



EXECUTIVE SUMMARY

TO: Mayor & City Councilors

FROM: Norman McNickle, City Manager

DATE: May 2, 2016

SUPPLEMENT TO: Consideration of City's Financial Participation in Public Realm Improvements

The Form-Based Codes (FBC) area was established for a variety of reasons, one being to promote mixed-use development in an urban style for the area south and east of Oklahoma State University campus. As part of the FBC, the enhancements, not only to private property, but also to the public realm are integral to the area's success.

Two developments are proposed in the FBC area on the south side of 4th between Washington and Hester. Each project provided cost estimates for standard Form Based Code development and estimates for full width/full block FBC development. It is in the best interest of all parties, including the business owners and property owners in the area where these developments will occur, to have the public realm installed at one time and not piecemealed over a span of many months to years. Also, having designated this particular area for urban development, some City participation with the public realm encourages development in the FBC area as opposed to other properties throughout Stillwater.

For every development, the City collects fees. For these two developments, TR Inscore and Trittenbach, it is recommended that the City's participation with the full width/full block public realm improvements be a waiver of fees. Additional recommendations for consideration for future developments will be brought forth later.