



# *The Edmond Greenprint*



A Report to the City Council and the Residents of Edmond

*from the Green City Task Force  
July 2003*

# Edmond Greenprint Contents

Executive Summary .....	7
Introduction .....	13
Assessment of Needs .....	13
Community Overview .....	13
Needs for Conservation and Outdoor Recreation .....	14
Implications for Tomorrow's Edmond .....	14
Recommendations in Detail .....	17
Core Value #1 and Recommendations .....	17
Core Value #2 and Recommendations .....	21
Core Value #3 and Recommendations .....	25
Core Value #4 and Recommendations .....	29
Action Needed .....	33
The Greenprint Process .....	37
Conclusion .....	38
Acknowledgements .....	41
Attachments .....	43-45





# *Executive Summary*



---

## Executive Summary

---

The City of Edmond, Oklahoma, is committed to improving the quality of life for its residents by providing an outstanding network of parks and trails and by preserving the community's many natural resources. To develop a long-term plan for enhancing outdoor recreational amenities and preserving natural resources, the City appointed a task force to explore these issues and develop a "greenprint" which will guide future growth and development. The Green City Task Force, made up of 14 civic leaders, spent roughly one year exploring existing City plans, efforts, and needs, and developing a series of recommendations to the City for future efforts. This plan, or "greenprint," is intended to distinguish Edmond as the leader in Oklahoma and throughout the region for creation of parks and trails, and preservation of natural resources.

The Green City Task Force determined four core values that identify the goals and related values of the community, as well as the critical issues to be addressed by the greenprint. The core values are listed below (not necessarily in order of priority):

- 1) Enhance outdoor recreation opportunities through trails, parks, and municipal sports facilities
- 2) Preserve Edmond's natural, cultural, and scenic resources – water, forests, open space, historic sites, farmland, and floodplains
- 3) Attract new environmentally sensitive industry and development
- 4) Ensure the implementation of the Edmond Green Print

### Action Requested

---

The Task Force recommends that implementation of this greenprint begin immediately. Upon acceptance of this report by the City Council, the

Task Force urges the Council to adopt the following recommendation:

Approve formation of the Edmond Land Trust to pursue the following:

- 1) Secure funding, both public and private, for implementation of the greenprint
- 2) Develop information materials on the greenprint and related conservation needs and programs
- 3) Create a coalition of public and private organizations to help implement the greenprint
- 4) Solicit and hold donations of conservation and trail easements from willing landowners
- 5) Provide further study for areas identified in the greenprint for long-term implementation
- 6) Coordinate related efforts of other organizations and City departments

### Conclusion

---

The ultimate goal of the Green City Task Force and this greenprint is to ensure that the best natural areas which still exist are not lost. Though we seek economic opportunities for our residents, both current and future, this process must not threaten the character of Edmond by impairing water or air quality or permanently destroying our forests, farmland, floodplains, or streams. Whether it is a park, a nature refuge, a trail winding along a stream side, or forest land forever set aside for its scenic values, these open space resources are as important for our quality of life and our future as any other public service or amenity. This report was developed to ensure that our efforts today carefully identify and preserve those natural resources on which we depend.



---

Listing of Recommendations

1) Enhance outdoor recreation opportunities through trails, parks, and municipal sports facilities

- A. Continue implementation of the city's trails plan, with specific suggestions on how to expedite and enhance implementation.
- B. Conservation easements for forest lands or open space protection should include provisions for trail access whenever necessary.
- C. Trail links that lie within designated forest and floodplain lands should be designed to have minimal impact on natural resources.
- D. Create a premiere park downtown to compliment the planned public plaza.
- E. Create a parks and recreation master plan with emphasis on Arcadia Lake.
- F. Arcadia Lake plan should include various provisions to maximize its public benefits and utilization.
- G. Expand Fink Park and other parks through the acquisition of adjacent properties.
- H. Where feasible, open municipal detention ponds for public access.
- I. Make all new regional detention ponds scenic amenities with adjacent park features.
- J. Urge the development of park amenities and neighborhood access on private detention ponds.
- K. Develop trail links to Guthrie, additional links to OKC, and other communities.

2) Preserve Edmond's natural, cultural, and scenic resources – water, forests, open space, historic sites, farmland, and floodplains

- A. Preserve floodplain and watershed lands through acquisition of conservation easements or, when necessary, whole properties.

- B. Protect watershed lands through acquisition of conservation easements or whole properties
- C. Conserve forest lands in Edmond through a combination of regulations and incentives.
- D. City landscaping requirements should encourage tree preservation
- E. The City should provide incentives for tree preservation
- F. Continue implementation of the City's urban forestry plan
- G. Preserve historic sites through acquisition of easements or whole properties
- H. Protect through acquisition of easements or whole properties important natural areas
- I. Educate landowners and promote use of conservation easements through educational materials and ongoing public awareness efforts
- J. Create a greenbelt of forest lands and open space along the city's northern and eastern boundaries

3) Attract new environmentally sensitive industry and development

- A. Develop informational materials similar to other cities that are utilizing parks and trails as economic development tools
- B. Promote park and trail-friendly development
- C. Develop incentives for developers who practice "green" building techniques
- D. City of Edmond development at I-35 and Covell should be a model for green development

---

4) Ensure implementation of the Edmond Green Print

- A. The Task Force endorses efforts by the City to include assessment of designated trail links running through new developments and compliance with the recommendations of the Edmond Green Print.
- B. The City should engage the services of outside assistance to solicit donations of trail easements and other acquisitions for implementation of the trails plan.
- C. The Task Force endorses efforts to officially adopt a definition of “forested land” through Title 22.
- D. All planting/landscaping and building requirements should apply to both public and private developments.
- E. The City should conduct a public opinion poll of Edmond residents’ support for parks, trails, and open space. Polls should also measure city residents’ level of support for fees to access city-owned recreational facilities.
- F. Create an Edmond Land Trust to oversee and advise on implementation of this plan, conduct ongoing public awareness efforts, and help to monitor compliance with relevant city codes.
- G. The Edmond Land Trust should plan and oversee ongoing public awareness efforts promoting parks, trails, and open space and coordinate with the Chamber of Commerce and Economic Development Authority to recruit “green” development and businesses.
- H. The Edmond Land Trust should develop a coalition of entities to promote the implementation of the Green Print. This coalition should include the Chamber of Commerce, Economic Development Authority, Cross Timbers Preservation Association, Urban Forestry Commission, Keep Edmond Beautiful, neighborhood associations, and other entities.
- I. The Edmond Land Trust should meet regularly with the Urban Forester and the City Planning, Public Works, and Parks and Recreation departments as well as the City Council.
- J. The Edmond Land Trust should hold conservation easements on private lands and solicit charitable donations for parks, trails, and protected open space effort.
- K. The City should provide matching funds to landowners for development of park and trail amenities if these amenities are available to the public.
- L. The Edmond Land Trust should research and, when appropriate, pursue various public and private funding sources for trails plan implementation and acquisition of conservation easements
- M. The Edmond Land Trust and/or the City should provide recognition opportunities for major donors who support parks, trails, and protected open space efforts.



# *Introduction*



---

## Introduction

---

Edmond has long prided itself as a community of great natural beauty and cultural amenities for its residents. Noted for attractions ranging from Shakespeare in the Park to an abundance of trees and forest resources, Edmond is considered one of, if not the most, desired communities in which to live. Its small town charm, outstanding educational system including a prominent university, and its proximity to Oklahoma City have helped to distinguish Edmond as a model community.

Edmond's commitment to outdoor recreation and conservation of natural resources is readily apparent. Hafer Park is among the most beautiful in the state. The city's trails plan is an ambitious effort to create the most extensive trails network of any community in Oklahoma. Leadership by the Mayor, City Council, and community activists to preserve forest resources along I-35 have prevented the city's interstate corridor from becoming a typical sea of commercial development seen throughout most metropolitan areas. Edmond is among a handful of cities throughout Oklahoma to create the position of Urban Forester, which will help to ensure its designation as a "Tree City" is always deserved.

In February of 2002, the Edmond City Council officially created the Green City Task Force to develop a long-term vision, or "greenprint," that identifies outdoor recreation and natural resource protection goals for the City. Chaired by Edmond civic leader Carl Hancuff, the Task Force, aided by staff of the Trust for Public Land, began a one-year process of exploring outdoor recreation and natural resource conservation issues in Edmond and developing a list of recommendations to the City Council for future efforts. These recommendations are contained in this report.

### Assessment of Needs

---

Before a comprehensive conservation and outdoor recreation plan can be fully developed, a consideration of existing community needs is necessary. Such factors as current facilities, demographics, expected growth, government regulations, municipal codes, and a myriad of other issues must be explored. The Green City Task Force examined many of these issues and factors and was greatly aided by the assistance of several City staff members and others. A brief review of some of these topics is provided below.

### Community Overview

Edmond is a city with approximately 70,000 residents. This number is expected to increase to 89,000 by the year 2010. Edmond is blessed with a high average household income that is roughly 30% higher than the national average. The cost of living in Edmond is 8.2% below the national average, resulting in an outstanding economic standard of living for most residents. Edmond's prosperity is supported by an outstanding school system which, among other accolades, can boast of a high school graduation rate more than 20% higher than the national average. Edmond is home to two universities (the University of Central Oklahoma and Oklahoma Christian University). The crime rate in Edmond is 38% below the national average. Edmond is easily accessible by interstate highways I-35 and I-44 as well as US Highway 77. All these factors and others distinguish Edmond as a model community for families and businesses considering where to locate.

Edmond residents enjoy a wide array of outdoor recreation opportunities. The city maintains 19 parks and has developed an ambitious trails plan that runs throughout the community. Numerous

---

organized sports programs are available for residents, along with five golf courses, tennis facilities, municipal aquatic center, and several neighborhood pools.

Natural resources abound in Edmond. Identified as a “Tree City,” Edmond is noted for its vast tree cover and forest lands, particularly in the City’s northern and eastern portions. Drinking water for Edmond residents comes from Arcadia Lake in eastern Edmond and from wells which draw from the Garber-Wellington Aquifer. Productive farmland is found in eastern Edmond and, to a lesser degree, the northwestern portion of the City. Edmond’s terrain ranges from hilly, wooded lands in the North and East to relatively flat, grassy lands in the West. Annual rainfall in Edmond is 30.89” with moderate average temperatures.

### Needs for Conservation & Outdoor Recreation

Though Edmond’s many attributes distinguish it as a model community, they serve as a beacon attracting forces that threaten their continued existence. Anticipated growth over the next decade will inevitably lead to the destruction of forest lands and contamination of drinking water sources. Demand will exceed capacity for existing recreational amenities, and new, unmet recreational needs will be sought by future generations. For example, in 1980, few persons could have foreseen the overwhelming need for a skate park for Edmond’s youths today.

### Implications for Tomorrow’s Edmond

Future growth, despite its promise of continued economic prosperity, threatens the character of Edmond that residents currently enjoy. Large-scale retail development along transportation arteries and in the City perimeter pose threats to established downtown commerce. Historic farms in eastern

Edmond will undoubtedly be consumed by new development as city services extend eastward. City boundaries will eventually become blurred as new development leap-frogs past incorporated city limits as witnessed in other communities in the Oklahoma City metropolitan area.

These forces which threaten the charm and character of today’s Edmond are not unique. Similar cities across the nation are facing similar threats, including Norman, Broken Arrow, and other Edmond peers in Oklahoma. Edmond’s precise situation, however, with its unique natural assets and municipal amenities such as parks, is unique and warrants a carefully planned approach to accommodate, and even encourage, future growth while ensuring the preservation of those traits which make Edmond a model community.

This essential need to balance future economic growth with the preservation of natural resources and creation of outdoor recreation opportunities is ultimately the focus of the Edmond Greenprint. The work of the Green City Task Force has been to consider these threats and opportunities and develop specific recommendations for City leaders to ensure that the Edmond of tomorrow meets the challenges that lie ahead.





# *Recommendations*



---

## Recommendations in Detail

---

Though the importance and reasoning of many of the Task Force's recommendations are apparent, many require further explanation as to their origins and intended outcomes. Further, a more detailed explanation of the core values driving specific recommendations is helpful in considering their usefulness and implications. This section is intended to provide that additional detail and discussion. (A listing of all recommendations without supporting explanation is provided in the Executive Summary.)

### Core Value #1 and Recommendations

- 1) Enhance outdoor recreation opportunities through trails, parks, and municipal sports facilities

Edmond's Parks and Recreation Department, led by the department director with input from the Parks and Recreation Advisory Board, provides residents with among the finest parks and recreational amenities of any community in Oklahoma. Moreover, the City has adopted a trails plan that, when implemented, will be the most comprehensive in the state. As the population of Edmond grows, however, and as outdoor recreation trends change the needs and desires of the community, the City must constantly reassess its existing programs and facilities and expand to meet new demands. This process requires careful planning and administration along with significant capital and operating financial investment.

The Green City Task Force quickly identified implementation of the City's trails plan as the highest priority to fall within this core value. Many of the recommendations listed are intended to ensure that the trails plan is implemented quickly and in a manner that maximizes public investment for trail usage and community benefit. Additionally, the Task Force acknowledged that future outdoor recreational needs should be anticipated today and plans developed to meet them. One

recommendation calls for the City to invest in a parks and recreation master plan that explores these needs in significant detail and develops a plan for future outdoor recreational facilities and programs. Finally, the Task Force recognizes that parks and trails are an increasingly important factor for attracting new businesses and promoting economic development. Recommendations regarding a park addition to the planned public plaza downtown are intended both to provide a new park amenity for the community and to help maintain the economic viability of Edmond's historic downtown district.

#### *Recommendation #1A - Continue implementation of the city's trails plan*

- Continually review prioritization of trails plan links
- Include pedestrian/bicycle lanes along Covell Road when the road is expanded
- Extend the trails plan into undeveloped areas of Edmond as utility easements are granted and development plans are submitted
- Connect parks through trail links
- Connect neighborhoods through trail links
- Connect schools to the trails system

This recommendation emphasizes the Task Force's view that the need to implement the City's trails plan is of highest priority. To expedite this process and maximize public benefit, the Task Force identified the two trail links of greatest importance for immediate development. They are 1) the Mitch Park to Coffee Creek link; and 2) the Fink Park to Hafer Park link. Further, the Task Force urges the City to include bicycle and pedestrian lanes on expansions of major arteries, beginning with the planned expansion of Covell Road and other major arteries. Finally, long-term trails implementation may be significantly advanced if the City includes trail access when granting utility easements in areas of the City that are not yet served by utilities, predominantly the eastern portions of Edmond.

---

The Edmond Trails Plan, originally conceived by Task Force member Steve Ancik and later designed by Land Plan Consultants of Tulsa, identifies city parks as primary “hubs” along the trails network. The Task Force recommends that all parks, existing or developed in the years ahead, be connected to the trails network. Further, neighborhoods and schools should also have direct links to the trails system.

*Recommendation #1B - Conservation easements for forest lands or open space protection should include provisions for trail access whenever necessary*

In its efforts to develop recommendations for preservation of forest lands and other open space resources, the Task Force suggests that the City pursue the acquisition of conservation easements on targeted properties. (Related recommendations are discussed later in this report.) For those properties protected through conservation easement which include potential trail links, easements should be drafted to allow for trail access.

*Recommendation #1C - Trail links that lie within designated forest and floodplain lands should be designed to have minimal impact on natural resources*

Development of the trails network, despite its importance to the community, should not cause the destruction of other natural resources such as forest or flood plain lands. Trail easements in such areas should be designed to minimize tree removal, potential for contaminants to enter streams and Arcadia Lake through runoff, and other potential environmental consequences.

*Recommendation # 1D - Create a premiere park downtown in conjunction with the planned public plaza. Specific design suggestions include*

- Acquire property adjacent to or very near planned plaza (2<sup>nd</sup> and railroad tracks) on both sides of the railroad tracks in order to create a premier park complimenting the plaza
- Include a major water feature (such as a large pool with intermittent fountains) and sculpture art complimenting existing public art.
- Preserve the “Ice House” just west of the railroad tracks as a park amenity
- Remodel the railroad bridge crossing 2<sup>nd</sup> Street
  - ✓ The bridge should be brightly painted
  - ✓ If feasible, pedestrian walkways should be widened, deepened with guardrails to allow for safe pedestrian and bicycle usage
  - ✓ If feasible, stairs and wheelchair-accessible ramps should be installed on both sides of the railroad tracks leading to the park and plaza
- Create a direct trail link to the planned downtown detention pond from the plaza and provide pedestrian access across 2<sup>nd</sup> Street
- Make the planned downtown detention pond a city park

The Task Force gave considerable attention to expanding the City’s downtown plaza through additional parks and related amenities. Many cities across the nation are known for their premiere downtown parks, and others are using new downtown parks as catalysts for economic development. These specific recommendations are intended to expand the benefits of Edmond’s downtown plaza, create a major recreational center for residents and visitors, preserve and enhance existing landmarks (particularly the “Ice House”), and provide for economic stimulation to portions of downtown West of the railroad tracks.

The Task Force further recommends that the envisioned downtown park include a major water feature, as such amenities are both aesthetically appealing and are increasingly popular with children and families. As a trail link along the

railroad tracks is already identified, the trail should be designed such that the park serves as a primary entry point and destination and is linked to the planned detention pond to be located several blocks north.

*Recommendation #1E - Create a parks and recreation master plan with emphasis on Arcadia Lake*

The Task Force urges the City to invest in a long-term parks and recreation plan for Edmond. As the population grows and as outdoor recreation needs evolve, the City must continually assess existing facilities and anticipate future needs. A parks and recreation master plan should explore anticipated growth, existing parks and trails plans, and anticipated needs for both facilities and programs. As such a planning effort requires considerable effort and expertise, the Task Force recommends that the City engage an outside consulting firm which specializes in such areas to work with the City Parks Department to develop a master plan. The Task Force further recommends that the planning effort address potential recreational uses at and development of Arcadia Lake. The lake may serve as a premiere recreational amenity for residents and visitors and may additionally promote economic development opportunities, similar to Lake Hefner in Oklahoma City. It should be noted that the Task Force views the preservation of natural resources at Arcadia Lake as of highest priority and not to be jeopardized by any park or related development surrounding it.

*Recommendation #1F - Arcadia Lake plan should include the following provisions:*

- \* Free public access for non-motorized activities such as hiking, bicycling, and horseback riding
- \* Combination of paved trails and unpaved trails (or paths) circling the lake
- \* Identify area on Arcadia Lake that can be developed for retail/commercial space without

threatening water quality or existing forest resources and that does not compromise outdoor recreation opportunities

- \* Identify areas on Arcadia Lake that possess ecologically sensitive traits (for example, the presence of a threatened or rare species) that should have little or no public access

As mentioned with Recommendation #5, the Task Force identified Arcadia Lake as an important component of Edmond's long-term outdoor recreational plans and facilities. A master plan for development of recreational amenities at the lake should include an expanded trails network, protection of important natural resources, and free public access to the extent operating costs permit. Additionally, the Task Force recommends that areas be identified at the lake that may be appropriate for limited retail or commercial purposes, similar to Lake Hefner in Oklahoma City.

*Recommendation #1G - Expand Fink Park and other parks through the acquisition of adjacent properties*



---

Fink Park lies near the heart of Edmond, directly South of the University of Central Oklahoma. It is characterized by its natural beauty, including thick tree cover and a stream which winds through surrounding neighborhoods. When the trails plan is implemented, Fink Park will serve as a primary access point to the trails network, particularly for students and staff of UCO. Several properties near Fink Park, especially those to the east, are prime development sites and currently contain several older businesses. Lying on 2<sup>nd</sup> Street near the downtown district, Fink Park and the adjacent tracts are among the most visible properties in town. To expand this important park and provide significant aesthetic benefits for the community, the Task Force recommends that properties lying east of the park be acquired by the City and added to Fink Park.

*Recommendation #1H – Where feasible, open city detention ponds accessible for public recreational purposes*

Edmond lacks sufficient soccer fields to accommodate the numbers of children participating in this rapidly growing sport. Other cities have successfully opened municipal detention ponds which seldom hold water to the public for soccer practice fields. The Task Force has identified several such ponds in Edmond that are of sufficient size and are easily accessible (including nearby parking facilities) for use as soccer fields. These ponds should be made accessible for use as soccer practice fields.

*Recommendation #1I - Make all new regional detention ponds scenic amenities with adjacent park features*

Detention ponds serve an essential role of holding excess water following storm events. They can prevent flooding and help to reduce the flow of contaminants and sediment from entering drinking water reservoirs. They also, however, provide cities with public open space opportunities. Many cities

across the nation, including Tulsa, have created parks around detention ponds, particularly those that are intended to hold water year-round. The Task Force endorses the City's plans to create a park surrounding the envisioned downtown detention pond and recommends that all future municipal detention ponds also include public park land and facilities.

*Recommendation #1J - Urge the development of park amenities and neighborhood access on private detention ponds*

Numerous detention ponds exist throughout Edmond that are owned and maintained by neighborhood associations. The Task Force recommends that neighborhoods which contain such detention ponds be encouraged to create parks surrounding these ponds and make them available to neighborhood residents.

*Recommendation #1K - Develop trail links to Guthrie, additional links to OKC and other communities*

As Oklahoma City and surrounding communities, including both Moore and Norman, plan and implement trails networks, links to other communities become increasingly important. Many trail users seek long, unbroken trails for long-distance running and bicycle riding. Links between communities can help to provide these long unbroken trail networks. They also encourage use of alternative forms of transportation and create inter-city goodwill. The Task Force recommends that two additional links to the Oklahoma City trails network be identified and developed. Additionally, Edmond should identify and develop one or more trail links to the City of Guthrie, which is also developing a trails network for its residents.

These recommendations, if fully implemented, will greatly enhance outdoor recreational opportunities for Edmond residents and visitors. By advancing

---

trails plan implementation, creating a long-term parks and recreation plan, opening detention ponds for public access, creating a premiere park downtown and creating new parks around planned detention ponds, and creating trail links to other communities, Edmond will emerge as among the nation's most progressive for providing open space amenities and outdoor recreation opportunities for its residents and visitors.

### Core Value #2 and Recommendations

- 2) Preserve Edmond's natural, cultural, and scenic resources – water, forests, open space, historic sites, farmland, and floodplains

Edmond's unique charm is due to countless influences, both cultural and natural. Cultural traits such as the town's history, festivals, architecture, and parks are strongly influenced by natural influences such as topography, soils, climate, and native vegetation. Such natural influences also provide important scenic benefits to the community and help to improve the quality of life for Edmond residents. Conservation of natural resources such as forest lands, floodplains, and streams help to preserve and enhance cultural assets while also providing important environmental benefits such as clean air and water. Protection of open space and farmland can also limit municipal expenses by reducing the need for city services to undeveloped areas. (Studies indicate that most new residential developments across the nation cost cities more to provide municipal services than the additional tax revenue they create.)

The Green City Task Force identified the conservation of these natural and cultural resources as central to Edmond's future. Foremost among these resources are forest lands along the I-35 corridor, which serve as the visual "face" for many motorists entering or driving through the City. Floodplain lands were also identified as important for conservation, due largely to the potential for

flooding or watershed contamination should future floodplain encroachment occur. Historic resources, farmland, and intermittent tree cover were also identified as assets which the City should seek to preserve.

The recommendations which fall within this core value were designed to conserve natural, scenic and historic resources through a combination of free-market incentives for protection and regulatory restrictions against resource destruction. Such a balance may result in significant resource protection without discouraging appropriate economic growth from punitive or cost prohibitive municipal restrictions and requirements. The Task Force developed these recommendations with the dual goals of preserving natural resources while not discouraging, and in hopes of potentially encouraging, future economic growth.

*Recommendation #2A - Preserve floodplain and watershed lands through acquisition of conservation easements or, when necessary, whole properties.*

- Seek donations of conservation easements on all floodplain lands including "buffer zones."
- Purchase conservation easements of floodplain lands when donations are not possible, particularly those currently in agricultural production.

The importance of preserving floodplain and watershed lands cannot be understated. Often characterized by rich soils and lush vegetation, these lands provide wildlife habitat, crop lands, scenic benefits, and improved water quality, in addition to their acknowledged role in mitigating flooding and related damages. Much of Edmond, primarily in eastern portions of the City, is floodplain land. Though protected through government regulatory provisions, encroachment on floodplain lands is common, particularly as development pressures mount, developers become

---

more adept at filling in floodplains, and if political leadership for their protection is not strong.

Though Edmond leaders have historically demonstrated their resolve to prevent the development of floodplain lands, the Task Force recommends a level of protection greater than regulatory means. To that end, the Task Force urges Edmond to preserve floodplain lands throughout the City by acquiring conservation easements on them. Easements are voluntary yet legally binding agreements that permanently restrict subdivision or development of properties. However, they allow for continued private ownership and open-space uses of the land, such as farming or ranching or passive recreational uses.

Easements may be acquired through either donation or purchase. The Task Force urges the City to encourage donations of conservation easements, which provide significant tax benefits for the landowner/donor. For landowners who are unable or unwilling to donate, the Task Force recommends that easements be purchased, though for no greater than appraised fair market value.

Situations may arise when the acquisition of an easement is not feasible. In these cases, however rare, the Task Force recommends protection through the acquisition of the whole property.

To enhance the benefits these lands provide and to further limit the threat of encroachment, the Task Force recommends that, when feasible, properties adjacent to floodplain lands also be protected through easements to create “buffer zones.”

*Recommendation #2B - Protect watershed lands through acquisition of conservation easements or whole properties*

- Work with ACOG, the Garber-Wellington Association, and other area municipalities to identify and protect land within a “one year

flow” from municipal wells throughout the metropolitan area.

- Acquire, through donation or purchase, conservation easements creating buffer zones along primary tributaries to Arcadia Lake.

Land conservation can play a very important role in preserving water quality, both surface water and underground. Open space can act as an effective natural filter, trapping contaminants such as pesticides before they reach streams, reservoirs, or well heads. ACOG (Association of Central Oklahoma Governments) advises municipalities to restrict development from “one year flow” areas surrounding well heads. (One year flow areas are those lands close enough to well heads for water runoff to seep to the well within one year or less.) Protection of these properties limits contaminants from reaching well heads and thereby directly entering the Garber-Wellington Aquifer. The Task Force recommends that Edmond conduct a study of its municipal wells (current and future) to identify these lands and preserve them through the acquisition of conservation easements or whole properties.

Though most of the properties along feeder streams for Arcadia Lake run through intensely developed areas, the Task Force recommends that the City of Edmond identify remaining open spaces along these tributaries and preserve them through acquisition of conservation easements.

*Recommendation #2C - Conserve forest lands in Edmond through a combination of regulations and incentives.*

Protection of Edmond’s forest resources is an important priority for the Green City Task Force. Protection efforts, however, should not be limited to traditional government regulatory means that impose punitive measures for destruction of forest resources. The Task Force urges the City to develop, adopt, and implement a combination of restrictions

---

against the destruction of, and incentives for the protection of, Edmond's forest resources.

*Recommendation #2D – City landscaping requirements should promote tree preservation*

- City planting/landscaping requirements should be enhanced as recommended by the Urban Forestry Commission. Title 22 should include these changes.
- City planting/landscaping requirements should encourage the preservation of existing trees rather than “replantings” whenever possible. Title 22 should include these changes.
- Vegetation used in “replantings” should be viable and compatible with indigenous species. Title 22 should include these changes.
- City planting/landscaping requirements should pertain to residential developments as well as commercial. Title 22 should include these changes.

Considerable effort is underway in Edmond to explore issues of tree and forest resource preservation. The Urban Forestry Commission is examining municipal landscaping requirements and developing recommendations for enhancement. The Task Force endorses this effort and recommends that forthcoming recommendations be incorporated in Title 22.

Current municipal requirements do not encourage the preservation of existing tree cover. As lands are cleared for development, City codes can be met by planting shrubbery, flowers, etc. The Task Force strongly recommends that City codes call for landscaping requirements to be met through the preservation of existing tree cover and forest resources whenever possible.

Further, the Task Force encourages the city's Urban Forester to provide guidance to developers on appropriate, viable forms of plants to use in meeting City codes if preservation of existing trees is not

possible. Finally, the Task Force recommends that all tree preservation requirements be applied to residential developments as well as commercial.

*Recommendation #2E – The City should provide incentives for tree preservation*

- The City should provide incentives for the transplantation of viable trees.
- The City should develop incentives for developers and neighborhood associations to exceed minimum tree preservation requirements. These incentives could include a reduction of the “set back” requirement, streamlined approval procedures, or alleviation of other city requirements. Title 22 should include these incentives.
- Properties identified for protection by the City in the I-35 corridor should be preserved through the acquisition (donation or purchase) of conservation easements or, when necessary, whole properties. (See list developed by the Cross Timbers Preservation Association.) Highest priority should be given to those sites lacking frontage roads or interstate exits nearby.
- Conservation easements acquired on floodplain and watershed lands should provide for preservation of existing forest resources.

Many cities across the nation are encouraging the transplantation of mature trees that are at risk of destruction from new development. Tree transplantation techniques, though not feasible for very large trees, are often effective for preserving trees that could take generations to replace. The Task Force recommends that the City identify local tree transplantation services and provide that information to developers. Further, the Task Force recommends that the City identify and communicate to developers lands for the relocation of transplanted trees, such as parks or street sides. The Task Force also recommends that the City investigate the costs and feasibility of acquiring and operating tree transplantation equipment.

---

Developers of both residential and commercial properties should be rewarded if they exceed minimum municipal standards for tree preservation. Other cities across the nation have developed such rewards for developers who preserve trees and other natural resources. The Task Force recommends that the City of Edmond, with guidance from the Urban Forestry Commission, develop such incentives. Specific suggestions include relaxed “set back” requirements, a streamlined site approval process, or even a temporary reduction in municipal utility rates. (Development of such incentives will require a more thorough consideration than the Green City Task Force was able to provide.)

As previously noted, forested lands along the City’s Interstate 35 corridor are of great interest to the Task Force. This corridor represents the visual image of Edmond for many residents and visitors to the area. Considerable study and planning of these lands and their protection has been conducted by the Cross Timbers Preservation Association, who also helped in the creation of these recommendations. The Task Force recommends that those properties identified for protection by the Cross Timbers Preservation Association be preserved through the acquisition (donation or purchase) of conservation easements. As property values along the I-35 corridor are among the highest in Edmond, the Task Force recommends that highest priority should be given to those sites lacking a frontage road or not served by an interstate exchange. (These properties would be of lower fair market value. Easement acquisition through either donation or purchase would be both more likely and more affordable.)

Finally, the Task Force recommends that any conservation easements acquired as a result of this greenprint provide for the preservation of existing forest resources to the extent possible. For example, trail easements should provide for the removal of trees only when essential for trail development.

*Recommendation #2F - Continue implementation of the City’s urban forestry plan*

The Green City Task Force enthusiastically endorses the work of the Urban Forestry Commission and efforts to implement their recommendations. The Task Force urges the City to continue in this effort.

*Recommendation #2G - Preserve historic sites through acquisition of easements or whole properties including*

- Route 66 sites (2<sup>nd</sup> Street)
- The Edmond “Ice House” downtown

As historic sites throughout Edmond are identified, the Task Force recommends they be preserved through acquisition of whole properties or historic preservation easements. Sites of particular interest are those along historic Route 66 and the historic Edmond “Ice House” building downtown.

*Recommendation #2H - Protect through acquisition of easements or whole properties the following natural areas:*

- 33<sup>rd</sup> Street and Boulevard property for a nature preserve (similar to Martin Park)
- Creek property east of Chimney Hill at Coltrane and I-35.
- When feasible, “gateway” properties along I-35 as identified by the Cross Timbers Preservation Association and in the city master plan which lack frontage roads and interchanges.
- Open space adjacent to Hafer Park (on South side)

Several open space properties were identified by the Task Force which warrant particular mention for protection. Those sites mentioned in this recommendation are viewed by the Task Force as highly visible properties that are characterized by

---

significant forest resources. Their protection will preserve these forest resources, provide significant scenic benefits, and may also provide outdoor recreational opportunities.

*Recommendation #21 - Educate landowners and promote use of conservation easements through educational materials and ongoing public awareness efforts*

Efforts by the City and other groups to preserve natural resources will be greatly aided by a high level of awareness and education regarding conservation easements. The Task Force recommends that the City acquire informative materials on easements and provide them to developers and landowners of properties targeted for protection.

*Recommendation #21 - Create a greenbelt of forest lands and open space along the city's northern and eastern boundaries*

- Acquire conservation easements of forest lands along the northern boundary, extending outside city limits if necessary.
- Acquire conservation easements of agricultural lands along the city's eastern and northwestern boundaries.

Across the nation, smaller cities in large metropolitan areas are quickly becoming engulfed by urban sprawl. City boundaries become mere lines on a map, as development from one community to the next is unbroken and undistinguished. This type of unmitigated sprawl, seen in the Oklahoma City area and perhaps most prominently in the Dallas-Ft. Worth metroplex, erodes city character and charm, increases municipal costs of services, destroys natural resources, and degrades the quality of life. In Edmond, this process has already occurred on the southern and western boundaries. The Task Force, however, believes strongly that Edmond should not

allow itself to eventually become completely engulfed in sprawling development to the North and East.

Similar to efforts currently underway in Norman, the Task Force recommends that Edmond create a greenbelt of protected open space along its northern and eastern boundaries. This should be accomplished through the acquisition of easements or whole properties of existing open space. It is important to note that this recommendation does not in any way reflect a desire by the Task Force to restrict economic growth. It is a reflection of the Task Force's belief that Edmond's character and quality of life can be preserved by defining its northern and eastern boundaries through protected open space and natural resources.

### Core Value #3 and Recommendations

#### 3) Attract new environmentally sensitive industry and development

As Edmond grows in the years ahead, economic development must be fostered to provide high-quality jobs and maintain Edmond's high standard of living. The Task Force believes that outdoor recreational amenities and natural resource conservation can help to attract new businesses and industries to Edmond. Numerous studies indicate that such quality of life factors are among the highest priority to businesses when choosing where to locate. In Austin, Texas, for example, a recent study indicated that the importance of the city's parks and trails network was second only to the quality of education for companies in choosing to locate there during the past decade.

In addition to the essential economic benefits, new business development can also impose new threats on limited natural resources. As the City accommodates economic growth, open spaces

---

and forest lands will be consumed to make room for new businesses moving to Edmond. Though the Task Force welcomes such economic development, environmental protections should be developed to ensure that Edmond's natural resources are not threatened as a result.

*Recommendation #3A - Develop informational materials similar to other cities that are utilizing parks and trails as economic development tools (Austin; Vancouver, WA; Thousand Oaks, CA; etc).*

Further study of this Program would provide tangible informational and marketing material to share with the City and citizens.

Edmond's scenic open spaces and forest resources are amenities that few cities can match. Its parks are outstanding, and the trails plan is among the best in the nation. Edmond should include these highly desirable traits in informational and marketing materials that it uses to attract new businesses to the City.

*Recommendation #3B - Promote park and trail-friendly development through*

- 1) creation of marketing materials emphasizing the benefits of "green" development and Edmond's natural and recreational resources and enhanced property values
- 2) working with the Edmond Chamber of Commerce and the Edmond Economic Development Authority to market "green" development to potential new industries and businesses.

Along trails throughout the nation, small businesses are springing up to meet an entirely new customer base. Bicycle shops, restaurants, athletic apparel retailers, and others are emerging to satisfy this rapidly growing market. As a result, property values along popular parks and trails nearly always

increase measurably. As Edmond develops its trails plan, the City should emphasize these opportunities to entrepreneurs and others.

As previously discussed in this report, the Task Force recommends that the City of Edmond develop incentives which reward new developments for exceeding minimum requirements for tree preservation. This approach should also be applied to those landowners who work constructively with the City to create new trail links across their properties.

Many developers who realize the potential for parks and trails to enhance property values and market potential are willing to invest financial resources to create parks and trails. The City of Edmond should encourage such behavior by providing matching funds for developers who wish to create such amenities so long as they will forever be available to all Edmond residents.

*Recommendation #3C - Develop incentives for developers who practice "green" building techniques*

- The City should develop a "Green Building Program" similar to that of Austin, Texas

Some cities, notably Austin, have developed programs that encourage environmentally sensitive development. Such development may be characterized by tree and topography preservation, use of native materials and plantings, limited water or energy consumption, and minimal release of carbon gases. These programs can promote "green" development through both regulations and incentives, similar to this report's recommendations for tree preservation. The Task Force recommends that the City appoint a committee of knowledgeable citizens to develop such a program for Edmond. Specific steps to develop this program include the following:

- 
- 1) The analysis of Edmond's Green Building Program should be shaped by assessing Edmond's specific goals, needs and attributes.
    - Start with a presentation to City Leaders and assess Edmond's goals.
    - Then hold series of "Town Hall Meetings" to get input from the community.
  
  - 2) Education is key to success of this program. This should be the next step following assessment.
    - Focus on educating industry leaders first, then their competition will follow.
    - Start by discussing standards with the professionals and suppliers of the construction industry.
    - Through this process develop a guidebook of standards showing how Edmond's Green Building Program will be achieved.
    - Then go to the marketplace and education realtors, building owners, home buyers, etc.
  
  - 3) A public awareness campaign should focus on selling the benefits, not just "green" aspects.
    - People can relate to terms such as: Quality of life, hike and bike trails, health benefits, cost savings, long term benefits, responsible design, productivity, etc.
    - It is difficult to relate to terms such as indoor air quality, land management, life-cycle analysis, efficient air conditioning, eco-, enviro-, etc.
    - Awareness campaign would be achieved through a series of orientation classes, monthly seminars, presentations at Rotary and Chamber of Commerce, create advertisements, websites and speak at schools.
    - Create marketing templates that are legitimate with support from the City.
    - Once industry leaders and general public are informed and basic structure of Program is in place, begin working individually on specific projects.
  
  - 4) Examples of other Green Building Programs:
 

Austin, TX	Chicago, IL
Scottsdale, AZ	Cleveland, OH
Portland, OR	Denver, CO
Atlanta, GA	Seattle, WA
Clark Co., WA	San Jose, CA
  
  - 5) Work with City on truly beneficial and practical incentives. Instances where incentives work are ones that are based on rewards rather than penalties and limitations.
    - Example: rebates for efficient irrigation and rainwater collection.
    - Some other incentive considerations: lending rate subsidies for green development, tax and density credits, assistance with interpreting codes for green building choices, fast-track permit process.
  
  - 6) Work "green" processes and products into the codes and construction methods. Start with a Pilot Program. Completely revising the codes has proven very difficult even in the most "enlightened" of green cities.
  
  - 7) Implement a goal to have all City of Edmond buildings require a LEED rating from the US Green Building Council.
    - Again city governments around the country are setting an example within their community and region by adopting this standard.
    - All government funded projects in Austin must demonstrate green aspects.
    - This has already been done in DC with the "Greening of the White House Report" which studied energy usage, water usage, recycling, etc.



---

8) Create School Construction Guidelines. These have proven to increase the quality of education in projects around the country.

- Studies have shown that good indoor air quality and natural daylighting benefit learning and teaching environment.
- New schools as well as improvement to existing facilities should be under these guidelines.

9) Collaborating with partners from City departments, non-profit organization, utilities, and corporations has proven to be successful.

- For instance, the Demonstration Home in Austin was supported by the Department of Energy, City of Austin Electric Utility, the Governor's office, Texas Department of Health, Texas River Authority, and others.
- Many existing groups in Edmond would be excellent collaborators: Edmond Neighborhood Alliance, Cross Timbers, UCO, City Forester Department, Edmond Electric, and many more.

10) Work with companies on issuing Green Audits for new buildings and existing. Audits could be issued on commercial and residential buildings. Give incentives for achieving certain defined goals in the audits (i.e. energy efficiency, water conservation).

11) Identify and implement a Demonstration Project in Edmond showing the benefits of building "green". This would provide tangible examples and fiscal studies on the maintenance and operational costs.

12) Preservation of historic sites will enhance community awareness and pride. It will also serve as an educational tool for citizens and visitors.

13) Make the standards in the Program doable, but not too easy.

14) Program should focus standards for the building proper rather than land issues.

15) Consult with the Austin Green Building Program at start of Program development. Their expertise would be invaluable and has proven successful in starting other programs around the country.

Anticipated growth over the next decade will inevitably lead to the destruction of forest lands and contamination of drinking water sources. This essential need to balance future economic growth with the preservation of natural resources and creation of outdoor recreation opportunities is ultimately the focus of the Edmond Greenprint.

*Recommendation #3D - City of Edmond development at I-35 and Covell should be a model for green development.*

By being the first city in Oklahoma to adopt a Green Building Program, Edmond would serve as a model for all of its development. It would further enhance Edmond's image since being designated as Oklahoma's first "Green City".

As the City develops its municipal campus at I-35 and Covell Road, it has a unique opportunity to set an example for future developments along the I-35 corridor. The Task Force recommends that the municipal campus be characterized by preservation of forest resources along the interstate frontage, significant protected open space, and be constructed in a way that minimizes the impact on and loss of natural resources.

---

## Core Value #4 and Recommendations

### 4) Ensure implementation of the Edmond Green Print

No plan is of value if it is never implemented. In fact, the planning process is usually the first, small step in any long-term effort to create public good and progress. This greenprint, like any plan, will only be effective if considerable leadership and energy are devoted to implementation. Without such a commitment, the natural resources and recreational opportunities that Edmond possesses today are likely to be lost to the relentless forces of urban sprawl.

The Task Force gave considerable attention to the general topic of implementation. The two most important aspects of implementation, as reflected in this report, are 1) oversight, and 2) funding. The recommendations below focus largely on the creation of a private, non-profit entity to oversee implementation of the greenprint and identify potential sources of funding for associated capital expenses. Identification of funding sources must be accompanied by cost estimates, which the Task Force did not address due to limitations of time and human resources. Many of the recommendations of this report, however, do not require a direct investment of funds for implementation. These recommendations should be among those that are most rapidly addressed.

It should also be noted that strong leadership from the Mayor and City Council are imperative for implementation of this greenprint. The Task Force acknowledges the leadership already demonstrated in initiating this process and urges City leaders to continue to advance issues of conservation and outdoor recreation after the submission of this report.

*Recommendation #4A - The Task Force endorses efforts by the City to include assessment of designated trail links running through new developments and compliance with the recommendations of the Edmond Greenprint*

The “frontline” for implementation of the trails plan or preservation of trees occurs during the site plan and review process. As developers present and subsequently revise plans for city approval, city staff members should communicate to them potential trail links through their properties and all pertinent information regarding tree preservation. The Task Force endorses efforts currently underway by City staff to provide this oversight.

*Recommendation #4B - The City should engage the services of outside assistance to solicit donations of trail easements and other acquisitions for implementation of the trails plan*

The first step in implementation of the trails plan is to successfully acquire trail easements. Though much progress has occurred in this regard, much more must be done. Acquisition of trail access easements is a painstakingly slow and deliberate process and one which requires unique negotiation skills. Solicitation of trail easement donations also requires a high level of communication and interpersonal skills. To be successful, this work must be the primary focus of one or more persons who are thoroughly knowledgeable of the trails plan, community concerns, neighborhood demographics, and trail design issues. The Task Force recommends that the City engage the services of a qualified entity to assist in this urgently needed effort.

*Recommendation #4C - The Task Force endorses efforts to officially adopt a definition of “forested land” through Title 22.*

---

As this report and other efforts call for the protection of trees and forest resources, the City should develop an official definition of “forested land” that can be used to guide protection efforts. Such a definition will enable city staff members to be more effective in their efforts to implement protection efforts. A definition will also aide developers by providing clarity to what lands and forest resources may be directly affected. The Task Force endorses efforts underway to accomplish this recommendation through Title 22.

*Recommendation #4D - All planting/landscaping and building requirements should apply to both public and private developments*

The temptation to exempt public developments from landscaping, tree preservation, building, and other requirements can sometimes be too great to resist. The Task Force urges the City to comply with all future requirements of private developments on projects which the City undertakes as it does currently with existing requirements.

*Recommendation #4E – The City should conduct a public opinion poll of Edmond residents’ support for parks, trails, and open space. Polls should also measure city residents’ level of support for fees to access city-owned recreational facilities.*

As previously discussed, political leadership for implementation of this greenprint is essential. Such leadership is often a reflection of community support for parks, trails, and protected open space. The Task Force recommends that the City conduct a poll of residents to assess their current level of support for related efforts. Poll results can help to guide future public awareness efforts and to reinforce decisions by City leaders to implement aspects of this greenprint.

It is also suggested that this poll measure the public’s views toward user fees for municipal recreational facilities. This information may be used

by the City in determining whether user fees are appropriate to help pay for such facilities and, if so, what rates should be.

*Recommendation #4F - Create an Edmond Land Trust, with at least 1 member appointed by the City Council, to oversee and advise on implementation of this plan, conduct ongoing public awareness efforts, and help to monitor compliance with relevant city codes.*

The many recommendations of this report are the result of one year of consideration and planning by the Green City Task Force. Implementation will require years of similar focus and effort. To ensure this necessary level of attention, the Task Force recommends that the City Council authorize creation of a nonprofit Edmond Land Trust to oversee implementation of the greenprint. A land trust specifically for this purpose will be able to provide the necessary focus and energy required. Additionally, it will clearly identify one entity that is responsible for oversight and coordination of related implementation efforts.

*Recommendation #4G - The Edmond Land Trust should plan and oversee ongoing public awareness efforts promoting parks, trails, and open space and coordinate with the Chamber of Commerce and Economic Development Authority to recruit “green” development and businesses.*

For an Edmond Land Trust to be successful in overseeing greenprint implementation, tremendous support from the public and from the business community will be essential. The land trust should work closely with the Chamber of Commerce, the Economic Development Authority, and other organizations to conduct ongoing public awareness efforts such as production of informative materials, press releases, etc. Further, the Edmond Land Trust should assist both the Chamber of Commerce and the Economic Development Authority in recruiting new, “green” businesses to Edmond, as previously discussed in this report.

---

*Recommendation #4H - The Edmond Land Trust should develop a coalition of entities to promote the implementation of the Green Print. This coalition should include the Chamber of Commerce, Economic Development Authority, Cross Timbers Preservation Association, Urban Forestry Commission, Keep Edmond Beautiful, neighborhood associations, and other entities.*

Though the Edmond Land Trust will be charged with oversight of greenprint implementation, the direct involvement and assistance of numerous other organizations is essential. As public awareness efforts, landowner contact and outreach, fundraising, administration, etc, require considerable effort, a coalition of prominent civic and public entities is needed to ensure that the recommendations of this report are implemented. The Green City Commission should work with other entities to create a coalition of organizations and individuals all working together for natural resource protection and outdoor recreation goals.

*Recommendation #4I - The Edmond Land Trust should meet regularly with the Urban Forester and the City Planning, Public Works, and Parks and Recreation departments as well as the City Council.*

These departments and city staff members (Planning, Public Works, and Parks and Recreation departments and the Urban Forester) must serve as the “front line” for implementation of the Greenprint. The Edmond Land Trust should meet regularly with each to be informed of implementation efforts and constraints so that the land trust can better assist each with respective implementation duties and resource needs. Further, the Edmond Land Trust should meet not less than annually with the City Council to keep councilors fully informed of progress toward implementation.

*Recommendation #4J - The Edmond Land Trust should hold conservation easements on private*

*lands and solicit charitable donations for parks, trails, and protected open space effort.*

Though public agencies are authorized by law to hold conservation easements and solicit charitable donations, significant advantages exist for working with a private nonprofit conservation organization. Generally, private organizations can respond more quickly to landowner needs such as the desire to donate property before year end, sell property immediately, authorize acquisition contracts, etc. Further, nonprofit organizations are generally better prepared to solicit charitable gifts of property or money. Many landowners prefer working with a private organization, as the fear of suffocating bureaucracy or threat of condemnation do not exist. The Task Force recommends that the Edmond Land Trust acquire and hold conservation easements and solicit donations.

*Recommendation #4K – The City should provide matching funds to landowners for development of park and trail amenities if these amenities are available to the public.*

In a discussion with representatives of Edmond’s development community, the Task Force was urged to recommend matching funds from the city for parks and trails on private developments. As developers realize the potential for enhanced property values and marketability from parks and trails, they are increasingly interested in creating such amenities unilaterally. Matching funds from the City, however, may significantly enhance such opportunities. The Task Force recommends that the City designate capital funds on a matching basis for developers who wish to create parks and trails. The Task Force also believes, however, that such matching funds should only be made available for the construction of parks and trails that will permanently be available to all Edmond residents.

---

*Recommendation #4L – The Edmond Land Trust should research and, when appropriate, pursue the following funding sources for trails plan implementation and acquisition of conservation easements:*

- Transportation enhancement reauthorization
- Farm and Ranchland Protection Program (ag floodplain lands)
- State Recreational Trails Fund and LWCF
- Forest Legacy Program (to be established)
- TIFs along I-35 corridor and downtown
- Impact fee on all new developments to fund parks, trails, and open space protection (1% of estimated fair market value)
- Sales taxes to fund parks, trails and easements for protected open spaces
- Private donations

Trail development, a parks and recreation master plan, and acquisition of conservation easements (other than donations) all require significant funding. The City has already dedicated significant funds for such purposes, though much more is needed. To implement this greenprint, the City must exhaust every possible source of funding, both public and private. The above represents a partial list of potential funding for parks, trails, and open space protection efforts. The City, acting through the Green City Commission, should explore each of these potential sources and, when possible, pursue them fully.

During the past decade, local tax measures in support of park and trail efforts have become increasingly popular. The City should study the likelihood of such a measure succeeding in Edmond to provide matching funds for other sources such as T-21, state-administered LWCF, the state trails fund, the Farm and Ranchland Protection Program, and Forest Legacy, each of which requires

a local match. Local matching funds will also help to generate private support, as donors often seek to leverage their contributions with matches from other sources.

Other potential sources listed, such as TIFs and impact fees, should also be considered. The Task Force urges the City to investigate the success of such sources in other cities.

*Recommendation #4M – The Edmond Land Trust and/or the City should provide recognition opportunities for major donors who support parks, trails, and protected open space efforts*

To successfully solicit leadership gifts from private sources, the Task Force recommends that the City provide significant donor recognition opportunities. This may require naming opportunities on city facilities such as parks or trails. (For example, some foundations such as Donald W. Reynolds Foundation require that gifts be recognized through the naming of facilities.) Without a policy regarding donor recognition, private fundraising efforts will be impaired.



---

Action Needed \_\_\_\_\_

The Task Force recommends that implementation of this greenprint begin immediately. Upon acceptance of this report by the City Council, the Task Force urges the Council to adopt the following recommendation:

- Approve the formation of the Edmond Land Trust to oversee the following:
  - 1) Secure funding, both public and private, for implementation of the greenprint
  - 2) Develop information materials on the greenprint and related conservation needs
  - 3) Create a coalition of public and private organizations to implement the greenprint

- 4) Solicit and hold donations of conservation and trail easements from willing landowners
- 5) Provide further study for areas identified in the greenprint for long-term implementation
- 6) Coordinate related efforts of other organizations and City departments

This step can easily be implemented without significant financial or staff resource investments. Most of the implementation steps recommended in this report will require additional time, study, cost analysis, and planning. The Task Force recommends that the proposed Edmond Land Trust be charged with developing a timetable for implementation as one of its highest priorities.



# *The Greenprint Process*



---

## *The Greenprint Process*

---

The process of creating the Edmond Greenprint officially began in February, 2002, when the Edmond City Council created the Green City Task Force. Charged with developing recommendations to the city for conservation of natural resources and creation of outdoor recreation opportunities, the Task Force was given one year to develop its report and recommendations. Aided by the Trust for Public Land's Oklahoma State Office (now known as Land Legacy), the Green City Task Force began its efforts in March, 2002.

The Green City Task Force spent its first three months learning about the many issues and needs they were charged to address. Outside speakers and presenters provided Task Force members with overviews of existing conservation planning efforts, natural resource protection needs, outdoor recreation plans and opportunities, government regulations affecting natural resource protection, and other related matters. Additionally, the Task Force established operating procedures and protocols and subdivided itself into four committees. These committees are

- 1) Resource Conservation – Charged with examining natural and historic resource conservation needs including forest lands, water quality, and historic sites.
- 2) Outdoor Recreation – Charged with addressing outdoor recreation needs including parks and recreational trails.
- 3) Economic Development – Charged with considering the balance between needed economic development and natural resource protection and how conservation may enhance future economic development efforts.
- 4) Implementation – Charged with developing specific steps and recommendations to ensure that the recommendations that address each of these four core values. Recommendations were initially produced by the committees, then discussed and revised during meetings of the

full Task Force. This process led to the creation of the specific recommendations discussed in this report.

In July 2002, the Task Force identified four “core values” which guided the development of specific recommendations. These core values, which correspond with the four committees, are

- 1) Enhance outdoor recreation opportunities through trails, parks, and municipal sports facilities;
- 2) Preserve Edmond's natural, cultural, and scenic resources – water, forests, open space, historic sites, farmland, and floodplains;
- 3) Attract new industry and environmentally sensitive development; and
- 4) Ensure the implementation of the Edmond Green Print.

From July to December, the Task Force's efforts were focused on developing specific recommendations that address each of these four core values. Recommendations were initially produced by the committees, then discussed and revised during meetings of the full Task Force. This process led to the creation of the specific recommendations discussed in this report.

Beginning in December 2002, the Task Force began to focus more extensively on issues of implementation. An overriding view of Task Force members is that the Edmond Greenprint must be a living document that produces tangible benefits for the City. Many of the specific recommendations listed later in this report exclusively address how the Greenprint will be implemented in the years ahead.

Task Force meetings were held monthly and were open to the public. Time was provided during each meeting for input by interested citizens and others in attendance. All Task Force meeting agendas were publicly announced, as were meeting times and

---

locations. Committee meetings were conducted on an as-needed basis and generally occurred monthly. Additionally, several “site visits” were conducted by Task Force members to view first-hand such features as city detention ponds, proposed trail sites, parks, forested properties, and other locations of great interest to the work of the Task Force.

Though ongoing efforts to implement the Edmond Greenprint and advance conservation and outdoor recreation needs will be determined by the City Council, members of the Green City Task Force are dedicated to continuing to encourage the City to implement the Greenprint and its many recommendations. Toward that end, recommendations include the creation of an ongoing “Green City Commission” to oversee implementation of this Greenprint and other related efforts.

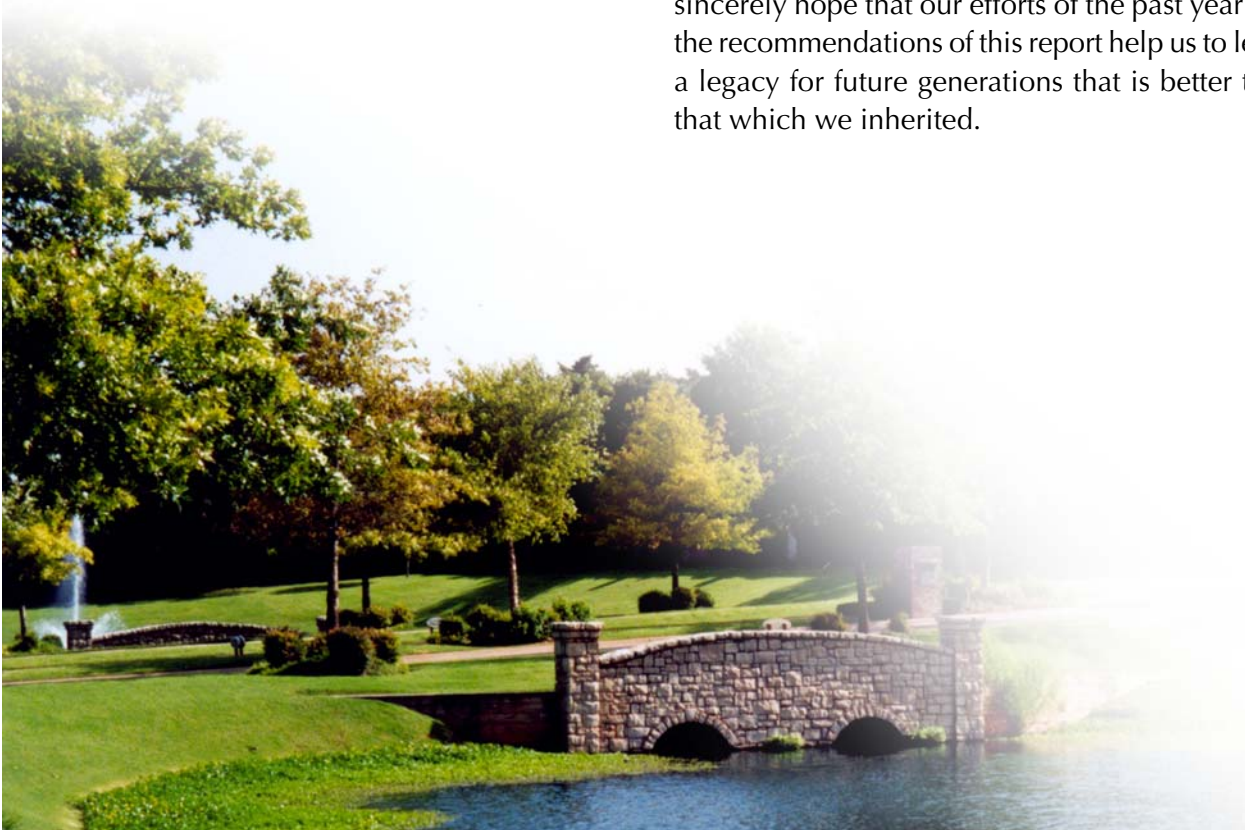
---

## Conclusion

Perhaps the greatest challenge for any generation is to leave a world for our children that is better than it was before. No more important measure of this legacy is the protection of natural resources and amenities which mean so much to the quality of life. Open spaces and their many benefits are quickly disappearing and, once lost, seldom replaced.

Each of us can remember a meadow or creek we visited and loved as a child that is now gone, long since replaced by pavement, built structures, or barren land waiting for oncoming development. Such changes are inevitable and are, in fact, essential to provide for economic prosperity and growth. They also, however, forever change our community and our lives.

The members of the Green City Task Force are grateful for this opportunity to help shape the future of this community that we care for so much. We sincerely hope that our efforts of the past year and the recommendations of this report help us to leave a legacy for future generations that is better than that which we inherited.





*Acknowledgements*

*&*

*Attachments*



---

## Acknowledgements

---

The creation of this report, known as the “Edmond Greenprint,” required the devotion and dedication of many individuals and organizations dedicated to the future of Edmond. These persons and entities invested significant personal time and energy to a one-year process to create a comprehensive list of recommendations to the City to ensure that Edmond will forever be distinguished as a community of abundant natural resources and outdoor recreation opportunities for its residents.

Foremost, the members of the Edmond Green City Task have dedicated extraordinary personal time and effort to learn in great detail the myriad related issues and efforts to conserve natural resources and create outdoor recreation opportunities. Further, they have wrestled with differing points of view, bureaucratic constraints, and other challenges that can often hinder the work of any public process. The members of the Task Force, chaired by Carl Hancuff, have earned the thanks and appreciation of all those in Edmond who care about the future of their community.

Several staff members with the City of Edmond were extraordinarily helpful to the work of the Green City Task Force. Specifically, Jan Fees, Nancy Kennedy, and Matt Meyer guided the work of the Task Force and displayed outstanding dedication, energy, expertise, and patience. Their contributions to the process and this report are deeply appreciated. Many other City staff members, too numerous to mention, aided the work of the Task Force and are thanked for their support.

No effort such as this can be worthwhile without the support of the Mayor and City Council. The Edmond Green City Task Force has benefited from strong support and leadership from Mayor Sandra Naifeh and the Edmond City Council. Mayor Naifeh personally attended almost all task force meetings, and City Councilor Charles Lamb was among the Task Force’s most active members. This dedication and support was instrumental to the work of the Task Force and is deeply appreciated.

A number of citizen activists and community organizations were actively involved in the work of the Green City Task Force. Input and advice provided by them significantly shaped the recommendations outlined later in this report. In particular, members of the Cross Timbers Preservation Association, who have led efforts to preserve the city’s abundant forest resources, are thanked for their aide and support. The Edmond Parks and Recreation Board, Urban Forestry Commission, Economic Development Authority, and other entities, are also thanked for their generous assistance, as are the many dedicated Edmond residents who attended meetings of the Green City Task Force and provided valuable input throughout the process.

To all these individuals and entities that contributed to the creation of the Edmond Greenprint, and the many others not mentioned above, we express our deepest appreciation for your support, dedication, and guidance.



---

# *Task Force Members*

---

## Members of the Green City Task Force

*Carl Bancuff, Chair*

*Steve Ancik*

*Linda Baker*

*Ed Cunliff*

*Connie Gall*

*Lesta Good*

*Richard Klinge*

*Mary Jo Mitts*

*Carolyn Munholland*

*Chelsey Oza*

*Chris Palmer*

*Rand Phipps*

*Larry Ratliff*

*Heidi Russell*

*John Tucker*

*Lori Wood*

*Jay Yowell*

---

## *Attachments*

---

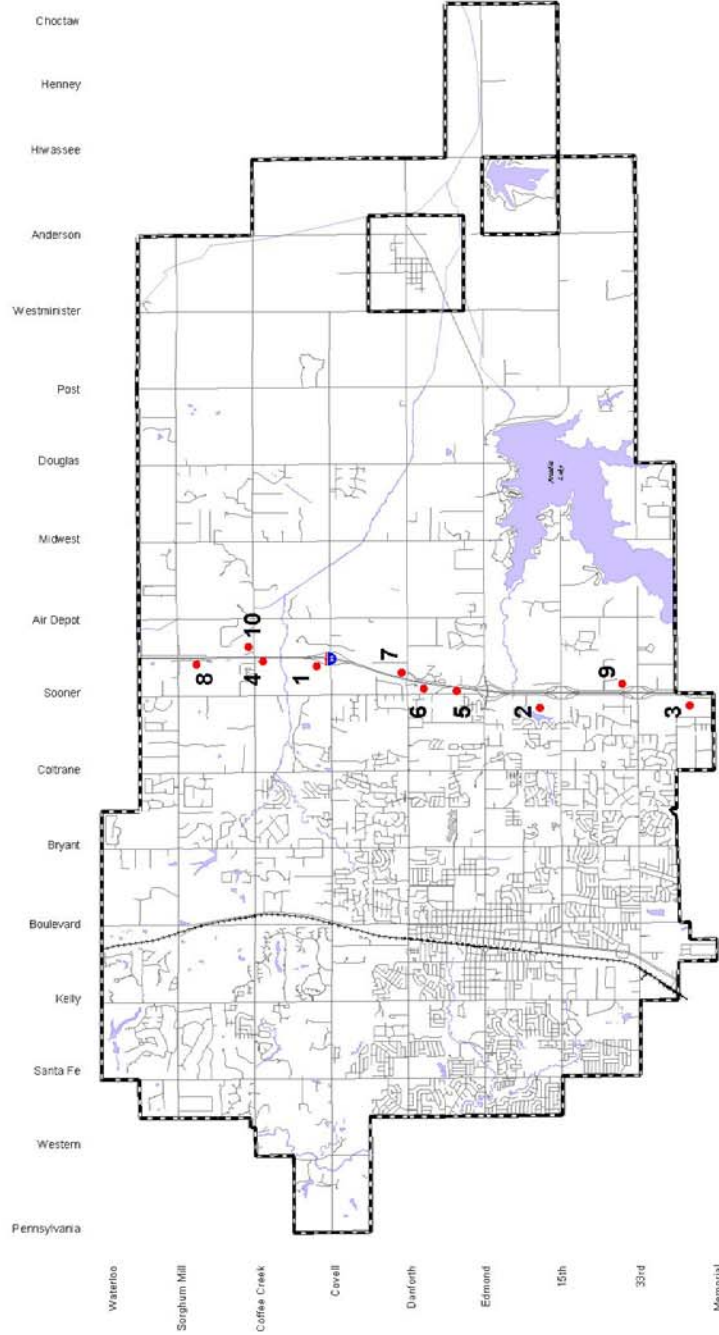
MAPS

Detention Ponds

Trails Plan

Floodplain

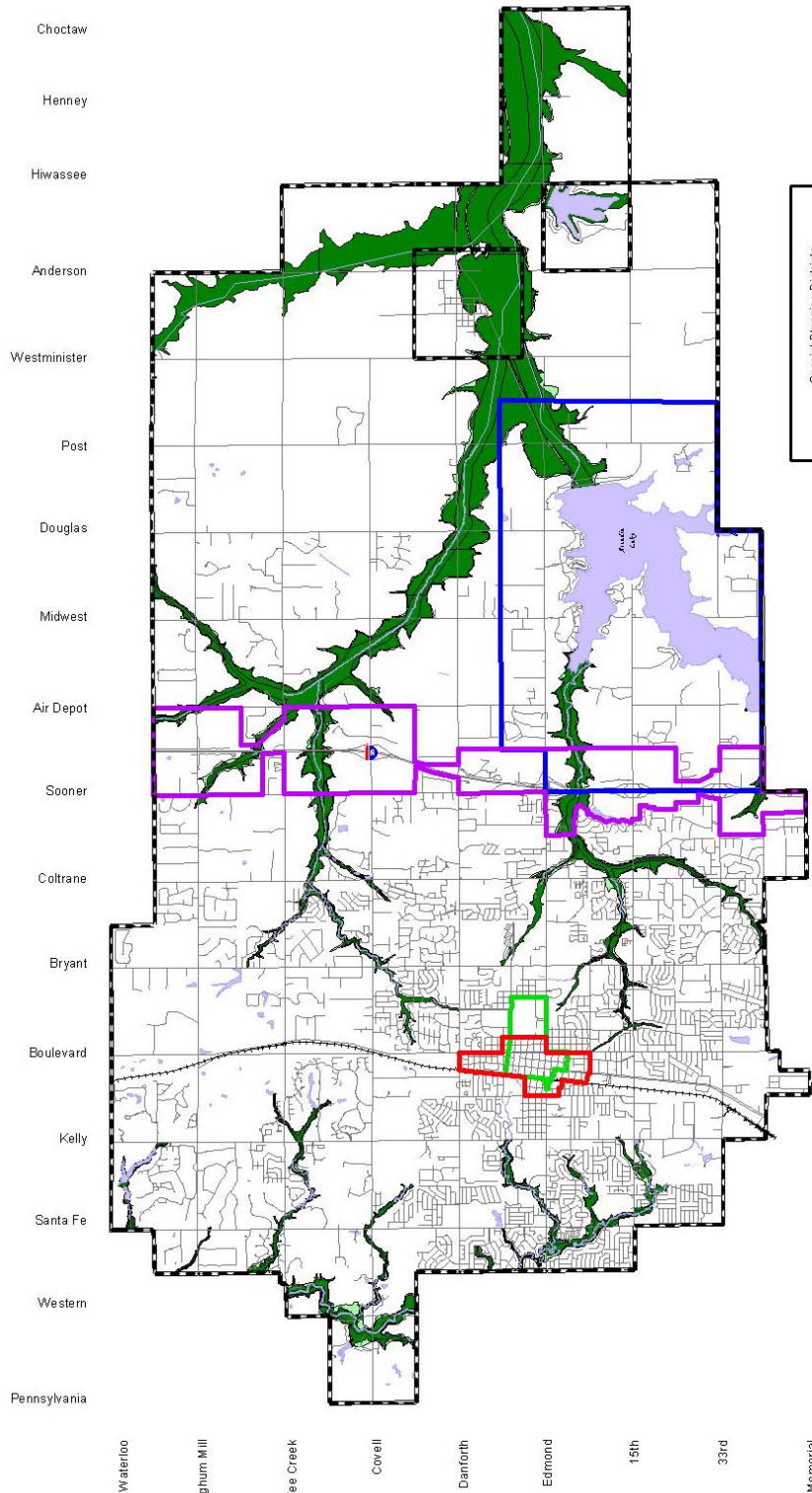
# TOP 10 Proposed Sites



1. The Martin Farm - Conservation easement for 40 Acres NW of I-35 & Covell.
2. The Dennis Porter/Tom Rogers Property - Purchase trail easement as buffer for Fox Lake.
3. The Clark Property - use creek as buffer for Tall Oaks' East Side S of 33rd (Next to Edmond Oaks & I-99 LLC.)
4. The Harper-Lytle Properties - S of Coffee Creek purchase scenic/trail easements for both sides of I-35.
5. Scenic easement for the Interstate frontage next to Blair Office, North of 2nd & I-35. Replanting project required.
6. Scenic easement for Pedestal Oil and Church Properties / South of Danforth & I-35. Replanting project required.
7. Scenic easement for vista in front of Sleepy Hollow. North of Danforth / East of I-35.
8. Scenic Easement for Dr. Hickman Property, projected special use industrial w/30% landscaping.
9. Scenic easement for Highlands II East of I-35 / North of 33rd Narrow Vista in front of Neighborhood.
10. Scenic easement for Dr. Ayer's triangular property especially that bordering Canaan Creek and Northeast of Coffee Creek & I-35.



# Q3 FEMA DATA



**Special Planning Districts**

- Arcadia Lake District
- I-35 Corridor
- Downtown Planning District

**Other Districts**

- Cultural District

**Q3 FEMA A Data**

- 100 Year Flood Zone
- 500 Year Flood Zone

**Streets**

- Streets

Choctaw  
 Henney  
 Hiwassee  
 Anderson  
 Westminster  
 Post  
 Douglas  
 Midwest  
 Air Depot  
 Sooner  
 Coltrane  
 Bryant  
 Boulevard  
 Kelly  
 Santa Fe  
 Western  
 Pennsylvania

Waterloo  
 Sorghum Mill  
 Coffee Creek  
 Covell  
 Danforth  
 Edmond  
 15th  
 33rd  
 Memorial