

AGENDA
JENKS CITY COUNCIL
TUESDAY, NOVEMBER 4, 2025, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM

If you require special accommodations pursuant to the Americans with Disabilities Act, please notify the City Clerk's Office at (918) 299-5883 or email agendas@jenksok.org.

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

ANIMAL WELFARE SPOTLIGHT

CITIZEN COMMENTS

BUSINESS

Official action can only be taken on items which appear on the agenda. The City Council may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item (except for Item 1).

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the special meeting held on October 28, 2025
 - B. Approve Encumbrances and Expenditures
 - C. Approve holiday bonuses in the gross amount of \$1,000 for full-time employees and \$500 for regular part-time employees; to authorize the expenditure for same within the current budget.
 - D. Approve Corrected Ordinance 1675, related to JZ 25 PUD 146.MA2, a Zone Change from CS (Commercial Shopping) to RS-3 (Residential Single Family) and approval of Major Amendment 2 for PUD 146 (Planned Unit Development) Overlay. General Location: N of 131st & W of Elm. This Corrected Ordinance fixes errors with the legal description in the original ordinance approved at the October 28, 2025, City Council meeting.
2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. Approve Ordinance 1676, an Ordinance related to UEC 25-03, a Utility Easement Closure for Bentley Ranch. General Location: S of 131st & E of Elm.
4. Potential Executive Session for the purpose of discussing the potential purchase of real properties located: 1) generally near the intersection of Riverfront Dr. and Aquarium Pl; and, 2) 1855 N Ash St, Jenks, OK 74037 (25 O.S. §307(B)(3))

OTHER BUSINESS

1. Presentation, update, and discussion on the Downtown Master Plan.

**MINUTES
SPECIAL MEETING
JENKS CITY COUNCIL
TUESDAY, OCTOBER 28, 2025, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM**

CALL TO ORDER

The Agenda for the Jenks City Council was posted on the City's website at 3:47 PM on October 24, 2025. The meeting was called to order at 06:03 PM on the above date with Mayor Cory Box presiding at Jenks City Hall.

ROLL CALL

Present

Kevin Short
Matthew Emmons
Adam Abel
Craig Murray
Mayor Cory Box

Absent

John Brown
Donna Ogez

INVOCATION

Pastor Tommy Davis from New Directions International gave the invocation.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was given.

ANIMAL WELFARE SPOTLIGHT

Jenks Animal Control Officer McDaniel presented an animal for adoption.

CITIZEN COMMENTS

Police Chief Jason Jackson (211 N Elm St) gave a public comment.

BUSINESS

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the regular meeting held on September 30, 2025.
 - B. Approve Encumbrances and Expenditures
 - C. Monthly Reports
 - D. Approve Minor Amendment to the Comprehensive Plan Land Use Map:
 - a. Regional Commercial to Low Intensity Single-family (W of HWY 75, S of 91st St)
 - b. Parks and Open Space to Regional Commercial (W of HWY 75, on Union Ave from S of 91st St to 121st St)
 - c. Parks and Open Space to Regional Commercial (E of railroad tracks and south

- of Simon Outlet Mall)
 - d. Business Park and High Intensity Single-family to Medium Intensity Single-family (N of 131st St & W of Elm St)
 - e. Local Commercial to High Intensity Single-family (N of 131st St & W of Elm St)
 - f. Medium Intensity Single-family to Low Intensity Single-family (N of 131st St at Lewis & W of Harvard)
 - g. Medium Intensity Single-family to Low Intensity Single-family (S of 131st St and W of Lewis)
 - h. Medium Intensity Single-family to Low Intensity Single-family (N of 141st St and E of Elm)
- E. Approve the purchase and upfitting of Fire Department brush trucks and Resolution 886, a Supplemental Appropriation in the amount \$230,000 in account 14-411-5396 (City - Fire Suppression Capital Fund - Motor Vehicles).
 Mayor Cory Box asked to pull Item 1.D. Kevin Short made a motion to approve Item 1, pulling 1.D. Craig Murray seconded the motion. A roll call vote of members was taken as follows:
 Yes: Cory Box, Matthew Emmons, Craig Murray, Adam Abel, Kevin Short
 No: None
 Motion Carried.
- 2. Consideration and appropriate action relating to items removed from the Consent Agenda
 Planning Director Marcae Hilton introduced Item 1.D and answered questions. She stated that there was an error with Item 1.D(A) and staff requested that it be removed from the amendment to the Land Use map. Kevin Short made a motion to approve Item 1.D with the removal of amendment 1.D(A). Adam Abel seconded the motion. A roll call vote of members was taken as follows:
 Yes: Cory Box, Matthew Emmons, Craig Murray, Adam Abel, Kevin Short
 No: None
 Motion Carried.
- 3. Ordinance 1675 related to JZ 25 PUD 146.ma2, a Zone Change from CS (Commercial Shopping) to RS-3 (Residential Single Family) and approval of Major Amendment 2 for PUD 146 (Planned Unity Development) Overlay. General Location: N of 131st & W of Elm.
 Planning Director Marcae Hilton introduced Item 3 and answered questions. City Manager Christopher Shrout also answered questions. Craig Murray made a motion to approve Item 3. Matthew Emmons seconded the motion. A roll call vote of members was taken as follows:
 Yes: Cory Box, Matthew Emmons, Craig Murray, Adam Abel, Kevin Short
 No: None
 Motion Carried.
- 4. Emergency Clause for Ordinance 1675, making it effective immediately upon passage, since the immediate operations of the provisions of the Ordinance are necessary for the preservation of public health and safety.

Withdrawn

5. Potential Executive Session for the purpose of (a) conferring on matters pertaining to economic development, including the transfer of property or the creation of a proposal to entice a business to locate within the City of Jenks where public disclosure of the matter discussed would interfere with the development of products or services or would violate the confidentiality of the business (25 O.S. §307 (C)(11) discussing incentive for a potential hotel on an outparcel on the Tulsa Premium Outlets campus), and (b) discussing the potential purchase of real property located generally near the intersection of Riverfront Dr. and Aquarium Pl. (25 O.S. §307(B)(3))

Craig Murray made a motion to enter Executive Session. Kevin Short seconded the motion. A roll call vote of members was taken as follows:

Yes: None

No: None

Motion Carried. *Council entered Executive Session at 6:29 PM and exited at 7:19 PM. No other business was discussed and no votes were cast.*

6. Consideration and appropriate action relating to Resolution No. 887, a Resolution authorizing the Jenks Economic Development Authority (the "Authority") to assist the City of Jenks, Oklahoma (the "City") in carrying out and administering the Jenks River District Economic Development Project Plan adopted by the City; approving and authorizing the execution of an Economic Development Agreement by and among the Authority, the City, and Sia Ram Holdings LLC; ratifying and confirming an Economic Development Agreement by and among the Authority, the City, and Tulsa Premium Outlets, LLC; approving and authorizing the execution of a Security Agreement by and between the Authority and the City pertaining to certain tax increment revenues; approving the use of assistance in development financing; and containing other provisions relating thereto; subject to approval of City Attorney as to final form.

Nate Ellis from Public Finance Law Group introduced Item 6. Kevin Short made a motion to approve Item 6. Matthew Emmons seconded the motion. A roll call vote of members was taken as follows:

Yes: Cory Box, Matthew Emmons, Craig Murray, Adam Abel, Kevin Short

No: None

Motion Carried.

OTHER BUSINESS

1. City Manager's Report
City Manager Christopher Shrout gave his report.

ADJOURNMENT

Jenks City Council adjourned at 07:33 PM.

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 862		ELWOOD STREET 111TH-121ST				
214675	1 -2112	GARVER LLC	PRO ENGINEERING SVCS	10/2025	22T27022-19 08-13	10,014.55
DEPARTMENT TOTAL:						10,014.55
FUND TOTAL:						10,014.55
GRAND TOTAL:						10,014.55

G / L R E C A P

PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	27 5-862-5393	ROADS AND BRIDGES	10,014.55	10,014.55
		GRAND TOTAL ESTIMATE:		0.00
		GRAND TOTAL ACTUAL:		10,014.55
		REPORT TOTAL:		10,014.55

FUND: 33 - VISION SALES TAX

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 750		VISION SALES TAX				
234789	1 -2112	GARVER LLC	TRAIL CONNECTION RVRWLK	10/2025	2300667-15 10-13	32,631.00
DEPARTMENT TOTAL:						32,631.00
FUND TOTAL:						32,631.00
GRAND TOTAL:						32,631.00

G / L R E C A P

PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	33 5-750-5393	ROADS AND BRIDGES	32,631.00	32,631.00
GRAND TOTAL ESTIMATE:				0.00
GRAND TOTAL ACTUAL:				32,631.00
REPORT TOTAL:				32,631.00

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 523		DRAINAGE MAINTENACE				
245057	1 -4247	CROWE & DUNLEVY	LEGAL REPRESENTATION	10/2025	806156 10-03	1,197.00
DEPARTMENT TOTAL:						1,197.00
FUND TOTAL:						1,197.00
GRAND TOTAL:						1,197.00

G / L R E C A P

PERIOD	G/L ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	10 5-523-5252	PROFESSIONAL SERVICES	1,197.00	1,197.00
GRAND TOTAL ESTIMATE:				0.00
GRAND TOTAL ACTUAL:				1,197.00
REPORT TOTAL:				1,197.00

FUND: 10 - GENERAL FUND

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 212						
252278	1 -1488	CITY CLERK	JENKS CHAMBER OF COMMERCE INTERCITY VIST	10/2025	E1860 10-15	900.00
252279	1 -1552	OKLAHOMA EMPLOYMENT SECURIT	PAYMENT BENEFITS	10/2025	3RD QTR 25 SAUCEDA	811.50
252168	1 -3396	BRANDON MACY	FLIGHT REIMBURSEMENT	10/2025	BRANDON MACY 10-15	337.96
DEPARTMENT TOTAL:						2,049.46
DEPARTMENT: 231						
250004	1 -3664	GENERAL GOVERNMENT	UKG INC QUARTERLY SUBS/FEES	10/2025	I01100081953 10-16	361.66
DEPARTMENT TOTAL:						361.66
DEPARTMENT: 241						
252283	1 -2510	CITY PLANNER	LEKTRON LED TECHNOLOGIES LLPUBLIC NOTICE SIGN	10/2025	005920 10-20	150.00
DEPARTMENT TOTAL:						150.00
DEPARTMENT: 245						
250084	1 -2832	COMMUNITY DEVELOPMENT	ROGER SCOTT PEST CONTROL CONTRACT	10/2025	10-16-25 THE RANCH	150.00
252285	1 -4180	CLEARWATER POND MANAGEMENT,	RANCH MAINTENANCE	10/2025	10962 10-16	1,300.00
DEPARTMENT TOTAL:						1,450.00
DEPARTMENT: 311						
251889	1 -1457	UNIFORMED PATROL	O'REILLY AUTO PARTS AIR FILTER	10/2025	2075-447873 09-17	922.33
251890	1 -1457	O'REILLY AUTO PARTS	CAR CLEANING	10/2025	2075-449503 09-29	355.16
251886	1 -2481	UNITED FORD SOUTH, LLC	CAR REPAIRS	10/2025	7815460 09-02	6,942.30
251884	1 -2767	APPLIED CONCEPTS INC	NEW RADAR	10/2025	462766 08-15	1,775.00
251885	1 -3904	RICHARD MITCHELL	INSTALL LIGHT & FIX WIRE	10/2025	JPD828 09-03	1,520.00
251887	1 -6820	COLBURN AUTO & TIRE	NEW TIRES	10/2025	8531 09-23	1,445.84
DEPARTMENT TOTAL:						12,960.63
DEPARTMENT: 315						
251888	1 -1457	POLICE RESERVE	O'REILLY AUTO PARTS TIE ROD	10/2025	2075-446866 09-10	116.14
251886	1 -2481	UNITED FORD SOUTH, LLC	CAR REPAIRS	10/2025	7812289 07-24	1,046.91
251887	1 -6820	COLBURN AUTO & TIRE	NEW TIRES	10/2025	8515 09-19	2,830.19
DEPARTMENT TOTAL:						3,993.24

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 411 FIRE SUPPRESSION						
252165	1 -1081	STOUT LAWN EQUIPMENT LLC	STIHL CHAINSAW FOR L1	10/2025	174690 09-15	2,388.99
251895	1 -1101	BROOKSHIRE GROCERY COMPANY	HYDRATION FOR STATION 2	10/2025	1070 10-04	233.22
252290	1 -1631	OKLAHOMA STATE UNIVERSITY	CONFINED SPACE RESCUE	10/2025	0100461 10-20	350.00
251914	1 -1750	LOWE'S COMPANIES, INC	FORCIBLE ENTRY WOOD	10/2025	95192 10-06	151.36
252162	1 -2055	OKLAHOMA STATE FIREFIGHTERS	SOSFA 2026 MEMBERSHIP DUES	10/2025	OSFA MEMBERSHIP DU	2,992.00
251891	1 -2108	KYLE FLORA	RUG FOR STATION 2	10/2025	10-03-25 OLLIE'S	195.33
252164	1 -2198	MCKESSON MEDICAL-SURGICAL	LMEDICAL SUPPLIES	10/2025	24438354 10-06	98.21
252167	1 -2228	ACCURATE FIRE EQUIPMENT CO.	FIRE EXTINGUISHER SERVICE	10/2025	10-125580 10-09	297.81
252171	1 -2286	CONRAD FIRE EQUIPMENT INC	AERIAL LADDER	10/2025	587376 10-07	13,138.19
251893	1 -2503	ALL MAINTENANCE SUPPLY INC	CLEANING SUPPLIES	10/2025	00148985-01 10-01	188.74
251898	1 -2503	ALL MAINTENANCE SUPPLY INC	STYROFOAM CUPS	10/2025	00149090 01 10-06	160.80
251899	1 -2503	ALL MAINTENANCE SUPPLY INC	CLEANING SUPPLIES	10/2025	00148985-02 10-02	106.63
251880	1 -2747	WITMER PUBLIC SAFETY GROUP	MAJESTIC STRUCTURAL GLOVE	10/2025	756905 10-01	174.74
251892	1 -2747	WITMER PUBLIC SAFETY GROUP	LEATHER GLOVE	10/2025	757820 10-03	185.45
252289	1 -2747	WITMER PUBLIC SAFETY GROUP	LITHIUM BATTERIES	10/2025	INV764290 10-16	226.71
251883	1 -2794	SAFE KIDS WORLDWIDE	CAR SEAT RECERTIFICATION	10/2025	SMITH2025 10-02	165.00
250046	1 -2832	ROGER SCOTT	PEST CONTROL CONTRACT	10/2025	10-27-25 FS#1	150.00
252291	1 -3313	AUTOZONE STORES LLC	SUPPLIES FOR VEHICLE	10/2025	06377699982 10-20	230.56
251882	1 -3445	PROACTIVE LANDSCAPING INC	STATION 2 CHRISTMAS LIGHT	10/2025	901061 10-03	665.00
251881	1 -3767	INDUSTRIAL ORGANIZATIONAL	SEXAMS FOR FIREFIGHTERS	10/2025	C647215A 10-02	118.00
251911	1 -4119	WESTLAKE HARDWARE, INC	SUPPLIES FOR STATION 2	10/2025	18100926 10-07	135.95
251912	1 -4119	WESTLAKE HARDWARE, INC	SUPPLIES FOR STATION 2	10/2025	18100925 10-07	37.77
252163	1 -4119	WESTLAKE HARDWARE, INC	REPLACEMENT WATER COOLER	10/2025	18100934 10-11	188.00
252172	1 -4119	WESTLAKE HARDWARE, INC	STATION 2 SUPPLIES	10/2025	18100936 10-13	50.17
251896	1 -4148	WAND NEWCO 3, INC	REPAIRS TO HITTING A DEER	10/2025	54001718A 07-11	3,284.23
252292	1 -4161	GABRIEL NEIGHLEY	PERSONAL REIMBURSEMENT	10/2025	PERSONAL REIMBURSM	258.49
252173	1 -4195	KAIL ARAGON	WICHITA HOT CLASS	10/2025	WICHITA HOT CLASS	358.72
252170	1 -4196	TRIBAL RESOURCES, LLC	HALLOWEEN T-SHIRTS	10/2025	HALLOWEEN TSHIRTS	1,186.00
251897	1 -4211	REDLINE FIRE EQUIPMENT & S	UADDITIONAL REPAIRS NEEDED	10/2025	697A 10-06	1,712.84
252293	1 -4221	KASH WALLS	PERSONAL REIMBURSEMENT	10/2025	PERSONAL REIMBURSM	95.84
252294	1 -4249	BRYSEN WILLIAMS	PERSONAL REIMBURSEMENT	10/2025	PERSONAL REIMBURSM	217.12
252161	1 -4254	BRETT HOFFMAN	RESIDENTAIL TRAINING	10/2025	OSFA TRAINING 09-2	100.00
DEPARTMENT TOTAL:						29,841.87

DEPARTMENT: 521		STREET MAINTENANCE				
251900	1 -1542	CINTAS CORPORATION	UNIFORMS FOR PW EMPLOYEES	10/2025	4245869087A 10-08	32.86
251906	1 -1542	CINTAS CORPORATION	UNIFORMS FOR PW EMPLOYEES	10/2025	4245132221A 10-01	29.90
252284	1 -1542	CINTAS CORPORATION	UNIFORMS FOR PW EMPLOYEE	10/2025	4246626381A 10-15	31.82
252281	1 -1750	LOWE'S COMPANIES, INC	SUPPLIES FOR MAINTENANCE	10/2025	70717 10-15	100.06
252287	1 -2642	WARRIORS CONCRETE LLC	CONCRETE WORK	10/2025	0000169 10-13	7,000.00
251132	1 -3676	LOT MAINTENANCE OF OKLAHOMAMONTHLY SWEEPING		10/2025	043345 10-23	1,330.00
251902	1 -3962	TLS GROUP, INC. (FORMERLY SLIGHT REPAIR		10/2025	1812 09-30	10,302.50
251909	1 -4119	WESTLAKE HARDWARE, INC	SUPPLIES FOR MAINTENANCE	10/2025	18100908 09-29	14.38

DEPARTMENT TOTAL: 18,841.52

DEPARTMENT: 522		GENERAL MAINTENANCE				
252282	1 -1321	WELDON PARTS, INC	SUPPLIES FOR SHOP	10/2025	3356797-00 10-15	203.00
251894	1 -1418	CHARLEY MERRIMAN	MATERIALS	10/2025	103119 09-30	196.80
251910	1 -1558	COOPER N JILL INC	BATTERIES FOR VEHICLE	10/2025	30036297 09-22	157.95
252157	1 -1558	COOPER N JILL INC	BATTERIES FOR VEHICLE	10/2025	30036455 10-06	281.66

DEPARTMENT TOTAL: 839.41

DEPARTMENT: 561		PARKS & GROUNDS				
251907	1 -1081	STOUT LAWN EQUIPMENT LLC	SUPPLIES FOR LAWN MOWER	10/2025	174914 10-01	121.47
252158	1 -1081	STOUT LAWN EQUIPMENT LLC	SUPPLIES FOR PARK	10/2025	174976 10-06	223.92
251900	1 -1542	CINTAS CORPORATION	UNIFORMS FOR PW EMPLOYEES	10/2025	4245869087A 10-08	43.96
251906	1 -1542	CINTAS CORPORATION	UNIFORMS FOR PW EMPLOYEES	10/2025	4245132221A 10-01	44.71
252284	1 -1542	CINTAS CORPORATION	UNIFORMS FOR PW EMPLOYEE	10/2025	4246626381A 10-15	42.87
252156	1 -3185	TROJAN TIRE & AUTOMOTIVE	TIRE SERVICES FOR TRAILOR	10/2025	083341 10-06	44.74
250948	1 -3924	MOWTOWN OUTDOORS LLC	25-26 MOWING ENCUMBRANCE	10/2025	27086 10-20	3,487.00
250949	1 -3924	MOWTOWN OUTDOORS LLC	25-26 FB MAINT ENCUMBRANC	10/2025	27086A 10-20	10,375.00
251903	1 -4102	GREEN LAWN IRRIGATION, INC	SERVICES AT VETERANS PARK	10/2025	87732 09-25	220.90
251904	1 -4102	GREEN LAWN IRRIGATION, INC	VETERANS PARK MONUMENT	10/2025	87742 10-03	300.00
251905	1 -4102	GREEN LAWN IRRIGATION, INC	SERVICES AT SKATE PARK	10/2025	87743 10-03	125.00
252155	1 -4119	WESTLAKE HARDWARE, INC	SUPPLIES FOR PARKS	10/2025	18100927 10-07	10.00
252286	1 -4180	CLEARWATER POND MANAGEMENT,VETERANS PARK POND		10/2025	10963 10-16	1,300.00

DEPARTMENT TOTAL: 16,339.57

FUND TOTAL: 86,827.36

FUND: 14 - FIRE SUPPRESSION CAPITAL

SUMMARY REPORT

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 411		FIRE SUPPRESSION				
252169	1 -2503	ALL MAINTENANCE SUPPLY INC	INITIAL STOCK NEW STATION	10/2025	00008104 10-07	1,695.83
252166	1 -4099	PNC EQUIPMENT FINANCE	NEW AERIAL PAYMENT	10/2025	2352251 09-19	320,111.29
DEPARTMENT TOTAL:						321,807.12
FUND TOTAL:						321,807.12

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 775		OTA/TURNPIKE				
250547	1 -2540	WARRICK LAW GROUP PC	SPARKMAN LEGAL FEES	10/2025	5867-005 08-31-25	19,808.24
DEPARTMENT TOTAL:						19,808.24
FUND TOTAL:						19,808.24

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 561		PARKS & GROUNDS				
250263	1 -1254	OUTDOOR HOME SERVICES HOLD	VEGETATION CONTROL	10/2025	217478103 10-07	119.22
252280	1 -3373	AAA PLAYGROUNDS CORPORATION	PARK & REC	10/2025	PARK & REC	3,924.00
252297	1 -3751	GREENPRO LLC	FERTILIZER & WEED CONTROL	10/2025	42509 10-21	185.00
DEPARTMENT TOTAL:						4,228.22
FUND TOTAL:						4,228.22
GRAND TOTAL:						432,670.94

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	10	5-212-5102	SALARY AND WAGES	811.50	
10/2025	10	5-212-5234	TRAVEL	1,237.96	
10/2025	10	5-231-5250	CONTRACTUAL SERVICES	361.66	
10/2025	10	5-241-5256	LEGAL NOTICES	150.00	
10/2025	10	5-245-5248	REPAIR & MAINTENANCE	1,300.00	
10/2025	10	5-245-5250	CONTRACTUAL SERVICES	150.00	
10/2025	10	5-311-5240	VEHICLE PARTS/REPAIRS	12,934.66	
10/2025	10	5-311-5242	MATERIALS AND SUPPLIES	25.97	
10/2025	10	5-315-5240	VEHICLE PARTS/REPAIRS	3,993.24	
10/2025	10	5-411-5125	TRAINING & SCHOOLS	1,545.17	
10/2025	10	5-411-5128	MEMBERSHIP DUES	2,992.00	
10/2025	10	5-411-5232	CLOTHING AND UNIFORMS	360.19	
10/2025	10	5-411-5240	VEHICLE PARTS/REPAIRS	18,135.26	
10/2025	10	5-411-5242	MATERIALS AND SUPPLIES	6,361.44	
10/2025	10	5-411-5248	REPAIR AND MAINTENANCE	297.81	
10/2025	10	5-411-5250	CONTRACTUAL SERVICES	150.00	
10/2025	10	5-521-5232	CLOTHING AND UNIFORMS	94.58	
10/2025	10	5-521-5242	MATERIALS AND SUPPLIES	114.44	
10/2025	10	5-521-5250	CONTRACTUAL SERVICES	18,632.50	
10/2025	10	5-522-5240	VEHICLE PARTS/REPAIRS	203.00	
10/2025	10	5-522-5242	MATERIALS AND SUPPLIES	196.80	
10/2025	10	5-522-5248	REPAIR AND MAINTENANCE	439.61	
10/2025	10	5-561-5232	CLOTHING AND UNIFORMS	131.54	
10/2025	10	5-561-5240	VEHICLE PARTS/REPAIRS	390.13	
10/2025	10	5-561-5242	MATERIALS AND SUPPLIES	10.00	
10/2025	10	5-561-5248	REPAIR AND MAINTENANCE	1,300.00	
10/2025	10	5-561-5250	CONTRACTUAL SERVICES	14,507.90	86,827.36
10/2025	14	5-411-5392	BUILDING AND IMPROVEMENTS	1,695.83	
10/2025	14	5-411-5396	MOTOR VEHICLES	320,111.29	321,807.12
10/2025	32	5-775-5250	CONTRACTUAL SERVICES	19,808.24	19,808.24
10/2025	45	5-561-5392	BUILDING AND IMPROVEMENTS	4,228.22	4,228.22
			GRAND TOTAL ESTIMATE:	0.00	
			GRAND TOTAL ACTUAL:	432,670.94	
			REPORT TOTAL:	432,670.94	

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 411		FIRE SUPPRESSION				
251511	1 -3995	ALPHA PLUMBING LLC	REBUILD BUNK BATHROOM	10/2025	708 10-13	14,500.00
DEPARTMENT TOTAL:						14,500.00
DEPARTMENT: 521		STREET MAINTENANCE				
251908	1 -1750	LOWE'S COMPANIES, INC	STREET MAINT SUPPLIES	10/2025	9877 09-29	22.72
DEPARTMENT TOTAL:						22.72
FUND TOTAL:						14,522.72
GRAND TOTAL:						14,522.72

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	10	5-411-5248	REPAIR AND MAINTENANCE	14,500.00	
10/2025	10	5-521-5242	MATERIALS AND SUPPLIES	22.72	14,522.72
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					14,522.72
REPORT TOTAL:					14,522.72

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 231 GENERAL GOVERNMENT						
250549	1 -2450	JPMORGAN CHASE BANK NA	JAMF MOBILE DEVICE MGMT	10/2025	10-02-25 JAMF	132.00
DEPARTMENT TOTAL:						132.00
DEPARTMENT: 241 CITY PLANNER						
251920	1 -2450	JPMORGAN CHASE BANK NA	PC SNACKS	10/2025	10-09-25 REASOR'S	90.55
251921	1 -2450	JPMORGAN CHASE BANK NA	PC DINNER	10/2025	09-04-25 RUBICON	148.37
251949	1 -2450	JPMORGAN CHASE BANK NA	COUNTY FILINGS	10/2025	09-19-25 SIMPLIFIL	49.01
251950	1 -2450	JPMORGAN CHASE BANK NA	PUBLICATION INVOICES	10/2025	10-01-25 COLUMN	219.60
DEPARTMENT TOTAL:						507.53
DEPARTMENT: 245 COMMUNITY DEVELOPMENT						
251917	1 -2450	JPMORGAN CHASE BANK NA	THE RANCH TABLES	10/2025	07-18-25 SAM'S CLU	1,347.98
DEPARTMENT TOTAL:						1,347.98
DEPARTMENT: 311 UNIFORMED PATROL						
251927	1 -2450	JPMORGAN CHASE BANK NA	SHOULDER PATCHES	10/2025	09-24-25 ACBC	1,204.80
251951	1 -2450	JPMORGAN CHASE BANK NA	LANG SERV/CAR WRAP/PRNTR	10/2025	09-29-25 PROPIO	1,041.97
251952	1 -2450	JPMORGAN CHASE BANK NA	NEW TIRES	10/2025	09-08-25 COLBURN	911.08
251953	1 -2450	JPMORGAN CHASE BANK NA	CLEANING SUP/OFFICE FURN	10/2025	08-28-25 AMAZON	3,508.32
251954	1 -2450	JPMORGAN CHASE BANK NA	OFFICE SUPPLIES	10/2025	08-20-25 AMAZON	126.50
251955	1 -2450	JPMORGAN CHASE BANK NA	OFFICE SUPPLIES	10/2025	09-09-25 AMAZON	1,391.37
251956	1 -2450	JPMORGAN CHASE BANK NA	CLEANING SUPPLIES	10/2025	08-05-25 AMAZON	235.09
251957	1 -2450	JPMORGAN CHASE BANK NA	OFFICE SUPPLIES/DOG COLLA	10/2025	07-30-25 AMAZON	725.43
251958	1 -2450	JPMORGAN CHASE BANK NA	OFFICE SUPPLIES	10/2025	07-23-25 AMAZON	413.82
DEPARTMENT TOTAL:						9,558.38
DEPARTMENT: 315 POLICE RESERVE						
251951	1 -2450	JPMORGAN CHASE BANK NA	LANG SERV/CAR WRAP/PRNTR	10/2025	07-31-25 DIAMOND A	776.24
DEPARTMENT TOTAL:						776.24

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 321 CENTRAL DISPATCH						
251951	1 -2450	JPMORGAN CHASE BANK NA	LANG SERV/CAR WRAP/PRNTR	10/2025	08-06-25 APCO	480.00-
251956	1 -2450	JPMORGAN CHASE BANK NA	CLEANING SUPPLIES	10/2025	08-05-25 AMAZON2	101.90
251958	1 -2450	JPMORGAN CHASE BANK NA	OFFICE SUPPLIES	10/2025	07-30-25 AMAZON3	93.86
DEPARTMENT TOTAL:						284.24-
DEPARTMENT: 331 CODE ENFORCEMENT						
251954	1 -2450	JPMORGAN CHASE BANK NA	OFFICE SUPPLIES	10/2025	08-20-25 AMAZON3	149.10
DEPARTMENT TOTAL:						149.10
DEPARTMENT: 411 FIRE SUPPRESSION						
251925	1 -2450	JPMORGAN CHASE BANK NA	PUMP TESTING	10/2025	10-07-25 TACO BUEN	138.49
251926	1 -2450	JPMORGAN CHASE BANK NA	A SHIFT LUNCH PUMP TESTIN	10/2025	10-08-25 CHICK FIL	219.37
251931	1 -2450	JPMORGAN CHASE BANK NA	LUNCH B SHIFT PUMP TESTIN	10/2025	10-06-25 SMALLS SL	174.70
251932	1 -2450	JPMORGAN CHASE BANK NA	ANIMAL O2 MASK KITS	10/2025	09-30-25 PETOXYGEN	250.00
251933	1 -2450	JPMORGAN CHASE BANK NA	BATTERIES/VIEW BINDERS	10/2025	09-27-25 STAPLES	138.52
251934	1 -2450	JPMORGAN CHASE BANK NA	ADMIN LUNCH	10/2025	10-09-25 WATERFRON	115.00
251936	1 -2450	JPMORGAN CHASE BANK NA	EDISPATCHES SERVICE	10/2025	10-03-25 EDISPATCH	177.00
251937	1 -2450	JPMORGAN CHASE BANK NA	OKIAAI CONF REGISTRATION	10/2025	09-22-25 OKIAAI	500.00
251938	1 -2450	JPMORGAN CHASE BANK NA	C SHIFT LUNCH	10/2025	09-23-25 LOS MARIA	210.00
251939	1 -2450	JPMORGAN CHASE BANK NA	VEHICLE EXTRICATION	10/2025	09-19-25 CHICK FIL	496.12
251940	1 -2450	JPMORGAN CHASE BANK NA	LUNCHEON/PRINTER TONER	10/2025	09-10-25 THE LODGE	706.39
251941	1 -2450	JPMORGAN CHASE BANK NA	EDISPATCHES/TRNG BFEST	10/2025	09-19-25 EDISPATCH	270.25
251942	1 -2450	JPMORGAN CHASE BANK NA	LUNCH MEETING	10/2025	09-16-25 PETE'S PL	17.29
251943	1 -2450	JPMORGAN CHASE BANK NA	ROPE	10/2025	09-23-25 TRACTOR S	18.99
251944	1 -2450	JPMORGAN CHASE BANK NA	FRI TRAVEL EXPENSES	10/2025	08-13-25 UBER	3,166.61
DEPARTMENT TOTAL:						6,598.73
DEPARTMENT: 512 PROTECTIVE INSPECTIONS						
251919	1 -2450	JPMORGAN CHASE BANK NA	ELEC ACCESS FEE	10/2025	06-12-25 SECRETARY	5.20
251922	1 -2450	JPMORGAN CHASE BANK NA	CODE CONF CLASS	10/2025	10-06-25 NON-PROFI	175.00
251923	1 -2450	JPMORGAN CHASE BANK NA	MEMBERSHIP DUES	10/2025	10-07-25 ICC	170.00
DEPARTMENT TOTAL:						350.20

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 521						
251945	1 -2450	JPMORGAN CHASE BANK NA	PIKEPASS TOLLS	10/2025	09-08-25 PLATEPAY	44.09
DEPARTMENT TOTAL:						44.09
DEPARTMENT: 561						
251948	1 -2450	JPMORGAN CHASE BANK NA	PIKEPASS TOLLS	10/2025	09-08-25 PLATEPAY2	5.19
DEPARTMENT TOTAL:						5.19
DEPARTMENT: 562						
251953	1 -2450	JPMORGAN CHASE BANK NA	CLEANING SUP/OFFICE FURN	10/2025	09-16-25 AMAZON2	34.16
251957	1 -2450	JPMORGAN CHASE BANK NA	OFFICE SUPPLIES/DOG COLLA	10/2025	07-30-25 AMAZON2	28.99
DEPARTMENT TOTAL:						63.15
FUND TOTAL:						19,248.35

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 411 FIRE SUPPRESSION						
251924	1 -2450	JPMORGAN CHASE BANK NA	3 TIER FIRE HOSE CART	10/2025	10-09-25 FIREHOUSE	3,769.55
251935	1 -2450	JPMORGAN CHASE BANK NA	BRASS DINNER BELL	10/2025	10-08-25 BRASS BEL	518.95
DEPARTMENT TOTAL:						4,288.50
FUND TOTAL:						4,288.50
GRAND TOTAL:						23,536.85

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	10	5-231-5254	SUBSCRIPTIONS	132.00	
10/2025	10	5-241-5230	BUSINESS	238.92	
10/2025	10	5-241-5256	LEGAL NOTICES	268.61	
10/2025	10	5-245-5242	MATERIALS & SUPPLIES	1,347.98	
10/2025	10	5-311-5125	TRAINING & SCHOOLS	346.57	
10/2025	10	5-311-5230	BUSINESS	320.62	
10/2025	10	5-311-5232	CLOTHING AND UNIFORMS	2,222.10	
10/2025	10	5-311-5240	VEHICLE PARTS/REPAIRS	911.08	
10/2025	10	5-311-5242	MATERIALS AND SUPPLIES	1,063.55	
10/2025	10	5-311-5244	OFFICE SUPPLIES	4,674.06	
10/2025	10	5-311-5252	PROFESSIONAL SERVICES	20.40	
10/2025	10	5-315-5240	VEHICLE PARTS/REPAIRS	776.24	
10/2025	10	5-321-5125	TRAINING & SCHOOLS	480.00-	
10/2025	10	5-321-5244	OFFICE SUPPLIES	195.76	
10/2025	10	5-331-5242	MATERIALS AND SUPPLIES	75.50	
10/2025	10	5-331-5244	OFFICE SUPPLIES	73.60	
10/2025	10	5-411-5125	TRAINING & SCHOOLS	3,666.61	
10/2025	10	5-411-5230	BUSINESS	1,593.56	
10/2025	10	5-411-5242	MATERIALS AND SUPPLIES	984.56	
10/2025	10	5-411-5252	PROFESSIONAL SERVICES	354.00	
10/2025	10	5-512-5125	TRAINING & SCHOOLS	175.00	
10/2025	10	5-512-5128	MEMBERSHIP DUES	170.00	
10/2025	10	5-512-5242	MATERIALS AND SUPPLIES	5.20	
10/2025	10	5-521-5234	TRAVEL	44.09	
10/2025	10	5-561-5234	TRAVEL	5.19	
10/2025	10	5-562-5242	MATERIALS AND SUPPLIES	28.99	
10/2025	10	5-562-5244	OFFICE SUPPLIES	34.16	19,248.35
10/2025	14	5-411-5392	BUILDING AND IMPROVEMENTS	4,288.50	4,288.50
			GRAND TOTAL ESTIMATE:		0.00
			GRAND TOTAL ACTUAL:		23,536.85
			REPORT TOTAL:		23,536.85

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 311		UNIFORMED PATROL				
251959	1 -2450	JPMORGAN CHASE BANK NA	LABELS/PENS/KLEENEX/LUNCH	10/2025	09-25-25 AMAZON	517.39
DEPARTMENT TOTAL:						517.39
FUND TOTAL:						517.39
GRAND TOTAL:						517.39

PAID UNAPPROVED

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	10	5-311-5230	BUSINESS	147.46	
10/2025	10	5-311-5242	MATERIALS AND SUPPLIES	152.34	
10/2025	10	5-311-5244	OFFICE SUPPLIES	217.59	517.39
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					517.39
REPORT TOTAL:					517.39

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 231						
250025	1 -1596	GENERAL GOVERNMENT COMMUNITY CARE HMO INC	COMMUNITY CARE EAP	10/2025	10-25 MONTHLY EAP	58.75
DEPARTMENT TOTAL:						58.75
DEPARTMENT: 245						
250051	1 -2755	COMMUNITY DEVELOPMENT COX BUSINESS	TELEPHONE/INTERNET/TV	10/2025	067761602 OCT 25	650.42
DEPARTMENT TOTAL:						650.42
DEPARTMENT: 311						
250017	1 -3977	UNIFORMED PATROL A T & T	PD/DISPATCH PHONES	10/2025	8310012118870 1125	820.09
DEPARTMENT TOTAL:						820.09
DEPARTMENT: 321						
250017	1 -3977	CENTRAL DISPATCH A T & T	PD/DISPATCH PHONES	10/2025	8310012118870 1125	318.93
DEPARTMENT TOTAL:						318.93
DEPARTMENT: 521						
250009	1 -1025	STREET MAINTENANCE EAST CENTRAL ELECTRIC	ELECTRIC SERVICE 25-26	10/2025	3993001 NOV 25	2,695.58
250008	1 -1082	PUBLIC SERVICE COMPANY OF	ELECTRIC FY 25-26	10/2025	95842358103 NOV 25	420.43
DEPARTMENT TOTAL:						3,116.01
FUND TOTAL:						4,964.20

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 311		UNIFORMED PATROL				
250001	1 -1112	BANCFIRST	LOAN POLICE TAHOE'S	10/2025	NOV 25 490091391	4,194.22
250002	1 -1112	BANCFIRST	LOAN PATROL CARS	10/2025	0490091730 NOV 25	4,368.23
DEPARTMENT TOTAL:						8,562.45
FUND TOTAL:						8,562.45

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 411		FIRE SUPPRESSION				
250000	1 -1112	BANCFIRST	LOAN-JENKS FIRE TAHOE'S	10/2025	NOV 25 490091402	2,175.36
DEPARTMENT TOTAL:						2,175.36
FUND TOTAL:						2,175.36

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 321		CENTRAL DISPATCH				
250269	1 -1022	OKLAHOMA DEPT OF PUBLIC SAFOLETS ENCUMBRANCE		10/2025	LET-020675 10-15	750.00
250270	1 -1022	OKLAHOMA DEPT OF PUBLIC SAFOLETS MOBILE ACCESS		10/2025	LET-020675A 10-15	222.00
DEPARTMENT TOTAL:						972.00
FUND TOTAL:						972.00
GRAND TOTAL:						16,674.01

PAID UNAPPROVED

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	10	5-231-5262	INSURANCE	58.75	
10/2025	10	5-245-5258	COMMUNICATIONS	650.42	
10/2025	10	5-311-5258	COMMUNICATIONS	820.09	
10/2025	10	5-321-5258	COMMUNICATIONS	318.93	
10/2025	10	5-521-5260	UTILITIES	3,116.01	4,964.20
10/2025	12	5-311-5396	MOTOR VEHICLES	8,562.45	8,562.45
10/2025	14	5-411-5396	MOTOR VEHICLES	2,175.36	2,175.36
10/2025	16	5-321-5250	CONTRACTUAL SERVICES	972.00	972.00
			GRAND TOTAL ESTIMATE:		0.00
			GRAND TOTAL ACTUAL:		16,674.01
			REPORT TOTAL:		16,674.01

PAID UNAPPROVED

P.O.#	VENDOR #	NAME	SUMMARY DESCRIPTION	DATE	INVOICE	AMOUNT
DEPARTMENT: 611		DEBT SERVICE				
252325	1 -2661	BANCFIRST CORPORATE TRUST	CITY JENKS 2020 GO BONDS	10/2025	G5011 2020 11-25	1,255,781.26
DEPARTMENT TOTAL:						1,255,781.26
FUND TOTAL:						1,255,781.26
GRAND TOTAL:						1,255,781.26

G / L R E C A P

PERIOD	G/L	ACCOUNT	NAME	AMOUNT	TOTAL
10/2025	11	5-611-5252	PROFESSIONAL SERVICES	500.00	
10/2025	11	5-611-5264	INTEREST	180,281.26	
10/2025	11	5-611-5266	MATURED BONDS	1,075,000.00	1,255,781.26
GRAND TOTAL ESTIMATE:					0.00
GRAND TOTAL ACTUAL:					1,255,781.26
REPORT TOTAL:					1,255,781.26

PAID UNAPPROVED

GENERAL FUND ENCUMBRANCES AND EXPENDITURES

Payroll and Benefits for approval November 1, 2025 through November 15, 2025

	BIWEEKLY	SEMI-MONTHLY
PAYROLL FOR EMPLOYEES	\$130,000.00	\$45,000.00

EMPLOYEE PAID PAYROLL BENEFITS INCLUDED IN PAYROLL

Bank of Oklahoma	Federal Tax Deposit	\$11,500.00	\$3,500.00
Bank of Oklahoma	State Tax Deposit	\$4,500.00	\$1,500.00
Bank of Oklahoma	FICA/Medicare Taxes	\$5,900.00	\$600.00
AFLAC	Accident Insurance	\$500.00	\$0.00
Benefits Resource Inc	Flex Plan	\$1,550.00	\$150.00
Community Care	Medical Insurance	\$500.00	\$1,000.00
Dearborn Life	Previous Life Insurance	\$150.00	\$0.00
Delta Dental	Dental Insurance	\$800.00	\$400.00
FF Dues	Firefighters Union/Station Dues	\$0.00	\$600.00
FOP DUES	Police Union Dues	\$600.00	\$0.00
Garnishments	Various CS, EDUC, GARNISH	\$300.00	\$450.00
OK Fire Pension	9% Fire Retirement	\$800.00	\$3,700.00
Mutual of Omaha	Life Insurance	\$375.00	\$75.00
OK Police Pension	8% Police Retirement	\$5,000.00	\$0.00
Vision Services Plan	Vision Insurance	\$150.00	\$50.00
VOYA	457 Retirement	\$1,800.00	\$0.00
	TOTAL	\$34,425.00	\$12,025.00

ADDITIONAL EMPLOYER PAID PAYROLL BENEFITS

Bank of Oklahoma	FICA/Medicare	\$5,000.00	\$600.00
Community Care	Medical Insurance	\$18,000.00	\$5,750.00
Fire Pension	14% Fire Retirement	\$0.00	\$7,000.00
Mutual of Omaha	Life Insurance	\$300.00	\$90.00
OKMRF	6.8% Employee Retirement	\$4,000.00	\$0.00
Police Pension	13% Police Retirement	\$8,000.00	\$0.00
	TOTAL	\$35,300.00	\$13,440.00

*Please note that expenditures and encumbrances are shown based on 26 pay periods unless noted as semimonthly.

GENERAL FUND ENCUMBRANCES AND EXPENDITURES

Payroll and Benefits for approval November 16, 2025 through November 30, 2025

	BIWEEKLY	SEMI-MONTHLY
PAYROLL FOR EMPLOYEES	\$134,000.00	\$45,000.00

EMPLOYEE PAID PAYROLL BENEFITS INCLUDED IN PAYROLL

Bank of Oklahoma	Federal Tax Deposit	\$11,750.00	\$3,500.00
Bank of Oklahoma	State Tax Deposit	\$4,750.00	\$1,500.00
Bank of Oklahoma	FICA/Medicare Taxes	\$6,000.00	\$600.00
AFLAC	Accident Insurance	\$500.00	\$0.00
Benefits Resource Inc	Flex Plan	\$1,550.00	\$150.00
Community Care	Medical Insurance	\$500.00	\$1,000.00
Dearborn Life	Previous Life Insurance	\$150.00	\$0.00
Delta Dental	Dental Insurance	\$800.00	\$400.00
FF Dues	Firefighters Union/Station Dues	\$0.00	\$600.00
FOP DUES	Police Union Dues	\$600.00	\$0.00
Garnishments	Various CS, EDUC, GARNISH	\$300.00	\$450.00
OK Fire Pension	9% Fire Retirement	\$800.00	\$3,700.00
Mutual of Omaha	Life Insurance	\$375.00	\$75.00
OK Police Pension	8% Police Retirement	\$5,000.00	\$0.00
Vision Services Plan	Vision Insurance	\$150.00	\$50.00
VOYA	457 Retirement	\$1,800.00	\$0.00
	TOTAL	\$35,025.00	\$12,025.00

ADDITIONAL EMPLOYER PAID PAYROLL BENEFITS

Bank of Oklahoma	FICA/Medicare	\$5,500.00	\$600.00
Community Care	Medical Insurance	\$20,000.00	\$5,750.00
Fire Pension	14% Fire Retirement	\$0.00	\$7,000.00
Mutual of Omaha	Life Insurance	\$500.00	\$90.00
OKMRF	6.8% Employee Retirement	\$4,500.00	\$0.00
Police Pension	13% Police Retirement	\$8,500.00	\$0.00
	TOTAL	\$39,000.00	\$13,440.00

*Please note that expenditures and encumbrances are shown based on 26 pay periods unless noted as semimonthly.



CITY OF JENKS

211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

To: Mayor Box and Members of Council

From: Christopher Shrout, City Manager

Date: November 4, 2025

Subject: Holiday Bonuses

I am recommending the approval of holiday bonuses in the amount of \$1,000.00 (before payroll taxes) for every full-time employee and \$500.00 (before payroll taxes) for every regular part-time employee.

The bonus would be for employees on record as of 10/31/2025, who are in good standing, and who haven't turned in their notice to terminate employment. Employees would receive their bonus on the 11/28/2025 paycheck.

The holiday bonus amount is included in the current fiscal year's budgets for the City of Jenks, Jenks Public Works Authority and the Jenks Aquarium Authority.

Staff recommends approval.



CITY OF JENKS

211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

To: Mayor Box and City Councilmembers

Cc: Chris Shrout, City Manager

From: Brandon Macy, City Clerk

Date: November 04, 2025

Re: Corrected Ordinance 1675

Mayor and Members of Council,

During the Special Meeting held October 28, 2025, Council passed Ordinance No. 1675 related to JZ 25 PUD 146.MA2. The Ordinance had the legal description listed incorrectly. The one listed incorrectly rezoned the entire tract to RS-3. The corrected ordinance correctly includes the two separate legal descriptions: 1) amending the PUD to PUD 146.MA2 for the entire tract; and, 2) rezoning a portion of the hard corner from CS to RS-3.

Staff recommends approval of Corrected Ordinance 1675.

**CORRECTED ORDINANCE NO. 1675
(JZ 25 PUD-146.MA2)**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF JENKS, OKLAHOMA BY PARTIALLY REZONING A TRACT OF LAND TO RS-3 (RESIDENTIAL SINGLE FAMILY) AND ADDING PUD-146.MA2 (PLANNED UNIT DEVELOPMENT NUMBER 146 MAJOR AMENDMENT #2) OVERLAY; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY

.....

WHEREAS, the owner of certain real property has petitioned for the Zoning Change and Zoning Overlay District of a parcel of land with the creation of a Planned Unit Development; and

WHEREAS, a public hearing on said zone change and zoning overlay was held by the Jenks Planning Commission on October 09, 2025, and was heard by the Jenks City Council on October 28, 2025, and due consideration has been given to any public comments; and

WHEREAS, Ordinance No. 1675 was approved by the Jenks City Council on October 28, 2025, but included an incorrect legal description. This corrected ordinance uses the correct legal description for both the PUD Amendment and zone change.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JENKS, OKLAHOMA:

SECTION I. That the following described property in the City of Jenks, Tulsa County, Oklahoma:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 1; THENCE SOUTH 88°37'10" WEST ALONG THE SOUTH LINE THEREOF 94.81 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°37'10" WEST ALONG SAID SOUTH LINE 905.73 FEET;

THENCE NORTH 01°22'12" WEST AND DEPARTING THE SOUTH LINE OF THE SE/4 OF SAID SECTION 1 A DISTANCE OF 949.58 FEET;

THENCE NORTH 88°49'21" EAST 934.47 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH ELM STREET;

THENCE SOUTH 01°07'57" EAST ALONG SAID RIGHT-OF-WAY LINE 896.62 FEET; THENCE SOUTH 43°44'56" WEST AND CONTINUING ALONG SAID RIGHT-OF-

WAY LINE 35.31 FEET;
THENCE SOUTH 01°22'50" EAST 24.75 FEET TO THE SOUTH LINE OF THE SE/4 OF SAID SECTION 1 AND THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINS 883,021.4 SQ. FEET OR 20.27 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF THE SE/4 OF SEC.01, T17N, R12E AS SOUTH 88°37'10" WEST.

General Location: 131st and Elm

Have its PUD Overlay amended from PUD 146.MA1 to PUD 146.MA2 (Major Amendment Number 2).

SECTION II. That the following described property in the City of Jenks, Tulsa County, Oklahoma:

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF /4 OF SAID SECTION 1;
THENCE SOUTH 88°37'10" WEST ALONG THE SOUTH LINE THEREOF 660.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°37'10" WEST ALONG SAID SOUTH LINE 340.54 FEET;

THENCE NORTH 01°22'12" WEST AND DEPARTING THE SOUTH LINE OF THE SE/4 OF SAID SECTION 1 A DISTANCE OF 949.58 FEET;

THENCE NORTH 88°49'21" EAST 644.47 FEET;

THENCE SOUTH 01°07'57" EAST 587.30 FEET;

THENCE SOUTH 88°37'10" WEST 300.00 FEET;

THENCE SOUTH 01°07'57" EAST A DISTANCE OF 360.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 501,375.23 SQ. FEET OR 11.51 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF THE SE/4 OF SEC.01, T17N, R12E AS SOUTH 88°37'10" WEST.

General Location: 131st and Elm

Is hereby rezoned from CS (Commercial Shopping) to RS-3 (Residential Single Family) with the above mentioned PUD 146.MA2 overlay

SECTION III. That approval of PUD-146.MA2 shall be subject to the conditions as set forth in the official minutes of the Jenks City Council meeting approving this ordinance as well as the corresponding Planned Unit Development. Including §16-9-8(K) of the Jenks

City Code, which states that the PUD will be considered null and void if no building permits have been issued or if the property hasn't been platted within five (5) years. Should the PUD become void, the underlying zoning will not change.

SECTION IV. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby expressly repealed.

SECTION V. If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Approved this _____ day of _____ 2025

CITY OF JENKS, OKLAHOMA

MAYOR

Attest:

CITY CLERK

Approved as to form:

CITY ATTORNEY

Jenks | City Council Staff Report



To	Mayor Cory Box, Vice-Mayor John Brown and City Council Christopher Shrout, City Manager
Hearing Date	November 04, 2025
Request	<i>Utility Easement Closure and Ultimate Vacation in District Court for Bentley Ranch</i>
Location	South of 131 st and east of Elm (Peoria)

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Ord 1676

Preparer

Brandon Macy

Background Information

Utility Closure and Preliminary Plat Summary:

CC SUMMARY | September 16, 2025 | Approved at the regularly Scheduled City Council Hearing

PC SUMMARY | September 04, 2025 | Approved at the regularly Scheduled Planning Commission hearing.

Bentley Ranch is single-family development on a 30.21-acre tract, currently there is a single-family residence located on the property, otherwise the property is undeveloped land in the City of Jenks, Tulsa County, Oklahoma. The Ordinance is to officially close the Utility Easement, allowing for vacation in District Court.

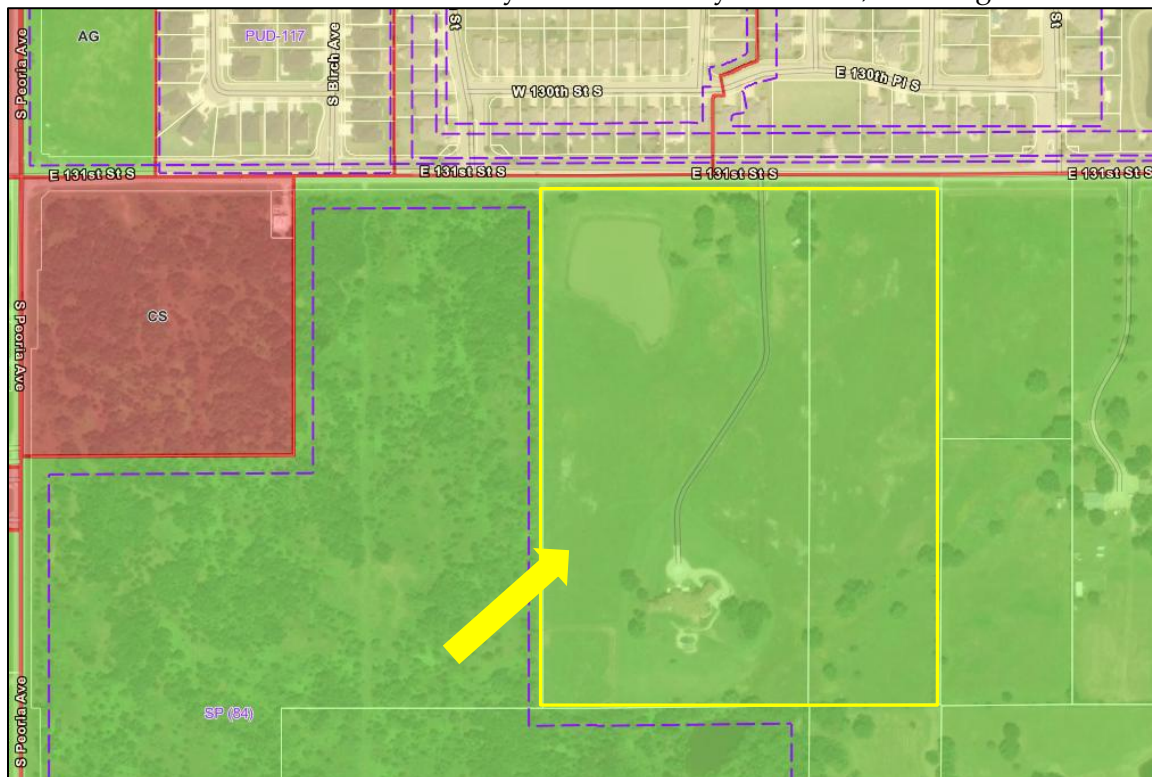


Figure 1: Zoning Map | INCOG

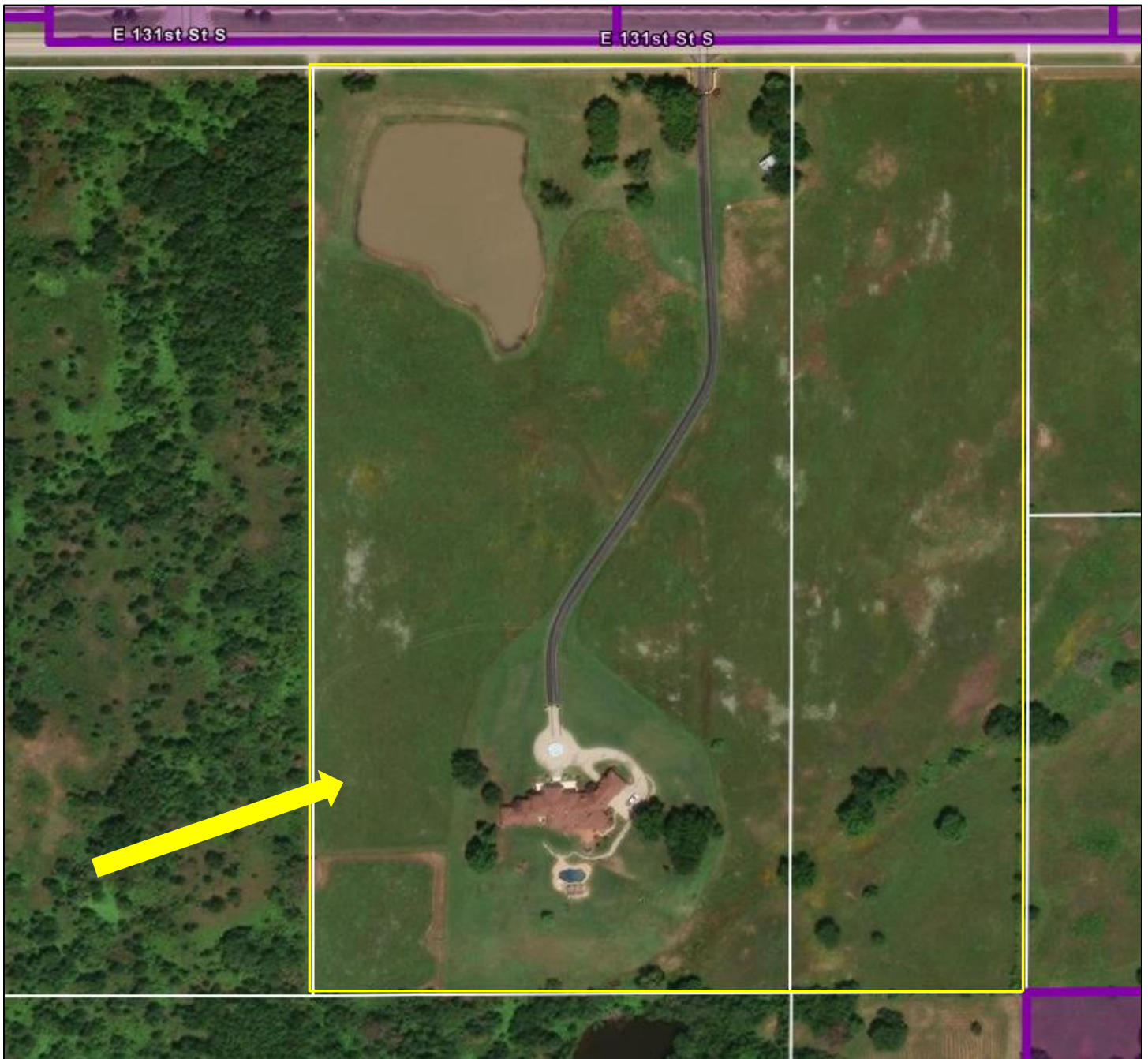


Figure 2: South of 131st and east of Elm.

Staff Evaluation & Recommendation

Evaluation | This application is a request to grant approval of a Utility Easement Closure request in order to proceed with an approved (PUD 153) single-family residential development.

Utility Closure: TAC | 30-day notice to TAC began on August 18, 2025.

Staff is not opposed to the closure and ultimate vacation of the utility easement and will not oppose the vacation at District Court. The applicant must complete the Easement Vacation at District Court and any other engineering requirements as applicable.

➤ *Bentley Ranch UE closure*

- *State statute requires 30-day notice to TAC members.*
- *The clock started on August 18, 2025.*
 - *September 18, 2025, 30-day window closed.*
- *The item will be on the September 4 PC agenda as an FYI.*
- *The last day to provide comment before “Conditional Approval” of closure at CC will be Tuesday, September 09, 2025.*
 - *City Council September 16, 2025*
 - *No Action will be taken by the applicant to close the easement prior to the 30 day notice requirement.*

RECOMMENDATION | *Staff, Planning Commission and TAC recommend conditional approval:*

UE Closure Comments:

1. *Staff recommends approval required ordinance for the Utility Easement Closure and has no objection to the applicant obtaining a Judicial Vacation of the easement.*

**ORDINANCE NO. 1676
(UEC 25-03)**

**AN ORDINANCE CLOSING TO PUBLIC USE A CERTAIN UTILITY EASEMENT IN THE CITY OF JENKS PRESENTLY LOCATED S OF 131ST & E OF ELM;
REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH;
PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

.....
WHEREAS, on May 7, 1984, the City Council of the City of Jenks, with the approval of Resolution 104, established procedures for the closing of a public right-of-way or easement within the City of Jenks; and

WHEREAS, the owner of certain real property has petitioned for the closure of certain easements and has an immediate need for use of the same; and

WHEREAS, the City of Jenks, Oklahoma, grantees of said certain easements, has consented to the closing and has been provided alternate rights-of-way or easements, if necessary; and

WHEREAS, proper notice was given to all entities that have a right to said easement and no concerns were received; and

WHEREAS, the Jenks City Council approved the closure of this Utility Easement on September 16, 2025; and

WHEREAS, the City Council of the City of Jenks, Oklahoma finds that the closing of the described easements will not adversely affect the health, safety, or general welfare of the public and that the same is necessary and expedient.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JENKS, OKLAHOMA:

SECTION I. Pursuant to the authority granted by 11 O.S. Section 42-110, that the following described utility easement in the City of Jenks, Tulsa County, Oklahoma:

See Exhibit "A"

General Location: S of 131st & E of Elm

Is hereby closed.

SECTION II. That all ordinances or parts of ordinances in conflict herewith be, and the same are hereby expressly repealed.

SECTION III. If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not

affect the validity of the remainder of this ordinance or any part thereof.

Approved this _____ day of _____ 2025

CITY OF JENKS, OKLAHOMA

MAYOR

SECTION IV. That, since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, welfare and safety, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage by the City Council.

Emergency Clause approved separately this _____ day of _____ 2025.

CITY OF JENKS, OKLAHOMA

MAYOR

Attest:

CITY CLERK

Approved as to form:

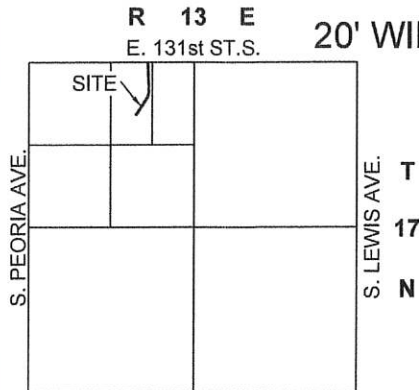
CITY ATTORNEY

PLAT OF SURVEY

20' WIDE UTILITY EASEMENT TO BE VACATED

EXHIBIT "A"

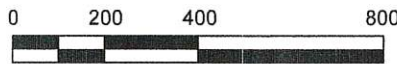
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SECTION 7
LOCATION MAP
SCALE: 1"=3000'

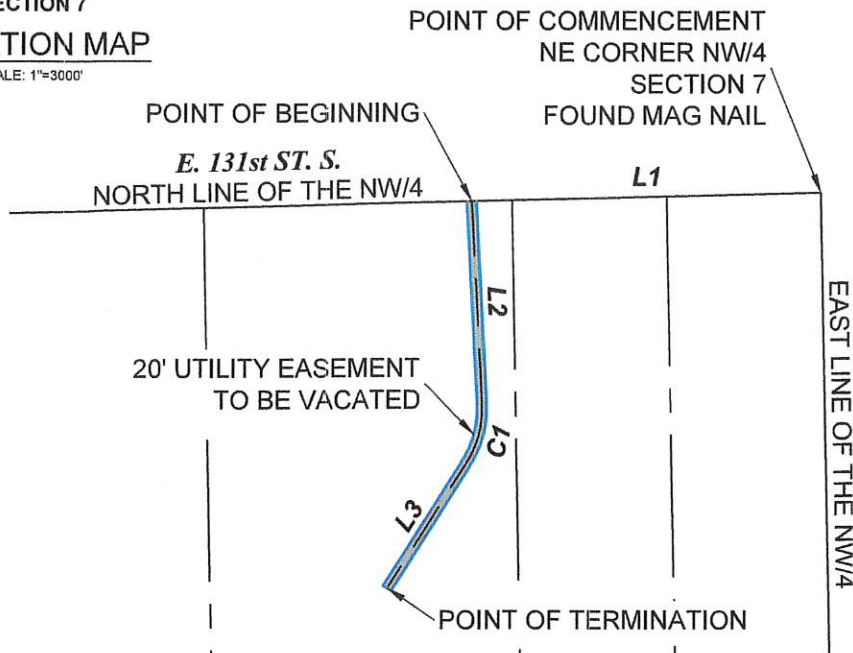


SCALE: 1" = 400'



LINE	BEARING	DISTANCE
L1	S 88°37'13" W	749.93'
L2	S 03°01'04" E	433.98'
L3	S 32°27'08" W	310.06'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	215.00'	138.76'	S 15°28'17" W	136.36'



INDEX

PLAT OF SURVEY..... SHEET 1
LEGAL DESCRIPTION....SHEET 2

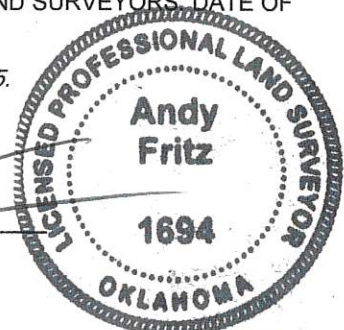
SURVEYOR'S CERTIFICATION

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS PLAT OF SURVEY IS INTENDED TO ILLUSTRATE THE PROPOSED 20' WIDE UTILITY EASEMENT TO BE VACATED AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THAT THIS IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED. THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: JANUARY 7, 2024.

WITNESS MY HAND AND SEAL THIS 11th DAY OF APRIL, 2025.

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET, JENKS, OK 74037
PH: 918-528-5121
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2026
FLS 25001
PAGE 1 OF 2

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2026



LEGAL DESCRIPTION
20' WIDE UTILITY EASEMENT TO BE VACATED
EXHIBIT "A"

PAGE 2 of 2

EASEMENT TO BE VACATED FILED AS UTILITY EASEMENT IN BOOK 7196, PAGE 1498

SAID DOCUMENT HAS AN AMBIGUOUS LEGAL DESCRIPTION AS WRITTEN CONCERNING ITS TRUE POINT OF BEGINNING. BASED ON A SURVEY OF THE AFFECTED PROPERTY AND ITS IMPROVEMENTS, THIS SURVEYOR DETERMINED THE POSITION OF THE EASEMENT TO BE RELATIVE TO SAID IMPROVEMENTS AND VACATES SAID POSITION AS FOLLOWS. THE SIZE AND SHAPE OF THE EASEMENT REMAINS UNCHANGED.

20' WIDE UTILITY EASEMENT TO BE VACATED LEGAL DESCRIPTION:

A TWENTY (20) FOOT WIDE TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (W/2 NE/4 NW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, THE CENTERLINE OF SAID 20 FOOT WIDE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 7;
THENCE SOUTH 88°37'13" WEST ALONG THE NORTH LINE THEREOF 749.93 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 03°01'04" EAST 433.98 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 215.00 FEET, AN ARC LENGTH OF 138.76 FEET, A CHORD BEARING OF SOUTH 15°28'17" WEST AND A CHORD LENGTH OF 136.36 FEET;
THENCE SOUTH 32°27'08" WEST 310.06 FEET TO THE POINT OF TERMINATION.

SAID 20' WIDE TRACT OF LAND CONTAINS 17,656.0 SQ. FEET OR 0.41 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE NORTH LINE OF THE NW/4 OF SEC.07, T17N, R13E AS SOUTH 88°37'13" WEST.

SURVEYOR'S CERTIFICATION

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS INTENDED TO ILLUSTRATE THE PROPOSED 20' WIDE UTILITY EASEMENT TO BE VACATED AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THAT THIS IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED. THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: JANUARY 7, 2024.

WITNESS MY HAND AND SEAL THIS 11th DAY OF APRIL, 2025.

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET, JENKS, OK 74037
PH: 918-528-5121
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2026
FLS 25001

PAGE 2 OF 2

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2026



17355_ACCESS VACATE CLOSURE REPORT

Fri Mar 21 13:51:38 2025

Northing	Easting	Bearing	Distance
373105.319	2588360.920	N 01°02'24" W	20.000
373125.316	2588360.557	N 88°44'22" E	34.891
373126.084	2588395.440		
Radius: 117.500 Chord: 64.817 Degree: 48°45'45" Dir: Right			
Length: 65.669 Delta: 32°01'18" Tangent: 33.716			
Chord BRG: S 75°14'59" E Rad-In: S 01°15'38" E Rad-Out: S 30°45'39" W			
Radius Point: 373008.612,2588398.025			
373109.581	2588458.121		
Radius: 47.500 Chord: 26.163 Degree: 120°37'22" Dir: Left			
Length: 26.506 Delta: 31°58'20" Tangent: 13.608			
Chord BRG: S 75°13'31" E Rad-In: N 30°45'39" E Rad-Out: N 01°12'41" W			
Radius Point: 373150.398,2588482.415			
373102.909	2588483.420	S 01°12'41" E	20.000
373082.913	2588483.842		
Radius: 67.500 Chord: 37.180 Degree: 84°52'57" Dir: Right			
Length: 37.667 Delta: 31°58'20" Tangent: 19.338			
Chord BRG: N 75°13'31" W Rad-In: N 01°12'41" W Rad-Out: N 30°45'39" E			
Radius Point: 373150.398,2588482.415			
373092.395	2588447.892		
Radius: 97.500 Chord: 53.785 Degree: 58°45'54" Dir: Left			
Length: 54.491 Delta: 32°01'18" Tangent: 27.978			
Chord BRG: N 75°14'59" W Rad-In: S 30°45'39" W Rad-Out: S 01°15'38" E			
Radius Point: 373008.612,2588398.025			
373106.088	2588395.880	S 88°44'22" W	34.968
373105.319	2588360.920		

Closure Error Distance> 0.00000

Total Distance> 294.192

Polyline Area: 2541.9 sq ft, 0.06 acres



To	Mayor Cory Box and City Council Christopher Shrout, City Manager
Hearing Date	November 4, 2025
Case Number	Downtown Master Plan Update
Request	Update regarding the Downtown Master Plan
Applicant	City of Jenks

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Downtown Masterplan
- ☐ Economic Development Study
- ☐ Parking Study

Preparer

Beck Design
Hunden
Walter P. Moore

Background Information

The City of Jenks engaged Beck Design to lead the Downtown Master Plan, ensuring alignment with the City's mission, vision, and comprehensive land use strategy for the area between the railroad tracks and the Arkansas River along Main Street. Beck's team was tasked with focusing City resources on high-impact priorities identified through extensive public and stakeholder input. Their work integrated the community's historical character while outlining directives for future growth, guided by findings from the Hunden Partners *Market Demand, Financial Feasibility, and Economic Impact Analysis*, as well as insights from the *Downtown Jenks Masterplan-Parking Analysis* conducted by Walter P. Moore. The City of Jenks recognizes that the successful development of towns and cities is a collaborative process—one that depends on the collective efforts and contributions of many.

Staff Evaluation & Comments

- ✓ **October 1, 2024**, Contract Approved with Beck Design for the purpose of creating a Downtown Master Plan.
- ✓ **October 2024-February 2025**, Programming, Market and Economic Impact Analysis | Completed on schedule.
- ✓ **February 2025-April 2025**, Framework and Concepts Setting the vision | Completed on schedule.
- ✓ **April 2025-May 2025**, Alternatives and Evaluation | Completed on schedule.
- ✓ **May 2025-July 2025**, Final Master Plan, Submitted to Staff for review and approval. Final materials were completed on schedule but delayed by staff with additional requests to the consultant. The documents have been received and are under review.

JENKS, OKLAHOMA
DOWNTOWN MASTER PLAN:
URBAN DESIGN PRELIMINARY PRESENTATION
AUGUST 25, 2025



DISCUSSION TOPICS

DISTRICT CONNECTIVITY:

- Riverfront Connections Options
- Bike Lanes on Main Street
- Railroad ROW

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- 01: STUDY AREA IDENTIFICATION
- 02: COMPREHENSIVE PLAN EXCERPTS
- 03: DESTINATIONS DIAGRAM
- 04: CONNECTIVITY DIAGRAM
- 05: RIVERWALK CONNECTIONS
- 06: BUILDING VACANCIES MAP
- 07: EXISTING BUILDING USAGE
- 08: HUNDEN BENCHMARK PRECEDENTS
- 09: STREETSCAPE PRECEDENTS
- 10: MAIN ST. PARKING OPTIONS
- 11: CITIZENS’ PARKING PREFERENCE
- 12: MAIN ST. POTENTIAL PARKING
- 13: BIKE LANE OPPORTUNITY

‘SPACE’ SCALE:

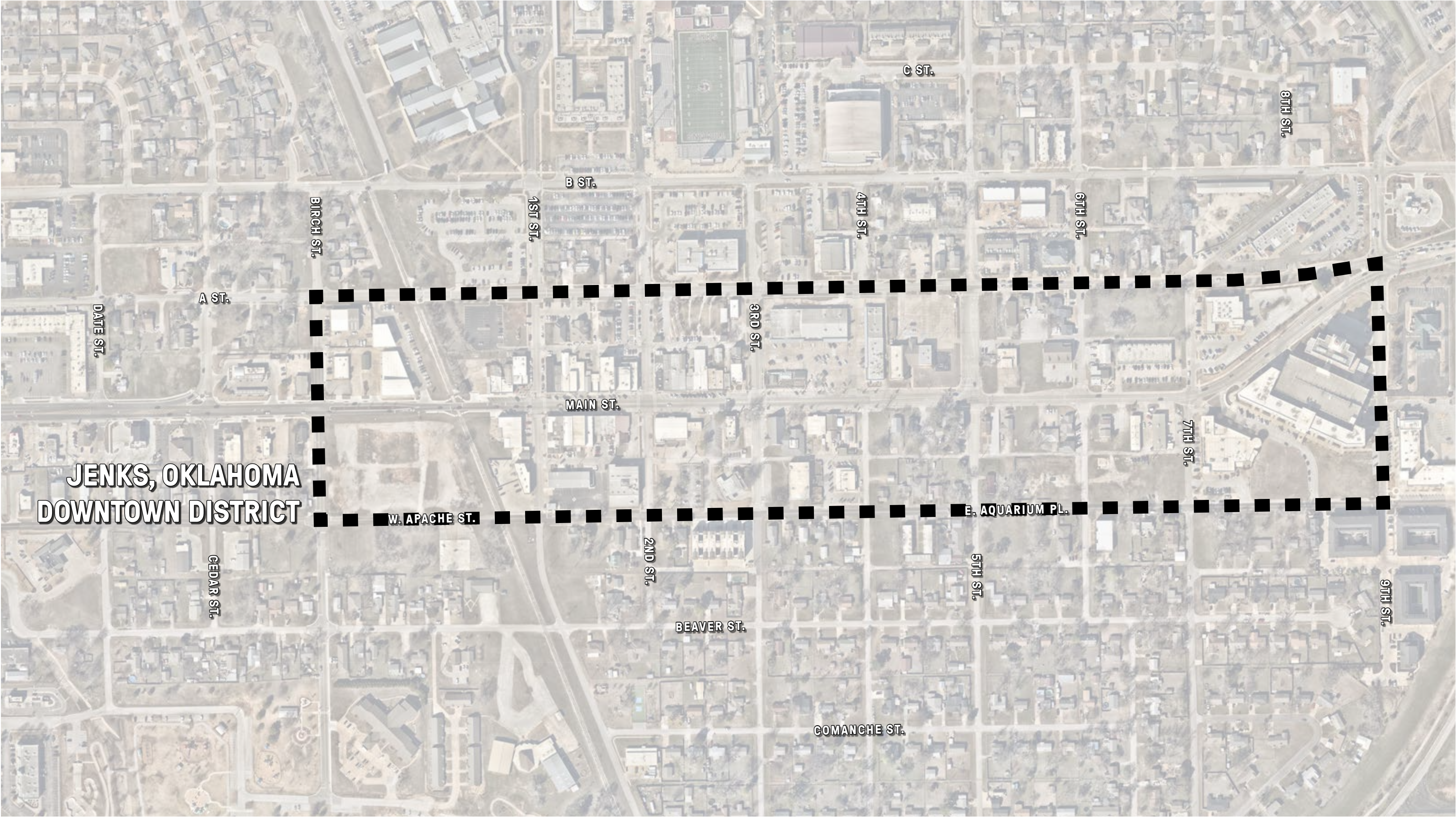
- 01: ‘SPACE’ SCALE CHARACTER IMAGERY

APPENDIX

- 01: HUNDEN BENCHMARK PRECEDENTS

‘DISTRICT’ SCALE

STUDY AREA IDENTIFICATION



DOWNTOWN
LAND USE & DEVELOPMENT

Downtown Jenks is comprised of distinct areas defined by their form, uses, conditions, characteristics, and potentials. The Downtown Subarea Plan addresses the specific needs of each area and establishes recommendations for the improvement and enhancement of key opportunity sites and redevelopment blocks.

 Downtown Core

The Main Street blocks from the rail line to 7th Street define Downtown Jenks. The mix of uses in this area includes restaurants, antique and specialty stores, cafes, and offices. Three blocks at the western end of the Core exhibit the ideal built form for Downtown, forming a model street wall. Conversely, the eastern portion of the Core provides numerous opportunities for redevelopment and land use intensification.

 Downtown Transition

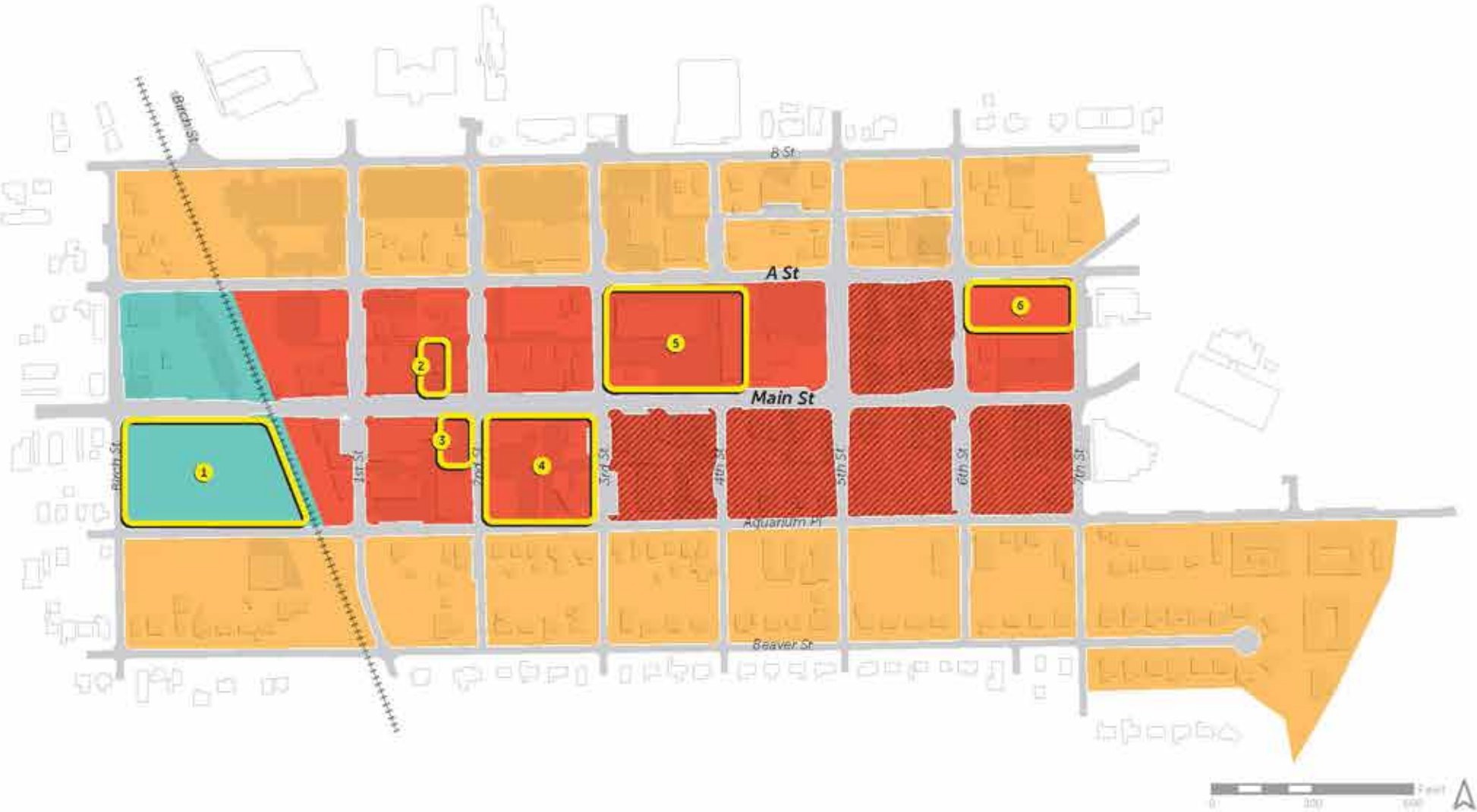
The blocks immediately surrounding the Core consist of a mix of uses ranging from single family detached homes to higher density housing, offices, and stores. This area is more auto-oriented than the Core, and surface parking lots, vacant and underutilized lots, and a lack of sidewalks detract from the walkability provided by the street grid. The Downtown Transition area offers opportunities for new development to support the vibrancy of the Core and encourage walkability across the larger Old Town Jenks neighborhood.

 West Gateway

Coming from the west, this is the first impression of Downtown for many. The West Gateway is not currently visually or physically connected to the Core. The mix of auto-oriented commercial and light industrial uses north of Main Street and the vacant lot to the south offer potential for the City to catch the attention of passerby and visually delineate where Downtown begins. The appearance of this gateway should set the tone of the overall image and perception of Downtown.

 Opportunity Sites

Opportunity sites are vacant underutilized lots or structures where redevelopment, infill development, or adaptive reuse would have a significant positive effect on Downtown Jenks. Further detail on how these sites should be transformed should redevelopment occur is included on page 48 and 49.



1 This nearly 3.5 acre vacant lot is Downtown Jenks' greatest opportunity for development. The City should work closely with Tulsa City-County Library to redevelop this site as a gateway to Downtown.

2 This site is adjacent to a Jenks historic building. This site is considered an opportunity site because it is currently underutilized and breaks the otherwise consistent street wall on this block of Main Street.

3 This building is currently vacant and sits on a large parcel on a significant corner opportunity site for the Downtown. The existing placement of the structures on the site do not leverage the site's corner location with parking and outdoor dining occupying the majority of the parcel's Main Street frontage and the entirety of its 2nd Street frontage.

4 This opportunity block has three existing buildings which are auto-oriented. Each business having a drive-through, although one is not in use. Drive-throughs can cause conflicts between vehicles and pedestrians and are not ideal in downtown settings.

5 The auto-oriented building, expansive parking lot in the front of the property, and permanent outdoor sales and storage area on this opportunity site do not contribute to the downtown built form.

6 This lot is considered an opportunity site because it is vacant and in a prime location on the northeast corner of the Downtown core, with easy access to Downtown, the Riverfront, and the high school central campus.

 Opportunities for Model Block Development

Several opportunities for block redevelopment exist in the eastern portion of the Core. Redevelopment of these sites should reference the ideal built form blocks of Downtown, with zero lot line buildings, commercial uses on the first floor, and residential or office units above. This type of redevelopment will enhance the urban character of Downtown, generate pedestrian activity, strengthen connections between Downtown and the Riverfront District, and generate new tax revenue. See page 48 for more details.

Tulsa City-County Library Site (Opportunity Site 1)

Tulsa City-County Library owns nearly 3.5 acres of vacant land at the corner of Main Street and Birch Street, the western gateway to Downtown. The strategic location and undeveloped nature of this large parcel makes it Downtown Jenks' greatest opportunity for development. The City should coordinate with Tulsa City-County Library to get a better understanding of how they foresee the land being utilized.

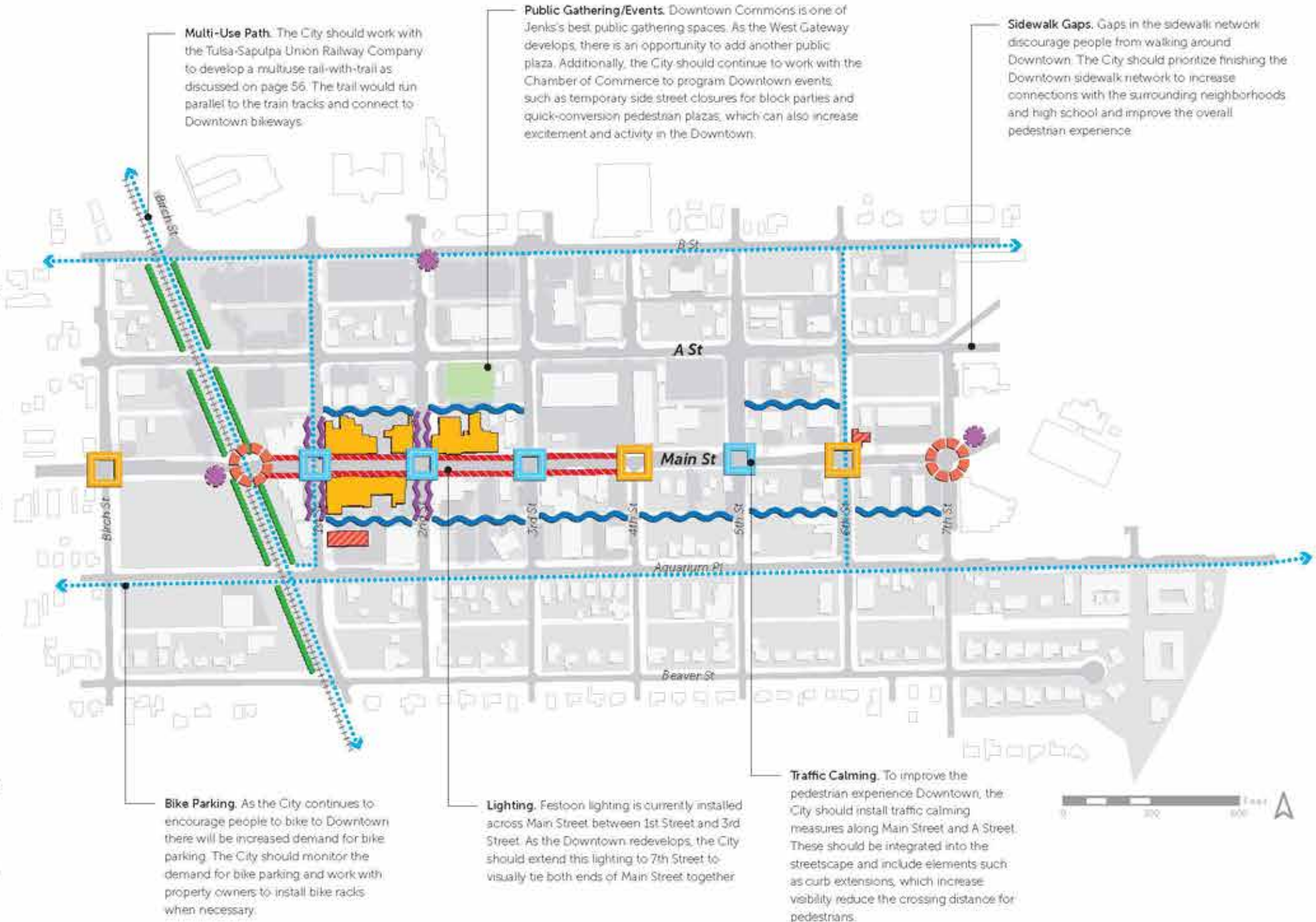
If Tulsa City-County Library plans to utilize the site to develop a new Jenks City Library, the City should work to encourage the library to be developed with new high quality public spaces. The site also offers enough area to be developed in tandem with a new community center.

If Tulsa City-County Library plans to market the property for development, the City should work with the Library to create redevelopment concepts to guide and attract potential buyers. Redevelopment in this scenario should divide the lot lengthwise to mimic the primary development pattern in the remainder of Downtown. The northern portion of the site should include a mixed-use building that reflects Downtown model blocks, constructed to the build-to line along Main Street and Birch Street with parking in the rear. The southern portion of the site should include townhomes with garage access off of an alley. Regardless of how the site redevelops, a portion should be dedicated to a trailhead for the potential Jenks rail-with-trail that could abut the property.

DOWNTOWN
FUNCTIONAL IMPROVEMENTS

Downtown's activity and energy depend on several systems working in concert with one another. The Framework Plan identifies several of the key improvements that should be considered as Downtown redevelops to help ensure the area evolves in a way consistent with the community's vision. Recommendations regarding traffic, infrastructure, and parking improvements should be studied further before implementation.

- **Gateway Signage**
Gateway signs should be the most prominent communication of Downtown branding and identity. They should be installed at key entry points and incorporate lighting and landscaping features to announce entry into Downtown Jenks.
- **Wayfinding Signage**
Wayfinding signage should be installed in these locations to let people know how easy it is to navigate and explore Downtown and the surrounding area on foot. It should direct pedestrians to important nearby places, such as the Jenks High School campus. The signage should incorporate Downtown branding and identity utilized throughout the Subarea.
- **Intersection Improvements**
Pedestrian crosswalks at these intersections should be improved to enhance their appearance and function. Improvements could include replacing the existing, fading zebra-style crosswalks with murals, brick pavers, or other distinguishing materials; installing crosswalk signage; and constructing curb extensions and bump outs.
- **Crosswalk Installation**
These intersections should be enhanced for pedestrian comfort and to reduce potential conflicts with vehicular traffic through the installation of highly visible continental or zebra-style crosswalks; crosswalk signage; and ADA-compliant curb ramps.
- **Adaptive Reuse**
The rehabilitated auto-oriented building at 6th Street and Main Street should be used for a restaurant or coffee shop. The curb cut on Main Street should be eliminated; and the existing driveway should be utilized for outdoor dining. The bay doors should be preserved to create an indoor-outdoor environment. The Hive is a local arts and event space, is a great example of adaptive reuse, and is home to the Jenks Chamber of Commerce.
- **Ideal Core Built Form**
Buildings on these blocks represent the ideal built form for the Downtown Core. Infill development and redevelopment in the Core should reflect this style.
- **Site Orientation**
New development and redevelopment of corner buildings should orient to both Main Street and side streets. Side street activation with building entrances, outdoor dining, and façade articulation will make the pedestrian environment more vibrant.
- **Public Open Space**
The City should work with the Chamber and other community organizations to improve park programming and better leverage the on-street food truck parking spaces to attract more people Downtown.
- **Roadway Reconfiguration**
Main Street should be reconfigured to accommodate wider sidewalks, new pedestrian bumpouts, and parallel parking spaces from 1st Street to 4th Street. This will promote more activity on the sidewalk and reduce conflict between diagonal parking and through traffic.
- **Railroad Improvement**
Jenks should work with the Tulsa-Sapulpa Union Railway Company to install screening and improve the crossing with crossing gates, audible devices, and pavement markings.
- **Bike Routes and Multi-Use Trail**
Aquarium Place, B Street, 1st Street, and 6th Street should be designated on-street bicycle routes to provide connectivity in the Downtown and to the larger regional bikeway system. Working with the Tulsa-Sapulpa Union Railway Company, the City should develop rail-with-trail.
- **Alley Access**
Existing alleys should be preserved and continued where possible to ensure that truck and service areas are off-street. Alleys should also be utilized for off-street parking access. Additionally, the City should explore opportunities for innovative uses of alleys.



OPPORTUNITIES FOR
DOWNTOWN INFILL AND
REDEVELOPMENT

The model visually communicates the varying types of redevelopment that should be considered Downtown. As a concept visualization, the model is not meant to act as a prescriptive plan for redevelopment; rather, it should spark creativity and act as a guide for the community.

Redevelopment along Main Street should be mixed-use, with retail, restaurant, or entertainment options occupying ground floors and activating Downtown. East of 5th Street, mixed-use buildings should be 2-4 stories in height, complementing First Oklahoma Bank, at 100 Riverfront Drive. Upper floors should be used for residential units to leverage the proximity to the Riverfront. West of 5th Street, mixed-use buildings of two to three stories should reflect existing development and upper floors should be used for offices and residential units. Alternatively, ground and second floors could be utilized by a retail, restaurant, or entertainment uses.



Land Use

- Commercial
- Office
- Multifamily
- Townhome

- 1 This site should be redeveloped with a two- or three-story building that reflects the character of the buildings to the east and west. Parking should be accommodated in the rear of the property and accessed from the alley.
- 2 These sites should be redeveloped with three-story mixed use buildings built to the front and exterior side lot lines, reflecting the ideal built form for Downtown. Parking should be accommodated in the rear of the property and accessed from the alley.
- 3 If strategic parcel acquisition makes this site available, this site should be redeveloped with three-story mixed use buildings built to the lot lines along Main, 2nd, and 3rd streets. Street fronting sides of the buildings should be designed to create an attractive pedestrian environment with multiple storefronts, large windows that allow clear views at street level, and awnings or canopies to protect pedestrians from the elements. Parking should be accommodated in the center of the site and accessed from Aquarium Place.
- 4 This site should be redeveloped with two- to three-story mixed use buildings that reflect the ideal built form blocks to the west. Wrapping the block, new mixed use buildings should strengthen 3rd Street as a connection between Main Street and the high school. A public pedestrian plaza or gathering space should replace parking in front of the strip shopping center and outdoor dining and shopping should be encouraged. Curbside should be consolidated where feasible and shared parking should be accommodated at the rear of the property and accessed from A Street.
- 5 These sites should be developed with Brownstone-style townhomes similar to the newer townhomes at the corner of 5th Street and B Street. Residential infill development at this scale can increase activity in the Downtown and diversify the City's housing stock in the walkable core. This type of housing is an opportunity for first time homebuyers, empty nesters seeking to downsize, or seniors in retirement – three groups who are all looking for walkability, access to amenities, and living space that is manageable and easy to maintain.
- 6 Although it is recommended that redevelopment along Main Street be constructed to the build-to line to create a consistent street wall, walkways or pocket parks should be incorporated in strategic locations to connect people to Main Street from parking lots located in the rear of buildings.
- 7 Two variations of Downtown Jenks' model blocks should be encouraged if these parcels were to redevelop. The first envisions redevelopment to occur parcel by parcel over a period of time. The second illustrates what could be possible if a developer acquired all parcels and redeveloped them at once. In both instances it is recommended that the City require buildings to be constructed to the build-to line and encourage facades to be articulated with storefronts of varying widths and building heights ranging from two to four stories. Parking should be located in the rear of buildings and connected to Main Street via pedestrian walkways.

DOWNTOWN INFILL AND REDEVELOPMENT
BEST PRACTICES

Downtown infill and redevelopment should serve a variety of purposes in the Core. Filling in vacant lots and revitalizing eyesore buildings should be a primary focus. Infill and redevelopment in the Core should also add density and amenities, increase the desirability, attractiveness, and property values in the Downtown, and help preserve historic buildings by filling in gaps and limiting demolition. Infill building design should creatively fill underutilized spaces, such as the building at 121 East Main Street. Infill and redevelopment should be of a similar scale and character to the Ideal Core built form blocks.



- 1 Orientation:** Main entrances to buildings should be oriented towards Main Street, and where appropriate, towards side streets as well. Building entrances should be prominent, and corner entries should be encouraged where appropriate.
- 2 Setbacks:** Setbacks should be utilized for outdoor dining, sidewalk sales, and pedestrian amenities where appropriate. Front yard setbacks should be dependent on the width of the adjacent sidewalk, with greater setbacks accommodating narrower sidewalks as necessary to provide for these amenities. Midblock side yard setbacks should be minimal or nonexistent, contributing to the ideal built form and continuous streetwall. Corner developments should offer an opportunity for larger outdoor dining spaces and mini-plazas that draw pedestrians to and from the Downtown side streets.

- 3 Proportion, Size, and Scale:** Buildings should be between two and three stories. The first floor of infill and new block buildings should synchronize with the first floor of existing buildings. Complementary proportions should be emphasized using storefront and decorative cornices.
- 4 Façade:** Masonry materials, such as brick or stone, should be the primary building material on the ground floor of the primary façade and along exterior walls of corner buildings. Large display windows should be used to activate the ground floor. Upper floor windows should be regularly spaced, recessed into the exterior wall, and feature mullions or other dividers in the glass.

- 5 Architecture:** Traditional downtown architectural elements such as bulk heads, transom windows and sashes, masonry piers, cornices, and window hoods should be incorporated into the design of buildings. Larger buildings should feature vertical divisions and articulation to create visual interest and complement existing buildings.

STREETSCAPE IMPROVEMENTS

PRIMARY STREETSCAPE

Main Street should receive complete streetscaping to create an inviting, pedestrian oriented environment in the Downtown Core. Parking should be parallel on-street and in parking lots located at the rear of buildings. Decorative crosswalk materials such as colored or textured concrete, stamped asphalt, or brick pavers should be utilized to emphasize the pedestrian orientation of Downtown. Sidewalks should be 10 feet or more in width to provide pedestrian comfort and opportunities for outdoor seating. Streetlights should be pedestrian scaled and adorned with banners promoting the City and special events Downtown; these should be complemented by festoon lighting. Street trees should be planted in street grates in the sidewalk. Planters and potted plants should be located throughout to help with beautification and add visual interest. Working with Jenks High School and local businesses, public art, including murals, should be installed to create visual interest. Benches, trash and recycling receptacles, and other pedestrian furnishings should be placed throughout. As the roadway is reconfigured, utility lines should be buried if feasible.

SECONDARY STREETSCAPE

A Secondary Streetscape treatment should be deployed on all other streets in the Downtown Subarea. These streets will not have the same level of activity as Main Street; however, street-scape enhancements should provide for a safe and attractive pedestrian environment. Parking should be parallel on-street or in rear parking lots off the alley where feasible; private parking lots in the fronts or on the sides of buildings should be discouraged. Crosswalks should be striped to emphasize pedestrian orientation. Where possible, sidewalks should be 10 feet in width, however a standard five foot sidewalk is acceptable where the additional right-of-way is not available. Streetlights should be pedestrian scaled, with banners to promote Jenks and special events Downtown. Depending on sidewalk width, street trees should be located within the parkway or in grates in the sidewalk. Potted plants, benches and other pedestrian furnishings are appropriate and should be placed in this treatment where space permits. The Secondary Streetscape should complement side street building orientations; the street-facing businesses on the west side of 1st Street immediately north of Main Street provide a good example of this. While the secondary streetscape may be less appropriate for public art installations, there are good opportunities for murals, such as the expansive wall on the east side of 1st Street on the same block.

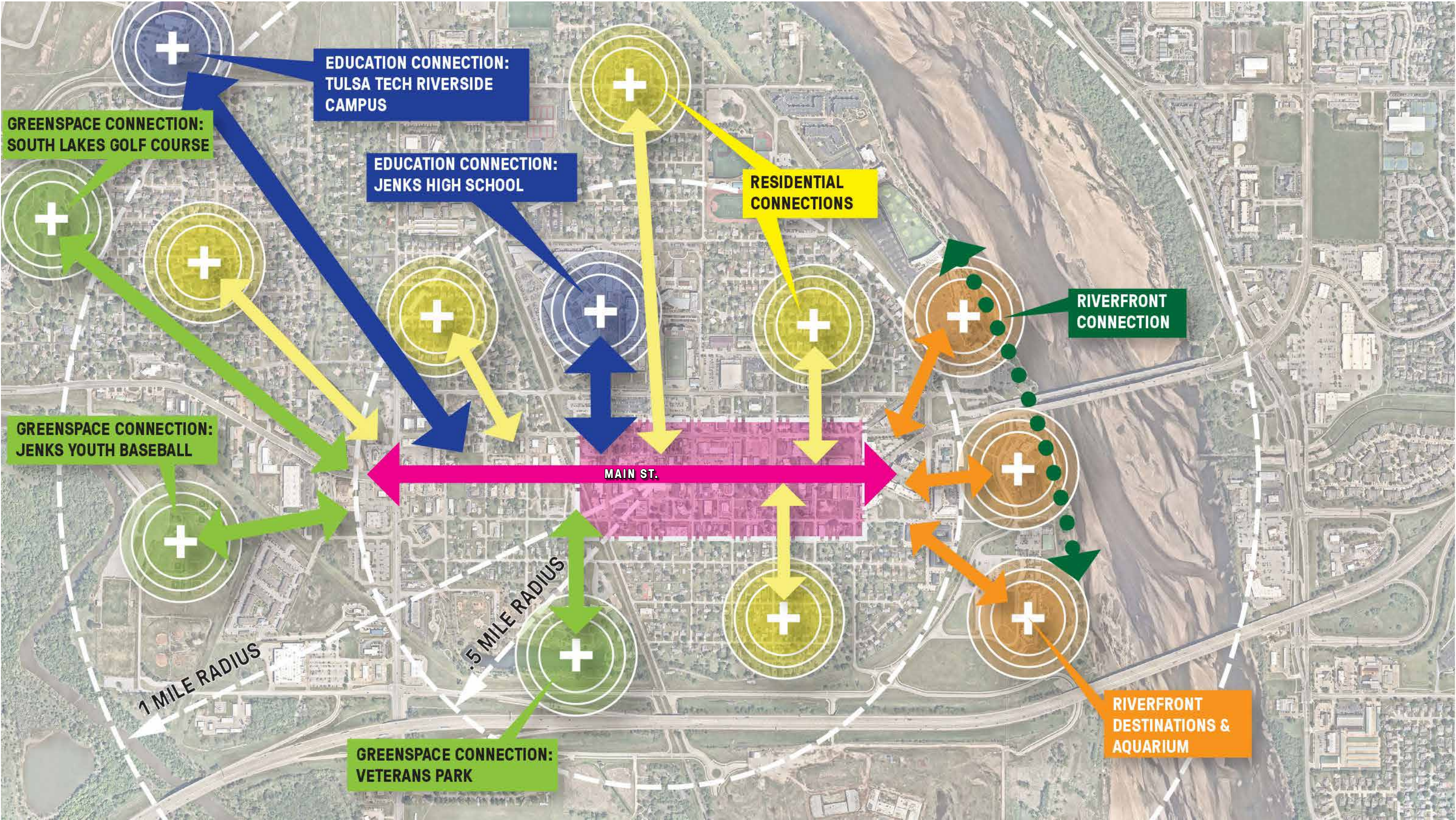


- Primary Streetscape
- 1 On-street parallel parking
 - 2 Decorative crosswalk material
 - 3 Outdoor seating
 - 4 Pedestrian scale lighting with banner
 - 5 Street trees
 - 6 Planters



- Secondary Streetscape
- 1 On-street parallel parking
 - 2 Continental crosswalk
 - 3 Outdoor benches
 - 4 Pedestrian scale lighting with banner
 - 5 Street trees in parkway
 - 6 Plantings

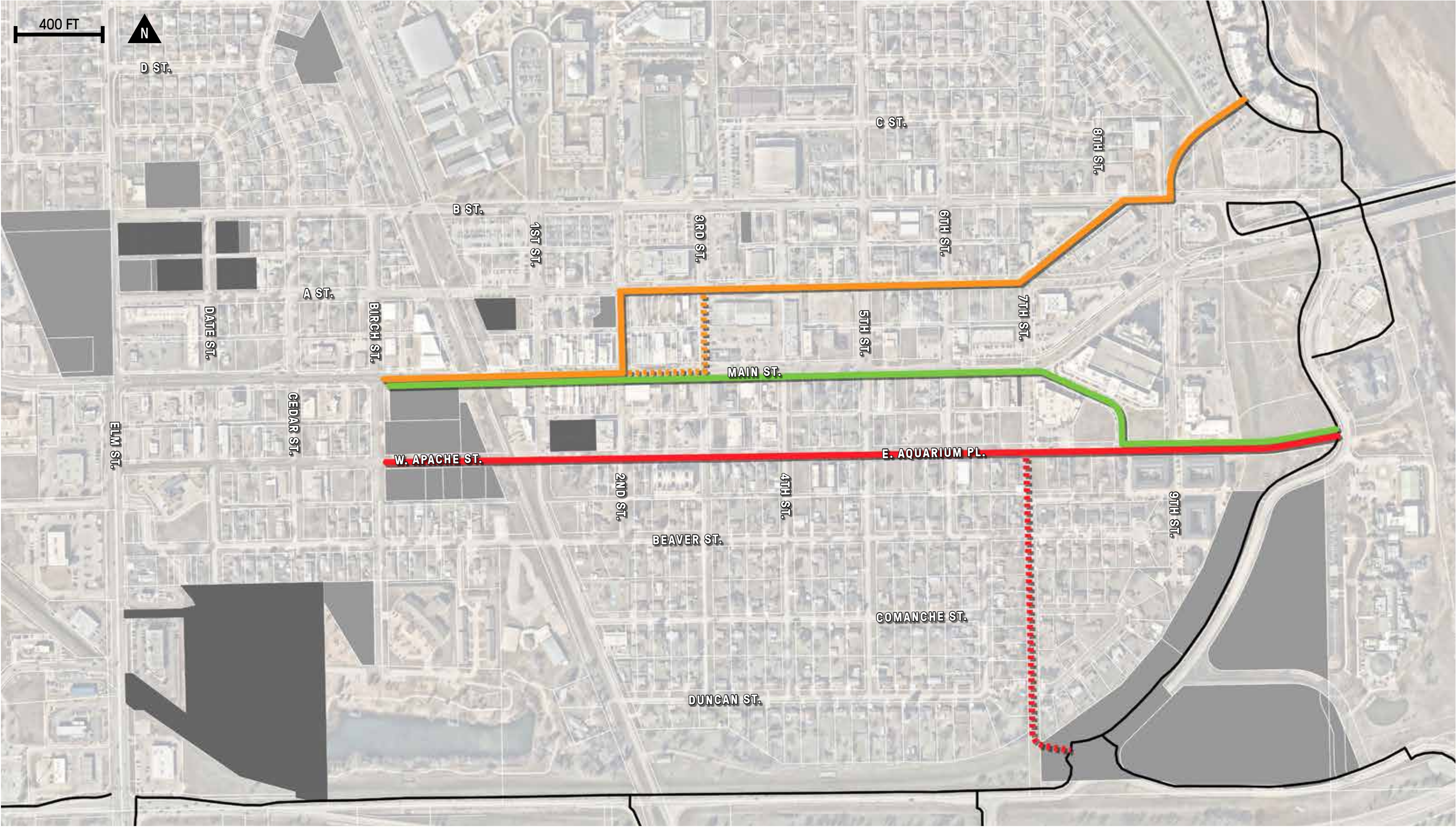
DESTINATIONS DIAGRAM



DESTINATIONS DIAGRAM

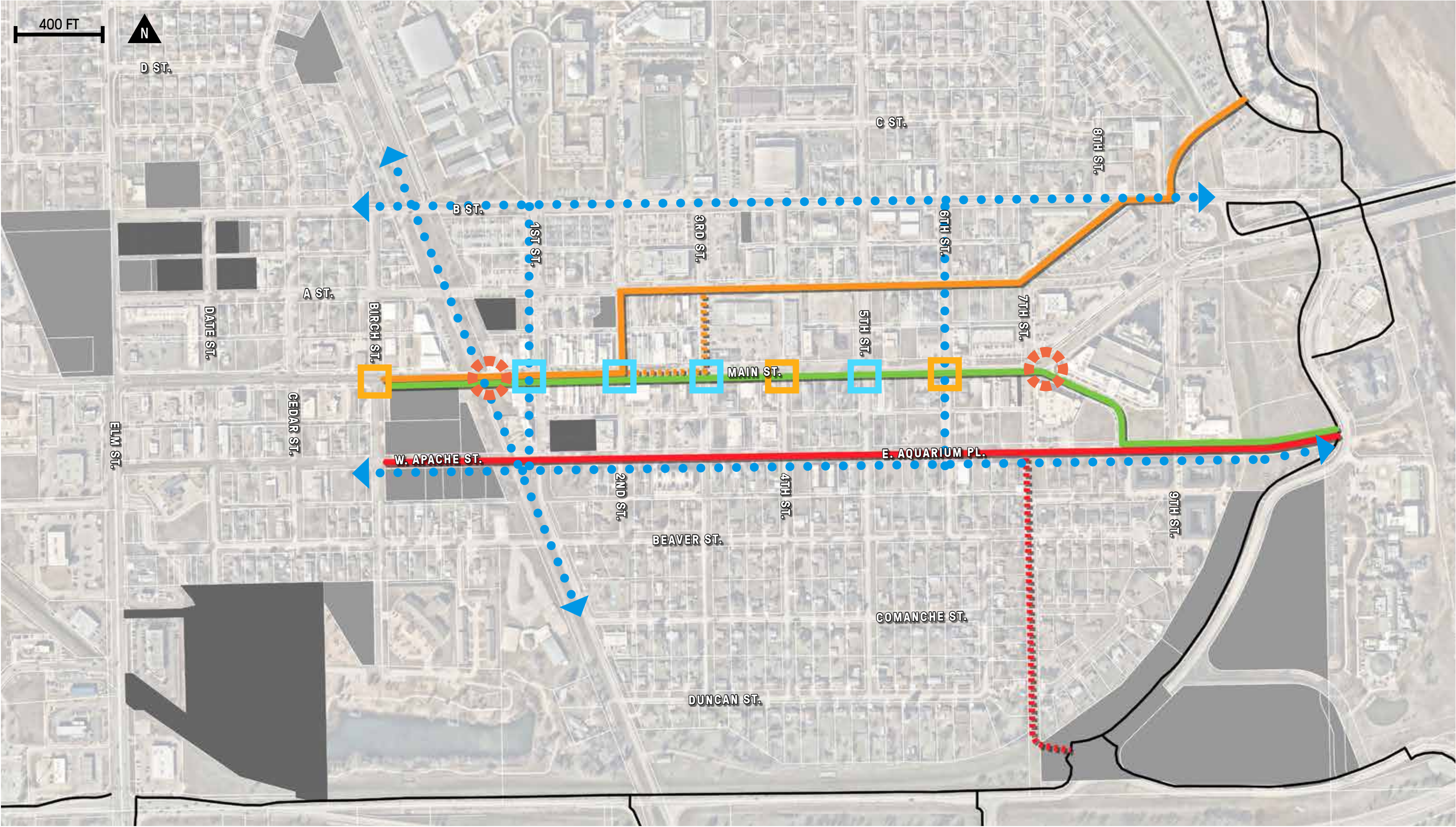


RIVERWALK CONNECTIONS



LEGEND:  CITY PROPERTY  PUBLIC WORKS PROPERTY  SIDEWALK ROUTE 01  ROUTE 01 ALT.  SIDEWALK ROUTE 02  ROUTE 02 ALT.  SIDEWALK ROUTE 03  ROUTE 03 ALT.

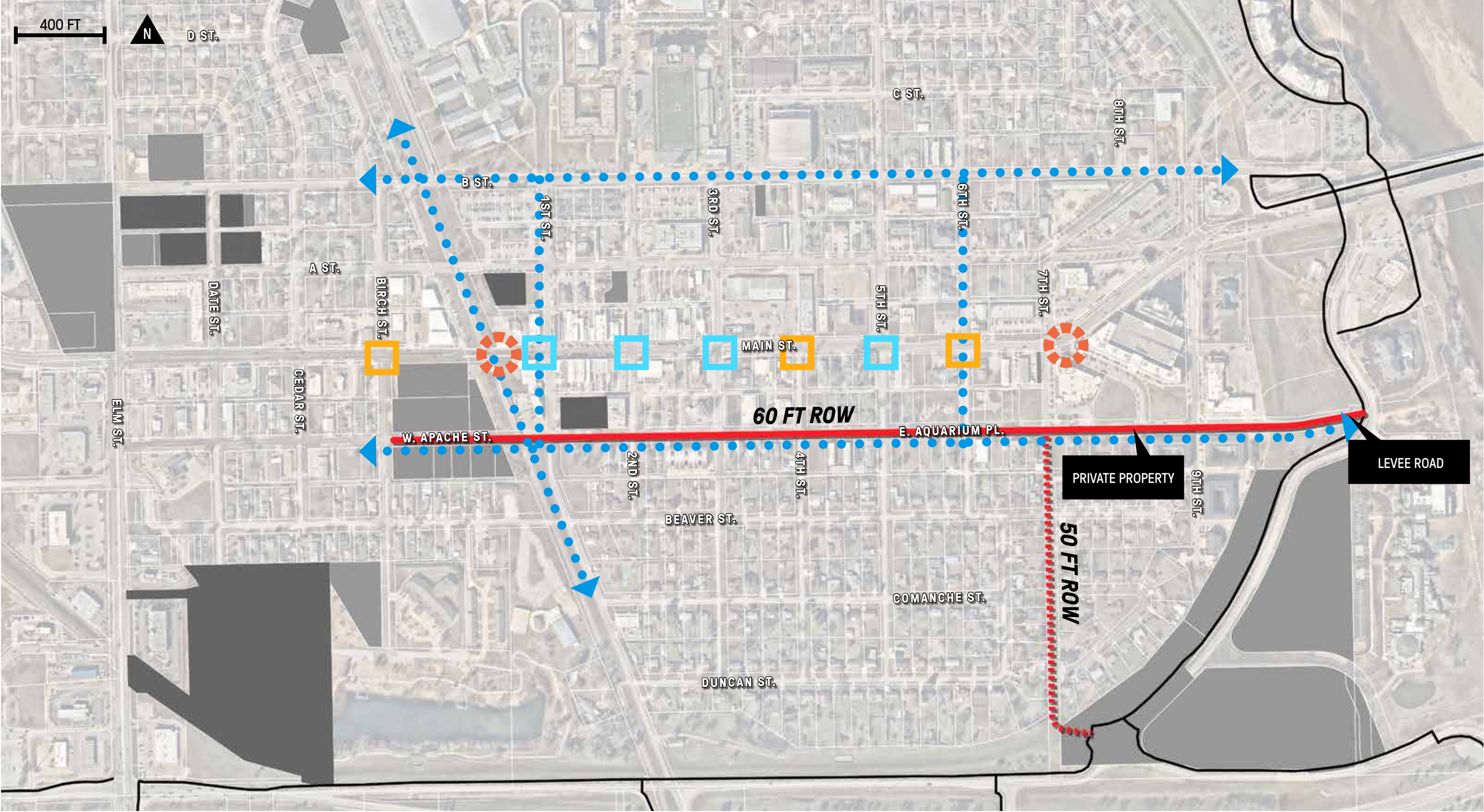
RIVERWALK CONNECTIONS



LEGEND: CITY PROPERTY PUBLIC WORKS PROPERTY SIDEWALK ROUTE 01 ROUTE 01 ALT. SIDEWALK ROUTE 02 ROUTE 02 ALT. SIDEWALK ROUTE 03 ROUTE 03 ALT.

HORIZON JENKS ELEMENTS (FOR REFERENCE): PROPOSED BIKE ROUTES GATEWAY SIGNAGE CROSSWALK INSTALLATION INTERSECTION IMPROVEMENT Page 63 of 195

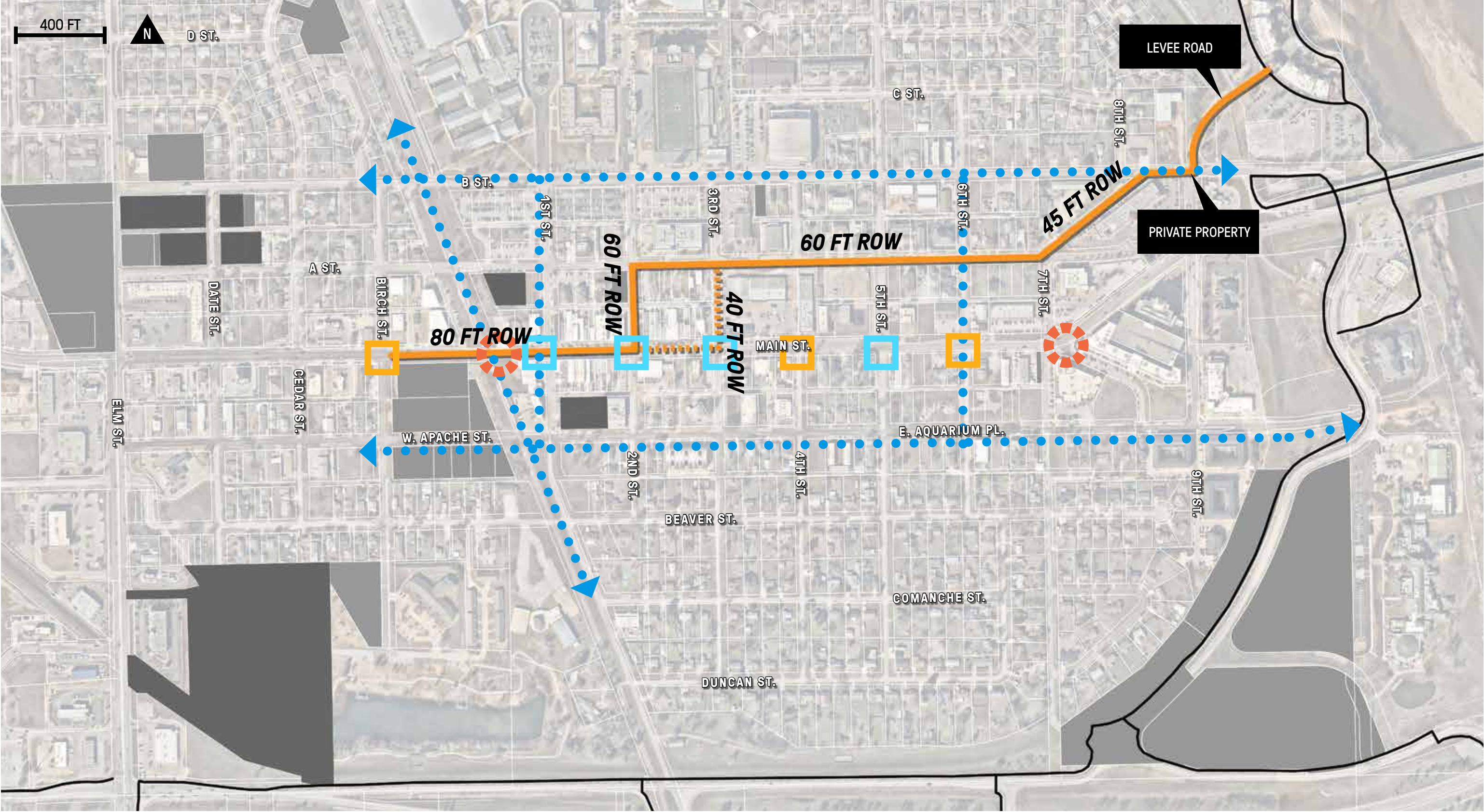
RIVERWALK CONNECTIONS
ROUTE 01 RIVERWALK CONNECTION



LEGEND: CITY PROPERTY PUBLIC WORKS PROPERTY SIDEWALK ROUTE 01 ROUTE 01 ALT.

HORIZON JENKS ELEMENTS (FOR REFERENCE): PROPOSED BIKE ROUTES GATEWAY SIGNAGE CROSSWALK INSTALLATION INTERSECTION IMPROVEMENT

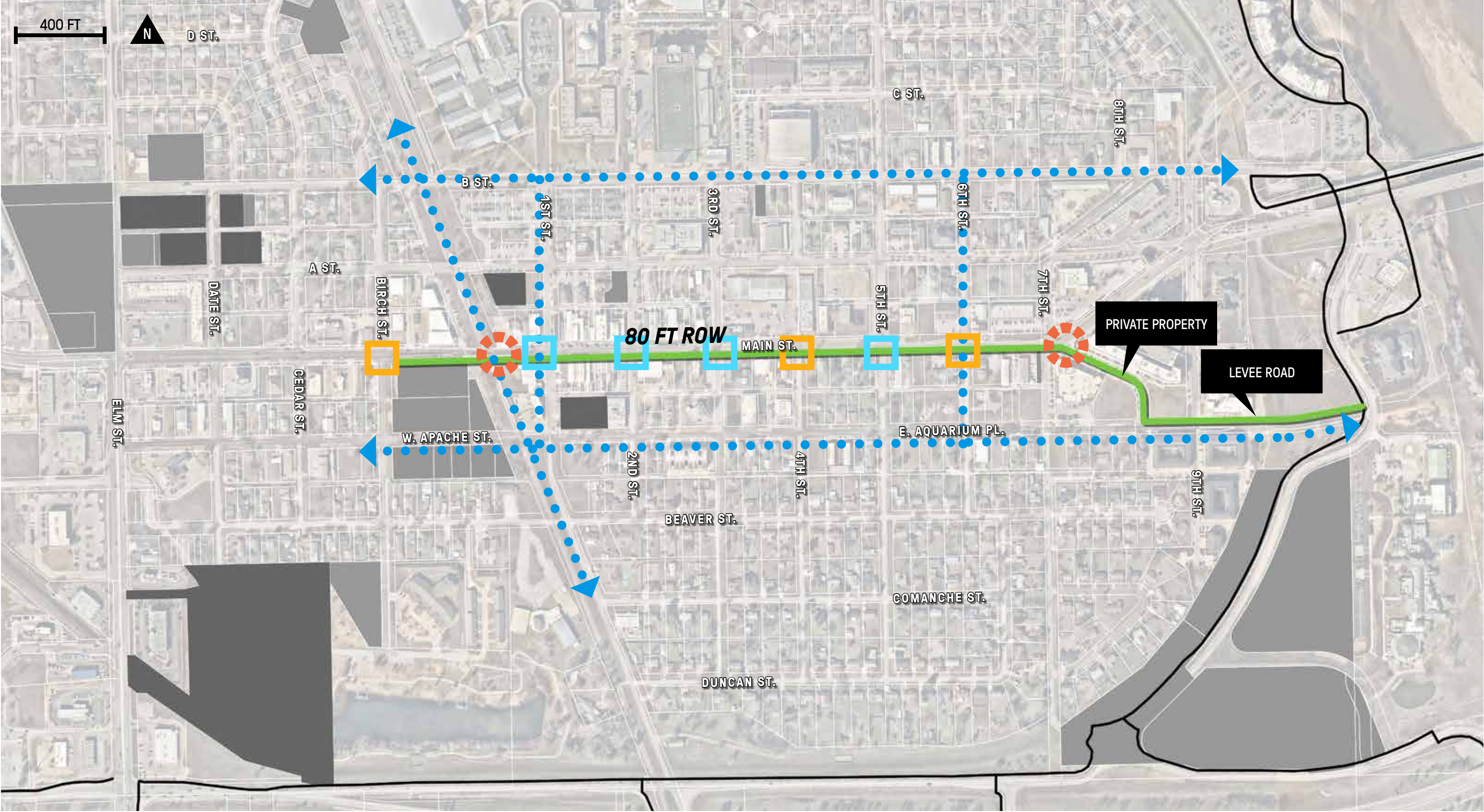
RIVERWALK CONNECTIONS
ROUTE 02 RIVERWALK CONNECTION



LEGEND: CITY PROPERTY PUBLIC WORKS PROPERTY SIDEWALK ROUTE 02 ROUTE 02 ALT.

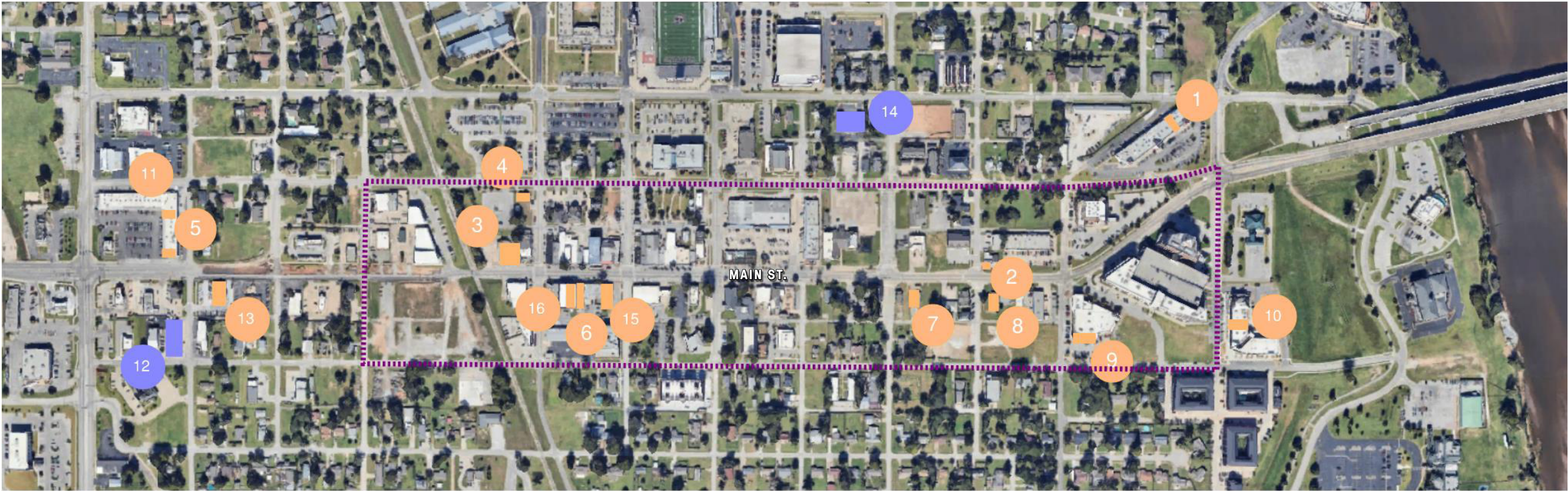
HORIZON JENKS ELEMENTS (FOR REFERENCE): PROPOSED BIKE ROUTES GATEWAY SIGNAGE CROSSWALK INSTALLATION INTERSECTION IMPROVEMENT Page 65 of 195

RIVERWALK CONNECTIONS
ROUTE 03 RIVERWALK CONNECTION



LEGEND: CITY PROPERTY PUBLIC WORKS PROPERTY SIDEWALK ROUTE 03 ROUTE 03 ALT.

BUILDING VACANCIES MAP



1 Retail
1,184 sf

2 Retail/Bar
2,731 sf

3 Retail
5,058 sf

4 Retail
1,040 sf

5 Retail
2,100 sf

6 Retail
2,694 sf

7 Retail
1,320 sf

8 Retail
2,890 sf

9 Retail
16,372 sf

10 Retail
10,247 sf

11 Retail
1,485 sf

12 Office
3,250 sf

13 Retail
4,112 sf

14 Office
7,117 sf

15 Retail
2,861 sf

16 Retail
4,061 sf

Market gap recommendations:

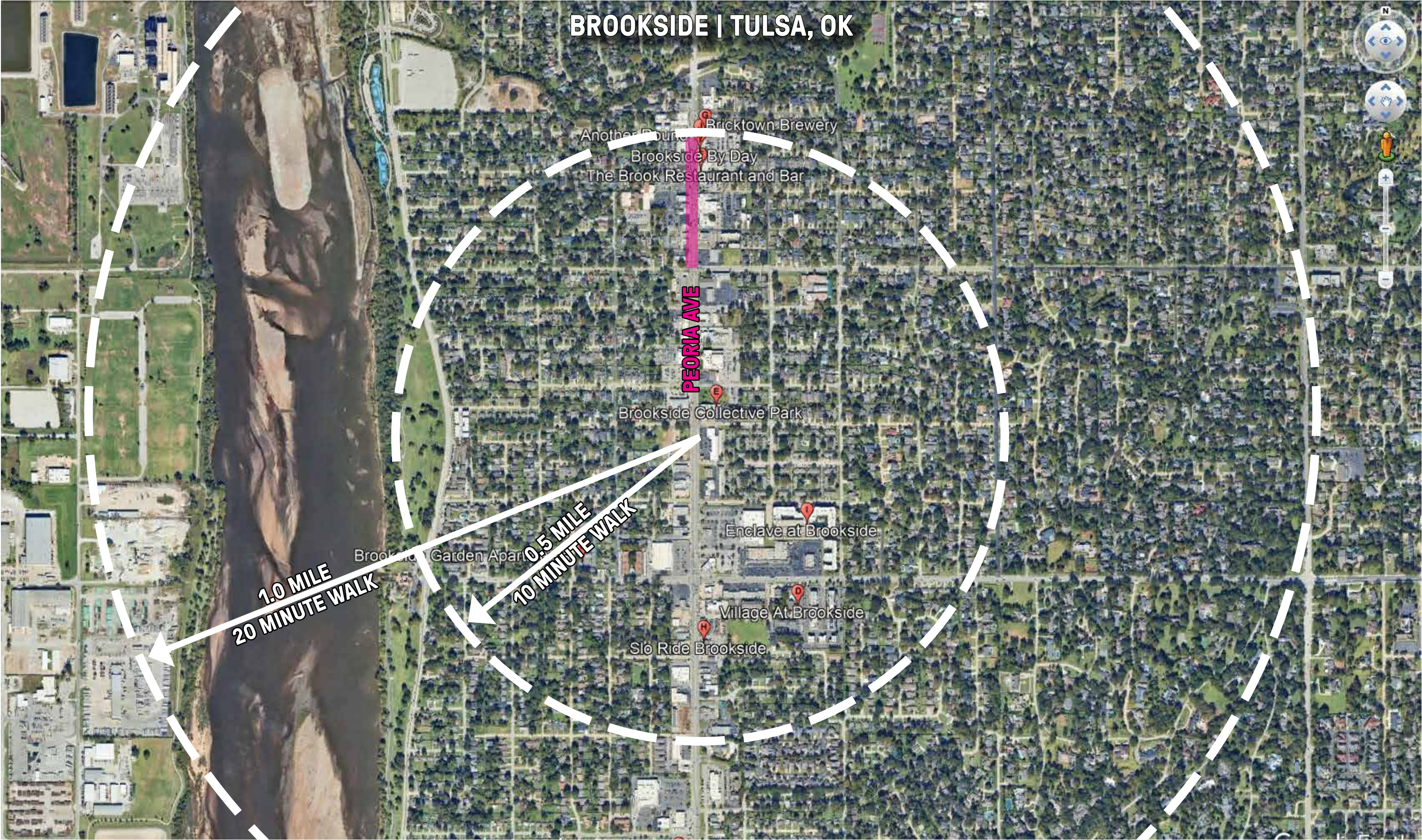
	Demand	Vacancy	Deficit
Office	50,000 GLA		50,000 GFA
Retail	40,000 GLA	39,027 GFA	973 GFA
Residential Multifamily	150 UNITS		200,000 GFA
Residential Town-homes	25 UNITS		73,333 GFA
Boutique Hotel	80 KEYS		106,667 GFA

EXISTING BUILDING USAGE



JENKS DOWNTOWN MASTERPLAN Use Analysis	Building	GLA (Sq. Ft.)	GFA (Sq. Ft.)	Stories / Floor	Avg. Floor Plate (Sq. Ft.)	Number of Units	Parking Ratio	Parking Req	Current Vacancy	Net New
PHASE ONE										
Office		50,000	66,667						-	50,000
Office 1 (Build-to-Suit/ Remodel)		10,000	13,333	3	4,444	-	1 per 300	44.44		
Office 2 (Build-to-Suit/ Remodel)		10,000	13,333	3	4,444	-	1 per 300	44.44		
Office 3 (Build-to-Suit/ Remodel)		10,000	13,333	3	4,444	-	1 per 300	44.44		
Office 4 (Build-to-Suit/ Remodel)		10,000	13,333	4	3,333	-	1 per 300	44.44		
Office 5 (Build-to-Suit/ Remodel)		10,000	13,333	4	3,333	-	1 per 300	44.44		
Retail		40,000	53,333						39,027	973
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		2,500	3,333	1	3,333	-	1 per 200	11.11		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		2,500	3,333	1	3,333	-	1 per 200	11.11		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		2,500	3,333	1	3,333	-	1 per 200	11.11		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		2,500	3,333	1	3,333	-	1 per 200	11.11		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		3,000	4,000	1	4,000	-	1 per 200	13.33		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		3,000	4,000	1	4,000	-	1 per 200	13.33		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		4,000	5,333	1	5,333	-	1 per 200	17.78		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		4,000	5,333	1	5,333	-	1 per 200	17.78		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		4,000	5,333	1	5,333	-	1 per 200	17.78		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		4,000	5,333	1	5,333	-	1 per 200	17.78		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		4,000	5,333	1	5,333	-	1 per 200	17.78		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		4,000	5,333	1	5,333	-	1 per 200	17.78		
Residential		205,000	273,333							
Multifamily		150,000	200,000	4	50,000	150	2	300.00		
For-Sale Townhomes		55,000	73,333	-		25	2	50.00		
Hotel (Boutique)		80,000	106,667							
Hotel Parking		80,000	106,667	4	26,667	80	1 per Room + Staff	100		
Total Required Parking (for above)								800		
Street Parking Removed								-		
Existing Micro Boundary Surplus Parking								(251)		
Net New Parking								549		

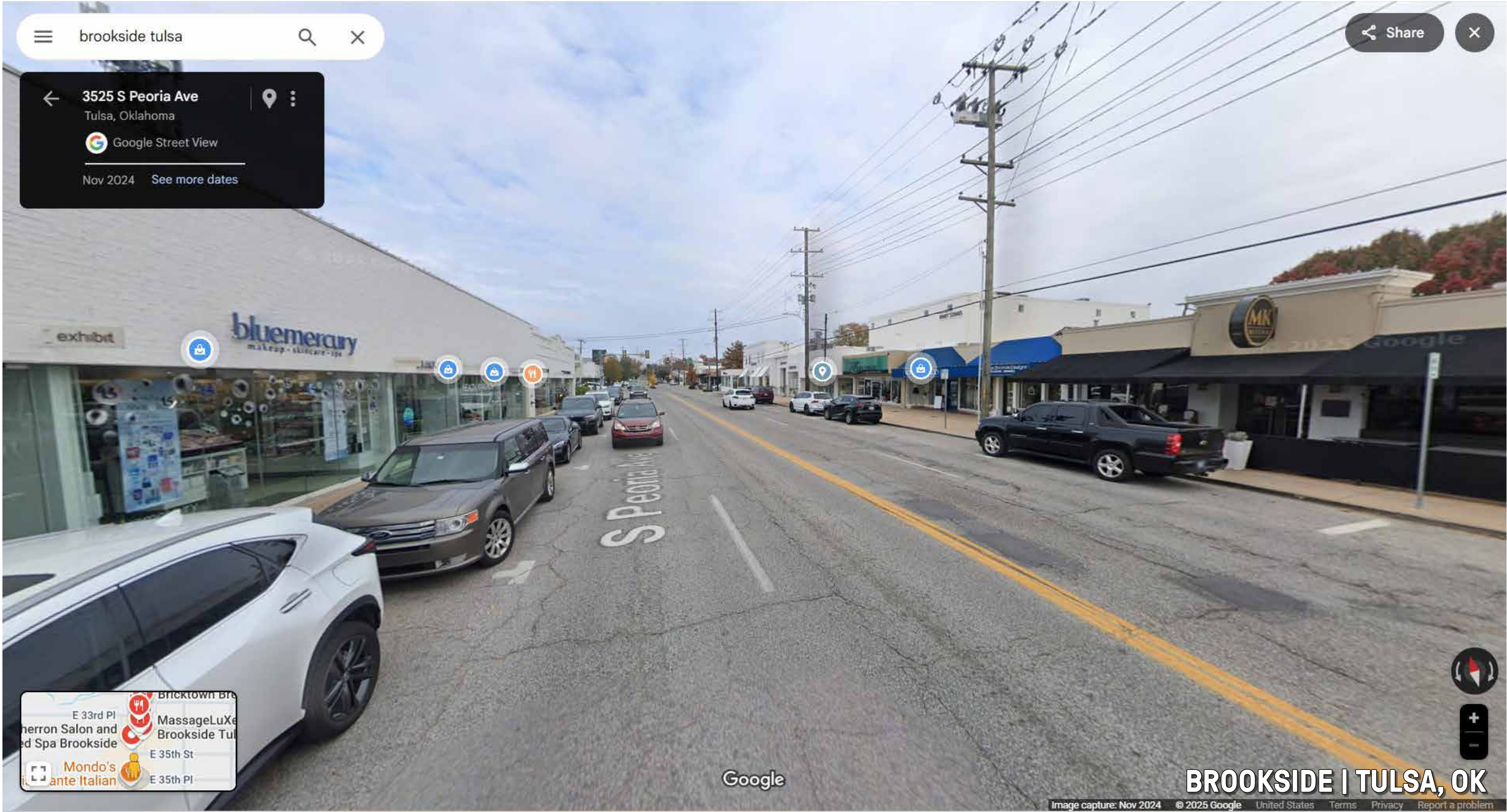
HUNDEN BENCHMARK PRECEDENTS



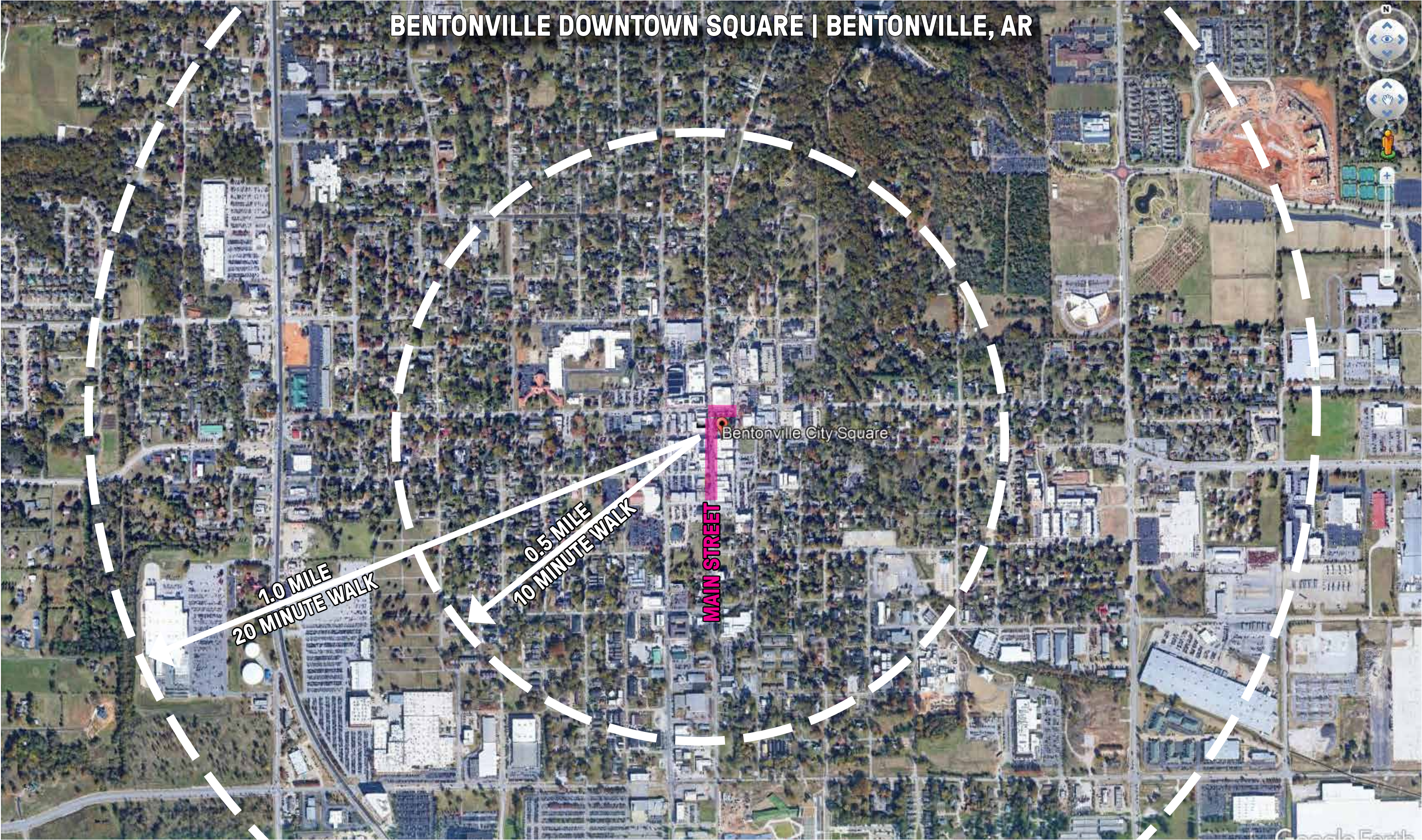
Right-of-Way: 80'

Building Face to Building Face: 80'

NOTE: SAME ROW DISTANCE AS JENKS



HUNDEN BENCHMARK PRECEDENTS



Right-of-Way: 65'
View at Downtown Square

NOTE: EVENT ACCOMMODATION

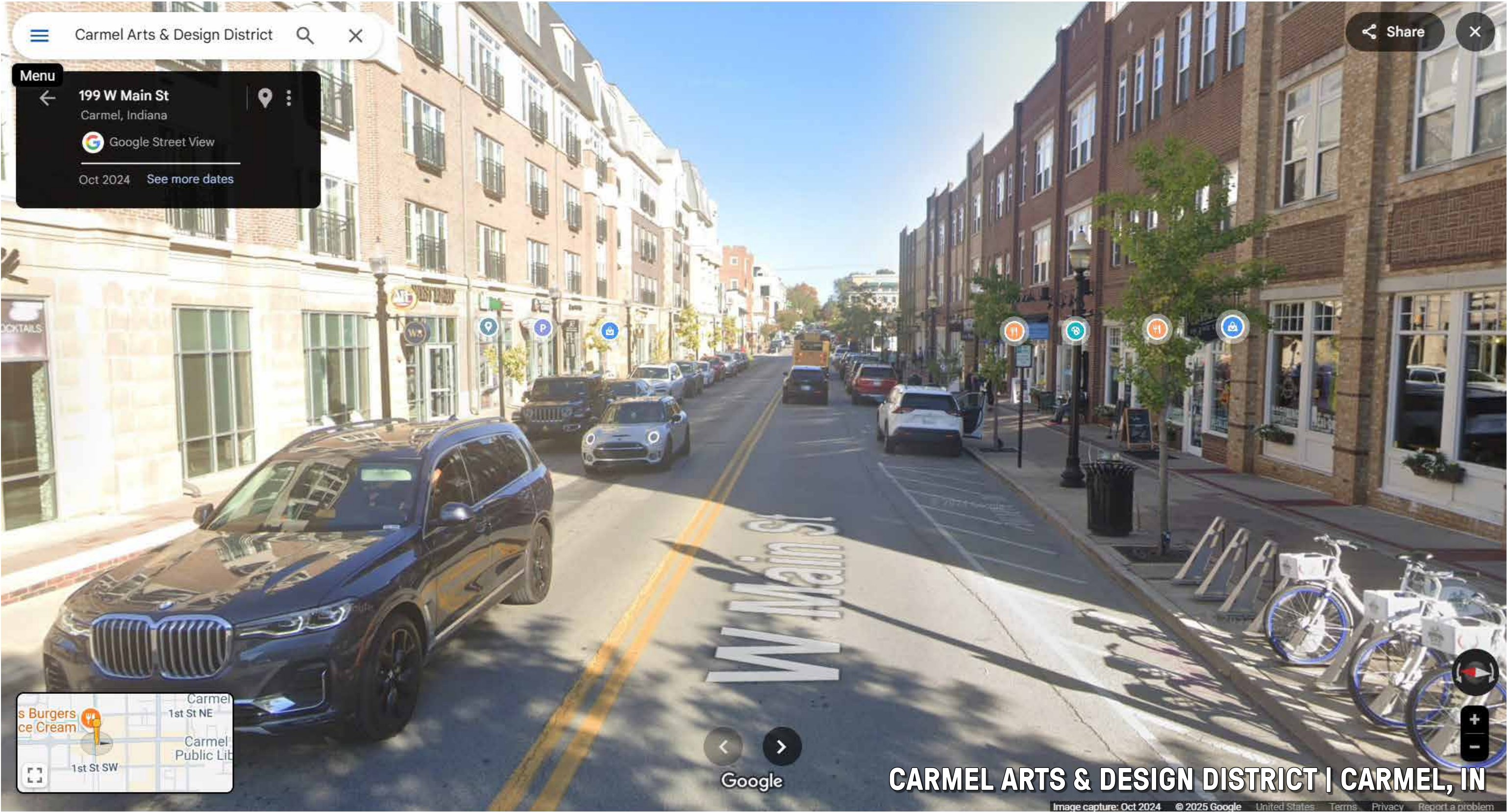


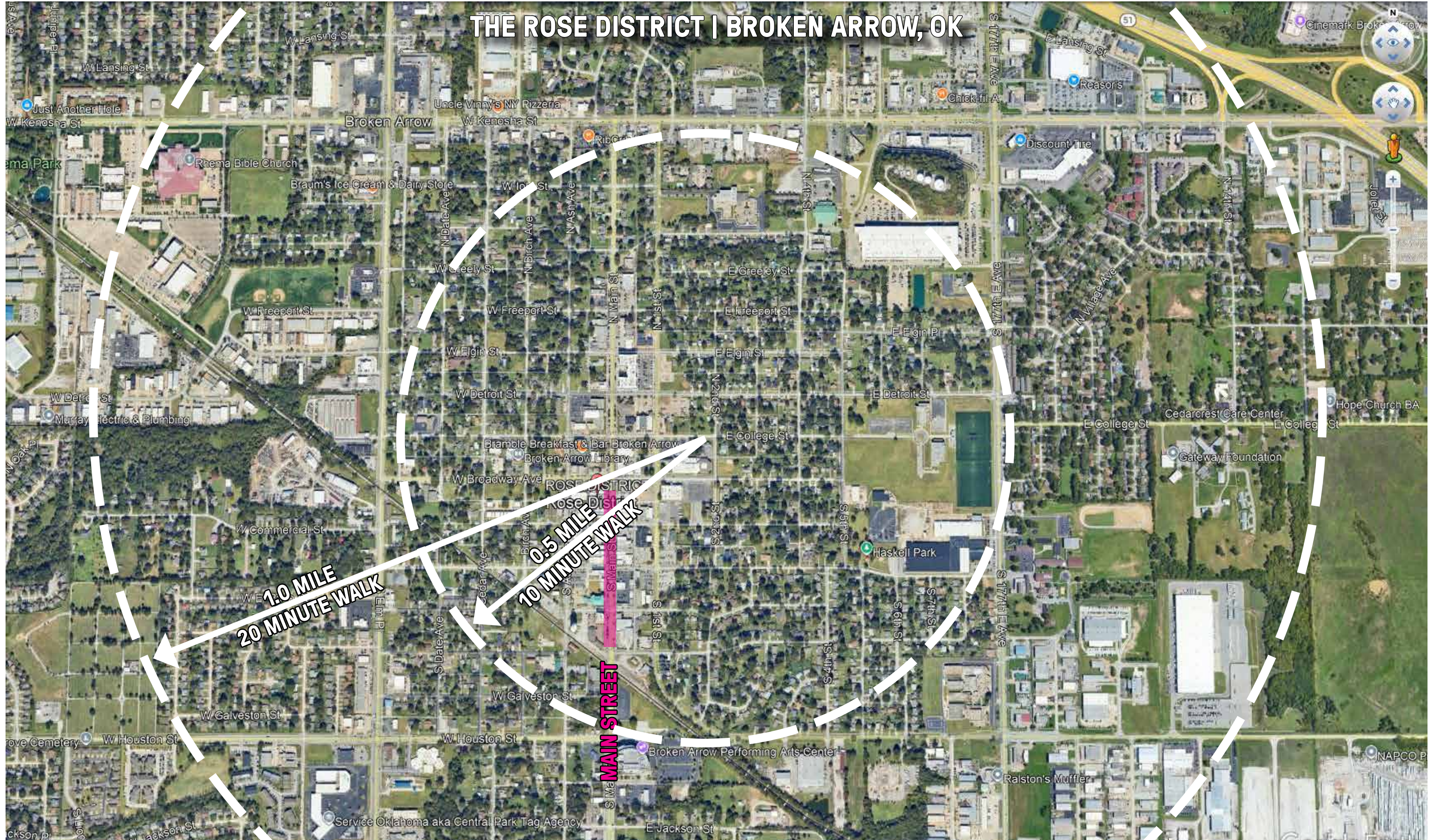
HUNDEN BENCHMARK PRECEDENTS



Right-of-Way: 65'
Building Face to Building Face: 65'

NOTE: BIKING INFRASTRUCTURE INTEGRATION



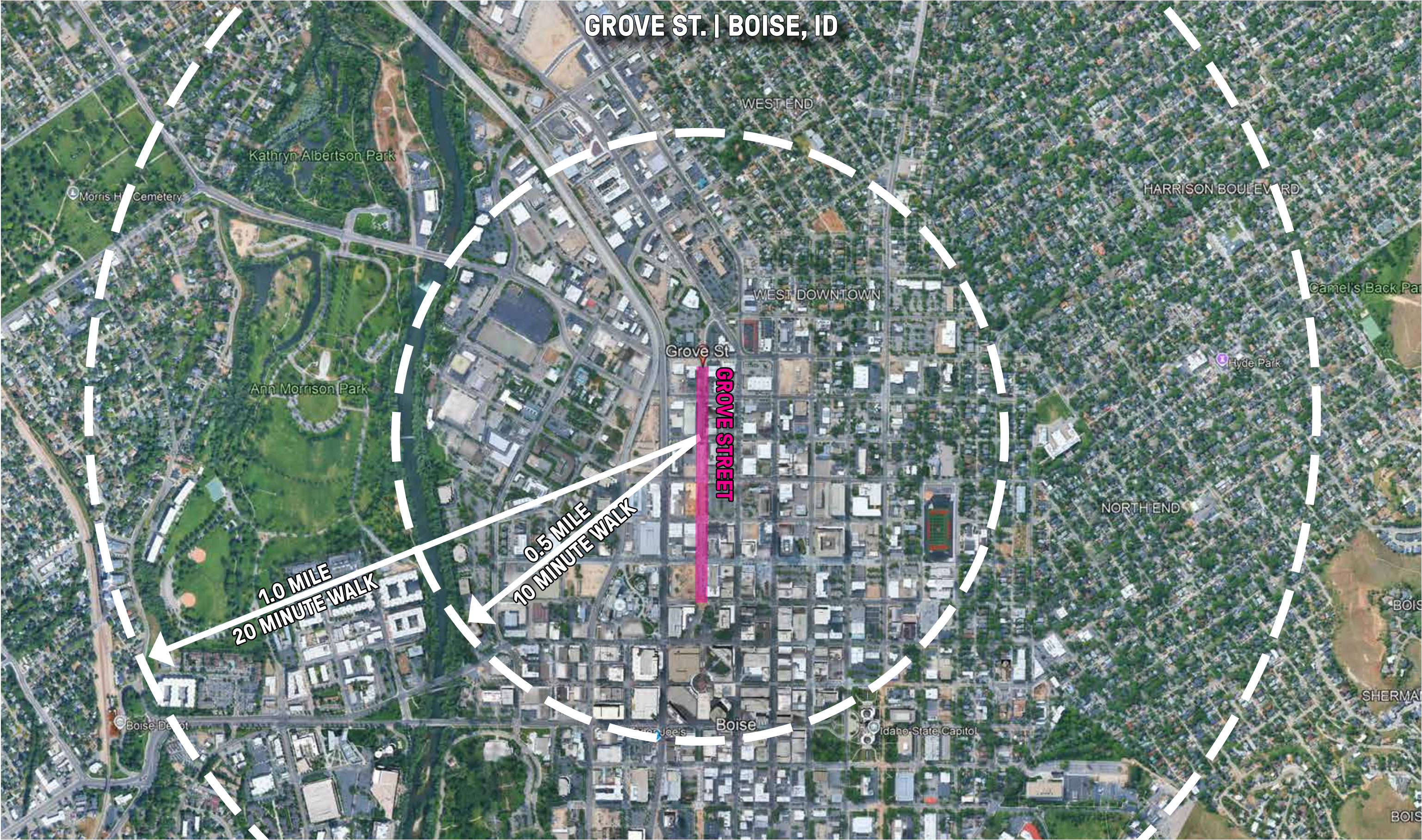


Right-of-Way: 100'
Building Face to Building Face: 100'

NOTE: PLANTING + PEDESTRIAN SAFETY



STREETSCAPE PRECEDENTS



STREETSCAPE PRECEDENTS
GROVE ST. | BOISE, ID

Right-of-Way: 80'



STREETSCAPE PRECEDENTS

GROVE ST. | BOISE, ID

HIGH-DENSITY, ZERO LOT LINE BUILDING FACADES ALONG STREET



STREETSCAPE PRECEDENTS

GROVE ST. | BOISE, ID

LOW-DENSITY, ZERO LOT LINE BUILDING FACADES ALONG STREET



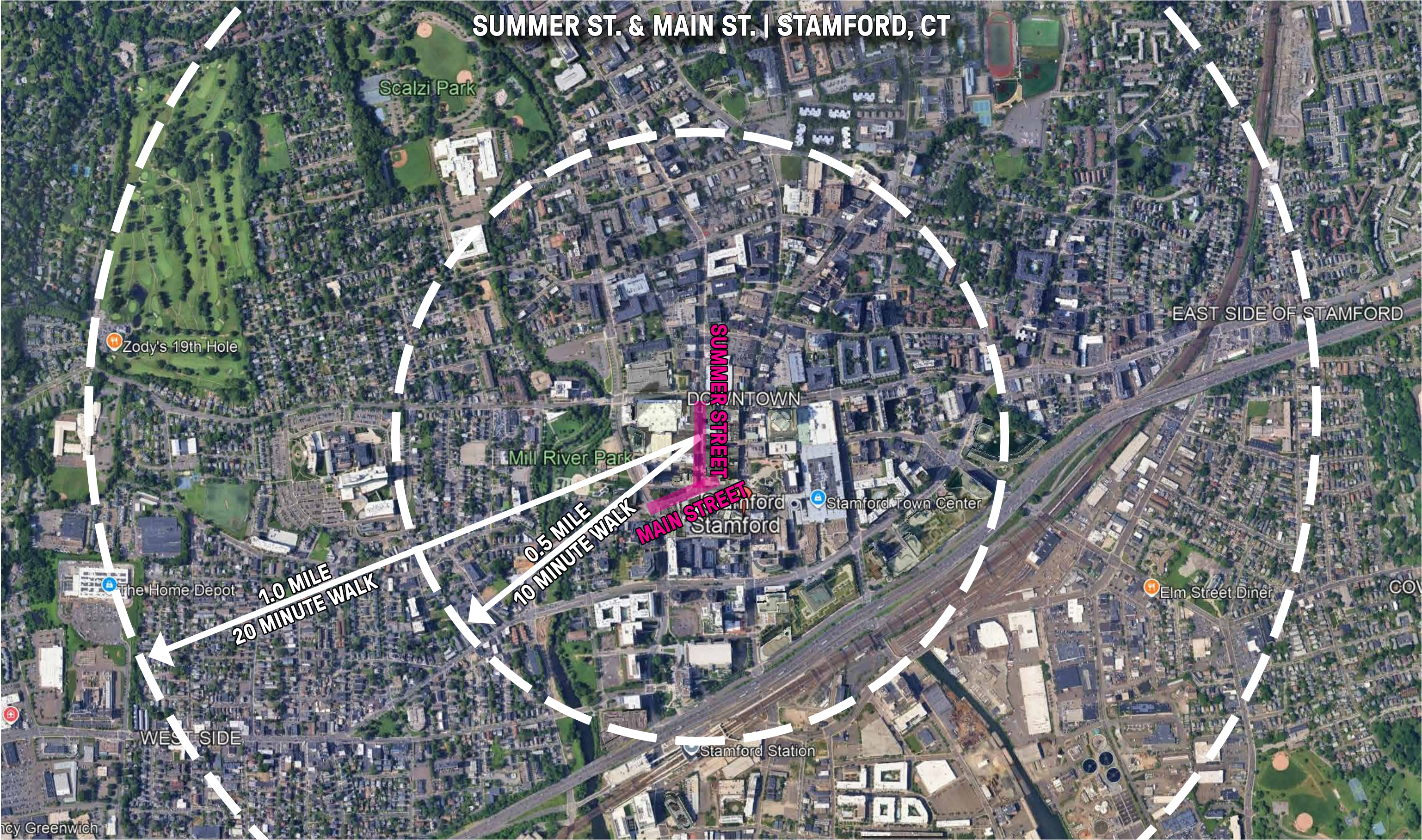
STREETSCAPE PRECEDENTS

GROVE ST. | BOISE, ID

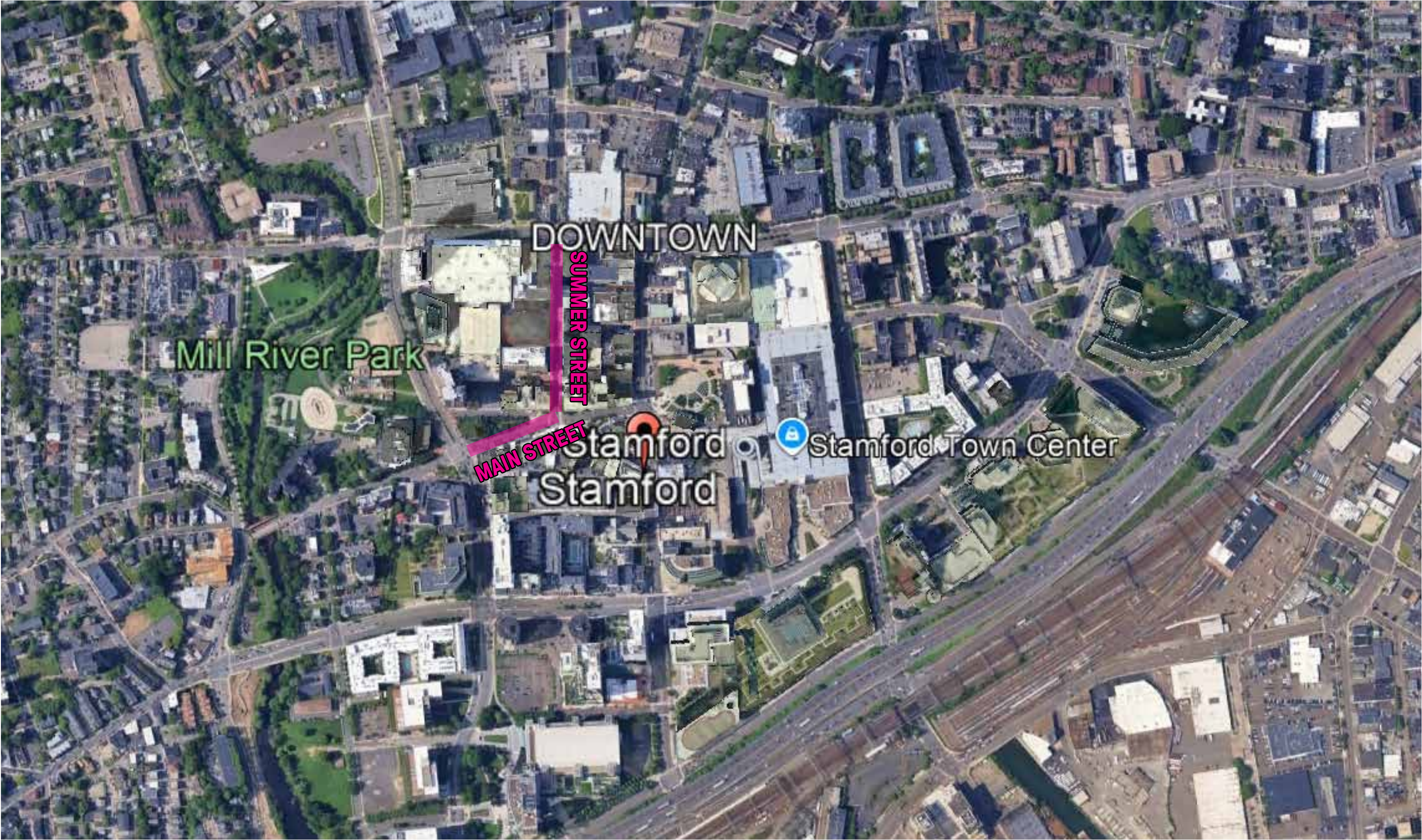
LOW-DENSITY, BUILDING FACADE SET BACK FROM STREET



STREETSCAPE PRECEDENTS



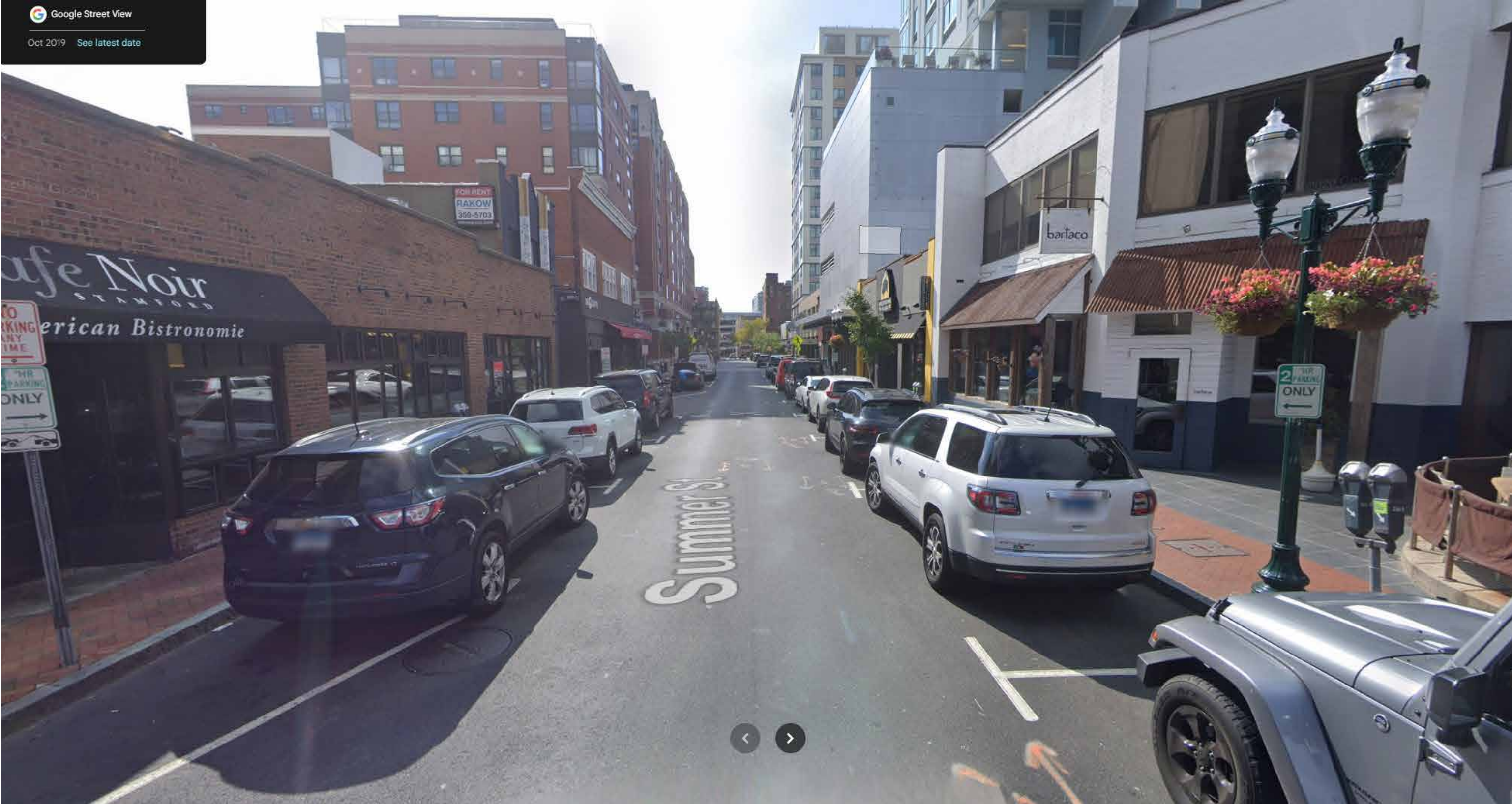
STREETSCAPE PRECEDENTS



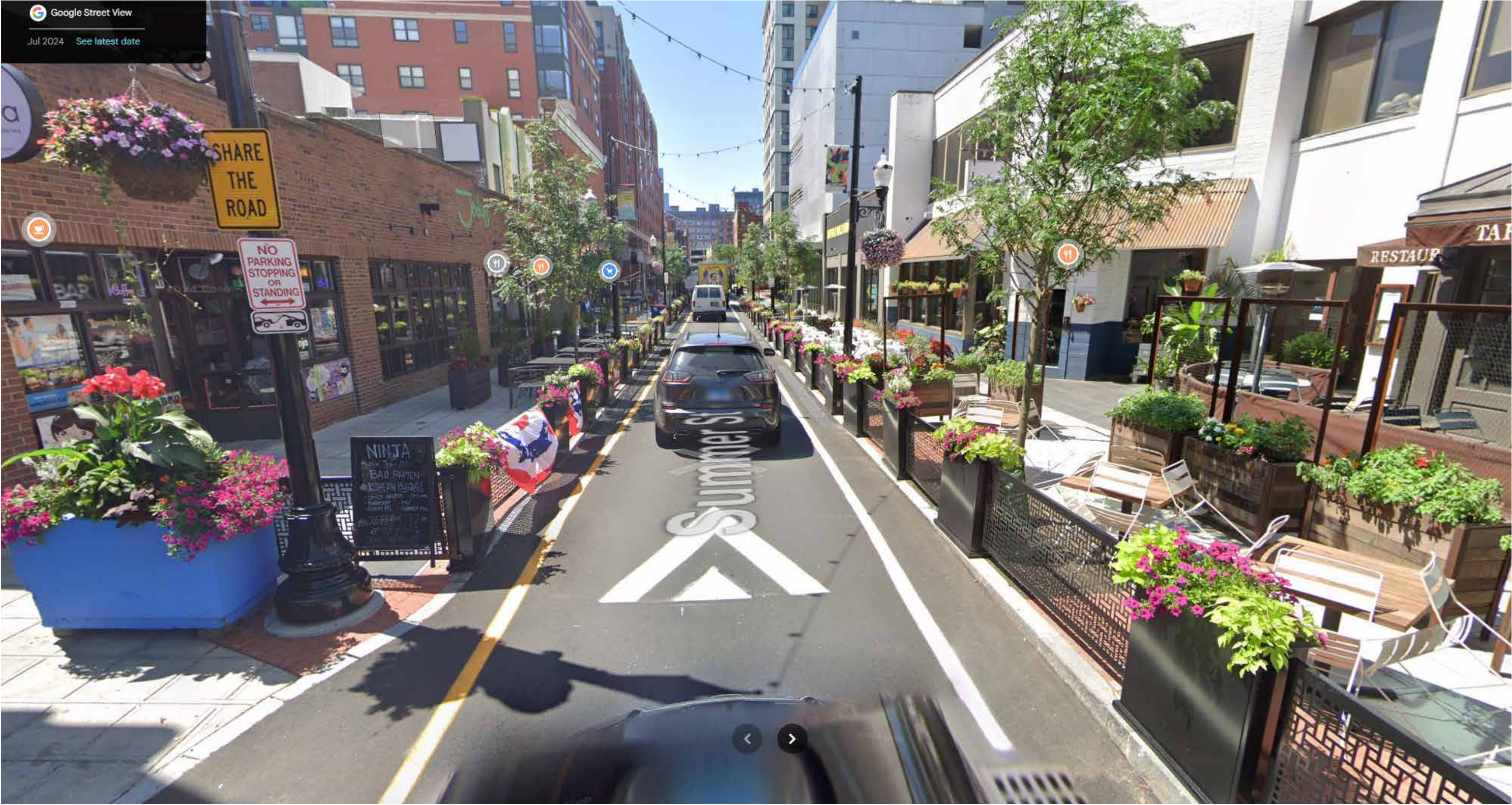
SUMMER ST. | STAMFORD CT (2016)



SUMMER ST. | STAMFORD CT (2019)



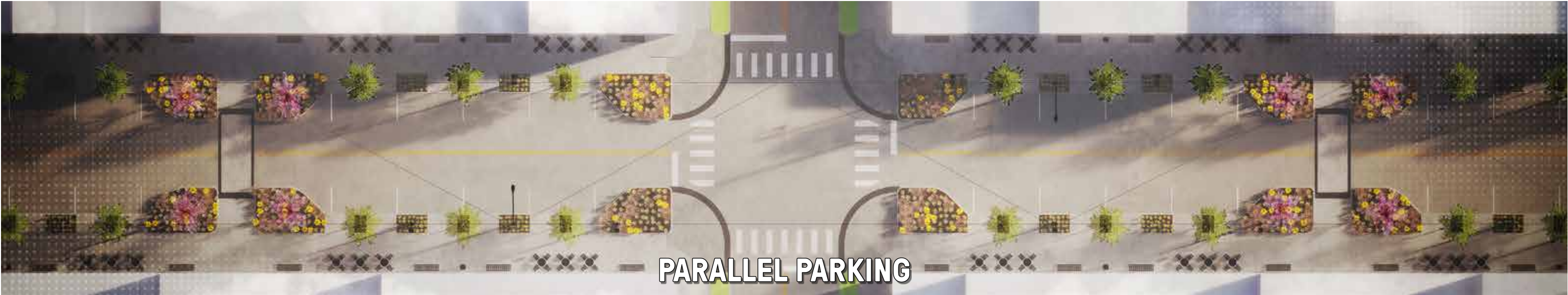
SUMMER ST. | STAMFORD CT (2024)



MAIN ST. | STAMFORD CT (SEASONAL ROAD CLOSURE)



MAIN ST. PARKING OPTIONS



MAIN ST. PARKING OPTIONS



ANGLED PARKING

MAIN ST. PARKING OPTIONS



PARALLEL PARKING

MAIN ST. PARKING OPTIONS



swa

CITIZENS' PARKING PREFERENCE



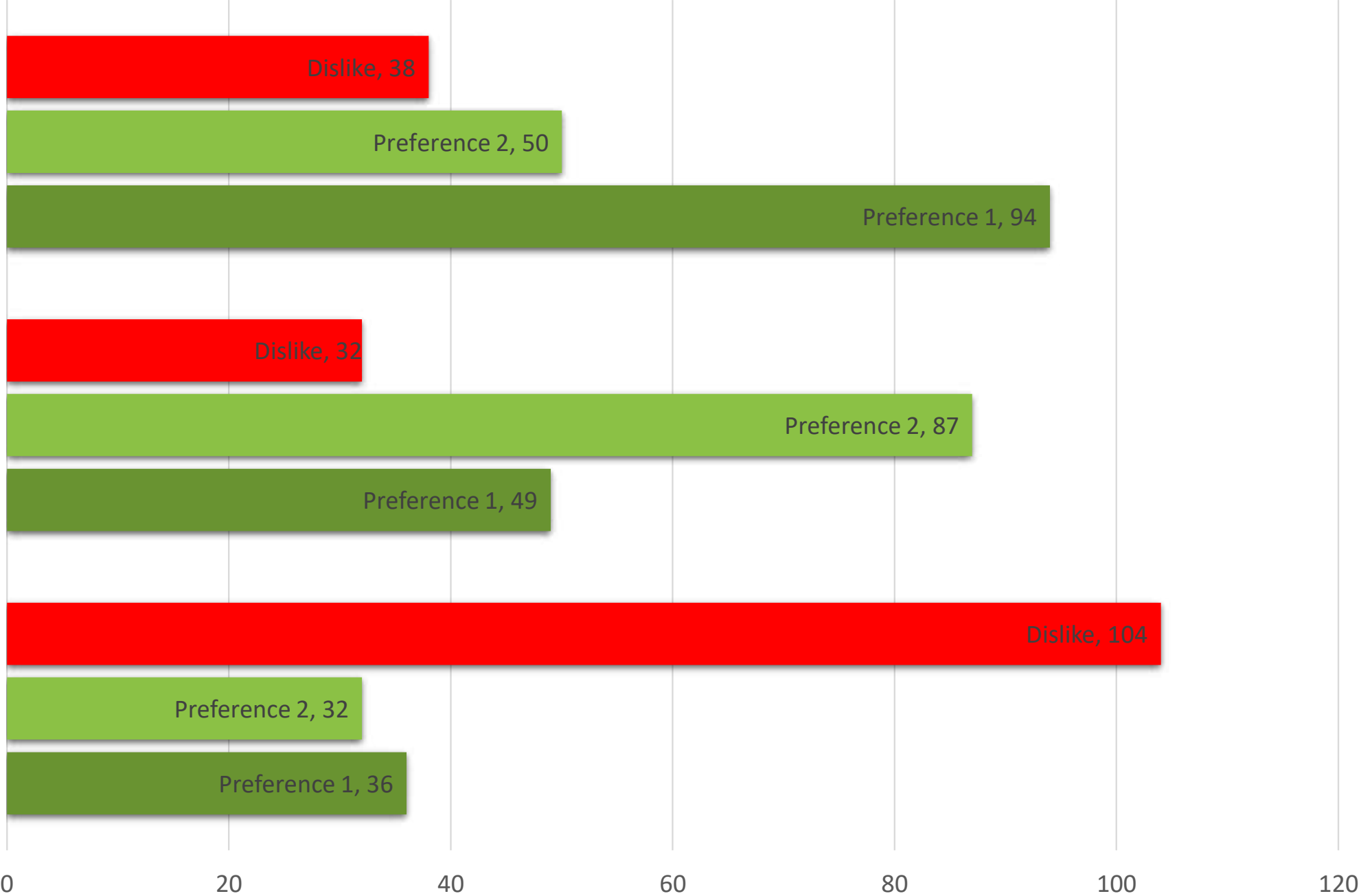
Option 03:
no parking



Option 02:
parallel parking



Option 01:
angled parking



MAIN ST. POTENTIAL PARKING

EXISTING BUILDING USAGE ANALYSIS



ANALYSIS LEGEND:

 HIGH FRONTAGE PRIORITY
DINING, BARS, RELIGIOUS
INSTITUTIONS

 MEDIUM FRONTAGE PRIORITY
SHOPPING, EDUCATION,
RECREATION/ LEISURE

 LOW FRONTAGE PRIORITY
SERVICES, RESIDENTIAL,
FINANCIAL INSTITUTIONS

 BUILDING VACANCY



MAIN ST. POTENTIAL PARKING

POTENTIAL PARKING STRATEGY



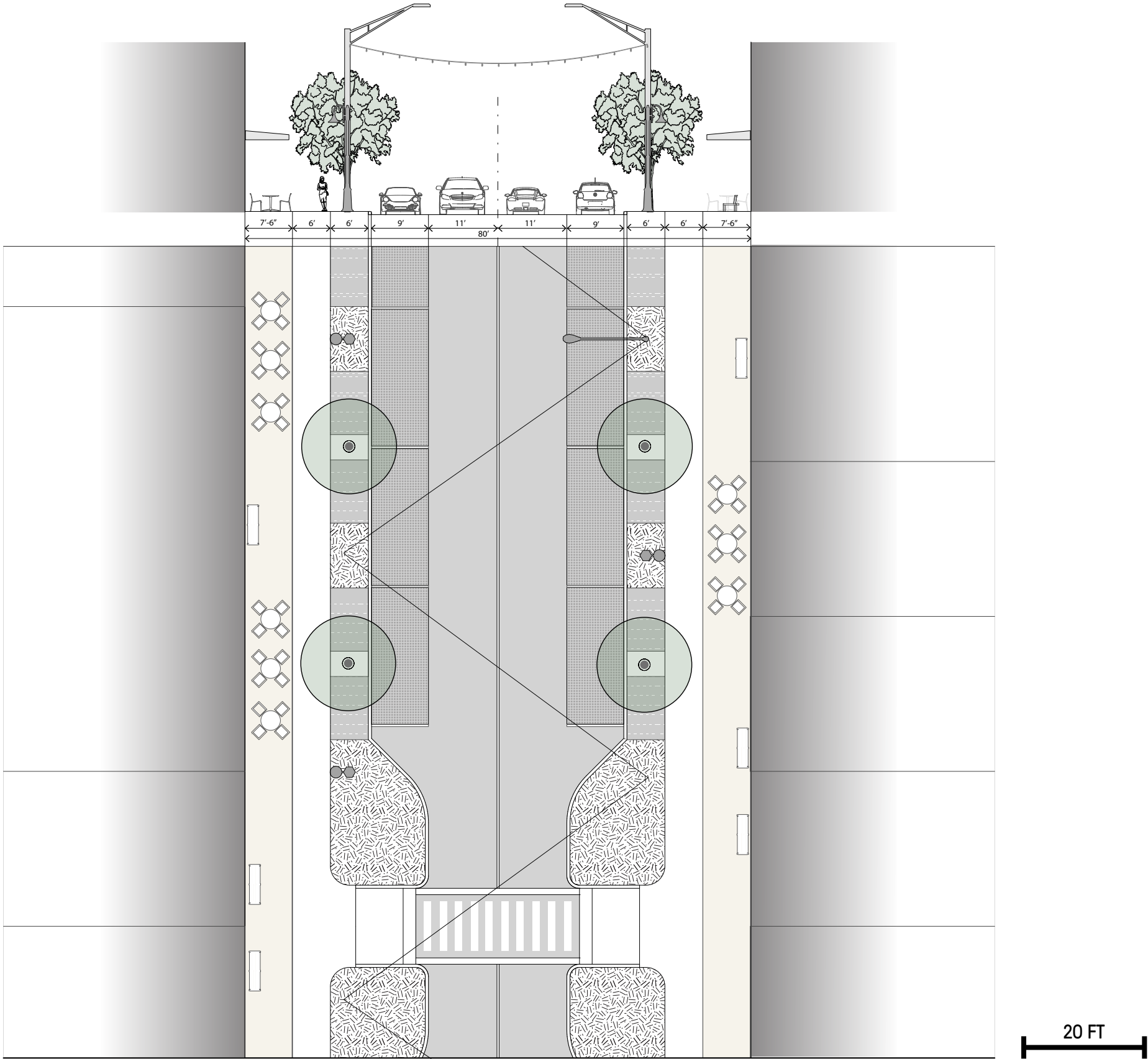
PARKING LEGEND:

 ENHANCED BUILDING FRONTAGE (NO NEW PARKING)

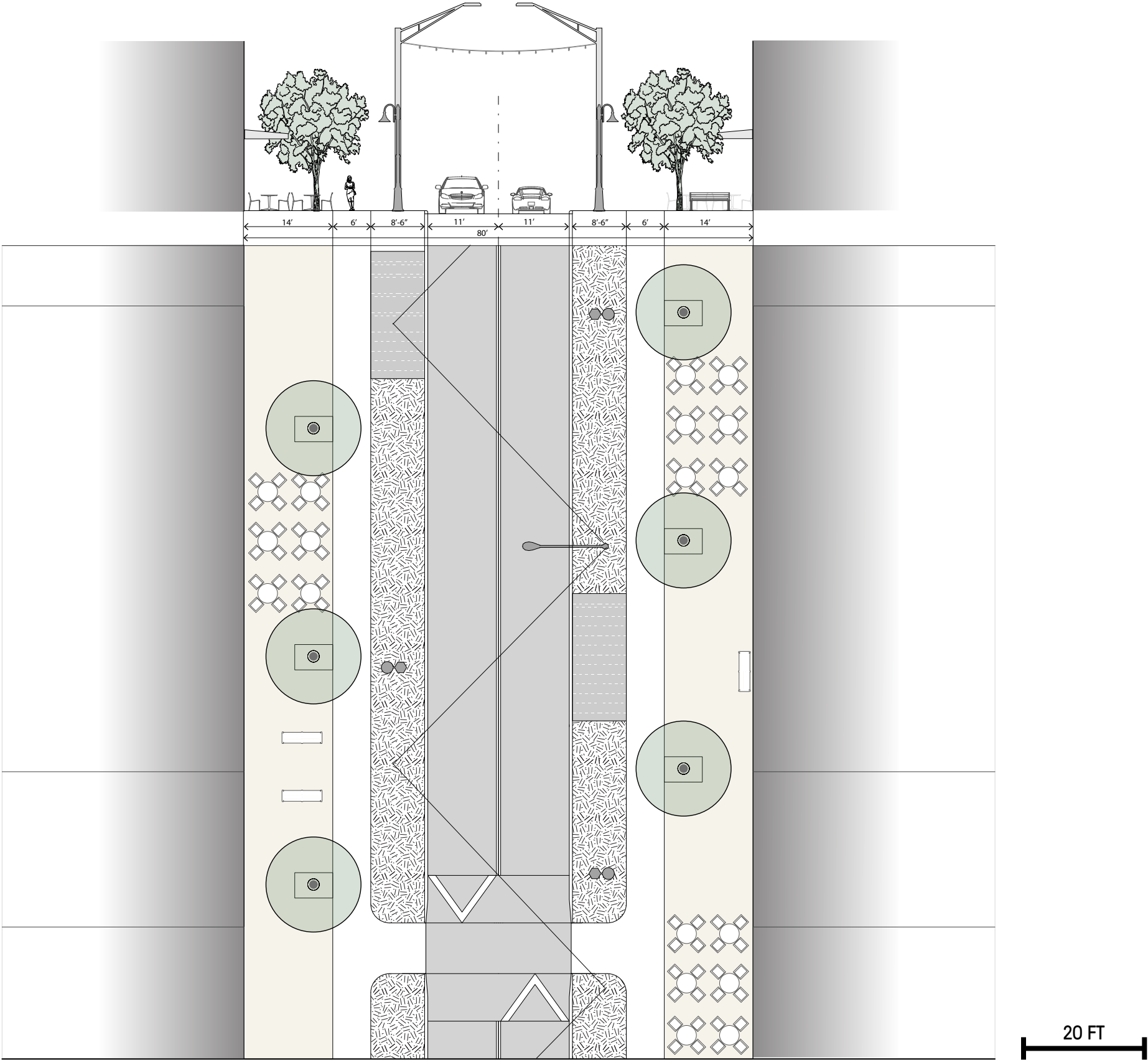
 PROPOSED PARALLEL PARKING



MAIN ST. POTENTIAL PARKING
PARALLEL PARKING BOTH SIDES

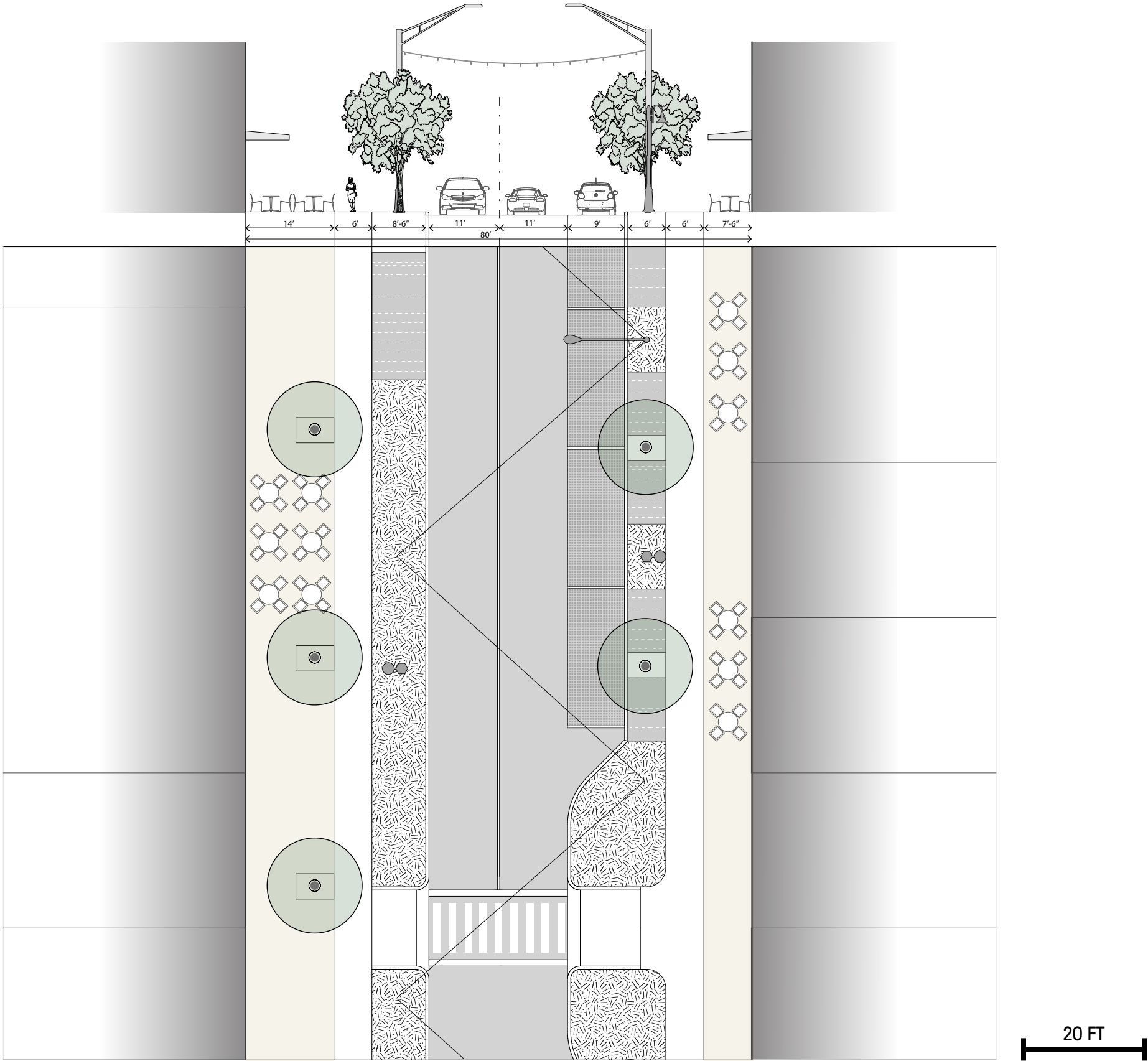


MAIN ST. POTENTIAL PARKING
NO PARKING BOTH SIDES

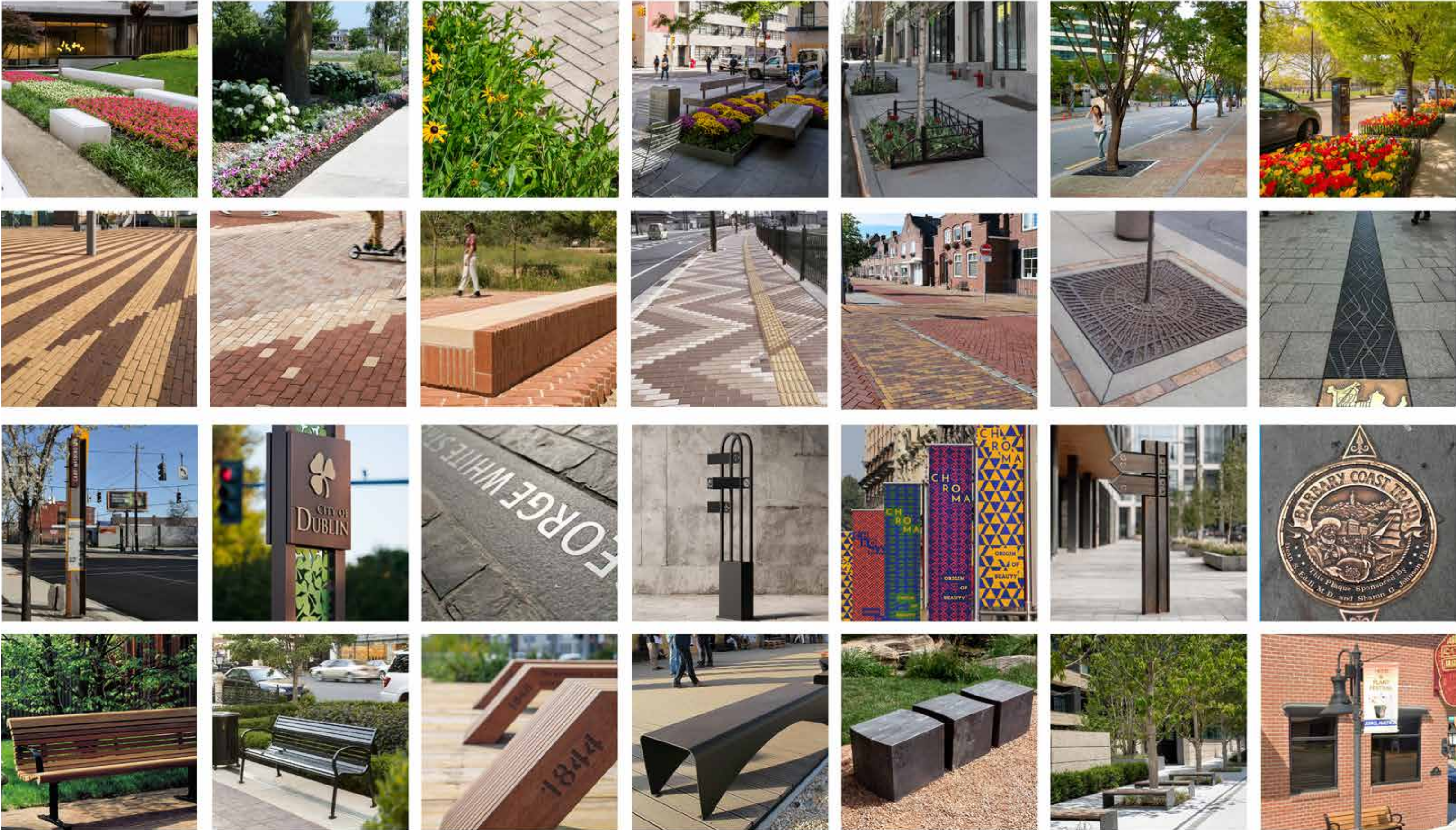


MAIN ST. POTENTIAL PARKING

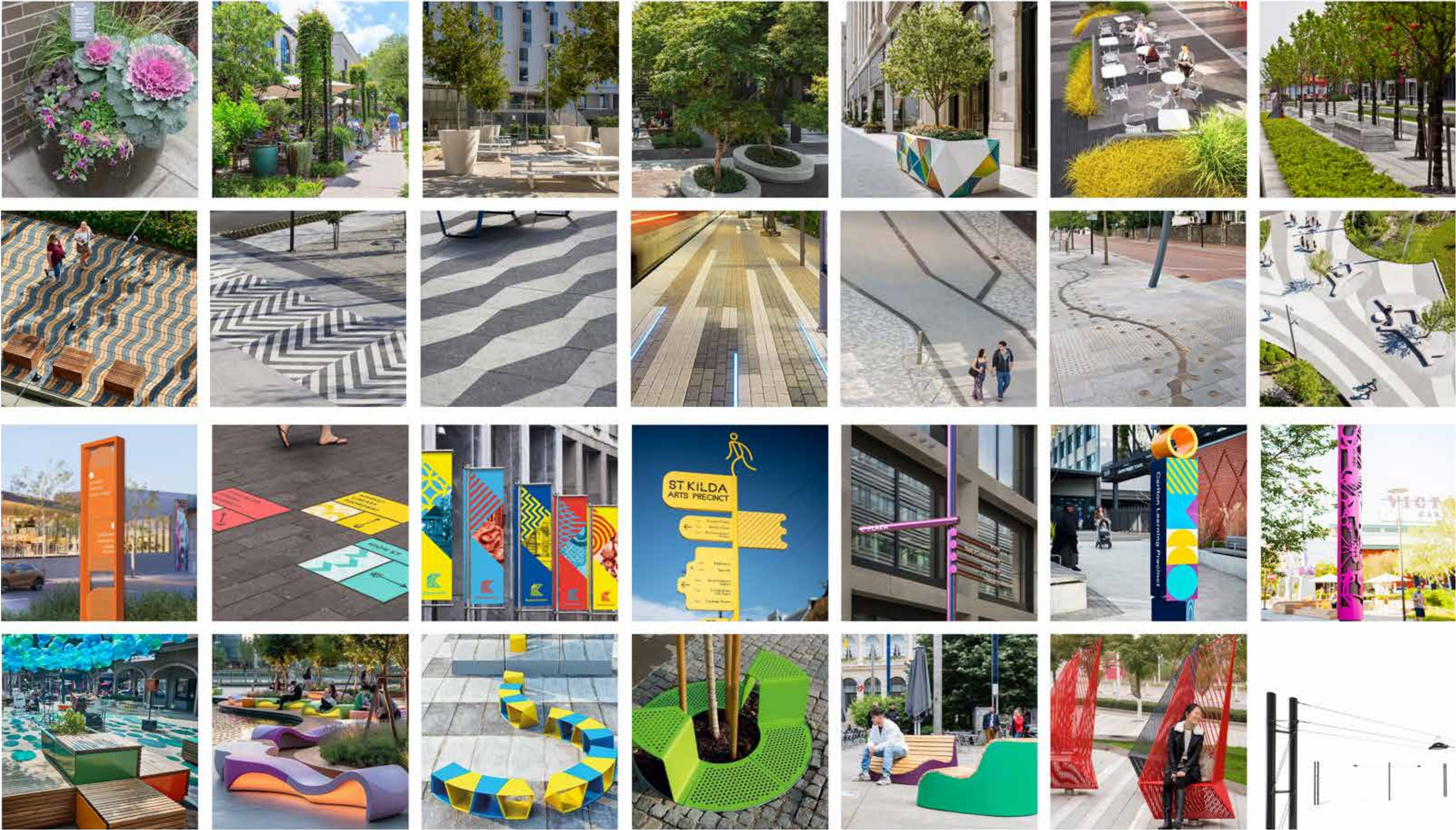
NO PARKING ONE SIDE, PARALLEL PARKING ONE SIDE



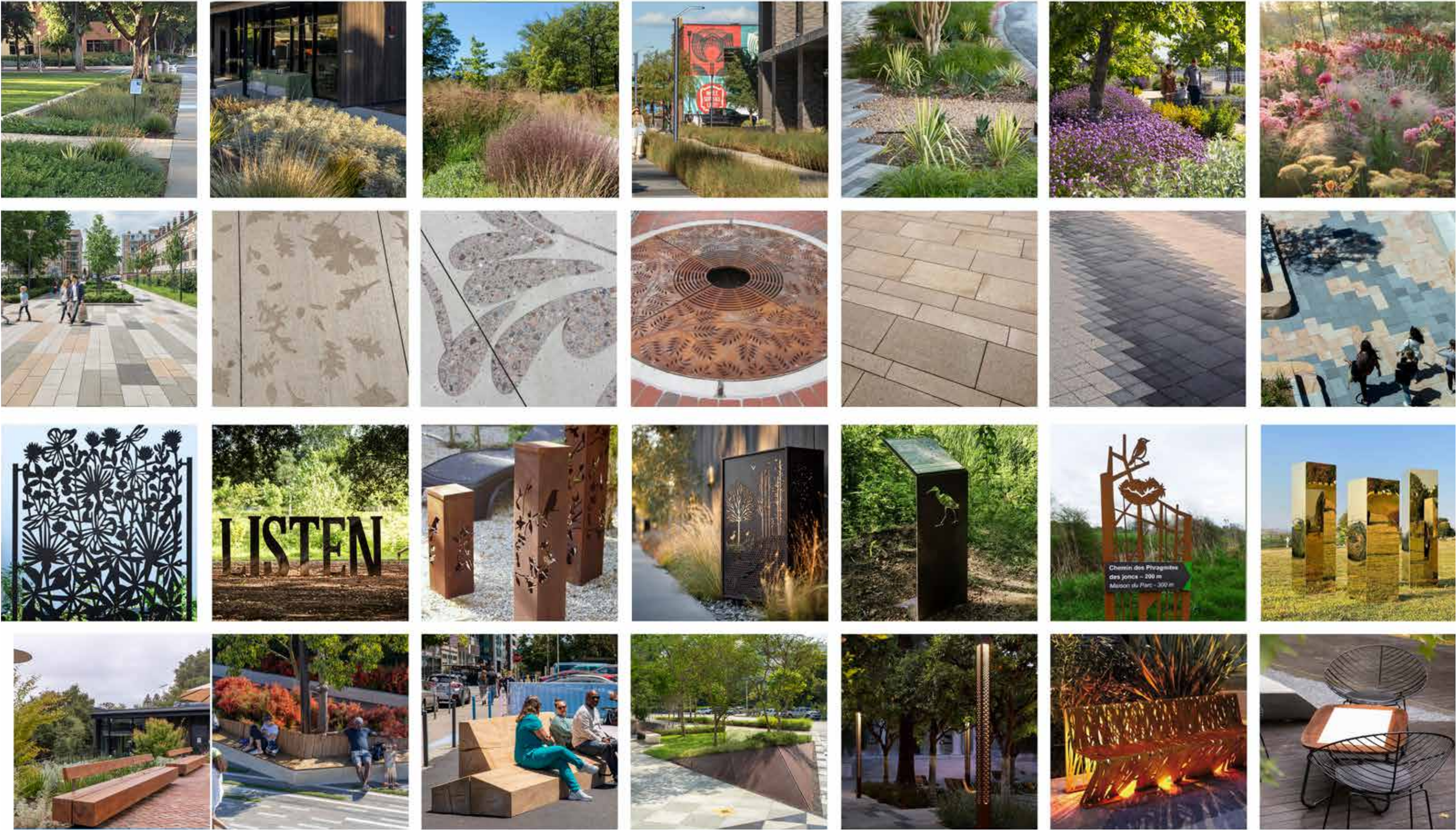
'SITE' SCALE CHARACTER IMAGERY
CONCEPT 01: 'HISTORIC CORE'



'SITE' SCALE CHARACTER IMAGERY
CONCEPT 02: 'DOWNTOWN ARTSCAPE'



'SITE' SCALE CHARACTER IMAGERY
CONCEPT 03: 'NATURE'S COMMONS'



DISCUSSION TOPICS

DISTRICT CONNECTIVITY:

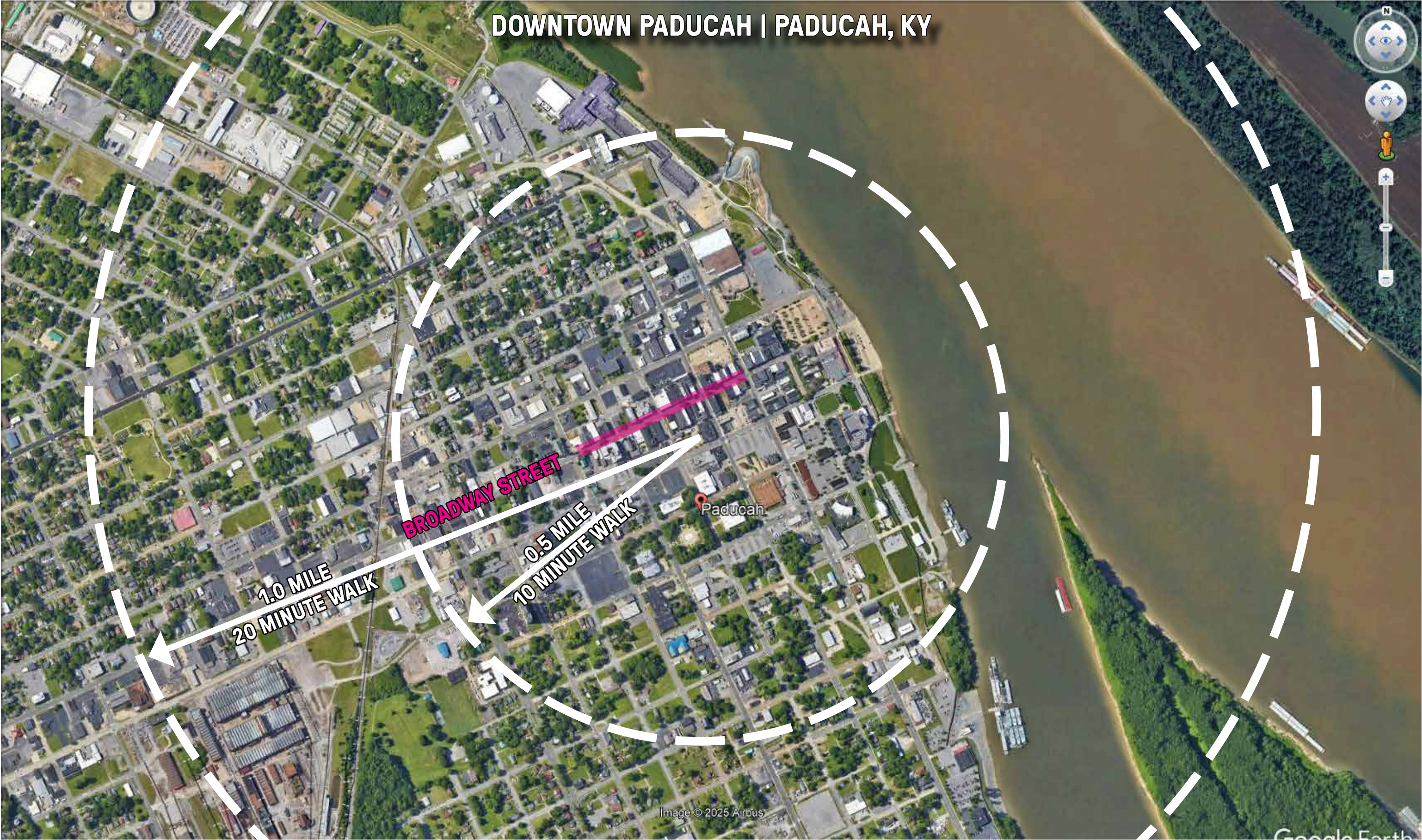
- Riverfront Connections Options
- Bike Lanes on Main Street
- Railroad ROW

NEXT STEPS

- Client feedback to Beck & SWA
- Consideration of Branding Consultant on urban design character and project timeline
- Beck & SWA followup with WPM and Hunden to receive input on proposed recommendations
- Beck & SWA develop plans and character guidelines
- Beck & SWA present draft plan and presentation for Client feedback

APPENDIX

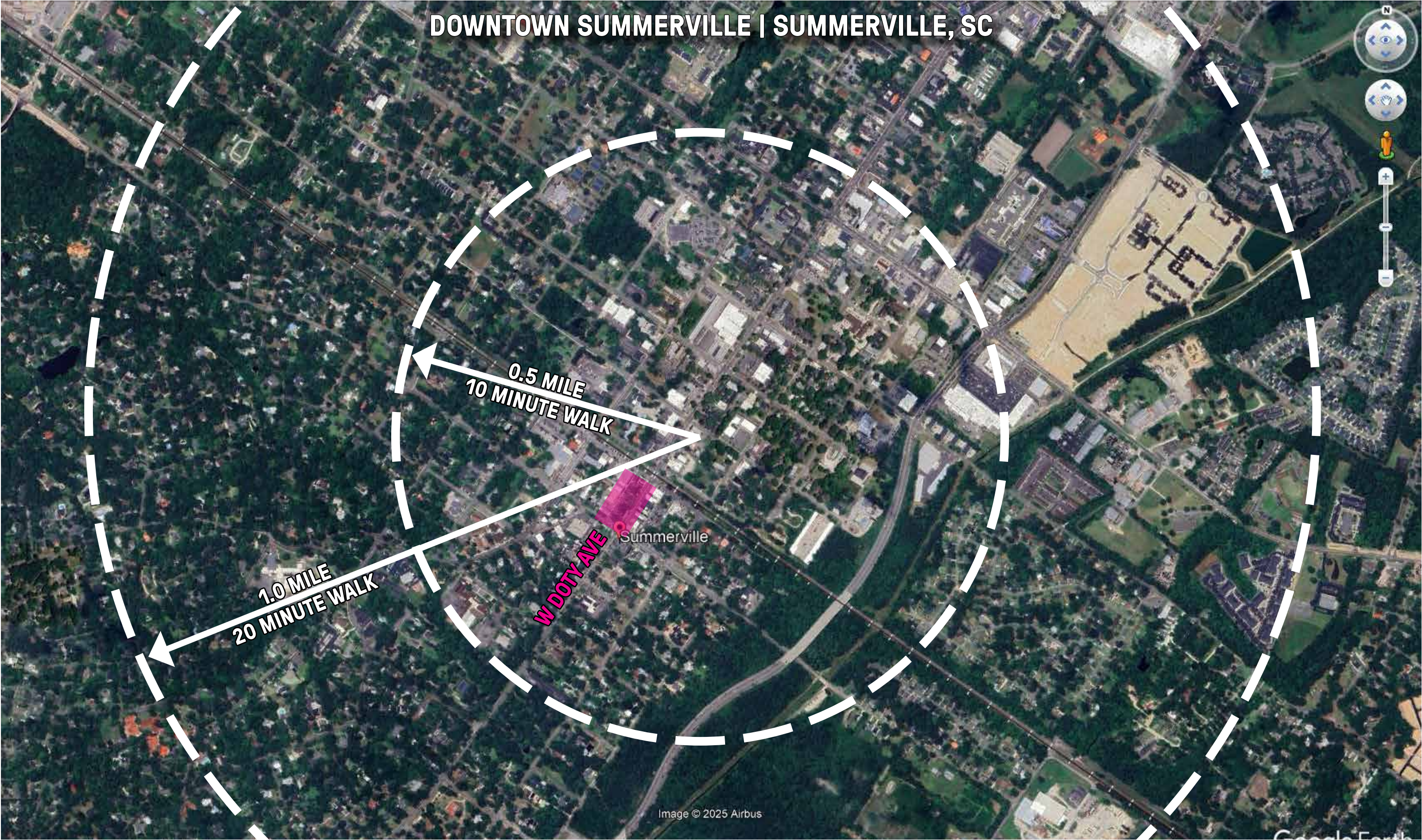
HUNDEN BENCHMARK PRECEDENTS



Right-of-Way: 65'
Building Face to Building Face: 65'



HUNDEN BENCHMARK PRECEDENTS



Right-of-Way: 60'/65'/60'

Building Face to Building Face: 200'



Right-of-Way: 60’/65’/60’
Building Face to Building Face: 200’

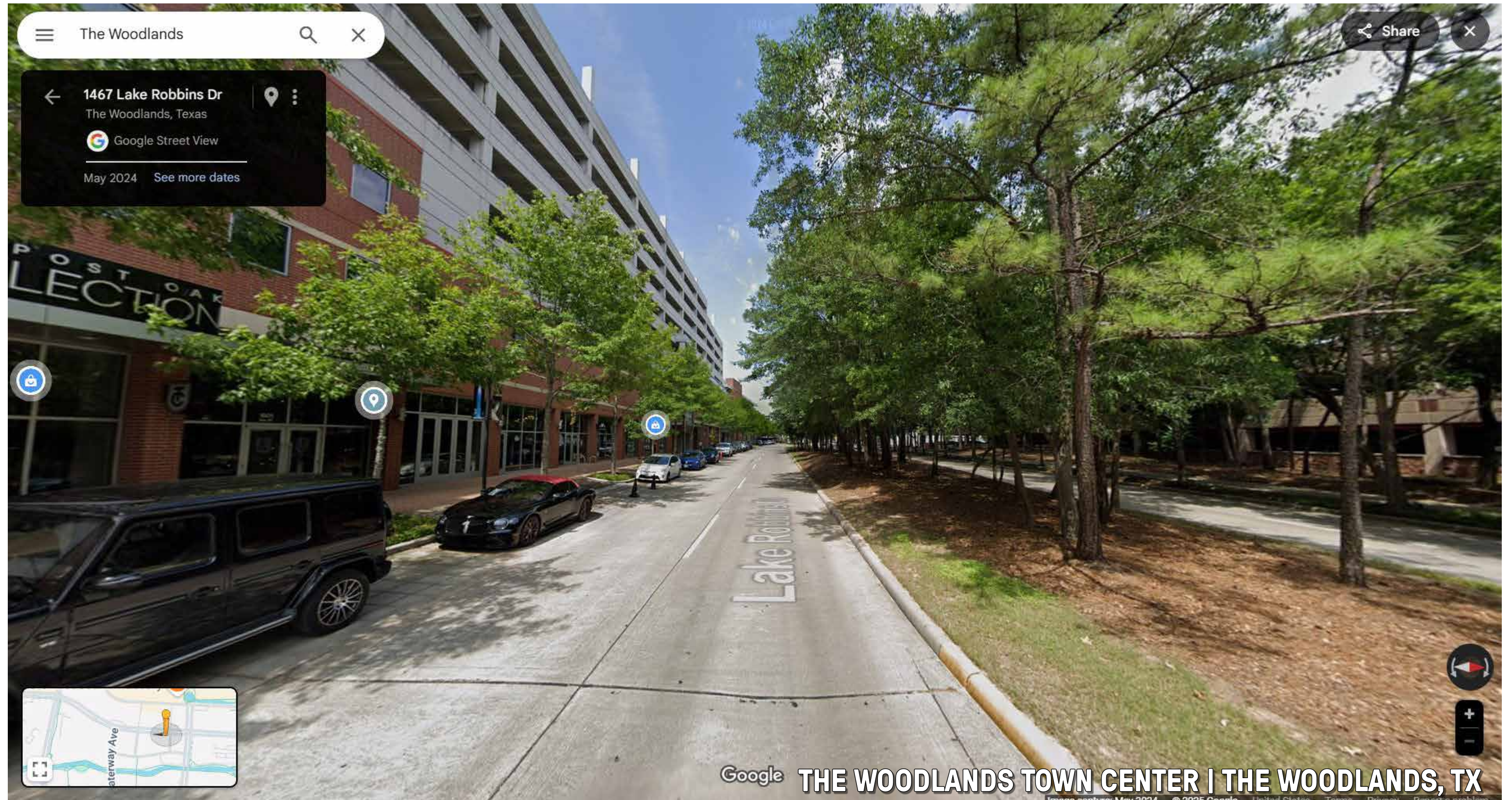


HUNDEN BENCHMARK PRECEDENTS



Right-of-Way: **Varies**

Building Face to Building Face: **Varies**



Right-of-Way: **Varies**
Building Face to Building Face: **Varies**



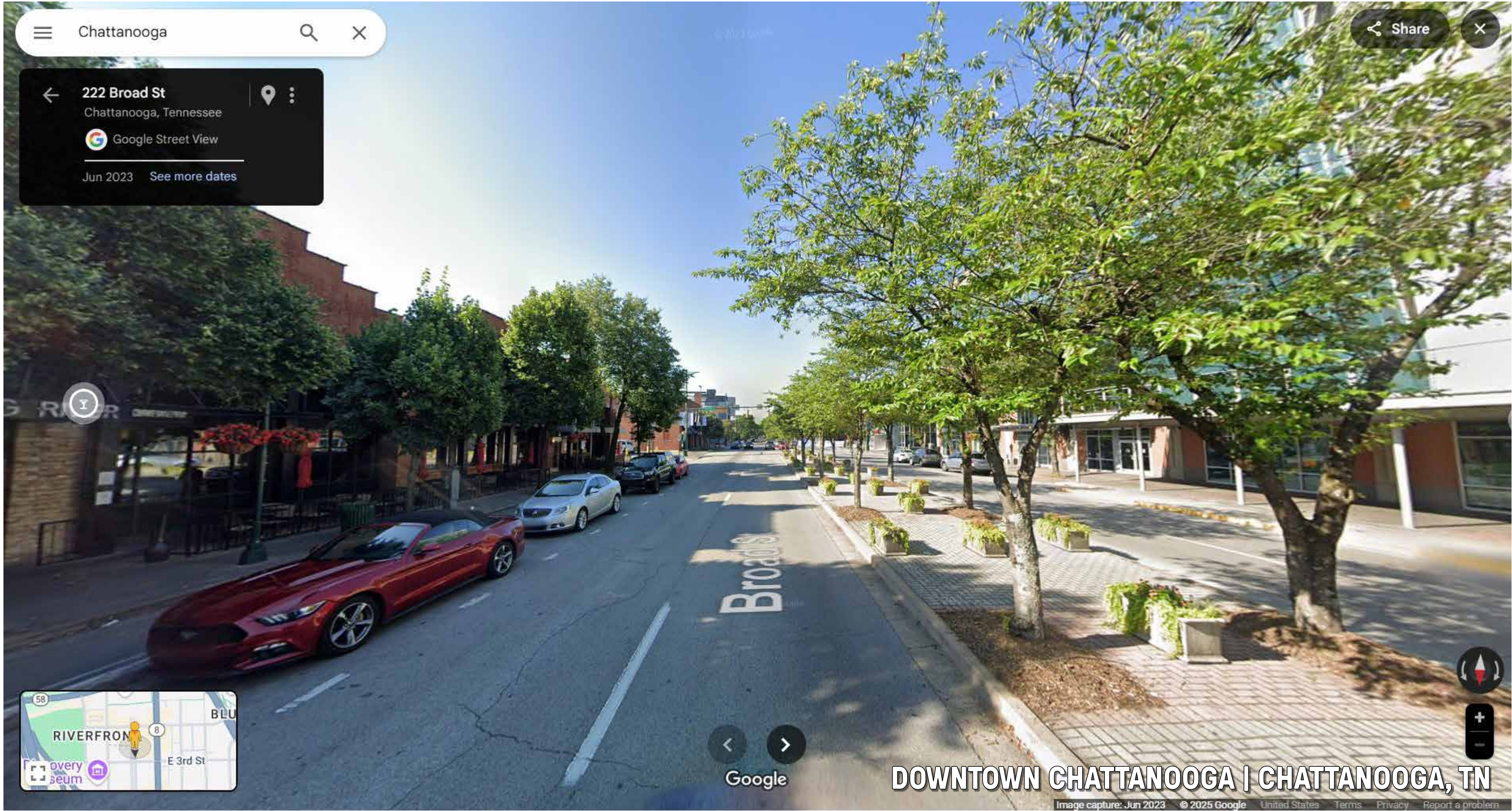
Right-of-Way: **Varies**
Building Face to Building Face: **Varies**



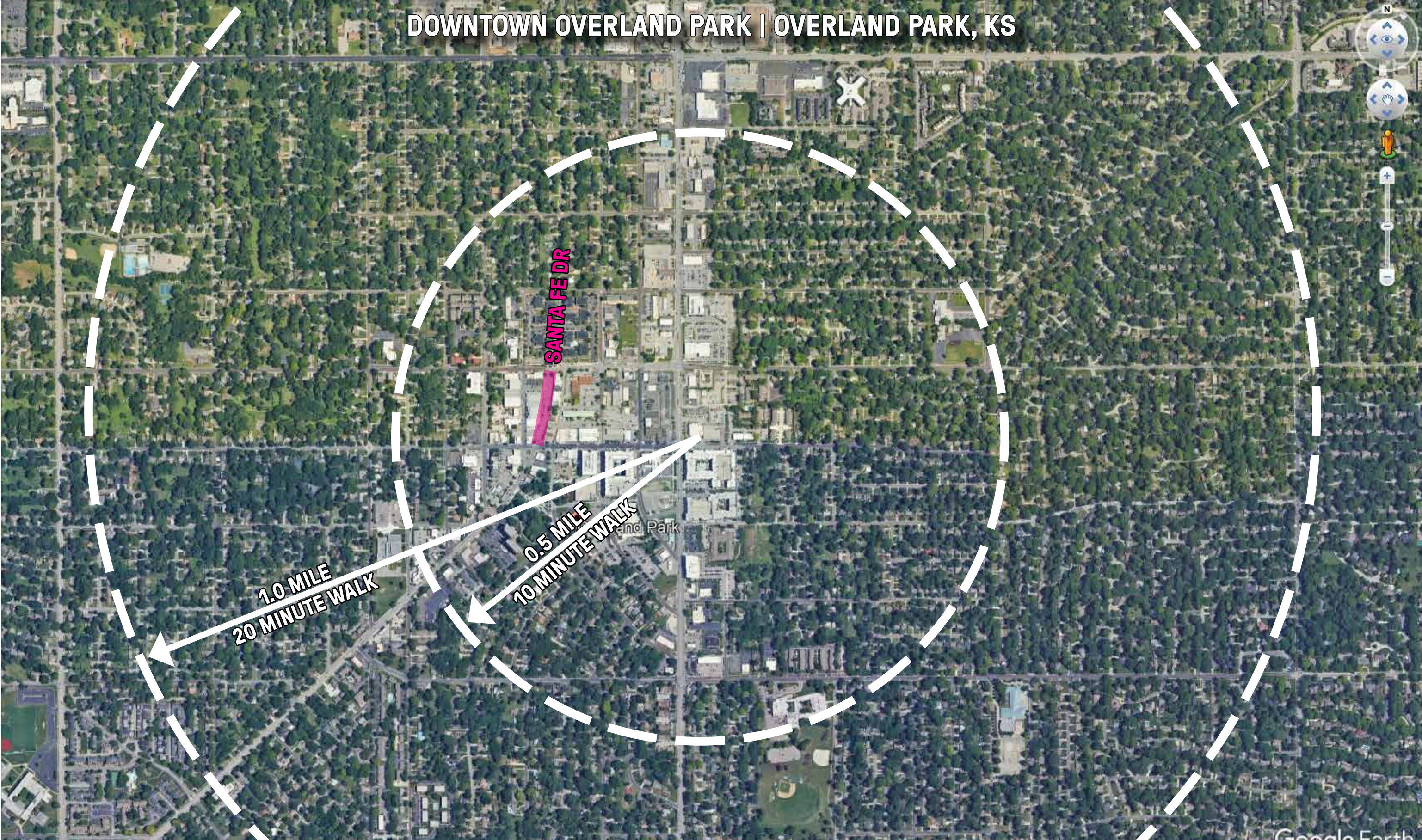
HUNDEN BENCHMARK PRECEDENTS



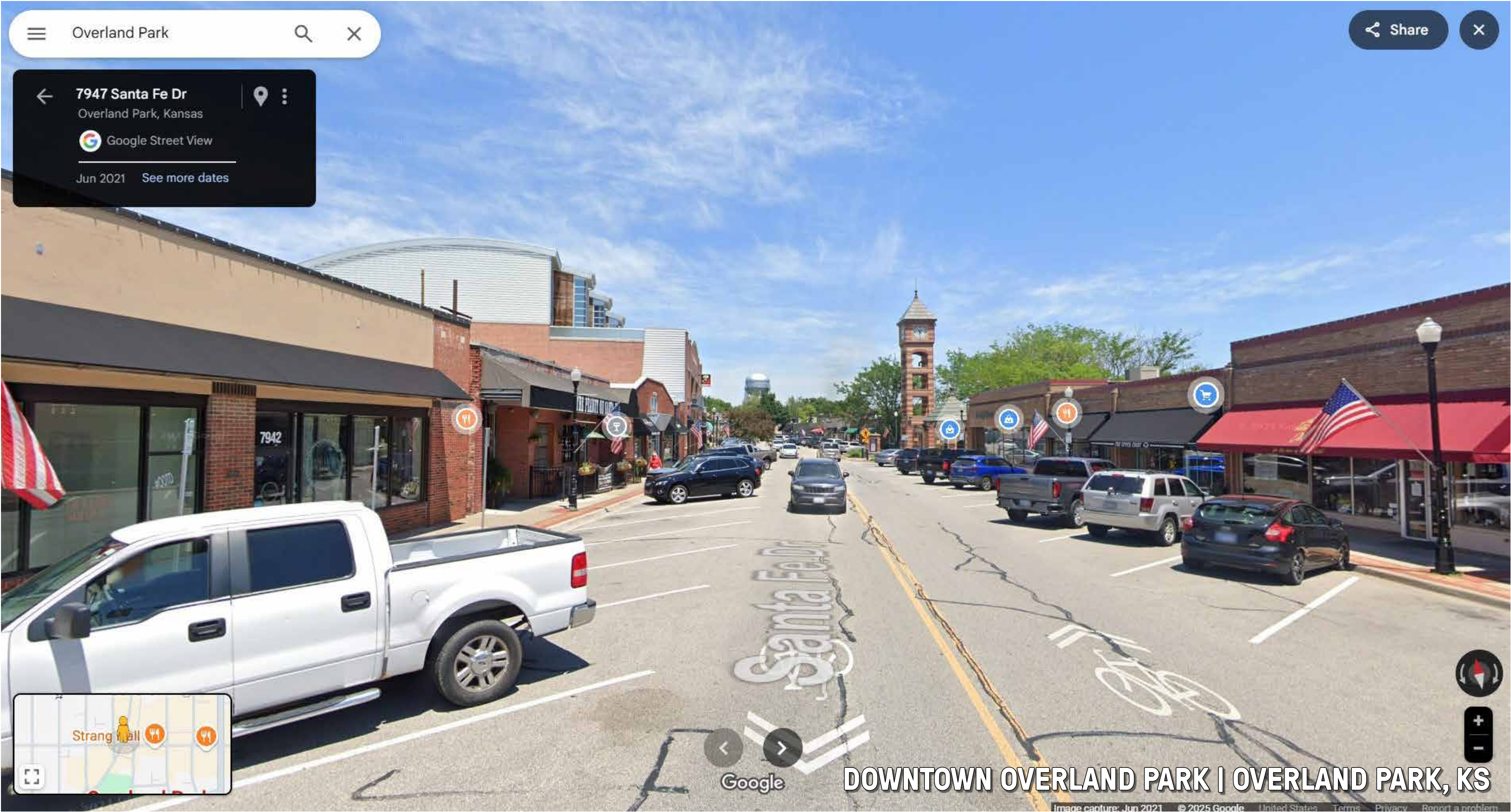
Right-of-Way: 120'
Building Face to Building Face: 120'



HUNDEN BENCHMARK PRECEDENTS



Right-of-Way: 65'
Building Face to Building Face: 75'





Jenks Downtown Master Plan

Market Demand, Financial
Feasibility & Economic
Impact Analysis

DRAFT REPORT

April 2025





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- 1) **Site Analysis**
- 2) **Economic, Demographic & Tourism Analysis**
- 3) **Destination Market Use Analysis**
 - *Office and Coworking*
 - *Retail, Restaurant & Eatertainment*
 - *Multifamily Housing & For-Sale Product*
 - *Entertainment and Public Gathering Space*
 - *Conference, Meetings, and Event Space*
 - *Supportive Hotel*
- 4) **Placemaking Case Studies & Visitor Experience Best Practices**
- 5) **Recommendations**
- 6) **Real Estate Financial Analysis and Economic, Fiscal & Employment Impact**

Executive Summary



Jenks, Oklahoma: Downtown Master Plan

HUNDEN QUALIFICATIONS: Hunden Partners is a full-service global real estate development advisory practice, providing public and private sector clients with confidence and results so they can move their projects from concept through execution. With more than 28 years of experience on 1,000+ projects, Mr. Hunden and his team are relied-upon guides and advisors that provide owner's representation services, project management and strategy, and the individual components of the process: feasibility and financing studies, impact analysis, governance/management structures, deal negotiation, and team assembly — managing RFQ/P processes for developers, architects, construction, management companies, and service providers.

Hunden Partners professionals have provided all the above services for hundreds of client projects worldwide for the public, non-profit, and private sectors. In addition, our professionals have prior professional career experience in municipal and state government, economic and real estate development, real estate law, hotel operations, and non-profit management. More than 80 percent of our clients are public entities, such as municipalities, counties, states, convention bureaus, authorities, and other quasi-government entities empowered to conduct real estate, economic development, and tourism activities.

STUDY ASSUMPTIONS AND CONDITIONS: This deliverable has been prepared under the following general assumptions and limiting conditions:

- The findings presented herein reflect analysis of primary and secondary sources of information assumed to be correct. Hunden utilized sources deemed to be reliable but cannot guarantee accuracy.
- No responsibility is taken for changes in market conditions after the date of this report and no obligation is assumed to revise this report to reflect events or conditions occurring thereafter.
- Hunden has no control over construction costs or timing of construction and opening.
- Macroeconomic events affecting travel and the economy cannot be predicted and may impact the development and performance of the project.

STUDY PURPOSE: Beck Design team (Client) engaged Hunden to complete a market demand, financial feasibility, and economic impact study for a Downtown Master Plan (Project) in Jenks, Oklahoma, on behalf of the City of Jenks. The Hunden Team, including design professionals at Beck Design, was engaged to conduct a highest and best use analysis of the Project site to determine the schematic programming and mix of uses. **Hunden understands this analysis will help guide development interest in the Project, determine the necessary infrastructure investments needed, and define the role that the City of Jenks will have in this development.**

Project Introduction

The City of Jenks engaged Hunden Partners (Hunden or the Team), to conduct a comprehensive study supporting the Jenks Downtown Master Plan (the Project). The goal of this initiative is to identify community needs and opportunities while creating a strategic roadmap for transforming the Jenks Downtown District into a modern, community-focused destination.

Hunden Partners, with its expertise in market demand analysis, financial feasibility, and economic impact, will evaluate the optimal mix of market-supported uses to redevelop the sites. This effort aims to generate economic growth, foster synergy with the surrounding Downtown District, and enhance the area's appeal for residents and visitors alike.

The analysis assesses current and future market conditions, identifies demand opportunities for mixed-use development, and recommends priority projects and amenities that align with the City's vision. The overarching goals of the Master Plan include:

Generate Economic Growth: Position the Jenks Downtown District as a thriving hub of economic activity and development.

Foster Vibrant Redevelopment: Introduce diverse, market-supported uses that create a unique and engaging community destination.

Strengthen Synergy with the District: Ensure the redevelopment complements and enhances the existing downtown area.

This study will serve as a foundational guide to ensure the City achieves its vision of revitalizing Downtown as a dynamic, economically impactful destination.



Study Methodology & Key Questions

Study Process & Project Overview



Where are you now?



What are the opportunities?



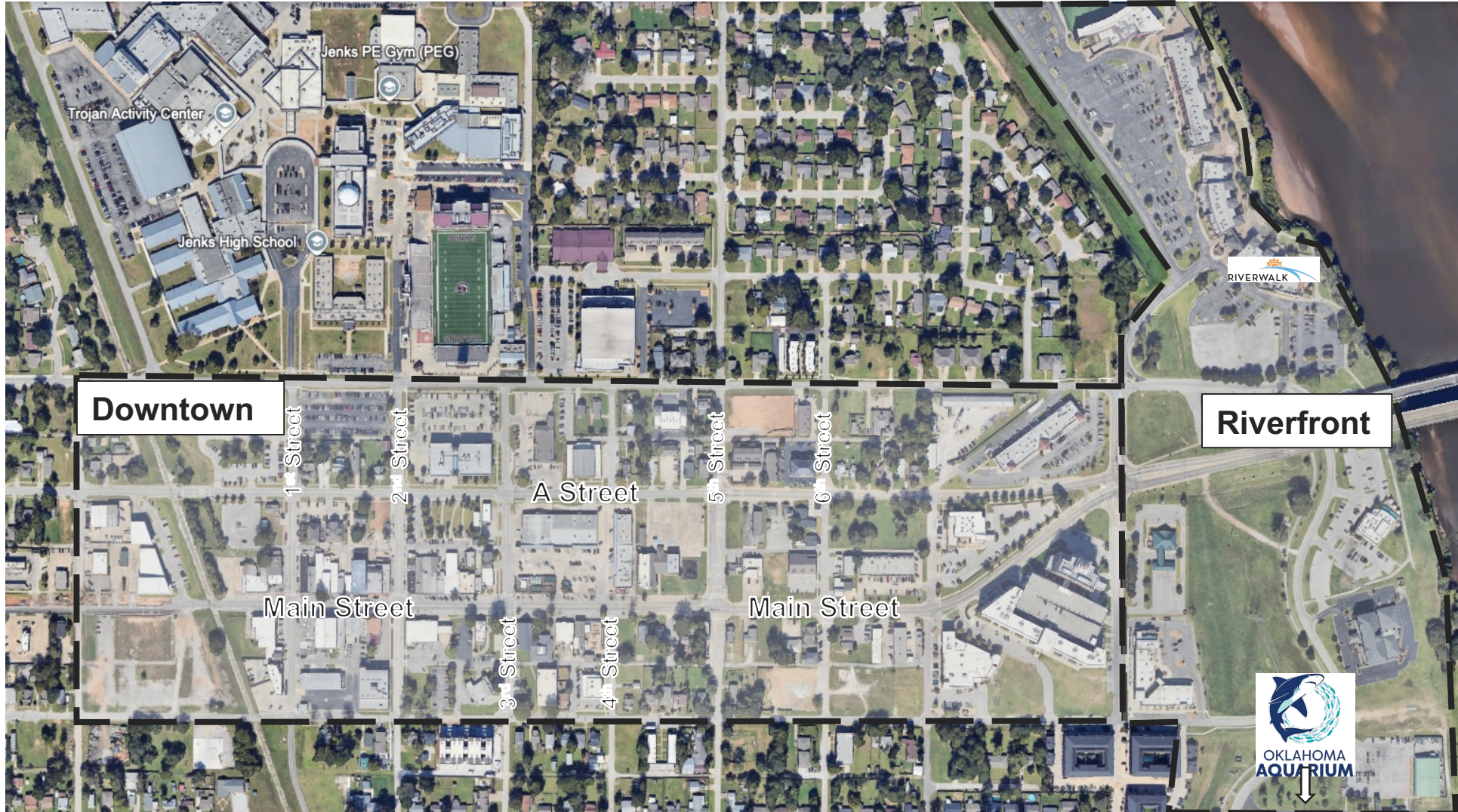
How do we get there?

Hunden analyzed demographic and trade area data along with the current supply and demand for commercial, hospitality, residential, and conference/entertainment assets to identify gaps in the market that could potentially be addressed by new development within the Study Area.

Based on its market research, comparable case studies, and stakeholder engagement, and with consideration for County leadership and its vision for the area, Hunden formed recommendations for the Project. Site parameters and local input were also considered in arriving at these recommendations.

How do we execute and implement these opportunities? What are the short- and long-term strategic action plans? How do we plan to use local incentives to execute the vision?

Downtown Jenks – Study Area



Current Standing – Downtown Jenks

As the local population increases within and surrounding the Study Area, the need for additional commercial development will increase to support the residential base. Family-friendly assets are needed in a more walkable, mixed-use environment that not only support residents, but also encourages tourism.

	Office	Retail/Restaurant	Residential	Entertainment	Conference/Meeting Space	Supportive Hotel	Walkability / Destination Appeal
Supply (Downtown)	Moderate	Good	Low	Moderate	Low	Low	Moderate
Low Moderate Good Rankings are based on feedback from key stakeholders, market research, and how Jenks Downtown District stacks up within the competitive market	- Increased demand for office space within the downtown area. - Minimal projected office development over the next two years.	- Retail assets are the top-performing properties in downtown Jenks, serving as the primary draw for visitors to the area. - Unmet demand for additional retail and restaurant options downtown. - Many retail spaces remain underutilized, presenting opportunities for growth.	- Only 150 housing units are planned to deliver in the submarket within the next two years (located in Bixby). - Additional multifamily development is crucial to meet population growth and rising housing demand as most housing supply is limited to single family.	- Opportunities to expand year-round visitation by hosting more festivals and events downtown with a targeted marketing strategy. - Growing need for additional entertainment anchors to encourage full-day downtown engagement.	- Jenks is losing business to regional competitors due to lack of large event spaces. - Inadequate hotel accommodations further limit the ability to host significant events.	- Insufficient hotel accommodations for larger events and overall out-of-town visitation – only three hotel properties exist within city limits. - The casino offers the most rooms at a single property but does not appeal to all visitor demographics.	- Stronger walkability and higher density are needed to enhance the downtown experience. - Rising safety concerns regarding traffic emphasize the need for improved traffic control measures.

Downtown Site Summary

Key Opportunities

Improve Walkability and Traffic Congestion

Build pedestrian infrastructure, such as walkways and traffic-calming measures, to enhance downtown accessibility, boost foot traffic, and reduce congestion.



Riverfront Connectivity

Transform underutilized riverfront areas into vibrant spaces and establish seamless connections to the downtown core, enhancing accessibility and creating a cohesive destination.



Vertical Development to Increase Density

Optimize land use by developing mixed-use buildings to create a denser and more vibrant downtown core. This approach balances strategic growth by preserving open spaces and addressing unmet demand effectively.

Key Considerations

Public and Community Buy-In

Proactive engagement with local property owners, stakeholders, and the broader community is crucial to addressing concerns, building trust, and fostering alignment with the vision for downtown revitalization. A unified approach, supported by public buy-in, is essential to ensuring the success of these efforts and achieving shared goals.



Land Availability

Limited available land in downtown Jenks requires strategic planning to prioritize developments that yield the highest economic and community benefits



Time to Completion

A comprehensive downtown revitalization will likely take a decade or longer to achieve, requiring long-term vision and sustained commitment from all stakeholders.

Horizon Jenks Comprehensive Plan Summary

The City of Jenks conducted a study in 2021 done by Horizon Jenks, with the goal of providing detailed recommendations for further redevelopment and investments into the Riverfront and downtown areas.

Horizon Jenks prepared a forward-looking comprehensive plan designed to guide the City of Jenks through its rapid growth and position the community for long-term success. This plan provides a framework for envisioning Jenks' future, focusing on how strategic decisions, investments, and actions will shape the development of downtown and surrounding areas.

Key Takeaways:

- Redevelopment along Main Street should be **mixed-use with retail, restaurant, and entertainment options** located on the **ground floor** and a mix of office and residential units located on the upper floors.



Jenks Development Assistance Programs



Jenks Development Project Assistance:

This program supports qualifying projects that invest at least **\$250,000 in hard costs**. This program excludes single-family or multifamily residential developments unless part of a mixed-use project. It also excludes businesses relocating within Jenks unless the move generates new sales tax revenue. Assistance is capped at **10 percent of project hard costs** and is reimbursed annually through City sales taxes generated by the project over a maximum of **15 years**. Annual payments are limited to **2 percent of the retail business's new taxable gross sales**.

Jenks Commercial Kitchen Loan Program:

This program is designed to encourage restaurant development in the downtown core, particularly along Main Street between the railroad tracks and 3rd Street. Eligible properties include retail or commercial food preparation businesses permitted by the UDO, with an emphasis on retail restaurants. The program offers grants covering up to **90 percent of eligible costs**, not exceeding **\$250,000**.

Jenks Retail Recruitment:

This grant aims to incentivize retail development and create job opportunities. Eligible businesses must sell goods and services subject to municipal sales tax, operate for at least **40 hours per week**, and be new to both Jenks and downtown. Businesses must also project **\$1 million or more in new taxable sales annually**. Assistance is capped at **2 percent of the business's new taxable gross sales**, not exceeding the applicant's investment in new improvements.

Jenks BIG Business Improvement Grant:

The Jenks BIG (Business Improvement Grant) supports cosmetic enhancements for businesses and public spaces. This program provides funding for façade improvements, signage upgrades, and landscaping or public space enhancements. Grants are allocated annually, with reimbursements made after project completion.

- **Façade Improvements:** Defined as the front exterior of a building and other exterior side when they are emphasized: The City of Jenks may match up to 50 percent of the cost of the project not to exceed \$10,000 in reimbursements. Grants are not available for building maintenance, such as brick repair, brick repointing, window repair, roofs, flashing, etc.
- **Sign Improvements:** Grant will be awarded for up to 50 percent of the cost of a new exterior wall sign not to exceed \$5,000 of reimbursements per building for non-neon signage and up to 60 percent for neon signage.
- **Landscaping or Public Space enhancements:** Grant will be awarded for 50 percent of the cost of landscaping and hardscaping within the downtown core, not to exceed \$2,000 of reimbursements.



Local & Market Engagement

Interview Outreach & Stakeholder Engagement Overview

Hunden interviewed a multitude of local, regional, and national stakeholders and organizations. Interview feedback helped to gain a current understanding of activity in the city and its surrounding area, identify opportunities in Jenks, and provide best practices from case studies. A sample of stakeholders interviewed include representatives from the following:



City Representatives/Organizations

- Jenks Chamber of Commerce & Elevate Jenks
- City Staff
 - Fire Department
 - Police Department
 - Aquarium Representatives
- City Planning Commissioner
- Jenks Public Schools

Local Developers, Brokers & Projects

- Red Dog Construction
- Freeform (1st and Main)
- Paine Commercial Real Estate
- CoStar Representatives (South Tulsa)
 - Director of Hospitality
 - Director of Market Analytics
- Hines Development
- Price Edwards and Company

Other Stakeholders

- Main Street America
- Local Hoteliers
- Five Oaks Lodge
- National District Case Study Developers
- National Case Study Attractions

Local Stakeholder Interview Feedback

Hunden interviewed local stakeholders to assess Jenks' key assets, downtown perceptions, challenges, and opportunities for revitalization. A summary of the conversations is shown below.

Identity

- **The Jenks Public School system is one of the key assets in defining features of Jenks.** Recent growth and development has been spurred by the influx of families to Jenks for this purpose, which has created a disconnect in the identity of Jenks between new and established residents.
- The planned damming of the Arkansas River is poised to transform Jenks into a distinctive riverfront community, enhancing its destination appeal.

Opportunities

- Redistribute service businesses to neighborhoods and shift the focus of downtown and the riverfront to become a tourist destination for retail, restaurants, and events. This will aid in retaining and directing the Premium Outlet Mall and Oklahoma Aquarium visitors to downtown.
- **Improved pedestrian traffic connectivity through the establishment of crosswalks, stoplights, and stop signs will increase the safety of the downtown area.**
- Create a live and work environment for professionals, fill gaps in office supply and meet significant level of demand for small-scale office space.
- Casino pulls tourism from Jenks, and soon the outlet mall may as well. However, a shuttle or trolley that connects the downtown area to the casino, outlet mall, aquarium, and riverwalk, could help induce additional tourism and lead to the development of additional restaurants and retail stores.

Challenges

- **Lack of unified future vision and collaboration among stakeholders limits cohesive progress.**
- **Parking shortages and traffic congestion restrict visitation while raising safety and walkability concerns.**
- High property costs make new investment and development challenging.

Interview Feedback & Insights: Main Street America

Hunden conducted an interview of a Senior Program Officer for Economic Vitality at Main Street America to gather insights into what dictates a successful downtown district. The key findings and insights from these interviews are summarized below.

- A location's natural resources play a vital role in its success. For Jenks, the Arkansas River represents a significant contributor to its future potential and growth.
- **Communities must collaborate with engaged municipalities to develop a downtown program that aligns with their unique identity**, as well as the needs and aspirations of residents. Simply replicating another city's approach often falls short, as it may not address the specific needs or character of the community.
- While residents often support economic development initiatives, the feasibility of additional development depends on key factors such as funding mechanisms, current property ownership, and the status of available properties. Understanding these elements is critical to moving forward effectively.
- City organizations sometimes focus disproportionately on business owners rather than property owners, which can lead to a misalignment between the physical identity of properties, the needs of businesses, and the community's long-term vision. Bridging this gap is essential for cohesive development.
- Creating an initial "wish list" during the visioning phase is valuable, but it is equally important to evaluate whether the desired elements are both necessary and feasible. This ensures resources are directed toward impactful initiatives.
- Lastly, it is **crucial to decisively define whether the downtown strategy will prioritize products or consumers**, as this focus will shape the overall approach to development and activity concentration.



Market Analysis

Demographic & Lifestyle Headlines

Key Takeaways

Jenks has experienced a significant amount of growth over the past decade. The population has increased more than 60 percent largely predicated on the strength of the public school system as well as current and future development of the city.

Daily Traffic Volume

Jenks has significant major thoroughfare traffic with its proximity to State Highway 364, which reaches a daily traffic volume of 54,000. With that, Main Street Jenks exceeds 10,000 cars in daily traffic volume.

Key Visitation Assets

Jenks has numerous visitation assets that draw in visitors, most notably from the Oklahoma Aquarium and Premium Outlet Mall. The visitation generating assets in Jenks totaled approximately 7.3 million visits with an average across the seven attractions exceeding 640,000 visits each.

Key Market Indicators

Population Growth 63.6%

Since 2010, Jenks' population has increased by 63.6 percent indicating a significant demand to live in the market.

Daily Traffic Volume 10,000+

Average daily traffic volume exceeds more than 10,000 cars on Main Street, showing a significant level of capturable visitors.

Household Income \$104,970

According to the US Census Bureau, the median household income in 2023 for Jenks, is more than 50 percent higher than Tulsa County.

Drive-in Market 6.5M

The population within a three-hour drive from Jenks reaches approximately 6.5 million people across Oklahoma, Kansas, Arkansas, and Missouri.

Tapestry Segmentation – Jenks Top Three Segments



Workday Drive

The Workday Drive segment is an affluent, family-oriented market with country flavor. Residents desire to be away from the bustle of a city but close enough to commute to professional job centers. Households are typically two married working parents with growing children in single-family homes. This demographic favors time-saving devices, such as banking online.

Percent of Jenks: 52.5%

Median Household Income: \$90,500

Median Age: 37.0



Boomburbs

The Boomburbs segment is a new growth market full of young professionals with families that have traded up for the newest housing in the suburbs. This is an affluent market of well-educated professionals. Boomburbs are a part of suburban markets of large metropolitan areas, long commutes have created more at home workers and have a high labor force participation rate at 71.3 percent.

Percent of Jenks: 16.3%

Median Household Income: \$113,400

Median Age: 34.0



Rustbelt Traditions

The Rustbelt Traditions segment group is the backbone of older industrial cities. Residents are a mix of married-couple families and singles living in older developments of single-family homes. The workforce is primarily white-collar with a higher concentration of skilled workers in manufacturing, retail trade, and health care. They are family oriented and have lived-worked-played in the same area for years.

Percent of Jenks: 14.8%

Median Household Income: \$51,800

Median Age: 39.0

Tourism Overview

Jenks’ most visited attractions cover various forms of tourism that include a casino, an aquarium, a theater, restaurants, and entertainment experiences. With its wide range of offerings, Jenks presents visitors in the market staple experiences within the city but has limited ancillary entertainment options. The table below represents the most visited attractions within the Jenks area, sorted by the total number of visits in 2023.

Greater Jenks, OK Most Visited Attractions 2023								
Rank	Name	Downtown Jenks (mi)	Attraction Type	2023 Visits	2023 Visitors	% of 2023 Visits Over 50 Miles	% of 2023 Visits Over 100 Miles	Avg. Visits Per Customer
1	Riverwalk Crossing	0.7 mi	Mall	880,900	416,000	18.34%	10.40%	2.12
2	Oklahoma Aquarium	1.2 mi	Entertainment	373,500	303,700	47.90%	26.35%	1.23
3	Jenks Youth Baseball	1.3 mi	Sports	293,100	57,100	12.69%	3.68%	5.13
4	SCHEELS Sports Complex*	1.7 mi	Sports	121,000	28,300	22.64%	16.94%	4.28
5	River Spirit Casino Resort	2.8 mi	Casino	2,100,000	408,000	20.91%	12.82%	5.15
6	Titan Sports Complex	3.2 mi	Sports	487,200	105,200	19.23%	10.59%	4.63
7	Gathering Place - Concert Area	8.8 mi	Venue	245,100	186,600	31.05%	23.05%	1.31
Total/Average				7,273,000	3,249,600	25.47%	15.19%	2.24
Visitation numbers are estimates based off of geo-fencing data								
*Underwent renovations in 2023 impacting visitation								
Source: Placer.ai								



Tulsa Premium Outlets

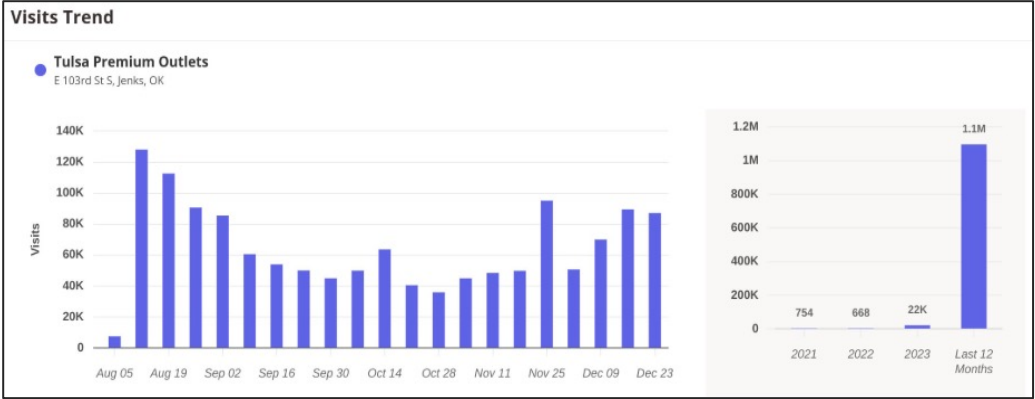
Tulsa Premium Outlets stands as a premier shopping and dining destination in the region, providing an extensive selection of retail and dining options for both locals and visitors. As Oklahoma’s largest outlet center, Tulsa Premium Outlets features more than 100 stores, including renowned brand-name outlets and major anchors, solidifying its status as a key retail hub and a must-visit destination for shoppers.

Using Placer.ai data, Hunden analyzed visitor patterns at Potomac Mills, including where the mall draws most of its visitors and peak visit times. Upon opening in August 2024, Tulsa Premium Outlets has received almost 1.4 million visits. The majority of visits came from the local area, though Tulsa Premium Outlets still attracted more than 125,000 visitors who traveled more than 100 miles.



Tulsa Premium Outlets (Jenks, OK) - Total Visitation					
August 2024 - December 2024					
Visitor Origins by Distance from Site (Colors correspond to charts & maps)	Total Visits		Total Unique Visitors		Avg. Visits per Customer
	Est. Number of Visits	Percent of Total Visits	Est. Number of Visitors	Percent of Total Visitors	
Locals - Within 25 miles	998,200	72.8%	440,800	62.4%	2.26
Regional Distance - Over 25 miles & Less Than 100 miles	244,800	17.9%	165,800	23.5%	1.48
Long Distance - Over 100+ miles	127,500	9.3%	100,200	14.2%	1.27
Total Visits	1,370,500	100.0%	706,800	100.0%	1.94

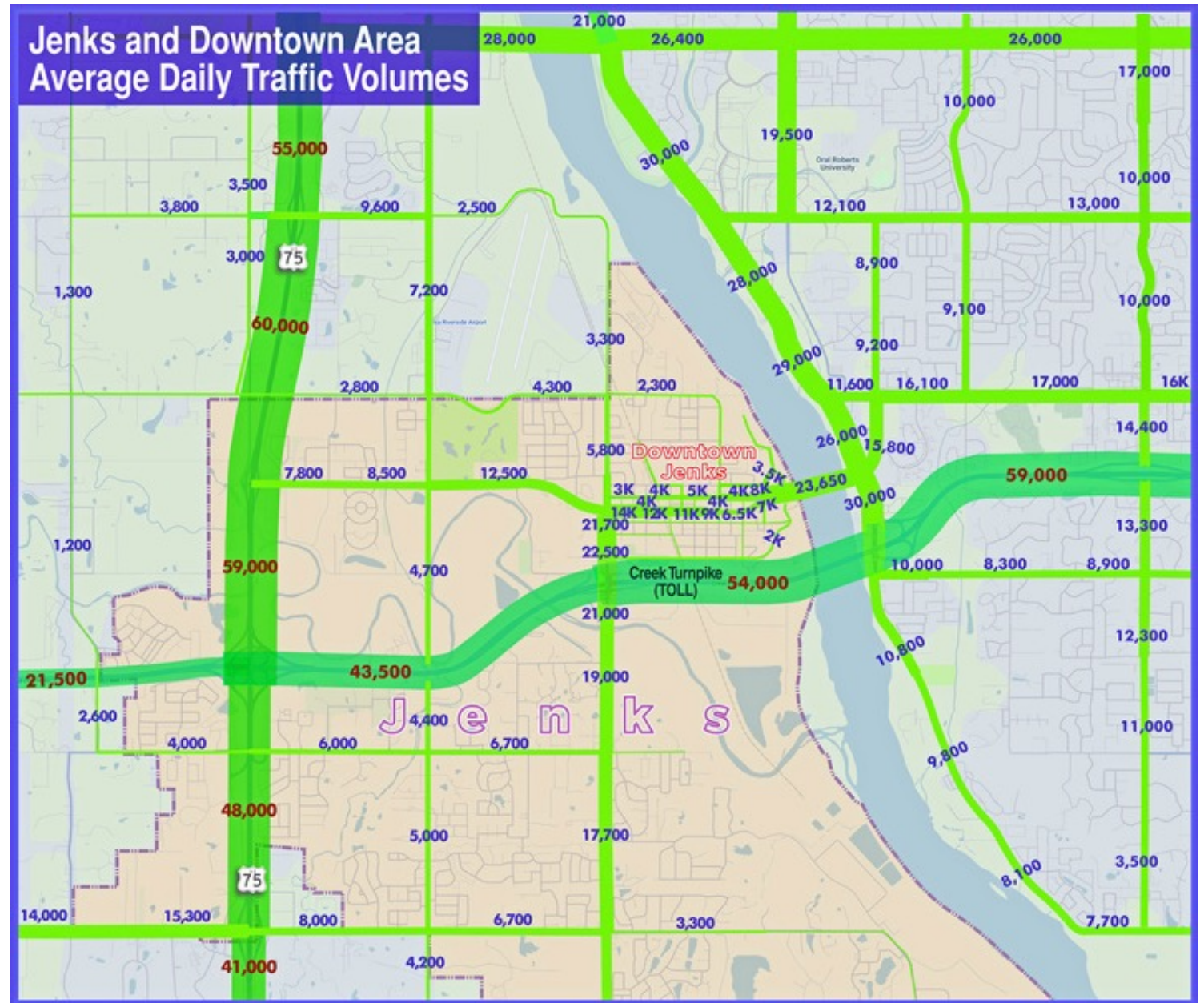
Source: Placer.ai



Traffic & Visibility Overview

A significant amount of daily vehicle traffic occurs in downtown Jenks and the surrounding major thoroughfares, providing a strong potential opportunity for local shop owners to be able to attract a significant number of daily customers.

- Creek Turnpike, Highway 364, records a daily traffic volume of approximately **54,000 cars**.
- Highway 75 has a daily traffic volume of approximately **60,000 cars**.
- Downtown Jenks via Main Street has an average daily traffic volume of more than 10,000 cars, which alludes to the significant opportunity in the downtown area to capture a more significant share of visitation from this daily traffic.

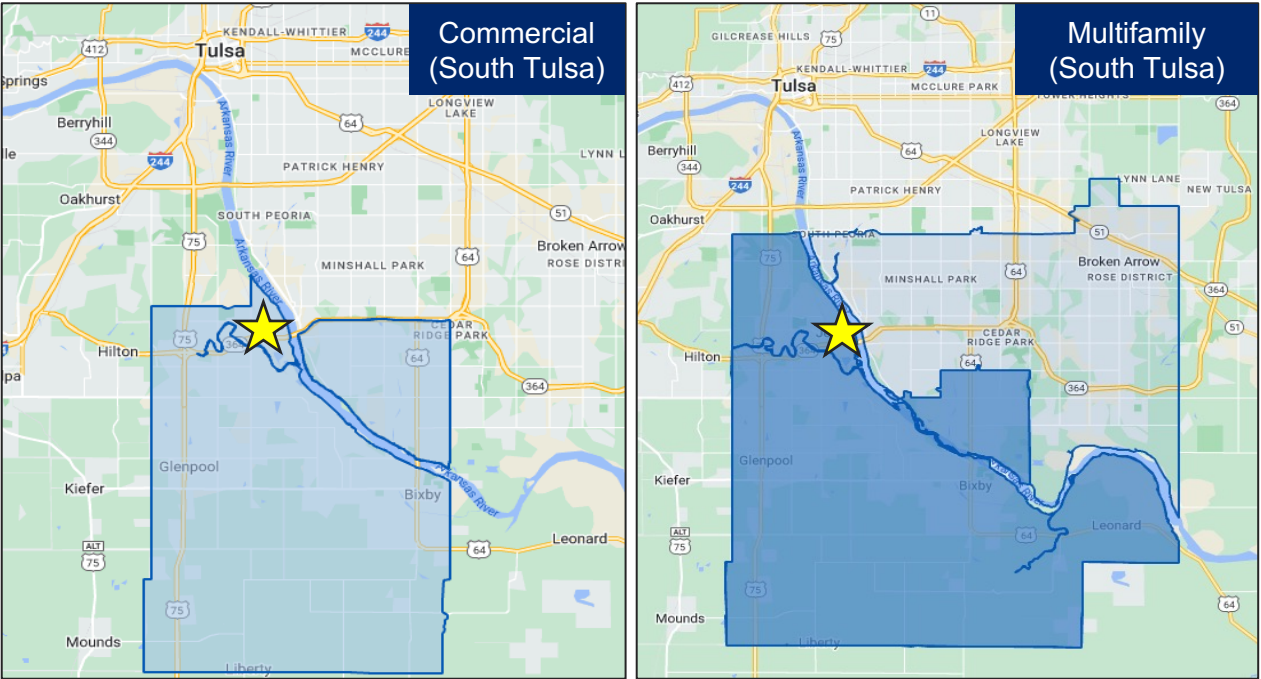


Market Supply Growth

Hunden analyzed supply growth by use type within the relevant submarket to assess potential future development opportunities based on historical trends. By examining historical inventory growth patterns and tracking under-construction and proposed developments, a strong case emerges for new retail, office, and multifamily projects.

While these opportunities apply to the broader submarket, the Project site is well-positioned to capture a significant share of this growth. Its strategic location north of Route 364 and east of Interstate 75, combined with a growing residential base, makes the Project site a prime area for development.

Multifamily development presents the greatest potential, with a projected 20-year supply growth rate of 143 percent. This aligns closely with Jenks' population growth trajectory, highlighting a substantial need for additional supply to meet rising demand.



Submarket Historical and Projected Supply Growth								
Submarket (South Tulsa)	2014 SF/Units	2024 SF/Units	New Supply (SF/Units)	Avg. Annual Supply Growth Rate	20-Year Projected Supply Growth Rate	20-Year Projected Supply Growth (SF/Units)	Under Construction & Proposed SF/Units	Net Development Opportunity
Office	1,079,154	1,703,089	623,935	5.8%	115.6%	1,969,352	36,000	1,933,352
Retail	4,985,788	6,109,067	1,123,279	2.3%	45.1%	2,752,699	35,000	2,717,699
Multifamily (Units)	2,478	4,253	1,775	7.2%	143.3%	6,093	150	5,943

Source: CoStar, Hunden Partners

Future of Office

81%
of Fortune 100 employees work for hybrid employers

11%
of Fortune 100 employees work for fully in-office employers

1.4%
of Fortune 100 employees work for fully remote employers

3.11 days
Average weekly attendance requirement for Fortune 100 employees in July 2024

Source: JLL



Downsizing

Sixty percent of active leases were signed before the pandemic. More than 50 percent of occupiers plan to reduce their space and by 10 – 20 percent on average. This way, tenants can reduce office costs to closer match its usefulness.



Conversion

Converting obsolete office to housing makes sense economically, but often not financially or logistically. Conversions are expensive and face structural challenges including floor plates that are too wide for residential units.



Flight to Quality

Since Q2 2020, absorption exceeded 138 million square feet in buildings opened since 2015. Buildings completed prior to 2015 collectively account for more than 400 million square feet of negative absorption. Tenants need improved spaces and amenities to encourage office use.



Demolition

In some cases, the challenges of conversion are insurmountable, even with government assistance. It makes more sense to tear down the structure and develop a purpose-built project with a new use.

Office Market Headlines

Key Takeaways

Companies are downsizing and seeking prime amenitized spaces that accommodate in-person and work-from-home employees alike. Smaller, flexible space will likely cater to these groups.

Asset Supply

High-quality, Class A, office properties experience low vacancy rates among other segments. Additionally, specialty and mixed-use office space demonstrate high demand in the submarket.

Opportunities

A strong opportunity exists for smaller-scale, high-end office spaces that can support local corporate tenant plans to reduce and relocate their headquarter offices. Coworking and shared office spaces have gained significant popularity nationwide, yet Jenks has not fully leveraged this expanding market opportunity.

12-Month Key Office Market Indicators

Deliveries
46,500 SF

Deliveries decreased relative to the all-time average of 60,000 SF. There is currently 36,000 square feet under construction or proposed over the next two years.

Vacancy
3.4%

Vacancy rates decreased relative to the broader Tulsa market. Forecasts indicate that vacancy will stabilize over the next four years.

Net Absorption
17,300 SF

Net absorption remained positive, indicating a continued demand for office space.

Rent Growth
2.1%

Market rent is expected to continue to increase, reflecting higher demand for premium office space.

Retail Market Headlines

Key Takeaways

Vacancy rates are low, and demand is expected to increase as construction slows over the next two years. The submarket has also absorbed significant square footage in the last two years.

Potential for Mixed-Use Retail Growth in Downtown District

Retail properties within the Downtown District command high rents while maintaining low vacancy rates. High vehicle traffic and growing demand will likely attract more upscale retailers and need for future development.

Opportunities

A large development opportunity has emerged to create a walkable destination development with a diverse mix of retail offerings. There are market opportunities for experiential, location-based entertainment concepts, as well as diverse food & beverage options within the Jenks Downtown District.

12-Month Key Retail Market Indicators



Deliveries
362,000 SF

Significant deliveries in the last 12 months is a positive market indicator.



Vacancy
1.2%

Low vacancy highlights additional opportunities for retail development.



Net Absorption
282,000 SF

Absorption remains strong and is projected to increase proportionally to deliveries.



Rent Growth
-1.7%

Negative rent growth reflects the downward pressure on rates as supply increased drastically over the last 12 months due to the Tulsa Premium Outlets development.

Residential Market Headlines

Key Takeaways

The South Tulsa County submarket has undergone significant increases in multifamily and single-family residences over the past several years. Multifamily deliveries since 2021 account for 15.5 percent of the total market supply, however this rate of development is slowing with only 150 units to be delivered in the next eight quarters and no new developments currently planned.

Multifamily Supply and Performance Near Downtown Jenks

Multifamily units near Jenks' downtown corridor are performing well, with a vacancy rate of just 5.0 percent, which is lower than the submarket average. However, there has been no new supply to this corridor since 2019 and these assets command lower market rents of \$1,182.

Potential Shift Away from Traditional Residential

As Jenks continues to grow and evolve, there is significant potential for the development of mixed-use multifamily units. This aligns with a shifting focus toward diversifying residential options in downtown Jenks. Currently, there is an emphasis on for-sale housing, however, the number of homes sold has, on average, decreased every year since the pandemic with the rise of home values.

12-Month Key Market Indicators



Vacancy Rate
9.4%

The South Tulsa County submarket trailing 12-month vacancy is lower than greater Tulsa's vacancy of 9.5 percent.



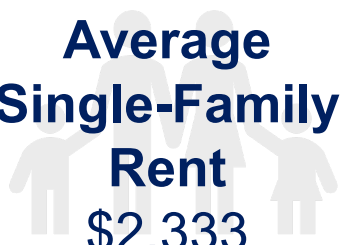
Multifamily Supply
161 Units

Total multifamily supply in the submarket increased by 161 units from 2023 to 2024.



Average Market Rent
\$1,288

Average rent in the South Tulsa County submarket averaged \$1,288 over the last 12 months, \$260 more than the overall Tulsa market.



Average Single-Family Rent
\$2,333

Single-family residences make up a significant portion of the available housing supply. On average, rental rates for single-family homes are more than \$1,000 higher than those for multifamily units.

Entertainment & Public Gathering Space Market Headlines

Key Takeaways

While Jenks offers numerous events each year to activate and draw visitors into the downtown corridor in addition to the strong anchor assets, there is a gap in product offerings. As a result of this gap, visitors often overlook downtown Jenks as a destination, typically choosing not to return after their initial visit to one of Jenks' anchor attractions.

Current Asset Performance

Assets near downtown Jenks average 134,205 visits. Entertainment assets within a five-mile radius also draw strong regional and long-distance traffic, with almost 19 percent of visitors coming from more than 50 miles away.

Opportunities

Jenks experiences a disparity in visitation between its high-profile attractions, such as the Oklahoma Aquarium and Premium Outlet Mall, and the downtown area. This gap can be bridged through the development of additional complementary retail, dining, and entertainment offerings.

Key Market Indicators



Average visitation from the top-20 family entertainment assets within a 10-mile radius from downtown Jenks.



The top-20 family entertainment assets within a 10-mile radius generated an average of 14.7 percent of total visitation from 50+ miles away.



Jenks hosts several annual events and festivals that attract not only local residents to downtown but also regional visitors from Tulsa and surrounding regions.



The Oklahoma Aquarium, Riverwalk Crossing, Premium Outlet Mall, and River Spirit Casino are all located near downtown Jenks, contributing to increased overall visitation.

Meeting Space Market Headlines

Key Takeaways

Jenks currently faces a shortage of event space, leading most corporate meetings, conferences, and conventions to be hosted in the greater Tulsa area, where more sufficient meeting facilities and accommodations are available.

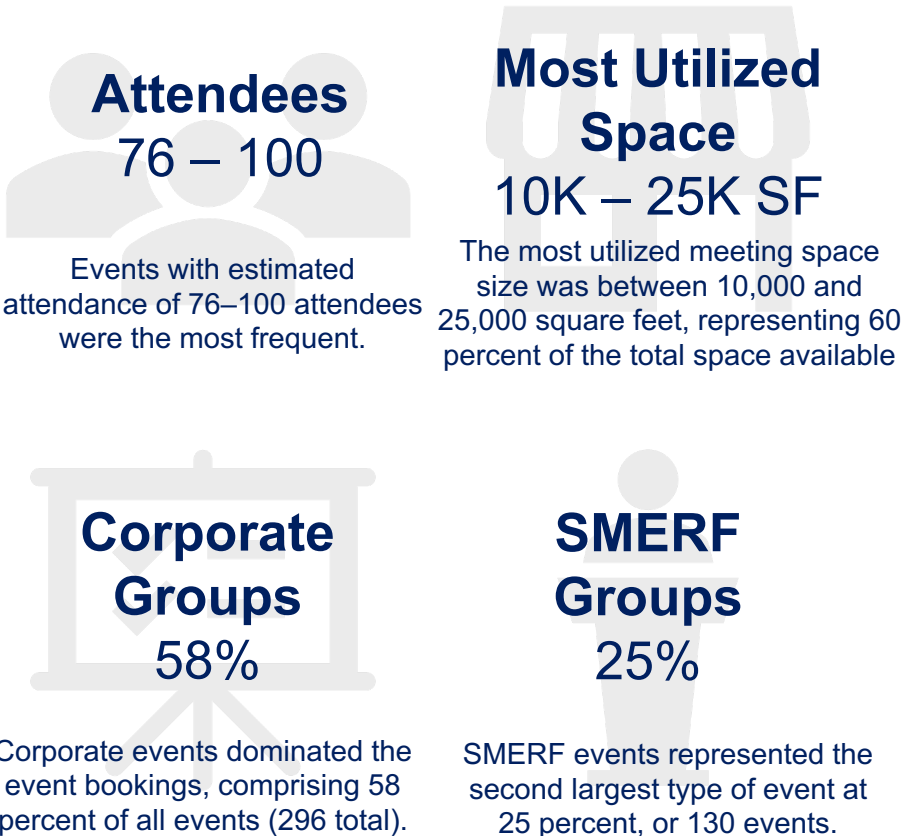
Limited Local Supply

Lack of relevant event facilities within city limits outside of the Blue Cottage, Holiday Inn Express, Spain Ranch, and Five Oaks Lodge. There is a larger supply and variety of meeting venues in the broader Tulsa and regional area.

Opportunities

Given current demand, it's important to focus on fully utilizing and promoting the existing event spaces in the area. Instead of building new venues, Jenks can maximize the potential of the current facilities through better marketing and outreach. This will help attract more events, support the local economy, and ensure the community remains a vibrant destination for meetings and events.

South Tulsa Event Submarket



Hotel Market Headlines

Key Takeaways

Occupancy and ADR in both the Tulsa market and Tulsa South submarket have shown steady year-over-year growth, currently reaching 53.5 percent and \$99, respectively. However, the competitive set analyzed is outperforming the broader Tulsa market, with local occupancy exceeding 60 percent and an ADR of \$120.

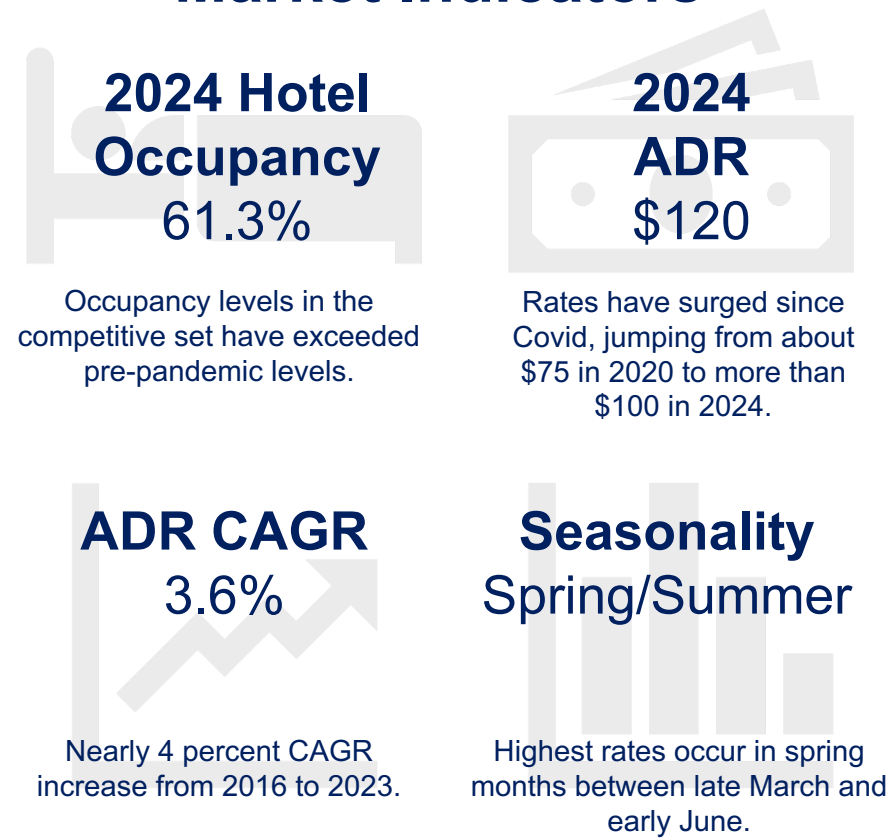
Asset Supply

Jenks has three hotel properties within four miles of downtown and within city limits, totaling 231 rooms. The competitive set analyzed includes ten hotels, mostly located just outside the city limits. These properties are relevant due to their similarities in factors such as opening date, room size, scale, and overall quality, which closely align with Jenks' competitive landscape.

Opportunities

As new commercial, residential, and meeting facilities are developed, the demand for quality hotel accommodations is likely to increase, providing a strong case for new hotel projects. This growth could enhance Jenks' appeal as a destination for both business and leisure travel, fostering a more robust hospitality sector and supporting the broader regional economy.

12-Month Key Hotel Market Indicators

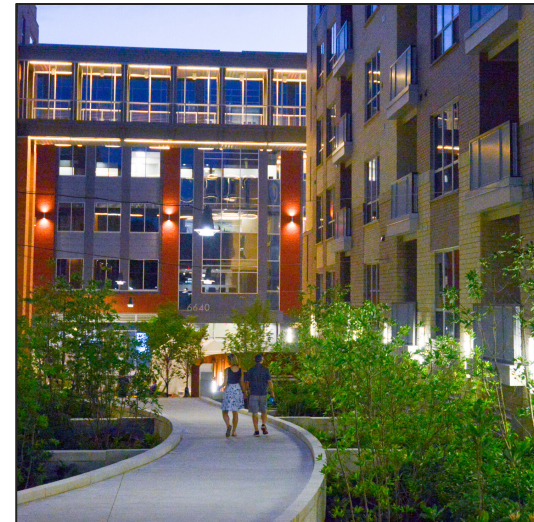




Case Studies & Best Practices for Placemaking

Recipe for a Successful District

- **Authenticity** – Good Design Matters
- **16-Hour Day Visitation** – Consistent Foot Traffic
- **Tenant Mix**
- **Strong Anchor(s) that Drive Consistent Activity**
- **Programming & Events** – Non-Event/Non-Peak Activity
- **Scalability** – Accommodate Thousands but Does Not Feel Empty with Hundreds
- **Public Gathering Spaces**



Case Study Assessment

Hunden conducted a comprehensive review of comparable downtown districts developed across a variety of markets and contexts to identify best practices and key success factors. The districts listed below were analyzed in detail and informed the final recommendations.

Local & Regional Examples

Downtown River District

Bixby, Oklahoma

Bentonville Downtown Square

Bentonville, Arkansas

The Rose District

Broken Arrow, Oklahoma

National Examples

Downtown Paducah

Paducah, Kentucky

Downtown Summerville

Summerville, South Carolina

The Woodlands Town Center

The Woodlands, Texas

Aspirational

Carmel Arts & Design District

Carmel, Indiana

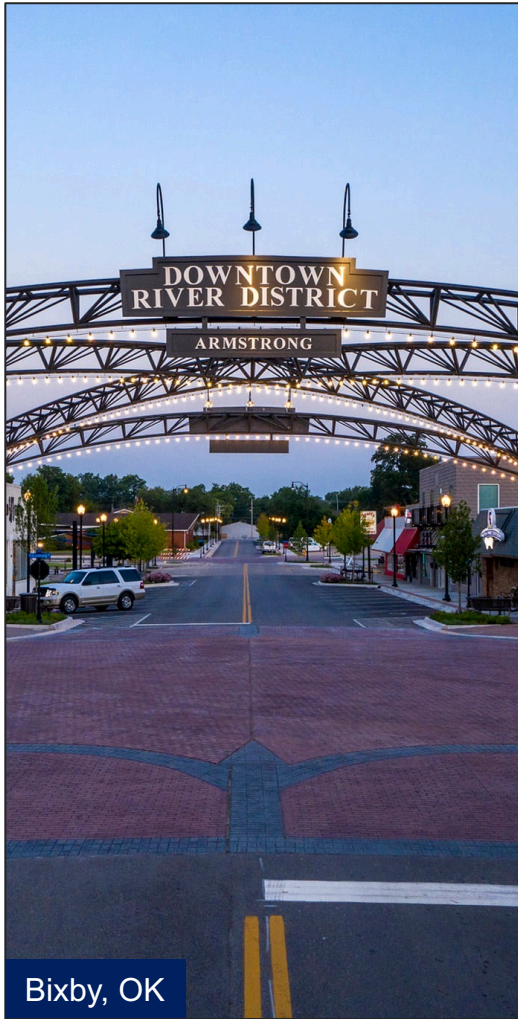
Downtown Chattanooga

Chattanooga, Tennessee

Downtown Overland Park

Overland Park, Kansas

Local & Regional Case Study Assessment



Bixby, OK



Bentonville, AR



Broken Arrow, OK

District Footprint (avg.):

- **Retail:** 254,000 SF
- **Office:** 250,000 SF
- **Multifamily:** 95 units
- **Hotel:** 140 keys

Average Visitation (2023)

- 2.0 million visits
- 1.5 million local visits (80%)
- 136,400 regional visits (7%)
- 367,500 long-distance visits (14%)

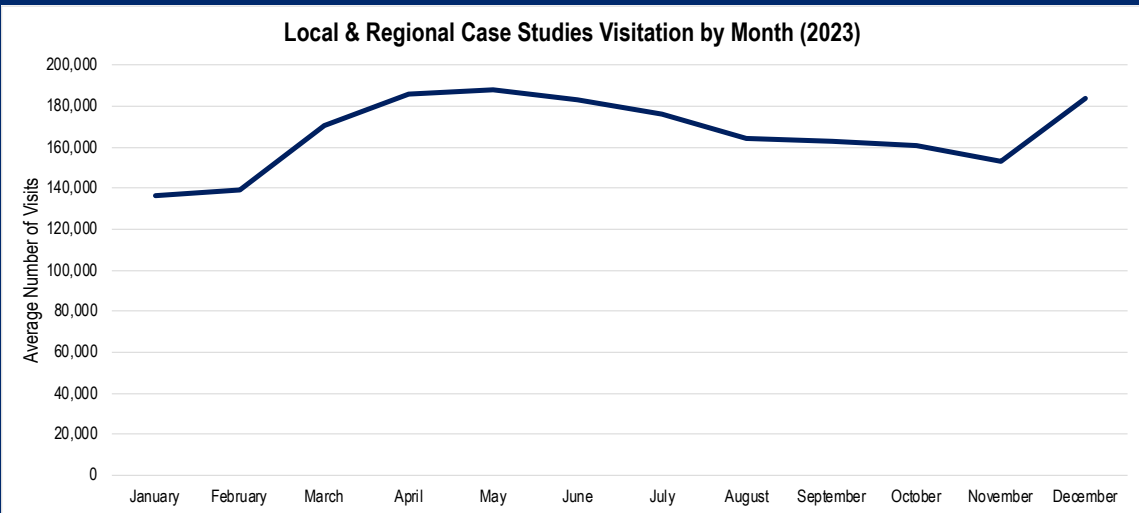
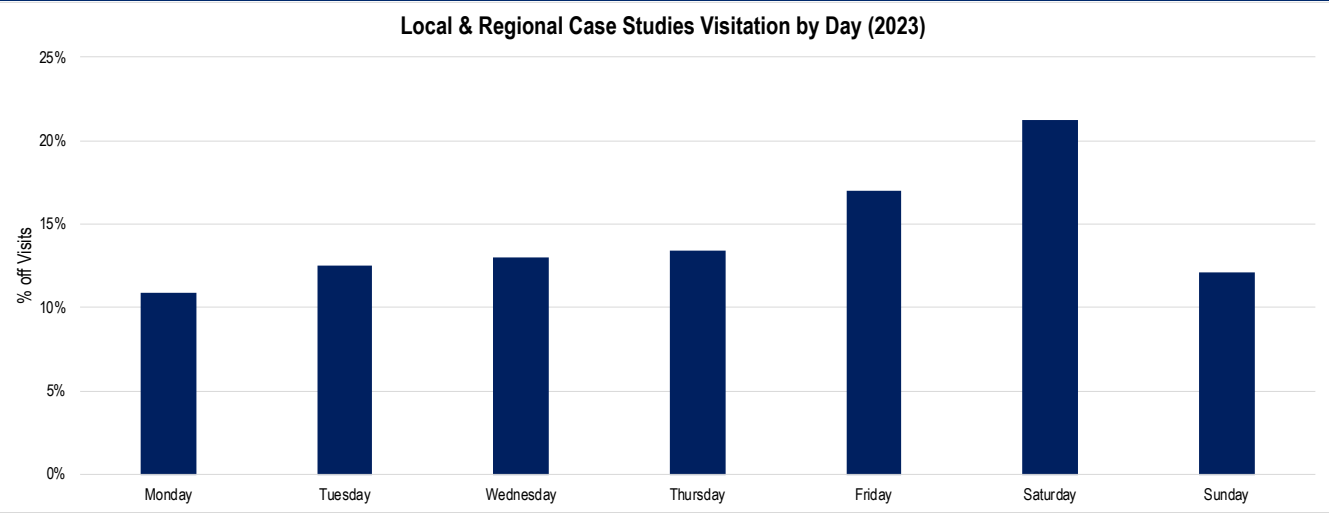
* Numbers are rounded averages

Local & Regional Case Studies Visitation Trends

These suburban mixed-use districts averaged more than two million visits in 2023, drawing both locals and long-distance visitors, with 14 percent traveling more than 100 miles. While visitation remains strong throughout the week, Fridays and Saturdays see peak traffic as guests enjoy dining, shopping, and entertainment. The districts experience minimal seasonality, with the holiday season bringing the highest visitor numbers.

Visitation Trends to Local & Regional Case Studies					
January 1, 2023 - December 31, 2023					
Visitor Origins by Distance from Site	Bixby	Bentonville	Broken Arrow	Average	Jenks
Locals - Within 25 miles	1,200,000	1,800,000	1,500,000	1,500,000	1,300,000
% of Total Visits	91%	60%	87%	80%	88%
Regional - Over 25 miles & Less Than 100 miles	77,600	226,500	105,000	136,367	98,600
% of Total Visits	6%	8%	6%	7%	7%
Long Distance - Over 100 miles	41,700	951,000	109,800	367,500	79,700
% of Total Visits	3%	32%	6%	14%	5%
Total Visits	1,319,300	2,977,500	1,714,800	2,003,867	1,478,300

*Jenks is excluded from the average calculation
Source: Placer.ai



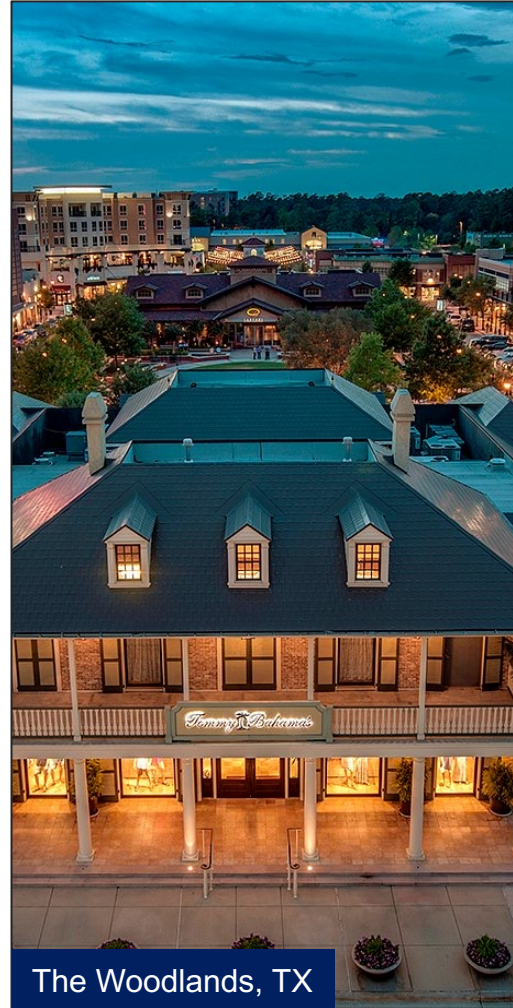
National Case Study Assessment



Paducah, KY



Summerville, SC



The Woodlands, TX

District Footprint (avg.):

- **Retail:** 263,000 SF
- **Office:** 284,000 SF
- **Multifamily:** 45 units
- **Hotel:** 70 keys

Average Visitation (2023)

- 3.1 million visits
- 2.5 million local visits (81%)
- 267,533 regional visits (9%)
- 288,600 long-distance visits (10%)

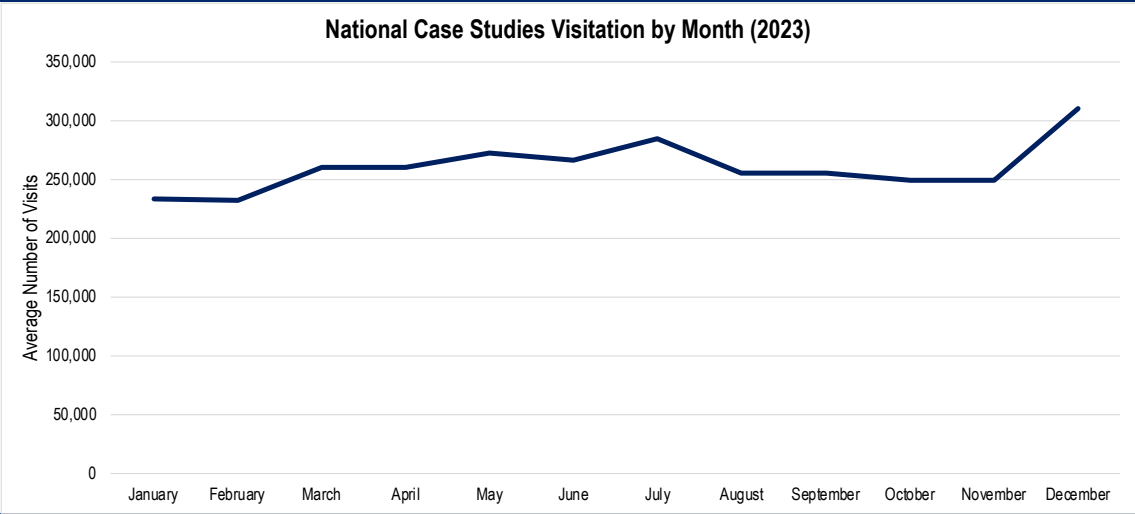
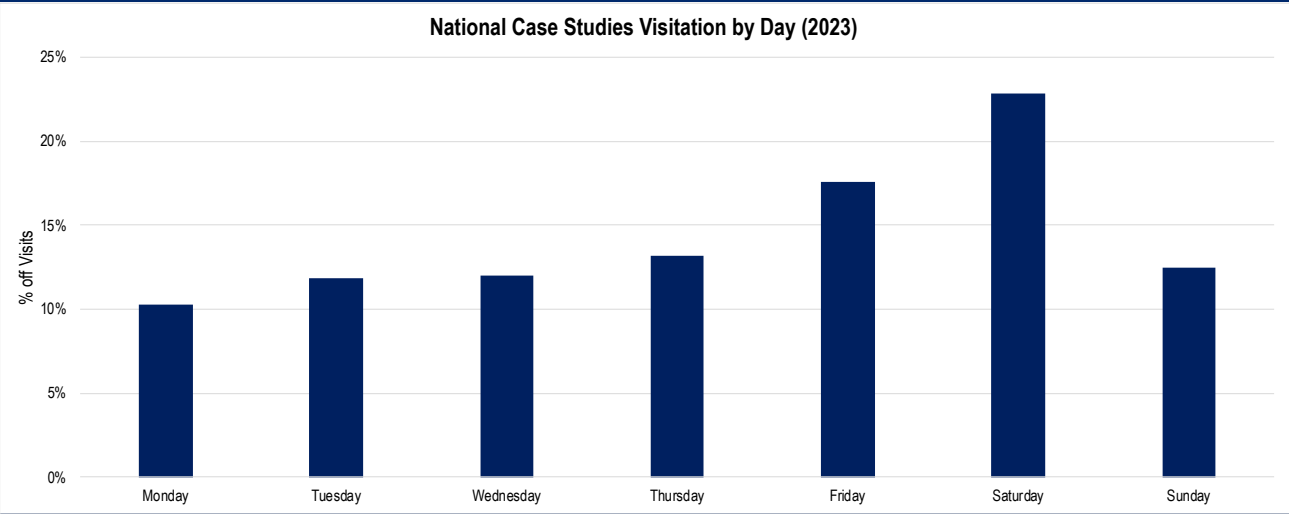
* Numbers are rounded averages

National Case Studies Visitation Trends

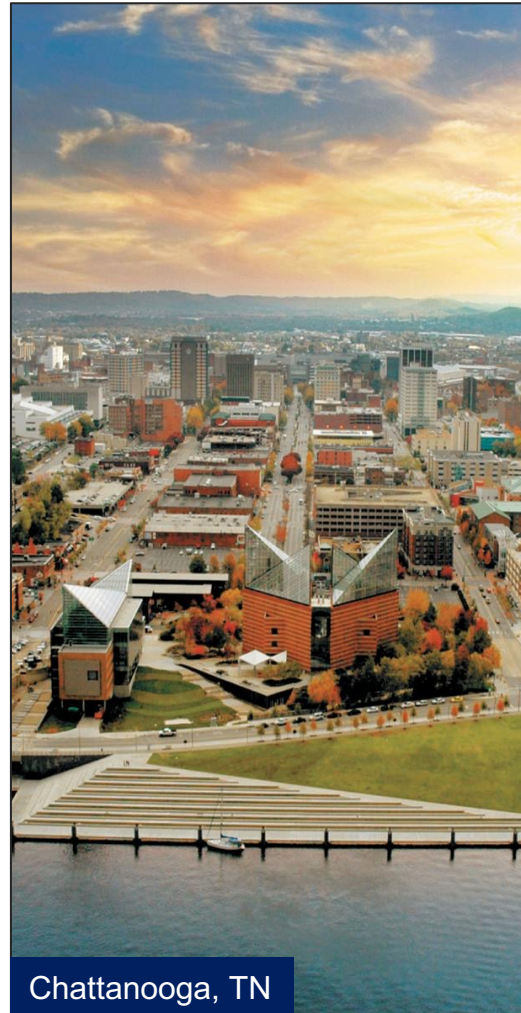
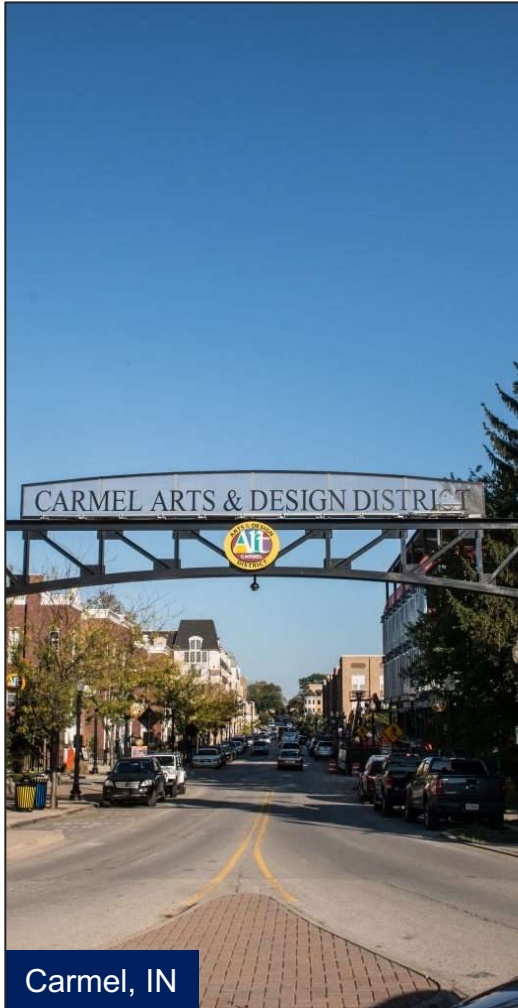
These larger mixed-use districts averaged more than three million visits in 2023, drawing both regional and long-distance visitors, with 22 percent traveling more than 25 miles. While visitation remains strong throughout the week, Fridays and Saturdays see peak traffic as guests enjoy dining, shopping, and entertainment. The districts experienced a gradual increase in visits month over month, peaking in December around the holidays.

Visitation Trends to National Case Studies					
January 1, 2023 - December 31, 2023					
Visitor Origins by Distance from Site	Paducah	Summerville	Woodlands	Average	Jenks
Locals - Within 25 miles	691,100	3,000,000	4,000,000	2,563,700	1,300,000
% of Total Visits	67%	87%	82%	79%	88%
Regional - Over 25 miles & Less Than 100 miles	173,900	219,100	409,600	267,533	98,600
% of Total Visits	17%	6%	8%	11%	7%
Long Distance - Over 100 miles	168,900	248,600	448,300	288,600	79,700
% of Total Visits	16%	7%	9%	11%	5%
Total Visits	1,033,900	3,467,700	4,857,900	3,119,833	1,478,300

* Jenks is excluded from the average calculation
Source: Placer.ai



Aspirational Case Study Assessment



District Footprint (avg.):

- **Retail:** 1,020,000 SF
- **Office:** 2,085,000 SF
- **Multifamily:** 705 units
- **Hotel:** 720 keys

Average Visitation (2023)

- 5.3 million visits
- 3.4 million local visits (65%)
- 687,233 regional visits (13%)
- 1.2 million long-distance visits (22%)

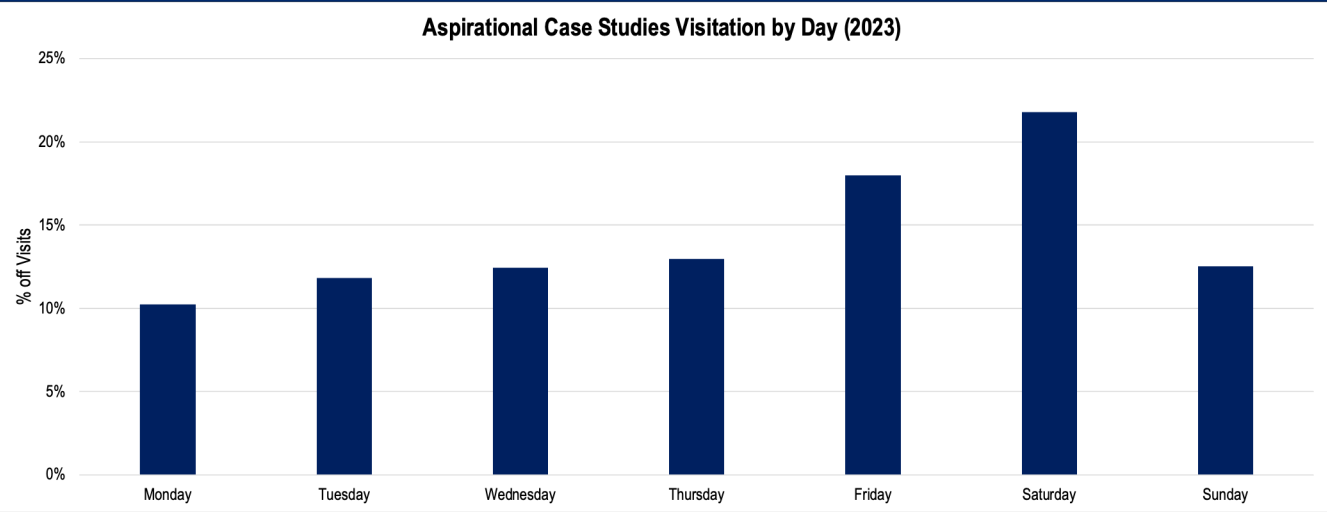
* Numbers are rounded averages

Aspirational Case Studies Visitation Trends

These suburban mixed-use districts collectively attracted more than five million visits in 2023, appealing to both local residents and long-distance travelers. Notably, more than 17 percent of total visits originated from more than 100 miles away, reflecting a strong regional draw. This higher proportion of long-distance visitors, compared to previous case studies, illustrates the potential that the City of Jenks could realize with strategic development and positioning.

Visitation Trends to Aspirational Case Studies					
January 1, 2023 - December 31, 2023					
Visitor Origins by Distance from Site	Carmel	Chattanooga	Overland Park	Average	Jenks
Locals - Within 25 miles	2,800,000	5,300,000	2,100,000	3,400,000	1,300,000
% of Total Visits	74%	55%	90%	73%	88%
Regional - Over 25 miles & Less Than 100 miles	372,000	1,600,000	89,700	687,233	98,600
% of Total Visits	10%	16%	4%	10%	7%
Long Distance - Over 100 miles	621,100	2,800,000	151,200	1,190,767	79,700
% of Total Visits	16%	29%	6%	17%	5%
Total Visits	3,793,100	9,700,000	2,340,900	5,278,000	1,478,300

*Jenks is excluded from the average calculation
Source: Placer.ai



Recommendations

Recommendations: Jenks Downtown Masterplan Phased Development

Timeline	Office	Restaurant and Retail	Housing (Multifamily & For-Sale)	Entertainment	Parks, Trails & Nature Assets	Hotels	Conference Center/Event Spaces
Short-Term (1–5 Years)	50,000 SF (4 – 6 tenants) with additional space for coworking	40,000 SF (10 – 12 tenants) Ground-floor retail Variety of dining options/boutique retail	150 Multifamily Units and 25 Townhomes	Maximize visitation and fully leverage the activation potential of the aquarium expansion	Public Plaza, Green Spaces, Charging Stations, Bike Stands	Unique Boutique hotel (80 – 110 rooms)	Maximize utilization of current spaces
Medium-Term (5–10 Years)	Flexible coworking & office spaces	50,000 SF (8 – 10 tenants) Upscale retail with continued focus on vertical development	200 Multifamily Units and 50 Townhomes	Additional family-friendly eatertainment attraction(s) designed to complement and enhance existing assets	Improved connectivity to the riverfront, along with infrastructure for water activations	Select-service branded hotel properties (120+ rooms)	Distinctive downtown event space capable of hosting 100 attendees
Long-Term (10–20 Years)	Enhanced corporate representation locally	Enhance density & entertainment anchors	Additional Multifamily Units as needed	Increase the frequency and diversity of events and festival activations	Create pedestrian-friendly walkways for seamless access	Full-service hotel with meeting space	Full-service hotel with meeting space
Total Build-Out	50,000+ SF	90,000+ SF	425+ Units	-	-	200+ Rooms	-

Recommendations & Phasing Overview

The Project is anticipated to be completed in 2028, with stabilization expected by 2032. This transformative mixed-use development will serve as a key catalyst for growth and modernization in Jenks, enhancing its role as a regional hub for business, tourism, and quality living. The development will include:

Development:

- 40,000 square feet of retail space
- 50,000 square feet of office space
- 150 multifamily units
- 25 for-sale townhomes
- 80-key boutique hotel

Economic and Community Impact:

- Job Creation
- Increased Tax revenue
- Strengthened Downtown Core
- Enhanced Quality of Life
- Regional Draw

Development Timeline



Financial Analysis Overview

Phase One Components

Based on Hunden’s recommended program for the Project, a subsequent financial and economic impact analysis was completed. The analysis evaluates the recommended development scenario by each asset type. The operating performance of the mixed-use components included in Phase One of the Project are summarized in the table below along with projected Phase One supportable private financing.

	Retail	Office	Multifamily	Townhomes	Boutique Hotel
Footprint (Ph. 1)	40,000 SF	50,000 SF	150 Units	25 Units	80 Keys
Stabilized Occupancy	93%	92%	95%	100%	68%
Year 1 Avg. Rate	\$22.51 PSF	\$19.50 PSF	\$1,770 per Unit	\$288,415 per Unit	\$199 ADR
Stabilized NOI Margin	61%	51%	66%	-	35%
Supportable Debt & Equity	\$8,480,000 \$212 PSF	\$8,036,425 \$161 PSF	\$29,253,429 \$195,022 Per Unit	-	\$14,300,000 \$178,750 Per Key

Summary of Impacts

The table highlights the **30-year projected economic impact** of the Project on the City of Jenks. The fiscal impact on the city is projected to reach **\$55 million in new tax revenues**, with **\$30 million from property taxes**, **\$18 million from sales taxes**, and **\$7 million from hotel taxes**.

This steady revenue growth will provide critical support for public services and infrastructure, reinforcing Jenks' long-term economic vitality.

Additionally, the development is expected to generate **\$776 million in total spending**, including **\$496 million in direct spending** and **\$280 million in indirect and induced spending**.

Additionally, the Project will **support \$192 million in new earnings**, contributing to the local economy and **creating up to 282 full-time equivalent (FTE) jobs at its peak**.

30-Year Summary of Impacts	
Spending	\$ (millions)
Direct	\$496
Indirect	\$159
Induced	\$121
Total	\$776
Earnings	\$ (millions)
Onsite Office	\$5
Direct	\$120
Indirect	\$35
Induced	\$32
Total	\$192
FTE Supported	Peak
Onsite Office	161
Direct	90
Indirect	16
Induced	15
Total	282
Fiscal City Impact	\$ (millions)
City Sales Taxes	\$18
City Hotel Taxes	\$7
City Property Taxes	\$30
Total	\$55

Average Annual Impact	
Spending	\$ (millions)
Direct	\$16
Indirect	\$5
Induced	\$4
Total	\$25
Earnings	\$ (millions)
Onsite Office	\$0.2
Direct	\$4
Indirect	\$1
Induced	\$1
Total	\$6.2
FTE Supported	Peak
Onsite Office	158
Direct	89
Indirect	15
Induced	15
Total	277
Fiscal City Impact	\$ (millions)
City Sales Taxes	\$0.6
City Hotel Taxes	\$1
City Property Taxes	\$0.2
Total	\$1.8



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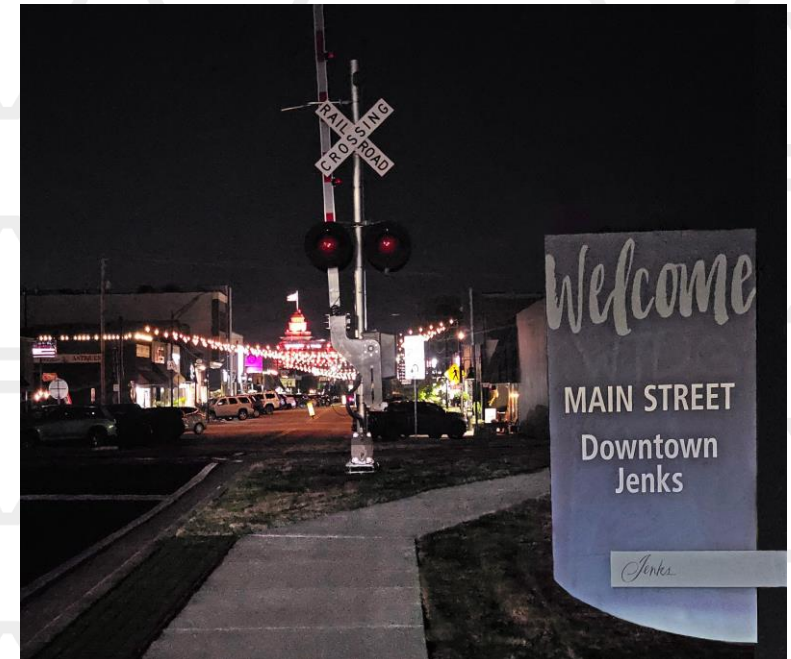
Hunden Partners is a full-service real estate development advisory practice specializing in destination assets.

With professionals in Chicago, San Diego, Seattle and Minneapolis, Hunden provides a variety of services for all stages of destination development in:

- Real Estate Market & Financial Feasibility
- Economic, Fiscal & Employment Impact Analysis (Cost/Benefit)
- Organizational Development
- Public Incentive Analysis
- Economic and Tourism Policy/Legislation Consulting
- Research & Statistical Analysis
- Developer Solicitation & Selection

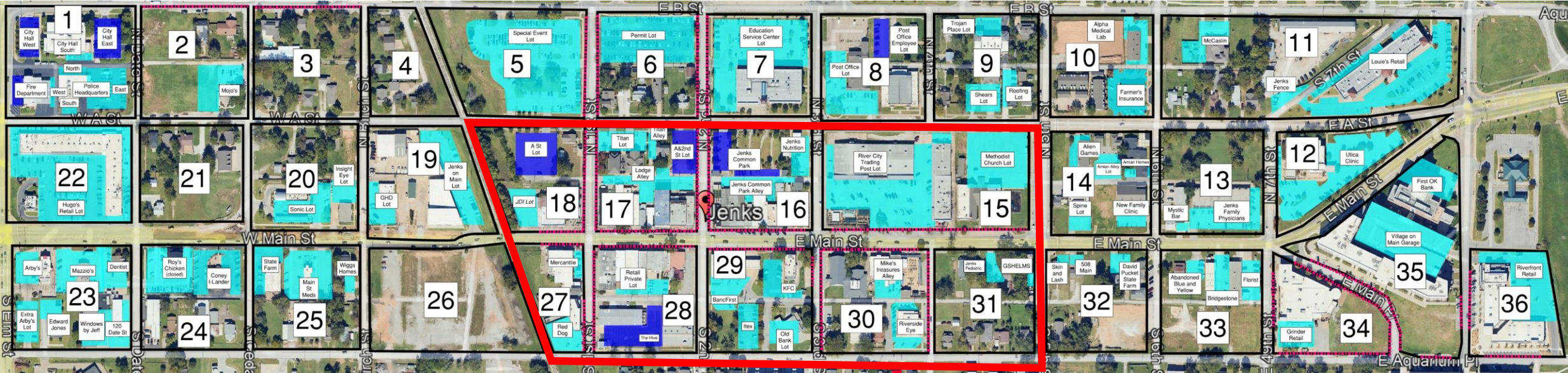
The firm and its principal have performed more than 1,000 studies over the past 28 years, with more than \$20 billion in built, successful projects.

Downtown Jenks Master Plan – Parking Analysis



Executive Summary

Parking Inventory



Legend	
City Owned	
Off-Street	
On-Street	

Micro-Boundary

	On-Street	City Owned	Off Street	Total
Entire Boundary	327	224	2,647	3,198
Micro-Boundary	199	152	478	829

Parking Occupancy

Parking inventory and utilization was collected in October 2024 for weekday and weekend occupancy (Wednesday 10/9, Friday 10/11, Saturday 10/12) from 10AM to 10PM. The results are shown in the tables below for the entire boundary.

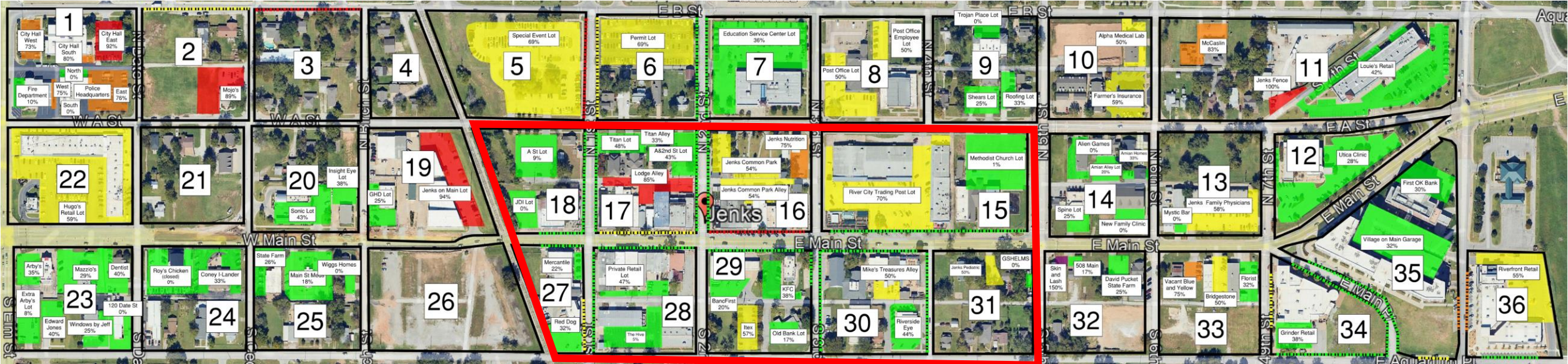
Wednesday						Friday						Saturday					
	On-Street	City Owned	Off-Street	Total Vehicles	Total %		On-Street	City Owned	Off-Street	Total Vehicles	Total %		On-Street	City Owned	Off-Street	Total Vehicles	Total %
10AM	42%	31%	39%	1,248	39%	10AM	38%	35%	41%	1,282	40%	10AM	39%	12%	18%	626	20%
12PM	36%	33%	37%	1,182	37%	12PM	40%	37%	43%	1,343	42%	12PM	40%	13%	23%	748	23%
2PM	30%	24%	29%	969	30%	2PM	28%	28%	50%	1,188	37%	2PM	35%	24%	23%	768	24%
4PM	35%	27%	17%	631	20%	4PM	33%	33%	24%	818	26%	4PM	31%	28%	19%	653	21%
6PM	42%	26%	14%	567	18%	6PM	44%	34%	16%	645	20%	6PM	41%	41%	20%	737	23%
8PM	29%	21%	15%	531	17%	8PM	43%	41%	12%	567	18%	8PM	43%	33%	14%	579	18%
10PM	36%	15%	7%	482	15%	10PM	37%	35%	11%	482	15%	10PM	32%	18%	10%	398	13%

Parking utilization for the micro-boundary is below:

Wednesday Micro-Boundary						Friday Micro-Boundary						Saturday Micro-Boundary					
	On-Street	City Owned	Off-Street	Total Vehicles	Total %		On-Street	City Owned	Off-Street	Total Vehicles	Total %		On-Street	City Owned	Off-Street	Total Vehicles	Total %
10AM	39%	20%	24%	224	27%	10AM	31%	25%	31%	250	30%	10AM	31%	12%	14%	149	18%
12PM	41%	31%	33%	288	35%	12PM	36%	22%	38%	289	35%	12PM	34%	13%	25%	202	25%
2PM	33%	23%	23%	210	25%	2PM	24%	42%	27%	241	29%	2PM	40%	33%	28%	256	32%
4PM	38%	29%	15%	191	23%	4PM	33%	38%	24%	240	29%	4PM	37%	40%	23%	231	29%
6PM	50%	37%	14%	222	27%	6PM	49%	49%	27%	303	37%	6PM	51%	64%	22%	278	35%
8PM	25%	23%	13%	145	17%	8PM	51%	59%	16%	274	32%	8PM	56%	50%	22%	268	34%
10PM	23%	19%	12%	121	15%	10PM	44%	50%	11%	216	26%	10PM	40%	29%	12%	167	21%

Parking Occupancy – Peak

Below is the heat map for Friday’s peak occupancy at 12PM, where the entire boundary was 42% occupied and the micro-boundary was 35% occupied.



Micro-Boundary

Legend	
0-49%	
50-69%	
70-84%	
85-100%	
>100%	

	On-Street	City Owned	Off Street	Total
Entire Boundary	40%	37%	43%	42%
Micro-Boundary	36%	22%	38%	35%

Parking Demand

Utilizing the ULI-based shared parking methodology we calculated the current parking demand to be as follows:

Boundary	Current Demand	Current Inventory	Surplus/Deficit	% of Inventory	When
Entire	1,642	3,198	1,555	51%	December, Weekday, 1PM
Micro	578	829	251	70%	December, Weekday, 1PM

Current Conditions



Observations

Walter P Moore (WPM) visited Downtown Jenks in October 2024. The parking team performed their data collection from 10AM to 10PM on Wednesday, October 9th, and Friday & Saturday, October 11th & 12th, respectively. While collecting data, the following was observed:

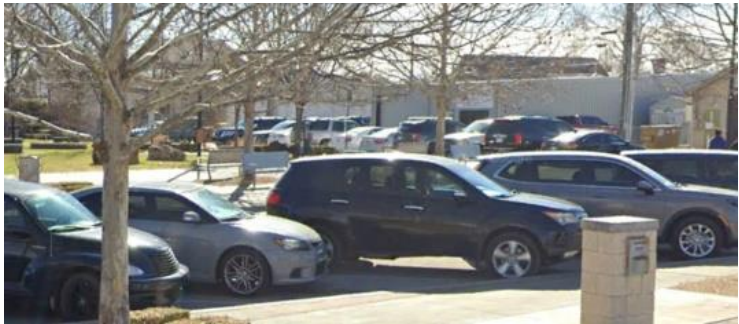
- There is no charge for parking throughout the study area
- The only time limits are on Main Street between the railroad tracks and S 2nd St where there is a two-hour time limit between 8am and 6pm
- The time limits are not enforced
- Merchants are parking in the on-street parking spaces in front of their businesses
- Pedestrians often cross in non-crosswalk areas and not in the dedicated pedestrian paths
- There is minimal wayfinding signage to parking locations



Parking Inventory

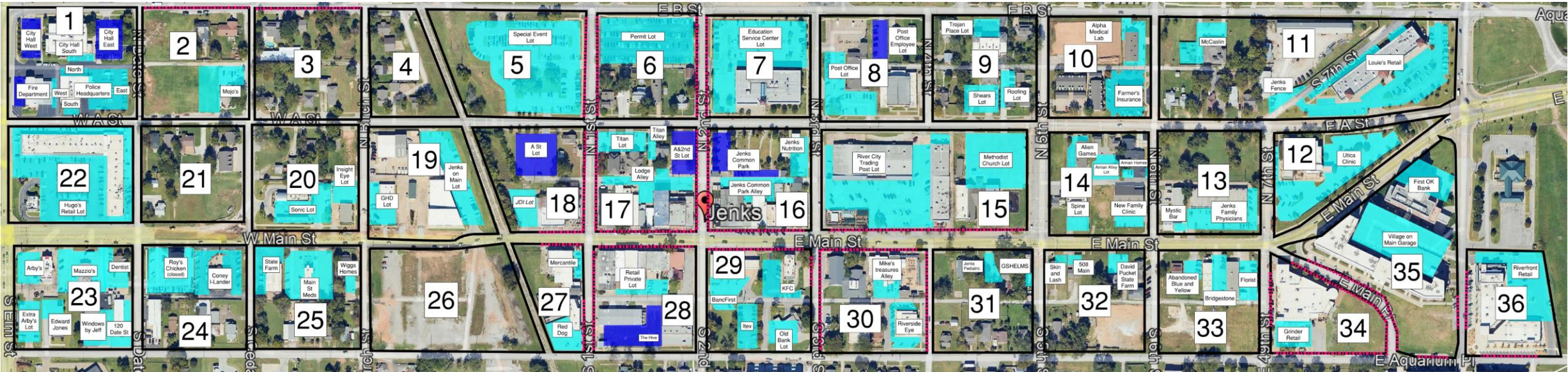
WPM performed an inventory of public on-street, public off-street, and private off-street parking spaces in the study area. The different space types are defined below.

On-Street	Any on-street space that is not restricted. These include spaces along Main St., numbered streets, and all other parking spaces along the streets in the East Main Street area. Study Area: 10% inventory – 327 spaces
City Owned	Any off-street space available for public use and owned by the City of Jenks, Oklahoma. Study Area: 5% inventory – 166 spaces
Off-Street	Any off-street lot or space that is not owned by the City of Jenks, Oklahoma. These include privately owned lots, lots designated for specific businesses or visitors, and spaces identified for specific user groups. Study Area: 85% inventory – 2,705 spaces



Parking Inventory – Entire Boundary

Below is a map indicating the locations included in the parking inventory. Inventory data was collected in October 2024. On-street spaces are indicated with a dashed line, as shown in the call out of Block 17 below. Total parking inventory is 3,198 spaces.



Legend	
City Owned	Blue
Off-Street	Cyan
On-Street	Pink

Parking Inventory – Entire Boundary

The below table indicates the total number of spaces included in the study area for each space type. This data was collected in October 2024.

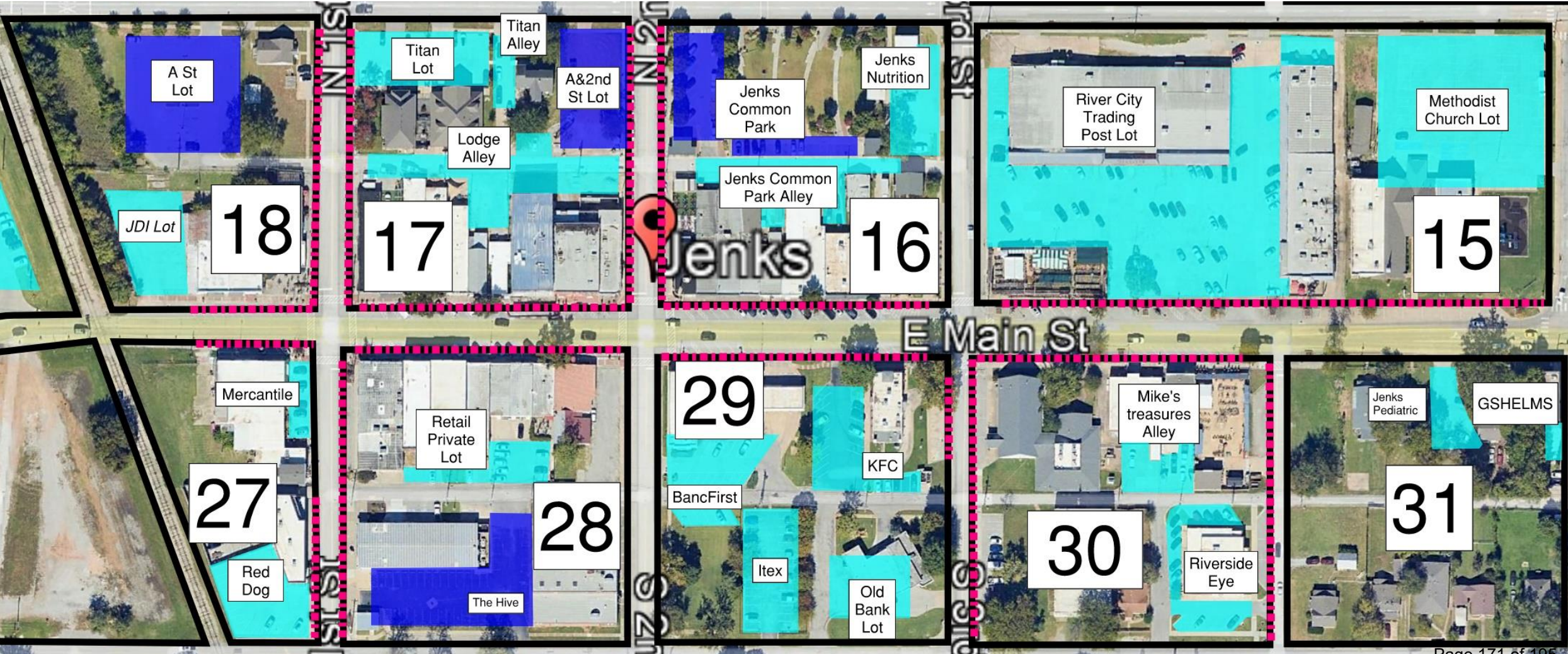
Location	On-Street	Number of Spaces		Total
		City Owned	Off-Street	
1-City Hall - West		22		22
1-City Hall - South			5	5
1-City Hall - East		26		26
1-Fire Department		10		10
1-Police Headquarters - West			4	4
1-Police Headquarters - North			7	7
1-Police Headquarters - East			37	37
1-Police Headquarters - South			4	4
2-Mojo's			18	18
20-Insight Eye Care			16	16
20-Sonic			21	21
22-Hugo's Retail			164	164
19-GHD			16	16
5-Special Event Lot			161	161
6-Permit Lot			125	125
17-Titan Alley			6	6
17-Titan Lot			27	27
18- A St Lot		58		58
19-Jenks on Main Lot			49	49
17-A&2nd St Lot		28		28
17-The Lodge Alley			20	20
18-JDI Lot			30	30
7-Education Service Center Lot			114	114
8-Post Office			42	42
8-Post Office Employee Lot		14		14
9-Trojan Place Lot			17	17
9-A+ Roofing Lot			6	6
9-Blue Cottage/ Shears Lot			32	32
15-Jenks Methodist Church			93	93
15-River City Trading Post Lot			133	133
16- Jenks Nutrition			4	4
16- Jenks Common Park		28		28
16-Jenks Common Alley			13	13
10-Alpha medical Lab			10	10
11-McCaslin			12	12
11- Louie's Retail Lot			141	141
11- Jenks Fence			5	5
10-Farmer's Insurance			27	27

Location	On-Street	Number of Spaces		Total
		City Owned	Off-Street	
12- Utica Clinic			102	102
13-Jenks Family Physicians Lot			45	45
14- New Family Clinic			19	19
14- Amian Homes			6	6
13-Mystic Bar			5	5
14- Spine Lot			12	12
14-Alien Games			11	11
14- Amian Alley lot			10	10
23-Arby's			17	17
23-Mazzio's			38	38
23-Dentist			10	10
24- Roy's Chicken			29	29
24-Coney I-Lander			27	27
25-State Farm			19	19
25-Main St Meds			28	28
25-Wiggs Homes			4	4
23-Construction Ice			8	8
23-Windows by Jeff			16	16
23-Edward Jones			5	5
23-Extra Arby's Lot			24	24
27-Mercantile			9	9
27-Red Dog			17	17
28-The Hive		38		38
28-Retail Private Lot			15	15
29-BancFirst			20	20
29-KFC			21	21
30-Mike's Treasures Alley			6	6
29-Old Bank Lot			6	6
29-Itex			28	28
30-Riverside Eye			16	16
31-GSHELMS			6	6
31-Jenks House Pediatric			8	8
32-Skin and Lash Boutique			2	2
32-508 Main			6	6
32-David Pucket State Farm			8	8
33-Abandoned blue/yellow			8	8
33-Bridgestone			22	22
33-Florist			19	19

Location	On-Street	Number of Spaces		Total
		City Owned	Off-Street	
34-Grinder Retail			37	37
35-Village on Main Garage			521	521
35-First OK Bank			20	20
36-Riverfront retail			58	58
2A	2			2
3A	2			2
5B	5			5
6B	2			2
6D	5			5
7D	3			3
15C	14			14
16C	18			18
16D	8			8
17B	9			9
17C	21			21
17D	9			9
18B	8			8
18C	10			10
27A	5			5
27B	8			8
28A	21			21
28D	5			5
29A	16			16
29B	7			7
30A	14			14
30B	9			9
30D	17			17
34B	15			15
34C	7			7
34D	18			18
35B	11			11
35C	5			5
35D	20			20
36C	16			16
36D	17			17
Total	327	224	2,647	3,198

Parking Inventory – Micro-Boundary

To understand the parking demand within the core of Downtown, we included the review of a micro-boundary, shown in the map below. Based on the data collected in October 2024, the total inventory in the micro-boundary is 829 spaces.



Parking Inventory – Micro-Boundary

Below is a table detailing the spaces by type for each location in the micro-inventory included in the core of downtown Jenks, collected in October 2024.

Location	Number of Spaces			
	On-Street Public			Total
		City-Owned	Off-Street	
17-Titan Alley			6	6
17-Titan Lot			27	27
18- A St Lot		58		58
17-A&2nd St Lot		28		28
17-The Lodge Alley			20	20
18-JDI Lot			30	30
15-Jenks Methodist Church			93	93
15-River City Trading Post Lot			133	133
16- Jenks Nutrition			4	4
16- Jenks Common Park		28		28
16-Jenks Common Alley			13	13
27-Mercantile			9	9
27-Red Dog			17	17
28-The Hive		38		38
28-Retail Private Lot			15	15
29-BancFirst			20	20
29-KFC			21	21
30-Mike's Treasures Alley			6	6
29-Old Bank Lot			6	6
29-Itex			28	28

Location	Number of Spaces			
	On-Street Public			Total
		City-Owned	Off-Street	
30-Riverside Eye			16	16
31-GSHELMS			6	6
31-Jenks House Pediatric			8	8
15C	14			14
16C	18			18
16D	8			8
17B	9			9
17C	21			21
17D	9			9
18B	8			8
18C	10			10
27A	5			5
27B	8			8
28A	21			21
28D	5			5
29A	16			16
29B	7			7
30A	14			14
30B	9			9
30D	17			17
Total	199	152	478	829

Parking Occupancy – Entire Boundary

Parking occupancy was collected on Wednesday, October 9th , Friday, October 11th and Saturday, October 12th.

The tables below show occupancy data for each day and time the occupancy was counted. Peak occupancy for each day is highlighted in gray.

- Occupancy did not exceed 42% on any day for the entire boundary
- Occupancy was the highest on Friday at 12PM
- Off-Street Spaces reached peak occupancy Friday at 12PM
- City Owned Spaces reached peak occupancy Saturday at 6PM
- On-Street Spaces reached peak occupancy Friday at 6PM
- An event at Downtown Commons Park removed the parking spaces at the park as well as the on-street spaces along 2nd Street between Main and A Street from 4PM-10PM on Saturday.

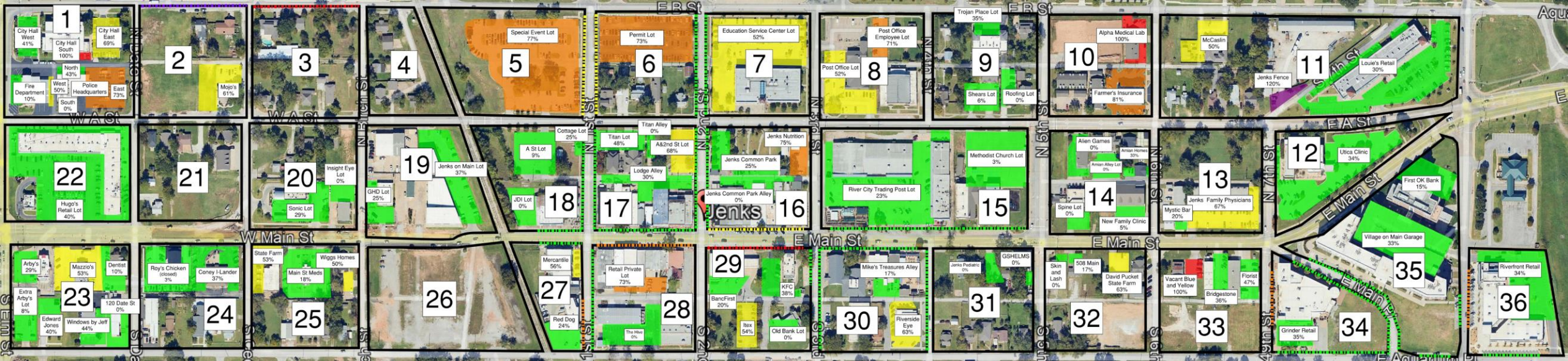
Wednesday					
	On-Street	City Owned	Off-Street	Total Vehicles	Total %
10AM	42%	31%	39%	1,248	39%
12PM	36%	33%	37%	1,182	37%
2PM	30%	24%	29%	969	30%
4PM	35%	27%	17%	631	20%
6PM	42%	26%	14%	567	18%
8PM	29%	21%	15%	531	17%
10PM	36%	15%	7%	482	15%

Friday					
	On-Street	City Owned	Off-Street	Total Vehicles	Total %
10AM	38%	35%	41%	1,282	40%
12PM	40%	37%	43%	1,343	42%
2PM	28%	28%	50%	1,188	37%
4PM	33%	33%	24%	818	26%
6PM	44%	34%	16%	645	20%
8PM	43%	41%	12%	567	18%
10PM	37%	35%	11%	482	15%

Saturday					
	On-Street	City Owned	Off-Street	Total Vehicles	Total %
10AM	39%	12%	18%	626	20%
12PM	40%	13%	23%	748	23%
2PM	35%	24%	23%	768	24%
4PM	31%	28%	19%	653	21%
6PM	41%	41%	20%	737	23%
8PM	43%	33%	14%	579	18%
10PM	32%	18%	10%	398	13%

Parking Occupancy – Entire Boundary – Wednesday Peak

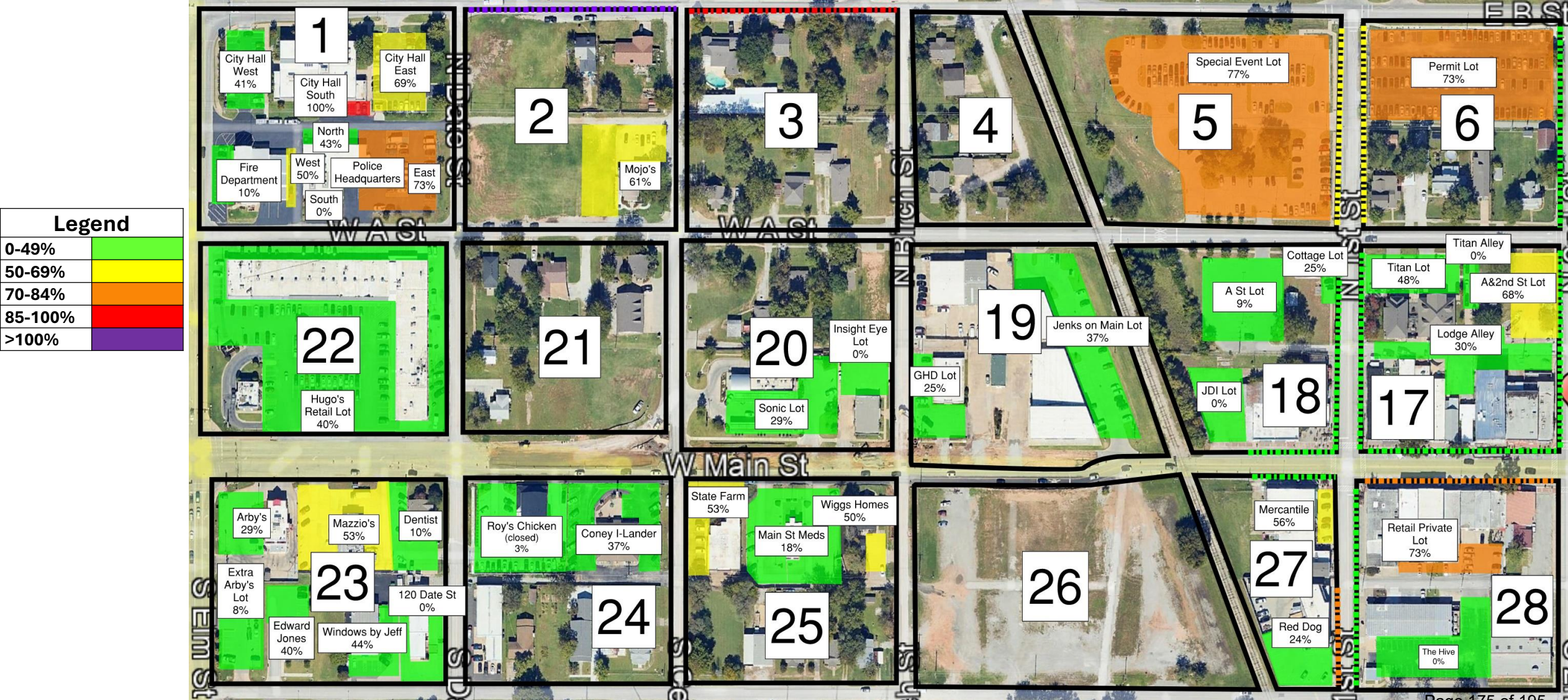
Below is the heat map for Wednesday’s peak occupancy at 10AM, where the entire boundary was 39% occupied.



Legend	
0-49%	
50-69%	
70-84%	
85-100%	
>100%	

Parking Occupancy – Entire Boundary – Wednesday Peak West

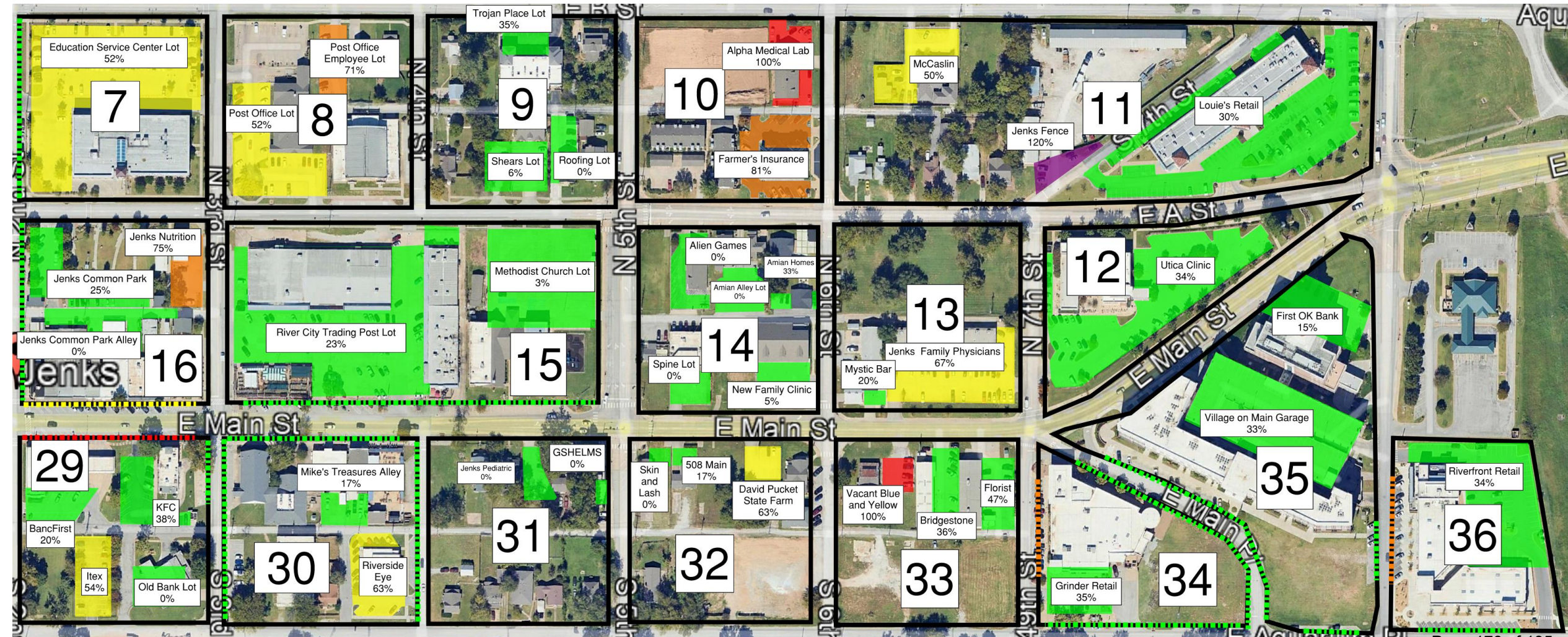
The map below is a close-up of the west portion of the entire boundary for Wednesday’s peak occupancy.



Parking Occupancy – Entire Boundary – Wednesday Peak East

The map below is a close-up of the east portion of the entire boundary for Wednesday's peak occupancy

Legend	
0-49%	
50-69%	
70-84%	
85-100%	
>100%	



Parking Occupancy – Entire Boundary – Friday Peak

Below is the heat map for Friday’s peak occupancy at 12PM, where the entire boundary was 42% occupied.

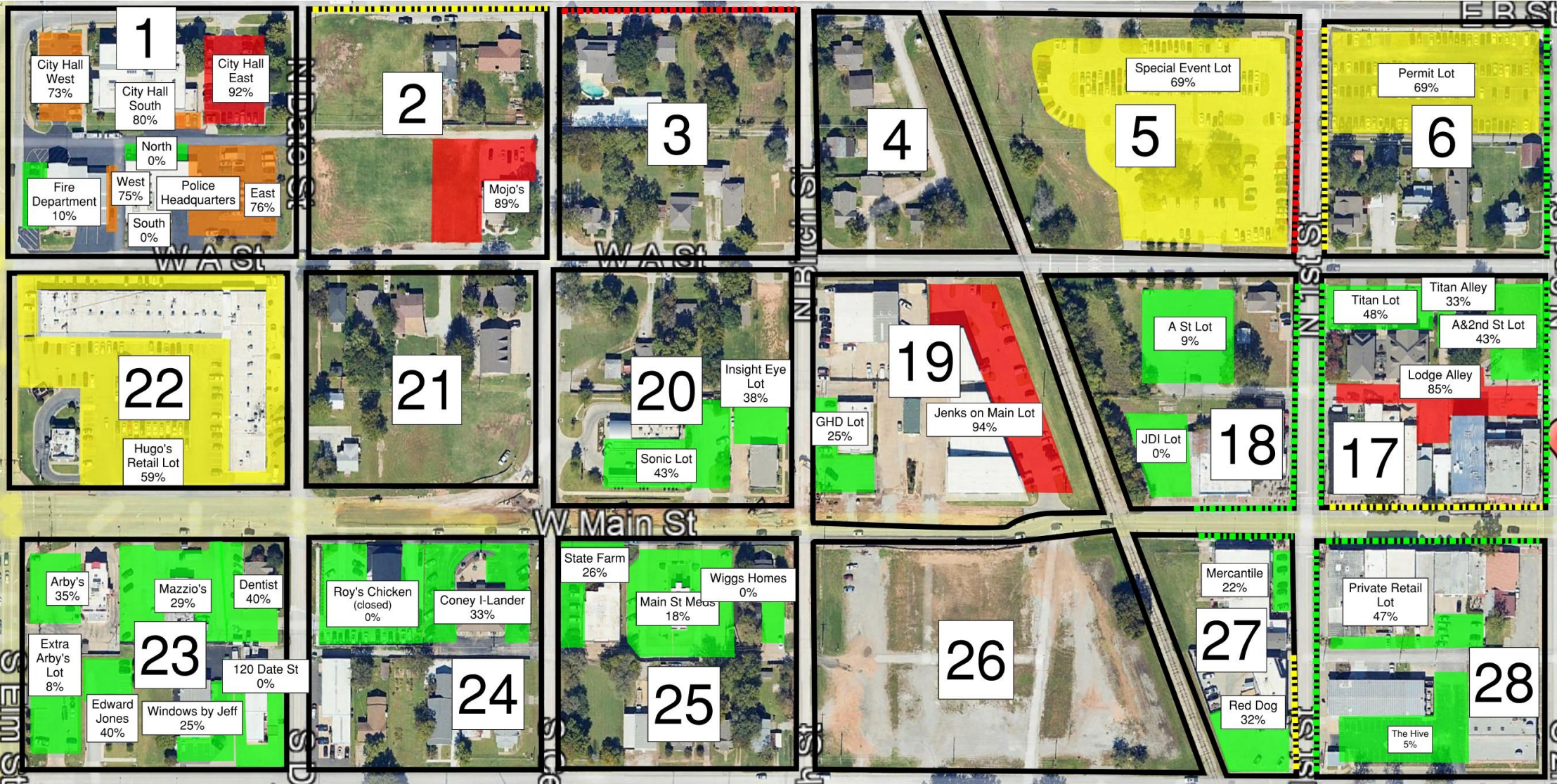


Legend	
0-49%	
50-69%	
70-84%	
85-100%	
>100%	

Parking Occupancy – Entire Boundary – Friday Peak West

The map below is a close-up of the west portion of the entire boundary for Friday’s peak occupancy.

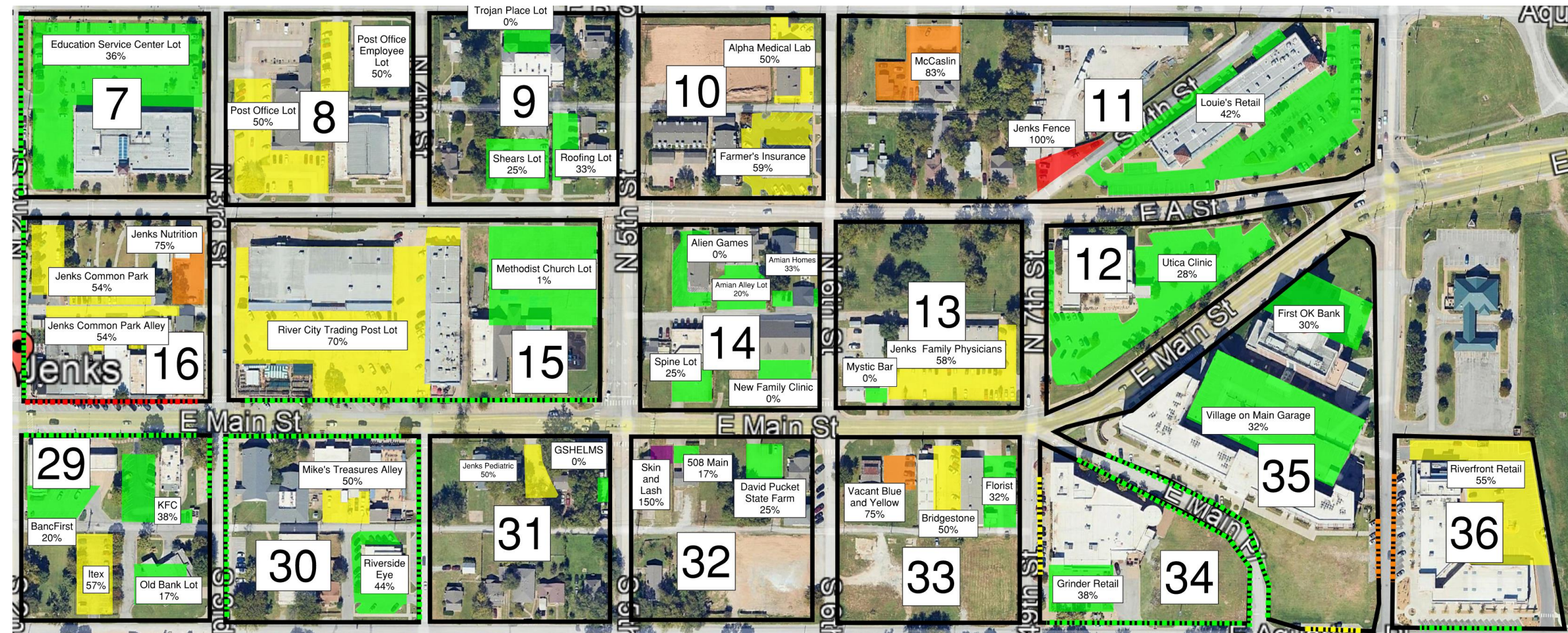
Legend	
0-49%	
50-69%	
70-84%	
85-100%	
>100%	



Parking Occupancy – Entire Boundary – Friday Peak East

The map below is a close-up of the east portion of the entire boundary for Friday's peak occupancy.

Legend	
0-49%	
50-69%	
70-84%	
85-100%	
>100%	



Parking Occupancy – Entire Boundary – Saturday Peak

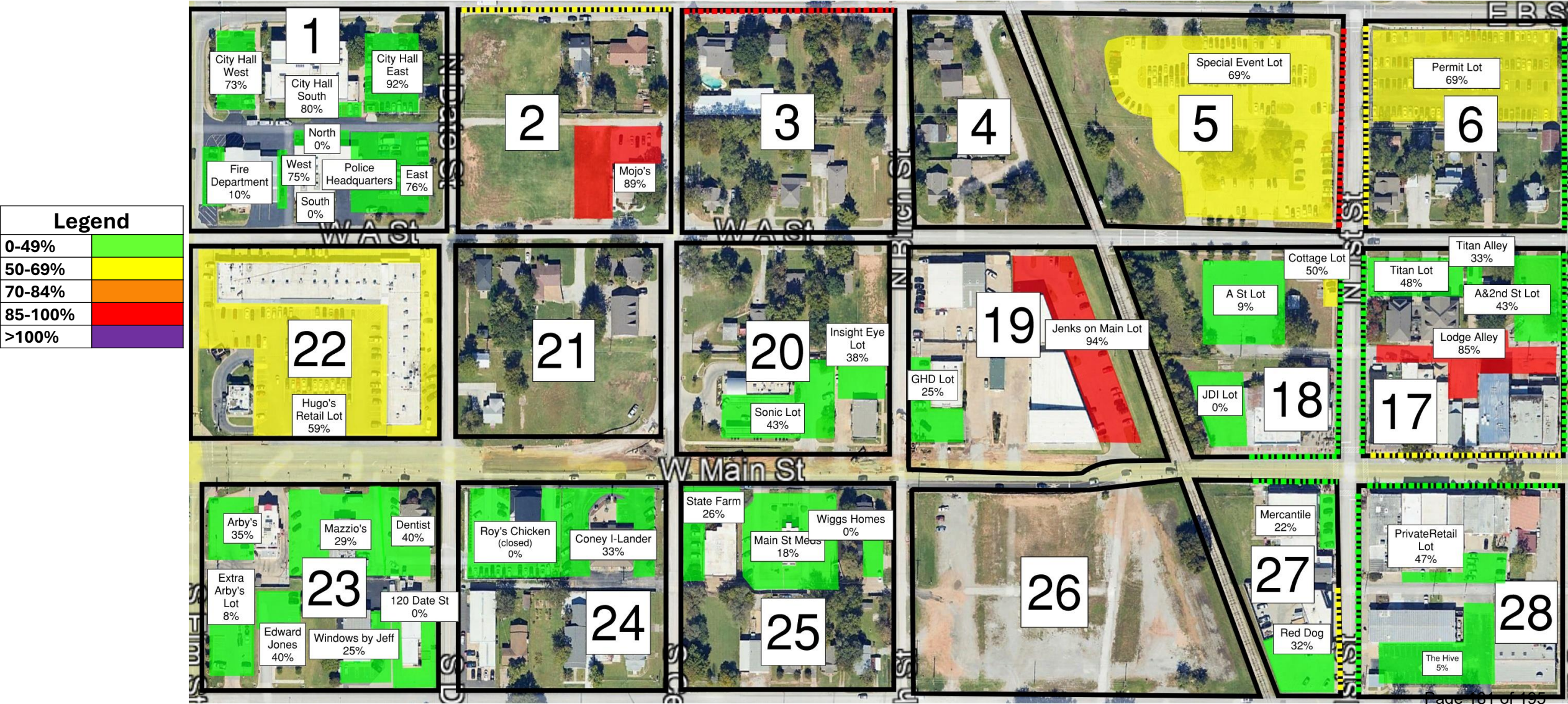
Below is the heat map for Saturday’s peak occupancy at 2PM, where the entire boundary was 24% occupied.



Legend	
0-49%	
50-69%	
70-84%	
85-100%	
>100%	

Parking Occupancy – Entire Boundary – Saturday Peak West

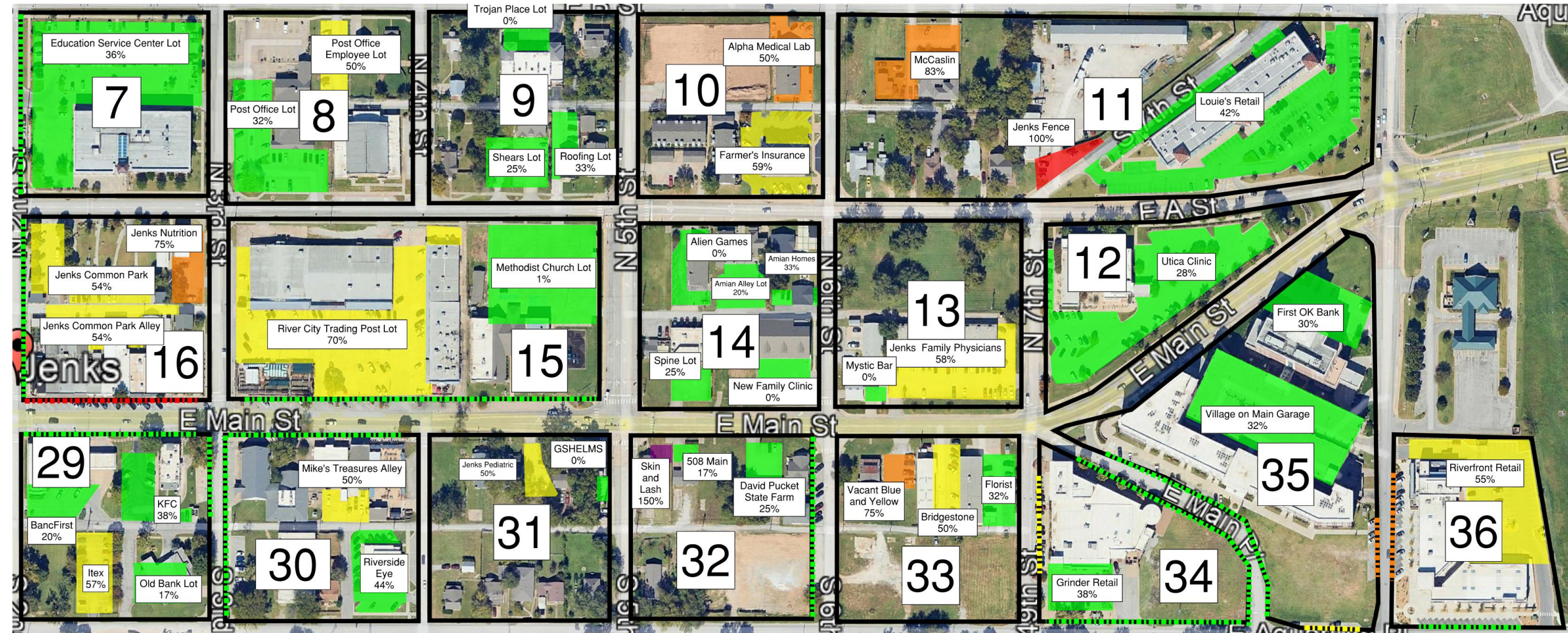
The map below is a close-up of the west portion of the entire boundary for Saturday’s peak occupancy.



Parking Occupancy – Entire Boundary – Saturday Peak East

The map below is a close-up of the east portion of the entire boundary for Saturday's peak occupancy.

Legend	
0-49%	
50-69%	
70-84%	
85-100%	
>100%	



Parking Occupancy – Micro-Boundary

The tables below show occupancy data for each day and time the occupancy was counted for the micro-boundary. Peak occupancy for each day is highlighted in gray.

- Occupancy did not exceed 37% on any day for the micro-boundary
- Occupancy was the highest on Friday at 6PM
 - An event at Downtown Commons Park removed the parking spaces at the park and the on-street spaces located on 2nd Street between Main and A Street from 4PM-10PM on Saturday.
- Off-Street Spaces reached peak occupancy Friday at 12PM
- City Owned Spaces reached peak occupancy Saturday at 6PM
- On-Street Spaces reached peak occupancy Saturday at 8PM

Wednesday Micro-Boundary

	On-Street	City Owned	Off-Street	Total Vehicles	Total %
10AM	39%	20%	24%	224	27%
12PM	41%	31%	33%	288	35%
2PM	33%	23%	23%	210	25%
4PM	38%	29%	15%	191	23%
6PM	50%	37%	14%	222	27%
8PM	25%	23%	13%	145	17%
10PM	23%	19%	12%	121	15%

Friday Micro-Boundary

	On-Street	City Owned	Off-Street	Total Vehicles	Total %
10AM	31%	25%	31%	250	30%
12PM	36%	22%	38%	289	35%
2PM	24%	42%	27%	241	29%
4PM	33%	38%	24%	240	29%
6PM	49%	49%	27%	303	37%
8PM	51%	59%	16%	274	32%
10PM	44%	50%	11%	216	26%

Saturday Micro-Boundary

	On-Street	City Owned	Off-Street	Total Vehicles	Total %
10AM	31%	12%	14%	149	18%
12PM	34%	13%	25%	202	25%
2PM	40%	33%	28%	256	32%
4PM	37%	40%	23%	231	29%
6PM	51%	64%	22%	278	35%
8PM	56%	50%	22%	268	34%
10PM	40%	29%	12%	167	21%

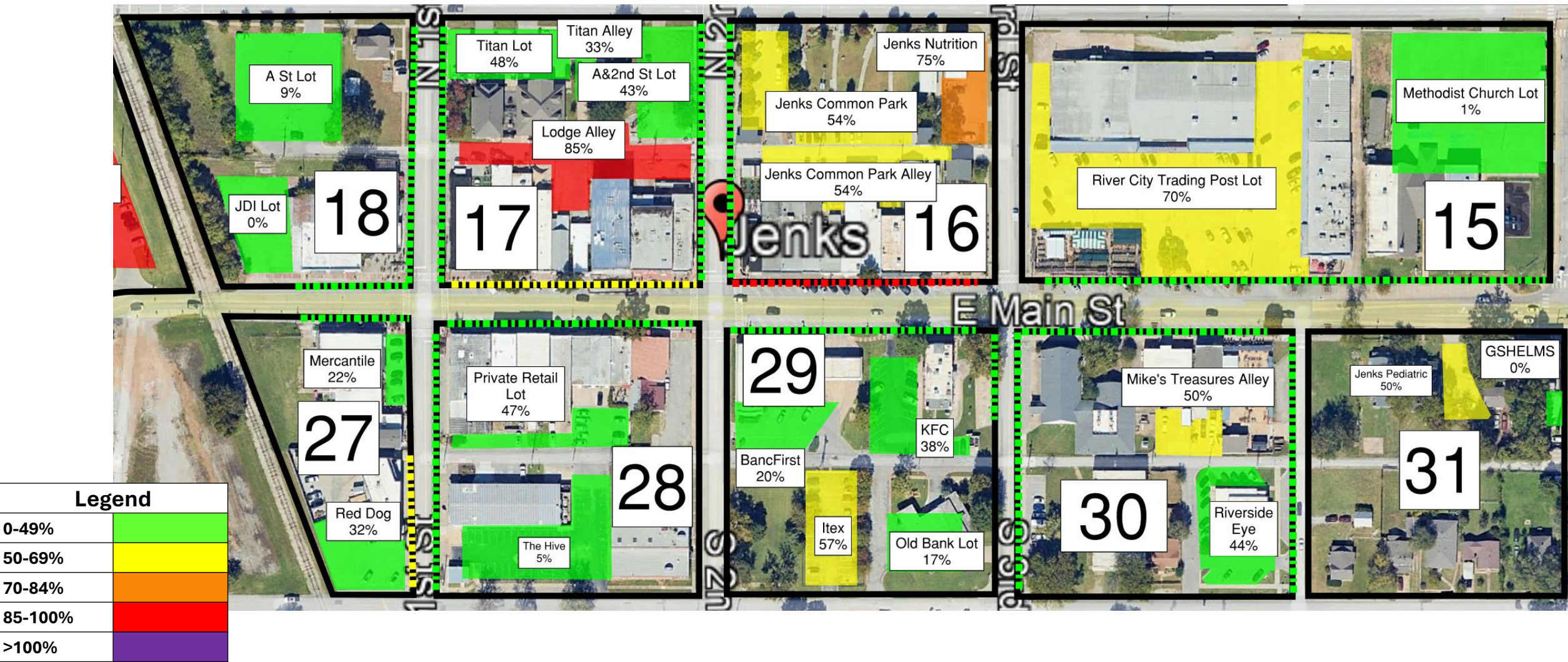
Parking Occupancy – Micro-Boundary – Wednesday Peak

Below is the heat map for Wednesday’s peak occupancy at 12PM, where the micro-boundary was 35% occupied.



Parking Occupancy – Micro-Boundary – Friday Peak

Below is the heat map for Friday’s peak occupancy at 6PM, where the micro boundary was 37% occupied.



Parking Occupancy – Micro-Boundary – Saturday Peak

Below is the heat map for Saturday’s peak occupancy at 6PM, where the micro-boundary was 35% occupied.



Current Program

The following tables indicate the current program for Downtown Jenks, broken out by block as of October 2024. All buildings are considered 100% occupied.

Block Number	Building	SF	Type
1	1-City Hall	13,061	Office
	1-Fire Department	7,318	Office
	1-Police Headquarters	6,270	Office
2	2-Mojo's	2,175	Fast Food
7	7-Education Service Center	21,630	Office
8	8-Post Office	8,745	Office
	8-Old Gym	13,142	Fitness Center
9	9-A+ Roofing Lot	1,639	Office
	9-Shears	1,768	Salon
10	10-Alpha medical Lab	3,985	Retail
	10-Farmer's Insurance	4,238	Office
11	11-McCaslin	5,000	Office
	11-Jenks Fence	1,700	Office
	11- Louie's Bar and Grill	5,109	Family Restaurant
	11- Sew It Alterations	1,183	Retail
	11- Supercuts	1,184	Hair Salon
	11- Serenity Nails and Spa	1,183	Salon
	11- Miracle Ear	3,232	Retail
	11- At the Beach	1,183	Salon
	11- Juice Bar	1,183	Fast Food
	11- Biergarten Liquor Store	1,184	Retail
	11- Billy Sims BBQ	2,533	Family Restaurant
12	12- Utica Clinic	21,790	Medical Office
13	13-Jenks Family Physicians	10,800	Medical Office

Block Number	Building	SF	Type
14	14- New Family Clinic	5,320	Medical Office
	14- Amian Homes	882	Office
	14- Spine Lot	3,885	Medical Office
	14-Alien Games	2,449	Retail
15	15-Jenks Methodist Church	11,152	Church
	15-Bayou Boys BBQ	3,015	Family Restaurant
	15-Campesinos	2,356	Family Restaurant
	15-Laundromat	2,456	Retails
	15-Brazilian Jiu Jitsu	2,826	Fitness Center
	15-Kitch Café	813	Fast Food
	15-Cookie Doodle	814	Fast Food
	15-River City Trading Post	25,440	Retail
	15-Parker's Square	7,192	Retail
16	16- Jenks Nutrition	1,553	Retail
	16- Jenks Common Park	23,639	Public Park
	16-Jenks 180 Kitchen and Bath	2,488	Retail
	16- Henderson and Co	945	Retail
	16- Jenks Restaurant	1,561	Family Restaurant
	16-Roark Acres Honeybees	1,761	Retail
	16- AllState	5,926	Office
	16-BeLove Yoga Studio	1,647	Fitness Center
	16-Peace Frogs Gifts	2,880	Retail
	16- Dirty Dawg Dog Wash	2,880	Retail
	16-Fusion Salon	2,975	Salon
	16-Maggies Music Box	1,378	Bar/Lounge/Night Club

Current Program

Block Number	Building	SF	Type
17	17-Titan Title	4,510	Office
	17-Estate Planning	2,168	Office
	17-Butler and Wheeler	4,270	Law Office
	17-City Hall Steakhouse	2,837	Fine/Casual Dining
	17-Tedford insurance	8,308	Office
	17-The Lodge	3,789	Family Restaurant
	17-Anthem Road Academy	1,308	School
	17-City Cycles	2,400	Retail
	17-Boutique Retail	1,435	Retail
	17-Social Jenks	3,185	Bar/Lounge/Night Club
	17-Axe Throwing	1,593	Entertainment
	17-American Heritage Antiques	2,875	Retail
18	18-Rustic Gate Creamery	1,444	Fast Food
	18- George's Bar	1,300	Bar/Lounge/Night Club
	18- Vacant Retail	1,345	Salon
	18- Vacant Retail	5,058	Retail
	18- Vacant Retail/ Amber Nichols	1,040	Retail
19	19-Leak detector	5,850	Office
	19-GHD	3,480	Office
	19-Goodwill	1,056	Retail
	19-918 Chiropractic	2,000	Medical Office
	19-Productions	1,760	Office
	19-Immufood Laboratory	1,765	Office
	19-Empower Spa	4,115	Salon
	19-Nations Title	3,680	Office
	19-Pure Health Collective	5,800	Medical Office
20	20-Insight Eye Care	2,100	Medical Office
	20-Sonic	1,704	Fast Food

Block Number	Building	SF	Type
21	21-Chiropractic	888	Medical Office
22	22-Snow's Mattress (Vacant)	2,100	Retail
	22-Ron's Hamburgers	2,122	Family Restaurant
	22-Innovations Salon	1,100	Hair Salon
	22-Kyle Doke Insurance	1,688	Office
	22-Tattoo	2,000	Retail
	22-Okie Swag	1,485	Retail
	22- Asian Market	1,000	Supermarket
	22-Chiropractic	1,100	Medical Office
	22-Jeweltech	1,000	Retail
	22-Vintage Toy Mall	1,000	Retail
	22-Donuts	1,931	Fast Food
	22-Beauty School	7,147	School
	22-Jenk's Vapor	1,696	Retail
	22-Hugo's Restaurant	2,829	Family Restaurant
	22-Rubicon Potato	850	Fast Food
23	22-Taco Bell	1,345	Fast Food
	23-Arby's	2,605	Fast Food
	23-Mazzio's	2,837	Family Restaurant
	23-Dentist	1,431	Medical Office
	23-120 Date St (Construction Ice)	3,250	Office
	23-Windows by Jeff	3,360	Office
24	23-Edward Jones	1,884	Office
	24- Innovative Air	4,200	Office
	24- Roy's Chicken (vacant)	4,112	Restaurant
25	24-Coney I-Lander	3,448	Fast Food
	25-State Farm	4,057	Office
	25-Main St Meds	1,419	Retail
	25-Wiggs Homes	1,040	Office

Current Program

Block Number	Building	SF	Type
27	27-Mercantile	6,329	Retail
	27-The Pink Lily	2,339	Retail
	27-Red Dog	6,268	Office
28	28-The Hive	5,586	Entertainment
	28-AT&T	23,474	AT&T
	28- Miss McGillicutty's	3,006	Retail
	28- Boutique	3,005	Retail
	28- Freeform	3,318	Office
	28-Bridges Boutique	3,318	Retail
	28-Focal Point Gallery and Studio	4,061	Retail
	28-Motley Market	1,475	Retail
	28-All Good Barbershop	1,475	Salon
	28-Smitty's Tavern	1,475	Bar
29	29-BancFirst	6,480	Bank
	29-KFC	2,432	Fast Food
	29-Old Bank	1,054	Office
30	30-1St Christian Church	18,722	Church
	30-Mike's Treasures	4,200	Retail
	30-Contemporary Tile	1,518	Retail
	30-Riverside Eye	4,977	Medical Office

Block Number	Building	SF	Type
31	31-GSHELMS	2,598	Office
	31-Jenks House Pediatric	899	Medical Office
32	32-Skin and Lash Boutique	924	Salon
	32-508 Main	1,320	Vacant
	32-David Pucket State Farm	2,352	Office
33	33-Abandoned blue/yellow	2,890	Vacant
	33-Bridgestone	3,300	Retail
	33-Florist	4,600	Retail
34	34-Dispensary	1,335	Retail
	34-Grinder Coffee	2,157	Fast Food
	34-ECL Consultant	4,032	Office
	34-Open Retail	16,372	Retail
35	35-Village on Main Apt	124,018	Residential
	35-First OK Bank	61,249	Office
36	36-Hatch	3,640	Family Restaurant
	36-Sidecar	2,067	Bar
	36-Jo & Co Salon	1,598	Salon
	36-LIV'D	4,639	Retail
	36-Open Retail	10247	Retail

Current Program

The below table indicates all buildings that were identified as vacant and were omitted from the program and demand calculations.

Vacancies			
Building	SF	Type	Address
11- Open Retail	1,184	Retail	813 E A St, Suite 111
13-Mystic Pub	2,731	Bar/Retail	601 E Main St Suite A
18- Vacant Retail	5,058	Retail	105 W Main St
18- Vacant Retail/ Amber Nichols	1,040	Retail	124 N 1st St
22-Snow's Mattress (Vacant)	2,100	Retail	501 W Main St
28-Open Retail	2,694	Retail	110 E Main St
32-508 Main	1,320	Vacant	508 Main St
33-Vacant Blue and Yellow	2,890	Vacant	602 E Main St
34-Open Retail	16,372	Retail	117 S 7th St
36-Open Retail	10,247	Retail	139 S Riverfront Dr
22-Okie Swag	1,485	Retail	517 W Main S
23-120 Date St (Construction Ice)	3,250	Office	120 Date St
24- Roy's Chicken (vacant)	4,112	Restaurant	418 W Main St
9-Trojan Place	7,117	Office	41-418 E B Street
28- Vacant Restaurant	2,861	Restaurant	120 E Main St
28-IOOF Lodge	4,061	Meeting Space	108 E Main St

Shared Parking Analysis – Current

Shared Parking Methodology

Walter P Moore calculated the current parking demand utilizing the ULI Shared Parking methodology, 3rd edition. The shared parking model utilizes Walter P Moore’s experience, local factors, and best opinion for all demand ratios for the development. The goal of shared parking is to balance the need of the parking demand with the parking supply by determining the design month/day/hour parking demand projection, understanding that uses peak at different times throughout the day.

Program Assumptions

- Utilized data collected on site to assist in right sizing parking ratios and time-of-day factors for this development
- Square footage for the program was derived from information provided by the City and Google Earth measurements
- It is assumed that all buildings included in the calculations are 100% occupied
 - Vacant buildings are not included
 - Villager Apartments and Trojan Place and the IOOF Lodge are not included in calculations
- It is assumed that the 99 units in the 727 Lofts are broken out evenly between 1BR, 2BR, and 3BR
- 97% of Residents own a vehicle in the Jenks, OK area (information from Census Reporter, “Tenure by Vehicles Available” for Tulsa County)
- 92% of Office Employees drive to work in the Jenks, OK area (information from Census Reporter, “Means of Transportation to Work” for Tulsa County)

Current Parking Demand – Entire Boundary

The below table shows the ULI calculated demand for each type of space included in the program. The table continues on the next slide, which identifies total demand.

Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 1 PM, WEEKDAY																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit											1 PM	December		12 PM	December	
Retail																		
Retail (<400 ksf)	117,634	sf GLA	2.50	97%	98%	2.37	ksf GLA	3.20	97%	99%	3.07	ksf GLA	100%	100%	279	100%	100%	361
Employee			0.70	92%	100%	0.64		0.80	92%	100%	0.74		100%	100%	76	100%	100%	87
Supermarket/Grocery	1,000	sf GLA	4.00	97%	98%	3.79	ksf GLA	4.00	97%	99%	3.83	ksf GLA	90%	100%	3	100%	100%	4
Employee			0.75	92%	100%	0.69		0.75	92%	100%	0.69		100%	100%	1	100%	100%	1
Food and Beverage																		
Fine/Casual Dining	2,837	sf GLA	12.25	97%	90%	10.72	ksf GLA	15.25	97%	97%	14.39	ksf GLA	75%	100%	23	50%	100%	21
Employee			2.25	92%	100%	2.07		2.50	92%	100%	2.30		90%	100%	6	75%	100%	6
Family Restaurant	32,366	sf GLA	9.25	97%	90%	8.09	ksf GLA	12.00	97%	97%	11.32	ksf GLA	90%	100%	236	100%	100%	367
Employee			2.15	92%	100%	1.98		2.10	92%	100%	1.93		100%	100%	64	100%	100%	62
Fast Casual/Fast Food/Food Halls	22,901	sf GLA	7.40	97%	19%	1.36	ksf GLA	8.40	97%	55%	4.49	ksf GLA	100%	96%	30	100%	96%	99
Employee			2.00	92%	100%	1.84		2.00	92%	100%	1.84		100%	100%	42	100%	100%	42
Bar/Lounge/Night Club	9,405	sf GLA	14.25	97%	90%	12.47	ksf GLA	17.50	97%	97%	16.51	ksf GLA	0%	96%	-	0%	96%	-
Employee			1.25	92%	100%	1.15		1.50	92%	100%	1.38		10%	100%	1	5%	100%	1
Entertainment and Institutions																		
Family Entertainment	5,586	sf GLA	1.80	97%	36%	0.63	ksf GLA	2.50	97%	10%	0.24	ksf GLA	50%	48%	1	0%	60%	-
Employee			0.20	92%	100%	0.18		0.25	92%	100%	0.23		100%	58%	1	0%	70%	-
Active Entertainment	1,593	sf GLA	1.50	97%	36%	0.52	ksf GLA	1.80	97%	10%	0.17	ksf GLA	90%	60%	1	85%	60%	-
Employee			0.15	92%	100%	0.14		0.20	92%	100%	0.18		100%	70%	1	100%	70%	1
Public Park/Destination Open Space	1	acre	4.00	97%	36%	1.40	acre	5.00	97%	10%	0.49		95%	75%	1	75%	75%	-
Employee			0.40	92%	100%	0.37		0.50	92%	100%	0.46		100%	85%	1	100%	85%	1
Hair Salon	17,505	sf GLA	4.00	97%	96%	3.72	ksf GLA	6.00	97%	96%	5.59	ksf GLA	80%	85%	45	80%	85%	67
Employee			4.00	92%	100%	3.68		7.00	92%	100%	6.43		85%	85%	47	90%	85%	86
Fitness Center	17,615	sf GLA	2.00	97%	98%	1.89	ksf GLA	1.90	97%	99%	1.82	ksf GLA	70%	100%	24	50%	100%	16
Employee			0.25	92%	100%	0.23		0.20	92%	100%	0.18		75%	100%	3	50%	100%	2

Current Parking Demand – Entire Boundary

Peak parking demand for the entire boundary is projected to be 1,642 spaces. The peak is projected to occur on a December weekday at 1PM. When the peak demand is compared to the current inventory we calculate a surplus of 1,556 spaces.

Shared Parking Demand Summary																				
Peak Month: DECEMBER -- Peak Period: 1 PM, WEEKDAY																				
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend				
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand		
	Quantity	Unit											1 PM	December		12 PM	December			
Hotel and Residential																				
Residential, Suburban																				
Studio Efficiency	28	units	0.85	97%	100%	0.82	unit	0.85	97%	100%	0.82	unit	40%	100%	9	68%	100%	16		
1 Bedroom	16	units	0.90	97%	100%	0.87	unit	0.90	97%	100%	0.87	unit	40%	100%	6	68%	100%	10		
2 Bedrooms	54	units	1.65	97%	100%	1.60	unit	1.65	97%	100%	1.60	unit	40%	100%	35	68%	100%	59		
3+ Bedrooms	1	units	2.50	97%	100%	2.43	unit	2.50	97%	100%	2.43	unit	40%	100%	1	68%	100%	2		
Visitor	99	units	0.10	97%	100%	0.10	unit	0.15	97%	100%	0.15	unit	20%	100%	2	20%	100%	3		
Office																				
Office <25 ksf	148,051	sf GFA	0.30	97%	100%	0.29	ksf GFA	0.03	97%	100%	0.03	ksf GFA	45%	100%	20	90%	100%	4		
Employee			2.75	92%	100%	2.52		0.31	92%	100%	0.28		85%	100%	318	90%	100%	38		
Office 25 to 100 ksf	61,249	sf GFA	0.32	97%	100%	0.31	ksf GFA	0.03	97%	100%	0.03	ksf GFA	45%	100%	9	90%	100%	2		
Employee			2.75	92%	100%	2.52		0.30	92%	100%	0.27		85%	100%	132	90%	100%	16		
Medical/Dental Office	60,990	sf GFA	2.50	97%	99%	2.41	ksf GFA	0.00	97%	100%	0.00	ksf GFA	100%	65%	96	0%	65%	-		
Employee			1.50	92%	100%	1.37		0.00	92%	100%	0.00		100%	65%	55	0%	65%	-		
Music School	1,308	sf GFA	3.00	97%	100%	2.91	ksf GFA	3.00	97%	100%	2.91	ksf GFA	50%	75%	1	100%	75%	3		
Employee			2.00	92%	100%	1.84		2.00	92%	100%	1.84		90%	75%	2	100%	75%	2		
Bank (Drive In Branch)	6,480	sf GFA	3.00	97%	67%	1.94	ksf GFA	3.00	97%	100%	2.91	ksf GFA	50%	100%	6	0%	100%	-		
Employee			2.50	92%	100%	2.29		1.75	92%	100%	1.60		100%	100%	16	0%	100%	-		
Additional Land Uses																				
Beauty School	7,147		4.00	100%	100%	4.00	ksf GFA	6.00	100%	100%	6.00	ksf GFA	100%	65%	19	0%	65%	-		
Employee			4.00	100%	100%	4.00		7.00	100%	100%	7.00		100%	85%	25	0%	85%	-		
ATT	23,474		0.00	100%	100%	0.00	ksf GFA	0.00	100%	100%	0.00	ksf GFA	0%	65%	-	0%	65%	-		
Employee			0.20	100%	100%	0.20		0.00	100%	100%	0.00		100%	85%	4	0%	85%	-		
Parking Adequacy													Customer/Visitor			796	Customer			948
													Employee/Resident			846	Employee/Resident			432
Current Inventory													Reserved			-	Reserved			-
Current Demand													Total			1,642	Total			1,380
Surplus/Deficit																				
3,198													1,642				1,556			

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Current Parking Demand – Micro-Boundary

The below table shows the ULI calculated demand for each type of space included on the program. The table continues on the next slide, which identifies total demand.

Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 1 PM, WEEKDAY																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit											1 PM	December		12 PM	December	
Retail																		
Retail (<400 ksf)	83,556	sf GLA	2.50	97%	99%	2.40	ksf GLA	3.20	97%	99%	3.09	ksf GLA	100%	100%	201	100%	100%	258
Employee			0.70	92%	100%	0.64		0.80	92%	100%	0.74		100%	100%	54	100%	100%	62
Food and Beverage																		
Fine/Casual Dining	2,837	sf GLA	12.25	97%	95%	11.27	ksf GLA	15.25	97%	98%	14.51	ksf GLA	75%	100%	24	50%	100%	21
Employee			2.25	92%	100%	2.07		2.50	92%	100%	2.30		90%	100%	6	75%	100%	6
Family Restaurant	10,721	sf GLA	9.25	97%	95%	8.51	ksf GLA	12.00	97%	98%	11.42	ksf GLA	90%	100%	83	100%	100%	123
Employee			2.15	92%	100%	1.98		2.10	92%	100%	1.93		100%	100%	22	100%	100%	21
Fast Casual/Fast Food/Food Halls	5,503	sf GLA	7.40	97%	10%	0.72	ksf GLA	8.40	97%	15%	1.24	ksf GLA	100%	96%	4	100%	96%	7
Employee			2.00	92%	100%	1.84		2.00	92%	100%	1.84		100%	100%	11	100%	100%	11
Bar/Lounge/Night Club	7,368	sf GLA	14.25	97%	95%	13.10	ksf GLA	17.50	97%	98%	16.66	ksf GLA	0%	96%	-	0%	96%	-
Employee			1.25	92%	100%	1.15		1.50	92%	100%	1.38		10%	100%	1	5%	100%	1
Entertainment and Institutions																		
Active Entertainment	1,593	sf GLA	1.50	97%	64%	0.93	ksf GLA	1.80	97%	8%	0.15	ksf GLA	90%	60%	1	85%	60%	-
Employee			0.15	92%	100%	0.14		0.20	92%	100%	0.18		100%	70%	1	100%	70%	1
Public Park/Destination Open Space	1	acre	4.00	97%	64%	2.49	acre	5.00	97%	8%	0.41		95%	75%	2	75%	75%	-
Employee			0.40	92%	100%	0.37		0.50	92%	100%	0.46		100%	85%	1	100%	85%	1
Hair Salon	4,450	sf GLA	4.00	97%	96%	3.72	ksf GLA	6.00	97%	96%	5.59	ksf GLA	80%	85%	11	80%	85%	17
Employee			4.00	92%	100%	3.68		7.00	92%	100%	6.44		85%	85%	12	90%	85%	23
Fitness Center	4,473	sf GLA	2.00	97%	99%	1.92	ksf GLA	1.90	97%	99%	1.83	ksf GLA	70%	100%	6	50%	100%	4
Employee			0.25	92%	100%	0.23		0.20	92%	100%	0.18		75%	100%	1	50%	100%	-

Current Parking Demand – Micro-Boundary

Peak parking demand for the micro-boundary is projected to be 578 spaces. The peak is projected to occur on a December weekday at 1PM. When the peak demand is compared to the current inventory we calculate a surplus of 251 spaces.

Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 1 PM, WEEKDAY																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit											1 PM	December		12 PM	December	
Office																		
Office <25 ksf	38,420	sf GFA	0.30	97%	100%	0.29	ksf GFA	0.03	97%	100%	0.03	ksf GFA	45%	100%	5	90%	100%	2
Reserved		empl	0.00	92%	100%	0.00		0.00	92%	100%	0.00		100%	100%	-	100%	100%	-
Employee			2.75	92%	100%	2.53		0.31	92%	100%	0.28		85%	100%	83	90%	100%	10
Medical/Dental Office	5,876	sf GFA	2.50	97%	98%	2.37	ksf GFA	0.00	97%	100%	0.00	ksf GFA	100%	65%	9	0%	65%	-
Employee			1.50	92%	100%	1.38		0.00	92%	100%	0.00		100%	65%	5	0%	65%	-
Music School	1,308	sf GFA	3.00	97%	100%	2.91	ksf GFA	3.00	97%	100%	2.91	ksf GFA	50%	75%	1	100%	75%	3
Employee			2.00	92%	100%	1.84		2.00	92%	100%	1.84		90%	75%	2	100%	75%	2
Bank (Drive In Branch)	6,480	sf GFA	3.00	97%	91%	2.65	ksf GFA	3.00	97%	100%	2.91	ksf GFA	50%	100%	9	0%	100%	-
Employee			2.50	92%	100%	2.30		1.75	92%	100%	1.61		100%	100%	16	0%	100%	-
Additional Land Uses																		
ATT	23,474		0.00	100%	100%	0.00	ksf GFA	0.00	100%	100%	0.00	ksf GFA	0%	65%	-	0%	65%	-
Employee			0.20	100%	100%	0.20		0.00	100%	100%	0.00		100%	85%	4	0%	85%	-
													Customer/Visitor		358	Customer		435
													Employee/Resident		220	Employee/Resident		136
													Reserved		-	Reserved		-
													Total		578	Total		572

Parking Adequacy

Current Inventory	Current Demand	Surplus/Deficit
829	578	251