



Community Workshop #3

December 5, 2017

WORKSHOP SUMMARY

The City of Bixby held its Third Community Workshop for the Comprehensive Plan Update on December 5th, 2017 at Woodlake Church, where approximately 50 people attended. Photos of the workshop can be found on the website's photo gallery [here](#). During the meeting, attendees were given a presentation that covered:

- A general overview of a Comprehensive Plan
- Results from the Second Community Workshop held on September 21st, 2017
- Existing Conditions Assessment



The purpose of the workshop was to gather input from community members on how they envision future development in Bixby. The PowerPoint presentation can be found on the project website [here](#).

Small Group Exercise Results

Following the presentation, participants broke out into small groups to provide their input on future land use alternatives in three focus areas. Focus areas were selected based on previous public input from stakeholders. These areas are described on the following page and identified on the attached map.

As part of the small group discussions, each table marked their thoughts on alternative land uses on the maps provided. Land uses considered were:

- Residential
- Commercial
- Industrial
- Parks and recreation



Scanned markups of the maps can be found on Bixby's website [here](#).



Community Workshop #3

December 5, 2017

Area 1

Area 1 generally consists of the undeveloped land north of the Arkansas River and east of Memorial Drive, between 141st Street and 121st Street. Although this area is currently within a flood zone, the Haikey Creek Flood Protection Project is currently under construction, and will remove a large portion of the land out of the flood zone.

General comments:

- Low and Medium Density Residential type land uses are desired
- Turn 131st into a commercial corridor
- Connect this area to the Creek Turnpike

Area 2

Area 2 consists of Downtown Bixby and the surrounding area, including Bentley Park. This focus area seeks to revitalize and expand Downtown Bixby into a destination within the Tulsa regional area.

General comments:

- Expand the Light Industrial land use on the west side of the focus area
- Extend commercial land uses along 151st Street
- Build a bridge on Mingo Road over the Arkansas River
- Create an Arts District in the Downtown area

Area 3

Area 3 generally consists of the undeveloped land north and south of 151st Street. 151st Street is the highest capacity roadway south of the Arkansas River, and is beginning to receive some development pressure.

General comments:

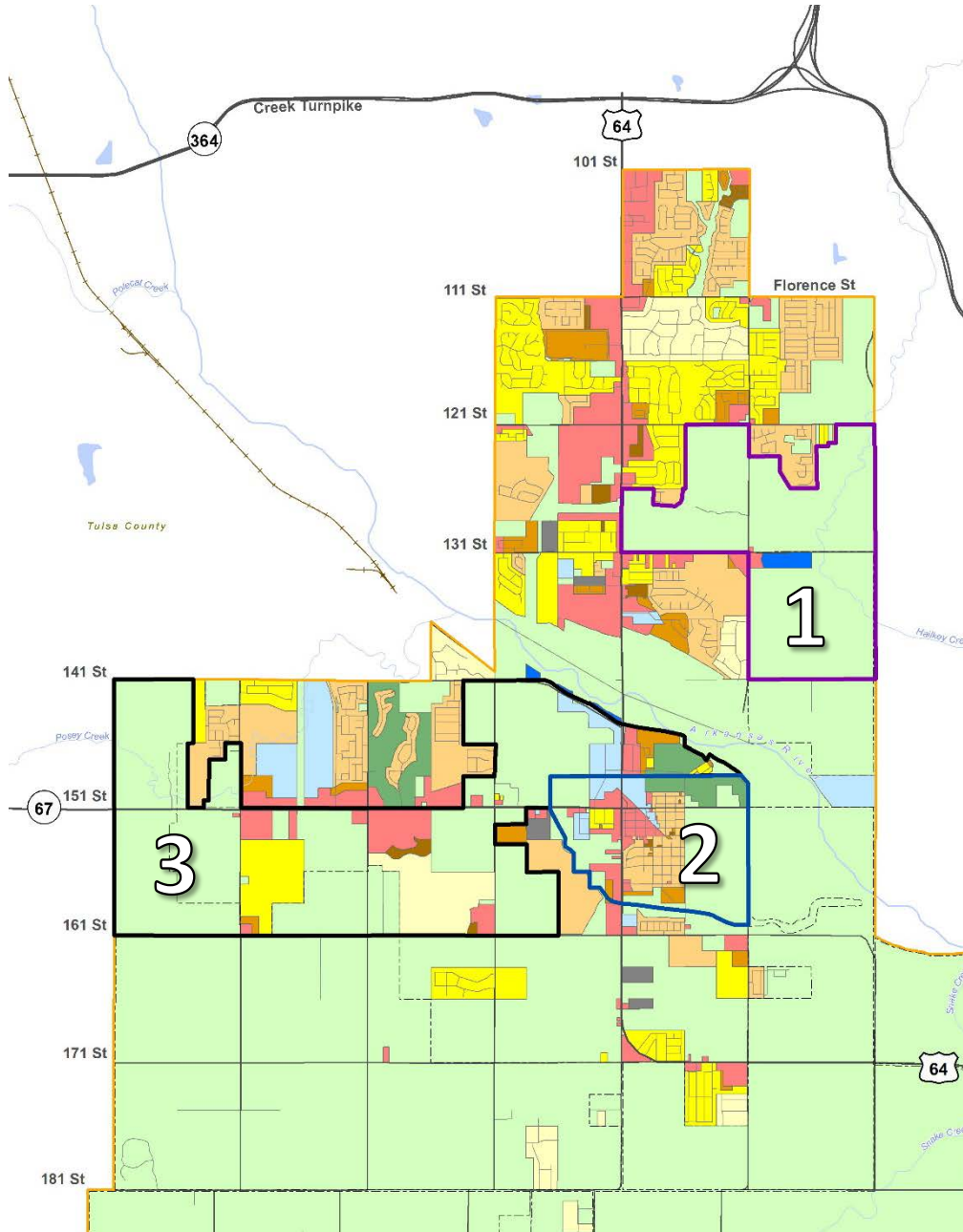
- Develop 151st Street as a major commercial / office corridor
- Provide additional police, fire, and / or other public services near the 151st corridor to serve the area south of the Arkansas river
- Preserve White Hawk Golf Course as a recreational area

For more information, please visit www.bixby2030.com or for the full results of the community workshop, please see the [Online Library](#).



Community Workshop #3

December 5, 2017



Legend

Agricultural	Commercial/Office	Study Area 1
Rural Residential	Industrial	Study Area 2
Low Density Residential	Public/Institutional	Study Area 3
Medium Density Residential	Recreation and Open Space	Bixby City Limit
Medium-High Density Residential	Flood District	Tulsa County
High Density Residential		Highway
Mixed Use		Major Street
Residential Manufactured Home Park		Local Street
		Railroad
		Water Body
		Stream / River

