

Planning Commission Minutes
February 13, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 4:45 p.m. on February 7, 2025)

10. (SP-595) Application by The City of Oklahoma City for a Special Permit to operate Use Unit 8250.2 Community Recreation: General (City Park) in the R-1 Single-Family Residential District, at 3500 North Lindsay Avenue. Ward 7.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY PENNINGTON, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN, PENNINGTON,
NOBLE

ABSENT: LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
February 13, 2025

Item No. IV. 10.

(SP-595) Application by The City of Oklahoma City for a Special Permit to operate Use Unit 8250.2 Community Recreation: General (City Park) in the R-1 Single-Family Residential District, at 3500 North Lindsay Avenue. Ward 7.

I. GENERAL INFORMATION

A. Contacts

Applicant

Melinda McMillan Miller
City of Oklahoma City, Parks and Recreation Department
405-297-2945
okcparks@okc.gov

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to allow the development of a new City Park.

D. Existing Conditions

1. Size of Site: 4.19 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1	R-1	R-1	R-1	R-1
Land Use	Vacant (Previous School site)	Residential	Residential	Residential	Residential

3. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include “infill” developments on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

II. GENERAL STANDARDS

All special permit uses shall satisfy the following general standards:

- 1) The proposed use shall conform to the policies of the adopted Comprehensive Plan.
- 2) The proposed use shall not adversely affect the use of the neighboring properties.
- 3) Pedestrian and vehicle traffic generated will not be hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
- 4) Adequate utility, drainage, parking, loading, signs, access, and other necessary public facilities to serve the proposed use shall meet the adopted codes of the City.
- 5) The site shall front or have direct access to a street having adequate right-of-way and improvements to support the traffic generated by the proposed use.
- 6) The City Council may impose specific conditions regarding location, design, and operation to assure safety, to prevent a nuisance, and to control the noxious effects of excessive sound, light, odor, dust, or similar conditions. Such conditions may include:
 - a. A requirement that all machinery and facilities be located within an enclosed building; or
 - b. A requirement that certain areas be screened from view of surrounding neighborhoods; or
 - c. A limitation on intensity of lights or hours of operation; or
 - d. Similar measures designed to protect the public interest.

III. ADDITIONAL SPECIFIC STANDARDS

- A. Each use shall comply with all standards and provisions of the zoning district, unless specifically modified by this section.

The proposed park will meet the standards for the R-1 District and proposed use, except as modified in "B" for the location on local/neighborhood streets.

On-street parking is subject to Traffic Commission Approval. Further conformance to be reviewed at the Building Permit stage of development.

- B. The site shall front or have direct access to a street meeting minimum design standards for, at least, a collector street, as designated on the Functional Classification Plan for Oklahoma City.

Site has frontage on three (3) sides by streets classified as "Local". The proposed neighborhood park is located on streets classified as "neighborhood streets" in planokc.

- C. Lighted outdoor facilities shall be located no closer than 20 feet to any property line that adjoins a residential use, and all lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent property.

As shown on Exhibit C - Lighting Plan, fixtures are proposed to be located farther than 20 feet (scaled distance) from the nearest residential use property line to the south. The park location abuts streets on all other sides. The lighting plan specifies that the fixtures will be motion activated for controlled variable output intensity (automatic dimming) depending on conditions.

- D. Off-street parking or loading spaces shall be located a minimum of 20 feet from any lot line abutting a residential district.

No off-street parking facilities are indicated. The proposed on-street parking, subject to Traffic Commission Approval, is shown to be greater than 20 feet away from any adjacent residential district lot lines.

IV. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk * indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department (OCCHD)**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**

- 4. Oklahoma Water Resources Board (OWRB)**
- 5. School District:** Oklahoma City
- 6. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire (OCFD) ***
- 4. Police (OCPD)**
- 5. Public Works**
 - a. Engineering - Storm Sewer Availability ***
 - b. Stormwater Quality Management**
 - c. Traffic Services ***
- 6. Utilities**
 - a. Engineering**
 - Water Availability ***
 - Wastewater Availability ***
 - b. Solid Waste Management ***
- 7. Planning**
 - a. Comprehensive Plan Considerations**
 - 1) LUTA Development Policies:**
 - Site Design:
 - Utilize Best Management Practices (BMP) for stormwater.
 - Location:
 - Mixture of density, lot size and building scale is appropriate as long as land use compatibility is achieved.
 - Density: The non-residential Floor to Area Ratio (FAR) range for the UM LUTA is 0.4 to 1.2 with a typical FAR of 1.

National, state, and local permitting require basic best management practices for stormwater management. The purpose of this Special Permit application is to allow development of a new City park. Conceptual plans for the development illustrate new structures could provide a FAR within or below the Urban Medium FAR range.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are currently available on portions of the subject site, along the entirety of North Phillips Avenue and a few feet along NE 35th Street at the far northeast and northwest corners.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing Low Intensity Residential, “Operational Impact” is a potential compatibility issue identified by the comprehensive plan. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate spill light above that found in typical residential settings. When located near residential uses, the comprehensive plan calls for directing light away from adjacent residential areas. *A requirement for a Special Permit is triggered when a new park has lights that illuminate nighttime activities. The application provides a lighting layout plan and specifications for the proposed lighting units. The proposed units have visor capability to allow reduction of spill light.*

- 3) **Service Efficiency:**

- Water: *Served*
- Sewer: *Fully Served*
- Fire Service: *Urban Response*

- 4) **Environmentally Sensitive Areas:** No ESAs were identified on the site.

- 5) **Transportation System:** This site is located on the south side of NE 35th Street, between North Lindsay Avenue and North Phillips Avenue, all of which are Neighborhood Streets in in the Urban Low LUTA. The nearest transit (bus) service is located within a quarter mile to the west, along North Lincoln Boulevard.

- 6) **Other Development Related Policies**

- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

- Locate new parks in areas that are highly visible and accessible from surrounding residential streets and utilize trails to increase activity and visibility in parks. (P-22)

b. Plan Conformance Considerations

The purpose of this Special Permit application is to allow the development of a new City park on the former Dewey School site. The subject site is located along the south side of NE 35th Street, between North Lindsay Avenue and North Phillips Avenue. The surrounding area is developed with homes in the Capitol View neighborhood.

The Oklahoma City Parks & Recreation Department and the Planning Department's Strong Neighborhoods Initiative (SNI) requested to purchase the property from Oklahoma City Public Schools to develop a new park in Ward 7, as requested by the Capitol View neighborhood. The proposed use, *Community Recreation: General*, requires a Special Permit within the R-1 District if the park will have outdoor lights for illuminating nighttime activities. The application provides a lighting layout plan and specifications for the proposed lighting units. The proposed units have visor capability to allow reduction of spill light.

Approval of the application would allow a park on site that the neighborhood has been requesting since their first strategy meeting with SNI. The top priority for the future neighborhood park will be to build on recent public art pieces and create a butterfly-themed park with pollinator gardens.

V. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application.

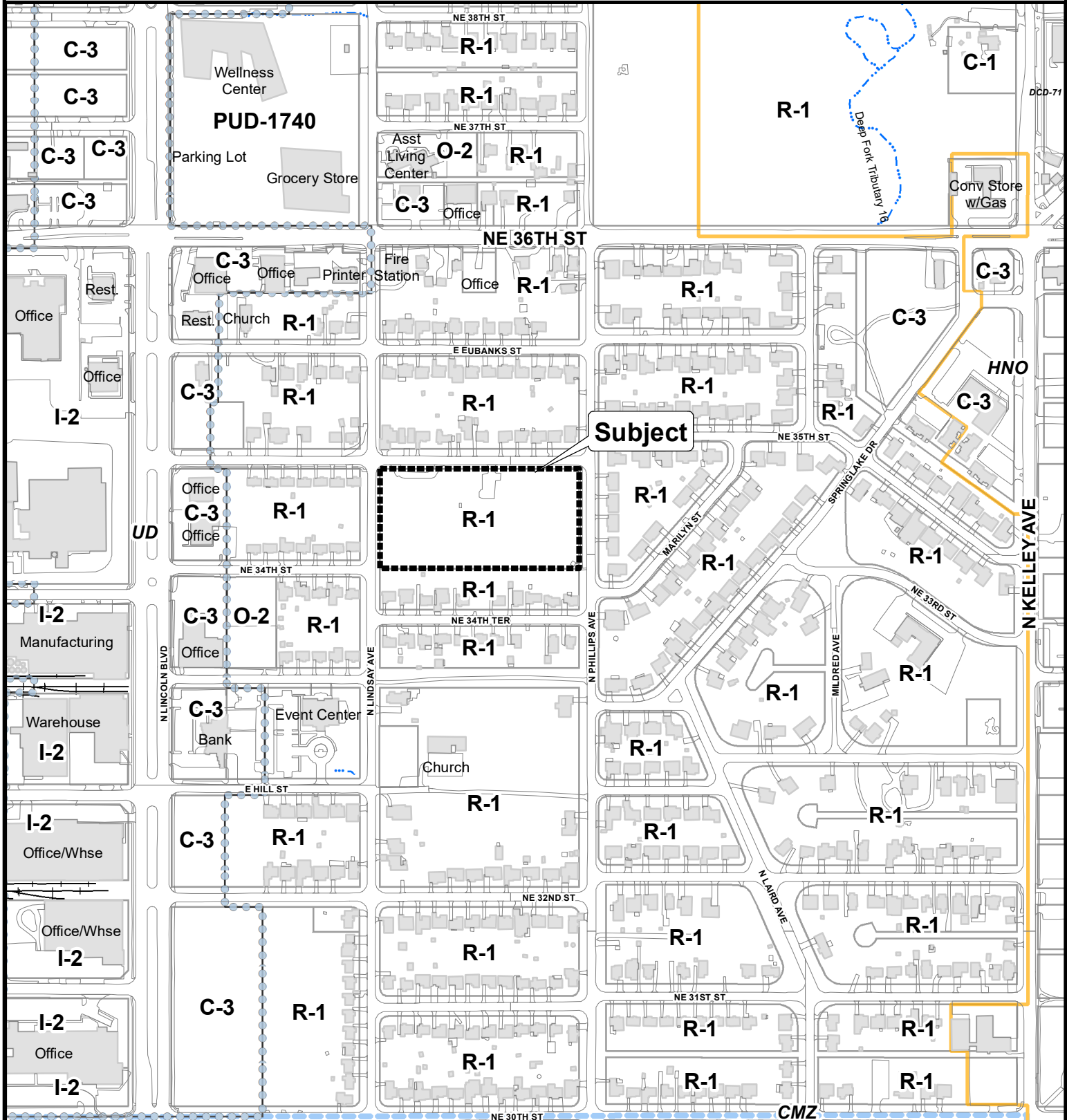
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Case No: SP-595 Applicant: The City of Oklahoma City

Address: 3500 N. Lindsay Ave.

Present Zoning: R-1

Proposed Use: 8250.2 Community Recreation: General (park)

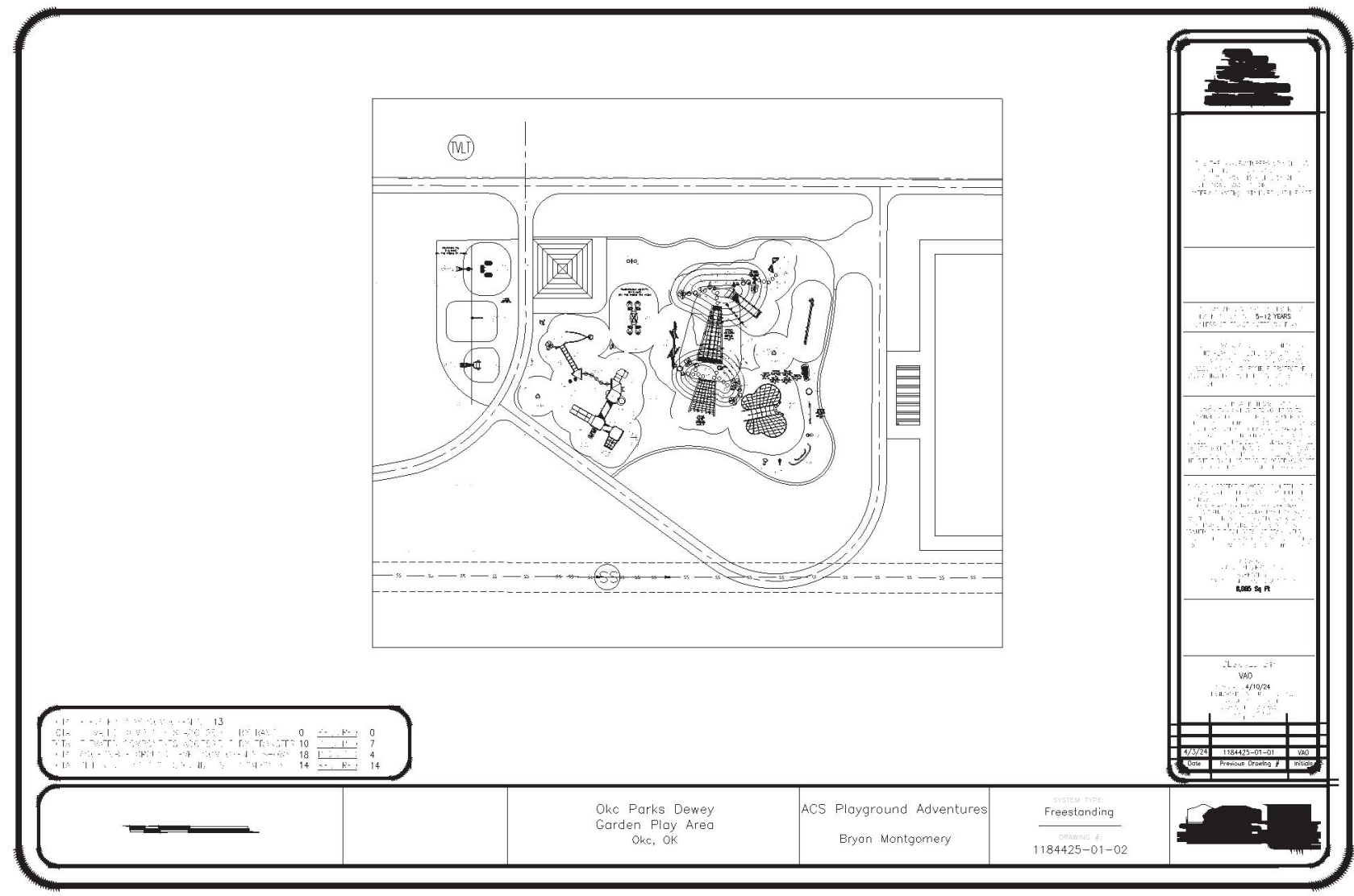


The City of
OKLAHOMA CITY

Special Permit Application



0 200 400
Feet



1 DEWEY PLAY/EXERCISE EQUIPMENT
 1/16" = 1'-0"
 1184425-01

THE CITY OF OKLAHOMA CITY
PARKS AND RECREATION
DEPARTMENT
PLANNING DIVISION

Improvements to Dewey Park
New Park Development

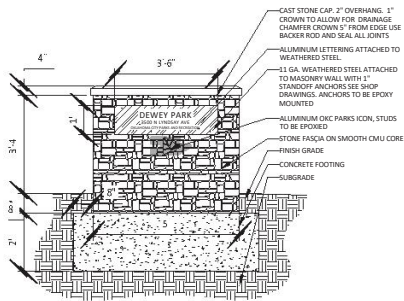
3500 N. Lindsay
OKLAHOMA CITY, OK

PROJECT NO.: MP-0637

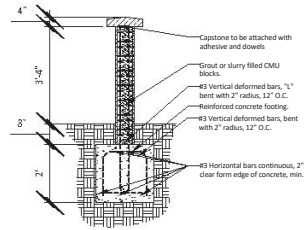
ISSUE:
Plan Review
Bid Set

DATE:
7/29/24
9/16/24

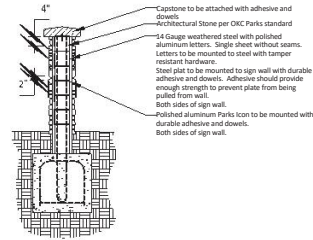
SHEET NO.:
D-104
Details



1 NEIGHBORHOOD PARK SIGN ELEVATION
1/2" = 1'-0" 044313-01

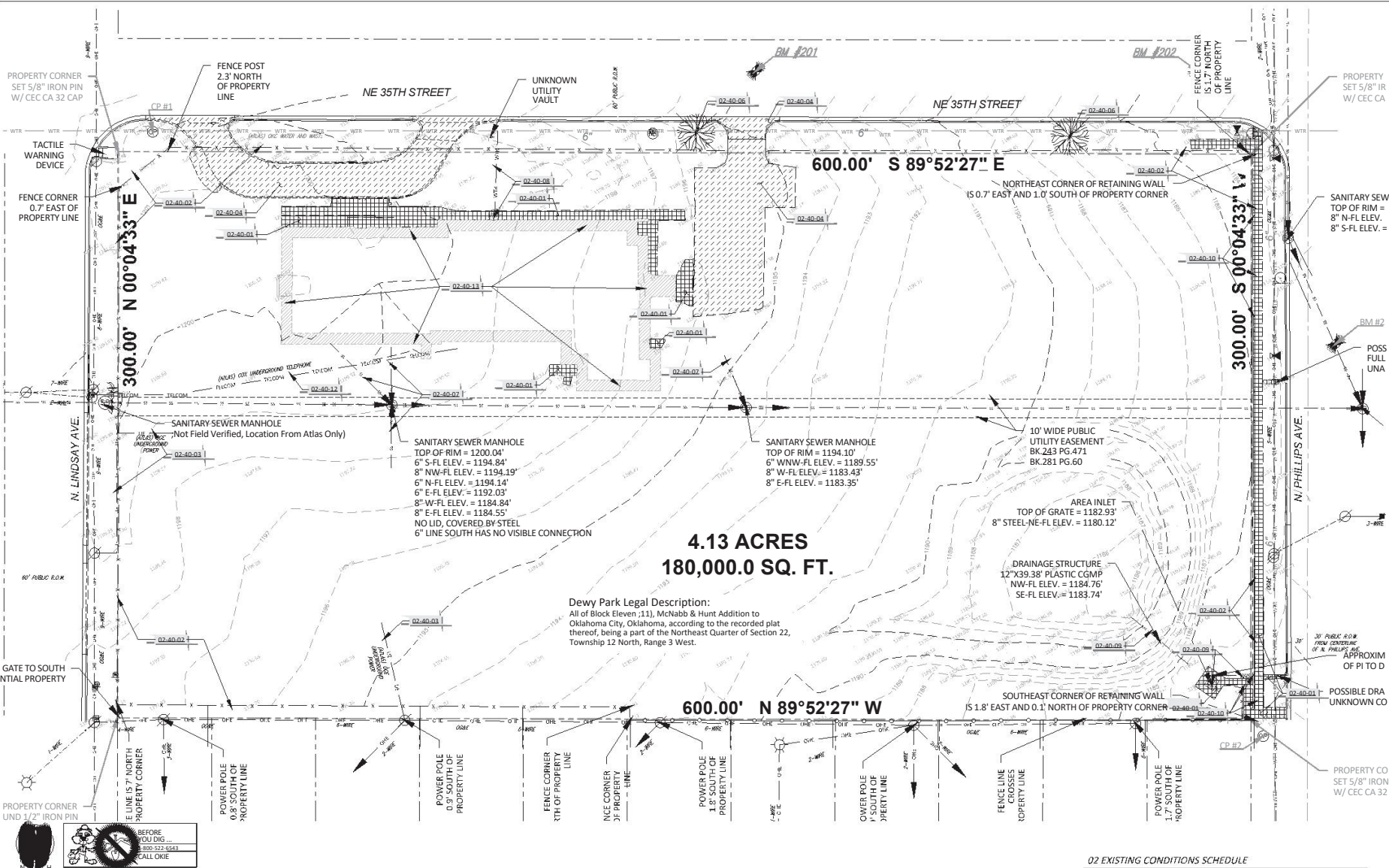


2 NEIGHBORHOOD PARK SIGN SECTION
1/2" = 1'-0" 044313-02



3 NEIGHBORHOOD PARK SIGN SECTION - FINISHES
1/2" = 1'-0" 044313-03





THE CITY OF OKLAHOMA CITY

PARKS AND RECREATION

DEPARTMENT

PLANNING DIVISION

Improvements to Dewey Park

New Park Development

3500 N Lindsay

OKLAHOMA CITY, OK

PROJECT NO.: MP-0637

DRAWN BY: Staff

APPROVED BY: BKB

ISSUE:

Plan Review

Bid Set

DATE:

2/25/24

3/16/24

SHEET NO.:

L-101

Demolition Plan

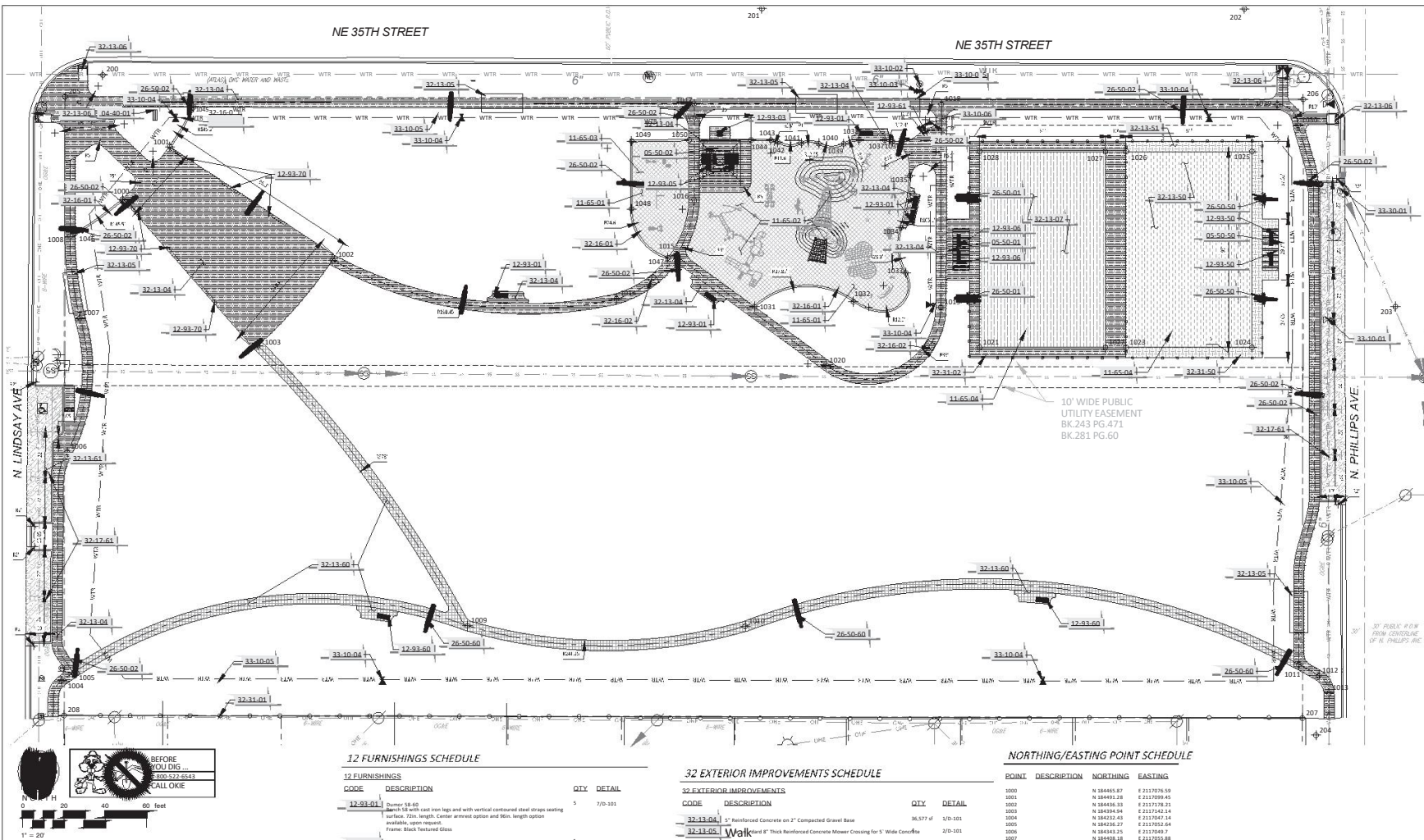
02 EXISTING CONDITIONS SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
DEMOLITION			
02-40-01	Demolish and Remove Existing Concrete Walk as Shown. Extends of Demolition shall be Saw Cut to ensure a Clean Smooth Edge.	4,352 lf	
02-40-02	Remove existing chain link fence and posts. Dispose of debris.	1,443 lf	
02-40-03	Verify abandoned status and remove underground electrical service lines.	258 lf	
02-40-04	Demolish and remove existing asphalt drive as shown.	2,558 lf	
02-40-05	Demolish and remove curbs.	1,088 lf	
02-40-06	Tree to be removed.	2	
02-40-07	fish and remove abandoned sewer service line. Confirm abandoned and remove Water Line and Meter. Cut and cap the water service line.	140 lf	
02-40-08	Remove stormwater pipe.	88 lf	
02-40-09	Demolish and remove Retaining Wall and Footings.	319 lf	
02-40-10	Remove abandoned Telecommunication Service line.	195 lf	
02-40-11	Demolition of Building by Others.		

status

NE 35TH STREET

NE 35TH STREET



04 MASONRY SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
04-01.01	Concrete Neighborhood Sign per OGC Park Sign Standards. Sign text information to contain the following: 3500 N Lindsay Ave Oklahoma City Parks and Recreation	1	1/0-105

11 EQUIPMENT SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
11-01.01	Synthetic Turf Safety Surfacing	8,098 sf	1/0-104
11-01.02	Playground System	1/0-104	
11-01.03	Adult Exercise Equipment	1/0-104	
11-01.04	Single and Mark Post-Tension Slab with Basketball Court Markings	14/0-101	

26 ELECTRICAL SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
26-50.01	Gridshift Main 150 Watt Solar Sports Light W/ Motion Activation and Auto Timing. 25' Fiberglass Pole Direct Bury	2	
26-50.02	Gridshift Commander 40 Watt Solar Light W/ Motion activation on 14' Direct Bury Fiberglass Pole	18	
26-50.03	Alt. 1 - Gridshift Main 150 Watt Solar Sports Light W/ Motion Activation and Auto Timing. 25' Fiberglass Pole	2	
26-50.04	Alt. 2 - Gridshift Commander 40 Watt Solar Light W/ Motion activation on 14' Direct Bury Fiberglass Pole	3	

12 FURNISHINGS SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
12-93.01	Dumper 58-60 Bench 58 with cast iron legs and with vertical contoured steel straps seating surface. 72in. length. Center armrest option and 96in. length option available, upon request. Frame: Black Textured Glass	5	7/0-101
12-93.03	Park BBQ Grill from Upblast Site Furnishings (or Approved Equal)	1	
12-93.04	Turner 440 508.2 Small ADA picnic table with 2 benches. 96in. table and 60in. benches. Frame: Black Glass	2	16/0-101
12-93.06	Turner 92-60 Bench 92 with cast iron legs and contoured strap seating surface. 96in. length. Frame: Black Textured Glass	2	7/0-101
12-93.07	Alt. 1 - Turner 92-60 Bench 92 with cast iron legs and contoured strap seating surface. 96in. length. Frame: Black Textured Glass	2	7/0-101
12-93.60	Alt. 2 - Dumper 58-60 Bench 58 with cast iron legs and with vertical contoured steel straps seating surface. 72in. length. Center armrest option and 96in. length option available, upon request. Frame: Black Glass	2	6/0-101
12-93.61	Alt. 2 - Willoughby Stainless Fountain with Bottle Fill, ADA Fountain, Pet Drinking Bowl, and Automatic Flush Valve. CWB-S-HC-PET, Color - Parks Green	1	
12-93.70	Alt. 3 - Seat Wall using salvaged bricks from Old Dewey Building	6	15/0-101

33 UTILITIES SCHEDULE

CODE	DESCRIPTION	QTY
33-10.01	Change Water Valve Box and Lid to Traffic Round Valve Box and Lid	1
33-10.02	Install new 2" irrigation meter and tap per City Standards and Specifications	1
33-10.03	Install RPT backflow preventer per standard City Standard and Specifications	1
33-10.04	Reinforced Quick Coupler Valve with Locking Cap	7
33-10.05	2" irrigation Service Line	1,784 ft
33-10.06	1/2" Water Line for Fountain	7 ft

32 EXTERIOR IMPROVEMENTS SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
32-13.04	5" Reinforced Concrete on 2" Compacted Gravel Base	36,577 sf	1/0-101
32-13.05	Walk Reinforced 8" Thick Reinforced Concrete Crossover for 5' Wide Concrete	2/0-101	
32-13.06	ADA Ramp with detectable warning. City Standard Type F	5	
32-13.07	Post Tension Concrete Slab	5,795 sf	1/0-101
32-13.51	Alt. 1 - Post Tension Concrete Slab	5,795 sf	1/0-101
32-13.52	Alt. 2 - 5" Reinforced Concrete on 2" Compacted Gravel Base	1,373 sf	1/0-101
32-13.53	Alt. 2 - 8" Reinforced Concrete on 2" Compacted Gravel Base	4,071 sf	1/0-101
32-13.61	Alt. 2 - 8" Thick Reinforced Concrete on-driveway parking	3,301 sf	
32-13.62	6" Wide Reinforced Concrete Mow Strip (Curb)	356 lf	4/0-101
32-13.63	Standard Flume under concrete path.	2	
32-13.64	New 6" Curb & Gutter	959 lf	
32-13.65	Alt. 1 - New Curb & Gutter	959 lf	
32-13.66	Alt. 2 - 4" Wide White Paint for parking stripe per standard specifications	153 lf	
32-13.67	Install 6" Chain-Link Fence along property line to replace encroached fence.	273 lf	
32-13.68	Black Vinyl Coated Chain-Link Fence 9' height with Postings and Mow Strip	252 lf	
32-13.69	Black Vinyl Coated Chain-Link Fence 9' height with Postings and Mow Strip	252 lf	

NORTHING/EASTING POINT SCHEDULE

POINT	DESCRIPTION	NORTHING	EASTING
1000	N 184465.87	E 2117076.59	
1001	N 184465.18	E 2117099.95	
1002	N 184468.33	E 2117178.21	
1003	N 184509.04	E 2117142.14	
1004	N 184522.43	E 2117047.14	
1005	N 184528.27	E 2117052.64	
1006	N 184534.25	E 2117048.7	
1007	N 184505.18	E 2117055.88	
1008	N 184467.87	E 2117051.04	
1009	N 184509.02	E 2117049.08	
1010	N 184508.77	E 2117078.27	
1011	N 184513.12	E 2117066.15	
1012	N 184534.88	E 2117056.15	
1013	N 184513.12	E 2117061.1	
1014	N 184457.5	E 2117055.91	
1015	N 184458.46	E 2117055.32	
1016	N 184513.12	E 2117058.42	
1017	N 184511.87	E 2117073.23	
1018	N 184511.87	E 2117073.23	
1019	N 184511.87	E 2117073.23	
1020	N 184511.87	E 2117073.23	
1021	N 184509.05	E 2117062.77	
1022	N 184509.05	E 2117062.77	
1023	N 184509.05	E 2117062.77	
1024	N 184509.05	E 2117062.77	
1025	N 184488.95	E 2117062.77	
1026	N 184488.95	E 2117062.77	
1027	N 184488.95	E 2117062.77	
1028	N 184488.95	E 2117062.77	
1029	N 184511.87	E 2117062.77	
1030	N 184511.87	E 2117062.77	
1031	N 184511.87	E 2117062.77	
1032	N 184511.87	E 2117062.77	
1033	N 184511.87	E 2117062.77	
1034	N 184511.87	E 2117062.77	
1035	N 184511.87	E 2117062.77	
1036	N 184511.87	E 2117062.77	
1037	N 184511.87	E 2117062.77	
1038	N 184511.87	E 2117062.77	
1039	N 184511.87	E 2117062.77	
1040	N 184511.87	E 2117062.77	
1041	N 184511.87	E 2117062.77	
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1043	N 184511.87	E 2117062.77	
1044	N 184511.87	E 2117062.77	
1045	N 184511.87	E 2117062.77	
1046	N 184511.87	E 2117062.77	
1047	N 184511.87	E 2117062.77	
1048	N 184511.87	E 2117062.77	
1049	N 184511.87	E 2117062.77	
1050	N 184511.87	E 2117062.77	

NORTHING/EASTING POINT SCHEDULE

POINT	DESCRIPTION	NORTHING	EASTING
1000	SUB W/IN P/W/CEC CP Cap	N 184509.05	E 2117066.05
1001	Div. 1201.279	N 184509.05	E 2117066.05
1002	Cap "C" in Top of Curb	N 184509.05	E 2117066.05
1003	Div. 1204.87	N 184509.05	E 2117066.05
1004	Cap "C" in Top of Curb Elev. 1183.75	N 184509.05	E 2117066.05
1005	SUB W/IN P/W/CEC CP Cap Elev. 1179.16	N 184509.05	E 2117066.05
1006	Prop. Corner SUB W/IN P/W/CEC CP Cap	N 184511.87	E 2117066.05
1007	Prop. Corner SUB W/IN P/W/CEC CP Cap	N 184511.87	E 2117066.05
1008	Prop. Corner SUB W/IN P/W/CEC CP Cap	N 184511.87	E 2117066.05
1009	Prop. Corner SUB W/IN P/W/CEC CP Cap	N 184511.87	E 2117066.05
1010	City Brass Cap 240 NE 36th E of Kelly Elev. 1179.24	N 184511.87	E 2117066.05

naving.

Existing Manhole Lid 1



Improvements to Dewey Park
New Park Development
3500 N Lindsay

OKLAHOMA CITY, OK

PROJECT NO.: MP-0637

DRAWN BY: SHF

APPROVED BY: BKB



ISSUE: DATE:

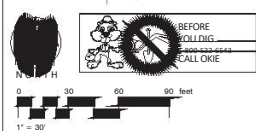
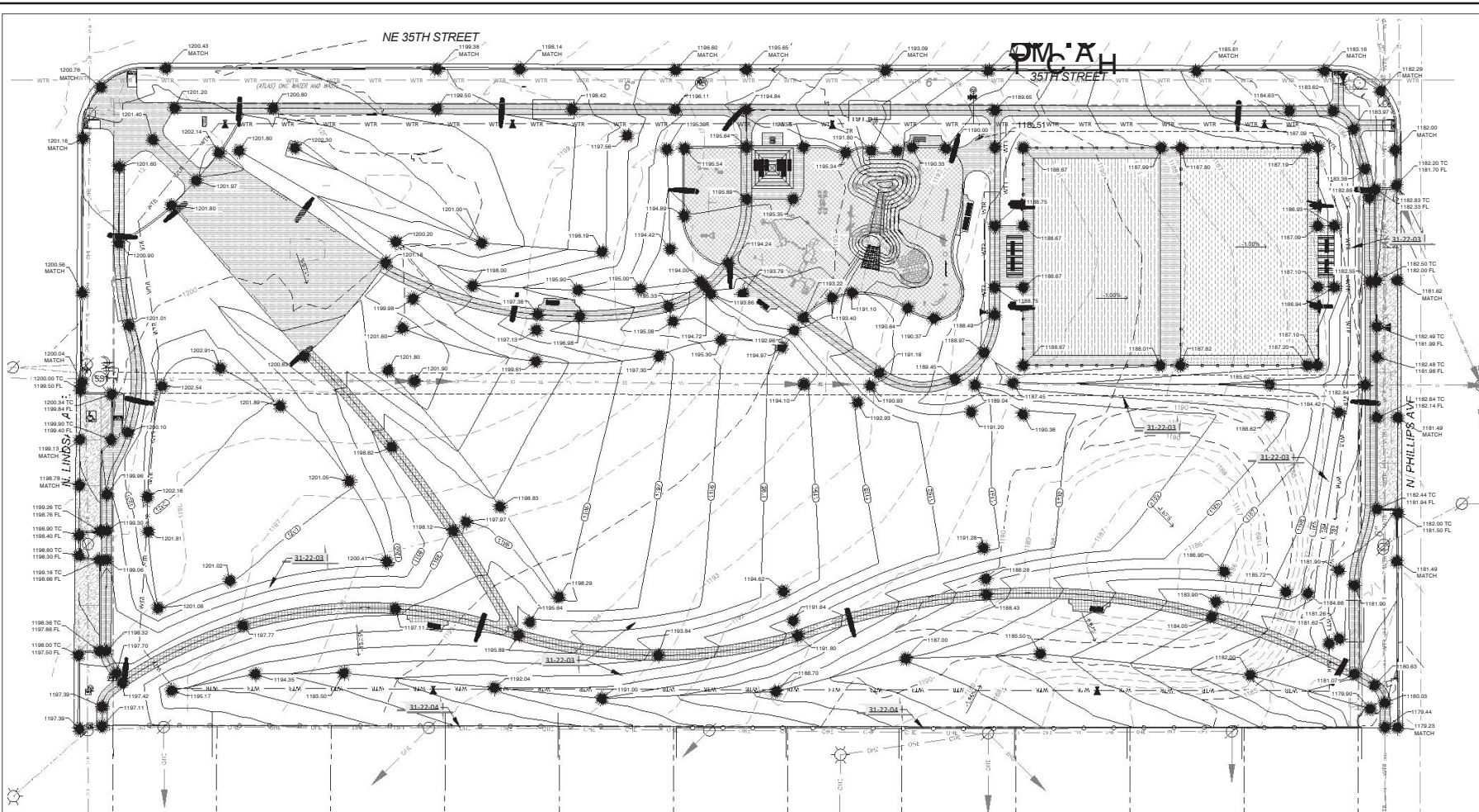
Plan Review 2/25/24

Bid Set 3/16/24

SHEET NO.:

L-201

Layout Plan



31 EARTHWORK SCHEDULE

ITEM NO.	DESCRIPTION	Cubic Yards
31-22-01	Unclassified Excavation - Cut	5,084
31-22-02	4:1 Max Side Slope	
31-22-03	Provide smooth transitions from proposed surfaces to existing grades.	



Improvements to Dewey Park New Park Development 3500 N Lindsay

OKLAHOMA CITY, OK

PROJECT NO.: MP-0637

DRAWN BY: Staff

APPROVED BY: BKB



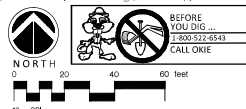
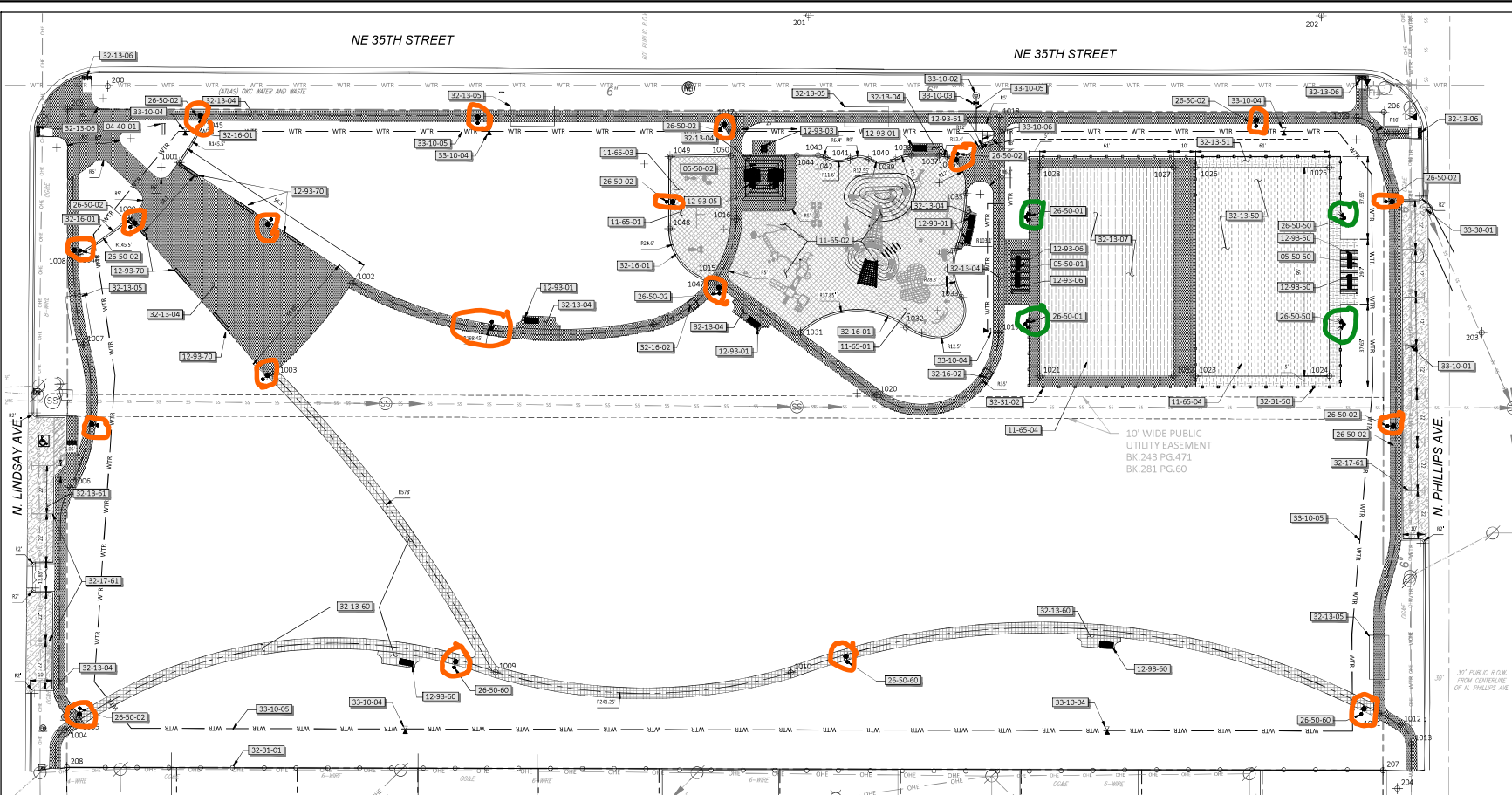
ISSUE: DATE:
Plan Review 2/25/24
Bid Set 3/16/24

SHEET NO.:

L-301
Grading Plan

NE 35TH STREET

NE 35TH STREET



04 MASONRY SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
04-40-01	Concrete Neighborhood Sign per CHC Park Sign Standards. Sign text information to contain the following: Dewey Park 3500 N Lindsay Ave Oklahoma City Parks and Recreation	1	1/D-105

11 EQUIPMENT SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
11-45-01	Synthetic Turf Safety Surfacing	8,099 sf	1/D-104
11-45-02	Playground System	1	1/D-104
11-45-03	Adult Exercise Equipment	1	1/D-104
11-45-04	Stripes and Mark Post-Tension Slab with Basketball Court Markings	1	1/D-105

26 ELECTRICAL SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
26-50-01	Indash Hubs 150 Watt Solar Sports Light W/ Motion Activation and Auto Lighting, 25' Fiberglass Pole Direct Bury	2	
26-50-02	Indash Commander 40 Watt Solar Light W/ Motion activation on 14' Direct Bury Fiberglass Pole	18	
26-50-03	Indash Hubs 150 Watt Solar Sports Light W/ Motion Activation and Auto Lighting, 25' Fiberglass Pole Direct Bury	2	
26-50-04	Indash Commander 40 Watt Solar Light W/ Motion activation on 14' Direct Bury Fiberglass Pole	18	

12 FURNISHINGS SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
12-95-01	Dumper 56-60 Bench 56 with cast iron legs and with vertical contoured steel straps seating surface, 72in. length. Center armrest option and 96in. length option available, upon request. Frame: Black Textured Gloss	5	7/D-101
12-95-02	Park BBQ Grill from Upblast Site Furnishings (per Approved Equal)	1	16/D-101
12-95-03	Dumper A40 58-62 Steel ADA picnic table with 2 benches, 60in. table and 60in. benches. Table: Black Gloss	2	7/D-101
12-95-04	Dumper 62-60 Backless bench 92 with cast iron legs and contoured strap seating surface, 96in. length. Frame: Black Textured Gloss	2	7/D-101
12-95-05	ARK 1 - Dumper 62-60 Backless bench 92 with cast iron legs and contoured strap seating surface, 96in. length. Frame: Black Textured Gloss	2	7/D-101
12-95-06	ARK 2 - Dumper 56-60 Bench 56 with cast iron legs and with vertical contoured steel straps seating surface, 72in. length. Center armrest option and 96in. length option available, upon request. Frame: Black Gloss	6	6/D-101
12-95-07	ARK 3 - 1/2" Water Line for Fountain	1	
12-95-08	ARK 4 - 4" PVC perforated drain pipe on gravel bed	189 ft	

33 UTILITIES SCHEDULE

CODE	DESCRIPTION	QTY
33-10-01	Change Water Valve Box and Lid to Traffic Rated Valve Box and Lid.	1
33-10-02	Install new 2" Irrigation Motor and Tap per City Standards and Specifications	1
33-10-03	Install RPT Backflow preventer per standard City Standard and Specifications	1
33-10-04	Reinforced Quick Coupler Valve with Locking Cap	7
33-10-05	2" Irrigation Service Line	1,784 ft
33-10-06	1/2" Water Line for Fountain	7 ft
33-10-07	Change Existing Manhole Lid to a Non-Vented Lid as required for Manhole in parking	1
33-10-08	ARK 1 - 4" PVC perforated drain pipe on gravel bed	189 ft

32 EXTERIOR IMPROVEMENTS SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
32-13-04	5' Reinforced Concrete on 2" Compacted Gravel Base	36,577 sf	1/D-101
32-13-05	Standard 8" Thick Reinforced Concrete Curb Crossing for 5' Wide Concrete 4' Wide	4	1/D-101
32-13-06	ADA Ramp with detectable warning, City Standard Type F	5	
32-13-07	Pot Tension Concrete Slab	5,795 sf	17/D-101
32-13-08	ARK 1 - Post Tension Concrete Slab	5,795 sf	17/D-101
32-13-09	ARK 2 - 5' Reinforced Concrete on 2" Compacted Gravel Base	1,375 sf	1/D-101
32-13-10	ARK 3 - 5' Reinforced Concrete on 2" Compacted Gravel Base	4,071 sf	1/D-101
32-13-11	ARK 4 - 8" Thick Reinforced Concrete (on-street parking)	3,301 sf	
32-13-12	6' Wide Reinforced Concrete Mow Strip (Curb)	356 ft	4/D-101
32-16-02	Standard Flame under concrete path.	2	
32-16-03	New 4" Curb & Gutter	959 ft	
32-16-04	ARK 1 - New Curb & Gutter	356 ft	
32-17-01	ARK 2 - 4" Wide White Paint for parking stripe per standard specifications.	150 ft	
32-17-02	Install 6' Chainlink Fence along property line to replace encroached fence.	271 ft	
32-31-01	Black Vinyl Coated Chain-link Fence 6' height with Footing and Mow Strip	252 ft	
32-31-02	ARK 1 - Black Vinyl Coated Chain-link Fence 6' height with Footing and Mow Strip	182 ft	

NORTHING/EASTING POINT SCHEDULE

POINT	DESCRIPTION	NORTHING	EASTING
1000		N 184465.87	E 2157076.59
1001		N 184465.18	E 2157089.45
1002		N 184468.35	E 2157179.21
1003		N 184539.04	E 2157212.14
1004		N 184532.45	E 2157047.24
1005		N 184538.27	E 2157052.44
1006		N 184543.25	E 2157048.7
1007		N 184468.18	E 2157055.88
1008		N 184467.87	E 2157051.04
1009		N 184539.02	E 2157049.69
1010		N 184538.77	E 2157078.27
1011		N 184543.32	E 2157061.5
1012		N 184538.88	E 2157064.35
1013		N 184543.32	E 2157061.5
1014		N 184541.37	E 2157053.91
1015		N 184465.46	E 2157055.88
1016		N 184511.15	E 2157059.42
1017		N 184511.87	E 2157079.23
1018		N 184511.49	E 2157079.23
1019		N 184501.5	E 2157147.28
1020		N 184493.95	E 2157146.77
1021		N 184493.95	E 2157146.77
1022		N 184493.95	E 2157146.77
1023		N 184493.95	E 2157146.77
1024		N 184493.95	E 2157146.77
1025		N 184493.95	E 2157146.77
1026		N 184493.95	E 2157146.77
1027		N 184493.95	E 2157146.77
1028		N 184493.95	E 2157146.77
1029		N 184493.95	E 2157146.77
1030		N 184493.95	E 2157146.77
1031		N 184493.95	E 2157146.77
1032		N 184493.95	E 2157146.77
1033		N 184493.95	E 2157146.77
1034		N 184493.95	E 2157146.77
1035		N 184493.95	E 2157146.77
1036		N 184493.95	E 2157146.77
1037		N 184493.95	E 2157146.77
1038		N 184493.95	E 2157146.77
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1040		N 184493.95	E 2157146.77
1041		N 184493.95	E 2157146.77
1042		N 184493.95	E 2157146.77
1043		N 184493.95	E 2157146.77
1044		N 184493.95	E 2157146.77
1045		N 184493.95	E 2157146.77
1046		N 184493.95	E 2157146.77
1047		N 184493.95	E 2157146.77
1048		N 184493.95	E 2157146.77
1049		N 184493.95	E 2157146.77
1050		N 184493.95	E 2157146.77

NORTHING/EASTING POINT SCHEDULE

POINT	DESCRIPTION	NORTHING	EASTING
200	S 8' Iron Pin W/ CEC Cap	N 184526.95	E 2157066.95
201	Blw: 1203.779	N 184526.95	E 2157066.95
202	Cut "W" in Top of Curb	N 184526.95	E 2157066.95
203	Blw: 1184.627	N 184526.95	E 2157066.95
204	S 8' Iron Pin W/ CEC Cap Blw: 1179.36	N 184526.95	E 2157066.95
205	Prop. Corner 5/8" Iron Pin W/ CEC Cap	N 184526.95	E 2157066.95
206	Prop. Corner 5/8" Iron Pin W/ CEC Cap	N 184526.95	E 2157066.95
207	Prop. Corner 5/8" Iron Pin W/ CEC Cap	N 184526.95	E 2157066.95
208	Prop. Corner 5/8" Iron Pin W/ CEC Cap	N 184526.95	E 2157066.95
209	City Brass Cap 246 NE 36th E of Kelly Blw: 1179.24	N 184526.95	E 2157066.95

THE CITY OF OKLAHOMA CITY
PARKS AND RECREATION
DEPARTMENT
PLANNING DIVISION



THE CITY OF OKLAHOMA CITY PARKS AND RECREATION DEPARTMENT
420 W. MAIN STREET, SUITE 110 • OKLAHOMA CITY, OK 73102 • OFFICE: 405.237.3882

Improvements to Dewey Park
New Park Development

OKLAHOMA CITY, OK

PROJECT NO.: MP-0637
DRAWN BY: SHF
APPROVED BY: BKB



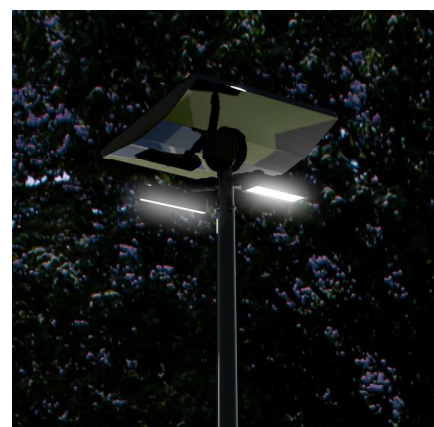
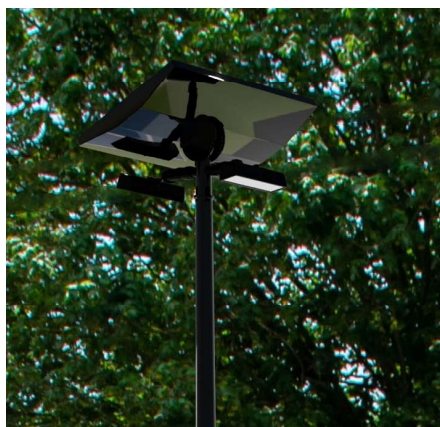
ISSUE: DATE:
Plan Review: 7/29/24
Bid Set: 8/16/24

SHEET NO.:

L-201
Layout Plan

Features & Benefits

- Superior Technology Solutions
 - Brightest Output
 - CERTIFIED Burn Time Performance
 - Longest life
 - Smart Controller
 - 190LM/W
- Smart Technology (Optional)
 - Automatic Light & Time Control
 - Infrared Human Sensor (PIR)
 - Microwave Sensor
 - Web based control/monitoring available



Available with:

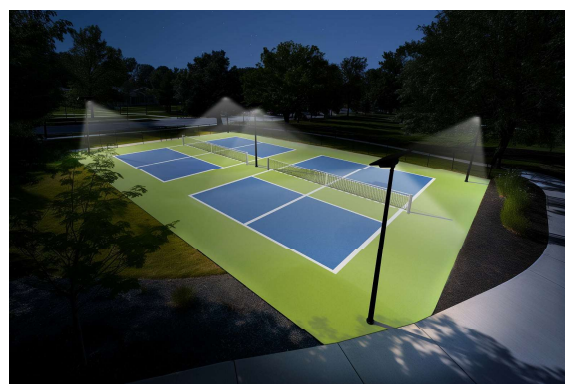


5G Remote Access

- Monitor
- Set Timing
- Get Alerts



Exclusive Free
Battery Recycling
Program

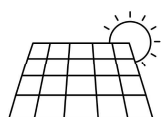


Certifications

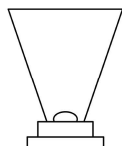


Components

Specifications	
Voltage	25.6V
Power	100W/150W/200W
Lumens per Watt	190 lm/w
Output	19,000lm/28,500lm/38,000lm
Chips	SMD 5050
Controller	MPPT
Solar Panel	36V 280W
Battery	25.6V 102Ah 2611.2WH
Optics	30D/T312/T322
CCT	3000K/4000K/5000K/5700K



Monocrystalline
Solar Module



Philips Lumileds
Luxeon 5050 Chips



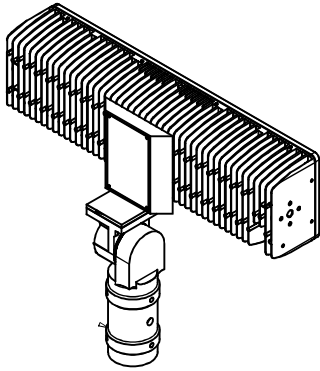
IP65



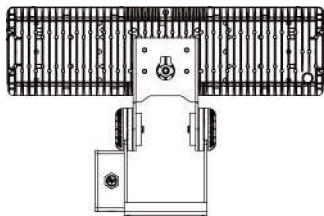
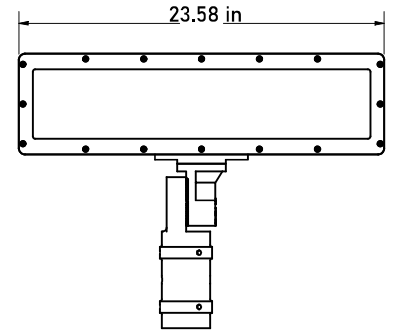
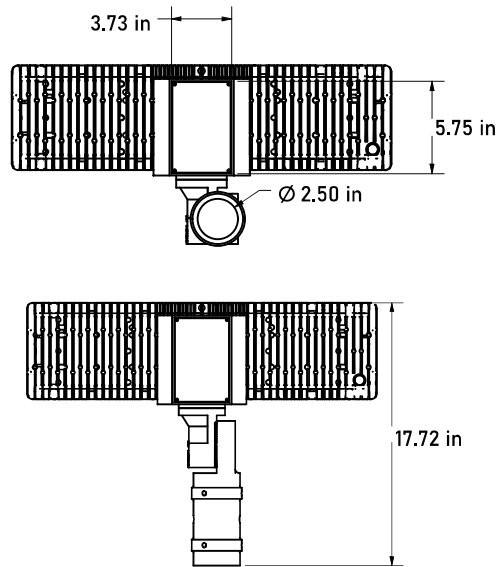
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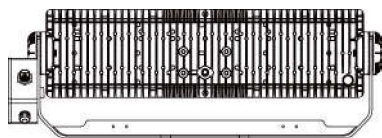
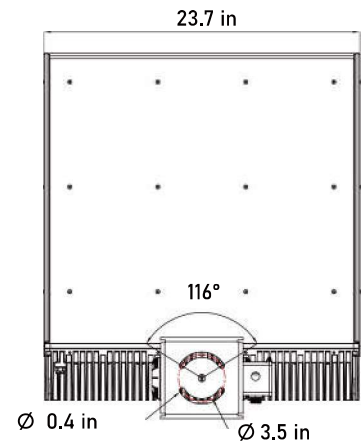
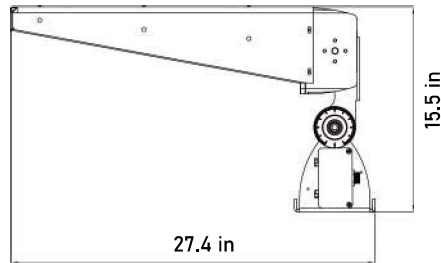
Fixture Dimensions



Tenon Mount

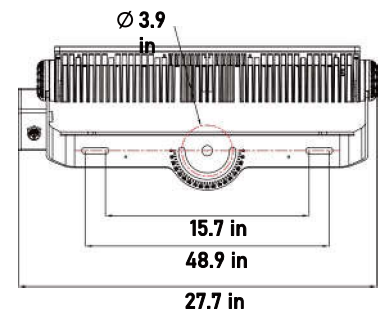
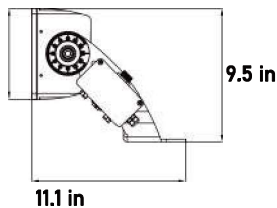


Surface Mount With Visor



Yoke Mount

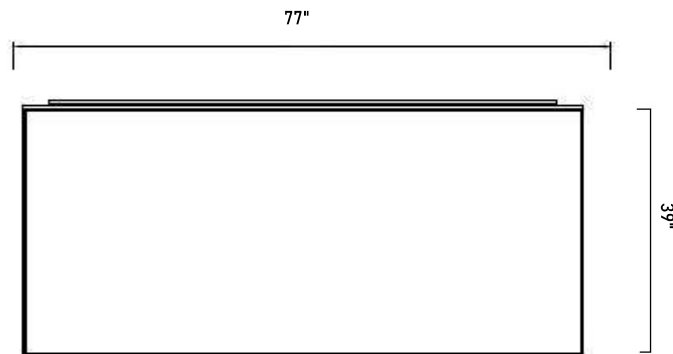
6.5 in



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Solar Panel Dimensions



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GRIDSHIFT™
 SOLAR LIGHTING

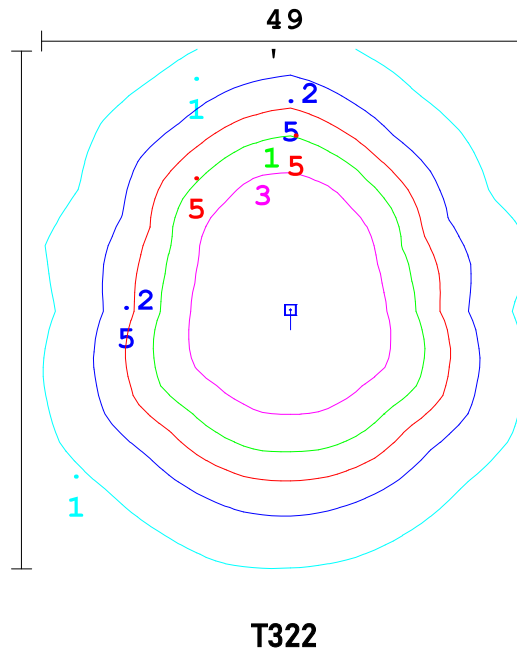
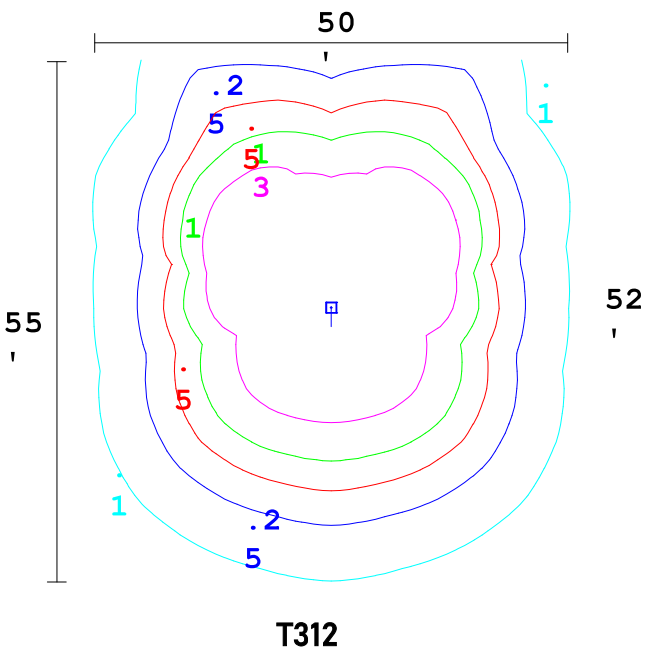
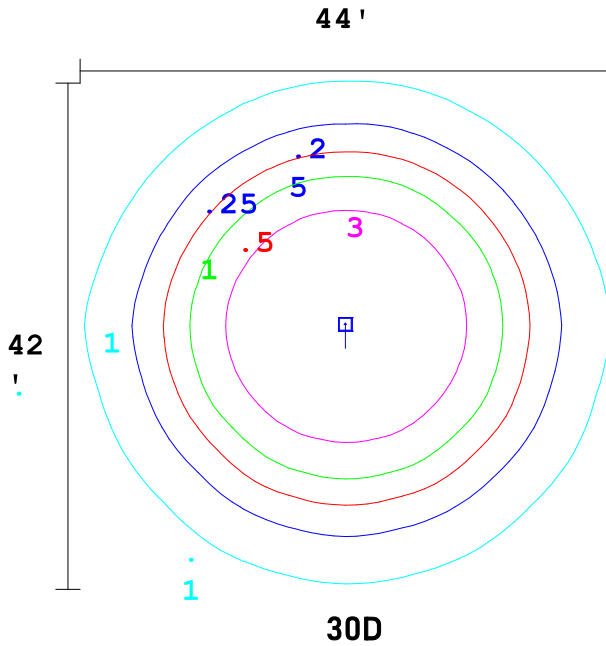
Corporate: 2803 Broadway Ct. Edmond, OK 73013
 California: 1341 Distribution Way, Suite 20, Vista, CA 92081

Cuesta Sol is a trademark of GridShift Solutions, LLP

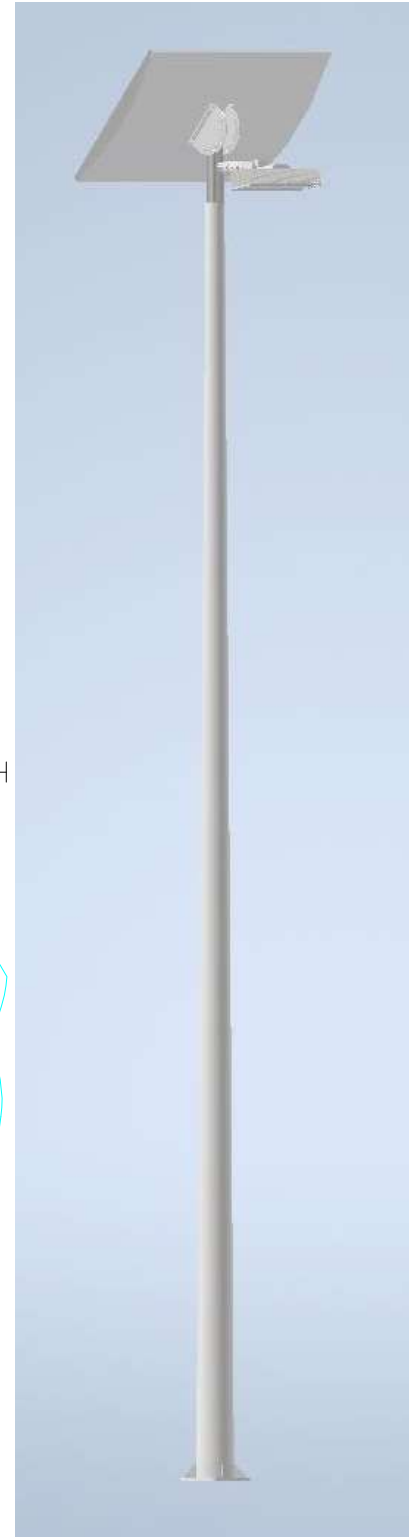


Wounded Warrior Project

Photometry

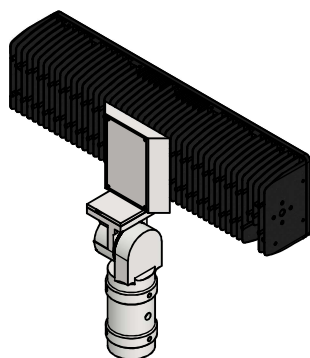


Examples shown above have a 30' Mounting Height



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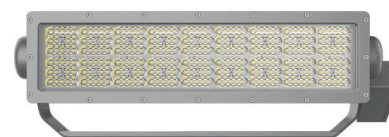




Tenon Mount



Surface Mount With Visor



Yoke Mount

Custom mounting options also available

Model #	Watts	CCT	Optics	Mounting	Option – Visor (Yes/No)	Optional 5G Remote Access (Yes/No)
Cuesta Sol CS-PRE-SL	100W	3000K/4000K/5000K/5700K	30D/T312/T322	A - Tenon Mount B - Surface Mount C - Yoke Mount D - Custom	Y/N	Y/N
Cuesta Sol CS-PRE-SL	150W	3000K/4000K/5000K/5700K	30D/T312/T322	A - Tenon Mount B - Surface Mount C - Yoke Mount D - Custom	Y/N	Y/N
Cuesta Sol CS-PRE-SL	200W	3000K/4000K/5000K/5700K	30D/T312/T322	A - Tenon Mount B - Surface Mount C - Yoke Mount D - Custom	Y/N	Y/N

Ordering Description Example						
Cuesta Sol CS-PRE-SL	150W	4000K	30D	B	Y	Y

Ordering Description						
Cuesta Sol CS-PRE-SL	100W					
Cuesta Sol CS-PRE-SL	150W					
Cuesta Sol CS PRE SL	200W					



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Features & Benefits

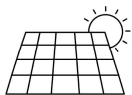
- All in One Design
 - Solar panel, battery & controller in one attractive luminaire
 - Low EPA
 - Less Strain on Pole
 - Lower Installation Cost
 - Easy to Convert to Solar
- Superior Technology Solutions
 - Brightest Output
 - CERTIFIED Burn Time Performance
 - Longest life
 - Smart Controller
- Smart Technology
 - Automatic Light & Time Control
 - Infrared Human Sensor (PIR)
 - Microwave Sensor
 - Web based control/monitoring available



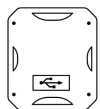
Exclusive Free
Battery Recycling
Program



Certifications



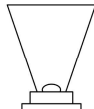
Bifacial
Solar Module



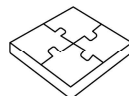
Self Learning
Controller



LiFePO4
Lithium-Iron
Batteries



Philips Lumileds
Luxeon 5050
Chip



All-in-One



Anti-Typhoon



Optional
Motion Sensor



IP65



AMERICAN COMBAT VETERAN OWNED COMPANY



GRIDSHIFT™
SOLAR LIGHTING

Corporate: 2803 Broadway Ct. Edmond, OK 73013
California: 1341 Distribution Way, Suite 20, Vista, CA 92081

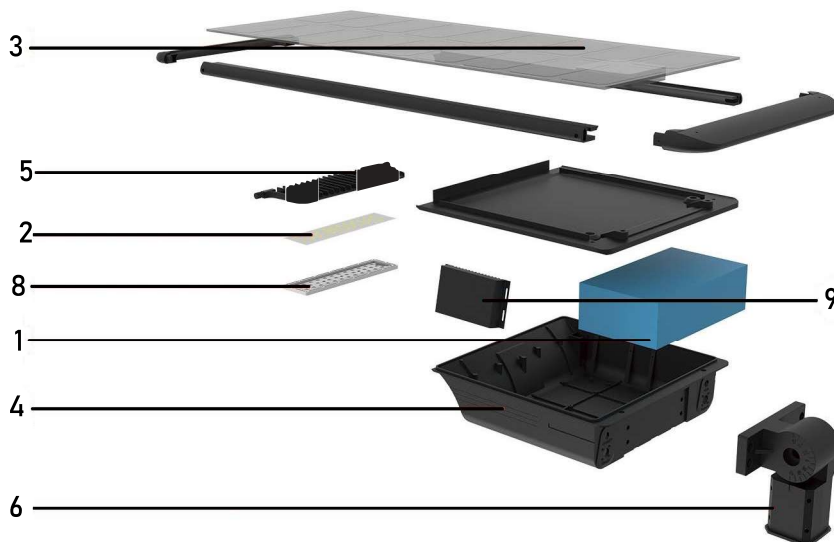
Cuesta Sol is a trademark of GridShift Solutions, LLP



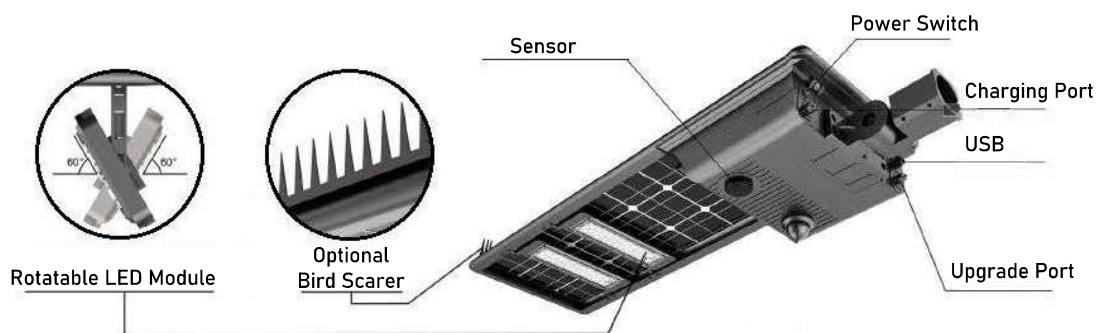
Wounded Warrior Project

• Residential • Parking Lots • Sports & Playgrounds • Pathways • Parks • Security •

Features



1. Easy battery replacement design, can be renewed for 7 years. Ultra-high light efficiency, 10 watts equivalent to 20 watts of others at least.
2. Bilateral solar panels, the overall conversion efficiency is increased by 30%.
3. Unique anti-theft technology on battery door.
4. Rotatable LED module, worry-free installation, best solar panel angle adapt to the sun.
5. The various installation methods suit for any application likes light poles, wall surface and etc.
6. From 10 to 60 watts, can replace the traditional 35-240 watts, meeting all road application conditions.
7. More than 30 different optical road lighting designs, adapt to various road conditions but no waste of light.
8. PIR/microwave motion sensor and smart controller all built in. AC and DC complementary, also USB power and alarm supply when emergency use.
9. Remote system control.



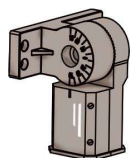
AMERICAN COMBAT VETERAN OWNED COMPANY



Technical Specifications

- Operating time: 15 hours full power, intelligent mode 5-7 days.
- Input Voltage: 12-24V constant voltage.
- Control Mode: Light Control+ Motion Sensor/Time Control/PIR Built In.
- Working Mode: 30% of intensity at first 4 hrs, 100% bright when people or car pass by, then rest of time 30% of intensity, and 70% of intensity when people pass by.
- Housing: Die-Casting Aluminum, Anti-Corrosion.
- Life Hours: >50,000 hours.
- 3000K/4000K/5000K/5700K/6500K available. CRI: 70/80

Bracket Options (Custom brackets available)



Standard Slip Fit
2 3/8" Tenon



CS-MB-2
Square Pole/Wall Mount



CS-MB-3
Fixed angle



CS-MB-4
Wall Mount

*Bracket options do not apply to 60W-B, 80W & 100W

Model	Wattage	Lumens	Efficacy	Solar Panel	Battery Voltage	Battery Wattage	Battery Charging Time	Optical Lens	IP Rating	Installation Height	Fixture Dimension	Weight	EPA
CS-COM-SSL-10W	10w	2205lm	218lm/w	30W/18V	12.8V 12AH	153.6WH	5.12 Hrs	65°150°/ 75°160°/ 90°100°/ 120°	IP65	9.84' – 19.69'	24.92" x 14.37" x 8.32"	25.35 lbs	.63
CS-COM-SSL-15W	15w	3166lm	210lm/w	30W/18V	12.8V 12AH	153.6WH	5.12 Hrs		IP65				
CS-COM-SSL-20W	20w	4174lm	210lm/w	40W/18V	12.8V 18AH	230.4WH	5.76 Hrs		IP65	16.40' – 22.97'	31.22" x 14.37" x 8.32"	28.44 lbs	.67
CS-COM-SSL-25W	25w	5163lm	206lm/w	40W/18V	12.8V 18AH	230.4WH	5.76 Hrs		IP65				
CS-COM-SSL-30W	30w	6091lm	203lm/w	50W/18V	12.8V 24AH	307.2WH	6.14 Hrs		IP65	16.40' – 26.25'	37.32" x 14.37" x 8.32"	31.97 lbs	.72
CS-COM-SSL-35W	35w	7368lm	210lm/w	50W/18V	12.8V 24AH	307.2WH	6.14 Hrs		IP65				
CS-COM-SSL-40W	40w	8382lm	209lm/w	60W/18V	12.8V 30AH	384WH	6.40 Hrs		IP65	19.69' – 29.52'	43.43" x 14.37" x 8.32"	35.71 lbs	.76
CS-COM-SSL-45W	45w	9300lm	206lm/w	60W/18V	12.8V 30AH	384WH	6.40 Hrs		IP65				
CS-COM-SSL-50W	50w	10091lm	203lm/w	70W/18V	12.8V 36AH	460.8WH	6.58 Hrs		IP65	19.69' – 32.81'	49.72" x 14.37" x 8.32"	38.80 lbs	.80
CS-COM-SSL-60W-A	60w	12480lm	208lm/w	80W/18V	12.8V 42AH	537.6WH	6.72 Hrs		IP65	22.97' – 39.37'	55.83" x 14.37" x 8.32"	43.21 lbs	.85
CS-COM-SSL-60W-B	60W	10800lm	180lm/w	100W/18V	12.8V 42AH	538WH	6 Hrs		IP65	26'-29'	45.35" x 20.55" x 8.86"	52.91 lbs	1.27
CS-COM-SSL-80W	80W	14400lm	180lm/w	130W/36V	25.6V 30AH	768WH	6 Hrs		IP65	32'-36"	60.32" x 20.55" x 8.86"	68.34 lbs	1.58
CS-COM-SSL-100W	100W	18000lm	180lm/w	160W/36V	25.6V 36AH	922WH	6Hrs		IP65	39'-42"	71.34" x 20.55" x 8.86"	85.98 lbs	1.74



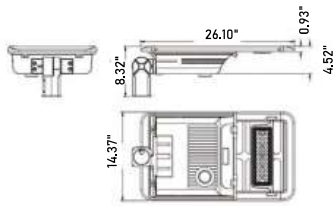
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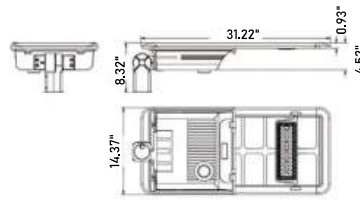
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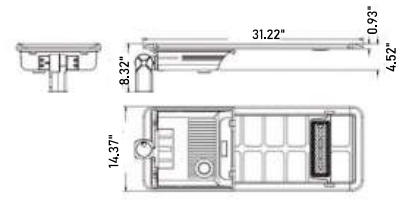
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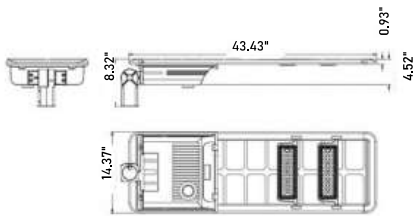
CS-COM-SSL-10W/15W



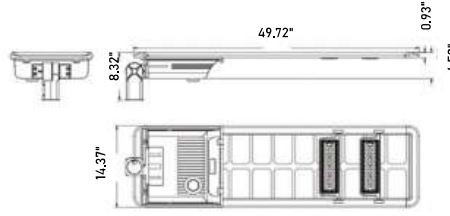
CS-COM-SSL-20W/25W



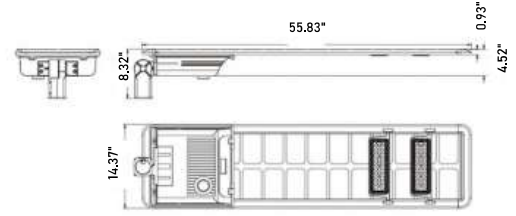
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CS-COM-SSL-40W/45W



CS-COM-SSL-50W



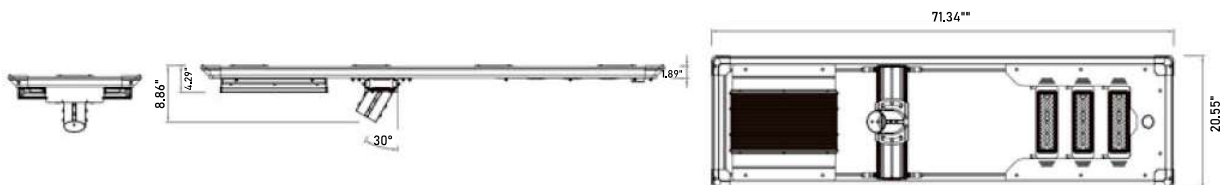
CS-COM-SSL-60W-A



CS-COM-SSL-60W-B



CS-COM-SSL-80W



CS-COM-SSL-100W



AMERICAN COMBAT VETERAN OWNED COMPANY



405-673-8684

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CS-COM-SSL-10W/15W



CS-COM-SSL-20W/25W



CS-COM-SSL-30W/35W



CS-COM-SSL-40W/45W



CS-COM-SSL-50W



CS-COM-SSL-60W-A



CS-COM-SSL-60W-B



CS-COM-SSL-80W



CS-COM-SSL-100W

Ordering

Model#	Wattage	Voltage	LED Chips	Sensor	CCT & CRI	Distribution	Mount	Options
CS-COM-SSL	10W	DC=12-24V	L5= LUMILED 5050	00=Without Sensor	3070=3000K 70CRI	T2=T202	A=Type A	SP=Surge Protector
	15W			SN=Motion Sensor	3080=3000K 80CRI	T3=T302	B=Type B	IC=Intelligent Control
	20W			DV=Dimmable	4070=4000K 70CRI	T4=T402	C=Type C	
	25W			PH=Photocell	4080=4000K 80CRI	T5-T502	D=Type D	
	30W				5070=5000K 70CRI		E=Type E	
	35W				5080=5000K 80CRI		*Does not apply to 60W-B, 80W & 100W	
	40W				5770=5700K 70CRI			
	45W				5780=5700K 80CRI			
	50W				6570=6500K 70CRI			
	60W-A				6580=6500K 80CRI			
	60W-B							
	80W							
	100W							

Ordering Description Example

CS-COM-SSL	40W	DC	L5	SN	5080	T3	D	IC
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Ordering Description

CS-COM-SSL								
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AMERICAN COMBAT VETERAN OWNED COMPANY



Case No: SP-595

Applicant: The City of Oklahoma City

Address: 3500 N. Lindsay Ave.

Present Zoning: R-1

Proposed Use: 8250.2 Community Recreation: General (park)



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Special Permit Application



0 200 400
Feet