanding the green space and parklands, and increasing accessibility demonstrates a deep understanding of the profound impact that recreational facilities can have on community wellness and satisfaction.

The variety of strategies outlined, from investing in new playground equipment to creating an extensive trail network using existing right-of-ways, shows a commitment to catering to the diverse needs and interests of Verdigris citizens. This approach ensures that all residents, regardless of age, ability, or personal preferences, have ample opportunities to engage in physical activity and enjoy the town's natural beauty.

This chapter also highlights the importance of community participation and cooperation in achieving its goals. Collaboration with homeowners' associations, local businesses, and other stakeholders will be key in the implementation and success of these plans. This collaborative ethos not only guarantees that the community's needs are at the heart of decision-making but also encourages a sense of ownership and pride among residents.

Lastly, the Parks and Recreation Chapter emphasizes the need for sustainability and future planning. By considering factors such

as environmental impact, maintenance requirements, and potential future developments, Verdigris is ensuring that its parks and recreational facilities will continue to enhance the quality of life for generations to come.





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8

Housing and Neighborhoods



HOUSING AND NEIGHBORHOODS

As the town of Verdigris continues to grow and evolve, the considerations regarding housing and neighborhoods take center stage. This critical chapter delves into the dynamics of housing and neighborhood development, exploring the diverse aspects that influence the current and future landscape of living in Verdigris. We endeavor to thoroughly understand our town's housing situation to aid in the development of strategies and policies that accommodate our residents' needs and desires and nurture the unique character of our community.

The fabric of our community is interwoven with the spaces we call home, the streets we walk, the neighborhoods we belong to, and the connections we build with our neighbors. Therefore, this chapter emphasizes the importance of well-planned, safe, and affordable housing options that meet the needs of all our residents, from young families to the elderly. It also addresses the challenges and opportunities we face in preserving and enhancing the distinct, small-town character of our neighborhoods amidst the pressures of growth and change.

Furthermore, this chapter discusses the interrelationship between housing, land use, transportation, and infrastructure. It brings to the forefront the intricate balance between accommodating growth and maintaining the rural charm that

makes Verdigris special. Additionally, it presents a comprehensive look at current housing types and trends, population demographics, and market conditions that influence housing demand and supply.

Whether you are a long-time resident or a newcomer, whether you live in a single-family home or a multi-family complex, your housing experience contributes to the overall quality of life in Verdigris. As such, this chapter aims to ensure that the town's housing policies and initiatives reflect the values and aspirations of our diverse residents, thereby fostering inclusive, vibrant, and sustainable neighborhoods now and in the future. Let's delve into the world of Verdigris housing and neighborhoods, understanding their past, assessing their present, and envisioning their future.

HOUSING CHARACTERISTICS

Understanding household characteristics in Verdigris is essential for planning the community's future, as they offer insights into the diverse needs and preferences of the town's residents. These characteristics include parameters like the number of households, household size, types of households, and age distribution of the population, among others.

As of the latest census data, Verdigris has approximately 1,800 households. These households play a critical role in shaping the town's housing demand, impacting everything from the size and



type of housing needed to preferences for neighborhood amenities and services.

The average household size in Verdigris is roughly 2.7 people, slightly higher than the national average. This suggests that many of these households are likely to be families, which may necessitate housing options that provide adequate space and facilities for children.

In terms of household types, the town predominantly has family households, including both married-couple families and other family structures. Non-family households, consisting of individuals living alone or with non-relatives, are less common but still form a notable portion of the community. This mix of household types indicates a need for diverse housing options, from single-family homes that cater to larger families to smaller units suitable for single residents or couples.

The age distribution of Verdigris's population also significantly influences housing needs. The town has a broad age spectrum, with a sizable population of young families, middle-aged adults,

| Housing | Verdigris | Tulsa Metro | Oklahoma |
|------------------------|-----------|-------------|----------|
| Average Household Size | 2.81 | 2.50 | 2.56 |
| Owner | 88.0% | 58.9% | 66.1% |
| Renter | 12.0% | 41.1% | 33.9% |

and seniors. Each of these age groups has unique housing requirements. For example, young families may prioritize homes with multiple bedrooms and nearby parks or schools, while seniors might prefer smaller, accessible homes close to health services and community centers.

Lastly, income levels within households affect the affordability of housing options. Verdigris has a mix of income levels, with a median household income slightly higher than the state average. However, there is still a need to provide affordable housing options for lower-income households to ensure the town remains inclusive and accessible to all residents.

| Housing Occupancy | Verdigris Units | Verdigris Percentage | Tulsa Metro Units | Tulsa Metro Percentage | Oklahoma Units | Oklahoma Percentage |
|------------------------|-----------------|----------------------|-------------------|------------------------|----------------|---------------------|
| Total Housing Units | 1,900 | 100% | 274,517 | 100% | 1,762,113 | 100% |
| Occupied Housing Units | 1,840 | 96.8% | 245,572 | 89.45% | 1,547,967 | 87.84% |
| Vacant Housing Units | 60 | 3.15% | 28,945 | 10.55% | 214,146 | 12.16% |



In summary, the varied household characteristics in Verdigris underline the need for a broad range of housing options that cater to different family sizes, life stages, and income levels. As the town plans for the future, understanding these dynamics will be essential in creating a balanced housing strategy that meets the diverse needs of the community.

HOUSING STOCK:

When discussing housing in Verdigris, it's essential to examine the town's housing stock, which refers to the supply and characteristics of residential properties available within the community. These characteristics include the number of housing units, types of dwellings, age of the houses, and occupancy status.

As of the latest data, Verdigris boasts approximately 1,900 housing units. This count incorporates a range of dwelling types, primarily consisting of single-family detached homes, indicative of the town's suburban, family-friendly atmosphere. Additionally, there are a smaller number of multi-family units and mobile homes, which cater to a diverse range of housing needs in the community.

Examining the age of the town's housing stock can provide valuable insights into the community's historical development and potential infrastructure needs. The majority of homes in Verdigris have been constructed in the past few decades, reflecting the town's relatively recent growth. However, the town also has an assortment of older homes that add to its architectural diversity and charm.

Looking at the occupancy status of housing units, most are occupied, signifying a high demand for housing in the town. A smaller percentage of units are vacant, which includes those for rent, for sale, or used as seasonal or occasional use homes.

| Housing Type | 2021 Units | 2021 Percentage | 2012 Units | 2012 Percentage |
|-------------------------|------------|-----------------|------------|-----------------|
| Single-family, detached | 1564 | 82.3 % | 1388 | 81.9 % |
| Single-family, attached | 8 | 0.4 % | 0 | 0.00 % |
| Duplex | 34 | 1.8 % | 8 | 0.5 % |
| Multifamily (3+ units) | 0 | 0.00 % | 0 | 0.00 % |
| Mobile home | 293 | 15.4% | 298 | 17.6 % |
| Boat, RV, Van, other | 0 | 0.00 % | 0 | 0.00 % |

United States Census American Community Survey 2021 5-Year- Estimates



| Housing Value Estimate | 2021 Units | 2021 Percentage | 2010 Units | 2010 Percentage |
|----------------------------|------------|-----------------|------------|-----------------|
| Total Units | 1620 | 100% | 1214 | 100% |
| Less than \$10,000 | 87 | 5% | 32 | 3% |
| \$10,000 to \$14,999 | 32 | 2% | 48 | 4% |
| \$15,000 to \$19,999 | 7 | 0% | 37 | 3% |
| \$20,000 to \$24,999 | 18 | 1% | 0 | 0% |
| \$25,000 to \$29,999 | 7 | 0% | 46 | 4% |
| \$30,000 to \$34,999 | 0 | 0% | 58 | 5% |
| \$35,000 to \$39,999 | 0 | 0% | 0 | 0% |
| \$40,000 to \$49,999 | 25 | 2% | 7 | 1% |
| \$50,000 to \$59,999 | 5 | 0% | 0 | 0% |
| \$60,000 to \$69,999 | 9 | 1% | 0 | 0% |
| \$70,000 to \$79,999 | 0 | 0% | 10 | 1% |
| \$80,000 to \$89,999 | 17 | 1% | 18 | 1% |
| \$90,000 to \$99,999 | 31 | 2% | 94 | 8% |
| \$100,000 to \$124,999 | 114 | 7% | 152 | 13% |
| \$125,000 to \$149,999 | 119 | 7% | 202 | 17% |
| \$150,000 to \$174,999 | 336 | 21% | 176 | 14% |
| \$175,000 to \$199,999 | 335 | 21% | 111 | 9% |
| \$200,000 to \$249,999 | 158 | 10% | 131 | 11% |
| \$250,000 to \$299,999 | 154 | 10% | 31 | 3% |
| \$300,000 to \$399,999 | 124 | 8% | 46 | 4% |
| \$400,000 to \$499,999 | 32 | 2% | 0 | 0% |
| \$500,000 to \$749,999 | 0 | 0% | 0 | 0% |
| \$750,000 to \$999,999 | 0 | 0% | 0 | 0% |
| \$1,000,000 to \$1,499,999 | 0 | 0% | 15 | 1% |
| \$1,500,000 to \$1,999,999 | 0 | 0% | 0 | 0% |
| \$2,000,000 or more | 10 | 1% | 0 | 0% |

The condition of the housing stock is also an important consideration. While most homes in Verdigris are in good condition, a smaller number may require significant repairs or rehabilitation. Addressing these housing conditions can contribute to improving the overall quality of the town's residential environment.

One critical aspect of Verdigris's housing stock is its affordability. While Verdigris has a fairly high homeownership rate, with most homes owner-occupied, housing affordability remains a concern for some portions of the population. Efforts to provide a range of housing options at different price points can help to maintain the town's inclusivity and accessibility.

In summary, understanding Verdigris's housing stock — its quantity, types, age, occupancy status, condition, and affordability — is key to planning for the town's future residential needs. It allows the town to anticipate the demand for housing, assess the potential for growth or redevelopment, and plan for the provision of affordable housing options.

HOUSING COSTS:

Understanding the housing cost within the town of Verdigris is a crucial aspect of evaluating the overall affordability and economic accessibility for its residents. Housing cost generally encompasses mortgage or rent payments, property taxes, insurance, and utilities. It's a major factor that shapes the



economic profile of the community and influences decisions about where people choose to live.

As of the latest data, the median home value in Verdigris is above the national average, reflective of the town's desirability and growing appeal. It's worth noting that home values can vary significantly across the town, depending on factors like location, home size, lot size, and age of the property.

Homes in Verdigris are primarily owner-occupied, indicating a strong preference for homeownership within the town. The median monthly mortgage payment is generally manageable for the median household income in Verdigris, demonstrating that, for many residents, homeownership in Verdigris is economically feasible.

However, for those who rent in Verdigris, the rental market presents a different cost profile. The median rent in Verdigris is also above the national average, in line with the overall housing cost trends in the town. Rental costs can vary depending on factors like the type and size of the rental unit, its location, and the included amenities.

It's important to consider these housing costs in the context of residents' income. A general guideline is that no more than 30% of a household's gross income should be spent on housing costs. For some households in Verdigris, especially those with lower incomes, the high cost of housing may pose affordability challenges.

| Gross Rent Costs | 2021 Units | 2021 Percentage | 2010 Units | 2010 Percentage |
|--------------------|------------|-----------------|------------|-----------------|
| Total: | 220 | 100% | 145 | 100% |
| With cash rent: | 152 | 100% | 123 | 100% |
| Less than \$100 | 0 | 0.00% | 0 | 0.00% |
| \$100 to \$149 | 0 | 0.00% | 0 | 0.00% |
| \$150 to \$199 | 0 | 0.00% | 0 | 0.00% |
| \$200 to \$249 | 0 | 0.00% | 0 | 0.00% |
| \$250 to \$299 | 0 | 0.00% | 0 | 0.00% |
| \$300 to \$349 | 0 | 0.00% | 0 | 0.00% |
| \$350 to \$399 | 0 | 0.00% | 0 | 0.00% |
| \$400 to \$449 | 0 | 0.00% | 0 | 0.00% |
| \$450 to \$499 | 0 | 0.00% | 18 | 14.63% |
| \$500 to \$549 | 0 | 0.00% | 0 | 0.00% |
| \$550 to \$599 | 0 | 6.58% | 0 | 0.00% |
| \$600 to \$649 | 10 | 5.92% | 0 | 0.00% |
| \$650 to \$699 | 9 | 0.00% | 0 | 0.00% |
| \$700 to \$749 | 0 | 8.55% | 0 | 0.00% |
| \$750 to \$799 | 13 | 0.00% | 6 | 4.88% |
| \$800 to \$899 | 0 | 4.61% | 16 | 13.01% |
| \$900 to \$999 | 7 | 39.47% | 41 | 33.33% |
| \$1,000 to \$1,249 | 60 | 24.34% | 21 | 17.07% |
| \$1,250 to \$1,499 | 37 | 10.53% | 21 | 17.07% |
| \$1,500 to \$1,999 | 16 | 0.00% | 0 | 0.00% |
| \$2,000 to \$2,499 | 0 | 0.00% | 0 | 0.00% |
| \$2,500 to \$2,999 | 0 | 0.00% | 0 | 0.00% |
| \$3,000 to \$3,499 | 0 | 0.00% | 0 | 0.00% |
| \$3,500 or more | 0 | 0.00% | 0 | 0.00% |
| No cash rent | 68 | 100% | 22 | 100% |

United States Census American Community Survey 2021 5-Year- Estimates



While the housing costs in Verdigris reflect its appeal and the quality of life it offers, they also underscore the importance of considering affordability in the town's housing strategy. Ensuring a diverse range of housing options at varying price points can help maintain Verdigris's inclusive, welcoming community character, while supporting its continued economic vitality.

HOUSING DEMAND:

Assessing the housing demand within the town of Verdigris offers a glimpse into the town's growing popularity and the accompanying need for a diverse housing stock to cater to varying needs.

Housing demand is fundamentally driven by the population and its demographic characteristics, economic conditions, and specific locational attributes that make a place desirable. In Verdigris, several factors are influencing the demand for housing.

Firstly, the town's population has been on an upward trajectory, exhibiting robust growth over the past years. This population increase, driven by both natural growth and in-migration, has boosted the demand for housing. The population growth is expected to continue, further bolstering housing demand.

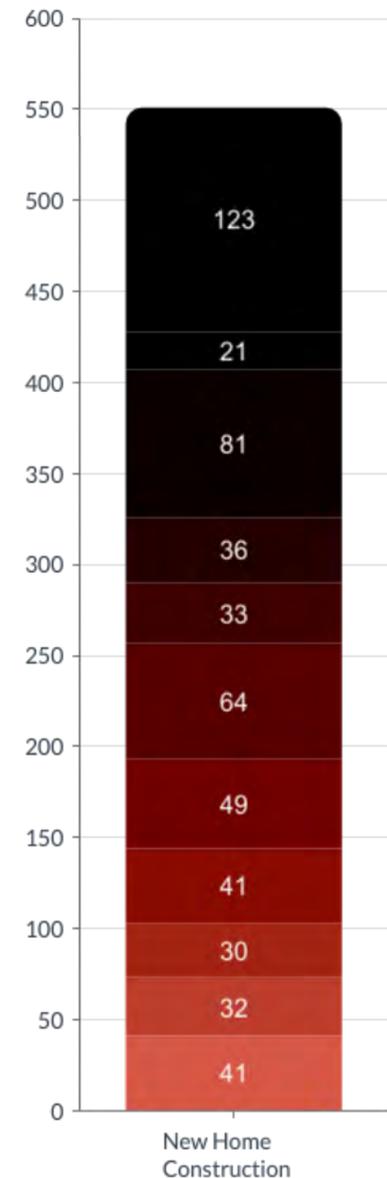
Secondly, the changing demographic profile of Verdigris also plays a significant role in shaping housing demand. The town is

seeing a diverse range of residents including young families, professionals, and retirees. Each group has different housing needs, from single-family homes and apartments to retirement communities. Catering to this diverse demographic would require a mix of housing types.

Thirdly, the economic conditions of Verdigris and the broader region influence housing demand. The town's robust local economy and the availability of employment opportunities in the surrounding region have drawn people to Verdigris, elevating the demand for housing.

Lastly, Verdigris' desirable location, marked by its small-town charm, accessibility to urban amenities, and high-quality public services and schools, have increased its appeal as a place to live, subsequently increasing housing demand.

Rogers County Assessor





Between 2011 and 2021, Verdigris experienced a significant housing boom, with nearly 550 new homes constructed in the town.

Encouraging the development of a diverse range of housing options, implementing affordability measures, and ensuring that new development aligns with the town's character and infrastructure capacity. By proactively addressing these issues, Verdigris can ensure it continues to be a vibrant, inclusive community for all residents.

MULTI-FAMILY:

The demand for multi-family housing in Verdigris has seen a nuanced shift in recent years, with a particular rise in the interest for duplexes and senior-focused apartment living. This change is a reflection of the evolving demographics and housing needs within the town.

Duplexes have become a preferred housing option for many residents, especially among young professionals, small families, and empty-nesters. These types of residences provide a unique blend of the privacy of a single-family home with the affordability and low maintenance often associated with apartments. Additionally, duplexes offer an opportunity for investment, where an owner might live in one unit and rent out the other, generating income that can offset mortgage payments.

The town's location, combined with its safe, quiet neighborhoods, makes it an ideal place for this type of housing.

Many of the residents looking for duplexes are likely to prefer locations that are closer to the town's commercial center, giving them easy access to amenities like shopping, dining, and healthcare facilities.

Simultaneously, there is an increased demand for senior housing, particularly in the form of apartments. As the town's senior population continues to grow, so too does the need for housing options that cater specifically to their needs. Senior housing apartments are typically designed with features that accommodate aging residents, such as single-level layouts, accessibility features, and onsite services. They also often include communal areas that encourage social interaction and foster a sense of community among residents.

The demand for senior apartments is likely to be high in areas that provide easy access to healthcare services, grocery stores, pharmacies, and other essential amenities. Proximity to recreational areas like parks can also be a valuable factor as it allows for outdoor activities, which are an important aspect of senior health and wellbeing.

CONCLUSION:

In sum, the Housing and Neighborhoods Chapter underscores the integral role of housing in shaping Verdigris's community fabric. As the town evolves, it remains imperative to prioritize diverse, affordable, and high-quality housing options that cater to all residents. By nurturing vibrant and connected neighborhoods, we can ensure that Verdigris continues to be a



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9

Community Economics



place where every individual feels at home, fostering a sense of belonging and community pride. The future of Verdigris hinges on the collective effort to make housing not just a structure, but a cornerstone of community well-being.

COMMUNITY ECONOMICS:

Chapter 8, titled "community economics," provides a comprehensive examination of the economic life within the town of Verdigris. This includes an analysis of current economic conditions, prospective growth sectors, and strategic initiatives aimed at fortifying and expanding the town's economy for the benefit of its residents. This is about more than just dollars and cents; it's about cultivating a sustainable and vibrant economic landscape that supports the well-being and prosperity of the Verdigris community.

In this chapter, we delve into the unique characteristics that shape Verdigris' economy. We explore the town's economic structure and major industry sectors, focusing not just on the larger players but also on small businesses and entrepreneurship, which are often the lifeblood of small-town economies.

We look at key aspects of the local labor force, including employment rates, job diversity, income levels, and workforce

education and skills. This aids in understanding the current employment landscape while also identifying potential areas for growth and improvement.

A detailed discussion of the commercial landscape and retail environment within Verdigris helps to reveal not only the state of economic activity but also the lifestyle and consumer patterns of residents. A deep understanding of these facets is crucial to attracting new businesses and fostering an environment where existing businesses can flourish.

Community economics also includes a focus on public finance, considering the town's revenue sources and the sustainability of public services. A clear picture of the town's fiscal health and its capacity to fund key services and infrastructure is essential for planning for Verdigris' future.

Finally, we present strategies and initiatives aimed at nurturing economic development and prosperity. This includes considering how Verdigris can leverage its unique attributes and advantages to attract investment and stimulate growth, while preserving the qualities that make it a special place to live.

By delving into the intricacies of Verdigris' economic landscape, this chapter aims to lay the groundwork for a future that is not only economically prosperous but also supportive of a vibrant, thriving, and cohesive community.



POPULATION

Understanding population considerations is fundamental when it comes to community economics. They serve as an underpinning for economic planning, forecasting, and development initiatives. The characteristics of a community's population can significantly influence the economic vitality of the area.

When examining Verdigris' population, we can delve into several pertinent factors. The town's demographic composition, including age, income levels, family size, and educational attainment, can have substantial implications for the local economy. These aspects can determine the types of businesses and industries that could thrive in the area, influencing job creation, wage levels, and the overall economic landscape.

The age distribution within Verdigris, for instance, could influence the types of goods and services in demand. A younger population might necessitate more schools and youth-oriented recreational facilities, whereas an older population could increase demand for healthcare services and senior housing. Understanding the community's age distribution allows for more effective economic planning, ensuring that local businesses cater to the needs of the residents, thus stimulating local economic growth.

Household income levels and patterns of wealth distribution can also impact community economics. Areas with high-income levels might support more upscale businesses and services, while areas with lower incomes might necessitate more affordable retail and service options. Understanding income distribution can help identify underserved markets within the community, fostering inclusivity and economic diversity.

Educational attainment is another crucial consideration. A population with a higher level of education can attract higher-paying industries, fostering economic prosperity. Conversely, if educational attainment is lower, strategies to attract businesses that offer good paying jobs for workers with less formal education might be necessary.

Finally, understanding the rate of population growth or decline is essential in planning for future economic needs. A rapidly growing population might necessitate increased housing and job opportunities, while a declining population could indicate economic distress.

In essence, population considerations form the bedrock of community economics. Understanding the demographic nuances of Verdigris can help shape effective strategies to drive economic growth, ensuring the town's future prosperity.



EDUCATION

Education is a key factor in community economics, influencing both individual prosperity and the economic health of the broader

| EDUCATION ATTAINMENT | OKLAHOMA | | TULSA MSA | | VERDIGRIS | |
|-------------------------------|-----------|-----------|-----------|---------|-----------|--------|
| | 2016 | 2021 | 2016 | 2021 | 2016 | 2021 |
| Population 25 years and over | 2,534,278 | 2,607,741 | 639,924 | 673,985 | 2,688 | 3,463 |
| Less than 9th grade | 4.3 % | 3.8 % | 3.8 % | 3.4 % | 4.5 % | 1.6 % |
| 9th to 12th grade, no diploma | 8.5 % | 7.4 % | 7.4 % | 6.6 % | 3.9 % | 3.6 % |
| High school graduate | 31.6 % | 30.8 % | 29.9 % | 28.8 % | 29.7 % | 30.5 % |
| Some college, no degree | 23.7 % | 22.9 % | 23.8 % | 23.3 % | 26.8 % | 21.7 % |
| Associate's degree | 7.4 % | 8.2 % | 8.5 % | 9.2 % | 12.3 % | 13.7 % |
| Bachelor's degree | 16.3 % | 17.5 % | 18.3 % | 19.2 % | 16.6 % | 23.7 % |
| Graduate degree | 8.1 % | 9.3 % | 8.3 % | 9.5 % | 6.3 % | 5.1 % |

community. The relationship between education and economic vitality is multifaceted, impacting various aspects such as the workforce quality, economic opportunities, and societal well-being.

A well-educated population is often synonymous with a high-quality workforce. When a community has a high percentage of residents with advanced degrees or specialized training, it can attract businesses that offer higher-paying, skilled jobs. These businesses often seek locations where they can find a pool of qualified candidates, reducing their training costs and enhancing productivity.

The town of Verdigris, thus, can benefit significantly by investing in its educational infrastructure and fostering a culture of lifelong learning. By ensuring access to quality education for all residents, the town can position itself as a desirable location for diverse industries.

Furthermore, education contributes to economic prosperity on an individual level. People with higher levels of education typically have greater job opportunities and earn higher wages. Higher incomes result in increased spending, stimulating local businesses and generating more tax revenue for local governments, which can be reinvested in community services and infrastructure.

Education also influences population growth and retention. A town with excellent educational opportunities, ranging from



primary schools to tertiary institutions, can attract families seeking a high-quality education for their children. It can also prevent 'brain drain' by offering local graduates attractive job prospects and a vibrant community to live in.

Moreover, education plays a role in fostering innovation and entrepreneurship. Schools and universities are often hubs for research and development, driving innovation that can spur new businesses. Education can empower individuals with the skills and knowledge necessary to start their own businesses, further enhancing local economic diversity and resilience.

However, it's important to note that these benefits are maximized when education is accessible to all residents. Therefore, Verdigris should aim to reduce educational disparities and ensure every resident can access the learning opportunities they need to thrive.

In sum, education is a crucial component of community economics. For Verdigris, investing in education means investing in the town's economic future, ensuring prosperity for current residents and generations to come.

INCOME

Community income, often evaluated in terms of median household income, is a vital metric in assessing the economic health of a community. It provides insight into the economic conditions and living standards of the residents within a

| Household Incomes | Households | % | Families | % | Married | % | Nonfamily | % |
|-------------------------|-------------|--------|-------------|--------|-------------|--------|-------------|--------|
| Total | 1,840 | 100% | 1,461 | 100% | 1,140 | 100% | 379 | 100% |
| Less than \$10,000 | 46 | 2.50% | 53 | 3.60% | 16 | 1.40% | 8 | 2.10% |
| \$10,000 to \$14,999 | 68 | 3.70% | 20 | 1.40% | 7 | 0.60% | 48 | 12.70% |
| \$15,000 to \$24,999 | 132 | 7.20% | 41 | 2.80% | 17 | 1.50% | 92 | 24.30% |
| \$25,000 to \$34,999 | 125 | 6.80% | 82 | 5.60% | 44 | 3.90% | 37 | 9.80% |
| \$35,000 to \$49,999 | 123 | 6.70% | 107 | 7.30% | 42 | 3.70% | 26 | 6.90% |
| \$50,000 to \$74,999 | 458 | 24.90% | 359 | 24.60% | 279 | 24.50% | 105 | 27.70% |
| \$75,000 to \$99,999 | 247 | 13.40% | 210 | 14.40% | 176 | 15.40% | 12 | 3.20% |
| \$100,000 to \$149,999 | 364 | 19.80% | 351 | 24.00% | 320 | 28.10% | 33 | 8.70% |
| \$150,000 to \$199,999 | 184 | 10.00% | 165 | 11.30% | 165 | 14.50% | 6 | 1.60% |
| \$200,000 or more | 90 | 4.90% | 78 | 5.00% | 73 | 6.40% | 12 | 3.20% |
| Median income (dollars) | \$69,291.00 | | \$82,270.00 | | \$98,889.00 | | \$39,107.00 | |
| Mean income (dollars) | \$89,718.00 | | \$97,650.00 | | N | | \$53,662.00 | |

United States Census American Community Survey 2021 5-Year- Estimates



community, influencing aspects such as consumer spending, housing affordability, tax revenue, and the potential for economic development.

The median household income in a community can be thought of as the middle point of all household incomes. Half of the households earn more than this amount, while half earn less. It is an important indicator because it gives a snapshot of the overall economic prosperity of the community without being skewed by extremely high or low earners.

In the context of Verdigris, understanding community income can shed light on various socioeconomic dynamics. It can help in determining the affordability of housing, availability and type of social services, and the general economic health of the town.

A high median income typically signifies a wealthier community, with residents likely to spend more on goods and services, contributing to the local economy's vibrancy. It also suggests a higher tax base, allowing for more public investment in amenities and infrastructure.

On the other hand, if the median household income is significantly lower than the regional or national average, it could indicate economic challenges, such as lack of high-paying jobs, higher rates of unemployment, or higher levels of poverty. In such a scenario, the community may need to explore ways to attract economic development and better job opportunities or provide more robust social services to support residents.

Also, income distribution is an important consideration. If a community has a high median income but a significant wealth gap (a high level of income inequality), it may face challenges in ensuring equitable access to resources and opportunities for all residents.

In Verdigris, understanding the community income can inform strategic planning for economic development. It can guide decisions on attracting businesses, investing in public services and amenities, and ensuring equitable economic growth. By considering the income levels of its residents, the town can tailor its economic strategies to meet the unique needs and potentials

| | % of Business | Employees | Percent |
|----------------------|---------------|-----------|---------|
| Agriculture & Mining | 5.40% | 12 | 1.70% |
| Construction | 12.20% | 24 | 3.50% |
| Manufacturing | 1.40% | 5 | 0.70% |
| Transportation | 1.40% | 4 | 0.60% |
| Communication | 0.00% | 0 | 0.00% |
| Utility | 1.40% | 7 | 1.00% |
| Wholesale Trade | 6.80% | 66 | 9.50% |

United States Census/American Community Survey 2021 5-Year Estimates



of its community, fostering a prosperous and inclusive economic future.

MAJOR EMPLOYERS

Major employers in towns similar to Verdigris are typically found in a few key sectors such as manufacturing, healthcare, education, and retail. For example, nearby schools and school districts are often among the largest employers in small towns. This is likely the case in Verdigris, where the public school system could be a significant employer.

Healthcare is another significant employer in many communities, including hospitals, clinics, and nursing care facilities. Given Verdigris's proximity to larger cities such as Tulsa and Claremore, healthcare facilities in these locations might also employ residents of Verdigris.

Manufacturing can be a considerable employer, especially in towns situated near major transportation routes, which Verdigris is, being close to highway 66 and interstate 44. Companies in the manufacturing sector provide jobs that range from production to engineering and management.

Retail businesses, including grocery stores, restaurants, and other shops, also contribute to local employment. Given Verdigris's growth and development, retail establishments likely employ a portion of the local population.

To obtain the most accurate and updated information, I recommend reaching out to the local chamber of commerce, the local city government, or economic development organizations in the Verdigris area. They should have the most recent data on major employers in and around the town.

MULTI-FAMILY

The town of Verdigris is very limited on multi-family. Across the United States, Multi-family housing, which includes structures such as duplexes, apartment buildings, and townhouses, has been a growing sector in the real estate market. This trend is driven by various factors, including shifting demographics, economic factors, and lifestyle preferences.

In areas experiencing population growth, multi-family housing often becomes increasingly attractive due to the efficient use of land and infrastructure it offers. This can be particularly true in areas where land availability is limited, or where there's a desire to limit sprawl and preserve open space.

The demand for multi-family housing is often driven by specific demographic groups. For instance, younger adults or millennials might prefer multi-family housing for its affordability and location,



often being closer to amenities and requiring less maintenance than single-family homes. On the other end of the age spectrum, seniors might downsize from larger single-family homes to multi-family units for similar reasons.

As for Verdigris, if the town is experiencing population growth, particularly among these demographic groups, it's plausible that there could be a growing demand for multi-family housing. The town's proximity to larger cities like Tulsa and Claremore might also influence this demand, especially if residents are looking for more affordable housing options within commuting distance of these larger job markets.

It's important to note, though, that these are general trends and assumptions. For specific, up-to-date information on multi-family housing trends in Verdigris, local real estate agencies, the town's planning department, or regional housing authorities would be valuable resources.

SINGLE-FAMILY

Single-family housing remains a cornerstone of the American housing market. Many people prefer single-family homes for the privacy, space, and ownership opportunities they provide. These homes often appeal to families, who value the additional space for children, as well as the potential for a yard or garden.

Across the U.S., Single-family housing trends have been influenced by various factors. Key among these is economic

conditions, including the cost of land, labor, and materials, interest rates, and overall economic health. The availability of land for new development can also significantly impact the supply of single-family homes.

In the case of Verdigris, given its rural surroundings and proximity to larger cities such as Tulsa and Claremore, it's possible that the town could see steady demand for single-family housing. If the community is attracting families or individuals seeking a balance between rural and urban lifestyles, single-family homes may continue to be desirable. Factors such as the town's economic growth, school quality, and local amenities would likely play a significant role in driving this demand.

However, these are general trends and assumptions. For specific, up-to-date information on single-family housing trends in Verdigris, local real estate agencies, the town's planning department, or regional housing authorities would be valuable resources.

INDUSTRIAL

Verdigris is part of the Tulsa metropolitan area, one of the primary industrial and commercial hubs in Tulsa. This region has a strong industrial base, with energy, aerospace, telecommunications, and manufacturing being significant sectors.

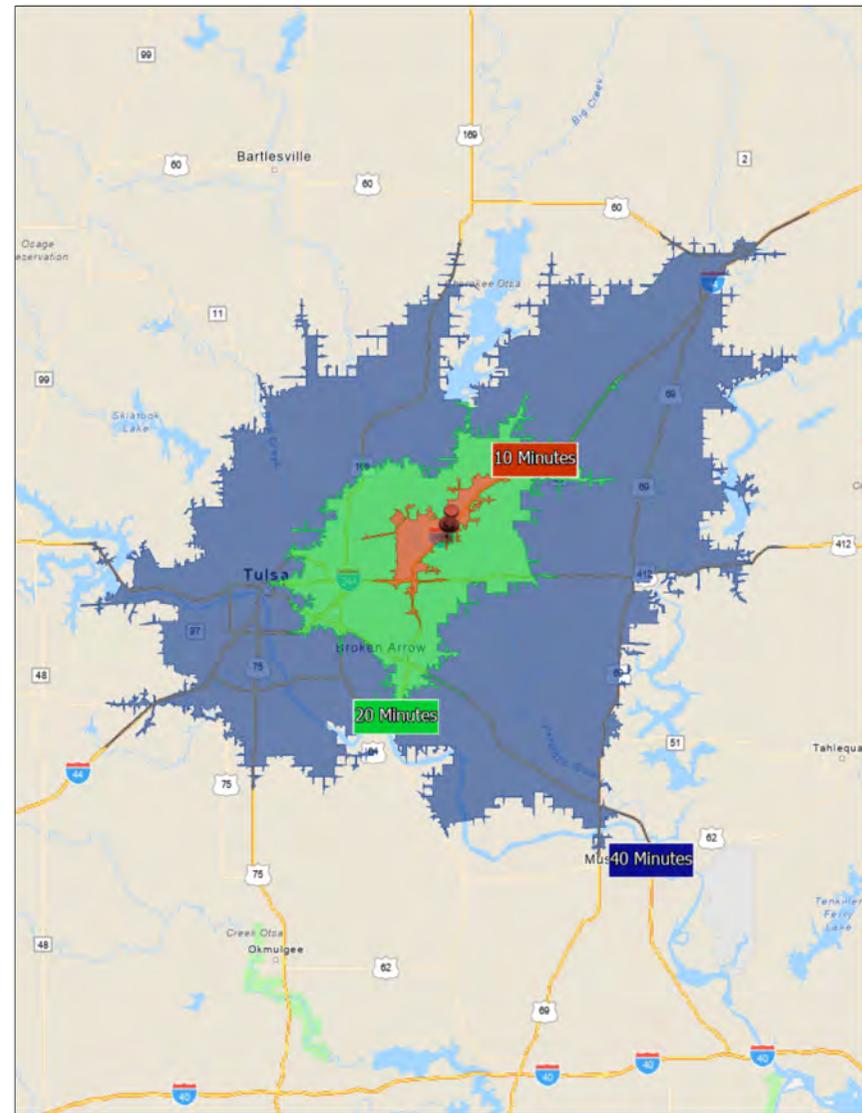


The area's industrial sector is strengthened by its strategic location at the intersection of major national transportation networks. The presence of the Tulsa port of Catoosa, one of the largest, most inland river-ports in the United States, offers significant advantages for industrial activities, particularly those involving heavy and bulk commodities. Moreover, its proximity to major highways and rail lines aids in efficient goods transport.

Nationally, there has been a trend toward the growth of distribution and warehousing industries, fueled by the rise of e-commerce. If this trend is mirrored in Verdigris and the surrounding region, it could result in increased demand for industrial and warehouse space.

Furthermore, industrial trends have been moving toward high-technology industries, including renewable energy, advanced manufacturing, and biotechnology. If Verdigris can attract such industries, it could potentially diversify and strengthen its local economy.

However, it's important to note that specific industrial trends can vary widely based on numerous local factors, including local economic policies, land availability, workforce skills, and infrastructure. For the most accurate and current information regarding industrial trends in Verdigris, consider contacting local economic development agencies, regional planning commissions, or local industry groups.



Oklahoma State Department of Commerce



OFFICE SPACE

Verdigris, as part of the Tulsa metropolitan area, benefits from the broader economic growth of the region. Tulsa is a commercial hub with a diversified economy encompassing sectors such as energy, aviation, finance, and technology.

Nationally, the office sector has been significantly impacted by the rise of remote work and flexible work schedules due to the covid-19 pandemic. Many companies are rethinking their office space needs, with some reducing their office footprints, while others are looking to 'suburbanize' their offices to provide more easily accessible and less dense work environments for their employees.

In the context of Verdigris, these trends could potentially result in increased demand for suburban office space, particularly if businesses in the larger Tulsa metropolitan area adopt a more distributed or hybrid office model.

Furthermore, the town's location along major transport corridors could make it an attractive location for businesses seeking accessible, cost-effective office spaces outside of higher-cost urban areas. Availability of amenities and a good quality of life can also be factors that attract businesses to establish offices in or around Verdigris.

However, it's crucial to note that the specifics can significantly vary based on numerous local factors, including economic

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policies, real estate market conditions, workforce skills, and infrastructure. For the most accurate and current information regarding office trends in Verdigris, consider contacting local economic development agencies, regional planning commissions, or local real estate professionals.

RETAIL

Verdigris, being part of the Tulsa metropolitan area, is influenced by the retail trends and developments within this broader region. Yet, its local retail offerings may have been limited due to a variety of reasons, such as the town's relatively small population, local consumer purchasing power, competition from nearby urban areas, and possibly the absence of a defined retail core that attracts shoppers and retailers.

Nationally, retail has been undergoing significant transformations, driven by changing consumer preferences and the growth of e-commerce. These trends have seen a shift towards experiential retail, where shopping is integrated with leisure activities and experiences, as well as an increased demand for convenience, leading to the growth of mixed-use developments and local retail hubs.

In Verdigris, these trends might translate into an opportunity to develop a vibrant, local retail sector that can serve the needs of residents and also attract visitors. The town's retail sector could benefit from encouraging the development of a diversified mix of businesses that provide essential goods and services, dining,



and leisure experiences. Such a strategy could potentially contribute to making Verdigris a more self-sufficient community and reduce residents' need to travel to neighboring cities for shopping and services.

However, it's important to note that retail development depends on a number of factors, including the available commercial real estate, local consumer demand, the regulatory environment, and the overall economic conditions. It's also crucial to take into account the potential impacts of any proposed retail development on local traffic, infrastructure, and the town's character.

For the most accurate and current information regarding retail trends in Verdigris, consider reaching out to local economic development agencies, regional planning commissions, or local commercial real estate professionals. They can provide insights tailored to the specific circumstances and conditions in Verdigris.

Big box stores, often associated with retail giants such as Walmart, Target, and Home Depot, are large-scale retail establishments that cover anywhere from 20,000 to 200,000 square feet. These stores usually offer a wide array of products, from groceries and clothing to furniture and electronics, often at competitive prices due to their scale and purchasing power.

Trends in big box retail have been influenced by several factors in recent years, most notably the rise of e-commerce and changing consumer preferences.

E-COMMERCE IMPACT:

The significant growth of online shopping has posed challenges for big box stores. Online retailers like Amazon can often offer the same products at lower prices and with the convenience of home delivery. This has led many big box retailers to invest heavily in their own online shopping platforms, with strategies such as buy-online-pick-up-in-store (BOPIS) to leverage their physical presence.

EXPERIENTIAL SHOPPING:

There has been a shift toward experiential shopping, where customers not only come to stores to buy products but also to have a shopping experience. This trend can be seen in big box stores adding cafes, hosting events, and creating unique in-store experiences to draw customers.

COMMUNITY RESISTANCE AND REGULATION:

Some communities resist the arrival of big box stores due to concerns about their impact on local businesses, traffic, and the community's character. Some cities have passed regulations to limit the size of retail establishments or impose additional requirements on large-scale retailers.

STORE OPTIMIZATION AND RESIZING:

Some big box retailers have been experimenting with smaller format stores to fit into urban and neighborhood markets where a full-size store would not be practical. These stores aim to offer a curated selection of goods tailored to the local market.



DIVERSIFICATION:

Big box retailers have also begun diversifying their offerings to include services such as pharmacies, optical centers, and even medical clinics.

For a town like Verdigris, a big box store could potentially provide a variety of goods and services under one roof, create jobs, and increase the local tax base. However, the town would also need to consider the potential impacts on local traffic, infrastructure, local businesses, and the **community's character**. Moreover, given the industry trends, any discussion about attracting a big box store should also consider how it aligns with local needs and the broader changes in the retail landscape.

As consumer behaviors and shopping trends continue to evolve, the retail industry is constantly seeking to innovate and adapt to meet these changes. This has led to the development of what are often referred to as "next generation retail formats". These new formats aim to combine the best aspects of online and offline shopping experiences to deliver superior value to the customer. Let's delve into a few prominent examples:

OMNI-CHANNEL RETAIL:

Omni-Channel Retailing is about providing a seamless and consistent shopping experience across all channels – online, in-store, mobile, social media, etc. For instance, a customer might research a product online, check it out in-store, and finally make

a purchase through a mobile app. The retailers ensure that the customer experience remains consistent across all these touch-points.

EXPERIENTIAL RETAIL:

This model is based on the idea that shopping should be an immersive, memorable experience rather than just a transaction. Stores may include interactive displays, product demonstrations, workshops, and more. For instance, the apple store's 'today at apple' sessions offer hands-on learning and experiences for customers, turning the store into a gathering spot.

POP-UP SHOPS:

These are temporary, short-term retail spaces that offer new, unique, or limited-time products or experiences. They create a sense of urgency and exclusivity for customers and are a cost-effective way for retailers to test out new products, locations, or markets.

MICRO-FULFILLMENT CENTERS:

These are miniaturized warehouses located in urban areas, designed to facilitate faster delivery or pick-up for online orders. They leverage automation and robotics to pick and pack orders, helping retailers compete with e-commerce giants on speed and convenience.



DIGITALLY NATIVE VERTICAL BRANDS (DNVB):

These are brands that start online, control their own distribution, and own the customer relationship from start to finish. Many DNVBs eventually open physical stores, but they tend to be more showroom-like, with purchases still happening online.

SUSTAINABLE RETAIL:

As consumers become more eco-conscious, retailers are embracing sustainable practices. This can range from sourcing eco-friendly products, reducing waste in packaging and operations, to building green-certified stores.

For the town of Verdigris, it's crucial to keep these emerging retail trends in mind when planning for the future. Not only do they provide insights into what kind of retail establishments may be interested in setting up shop in the town, but they also highlight the shifting expectations of consumers. Retail today is not just about selling products, but also about providing experiences, conveniences, and aligning with values such as sustainability.

SHOPPER-TAINMENT

Shopper-tainment, a term derived from "shopping" and "entertainment," refers to a growing trend in retail where businesses combine shopping with fun, engaging, and entertaining experiences. The intent is to create an enjoyable

environment for consumers and encourage them to spend more time (and ultimately, more money) in the establishment. The concept has gained traction as businesses strive to compete with online retailers and create unique in-store experiences that can't be replicated online.

Here are some ways shopper-tainment is being implemented:

INTERACTIVE DISPLAYS:

Retailers are creating interactive displays and experiences that allow customers to engage with products. For example, some cosmetic stores have augmented reality mirrors that allow customers to virtually try on makeup.

WORKSHOPS AND CLASSES:

Many businesses are offering in-store workshops and classes related to their products. For instance, a cooking store might host cooking classes or a craft store might offer art workshops.

EVENTS:

Hosting events, such as product launches, author signings, celebrity appearances, and others can draw people into the store and create a buzz around the brand.



IN-STORE DINING OR CAFES:

many large bookstores and retail outlets now feature cafes or even restaurants within the store, providing shoppers a place to rest, enjoy a meal or a cup of coffee, and extend their visit.

PLAY AREAS:

Some businesses, especially those that cater to families, provide play areas for children. This can be a great way for businesses to engage their customers, providing a stress-free shopping environment for parents.

TECHNOLOGY INTEGRATION:

Many retailers are using technology to enhance the shopping experience. For example, some fitting rooms are equipped with interactive mirrors that can suggest outfits, change the lighting, or even allow you to virtually try on clothes.

In the context of Verdigris, implementing shopper-tainment could be a great way to stimulate local economic growth. It could make the town a more attractive place for both residents and visitors to shop, thus increasing retail sales and generating more tax revenue for the town. It would also make the local shopping environment more competitive and resilient to changes in the broader retail industry, especially the growth of e-commerce.

OFFICE DEMAND AND TARGET SELECTION:

Office space is a critical aspect of economic development for many cities, including Verdigris. The demand for office space can vary based on several factors including the type of industry, company size, and local economic trends. The ongoing shift towards remote work and flexible work arrangements in many sectors may also impact future office space demand.

When evaluating office demand, it's important to conduct a thorough market analysis. This includes understanding current office vacancies, future projects, and potential demand from target sectors. One method of forecasting office demand is to examine employment growth in office-using industries (e.G., Financial services, professional and business services, information services) and then apply a square footage per worker ratio to project future office space needs.

In terms of target selection, this refers to identifying specific sectors or industries to focus on when planning for future office space needs. This should be based on the town's strengths and opportunities. For example, if Verdigris has a strong healthcare sector, it may make sense to target healthcare companies when planning for future office space.



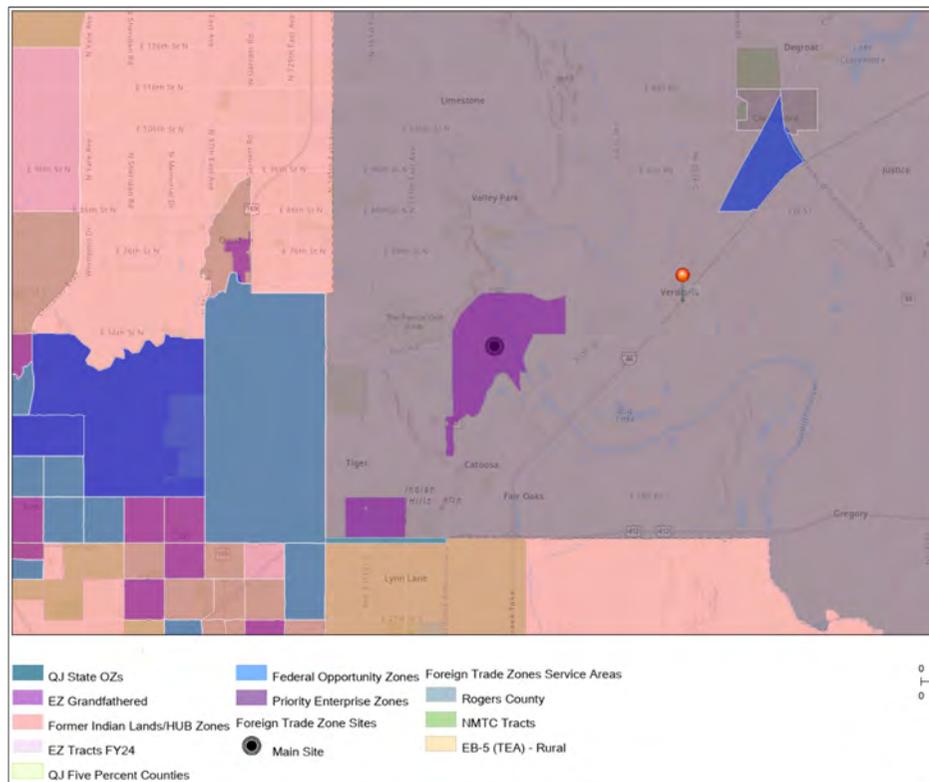
INDUSTRY CLUSTERS AND TARGET INDUSTRIES:

An industry cluster refers to a geographic concentration of interconnected businesses, suppliers, and associated institutions in a particular field. Clusters are considered to increase the productivity with which companies can compete, nationally and globally.

For Verdigris, identifying and promoting industry clusters could be a key economic development strategy. This might involve initiatives to support existing clusters, or efforts to attract new businesses in sectors where the town has competitive advantages.

Target industries, on the other hand, are specific industries that a town or region aims to attract or grow, often because they align with the area's strategic advantages. Identifying target industries usually involves an analysis of the area's assets (such as a skilled workforce, natural resources, existing businesses, infrastructure, etc.) And an assessment of which industries could leverage these assets most effectively.

For Verdigris, this might involve an evaluation of local strengths (such as its proximity to major transportation routes or a particular segment of the workforce) and then identifying which industries are the best fit for these strengths. Once target industries have been identified, the town can then implement strategies to attract and support businesses within these sectors.



OCCUPATIONAL CLUSTERS:

An occupational cluster is a group of jobs that share common features. Unlike an industry cluster, which focuses on the outputs (products and services) of a group of companies, an occupational cluster focuses on the skills and knowledge needed to perform the work. In other words, occupational clusters represent groupings of occupations that require similar skills or



qualifications, regardless of the industry in which the work takes place.

For example, a 'healthcare' occupational cluster might include jobs in hospitals, doctor's offices, and nursing homes, but also health-related jobs in schools, government agencies, or companies. The same occupation, such as a registered nurse, might be found in many different industries.

For the town of Verdigris, understanding its occupational clusters can help guide economic and workforce development efforts. This can include strategies to attract and retain businesses that require the skills prevalent in the local workforce, as well as initiatives to enhance the skills and qualifications of workers to support emerging industries or occupations.

In determining Verdigris's key occupational clusters, it would be essential to analyze the town's current workforce in terms of skills, qualifications, and occupations. If the town, for instance, has a significant number of residents with expertise in logistics and supply chain management, it might suggest a strong occupational cluster in this area. This could potentially attract businesses in various industries, such as manufacturing or retail, that require these skills.

To provide specific occupational clusters for Verdigris, actual data about the local workforce, local industries, and the local educational and training institutions would be needed, which is information i currently don't possess. Nonetheless,

understanding the concept of occupational clusters can serve as a valuable tool for Verdigris in shaping its economic and workforce development strategies.

CONCLUSION

In wrapping up the Community Economics Chapter, it's evident that the economic vitality of Verdigris hinges on adaptive strategies, diverse opportunities, and sustainable practices. As we move forward, it's paramount to foster an environment conducive to business growth while ensuring that the benefits of economic development are equitably shared among all residents. By embracing both innovation and tradition, Verdigris can continue its trajectory towards a prosperous future, with a local economy that resonates with its community values and aspirations.

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Fitness Center

WALKER PARK

Carlin Properties

BLEECKER STREET

Shop.
Dine.
Relax.

10

Placemaking



Placemaking:

As we delve into the ninth chapter of our comprehensive plan for the town of Verdigris, we turn our attention to the topic of 'placemaking'. Placemaking is an essential aspect of urban and regional planning, contributing greatly to the livability, vibrancy, and unique identity of a place. This practice revolves around creating public spaces that promote people's health, happiness, and well-being. It's about transforming ordinary spaces into extraordinary places that foster a sense of community, enhance the local culture, and encourage social interactions.

For a town like Verdigris, placemaking goes beyond the design of parks or public squares. It extends into how we structure our streets, neighborhoods, and the town as a whole. It reflects the spirit and identity of Verdigris, recognizing our unique qualities and leveraging them to make our town more engaging, inviting, and memorable for both residents and visitors alike.

In this chapter, we'll explore various aspects of placemaking, from the theory and philosophy behind it, to practical steps that Verdigris can take to incorporate placemaking principles into its future development plans. We will examine examples of successful placemaking initiatives and consider how similar ideas could be adapted to our context.

We will also discuss the importance of citizen engagement in placemaking processes, as it is the people who make the place. Through community participation, we can ensure that any

placemaking initiatives reflect the needs, desires, and unique character of Verdigris.

In essence, this chapter underscores the vital role of placemaking in creating a vibrant, inclusive, and sustainable town. It presents a vision of Verdigris where every street, building, and public space contributes to making our town a great place to live, work, and play. Let's embark on this journey to shape Verdigris into a place that truly feels like home for all its residents and visitors.

DISTRICTS:

Districts play an essential role in the layout of a city and how people experience and interact with the urban environment. Districts are often recognized as areas of a city that have a particular identity or character due to a unique combination of features, functions, or architectural styles that differentiate them from other parts of the city.

Defining a district involves identifying and understanding certain distinct characteristics that make the area notable or special. These characteristics could include architectural styles, land use patterns, geographical features, cultural or historical significance, or specific economic activities. For instance, an industrial district is marked by the presence of factories and warehouses, while a historic district might be distinguished by buildings of a particular architectural style or era.



Districts gain their character from a range of factors. The buildings and structures within a district often play a major role in shaping its character. Their design, scale, materials, color, and arrangement can contribute to a distinctive visual pattern or aesthetic. The uses of these buildings also play a role. A district filled with cafes, boutiques, and art galleries will have a different character from one dominated by office buildings or residential homes.

However, it's not just the built environment that shapes the character of a district. Open spaces such as parks, squares, or streets also contribute significantly. The arrangement and design of these spaces, as well as the activities they host, play a part in defining the district's character.



Culture and history also heavily influence the character of a district. Areas that have historical or cultural significance often have a distinctive feel, whether it's due to preserved historical buildings, or cultural practices and events unique to the area.

In essence, districts are a multifaceted concept in urban planning. They are significant in creating a sense of place and enhancing the identity of a city. In the context of Verdigris, identifying and understanding potential districts can help in better urban planning and design that respects the unique characteristics of each area, while promoting a cohesive and vibrant overall town character.

As it currently stands, Verdigris does not possess a distinct "district" in the typical urban planning sense. In other words, there are no specific areas within the town that stand out due to a unique concentration of architectural style, land use, cultural practices, or commercial activity. This is often the case in smaller or rural towns, where the level of development and diversification may not have reached the point of creating distinct districts.

However, the absence of a distinct district does not mean Verdigris lacks character or potential. Each part of the town carries its own individual charm, whether it be through its residential areas, local businesses, or the natural beauty of the surrounding landscape. The current uniformity also presents a unique opportunity for future development to craft the town's identity and form distinct districts.



As the town grows, there may be opportunities to create districts that enhance the unique characteristics of Verdigris. For instance, areas around key intersections or along the main roadways could be developed into commercial districts. Alternatively, areas with historical or cultural significance could be enhanced to create a heritage district. New residential developments could also be planned in a way to create distinct neighborhoods, each with its own unique character.

In essence, while Verdigris may not currently have defined districts, the concept provides a useful framework for envisioning and guiding future development in the town. With thoughtful planning and design, Verdigris has the potential to cultivate distinct districts that reflect its unique character and meet the diverse needs of its residents.

The creation of a district is a complex, multifaceted process, typically involving multiple stakeholders and requiring careful planning. Here's a general step-by-step process that could be followed:

VISIONING AND IDENTIFYING POTENTIAL DISTRICTS:

This first step involves determining the need for a district and identifying potential areas. This could be based on a variety of factors such as historical significance, geographic features, or existing land use patterns. Community meetings and consultations with local stakeholders can help in understanding the local context and defining a shared vision for the district.

FEASIBILITY STUDY:

once potential districts have been identified, a feasibility study is usually conducted. This step involves detailed analysis of the potential economic, social, and environmental impacts of creating the district. The feasibility study helps in understanding whether the district is viable and what potential challenges may arise.





DEVELOP A DISTRICT PLAN:

After confirming the feasibility, the next step is to develop a detailed plan for the district. This includes defining the boundaries of the district, determining land use patterns, setting design standards, and identifying needed infrastructure improvements. The plan should also include strategies for implementation and management of the district.

ENGAGE THE COMMUNITY

Throughout the planning process, it is crucial to engage with the community and stakeholders. This could involve public meetings, workshops, or online consultations. Engaging the community helps to ensure that the plan reflects local needs and aspirations, and it can also help to build support for the district.

IMPLEMENT THE PLAN

Once the plan has been developed and approved, the next step is implementation. This could involve a variety of actions, such as making necessary infrastructure improvements, implementing design guidelines, and promoting the district to potential businesses and residents.

MANAGE AND MONITOR THE DISTRICT:

After the district has been established, ongoing management and monitoring is necessary. This could involve regular

assessments of the district's performance, making necessary adjustments to the plan, and engaging with the community to ensure that the district continues to meet their needs.

REVIEW AND ADJUST:

Over time, the needs and characteristics of a district can change. Regular reviews should be done to assess whether the district is achieving its objectives, and adjustments should be made as needed.

It's important to note that the specific process for creating a district can vary depending on the local context and the type of district being created. Furthermore, creating a district is not a quick process – it can take several years from the initial visioning to the implementation of the district.

As we conclude this exploration of placemaking in chapter 9, we see the powerful potential it holds for transforming the town of Verdigris. This chapter's discussions have centered around the concept of districts, which can serve as significant drivers for local identity, community building, and economic development. Yet, we recognize that presently, Verdigris does not have any distinct districts of its own.

We've navigated the intricate process of district creation, starting from visioning and feasibility studies to the implementation and management of a prospective district. This rigorous yet rewarding process underscores the immense commitment and

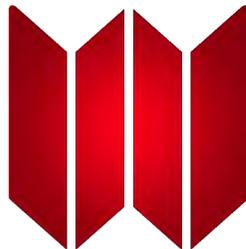




collaboration required from various stakeholders - citizens, local businesses, and the municipal body. It also calls for a deep understanding of the local context and a collective vision to create spaces that are economically sustainable, socially vibrant, and environmentally conscious.

In the journey ahead, Verdigris has the unique opportunity to sculpt its urban form and community life through district creation. It is a challenging undertaking, but it holds the promise of promoting a sense of place, attracting investments, and enhancing the quality of life for the residents.

As Verdigris continues to grow, the implementation of placemaking strategies, like the creation of distinctive districts, will be an important step in defining the town's identity and ensuring its future prosperity. By nurturing a sense of belonging and fostering community spirit, the town can create places where residents not only live but thrive, thereby making Verdigris a town that truly feels like home. The insights provided in this chapter set the stage for an exciting future where Verdigris evolves, district by district, into a more vibrant, engaging, and inclusive community.



CONCLUSION:

In wrapping up the Placemaking Chapter, it's evident that Verdigris thrives on its unique spaces, community interactions, and rich narratives. While we've delved into the principles of placemaking and its transformative impact, there emerges a clear need for a District Master Plan. Such a plan will not only safeguard the town's inherent charm but also provide a roadmap for future developments, ensuring that Verdigris remains a cohesive, engaging, and meaningful place for all. Embracing this strategic approach will be paramount in guiding our community towards a harmonious and vibrant future.

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Quality of Life



QUALITY OF LIFE

Welcome to chapter 10, titled "quality of life". In this chapter, we delve into the crucial, multifaceted concept that profoundly impacts our daily lives and shapes our overall life satisfaction: quality of life. When discussing the development and future of a community, the term "quality of life" often comes to the fore. It encompasses a broad range of facets, including health, safety, educational opportunities, access to amenities, cultural richness, and environmental quality, among others.

In the context of Verdigris, a small yet growing town in Tulsa, the term takes on an even more profound significance. As the town experiences growth, it is essential that this expansion occurs in tandem with improving the residents' quality of life. This involves balancing physical growth with social, economic, and environmental sustainability. It's about creating an environment where every citizen has access to the services and opportunities they need to flourish.

In this chapter, we'll be exploring several key dimensions of quality of life, including social cohesion, education, health and wellness, safety, and the natural environment. We'll examine how each of these facets currently manifests in Verdigris, highlighting the strengths and pinpointing areas for improvement. Moreover, we'll provide recommendations on how

Verdigris can enhance its quality of life, ensuring it remains a town that people are proud to call home.

Join us as we delve into an intricate understanding of Verdigris' current quality of life and explore the myriad ways it can be enhanced for the benefit of all residents. The pursuit of a better quality of life isn't just about fostering prosperity—it's about creating a community that nurtures the well-being of every single individual. It's about making Verdigris more than just a place to live—it's about making it a place to love.

Quality of life, a concept that extends beyond the basic necessities, represents the richness of daily experiences, comfort, happiness, and satisfaction individuals or communities derive from their environment. Verdigris, as a growing town, stands at the precipice of defining its own unique, compelling narrative. This chapter discusses six crucial components that can enhance the livability and quality of life for Verdigris residents: community identity, creating a healthy community, incorporating placemaking and urban design, enhancing arts, culture, and entertainment, prioritizing community sustainability, and promoting strong public safety. Each of these factors carries the potential to contribute to the blossoming identity of Verdigris, crafting a vibrant, attractive, and nurturing community that not only meets, but exceeds the basic requirements of its residents.



COMPONENTS OF LIVABILITY AND QUALITY OF LIFE

COMMUNITY IDENTITY:

Community identity in a town like Verdigris is vital to nurturing a sense of belonging and pride among residents. It refers to the unique characteristics that set the town apart from others, from its historical roots to its vibrant cultural traditions, architectural style, natural landscapes, community events, and more. A strong community identity fosters social cohesion, as residents take pride in their shared identity and work together to maintain and enrich it. Verdigris can strengthen its community identity through



measures such as preserving historical landmarks, celebrating local traditions and events, encouraging local businesses and artisans, and maintaining public spaces that reflect the town's character.

CREATING A HEALTHY COMMUNITY:

A healthy community goes beyond the provision of healthcare services; it includes aspects like promoting healthy lifestyles, providing safe recreational facilities, ensuring clean air and water, and fostering a stress-free environment. Verdigris can foster a healthier community by investing in infrastructure like parks and trails that encourage outdoor activity, organizing community wellness programs, and prioritizing environmental cleanliness.

INCORPORATING PLACEMAKING AND URBAN DESIGN:

Placemaking refers to the design of public spaces that are vibrant, welcoming, and reflect the character of the local community. Urban design, on the other hand, pertains to the design of the town layout, including aspects like street design, building architecture, and transportation infrastructure. These elements are critical in making Verdigris not just livable, but lovable. Emphasizing pedestrian-friendly street designs, creating inviting public spaces like parks and squares, preserving aesthetic building designs, and ensuring that public transportation is accessible and efficient are just a few ways Verdigris can improve in this aspect.



ENHANCING ARTS, CULTURE, AND ENTERTAINMENT:

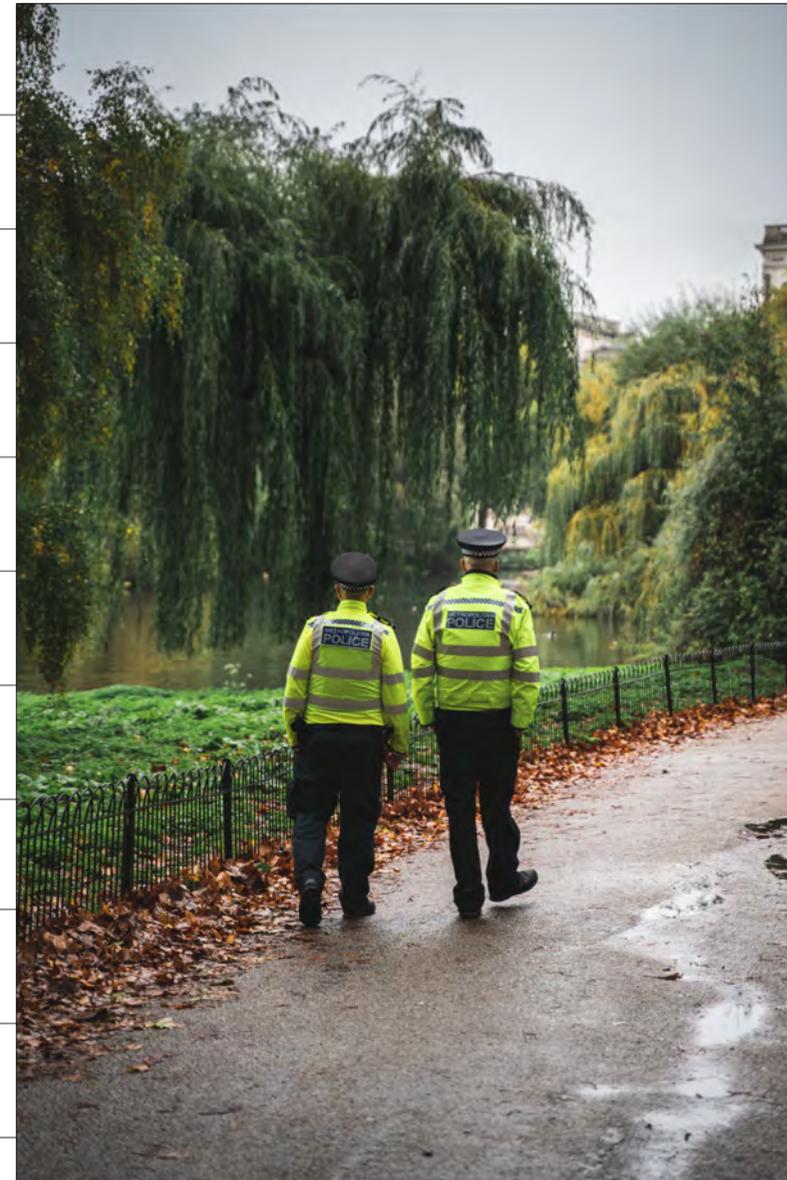
Arts, culture, and entertainment play a crucial role in enriching the quality of life by providing opportunities for creative expression, community participation, leisure, and learning. Verdigris can boost this component by promoting local artists and musicians, organizing cultural and entertainment events, supporting art education in schools, and perhaps even creating a dedicated space for the arts, such as a community theater or art gallery.

COMMUNITY SUSTAINABILITY:

Community sustainability refers to the long-term health of a town in economic, social, and environmental terms. For Verdigris, this could mean promoting local businesses to bolster economic sustainability, fostering inclusivity and participation for social sustainability, and implementing environmentally-friendly practices for environmental sustainability.

STRONG PUBLIC SAFETY:

A town that's safe is a town where quality of life is high. This means not only reducing crime but also improving traffic safety, enhancing disaster preparedness, and ensuring that residents feel secure in their homes and neighborhoods. Verdigris can enhance public safety through community policing, implementing traffic calming measures, regularly inspecting infrastructure, and





providing community education about safety and emergency response.

Each of these components plays a significant role in enhancing the quality of life in Verdigris. By addressing these aspects, Verdigris can move towards becoming a town that not only meets the basic needs of its residents but also enriches their life experience, making it a place that people cherish and are proud to call home.

STREETSCAPES AND GATEWAYS:

Streetscape and gateways are integral elements of urban design that significantly contribute to the character and identity of a town or city.

Streetscape refers to the visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees, and open spaces, that combine to form the street's character. It can also include less tangible elements like lighting, weather, and noise conditions. The design of the streetscape can significantly impact the functionality of the road for its users, ranging from pedestrians to drivers and cyclists. A well-planned streetscape contributes to the overall aesthetic appeal of the area, encourages economic activity, and enhances the quality of life for the residents.

On the other hand, gateways are specific elements or features that signify the entrance or exit to a town, city, or district. They act as a 'welcome sign' to residents and visitors, often creating the



first impression of the place. Gateways can take various forms, including but not limited to, prominent signage, architectural features, landscaping, art installations, or a combination of these. They often embody the community's unique characteristics and culture, conveying a sense of place and setting the tone for what to expect within.

In the context of a town like Verdigris, well-designed streetscapes and gateways can greatly enhance the community identity and overall charm. They can help set the town apart, making it memorable for visitors and a source of pride for residents. With strategic planning and design, streetscapes and gateways can become powerful tools for placemaking and promoting community engagement.



Community identity often revolves around tangible elements that distinctly set a town or city apart from others. Streetscape and gateways play a pivotal role in establishing such a unique identity, as they serve as the "face" of the community, providing the first impression to visitors and a sense of home to residents.

In the context of Verdigris, highway 66 and highway 266 serve as key arteries leading into the town. Thus, these routes offer prime opportunities to create a compelling streetscape and striking gateways that embody the spirit of the community. These enhancements could include elements like landscaped medians, distinctive signage, public art installations, uniform lighting fixtures, and even architectural standards for visible buildings.

The gateways, especially, could be designed to evoke a sense of arrival and impart the essence of Verdigris. Incorporating local history, culture, or natural elements into the design can help create an inviting, memorable entrance. For instance, public art depicting key historical moments, landmarks, or local flora and fauna could be considered.

Moreover, since both highways are significant transportation corridors, they present a golden chance to not just welcome residents and visitors, but also to subtly communicate the values, aspirations, and character of Verdigris.

Beyond these improvements, collaboration with the Oklahoma Turnpike Authority is crucial for achieving coherence in signage

along these routes. Unified, clear, and aesthetically pleasing signage can enhance way-finding, reinforce community branding, and further cement the community identity. A coordinated effort could help ensure that the signage complements the overall streetscape and gateway design, thereby amplifying the impact and offering a harmonious, cohesive visual experience to all who pass through.

COMMUNITY HEALTH:

As we delve deeper into the elements that contribute to the quality of life in Verdigris, it's crucial to focus on a significant facet that often underpins the overall well-being of its residents - community health. This broad term encapsulates not just the physical health of individuals, but also the environmental, social, and economic factors that influence the overall health and wellness of the community as a whole. A healthy community is one where its residents have access to high-quality and affordable healthcare services, live in a clean and safe environment, and are empowered to make lifestyle choices that enhance their well-being. Beyond this, the concept of community health includes factors such as access to nutritious food, opportunities for physical activity, safety measures, and the availability of resources to support mental health and social connections. The health of a community is intricately linked to its socio-economic progress, influencing productivity, education, crime rates, and even property values. As Verdigris continues to grow and evolve, prioritizing community health will be key to ensuring a robust and vibrant town for current residents and generations to come.



ACTIVE LIVING

Active living refers to a lifestyle that integrates physical activity into daily routines. It's not just about planned exercise or sports; it involves making choices that favor physical movement, like walking or biking instead of driving, taking the stairs instead of the elevator, or gardening and housework. Verdigris can promote active living by designing environments that encourage walking, cycling, and other forms of physical activity. Creating parks, sidewalks, bike lanes, and recreational facilities can facilitate a more active, healthier community.



EMERGENCY PREPAREDNESS:

This refers to the readiness of the community to respond to and recover from emergencies and disasters. It involves risk assessment, planning, training, and resource allocation. In Verdigris, emergency preparedness could mean developing and implementing plans for different types of emergencies, such as floods, fires, or tornadoes. Regular drills and public education programs can help ensure that everyone knows what to do in an emergency, potentially saving lives.

ENVIRONMENTAL HEALTH:

This focuses on the interactions between people and their environment and how it affects their wellbeing. Verdigris can uphold environmental health by promoting clean air and water, managing waste effectively, encouraging sustainable practices, and protecting natural areas. Policies that limit pollution, preserve green spaces, and encourage recycling and other eco-friendly practices can significantly enhance community health and the local quality of life.

HEALTH & HUMAN SERVICES:

Health and human services include a range of services designed to promote health and wellbeing, such as healthcare, social services, public health initiatives, and programs for vulnerable groups like the elderly, disabled, or low-income individuals. Verdigris could work with local health providers, social service



agencies, and nonprofits to ensure these services are accessible and meet the needs of the community.

MENTAL HEALTH:

Mental health is an essential component of overall health, involving psychological, emotional, and social well-being. Verdigris can support mental health through initiatives that reduce stigma, increase access to mental health services, promote stress management, and create supportive environments. By nurturing a culture that values mental health, Verdigris can enhance the quality of life and resilience of its community.

RESILIENCY

Community resilience can be seen as the sustained ability of a community to withstand and recover from adversity. Resilience in the context of community refers to the capacity of individuals, communities, institutions, businesses, and systems within a city to survive, adapt, and grow no matter what kinds of chronic stresses and acute shocks they experience.

When discussing community resiliency as it relates to quality of life, several key factors come into play:

SOCIAL NETWORKS AND RELATIONSHIPS:

Resilient communities tend to have robust social networks. These networks, often built on trust, reciprocal relationships, and

a sense of belonging, serve as vital resources during times of stress or disaster. They can quickly mobilize resources, disseminate information, and provide emotional support to community members.

ECONOMIC STABILITY:

A resilient community tends to have a diversified and inclusive economy that can adapt to changes and shocks. Economic stability promotes the quality of life by providing employment opportunities, reducing income inequality, and enabling access to goods and services.

INFRASTRUCTURE AND ENVIRONMENT:

Resilient communities are equipped with infrastructure that can withstand natural disasters and changes in the environment. This includes not only physical infrastructure like roads, bridges, and buildings but also green spaces that can absorb flood waters and reduce urban heat, and digital infrastructure that can keep communication and information flowing.

COMMUNITY COMPETENCIES:

The skills, knowledge, and abilities of community members contribute to resilience. A community that is skilled, educated, and able to adapt to new conditions and technologies will be better equipped to recover from stresses and shocks.

HEALTH AND WELLBEING:



A resilient community values and promotes the health and wellbeing of its members. Access to healthcare services, recreational facilities, nutritious food, and clean water and air are all crucial for maintaining physical and mental health, which in turn affects the capacity to respond to and recover from adversity.

For the town of Verdigris, enhancing community resiliency could mean strengthening social networks, promoting economic diversity and stability, investing in resilient infrastructure, enhancing community competencies through education and skills development, and prioritizing health and wellbeing in local policies and initiatives. These actions can greatly enhance the overall quality of life for residents in the long term.

PUBLIC SAFETY

Public safety is a crucial pillar of any community's quality of life, and it is no different for the town of Verdigris. Public safety, in its broadest sense, involves the various ways the town strives to protect its residents from dangers that might otherwise impact their well-being. This umbrella term covers efforts and initiatives in areas like law enforcement, fire safety, emergency medical services, and disaster management.

The law enforcement team in Verdigris plays a significant role in maintaining the safety and security of the community. The local police department's efforts to prevent crime, respond promptly to incidents, and engage with residents directly influence the town's

overall sense of safety and security. In addition, community policing efforts, where the police collaborate with schools, businesses, and community groups, help in not only combating crime but also building trust and cooperation between residents and law enforcement.

The town's fire department also contributes to public safety by providing fast, effective responses to fire incidents, carrying out fire safety education programs, and performing fire inspections to prevent fire-related disasters. Their services are not only essential in emergency situations but also in building a resilient community that is well-informed about fire safety and prevention.





Emergency medical services (EMS) are another critical element of public safety. Access to rapid, professional medical care in the event of a medical emergency significantly impacts the survival and recovery rates for serious injuries and illnesses. The EMS system in Verdigris ensures that residents receive immediate care when they need it the most.

Disaster management and preparedness also play a vital role in public safety. The town's efforts to create effective response plans for natural disasters such as floods or tornadoes can significantly mitigate the potential damage these events can cause. Regular drills, clear communication about what to do in the event of a disaster, and ongoing infrastructure improvements to withstand extreme conditions all contribute to the town's resilience.

Overall, public safety efforts directly influence the quality of life in Verdigris. When residents feel safe and know that effective systems are in place to protect them, they are more likely to engage in community activities, contribute to local development, and enjoy a higher sense of overall well-being. By continuing to invest in and prioritize public safety, Verdigris can ensure a higher quality of life for all residents.

CONCLUSION:

As we conclude the Quality of Life chapter, it's evident that Verdigris places immense value on fostering a community where residents thrive holistically. Quality of life isn't just about tangible amenities, but also the intangible feelings of belonging, fulfillment, and purpose. Verdigris, with its blend of cultural, recreational, and communal assets, offers a life enriched by shared experiences and aspirations. To ensure that future generations continue to benefit from this, it's imperative that we remain committed to nurturing, preserving, and enhancing those aspects that make life in Verdigris genuinely fulfilling.

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12

Implementation



IMPLEMENTATION

Implementation, represents the bridge between the vision articulated in the Verdigris comprehensive plan and the actions required to achieve this vision. This chapter emphasizes the necessity of turning the plan's goals, policies, and strategies into actionable steps. A well-articulated comprehensive plan loses its efficacy without a comprehensive, thoughtful, and clear execution. The purpose of this chapter is to provide a road map that outlines the actions necessary for the town of Verdigris to realize the growth and development strategies laid out in the preceding chapters. It will explore the various methods of implementation, including but not limited to, regulatory tools, public investments, partnerships, and programmatic initiatives. The main goal is to ensure that the plan does not just stay on paper, but inspires meaningful action that will shape Verdigris's future for the better.

ACTION TYPES

An effective implementation of the Verdigris comprehensive plan will involve multiple action types. These represent the categories of steps that the town will need to take to bring the plan to fruition. They are operational changes, regulations, studies, and financial investments.

OPERATIONAL CHANGES:

These refer to shifts in the daily activities and practices of municipal departments and other key organizations involved in managing and developing the town. Operational changes can include updates to administrative procedures, adjustments to staff roles and responsibilities, or the adoption of new technologies or tools that enhance productivity and effectiveness. Operational changes are vital for aligning day-to-day tasks with the broader vision laid out in the comprehensive plan.

REGULATIONS:

Often, achieving a community's vision requires changes to local laws, ordinances, and regulations. This could involve updating zoning codes to promote desired types of development, implementing new environmental protections, or adjusting building codes to encourage specific architectural styles or sustainable building practices. Regulations form the backbone of the plan's implementation, as they create the legal framework that guides growth and development.

STUDIES:

In some cases, further investigation is necessary to guide implementation effectively. Studies can provide detailed information about specific issues, such as transportation needs, housing demand, or environmental constraints. They can also evaluate the potential impacts of different strategies or projects.



The results of these studies can then inform future decisions and fine-tune the strategies outlined in the plan.

FINANCIAL INVESTMENTS:

Implementing a comprehensive plan often requires significant financial resources. This can involve funding for new infrastructure projects, grants for community programs, or investments in economic development initiatives. The town may need to explore various funding sources, including municipal budgets, state or federal grants, or private sector partnerships. Financial planning and management are crucial to ensure that the necessary resources are available to support the plan's implementation.

By strategically utilizing these different action types, the town of Verdigris can ensure that the vision outlined in the comprehensive plan becomes a reality.

PRIORITIES

When it comes to implementing a comprehensive plan, setting and understanding priorities are critical steps. Prioritization allows the community to focus resources on the most pressing needs or the actions that will have the greatest impact. The town of Verdigris divides these priorities into three categories, based on the timeline for completion: short-term, medium-term, and long-term.

SHORT-TERM PRIORITIES (1-3 YEARS):

These are actions that need immediate attention and can be accomplished relatively quickly. They typically involve operational changes or regulations, such as modifications to town policies or the introduction of new municipal codes. They can also include the initiation of key studies or the securing of funding for planned projects. Short-term priorities lay the groundwork for the implementation of the comprehensive plan and can often create visible change quickly, helping to build momentum and public support for the plan.

MEDIUM-TERM PRIORITIES (4-10 YEARS):

These actions may require more planning, coordination, or resources, and therefore take a bit longer to complete. They could include the completion of major studies, infrastructure improvements, or the development of significant community amenities or facilities. Medium-term priorities represent the next steps in building toward the town's long-term vision.

LONG-TERM PRIORITIES (11-20 YEARS):

These are the actions that align with the long-term vision of Verdigris and its comprehensive plan. They may require significant financial investment, the results of medium-term actions, or a shift in conditions in the town or region. Long-term priorities may include major infrastructure projects, the implementation of significant regulatory changes based on study



findings, or the pursuit of long-range initiatives such as the development of a town center or the preservation of significant open spaces.

Understanding these time frames can help residents and stakeholders in Verdigris keep track of the plan's progress, maintaining realistic expectations about when they will see specific changes or improvements. It also aids the town's leadership in planning and budgeting, ensuring that resources are allocated effectively to support the plan's implementation.

PARTNERSHIPS

Partnerships are the lifeblood of any successful comprehensive plan. In the town of Verdigris, these partnerships span a wide range of entities, each with their unique roles, capacities, and interests that can contribute significantly to the realization of the town's goals. The key partners in the implementation of the comprehensive plan include:

TOWN DEPARTMENTS:

These include local government entities such as public works, parks and recreation, planning, and public safety departments. These departments have the primary responsibility of implementing the comprehensive plan's objectives within their respective domains.

ELECTED/APPOINTED OFFICIALS:

The town's leaders play a significant role in enacting policies, setting budgets, and making key decisions that can drive the implementation of the plan.

SCHOOL DISTRICTS:

Educational institutions can be instrumental in supporting the plan's objectives related to youth, education, and community engagement. Their facilities may also serve as community resources for recreational and other activities.

ROGERS COUNTY:

The county government is a key partner in areas such as public health, land use, transportation, and economic development. The county also provides key services and resources to residents of Verdigris.

INCOG:

Indian Nation Council of Governments (INCOG) is the regional organization provides planning and coordination services among governments in the Tulsa metropolitan area, including Verdigris. It can offer resources, technical assistance, and policy support for various elements of the comprehensive plan.



ROGERS COUNTY ECONOMIC DEVELOPMENT:

This organization can play a crucial role in advancing the plan's economic prosperity objectives, helping to attract, retain, and grow businesses in Verdigris.

HOMEOWNER'S ASSOCIATIONS:

these organizations can be key partners in maintaining the quality of residential areas, enforcing community standards, and engaging residents in the implementation of the plan.

LOCAL BUSINESSES:

Local businesses are critical for economic vitality and can contribute to community character. They can also provide valuable feedback on business-friendly policies and initiatives.

UTILITY PROVIDERS:

Providers of utilities like electricity, water, and communication services are critical partners in maintaining essential infrastructure, planning for growth, and implementing sustainability measures.

These partnerships, which may require formal agreements, informal collaborations, or simply open lines of communication, are vital for implementing the comprehensive plan. By working

together, these entities can help create a Verdigris that fulfills the community's shared vision for its future.

FUNDING:

Funding is a critical component of the comprehensive plan's implementation. The availability of diverse funding sources allows for the effective delivery of various projects and initiatives. Below is a detailed explanation of the different funding sources available to Verdigris.

LOCAL FUNDING:

Local funding refers to resources that are sourced within the town of Verdigris itself.

GENERAL FUND:

This is the primary operating fund of the town, typically generated from various local taxes and used to fund most of the government's regular operations, including implementing parts of the comprehensive plan.

CAPITAL IMPROVEMENT PROGRAMS (CIPs):

These are typically multi-year plans for infrastructure development and maintenance, including facilities, roads, parks, and other public assets.



GENERAL OBLIGATION BONDS:

These bonds are issued by the town, backed by tax revenues, and used to fund major infrastructure projects.

TAX INCREMENT FINANCE, REINVESTMENT ZONES, BUSINESS IMPROVEMENT DISTRICTS:

These are mechanisms that generate funds for improvements within a specified area, typically through taxes or levies, which can then be reinvested in the same area.

REGIONAL FUNDING:

Regional funding sources come from the broader region in which Verdigris is located.

COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG):

These are federal funds administered at the regional level that can be used for a variety of community development purposes.

SECTION 5310 PROGRAM:

A federal program administered by INCOG to improve mobility for seniors and individuals with disabilities.

STATE FUNDING:

Funding sources provided by the state of Oklahoma.

- Oklahoma land access program (OLAP): This program provides public access to private lands for outdoor activities, possibly funding development of trails or similar amenities.

FEDERAL FUNDING:

Federal funding sources are provided by the federal government and can often be used for large, significant projects.

- Transportation alternatives program (tap), federal land access program (flap), build discretionary grants, and congestion mitigation air quality (cmaq) funds: these programs provide funding for diverse transportation projects, from improving accessibility to mitigating air quality issues.

PRIVATE FUNDING:

Private funding sources are often a vital complement to public funding, and can provide significant resources for local projects.

- Business sponsorships: local businesses may sponsor specific initiatives or projects that align with their corporate social responsibility goals or business interests.
- Friends and service groups: these community-based organizations often raise funds for specific projects or



initiatives, contributing both financial resources and volunteer hours.

By leveraging these various funding sources, Verdigris can ensure a steady stream of funding to realize the vision set forth in the comprehensive plan, enhancing the quality of life for all residents.

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LAND USE GOALS:

GOAL ONE:

Ensure that new development in Verdigris is of high quality and designed for longevity, contributing positively to the community's aesthetic, functionality, and sustainable growth.

ACTION STEPS:

1. Develop clear quality standards for new construction: create comprehensive design guidelines and construction standards for new development projects. These should cover a broad range of quality indicators including materials, architectural style, sustainability, and integration with existing community character. Make these standards easily accessible to developers, residents, and other stakeholders.
2. Strengthen the review process: ensure that all new development proposals undergo a robust review process. This process should assess the proposal's alignment with the town's comprehensive plan, its adherence to quality standards, and its potential impacts on Verdigris's infrastructure, environment, and community.
3. Promote sustainable building practices: encourage the use of environmentally friendly building practices and materials in new developments. This could be achieved through

incentives, partnerships with sustainable building organizations, or regulations.

4. Invest in infrastructure: regularly assess and maintain the town's infrastructure to ensure it can support new developments. Planning for infrastructure expansion ahead of time can help avoid issues with capacity and promote long-term functionality.
5. Community engagement: foster a strong community voice in the development process. Encourage developers to engage with residents and stakeholders early in the planning process to incorporate community feedback.
6. Education and training: provide training and resources for local developers and builders to ensure they understand the town's quality standards and sustainable building practices. This could include workshops, informational materials, and online resources.
7. Monitor and evaluate: regularly monitor new developments to ensure they're meeting the town's quality standards and sustainability goals. Use evaluations to refine guidelines and policies as necessary.

By following these action steps, Verdigris can ensure that its growth and development are both high-quality and designed to last, benefiting both current and future generations of residents.



GOAL TWO:

Direct new development to occur in an efficient, contiguous land-use pattern that promotes the logical expansion of services, preserves community character, and optimizes the use of existing infrastructure.

ACTION STEPS

1. Formulate comprehensive land use plan: create a comprehensive land use plan that directs development towards specific areas. The plan should balance residential, commercial, industrial, and recreational uses, and promote a logical pattern of growth.
2. Zoning regulations: implement and regularly review zoning regulations to ensure they align with the desired land use pattern. Zoning should encourage the efficient use of land, promote the clustering of similar uses, and minimize conflicts between different land uses.
3. Promote infill development: encourage infill development in areas with existing infrastructure before expanding into undeveloped areas. This helps to make the most efficient use of land and infrastructure, and can also help to revitalize underused areas of the town.
4. Infrastructure planning: align infrastructure planning and investments with the desired land use pattern. Infrastructure should be extended to areas prioritized for development and designed to support the planned land uses.
5. Cooperation with neighboring jurisdictions: collaborate with neighboring jurisdictions to coordinate land use planning and ensure a contiguous development pattern across municipal boundaries.
6. Development incentives: use incentives to encourage developers to build in designated growth areas and in accordance with the land use plan. This could include expedited permitting, reduced fees, or density bonuses for developments that conform to the town's land use goals.
7. Public engagement: engage the public in land use planning to ensure the community's needs and preferences are considered. Regular public meetings, workshops, and online engagement tools can be used to gather input.
8. Monitor and adjust: continually monitor development trends and review the land use plan and regulations as necessary. Adjust the approach based on the outcomes of implemented developments and changing community needs or priorities.

Through these action steps, Verdigris can guide its growth in a way that's efficient, orderly, and reflective of the community's character and goals.



GOAL THREE:

Update the Zoning Code to promote appropriate land use, enhance community character, and support economic growth.

ACTION STEPS:

1. Zoning Code Review and Assessment: Begin by conducting a comprehensive review and assessment of the current zoning code to identify gaps, outdated provisions, and inconsistencies. This evaluation will serve as the foundation for the code revision process.
2. Public Input: Engage stakeholders, including residents, local businesses, developers, and community organizations in the process through public meetings, surveys, and open forums. This will ensure that the updated code reflects the community's vision and addresses their concerns.
3. Research Best Practices: Research zoning codes in other similar-sized communities to understand best practices and innovative zoning strategies that could be implemented in Verdigris.
4. Drafting the New Zoning Code: Based on the assessment, public input, and research, draft the new zoning code. The revised code should clearly define land use categories, be easy to understand, and provide a streamlined process for zoning and permitting.
5. Legal Review: Have the draft code reviewed by legal

counsel to ensure that it is compliant with all relevant laws and regulations.

6. Public Review: Make the draft code available to the public for review and comments. Consider holding public hearings to allow for feedback and make necessary adjustments.
7. Adoption of the New Zoning Code: Once the revised zoning code has been thoroughly reviewed and public input has been addressed, it can be adopted by the city council.
8. Implementation and Training: After the new zoning code is adopted, city staff will need training to implement it effectively. Also, conduct public workshops or information sessions to educate the community about the changes and how they impact them.
9. Continuous Review and Amendments: Post-adoption, establish a process for periodic reviews and updates of the zoning code to ensure it remains responsive to the evolving needs of the community.

By following these steps, Verdigris can ensure that its zoning code supports its comprehensive plan, encourages appropriate land use, and contributes to the city's overall vision and goals.



GOAL FOUR:

Update the Subdivision Regulations to promote appropriate land use, manage growth effectively, and enhance the quality of life in the community.

ACTION STEPS:

1. **Assess Current Regulations:** Begin by conducting a thorough review of the existing subdivision regulations to identify gaps, inefficiencies, and outdated provisions. This will create a clear understanding of which areas need to be updated.
2. **Public Engagement:** Engage with stakeholders such as residents, developers, local businesses, and community organizations. Public meetings, surveys, and open forums can provide valuable insight into community needs and priorities.
3. **Research Best Practices:** Study subdivision regulations from similar-sized communities to learn about best practices and innovative approaches. Consider how these practices could be adapted to meet the needs of Verdigris.
4. **Draft Revised Regulations:** Develop a draft of the revised subdivision regulations, taking into account the input received from the public and the best practices research. Ensure the regulations are clear, concise, and align with the overall goals of the community.
5. **Legal Review:** Have the revised regulations reviewed by

legal counsel to ensure compliance with all local, state, and federal laws and regulations.

6. **Public Review:**** Make the draft regulations available for public review and comment. Hold public hearings or workshops to discuss the proposed changes and adjust the draft as needed based on feedback.
7. **Adopt Revised Regulations:** Following public review and final adjustments, the revised subdivision regulations can be adopted by the city council.
8. **Implementation and Training:** Train city staff on the revised regulations to ensure effective enforcement. Conduct informational sessions to educate the public about the new regulations and their impacts.
9. **Ongoing Review and Updates:** After implementation, periodically review the effectiveness of the new subdivision regulations and make adjustments as necessary. This ongoing process will ensure that the regulations continue to support Verdigris' comprehensive plan and community goals.

By following these action steps, Verdigris can ensure that its subdivision regulations contribute to the orderly, sustainable, and vibrant development of the community.



TRANSPORTATION GOALS:

GOAL ONE:

Leverage innovative transportation practices to mitigate congestion and expand transportation options in Verdigris, ensuring effective coordination with county and regional partners for holistic regional transportation planning and execution.

ACTION STEPS:

1. Establish county and regional partnerships: form strategic alliances with rogers county, Indian Nations Council of Governments (INCOG), neighboring cities, and other regional entities. These partnerships can facilitate shared resources, collaborative planning, and coordinated efforts to address transportation challenges.
2. Develop a comprehensive transportation plan: partner with INCOG and other transportation authorities to create a comprehensive transportation plan that considers Verdigris' unique needs and aligns with regional transportation strategies. This plan should incorporate different modes of transportation and address current challenges, future needs, and congestion mitigation strategies.
3. Active participation in INCOG: take a more active role in INCOG by participating in regular meetings, workshops,

and initiatives. Collaborate with INCOG to secure funding for transportation projects, learn from best practices in the region, and contribute to regional transportation planning and policy-making.

4. Promote multi-modal transportation: in coordination with regional partners, work towards developing infrastructure for different modes of transportation, including public transit, biking, and walking. Create public awareness programs about the benefits of multi-modal transportation.
5. Invest in public transportation: collaborate with regional transit authorities to enhance public transportation in Verdigris. This could involve expanding routes, improving facilities, and making services more accessible and affordable.
6. Implement smart traffic management solutions: integrate technology and innovative practices to manage traffic flow and reduce congestion. This might include smart traffic signals, roundabouts, or dedicated transit lanes.
7. Encourage transit-oriented development (TOD): collaborate with county and regional partners to implement land use policies that encourage TOD. This could stimulate development near transit stations, reducing reliance on private vehicles, and promoting public transportation use.
8. Support shared mobility services: facilitate the entry and operation of shared mobility services such as ride-hailing, bike-sharing, and car-sharing. These services provide flexible transportation options and can complement existing



public transit.

9. Prepare for future transportation trends: plan for emerging transportation technologies like autonomous vehicles and electric vehicles. Work with regional partners to plan for the necessary infrastructure and policy adjustments.
10. Ensure road safety: implement measures to improve road safety, such as traffic calming strategies, improved signage and lighting, and education campaigns.

By following these steps, Verdigris can create a more efficient, connected, and sustainable transportation system, fostering a better quality of life for residents and contributing positively to regional mobility.

GOAL TWO:

Enhance the aesthetic appeal, multi-modal options, and safety along key corridors in Verdigris by incorporating distinctive design features, establishing recognizable community branding, and integrating comprehensive planning and policy revisions.

ACTION STEPS:

1. Develop a community branding strategy: create a distinct, recognizable branding strategy that reflects the unique identity of Verdigris. This branding can be incorporated into the design of gateways, signage, public spaces, and key community assets.
2. Establish gateways: identify key entry points into Verdigris and design distinctive gateways at these locations. These gateways can incorporate elements of the community's branding and serve to welcome residents and visitors alike.
3. Implement way-finding signage: install comprehensive, user-friendly way-finding signage throughout Verdigris, particularly along key corridors and at major destinations. This signage should be visually consistent with the community's branding.
4. Update sign ordinances: review and update sign ordinances to ensure they align with the community's aesthetic goals, branding strategy, and safety standards. Consider factors such as sign size, placement, lighting, and maintenance requirements.
5. Create engineering design standards for transportation: develop and adopt engineering design standards that emphasize multi-modal transportation, safety, and visual appeal. These standards should be applied to all transportation projects, including new constructions and renovations.
6. Update subdivision regulations: review and revise subdivision regulations to encourage development that aligns with the community's goals for visual appeal, multi-modal transportation, and safety. This might involve regulations regarding street design, sidewalk provision, landscaping, and public space.
7. Integrate multi-modal options in corridor designs: ensure





COMMUNITY INFRASTRUCTURE GOALS:

GOAL ONE:

Establish sustainable practices in the maintenance and development of community infrastructure in Verdigris, emphasizing collaborative efforts, strategic planning, and sustainability in all aspects of infrastructure development.

ACTION STEPS:

1. Create a technical advisory committee: form a committee composed of individuals with relevant expertise to provide guidance on infrastructure development and maintenance practices. This group can ensure that decisions are grounded in the best available knowledge and techniques.
2. Forge strong partnerships with water and sewer districts: develop and maintain close working relationships with the Rogers County Water District 5 and the Rogers County Rural Sewer District. These partnerships can promote effective coordination and resource sharing in the service of community needs.
3. Participate actively in water and sewer planning: ensure that Verdigris is actively involved in planning processes related to water and sewer infrastructure. This can help to ensure that these critical systems are designed and maintained in a manner that meets the community's needs and priorities.
4. Sustainable city facilities: review and update the facilities and operations of the town's buildings and public spaces with sustainability in mind. This might include energy-efficient upgrades, water-saving devices, recycling programs, and other measures that reduce environmental impact and operational costs.
5. Conduct regular infrastructure audits: implement a system for regularly auditing the town's infrastructure systems. These audits can identify areas in need of maintenance or upgrade and ensure that resources are used effectively.
6. Invest in training and development for municipal staff: provide opportunities for municipal staff to learn about best practices in sustainable infrastructure development and maintenance. This investment can enhance the skills and knowledge of those directly responsible for the town's infrastructure.
7. Promote community awareness and engagement: develop programs to educate community members about the importance of sustainable infrastructure and how they can contribute. This could involve informational campaigns, public meetings, and opportunities for residents to get involved in local projects.
8. Secure funding for infrastructure projects: seek and secure



funding for infrastructure development and maintenance from a variety of sources, including federal, state, and local grants, bonds, and partnerships with private entities.

By following these steps, Verdigris can create a well-maintained, sustainable infrastructure system that is resilient and adaptive to the future needs of the community.

GOAL TWO:

To strengthen the resiliency of community resources against disasters and floods in Verdigris, thereby ensuring the safety and wellbeing of residents, the continuity of essential services, and the preservation of local assets.

ACTION STEPS:

1. Risk assessment: conduct comprehensive risk assessments to identify areas of the community that are most vulnerable to disasters and floods. This should involve mapping flood zones, understanding the impact of different disaster scenarios, and identifying critical infrastructure that may be at risk.
2. Disaster preparedness plan: develop a comprehensive disaster preparedness plan that details the protocols and responsibilities in the event of a disaster or flood. The plan should address different types of disasters, define the roles

and responsibilities of different community stakeholders, and outline communication strategies for emergency situations.

3. Infrastructure resilience: invest in making infrastructure more resilient to disasters and floods. This might involve retrofitting buildings to withstand floodwaters, improving drainage systems to manage stormwater more effectively, and enhancing the resilience of critical infrastructure like power grids and water supply systems.
4. Community education and awareness: implement programs to educate residents about the risks of disasters and floods, the importance of preparedness, and the steps they can take to protect themselves and their property. This could involve workshops, educational materials, and regular communications about risk and preparedness.
5. Partnerships for response and recovery: establish partnerships with local, state, and federal agencies, as well as with non-profit organizations and private sector entities, to coordinate effective response and recovery efforts in the event of a disaster or flood.
6. Land use planning and regulations: review and update land use plans and regulations to consider disaster and flood risk. This might involve restricting development in flood-prone areas, implementing design standards for flood resilience, and promoting land uses that can mitigate flood risk.
7. Emergency response training and equipment: ensure that



emergency responders in Verdigris are well-trained and equipped to handle disasters and floods. This may involve regular training exercises, the purchase of specialized equipment, and investments in emergency operation centers.

8. Secure funding for resilience measures: seek and secure funding for resilience measures from various sources, including federal and state grants, local bonds, and partnerships with private entities.

By taking these action steps, Verdigris can enhance its resilience to disasters and floods, protecting its community resources and the wellbeing of its residents.

GOAL 3:

To proactively plan and develop infrastructure in areas prioritized for economic growth, working closely with Rural Water District 5 and Rural Sewer District 1, to create a conducive environment for the development and expansion of businesses and industries within Verdigris.

ACTION STEPS:

1. Identify economic development zones: identify and delineate areas within Verdigris that hold potential for economic development. Consider factors like proximity to transportation networks, availability of utilities, and access to labor markets.
2. Work with water and sewer districts: maintain an ongoing

dialogue with Rural Water District 5 and rural sewer district 1. Discuss the areas of economic development and understand their current capacity to service these areas, as well as what upgrades or additions would be required to fully service these areas in the future.

3. Conduct infrastructure needs assessment: in collaboration with the water and sewer districts, conduct an assessment to determine the existing infrastructure's capacity and the needed upgrades or new infrastructure to support economic growth.
4. Develop a joint infrastructure plan: develop a comprehensive plan detailing the necessary infrastructure developments and enhancements, in collaboration with the water and sewer districts. The plan should prioritize projects based on their potential to stimulate economic development and their alignment with the town's overall development strategy.
5. Explore funding mechanisms: work with the water and sewer districts to identify potential funding mechanisms for the infrastructure projects, including local, state, federal, and private sources. Explore the possibility of joint funding or cost-sharing arrangements for projects that benefit multiple entities.
6. Establish partnerships and collaborations: strengthen partnerships with the water and sewer districts and establish new collaborations with other stakeholders such as private developers, businesses, and regional development agencies. These partnerships can help



PARKS & RECREATION GOALS:

GOAL ONE:

To protect and conserve natural open spaces in Verdigris for the appreciation of nature and to foster passive recreational activities, enhancing the town's overall quality of life and sense of place.

ACTION STEPS:

1. Identify and map natural open spaces: map out all existing natural open spaces in the town, using geographic information systems (gis). This should include areas of natural beauty, biodiversity hotspots, and spaces frequently used by the community for passive recreational activities.
2. Conduct an environmental assessment: evaluate the environmental value of the identified open spaces. This assessment should look at aspects such as wildlife habitats, water resources, landscape features, and local flora and fauna.
3. Engage with the community: conduct a community survey or public meetings to gather input from local residents about which natural open spaces they value the most and why. This will help to prioritize areas for preservation.
4. Develop an open space preservation plan: based on the information gathered, develop a strategic plan for preserving these natural open spaces. This plan should outline how each space will be managed to protect its natural values while also facilitating passive recreation.
5. Establish protective regulations and policies: implement land use regulations and policies that help to protect these areas from development. This might include zoning designations, development restrictions, or conservation easements.
6. Secure funding: seek out funding opportunities to support the preservation of these spaces. This could include grants from governmental agencies, non-profit organizations, or private foundations.
7. Partner with conservation organizations: collaborate with local, regional, or national conservation organizations. These partnerships can bring additional resources and expertise to the preservation efforts.
8. Promote stewardship and education: encourage community stewardship of these spaces through volunteer programs and educational initiatives. This could involve activities like cleanup days, nature walks, or citizen science projects.
9. Monitor and adjust: continuously monitor the status of the preserved open spaces and adjust management strategies as necessary to ensure their ongoing protection and enjoyment for future generations.



By preserving natural open spaces, Verdigris can not only enhance the quality of life for its residents but also contribute to broader environmental conservation efforts. This aligns with the town's commitment to sustainable development and respect for the natural environment.

GOAL TWO:

To create diverse recreational opportunities within Verdigris that cater to all residents, incorporating a variety of park types including neighborhood, community, regional, and river parks.

ACTION STEPS:

1. Assess current recreational opportunities: begin by conducting a thorough review of the current recreational amenities available in Verdigris, identifying any gaps in service or opportunities for improvement.
2. Engage the community: solicit input from residents of all ages and backgrounds through town hall meetings, surveys, or online forums. Understand their recreational needs, interests, and expectations. This feedback will help shape the vision for future recreational opportunities in the town.
3. Develop a parks and recreation master plan: based on the community feedback and assessment, develop a comprehensive master plan. This should detail the location, size, and type of recreational amenities that the town needs, including neighborhood, community, regional, and river parks.
4. Allocate budget and resources: once the master plan is in place, allocate the necessary budget and resources for its implementation. This may involve applying for state, federal, or private grants, re-allocating town resources, or setting up a special fund for parks and recreation.
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6. 5. Design and construct parks: use the master plan to guide the design and construction of new parks and the upgrade of existing ones. Ensure that these parks are accessible, safe, and cater to a wide range of recreational activities.
7. Establish partnerships: partner with local organizations, businesses, and schools to offer diverse recreational programs within the parks. These might include sports leagues, outdoor classes, community events, or nature-based activities.
8. Promote and encourage use: once the parks are ready, promote them through town newsletters, social media, local events, and signage. Encourage residents to take full advantage of these amenities, ensuring they feel ownership and pride in their community parks.
9. Regular maintenance and upgrades: assign responsibility for regular maintenance to ensure the parks remain safe, clean, and enjoyable for all. Regularly review and upgrade facilities and programs based on feedback and changing needs of the community.



10. Monitor and evaluate: regularly evaluate the success of the recreational opportunities provided. Collect user feedback, monitor park usage and make adjustments as necessary to ensure they continue to meet the needs and expectations of Verdigris residents.

By providing diverse, high-quality recreational opportunities, Verdigris can improve the quality of life for all residents, encourage community engagement, and make the town a more attractive place to live and visit.

GOAL THREE:

To establish an interconnected trail network system within Verdigris utilizing existing right-of-ways, to promote active transportation, increase accessibility, and enhance recreational opportunities.

ACTION STEPS:

1. Inventory existing right-of-ways: start with a thorough inventory of all existing right-of-ways in Verdigris. Identify those that are most suitable for developing a trail network, considering factors such as connectivity, safety, and potential usage.
2. Engage stakeholders and community: hold consultations with key stakeholders such as property owners, local

businesses, and community groups. Gain community input through public meetings or surveys to understand their needs and preferences for the trail network.

3. Develop a trail network plan: based on the inventory and stakeholder consultations, create a comprehensive plan for the trail network. This should include the trail routes, types of trails (e.g., Pedestrian, bike), design standards, cost estimates, and a timeline for implementation.
4. Design trails: design the trails to be safe, accessible, and user-friendly. Consider features like signage, crossings, lighting, and amenities like benches or bicycle racks. The design should also consider the preservation of natural features and the integration with existing community features.
5. Secure funding: identify and secure funding sources for the project. This could include municipal budgets, grant applications, partnerships with local businesses, or fundraising initiatives.
6. Construct trails: start construction of the trails based on the plan and design. This could be done in phases, prioritizing those sections that offer the greatest benefit in terms of connectivity and usage.
7. Promote trail use: once the trails are ready, conduct an awareness campaign to encourage residents to use them. This could include hosting inaugural events, distributing maps of the trail network, or offering programs or activities that utilize the trails.



HOUSING GOALS:

GOAL ONE:

To develop an attractive mix of housing choices in Verdigris, focusing on large lot development, very limited multi-family dwellings, and senior housing, enabling residents to live within the town at all stages of life.

ACTION STEPS:

1. Conduct housing needs assessment: analyze the current housing stock and forecast future demand based on demographic trends. This should include an analysis of the need for large lots, multi-family housing, and senior housing.
2. Review and update zoning and regulations: ensure that zoning codes and regulations support the development of the desired types of housing. This may involve creating specific zones for large lots, limiting the areas where multi-family housing can be built, and encouraging the development of senior housing.
3. Engage with developers and housing stakeholders: meet with property developers, housing associations, and other relevant stakeholders to discuss the town's housing vision and how it can be achieved. Encourage developers to consider the identified needs in their planning and

development processes.

4. Incentivize desired housing types: create incentives to encourage the development of desired housing types. This could include tax breaks, streamlined permitting processes, or other types of incentives for large lot developments and senior housing.
5. Implement design standards through planned unit development process: to ensure that all new housing contributes to the attractiveness of Verdigris, develop and enforce design standards. These should consider the architectural style, landscaping, and how the development fits within the surrounding neighborhood and the overall community.
6. Monitor and review: continually monitor the housing market and the impact of the implemented strategies. Review and adjust the housing plan as necessary to respond to changing needs and market conditions.

By following these steps, Verdigris can provide a variety of housing options that meet the needs of its residents, maintain the community's character, and contribute to its overall quality of life.

GOAL TWO:

To cultivate vibrant, inclusive, and sustainable neighborhoods by developing comprehensive strategies that promote quality and



diversity in housing options. This involves updating subdivision regulations, adopting building codes, and implementing property maintenance codes to ensure the housing stock meets the evolving needs and preferences of Verdigris residents.

ACTION STEPS:

1. Assess current housing landscape: carry out a detailed assessment of the current housing landscape to identify existing gaps, strengths, and areas for improvement. This can be done through data collection, surveys, and community consultation.
2. Update subdivision regulations: review and revise existing subdivision regulations to support a range of housing types. These revisions should consider Verdigris's demographic trends, environmental constraints, and the existing built environment to promote sustainable and inclusive development.
3. Adopt modern building codes: introduce modern building codes that prioritize safety, sustainability, and quality. These codes should ensure that new and renovated buildings meet high standards of construction, energy efficiency, and environmental performance.
4. Implement property maintenance code: develop and implement a property maintenance code to uphold the quality and safety of existing housing stock. Regular inspections can help identify issues early and ensure that properties are well-maintained and safe for occupants.
5. Involve stakeholders in the process: include residents, property owners, developers, and relevant professionals in the planning and decision-making process. Their input and feedback can be valuable in shaping regulations and codes that are well-suited to the community's needs and aspirations.
6. Provide incentives for compliance: to encourage adherence to the updated regulations and codes, consider incentives such as streamlined approval processes, tax reductions, or grant programs for developers and homeowners who meet or exceed the standards.
7. Monitor and adjust policies: establish a mechanism for tracking the impact of the new policies on housing development and neighborhood character. Use this feedback to make necessary adjustments to the strategies over time.

Through these actions, Verdigris can not only enhance the quality and variety of its housing options but also ensure that its neighborhoods are safe, sustainable, and well-suited to meet the needs of all residents.

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ECONOMIC GOALS:

GOAL ONE:

To promote sustainable economic growth in Verdigris by attracting high-quality retail development. This aims to meet the needs of current residents and generate additional sales tax revenue to fund community improvements and services.

ACTION STEPS:

1. Conduct a retail gap analysis: identify the types of retail businesses that are currently missing in Verdigris but are in demand among the residents. This can be done through community surveys and market research.
2. Develop a retail attraction strategy: formulate a retail attraction strategy based on the findings from the gap analysis. This strategy should outline the types of retail businesses that the town wants to attract and the incentives that can be offered to these businesses.
3. Market Verdigris to retailers: use demographic data, community profiles, and marketing strategies to attract the attention of retail businesses that align with the town's goals. Highlight the benefits of investing in Verdigris, such as a growing population, advantageous location, or strong local support for retail.
4. Improve infrastructure and amenities: create a welcoming

environment for new businesses by investing in infrastructure upgrades and enhancing community amenities. This could include updating roadways, improving public transportation, enhancing public spaces, or even upgrading digital infrastructure.

5. Offer incentives: develop a package of incentives to encourage retail investment. This could include tax breaks, expedited permitting, or assistance with site selection and development.
6. Build partnerships with developers and commercial realtors: work closely with developers and commercial realtors to promote retail development opportunities in Verdigris. These partnerships can help Verdigris reach a larger audience of potential retail businesses.
7. Regular review and adjustment: regularly review the effectiveness of the retail attraction strategy and make necessary adjustments based on feedback and changing market conditions.

Through these steps, Verdigris can attract a diverse range of quality retail businesses that not only serve the needs of residents but also contribute to the town's financial health by generating additional sales tax revenue.

GOAL TWO:



Establish Verdigris as an attractive, affordable, and practical hub for entrepreneurs, small businesses, and light industrial development, capitalizing on existing resources and cultivating strategic partnerships to overcome limitations, with the understanding that the town has certain limitations on funding, talent, and resources.

ACTION STEPS:

1. Identify and leverage local assets: conduct a detailed assessment to identify and catalogue the town's existing assets such as vacant properties, existing small businesses, local talents, and natural resources. These assets can then be utilized or enhanced to attract and support entrepreneurs and businesses.
2. Create strategic partnerships: establish partnerships with neighboring cities, regional economic development organizations, educational institutions, and private entities. These partnerships can help overcome funding limitations and provide additional talent and resources that the town might not have on its own.
3. Develop incentive programs: despite financial constraints, the town can develop incentive programs to attract entrepreneurs and businesses. These incentives can include tax breaks, streamlined permitting processes, or other supportive measures.
4. Foster a supportive business environment: create an entrepreneurial ecosystem that supports small business growth. This could include regular networking events, a small business resource center, or mentorship programs.
5. Promote Verdigris's unique advantages: highlight the benefits of doing business in a smaller town like Verdigris, such as lower costs, a tight-knit community, or a high quality of life. Use these advantages in marketing efforts to attract entrepreneurs and businesses.
6. Invest in infrastructure improvements: prioritize key infrastructure improvements that will support business growth. This might involve improving internet connectivity, enhancing transportation networks, or upgrading utilities.
7. Encourage community support: foster a culture of support for local businesses within the community. This might involve campaigns to "shop local" or events that showcase local businesses.
8. Implement workforce development programs: even though Verdigris currently faces talent limitations, the town can work with local educational institutions or online learning platforms to provide training and development programs. These initiatives will help prepare local residents for jobs in new or expanding businesses and will contribute towards bridging the talent gap.
9. Create an entrepreneurial ecosystem: develop programs and services that support entrepreneurs and small businesses. This could include mentorship programs, networking events, business development courses, and access to affordable co-working spaces.



DISTRICT GOALS:

GOAL ONE:

Drive the development of a dynamic town center district that enhances the sense of community, promotes local commerce, and cultivates a distinctive sense of place that makes Verdigris a unique and appealing destination.

ACTION STEPS:

1. Form a planning committee: assemble a diverse team of stakeholders including local leaders, residents, business owners, and urban planners to steer the project. This committee will be responsible for overseeing the project and ensuring that the town center aligns with the vision and needs of the community.
2. Community engagement: initiate a series of public consultations and workshops to involve the community in the planning process. This ensures the development reflects local culture, history, and the residents' aspirations.
3. Identify the location: choose a central, accessible location that can accommodate diverse activities and serve as a gathering spot for the community. The site should also have potential for growth and development.
4. Develop a comprehensive plan: outline a strategic plan that details the layout, design, and utility requirements of the

town center. This should include space for retail and businesses, communal areas, and amenities that cater to various demographic groups.

5. Attract local businesses: create incentives to attract local entrepreneurs and small businesses. A diverse mix of retail, food and beverage outlets, and services will draw visitors and encourage local spending.
6. Secure funding: identify funding sources such as public-private partnerships, local government funding, grants, and community fundraising efforts.
7. Implement the plan: commence the build-out according to the master plan. This includes infrastructure development, landscaping, and architectural design that complements the town's character.
8. Marketing and promotion: implement a marketing strategy to promote the new town center. This could involve hosting events, collaborating with local businesses, and publicizing through various media channels.
9. Continuous improvement: regularly review the town center's progress, collect community feedback, and make necessary adjustments to ensure it remains a vibrant and valued community resource.

By investing in the development of a town center, Verdigris will be promoting a community-oriented, economically prosperous environment that enhances the quality of life for its residents while drawing in visitors to boost local commerce.



GOAL TWO:

Develop an overlay district for the historic route 66 corridor within the town, to preserve its unique heritage, enhance its aesthetic appeal, and foster a thriving and vibrant community and tourist destination.

ACTION STEPS:

1. Establish a dedicated committee: form a committee that will be responsible for overseeing the creation and implementation of the overlay district. This team could include local leaders, residents, historians, urban planners, and business owners.
2. Community engagement: conduct community meetings to gather input and ideas from local residents and stakeholders. Encourage active participation to ensure the district reflects the community's values and aspirations.
3. Historical and cultural assessment: conduct an assessment of the corridor to identify historical landmarks, significant structures, and unique features that contribute to its distinctive character.
4. Development of guidelines and regulations: based on the assessment, develop design guidelines and zoning regulations to ensure any future developments within the overlay district are in line with its historical and cultural context.
5. Secure funding: identify potential funding sources, which may include grants, donations, government funding, or partnerships with local businesses.
6. Implement regulations and guidelines: once funding is secured and regulations are in place, initiate the overlay district. This includes improvements to infrastructure, preservation of historic buildings, and enhancement of aesthetic features in line with the designated guidelines.
7. Promote Route 66 heritage: implement programs to promote the historical and cultural value of the route 66 corridor. This could include events, tours, and educational programs.
8. Ongoing review and adjustments: regularly assess the impact of the overlay district on the community and make necessary adjustments to ensure it remains beneficial and appealing to both residents and visitors.

The creation of an overlay district for the historic route 66 corridor will not only preserve the cultural and historical fabric of Verdigris but will also foster a sense of community pride and identity. It will promote tourism and stimulate local businesses, contributing to the town's economic prosperity.



QUALITY OF LIFE GOALS:

GOAL ONE:

Foster a unique and strong sense of place throughout Verdigris by encouraging all future developments to integrate design elements that reflect the town's distinct identity, history, and cultural values.

ACTION STEPS:

1. Develop design guidelines into the zoning code: form a committee of local stakeholders, architects, planners, and residents to develop design guidelines. These guidelines should reflect the unique character and history of Verdigris and provide clear direction for incorporating local identity into future developments.
2. Educate developers: organize informational sessions and workshops to inform developers about the importance of creating a sense of place and how to incorporate it into their projects. Make design guidelines readily available and provide support to those who wish to utilize them.
3. Incorporate into planning review: adjust the town's planning and building review processes to include assessments of how proposed projects adhere to these guidelines. This will ensure all new developments contribute to the overall sense

of place.

4. Offer incentives: encourage developers to incorporate local character into their projects by providing incentives such as expedited permit processes, density bonuses, or public recognition for developments that significantly contribute to the sense of place.
5. Engage the community: encourage community participation in the design process, through public consultations and feedback sessions. This will ensure the developed sense of place truly reflects the identity of the community.
6. Promote local art and culture: encourage incorporation of public art, local historical references, and cultural elements in new developments. This could be achieved through art installations, the use of locally-sourced materials, or architectural design that references local history or culture.
7. Regular assessment: regularly review and update the design guidelines to reflect the evolving identity and needs of the town.

By encouraging developments to incorporate a strong sense of place, Verdigris can ensure that its unique identity is reflected in its physical environment, contributing to a vibrant and cohesive community that residents are proud to call home.



GOAL TWO:

Enhance community health in Verdigris by offering comprehensive services, organizing health-oriented events, and promoting active transportation alternatives.

ACTION STEPS:

1. Develop health services: collaborate with health providers and organizations to bring a range of health services to the community. This may include wellness clinics, health workshops, health fairs, and screening programs. Partner with schools and community centers to ensure these services reach a wide demographic.
2. Organize health-oriented events: promote health and fitness through the organization of community events such as health fairs, fun runs, bike races, fitness challenges, and wellness workshops. Use these events to educate residents about health and wellness, promote healthy lifestyles, and create a sense of community.
3. Promote active transportation: develop and promote infrastructure that encourages active transportation such as walking and cycling. This includes improving sidewalks, creating bike lanes, and ensuring that key destinations such as schools, parks, and businesses are accessible through safe and direct routes.
4. Create safe routes to schools: work with the school district to create safe and convenient walking and biking routes to

schools. Promote these routes and educate students and parents about their use.

5. Educate the public: implement public health education campaigns that promote the benefits of regular exercise, good nutrition, and other aspects of healthy living. Use various communication channels to reach a broad audience.
6. Partnerships with health organizations: collaborate with local, regional, and national health organizations to bring resources and programs to Verdigris. This can range from funding for new community health initiatives to programs that address specific health concerns in the community.
7. Regular assessment: conduct regular health assessments to monitor community health and understand the impact of the health promotion programs. Use the insights gained to refine and improve the initiatives.

By prioritizing community health in this manner, Verdigris can work towards creating an environment that encourages healthy living and contributes to the well-being of all residents.

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POLICIES

As we step into the crucial phase of implementing the Verdigris comprehensive plan, it is imperative to establish clear policies that guide decision-making processes and ensure the plan's core vision, goals, and strategies are realized in a consistent, equitable, and effective manner. These policies are not just rules or guidelines; they are commitments by the city of Verdigris to align all planning and development activities with the community's collective vision for the future. They will direct how city staff, the planning commission, and the public engage with the plan, make decisions, and manage growth and change in our city. With these policies, we aim to ensure a transparent, responsive, and inclusive process that truly brings the Verdigris comprehensive plan to life.

OVERALL POLICES:

POLICY 1: CONSISTENT USE OF COMPREHENSIVE PLAN

The comprehensive plan will serve as the primary guide for all future zoning requests in the city of Verdigris. All decisions regarding such requests should be informed by, and in alignment with, the goals, strategies, and actions stipulated in the plan.

POLICY 2: CONFORMITY WITH COMPREHENSIVE PLAN FOR REZONING

Rezoning requests that do not conform with the comprehensive plan shall not be approved unless accompanied by a formal amendment to the comprehensive plan. This process will ensure

that all changes in land use remain consistent with the community's long-term vision and goals.

POLICY 3: STRICT INTERPRETATION OF THE FUTURE DEVELOPMENT GUIDE

The future development guide shall be strictly interpreted in terms of boundaries, gross areas, and designations for specific parcels of land. These are based on the computerized representation of platted parcels of record at the time of adoption of the comprehensive plan.

POLICY 4: ALLOWANCE FOR SURVEYING VARIANCE

In recognition of the potential for errors in surveying, a ten percent (10%) variance or adjustment in the gross area of specific land use intensity scale (LUIS) level designations shall be allowed. This policy ensures flexibility and accuracy in the implementation of the plan.

POLICY 5: REGULAR REVIEW AND AMENDMENTS

The city of Verdigris will undertake a regular review of the comprehensive plan to assess its continued relevance and effectiveness. As the city evolves, amendments to the plan may be necessary. The review and amendment process will be open, transparent, and involve meaningful public participation.

POLICY 6: TRAINING AND CAPACITY BUILDING

City staff and members of the planning commission will receive regular training on the comprehensive plan's implementation. This will include understanding its overall vision, specific goals,



strategies, and actions, and how to apply them to decisions on zoning requests, rezoning, and future development.

POLICY 7: PUBLIC ENGAGEMENT

The city of Verdigris is committed to ensuring the comprehensive plan's ongoing relevance and effectiveness by involving the community in its implementation. Regular public consultations will be conducted to gather feedback, and city residents will be informed of how their input shapes the plan's implementation.

COMMUNITY POLICES:

In order to operationalize the strategic goals of the Verdigris comprehensive plan and ensure harmony in development and preservation efforts, the following policies are proposed:

- 1. Residential protection:** high density residential development should be isolated from existing residential zones using open area buffers or a step-down in lot sizes.
- 2. Mini-storage facilities:** these facilities should be restricted to lands designated for industrial use.
- 3. Commercial areas:** these zones should be reserved strictly for commercial purposes.
- 4. Adjacent community consideration:** the city should review and consider the zoning and adopted land use plans of adjacent communities.
- 5. Mutual access:** mutual access easements between adjoining commercial properties should be encouraged or required.
- 6. Access restrictions:** except for emergency access or in areas proposed as mixed-use, commercial and industrial areas should not have direct access to adjoining residential streets.
- 7. Industrial development:** industrial areas should be developed as per the future development guide. They should be located near rail or arterial roads for easy access to highway systems.
- 8. Screening and landscaping:** this should be employed to minimize adverse effects on adjacent residential properties.
- 9. Dead-end street regulations:** all dead-end streets must have turn-arounds in accordance with fire code requirements.
- 10. Transportation compatibility:** Verdigris' long-range transportation plans should align with regional transportation plans.
- 11. Sidewalk and trail provision:** sidewalks should be provided in all new developments and any new trails should only be constructed within existing right-of-way.
- 12. Utility coordination:** once the technical advisory committee is formed, the city will coordinate with all utility providers.
- 13. Fire and police protection:** fire protection capabilities should be enhanced through an adequate water supply



system, and police protection should be enhanced through adequate staffing, equipment, facilities, and training.

14. Floodplain protection: the city should limit the alteration of natural floodplains, stream channels, and natural protection barriers that accommodate floodwaters.

15. Parkland acquisition: the city should actively seek donations and grants for parkland acquisition and development.

16. Recreation facilities: these facilities should be designed for minimal security and maintenance requirements, with a focus on volunteer-supported security programs and financially self-supporting recreational activities.

17. Residential development: diverse residential areas should be developed in accordance with the future development guide, applying principles such as buffering from commercial and industrial uses, location consideration based on housing density, access restrictions, and the neighborhood unit concept.

18. Housing regulations: mobile homes should be located only in designated parks or subdivisions, and the city should encourage the use of planned unit developments (PUD) for all attached housing.

19. Economic activities: these should occur as permitted in the future development guide, with an encouragement for the creation of a local chamber of commerce.

20. Stormwater management: the city should consider

implementing stormwater utilities or similar mechanisms to manage and maintain the fully urbanized regulatory floodplain.

21. Park access: as much as possible, recreation facilities should be located and designed so that they may be served by arterial and/or collector streets.

22. Self-funded recreational activities: encourage recreational activities that are financially self-supporting. User fees and concession opportunities should be explored as sources of income to support park maintenance and development.

23. Housing rehabilitation: properties declared dilapidated and in violation of city regulations shall be either rehabilitated to city standards or removed.

24. Chamber of commerce: the city should encourage the establishment of a local chamber of commerce to foster local economic growth and entrepreneurship.

25. Plan compliance: all future zoning requests, construction, and development should comply with the comprehensive plan. Rezoning that does not conform with the plan should not be approved without an amendment to the comprehensive plan.

26. Land use interpretation: the future development guide should be strictly interpreted as to the boundaries, gross areas, and designations for specific parcels or portions of parcels, with an allowable ten percent (10%) variance or adjustment in the gross area of specific land use intensity



scale (LUIS) level designations to accommodate surveying errors.

27. Community engagement: regularly solicit community input on major development projects and changes to zoning ordinances to ensure community buy-in and satisfaction with the direction of growth and development.

28. Green building: encourage the use of environmentally-friendly building practices and materials in new construction and renovation projects.

29. Historical preservation: prioritize the preservation of historically significant sites and buildings in Verdigris.

30. Micro-mobility : the town of Verdigris encourages the use of micro-mobility options, such as e-bikes and e-scooters, and is committed to providing infrastructure and regulations that support these modes of transport. To ensure the effective implementation of this policy, Verdigris will establish designated parking zones for micro-mobility vehicles to maintain pedestrian access and prevent clutter. The town will also update zoning laws to allow for micro-mobility charging and rental stations in commercial and residential areas. Furthermore, Verdigris will work closely with micro-mobility providers to develop a system for tracking and managing these devices, to ensure their safe and equitable distribution across the city.

31. Urban agriculture : Verdigris supports the establishment of urban agriculture initiatives as a means to enhance local food security, improve the quality of life, and provide

educational opportunities. To foster this, Verdigris will revise zoning regulations to permit urban agriculture activities, such as community gardens or rooftop farming, in appropriate residential and commercial zones. The town will develop a program to connect interested residents with resources and training on urban farming, and consider incentives or grants to support start-up costs for community-based urban agriculture initiatives.

32. Digital inclusion : Verdigris is committed to promoting digital inclusion by ensuring all residents and businesses have access to affordable, high-speed internet, and the skills necessary to use it effectively. As part of this policy, Verdigris will work with internet service providers to identify underserved areas and promote the expansion of digital infrastructure. The town will establish public wi-fi zones in key areas, such as the town center or parks, to ensure internet access for all residents. Verdigris will also partner with local organizations to provide digital literacy training for residents, particularly targeting seniors and low-income individuals.

33. Aging in place : Verdigris aims to become an age-friendly community, providing services and infrastructure that enable older adults to live in their homes and participate in community life for as long as possible. To achieve this, Verdigris will review and update local building codes to encourage universal design features, such as no-step entries and first-floor bathrooms, in new housing developments. The town will enhance public transportation



options and pedestrian infrastructure to improve accessibility for older adults. Verdigris will also work with local health and social service providers to ensure the availability of in-home care, meal delivery, and other services that support aging in place.

These policies aim to contribute to Verdigris's vision for the future by guiding actions and decisions specific to the town's context, balancing resources, needs, and aspirations.

These policies are intended to guide Verdigris towards a balanced, thriving, and cohesive community, respecting the character of existing neighborhoods while promoting healthy and sustainable growth.

The Verdigris comprehensive plan stands as a testament to our collective commitment to drive Verdigris towards a sustainable, healthy, and prosperous future. The plan draws from the heart of our community, embodying our shared values, hopes, and aspirations. As we conclude this document, we do not end the process of planning, but rather open a new chapter of active implementation, monitoring, and continual reassessment.

The principles, goals, actions, and policies outlined in this plan serve as the guiding map for Verdigris's development over the next two decades. It reflects our commitment to ensure that new development is of high quality and lasting value, to create an efficient and contiguous land use pattern, to incorporate

innovative transportation practices, and to enhance the aesthetic appeal and multi-modal options of our key corridors.

The plan positions Verdigris as an attractive location for entrepreneurs, small businesses, light industrial development, and quality retail. It provides an ambitious roadmap to cultivate a diverse mix of housing, improve public safety, enhance community health, and conserve our precious natural open spaces.

In its breadth and depth, this comprehensive plan presents a vision for Verdigris that balances growth with conservation, development with preservation, and economic progress with social equity. The plan's emphasis on strategic partnerships, creative financing, and harnessing regional and state resources reaffirms our commitment to make Verdigris a model town of the 21st century.

However, the comprehensive plan is not a rigid blueprint. It is, instead, a living document, dynamic and flexible, and adaptable to the changing realities and emerging challenges that Verdigris might face over time. Regular updates and revisions are inbuilt mechanisms that will keep the plan relevant, responsive, and resilient.

Yet, the true success of the comprehensive plan depends not just on the strength of the policies articulated herein but on the collective will of Verdigris's community members, leaders, and stakeholders. It is upon us all to translate this vision into reality,



to take ownership of our shared future, and to make every action count. This comprehensive plan is not the end of a process, but the beginning of a journey – a journey towards a Verdigris that is economically thriving, socially inclusive, environmentally sustainable, and a community that we all are proud to call home.

In closing, we extend our heartfelt gratitude to all those who have contributed their time, energy, and ideas to the creation of this comprehensive plan. Your passion and commitment are the bedrock upon which the future of Verdigris stands. Together, we look forward to the journey ahead, confident in our shared vision, and committed to the future we have outlined in this comprehensive plan.

PLAN UPDATE AND MONITORING:

As we launch into the next phase of Verdigris' development journey, it is essential to recognize that a plan is only as good as its implementation and continuous monitoring. This comprehensive plan provides a roadmap for the town's growth, but it is not a static document. Instead, it must be viewed as a dynamic guide that can and should be updated regularly to reflect changing circumstances, needs, and opportunities. Regular updates, active monitoring, and continuous community engagement are key to ensuring the plan remains relevant, effective, and aligned with the evolving vision for Verdigris. This chapter outlines the principles and strategies for plan updates

and monitoring, emphasizing their role in enabling informed decision-making, promoting transparency, and ensuring accountability.

An annual progress report is an essential tool for monitoring and documenting the implementation of Verdigris' comprehensive plan. This report serves as a yearly assessment of how well the town is performing in relation to its outlined goals and action steps. It provides an opportunity to reflect on the successes and challenges experienced during the year, and to refine strategies as necessary for the future.

Creating an annual progress report involves tracking and analyzing key metrics, project completions, budgetary considerations, and other data relevant to the plan's action steps. The progress report should cover all areas of the plan, from infrastructure development and transportation improvements to housing trends and economic growth.

The report creation process should be inclusive and transparent. Town departments, elected officials, school districts, local businesses, and residents should all have the opportunity to contribute and provide feedback.

Once the report is complete, it should be shared publicly, both online and in accessible physical locations. A public presentation could be conducted, inviting community members to review the progress and contribute to discussions about the next steps.



In addition to informing the community about the plan's progress, the annual report provides an opportunity for the town to demonstrate accountability and reinforce commitment to the plan's goals. Moreover, it helps identify any required adjustments to the plan, ensuring its continued relevance and effectiveness.

The creation of an annual progress report is a necessary investment for the town. It is more than a document—it is a mechanism for continuous improvement, and a testament to Verdigris' commitment to its vision for the future.

In addition to the annual progress reports, a comprehensive five-year update is a crucial part of effective strategic planning for the town of Verdigris. The five-year update provides a more in-depth assessment of how the comprehensive plan has been implemented over a longer period and evaluates its overall effectiveness in achieving the town's goals.

The five-year update is not just a status report, but a reevaluation and recalibration of the comprehensive plan. It offers an opportunity to adjust the plan based on changes in local, regional, and national trends, the town's fiscal situation, technological advancements, and feedback from the community.

The process of creating the five-year update should be rigorous and inclusive, involving a wide range of stakeholders. It could involve public meetings, workshops, and online consultations to ensure the input from all community members. The town should

review the outcomes of the implemented strategies, the progress towards goals, and the appropriateness of the action steps.

This review should involve a deep dive into the data collected over the past five years. This includes indicators of economic prosperity, housing trends, infrastructure developments, transportation systems, environmental conservation, and community health metrics, among others.

Based on the gathered information, the five-year update might identify new strategies or modify existing ones to better serve the community's needs. It might also uncover new opportunities or challenges that were not evident when the comprehensive plan was initially drafted.

Ultimately, the five-year update serves as a vital tool for ensuring that Verdigris's comprehensive plan remains a living, evolving document that is responsive to the needs and aspirations of its residents. It reaffirms the town's commitment to the vision outlined in the comprehensive plan, and demonstrates the adaptability and resilience of the town as it continues to grow and develop.

A ten-year major update represents a significant milestone in the life cycle of Verdigris' comprehensive plan. This update is more than a progress report or even a recalibration of existing goals - it's an opportunity to take a holistic look at the comprehensive plan and revise it as a living document to meet the town's evolving needs over the next decade and beyond.



CONCLUSION

The comprehensive plan presented herein represents a transformative vision for the town of Verdigris. It lays out strategic goals and action steps that reflect our community's shared aspirations for the future, aiming to enhance the quality of life for all residents, foster sustainable growth, and create a thriving, resilient, and inclusive town.

This plan encompasses diverse aspects of our community life - from land use and economic development to housing, infrastructure, parks and recreation, and transportation. It also acknowledges the challenges and limitations we face, proposing innovative and feasible solutions to address them.

Our comprehensive plan seeks not only to preserve the unique character and heritage of Verdigris but also to embrace opportunities for progress and change. It champions the principles of smart growth and sustainable development, promoting efficient land use, diversified housing options, and a robust, resilient local economy.

This document serves as a guide, outlining the path forward and equipping us with the necessary tools to navigate the changing landscapes of our times. However, its success is contingent upon the active participation and collaboration of all stakeholders. It calls upon elected officials, city staff, community

organizations, businesses, and every Verdigris citizen to play their role in the town's future.

The comprehensive plan also underscores the importance of adaptability and resilience. As we embark on this journey, we need to be ready to adjust our sails to the shifting winds. The plan encourages regular monitoring, evaluation, and updates to ensure that it remains responsive to evolving circumstances and continues to serve the best interests of Verdigris.

This plan is more than a document. It is a social contract, an affirmation of our commitment to creating a vibrant and sustainable Verdigris. It is a testament to our collective strength and resilience, our shared vision, and our unwavering belief in the potential of our town. It signals the dawn of a new chapter in our community's story, one that we write together with each step we take towards our goals.

As we conclude, let us remember that the essence of planning lies in anticipation, in the courage to imagine a brighter future, and in the conviction to make that vision a reality. The comprehensive plan sets the stage for the journey ahead. It is now up to us, the people of Verdigris, to bring this plan to life, to shape our destiny, and to build the Verdigris we envisage. Together, let's stride towards a future that reflects our hopes, fulfills our aspirations, and strengthens our bonds as a community.



VISION VERDIGRIS

COMPREHENSIVE PLAN