

Durant, OK - 9th Avenue Arts District  
Community Workshop #3  
Thursday, June 14th, 2018 5:30-7:30 pm

**Agenda**

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- 5:30 - 5:40 pm    Welcome
- 5:45 - 6:20 pm    Review of Draft Master Plan
- 6:20 - 6:30 pm    Continued Feedback after the meeting &  
Sharing Draft with Others -  
CiviComment (instructions)

**Providing Comments Online**  
June – July 27, 2018

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**Go to either of following URLs:**

Shortened URL: <https://goo.gl/1iwmbj>

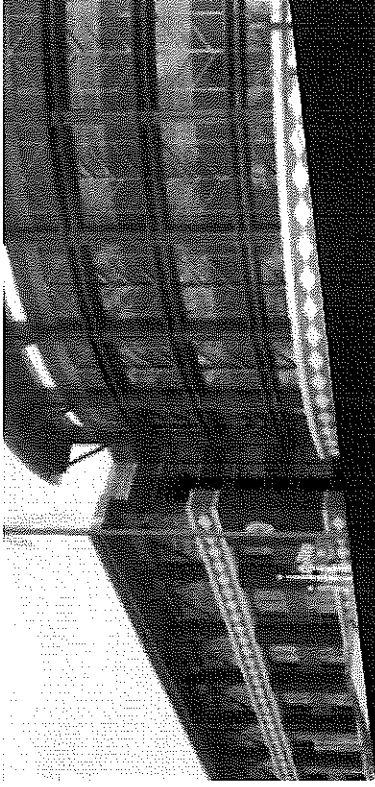
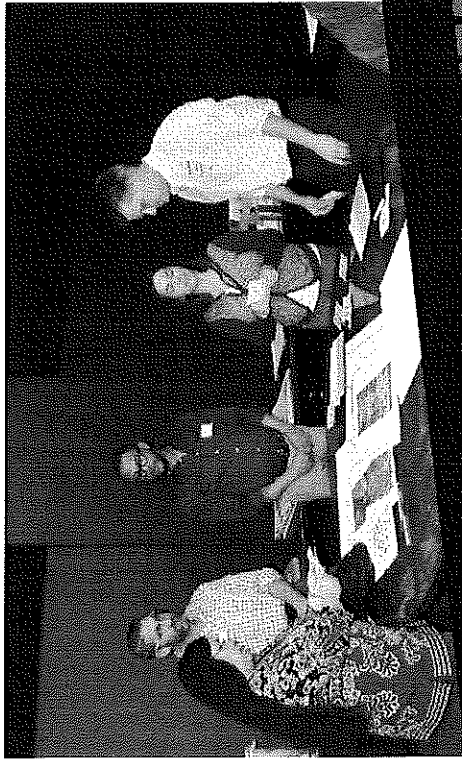
Full URL:

<http://bluestarcommunityplanning.civiccomment.org/draft-durant-s9a-arts-district-master-plan-june-10-2018>

6:30 pm            Next Steps & Adjourn



# Durant Arts District Master Plan

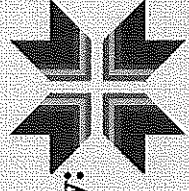


**CELEBRATING DIVERSITY OF DURANT  
- S9A ARTS DISTRICT**



South 9th Avenue

Prepared By:

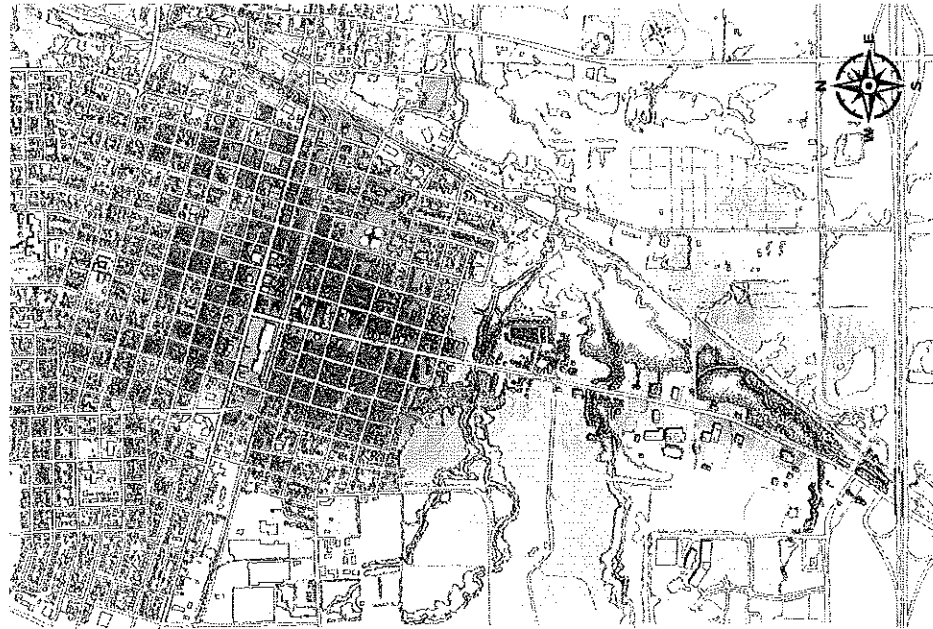


BLUE STAR  
INTEGRATIVE STUDIO

DRAFT 6/2018

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# Acknowledgements

This work would not have been possible without the participation and support of these organizations and the community of Durant.

**National Endowment of the Arts**  
**City of Durant**  
**Oklahoma Shakespearean Festival**  
**Durant Area Chamber of Commerce**  
**Ron Boyer - Bryan County Commissioner District #1**  
**Choctaw Nation**  
**Durant Main Street**  
**Durant School District**  
**Imagine Durant**  
**Red River Arts Associations**  
**SHARE**  
**Southeastern Oklahoma University**  
**Texoma Art Association**

Acknowledgements

# Purpose

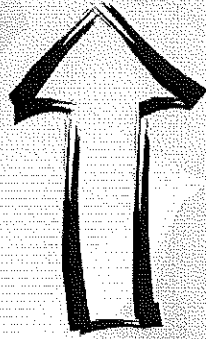
## Creating a master plan for the district...

A master plan for a district is a guiding document for a community to collaboratively outline where they want to go. For the S9A Arts District, this master plan unifies community input with professional advice into a document that can be used to apply for grants to implement various projects, discuss with private property owners options they may want to pursue, and community members have the opportunity to organize efforts such as community gardens to fulfill goals of the plan.

A key part of this master planning effort was to identify the opportunities to connect improvements to actions that help build the identity of the district.

### Existing Features & Assets

Empty spaces, vacant lots  
Plain walls, doors, flat surface walls  
Light fixtures  
Sidewalks  
Crosswalks  
Building facades  
Signage, wayfinding



### Goals for Master Plan

Connect to a unifying theme or identity that sets this place apart.  
Celebrates uniqueness that brings people together.  
Promotes diversity, inclusiveness.  
Encourages activity and people coming to the district.  
Facilitates taking action for implementation

## Purpose of a master plan.

# Transportation

The existing pavement for 9th Avenue is fairly narrow for the northern section (25'-30') and expands for the southern section (40-60'). The existing right-of-way for 9th Avenue is 50'. When the bypass was constructed, 9th Avenue was transferred to the City of Durant from ODOT which allows more flexibility in design options, however, it also impacts the ease of obtaining funding for road improvements from the state.

Currently there are limited existing sidewalks. However, based on worn paths along the roadway, people are walking along the corridor despite the impact on their safety. The minimum width of a sidewalk is 4' (meeting ADA standards), however a 5' minimum sidewalk is typically more comfortable for pedestrian travel. The minimum width for a travel lane is 10'. Center turn lanes are typically 11'-13' depending on the speed and volume of traffic on the roadway.

## Roadway Existing Conditions

Northern Section (Main St. to just south of the Mineral Bayou bridge)

Pavement width: 25-28'

Existing ROW: 50'

One travel lane in each direction, no center turn lane

Southern Section (Mineral Bayou to I70)

Pavement width: 40'

Existing ROW: 50'

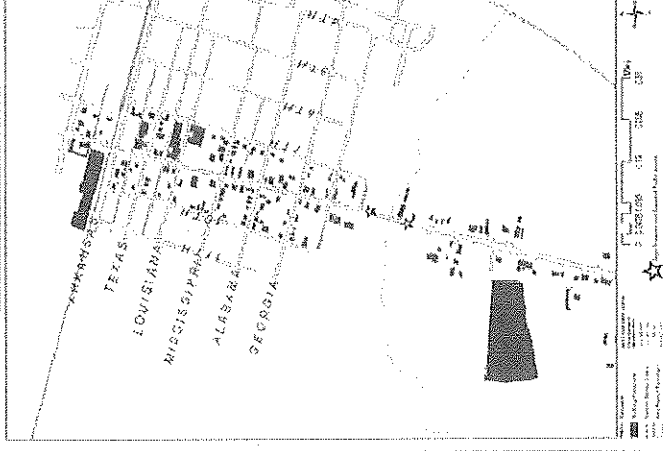
One travel lane in each direction, center turn lane

- Travel lanes = 12'

- Center turn lane = 12'

- Small shoulder (striped) = 2'

Shoulder is compromised by erosion, debris, mostly not available for pedestrian travel, offers only a small area to pull over and partially allow cars to pass.



*Paying attention to the starred locations on this map will be important for pedestrian crossings. These locations are where sight distances and speeds for auto travel are impacted by topography.*

## Sight Distance & Speed Issues

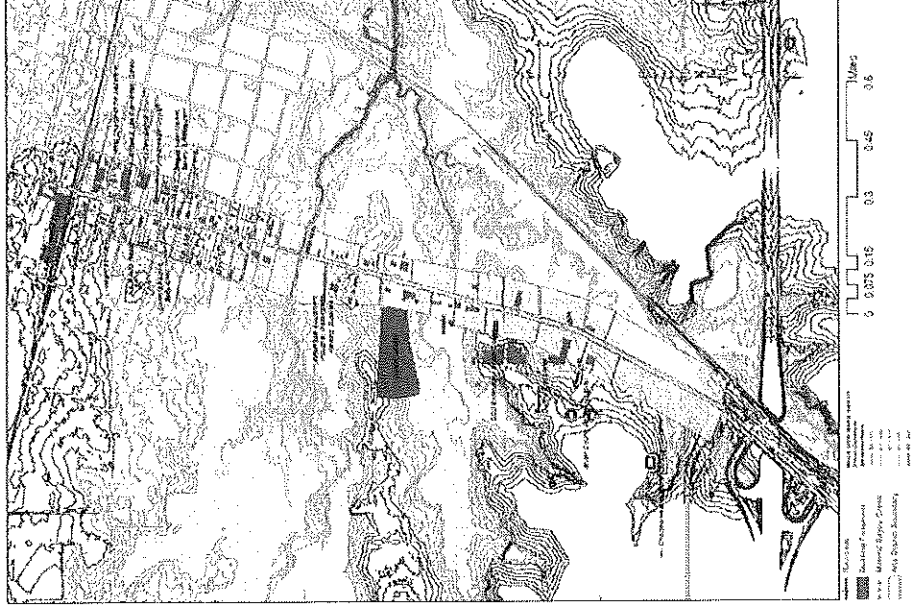
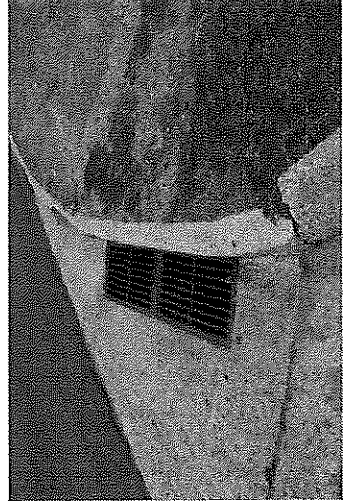
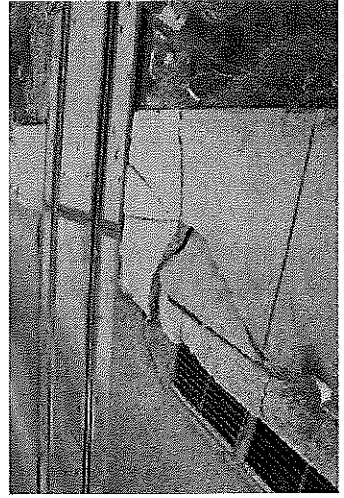
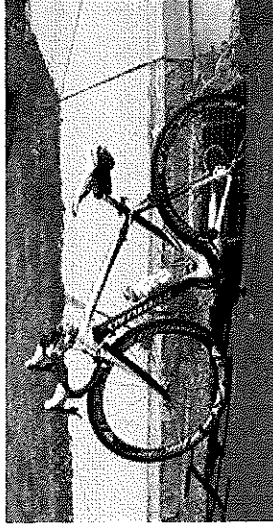
There are some locations on 9th Avenue where sight distances are reduced due to topography elevations. Traffic coming off the hills, heading north on 9th Avenue are likely increasing speeds. The posted speed limit is 35 mph. General observations indicate that prevailing speeds seem to be exceeding the speed limit, particularly near the hills. The speeds at this points impact where crossing points for pedestrians should be placed in order to insure safety. Additionally, design options can assist in 'softening' the impact of traffic through increased visual interest and human-scaled activity (businesses, festivals, art).

# Existing Conditions

# Existing Conditions

The prevailing drainage pattern is leading to Mineral Bayou creek and related tributaries. In the map on the right, the higher elevations are red or orange transitioning to yellow and the lowest elevations (approximately 590 feet) are teal-green to blue. In areas where there is less development or agricultural land we can expect overland flows during rain events. Due to limited curb and gutter, flash floods may occur within the area.

There are a few inlets in key places along the corridor. There are a few locations where the direction of the inlet grate is parallel to the roadway, thus creating a safety hazard for bicyclists and pedestrians.



# Community Engagement

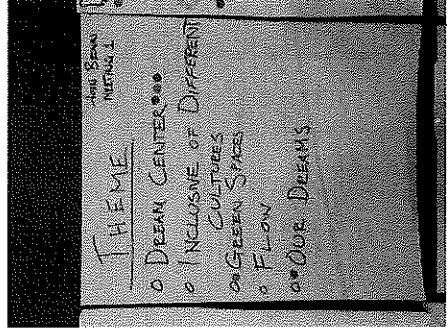
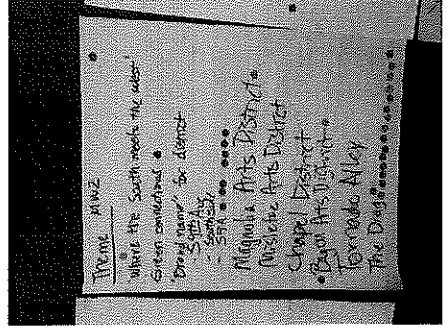
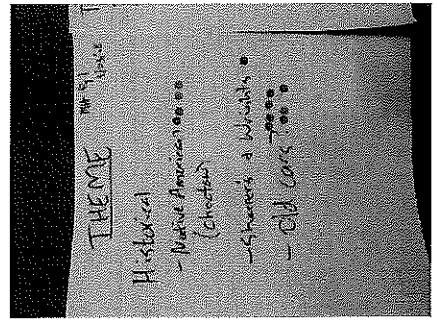
Creating a Master Plan for S9A Arts District with the community

A key component of this project was to engage the community to continue the discussion on the importance of this emerging district. For this planning effort, three workshops were planned along with posting the plan online for comment to assist in refining the plan prior to final adoption.

Stakeholders who have been supporting this project held 2-3 videoconference meetings to help layout the planning process and marketing strategies to insure people in the community are aware of the project and the workshops.

## Workshop #1

Workshop #1 had two main goals. First, to explain what an Arts District is and what it could be for S9A. Individual worksheets were passed out for all participants to discuss opportunities, assets and challenges for the district. Small groups used the worksheets to brainstorm on ideas for a theme for the corridor.



## Theme for District



# Community Engagement

## Workshop #1

### Desired Future Activities for the District

People in Durant enjoy all types of activities in their community. Many noted that connecting S9A with the Main St. events would help expand the success and vitality of the community.

Events on Main St. that could also schedule complementary events on S9A could include:



### Challenges for 9th Avenue

Key challenges noted by participants was a perception that the corridor was rundown, dirty, with trash in many areas. Other challenges are also seen as an opportunity. For example, several people noted that the traffic on the corridor was a negative currently. However, this was seen as a negative because there is needed infrastructure to help make it feel safer for all users (e.g. sidewalks, turn lane). A 'busy corridor' can be a positive and support local businesses when designed for safe movement and connections to land uses.

### Activities for S9A Arts District



Participants at Workshop #1 indicated they wanted a vibrant, active corridor with : music, sidewalks and trails, art, and festivals

### Future for S9A Arts District



# Theme for District

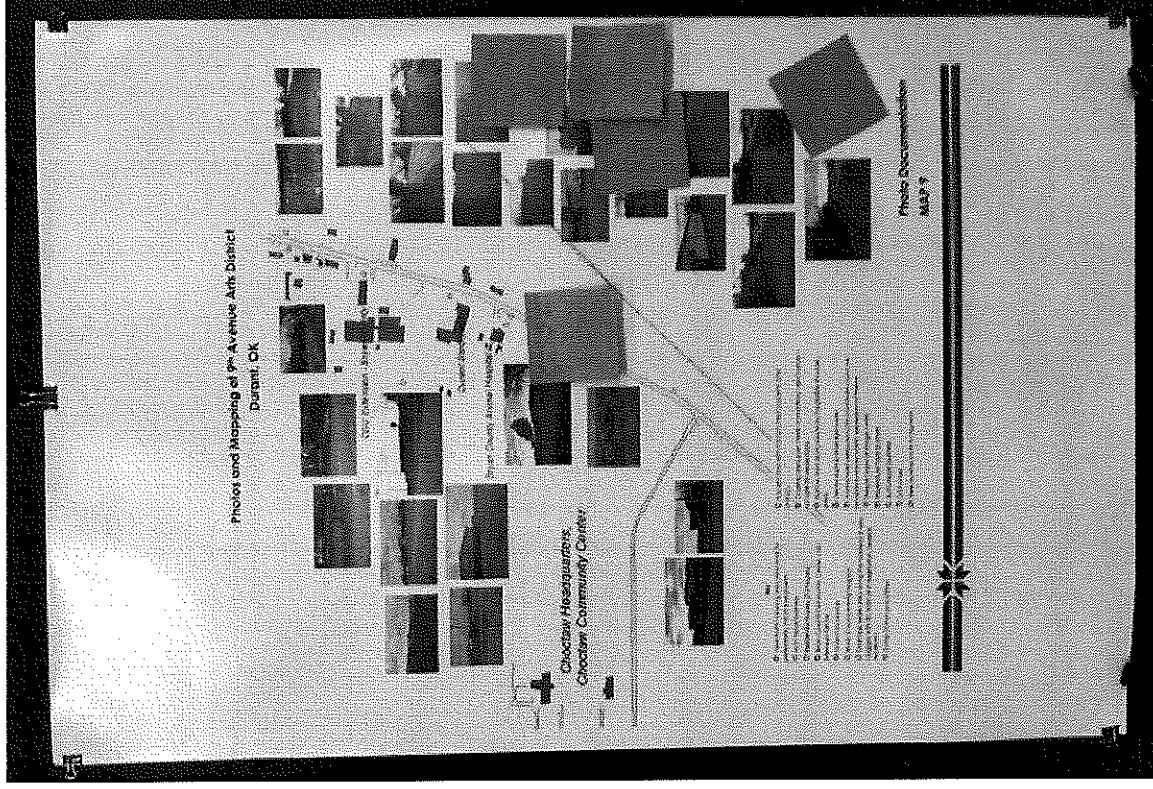
# Community Engagement

## Workshop #1

### Theme Ideas

Lots of ideas flowed from the participants which revealed connections to history, culture, art, and family. Everyone acknowledged the varied features they liked or wanted to highlight along the corridor including:

- Connections to the Choctaw Nation
- Native American culture
- Hispanic culture
- Western and agricultural features
- Green, verdant and fun spaces
- Connections to 1950s, Rt 66, car culture
- Connections to existing festivals



# Community Engagement

## Workshop #2

From the input in Workshop #1, two themes were developed that pulled together the ideas raised at the meeting. The first theme was **Celebrating the Diversity of Durant: Culture, People, History & Art**. This theme captures the varied nature of the corridor and unifies the corridor through public infrastructure such as sidewalks with stamped poems, historical quotes or sayings. The second theme was **Traveling on South 9th: Celebrating Car History, Culture and Business**. This theme captured the nostalgia for 1950s themed ideas and car culture.

Through the discussion about the two themes, the community voted on the themes and identified the first theme as encompassing more of the unique qualities of the corridor and even would allow a 'car-themed' node to be included where desired.

Community members in addition to 'voting' on the overall theme, they also provided feedback on inspiration images for:

- Gateway features
- Benches
- Sidewalk art
- Public Art
- Crosswalk
- Murals
- Lighting or Light pole art
- Green infrastructure

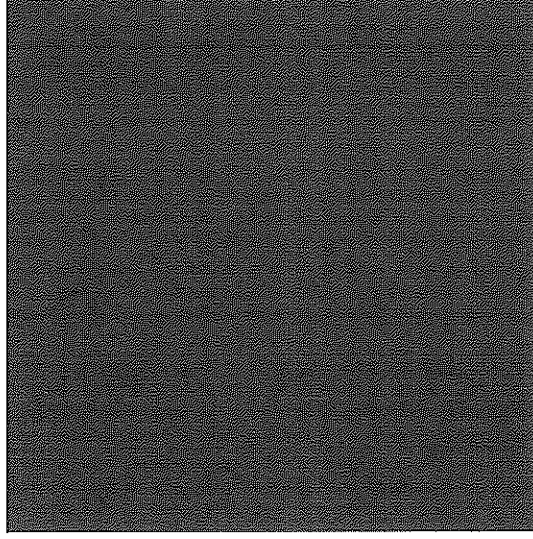


## Workshop #3

The draft of the master plan for S9A Arts District will be presented to the community at a meeting in June 2018 for initial feedback.

### Online Feedback

The draft master plan will be posted online (CiviComment) after the Workshop #3 for additional comments and refinement.



*Participants placed green dots on concepts they supported, yellow on concepts they were neutral to, and red on concepts they didn't support. This informs the master plan on general ideas that are supported and where improvements are desired.*

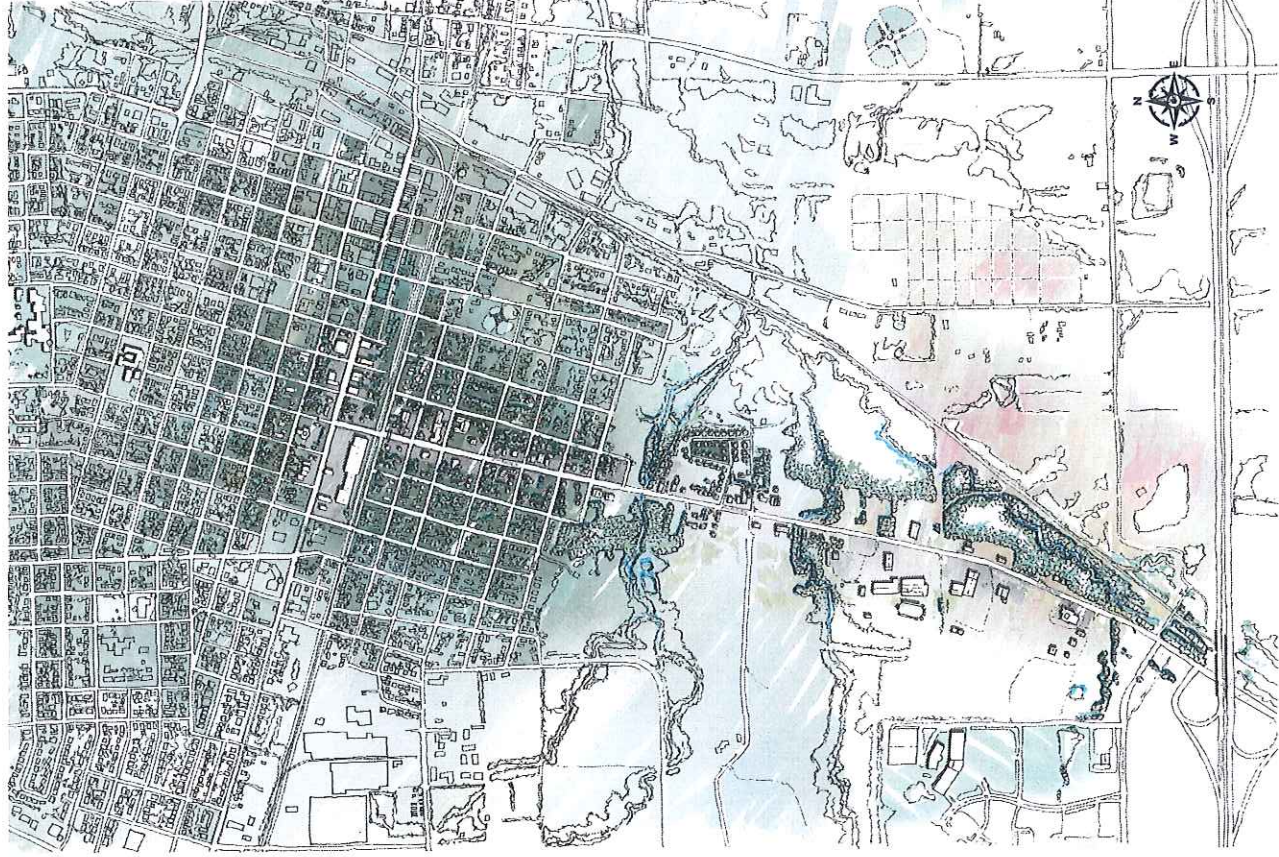
# Theme for District

# Celebrating Diversity of S9A

Part of creating a district is to find threads that tie it together without stifling creativity and the unique identity that emerges. We have worked to develop a theme that comes from the ideas shared at the first two workshops that unifies culture, history, people and accommodates the future. There were many ideas raised at the workshops but participants at Workshop #2 liked “**Celebrating the Diversity of Durant: Culture, People, History & Art**” as it reflects the positive aspects of the S9A Arts District.

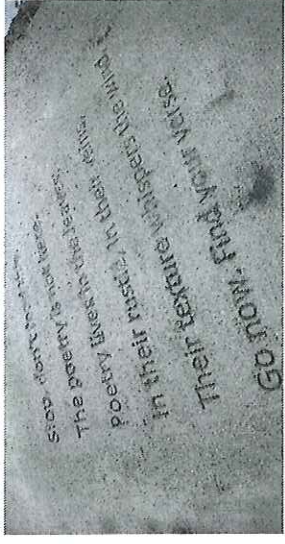
This theme gives the S9A Arts District a framework for implementing desired improvements. This can include giving guidance for selection of public art along the corridor, how to create unifying features and also how to connect with city-wide branding concepts.

How the theme can be implemented includes addressing elements within the streetscape including art within sidewalk improvements, green infrastructure to address drainage, wayfinding signage to promote activities along the corridor, and gateway features to highlight the identity of the district.



# Sidewalks & Crosswalks

There is very little of the corridor (approximately 2 miles) that has sidewalks on either side of the roadway. In order for the Arts District to have increased activity, increased businesses, and festivals, people will need to feel safe with proper infrastructure. Sidewalks increase people walking and visiting businesses along the corridor. The concept of 'park once and walk' is vital to community spaces, downtown spaces and district functioning more for people activity and less about creating multitudes of parking spaces. Identifying logical places where people can park and then stroll down the corridor means that individuals will spend more time at more businesses in the area. The goal of a district is for the area to be the place where people are going to, rather than just one specific business. The identity of the place is what is drawing people there to experience the activities that are there, and walking is the ideal mode of travel for people to actually visit each place.



During the community meetings, there was strong consensus that incorporating art – such as stamping into the concrete – as part of the sidewalk project would help tell the story of the corridor. This can include important historical quotes, poems, phrases in different languages, or symbols. Creating this story along the corridor will help tie the corridor together.

## Infrastructure



# Sidewalks & Crosswalks

There are several locations where crosswalks could be installed. Currently there is a crosswalk at S 9th Ave & Main St and at S 9th Ave & Louisiana (at Robert E. Lee Elementary). Other locations for consideration may include:

- S 9th Ave & Texas (potential art incubator space connection)
- S 9th Ave & Mississippi (safe crossing to restaurants)
- S 9th Ave & Georgia (safe crossing prior to sight distance issues coming from the bridge)
- S 9th Ave & Big Lots Rd (safe crossing at entrance to Choctaw Nation connection)



Crosswalks can also reflect the identity of the area where they are located. A performance art theme may be appropriate near the art incubator space. A children's theme like hopscotch or whimsical image can also alert drivers to pedestrians in the space.



Additionally as increased pedestrian travel occurs, considering a lighted crosswalk is also a safety feature.

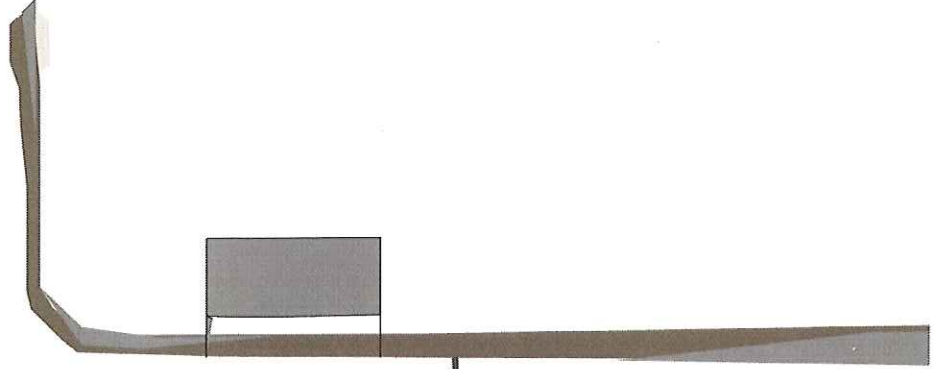
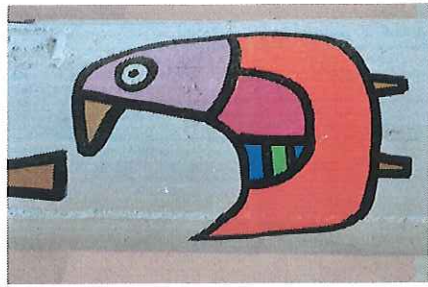
# Green Infrastructure & Drainage

With the addition of sidewalks, addressing drainage along the corridor will also be important. There are a few inlets on the northern portion of the corridor. There is a drainage swale along the roadway south of the Mineral Bayou bridge. The participants at the workshops have indicated a desire for more greenery along the corridor. Green infrastructure is a method of addressing drainage but also provides other benefits. Green infrastructure includes rain gardens, bioswales, and green roofs. Along the corridor, small infiltration gardens integrated with the drainage system can be used to address flooding and manage water during rain events. Once established these gardens need little maintenance and improve water quality through slow infiltration through vegetation and soil substrate. Below are examples of types of these gardens that would be appropriate for the S9A District:



# Lighting

There are some existing light poles with cobra-style lighting. This type of lighting is for the roadway – or auto users. However, pedestrian-scaled lighting could be tied into the same pole to improve the lighting over proposed sidewalk area. Additionally, the light poles themselves could be painted. A color scheme could be developed and an “adopt a pole” could be implemented where a small group could design the pole art, paint the pole and periodically freshen up the paint. An approval process should be developed to manage general theme and appropriateness for the corridor (e.g. no advertising, family-friendly images only, etc)



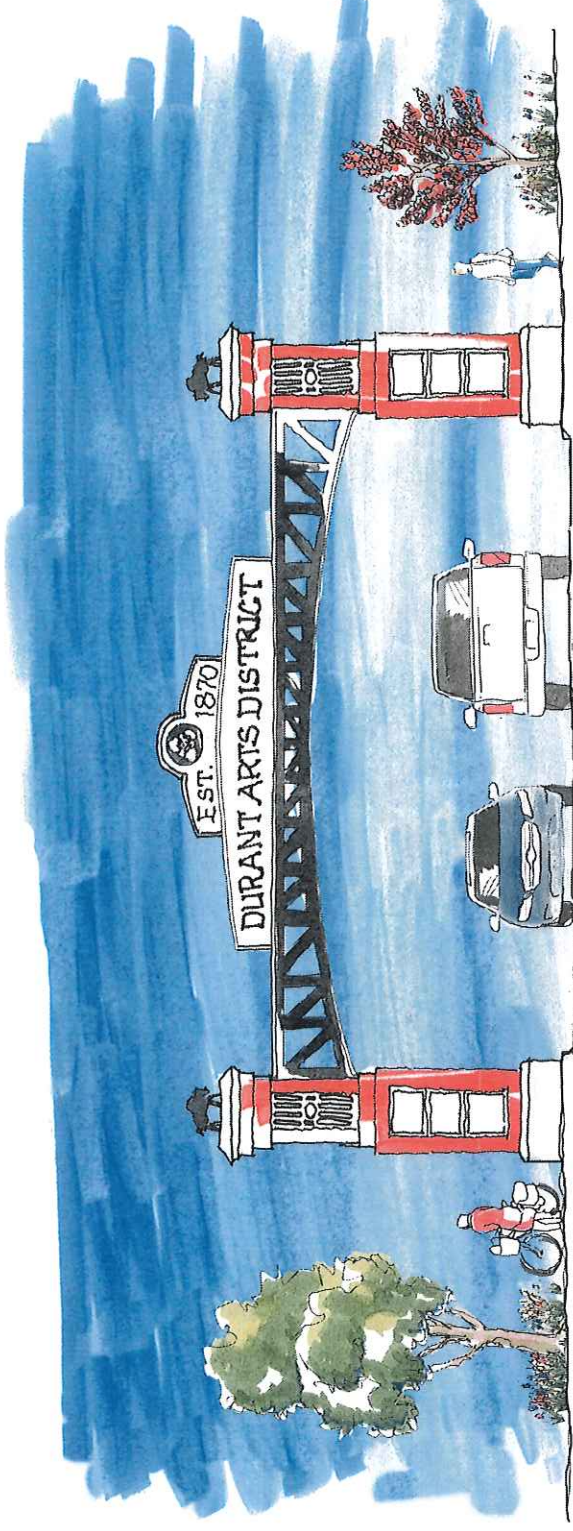
# Infrastructure

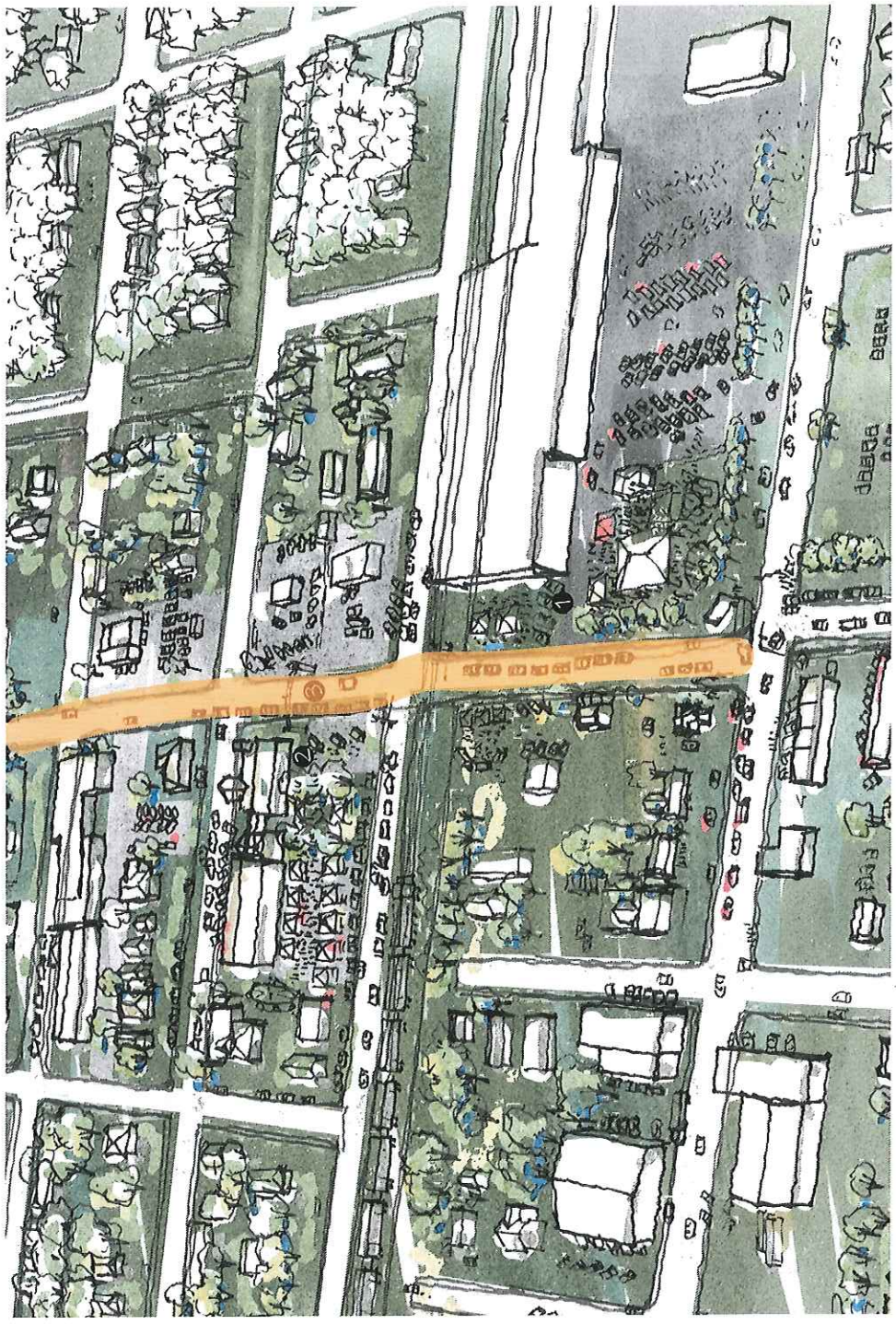


# Visualizing Concepts for the District

The following image shows how the possibility of an arts incubator space along with needed infrastructure creates an active vibrant space.

The Gateway Arch below is a concept that could be constructed at the north and the south to provide a visual anchor for the district. There would be opportunities for art to be integrated into the archway as well as private sponsorship to help fund these public features.

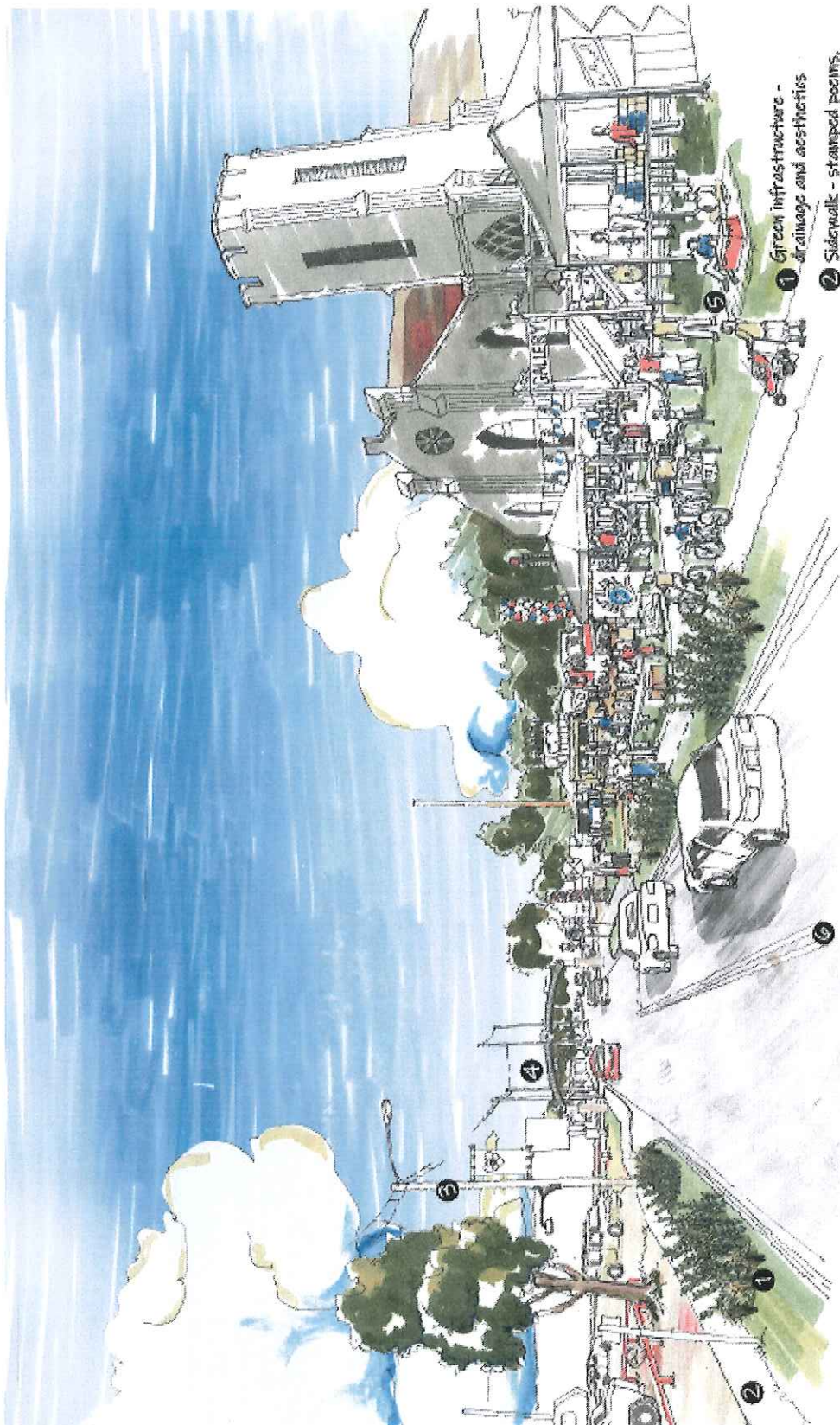




- ① Potential for private property owner mural on blank space of building
- ② Potential Art Incubator space, festivals, food truck space
- ③ Gateway North



# Visualization of Theme



- ① Green infrastructure - drainage and aesthetics
- ② Sidewalk - stamped pavers, quotes, historical references
- ③ Lighting - light poles painted, banner, pedestrian light added
- ④ Gateway arch
- ⑤ Art incubator space, festivals
- ⑥ Street - potential to add center turn lane periodically, narrow travel lanes.

# Visualization of Theme

# Visualizing the District

The next image is showing a typical streetscape. Along the corridor the desire is to have consistent sidewalks, lighting, green infrastructure to manage drainage, wayfinding, and fill-in vacant lots with temporary land uses (e.g. food trucks, festivals, community gardens) until future land uses are developed.





- 1 Lighting - light poles painted, banner, pedestrian light added
- 2 Green infrastructure - drainage and aesthetics
- 3 Crosswalk - create pattern that reflects intersection (e.g. Hopstock at Elementary School)
- 4 Public Art opportunity
- 5 Sidewalk - stamped poems, quotes, historical references
- 6 Street - potential to add center turn lane periodically, narrow travel lanes.

# Visualization of Theme

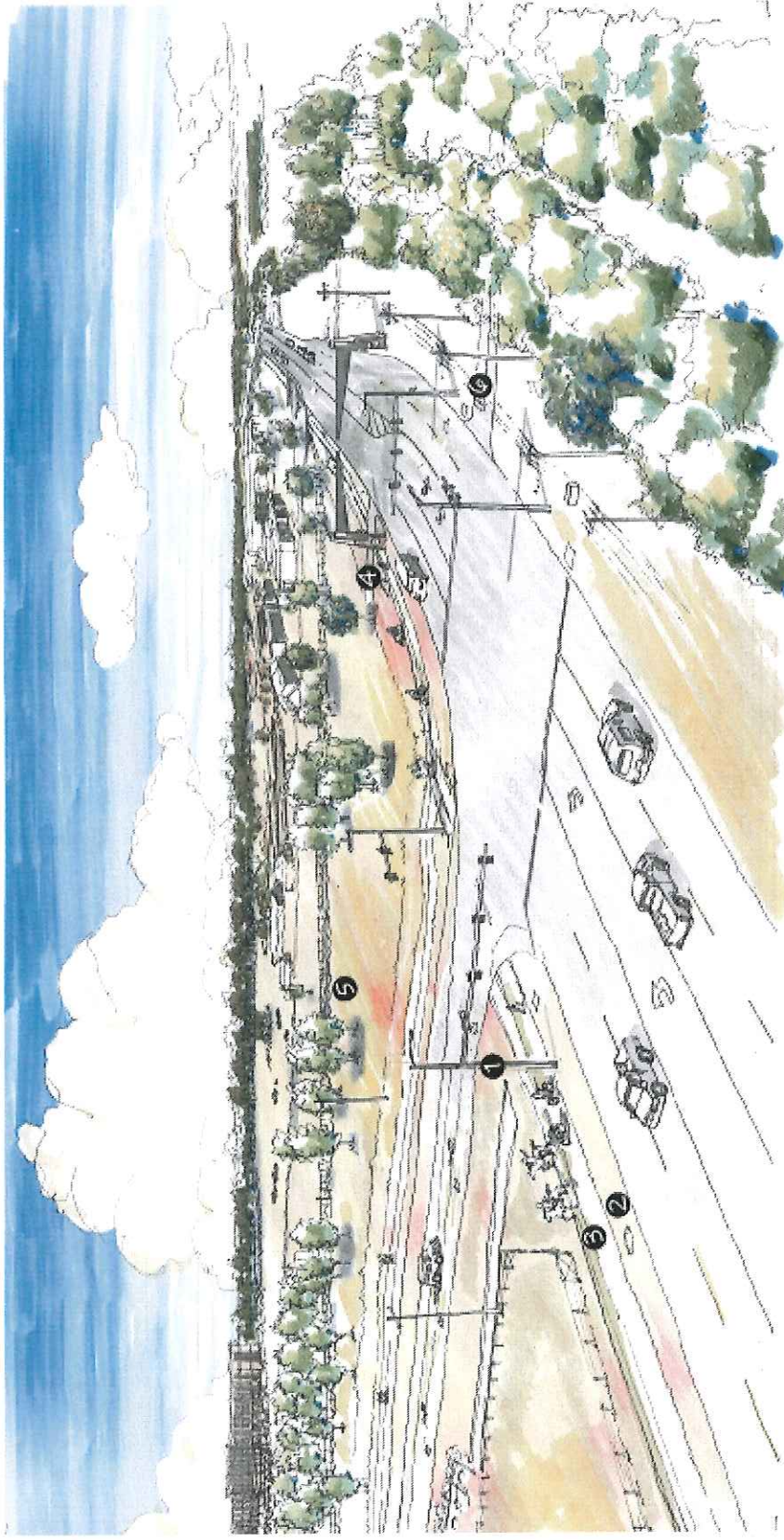
# Visualizing the District

The next image is Gateway South at the entrance to the Choctaw Nation and the south end of the corridor. This is an opportunity for wayfinding to Choctaw Nation Headquarters and facilities as well as the other activities along the S9A District.

In this south section, sidewalk installation may be phased to include the westside first where more existing businesses are active presently and then as new developments on the eastside occur plan for sidewalks as part of those projects.

Including festivals, food truck events and/or community gardens on the vacant land in the area can help activate those spaces and connect to the existing land uses in the area.





- 1 Lighting - light poles painted, banner, pedestrian light added
- 2 Green infrastructure - drainage and aesthetics
- 3 Sidewalk & Potential Equestrian Trail - stamped patterns, quotes, historical references
- 4 Gateway South
- 5 Public Art opportunity
- 6 Potential connections to future trails linking north to Mineral Basin

# Visualization of Theme

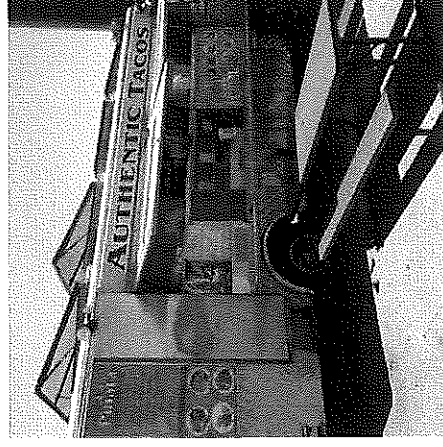
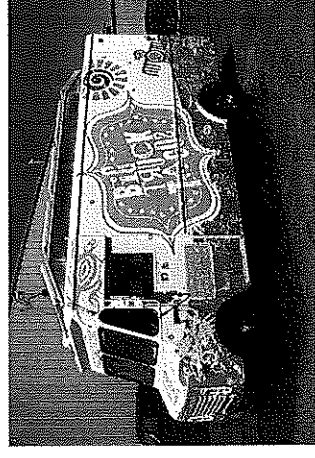
# Festivals & Food Trucks

Durant already is making itself known for the various types of festivals held throughout the community. These types of activities help bring members of the community together and to support local business efforts. S9A Arts District would add to this spirit. There will be increased opportunities to have complementary festivals and/or create community calendar of events. Creating opportunities for local artists to share their work and to coordinate activities with a possible art incubator space could give S9A a special flavor. Extending the “Draggin Main” car show to S9A with exhibits of art made from car parts is also a unique opportunity to capture the car theme.

## Food Trucks

As mobile food vendors get popular in an area due to festivals and other venues where they are welcomed, often semi-fixed locations are an attractive option. There are several locations where participants indicated there was potential for food trucks and festivals to occur. These could be a weekend type temporary event or could be a more regular location. If a property owner was interested in having a semi-temporary location for food trucks, there are many examples of how installing access to power (to reduce noise and pollution from generators) and to create ‘fencing’ to establish a boundary area, similar to a restaurant, can allow for alcohol sales and create a node of activity. The food trucks may only be onsite when not at a schedule festival or event but nonetheless a previous vacant space will feel more activated by this temporary land use.

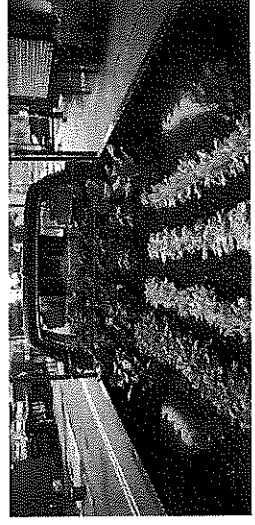
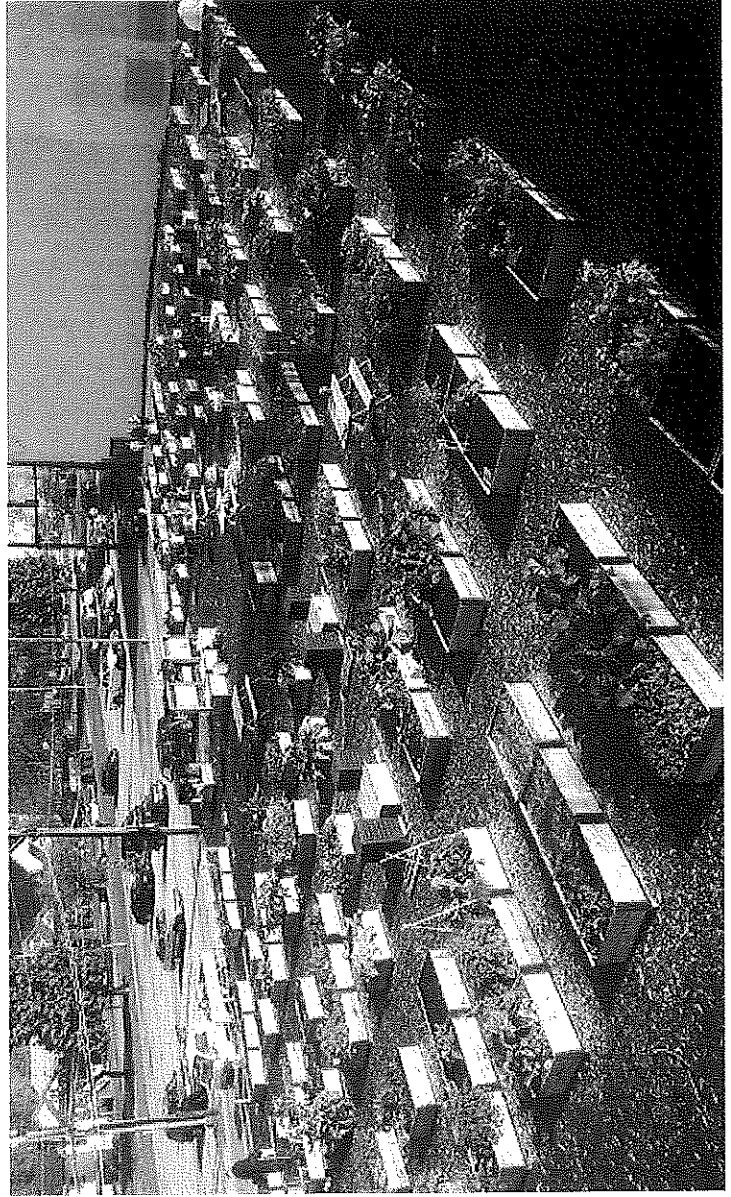
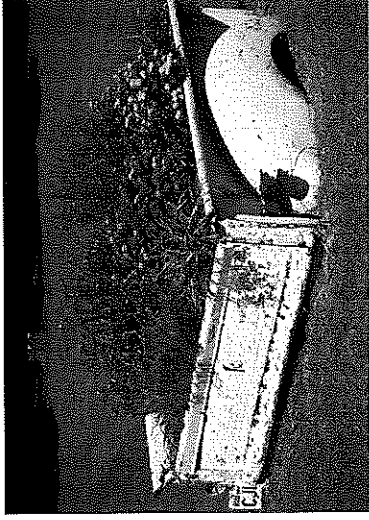
If the art incubator space is pursued for the district, coordination with local food trucks to be available after performance-based events is also a fun way to increase interaction after an art event.





# Community Gardens

Community gardens are a wonderful addition to an area but there are some requirements. First, you need to have a group of people who are interested in creating a garden. The type of garden desired should be discussed by these volunteers and can range from a flower garden, vegetable garden, or mixture. The next thing these volunteers should coordinate is what is the key purpose and who are the serving with this garden. The goal could be a learning garden for children in the neighborhood, a space for seniors to do some gardening, or generally for the community. Third, work with a property owner with vacant land to have an agreement where the garden is allowed on the site but is temporary. Next, create guidelines for regular maintenance and how volunteers can sign-up to help. Lastly enjoy growing flowers and vegetables!



# Ways Property Owners Can Participate

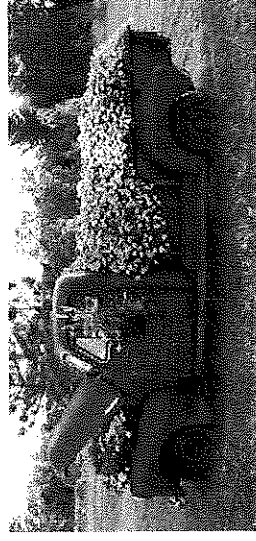
Property owners have opportunities to add trees on their property to help reduce the urban heat island effect and increase the greenery within the corridor. Placement of trees on private property should be located to provide meaningful shade for employees and customers while not blocking signage or access. The local community may elect to have a tree give-away program where property owners (residential and commercial) can pick up a tree to plant.

Signage is also another way to participate within the Arts District. Creating special signage of the business name that also reflect the diversity of the corridor through color, use of materials or other creative connections can help businesses be active within the district.



Additionally, property owners with blank walls or fences can consider commissioning a mural or installing public art.

For property owners with vacant land, considering hosting a community garden or allowing food trucks during festivals, can help activate that land and eventually reveal the market demand for development on the site.

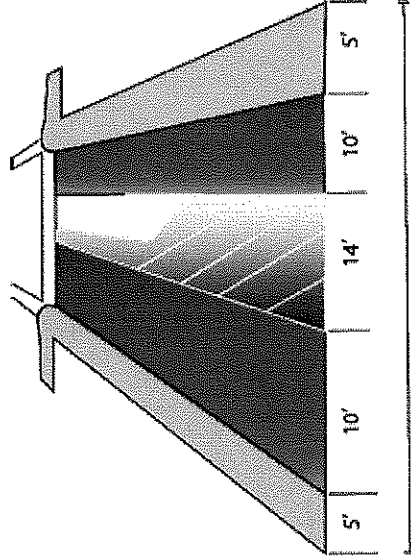


# Streetscape Options

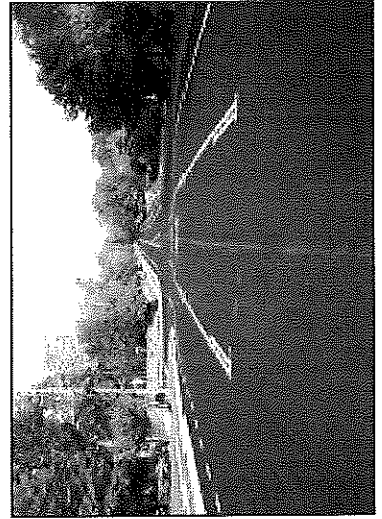
For the northern section of the corridor, the current pavement width is approximately 25' wide with two travel lanes (one in each direction). There is little to no shoulder on the northern section of 9th Avenue. South of Mineral Bayou there are portions of the corridor that have a center turn lane and slightly more room for a shoulder.

With the existing available right-of-way at 50' there are options to include the sidewalk, necessary drainage, and where desired a center turn lane. The center turn lane will allow left turn movements to be more protected and still allow travel flow. This helps travelers know where and how to access local businesses. This also can reduce rear-end accidents from left turning movements when driver behind fails to pay attention.

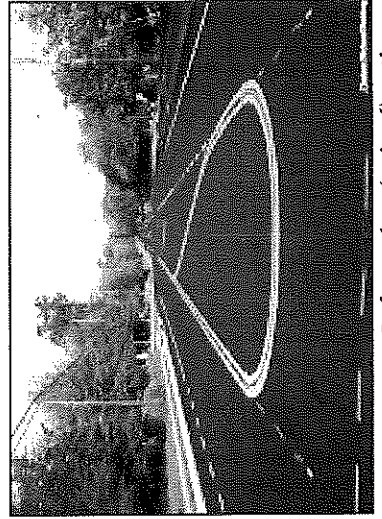
Within the 50' of right-of-way, a continuous center turn lane or at key intersections left turn lane bay (see graphic to the right) are options for managing traffic flow and safety.



*Left turn bay (striped) option*



*Center turn lane (continuous) option*



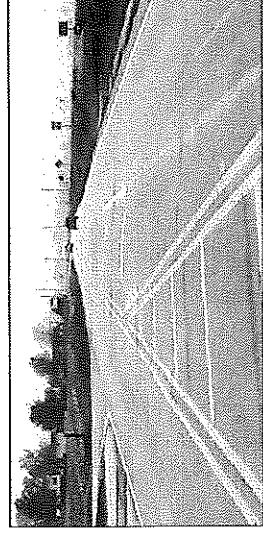
*Left turn bay (striped) option*



*Center turn lane (continuous) option*

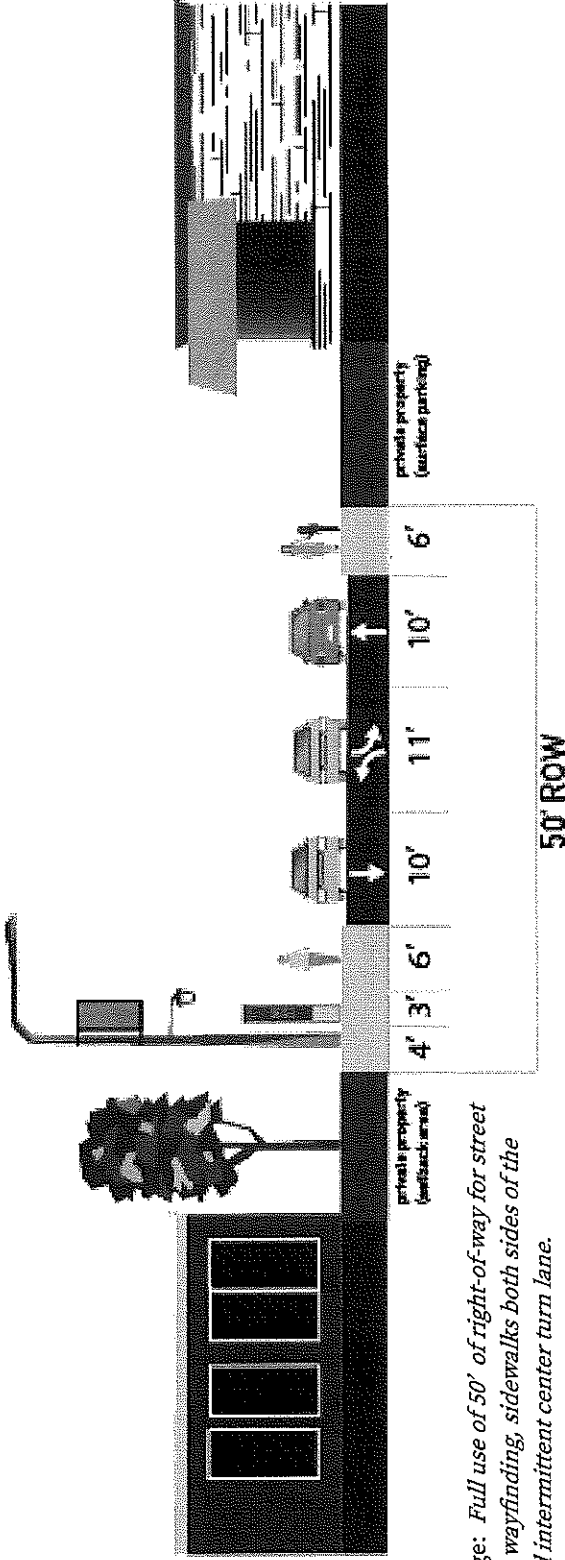


*Left turn bay (raised median) option*

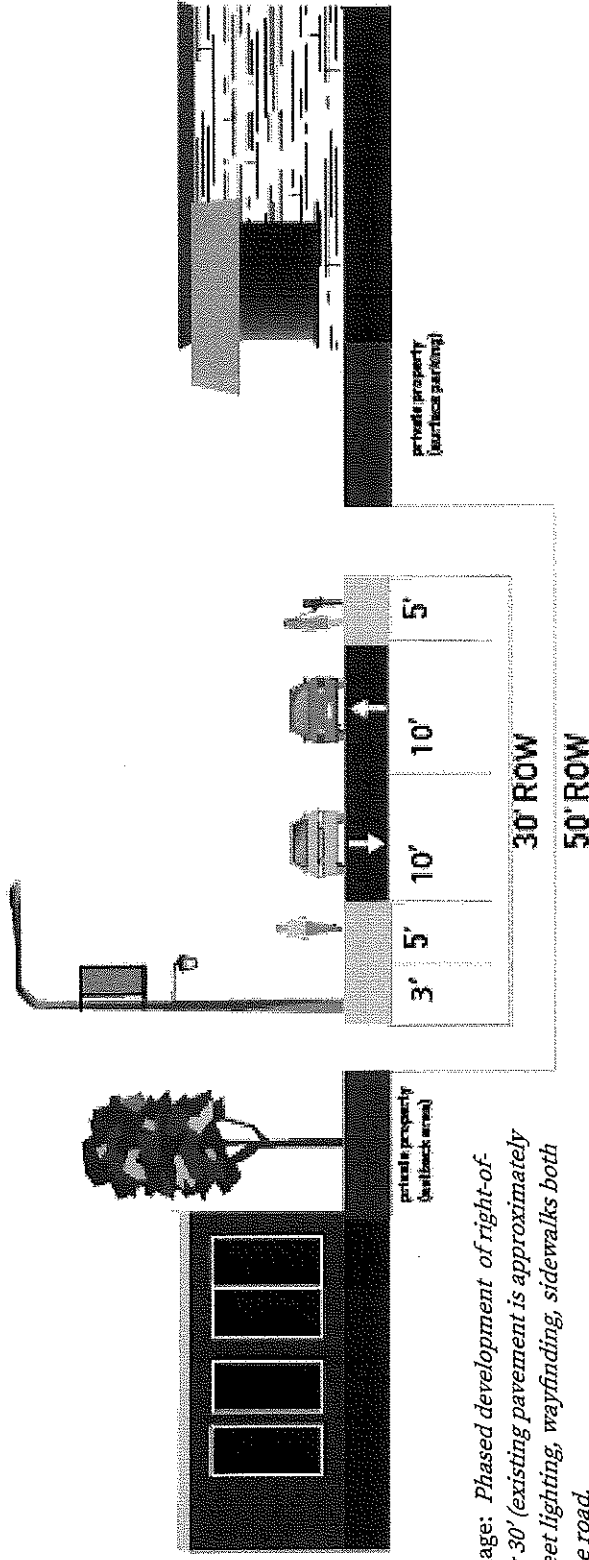


*Left turn bay (striped) option*

# Streetscape Options

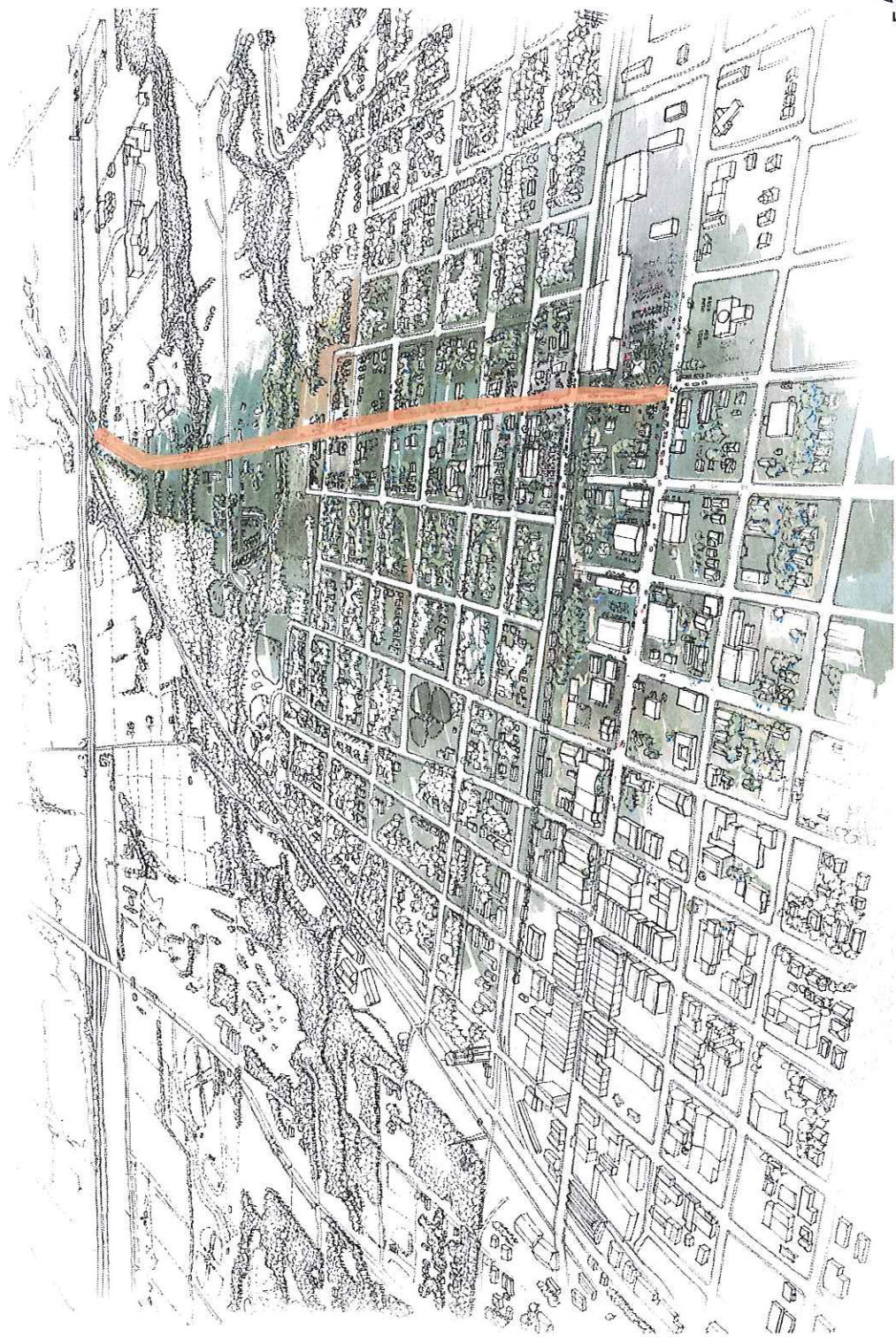


Top image: Full use of 50' of right-of-way for street lighting, wayfinding, sidewalks both sides of the road and intermittent center turn lane.

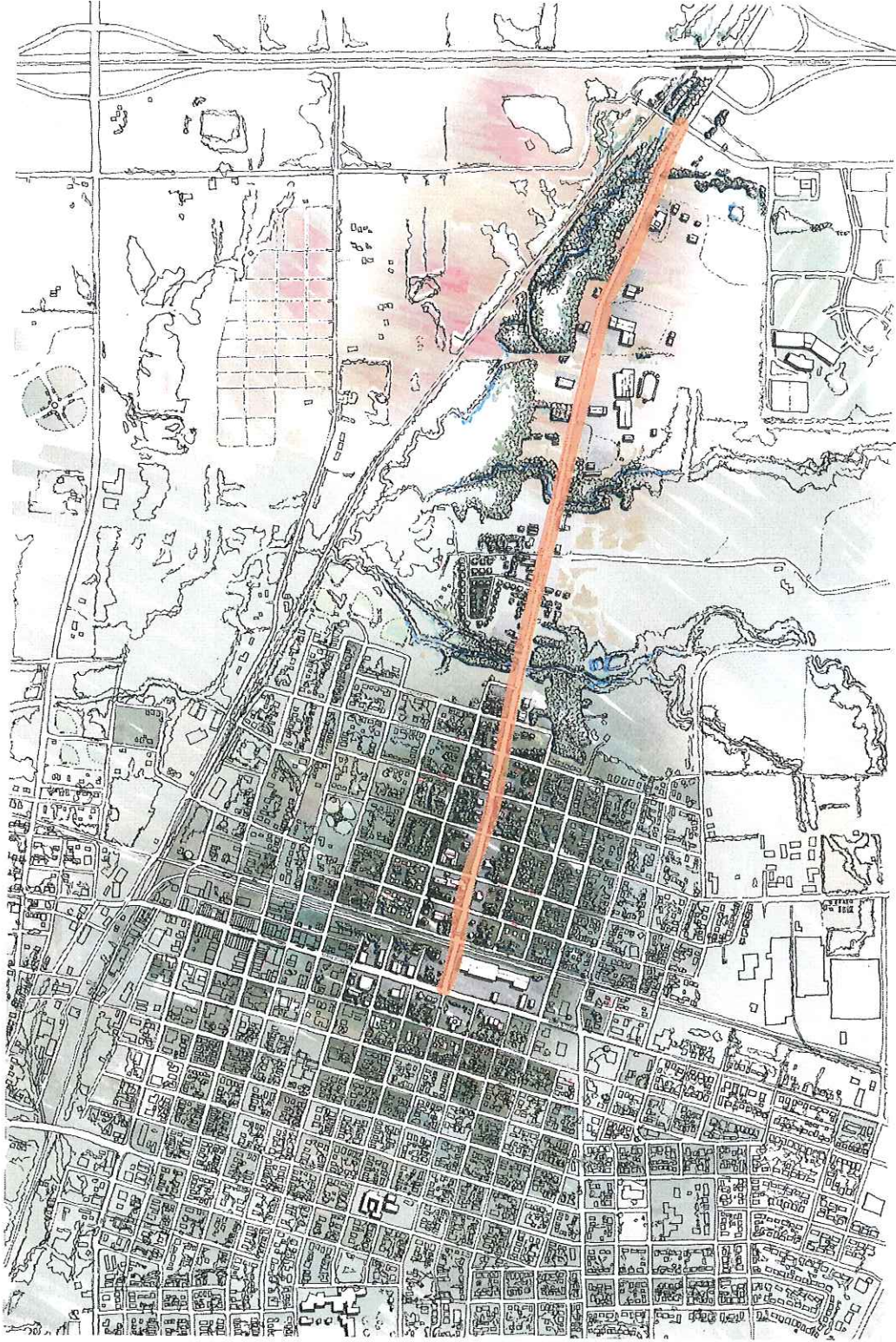


Bottom image: Phased development of right-of-way using 30' (existing pavement is approximately 25') for street lighting, wayfinding, sidewalks both sides of the road.

# Streetscape Options



# Master Plan Map



# Master Plan Map

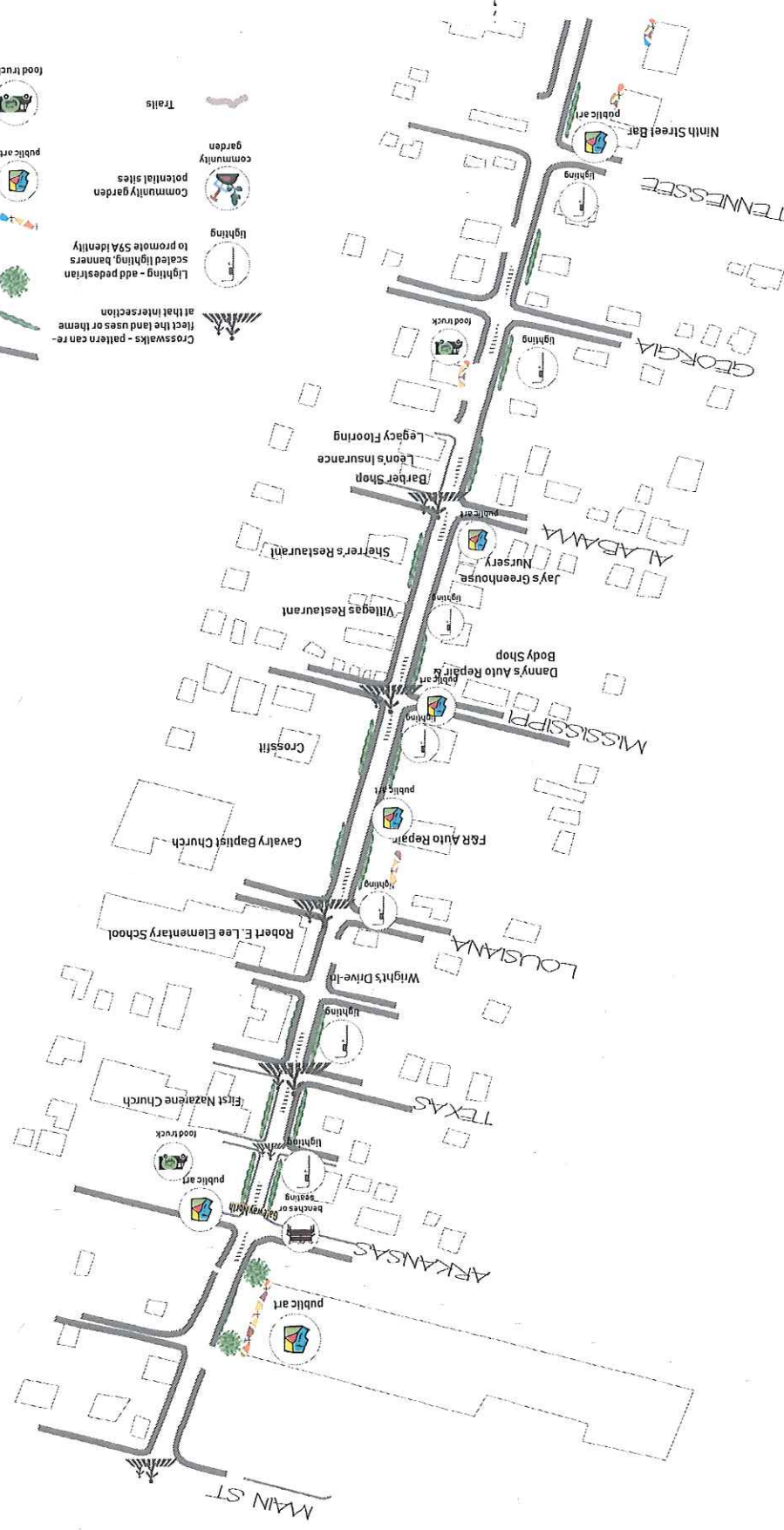


- 1 Potential for private property owner mineral or blank space of building
- 2 Potential Art Incubator space, festivals, food truck space
- 3 Gateway North
- 4 Sidewalks along entire corridor - streetbed poems, quotes, historical references
- 5 Park and Trail at Mineral Bayou
- 6 Gateway South



# Master Plan Map

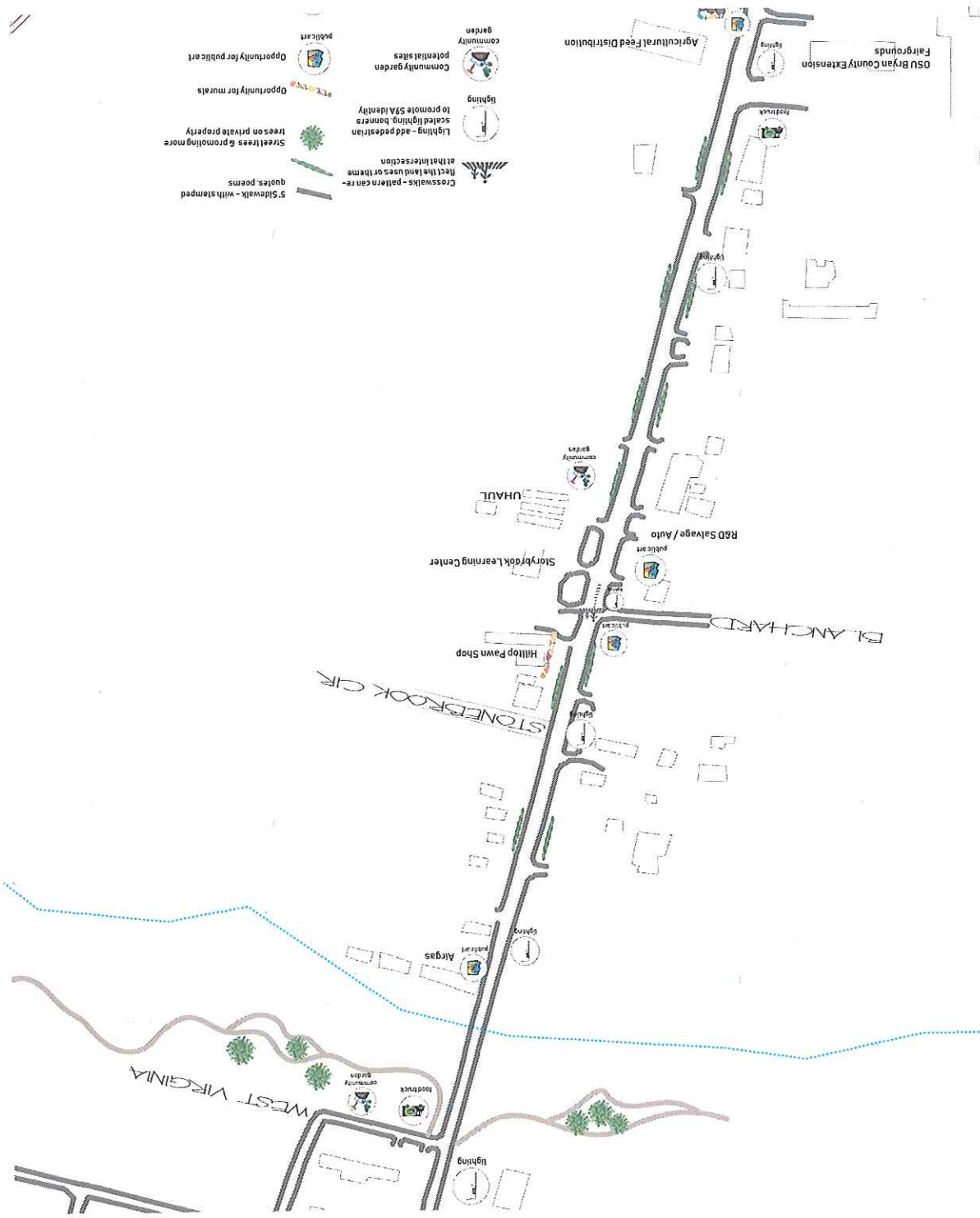
- 5' Sidewalk - with stamped quotes, poems
- Green infrastructure - drainage
- Street trees & promoting more trees on private property
- Opportunity for murals
- Opportunity for public art
- Food truck potential sites
- Crosswalks - pattern can reflect the land uses or theme at that intersection
- Lighting - add pedestrian scaled lighting, banners to promote SVA identity
- Community garden potential sites
- community garden
- Trails
- Lighting
- Lighting - add pedestrian scaled lighting, banners to promote SVA identity
- Community garden potential sites
- community garden
- Trails
- Food truck potential sites
- Opportunity for public art
- Opportunity for murals
- Street trees & promoting more trees on private property
- Opportunity for public art
- Food truck potential sites



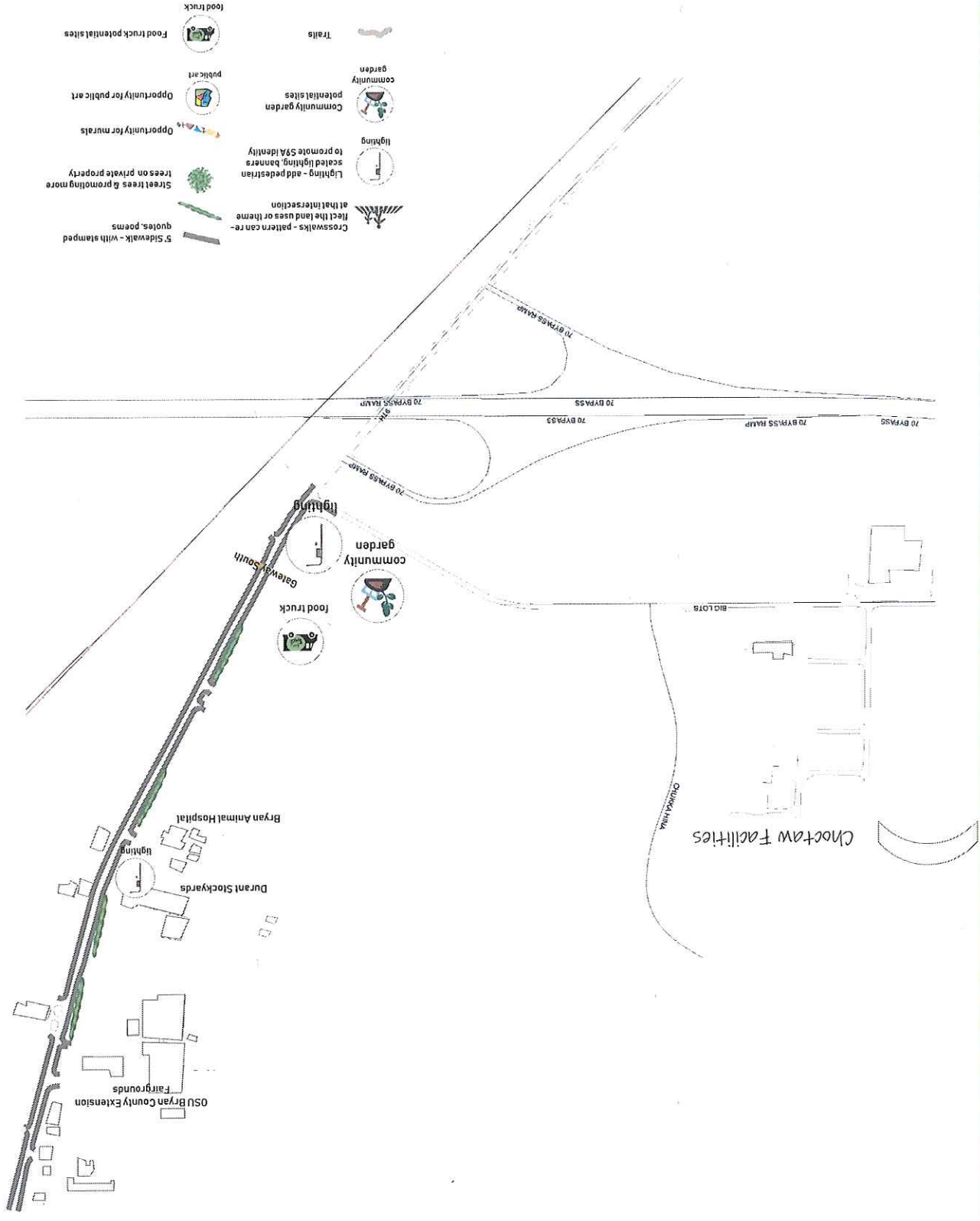
# Master Plan Map



# Master Plan Map



- 5' Sidewalk - with stamped quotes, poems
- Street trees & promoting more trees on private property
- Opportunity for murals
- Opportunity for public art
- Food truck potential sites
- Food truck
- Crosswalks - pattern can reflect the land uses or theme at that intersection
- Lighting - add pedestrian scaled lighting, banners to promote SFA identity
- Community garden potential sites
- Trails



# Master Plan Map