

Tecumseh *Tomorrow*




**Comprehensive Plan
City of Tecumseh, OK
June 2012**

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Thinking Big: The Beauty of a Comprehensive Plan

Tecumseh has seen many changes since the last comprehensive plan was adopted in 1999 – the population has ebbed and flowed but the sense of community has remained constant. Tecumseh must continuously adapt to maintain and improve its quality of life and economy. Many of the changes Tecumseh has seen have been positive: the ability to hold on to the small town charm that makes this a community, not just a city; enhancements and beautification efforts downtown; and a new life for Slick Humphrey Park. But other changes have posed more of a challenge: Tecumseh is a bedroom community that struggles to attract a diverse economic base to serve the needs of residents and visitors; housing does not meet the needs of all residents; access to a dependable water supply is a concern; and passers by are not aware that this is a special community with a great story to tell. The challenge before us now – in shaping the Tecumseh of 2030 – is to energetically leverage our

strengths as we grow, while turning around the negatives. The Tecumseh Tomorrow comprehensive plan provides the direction to do that. The distinctive benefit of a comprehensive plan is that it confronts big issues in a big-picture way. Only a comprehensive plan fully considers how the whole community's values, needs, people and places are interrelated and interdependent. In creating this plan, we identified the defining issues that are central to the future success of Tecumseh. Today, Tecumseh is at a crossroads. Just as people grow and change, so do communities. Our challenge today is to put tools and resources in place to help us proactively manage change instead of accepting the changes that come our way. As we grow and evolve, how can we preserve and amplify the special things we value about Tecumseh? How can we face our more difficult problems, improve the city, and meet our challenges head on?

Chapter 1

Why a Comprehensive Plan?

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The Plan at a Glance

“In 2030, my grandchildren will still live here and love it as I do.”

-Tecumseh Resident

The comprehensive plan is organized into five sections:

Chapter 1

Introduction and Executive Summary

Chapter 1 describes the need for a comprehensive plan providing a strategy to help Tecumseh navigate the challenges of the 21st Century. It is useful for those who may not wish to read the plan “cover to cover”.

Chapter 2

What Do We Have? The Community Assessment

Chapter 2 outlines the issues and opportunities for building a better Tecumseh. It also contains distilled conclusions from census data and other surveys on current conditions in Tecumseh (the data itself can be found in the appendix).

Chapter 3

What Do We Want? The Community Agenda

Chapter 3 presents the Tecumseh Tomorrow vision statement, developed with input from citizens. It describes the Tecumseh we hope to be in 2030. Our city will be a safe, family-friendly city that residents are proud to call home and our children and grandchildren will return to. The vision statement defines the destination that the plan’s goals and objectives are designed to reach.

The Future Land Use Map shows, in general terms, where new development over the next 20 years should be located. The Community Building Blocks define specific policies to guide decisions on topics ranging from Land Use and Transportation to the Local Economy. These goals are the foundation of the Short Term Work Program contained in Chapter 4.

Chapter 4

How Do We Get There? The Implementation Strategy

Chapter 4 addresses how the vision and strategies contained in Tecumseh Tomorrow will be implemented. It provides guidance for decision-making, and defines the ongoing process that will be used to monitor implementation progress.

Once the plan has been prepared, it needs to be implemented. There are three primary means or devices commonly used to implement comprehensive plans: zoning ordinances, subdivision regulations, and capital improvement programs. Other devices include official maps and specific development plans. Comprehensive plans should be reviewed each year to determine if they need revision. Plans should be updated or completely rewritten every five years to take advantage of changes that have occurred and to use current information.

Comprehensive plans can and should be used for concurrence plans. This is the concept that adequate infrastructure should be in place before development is allowed to occur or as a condition of rezonings. Otherwise, what often happens is that when infrastructure is inadequate to support development, the existing facilities are overwhelmed and the cost of bringing the infrastructure up to standard can be quite expensive and difficult. It is better to have adequate infrastructure in place before development takes place. This becomes a matter of timing.

Appendix

The Appendix contains resources that explain and expand upon ideas contained within the comprehensive plan, including a glossary of terms, a compilation of information on current conditions in Tecumseh, a report of accomplishments, Chamber of Commerce planning initiatives, and a summary of public participation initiatives.

How to Use this Plan

As a policy guide, Tecumseh Tomorrow does not attempt to replace market forces of supply, demand, and price but to shape and channel those forces by establishing certain rules for development and conservation. This community plan contains policies that foster growth that enhances the community. For example, unplanned, haphazard growth is unsightly and wasteful of space and public facilities, which results in higher public costs.

Our Vision

Tecumseh will be a special place to live and visit.



Tecumseh Tomorrow:

Before **Tecumseh** can become the city we all envision, we must clearly and simply state what we want the city to be.

Our Vision is necessarily broad since it focuses on the essence of what we want Tecumseh to be. However, in order to understand what the vision means, we must begin to relate it to more specific areas of concern.

The statements on the following pages help clarify and expand on the fundamental vision. They describe the kind of city we want Tecumseh to be and they help explain what it means when we say we want a “high quality of life” for all of our residents. The associated renderings help us to envision what the Tecumseh of Tomorrow can be.

To Create the Tecumseh of Tomorrow:

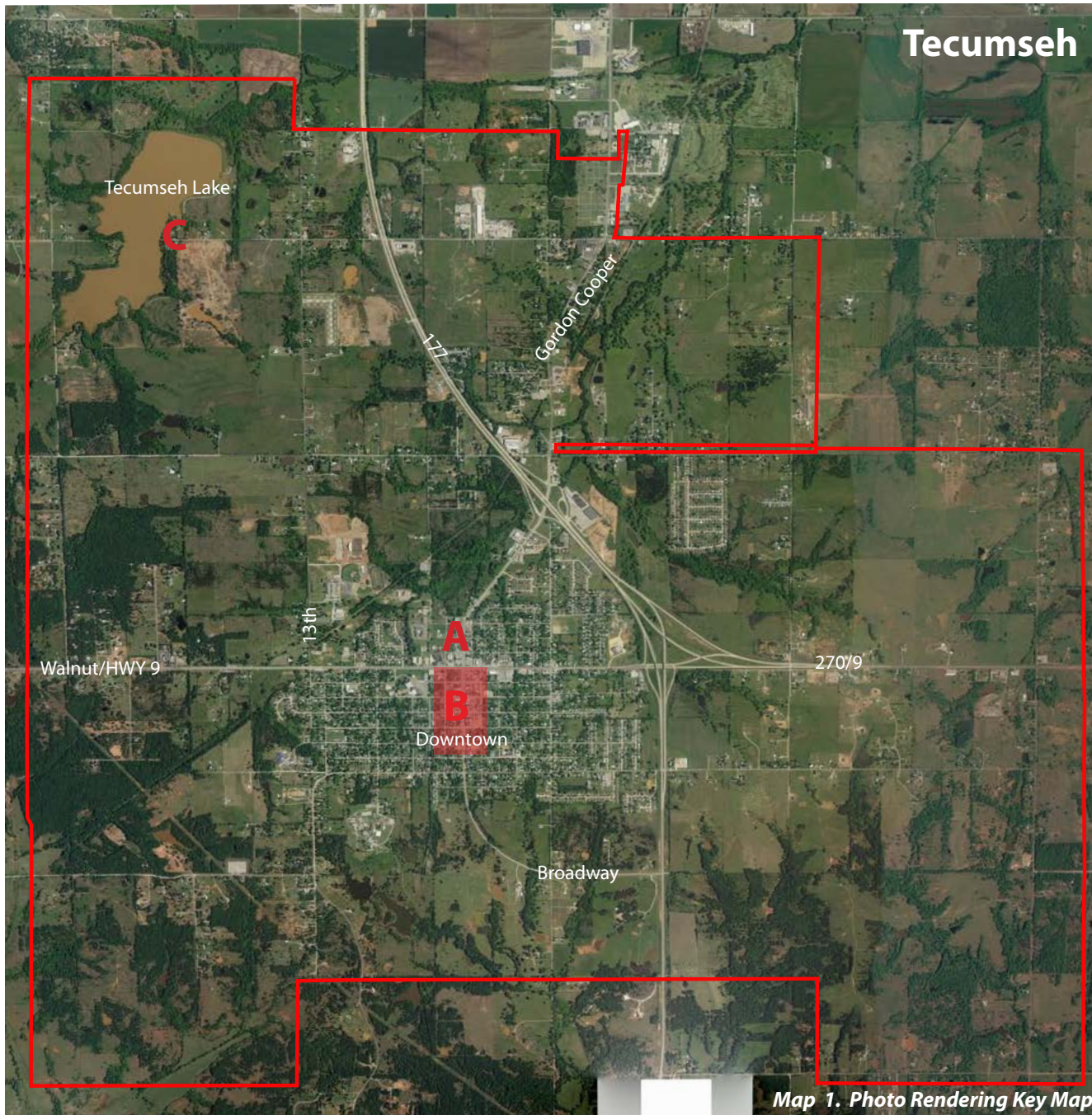
- A variety of transportation options should be available to accommodate people of all ages, incomes, and abilities. Such a multi-modal network will connect people to employment centers, residential areas to schools and recreation facilities, and promote healthy living.
- Public and private cooperation should be utilized to ensure that Tecumseh’s economy is viable and self-sustaining and that it provides diverse and rewarding employment opportunities, upward mobility, job security, and a good standard of living. The regional education system must provide quality employees at all levels and should help rapidly retrain the structurally unemployed.
- Public improvements and services must be provided in a way which promotes balanced growth and redevelopment and distributes costs according to benefits received. Quality, efficiency, and equitable distribution need to be stressed in the provision of public facilities and services. In an effort to improve Tecumseh’s overall quality of life, fiscal, social and environmental costs must be considered in decisions regarding public services.

Our Vision

In 2030, Tecumseh will be a community that is safe, friendly, and family-oriented where residents enjoy a high standard of living that includes quiet, safe neighborhoods, and an open, positive community spirit; the City will attract and support thriving businesses which provide basic goods and services and Tecumseh will be known as a special place to visit.

Our Vision In Pictures

Tecumseh Tomorrow



Map 1. Photo Rendering Key Map

Picturing *Tecumseh Tomorrow*

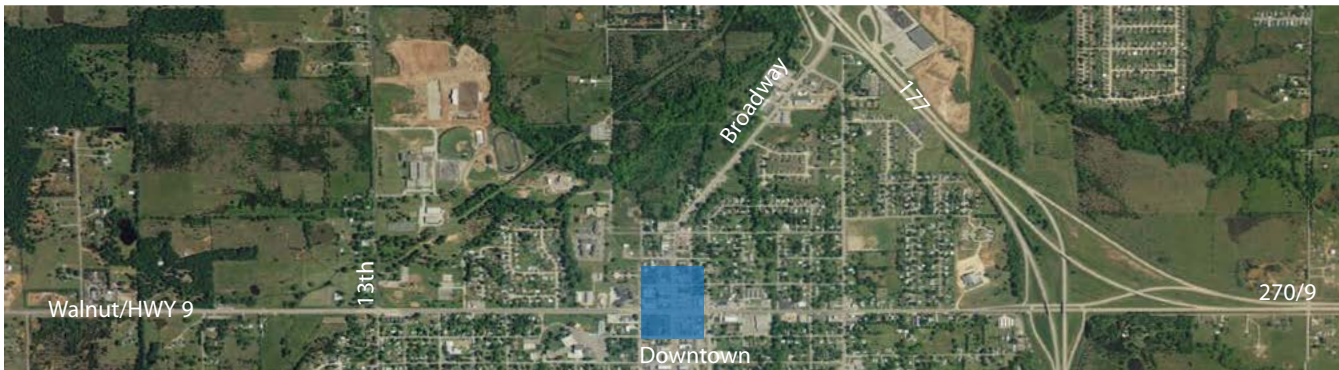
A: Broadway - Gateway Corridor

B: Downtown - Community Center

C: Tecumseh Lake - Community Asset

Bicycle Network - Connecting Our Assets

Broadway Gateway Corridor



Tecumseh Tomorrow

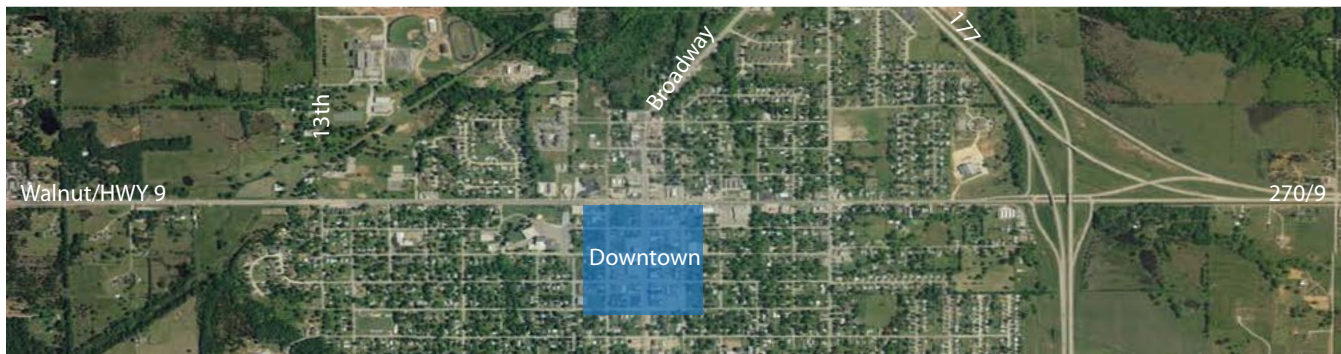
To Create Great Gateways:

Tecumseh needs to take pride in the physical attractiveness of the city and work to eliminate visual blight and to promote high quality design. Tecumseh's urban form should be carefully designed to eliminate land use conflicts, encourage pedestrian movement, and incorporate open space.

Tecumseh's plans and regulations must accurately reflect the community's desires, resulting in a clear direction for the future of the community and rapid approval of proposals which follow those plans. Tecumseh must make every effort to be the best community in the region, and should also work with other nearby communities to promote the growth of the entire region.

Downtown Community Center

Tecumseh Tomorrow



To Realize Downtown's Potential:

The arts should be supported by and must be accessible to all. The arts should be augmented by other attractions such as recreation.

Tecumseh should actively work to preserve its historic buildings and sites as a part of efforts to develop a community identity and protect cultural resources.

Tecumseh Lake Community Asset

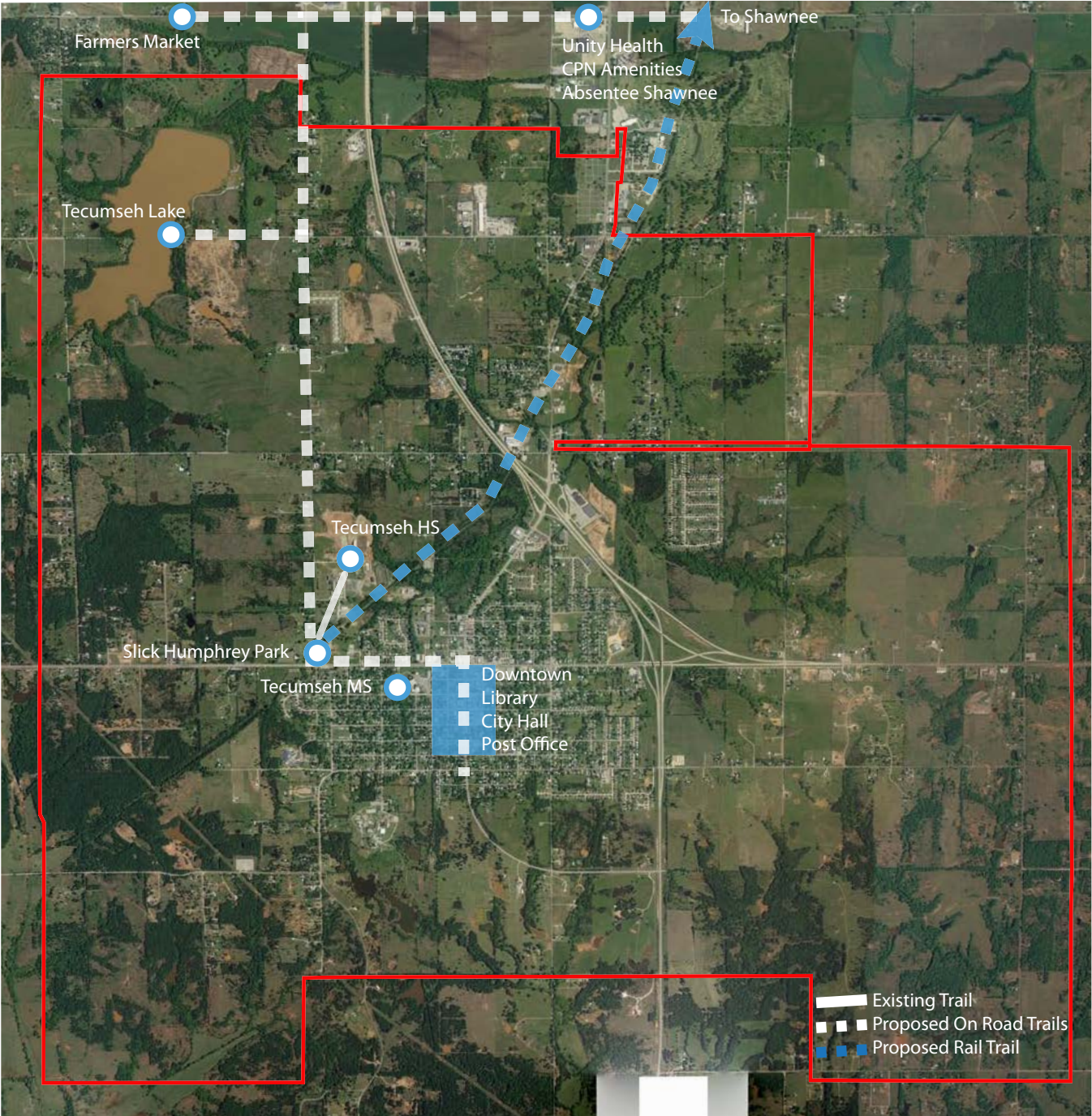
Tecumseh Tomorrow



To Make the Best Use of Our Assets:

Residents and businesses alike must make a commitment to Tecumseh's natural environment and work to promote clean water, conservation of open space and agricultural land, recycling and resource conservation, protection of unique and sensitive natural features, and development of an urban forestry program.

Bicycle Network Connecting Our Community



To Connect Our Community:

A variety of transportation options should be available to accommodate people of all ages, incomes, and abilities. Such a multi-modal network will connect people to employment centers, residential areas to schools and recreation facilities, and promote healthy living.

How do we move forward?



1. Get to Work

Tecumseh residents are united by their desire to see the Tecumseh Tomorrow comprehensive plan yield results. We all want to see completed projects that make Tecumseh better. In adopting this plan, the City of Tecumseh is inviting everyone – residents, local companies and business groups, philanthropists, governmental agencies, and others – to partner with it to realize the plan is essential. The Short Term Work Program must start strong and be sustained for years to come.

Set Priorities

The Tecumseh of our dreams won't be built in a day. This plan contains hundreds of transformation ideas for our future. From them, we must prioritize an achievable handful at a time and successfully execute them. Seeing visible results steadily emerge from this comprehensive

plan will be important. Which goals within the plan most merit our immediate attention and can be translated into relatively quick, inspiring wins? How can public-private partnerships advance big, exciting projects that achieve multiple objectives at once?

Agree to Work Together

The greatest benefit of a comprehensive plan is that it is a single playbook from which everyone works. We can accomplish far more by pulling in the same direction. The Tecumseh Tomorrow Comprehensive Plan sets the stage for a new era defined by advancing common objectives. When challenging issues and choices arise, the plan guides both the municipality and the community in thinking about the good of the whole.

Leadership will be important moving forward. The plan needs leaders – within the community and city government – who are committed to realizing its potential and power, and are skilled at the coalition-building required to move forward together.

Commit to Action

The Tecumseh Tomorrow comprehensive plan lays a strong foundation for taking action. Grounded in community values and needs, it has been crafted to positively shape Tecumseh over the next twenty years. But its impact will only be as strong as the actions and programs that Tecumseh residents undertake to realize it.

The aspirations of the comprehensive plan are far bigger and deeper than what the City can accomplish alone. To fully realize the community benefits it outlines, visionary individuals and groups throughout the city will also need to commit to action. The whole community must sustain the work that enacts the plan, through projects small and large: Set priorities. Tackle transformational projects. Repeat.

2. Act for the Whole

The comprehensive plan challenges us to:

- Look beyond our personal interests and act for the good of the whole;
- Think of the entire pie, not just our slice;
- Be good stewards for generations to come; and
- Understand single elements – parks, transportation, water, housing – within the context of a larger system.

When we think long-term and work to make the entire city better, everyone stands to benefit.

Think Big-Picture

Considering Tecumseh as a whole means seeing all of its different pieces and identities and how they all fit together. We must understand Tecumseh on a number of levels: as a community for families, as a place of employment, a system of homes and jobs that need to be connected by more transportation choices, a community with amenities and resources for families that live and visit here, and a destination for shopping, heritage tourism, and recreation.



3. Develop a toolkit to shape redevelopment and growth

Pair Regulatory Rules with this Plan

This comprehensive plan is a positive tool because it defines what Tecumseh residents want and how that can be realized. Redevelopment is a primary tool to advance many of the plan's goals. In that sense, the plan serves as a counterpoint to many governmental regulations, which often focus on prohibiting things we don't want. A new comprehensive plan will need to be supported with updated land-use regulations that make it easier and less expensive to develop and redevelop to further the vision of the plan.

Use Both Zoning and Incentives

Zoning is an important tool to guide land use, but it is best used in combination with other tools and a realistic understanding of market forces. New approaches that utilize both zoning and incentives are needed to implement this plan. Offering incentives in the form of grants, loans, infrastructure investments, or innovative regulatory approaches is a way Tecumseh can encourage good projects that deliver numerous community benefits. These benefits can include affordable housing, great design that beautifies our city and creates lively public places, operational improvements, more transportation options, pocket parks, low-impact development, new jobs, an expanded tax base, and so on. Incentives matter to people who want to improve our community, and they can generate goodwill while helping us reach our goals.

Partner

The City of Tecumseh will work to advance the strategies in this plan, but it will need many partners to achieve its comprehensive vision. Tecumseh has a strong private sector, institutions, and non-profit organizations that are responsible for shaping Tecumseh's future. These groups have significant resources and relationships, and can do many things city government cannot.

Where the right entity does not exist, a new one may need to be created, such as the newly formed Tecumseh Urban Renewal Authority. Implementing this plan will require strong partnerships among government, institutions, businesses, and community groups.

4. Measure Progress and Adapt

The City of Tecumseh will review progress on the plan annually, as part of preparing the City's annual budget, and re-assess the plan every five years and consider updates based on those reviews. It will be helpful to adopt a set of

easily understood tools to measure and report on progress in order to assess the outcomes of policies, programs and projects.

A comprehensive plan is a living document; however, a long-range comprehensive plan typically must be followed for at least five years to see clear results. As adopted, the plan provides a strong framework to guide city actions at all levels. The vision and goals of the plan need to be respected but, over time, the community should expect to revisit and refine individual objectives.

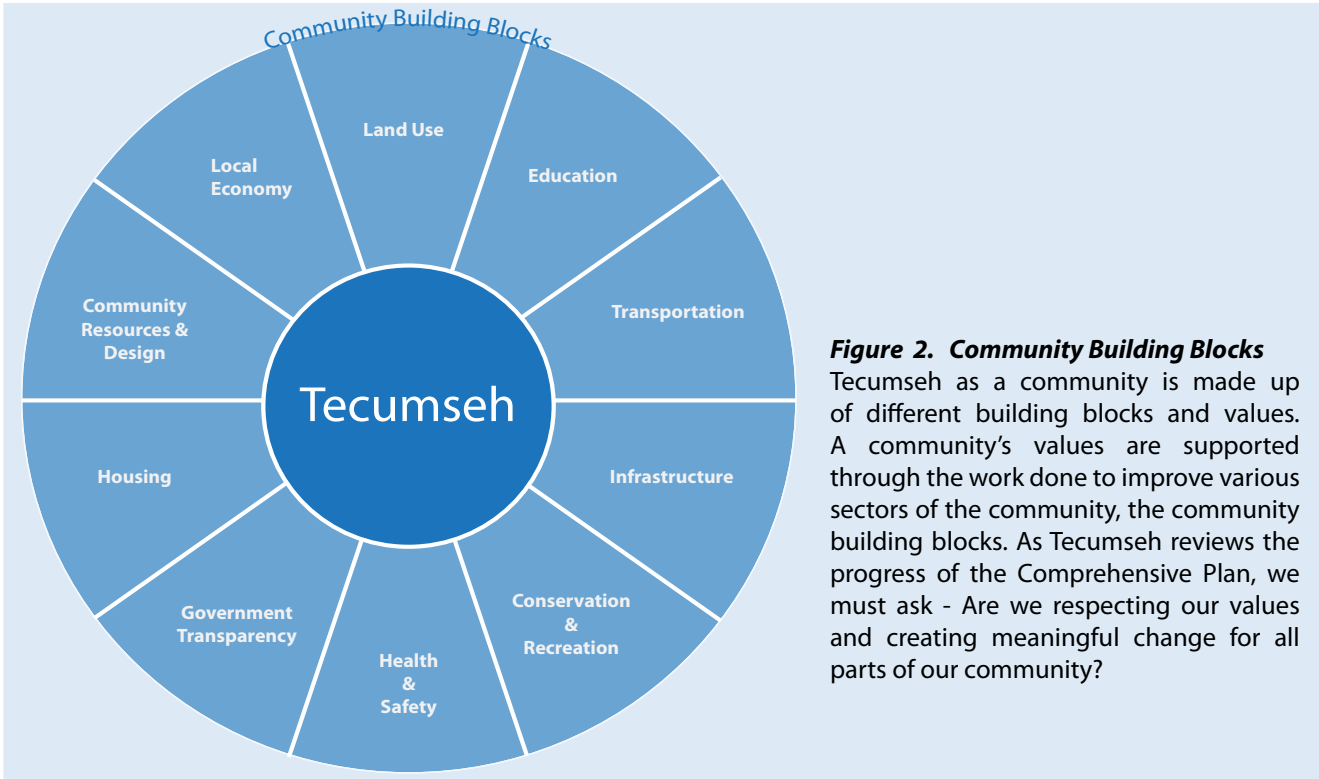


Figure 2. Community Building Blocks
Tecumseh as a community is made up of different building blocks and values. A community's values are supported through the work done to improve various sectors of the community, the community building blocks. As Tecumseh reviews the progress of the Comprehensive Plan, we must ask - Are we respecting our values and creating meaningful change for all parts of our community?



Tecumseh Tomorrow: Community Assessment

Tecumseh is a great place to live. We have a wealth of natural resources and recreational opportunities, and a small town charm with the convenience of access to larger markets. We have good schools, affordable homes, and a low unemployment rate. But data reveals some concerns as well, about educational attainment, housing quality, and poverty. As we look towards the future, how can we best expand and share all of these assets and alleviate some of these concerns? We want to preserve our character and history, remembering where we came from as we grow with the times. How will we increase housing and transportation choices for different types of individuals and families? How will we keep Tecumseh healthy, safe, attractive, and thriving?

To address these issues and opportunities, we need to actively prepare for change. We could sit back and simply let change happen in ways we may or may not like. Or we can actively work to shape our own destiny using this plan as a common guide. By being unified in vision and proactive about solutions, we can capitalize on our strengths and carry forward our values. Change isn't easy. Actively preparing for change and uncertainty can be tough; however, the potential rewards can outweigh the struggles. Choosing a different path for our city will require doing things differently. Having envisioned a dynamic, thriving Tecumseh Tomorrow, it is incumbent upon us to realize our vision.

Chapter 2

What Do We Have?

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Demographic Data Analysis

Complete data about Tecumseh from the US Census and other sources can be found in this document's appendix A. Data can tell numerous stories about a place, but these stories must be supplemented with local knowledge and anecdotal evidence to be usable. This is particularly necessary for Tecumseh, as data is available at the county level or at the city (as defined by the city limits) level. Neither of these accurately reflect the community of Tecumseh, which includes many families living in the unincorporated areas of the county near to the city.

In several ways Tecumseh is very similar to other communities in southeastern Oklahoma and across the country. Their growth rates are similar to other communities. Their proportion of youth (30%) is nearly exactly the global average.

A review of the statistics available allows some trends to stand out. Some things Tecumseh should be proud of. Others might be cause for concern. All are worth considering as a basis for planning for the future.

Education

The Tecumseh Public Schools have an excellent reputation, attracting families and students from across the county. The schools are a point of pride and a bedrock of the community. Many students receive a high quality public education. The 2.7% drop-out rate as reported by the district is well below the National rate of 8.1% (2009 rate, according to the US Department of Education, National Center for Education Statistics.) However, the education system is not benefiting, or has not benefited, everyone equally.

Nearly a quarter of the population over 24 years old (23.8%) lacks a high school diploma. This is the population at large, including retired people. This rate for working-aged adults bears research; a high school diploma is an entry gate to employment. If this rate is even proportionate in the working adults, this could influence efforts to bring well-paying, skilled jobs to the community. (The ratio of adults without a high school diploma does not seem to be consistent with the low reported dropout rate).

Employment

On the other hand, Tecumseh's unemployment rate (as of September 2011) of 5.6% is slightly lower than the state average of 5.9%, and significantly lower than the US unemployment rate of 9.1%. So the city is doing something right in terms of economic opportunities. It is worth noting that the median household income (\$32,920) was less than those for Oklahoma and the nation, suggesting these might be jobs on the lower end of the pay scale.

Tecumseh is conveniently located within commuting distance to Shawnee and Norman/Oklahoma City, offering workers a greater variety of employment opportunities than might otherwise be the case in a community of this size. The cost for that is a potentially lengthy commute, and all of the issues and disadvantages (cultural, economic, social) entailed in being a bedroom community. Most workers residing in Pottawatomie County also work in the same county.

Housing

Tecumseh's rate of owner occupied housing is 5% lower than the national average. However, Tecumseh's housing remains affordable, compared both to the state of Oklahoma and to the nation. While both the median value of owner-occupied housing (\$72,600) and the median household income (\$32,920) were less than those for Oklahoma and the nation, the housing value is just 2.2 times the median income. Compared to the Oklahoma ratio of 2.5 and the national ratio of 3.6, and Tecumseh seems to have affordable housing stock, a real advantage. This does not, of course, address the quality of that housing.

Household Expenses

Of course housing is not a household's only expense. Families spend significant amounts of money on food and fuel, both of which continue to increase nation-wide. Tecumseh's relatively low median household income compared to the county and the state can suggest that some families are struggling financially. Tecumseh's electric utility rates are comparable to the state while water and sewer are lower. (See utility rate study conducted by C.H. Guernsey and Co. in 2011.)

Poverty

Statistics bear that out. Tecumseh's rate of individuals in poverty is 17.6%, just slightly higher than the county, over one percentage point higher than the state (at 16.4%) and 3.3% higher than the national average. 15% of families operate below the poverty level, with 3.9% receiving public assistance income and 10.9% receiving SNAP or food stamp assistance. If some families receive both public assistance income and SNAP, then that means that there are families in Tecumseh who are operating below the poverty level without any sort of public assistance. One in four of Tecumseh's children are below poverty.

Issues and Opportunities

Tecumseh Tomorrow is grounded in a set of issues and opportunities about which the community is concerned, and opportunities the community sees for positive change. The plan seeks to address perceived deficiencies and capitalize on opportunities, identified in recent plans and studies throughout the development of this plan. Items in this list come from conversations with the Steering Council, plan sub-committees, city staff, and community meetings.

Issues

1. Proximity to the larger Shawnee market limits Tecumseh's ability to attract national chain retail.
2. Access to a dependable, safe water supply.
3. Costs associated with maintenance of existing infrastructure.
4. Deterioration of older housing stock and lack of diversity in new housing stock.
5. Decrease in community pride and increase in negative attitudes toward the city government due to lack of effective communication.
6. Heavy reliance on vehicles due to an absence of a connected pedestrian/bicycle infrastructure and pedestrian/bicycle safety.
7. Vacant buildings and storefronts, especially downtown.
8. Heavy reliance on vehicles due to an absence of a connected pedestrian/bicycle infrastructure and pedestrian/bicycle safety.
9. Limited encouragement for and support of the arts and lack of promotion of art/cultural activities.
10. Lack of a community identity or brand to tell the world that Tecumseh is a special place to live and visit.
11. Perception that utility rates are too high and inhibit growth.



Tecumseh Opera House



Intersection of Broadway and Walnut (Hwy 9)



Tecumseh Lake

Opportunities

1. Mid-continent location and access to a transportation network that includes a four lane state highway.
2. Economic development tools including Tax Increment Financing and grants for new or expanding businesses.
3. Significant opportunities for redevelopment including historic properties, vacant commercial buildings, downtown storefronts, and residential properties.
4. Quality educational system including Tecumseh Public Schools and access to higher education in Shawnee and Norman. The quality of the local school district affects economic development opportunities and a positive employment base.
5. Quality amenities including a modern public library and parks.
6. Strong sense of community engagement and volunteerism.
7. Small town charm and family friendliness.
8. Intact downtown with recent beautification is ripe for new businesses.
9. Close proximity to shopping and employment in Shawnee, Norman, and the Oklahoma City metropolitan area.
10. The Tecumseh Utility Authority provides electric service to most of the city and is able to provide a much more stable and reliable revenue stream than sales tax alone.
11. Slick Humphrey Park and Tecumseh Lake are assets that should continue to be supported and developed.
12. Tecumseh Public Library.
13. Tecumseh Alumni Association is the oldest active alumni association in the state.
14. A large number of artists call the community home.



Tecumseh Tomorrow: Community Agenda

This chapter presents a two-part planning framework for realizing our vision of becoming a complete community.

Community Building Blocks

The Community Building Blocks, or plan elements, set the policies to implement Tecumseh Tomorrow. They cover a range of subject areas:

- Land Use
- Housing
- Transportation
- Education
- Local Economy
- Conservation & Recreation
- Infrastructure
- Health & Safety
- Community Resources & Design
- Government Transparency

Future Land Use Map

The Future Land Use Map applies the Tecumseh Tomorrow vision statement to the city's physical development. Generated through a public input process, it defines how we plan to accommodate housing, mixed-use areas, open space, arts, cultural and recreational amenities, and transportation infrastructure over the next 20 years.

Chapter 3

What Do We Want?

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Community Building Blocks: Goals Matrix

Building Blocks	Goals			
Land Use (LU)	LU 1: The City of Tecumseh will establish the basic development patterns for the city. The City will utilize its regulatory authority in combination with development incentives to guide the balanced and contiguous growth of the city and to encourage redevelopment of deteriorating areas.	LU2: Encourage growth that protects open space and preserves traditional town patterns.	LU3: Reinforce the downtown as a central focal point and activity center for the community (Also see Goals LE2 and CD3).	LU4: Encourage development that protects community health, safety, appeal and value.
Housing (H)	H1 Enhance the quality and safety of new and existing housing stock.	H2 Protect the integrity of existing neighborhoods and promote development in future neighborhoods that retains traditional town character, scale and style.	H3 Ensure that ordinances and policies allow for a mix of housing types and densities throughout the city.	
Transportation (T)	T1 Design for and enhance networks for all modes of travel in Tecumseh.	T2 Provide an efficient, safe and interconnected transportation network coordinated with existing and future land use.		
Education (E)	E1 Work with Tecumseh Public Schools on school siting and expansion.	E2 Build on the strengths of Tecumseh Public Schools as a key community resource.		
Local Economy (LE)	LE1 Capitalize on Tecumseh's location and proximity to Shawnee, Oklahoma City and Norman.	LE2 Develop downtown Tecumseh as a destination for shopping, dining and the arts. (Also see Goals LU3 and CD3)	LE3 Support active agricultural uses in Ag-Residential areas	
Conservation & Recreation (CR)	CR1 Develop and sustain recreation amenities and programming for all incomes and ages.	CR2 Preserve and protect natural resources.		
Infrastructure (I)	I1 Provide adequate services including water, sewer and streets sufficient to serve existing and future development.	I2 Promote environmentally conscious development and management.		
Health & Safety (HS)	HS1 Create a safe and secure community for people of all ages and incomes.	HS2 Support healthy living for people of all ages and incomes.	HS3 Enhance opportunities and services for families.	
Community Resources & Design (CD)	CD1 The design quality and maintenance of Tecumseh's major entries or gateways will be planned, signed and landscaped to enhance the city's appearance and promote its image.	CD2 Provide opportunities for preserving and telling the story of the City's unique history.	CD3 Tecumseh's Downtown will be the clear and positive "image center" for the city. The types of activities necessary to create, enhance, and maintain that image will be identified and located in Downtown (Also see LU3 and LE2)	CD4 Create design standards that reflect Tecumseh's unique identity and history.
Government Transparency (GT)	GT1 Foster a positive, participatory relationship with the public and encourage citizen involvement in local decision making.	GT2 Create a climate of open communication, information sharing, and transparency between Local Government and Citizens.	GT3 Engage youth in local decision making and community activities.	



Downtown Tecumseh

Introduction

The Land Use element translates the community vision for future growth into a recommended physical pattern of neighborhoods, commercial and industrial areas, roads, and public facilities. Land Use policies influence the location, type, amount and timing of future growth through private real estate development, public investment in infrastructure and community facilities, and conservation of natural areas. The purpose of this element is to: encourage the orderly, efficient, and fiscally responsible development and redevelopment of land in Tecumseh; create an attractive and efficient environment for the benefit of residents and visitors; and protect the City's capacity for future growth. Most of the growth in the Tecumseh area is occurring in the unincorporated areas surrounding the city; therefore, this element of the plan will focus on respecting and working with the city's established land use pattern to shape Tecumseh into the family friendly bedroom community envisioned by the community.

Key Challenges for the Future

1. Counteracting the prevailing trends of abandoning the city center in favor of sprawling development in the unincorporated county.
2. Vacancy rates downtown.
3. Strip development along commercial corridors.
4. Topography that makes extension of utilities cost prohibitive.
5. Coordinating land use, transportation, housing and economic development policies to ensure efficient use of existing and future infrastructure and resources.

Land Use Goals Summary

LU 1: The City of Tecumseh will establish the basic development patterns for the city. The City will utilize its regulatory authority in combination with development incentives to guide the balanced and contiguous growth of the city and to encourage redevelopment of deteriorating areas.

LU2: Encourage growth that protects open space and preserves traditional town patterns.

LU3: Reinforce the downtown as a central focal point and activity center for the community (Also see Goals LE2 on page 26 and CD3 on page 34).

LU4: Encourage development that protects community health, safety, appeal and value.

Land Use: Goals and Objectives

LU 1: The City of Tecumseh will establish the basic development patterns for the city. The City will utilize its regulatory authority in combination with development incentives to guide the balanced and contiguous growth of the city and to encourage redevelopment of deteriorating areas.

Objective LU1.1: Create an urban service area (USA) supported by ordinances and policies to steer future development and redevelopment to areas already served by infrastructure. Areas for redevelopment should be prioritized.

Resource: Urban Service Area, Map 2 on page 17.

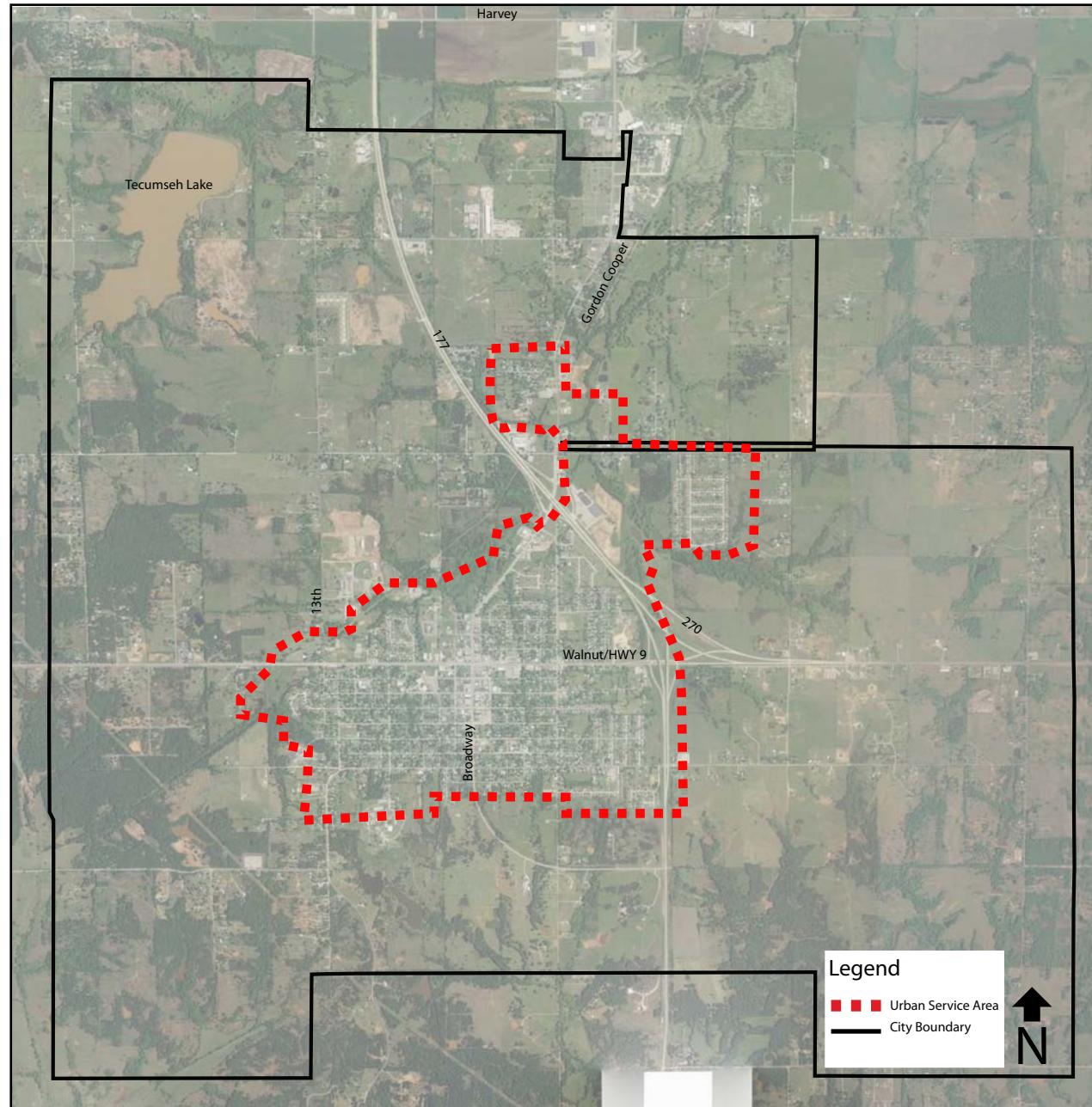
Objective LU1.2: The Growth and Economy Committee should develop and implement a strategy to acquire property (raw or redevelopment) in order to provide prospective business owners/developers with affordable land in appropriate areas.

Objective LU1.3: Adopt policies and procedures for development review that are user friendly and designed to fast track permitting while also ensuring quality, safe design and construction (Also see Goal LU4 on page 18).

Objective LU1.4: Ensure that regulatory policies within the City's Zoning Ordinance, Subdivision Regulations, Sign Ordinance, Zoning Map and other land use controls are consistent with the comprehensive plan and current City needs and desires.

Objective LU1.5: See Objective T1.3 page 20

Objective LU1.6: Concentrate commercial, office, and retail uses along designated corridors (See Commercial Corridor Character Area page 45).



Map 4. Urban Service Area

Land Use: Goals and Objectives

Tecumseh Tomorrow

LU2: Encourage growth that protects open space and preserves traditional town patterns.

Objective LU2.1: See Objective LU1.1 page 17

Objective LU2.2: Revise the zoning ordinance to allow for smaller setbacks in the traditional neighborhood and downtown character areas

Objective LU2.3: In areas served by sewer, the urban service area, adopt a Traditional Neighborhood Development (TND) ordinance and implement TND strategies (Also see Objective CD4.2 on page 35).

Resource: Future Land Use Map, Map 14 on page 39. Sewer Lines Map, on page xxiv.

Objective LU2.4: Adopt standards that would facilitate the establishment or re-establishment of traditional, walkable neighborhoods. (Also see Goal H2 on page 22).

Resource: Future Land Use Map, Map 14 on page 39.

Objective LU2.5: Encourage the use of Planned Unit Development zoning to facilitate innovative projects. Utilize new development concepts such as “traditional neighborhood design” and “conservation subdivisions.”

Resource: Conservation Subdivision Plan, Figure 3 on page 18.

LU3: Reinforce the downtown as a central focal point and activity center for the community (Also see Goals LE2 on page 26 and CD3 on page 34).

Objective LU3.1: See Objective CD3.4 on page 34.

Objective LU3.2: Adopt policies and ordinances to establish a transition zone around downtown allowing residential properties to be used for office and commercial uses. Such a strategy might include relaxing parking standards for some uses and identifying opportunities for shared parking.

Resource: Future Land Use Map, Map 14 on page 39.

Objective LU3.3: See Goal LE2 page 26

Objective LU3.4: See Objective H2.2, H2.3 and H2.4 on page 22.

Objective LU3.5: See Goals CD3 and CD4 on page 34.



Figure 5. Conservation Subdivision

LU4: Encourage development that protects community health, safety, appeal and value.

Objective LU4.1: Partner with area non-profit organizations and churches to develop and implement a program to assist economically distressed owner-occupants in complying with codes.

Objective LU4.2: Continue and expand beautification efforts throughout the community.

Objective LU4.3: Develop a “code of the month” program to educate residents and promote code compliance. (Also see Goal GT2 on page 37).

Objective LU4.4: Create an inventory of unsafe structures and prioritize for condemnation or other action to remedy.

Objective LU4.5: Efforts should be made to combat deterioration within older sections of city by promoting the construction of new infill housing, revitalizing existing neighborhoods, and developing new commercial centers near the city center. (Also see Objective H1.3 on page 22).

Objective LU4.5: Adopt a demolition by neglect ordinance.

Objective LU4.6: Increase enforcement of municipal codes and regulations pertaining to property maintenance, upkeep and appearance (e.g., mowing tall weeds and grass, removal of clutter and inoperative vehicles, etc.).

Objective LU4.7: See Objective I2.4 page 30

Transportation

Tecumseh Tomorrow



Introduction

Transportation is an essential aspect of life. It is about the ability to readily and safely gain access to work, school, shopping, recreation, medical care and social gatherings. It is also an essential component of most economic activity. The City of Tecumseh's overarching transportation themes are safety, efficiency, and diversity of transportation options which can all be enhanced and supported by making strategic choices about land use, or "smart growth".

Most of the development that has occurred in Tecumseh has been designed only for the automobile with little consideration for pedestrians, mass transit, or pedestrian amenities. This approach has resulted in a lack of options and decreased mobility for those without access to automobiles. The use of bicycle and pedestrian trails and mass transit for access to centers of employment, shopping and entertainment is not always considered in the design of the city.

Key Challenges for the Future

1. Providing a variety of transportation choices to move people to and from work, school, and basic services.
2. Creating and maintaining streets, streetscapes, and gateways that are attractive and send the message that Tecumseh is a place that cares enough to invest in itself.
3. Creating a multi-modal interconnected network across neighborhoods, downtown, schools, employment centers, and services.
4. Strengthening community partnerships to provide transportation choices for people of all ages and incomes.
5. Developing and implementing wayfinding to help residents and visitors intuitively navigate the community.

Transportation Goals Summary

T1: Design for and enhance networks for all modes of travel in Tecumseh.

T2: Provide an efficient, safe and interconnected transportation network coordinated with existing and future land use.

Transportation: Goals and Objectives

Tecumseh Tomorrow

T1: Design for and enhance networks for all modes of travel in Tecumseh.

Objective T1.1: Work with ODOT to reconfigure 177/9 interchange and/or improve signage to ease navigation.

Objective T1.2: Adopt a complete streets ordinance and a policy to transform all city maintained arterials and thoroughfares into Complete Streets.

Resource: Complete Streets, Figure 4 on page 20.

<http://www.completestreets.org/>

Objective T1.3: Explore increased transportation options for elderly and disabled residents through area partnerships with the Central Oklahoma Community Action Agency (COCAA) and the Citizen Potawatomi Nation.

Objective T1.4: Evaluate the possibility of establishing a park-and-ride lot to serve commuters (Also see Goal LE1 on page 26).

Objective T1.5: See Objective E1.2 on page 24.

Objective T1.6: The City should coordinate with ODOT to limit the number of driveways on SH 9/Walnut and Broadway/Gordon Cooper. Driveways should be shared between adjacent properties and common ingress/egress easements whenever physically or legally possible. Existing driveways that are safety hazards, reduce capacity, or are substandard should be removed or upgraded in conjunction with any new on-site or street construction.

Objective T1.7: The City should continue to work with ODOT, Pottawatomie County, the Citizen Potawatomi Nation, and the Absentee Shawnee Tribe to four-lane Gordon Cooper Drive.

Objective T1.8: The City should support any plans to four-lane Highway 9 westbound.

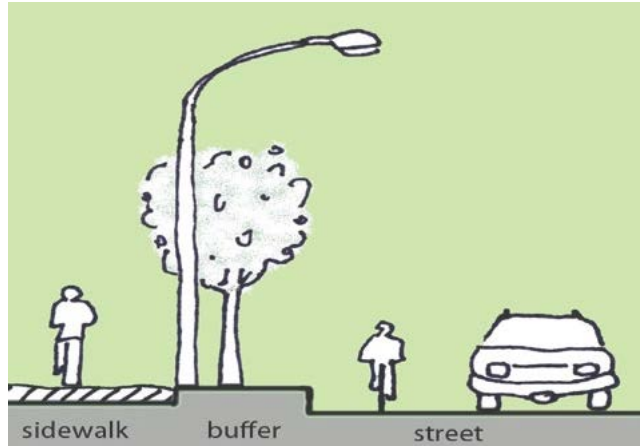


Figure 6. Complete Streets: Sidewalks, bike lanes and street trees, provide safety for pedestrians and cyclists.

Source: Partners for Place.

T2: Provide an efficient, safe and interconnected transportation network coordinated with existing and future land use.

Objective T2.1: Adopt a policy and budget to install/repair sidewalks on blocks where infrastructure work is being done to develop an interconnected network.

Objective T2.2: Wherever possible, retrofit existing neighborhoods with pedestrian connections; require new residential areas to have pedestrian access through them and to other residential areas, amenities, and services (Also see Objective T1.2 on page 20).

Objective T2.3: Adopt an ordinance requiring sidewalks be constructed as part of all new construction and major redevelopment projects (more than 50% value of the structure). Include an option for a sidewalk bank (Also see Objective T1.2 on page 20).

Objective T2.4: Pedestrian and open space systems should be developed to link areas of the city together and should include amenities such as landscaping, seating, lighting and bicycle paths (Also see Objective CR1.2 on page 28).

Resource: Bicycle Network Rendering, page 8

Objective T2.5: Traffic calming techniques on local residential streets, in both existing neighborhoods and new developments, shall be provided when appropriate, to attain a better balance between street users including pedestrians, bicyclists, and vehicles (Also see Objective T1.2 on page 20).

Objective T2.6: All transportation infrastructure should be in compliance with the Americans with Disabilities Act (Also see Objective HS2.5 on page 32).

Resource: ADA Design Standards <http://www.ada.gov/publicat.htm>

Objective T2.7: Private streets should not be allowed. All streets should be constructed to City Standards and Specifications.



Adaptive Reuse: 2nd Floor Housing Units

Introduction

Fundamental to most people's appreciation of the quality of life within a community is their experience of it close to where they live. Their homes and neighborhoods must be places to enjoy the benefits of their work and raise their children, as well as places to earn a living. As Tecumseh grows and changes, housing must change to meet the needs of the population. Housing is included in the comprehensive plan to provide guidance for decision makers and developers when considering additions to and renovations of the City's housing stock. Diversity, quality, and affordability are overarching themes in Tecumseh's housing goals.

Key Challenges for the Future

1. Fostering mixed-use, mixed-income neighborhoods with a range of housing choices, community services, facilities, and amenities in which Tecumseh residents can afford to live.
2. Maintaining and enhancing the quality of existing housing stock to a level that complies with city codes.
3. Making existing automobile-oriented neighborhoods more pedestrian and bicycle friendly.

Housing Goals Summary

H1: Enhance the quality and safety of new and existing housing stock.

H2: Protect the integrity of existing neighborhoods and promote development in future neighborhoods that retains traditional town character, scale and style.

H3: Ensure that ordinances and policies allow for a mix of housing types and densities throughout the city.

Housing: Goals and Objectives

Tecumseh Tomorrow

H1: Enhance the quality and safety of new and existing housing stock.

Objective H1.1: Establish a rental registry that can be implemented in phases.

Objective H1.2: See Goal LU4 page 18

Objective H1.3: Implement policies, such as proactive code enforcement, that will support the long-term viability, marketability, and attractiveness of existing older neighborhoods (Also see Objective LU4.5 page 18).

Objective H1.4: See Objective LU 4.6 page 18

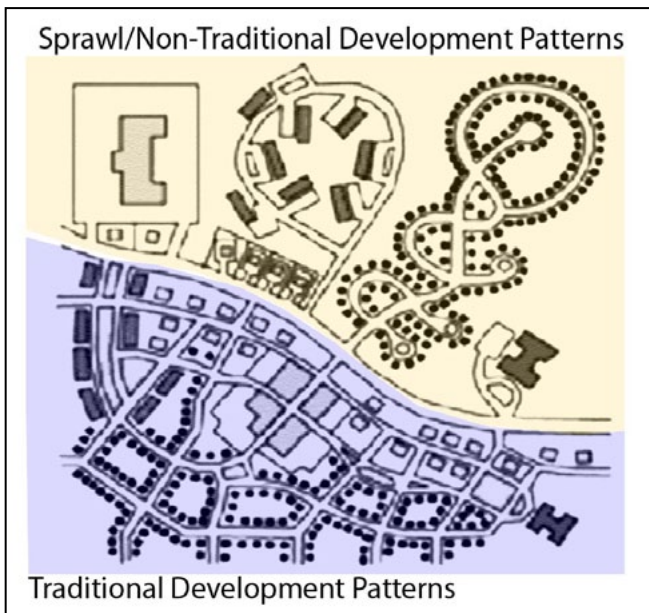


Figure 7. Traditional Development Patterns Diagram
Source: Partners for Place

H2: Protect the integrity of existing neighborhoods and promote development in future neighborhoods that retains traditional town character, scale and style.

Objective H2.1: See Goal CD4 page 35

Objective H2.2: Revise code and provide incentives to allow higher density (2-3 story) residential in areas immediately adjacent to downtown and major corridors (Also see Goal LU3 page 18).

Resource: Future Land Use Map, page 39

Objective H2.3: Adopt ordinances and policies that allow for/maintain the traditional development pattern in Traditional Neighborhood Character Area. (i.e. setbacks, parking, driveways, garages, accessory structures) (Also see Objectives LU2.2, 2.3, 2.4 on page 18; Objective CD4.2 on page 35; and Traditional Neighborhood Character Area on page 41).

Resource: Traditional Development Patterns, Figure 5 on page 22.

Objective H2.4: Establish infill policies for previously developed residential areas to ensure that new housing is complementary and compatible with the surrounding area (Also see Objectives LU1.2 on page 17 and LU2.4 on page 18).

H3: Ensure that ordinances and policies allow for a mix of housing types and densities throughout the city.

Objective H3.1: Establish strategies for encouraging compact, walkable neighborhoods to serve a variety of lifestyles and incomes - such as pocket neighborhoods, mixed multi-family developments, and zero lot line projects.

Resource: Figure 6 on page 22.

Resource: Pocket Neighborhoods, <http://pocket-neighborhoods.net/>

Objective H3.2: Establish ordinances that would allow for and encourage the development of conservation subdivisions in areas designated as Ag-Residential and/or Agriculture on the Future Land Use Map.

Resource: Conservation Subdivision, Figure 3 on page 18 and Future Land Use Map, page 39



Figure 8. Pocket Neighborhoods as Infill. Source: <http://www.lra.louisiana.gov>



Barnard Elementary School

Introduction

Tecumseh is proud of the Tecumseh Public Schools (TPS). They are central to the life of the community and a key aspect of Tecumseh's reputation as a good place to raise a family. The City must continue to support the school district and work with them to make mutually beneficial decisions about land use, transportation and growth. The City must ensure that benefits from the school district reach all residents.

Key Challenges for the Future

1. Balancing future residential growth with the capacity of the schools.
2. Balancing requests from Indian nations to move land into trust.
3. Educating residents and schools district leadership about the Tax Increment Finance District.
4. The school district serves people from outlying areas and other communities who want their children to attend TPS but do not want to live in the City of Tecumseh.

Education Goals Summary

E1: Work with Tecumseh Public Schools on school siting and expansion.

E2: Build on the strengths of Tecumseh Public Schools as a key community resource.

Education: Goals and Objectives

E1: Work with Tecumseh Public Schools on school siting and expansion.

Objective E1.1: Implement land use standards that will allow for and promote neighborhood schools that are accessible by multiple modes of transportation.

Resource: Existing School Locations, Map 7 on page 24.

Objective E1.2: Develop a multi-modal trail network to connect schools to residential areas and amenities such as parks (Also see Objective CR1.2 on page 28).

Resource: Bicycle Network Rendering, page 8

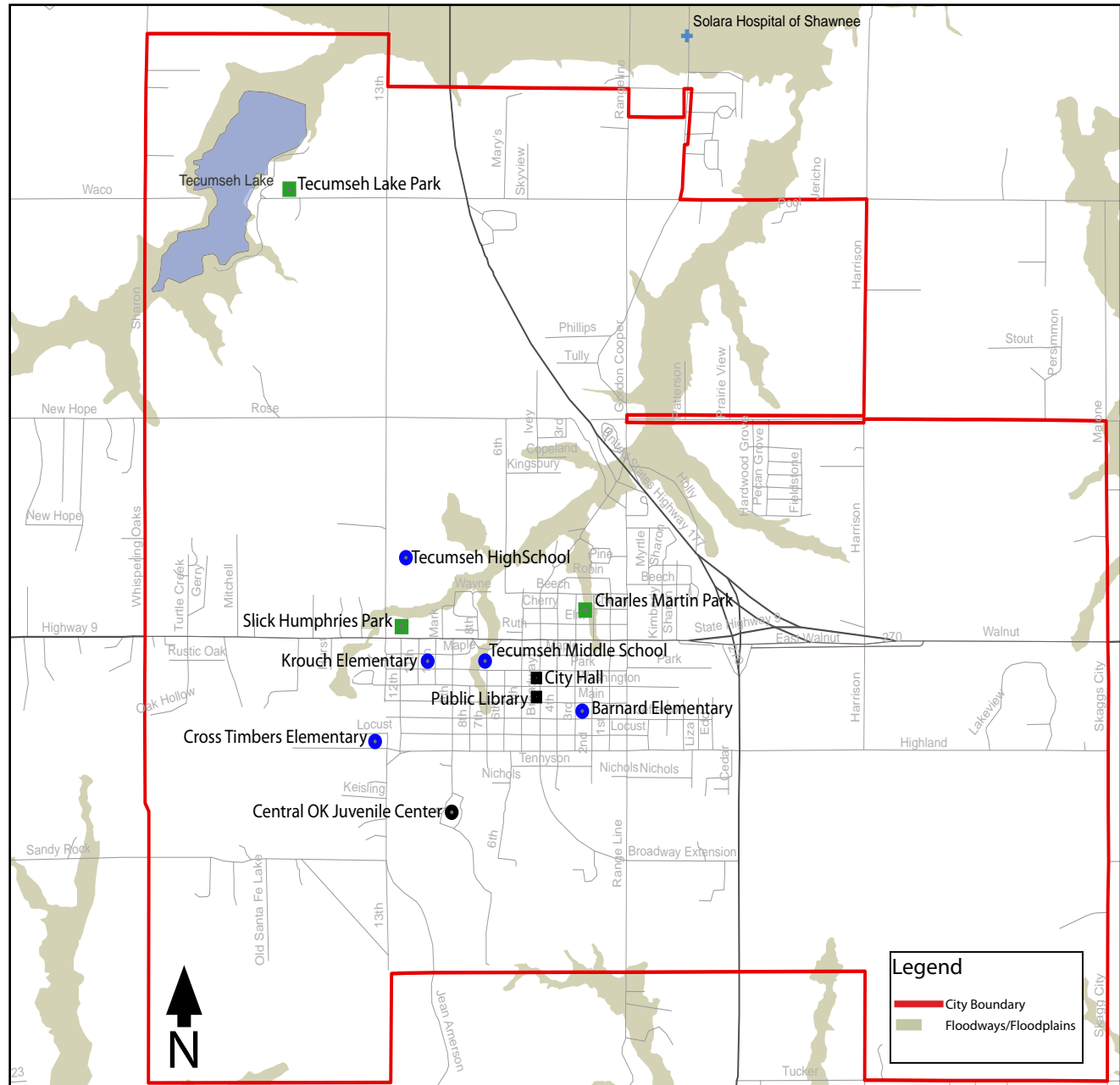
Objective E1.3: Collaborate with Pioneer Library System to develop a long-term plan for a new facility for the Tecumseh Public Library including analysis of needs and exploration of private donations.

E2: Build on the strengths of Tecumseh Public Schools as a key community resource.

Objective E2.1: Collaborate with TPS to brand and market Tecumseh as a special place to live. Tecumseh Public Schools are a big part of the identity of the community. Cultivate and develop this asset and relationship (Also see Objectives CD2.5 on page 34, and CD3.3 on page 34).

Objective E2.2: Continue to support alumni events and activities financially and with in-kind resources.

Objective E2.3: See Objective LE2.1 on page 26.



Map 9. Tecumseh Parks, Schools and Public Amenities

Local Economy



Introduction

Economic prosperity is realized through the growth and retention of jobs, a diversity of business types, an increase in buying power, investment in the built environment, and a general improvement in the community's quality of life. Creating economic prosperity requires the collaborative efforts of public and private entities, and the support of the community overall. Tecumseh's local economy themes are education, diversity, and growth from within.

The City recognizes that economic success requires extensive collaboration with other public and private entities - the City will be an active partner in these efforts and will avoid duplication of services. City "support" for these efforts may include staff time, funding, policies, or simply endorsement.

Key Challenges for the Future

1. Developing and promoting Downtown Tecumseh as an affordable place for artists to live and work and a destination arts and culture tourism.
2. Tecumseh competes with surrounding larger markets rather than developing an economic base that is unique to the community.
3. Attracting new businesses and supporting existing businesses.
4. Developing Tecumseh as a destination for arts and cultural endeavors and entrepreneurs
5. Employers struggle to find labor for skilled and unskilled jobs.
6. Developing and promoting Tecumseh as an entrepreneur friendly community
7. Developing youth entrepreneurship opportunities.
8. Combating the brain drain - making Tecumseh the place where the best and brightest graduates want to return to by developing and promoting a high quality of life with amenities that professionals and young families are looking for.

Local Economy Goals Summary

LE1: Capitalize on Tecumseh's location and proximity to Shawnee, Oklahoma City and Norman.

LE2: Develop downtown Tecumseh as a destination for shopping, dining and the arts. (Also see Goals LU3 on page 18 and CD3 on page 34).

LE3: Support active agricultural uses in Ag-Residential areas..

Local Economy: Goals and Objectives

Tecumseh Tomorrow

LE1: Capitalize on Tecumseh's location and proximity to Shawnee, Oklahoma City and Norman.

Objective LE1.1: Develop and implement a program to support existing businesses and industries and encourage their growth and expansion.

Objective LE1.2: Develop signage that is posted near high traffic areas identifying unique shopping or dining opportunities in Tecumseh (Also see Goal CD1 on page 34).

Objective LE1.3: Develop and implement a campaign to market Tecumseh to residential developers who build different products at different price points.

Objective LE1.4: Develop and implement a campaign to attract new businesses, especially those related to the arts, to downtown.

Objective LE1.5: See Objective T1.4 on page 20.

LE2: Develop downtown Tecumseh as a destination for shopping, dining and the arts. (Also see Goals LU3 on page 18 and CD3 on page 34).

Objective LE2.1: Collaborate with Tecumseh Public Schools and COJC to develop, support and encourage youth entrepreneurship.

Objective LE2.2: Establish an artists' incubator in downtown with space for studio, gallery, and options for livable space.

Objective LE2.3: Offer incentives such as special utility rates and tax-reduction programs for businesses that locate downtown.

Objective LE2.4: Promote Tecumseh to unique restaurant and retail developers.

Objective LE2.5: Encourage local entrepreneurs through incentives, education and assistance.

Objective LE2.6: Develop programs and events based in downtown (art walk, progressive dinner, dinner theater, street dance/fair). Partner with schools, library, chamber, businesses, CPN, Absentee Shawnee

LE3: Support active agricultural uses in Ag-Residential areas.

Objective LE3.1: Encourage maintaining agricultural uses in outlying areas through ordinances, design standards, infrastructure, financial incentives, and education.

Objective LE3.2: Provide agricultural support and service businesses within the community for active agricultural operations.

Objective LE3.3: Create an Ag-Residential zoning district that allows agricultural uses such as animal husbandry, farmstands, chicken coops, etc. (See Agricultural-Residential Character Area on page 43).

Objective LE3.4: Develop partnerships to educate future generations about the careers possibilities in agriculture and supported fields in an effort to provide an employment base for those who wish to return to or stay in Tecumseh.

Conservation & Recreation

Tecumseh Tomorrow



Introduction

The self-image that residents have about their community, along with the identity a city has beyond its borders, influences decisions made about the city and its future. Natural and cultural features in the community, the quality of public open spaces, urban forestry programs, and the city's park system are elements which affect both residents' and outsiders' perception of a community's quality of life.

Strategies to establish a positive civic image through parks and recreation, urban forestry, and improved aesthetic quality require coordinated efforts between the private sector, nonprofit organizations, interest groups, volunteers, and government agencies. Cooperation between different community sectors to accomplish positive improvements in the city enhances both Tecumseh's self image and the image it projects to the outside world.

Outdoor recreation quality depends on environmental quality. Recreation resources for human use and enjoyment are degraded by environmental damage. The result is large and unnecessary reductions in our quality of life and increased in public spending for after-the-fact remedies.

Often, the establishment, design, and management of parks and other open space in harmony with natural systems can provide functional solutions to environmental problems. Substantial cost savings are recognized when utilitarian benefits, such as flood storage, are considered along with the value of parks as amenities.

Key Challenges for the Future

1. Protecting Tecumseh's watershed, waterways, and water supply.
2. Improving regional planning and coordination to provide adequate water-related infrastructure and protect environmentally sensitive areas.
3. Monitor and increase the tree canopy.
4. Preserving our natural resources and systems by limiting development in sensitive environmental areas, floodplains, creeks and riparian areas, and maintaining and protecting open space.
5. Providing sufficient funding for maintaining and expanding parks and other recreation facilities.

Conservation & Recreation Goals Summary

CR1: Develop and sustain recreation amenities and programming for all incomes and ages.

CR2: Preserve and protect natural resources.

Conservation & Recreation: Goals and Objectives

Tecumseh Tomorrow

CR1: Develop and sustain recreation amenities and programming for all incomes and ages.

Objective CR1.1: Once a dependable water supply is secure and in place, construct a splashpad in Slick Humphrey Park.

Objective CR1.2: Develop a citywide trail system to connect downtown Tecumseh and various amenities including the library, schools, Slick Humphrey Park, Tecumseh Lake, Pott. Co. Farmers Market, CPN and Absentee Shawnee facilities, and Unity South Hospital Complex (Also see Objective T2.4 on page 20).

Resource: Bicycle Network Rendering page 8

Objective CR1.3: Develop an outdoor classroom along the creek running between Slick Humphrey Park and the high school (Also see Goal E2 on page 24).

Objective CR1.4: Investigate resources and implement a plan for the historic preservation the CCC infrastructure at Tecumseh Lake (Also see Goal CD2 on page 34).

Resource: Figure 8 on page 28.

Objective CR1.5: Develop programming at Tecumseh Lake including a driving tour of Christmas lights, a nature trail, camping/RV facilities, movies in the park and other event programming. Encourage and support the creation of an independent, nonprofit Friends of the Lake group.



Figure 10. Historic Plaque at Tecumseh Lake

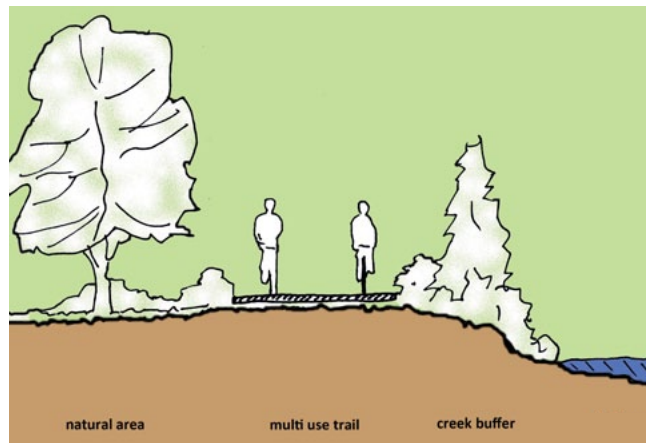


Figure 11. Wide, hard surface multi-use trails can accommodate a variety of uses as well as people with mobility issues. Vegetated buffers protect waterways from runoff. Source: Partners for Place

CR2: Preserve and protect natural resources.

Objective CR2.1: Adopt ordinances and policies that support restoration of the tree canopy (crosstimbers) and pursue designation as a Tree City U.S.A.

Resource: Arbor Day Foundation <http://www.arborday.org/programs/treeCityUSA/index.cfm>

Objective CR2.2: Adopt an ordinance requiring dedicated parkland/open space in new developments (Also see Objective LU2.5 on page 18).

Objective CR2.3: Restrict development in flood hazard areas and prohibit development in floodways.

Resource: See Flood Area Map in Appendix D page xxv

Objective CR2.4: See Objective I2.4 on page 30.



Introduction

In Tecumseh, the local government is responsible for a broad array of services, including water, sewer, stormwater management, and power. The quality, efficacy, and efficiency of these services has a direct relationship to quality of life for residents. While each of these services is individually managed and monitored, they are considered in the comprehensive plan to ensure that investment in these services serves the overall vision for the City. The overarching themes of the plan for these services are quality, efficiency, and equity.

Key Challenges for the Future

1. Ensuring that infrastructure is adequate to meet the needs of the community including preventative maintenance and managed growth.
2. Funding necessary maintenance and improvements to existing infrastructure.
3. Educating the public about the costs of maintaining, operating, and expanding infrastructure.
4. Developing infrastructure to support connectivity - WiFi and broadband - to serve the broader community.

Infrastructure Goals Summary

I1: Provide adequate services including water, sewer and streets sufficient to serve existing and future development.

I2: Promote environmentally conscious development and management.

Infrastructure: Goals and Objectives

Tecumseh Tomorrow

I1: Provide adequate services including water, sewer and streets sufficient to serve existing and future development.

Objective I1.1: Recognize the need for localized water and ensure that the City of Tecumseh has adequate water, rights to water, and access to water to provide for future growth.

Objective I1.2: Develop a systematic plan for replacement of aging water and sewer lines - prioritize preventative maintenance instead of crisis control.

Objective I1.3: Monitor water and wastewater usage and capacity to ensure adequate service coverage for existing areas and new development.

Objective I1.4: Encourage new development to occur within areas that are already served by necessary public utility and infrastructure systems (e.g., water supply, storm drainage, sewer, etc.), or where those systems can realistically be expanded in a cost effective way (Also see Objective LU1.1 on page 17).

Resource: Urban Service Area Map, Map 2 on page 17.

Water and Sewer Lines Map, Appendix D page xxv

Objective I1.5: Plan for/budget for expansion and upgrade to the water treatment plant including depreciation of facility and life cycle planning.

Objective I1.6: Develop a strategy for routine resurfacing/repaving of all local streets. Time to occur with water/sewer improvements for cost-effectiveness.

I2: Promote environmentally conscious development and management.

Objective I2.1: Establish a center for recycling drop off at a convenient, city-owned property such as Slick Humphrey Park.

Objective I2.2: Explore the feasibility and adoption of a stormwater utility as a mechanism to help fund water quality planning, education, enforcement and capital projects.

Objective I2.3: Consider offering composting/ shredding of yard waste/ dry trash.

Objective I2.4: Adopt a stormwater management plan/ policy that encourages Low Impact Development.

Resource: Low Impact Development Strategies, Figure 10 on page 30.

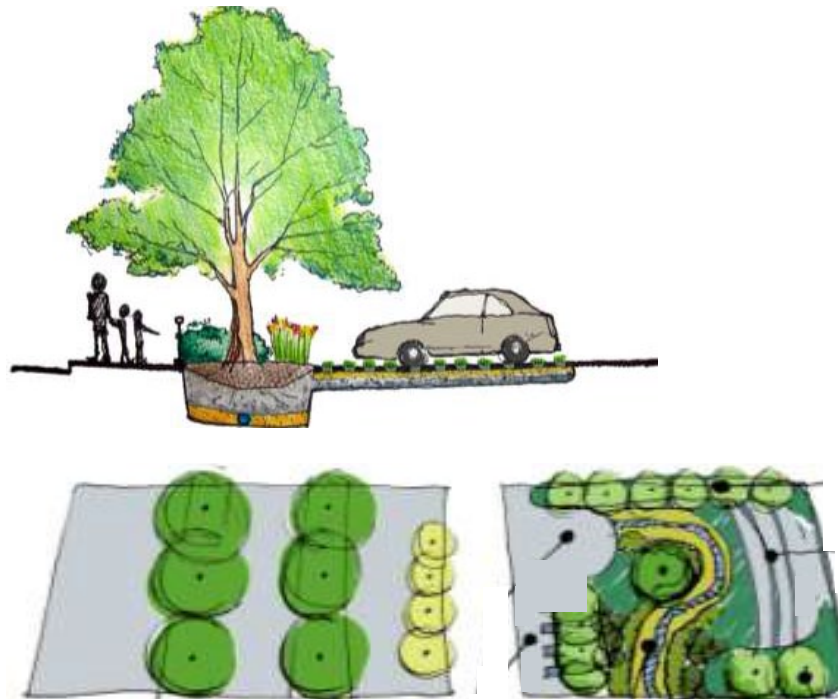


Figure 12. Increased tree cover, permeable pavers and bioswales are all Low Impact Development Strategies that are attractive and healthy ways to manage stormwater. Source: Partners for Place



Introduction

City planning has its roots in public health and safety. Some of the first land use regulations were implemented because people were physically suffering the ill-effects of conflicting land uses. The Health and Safety element will address Tecumseh's public safety systems as well as the overall health and well-being of the community. Health and Safety are two bedrocks of every successful community. Though not all Health and Safety needs can be addressed by the local government, programs and resources can be put in place to ensure that Tecumseh is a safe place for people of all ages, incomes, races, and ethnicities to call home.

The City of Tecumseh is a bedroom community, where many working people choose to live while commuting to their jobs in Shawnee, Norman, and Oklahoma City. An affordable cost of living contributes to this decision, but more prominent is the perception that Tecumseh is a safer, healthier, more family friendly place to live and raise children. In reality, Tecumseh is susceptible to all the ills of those larger communities; to maintain a high level of health and safety for the residents, the City must prioritize health and safety in the future.

Key Challenges for the Future

1. Maintaining quality public safety and emergency management services.
2. Creating an environment that fosters healthy living including addressing food choices, activity levels, access to health care, etc.
3. Creating a more walkable, bicycle friendly community.

Health & Safety Goals Summary

HS1: Create a safe and secure community for people of all ages and incomes.

HS2: Support healthy living for people of all ages and incomes.

HS3: Enhance opportunities and services for families.

Health & Safety: Goals and Objectives

Tecumseh Tomorrow

HS1: Create a safe and secure community for people of all ages and incomes.

Objective HS1.1: Ensure adequate funding and support is allocated for public safety and emergency management.

Objective HS1.2: Install emergency call boxes and security cameras in Slick Humphrey Park, at Tecumseh Lake, and other public parks and trails as they are developed.

Objective HS1.3: See Objective CR 2.3 on page 34.

Objective HS1.4: Evaluate the fiscal impacts of new development on public safety services and ensure that the community has adequate resources to serve them.

Objective HS1.5: Principal building addresses shall be clearly visible from the street.

HS2: Support healthy living for people of all ages and incomes.

Objective HS2.1: Pursue designation as a Certified Healthy Community.

Resource: Certified Healthy Communities, <http://www.okturningpoint.org/chp/chc/chc.html>

Objective HS2.2: Evaluate the possibility of partnering with area agencies, organizations, and institutions to implement citywide trail system (as described in Objective CR1.2 on page 28).

Resource: Bicycle Network Rendering page 8

Objective HS2.3: Expand recreation programs for all age groups.

Objective HS2.4: Adopt policies that would allow community gardens on public and private land.

Objective HS2.5: The City will continually work to improve access in the community for people with disabilities (Also see Objective T2.6 on page 20).

HS3: Enhance opportunities and services for families.

Objective HS3.1: Evaluate the possibility of partnering with Tecumseh Public Schools to create a community centered school that would house a health clinic, offer evening classes for adults, and provide recreation/fitness opportunities for people of all ages.

Objective HS3.2: Explore opportunities to collaborate/partner with area agencies, communities, and businesses to ensure quality childcare is available to all residents.

Objective HS3.3: Participate in National Night Out every August (Also see GT1.1 on page 37).

Resource: National Night Out, <http://www.natw.org/nno/>

Objective HS3.4: See Goal GT3 on page 37.



Farmers Market

Community Resources & Design

Tecumseh Tomorrow



Introduction

Community character is about identity - characteristics that define Tecumseh in the minds of residents and visitors. Looking forward, the City will be working to enhance the downtown and park areas, build on strengths in recreation amenities, and develop a thriving arts community. Some of these objectives are addressed elsewhere in the plan (see Land Use, Local Economy, Health and Safety, Transportation...). This element addresses the objectives not otherwise fully addressed, including support for the arts and historic preservation.

Tecumseh needs to develop a clear and positive regional and national image. Without this image, Tecumseh could be hindering its efforts to recruit businesses and residents. As the commercial growth of the city has moved out of the traditional downtown to highway corridors a pattern of anonymous development has emerged increasing the likelihood that Tecumseh could develop the image of "Anytown USA".

For a wide variety of reasons, including current City design standards and zoning regulations, commercial and office developments are often designed and constructed independently which makes it difficult to plan for common circulation and parking or to create places that become

public symbols of the uniqueness of Tecumseh. Quality design can mitigate traffic congestions by eliminating multiple driveways, reducing land consumption through increased densities, and eliminating unattractive strip commercial patterns and associated sign clutter. Quality architecture and site planning can also ensure that projects are designed with adequate attention given to their surroundings.

Key Challenges for the Future

1. Development along major corridors and state routes is not character defining and does not convey the image that Tecumseh is a unique, special community. Tecumseh does not have an identity or brand.
2. Parts of the community have deteriorated due to lack of maintenance and limited code enforcement efforts.
3. Existing entrances to the community do not act as gateways welcoming visitors and passers-by. These intersections and areas need to be enhanced and developed to convey the message that Tecumseh is a special place to live and play.
4. Nothing tells visitors that Tecumseh has a special downtown and directs them there.
5. No codes, policies, or design standards exist for landscaping.

Community Resources & Design Goals Summary

CD1: The design quality and maintenance of Tecumseh's major entries or gateways will be planned, signed and landscaped to enhance the city's appearance and promote its image.

CD2: Provide opportunities for preserving and telling the story of the City's unique history.

CD3: Tecumseh's Downtown will be the clear and positive "image center" for the city. The types of activities necessary to create, enhance, and maintain that image will be identified and located in Downtown (Also see LU3 on page 18 and LE2 on page 26).

CD4: Create design standards that reflect Tecumseh's unique identity and history.

Community Resources & Design: Goals and Objectives

Tecumseh Tomorrow

CD1: The design quality and maintenance of Tecumseh's major entries or gateways will be planned, signed and landscaped to enhance the city's appearance and promote its image.

Objective CD1.1: Implement a wayfinding program beginning in downtown and connecting to all major corridors and gateways.

Objective CD1.2: Create gateways at key intersections (Gordon Cooper/Broadway and 177) and develop a design theme that is used throughout the community to create a sense of unity, identity, and cohesion for residents and visitors. Include distinctive signage, landscaping and lighting (Also see Objective LU1.6 on page 17 on page 17). See Gateway Corridor Character Area page 45

Objective CD1.3: Extend the streetscaping and beautification project completed downtown - north to city line; west along Magnolia/Highway 9, east along Magnolia/Highway 9 to 177 (Also see Objective GT1.4 on page 37).

Objective CD1.4: See LU 4.6 on page 18.

CD2: Provide opportunities for preserving and telling the story of the City's unique history.

Objective CD2.1: Inventory historic resources and list in the National Register of Historic Places (Also see Objective CR1.5 on page 28).

Resource: National Register of Historic Places, <http://www.nps.gov/nr/>

Objective CD2.2: Develop regular festivals and special events that are distinctly "Tecumseh" and showcase the community's heritage (like Frontier Days) and amenities (such as an art walk).

Objective CD2.3: Hold a "This Place Matters" tour.

Example: Guymon, OK <http://www.mainstreetguymon.com/index.php/component/content/article/47-epic-saturday-highlights/378-this-place-matters-tour-april-29th>

Objective CD2.4: Use the city's web page and social media to share the brand and story of Tecumseh (Also see Objective CD3.3 on page 34).

CD3: Tecumseh's Downtown will be the clear and positive "image center" for the city. The types of activities necessary to create, enhance, and maintain that image will be identified and located in Downtown (Also see LU3 on page 18 and LE2 on page 26).

Objective CD3.1: Establish incentives that would encourage developers to preserve and rehabilitate buildings in downtown and other structures that are important to the history of Tecumseh.

Objective CD3.2: Pursue designation as a Main Street city through the Oklahoma Department of Commerce.

Objective CD3.3: Create a brand or identity for downtown Tecumseh that tells the story of the past and the future (Also see Objective CD2.5 on page 34).

Objective CD3.4: The Downtown should contain a wide variety of activities and facilities, but should focus on being the location for: governmental offices, businesses, cultural/entertainment facilities, specialty retail and residential facilities.

Objective CD3.5: Preserve historic buildings in Downtown.



Figure 13. Tecumseh Then and Now. Opera House on Broadway, late 19th century and 2012.

Community Resources & Design: Goals and Objectives

Tecumseh Tomorrow

CD4: Create design standards that reflect Tecumseh's unique identity and history.

Objective CD4.1: Develop streetscape/urban design guidelines to enhance the community's visual and aesthetic appeal, including guidelines pertaining to landscaping, signage, buildings, streetscape amenities, sidewalks, parking and screening.

Resource: Parking Design Alternatives, Figure 12 on page 35.

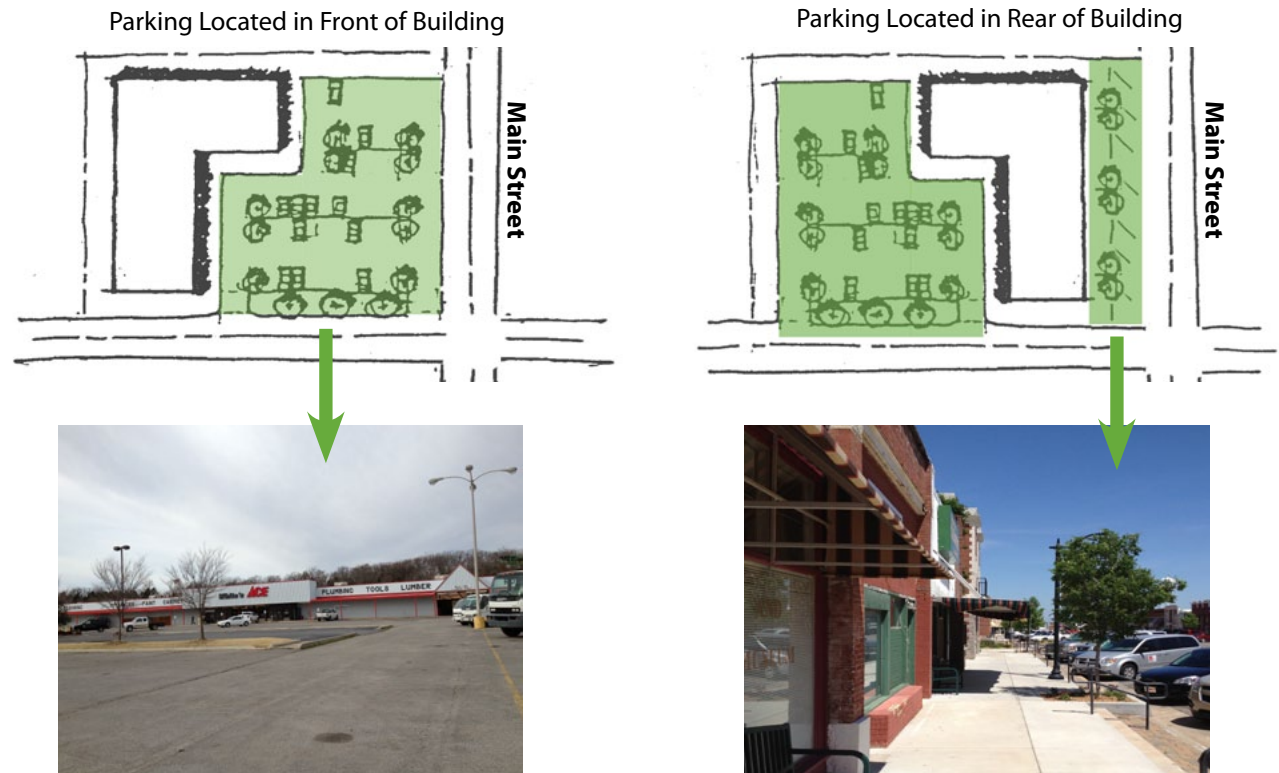
Example: Guthrie, OK <http://www.cityofguthrie.com/index.aspx?NID=97>

Objective CD4.2: Ensure that new development in the Traditional Neighborhood Character Area will be compatible with existing land uses in terms of use, density, building heights, scale and off site effects (Also see Objectives LU2.2, LU2.3, H2.3 on page 18).

Resource: Traditional Development Patterns, Figure 5 on page 22

Objective CD4.3: Develop a pattern book to be used as a guide for new construction and redevelopment in the urban service area (Also see Goal H2 on page 22).

Figure 14. Locating parking behind buildings helps create pedestrian friendly streets while still maintaining convenient vehicular parking. Source: Partners for Place .



Government Transparency

Tecumseh Tomorrow



Community gathers to celebrate opening of new park.

Introduction

The City of Tecumseh strives for transparency and openness in all operations. Open-government is a never-ending process. Tecumseh must continually re-evaluate our approaches as circumstances change over time and we learn from our experiences. It is challenging to predict the public's interest in being involved in the City's normal business. Nor does the City always predict how and when a particular issue develops. Finding the right balance for public involvement is not easy. If the City solicits public input once a concept of project has been vetted, they run the risk of being accused of making plans and decisions "behind closed doors". Conversely, if the City solicits input on projects and initiatives in the planning stage, they run the risk of being vague and not having enough information for decision making.

Key Challenges for the Future:

1. As technology continues to change the way we communicate and share information, the City should keep pace and incorporate technology into information sharing including meeting agendas and minutes, progress reports on initiatives, and solicitation of ideas and input from citizens.
2. Gauging the amount of information desired by the community will be an on-going process. The City should poll citizens on a regular basis to ensure the right amount and type of information being shared.
3. The City should develop a mechanism for measuring and reporting progress on projects and initiatives, such as implementation of the comprehensive plan. This will add to an already heavy workload for staff and may warrant adding staff.
4. The City needs to continue to educate the public and work to combat the perception of "back room" decision making.
5. The City needs an aggressive and on-going campaign to education residents, businesses, and prospective citizens about the true costs of living and doing business in Tecumseh.

Government Transparency Goals Summary

GT1: Foster a positive, participatory relationship with the public and encourage citizen involvement in local decision making.

GT2: Create a climate of open communication, information sharing, and transparency between Local Government and Citizens.

GT3: Engage youth in local decision making and community activities.

Government Transparency: Goals and Objectives

Tecumseh Tomorrow

GT1: Foster a positive, participatory relationship with the public and encourage citizen involvement in local decision making.

Objective GT1.1: Develop a committee for public engagement and participation in partnership with the Chamber and Schools.

Resource: National Night Out, <http://www.natw.org/nno/>

Resource: National Potluck Week
<http://www.nationalpotluckweek.com/>

Objective GT1.2: Establish a quarterly Mayor's Night In program to allow the public to meet with the Mayor and ask questions, share concerns and comments.

Objective GT1.3: See Objective GT2.4 on page 37.

Objective GT1.4: Recognize and support the efforts of volunteers in the efforts to beautify the community.

GT2: Create a climate of open communication, information sharing, and transparency between Local Government and Citizens.

Objective GT2.1: Intentionally and strategically implement a program to educate the public about the facts about utility rates including dispelling myths and misinformation.

Objective GT2.2: Define standards for adequate response/service levels for public services and facilities, such as the following: 1. Municipal government; 2. Police and fire protection; 3. Recreational opportunities; 4. Utilities/infrastructure and solid waste management.

Objective GT2.3: Begin quarterly State of the City reports jointly prepared by staff and elected and appointed officials and delivered to the community during a City Council meeting, shared on the web site, shared on social media, and shared with media outlets (Also see Objective GT2.4 on page 37).

Objective GT2.4: Develop process for sharing community announcements, issues and discussion topics through social media, web pages, newspaper, and more. Weekly e-newsletter with a report from each department, the City Manager and Mayor/Council.

Objective GT2.5: Create a Development Review Committee comprised of representatives from building inspections/permitting, fire, public works, and Tecumseh Public Schools to review proposals for major new development.

GT3: Engage youth in local decision making and community activities.

Objective GT3.1: See Objective GT1.1 on page 37.

Objective GT3.2: The City and the Chamber should/partner with the schools to develop a youth advisory council and youth entrepreneurship program (Also see Objective LE2.1 on page 26).

Objective GT3.3: See Objective LE 2.1 on page 26.



Figure 15. Beautification Project Completed by Community Volunteers

Future Land Use Map

Tecumseh Tomorrow



Introduction

The Vision Statement describes our values and what we want to achieve and sets forth guiding directions for growth and development for the next 20 years. Tecumseh is a physically large community with a significant portion of the city not served by water or sewer utilities the Future Land Use Map acts as a tool to guide new development and encourage redevelopment in an effort to protect natural resources and economically viable agricultural lands. The resulting land use pattern will be more efficient and will provide a quality of life that current and future generations will enjoy. The Future Land Use Map is informed by environmental features, the existing development pattern, and existing and planned transportation and utility networks.

The Future Land Use Map embodies the Tecumseh Tomorrow Vision Statement and represents where the city will focus future investments to support redevelopment, mixed-use centers, mixed-use corridors, and outdoor recreation amenities.

Definitions

The following Conceptual Land Use Strategies served as the basic policy guides in working towards an updated Comprehensive Plan:

1. For the purposes of comprehensive planning, the City is comprised of five land use strategy areas or "Character Areas".
2. A strong relationship must exist between land use and transportation and utility planning.
3. Balanced development is essential through high quality development code requirements.
4. Open space protection and watershed management are critical elements of land use planning.
5. Multi-modal transportation connectivity is crucial to providing a quality of life and thriving community for all current and future residents.
6. Open space and recreation facilities, connected by a pedestrian and bicycle network, will provide opportunities for family fun, recreation, and healthy living.
7. Tecumseh's heritage and cultural resources should be protected.

Future Land Use Map

Protects existing open space and natural resources such as creeks, rivers, lakes, and floodplains.

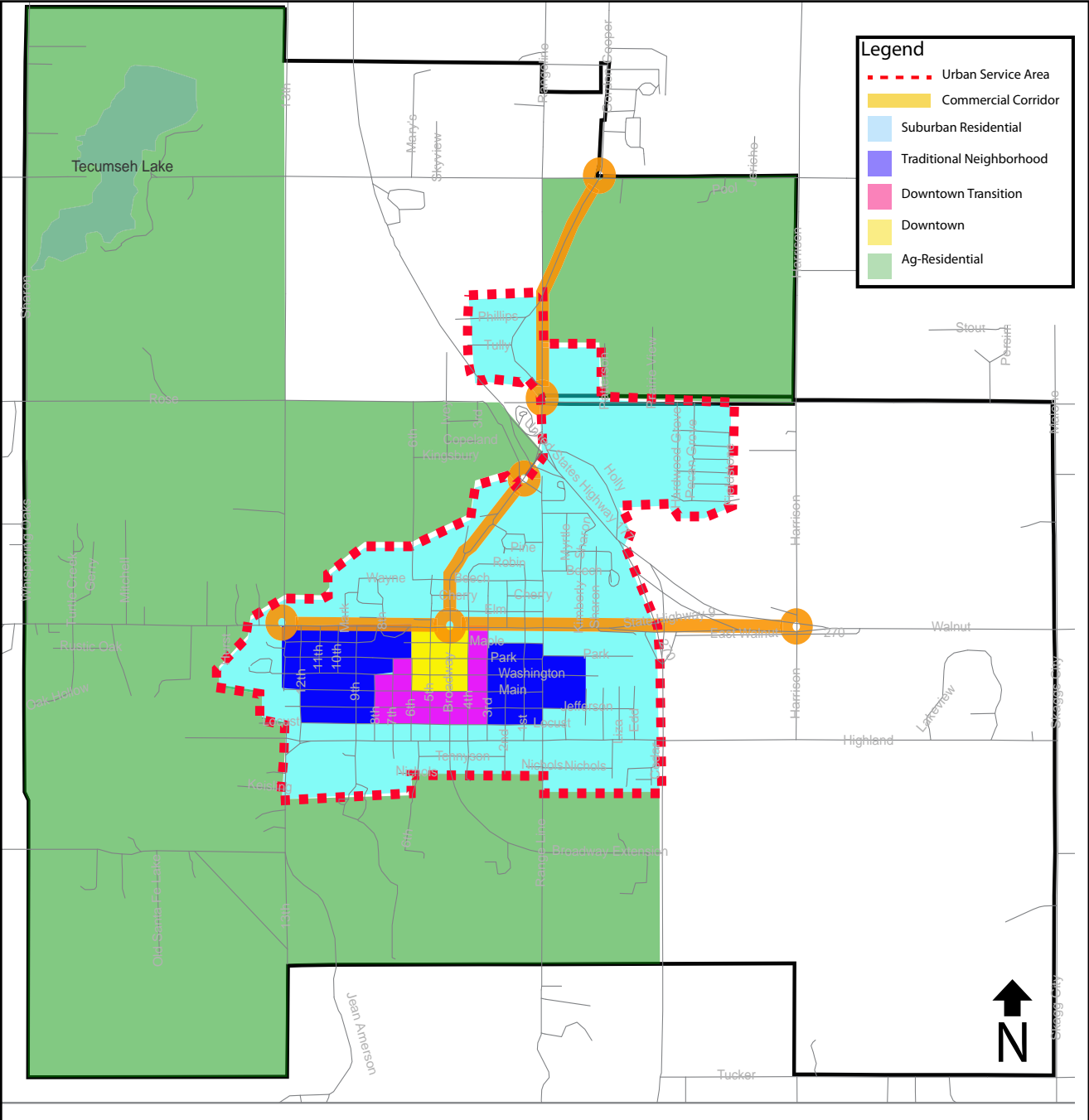
Supports a multi-modal transportation network.

Promotes infill and redevelopment as opposed to typical low-density "greenfield" development.

Focuses new development in mixed-use corridors and centers accessible by walking, bicycling and transit as well as by car.

Provides convenient access to jobs and employment centers.

Provides parks and open space close to where people live, work and play.



Future Land Use Map

The Future Land Use Map illustrates in general terms the location and type of new development and redevelopment for the next 20 years. Land use categories, or Character Areas, include several types of residential uses, mixed-use corridors, and recreation facilities, all connected by transportation and trail networks. The Future Land Use Map categories are conceptualized and do not carry the legal weight of zoning designations; however, the zoning map and ordinance should be reevaluated for conformance with the Future Land Use map as Tecumseh Tomorrow is implemented. As the plan is implemented, and the community gains a better understanding of the role and value of Character Areas, their descriptions and locations should be fine tuned.

Character Areas

Each Character Area narrative has a unique Development Strategy stating either the existing or desired qualities for that area. The Development Strategy should serve as a guide for all development and redevelopment taking place in the Character Area. Using these strategies to guide decision making will ensure consistent and complementary development which promotes an improved sense of place and overall quality of life. Also included in each narrative is an outline of Implementation Measures. Implementation Measures are specific projects or initiatives which could take place in the Character Area to work towards realizing the vision of Tecumseh Tomorrow. While the list of suggested measures may or may not currently be available in Tecumseh, their implementation in appropriate areas would help achieve the established objectives and overall vision for the area. In many cases, there will be opportunity for collaboration and partnership between the public and private sectors. The Implementation Measures are detailed on the following pages and summarized by Table 15 on page 40.

Map 16. Future Land Use Map

See Appendix D for more maps including water and sewer lines, which were used to determine the Urban Service Area. Source: City of Tecumseh, Oklahoma Geographic Information Council http://okmaps.onenet.net/GIS_data.htm

Implementation Measures & Character Areas Chart

Tecumseh Tomorrow

Table 17. Character Areas and Implementation Measures

Character Areas	Implementation Measures														
	Conservation Easements	Interconnected Network	Acquisition of Land	Right of Way Improvements	Access Control Measures	Conservation Subdivisions	Appropriate School Siting	Design for pedestrian-friendly communities	Flexible Parking Standards	Flexible Subdivision Regulations	Infill Development	Mixed Use Zoning	Reuse of Greyfields	Redevelopment	Traffic Calming
1. Traditional Neighborhoods		X		X	X		X	X	X	X	X	X	X	X	X
2. Suburban Neighborhoods		X		X	X	X	X	X		X				X	
3. Agricultural-Residential	X	X	X	X		X				X					
4. Downtown		X		X	X			X	X	X	X	X		X	X
5. Commercial Gateways		X		X	X			X	X		X	X	X	X	X

Character Areas: Traditional Neighborhoods

Tecumseh Tomorrow

Description

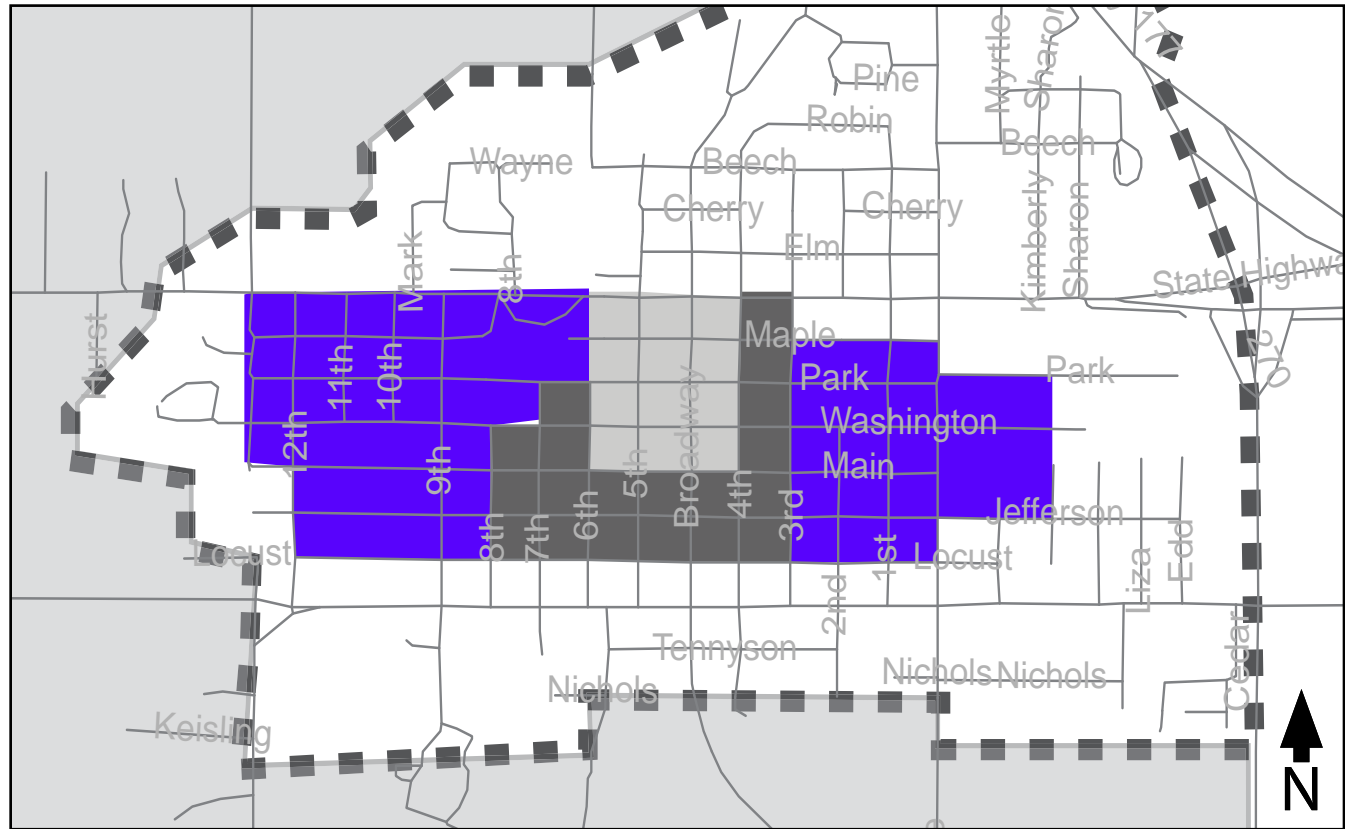
The traditional neighborhood character area is designed to include primarily residential neighborhoods, mixing single family and multi-family housing. These areas replicate the walkability, density, and function of historic small towns, even if not strictly recognized as historic neighborhoods. Smaller, more manageable yards and walking distance to the center of town and schools make these neighborhoods ideal for new home owners, busy families and empty-nesters alike.

Development Strategy

Tecumseh's traditional residential neighborhoods have suffered from several decades of neglect and abuse. The demolition of blighted residences have left ample space for infill, offering residents who redevelop the locational advantages of being downtown with the design advantages of a new home. These areas will be redeveloped with tastefully designed and scaled infill development. Zoning code will be altered to ensure that new development is compatible with existing development. In more stable areas, the focus should be on encouraging more home ownership and maintenance or upgrade of existing properties. In areas that are struggling, investment should be focused where needed to ensure that the neighborhood becomes a more stable, mixed-income community. New development in these areas should follow Traditional Neighborhood Development styles and patterns.

Areas

The relative density of traditional neighborhoods take optimal advantage of access to existing municipal utility infrastructure including water and sewer. These neighborhoods are appropriate anywhere within the designated Urban Services Area.



Traditional Neighborhoods ■ ■ ■ **Urban Service Area**

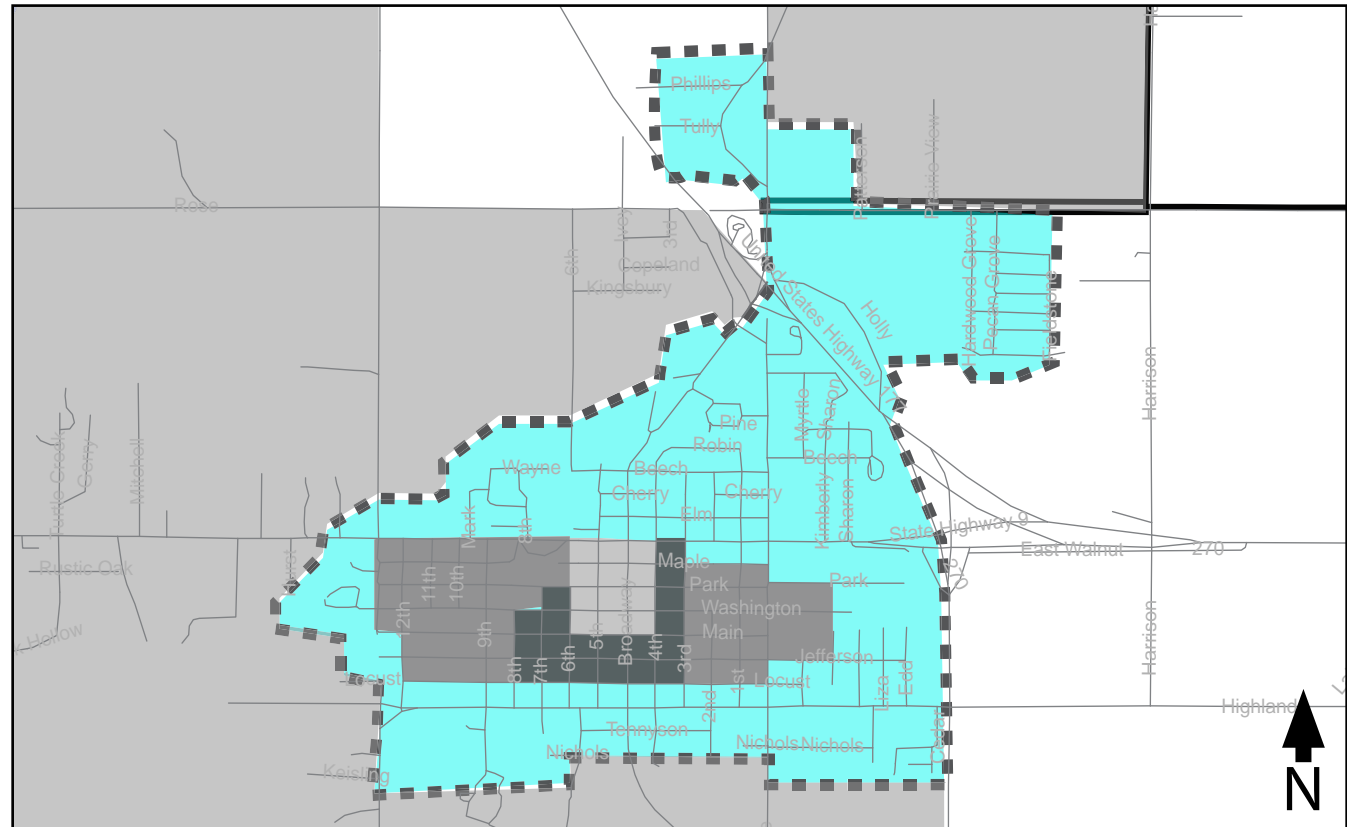
Character Areas: Suburban Neighborhoods

Description

The suburban neighborhood character area will have the look and feel of the modern American suburb, with larger single-family homes, more spacious lawns, and garages. There are suburban areas in Tecumseh currently, both in the Urban Services Area as well as in the septic/well area within City limits. These areas offer less bustle in exchange for longer distances to schools and the downtown. This is a small town, however, and no home is more than a mile or two from downtown. These neighborhoods can be bikeable and walkable, if the appropriate trails and sidewalks are included in redevelopment. Expansion of the suburban neighborhood character area can occur within and around existing development and also in new sites when the market demands it.

Development Strategy

These areas should be developed with moderate Traditional Neighborhood Development (TND) style subdivisions. New development should be master-planned with mixed-uses, blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern. There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connections, connectivity to adjacent properties/subdivisions, and multiple site access points. The street design should promote traffic calming using narrower streets, on-street parking, and addition of bicycle and pedestrian facilities. Lots with water and sewer access are appropriate for new construction. These will be market-rate, market-sized single-family homes. Trails and sidewalks will be added to outlying areas as part of the development approval process. Ordinances, regulations and policies will be altered to ensure that new development is compatible with existing development.



Suburban Neighborhoods ■ ■ ■ **Urban Service Area**

Areas

These areas are not immediately adjacent to the city center, but within convenient bike or driving access. Some of these neighborhood areas occur inside the water and sewer lines, others outside the USA, but still with convenient access to the city's amenities.

Character Areas: Agricultural-Residential

Description

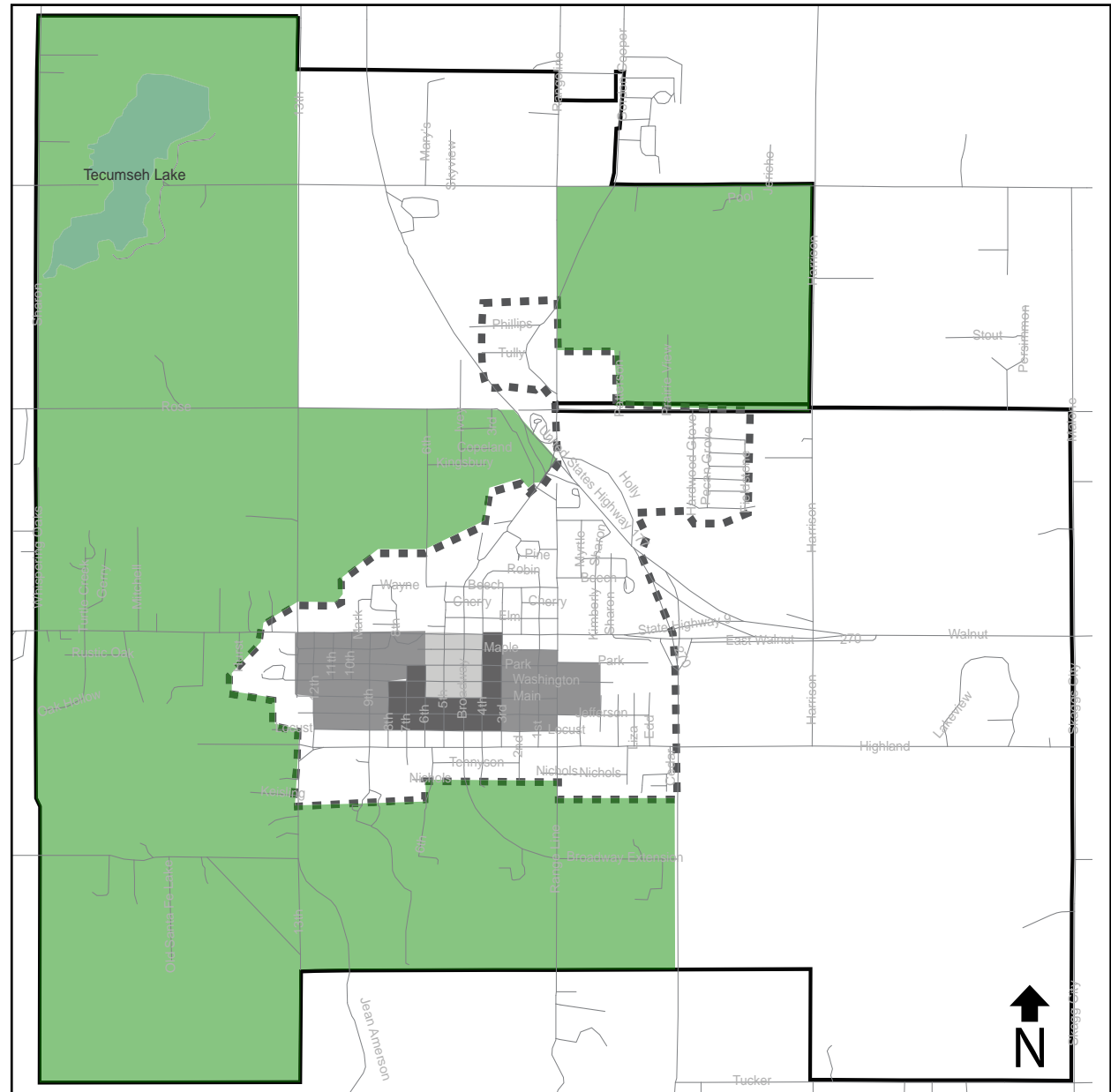
Agricultural residential character areas mimic the small-acreage development occurring in the unincorporated county area outside of Tecumseh. These areas offer residents the privacy and acreage that they desire with the advantages of living in the city, being close to downtown and schools. Homes are on private wells or private water systems and septic systems. As in the county, neighbors are far, and may be active agricultural operations, with the advantages and disadvantages that entails.

Development Strategy

The Ag Residential areas will maintain the rural character of Tecumseh by protecting farmland and open space. This protection will come from: maintaining large lot sizes (at least 10 acres), requiring any new residential subdivisions to follow a rural cluster zoning or conservation subdivisions design, limiting or prohibiting franchise or corporate architecture for commercial development, widening roadways only when absolutely necessary, and promoting the areas as tourism and recreation destinations. Conservation easements and the acquisition of land may be used to preserve the rural character.

Areas

Ag Residential occurs outside of the Urban Service Area in areas suited for well and septic development as well as expansion of the existing water and sewer system.



Agricultural-Residential ■■■ Urban Service Area

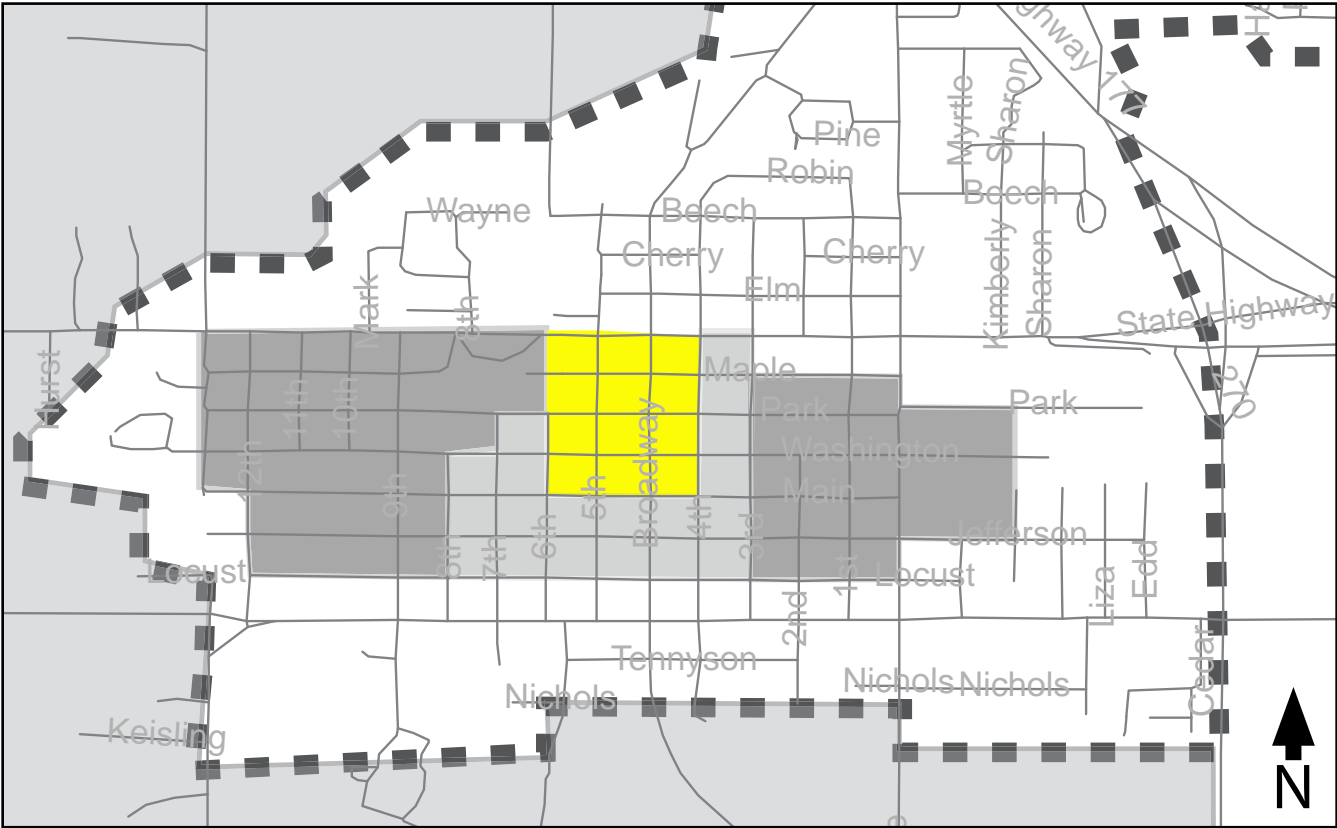
Character Areas: Downtown

Description

The downtown character area will build on Tecumseh's historic downtown along Broadway. It will be redeveloped as a destination of unique, locally owned entrepreneurial businesses offering food, retail, and entertainment to local residents and visitors from Shawnee, Norman and Oklahoma City in search of a small town experience. There can also be small office space as well. Currently there are some residents of downtown, primarily in 2nd floor units above stores. Redevelopment adding to the number of downtown units will be encouraged to achieve the vibrancy desired from an entertainment district. As downtown develops, the blocks directly adjacent will absorb some growth, and residences there may well become multi-use for offices, restaurants, or shops.

Development Strategy

Downtown Tecumseh should have a healthy mix of retail, office, services, and residential to serve the needs of residents and visitors. Design should be very pedestrian oriented, with strong, walkable connections between different uses. Design guidelines should be adopted that require minimal or zero front setback from the street with parking in the rear. The arts and artists should be celebrated and supported through land uses, business incubators, and opportunities for public art. Downtown will have a unique and special feel and energy making it attractive to entrepreneurs, visitors, and residents alike. Signage and other wayfinding strategies will be used to drive people from the City's gateways to the downtown area, and will permit visitors to find their way around the community once they have arrived. To reinforce the commitment to culture and heritage, application should be made to list the Downtown district in the National Register of Historic Places.



Downtown ■ ■ ■ **Urban Service Area**

Areas

The core of the downtown area are the blocks of Broadway between Walnut and Main. Future development should consider the blocks surrounding the downtown core as part of the downtown.

Character Areas: Commercial Gateways

Tecumseh Tomorrow

Description

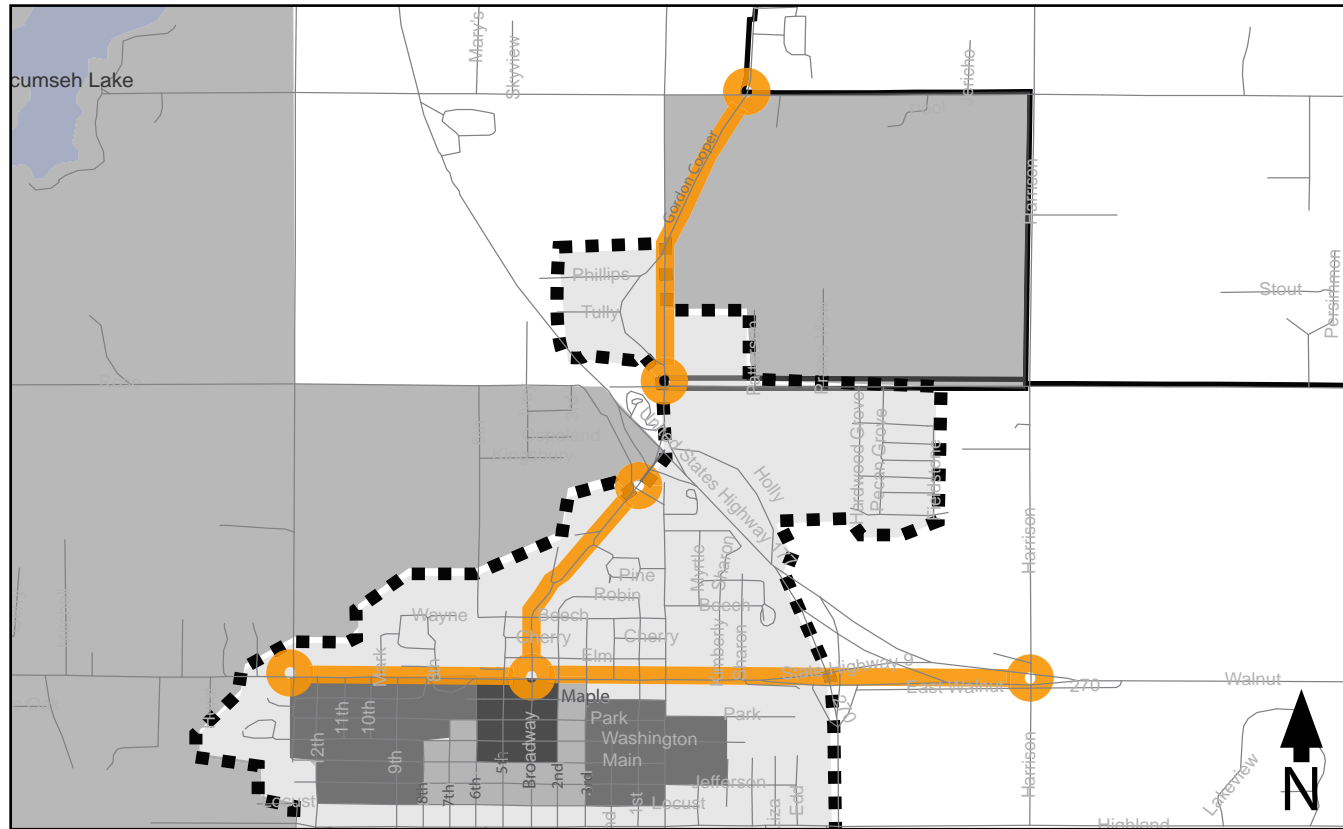
Gateways are the areas around the roads leading into the community, and they offer an opportunity to introduce visitors to the city and establish the community's identity. They are an appropriate place for businesses that require vehicular access and should also be aesthetically pleasing. They should be easily navigated (through signs and other means) so that it is clear to a visitor when he or she has entered Tecumseh, and how to find his or her ultimate destination easily. Developed or undeveloped land paralleling the route of a street or highway is liked to experience unmanaged, disjointed strip development if not properly planned for.

Development Strategy

Signage and other wayfinding techniques will be used to drive people from the City's gateways to the downtown area, and will permit visitors to find their way around the community once they have arrived. Retrofit or mask existing strip development or other unsightly features as necessary. In the longer term, implement design guidelines for new development, including minimal building setback requirements from the street, to ensure that the corridors become more attractive as properties develop or redevelop.

Areas

The Commercial Gateways in Tecumseh are situated at the entrances to the core of the city along Highway 9, US 177, and Gordon Cooper.



 **Commercial Gateways**  **Urban Service Area**

Implementation Measures

Tecumseh Tomorrow

1. Conservation Easements:

An arrangement where private landowners donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. This permanent protects the property from development and thereby ensures that it remains as open space or in agricultural use.

2. Interconnected Network of Greenspace/Green Infrastructure:

This network can be created utilizing public land, privately donated land, and existing stream corridors. The interconnection of the network is critical for the health of animal and plant species and for potential reuse as a bike or pedestrian network.

3. Acquisition of Land:

Potential park/recreation/conservation areas can be acquired through donations, grants, or low-interest loan programs or fee simple purchase, at which point the city of Tecumseh or other not-for-profit entity will own and manage the parcels.

4. Right of Way Improvements:

Any type of public improvement made in the right-of-way of a roadway – the strip of land that includes the road itself and the band of publicly owned property on either side of the road where sidewalks, curbing, and utility lines are typically located. As roads are repaved or widened, they should be assessed for the addition of universally designed pedestrian/bicycle facilities.

5. Access Control Measures:

Cities design road and trail networks to connect neighborhoods and commercial properties to ensure better traffic circulation and increased public safety.

6. Conservation Subdivisions:

Residential or mixed-use developments in which a significant portion of the site is set aside as undivided, permanently protected open space while houses are clustered on the balance of the property. Seminole's Zoning Ordinance should be revised to authorize the development of conservation subdivisions as a vehicle for more flexible development of challenging or environmentally sensitive greenfield sites, provided the projects meet certain criteria. In older parts of the city, redevelopment efforts should be directed toward areas with ready access to water and sewer and should occur in a compact, walkable manner with opportunities for shared common space for the most cost effective redevelopment possible.

Resource:

<http://www.smartcommunities.ncat.org/greendev/subdivision.shtml>



7. Appropriate school siting:

To ensure schools are located within existing or planned redevelopment areas to promote pedestrian and bicycle accessibility and sharing of community resources. Schools can and should partner with the City and other community groups to act as neighborhood centers to offer, at a minimum, shared recreation or park space.

8. Design for pedestrian friendly communities:

In an effort to promote active living, developers and the City should work together to ensure new development is designed to encourage walking and biking. This includes such methods as interconnecting neighborhoods and commercial developments, providing universally designed sidewalks and bike lanes, and siting buildings to promote pedestrian friendliness.

9. Flexible parking standards:

Revising land development regulations to remove rigid parking requirements that typically result in an oversupply of unnecessary parking spaces. Revisions may include reducing the number of required parking spaces, allowing shared parking between adjacent facilities, or promoting the use of alternative materials.

10. Flexible Subdivision Regulations:

Revising subdivision regulations to enable development of more innovative types of subdivisions that better match the character of the community and physical constraints of the development site. Revisions may include adjusting specific physical development standards to allow for any of the following: condominium-style development, mixed-use development, conservation subdivisions. Development standards may also be altered to encourage greater use of discretionary site plan review for new subdivisions.

Implementation Measures

11. Infill Development Program:

A comprehensive strategy for encouraging development in smaller sites within the community. An effective program will include both: a) development incentives, improvements to public facilities and services, and streamlined regulations to encourage infill development; b) guidelines for appropriate design, density and location of infill projects.



Figure 19. Pocket Neighborhoods as Infill.

Resource: <http://www.lra.louisiana.gov>

12. Mixed Use Zoning:

In contrast to traditional zoning techniques, mixed-use zoning, allows different types of uses such as residential, commercial and office/professional to locate within the same area provided the uses are reasonably compatible. Mixed use zoning is often accomplished through zoning overlays. This type of development, in appropriate areas, creates a more diverse and dynamic urban setting and often makes it easier for people to carry out daily activities by alternative modes of transportation.

13. Reuse of Greyfields:

Redeveloping vacant or underutilized retail or light industrial properties which are often characterized by large, unused asphalt parking lots takes advantage of sites that are already served by utilities and can be adapted for a new use. Greyfield redevelopment often takes advantage of public/private partnerships to leverage investments in commercial, downtown, and industrial redevelopment and revitalization projects.

14. Redevelopment:

Acquisition and/or demolition of property by the public or private sector to eliminate slum and blight and encourage redevelopment. Public/private partnerships play an important role in urban renewal. Redevelopment measures can include, but will not be limited to, acquisition, demolition, code compliance, beautification, streetscaping, new construction, and other measures as outlined in this plan and the Urban Renewal Plan.

15. Traffic Calming:

Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic-calming improvements include raised crosswalks, narrower traffic lanes, fewer lanes, on-street parking, bump-outs, pedestrian refuges, and landscaped medians.

Resource: Figure 16 .

http://www.epa.gov/smartgrowth/pdf/ptfd_primer.pdf



Figure 18. Traffic Calming



Downtown Business

Tecumseh Tomorrow: The Implementation Strategy

The implementation strategy is the overall program for achieving Tecumseh's vision for the future, encouraging compliance with the Future Land Use recommendations, realizing the Goals and Objectives, and for addressing each of the Issues and Opportunities. It identifies specific programs and tasks to be undertaken by the City to implement the Plan. A proposed schedule, responsible parties, and potential funding sources are outlined within this Plan as the Short Term Work Program. The following elements are included in the implementation strategy

Plan Update

It is recommended that Tecumseh review the Comprehensive Plan and Short Term Work Program annually as part of the budget process. The Plan should be updated every three to five years as conditions and circumstances change.

Short Term Work Program

Short Term Work Program (STWP): A STWP identifies specific implementation actions the local government, or other entities, intend to take during the first five-year time frame of the planning period. This includes any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the Plan. The STWP includes the following information for each activity listed:

- Brief description of the activity;
- Time frame for undertaking the activity;
- Estimated cost (if any) of implementing the activity;
- Funding source(s), if applicable.

Chapter 4

How Do We Get There?

Contents

Short Term Work Program	50
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Short Term Work Program Table

Tecumseh Tomorrow

**Table 20. Tecumseh Tomorrow
Short Term Work Program**

FY 2013- FY 2018

Land Use/Housing
 Communication/Transparency
 Beautification
 Design/Preservation
 Infrastructure
 Transportation
 Local Economy

Project or Activity		Start Date	End Date	Cost Estimate	Funding Source
1	Adopt the International Existing Property Code (IEPC).	2013	2013	Staff time	General Fund
2	Revise the zoning ordinance to require any mixed uses in commercial zoning districts conform to Traditional Neighborhood Development standards and policies.	2013	2013	Staff time	General Fund
3	Adopt ordinances and polices to promote Low Impact Development.	2013	2013	Staff time	General Fund
4	As part of revising subdivision regulations, require new greenfield subdivisions to include public parks or green space.	2013	2014	Staff time	General Fund
5	As part of revising the zoning ordinance and subdivision regulations, require construction of inter-connected sidewalks as part of new residential development and redevelopment or payment into a sidewalk bank.	2017	2018	Staff time	General Fund
6	Adopt an ordinance requiring tree planting of specimen trees of at least 4" - 6" at breast height as part of major new development or redevelopment projects or payment into a tree bank.	2016	2017	Staff time	General Fund
7	Work with the Growth and Development Committee to provide financial incentives for infill development and redevelopment.	2013	On-going	\$100,000/ annually	General Fund
8	Adopt ordinances or codes that require the windows, insulation, and appliances in new construction and rehabilitation comply with Energy Star standards.	2013	On-going	Staff time	General Fund
9	Using Code Enforcement condemn and demolish buildings that are unsafe and uninhabitable.	2013	On-going	\$100,000 annually	General Fund
10	Bring all pedestrian infrastructure into compliance with the Americans with Disabilities Act (ADA).	2014	2017		
11	Continue to support and aid in expansion of efforts by the Growth and Development Committee to develop strategies and incentives to enhance and rehabilitate commercial building façades.	2013	On-going	Staff time	General Fund
12	Develop a pattern book to provide business and property owners with suggestions and ideas to enhance and redevelop residential and commercial structures.	2015	2017	\$2500	General Fund, POK/BancFirst
13	Amend the zoning ordinance and subdivision regulations to encourage buildings be located at the street edge along major corridors through new construction and redevelopment	2014	2015	Staff time	General Fund

Project or Activity		Start Date	End Date	Cost Estimate	Funding Source
14	Expand the historic district to include the new Downtown Character Area.	2013	2014	Staff time	General Fund
15	Support the efforts of artists and arts supporters to install public art.	2013	On-going	Staff time	General Fund, OK Arts Council
16	Establish the Downtown Character Area as an arts district	2014	On-going		
17	Develop a guide or guides to development review and permitting.	2013	2014	Staff time	General Fund
18	Incorporate diagrams and illustrations into the zoning ordinance and subdivision regulations for increased clarity and understanding.	2014	2014	Staff time	General Fund
19	Revise ordinances, regulations, policies and procedures to ensure compliance with the comprehensive plan	2014	2014	Staff time	General Fund
20	Provide training and resources to public officials on plan implementation and development review.	2013	On-going	\$2,000/year	General Fund
21	Adopt an ordinance to address and combat nuisance lighting	2013	2014	Staff time	General Fund
22	Adopt an exterior lighting ordinance that is "dark skies" friendly with particular attention paid to the agricultural and ag-residential areas.	2015	2015	Staff time	General Fund
23	Pursue designation as a Tree City USA	2015	2017	Staff time	General Fund
24	Adopt an ordinance allowing Planned Unit Developments (PUDs)				
25	Develop public gathering spaces in downtown that are safe and attractive	2014	2017	\$5000	General Fund, GRANTS
26	Develop public spaces in neighborhoods that are safe and attractive and serve as a gathering place for neighbors	2013	2016	\$10000	General Fund, GRANTS
27	Develop an inventory of historic resources	2013	2014	\$2000	General Fund, OKSHPO, POK
28	Adopt an ordinance that prohibits demolition by neglect.	2013	2013	Staff time	General Fund
29	Improve attractiveness of Tecumseh through increased use of low maintenance landscaping using natural and native plants and designs in new installations and high traffic areas.	2015	2017/On-going	\$10,000/year	General Fund, Corporate Partners, TE Grants
30	Require all new commercial development to have landscaping around the building and in the parking lot.	2013	On-going	Staff time	General Fund
31	Develop a strategy to engage and inform the public about the City's plans and projects including, but not limited to, signage (for capital projects) detailed information on the City's web site, social media, an e-newsletter, and citizen ambassadors.	2013	On-going	Staff time	
32	Adopt an ordinance to require that all dumpsters and trash receptacles be covered to combat blowing trash and litter.	2013	2014	Staff time	General Fund,
33	Adopt a "nuisance house" ordinance to address houses that are chronic nuisances with repeated calls to the City and Police Department.	2014	2014	Staff time	General Fund,

Project or Activity		Start Date	End Date	Cost Estimate	Funding Source
34	Adopt ordinances and policies to allow "pocket neighborhoods", conservation subdivisions, and Traditional Neighborhood Development (TND) to enhance quality of life and promote flexible, efficient development.	2013	2014	Staff time	General Fund
35	Improve neighborhood lighting with increases in lighting and/or upgraded architectural street lighting that is dark skies friendly.	2017	2017	\$50,000/year	General Fund, TE Grants, , Tecumseh Nation of OK
36	Establish a program for civic clubs, schools churches, businesses, the Citizen Potawatomi Nation, Absentee Shawnee Tribe or other groups to "adopt-a-gateway" to ensure the gateways are maintained without significant manpower from City staff.	2014	On-going	Staff time	General Fund, Chamber and
37	Develop a strategy to recruit and retain homebuilders and developers as partners with the Growth and Development Committee.	2013	On-going	Staff time, Land donations, \$20,000 annually	General Fund, SEDC, , Chamber
38	Develop an artists' incubator in Downtown.	2013	2017	\$75000	Allied Arts, SEDC, , OK Arts Council
39	Increase planning efforts, especially for capital projects, cooperatively with Pottawatomie County, the Citizen Potawatomi Nation, and the Absentee Shawnee Tribe.	2013	On-going	Staff time	General Fund
40	Educate the public on property maintenance/codes compliance issues, processes, etc.	2013	On-going	\$3,000/year	
41	Develop and implement an easy, anonymous vehicle for residents to report code violations.	2013	2013	\$5000	
42	Develop resources for neighborhoods interested in forming a Neighborhood Watch program, Homeowners Association, or other neighborhood improvement group.	2015	2017	\$10,000/year	
43	Consider working with the Juvenile Courts to offer art classes in lieu of conventional community service.	2015	2017	Staff Time	General Fund
44	Collaborate with Tecumseh Public Schools and Gordon Cooper Technology Center to market education and lifelong learning success stories and statistics.	2015	On-going	Staff Time	General Fund
45	Collaborate with Gordon Cooper Technology Center and/or East Central University to develop a satellite campus in Tecumseh.	2013	On-going	\$50,000/year	General Fund
46	Explore the implementation of a stormwater utility.	2016	2017	\$50000	General Fund
47	Develop a town center/plaza to anchor the south end of downtown and act as a visual draw into downtown.	2014	2016	\$200000	General Fund, ODOT, Recreation grant
48	Develop a brand for Tecumseh	2013	2014	\$20000	General Fund, Chamber of Commerce
49	Develop a placemaking and wayfinding system building on the new community brand.	2014	2016	\$50000	General Fund, Chamber of Commerce
50	Implement the placemaking and wayfinding program	2016	2017	\$75000	General Fund, Chamber of Commerce

Project or Activity		Start Date	End Date	Cost Estimate	Funding Source
51	Develop a new City web page that is up to date and interactive.	2013	On-going	\$3000	General Fund
52	Partner with utility companies and private businesses to expand the WiFi spots/ offerings in Tecumseh until all commercial districts and corridors are covered.	2013	2017	To be determined	General Fund, SEDC, SSC, Integris, GCTC, Chamber, Tecumseh Nation of OK
53	Develop a youth entrepreneur program	2015	2017	\$5000	General Fund, SEDC
54	Conduct a housing market analysis	2013	2014	\$45000	OSU Extension, Department of Commerce, General fund, SEDC
55	Promote and incentivize mixed-uses in the Downtown Character Area.	2012	2013	Staff time	General Fund
56	Ensure that new development is consistent with the character of the neighborhood as defined in the comprehensive plan.	2012	2017	Staff time	General Fund
57	Develop gateways that are high quality and welcoming and establish Tecumseh as a quality community with a distinct identity at the following intersections: Highway 9/ Walnut and Broadway; Bob Krouch and Gordon Cooper; city limits on Highway 9; 177 and Broadway Exn.; 177 and Gordon Cooper; Hwy 9/Walnut and Harrison	2014	2017	\$40,000 each	General Fund, GDC, Chamber, Citizen Potawatomi Nation, Absentee Shawnee Tribe, TE Grants, OK Arts Council Grants, Tri-County Master Gardeners
58	As part of the update to the zoning ordinance, develop zoning overlays requiring easements from property owners along major thoroughfares, collectors and arterials, when property changes hands, to construct a hike and bike trail.	2013	2014	Staff time	General Fund
59	Inventory and evaluate all city owned streets to develop a program for routine maintenance that is coordinated with infrastructure improvements and maintenance.	2014	2015	Staff time	General Fund
60	Partner with Tecumseh Public Schools to develop and promote safer routes to school	2013	2014	\$30000	General Fund and ODOT Safe Routes to School
61	Develop and implement a streetscape program for city maintained streets continuing the work completed in Downtown along major streets and corridors.	2015	2017	\$10,000 annually	General Fund; TE Grants; OK Arts Council Grants
62	Develop a citywide hike and bike trail that can be implemented in phases. Such a trail would connect Downtown, Tecumseh Public Schools, Slick Humphrey park, Tecumseh Lake, the Pott. Co. Farmers Market, CPN recreation and shopping, and the Unity South campus.	2015	2016	\$75000	General Fund; Recreation grants; Tecumseh Nation of OK
63	Begin implementation of a citywide hike and bike trail	2016	2018	\$150000	General Fund; Recreation grants; Tecumseh Nation of OK
64	Apply for designation as a Bicycle Friendly community	2018	2018	Staff time	General Fund
65	Develop partnerships with the Citizen Potawatomi Nation, COCCA, and Gordon Cooper Technology Center to provide transit options.	2013	On-going	Staff time	General Fund
66	Adopt an ordinance requiring/encouraging all city streets in the urban service area to become complete streets	2014	On-going	Staff time	General Fund
67	Overlay and repair streets.	2012	2013	\$700000	Bonds

Project or Activity		Start Date	End Date	Cost Estimate	Funding Source
68	Implement an award program promoting citizen contributions to Tecumseh appearance, pride and image.	2013	2017	Staff time	General Fund, Main Street, Chamber,
69	Pursue designation as an Oklahoma Certified Healthy Community.	2013	2013	Staff time	General Fund
70	Host an annual forum for residents and business owners on policy and implementation updates, conducted in a way that is inclusive for all.	2013	2017	Staff time	City, Chamber, SEDC,
71	Create a single, central point of contact for all city and community programs and events, communications should include telephone, online, and other media.	2013	On-going	Staff Time	General Fund
72	Host a "Mayor's Night In" discussion session at least twice per year.	2013	On-going	Staff Time	General Fund
73	Evaluate the possibility of establishing recycling drop-off facilities.	2015	2016	Staff Time	General Fund
74	Establish recycling drop-off facilities.	2016	2017		
75	Evaluate the possibility of implementing a "pay as you throw" program for solid waste management.	2017	On-going	Staff Time	General Fund
76	Evaluate the possibility of implementing a mulching/composting program for dry trash/yard debris.	2016	2017	Staff Time	General Fund
77	Partner with Tecumseh Public Schools to develop a Student Ambassador program to inspire pride in students and enlist their help in building pride throughout the community.	2014	On-going	\$2,000 annually	General Fund, , SEDC, Chamber
78	Once a dependable water supply has been established, construct a splash pad in Slick Humphrey Park.	2017	2017	\$200000	Bond Funds
79	Develop holiday programming at Tecumseh Lake such as a Christmas Light drive-thru, Fourth of July picnic, etc.				
80	Develop seasonal programming at Tecumseh Lake such as non-motorized boat rental, camping/RV spaces, and nature trails.				
81	Support and expand programming and amenities at Slick Humphrey Park such as an outdoor classroom, festivals, holiday lights, concerts in the park, etc.	2015	2017	\$500000	General Fund, SEDC, Chamber, , Tecumseh Nation of OK, CDBG, TE Grants, OK Arts Council Grants
82	Develop and promote Tecumseh Lake as a destination for residents and visitors through programming, amenities, and marketing.	2014	On-going		



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Appendix A. Demographic Data

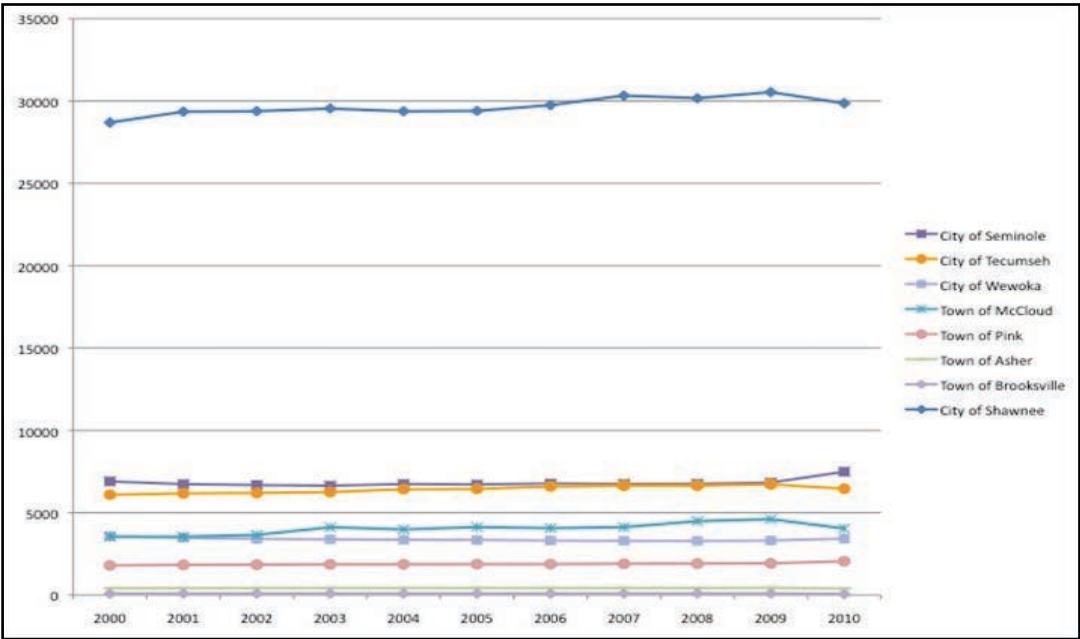
Population Growth

The City of Tecumseh’s current population (in 2010) is 6,457. This is an increase of 5.9% from the City’s population of 6,098 in 2000. Figure 1 shows a steady growth in population over the ten-year period, similar to those of neighboring communities.

Figure 2 shows annual population growth between 2000 and 2010 for Tecumseh and its neighboring communities, as well Pottawatomie County and the State of Oklahoma. Tecumseh gained population during this ten-year period, giving the city an average annual growth rate of 0.65%. This is greater than the population growth rate of neighboring (and more populous) Shawnee and nearly identical to the growth rate of Pottawatomie County.

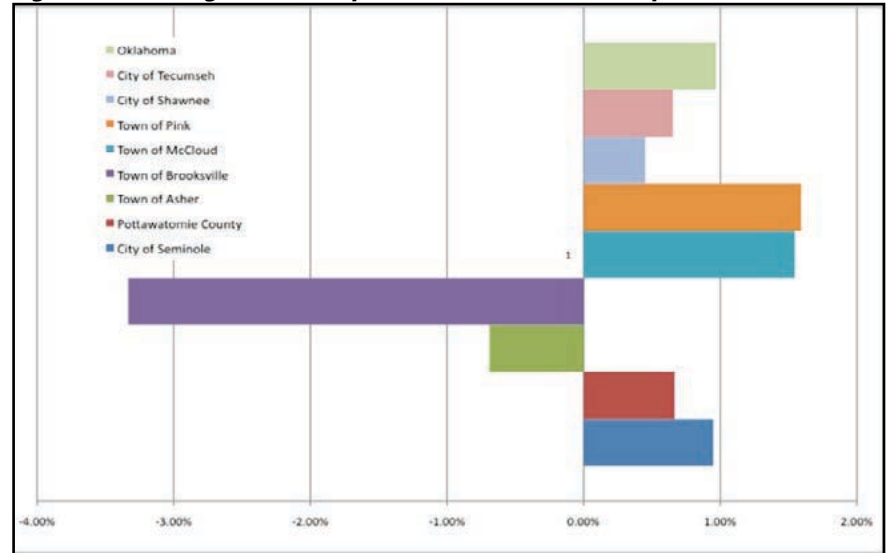
Tecumseh is projected to grow by 21% between 2000 and 2030. Tecumseh’s projected growth rate is identical to that of Shawnee and similar to those of smaller neighboring communities, which have projected growth rates ranging from 20.9% to 22.2% (with the exception of Seminole). This is shown in Figure 3 .

Figure 21. Total Population in Tecumseh and Neighboring Communities (2000-2010)



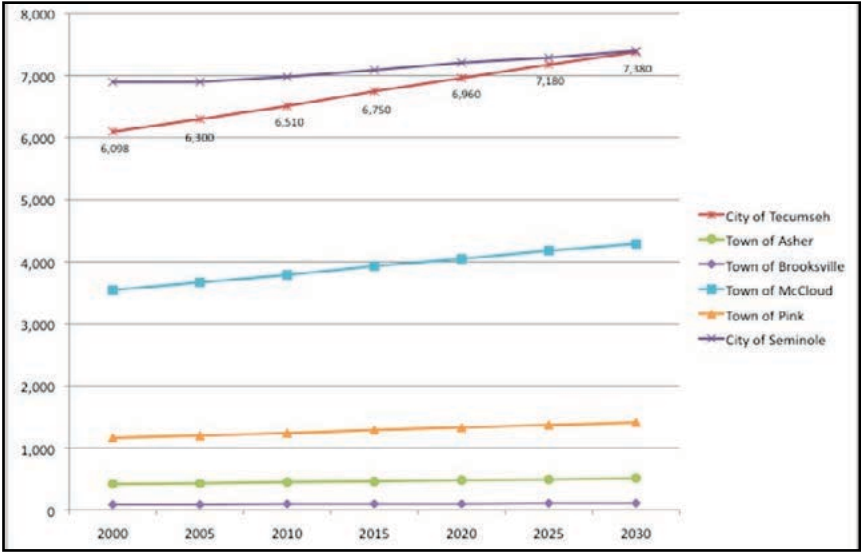
Sources: 2010 Decennial Census, 2000-2009 Census Population Estimates. US Census Bureau.

Figure 22. Average Annual Population Growth Rate Comparison (2000-2010)



Sources: 2010 Decennial Census, 2000-2009 Census Population Estimates. US Census Bureau.

Figure 23. Projected Population Growth in Tecumseh and Neighboring Communities (2000-2030)



Source: Oklahoma State Data Center, Oklahoma Department of Commerce.

Appendix A. Demographic Data

Race and Ethnicity

Between 2000 and 2010, Tecumseh became more diverse. During this time, the white population decreased slightly, by 3.9%, and the population of all other races, as well as those of two or more races, increased. The most notable increase is seen in American Indians and Alaska Natives, who grew by 42.7% between 2000 and 2010. The Hispanic and Latino population saw a nominal increase compared to the total population, but nonetheless more than doubled in size between 2000 and 2010. Despite the increasing diversity, Caucasians have remained the majority race, comprising 84% of the population in 2000 and 72% in 2010. American Indians and Alaska Natives comprise the second greatest majority, accounting for 13% of city residents in 2000 and 17% of residents in 2010. This is shown in Table 4 and Table 5.

Table 24. Racial Characteristics of Tecumseh Population, 2000 and 2010		
	2000	2010
Population of one race	5,766	6,457
White	4,816	4,628
Black or African American	125	178
American Indian and Alaska Native	785	1,120
Asian	11	21
Native Hawaiian and Other Pacific Islander	1	4
Some other race	28	46
Population of two or more races	332	460

Sources: 2000 and 2010 Census, US Census Bureau.

Table 25. Ethnic Characteristics of Tecumseh Population, 2000 and 2010		
	2000	2010
Hispanic or Latino	108	242
Non-Hispanic or Latino	5,990	6,215

Sources: 2000 and 2010 Census, US Census Bureau.

Age Distribution

Over the past decade, the median age of Tecumseh's population has remained relatively steady. In 2000, the median age was 35.4. This decreased slightly in 2009, when the median age for residents was 32.8. The population distribution in Tecumseh has remained similar between 1990 and 2010 as well. During this period, those under 18 years and those aged 18 to 64 years have comprised similar proportions of the total population. There has been a slight decrease in the percentage of those 65 years and over. In 1990, this group accounted for 17.2% of the population; by 2010, despite population growth over the past 20 years, the total number of people in this age group decreased, and accounted for just 14.1% of the population.

Table 26. Age Distribution of Tecumseh Population, 1990-2010						
	1990		2000		2010	
	Number	% of Total	Number	% of Total	Number	% of Total
Under 18 Years	1,646	28.6%	1,731	28.4%	1,942	30.1%
18 to 64 Years	3,115	54.2%	3,351	55.0%	3,603	55.8%
65 Years and Over	989	17.2%	1,016	16.7%	912	14.1%

Sources: 2000 and 2010 Census, US Census Bureau.

Appendix A. Demographic Data

Educational Attainment

In the City of Tecumseh, approximately a quarter of the population has some college education. This is higher than the proportion of residents in Pottawatomie County and Oklahoma with some college education, which are 20.7% and 23.4%, respectively. In the City, among those age 25 and older, the dominant degree of educational attainment is high school graduates, who make up 33.1% of the population. 10.1% have a Bachelor's degree; this is greater than Pottawatomie County's proportion of 7.2% but lower than Oklahoma as a whole, where 13.5% of the population age 25 and over have a Bachelor's degree. The percentage of those with Master's and professional degrees in Tecumseh roughly echoes that of Pottawatomie County and falls slightly below that of Oklahoma. There are no residents age 25 and over who possess a Doctorate degree within Tecumseh city limits. This is seen in Table 7 and Figure 8.

Table 9 shows high school drop out rates for Pottawatomie County, including Tecumseh High School in Tecumseh.

Table 27. Educational Attainment (for those age 25 and over) in City of Tecumseh, Pottawatomie County, and Oklahoma (2000)						
	City of Tecumseh		Pottawatomie County		Oklahoma	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
No schooling completed	25	0.7%	261	0.6%	17,930	0.8%
Nursery to 8th grade	219	5.8%	2,260	5.5%	117,046	5.3%
9th to 11th grade	508	13.3%	4,430	10.8%	211,889	9.6%
12th grade, no diploma	153	4.0%	1,746	4.2%	80,368	3.6%
High school graduate (includes equivalency)	1,259	33.1%	14,653	35.6%	693,607	31.5%
Some college	909	23.9%	9,517	23.1%	516,456	23.4%
Associate degree	177	4.6%	2,017	5.0%	119,106	5.4%
Bachelor's degree	390	10.2%	4,060	9.9%	297,082	13.5%
Master's degree	139	3.7%	1,612	3.9%	101,652	4.6%
Professional school degree	28	0.7%	378	0.9%	32,476	1.5%
Doctorate degree	0	0.0%	317	0.8%	15,561	0.7%

Source: 2000 Census, US Census Bureau.

Figure 28. Educational Attainment (for those age 25 and over) in City of Tecumseh, Pottawatomie County, and Oklahoma (2000) Source: 2000 Census, US Census Bureau.

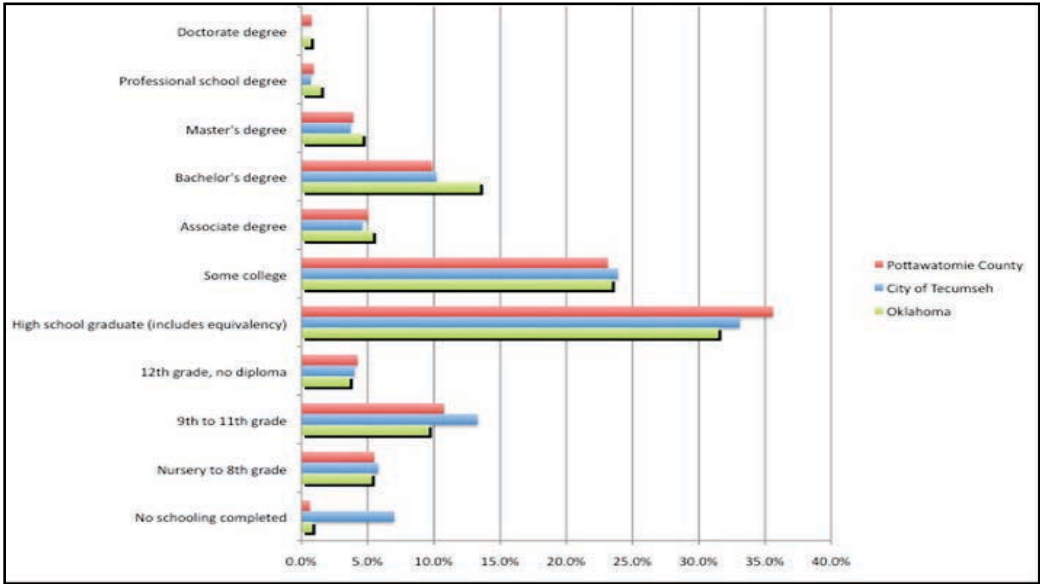


Table 29. High School Dropout Rates in Pottawatomie County (2009-2010)	
Pottawatomie County High Schools	Dropout Rate
McCloud High School	3.6%
Dale High School	0.0%
Bethel High School	0.0%
Macomb High School	0.0%
Earlsboro High School	0.0%
Tecumseh High School	2.7%
Shawnee High School	1.3%
Asher High School	0.0%
Wanette High School	0.0%
Maud High School	0.0%

Source: 2009-2010 Dropout Report, Oklahoma State Department of Education.
Note: Dropout rates are given for students under age 19 in grades 9-12.

Appendix A. Demographic Data

Housing

Over a period of two decades, Tecumseh has seen an increase in the proportion of renter-occupied housing and a decrease in the proportion of owner-occupied housing stock. In 1990, 72.5% of occupied housing in the City was owner-occupied, and 27.5% was renter-occupied. By 2010, only 62.5% of non-vacant units were owner-occupied, and over one-third of non-vacant units in the City were occupied by renters. This is shown in Table 10.

Though the percentage of owner-occupied units has decreased, the value of these units has increased over the past twenty years. The median housing value of owner-occupied units increased by 30% between 1990 and 2000, and by 53.8% between 2000 and 2009. This is shown in Table 11.

Table 30. Tenure of Occupied Housing Units in Tecumseh, 1990-2010

	1990	2000	2010
% Owner Occupied	72.5%	68.6%	62.4%
% Renter Occupied	27.5%	31.4%	37.6%

Sources: 2000 and 2010 Census, US Census Bureau.

Table 31. Median Housing Value for Owner-Occupied Units in Tecumseh, 1990-2009

	1990	2000	2009
Median Housing Value	\$36,300	\$47,200	\$72,600

Sources: 1990 and 2000 Census. 2009 American Community Survey. US Census Bureau.

Income

In 2009, the City of Tecumseh had a median household income of \$32,920. This represents an increase of 79% from 1990, when median household income was \$18,415. Between 1990 and 2009, Tecumseh's median household income has remained below those of Pottawatomie County and Oklahoma.

Table 32. Median Household Income of City of Tecumseh, Pottawatomie County, and Oklahoma, 1990-2009

	1990	2000	2009
City of Tecumseh	\$18,415	\$27,202	\$32,920
Pottawatomie County	\$21,914	\$31,573	\$38,836
Oklahoma	\$23,577	\$33,400	\$41,861

Sources: 1990 and 2000 Census. 2009 American Community Survey. US Census Bureau.

In 2009, the City of Tecumseh had a per capita income of \$16,380. This represents an increase of 77.2% from \$9,246 in 1990. Similar to median household income, between 1990 and 2009, Tecumseh maintained a lower per capita income than those of Pottawatomie County and Oklahoma.

Table 33. Per Capita Income of City of Tecumseh, Pottawatomie County, and Oklahoma, 1990-2009

	1990	2000	2009
City of Tecumseh	\$9,246	\$14,300	\$16,380
Pottawatomie County	\$10,391	\$15,972	\$19,003
Oklahoma	\$11,893	\$17,646	\$22,561

Sources: 1990 and 2000 Census. 2009 American Community Survey. US Census Bureau.

Poverty

Between 1990 and 2009, the proportion of those living below poverty level in Tecumseh rose slightly, from 14.9% to 17.6% of the total population. In 1990, the city had a lower proportion of residents living in poverty than did Pottawatomie County or Oklahoma. From 2000 through 2009, however, the City exceeded both the county's and the state's poverty rate. This is shown in Table 14.

Table 34. Poverty Status of Individuals in City of Tecumseh, Pottawatomie County, and Oklahoma, 1990-2009

	1990	2000	2009
City of Tecumseh	14.9%	16.6%	17.6%
Pottawatomie County	17.3%	14.6%	17.4%
Oklahoma	16.7%	14.7%	16.4%

Sources: 1990 and 2000 Census. 2009 American Community Survey. US Census Bureau.

Appendix A. Demographic Data

Public Assistance

In 2000, 176 out of 2,344 total households, or 7.5% of households, received public assistance income. This decreased to 93 households, or 3.9% of Tecumseh's 2,360 households, in 2009. In 2009, despite fewer households receiving public assistance, 257 households, or 10.9% of all households, received food stamp and/or SNAP benefits during the year.¹ The greater proportion of households receiving nutrition assistance may be attributed to the recession and overall decline in the local and U.S. economy during this time.

Between 2004 and 2009, Pottawatomie County received an increasing number of federal funds from the Food Stamp and WIC Programs. The disbursement of TANF funds remained relatively steady during this time, peaking in 2005. This is shown in Table 16.

Table 36. Disbursement of Food Stamp, TANF and WIC Funds to Pottawatomie County (2004-2009)

	Food Stamps	TANF	WIC
2004	\$8,995,294	\$2,860,056	\$1,467,016
2005	\$9,941,079	\$2,920,296	\$1,524,693
2006	\$10,567,633	\$2,804,533	\$1,676,316
2007	\$10,377,689	\$2,810,483	\$1,674,851
2008	\$11,111,638	\$2,810,481	\$2,001,632
2009	Not Available	\$2,810,483	\$2,137,214

Source: U.S. Department of Agriculture, Economic Research Service.²

¹ 2009 American Community Survey, Economic Profile. US Census Bureau.

² Federal Funds Dataset. Economic Research Service, U.S. Department of Agriculture.
<http://www.ers.usda.gov/Data/FederalFunds/>

Families

In 2000, 35.2% of all children in Pottawatomie County had living arrangements other than in married couple households. 3,871 children resided in single-parent households. Another 1,636 children lived with relatives other than parents, and 135 children lived with non-relatives. These figures are comparable to those of Oklahoma, where 33.7% of all children had living arrangements other than in married couple households. 70% of these children, or about 209,000 children, lived in single-parent households.³

Between 2002 and 2008, the teen birth rate (for teens age 15-19) in Pottawatomie County gradually increased from 55.7 to 62.2 births per 1,000. These rates are comparable to those of Oklahoma and lower than the teen birth rates in neighboring Seminole County during this time. This is seen in Table 15.

³ KIDS COUNT Census Data Online. The Annie E. Casey Foundation.
<http://www.aecf.org/MajorInitiatives/KIDSCOUNT.aspx>

Table 35. Teen Birth Rate (per 1,000 births) in Pottawatomie County, Seminole County, and Oklahoma, 2002-2008

	2002 - 2004	2003 - 2005	2004 - 2006	2005 - 2007	2006 - 2008
Pottawatomie County	55.7	56.3	59.7	62.2	62.2
Seminole County	79.0	71.7	70.1	69.6	75.3
Oklahoma	56.3	55.2	56.3	58.3	60.7

Source: KIDS COUNT Data.

Appendix A. Demographic Data

Tecumseh Tomorrow

Economic Profile

Major Employers

Tecumseh has a diverse economic profile comprising a variety of industries. Of the City's non-governmental establishments, most are of the retail sector, followed by health care and social assistance services and accommodation and food services. Health care and social assistance comprises 32% of the City's annual payroll and employs almost 3,000 employees, or 24% of the City's work force (excluding public administration). Accommodation and food service establishments employ over 4,000 people and account for approximately 15% of the City's annual payroll (excluding public administration).⁴ Further information on Tecumseh's business establishments is shown in Table 17.

The major manufacturing employers of Tecumseh (from a list of the county's largest employers) are:

- Belshe Industries 50-100 employees, manufactures truck trailers
- Higgins & Sons Truss Co, 50-100 employees, manufactures wooden roof trusses
- Dickson Industries, 30-50 employees, manufactures road construction and surface preparation equipment
- Higgins & Sons, 30-50 employees, manufactures building and structural wood members

The non-manufacturing employers of Tecumseh are:

- TEC Public Schools, 250-400 employees
- Office of Juvenile Affairs, 150-250 employees
- McDonalds (150-250 employees, between Shawnee and Tecumseh)
- Sonic (150-250 employees, between Shawnee and Tecumseh)

(Data from the Oklahoma Department of Commerce's East Central WIA Economic Profile)

Table 37. Tecumseh Business Establishment Statistics

NAICS code	Industry description	Number of establishments	Annual payroll (thousands of \$)	Number of paid employees
42	Wholesale Trade	34	9,855	274
44-45	Retail trade	251	60,133	2,929
48-49	Transportation and warehousing	27	5,988	221
51	Information	28	12,199	291
52	Finance and insurance	90	20,181	600
53	Real estate and rental and leasing	51	3,987	172
54	Professional, scientific, and technical services	91	22,173	641
56	Administrative, support, waste mgmt and remediation services	10	D	f
62	Health care and social assistance	169	90,811	3,083
71	Arts, entertainment, and recreation	9	2,394	184
72	Accommodation and food services	157	43,904	4,089
81	Other services (except public administration)	144	12,979	884

D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals. N: Not available or not comparable.
b: 20 to 99 employees.

Note: Public administration is not included in this data.

Source: 2007 Economic Census. US Census Bureau.

⁴ Based on data provided; does not account for data that has been withheld to avoid disclosing the data of individual companies.

Appendix A. Demographic Data

Unemployment Rate

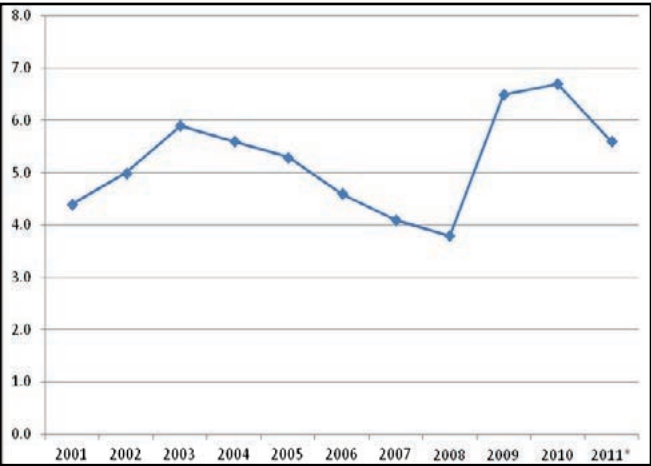
The recent recession hit Pottawatomie County most significantly in 2009. During this year, the unemployment rate was 6.5% (compared to 3.8% in 2008). The following year, in 2010, the unemployment rate rose to 6.7%. The local economy is currently showing signs of improvement – as of September 2011, Pottawatomie County’s unemployment rate has dropped to 5.6%. This represents a labor force of 33,716 people, 1,882 of whom are unemployed.⁵ This is slightly lower than Oklahoma’s unemployment rate of 5.9% (ranked , 7th best in the U.S. ⁶), and significantly lower than the national unemployment rate of 9.1%.⁷

According to the U.S. Department of Agriculture’s Economic Research Service, historically, workers in non-metropolitan areas typically earn less than workers in metropolitan areas. In large part, this is because managerial and professional occupations, which require higher educational attainment and command higher salaries, are disproportionately located in urban areas. Non-metropolitan and rural areas typically have more lower-skilled, lower-paying occupations such as mining, agriculture, and manufacturing.⁸ This is demonstrated in Table X, which compares wage estimates for the metropolitan Oklahoma City and Tulsa areas with wage estimates in non-metropolitan southeastern Oklahoma (where Tecumseh is located) for May 2010.

Table 40. Wage Estimates for Metro Tulsa, Metro Oklahoma City, and Non-Metro Southeastern Oklahoma (May 2010)			
Area	Median Hourly	Mean Hourly	Mean Annual
Non-Metro Southeastern Oklahoma	\$12.81	\$15.70	\$32,650
Metropolitan Tulsa	\$14.72	\$18.65	\$38,800
Metropolitan Oklahoma City	\$14.37	\$18.83	\$39,170

Source: Bureau of Labor Statistics, U.S. Department of Labor⁹

Figure 38. Annual Unemployment Rate in Pottawatomie County (2001-2011)



Source: Local Area Unemployment Statistics, Bureau of Labor Statistics.

5 Pottawatomie County, Oklahoma. Local Area Unemployment Statistics, Bureau of Labor Statistics.

6 State of Oklahoma. Local Area Unemployment Statistics, Bureau of Labor Statistics.

7 National Labor Force Statistics, Bureau of Labor Statistics.

8 “Rural Labor and Education: Nonmetro Earnings and Low-Wage Workers.” Economics Research Service. U.S. Department of Agriculture. <http://www.ers.usda.gov/Briefing/LaborAndEducation/earnings.htm>

9 “May 2010 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Estimates.” Occupational Employment Statistics, Bureau of Labor Statistics, U.S. Department of Labor. <http://www.bls.gov/oes/current/oesrcma.htm#O>

10 City of Tecumseh, Oklahoma. 2009 American Community Survey, Economic Profile. US Census Bureau.

Employee Characteristics

The mean travel time to work for those who work in Tecumseh is 22.9 minutes.¹⁰ Eighty-three percent of Tecumseh workers age 16 and over travel to work in single-occupancy vehicles. Another 12% participate in ridesharing, such as carpooling or vanpooling. Very few workers walk to work or use other means of transportation, and there is no public transportation available for commutes to work in the city. This is shown in Table X.

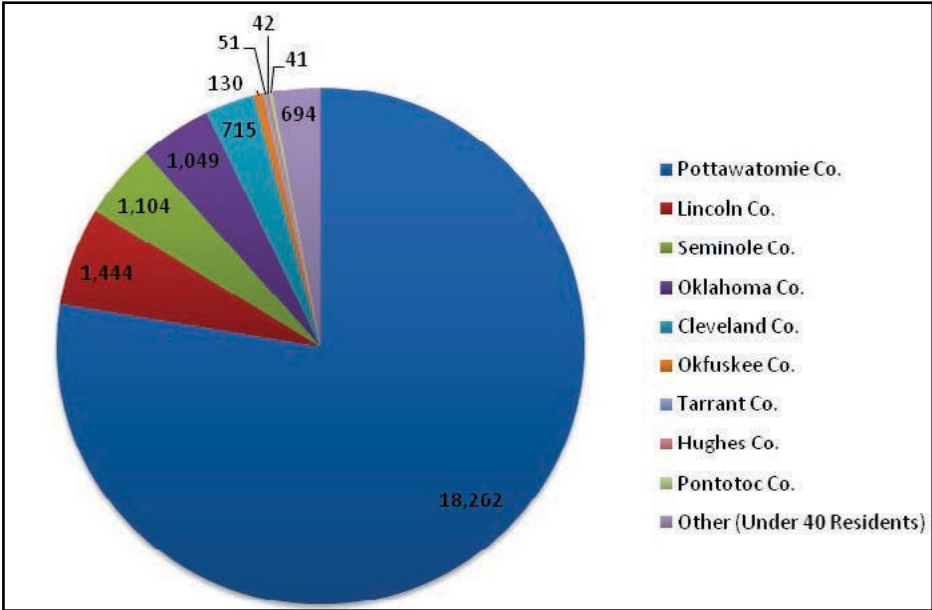
Within Pottawatomie County, most people employed in the county also live within the county. Other Pottawatomie workers commute from neighboring counties, including Lincoln, Seminole, Oklahoma, and Cleveland Counties. This is shown in Figure X.

Likewise, the majority of Pottawatomie County residents work within the county. A significant number of residents also work in neighboring Oklahoma, Cleveland, and Seminole Counties. This is shown in Figure X.

Table 39. Means of Transportation for Workers in Tecumseh (2009)	
Transportation Mode	Number of Workers
Car, truck, or van -- drove alone	2,169
Car, truck, or van – carpoled	305
Public transportation (excluding taxicab)	0
Walked	92
Other means	0
Worked at home	41

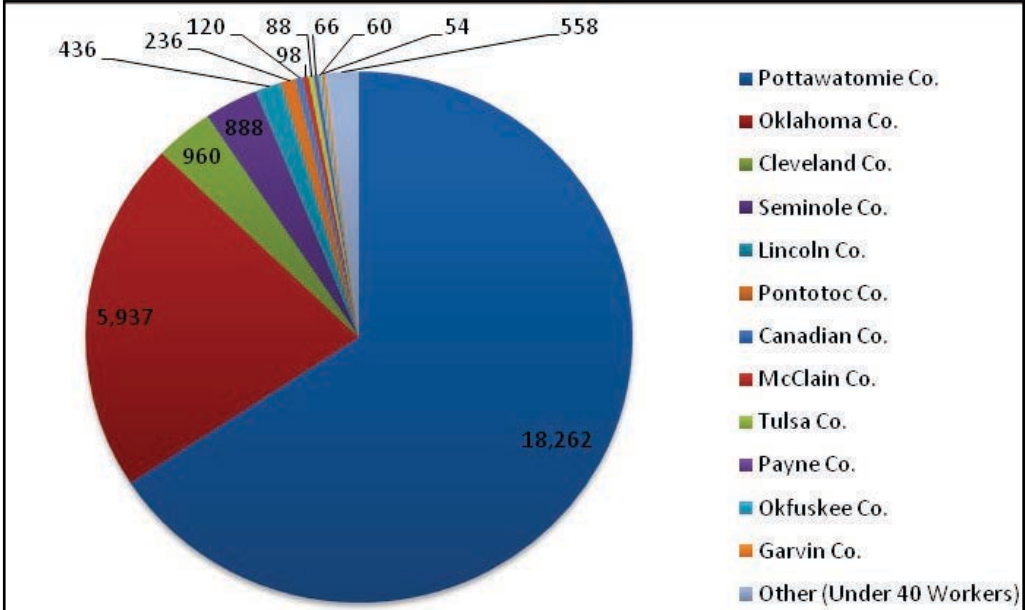
Source: 2009 American Community Survey, Economic Profile. US Census Bureau

Figure 41. Place of Residence for Pottawatomie Workers



Source: County-to-County Worker Flow Files. 2000 Census. US Census Bureau.

Figure 42. Place of Work for Pottawatomie Residents



Source: County-to-County Worker Flow Files. 2000 Census. US Census Bureau.

Appendix B. Glossary

Abandoned building:

Any vacant building which by reason of the boarding up of its doors and windows, or other reasons, has a substantial adverse effect on the value of property in the immediate neighborhood.

Abatement:

Any action taken to reduce, relieve, or suppress another continuing action.

Accessory unit:

A use of structure that is subordinate in size and purpose to the principal structure or use of the same lot or parcel of ground and serving a purpose customarily incidental to the use of the principal structure or use of land.

ADA:

See the Americans with Disabilities Act

Adaptive reuse:

Rehabilitation or renovation of existing building(s) or structures for any use(s) other than the present use(s).

Accessory Apartments (Granny Flats):

A separate and complete dwelling unit that is contained on the same lot as the structure of a single-family dwelling or business.

Agritourism:

An activity, enterprise or business that combines primary elements and characteristics of agriculture and tourism and provides an experience for visitors that stimulates economic activity and impacts both farm and community income.

Alley:

A right-of-way dedicated to public uses, which give a primary or secondary means of vehicular access to the rear or side of properties otherwise abutting a street, and which may be used for public vehicular or utility access.



Figure 43. Rendering of Converted Alley Concept

American Community Survey (ACS):

An ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information requested includes: age, sex, race, family and relationships, income and benefits, health insurance, education, veteran status, disabilities, where you work and how you get there, where you live and how much you pay for some essentials. U.S. Census Bureau

Americans with Disabilities Act (ADA):

Provides federal civil rights protection to individuals who are physically or mentally disabled. The ADA prohibits discrimination against the disabled in employment, public services, public accommodations, and telecommunications. Entities that are covered by the ADA must make reasonable accommodation, which involves adapting programs, facilities, or workplaces to allow disabled individuals to participate in the program of services.

Arts incubator:

A location, focused on the arts, which provides the environment, services, and market necessary for the success of arts organizations and individual artists.

Better Site Design:

Site and subdivision design techniques that minimize impacts to the natural environment, including topography, hydrology, vegetation, natural habitat, groundwater recharge, and stormwater runoff. Such a design respects these natural systems by employing practices that minimize impacts to these systems both on and off site.

Big Box:

A big-box store (also supercenter, superstore, or megastore) is a physically large retail establishment, usually part of a chain. The term sometimes also refers, by extension, to the company that operates the store.

Blighted area:

An area in which there are properties, buildings, or improvements, whether occupied or vacant, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces; population overcrowding; improper subdivision or obsolete platting of land, inadequate parcel size; arrested economic development; improper street layout in terms of existing or projected traffic needs, traffic congestion or lack of parking or terminal facilities needed for existing or proposed land uses in the area, predominance of defective or inadequate street layouts; faulty lot layout in relation to size, adequacy, accessibility or usefulness; in sanitary or unsafe conditions, deterioration of site or other improvements; diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; any one or combination of such conditions which substantially impair or arrest the sound growth of municipalities, or constitutes an economic or social liability, or which endangers life or property by fire or other causes, or is conducive to ill health, transmission of disease, mortality, juvenile delinquency, or crime and by reason thereof, is detrimental to the public health, safety, morals or welfare. O.S. 11-38-101

Appendix B. Glossary

Branding:

The mixture of attributes – tangible and intangible – that create value and influence. From a marketing or consumer perspective, “value” is “the promise and delivery of an experience. Community brands helps consumers (residents, businesses and tourists) distinguish one city from other cities in the marketplace.

Buffering:

The area of open land which serves to mitigate potential conflicts between different types of land uses. Buffer zones are most commonly employed between different types of uses but, in certain circumstances, it may be appropriate to provide a buffer between high and low density residential uses.

Business Improvement District (BID):

A defined area within which businesses pay an additional tax or fee in order to fund improvements within the district’s boundaries. Grant funds acquired by the city for special programs and/or incentives such as tax abatements can be made available to assist businesses or to recruit new business. BIDs provide services, such as cleaning streets, providing security, making capital improvements, construction of pedestrian and streetscape enhancements, and marketing the area. The services provided by BIDs are supplemental to those already provided by the municipality.

Capital Improvement Plan (CIP):

The CIP guides the development of public facilities over a five year period. It shows the arrangement of projects in a sequential order based on a schedule of priorities and assigns an estimated cost and anticipated method of funding each project. The Capital Improvement Plan provides the financial foundation necessary to implement the Comprehensive Plan and public facilities plans.

CDBG:

See Community Development Block Grant

Census:

A decennial census mandated by the United States Constitution. The population is enumerated every 10 years and the results are used to allocate Congressional seats (congressional apportionment), electoral votes, and government program funding. The United States Census Bureau is the government agency that is responsible for the United States Census.

Cluster Development:

Development in which individual lots may be smaller than the average lot authorized by the zoning ordinance. Buildable lots are located on a portion of rather than the entire site so that the residual area may be preserved for recreation or environmental protection. See Figure 32 .

Code compliance:

The preservation and protection of people, animals, property, and property values through compliance with City codes, regulations and policies as they pertain to the appearance, maintenance, and safety of property in the city. Compliance is encouraged over enforcement which involves an aggressive action on the part of the city to correct a situation.

Code enforcement:

The active enforcement of any provision of the Code of Seminole, Oklahoma particularly pertaining to the active correction of conditions that threaten the health, safety, and general welfare of the community and its residents.

Complete Street(s):

Street(s) designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and transit riders of all ages and abilities must be able to safely move along and across a complete street. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work. They allow buses to run on time and make it safe for people to walk to and from train stations.

Community Development Block Grant (CDBG):

A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Conservation subdivision:

Conservation subdivisions are characterized by common open space and clustered compact lots. The purpose of a conservation subdivision is to protect farmland and/or natural resources while allowing for the flexibility in subdivision design. At a minimum, conservation subdivisions are density neutral (the number of lots developed will be at least the same number as allowed by conventional zoning). In some cases a greater density (density bonus) may be offered to encourage this approach to residential development planning. See Figure 32 .

Conservation easement:

A nonpossessory interest of a holder in real property imposing limitations or affirmative obligations for conservation purposes or to preserve the historical, architectural, archaeological, cultural aspects, or natural resources of real property.

Context Sensitive Solutions (CSS):

A collaborative, interdisciplinary approach that involves all stakeholders to develop a transportation facility that fits its physical setting and preserves scenic, aesthetic, historic and environmental resources, while maintaining safety and mobility. CSS is an approach that considers the total context within which a transportation improvement project will exist (Federal Highway Administration, FHWA).

Corridor:

A street or roadway identified as a principal link or gateway within the community.

Appendix B. Glossary

Demolition by Neglect:

Allowing a building to fall into such a state of disrepair through a lack of maintenance and care that it becomes necessary or desirable to demolish it. A demolition by neglect ordinance would prevent property owners from allowing properties to deteriorate beyond repair through code enforcement fines or by allowing the City or other entity to acquire the property.

Density:

The number of persons or dwelling units per acre.

Design guidelines:

Standards regarding the aesthetics and architectural appearance of a building or improvement to property; the standards govern the alteration, construction demolition, or relocation of a building or improvement. This includes building and site design elements such as exterior modifications and additions, accessory buildings, fences, walls, landscaping, architectural styles, building materials, colors, right-of-way, easements, setbacks, scale, density and maintenance of character.

Development Intensity:

A quantitative measure of non-residential and mixed use development, which may include residential components, usually expressed in terms of floor area ratio; the mix and distribution of uses within a given area that determines the impact on public facility systems and transportation facilities.

Development review:

The review, by the City, of applications for a site development plan, rezoning or zoning, subdivision plat, annexation, de-annexation, variance, project development plan, lot combination, or lot split. Development review may be conducted by administrative review, or at times, will require review and input from the Planning Commission and City Council.

Easement:

A legal interest in land, granted by the owner to another person, which allows that person(s) the use of all of a portion of the owner's land, generally for a stated purpose including but not limited to access or placement of utilities.

Economic Development:

Activities aimed at job creation, retention and expansion, which strengthen a community's economic base and provide employment opportunities for the population.

Energy Efficiency:

The incorporation of design and/or technological measures that serve to reduce energy use while attaining a similar level of service

Energy star rated:

Energy Star is a government-backed labeling program that helps people and organizations save money and reduce greenhouse gas emissions by identifying factories, office equipment, home appliances and electronics that have superior energy efficiency. In recent years, Energy Star ratings have been extended to some new homes, commercial and industrial facilities. Energy Star originated in 1992 as a joint program of the U.S. Environmental Protection Agency (EPA) and the U.S. Department of Energy (DoE).

Entrepreneurship:

One of the four basic categories of resources, or factors of production (the other three are labor, capital, and land). An entrepreneur is a person who organizes, operates, and assumes the risk for a business venture.

Facade:

The exterior elevation of a structure of building as viewed from a single vantage point.

FEMA:

Federal Emergency Management Agency

FIRMs:

Flood Insurance Rate Maps

Floodplain:

Those land areas in and adjacent to streams and watercourses subject to periodic inundation from flood events. For instance, the 100-year flood frequency event has a one percent chance of occurrence in any given year.

Floodway:

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Geographic Information System (GIS):

A geographic information system (GIS) integrates hardware, software, and data for capturing, managing, analyzing, and displaying all forms of geographically referenced information.

Resource: <http://www.gis.com/>

Greenfield development:

The development of previously undeveloped land.

Greyfield:

Economically obsolescent, outdated, failing, moribund and/or underused real estate assets or land often characterized by a sea of empty asphalt that often accompanies these sites. The term has historically been applied to formerly viable retail and commercial shopping sites (such as regional malls and strip centers) that suffer from lack of reinvestment.

Heritage tourism:

Travelling to experience the places and activities that authentically represent the stories and people of the past. National Trust for Historic Preservation

Appendix B. Glossary

Historic district:

An area of historic significance that has been formally designated as such by the National Park Service and listed in the National Register of Historic Places. A historic district may contain any number of buildings, or may consist of a site such as a park or monument with no buildings at all. Local historic districts may also be established without input or review from the State Historic Preservation Office or National Park Service.

Historic preservation:

Historic preservation is often defined as the process of identifying, protecting, and enhancing buildings, places, and objects of historical and cultural significance. This process embraces many phases including the survey and evaluation of historical, architectural, and cultural resources in an area; the development of planning and legal measures to protect these resources; the identification of public and private funding sources applicable to preservation projects; the design for the restoration, rehabilitation, and/or adaptive use of historic structures; and the ongoing maintenance of these resources.

Resource: <http://www.preservationnation.org/>

Historic structure:

Any structure that is (1) individually listed in the National Register of Historic Places maintained by the U.S. Department of Interior or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing in the National Register; (2) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as a registered historic district.

HOME:

HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. Each year it allocates approximately \$2 billion among the States and hundreds of localities nationwide.

Resource: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/>

Housing, low-income:

Housing that is affordable, according to the U.S. Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy for households with a gross household income that does not exceed 50 percent of the median gross household income for households of the same size within the housing region in which the housing is located.

Housing, moderate income:

Housing that is affordable, according to the U.S. Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy for households with a gross household income that is greater than 50 percent but does not exceed 80 percent of the median gross household income for households of the same size within the housing region in which the housing is located.

Housing, very low income:

Housing that is affordable, according to the U.S. Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy for households with a gross household income equal to 30 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located.

HUD:

The U.S. Department of Housing and Urban Development
Resource: <http://portal.hud.gov/hudportal/HUD>

Implementation plan:

A strategy for action to ensure attainment of planning, development, and environmental quality standards within a specific time period.

IEBC:

International Existing Building Code

Industrial Areas:

A special or exclusive type of planned industrial area designed and equipped to accommodate a community of industries, providing them with all necessary facilities and services in attractive surroundings among compatible neighbors. Industrial parks may be promoted or sponsored by private developers, community organizations, or governmental organizations. The category does not allow residential uses and generally limits future office uses to those which are ancillary to an area's industrial uses.

Infill development:

The use of vacant land, the reuse or change of use of a previously developed parcel or group of parcels, or the intensification of use or change of use by remodeling or renovating an entire structure.



Figure 44. Infill Development

Appendix B. Glossary

Infrastructure:

The network of vital systems that comprises the improvements and publicly funded facilities added to the built environment to support new development and growth. Such systems include, but are not limited to, transportation, sanitary sewer, communications, stormwater, solid waste disposal, and water treatment and distribution.

Land use:

The type of use activity occurring on a land parcel or within a building situated upon a land parcel.

Land use element:

The long-range plan for the desirable use of land in the area; the purpose of such plan being, among other purposes, to serve as a guide in the future development and zoning for the community.

Light Pollution:

Any adverse effect of artificial light including sky glow, glare, light trespass, light clutter, decreased visibility at night, and energy waste. Light pollution obscures the stars in the night sky for city dwellers, interferes with astronomical observatories, and, like any other form of pollution, disrupts ecosystems and has adverse health effects. Light pollution can be divided into two main types: (1) annoying light that intrudes on an otherwise natural or low-light setting and (2) excessive light (generally indoors) that leads to discomfort and adverse health effects.

Resource: <http://www.darksky.org/>

Low Impact Development (LID):

The use of site and subdivision design techniques in coordination with stormwater management engineering to mimic the hydrologic conditions associated with an undeveloped site to the greatest extent practicable.

Resource: <http://lid.okstate.edu/>

Mixed-Use:

A designation that permits a combination of uses within a single development or district. The development may contain a mix of office buildings, retail establishments, hotels, housing, and related uses.

National Register of Historic Places:

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

Resource: <http://www.nps.gov/nr/>

Neighborhood:

An area of the community with characteristics that distinguish it from other community areas, such as schools or parks or boundaries defined by physical barriers such as major highways and railroads, or natural features such as creeks.

Neighborhood character/Community character:

The atmosphere or physical environment which is created by the combination of land use and buildings within an area. Neighborhood character is established and influenced by land-use types and intensity, traffic generation, landscaping/vegetation, signage, and also by the location, size, and design of structures as well as the interrelationship of all of these features.

Neighborhood retail/commercial:

Developments intended for retail stores and personal service businesses which are appropriately located in close proximity to residential areas, while minimizing the undesirable impact of such uses in the neighborhoods which they serve.

NFIP:

National Flood Insurance Program

Resource: <http://www.fema.gov/business/nfip/>

Nuisance:

An offensive, annoying, unpleasant, or obnoxious things, act, or practice, a cause or source of annoyance, especially a continual repeated invasion of a use of activity which invades the property line of another so as to cause harm or discomfort to the owner or resident of that property. Excessive or noisy vehicular traffic, dust, glare, light, and smoke are examples of nuisances.

Nuisance lighting:

The unwelcome intrusion of light from nearby premises, especially into bedrooms.

Resource: <http://www.darksky.org/>

ODOT:

The Oklahoma Department of Transportation

Resource: <http://www.okladot.state.ok.us/>

Overlay zoning district:

An area where certain additional requirements are superimposed upon a base zoning district or underlying district and where the requirements of the base or underlying district may or may not be altered.

Pedestrian connection:

A continuous, unobstructed, reasonably direct route between two points that is intended and suitable for pedestrian use. Pedestrian connections include but are not limited to sidewalks, walkways, accessways, stairways, trails, and pedestrian bridges.

Pedestrian-friendly:

The density, layout, and infrastructure that encourages walking and biking within a community or neighborhood, including short setbacks, front porches, and paths.

Pedestrian-oriented development:

Development designed so a person can comfortably walk from one location to another, provides a mix of commercial and civic uses (offices, a mix of different retail types, residential, and government outlets), and provides visually interesting and useful details such as: public clocks; benches; public art, such as murals and sculptures; shade structures; decorative water features; textured pavement, such as bricks or cobblestones; shade trees; interesting light poles; trash bins; and street-level retail with storefront windows.

Pedestrian scale:

Design and construction consideration based upon the scale of human beings which imbue occupants and users of the built environment with a sense of comfort and security.

Planned Unit Development (PUD):

A tract of land developed as a unit under single ownership or unified control, which includes one or more principal buildings or uses. Also, a parcel of land planned as a single unit, rather than as an aggregate of individual lots, with design flexibility from traditional siting regulations (such as side yards, setbacks, and height limitations) or land-use restrictions (such as prohibitions against mixing land uses within a development). The greater flexibility in locating buildings and in combining various land uses often makes it possible to achieve certain economies in construction, as well as the preservation of open space and the inclusion of many amenities.

Planning Commission:

The group of people appointed by the City Council that administers planning and land-use regulations for the city and provides recommendations on a wide array of land-use and land-use policy decisions.

Pocket park:

A small park accessible to the general public frequently created on a single vacant building lot or on small, irregular pieces of land. Pocket parks can be on public or private land. Although they are too small for physical activities, pocket parks provide greenery, a place to sit outdoors, and sometimes a children's playground. They may be created around a monument, historic marker or art project. In downtowns pocket parks are the only option for creating new public spaces and are often part of urban renewal plans and provide areas where wildlife such as birds can establish a foothold. Unlike larger parks, pocket parks are sometimes designed to be fenced and locked when not in use.

Poverty Level/Line:

As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Resource: <http://www.census.gov/hhes/www/poverty/about/overview/measure.html>

Poverty Rate:

The proportion of the population that lies beneath the official poverty line.

Revitalization:

The renewal and improvement of older commercial and residential areas through any of a series of actions or programs that encourage and facilitate private and public investment. This community investment can include (but is not limited to) activities and programs designed to improve neighborhoods; strengthen existing businesses; attract new businesses; encourage quality renovation and new construction; enhance public spaces and pedestrian amenities; ensure safe, efficient and convenient traffic flow; and contribute to the social and economic vitality of the area.

Revolving loan fund:

A source of money from which loans are made for multiple small business development projects. Borrowers tend to be small producers of goods and services — typically artisans, farmers, and women who have no credit history or access to other types of loans from financial institutions. Organizations that offer revolving loan funds lending aim to help new project or business owners in become financially independent and eventually to become eligible for loans from commercial banks. The fund gets its name from the revolving aspect of loan repayment, where the central fund is replenished as individual projects pay back their loans, creating the opportunity to issue other loans to new projects.

Screening:

Landscaping and/or physical barriers that are erected to mitigate potential incompatibilities between different types of land uses.

Site plan:

A plan, drawn to scale, showing uses and structures proposed for a parcel of land as required the zoning ordinance or subdivision regulations. Includes lot lines, streets, building sites, reserved open space, buildings, major landscape features - both natural and manmade - and, depending on requirements, the locations of proposed utility lines.

Slum and blight:

See "Blighted Area"

Smart growth:

Planning, regulatory, and development practices and techniques founded upon and promoting smart growth principles.

Resource: <http://www.smartgrowthamerica.org/>

Resource: <http://www.smartgrowth.org/>

Appendix B. Glossary

Spot zoning:

The application of zoning to a specific parcel of land within a larger zoned area when the rezoning is usually at odds with a city's master plan and current zoning restrictions. The rezoning may be for the benefit of a particular owner, and at odds with pre-existing adjacent property owners. The city can rezone a single parcel if the action is shown to be consistent with the comprehensive plan and other land use policies.

Stormwater:

Excess rain that does not soak into the ground or that is absorbed by trees and plants. Instead it “runs off” into storm drain pipes and flows, untreated, into streams. When impervious surfaces prevent or inhibit the flow of water into the earth, more water is left on the surface, which results in more stormwater. As the water runs over land, it picks up pollutants like oil, fertilizer, pesticides, pet waste and sediment. These pollutants impact a stream's water quality. As the stormwater increases in volume and speed, it causes stream bank erosion and dumps more sediment into the stream, which harms aquatic insects, fish and animals that depend on the stream for their food and habitat.

Streetscape:

Streetscape consists of the vehicular way and frontages. The streetscape layers are summarized by Figure 24 .

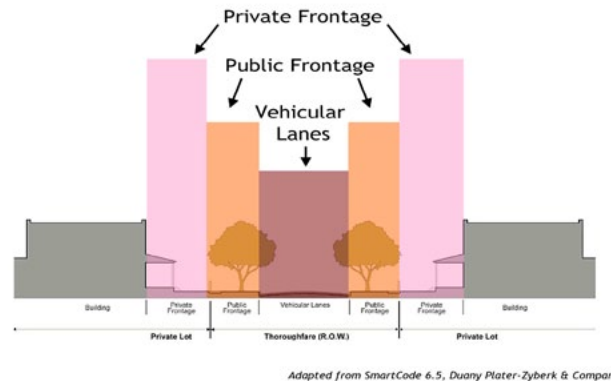


Figure 45.Streetscape

The three layers of streetscapes are: the private frontage, the public frontage, and the vehicular lanes.

- The *private frontage* is the privately owned layer between the building facade and the lot line. Private frontages may include arcades, porches, stoops, fences and yards.
- The *public frontage* is the publicly owned layer between the lot line and the edge of the vehicular lanes. The public frontage may include sidewalks, street planters, trees and other vegetated landscaping, benches, lamp posts, and other street furniture. Synonym: roadside.
- The *vehicular lanes* are in the space from curb to curb (or, if there are no curbs, from pavement edge to pavement edge), including travel lanes and parking lanes. Synonyms: travelway or cartway.

In some situations, such as historic streets with no setbacks or sidewalks, or lanes and alleys, these three elements are not differentiated.

In formal usage, a thoroughfare is the public right of way (R.O.W.). It is the vehicular lanes combined with the public frontage.

Subdivision regulations:

Assist orderly, efficient and coordinated development within the territorial jurisdiction; promote the health, safety, morals and general welfare of the residents of the city and environs; ensure conformance of subdivision plans with the public improvement plans of the city and environs; and secure equitable handling of all subdivision plans by providing uniform procedures and standards for observance both by subdividers and the city planning commission.

Resource: http://www.sterlingcodifiers.com/codebook/index.php?book_id=620

Tax Increment District:

A contiguous geographic area within a redevelopment area, defined and created by resolution or ordinance of the governing body of the municipality, in which TIF funds may be expended.

Tax Increment Financing (TIF):

A tool used by cities and other development authorities to finance certain types of development costs. The public purposes of TIF are the redevelopment of blighted areas, construction of low- and moderate – income housing, provision of employment opportunities, and improvement of the tax base. (With TIF, a city “captures” the additional property taxes generated by the development that would have gone to other taxing jurisdiction and uses the ‘tax increments’ to finance the development costs.)

Traditional Neighborhood Design (TND):

A development that exhibits several of the following characteristics: alleys, streets laid out in a grid system, buildings oriented to the street, front porches on houses, pedestrian-orientation, compatible and mixed land uses, and neighborhood parks and greenspace.

Resource: <http://www.tndtownpaper.com/neighborhoods.htm>

Appendix B. Glossary

Traffic calming:

The combination of mainly physical measures that reduce the negative effects of motor vehicle use and improve conditions for non-motorized street users. However, the term “traffic calming” also applies to a number of transportation techniques developed to educate the public and provide awareness to unsafe driver behavior. As traffic calming techniques often differ, techniques include police enforcement and education only in some areas. In others, it means the employment of speed humps only, while in others it means the possible use of a wide array of techniques and devices. This web site is dedicated to all the known and/or electronically publicized transportation programs and studies that pertain to traffic calming.

Resource: <http://www.pps.org/articles/livememtraffic/>

Tree bank:

A fund established by the city to provide an opportunity to make a cash payment to the city in lieu of providing required landscape stock on site.

Tree ordinance:

A public law developed to organize a municipal urban forestry program, formulate a tree commission, and control the planting, removal, and care of public or private trees.

Tree protection ordinance:

An ordinance established for the protection of established trees and the planting or replanting of specified trees as part of development or revitalization efforts.

Unemployment Rate:

The proportion of the civilian labor force 16 years or older that is actively seeking employment, but is unemployed and not engaged in the production of goods and services. The unemployment rate is estimated and reported monthly by the U.S. Department of Labor’s Bureau of Labor Statistics. (It is used as a key indicator of business-cycle instability.) In practice, the official unemployment rate is simply the ratio of total unemployment to the total civilian labor force, in percentage terms.

Universal Design:

The design of products and environments to be usable by people of all ages and abilities, to the greatest extent possible, without the need for significant adaptation or specialized design.

Urban Design:

An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. Design analysis includes the relationship between buildings, streets, land use, open space, circulation, height, natural features and human activity. A well-designed urban or suburban environment demonstrates the four generally accepted principles of urban design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

Urban Renewal:

The active renewal or redevelopment of an area by an authority and municipality for the elimination and prevention of the spread of blight and may involve clearance and redevelopment or rehabilitation or conservation or any combination of these.

Walkability:

Walkability is a measure of how friendly an area is to walking. Walkability has many health, environmental, and economic benefits. Factors influencing walkability include the presence or absence and quality of footpaths, sidewalks or other pedestrian right-of-ways, traffic and road conditions, land use patterns, building accessibility, and safety, among others. Walkability is an important concept in sustainable urban design.

Resource: <http://www.walkscore.com/>

Wayfinding:

Wayfinding is the organization and communication of our dynamic relationship to space and the environment. Successful design to promote wayfinding allows people to: (1) determine their location within a setting, (2) determine their destination, and (3) develop a plan that will take them from their location to their destination. The design of wayfinding systems should include: (1) identifying and marking spaces, (2) grouping spaces, and (3) linking and organizing spaces through both architectural and graphic means.

Resource: <http://www.ap.buffalo.edu/idea/udny/section4-1c.htm>

Zoning:

The process of classifying land into areas and districts, such areas and districts being generally referred to as “zones” and the prescribing and application in each area and district of regulations concerning building and structure designs, building and structure placement, and uses to which land, buildings, and structures within such designated areas and districts may be put.

Zoning map:

The map adopted as an ordinance by the city that delineates the extent of each district or zone established in the zoning ordinance. The map, along with the zoning text, comprise the zoning ordinance.

Media	2012
Video	
Shared at community meetings and linked on web site.	
Website	
www.tecumsehtomorrow.com	
Newspaper	
Radio	

Timeline
Following is a summary of public participation efforts undertaken as part of the development of the Tecumseh Tomorrow Comprehensive Plan. Meetings were organized to make every effort to reach as many citizens as possible.

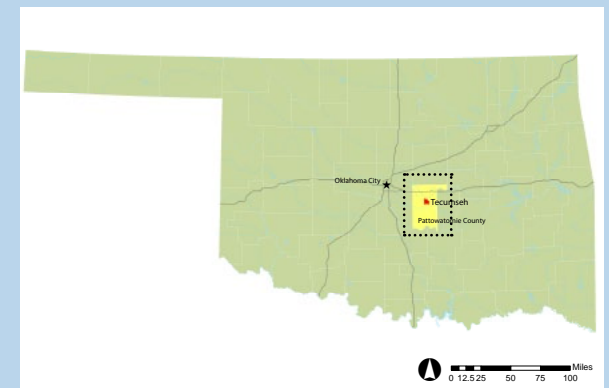
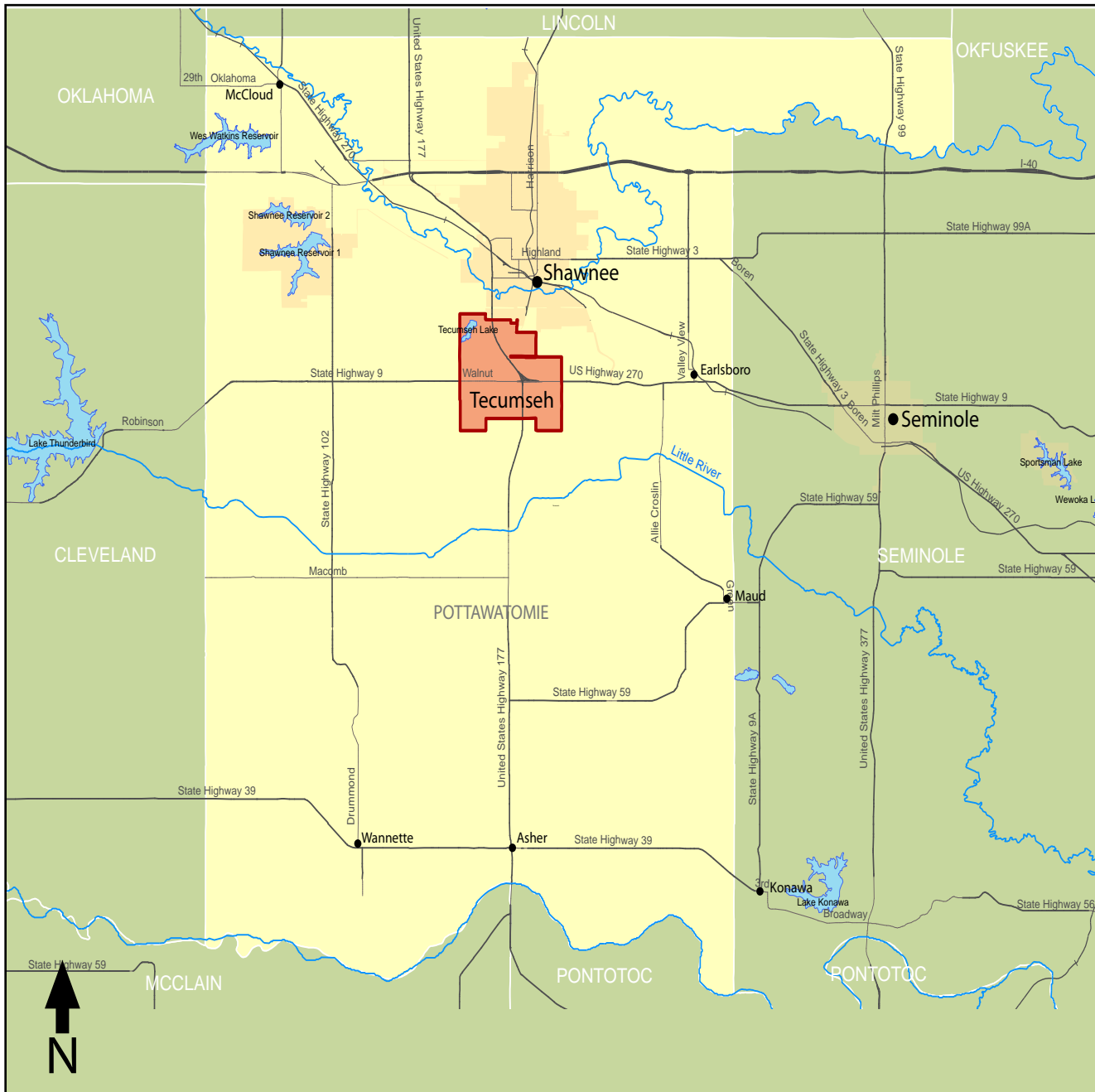
2011

Appendix D. Maps

Location

Tecumseh is located in central Oklahoma in Pottawatomie County South East of Oklahoma City and 6 miles South of Shawnee, the county seat of Pottawatomie County.

Source: Oklahoma Geographic Information Council http://okmaps.onenet.net/GIS_data.htm



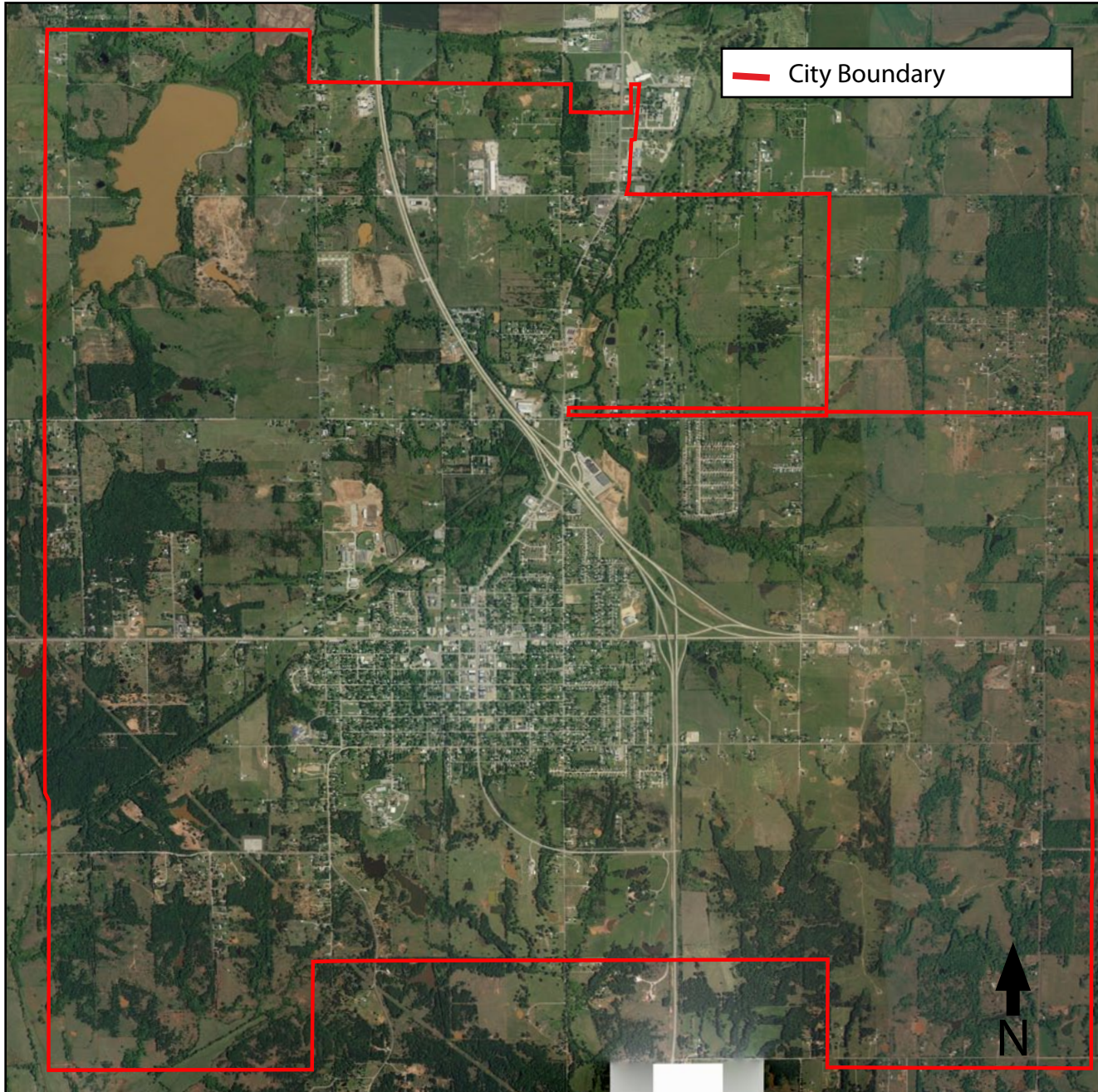
Appendix D. Maps

Tecumseh Tomorrow

Aerial Image

Aerial Imagery for the City of Tecumseh, Oklahoma.

Source: Google Earth , Oklahoma
Geographic Information Council [http://
okmaps.onenet.net/GIS_data.htm](http://okmaps.onenet.net/GIS_data.htm)
Google Earth

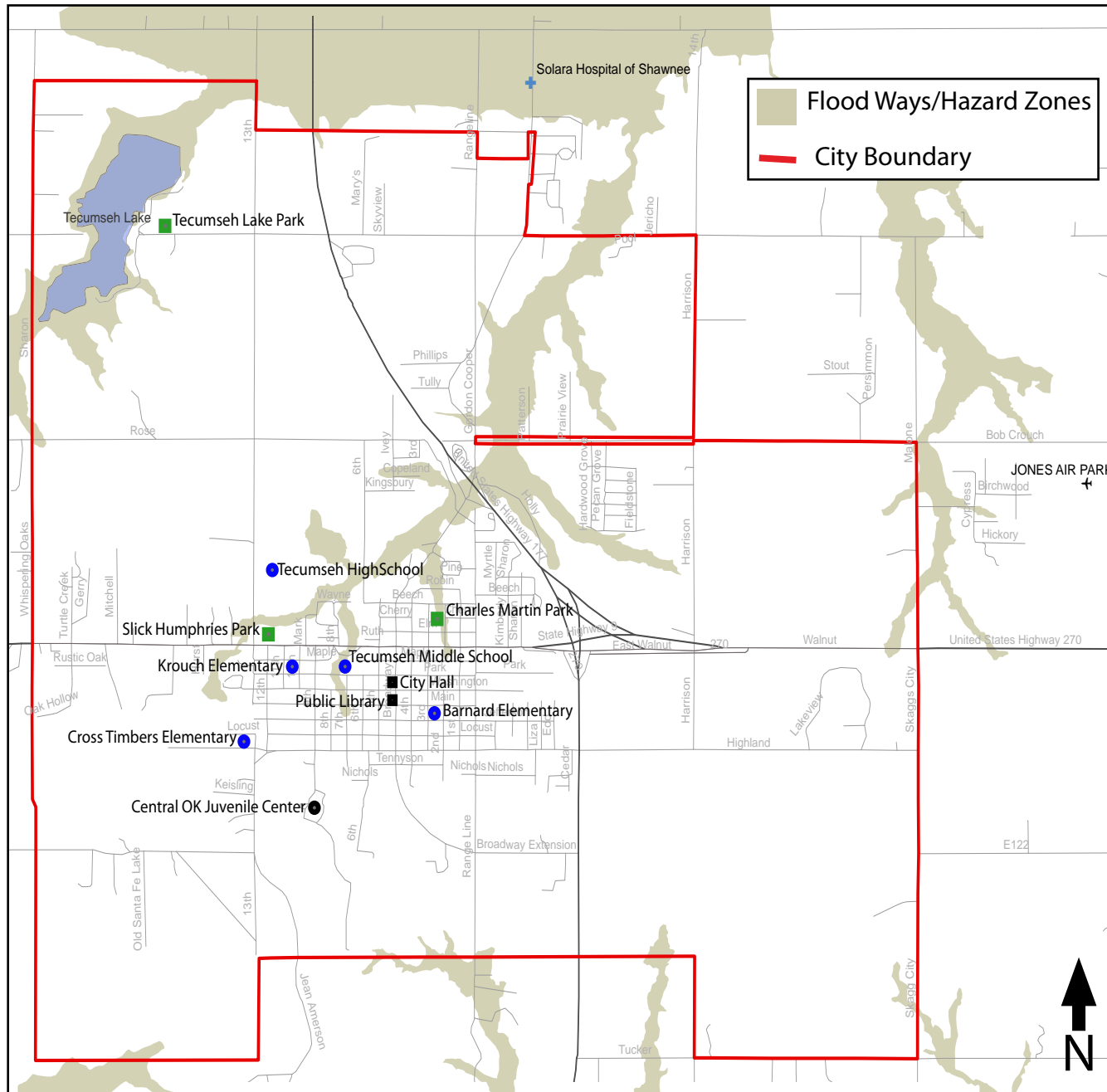


Appendix D. Maps

Points of Interest

Schools, Parks and Public Buildings in the City of Tecumseh, Oklahoma.

Source: City of Tecumseh, Google Earth,
Oklahoma Water Resource Board
<http://www.owrb.ok.gov/maps/index.php>



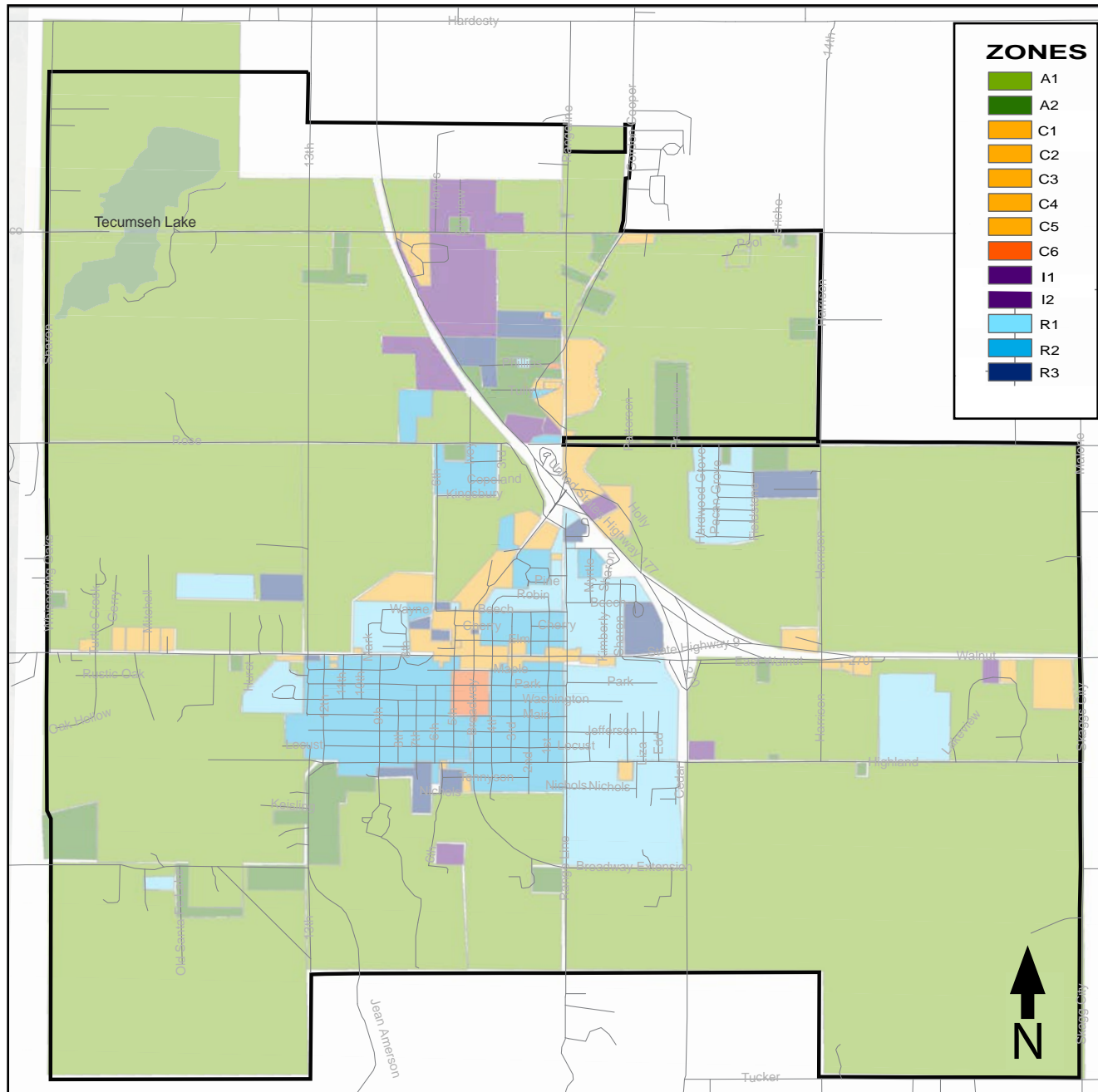
Appendix D. Maps

Land Use Zoning

Land use zoning designations for the City of Tecumseh, Oklahoma.

Source: City of Tecumseh

Note: Data as of 2007



Appendix D. Maps

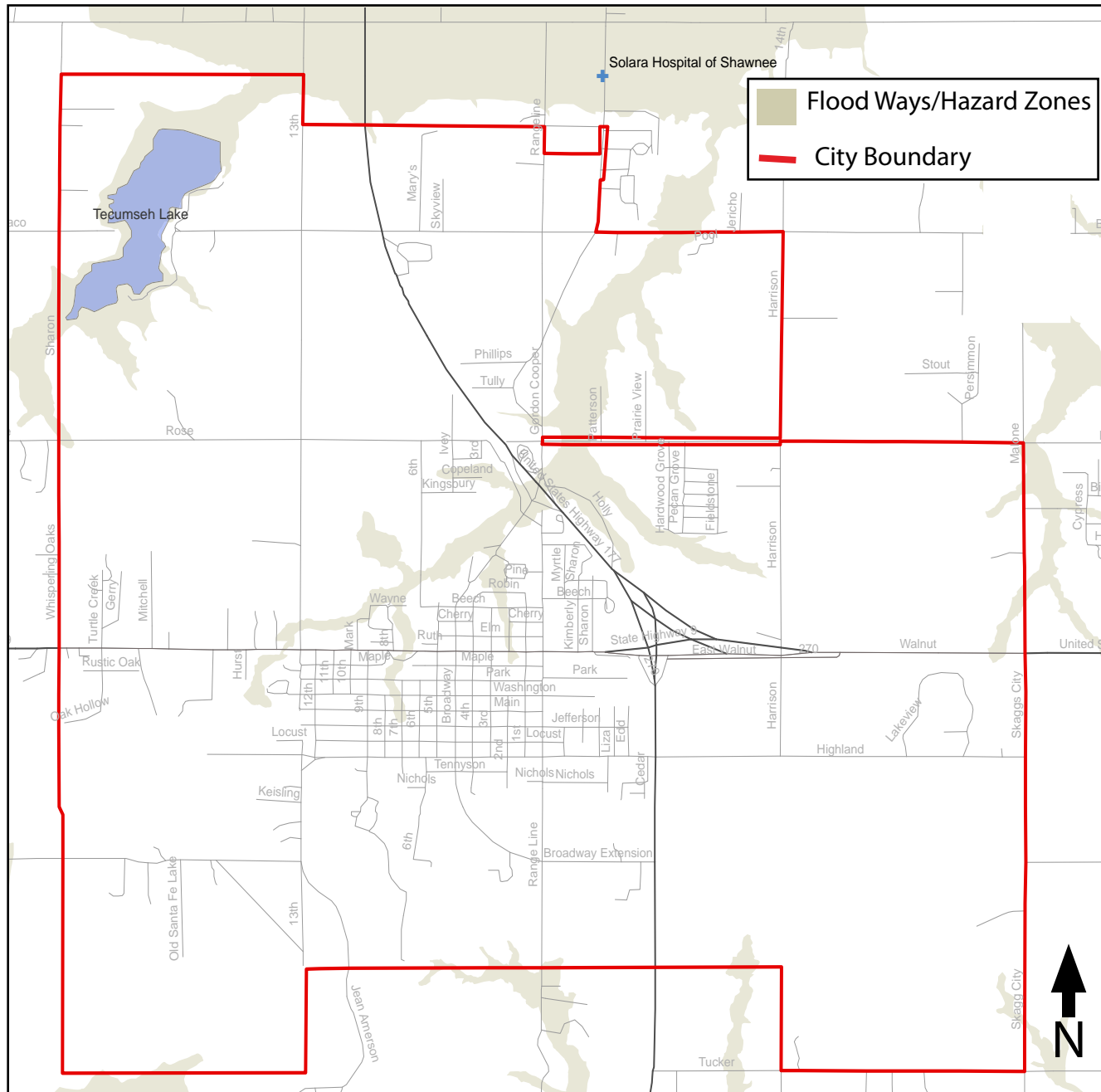
Tecumseh Tomorrow

Flood Hazard Zones

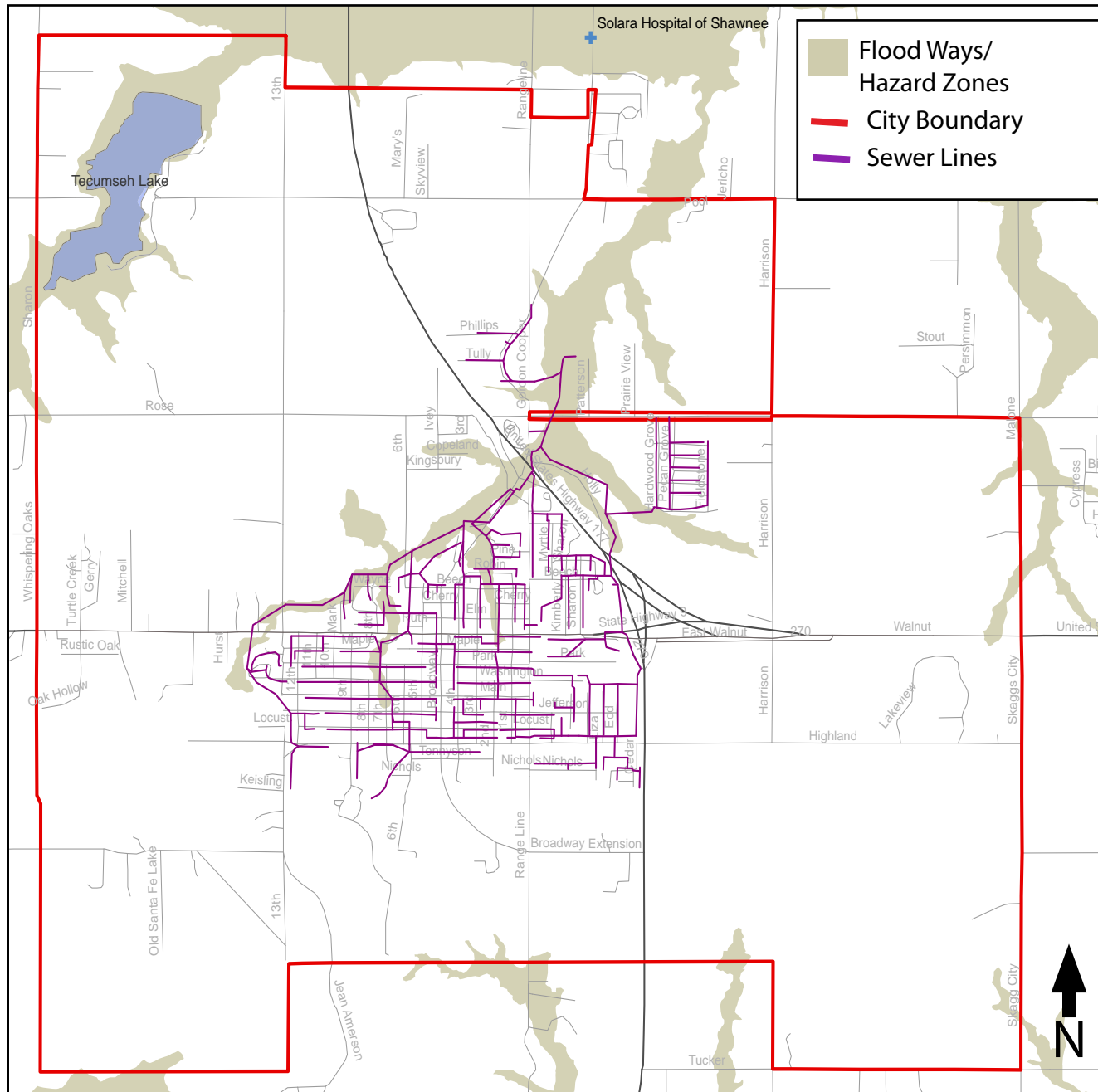
Flood Zones and Flood Ways in the City of Tecumseh, Oklahoma.

Source: Oklahoma Geographic Information Council <http://okmaps.onenet.net/GISdata.htm>

Oklahoma Water Resource Board
<http://www.owrb.ok.gov/maps/index.php>



Appendix D. Maps

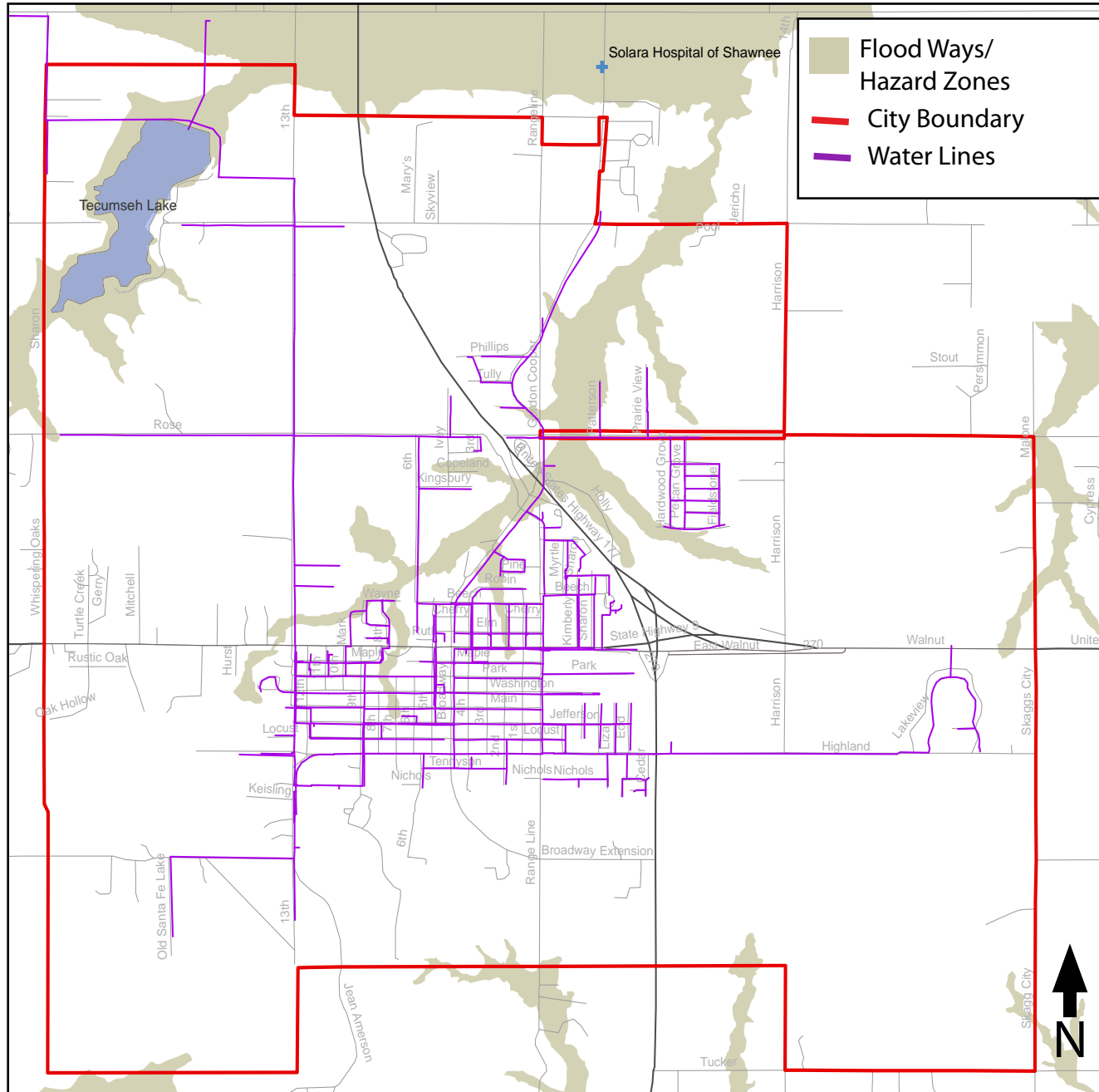


Sewer Lines

Municipal Sewer lines serving the residents of the City of Tecumseh, Oklahoma. The availability of sewer connection was used to help determine the Urban Service Area.

Source: City of Tecumseh
Oklahoma Water Resource Board
<http://www.owrb.ok.gov/maps/index.php>

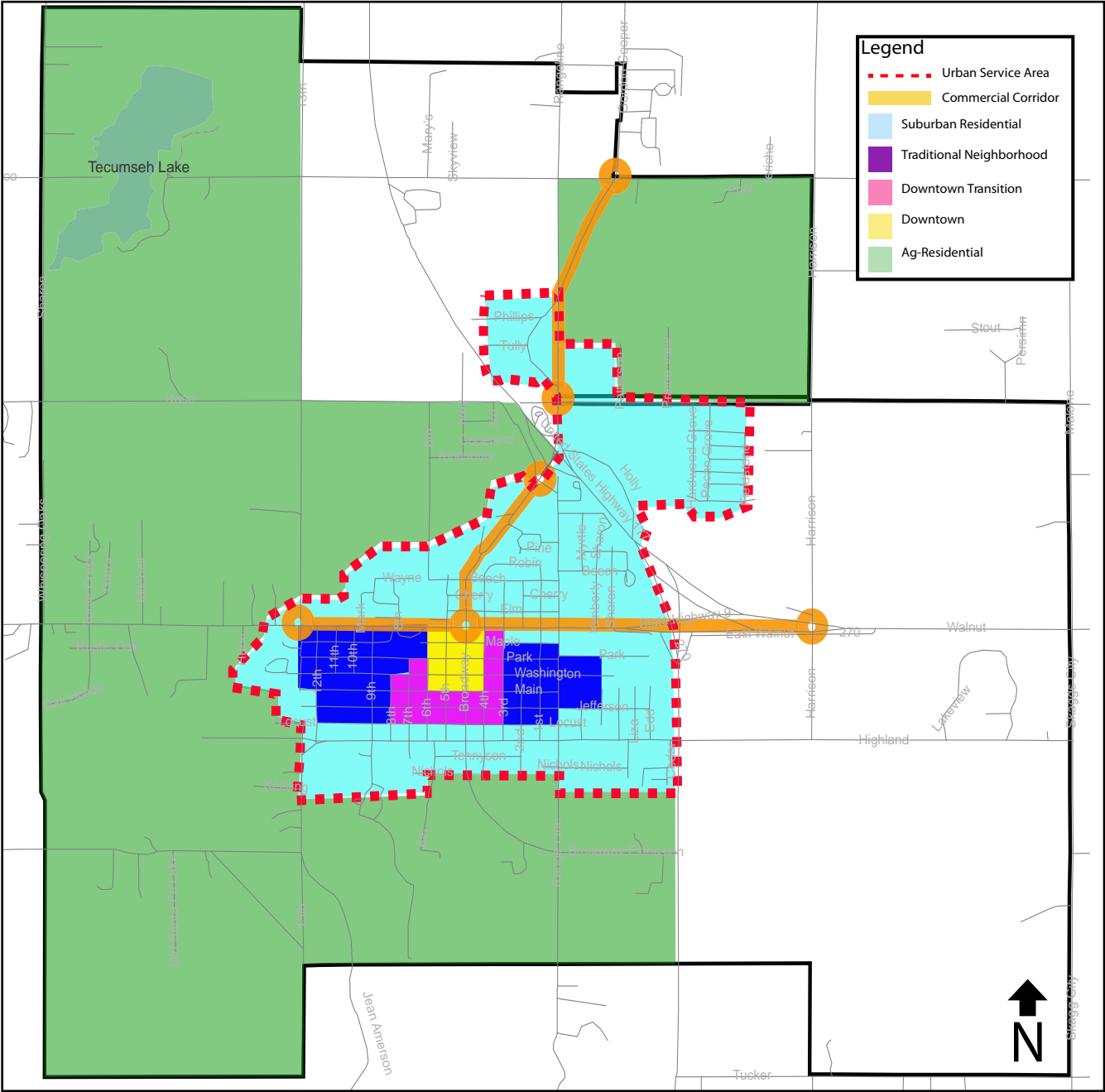
Appendix D. Maps



Water Lines

Municipal Water lines serving the residents of the City of Tecumseh, Oklahoma.

Source: City of Tecumseh
Oklahoma Water Resource Board
<http://www.owrb.ok.gov/maps/index.php>



Future Land Use

Diagrammatic map showing future land use designations for the City of Tecumseh, Oklahoma.

Source: City of Tecumseh, Oklahoma Geographic Information Council http://okmaps.onenet.net/GIS_data.htm