

TWIN LAKES MASTER PLAN

**ADVISORY COMMITTEE MEETING #4
JANUARY 11, 2023**

AGENDA

- **PROJECT RECAP**
- **TWIN LAKES TODAY**
- **INTRODUCTION TO PLACE TYPES**
- **EXERCISE: GROWTH SCENARIOS**
- **EXERCISE: CONCEPTUAL SITE PLANS**

TWIN LAKES MASTER PLAN

PROJECT RECAP

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PROJECT PURPOSE

CREATE A GUIDE FOR PREFERRED DEVELOPMENT PATTERNS, PUBLIC AND PRIVATE INVESTMENT AND ENHANCEMENT OF THE TWIN LAKES AREA FOR THE NEXT 10-20 YEARS.

THE PLAN WILL INCLUDE:

- **VISION** ...DEFINING THE FUTURE CHARACTER OF THE TWIN LAKES AREA.
- **GROWTH SCENARIOS** ...TO MEASURE THE IMPACT OF POTENTIAL DEVELOPMENT PATTERNS.
- **FUTURE DEVELOPMENT PLAN** ...TO DEFINE A PREFERRED DEVELOPMENT PATTERN.
- **ACTION PLAN** ...INCLUDING POLICIES, INVESTMENTS, STRATEGIES TO IMPLEMENT YOUR VISION.



TWIN LAKES #1 BOAT LAUNCH

PUBLIC OUTREACH KEY TAKEAWAYS

- IMPROVE **RECREATIONAL OFFERINGS** AT THE TWIN LAKES – MORE THAN JUST BOAT USES; TRAILS, NATURAL AREAS, PICNICKING, DISC GOLF, ETC.
 - DIFFERENTIATE LAKE 1 AND LAKE 2
- IMPROVE PUBLIC SAFETY **AT & ON** TWIN LAKES
 - POLICE PRESENCE
 - FIRE ACCESS
 - CODE ENFORCEMENT
- PROTECT **WATER QUALITY** AND REDUCE **SHORELINE EROSION**
- MAINTAIN **TRANQUIL NATURE** OF TWIN LAKES
- **SMALL-SCALE COMMERCIAL** USES NEAR THE LAKES (CONVENIENCE STORE, FOOD TRUCK, VENDING MACHINES)
- IMPROVE **PERMITTING SYSTEM**
- SUPPORT **SHAWNEE RESIDENTS'** ACCESS TO THE LAKES

VISION AND GUIDING PRINCIPLES

“THE TWIN LAKES AREA IS AN ESSENTIAL COMMUNITY RESOURCE AND TRANQUIL PUBLIC AMENITY THAT SERVES THE RESIDENTS OF SHAWNEE THROUGH THE PROVISION OF A HIGH-QUALITY AND PROTECTED SUPPLY OF WATER, ACCESS TO NATURAL AND RURAL LANDSCAPES, AND THE AVAILABILITY OF DIVERSE RECREATIONAL AMENITIES THAT SUPPORT THE PASSIVE ENJOYMENT OF THE LAKES AND SURROUNDING PROPERTY.”

1. EMBRACE THE STEWARDSHIP OF OUR NATURAL RESOURCES.
2. PROMOTE FISCALLY RESPONSIBLE GROWTH PATTERNS.
3. PROVIDE BELOVED AND BENEFICIAL RECREATIONAL AMENITIES.
4. FACILITATE THE EFFICIENT DELIVERY OF PUBLIC SERVICES.

FISCAL ASSESSMENT SNAPSHOT

- **REVENUE'S & EXPENDITURES.** CITY'S REVENUES FROM SALES TAXES, PERMITS, AND SIMILAR FEES. REVENUES ARE USED TO FUND VARIOUS CITY SERVICES INCLUDING PUBLIC SAFETY, ROUTINE MAINTENANCE, AND PUBLIC SERVICES. PUBLIC SAFETY ACCOUNTS FOR THE LARGEST AMOUNT OF TAXES.
- **VALUE PER ACRE.** PROPERTIES IN THE STUDY AREA ARE GENERALLY AROUND \$25,000 – 50,000 PER ACRE WITH A FEW PARCELS WORTH BETWEEN \$500,000 AND \$1,000,000 PER ACRE. THIS IS DUE TO MANY OF THE PARCELS BEING LARGER IN SIZE WITH RURAL DEVELOPMENT PATTERNS.
- **ROADWAY MAINTENANCE.** ROADWAY UPKEEP AMOUNTS TO APPROXIMATELY \$3 MILLION PER YEAR IN THE TWIN LAKES AREA ALONE.
- **TWIN LAKES REVENUES TODAY.** THERE ARE LIMITED SALES TAXES AND REVENUES FOR THE TWIN LAKES AREA. THESE PRIMARILY INCLUDE PERMITS FOR THE LAKES, LAKE LEASES, AND SALES TAXES ASSOCIATED WITH COMMERCIAL DEVELOPMENT.
- **TWIN LAKES REVENUES TOMORROW.** TO PROVIDE RESOURCES FOR THE DEVELOPMENT OF FACILITIES IN TWIN LAKES, ADDITIONAL REVENUE SOURCES SHOULD BE EXPLORED.

MARKET ASSESSMENT SNAPSHOT

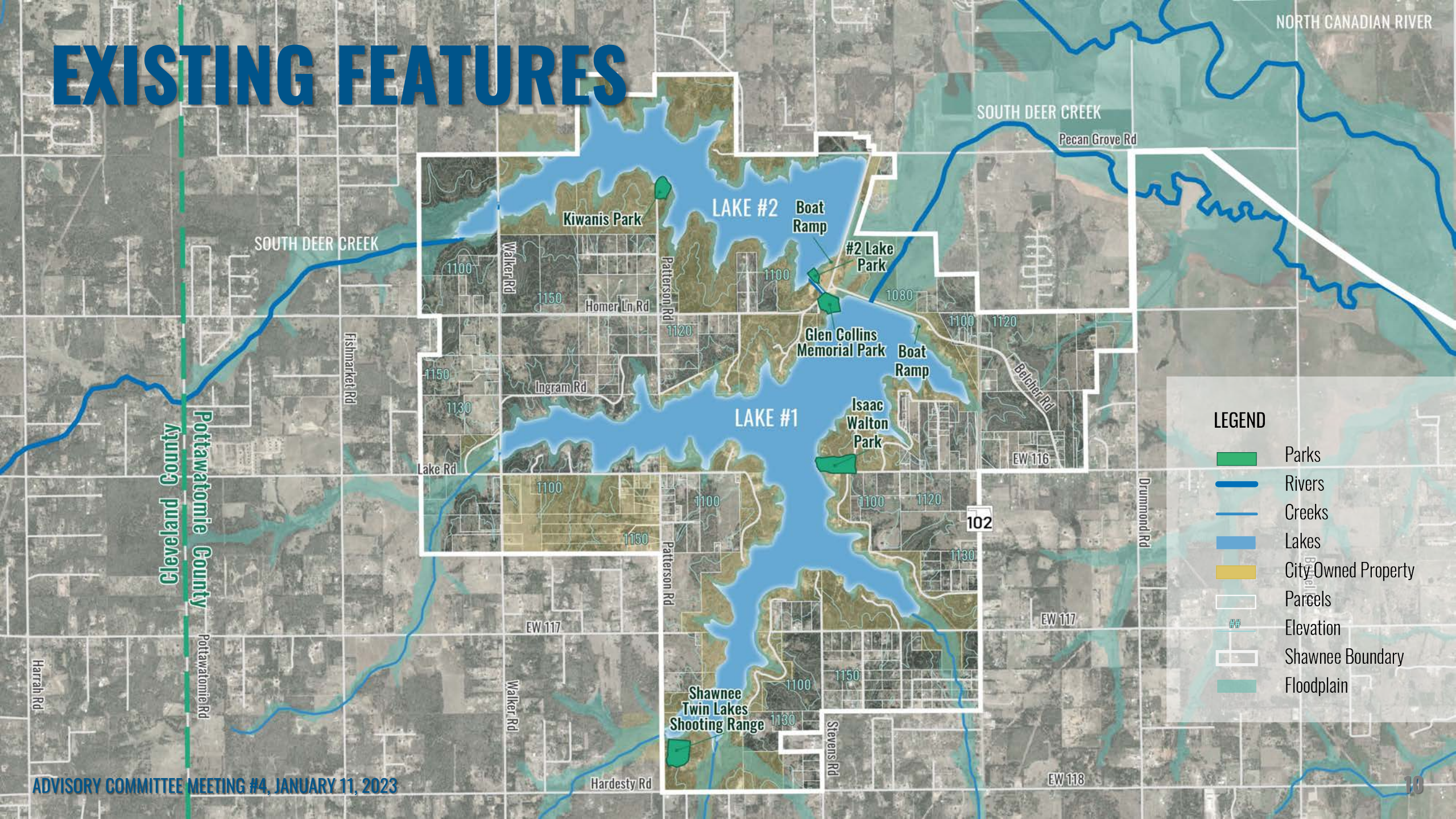
- **NATIONAL CAMPING.** CAMPING HOUSEHOLDS HAVE INCREASED IN RECENT YEARS. CAMPERS CONTRIBUTE OVER \$800 MILLION IN SPENDING.
- **STATE OUTDOOR RECREATION.** CORE OUTDOOR RECREATION GDP REACHED AROUND \$2.2 BILLION IN 2021 – HIGHER THAN 2019.
 - BOATING/FISHING & RVING MAKE UP APPROXIMATELY 24% OF THE CORE ACTIVITY
 - CANOEING/KAYAKING HAVE EXPERIENCED HIGH LEVELS OF GROWTH
- **LAKES USERS.** APPROXIMATELY 70% OF USERS ORIGINATE FROM UNDER 10 MILES BASED ON DEVICE TRAFFIC. 96% OF USERS LIVE IN OKLAHOMA.
- **PERMITTING.** SHAWNEE'S PERMITS AMOUNT TO AROUND \$33,000 ANNUALLY, WITH 75% FROM BOATING AND 25% FISHING.
- **COMPARISON LAKES.** FEES ARE COMPARABLE TO OTHER REGIONAL LAKES. RV FEES ARE MISSING AT TWIN LAKES. OTHER LAKES HAVE MORE AMENITIES AND OPTIONS FOR OVERNIGHT STAYS

TWIN LAKES MASTER PLAN

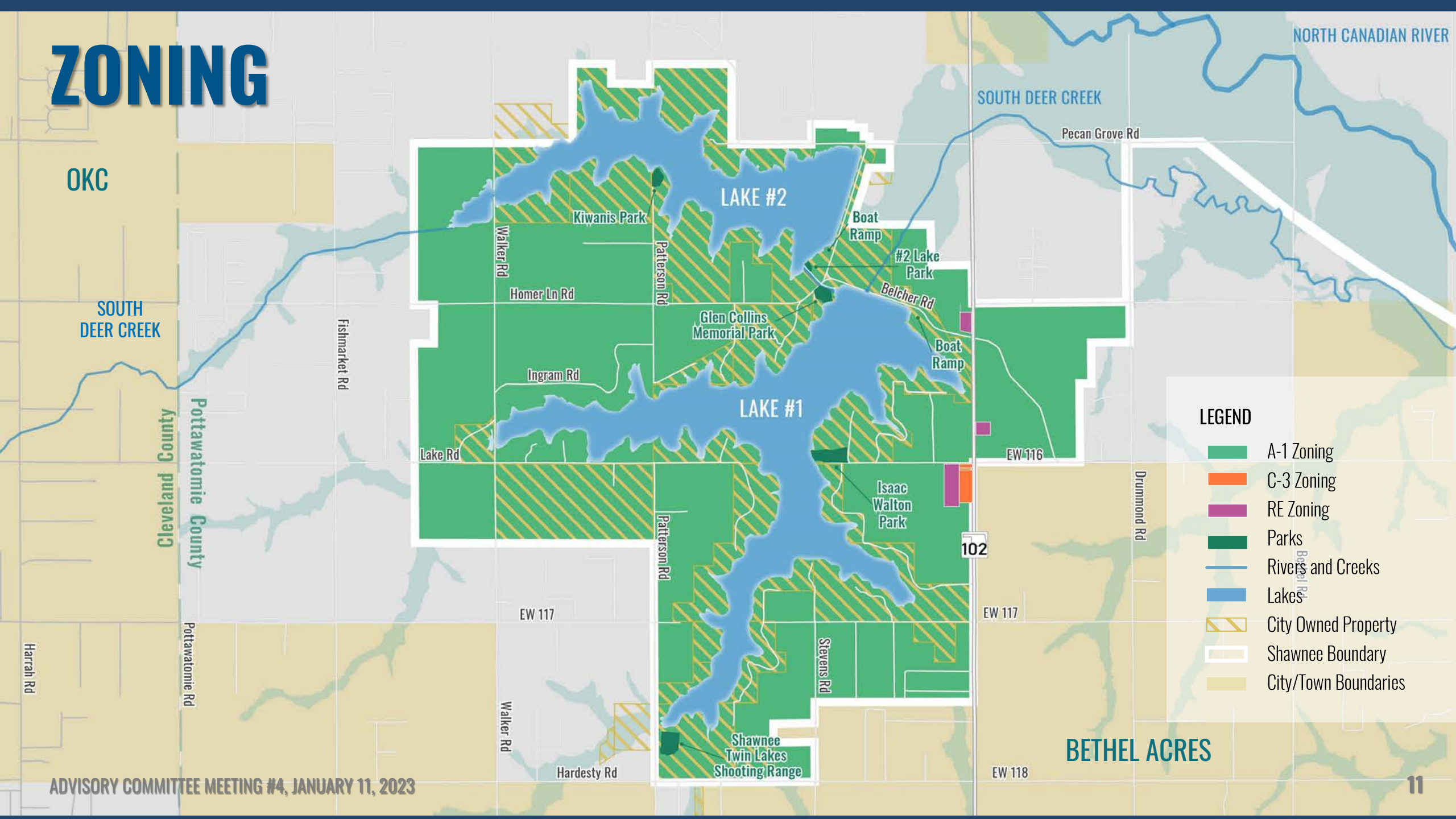
TWIN LAKES TODAY

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JANUARY 11, 2023

EXISTING FEATURES



ZONING



TWIN LAKES MASTER PLAN

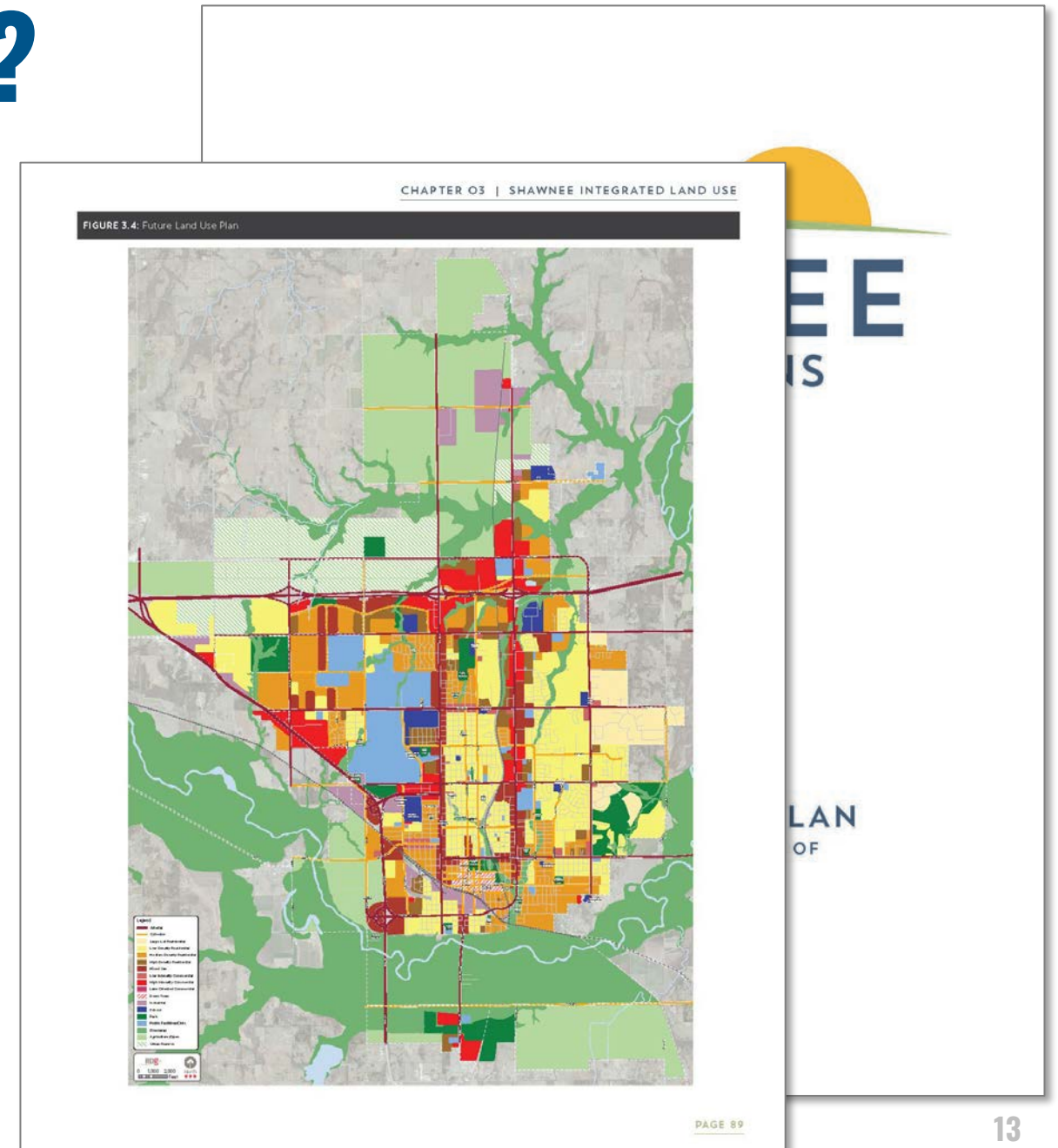
INTRODUCTION TO PLACE TYPES

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WHAT IS A PLACE TYPE?

FUTURE DEVELOPMENT FRAMEWORK

- **LAND USE.** REPRESENTATIVE EXAMPLES AND POTENTIAL ZONING




WHAT IS A PLACE TYPE?

FUTURE DEVELOPMENT FRAMEWORK

- **LAND USE.** REPRESENTATIVE EXAMPLES AND POTENTIAL ZONING
- **DEVELOPMENT CHARACTER.** FORM, SCALE, INTENSITY ARRANGEMENT, STYLE
- **DEVELOPMENT PATTERNS.** DISTRIBUTION, LAYOUT, COMPATIBILITY

SHAWNEE NEXT HORIZONS



LAND USE: HIGH DENSITY RESIDENTIAL

DESCRIPTION:
Neighborhoods that incorporate a mix of housing types, including multi-family housing and tiny homes. These areas may also allow small scale office and commercial uses but the primary use is residential.

POTENTIAL ZONING:
Combined Residential District; Multi-Family Residential District

INTENSITY (DU/A):
12+

USES:

- » Allows multi-family and compatible civic uses.
- » Some limited office and convenience commercial within primarily residential areas may be appropriate.

FORM:
Located at sites with access to major thoroughfares and activity centers. Should be integrated into the fabric of nearby residential areas, while avoiding adverse traffic and visual impacts on low-density uses. Traffic should have direct access to collector or arterial streets to avoid overloading local streets. High levels of pedestrian access and connectivity is needed to avoid the creation of compounds.

COMPATIBILITY:
Conflicts with low-density residential developments should be resolved or minimized through project design. Traffic and other external effects should be directed away from lower-intensity uses. Landscaping, buffering, and screening should be employed to minimize negative effects. May be incorporated into mixed use projects or planned areas.

PARKING:

- » Accommodated through surface parking lots, parking structures, and underground parking facilities.
- » Parking facilities should be designed to manage stormwater and be screened from adjacent land uses.
- » When projects are along major corridors and gateways into the city, parking should be screened behind a residential or commercial space when possible.

PAGE 94

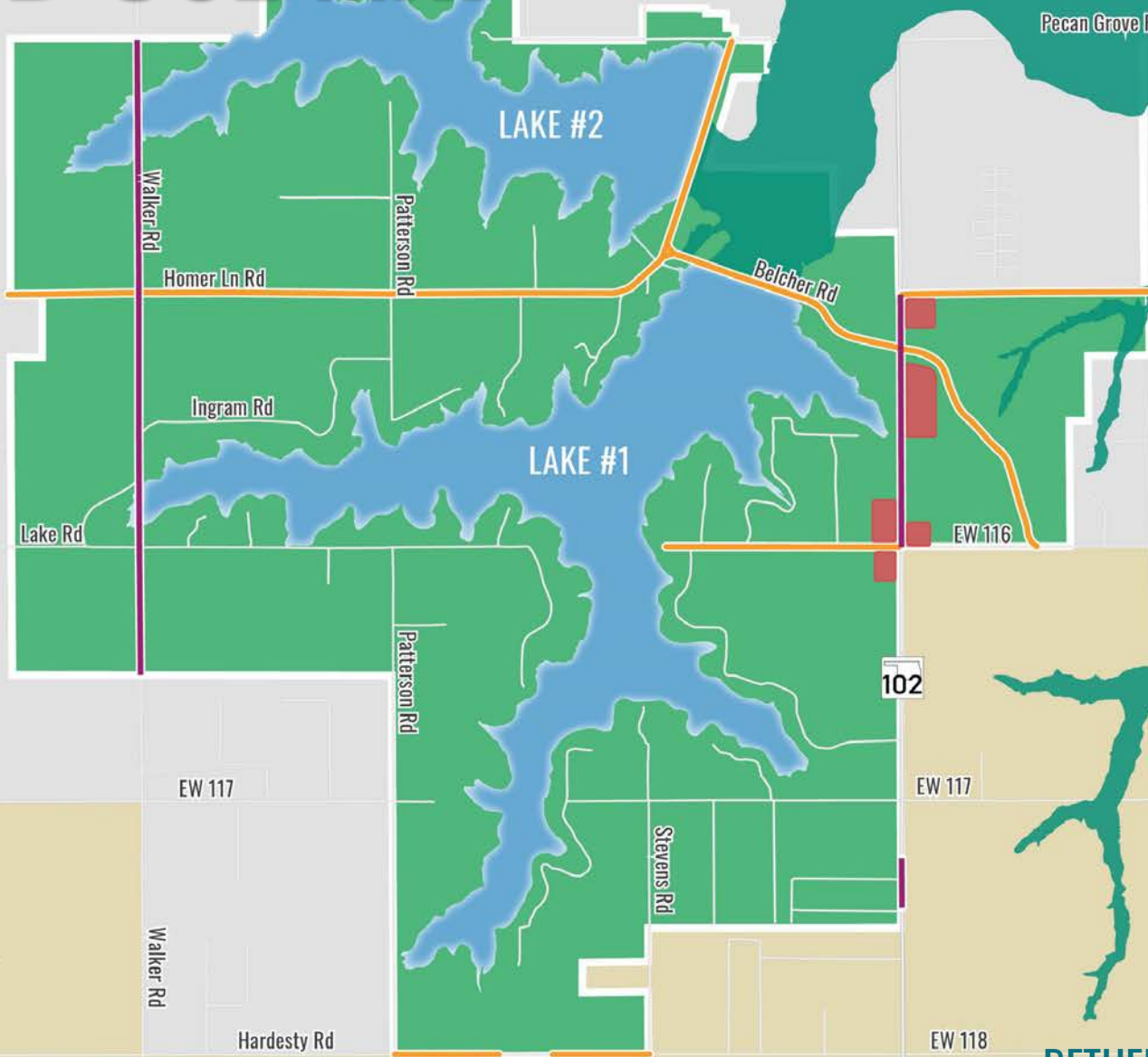
FUTURE LAND USE MAP

OKC

LEGEND

-  Lake Oriented Commercial
-  Agriculture/Open
-  Greenway
-  Arterial
-  Collector
-  Lakes
-  Shawnee Boundary
-  City/Town Boundaries

Fishmarket Rd



PLACE TYPES FOR TWIN LAKES?

TWIN LAKES PLACE TYPES (SHAWNEE HORIZONS, 2019):

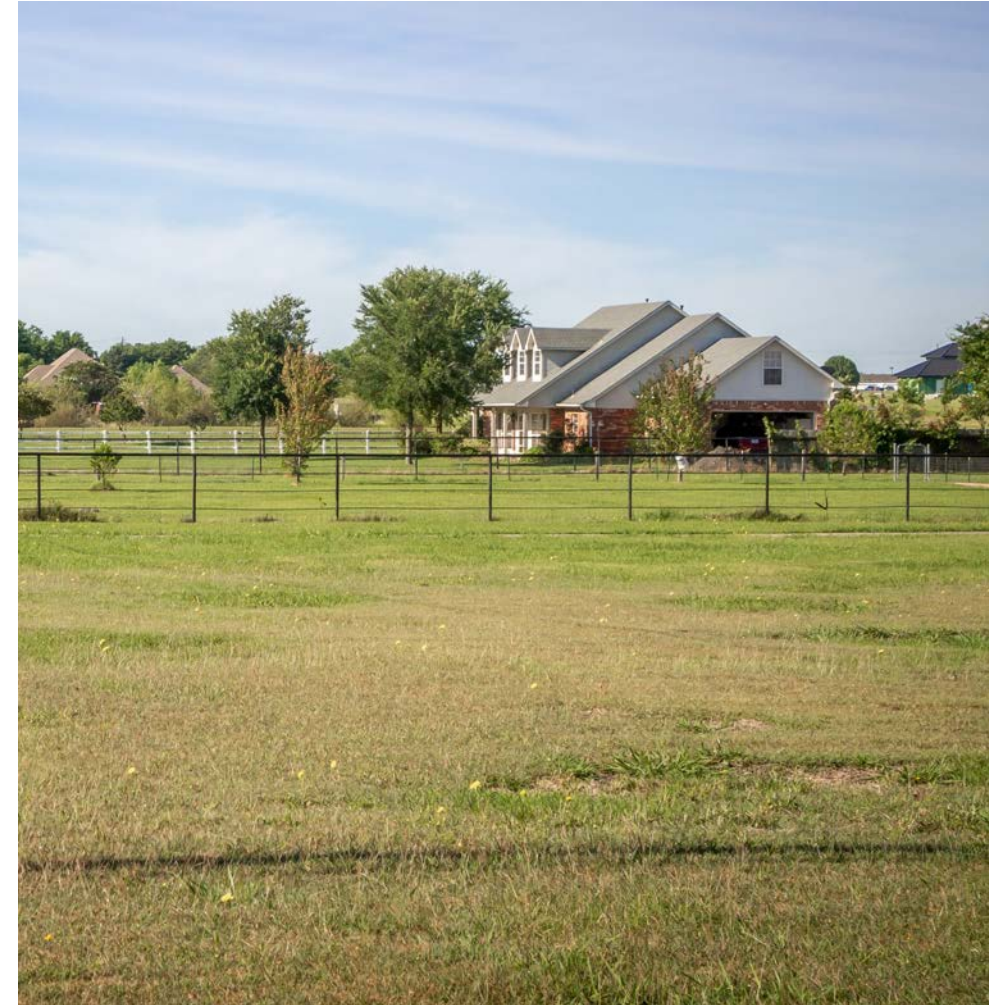
- GREENWAY
- OPEN/AGRICULTURE
- LAKESIDE COMMERCIAL

OPTIONAL PLACE TYPES (SHAWNEE HORIZONS, 2019)?

- LARGE LOT RURAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED-USE

NEW TWIN LAKES SPECIFIC PLACE TYPES:

- WELL/SEPTIC
- DIRT/GRAVEL ROADS, SWALES
- DEEP SETBACKS, DISTANCE BETWEEN DRIVEWAYS AND STRUCTURES



REPRESENTATIVE IMAGE

PARKS/GREENWAYS

TWIN LAKES, EXISTING (SHAWNEE HORIZONS)

Areas intended to remain undeveloped and natural or recreational in character.

USES

- LIMITED, PRIMARILY NATURAL
- ANY DEVELOPMENT IS RECREATIONAL AND LOW IMPACT IN NATURE (SUCH AS PARK SHELTERS OR BALL FIELDS), WHILE COMPLEMENTARY TO THE PURPOSE OF THE WIDER AREA AS OPEN NATURAL SPACE

FORMS

- TRADITIONAL PARK & RECREATION AREAS INCLUDING BOTH PASSIVE AND ACTIVE RECREATION.
- SHAWNEE'S MANY DRAINAGE & FLOODPLAINS, AND ANY OTHER SENSITIVE AREAS SHOULD BE PRESERVED AND INCORPORATED INTO THE CITY'S STORMWATER MANAGEMENT SYSTEM.



REPRESENTATIVE IMAGES

AGRICULTURAL/OPEN SPACE

TWIN LAKES, EXISTING (SHAWNEE HORIZONS)

Long term growth areas. This comprehensive plan outlines the land needed to accommodate growth over the next 10 - 20 years. Development proposals in this area, including high-intensity agricultural operations, should be reviewed for their compatibility with future urban uses.

LAND USE CONSIDERATIONS

- LAND PRESERVATION SUCH AS CROP CULTIVATION.

FORM

- ADJACENT DEVELOPMENTS SHOULD BE DESIGNED FOR FUTURE EXPANSION OF ROADS, SEWERS, & OTHER INFRASTRUCTURE FACILITIES INTO THE URBAN RESERVE AREAS WITHOUT CUL-DE-SACS & OTHER CONFIGURATIONS THAT WILL REQUIRE FUTURE GROWTH TO LEAP-FROG DEVELOPMENT AREAS.

REPRESENTATIVE IMAGES



LAKE ORIENTED COMMERCIAL

TWIN LAKES, EXISTING (SHAWNEE HORIZONS)

Areas with easily accessed by the Shawnee lakes. Commercial services should serve residents in the area and visitors using the lakes for recreational purposes.

USES

- A MIX OF COMPLEMENTARY SMALL SCALE COMMERCIAL USES INCLUDING SERVICE-ORIENTED BUSINESSES.

FORM

- SHOULD BE LOCATED ALONG ARTERIAL STREETS & ACCOMMODATE THE AUTOMOBILE
- PROVIDE GOOD PEDESTRIAN & BIKE ACCESS TO THE LAKE AREA
- LANDSCAPING SHOULD BE USED ALONG STREET FRONTAGES & WITHIN PARKING LOTS
- INTERNAL PEDESTRIAN SYSTEMS SHOULD ALLOW CUSTOMERS TO PARK ONCE & CONVENIENTLY ACCESS SEVERAL DESTINATIONS WITHIN A RETAIL CENTER



REPRESENTATIVE IMAGE

LARGE LOT RESIDENTIAL

SHAWNEE, EXISTING (SHAWNEE HORIZONS)

Neighborhoods emphasizing single-family detached homes on lots greater than one acre.

USES

- SINGLE-FAMILY DETACHED HOUSING WITH CIVIC USES ALLOWED AT 1 UNIT PER ACRE
- DEVELOPMENTS LARGER THAN 1 UNIT PER 3 ACRES WILL LIKELY NOT HAVE CITY SERVICES IN THE FUTURE.

FORM

- DEVELOPMENTS SHOULD PROVIDE CONNECTIVITY WITHIN & BETWEEN DEVELOPMENTS BOTH FOR CARS & PEDESTRIANS
- A FRAMEWORK OF STREETS, TRAILS, & SIDEWALKS SHOULD CREATE A SENSE OF NEIGHBORHOOD
- THE USE OF CLUSTER OR CONSERVATION SUBDIVISION TECHNIQUES WHERE THE LOT SIZE MAY BE SMALLER BUT OVERALL DENSITY IS LOW SHOULD PRESERVE SENSITIVE AREAS & ALLOW FOR SHARED OPEN SPACES. SENSITIVE AREAS MAY INCLUDE DRAINAGE OR NATIVE PRAIRIE.



REPRESENTATIVE IMAGES

LOW DENSITY RESIDENTIAL

SHAWNEE, EXISTING (SHAWNEE HORIZONS)

Neighborhoods emphasizing single-family detached homes, although other single-family attached & small lot single-family homes may be permitted based on location.

USES

- SINGLE-FAMILY DETACHED DEVELOPMENT AT 1-4 UNITS PER ACRE WITH CIVIC USES ALLOWED
- DEVELOPMENTS WILL BE PROVIDED WITH FULL CITY SERVICES.

FORM

- DEVELOPMENTS SHOULD PROVIDE CONNECTIVITY WITHIN & BETWEEN DEVELOPMENTS BOTH FOR CARS & PEDESTRIANS.
- A FRAMEWORK OF STREETS & OPEN SPACE SHOULD CREATE A SENSE OF NEIGHBORHOOD.
- DENSITIES SHOULD BE HIGHER AT TRANSITION POINTS WITH OTHER MORE INTENSE USES OR DISTRICTS.



MEDIUM DENSITY RESIDENTIAL

SHAWNEE, EXISTING (SHAWNEE HORIZONS)

Neighborhoods that incorporate a mix of housing types, including single-family detached, single-family attached, townhouse, & small lot single-family. Civic uses would also generally be allowed.

USES

- A MIX OF HOUSING STYLES INCLUDING SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, & TOWNHOUSES. CIVIC USES ARE ALLOWED.
- LIMITED MULTI-FAMILY DEVELOPMENT MAY BE ALLOWED WITH SPECIAL REVIEW & CRITERIA.

FORM

- HIGH LEVEL OF CONNECTIVITY BETWEEN & WITHIN DEVELOPMENTS.
- CONNECTIONS TO NEIGHBORHOOD COMMERCIAL SERVICES & CIVIC DESTINATIONS SHOULD PROVIDE A SENSE OF NEIGHBORHOOD.
- DEVELOPMENTS SHOULD HAVE ARTICULATED SCALE & MAINTAIN THE IDENTITY OF INDIVIDUAL UNITS.
- DENSITIES SHOULD BE HIGHER AT TRANSITION POINTS WITH OTHER MORE INTENSIVE DISTRICTS.



REPRESENTATIVE IMAGES

LOW INTENSITY COMMERCIAL

SHAWNEE, EXISTING (SHAWNEE HORIZONS)

Areas with easily accessed neighborhood commercial services. These areas will provide services to the immediate area but may also draw customers & employees from the larger city.

USES

- SMALLER SCALE COMMERCIAL USES WITH LIMITED HIGHER DENSITY RESIDENTIAL USES (7-12 UNITS PER ACRE) & CIVIC USES.
- AMENITIES SUCH AS PARKS, PLAZAS AND QUALITY STREETScape SHOULD ACT AS NEIGHBORHOOD CENTERS.

FORM

- A HIGH-CONNECTIVITY GRID PATTERN EXPANDS VIABLE LOCATIONS FOR COMMERCIAL LAND USES & ALLOWS MULTIPLE ACCESS POINTS & ROUTE CHOICES BETWEEN USES.
- ENCOURAGES CLOSER PROXIMITY BETWEEN TRANSPORTATION, HOUSING, & SHOPPING CHOICES.
- SIDEWALKS SHOULD PROVIDE GOOD CONNECTIVITY BETWEEN DEVELOPMENT & ADJACENT RESIDENTIAL USES.



REPRESENTATIVE IMAGES

RURAL RESERVE

TWIN LAKES MASTER PLAN IDEAS

Rural Reserve includes a mix of land uses such as farming, ranching, and other agriculture related services; supporting farmsteads; and limited residential estate. Suburban and urban development is prohibited in this place type.

USES

- LARGE LOT RESIDENTIAL (1 UNIT PER 5+ ACRES) FOR RURAL LIFESTYLES
- AGRICULTURAL USES TO SUPPORT SMALL SCALE/INDIVIDUAL FARMING AND CULTIVATION

FORM

- LOTS WILL BE SERVICED BY WELL AND SEPTIC
- ROADWAYS WILL BE DESIGNED IN A RURAL MANNER, WITH DIRT AND GRAVEL SURFACES AND SWALES
- DEEP SETBACKS, DISTANCE BETWEEN DRIVEWAYS AND STRUCTURES



LAKESIDE MARKET

Lakeside Market includes a mixture of small-scale commercial located along the Twin Lakes that provide services directly related to park and lake users.

USES

- SMALL SCALE RECREATION-BASED COMMERCIAL USES TO INCLUDE QUICK STOP RETAIL (I.E., CONVENIENCE STORE), RETAIL, AND TEMPORARY COMMERCIAL SPACES

FORM

- SMALL ESTABLISHMENT SERVICED BY A WELL AND SEPTIC
- PROVIDE GOOD PEDESTRIAN & BIKE ACCESS TO THE LAKE AREA



LAKESIDE VILLAGE

The Lakeside Village place type includes a mix of commercial and residential uses on the same parcel either through horizontal or vertical mixed-use near the lakeshore. This development pattern will encourage walkability within the village and activate the Twin Lakes for commercial and retail services.

USES

- INTEGRATED MIXED-USE DEVELOPMENT INCLUDING COMMERCIAL, MULTI-FAMILY (12+ UNITS PER ACRE), AND OFFICE TO SUPPORT A DYNAMIC LAKESIDE COMMUNITY
- LAKE SUPPORTING USES

FORM

- A DEVELOPMENT OF THIS STYLE AND INTENSITY REQUIRES CITY SERVICES (WATER AND SEWER)
- AN INTERCONNECTED NETWORK OF STREETS TO SUPPORT CONNECTIVITY WITHIN THE DEVELOPMENT AND PROVIDE ACCESS TO THE LAKES
- LOW IMPACT DEVELOPMENT TECHNIQUES SHALL BE UTILIZED AS A PROTECTION MEASURE FOR THE LAKES.



REPRESENTATIVE IMAGES

RECREATION VILLAGE

Recreation Village is a larger park intended for overnight stay uses, higher intensity recreation facilities, and services needed to support a wider range of users.

USES

- LARGE PUBLIC OPEN SPACES ALONG THE LAKES INCLUDING A VARIETY OF AMENITIES
- RECREATIONAL USES SUCH AS TRAILS, PLAY EQUIPMENT, BOAT LAUNCHES, PARKING, ETC.
- OVERNIGHT STAY FACILITIES SUCH AS CABINS, LODGE, RV HOOK UPS

FORM

- INTERCONNECTED STREET NETWORK AND PARKING AREAS TO ENCOURAGE USE
- WATER AND SEWER OR LARGE SEPTIC HOOKUPS FOR OVERNIGHT STAY ACCOMMODATIONS
- FLOODPLAINS AND OPEN SPACE SHOULD BE INCORPORATED INTO THE RECREATION VILLAGE



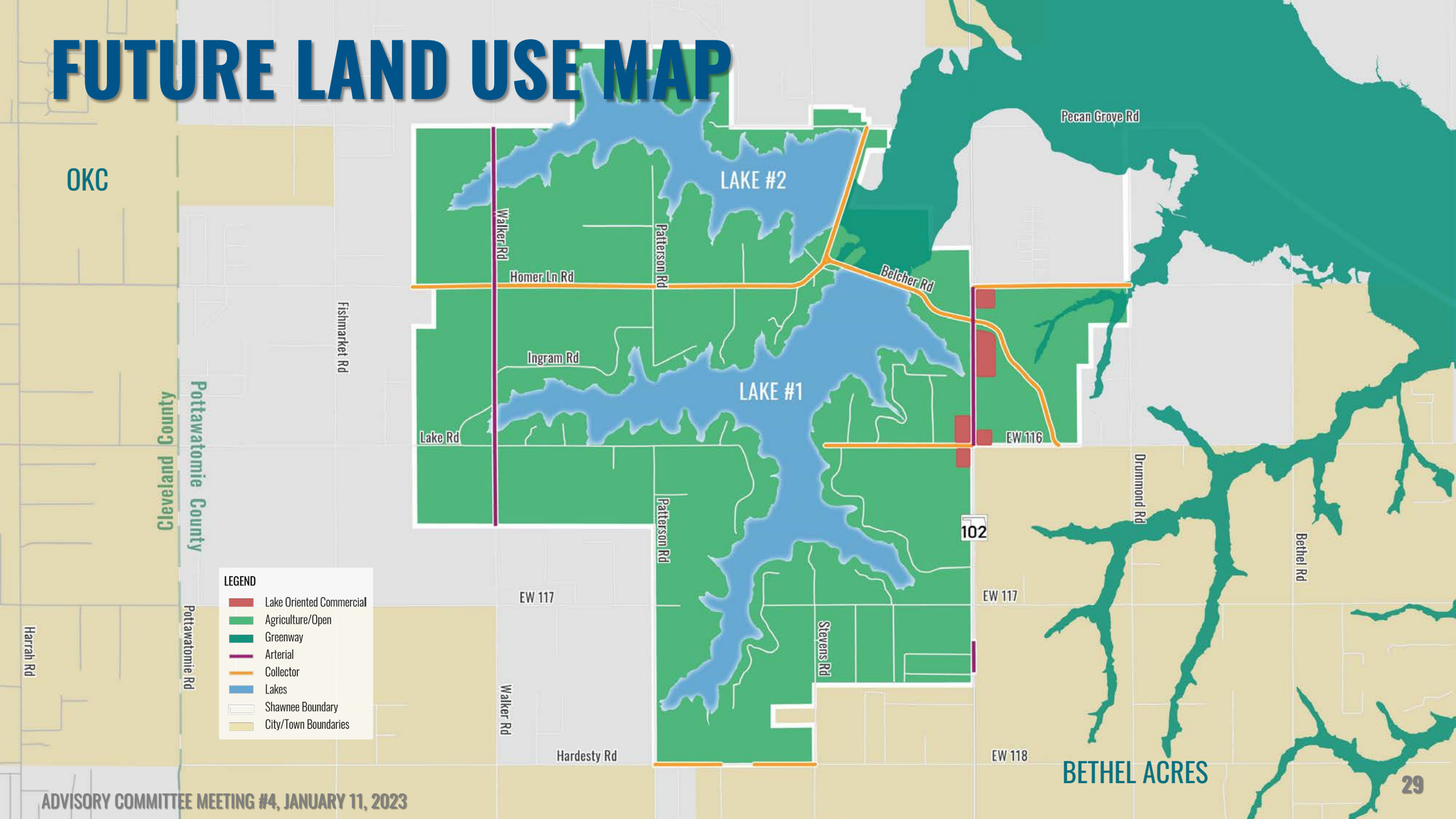
REPRESENTATIVE IMAGES

TWIN LAKES MASTER PLAN

FUTURE GROWTH SCENARIOS

ADVISORY COMMITTEE MEETING #4
JANUARY 11, 2023

FUTURE LAND USE MAP



LEGEND

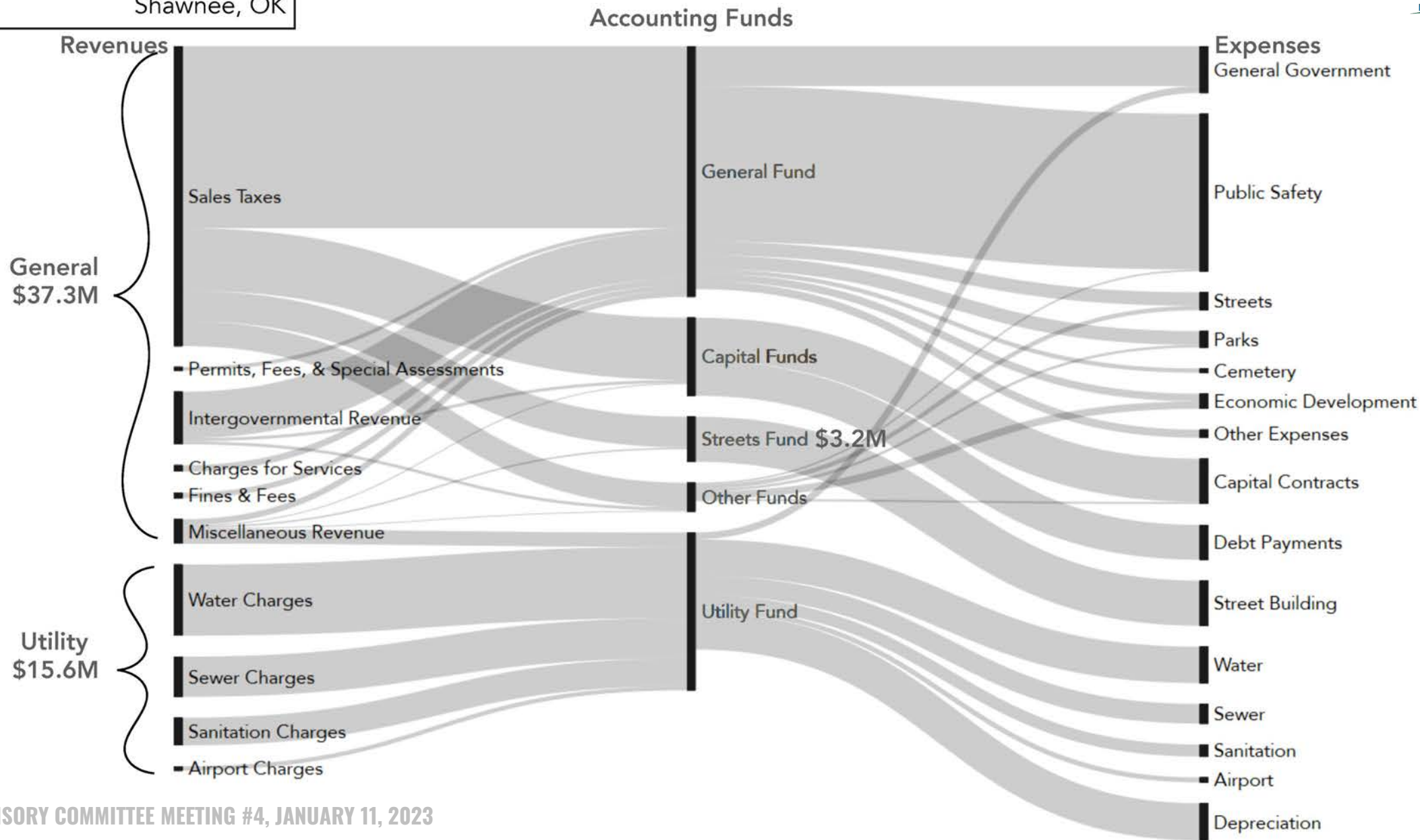
- Lake Oriented Commercial
- Agriculture/Open
- Greenway
- Arterial
- Collector
- Lakes
- Shawnee Boundary
- City/Town Boundaries



Baseline Growth Scenario

Continued minor change

By parcels or Value, the Twin Lakes area represents around 2% of the city



Annual Revenue & Expense

Twin Lakes Existing, Shawnee, OK



Revenues

Expenses

Annual Revenue & Expense

Twin Lakes Existing, Shawnee, OK



Revenues

Expenses

***\$32,500**

Sales Taxes

Annual Revenue & Expense

Twin Lakes Existing, Shawnee, OK



RevenuesExpenses

*\$32,500Sales Taxes

^\$160,000Miscellaneous

Total Revenues

	Revenues	Expenses
*\$32,500	Sales Taxes	
^\$160,000	Miscellaneous	
\$750 per lease x 144 Leases = \$108,000	Land Leases	

Annual Revenue & Expense

Twin Lakes Existing, Shawnee, OK

	Revenues	Expenses
	*\$32,500	Sales Taxes
	^\$160,000	Miscellaneous
\$750 per lease x 144 Leases = \$108,000		Land Leases
	\$0	Utility Payments

Annual Revenue & Expense

Twin Lakes Existing, Shawnee, OK

	Revenues	Expenses
	*\$32,500	Sales Taxes
	^\$160,000	Miscellaneous
\$750 per lease x 144 Leases = \$108,000		Land Leases
	\$0	Utility Payments
	<u>\$300,500</u>	<u></u>
	Total Revenues	

\$49k per Maintenance Staff

Miscellaneous

Land Leases

Utility Payments

Total Revenues

	Revenues	Expenses
	Sales Taxes	General Costs
*\$32,500		\$49k per Maintenance Staff
	Miscellaneous	Public Safety
^\$160,000		\$102k per Firefighter \$95k per Officer
\$750 per lease x 144 Leases = \$108,000	Land Leases	
	Utility Payments	
\$0		
\$300,500	Total Revenues	

Annual Revenue & Expense

Twin Lakes Existing, Shawnee, OK

	Revenues	Expenses	
*\$32,500	Sales Taxes	General Costs	\$49k per Maintenance Staff
^\$160,000	Miscellaneous	Public Safety	\$102k per Firefighter \$95k per Officer
\$750 per lease x 144 Leases = \$108,000	Land Leases	Streets Upkeep	\$0.75-\$1.5 Million to maintain and rebuild existing***
		Lake Fund	\$139,000
	\$0	Utility Payments	
	\$300,500	Total Revenues	

Annual Revenue & Expense

Twin Lakes Existing, Shawnee, OK

	Revenues	Expenses	
	*\$32,500	Sales Taxes	General Costs
			\$49k per Maintenance Staff
	^\$160,000	Miscellaneous	Public Safety
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			\$0.75-\$1.5 Million to maintain and rebuild existing***
			Lake Fund
			\$139,000
	\$0	Utility Payments	Utility Costs
	\$300,500	Total Revenues	\$0

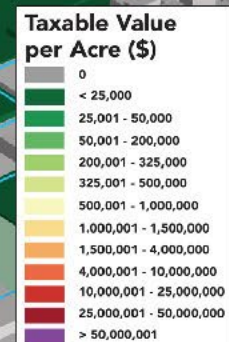
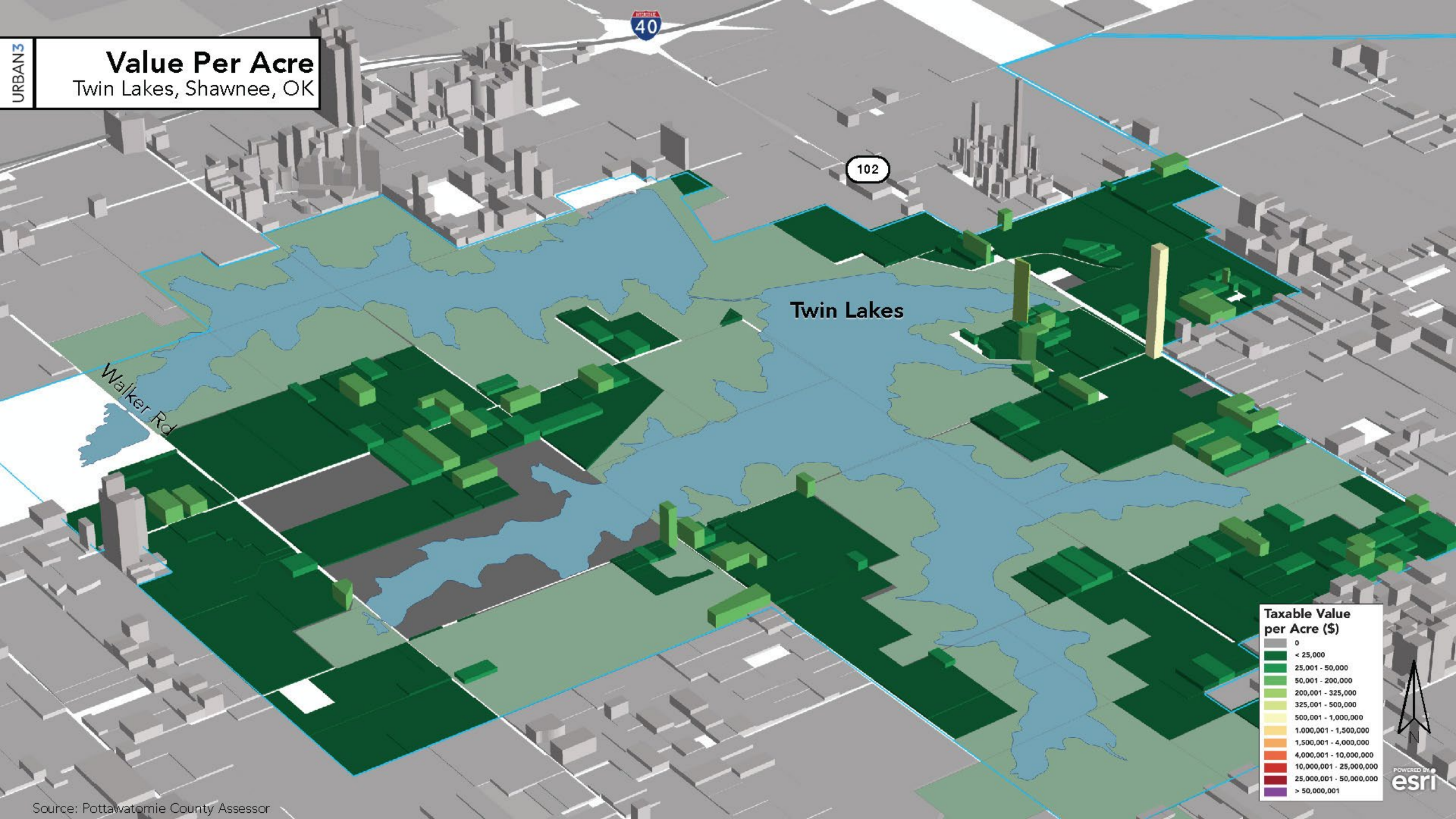
Annual Revenue & Expense

Twin Lakes Existing, Shawnee, OK

	Revenues	Expenses	
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\$750 per lease x 144 Leases = \$108,000	Land Leases	Streets Upkeep	\$0.75-\$1.5 Million to maintain and rebuild existing***
		Lake Fund	\$139,000
	\$0	Utility Payments	\$0
	\$300,500	Total Revenues	\$889,000+

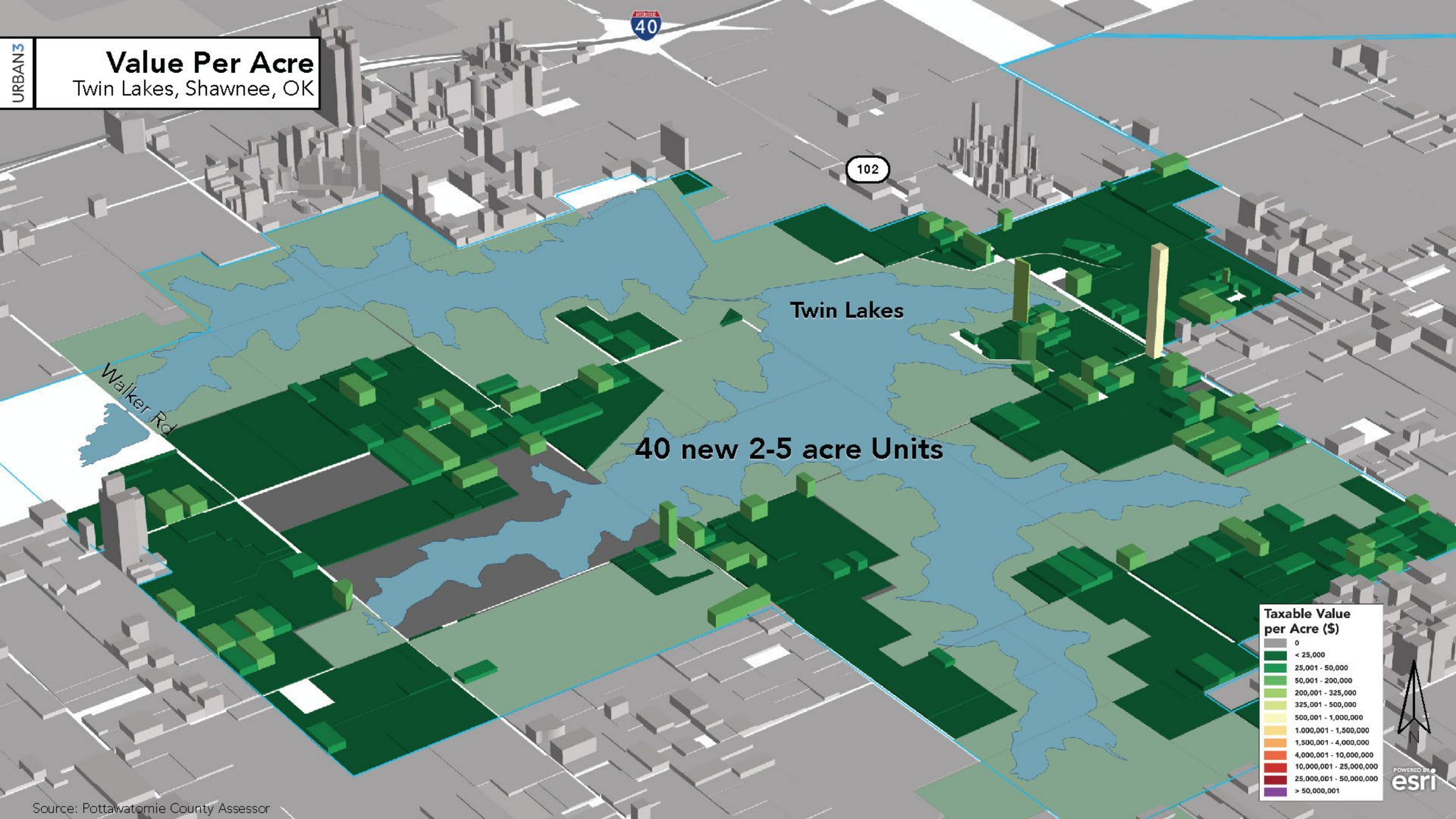
Value Per Acre

Twin Lakes, Shawnee, OK



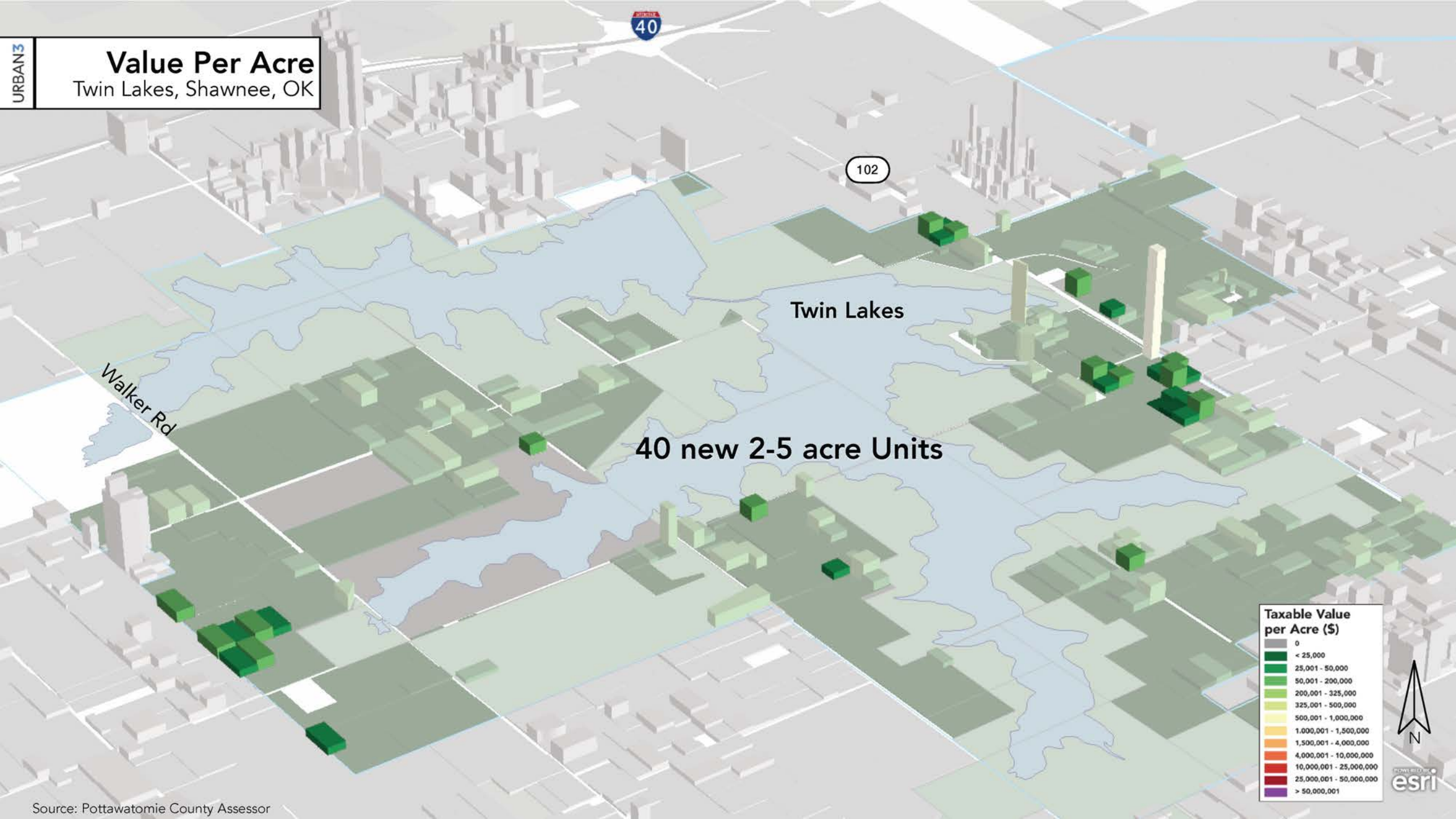
Value Per Acre

Twin Lakes, Shawnee, OK

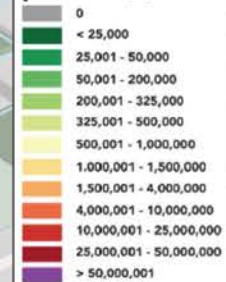


Value Per Acre

Twin Lakes, Shawnee, OK



Taxable Value per Acre (\$)



Annual Revenue & Expense

Twin Lakes Baseline, Shawnee, OK

Changed By Baseline Additions: 40 units or 0.003% increase in city size



	Revenues	Expenses
	+?	Sales Taxes
	+\$24,000	Miscellaneous
+New or Increased Leases		Land Leases
	\$??	New Amenity Fees
	\$?	Dock Fees
	\$0	Utility Payments
	<hr/>	<hr/>
	\$24,000+	New Total Revenues

Annual Revenue & Expense

Twin Lakes Baseline, Shawnee, OK

Changed By Baseline Additions: 40 units or 0.003% increase in city size

	Revenues	Expenses	
	+	Sales Taxes	General Costs
			No New
	+\$24,000	Miscellaneous	Public Safety
			No New
+New or Increased Leases		Land Leases	Streets Upkeep
			No New
			Lake Fund
			No New
	\$??	New Amenity Fees	Added Amenities
			\$???
	\$?	Dock Fees	Shoreline Protections
			\$???
	\$0	Utility Payments	Utility Costs
			\$0
	\$24,000+	New Total Revenues	New Total Costs
			\$???

City Funding Standards

The adjustable knobs and levers in the system



TWIN LAKES MASTER PLAN

GROWTH SCENARIO EXERCISE

ADVISORY COMMITTEE MEETING #4
JANUARY 11, 2023

YOUR OBJECTIVE

PREPARE TWO FUTURE GROWTH AND DEVELOPMENT
SCENARIOS FOR TWIN LAKES.

SCENARIO #1: TAKE IT UP A NOTCH.

SCENARIO #2: THINK BIG!!!!!!

YOUR OBJECTIVE

PREPARE TWO FUTURE GROWTH AND DEVELOPMENT SCENARIOS FOR TWIN LAKES.

- **APPLY** PREFERRED PLACE TYPES (LAND USES, DEVELOPMENT CHARACTER) BY LOCATION.
- **IDENTIFY** UNIQUE AREAS OF SPECIAL CONSIDERATION.
- **CONSIDER** THE TYPES OF PUBLIC INVESTMENTS NECESSARY TO SUPPORT YOUR GROWTH SCENARIOS.

YOUR INSTRUCTIONS

1. DESIGNATE A SCRIBE AND A SPOKESPERSON.
2. APPLY PREFERRED PLACE TYPES (LAND USES, DEVELOPMENT CHARACTER) BY LOCATION.
 - 10-20 year build-out.
 - Which place types may be applicable? Where?
 - Not limited to place types introduced in this presentation.
 - Reference public outreach takeaways, fiscal assessment snapshot.

YOUR INSTRUCTIONS

1. **DESIGNATE** A SCRIBE AND A SPOKESPERSON.
2. **APPLY** PREFERRED PLACE TYPES (LAND USES, DEVELOPMENT CHARACTER) BY LOCATION.
3. **IDENTIFY** UNIQUE AREAS OF SPECIAL CONSIDERATION.
 - Areas to be preserved/protected.
 - Sites that may be redeveloped.
 - Sites with environmental hazards.

YOUR INSTRUCTIONS

1. **DESIGNATE** A SCRIBE AND A SPOKESPERSON.
2. **APPLY** PREFERRED PLACE TYPES (LAND USES, DEVELOPMENT CHARACTER) BY LOCATION.
3. **IDENTIFY** UNIQUE AREAS OF SPECIAL CONSIDERATION.
4. **CONSIDER** THE TYPES OF PUBLIC INVESTMENTS NECESSARY TO SUPPORT YOUR GROWTH SCENARIOS.
 - What does the “business as usual” growth scenario teach us?

GROWTH SCENARIO EXERCISE

SCENARIO #1: TAKE IT UP A NOTCH. (### MINUTES)

GROWTH SCENARIO EXERCISE

SCENARIO #2: THINK BIG!!!!!! (### MINUTES)

TWIN LAKES MASTER PLAN

CONCEPTUAL SITE PLAN EXERCISE

ADVISORY COMMITTEE MEETING #4
JANUARY 11, 2023

PUBLIC RECREATION SITES

GLEN COLLINS PARK

IDEAS: PUMP TRACK, TRAILS, KAYAK TRAILS, SPORTS COURTS, THEMED PLAYSCAPES

ISAAC WALTON PARK

IDEAS: RV, CABINS, YURT, DAY USE AREA

BOAT RAMP AREAS

IDEAS: MORE BOAT RAMPS, PARK SPACE, AMPHITHEATER/MONUMENT, FOOD TRUCK AREA, PARKING

KIWANIS PARK

IDEAS: CAMPING (RV & PRIMITIVE), KAYAK LAUNCH & BEGINNER COVE, NATURAL PLAYSCAPE, NATURE TRAILS, BUTTERFLY GARDEN

*Ideas from Public Open House (09.27.22)



MARKET CONDITIONS ASSESSMENT: EXAMPLE AMENITIES DAY USE

Item	Considerations
Water Oriented	Developed swimming area, slides, non-motorized watercraft rental, fishing gear rentals, pool/hot tub/sauna, marina
Land Oriented	Child play-area, bicycle rental, trail development (paved, ADA accessible, gravel, retaining structure), shore quality development
Event Spaces	Personal: Pavilions (electricity, water, cooking) , Building (electricity, water, restrooms, small kitchen). Performance: Amphitheater (simple or full-stage)
Auxiliary	Showers/Restrooms, Food Trucks, Electric Car Charging
Management	Park Rangers, On-site staff, Online Reservation System

MARKET CONDITIONS ASSESSMENT: EXAMPLE AMENITIES OVERNIGHT

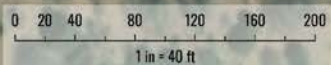
BEYOND AMENITY
DEVELOPMENT – ONGOING
MAINTENANCE &
MODERNIZATION & QUALITY
IMPROVEMENTS ARE
IMPORTANT LONG-TERM
CONSIDERATIONS

Item	Considerations
Tent/Primitive	Tent Pad Development
RV	Full Hookups, Pull-throughs
Cabin	Simple or Upscale
All	Spacing, Tree/Ground Cover, Setting (inland, waterfront, etc.), WiFi
Auxiliary	Showers/Restrooms, Laundry, Camp Store, Food Trucks, Electric Car Charging
Management	Park Rangers, On-site staff, Online Reservation System

KIWANIS PARK

LAKE #2

Patterson Rd



KIWANIS PARK



0 20 40 80 120 160 200
m 40 ft

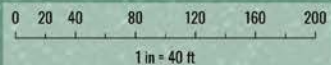


#1 LAKE BOAT RAMP

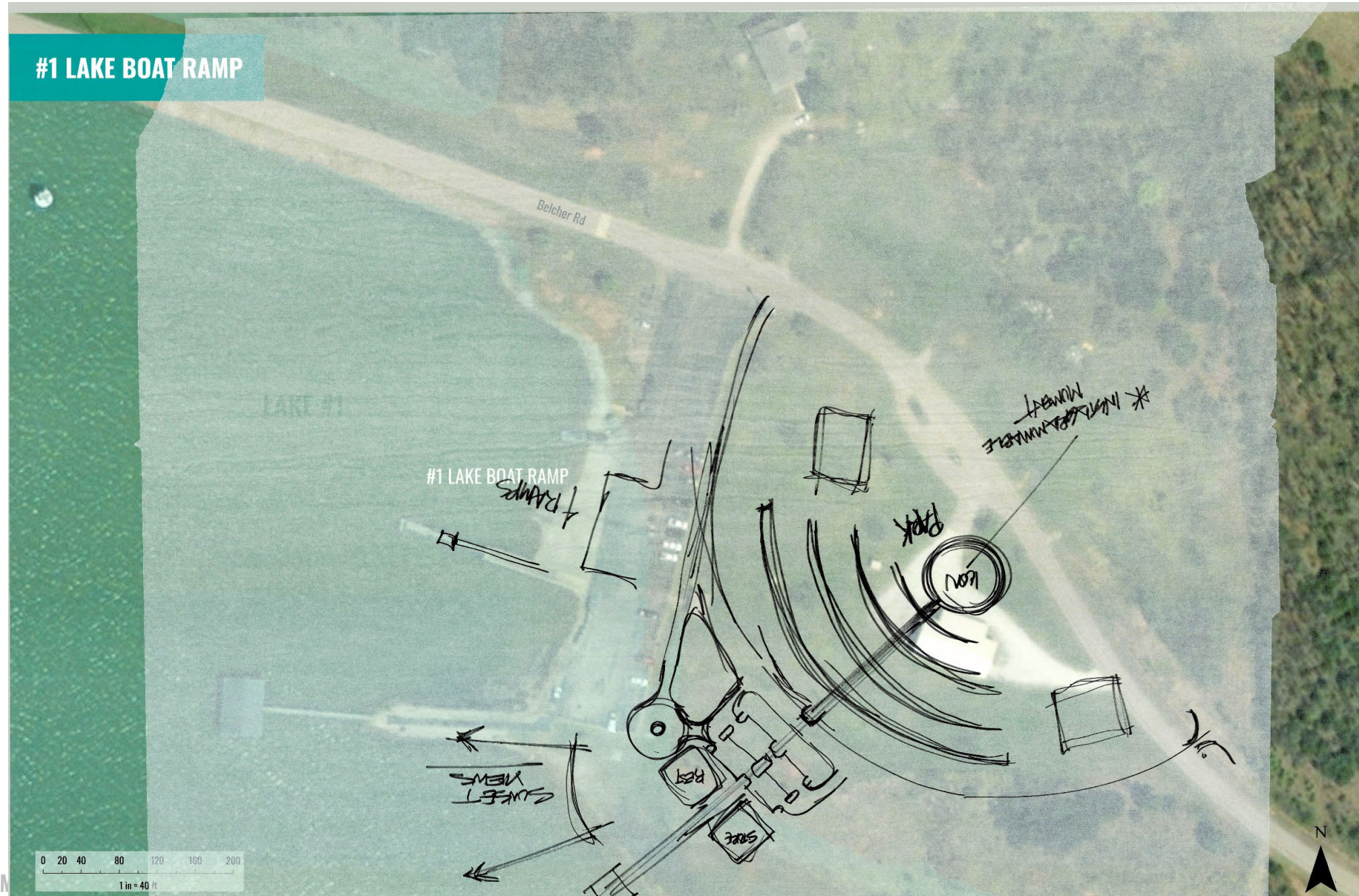
LAKE #1

#1 LAKE BOAT RAMP

Belcher Rd



#1 LAKE BOAT RAMP



#1 LAKE BOAT RAMP



GLEN COLLINS MEMORIAL PARK & #2 LAKE PARK



#2 LAKE PARK

#2 LAKE BOAT RAMP

LAKE #2

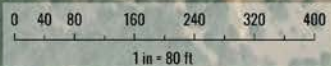
GLEN COLLINS MEMORIAL PARK

LAKE #1

Homer Ln Rd

No 2 Dam Rd

Belcher Rd



GLEN COLLINS MEMORIAL PARK & #2 LAKE PARK



ISAAC WALTON PARK

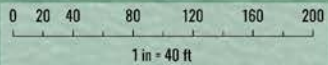
LAKE #1

Bodkin Rd

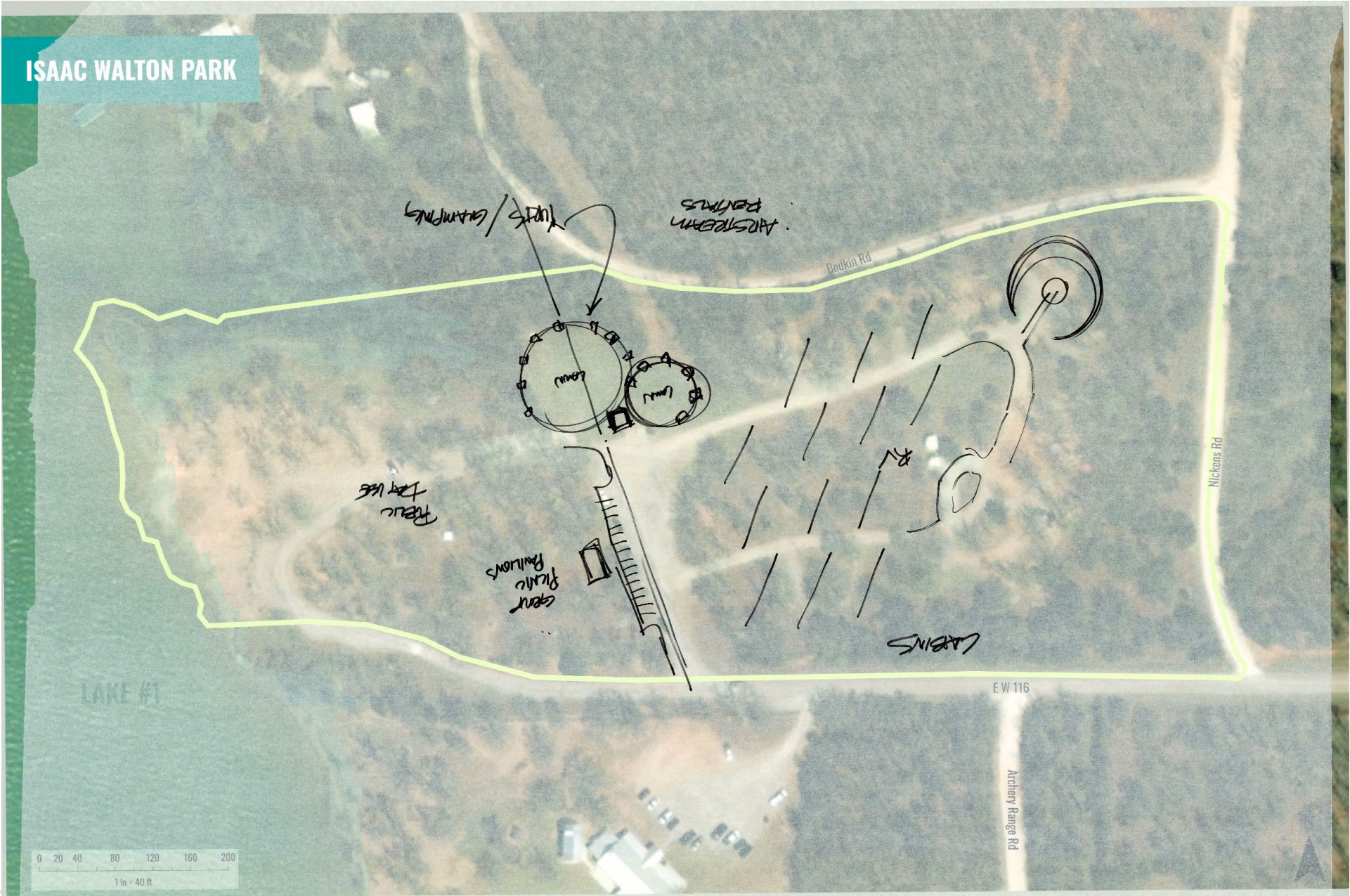
Nickens Rd

EW 116

Archery Range Rd



ISAAC WALTON PARK



TWIN LAKES MASTER PLAN

NEXT STEPS

- **FISCAL IMPACTS OF SCENARIOS**
- **“PREFERRED” GROWTH SCENARIO**
- **FUTURE DEVELOPMENT MAP**
- **ADVISORY COMMITTEE MEETING #5
(FEBRUARY)**

ADVISORY COMMITTEE MEETING #4
JANUARY 11, 2023