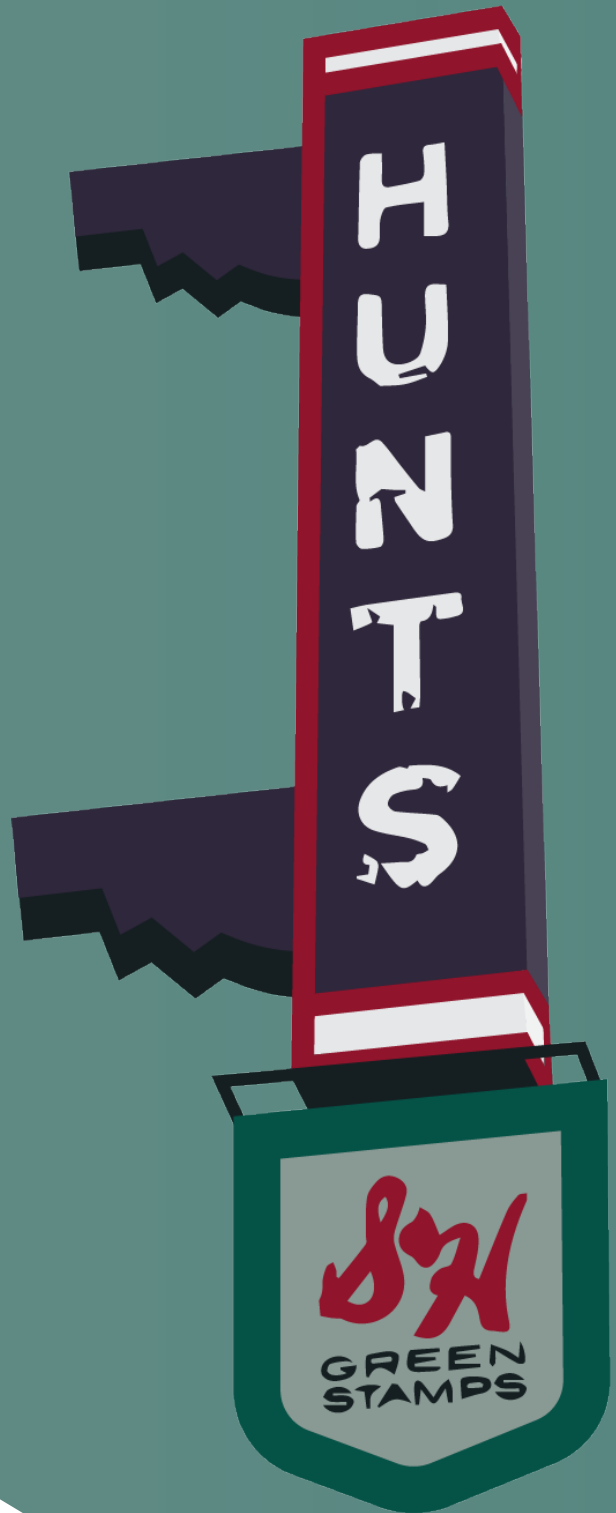


DOWNTOWN MUSKOGEE

HUNT'S GREEN

Courtney Graham
2022 | 2023



THE UNIVERSITY OF OKLAHOMA
GRADUATE COLLEGE

DOWNTOWN MUSKOGEE: HUNT'S GREEN

A PROFESSIONAL PROJECT

SUBMITTED TO THE GRADUATE FACULTY

in partial fulfillment of the requirements for the
Degree of

MASTER OF URBAN DESIGN

By

Courtney Graham

Norman, Oklahoma

2023

DOWNTOWN MUSKOGEE: HUNT'S GREEN

A PROFESSIONAL PROJECT APPROVED FOR THE
URBAN DESIGN STUDIO
CHRISTOPHER C. GIBBS
COLLEGE OF ARCHITECTURE

BY

Shawn Michael Schaefer, Chair
Dave Boeck, AIA
Francesco Cianfarani, Ph.D.
Shideh Shadravan, Ph.D.

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Executive Summary

Project Goals

The goal of this project is to create framework to transform the Hunt's Green into a place for citizens and visitors of all ages and backgrounds to use. The need to create a centralized gathering space in the Downtown, is evident through community engagement efforts and demographic needs. This project can help transform Downtown Muskogee by creating a catalyst in the area. Once the project is put in place it can turn the area into a place that the community and visitors can spend their time enjoying.

Community Engagement

The Main Street Muskogee team and the Urban Designer tried varied community engagement practices to ask the Muskogee community their vision for the pocket park which are reflected in the final design.

Community Engagement efforts included:

- Online Survey through the Main Street Muskogee Facebook page
- Physical Survey hand-delivered to over 70 residents in the Senior Living Apartments in Downtown Muskogee
- Visual Preference Surveys at both the Mayor's lecture at the Three Rivers Museum and the Downtown Muskogee Christmas Parade with an estimated 70 participants
- Monthly Main Street Muskogee Board and Design Committee meetings

Next Steps

While creating this framework for a successful Hunt's Green three ideas arose to ensure a successful space for the community to enjoy.

- Plan activities for the space in the development phase
- Begin marketing the space as a community space for all to use
- Develop plans for the development of the space

Funding and Implementation

Through collaboration between residents, the public sector, the private sector, and non-profit organizations Muskogee can improve the green and help revitalize the Downtown district.

Images: 1. Oklahoma Music Hall of Fame, 2. Looking West on Broadway Street,

3. Severs Block on Broadway Street, 4. View looking South on 3rd Street, 5. Depot Green.



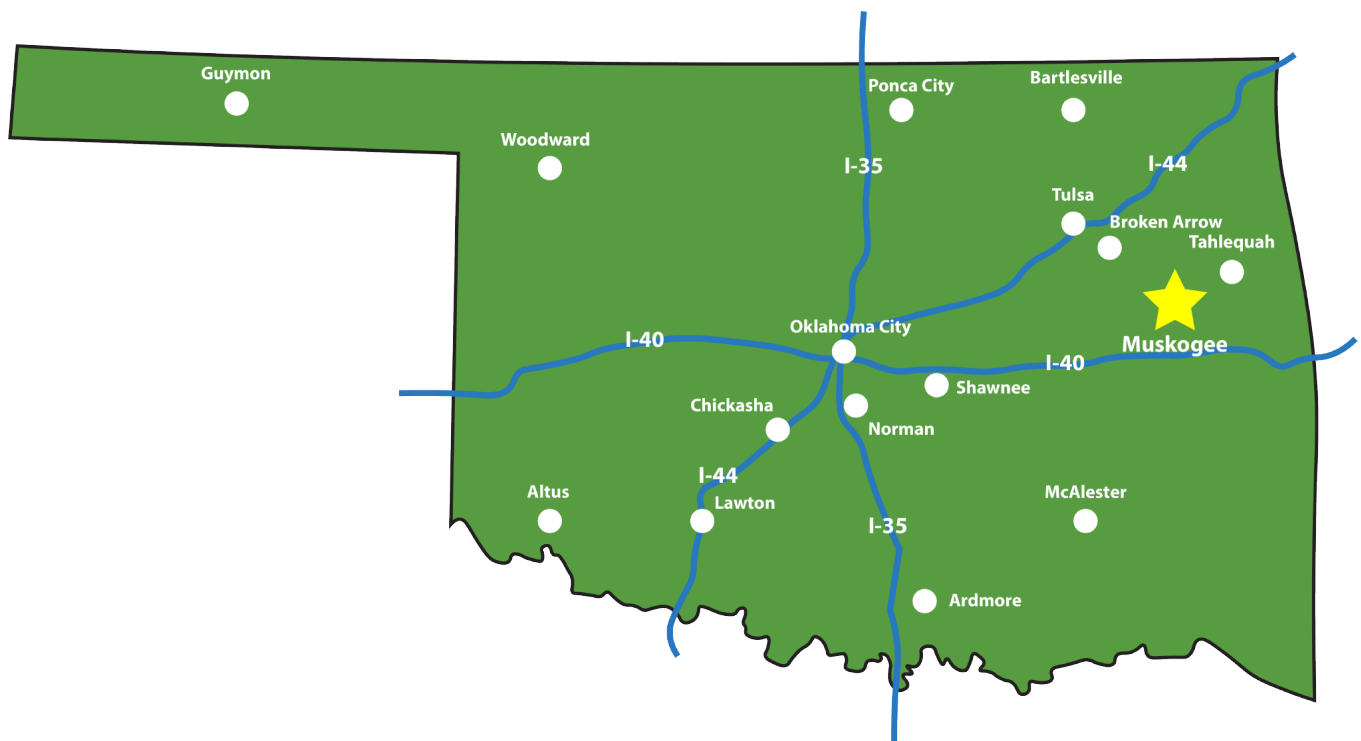
Introduction

Project Statement

In the heart of Downtown Muskogee there is a space where the Hunt's Department Store once stood. This vacant location reflects the need for development in many cities and downtowns across the United States of America. Currently, this now blank space could be a spark of hope in the center of a community. The community of Muskogee needs a centralized gathering space that could revitalize the downtown. The new gathering space should reflect the hopeful future for Muskogee and its citizens.

Project Location

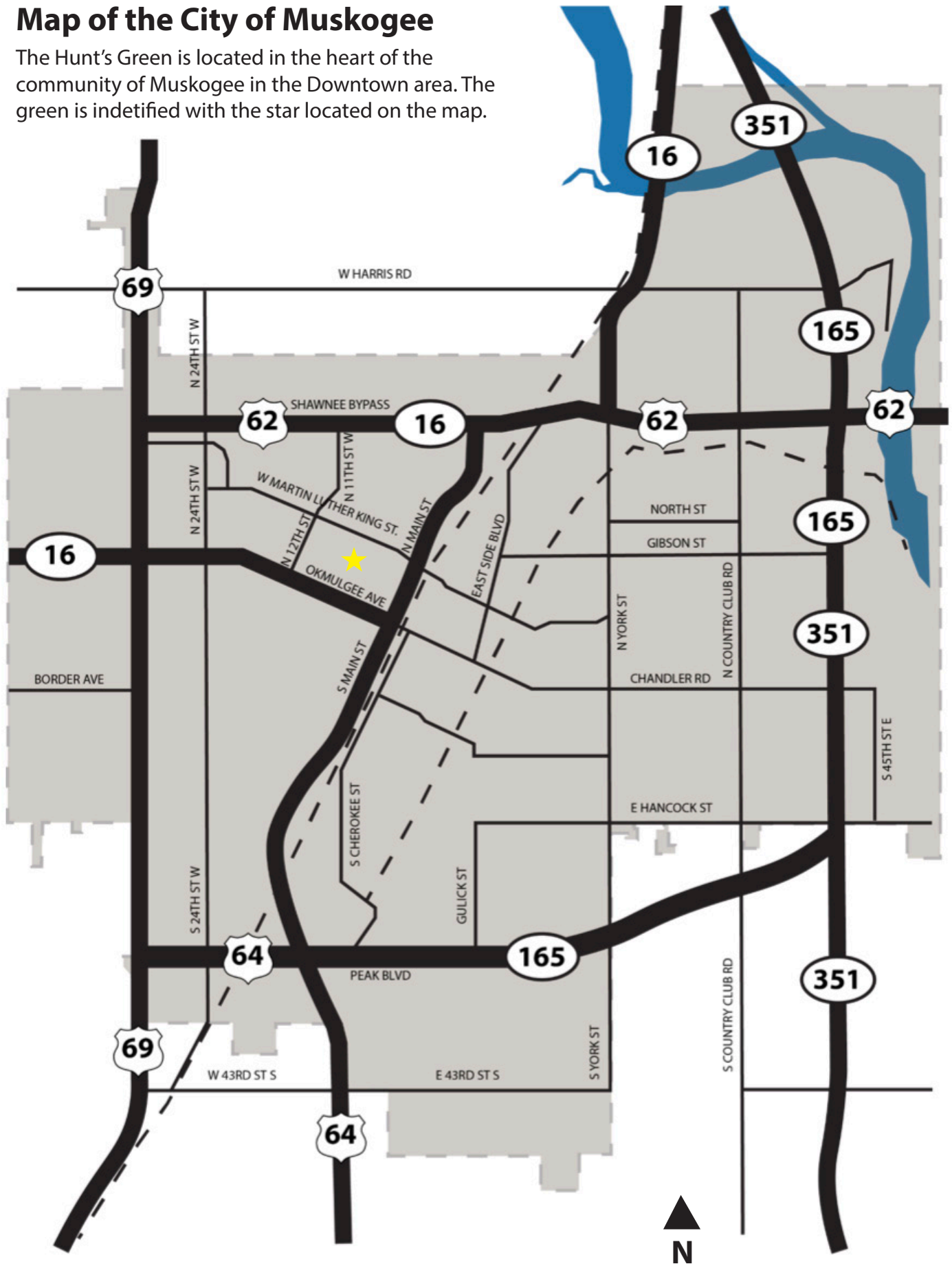
The Hunt's Green Space is in the center of Downtown Muskogee. The space is between 3rd Street and 4th Street along Broadway Street. This lot has been imagined by several groups in Muskogee, including Main Street Muskogee. The one group that has not had a voice is the citizens of Muskogee. With a clear need for a centralized gathering space in the Downtown corridor, this project can help transform Downtown Muskogee into a place for all.

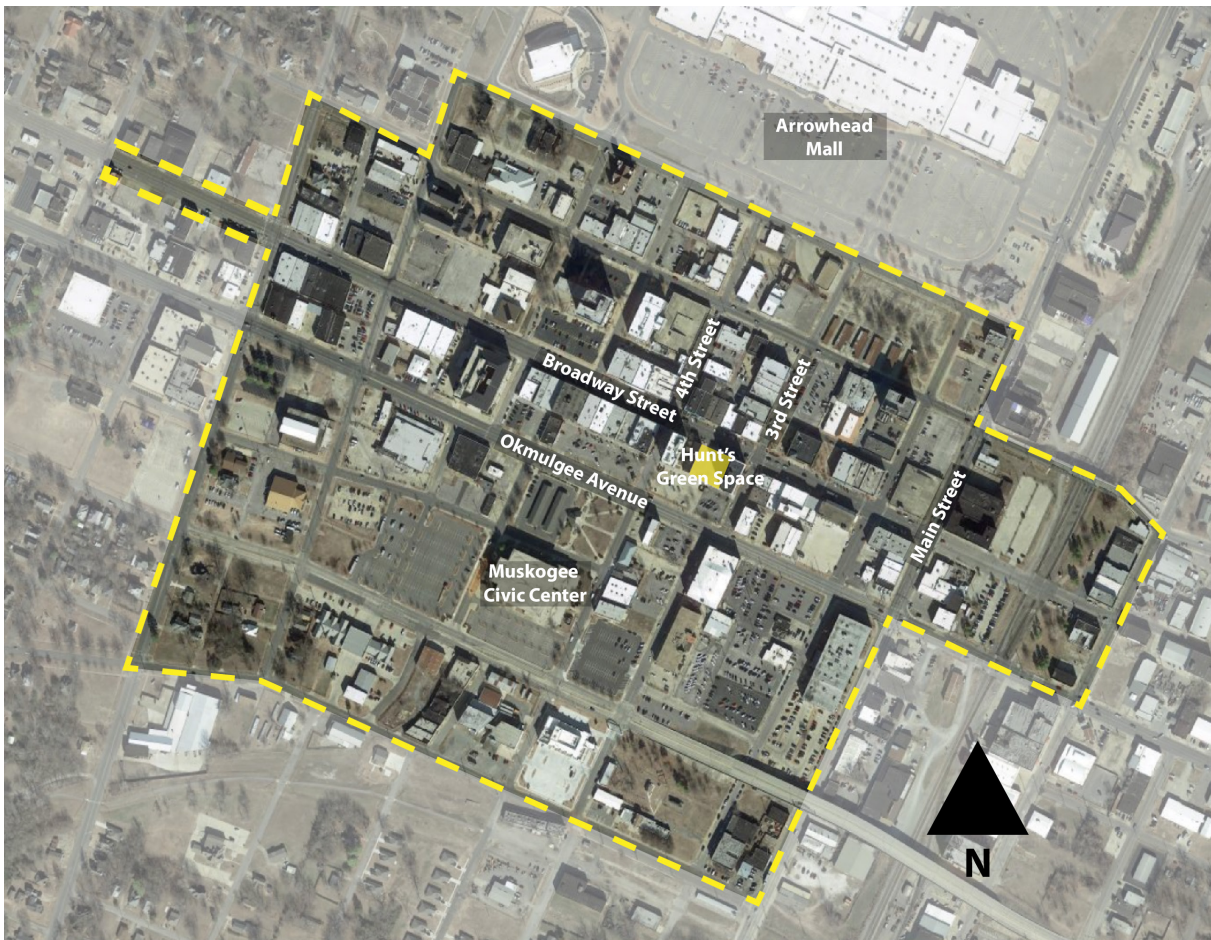


This map shows Muskogee in relation to other Oklahoma communities. Muskogee is 45 miles away from Tulsa.

Map of the City of Muskogee

The Hunt's Green is located in the heart of the community of Muskogee in the Downtown area. The green is identified with the star located on the map.





Downtown Muskogee is shown in this map with the Hunt's Green in the middle in the yellow box. The yellow dotted line represents the Main Street Muskogee Downtown boundaries.



Current view of the Hunt's Green Space looking south.

Focus of the Project

The Hunts Green will be the focus of the project. This vacant lot will be transformed into a small park that the community can use. The hope is that this park can be activated with and without programming.



In the parking lot looking West down Okmulgee Avenue on the south side of the green.



View of adjacent Surety building.



View of adjacent building, where local business Michael's Jewelers is located.



View from the parking lot behind the green looking at Broadway Street.

History

Muskogee has always been a hub of economic activity. The Native Tribes that lived along the Three Forks region built their villages and burial mounds along these rivers. In this area, European and American settlers built some of the most important trading posts in the west. When the Missouri-Kansas & Texas Railroad became the first rail line to be in Indian Territory, the City of Muskogee was born ("Local history", n.d.). The location of this vacant site has been in the fabric of Muskogee history since its humble beginnings in 1898.

Since then, the site has housed many businesses that have served the community. The most notable that many people still remember is the Hunt's Department Store. This store served Muskogee until 1987 with a variety of clothing items for men, women, and youth along side specialty items such as candy. In 2013, this building with a long history was demolished. That year three other buildings were also torn down. Now the community needs a community gathering place. The development of this space for the community can allow Muskogee's rich history to be honored.



The exterior of Hunt's Department Store in the 1950's, before renovations to the exterior were complete.

Source: Bell, Roger, and Jerry Hoffman



The employees of Hunt's Department Store in Muskogee are shown dressed up during "Western Days."
Source: Bell, Roger, and Jerry Hoffman



The second floor of Hunt's Department Store in the men's department.
Source: Three Rivers Museum



The second floor of Hunt's Department Store in the men's department.
Source: Three Rivers Museum



The exterior of Hunt's Department Store decorated for Christmas.
Source: Three Rivers Museum

Project Summary

The vacant lot of the former Hunt's Department Store along Broadway Avenue will be the focus of this design project. This project will identify uses for the vacant lot to transform it into a community gathering place that will help revitalize the district. Main Street Muskogee has shared its previous ideas and various attempts at achieving this project.

The Four Phases of the Urban Design process:

Phase 1: Community Engagement and Urban Site Analysis

Events with Main Street Muskogee and other local organizations are used to conduct visual preference surveys to identify amenities that Muskogee residents would utilize in this future space. Urban site analysis of the space and surrounding areas will identify how people use the space. Monthly meetings with partners and stakeholders have been used to gather feedback and show progress on the project.

Phase 2: Research and Analysis of Data

Analyzing data from visual preference surveys have provided insight into what the community likes and dislikes. Case studies from similar cities throughout the United States provide insight into what has succeeded or failed in comparable community projects. The case studies are picked from areas with similar size in property, uses with special events, activities, and locations in a downtown area.

Phase 3: Recommendation Development

The recommendation phase uses urban design ideas for the community gathering space. Provide three designs showing different layouts of the space. These designs show what uses can happen in the space with different design concepts. They show different programming that can be implemented in the future space. Feedback from community members, partners, and stakeholders informs the design at every step.

Phase 4: Final Designs and Implementation Strategy

Proposals for the final design of the community space use feedback from stakeholders. The final design is presented in this report with findings, analysis, designs, and implementation strategy of the green.

Design Approach

Downtown Muskogee will be included in the study. The design approach will consider visual preference surveys and case studies. It is recommended that various perspectives of design are included in this project. Using events or meetings where people with different backgrounds are consulted will result in a design that the whole community can support. The well-rounded design will create a community gathering space that can be utilized for many years.

Steering Committee

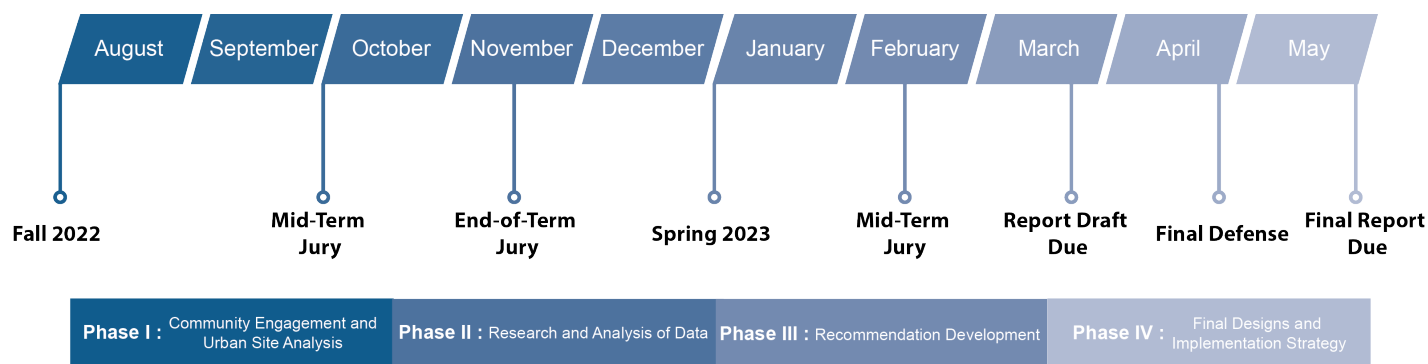
During the process of the project I understood the balance between my role as Executive Director of Main Street Muskogee and being a student of the OU Urban Design Studio. This project was lead by the input of the Main Street Muskogee Board of Directors, Committee Members, and the Community through surveys. This feedback helped guide and develop the ideas for what the pocket park would look and feel like. While completing this project I kept the two roles very separate to keep the balance with the project and not let my role dictate any of the decisions.

Main Street Muskogee Board of Directors and Committees

Courtney Graham	Executive Director
Dylan Lucht	President, Lucht Insurance
Russell Sain	Vice President, 3 Forks Properties LLC
Melony Carey	Secretary, Design Committee Chair, Muskogee Historic Preservation Commission
Judy Hoffman	Treasurer, Organization Committee, Hoffman Accounting & Tax Services
Ann Ong	Board Member, Organization Committee Chair, City of Muskogee Foundation
Dominique Embry	Board Member, Promotions Committee Co-Chair, Momma C's, MC Nutrition
Kristie Lowery	Board Member, Promotions Committee, Kristie's Scrub Shop
Stacy Burns	Board Member, Promotions Committee, Hattie's House & Vintage Market
Haley Frix	Board Member, Promotions Committee Chair, Hey Girly
Stephanie Morgan	Board Member, Muskogee City Council
Lex Katich	Board Member, Property Owner
Alex Reynolds	Board Member, Muskogee City Council, Lakota Rest Group LLC
Kevin White	Board Member, Economic Vitality Committee, Edward Jones
Gary Cooper	Board Member, GK Home Furnishings
Tony Corbell	Board Member, Oklahoma Music Hall of Fame
Wren Stratton	Board Member, Economic Vitality Committee Chair, City of Muskogee Foundation, Former Mayor
Tammy Pierce	Design Committee
Chrissie Wagner	Design Committee
Kim White	Economic Vitality Committee Co-Chair, Allstate Insurance



Project Schedule



Important Dates

Fall Term 2022

August 22 - First Day of Fall Classes

September 5 - Labor Day

September 20 - Main Street Muskogee Board Meeting

September 27 - Design Committee Meeting

October 1 - Mid-Term Jury

October 3 - Application for Degree Check Due to Graduate College

October 18 - Main Street Muskogee Board Meeting

October 25 - Design Committee Meeting

November 15 - Main Street Muskogee Board Meeting

November 19 - End-of-Term Jury

November 22 - Design Committee Meeting

November 23 - 27 - Thanksgiving Break

December 8 - Muskogee Reads the Sesquicentennial

December 9 - Last Day of Fall Classes

December 12 - 16 - Final Exams

December 19 - Muskogee Christmas Parade

Spring Term 2023

January 17 - First Day of Spring Classes

January 17 - Main Street Muskogee Board Meeting

January 24 - Design Committee Meeting

February 15 - Application for Graduation Due to Graduate College

February 21 - Main Street Muskogee Board Meeting

February 25 - Mid-Term Jury

February 28 - Design Committee Meeting

March 12 - 20 - Spring Break

March 21 - Main Street Muskogee Board Meeting

March 27 - Reading Copy of Project Report Due for Review

April 17 - Design Committee Meeting

April 18 - Main Street Muskogee Board Meeting

April 29 - Professional Project Final Defenses

May 6 - Final Day of Classes

May 9 - OU-Tulsa Convocation

May 8 - 12 - Final Exams

May 11 - Final Project Reports Due

Community Engagement

Design Committee Meetings

The greatest resource during this project was utilizing the Main Street Muskogee Design Committee. The Design Committee is one of the four points in Main Street Muskogee. The Four Point Approach utilizes Design, Promotion, Economic Vitality, and Organization. Each point or committee specializes in a focused area utilizing volunteers from the community. The Design Committee throughout this process was consulted on all surveys and helped develop and distribute surveys during this project. The Design Committee has a monthly meeting and met six times during the course of the project. The discussion from the Design Committee meetings were relayed at the monthly Main Street Muskogee Board Meeting. This was so the rest of the stakeholders who could not make the committee meeting could have input into the project.

Community Surveys

To obtain feedback from the community the Design Committee and I created three types of surveys an Online Survey, a Physical Survey, and a Visual Preference Board. Each survey contained similar information but was used to reach a different target audience in the community such as residents in the downtown, businesses, and residents through out the City of Muskogee.

Online Survey

The Online Survey was advertised on the Main Street Muskogee website and social media and left up for two weeks to get feedback. The online survey got 11 responses in that time period. The amount of responses from the survey were very few. This could be due to the way the online survey was advertised on the website and social media. The following graphs are the responses from the online survey.



Physical Survey

The Physical Survey were hand-delivered to the two senior living apartments next to the Hunts Green to get feedback. The physical survey got 15 responses out of 70 residents living in the apartments during that time period. The survey received 21.43% responses of its closest residents that likely utilize the space daily. The following graphs are the responses from the physical survey.

Survey - Downtown Greenspace

Main Street Muskogee is conducting a survey regarding a Downtown Greenspace in the lot created by the Demolition of The Hunt's Department Store. To help us understand the needs of Residents and Business Owners in the area, **Please complete the following questionnaire.**

Please Return Completed Survey to Apartment Office by Friday, September 16, 2022

Are You A Resident Or Business

☐ Resident ☐ Business ☐ Other

In your opinion, which age groups would enjoy this space? *(Check all that apply)*

☐ All Ages ☐ Children ☐ Teens ☐ Adults ☐ Older Adults

What Do You Identify As?

☐ Male ☐ Female ☐ Other ☐ Prefer not to say

What Is Your Age?

☐ Under 13 ☐ 13 - 17 ☐ 18 - 24 ☐ 25 - 44 ☐ 45 - 64 ☐ 65 +

What is your zip code?

Would You Consider Yourself To Have A Disability?

☐ Yes ☐ No ☐ I prefer not to say

Do You Own A Dog?

☐ Yes ☐ No ☐ I prefer not to say

Do You Clean Up After Your Dog?

☐ Yes ☐ No ☐ I prefer not to say

How Often Do You Currently Use The Greenspace?

☐ Daily ☐ Weekly ☐ Monthly ☐ Never

Overall, how would you rate the current greenspace or outdoor area?

☐ Very Good ☐ Good ☐ Fair ☐ Poor ☐ Very Poor

What do you like about this greenspace or outdoor area?

What don't you like about this location?



Continued on Back

What Activities Would Attract You To The Greenspace? *(Check all that apply)*

☐ Fitness Classes ☐ Walking/Running Clubs ☐ Concerts ☐ Food Truck Days
☐ Cultural Events ☐ Holiday Events ☐ Coffee in the Park ☐ Pop-Up Vendors
☐ Arts and Crafts Activities ☐ Dog Days ☐ Gardening Activities ☐ Special Events

Other Activities

What Improvements Would Attract You To The Greenspace? *(Check all that apply)*

☐ Pet Waste Stations ☐ Benches and Seating ☐ Chess and Table Games
☐ Stages and Theatrical Venues ☐ Walking Paths ☐ Exercise Equipment
☐ Lighting ☐ Eating Areas ☐ Splash Pad
☐ Shade Structures ☐ Bike Racks ☐ Landscaping

Other Improvements

How Often Would You Use The Greenspace If Improvements Were Made?

☐ Daily ☐ Weekly ☐ Monthly ☐ Never

How Would Having A Greenspace Improve The Livability Of Downtown? *(Check all that apply)*

☐ Make It More Attractive ☐ Improve Outlook Of Area ☐ Encourage Physical Activity
☐ Improve Overall Health And Attitude ☐ Increase Pride In Downtown Area ☐ Easy To Get To
☐ Provide Opportunities To Be Outside ☐ Offer Downtown Activities

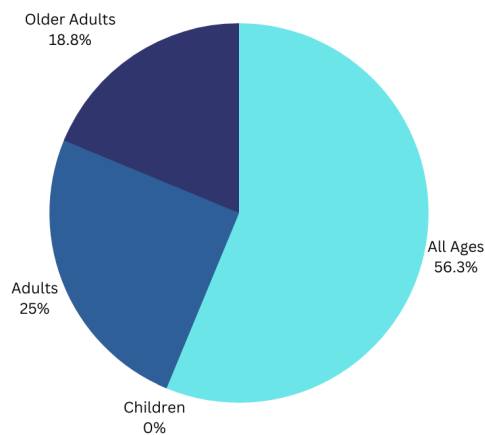
Other

What Else Would You Like Us To Know About Living Or Working Downtown?

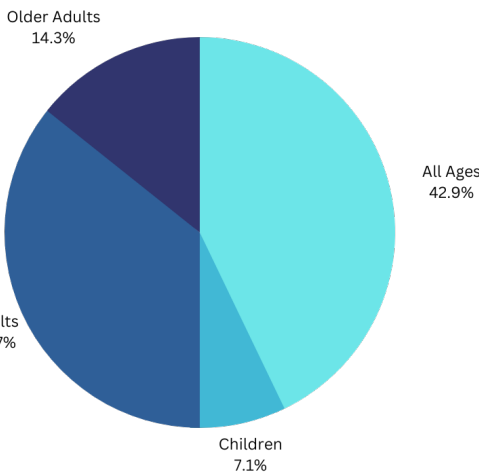
Design of the Physical Survey was easy to read and included the same information as the online survey.

Physical Survey Results

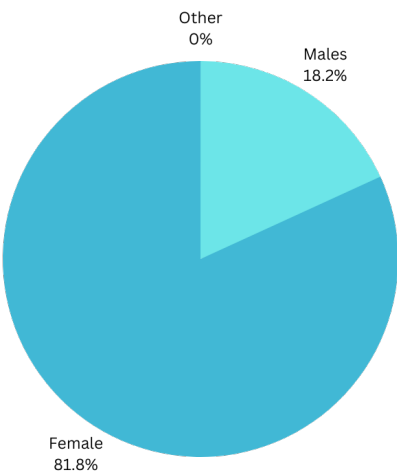
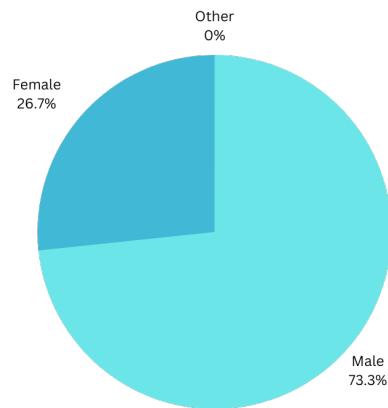
In your opinion, which age groups would enjoy this space?



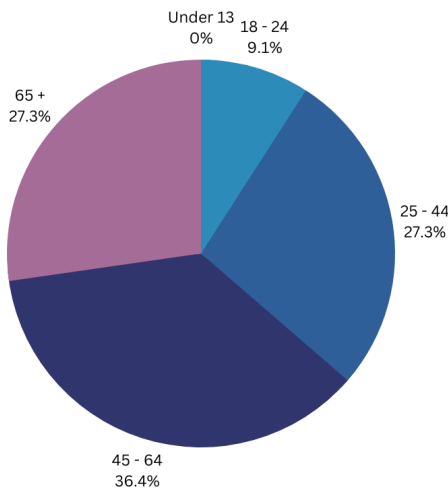
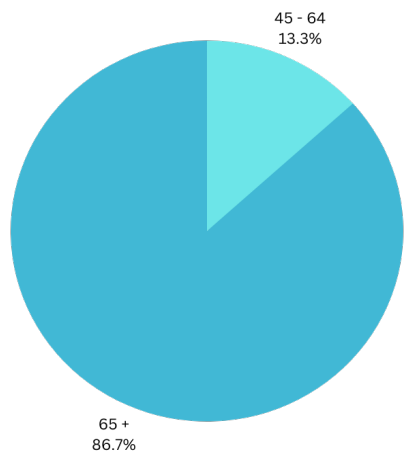
Online Survey Results



What do you identify as?



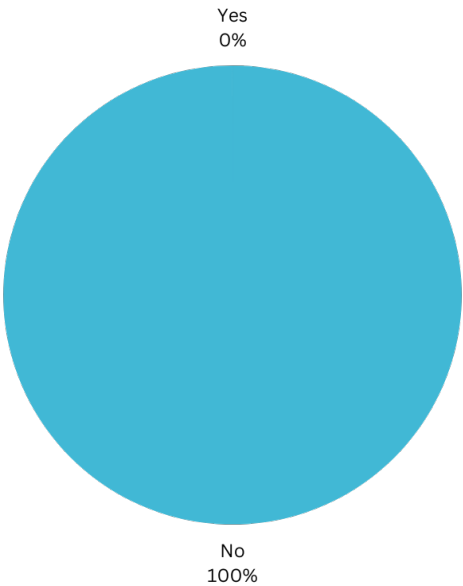
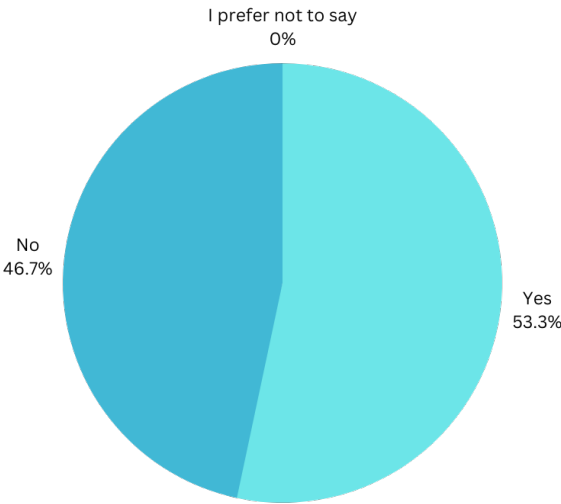
What is your Age?



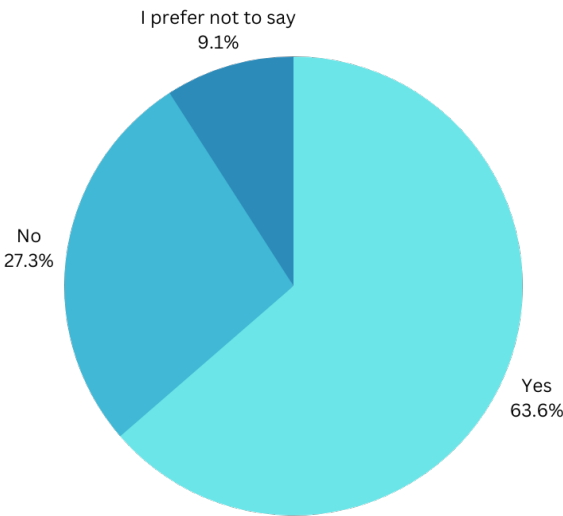
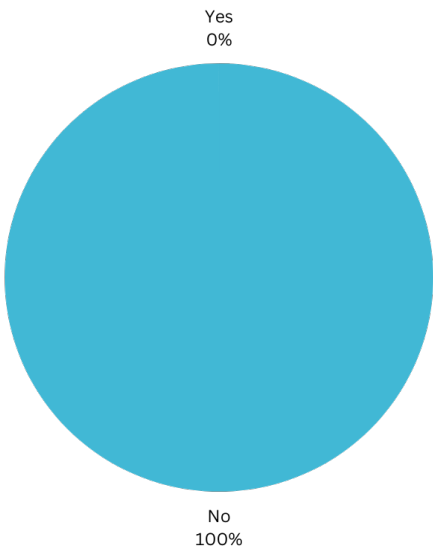
Physical Survey Results

Online Survey Results

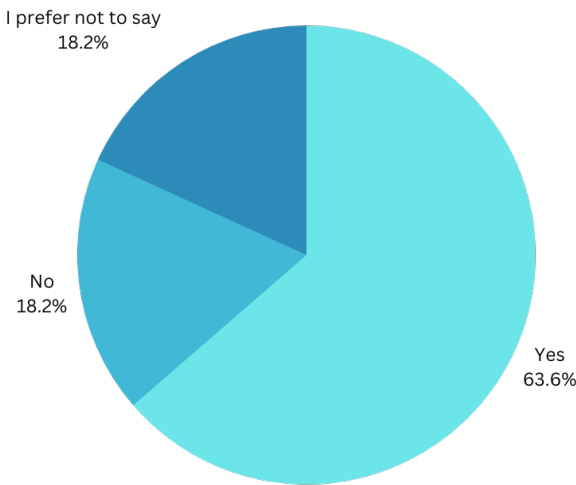
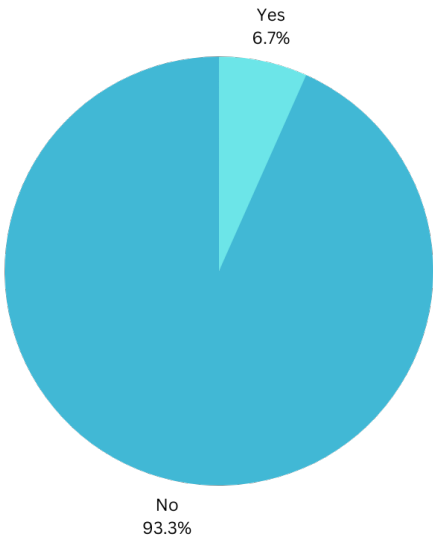
Would you Consider Yourself To Have A Disability?



Do You Own A Dog?

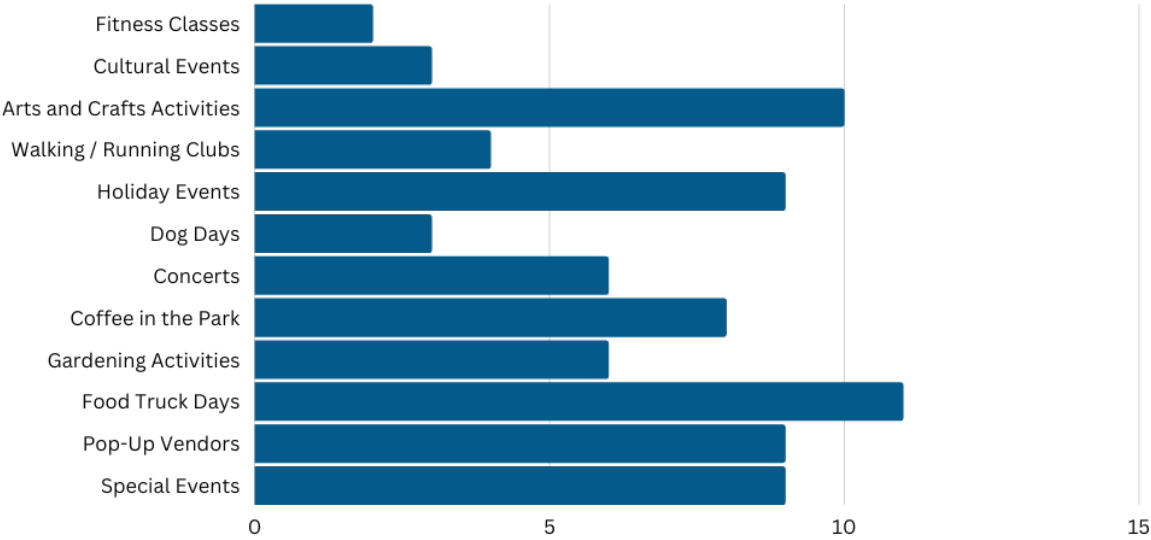


Do You Clean Up After Your Dog?

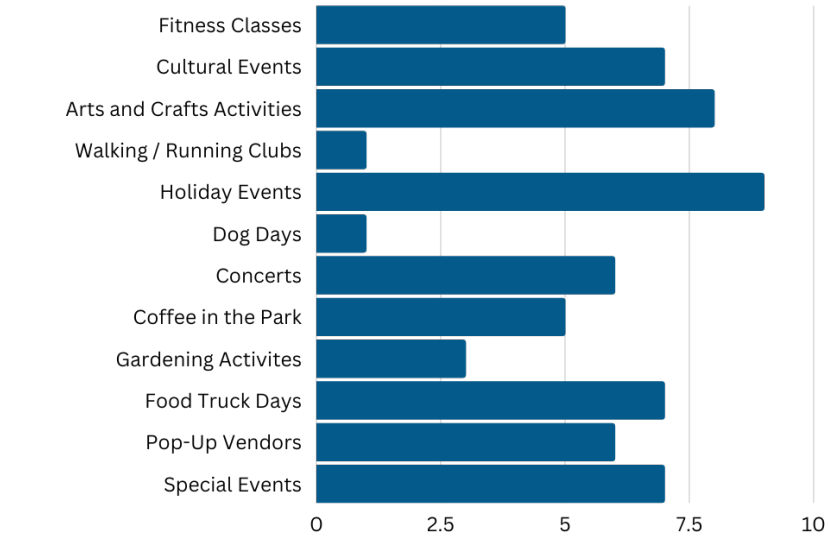


Physical Survey Results

What Activities Would Attract You To The Greenspace?

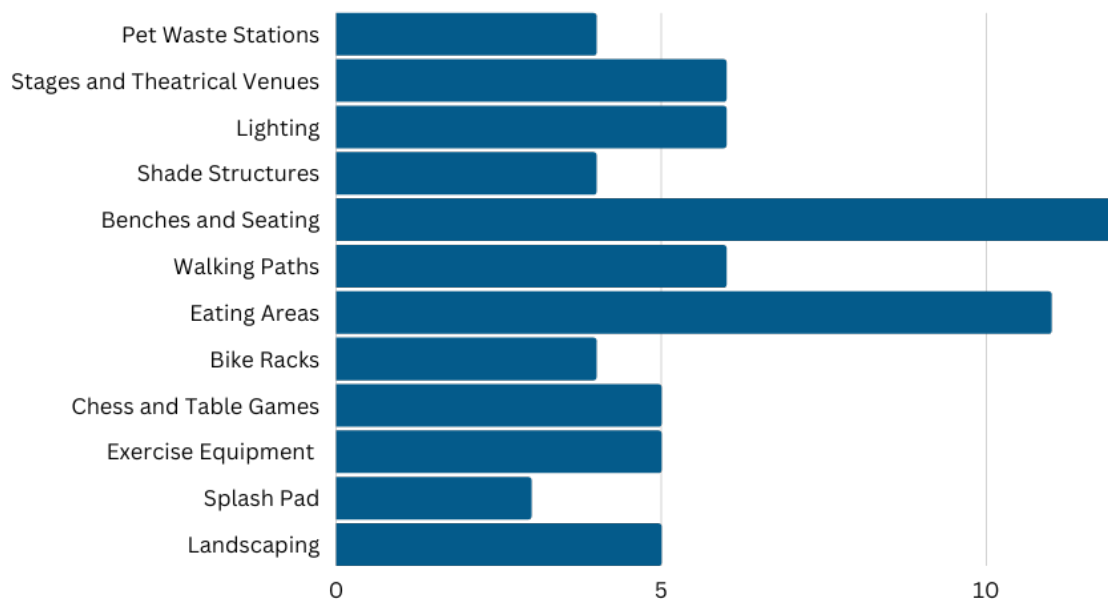


Online Survey Results

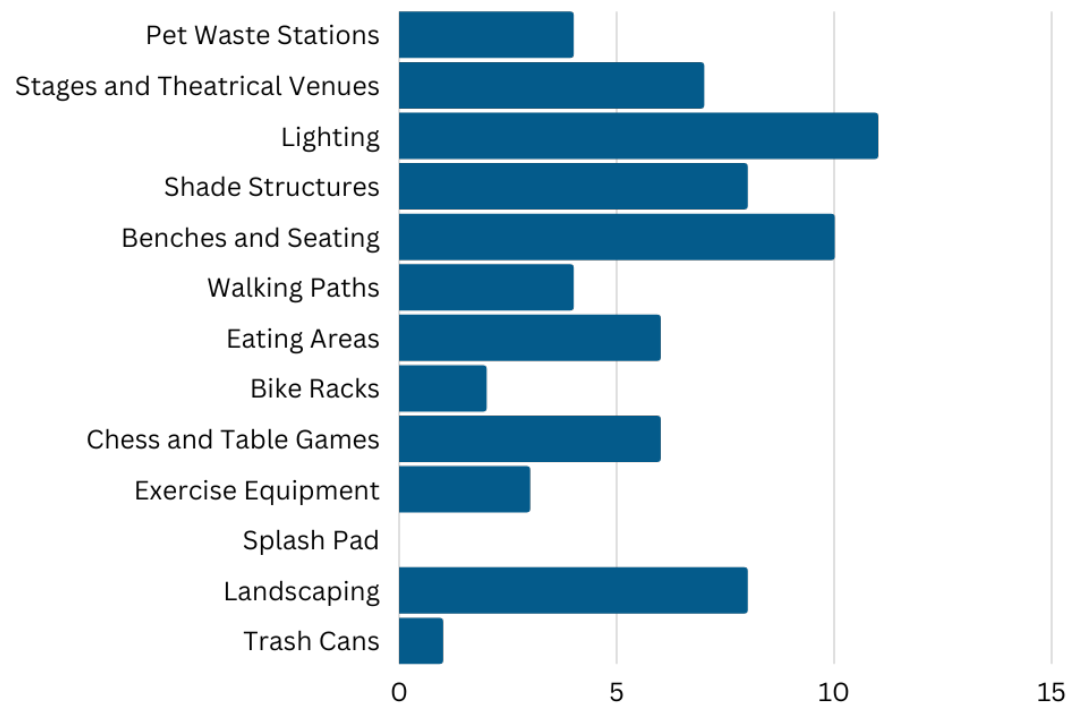


Physical Survey Results

What Improvements Would Attract You To The Greenspace?

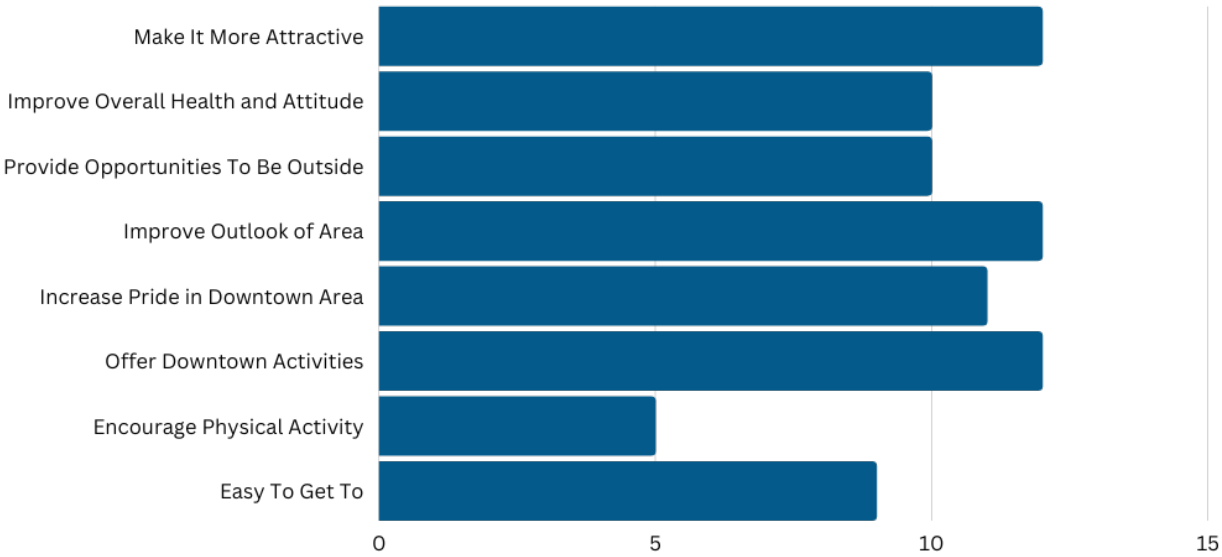


Online Survey Results

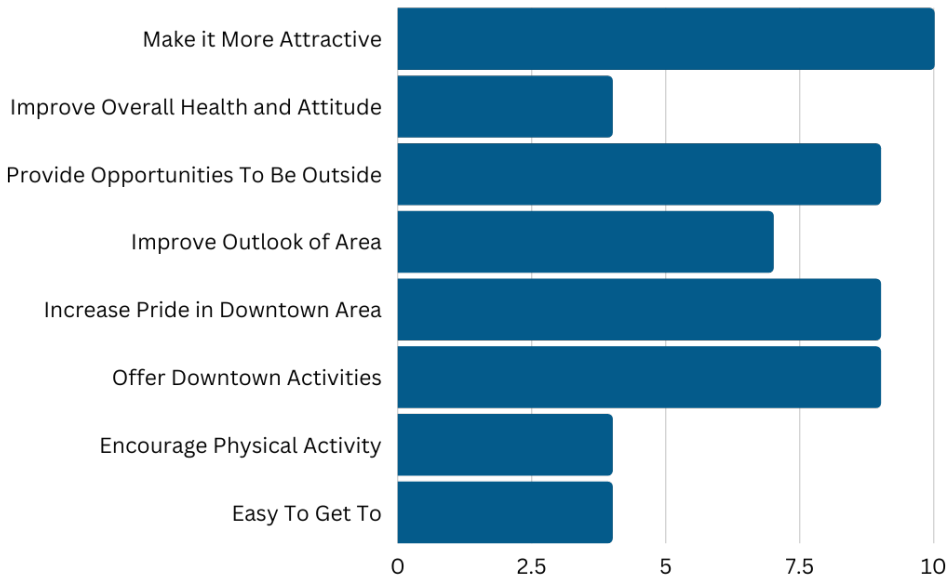


Physical Survey Results

How Would Having A Greenspace Improve The Livability of Downtown?



Online Survey Results



Visual Preference Survey

The Visual Preference Survey was brought to two downtown events to get feedback. The first event was Mayor Marlon Coleman's speech during the Muskogee Reads the Sesquicentennial on December 8th and the second being the Downtown Muskogee Christmas Parade on December 19th. The Visual Preference survey got an estimated 70 responses from both events. The Visual Preference Survey had set backs due to weather canceling a Halloween event called Boo-nanza where the first survey was scheduled to happen. Being an earlier event in Downtown Muskogee on October 29th that would've targeted parents and children. The following graphs are the responses from the Visual Preference survey.



Top: Visual Preference Survey at the Christmas Parade with participant
Bottom: Boards setup at the December 8th event.





Julie Williams and Chris Mims volunteering at the Visual Preference Survey table during the event.

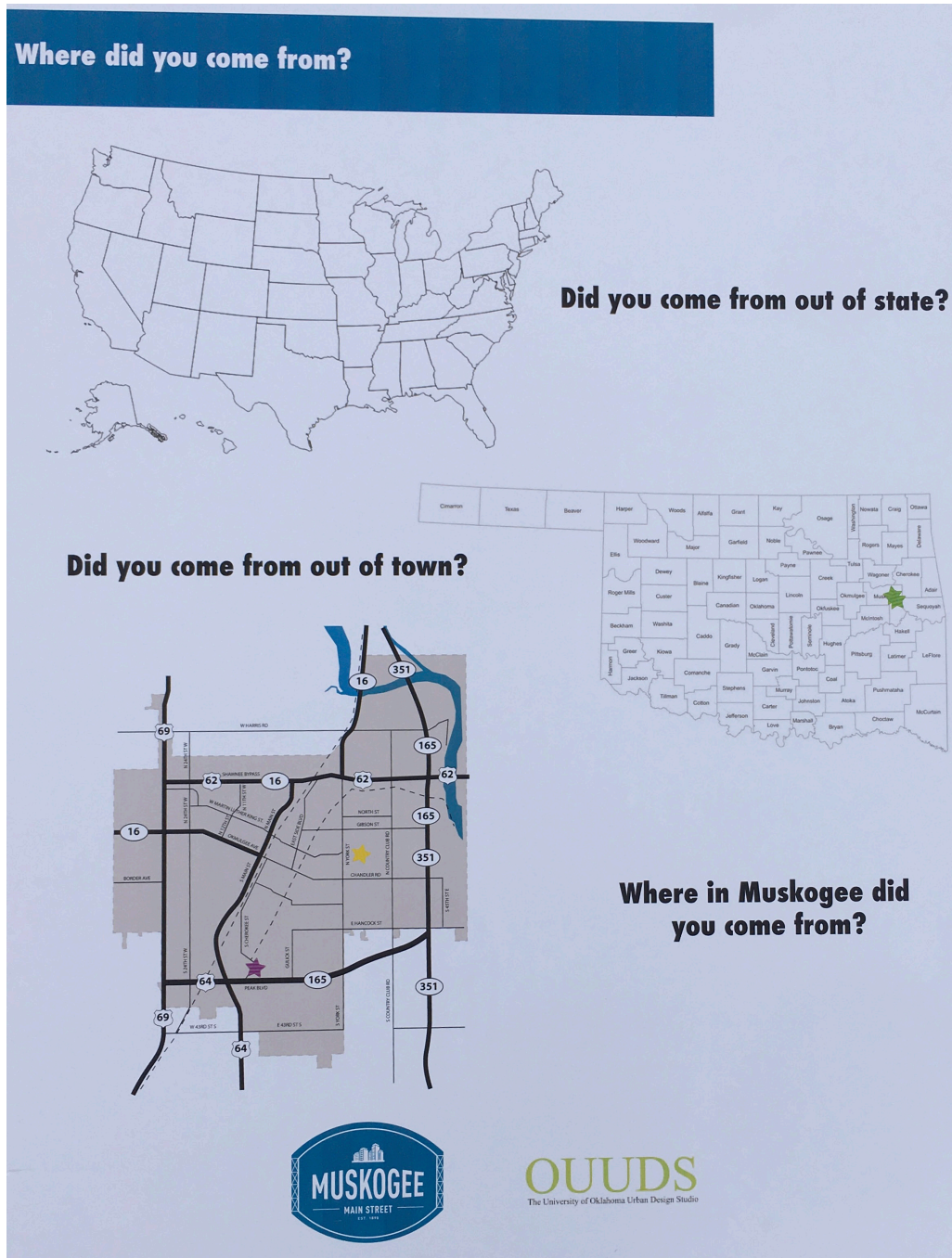


Participants at the Muskogee Christmas Parade selecting options on the boards.

Where did you come from?

When survey participants were asked where they came from for both events they were hesitant to let us know. This resulted in very little data on the Visual Preference Survey to see where people were coming from when visiting downtown events. When speaking to community members many verbally said they were from the Muskogee area. This tells us that a majority could possibly be in the city limits.

When counting the stars in other posters around 70 survey participants were estimated. This number accounts for a majority of people from the Downtown Muskogee Christmas Parade and one person from the Mayors lecture.



Downtown Greenspace Survey

Which age groups would enjoy this space?



Children



Teens

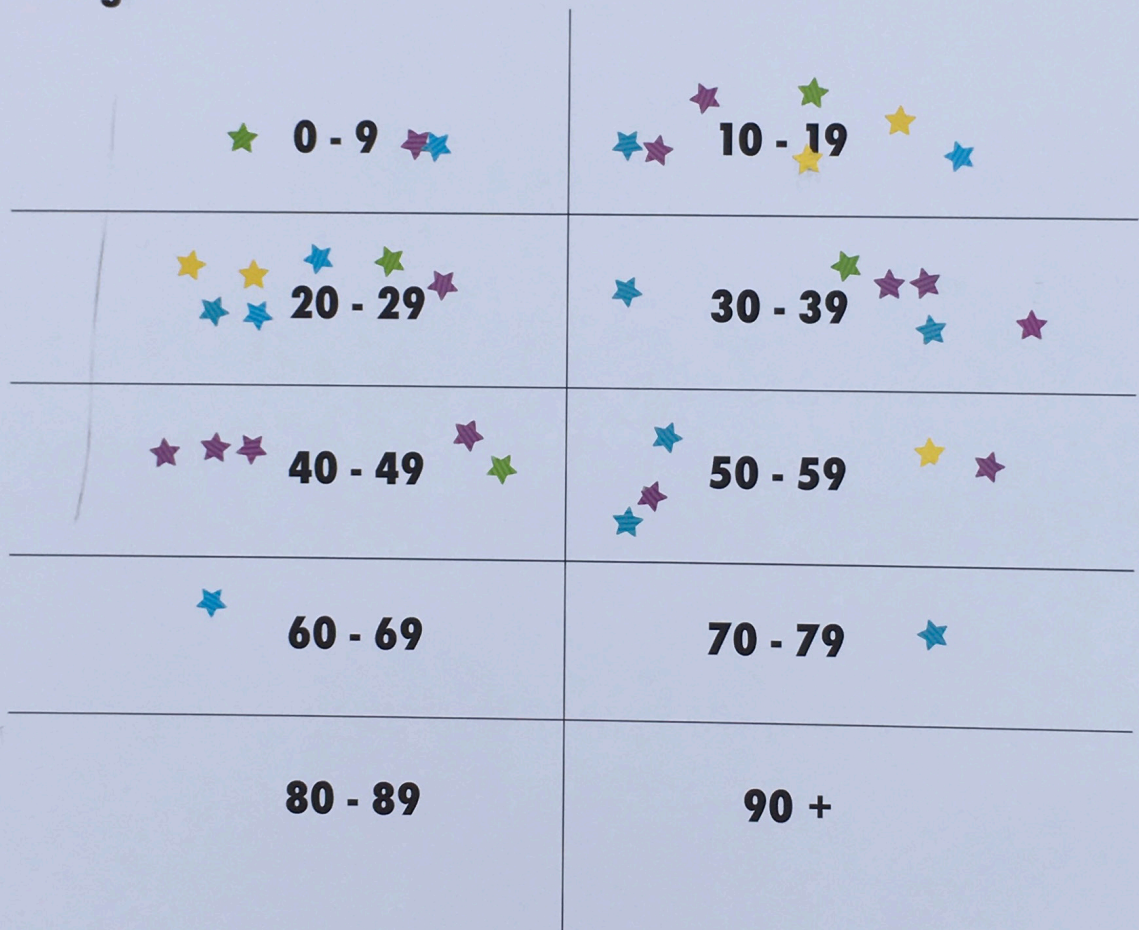


Adults



Older Adults

What is your Age?

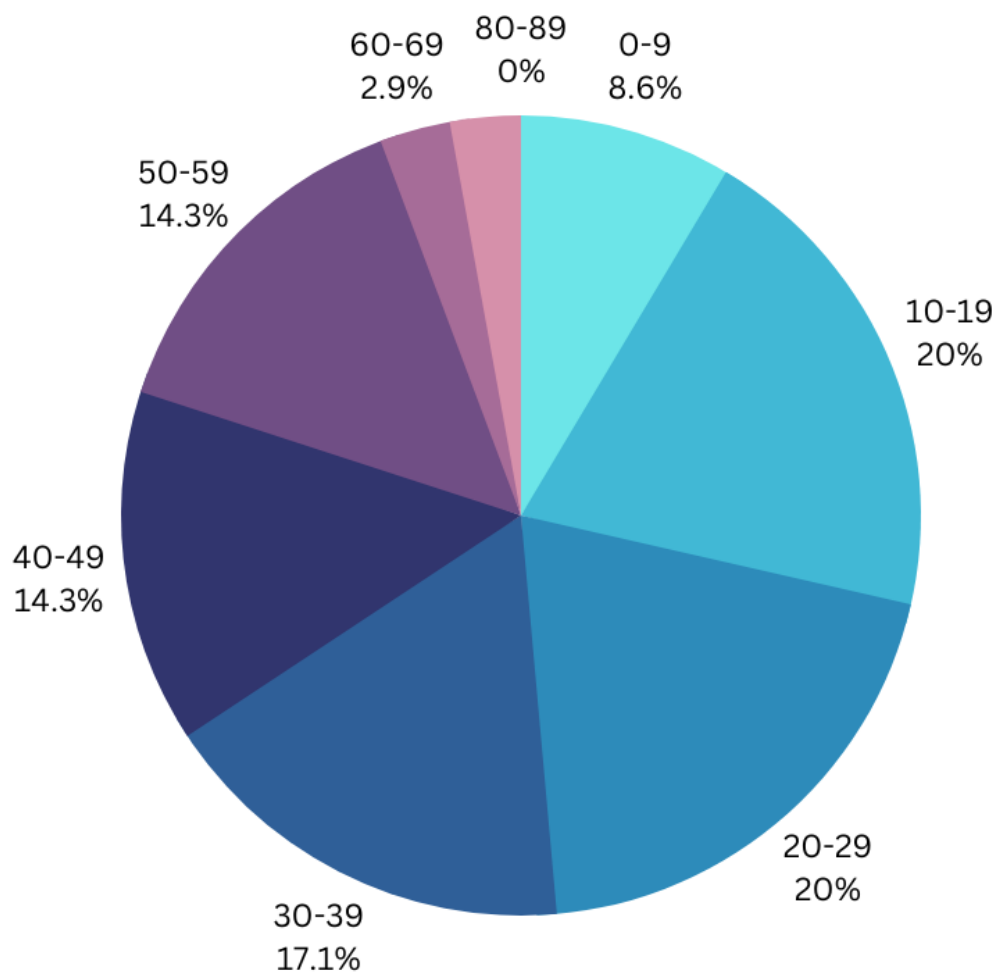


Age Groups


When surveyors were asked what age groups would enjoy the space no one answered. This could be from the fast paced energy from the parade. It could also come from many people thinking all ages would benefit from the development of the Hunts Green.

Another question asked to survey participants during the events was, what is your age. The question was asked in increments of nine years. The ages ranged from 0-9 to 90+. The largest groups were 10-19 and 20-29 with the lowest being 80-89 and 90+.

What is your Age?



What Possible Name is the best for the Greenspace?

A cluster of seven stars in blue, green, and yellow colors arranged in a loose arc.

Hunt's Green

Olde Town Park

Ong Family Green

A cluster of six stars in yellow, blue, and purple colors arranged in a loose arc.

Broadway Lawn

A cluster of five stars in green, blue, and purple colors arranged in a loose arc.

New Hope Square

Two stars, one green and one purple, positioned vertically.

Queen City Square

Other Ideas? Let Us Know



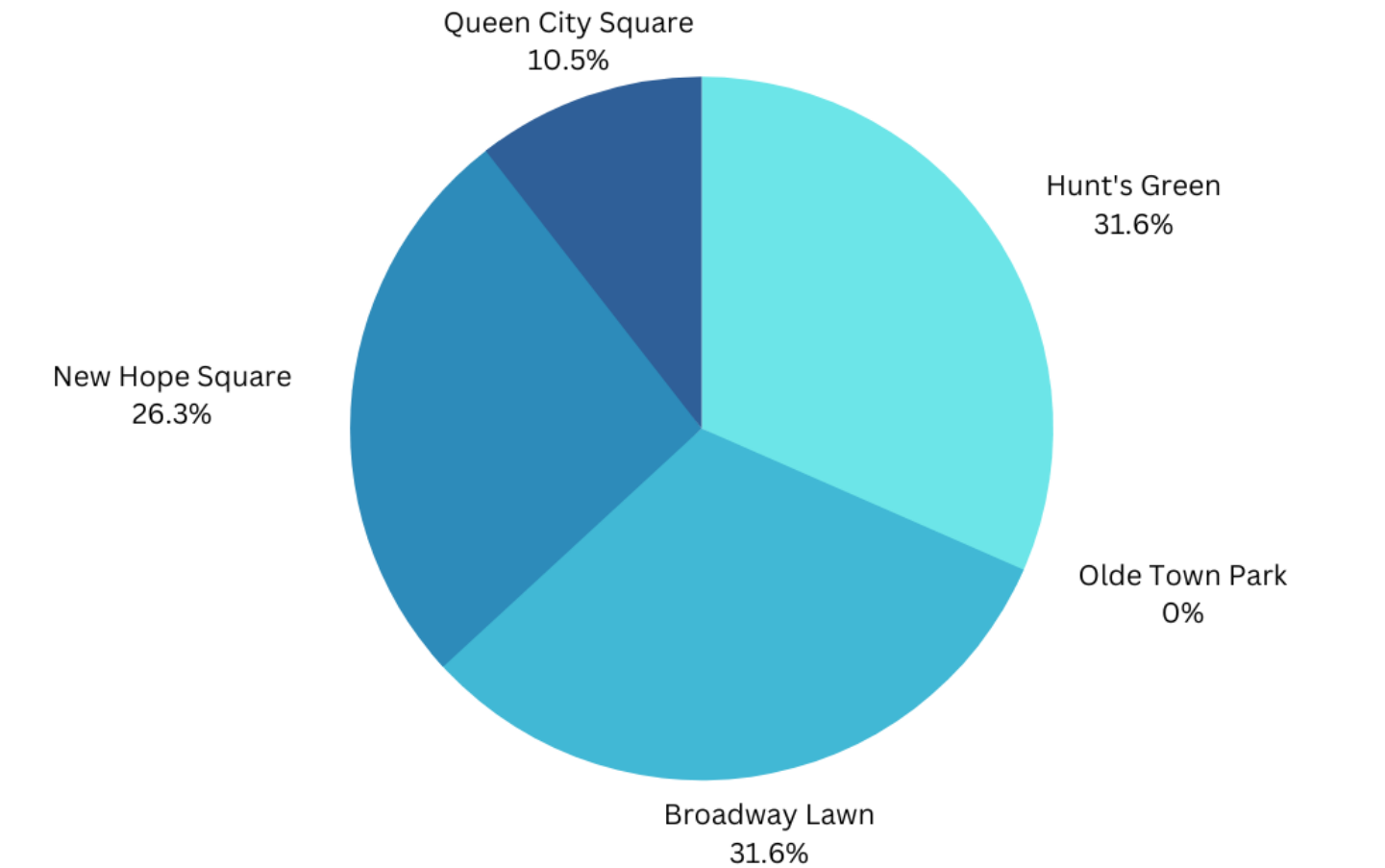
OUUDS
The University of Oklahoma Urban Design Studio

Possible Name for the Pocket Park

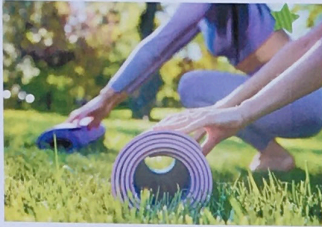
During conversations with the Design Committee and Main Street Muskogee Board of Directors the possibility of changing the name of the pocket park was mentioned. It is currently called Hunt's Green when describing the location to people unfamiliar with it. The reason for this conversation was to see if there was a desire for a re-brand on a space that has tried to develop multiple times in the past.

The Design Committee developed six name ideas from keeping the name to trying to connect other local names to the space. When the community took the survey both Hunt's Green and Broadway Lawn tied with 31.6% and the lowest being Ong Family Green and Olde Town Park with 0%.

What Possible Name is the best for the Green?



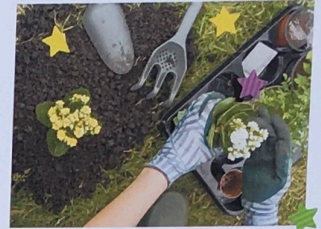
What activities would attract you to the greenspace?



Fitness Classes



Concerts



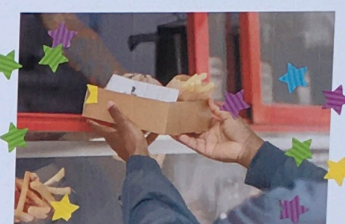
Gardening Activities



Cultural Events



Coffee in the Park



Food Truck Days



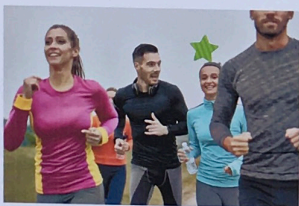
Arts and Crafts Activities



Holiday Events



Pop-Up Vendors



Walking / Running Clubs



Dog Days



Special Events

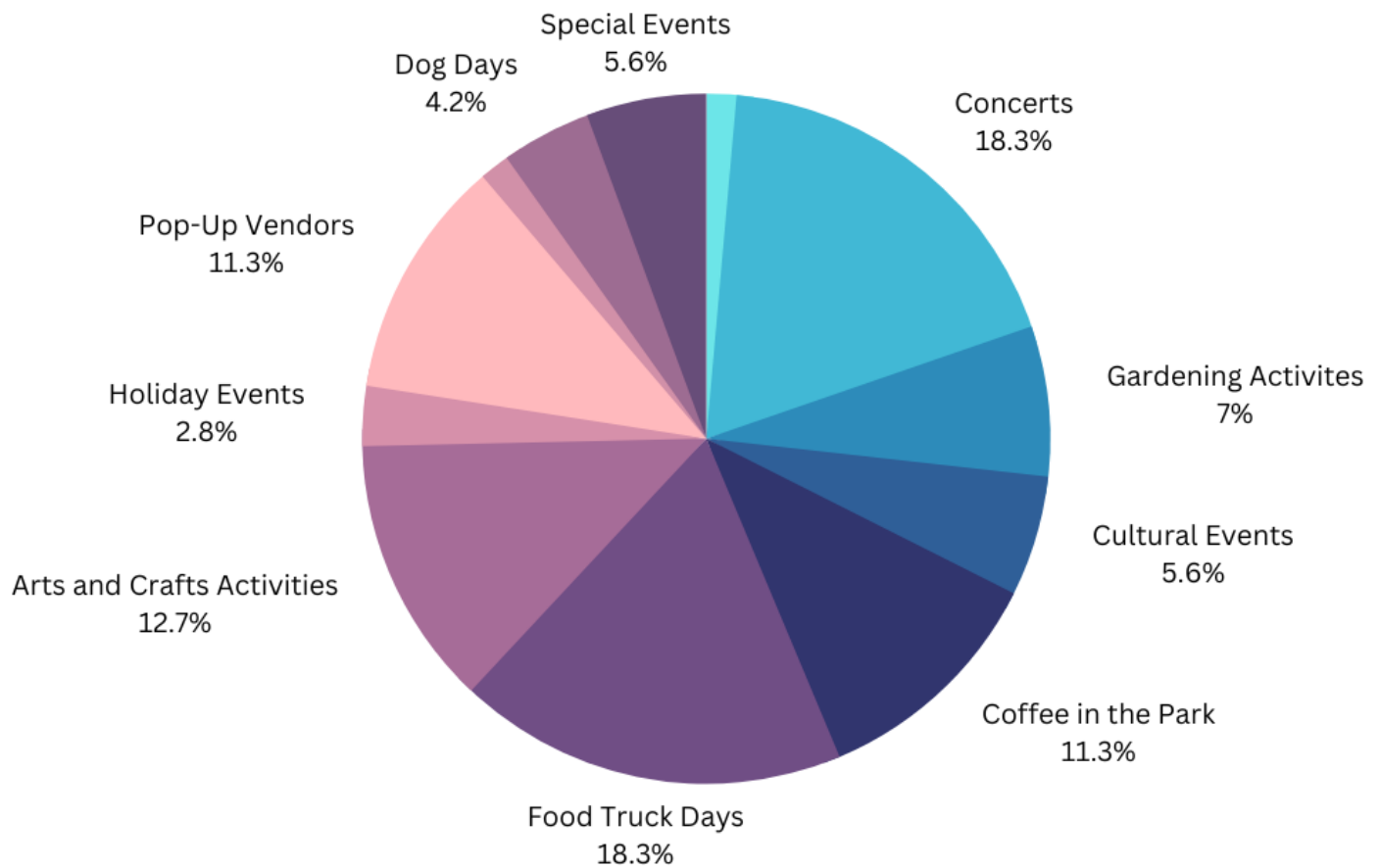
Other Ideas? Let Us Know



Activities at the Green

When participants were asked what activities would attract them to the future pocket park many different types of activities were shown to the participants with the option to add in any they wanted to see. Events and activities range from fitness classes to food truck days. Concerts and food truck days were the most frequently selected responses and walking / running clubs and fitness classes being the least frequently selected.

What activities would attract you to the green?



What improvements would attract you to the greenspace?



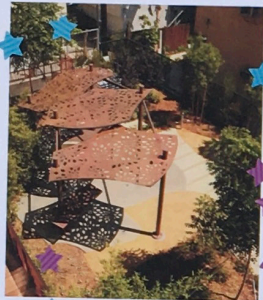
Pet Waste Stations



Stages and Theatrical Venues



Lighting



Shade Structures



Benches and Seating



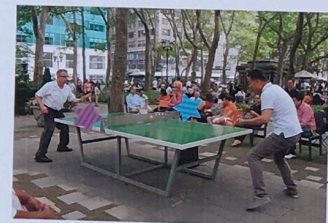
Walking Paths



Eating Areas



Bike Racks



Chess and Table Games



Exercise Equipment



Splash Pad

Other Ideas? Let Us Know



Landscaping



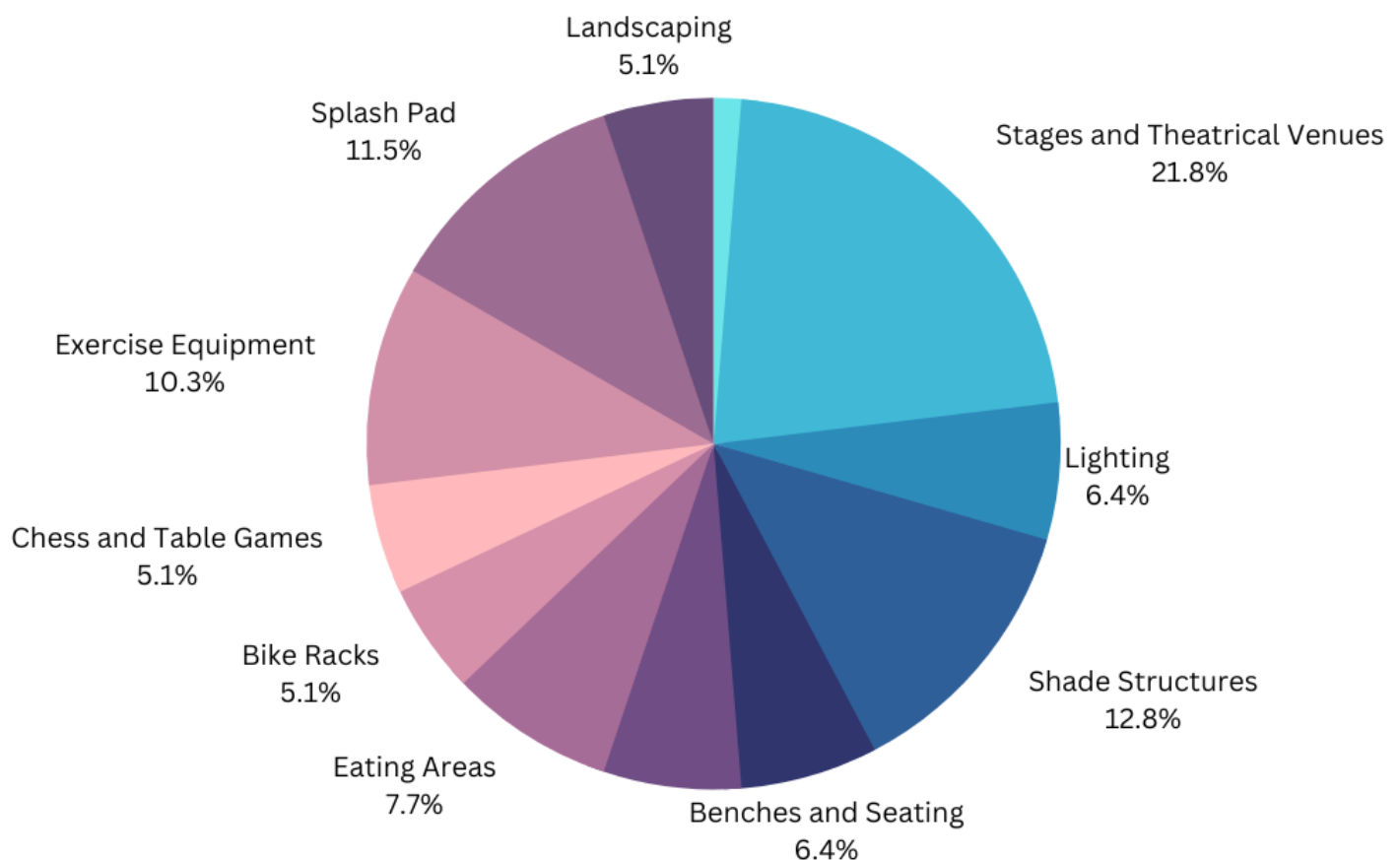
Decorative Fountain

UUDS
University of Oklahoma Urban Design Studio

Improvements at the Green

When participants were asked what improvements to the space would attract them to the Hunts Green many different but necessary elements were considered. These ranged from Pet Waste Stations to Stages and Theatrical Venues. The highest voted for improvements are Stages and Theatrical Venues in the space with 21.8% and the lowest being pet waste stations with 2.8% being the lowest.

What improvement would attract you to the green?



Takeaways from Surveys




After completing all three surveys the results gave me a better understanding of what the community wanted to see in the pocket park design. The survey results help the planning for promoting the space for future community use. It also confirmed certain assumptions of the space with dogs not being monitored or cleaned up after in the green. This is a common problem and needs to be mitigated before community programming can happen. The addition of Pet Waste Stations and someone to manage the removal of the waste is the first step towards having a successful space.



Dog owners take their pets to use the green to excrete feces and urine. 35

Research

Demographics

	Population	Median Income	Median Age
			
City of Muskogee	38,789	\$40,015	38.1
Muskogee County	66,146	\$44,166	38.1
State of Oklahoma	4,019,800	\$56,956	36.7

Source: Oklahoma Main Street Center and census.gov

Takeaways from Demographics

When researching the demographics of the City of Muskogee verses Muskogee County and the State of Oklahoma you see a clear pattern that Muskogee has a low-income and older population. The City of Muskogee has over half of the population of the county and still has a lower income by around \$4,000. The City of Muskogee has the same median age as the county but has a much older median age than the State of Oklahoma by 1.4 years. This helps determine that the design should consider the populations income and age restrictions in the design.

Urban X-Rays

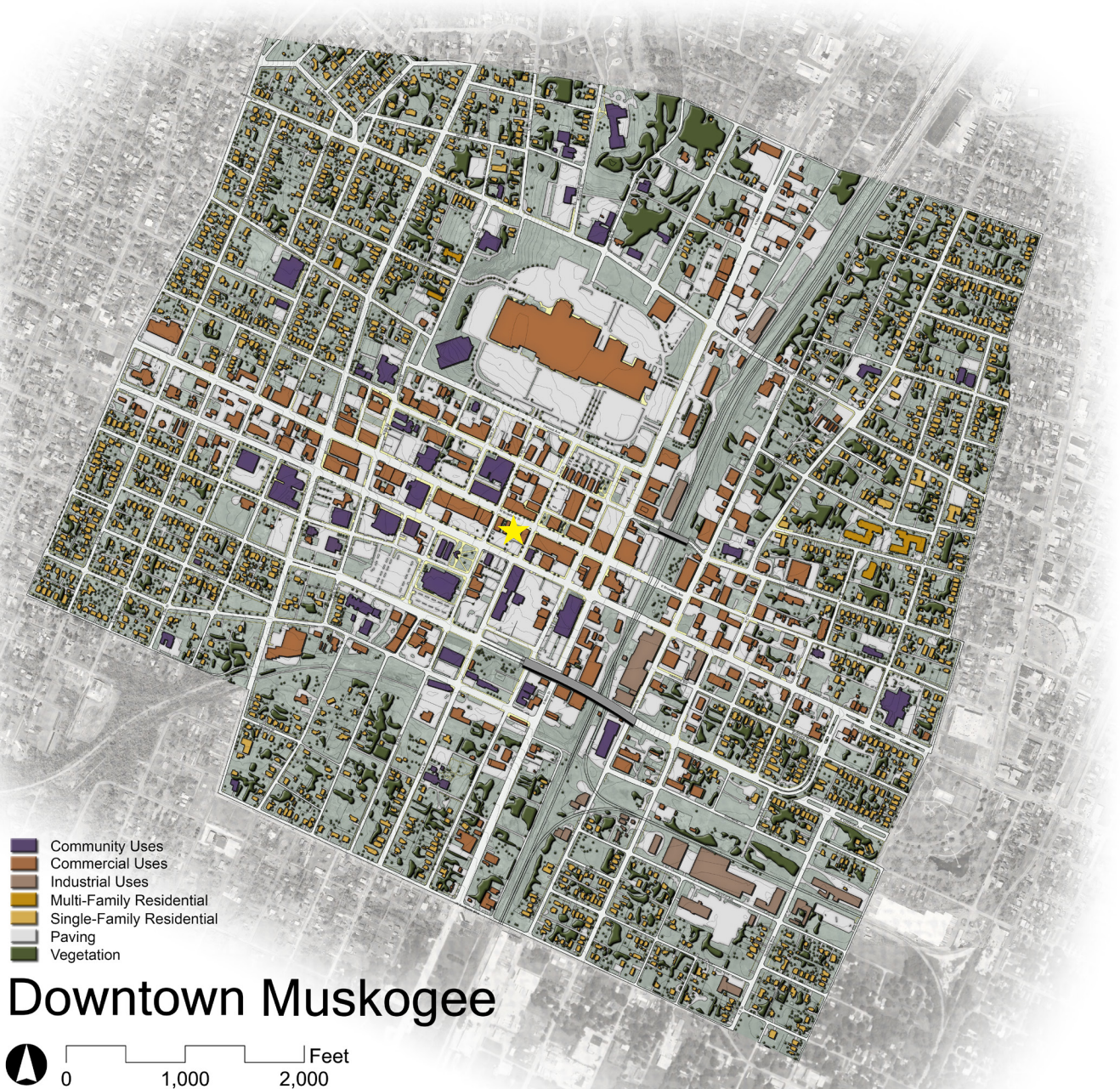
When looking at the urban make-up of Downtown Muskogee the use of Urban X-Rays helps to determine different uses such as land, legibility analysis, connectivity, and parks and green spaces. These will be shown using the Downtown Muskogee definition from the Landscape of Hope study.



The Downtown Muskogee boundary used in the study is shown in light blue.
Source: Landscape of Hope

Land Use

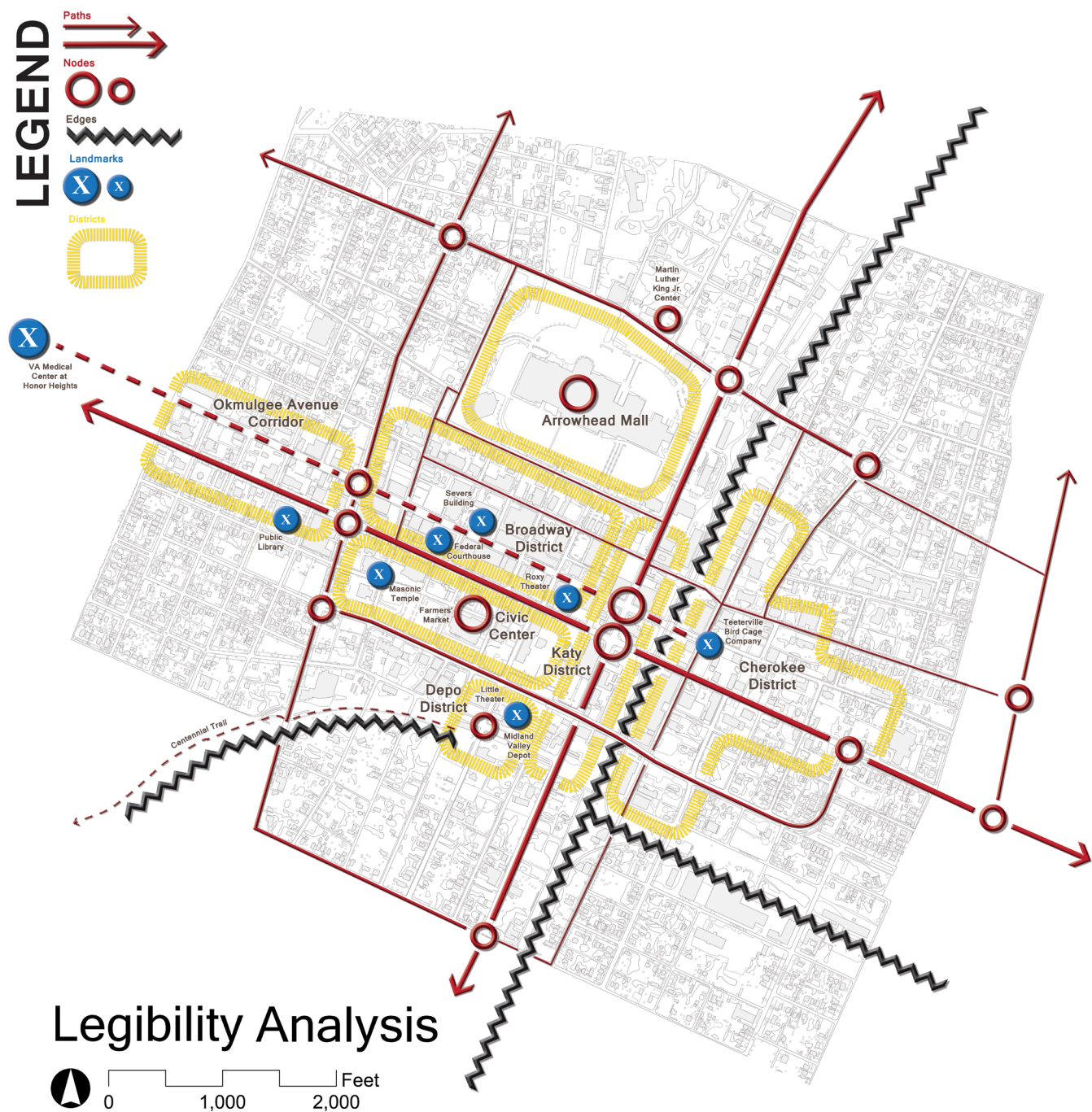
In Downtown Muskogee a majority of land uses are either community or commercial uses. With these two uses being the main uses in the downtown area this poses a challenge and opportunity for the pocket park. The challenge is getting a population to use the space after businesses in the area close for the evening since there is not a lot of residents besides the senior living apartments adjoining the space. The opportunity is that the workforce in the area is located near the site during business hours. The street the green is located on is where a majority of government buildings, law offices, local businesses, and a few restaurants are located. Using this information the green will tailor to this job sector during the day and try to attract residents from outside the downtown during the evening.



The Pocket Park is located in the center of Downtown Muskogee and identified by the star.
Source: Landscape of Hope

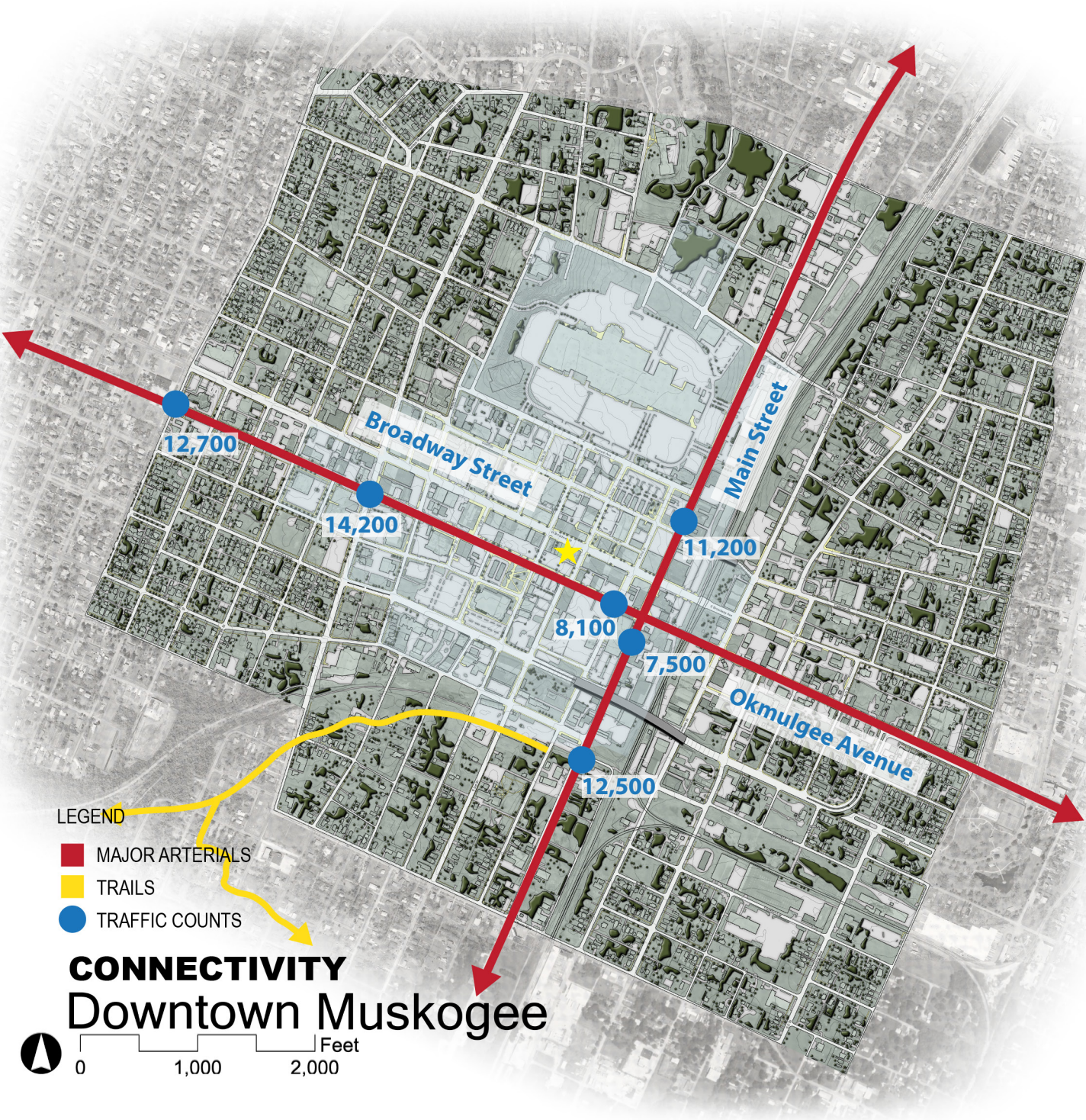
Legibility Analysis

The main paths in downtown are Main Street and Okmulgee Avenue being the largest in the district. There are seven districts throughout the downtown all with very district characteristics.



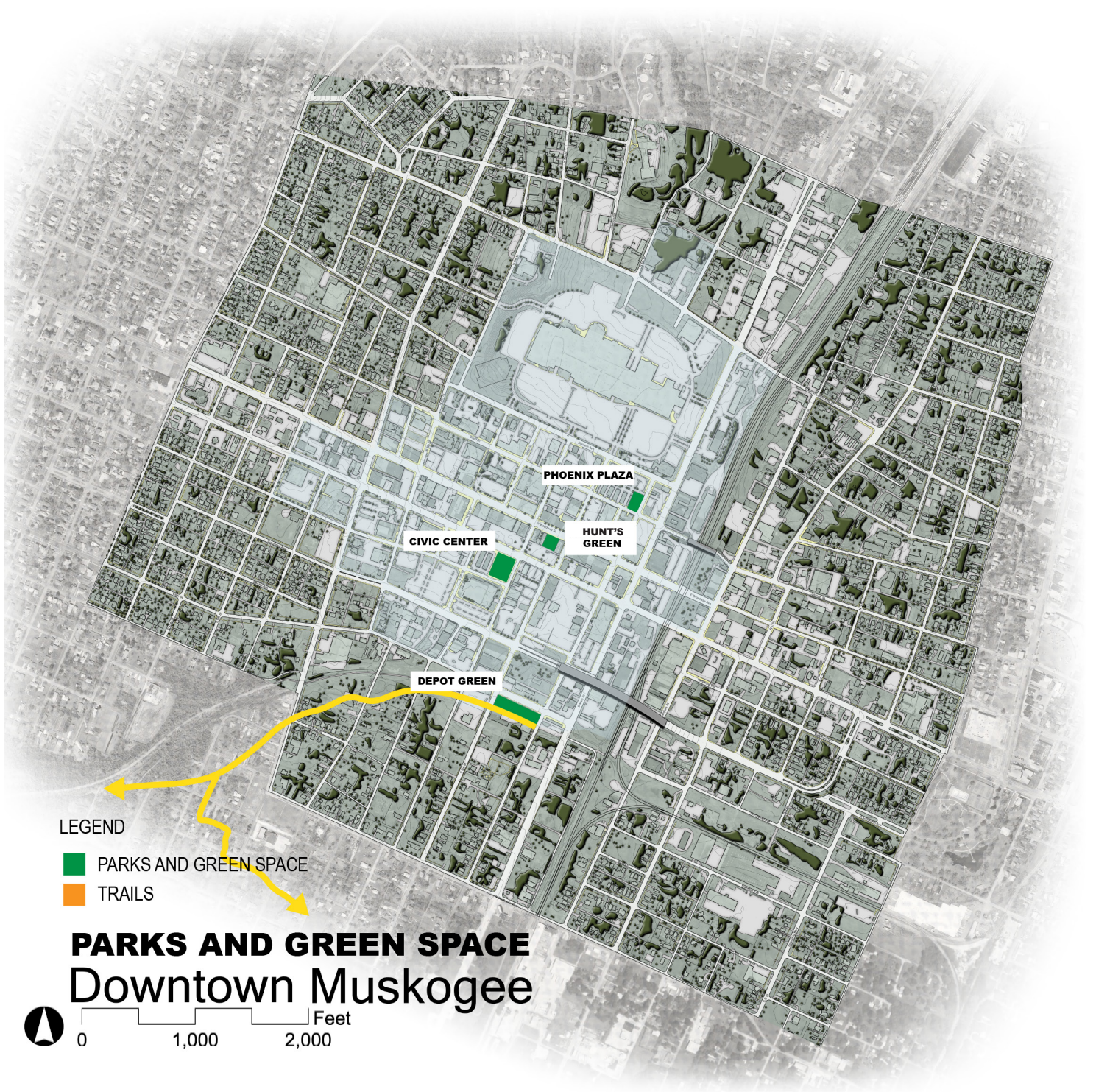
Connectivity

The major arterials in downtown can vary from 14,200 to 7,500 traffic counts in different areas of the corridor. Downtown Muskogee also includes a trail that begins in the south part of the district.



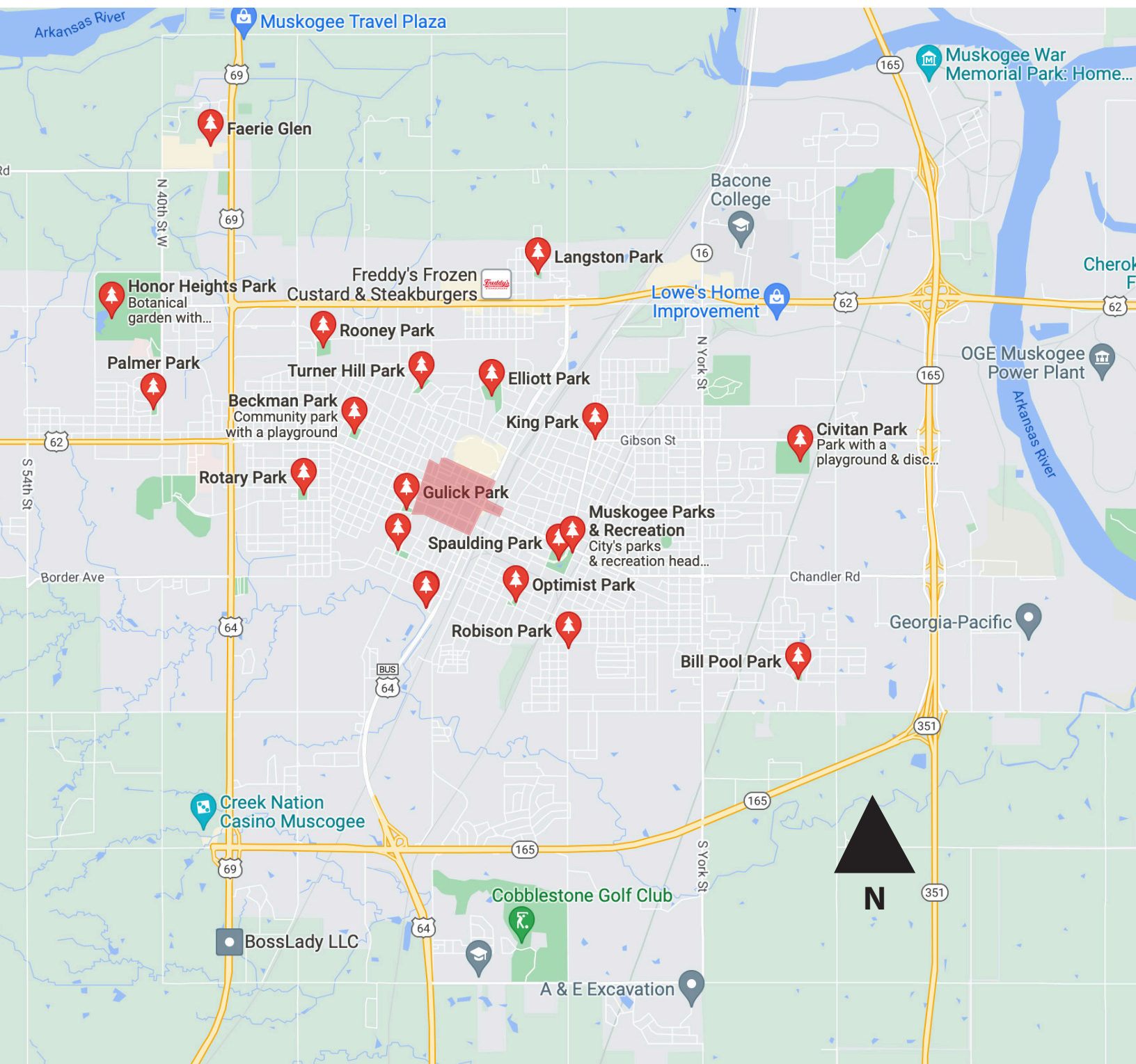
Parks and Green Space

Downtown hosts four different green spaces all at different levels of activation. The new Depot Green in the south end of the district is Downtown Muskogee’s newest finished green. In the City of Muskogee there are 16 parks throughout the entire city.



Muskogee's Parks

With 16 parks in the city of Muskogee that are maintained by the Muskogee Parks and Recreation Department there are plenty of spaces to choose. What Muskogee doesn't have is a centralized pocket park in the heart of the downtown area. In the red is the downtown district highlighted surrounded by parks that are all outside of the area.



Case Studies

When selecting case studies, I set criteria for each selection. The case study needed to fit a similar infill situation with no building on the rear, and the community that would be studied needed to have the space set up in a multi-purpose function.

Criteria For Case Study Selection:

- Needs to be a green space with buildings on both sides
- No building in the rear of the green space
- Must have a multi-purpose function

Roxborough Pocket Park

Location: Philadelphia, PA

The vision for the park sought to transform a once vacant unusable asphalt lot in the heart of Ridge Avenue into a sustainable, green flex space that can be used for special events, programming as well as activities for children and adults alike. When selecting this space as a case study it included all three criteria that was desired. The takeaways from this pocket park to include in the Hunt's Green were a vibrant mural on one wall, the use of plants to help hide certain areas from your view as you enter the space, and the use of movable seating.

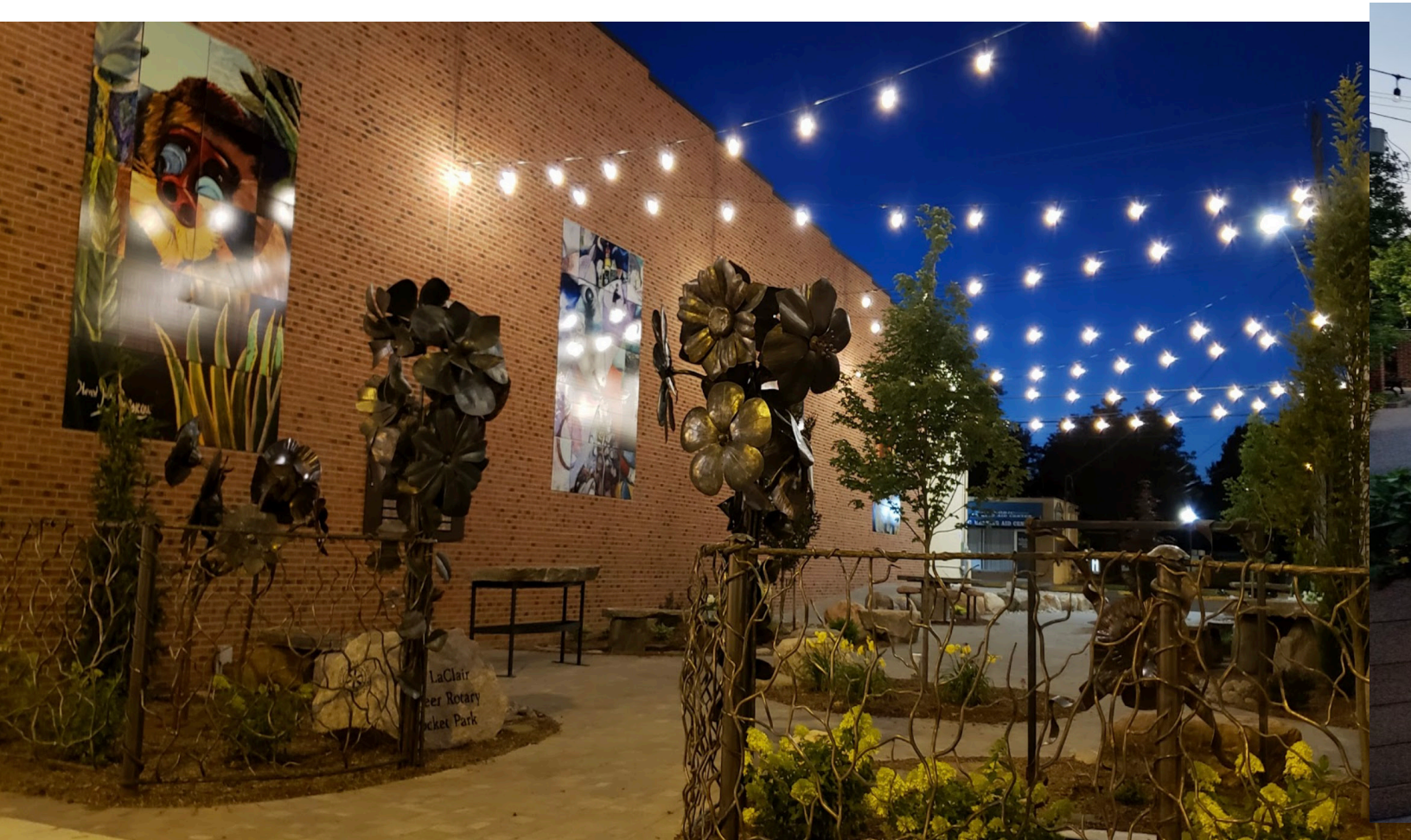


Source: roxboroughpa.com

Downtown Lapeer Pocket Park

Location: Lapeer, MI

On November 12th, 2013 a fire destroyed the buildings located at 160 W. Nepessing St. In downtown Lapeer, Michigan. While the loss of beautiful old buildings can be devastating to a downtown, this also provides the opportunity for a rebirth of the space. The space is nestled between The PIX Theatre and Burke's Flowers, two beautifully historic buildings. After discussions within the community it seemed only fitting that the space should reflect the same charm and generate the same creative feelings as it's neighbors. A plan was created and the idea for the Lapeer Pocket Park in this space was born.

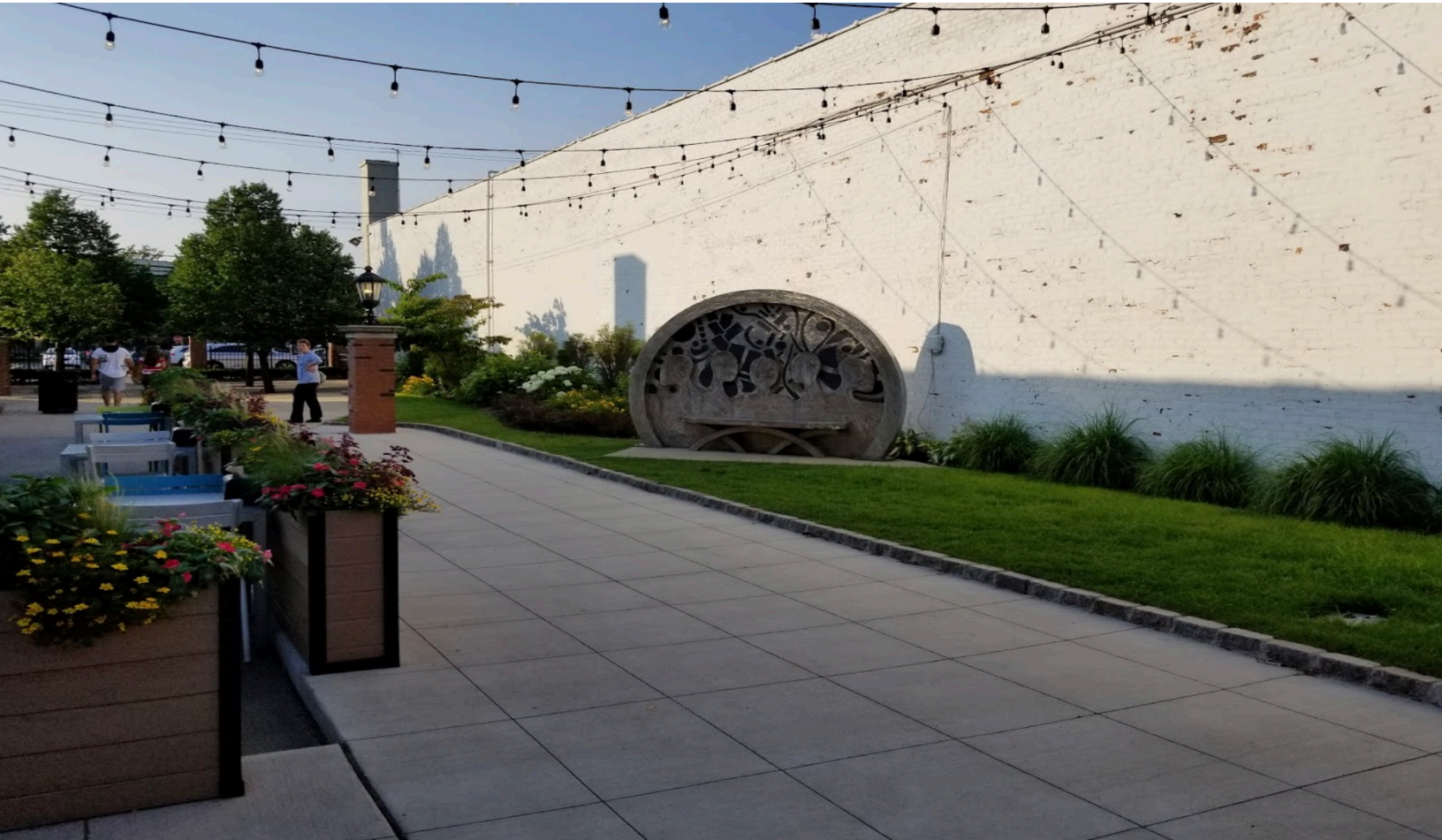


Source: patroncity.com

West Downtown Pocket Park

Location: Dearborn, MI

Although there is not a lot of information on this pocket park it is an example of what not to do in the Hunt's Green. When looking up this space there wasn't enough to truly draw someone into the space other than the restaurant that is on the left side where the tables are located. The blank wall makes the space look unfinished and does not give the space character. That being said it is an example of including eating spaces in a pocket park. The idea of creating a room for the eating areas in pocket parks is something that can be implemented in the Hunt's Green.



Source: Google Maps

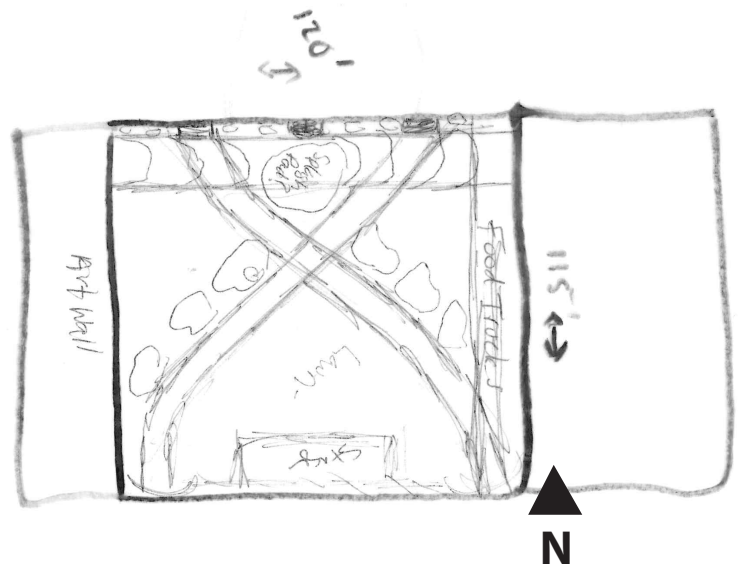
Designing the Green

Rough Designs

When beginning the developing stage of rough designs for the pocket park I was left with three final styles of layouts for the future site. The three designs were named Criss-Cross, Large Lawn, and Hourglass. Each design features a distinct layout in the vacant lot. When diving in deeper to inspect each layout you can see a different way for people to enter those spaces.

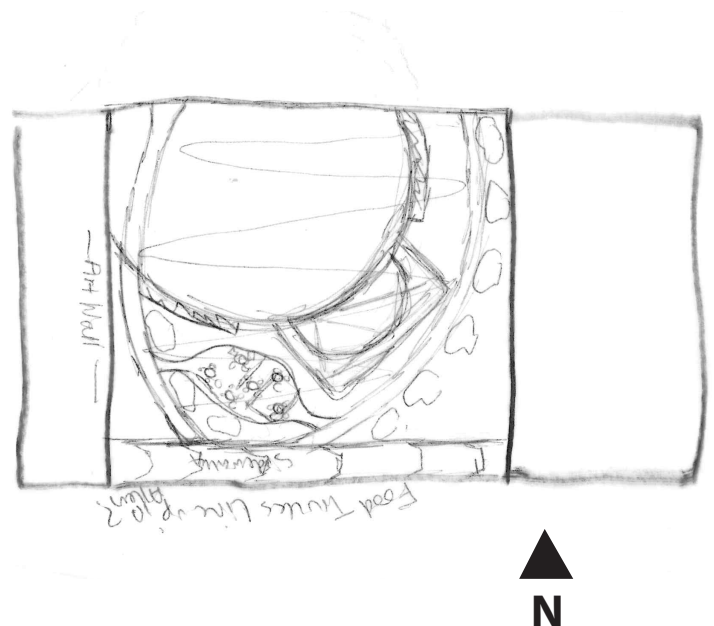
Criss-Cross:

Criss-cross features an entrance on both sides of Broadway Street facing entrance. The walking path intersects in the center of the space to lead people to the lawn area in the rear of the lot. After the walking path intersects they lead towards the rear mimicking the front curvature for a more natural experience through the space.



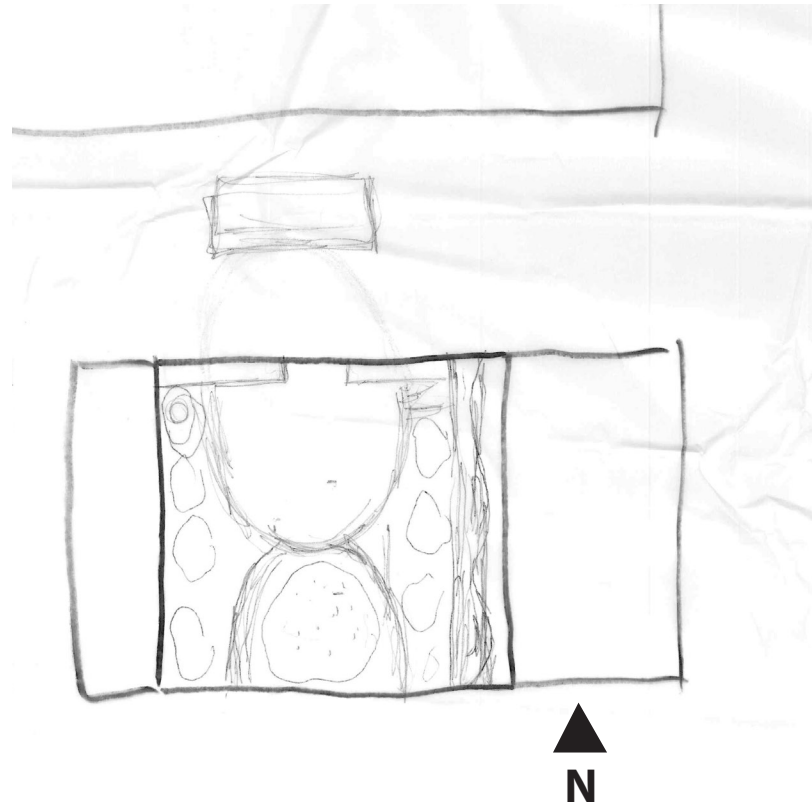
Large Lawn:

Large lawn uses a circular shape throughout the space to create a less boxy feel when in the green space. The walking path uses circles to also play off the softer shapes. This design promotes walking around the space and not using it as a thoroughfare between Broadway and Okmulgee. In the south facing rear is where the food truck pull-in is for an easy access during events. The space also includes a stage off-center from the large lawn created from a circle shape towards the Broadway entrance.



Hourglass:

Hourglass is unique as this design does not allow people to walk through the rear of the lot. This design promotes arriving from the Broadway Street entrance to experience this design. The front features a multi use paved space with the rear utilizing a water feature that could also be a splash pad in the summer months. On the eastern wall is a food truck entrance. This entrance starts from the alley in the south with the food trucks exiting on Broadway. The lack of a stage in the green is made up for with the use of a temporary stage that can be brought out to use for events periodically.



Rendered Designs : Criss-Cross

Broadway Street

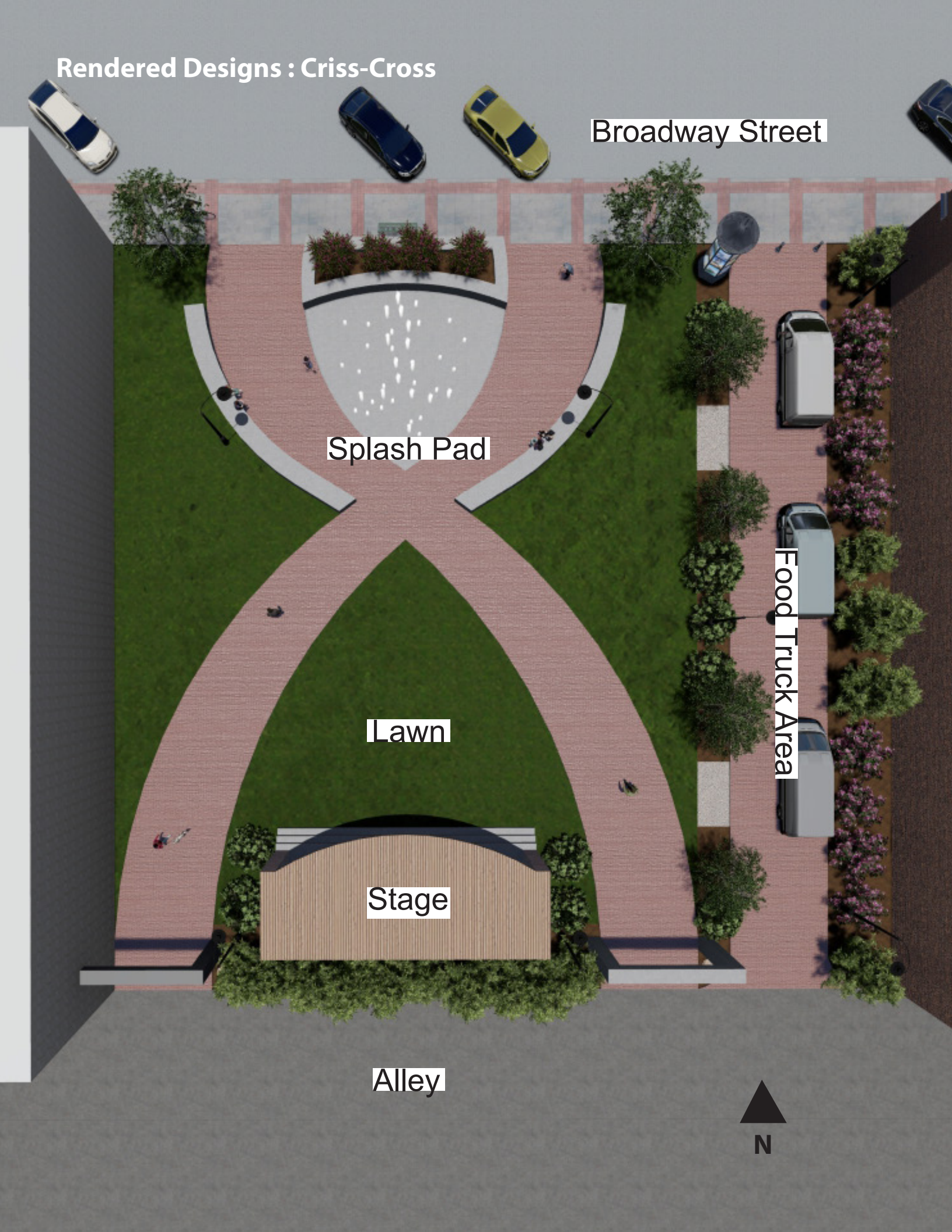
Splash Pad

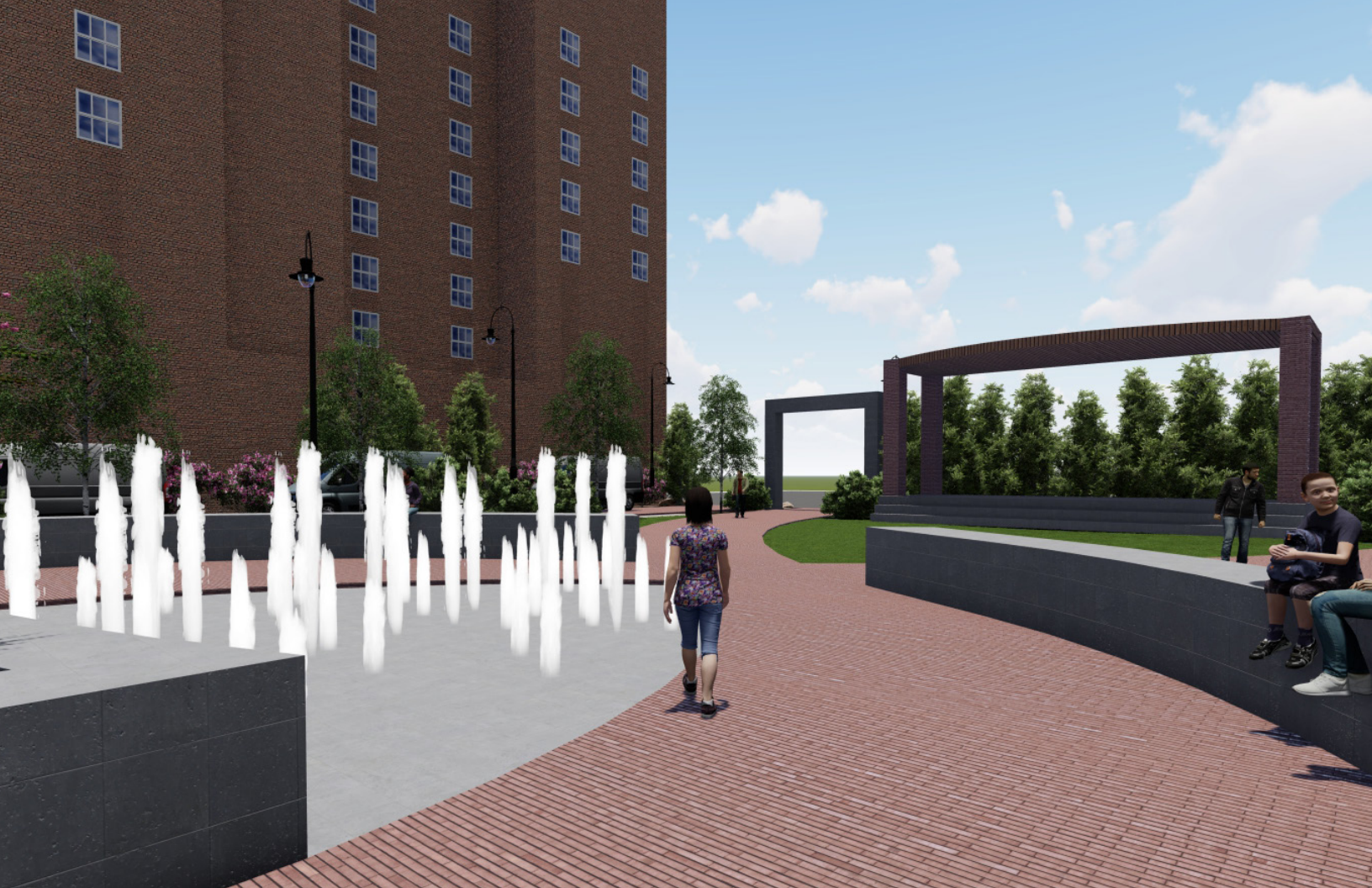
Lawn

Stage

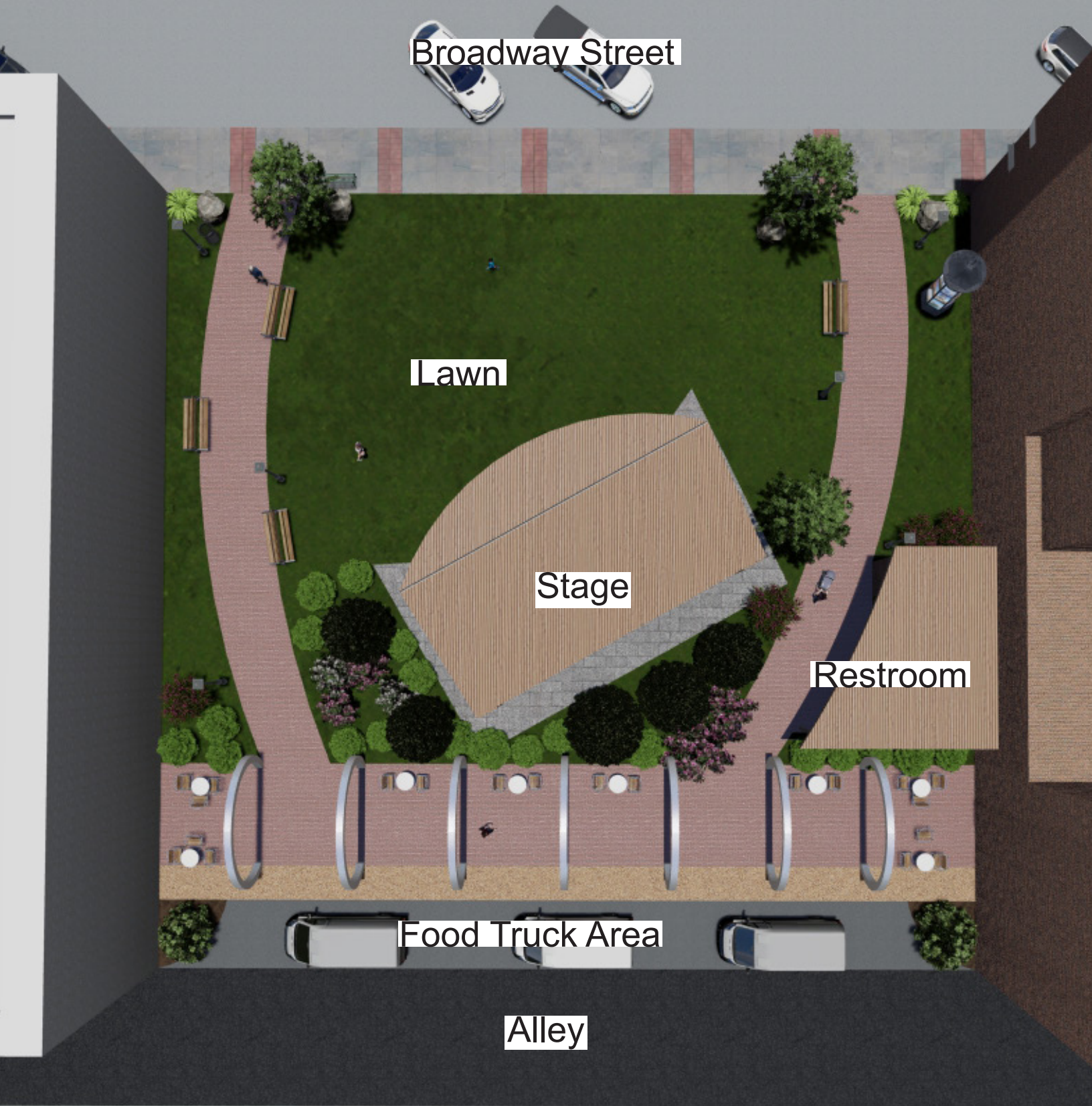
Food Truck Area

Alley





Rendered Designs : Large Lawn



Broadway Street

Lawn

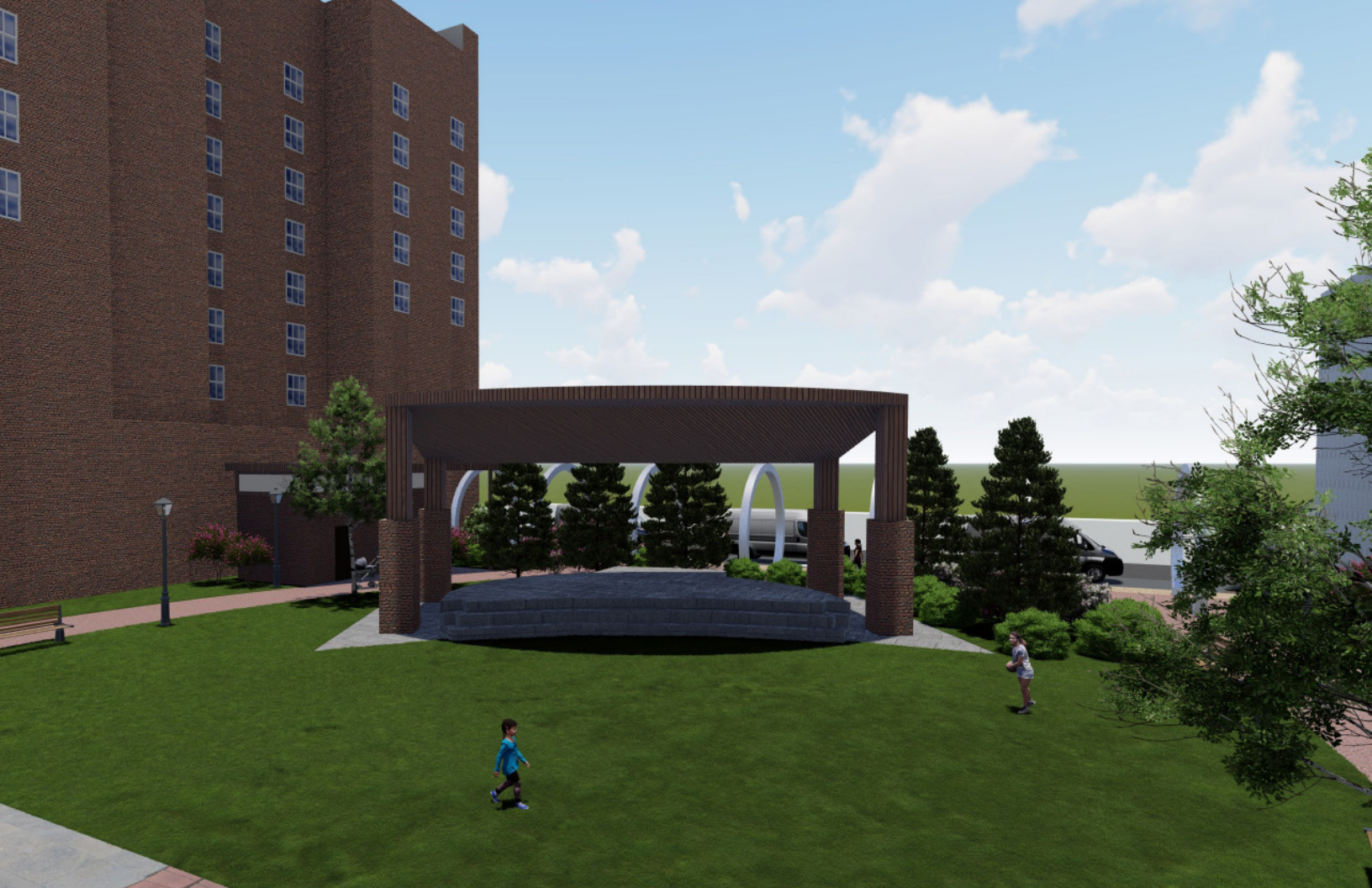
Stage

Restroom

Food Truck Area

Alley





Rendered Designs : Hourglass



Broadway Street

Multi-Purpose Area

Splash Pad

Food Truck Area

Alley





Final Design

This final recommendation for the design of Hunt's Green features elements from each rough design and feedback from stakeholders.

Elements Selected From Preliminary Designs:

- The sidewalk design from Criss-Cross features good flow when entering into the green
- The food truck area from Large Lawn features an easy way for food vendors to access the space
- The raised planters from Hourglass create an effective way to block access to the space through the grass creating a designated entrance
- Restrooms from Large Lawn were added to the final design to create access for attendees of the green

Feedback from Stakeholders:

- The use of grass to remain the focus
- Remove the use of the arches in the food truck area
- Keep plantings lower to the ground
- Have built features create the block in the rear and steer away from tall plants
- Have the stage face towards the street and not at an angle

How Feedback was Used:

When adding each positive element from previous designs and feedback from stakeholders into the final design it created a vibrant user friendly space.

The design features:

- The walking paths from Criss-Cross to promote walking in the space
- Splash pad with lights to keep the space activated during the summer months
- Flower shaped musical instruments
- A stage for performances
- A restroom
- Rear food truck access
- Outdoor seating throughout the green

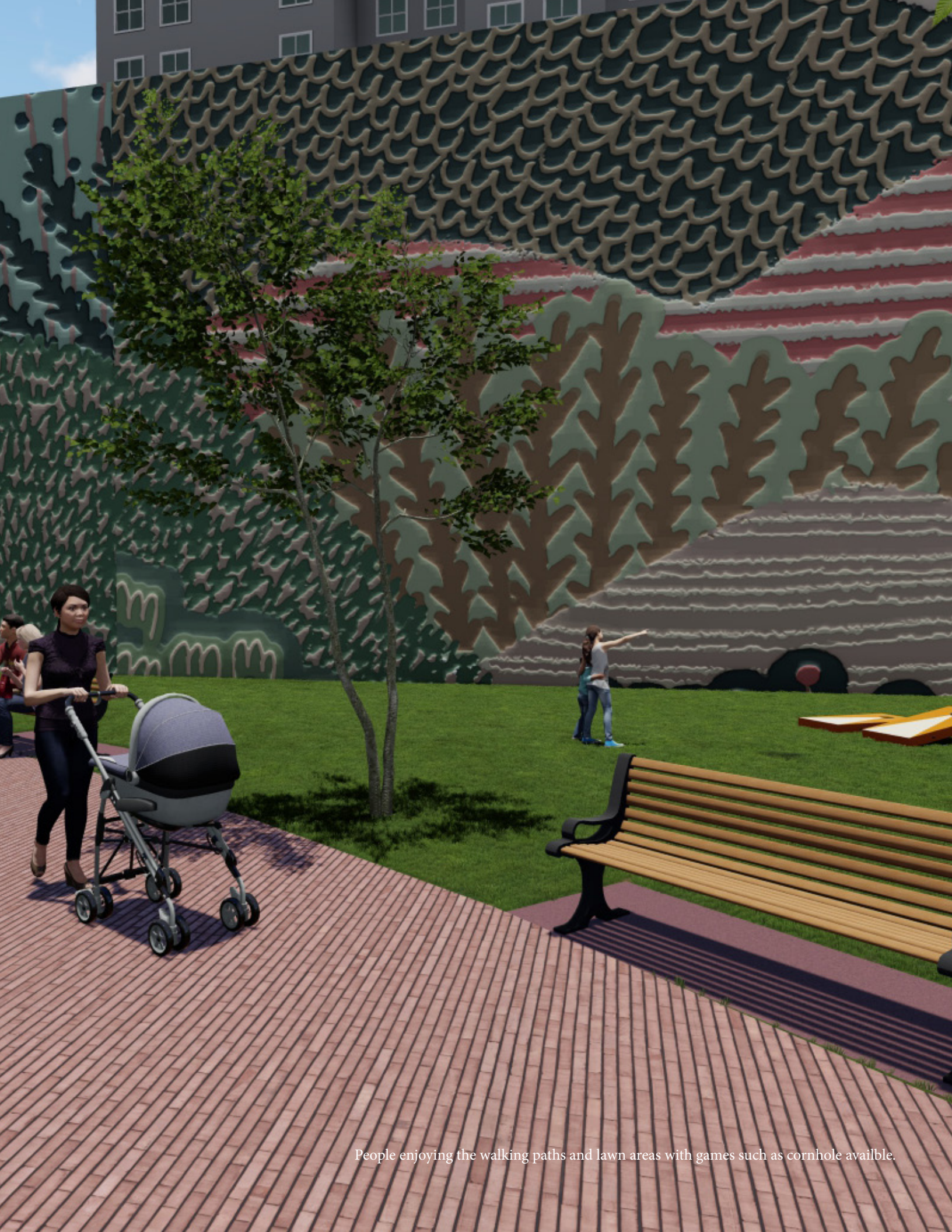




Children using the Flower Shaped Musical Instruments



Food Truck area with seating for people to sit at while dining.



People enjoying the walking paths and lawn areas with games such as cornhole available.



Pet Waste Stations will be made available throughout the green.



Stage being used during and evening performance.



Design Materials

Recommended Site Furnishings



Flowers FWR-T-SM - Freenotes



Bench 270 - Du Mor



Urban Vase 31 - Earth Planter

Recommended Landscaping



'Blue Wiskers' Blue Fescue



'Wildfire' Blackgum



'Autumn Joy' Sedum

Implementation and Funding Sources

Estimated Cost

Design Items	Funding
Trash Bins	\$
Bicycle Racks	\$
Flexible seating	\$
New plant beds and plants	\$\$
Tables with chairs	\$\$
Flower Musical Instruments	\$\$
Lights	\$\$\$
Bollard with electric outputs for Food Trucks	\$\$\$
Shade Structure	\$\$\$
Shade Structure	\$\$\$
Splash Pad	\$\$\$
Food Truck Area	\$\$\$
Restroom	\$\$\$
Walkways	\$\$\$\$
Stage	\$\$\$\$

Funding Reference	
\$	1 - 1,000
\$\$	1,000 - 10,000
\$\$\$	10,000 - 100,000
\$\$\$\$	100,000 - 1,000,000
\$\$\$\$\$	1,000,000 +

Funding Sources

Through collaboration between residents, the public sector, the private sector, and non-profit organizations Muskogee can revitalize the Downtown district. Using the possible funding sources listed below.

Oklahoma Main Street Street Center Grant Resources

The Oklahoma Main Street Center Grant Resource is located in the Oklahoma Main Street Portal. Using the resources of being a designated Main Street community Muskogee has access to a constantly updated list of active grants. When using these grants the Oklahoma Main Street Center also provides a full-time grant writer to help guide the board and volunteers writing these grants. This is a service the Oklahoma Main Street Center provides for their Main Street communities.

City of Muskogee Foundation

The City of Muskogee Foundation was established to improve many aspects of life in Muskogee. Using net proceeds from leasing the Muskogee Regional Medical Center to Capella Healthcare in 2007 this is how the foundation secures its funding. Applying for funding during the application period for partial or full funding of the project will help increase the chances of completion in a timely manner.

Currently Main Street Muskogee has \$65,000 from reallocation of grant funds from the City of Muskogee Foundation. These funds can be used to purchase site furnishings and more.

For more information visit: <https://cityofmuskogeefoundation.org>

Private Donations

Seeking private donations from a individual, family, or a corporate sponsor for funding is possible. Since Main Street Muskogee is a tax-exempt 501(c)(3) charitable organization, this means the organization has the opportunity to accept donations. Possible private donations could come from large community investors in Muskogee County.

Fundraising

General fundraising will promote community buy-in in the project and help set goals for items that can be purchased this way. Items such as brick, lights, and more have been purchased in this manner for other projects.

Phasing

Short Term Goals

- Determine if the name of the Hunt's Green will be re-branded
- Use Urban Tactical practices to program the space while it is still vacant
- Use Education to tell the story of the project to the general public
- Use volunteers to keep the green clean
- Purchase site furnishings with the City of Muskogee Foundation Grant
- Event Parking Strategy

Long Term Goals

- Secure enough funding to complete infrastructure work in the green
- Secure recurring funding for Downtown Ambassador or cleaning service
- Secure enough funding to build restroom
- Secure enough funding to create walking paths
- Secure enough funding to complete stage

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- Western Day's, Monochrome Image, Three Rivers Museum, Muskogee, Oklahoma

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Urban Design Studio
The Gibbs College of Architecture
The University of Oklahoma
4502 East 41st Street
Tulsa, Oklahoma 74135

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The University of Oklahoma Urban Design Studio