ATLAS of Downtown Muskogee

Created by the OU Institute for Quality Communities
and the OU Urban Design Studio

February 1, 2017

DEMOGRAPHICS

POPULATION
MINORITIES
POVERTY
EMPLOYMENT
EDUCATION
FOOD ACCESS

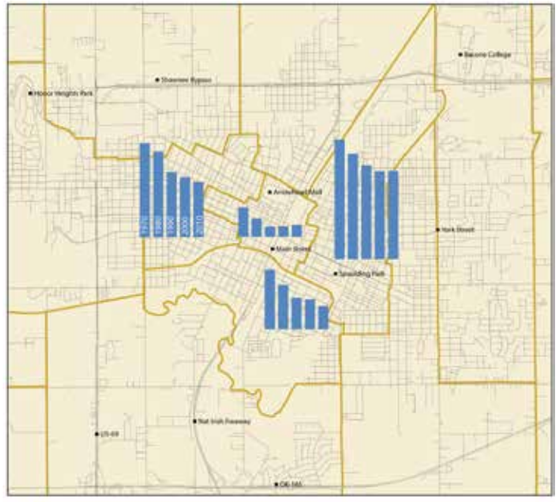
Maps in this section are made primarily with data from the United States Census Bureau, including Tigerline Shapefiles, 1970, 1980, 1990, 2000, and 2010 Deciennial Census Summary Files, 2014 Five Year Data from the American Community Survey, and Long-Range Economic Household Data from the 2009 Economic Census. Additional data from the City of Muskogee GIS Department and the Oklahoma Department of Transportation Traffic Counts.

POPULATION

- Muskogee's overall population has change littled since World War II, hovering around 35,000 to 40,000 persons. However, the city limits and the developed area have increased during this period leading to lower population densities less than 900 persons per square mile.

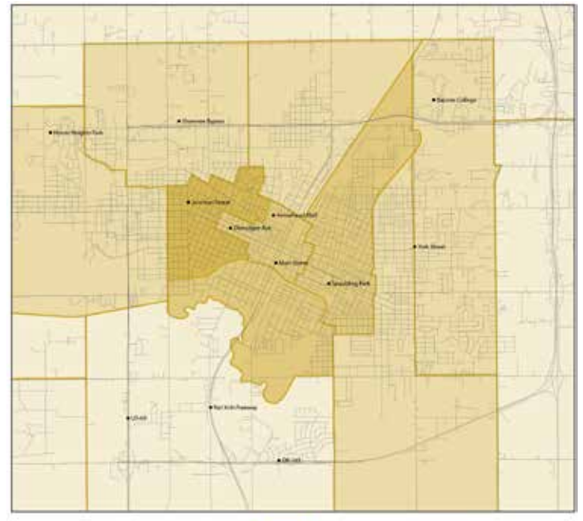
- Despite its central location, the downtown area has lost population. Few people now live in Downtown Muskogee. The latest census data shows a little over 700 residents. Around 300 are incarcerated in the county jail. Of the remaining 400 about 225 live in the Surety and Manhattan Buildings in affordable senior housing.

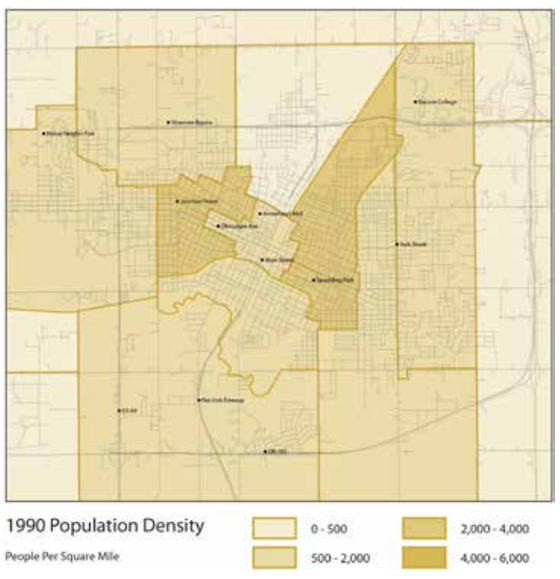
- Relatively dense residential cluisters exist east and west of downtown, but population is relatively sparse directly north and south of downtown.

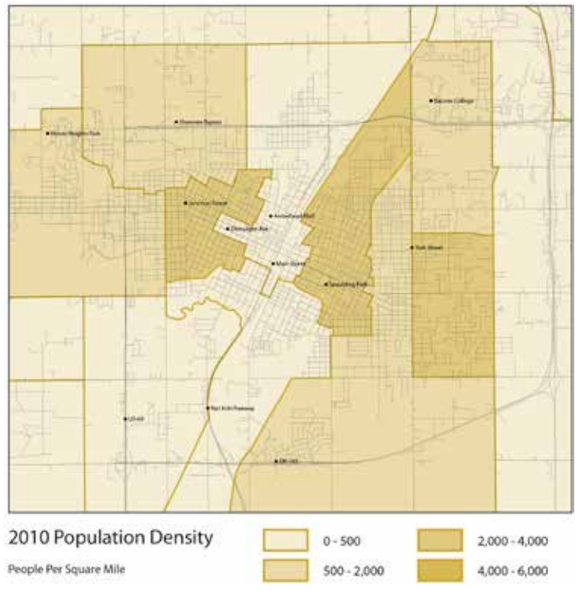


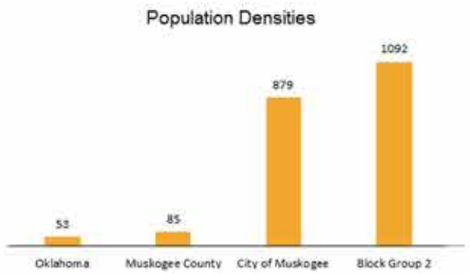
Population Over Time

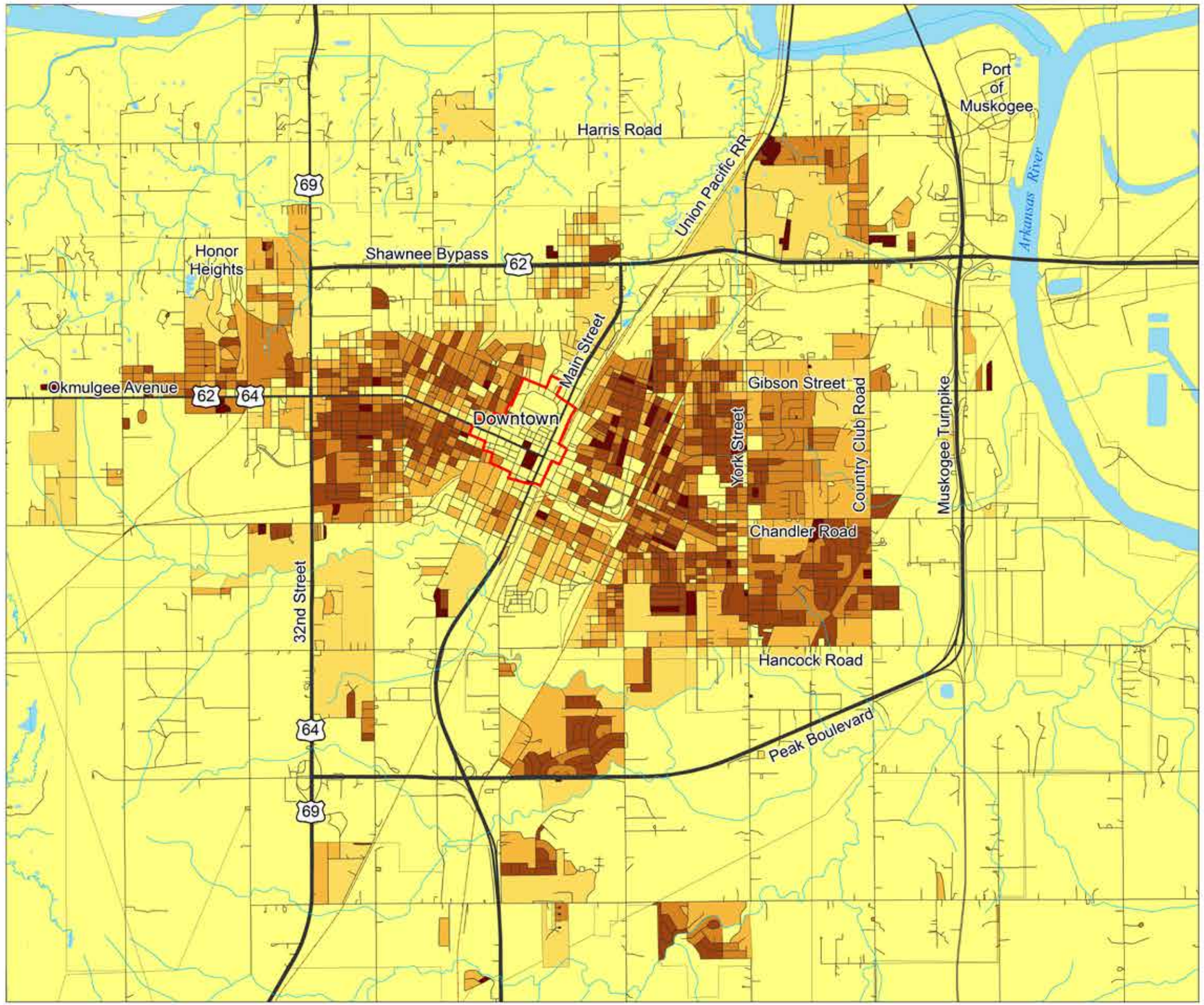
in Central Neighborhoods, 1970-2010











Legend

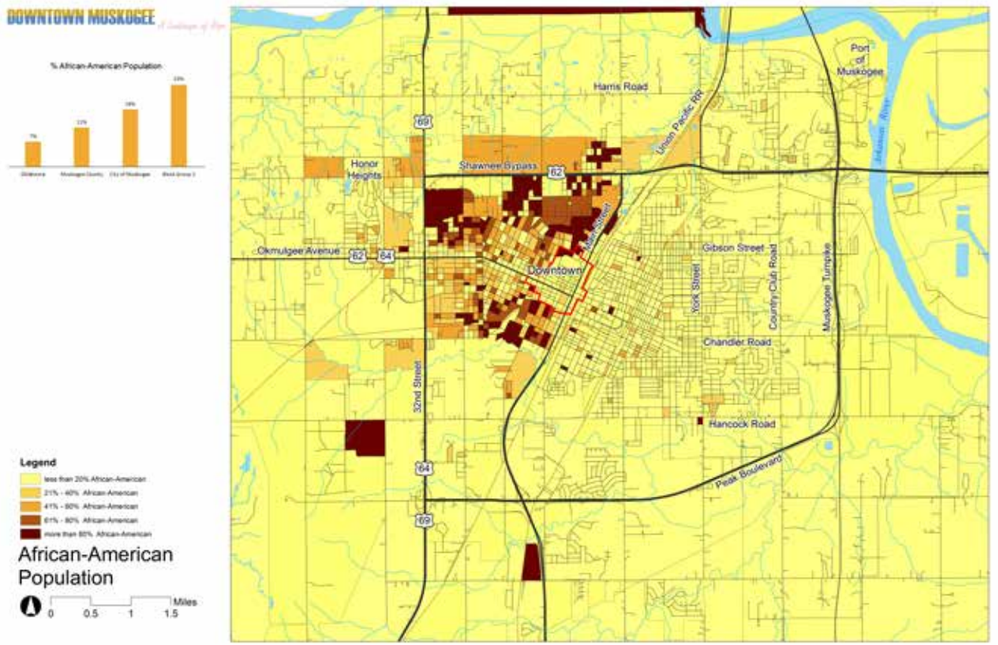
- < 500 persons per square mile
- 500 - 1,000 persons per square mile
- 1,001 - 2,000 persons per square mile
- 2,001 - 4,000 persons per square mile
- 4,001 - 8,000 persons per square mile
- > 8,000 persons per square mile

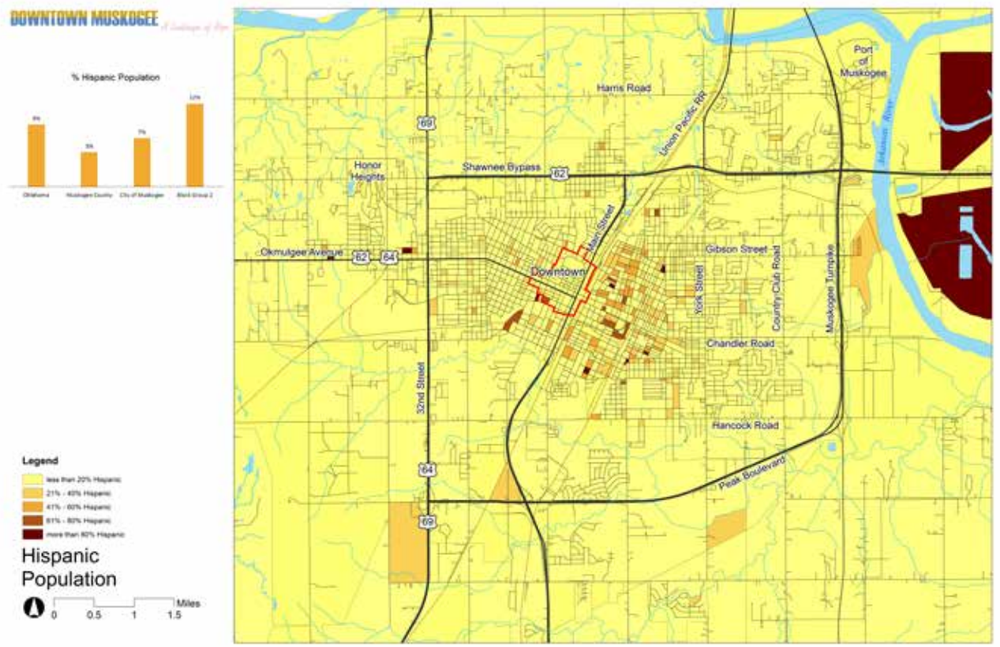
Population Density

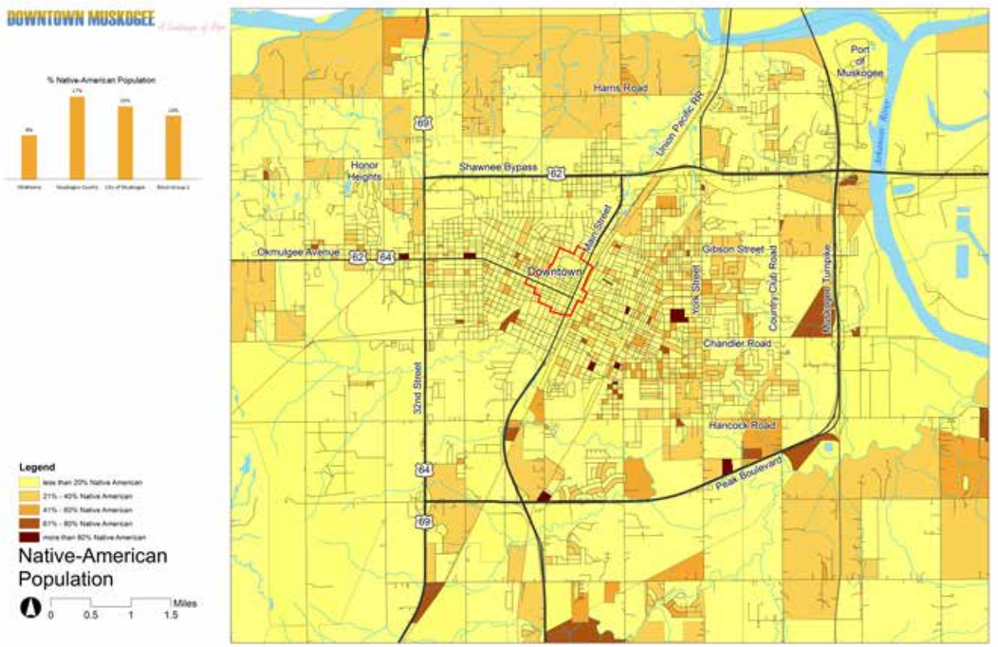
0 0.5 1 1.5 Miles

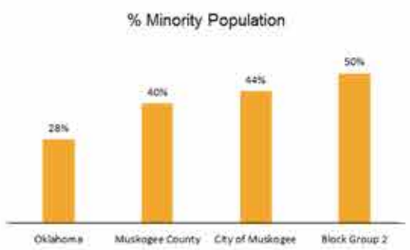
MINORITIES

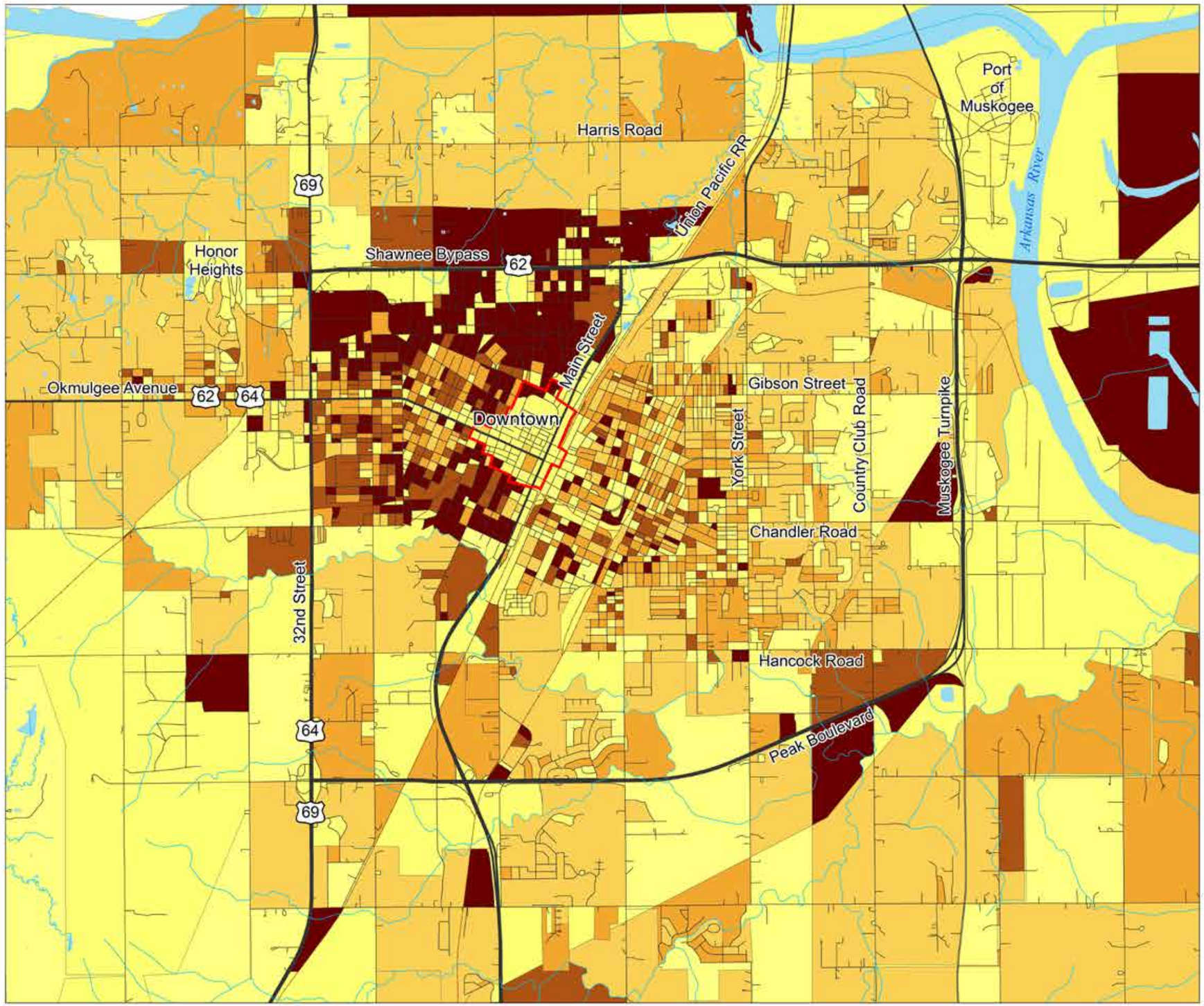
■ Muskogee has a diverse population. While 28% of the population in the State of Oklahoma belong to one or more minority group, 44% of Muskogee's population are minority. The African-American population makes up 16% of the population, concentrated mainly on the west side of Union Pacific Railroad line, interestingly, many live in the sparsely populated areas north and south of downtown. The Native-American population makes up 15% of the population. They are more widely distributed and are more likely to live on the outskirts of town. The Hispanic population is 7% of the population and live east of the UP Railroad in older neighborhoods near downtown. The Asian population is less than 2%. Another 5% of the population identify with more than one group.











Legend

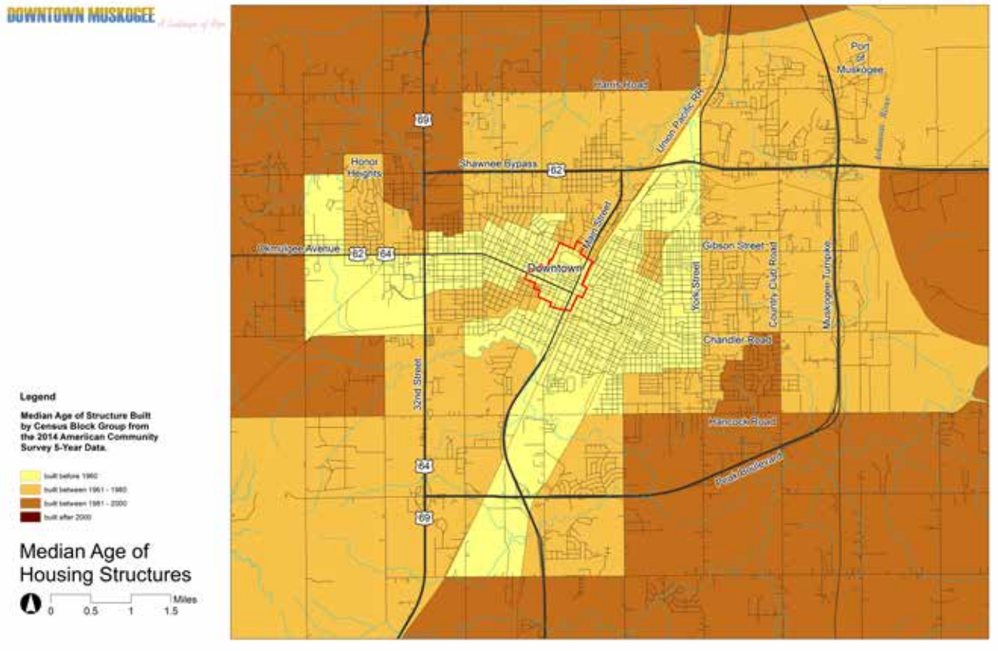
- More than 80% minority
- 60% - 79% minority
- 40% - 59% minority
- 20% - 39% minority
- less than 20% minority

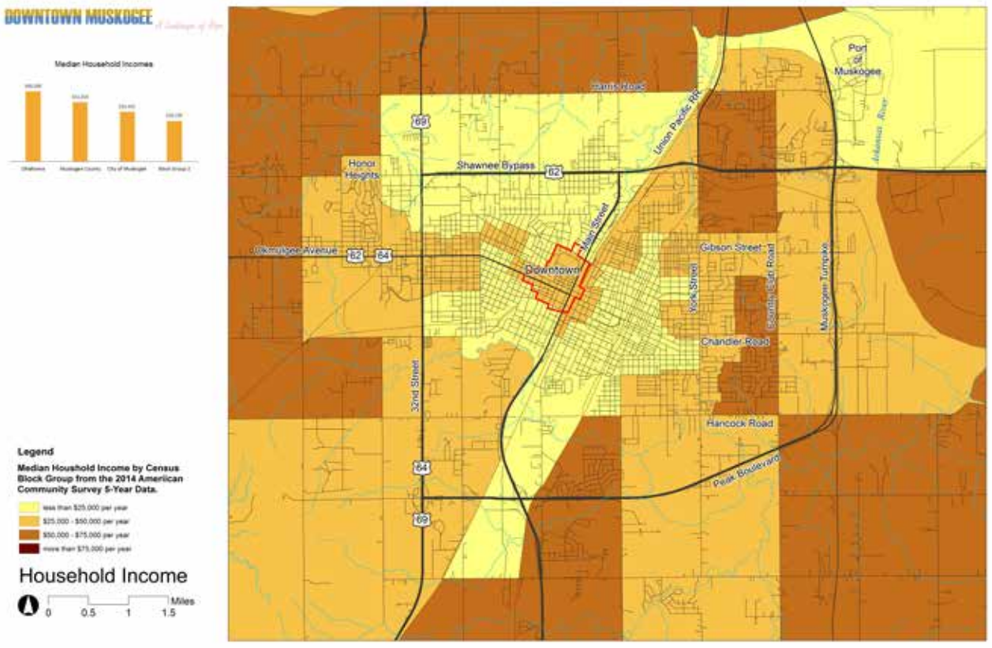
Minority Population

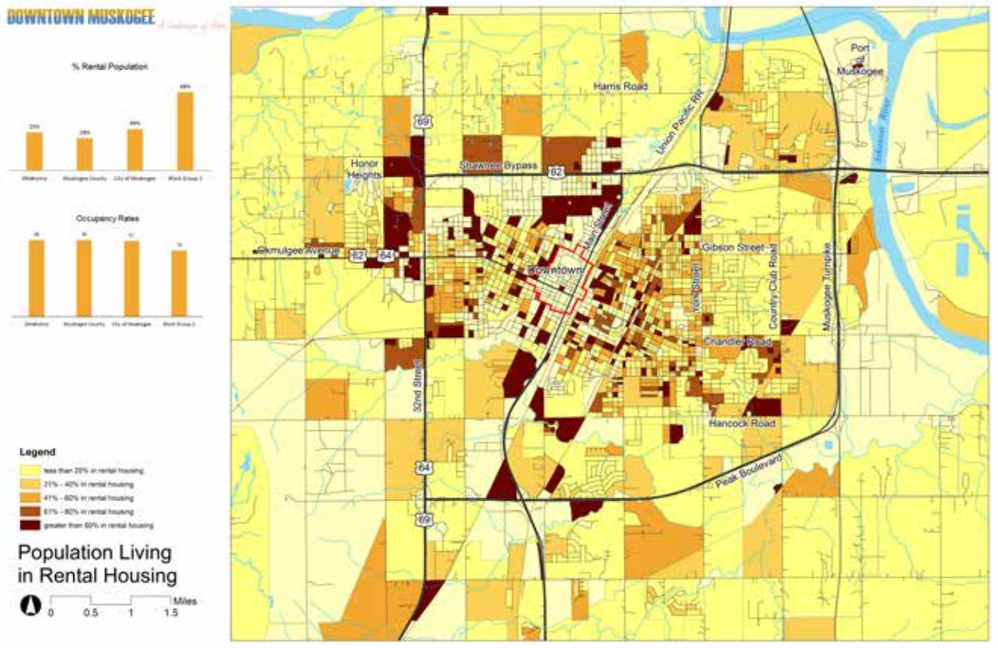
0 0.5 1 1.5 Miles

POVERTY

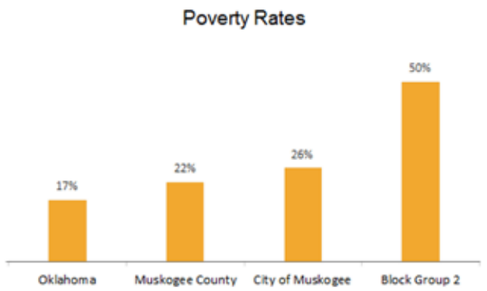
■ Over a quarter of Muskogee's population live in poverty. Median household income is around $34,000, more than $14,000 less than the Oklahoma median. Neighborhoods surrounding downtown are particularly poor with some having more than three times the national poverty rate. Housing in these neighborhoods is older, generally built before 1960. Many structures are rent houses and apartment blocks scattered throughout the area..

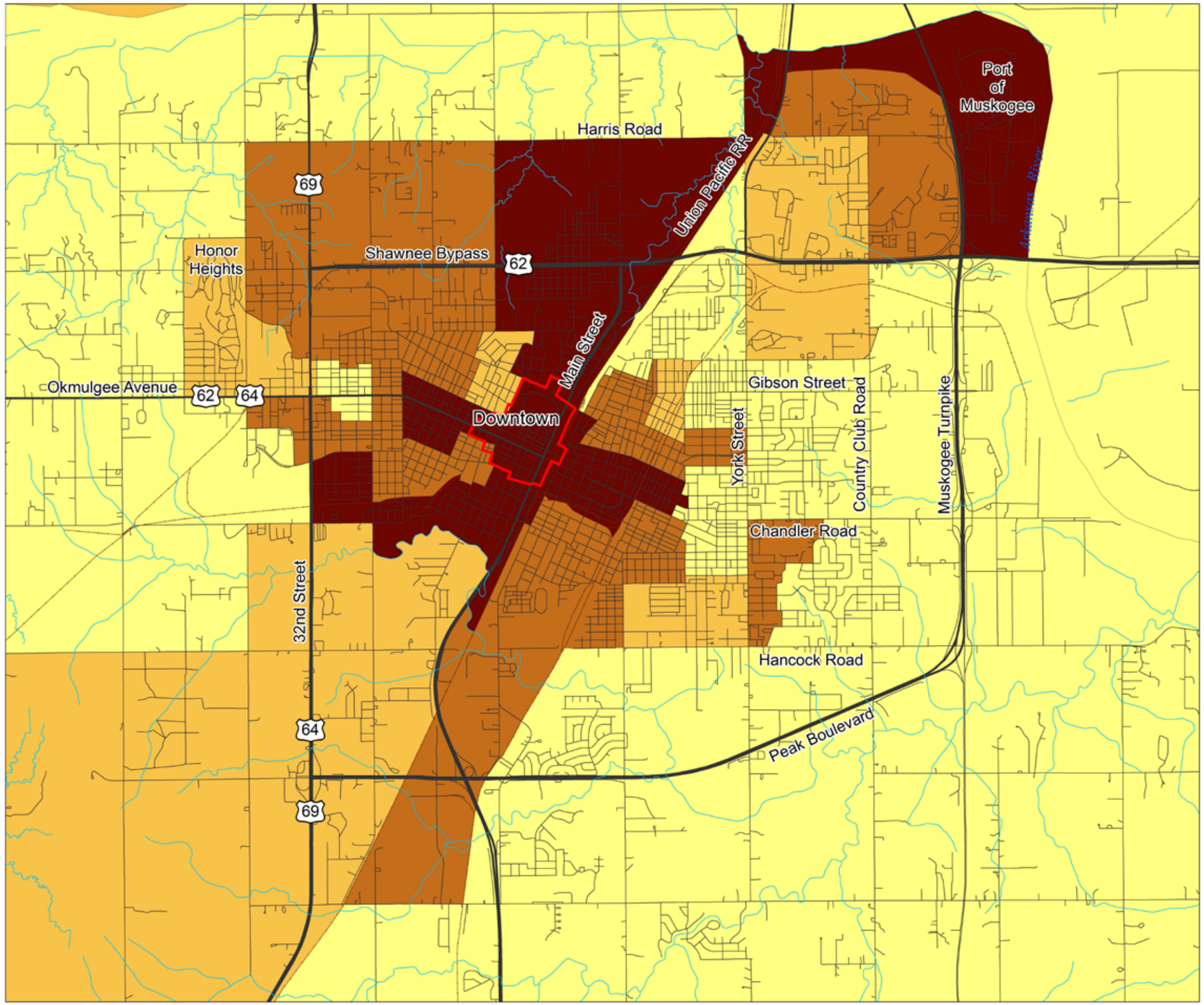






DOWNTOWN MUSKOGEE *A Landscape of Hope*





Legend

Estimate of Percentage of Population with Income below the poverty rate from the 2014 Ameriican Community Survey 5-Year Data.

- less than 15% - 1x the National Poverty Rate
- 16% - 30% - 1x to 2x the National Poverty Rate
- 31% - 45% - 2x to 3x the National Poverty Rate
- more than 45% - 3x the National Poverty Rate

Poverty Rate

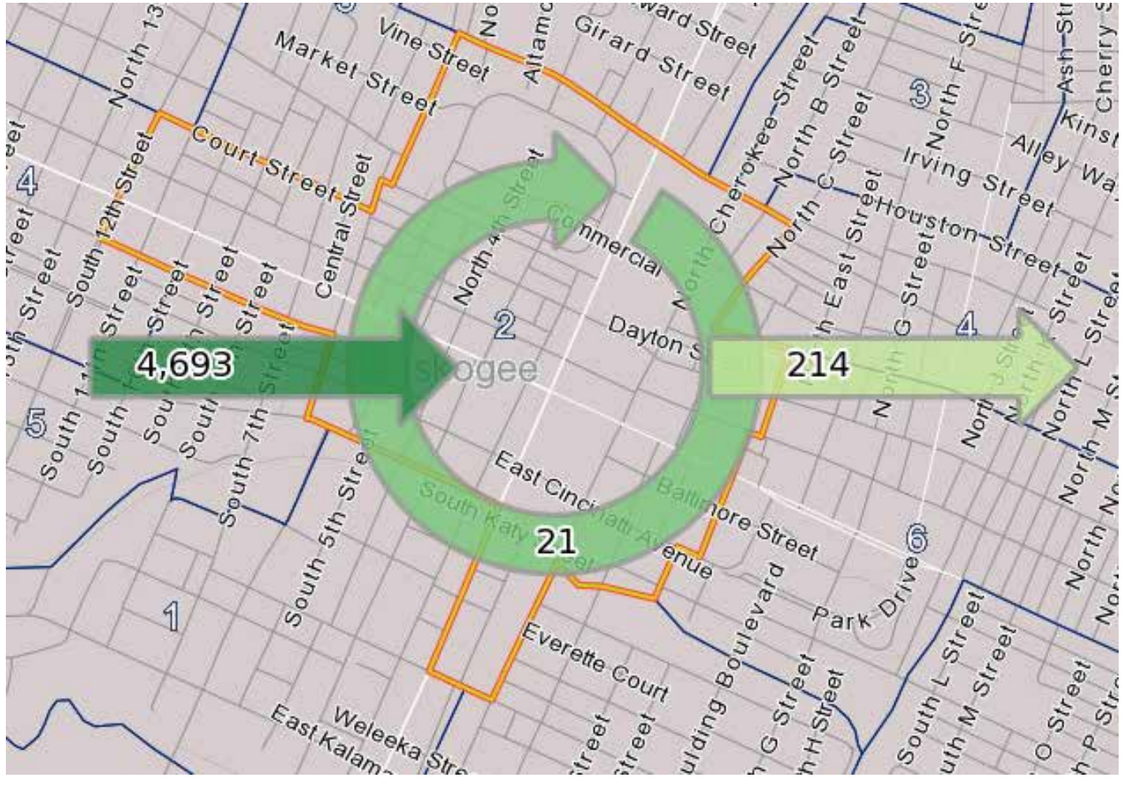
0 0.5 1 1.5 Miles

EMPLOYMENT

- Downtown is a major employment center. Its 4,714 jobs represent 21% of Muskogee's total employment. This number may be inflated by the headquarter effect with some major employers reporting jobs not located on site.

- Public sector jobs make up 40% of downtown's employment. Downtown's two majors employers, the Veterans Administration Regional Office and the City of Muskogee are public sector employers, as are the Federal Courts, Muskogee County, and Muskogee Public Schools.

- The vast majority of workers commute into Muskogee for their jobs. This is especially true for downtown.



Inflow/Outflow Job Counts (Primary Jobs)

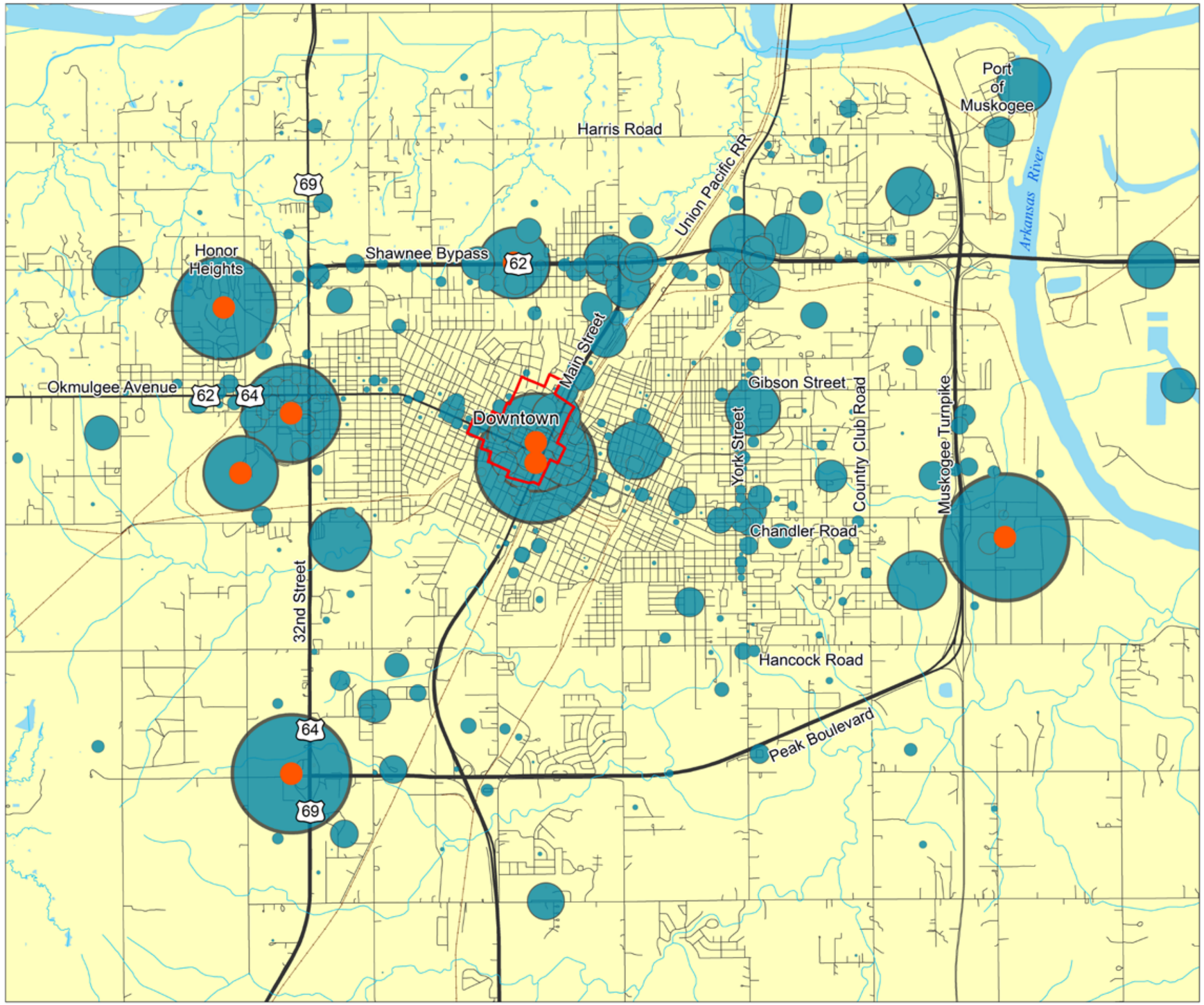
CITY LIMITS

	2014 Count	2014 Share
Employed in the Selection Area	22,835	100.0%
Employed in the Selection Area but Living Outside	15,091	66.1%
Employed and Living in the Selection Area	7,744	33.9%
Living in the Selection Area	14,543	100.0%
Living in the Selection Area but Employed Outside	6,799	46.8%
Living and Employed in the Selection Area	7,744	53.2%

Inflow/Outflow Job Counts (Primary Jobs)

DOWNTOWN

	2014 Count	2014 Share
Employed in the Selection Area	4,714	100.0%
Employed in the Selection Area but Living Outside	4,693	99.6%
Employed and Living in the Selection Area	21	0.4%
Living in the Selection Area	235	100.0%
Living in the Selection Area but Employed Outside	214	91.1%
Living and Employed in the Selection Area	21	8.9%



Legend

Employment Clusters - Size is Proportional to Number of Workers in Area

Major Employer - More than 500 Workers

Employment Clusters

0 0.5 1 1.5 Miles

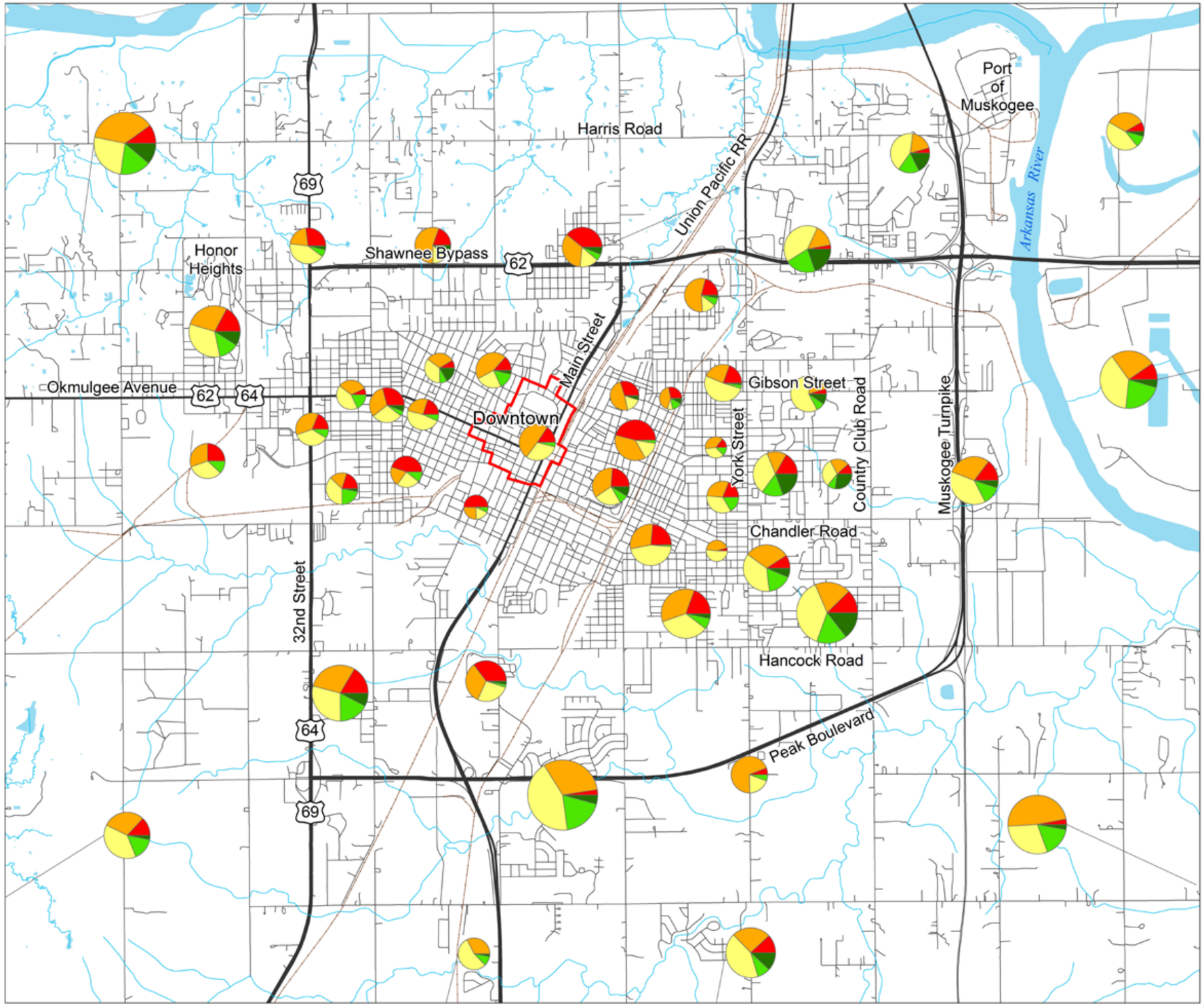
EDUCATION

- Educational attainment in Muskogee slightly lags the rest of Oklahoma, however, levels of education vary widely by geographic area. Census block groups near downtown have fewer students that attended college. Inner city neighborhoods south and east of downtown have more than 40% of the population that did not complete high school. Areas east of York Street and in the city's northwest quadrant have higher concentrations of college graduates and professionals.

- Muskogee is home to Bacone College and has branch campuses of Connors State College and Northeastern State Uninversity, but downtown is not home to any higher education institutions.

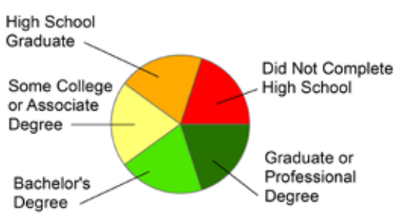
- Muskogee Public Schools central services are located in downtown. The Sadler Arts Academy is located just north of downtown.

Sadler Arts Academy



Legend

Summary of Educational Attainment by Census Block Group from the 2014 Ameriican Community Survey 5-Year Data.



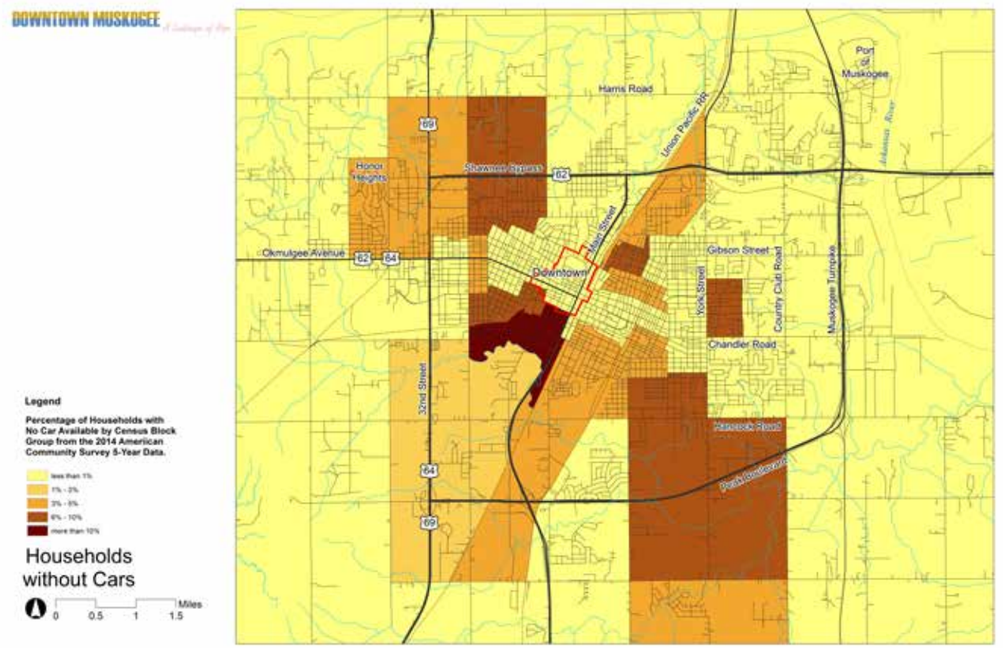
Educational Attainment

0 0.5 1 1.5 Miles

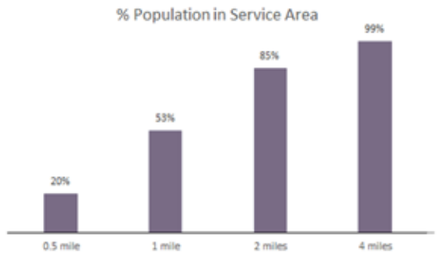
FOOD ACCESS

■ Muskogee has eight full-service supermarkets and three other food outlets selling fresh fruits and vegetables, all located on busy streets with traffic counts above 25,000 vehicles per day. Ninety-nine percent of Muskogee citizens live within four miles of one of these grocers providing good access to fresh food for anyone with access to an automobile. However, only 20% live within a half-mile walk of one of the stores. Many of those without access to a car live outside an even greeater one mile walking radius. The city's four bus routes do provide an alternative but long headways and the need to transfer make it cumbersome for shoppers, especially for those transporting perishable items.

■ Downtown has few food choices with no grocery stores and only a few restaurants, most open mainly during lunch time. Fresh foods can be purchased from the Downtown Farmers' Market twice per week during the growing seasons.



Farmers' Market



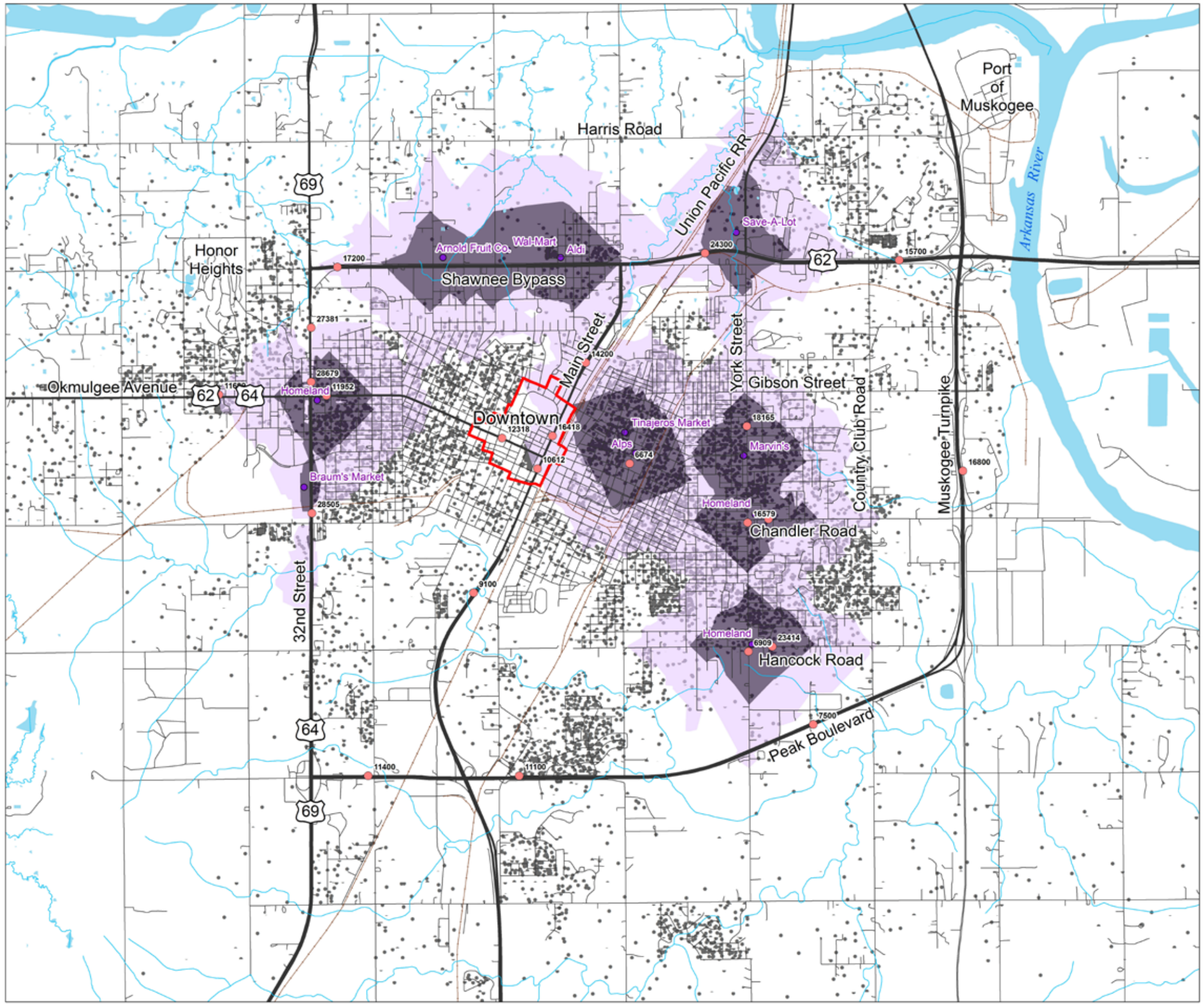
Legend

Service Areas for Muskogee Food Stores

- one-half mile service area
- one mile service area
- 24 Hour Traffic Count 2010-2015
- Grocery Store
- Each Dot = 5 Persons

Grocery Service Areas

Miles
0 0.5 1 1.5



URBAN X-RAYS

TOPOGRAPHY
BLOCKS
PLANIMETRY
MOBILITY
LEGIBILITY

Maps in this section are made primarily with data from the City of Muskogee GIS Department

TOPOGRAPHY

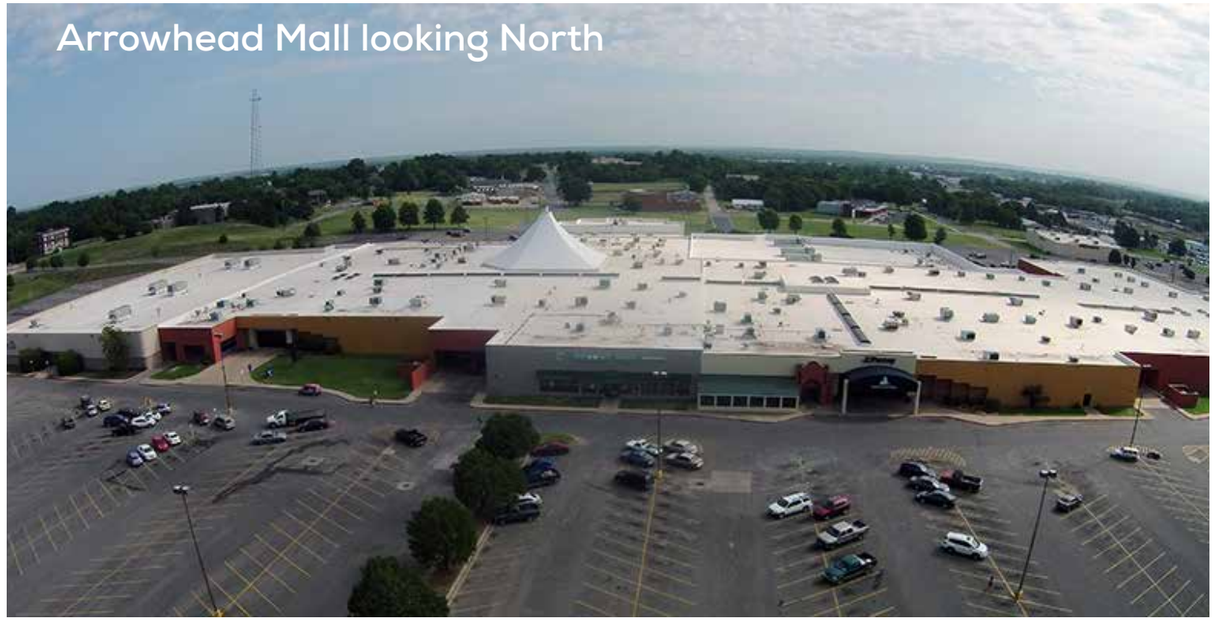
■ Muskogee lies in the Claremore Cuesta Plains geomorphic province. Cuestas are hills or ridges with a gentle slope on one side and a steep slope on the other side. The Claremore Cuestas are resistant Permian and Pennsylvanian sandstones, shales, and limestones dipping gently westward. Honor Heights is a good local example lying one mile west of Downtown Muskogee.

■ Downtown Muskogee is relatively flat with little grade change. Elevations generally range from 590' mean sea level to 614' mean sea level. The exception are the small hills on the northwest corner of downtown which rise 50' or 60' above the surrounding terrain. The 40' high ridge west of the Arrowhead Mall along 6th Street is a particularly prominent feature, its grade made steeper due to earthwork and grading during the mall construction.

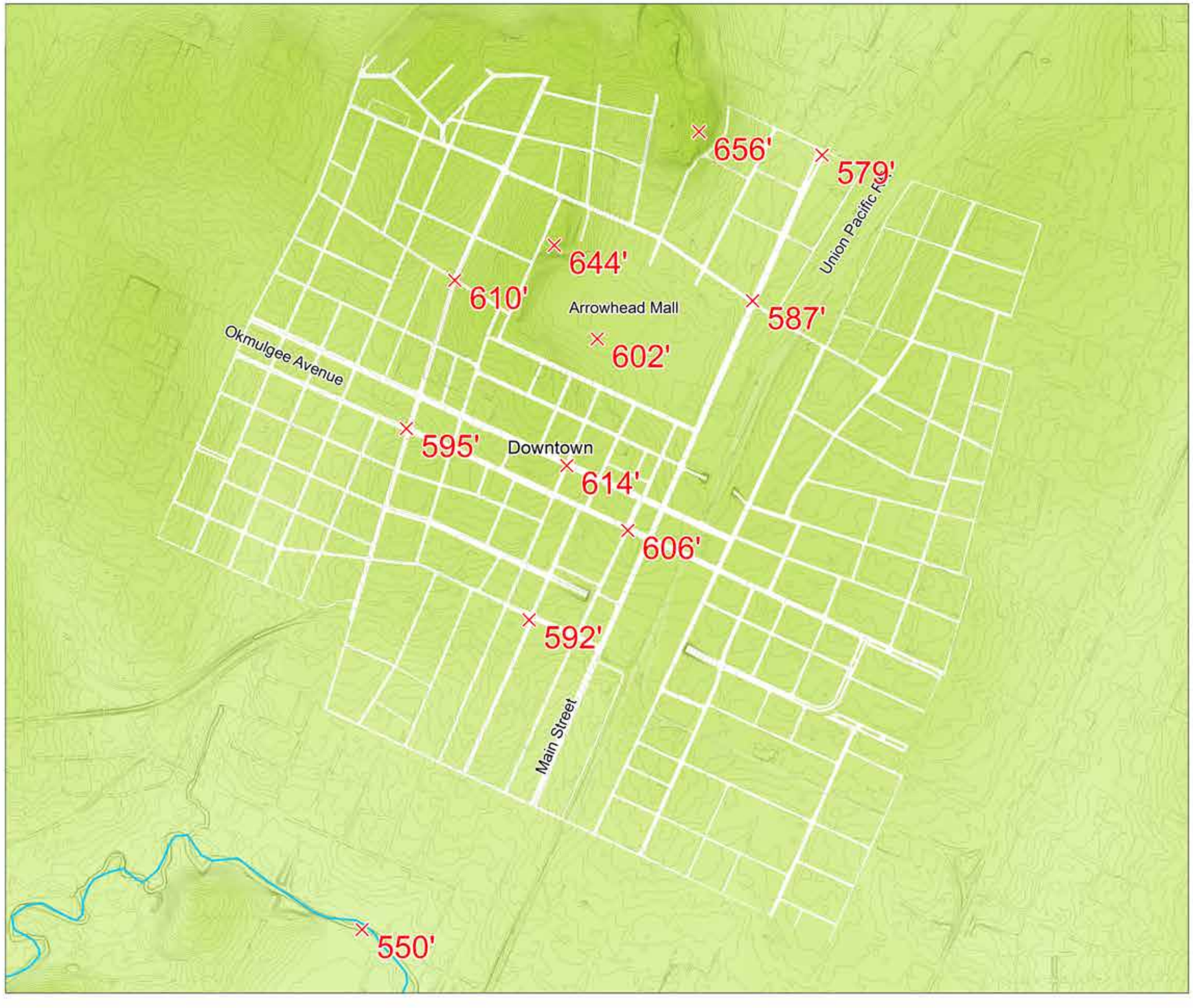
■ The urban soils in the downtown area are poor and compacted. Historic soils are Dennis-Bates-Taloka-Parsons Mollisols and Alfisols typical of the tallgrass prairie region.

■ Drainage is generally good with no floodplains in the downtown area.

Birdseye View looking South



Arrowhead Mall looking North



Topography

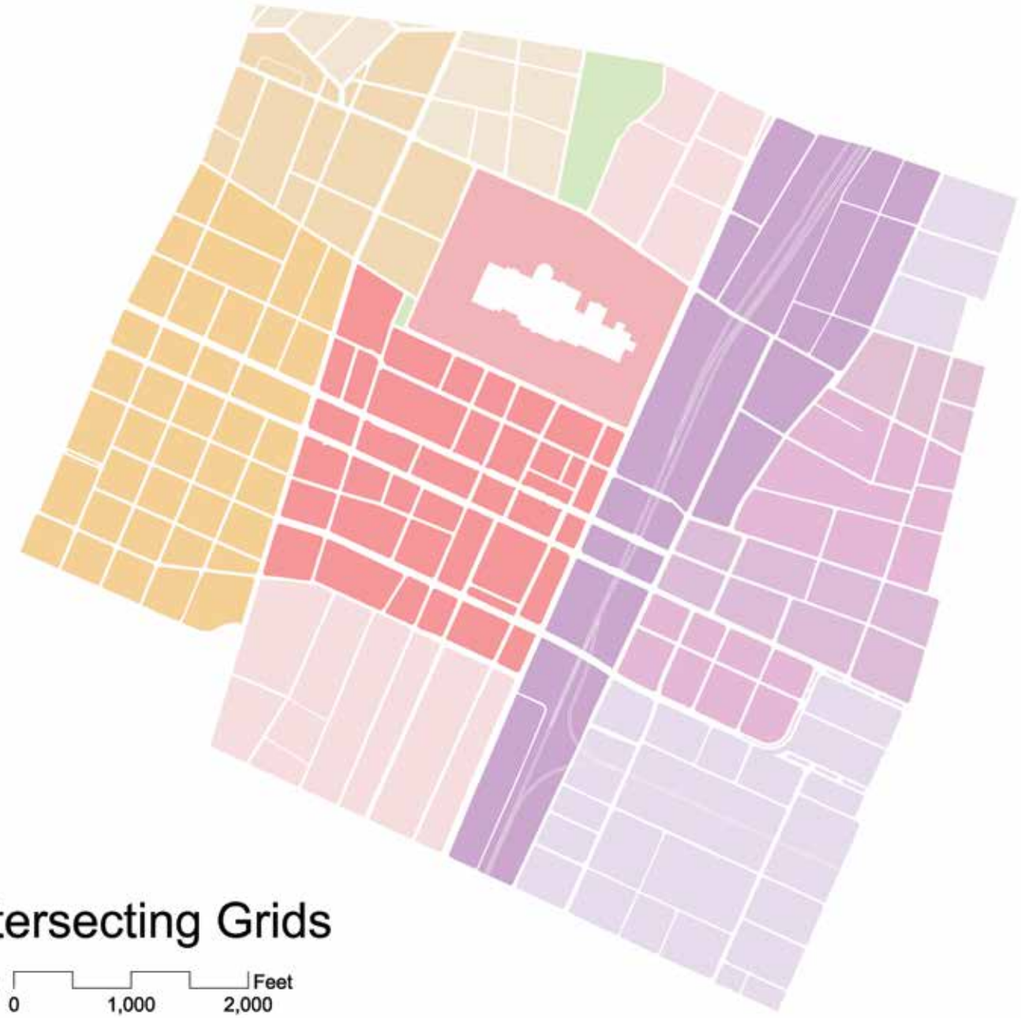
0 500 1,000 1,500 2,000 Feet

BLOCKS

■ Downtown consists of a series of interlocking grids generally parallel and perpendicular to the Union Pacific railroad.. The grids are rotated approximately 30 degrees from cardinal north. The downtown core lies west of of the rail line. Unlike many railroad towns, Muskogee's downtown grid is regular but not uniform. This results in some streets, including Broadway, having a terminated vista.The neighborhoods further west have more uniform block sizes.

■ Most blocks are 2 to 4 acres in size and rectangular in shape. The blocks south of downtown are elongated in the north-south direction The Arrowhead Mall superblock is another significant departure from the norm.

■ The railroad forms a barrier with few streets crossing it. Except for that, east-west streets tend to be more continuous than north-south streets.



Blocks and Lots

Feet
0 400 800 1,200 1,600

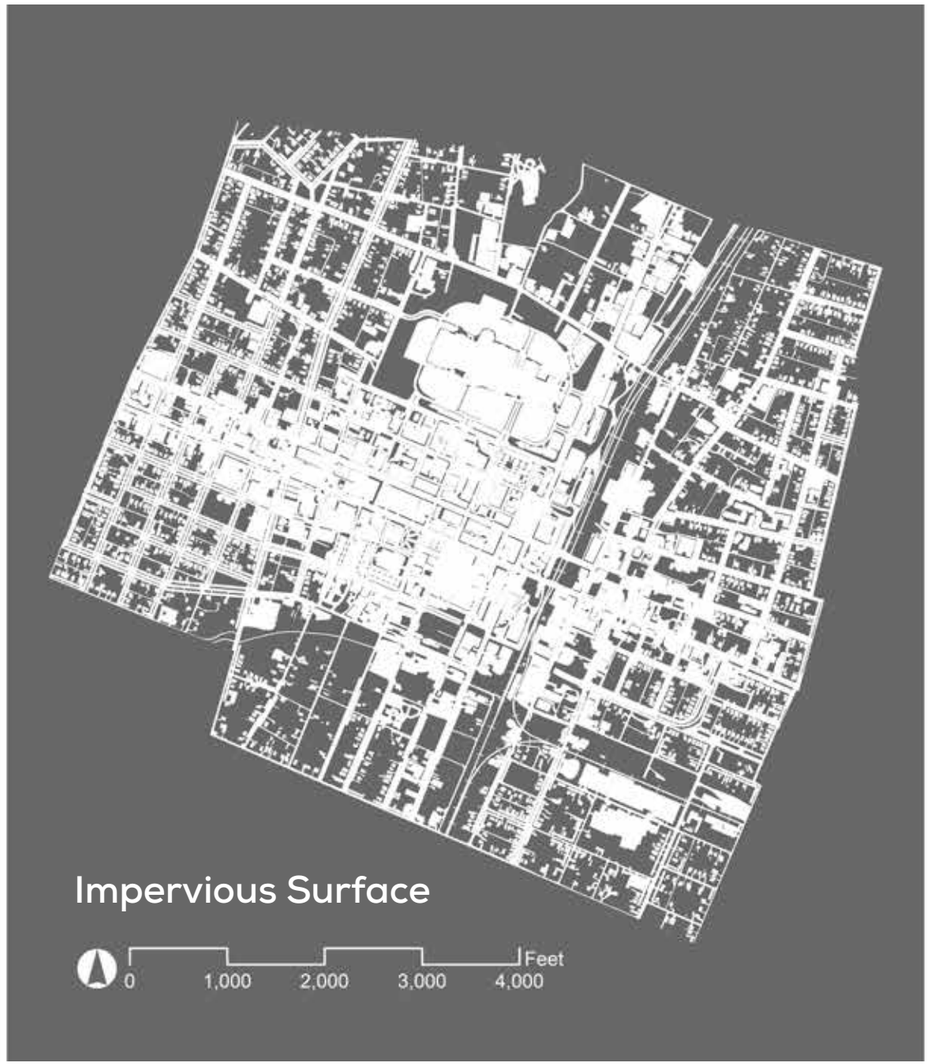
PLANIMETRY

■ Mass / Void analysis reveals a fine grain texture of building footprints. Commercial buildings in the downtown core have larger footprints than the surrounding residential neighborhoods. The street walls along Broadway Street are largely intact, but few other streets retain their spatial continuity. Significant linear voids exist along the current and former rail lines.

■ The Arrowhead Mall megastructure is a major disruption to the urban fabric on the north side of downtown. It is surrounded by a large annular void of parking and undeveloped outparcels of land. Parking lots also create significant voids on the south side of downtown near the Civic Center and Municpal Complex.

■ Combining building footprints, streets, parking lots and other paved areas show that the downtown area is almost completely covered by impervious surface. It is likely this paved area is negatively impacting stormwater management and creating a heat-island effect.

■ The predominent ecological matrix is paving, Natural grassland corridors exist along the Union Pacific Railroad line and the Centennial Trail.



Mass / Void

0 750 1,500 3,000 Feet

MOBILITY

- There are six street types in Downtown Muskogee.

- The main arterial streets or trafficways are Main Street and Okumulgee Avenue, both are designated business routes by the Oklahoma Department of Transportation. Okmulgee Avenue has a 24 hour traffic count of 12,318 vehicles per day. North Main Street carries 16,418 vehicles per day and South Main Street carries 10,612 vehciles per day. Both have four lanes with limited on-street parking.Columbus Avenue is an elevated bypass allowing traffic to crossover the railroad if Okmulgee and Broadway crossings are blocked.

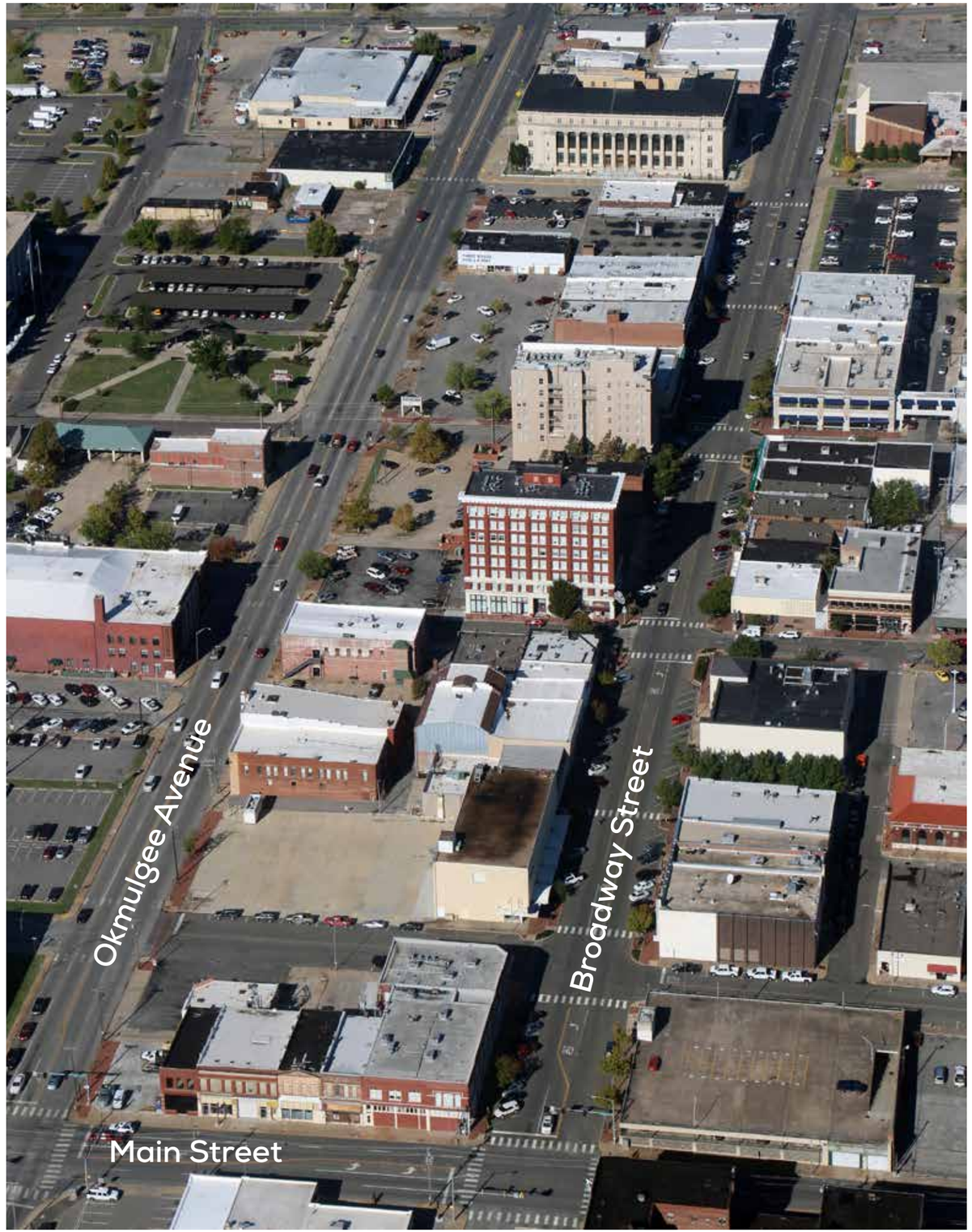
- The other streets in the downtown core are designated commercial streets with two or three lanes and on-street parking and sidewalks. Broadway is the prime example. It is wider than most and carries around 9,000 vehicles per day. The other downtown streets carry fewer than 5,000 vehicles per day. A few are designated one-way.

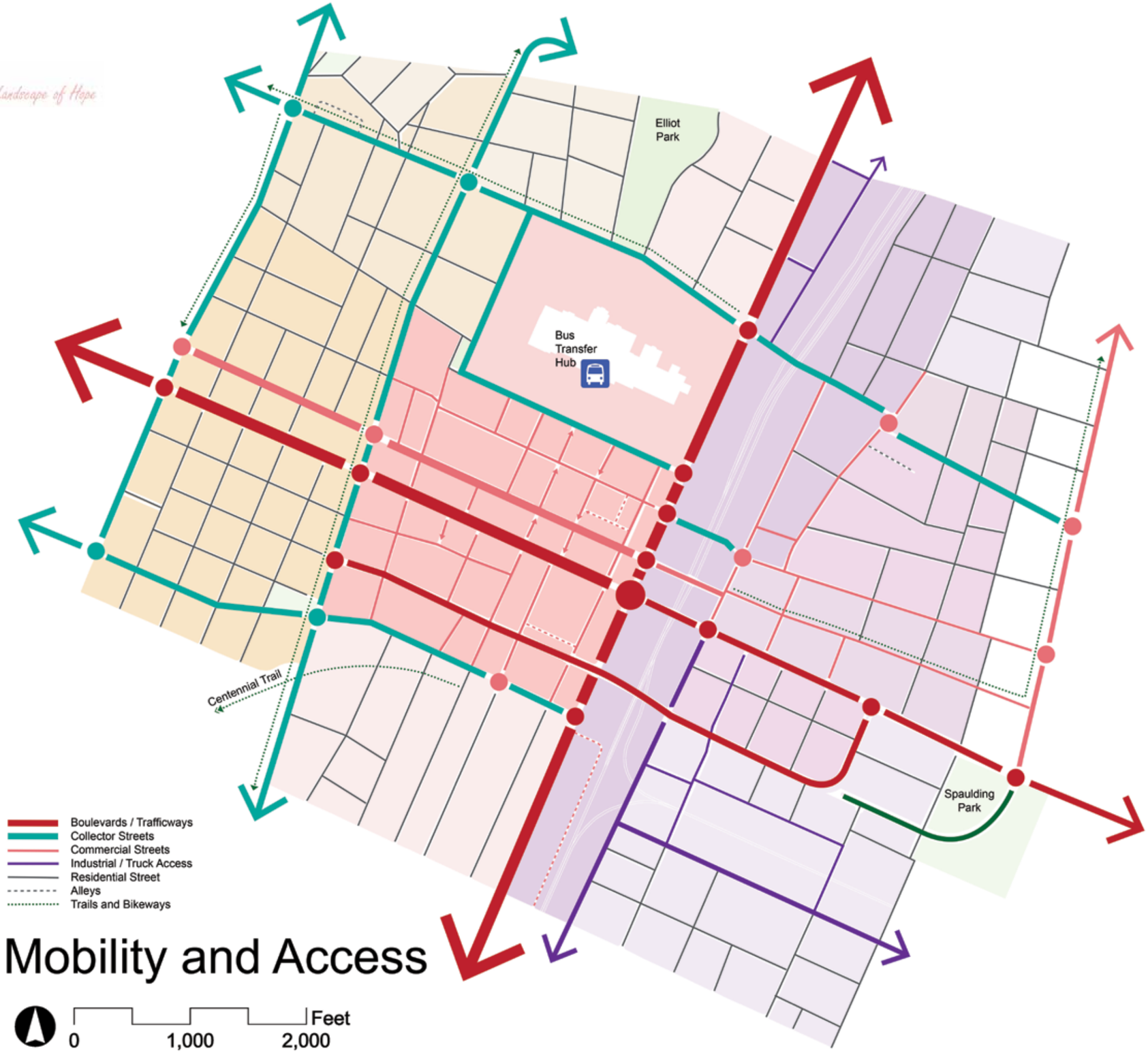
- Some of the perimeter streets are designated collector streets, including Elgin Avenue, 7th Street, and Martin Luther King Jr. Boulevard.

- The streets surrounding the downtown area are generally two-lane residential streets. Some on the east side carry limited industrial traffic.

- There are a few alleys, including the Wall Street which is sort of a hybrid alley/street.

- Several on-street bikeways connect to the Centennial Trail.




Elliot Park
Bus Transfer Hub
Centennial Trail
Spaulding Park
Boulevards / Trafficways
Collector Streets
Commercial Streets
Industrial / Truck Access
Residential Street
Alleys
Trails and Bikeways
Mobility and Access
0
1,000
2,000
Feet

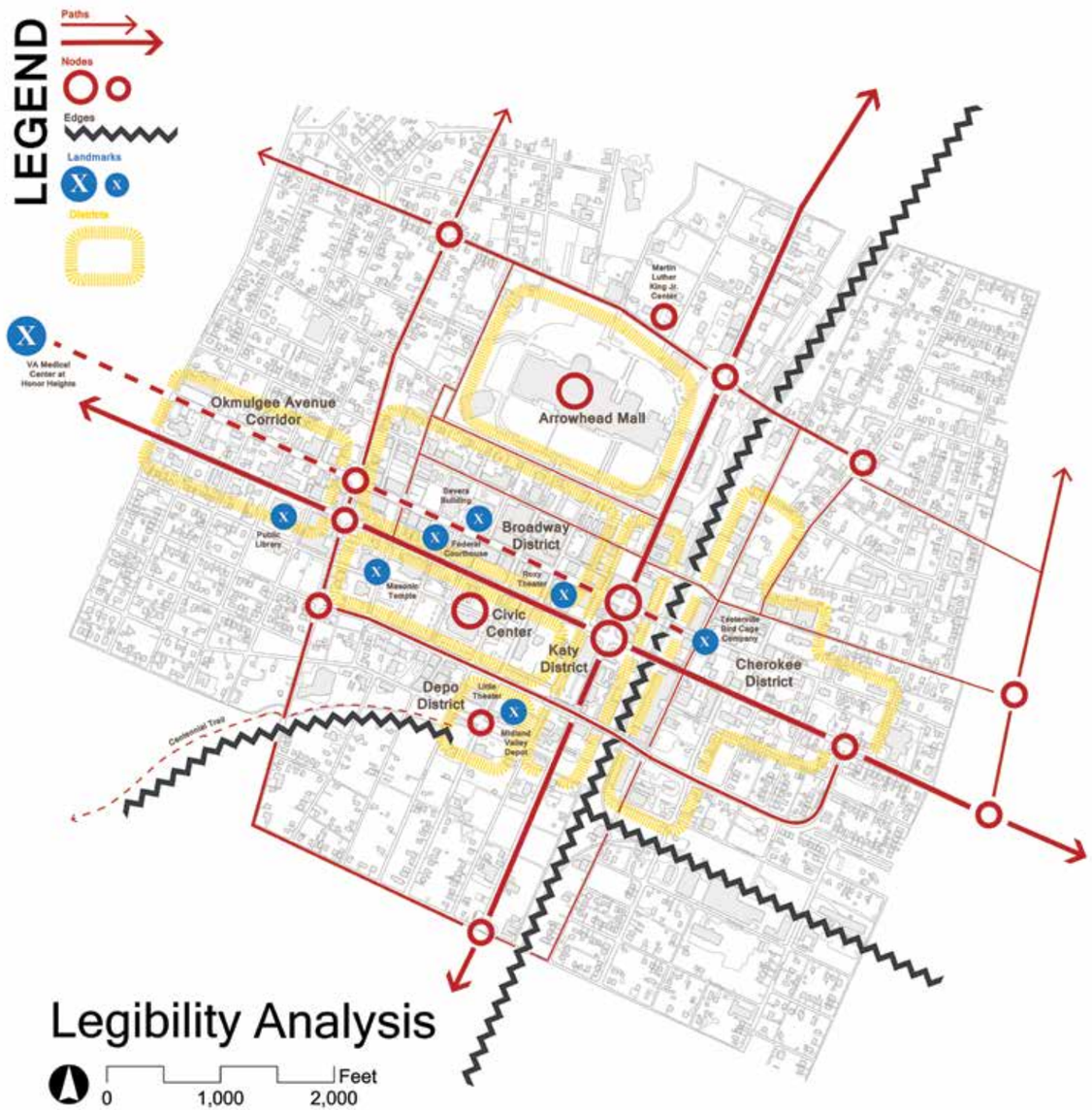
LEGIBILITY

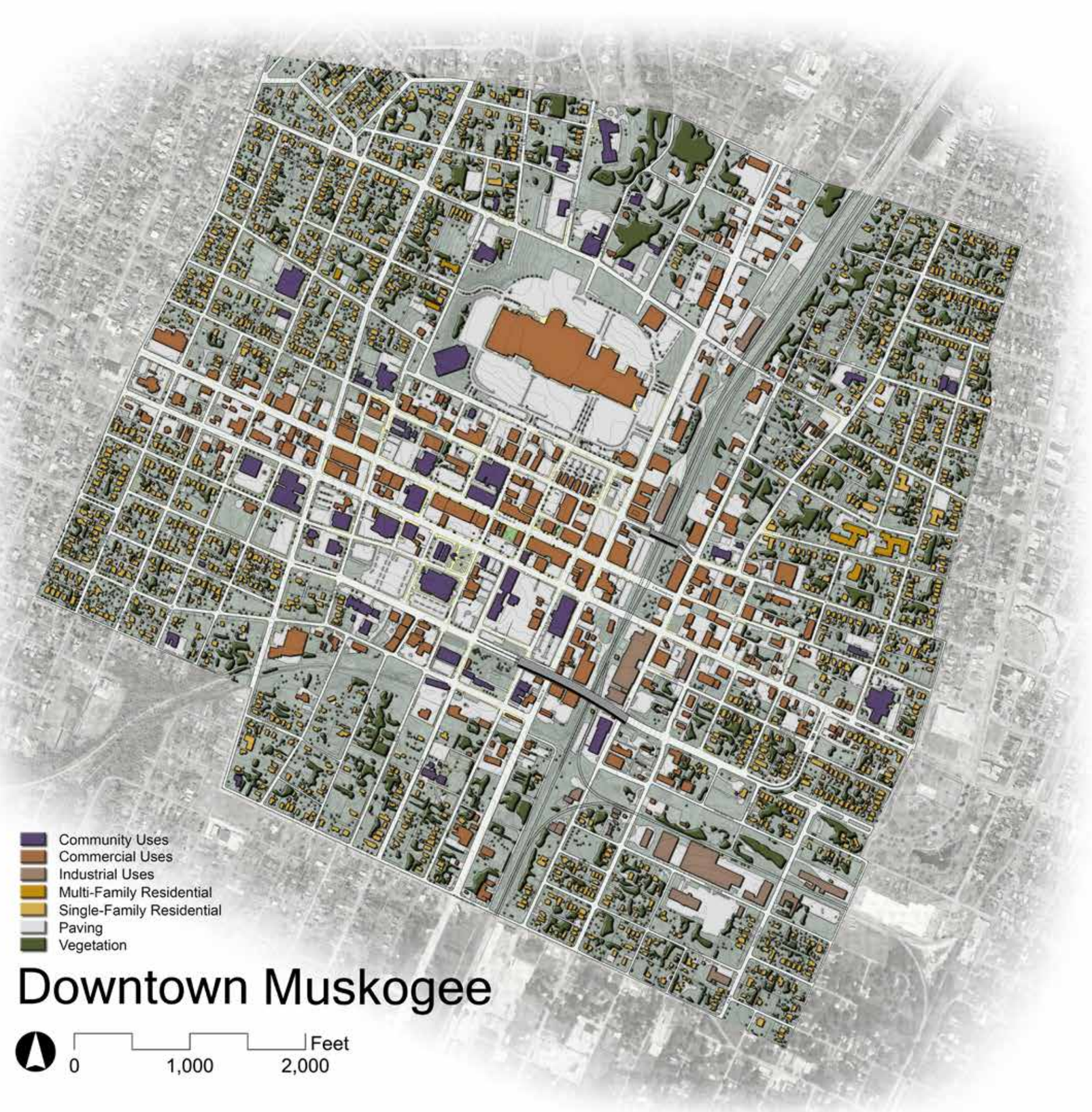
- Downtown is divided into several recognizable districts including Arrowhead Mall, the Broadway Corridor, the Depot District, the Katy District / Main Street, Cherokee District, the Civic Center, and the Okmulgee Avenue Corridor Extension.

- Railroad right-of-ways form edges on the east and south sides of downtown.

- Downtown landmarks include Severs Building, Federal Courthouse, Masonic Temple, Public Library, Roxy Theatre, Midland Valley Depot, and Teeterville Bird Cage Company. The Bird Cage company and the VA Medical Center on Honor Heights terminate the vistas of each end of Broadway.

- Main Street and Okumulgee Street are the most significant vehicular paths. The Centennial Trail and 7th Street are bikeways.




Community Uses
Commercial Uses
Industrial Uses
Multi-Family Residential
Single-Family Residential
Paving
Vegetation
Downtown Muskogee
Feet
0
1,000
2,000

AERIAL PHOTOGRAPHY

Aerial Photography includes drone photography shot on June 17, 2017 and airborne imagery shot on October 21, 2017 by Shawn Schaefer.

DRONE PHOTOS

Looking South to the Depot District

Looking West towards Federal Courthouse

Looking North with Green Space in Foreground

Looking East down Broadway

Looking South from Denison Street

Looking Northeast

Broadway at Night

Looking North towards Arrowhead Mall

AERIAL PHOTOS

Arrowhead Mall from the North

Arrowhead Mall from the East

Downtown from the East

Depot District from the Southeast

Downtown from the South

Downtown from the Southwest

Downtown Core

Panorama from the Northeast